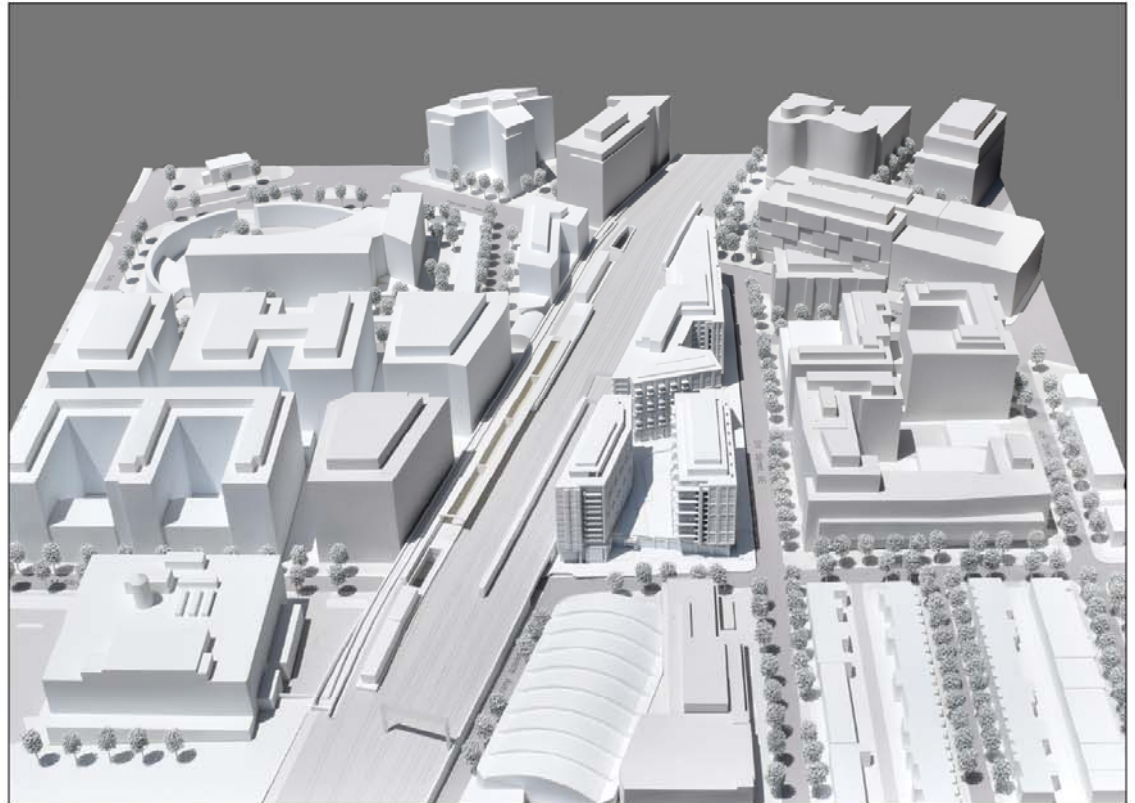


**1 2 0 0 T H I R D S T R E E T , N E**  
W A S H I N G T O N , D . C .

**Z O N I N G C O M M I S S I O N H E A R I N G**

November 03, 2016

<b>Developer</b>	<b>TRAMMELL CROW COMPANY</b>
Capital Partner	KSC
Architect	SHALOM BARANES ASSOCIATES
Landscape Architect	PARKER RODRIGUEZ
Hotel Consultant	LEO A. DALY
Traffic Engineer	GOROVE/SLADE ASSOCIATES
Civil Engineer	WILES MENSCH CORPORATION
MEP Engineer	INTERFACE ENGINEERING
LEED Consultant	SUSTAINABLE DESIGN CONSULTING
Land Use Counsel	GOULSTON & STORRS





# Site Challenges

1. Triangular Site
2. Amtrak Easement
3. DC Water Easement
4. OSHA Setback Requirement



5. Contaminated Soils
6. Track Bed Height

# Community Outreach

- ANC 6C SMD Representative, Commissioner Tony Goodman
- ANC 6C PZ&E Committee Presentation
- ANC 6C PZ&E Committee Chair, Mark Eckenwiler
- Ward 6 Councilmember Charles Allen
- ANC 5D SMD Representative, Commissioner Peta-Gay Lewis
- ANC 6C PZ&E Committee Vice-Chair, Ryan McGinness
- Ward 5 Councilmember Kenyan McDuffie
- Community Paint Day
- ANC 6C Presentation
- Two Rivers Charter School
- Door-to-door neighborhood outreach

# Benefits and Amenities Summary

- Open Space:
  - Metro Plaza
  - M Street Plaza
  - Florida Avenue Plaza
- Arts:
  - Gantry Crane/Industrial Art and Water Feature in M St Plaza
  - Playable/Interactive Art along 3<sup>rd</sup> Street
  - Arts Endowment
- Transit:
  - Capital Bikeshare
  - Electric Car Charging Stations
  - Electric Bikes and Charging Stations
- Residential
  - Approximately 650 new dwelling units
  - Over 50 affordable dwelling units
- Other:
  - PDR Space representing 18% of our planned retail space
  - Single curb cut for the entire project and 650+ feet of ground floor retail
  - New traffic and bike lane signal at Delaware Ave/M St
  - Buffer train noise from community
  - Solar energy

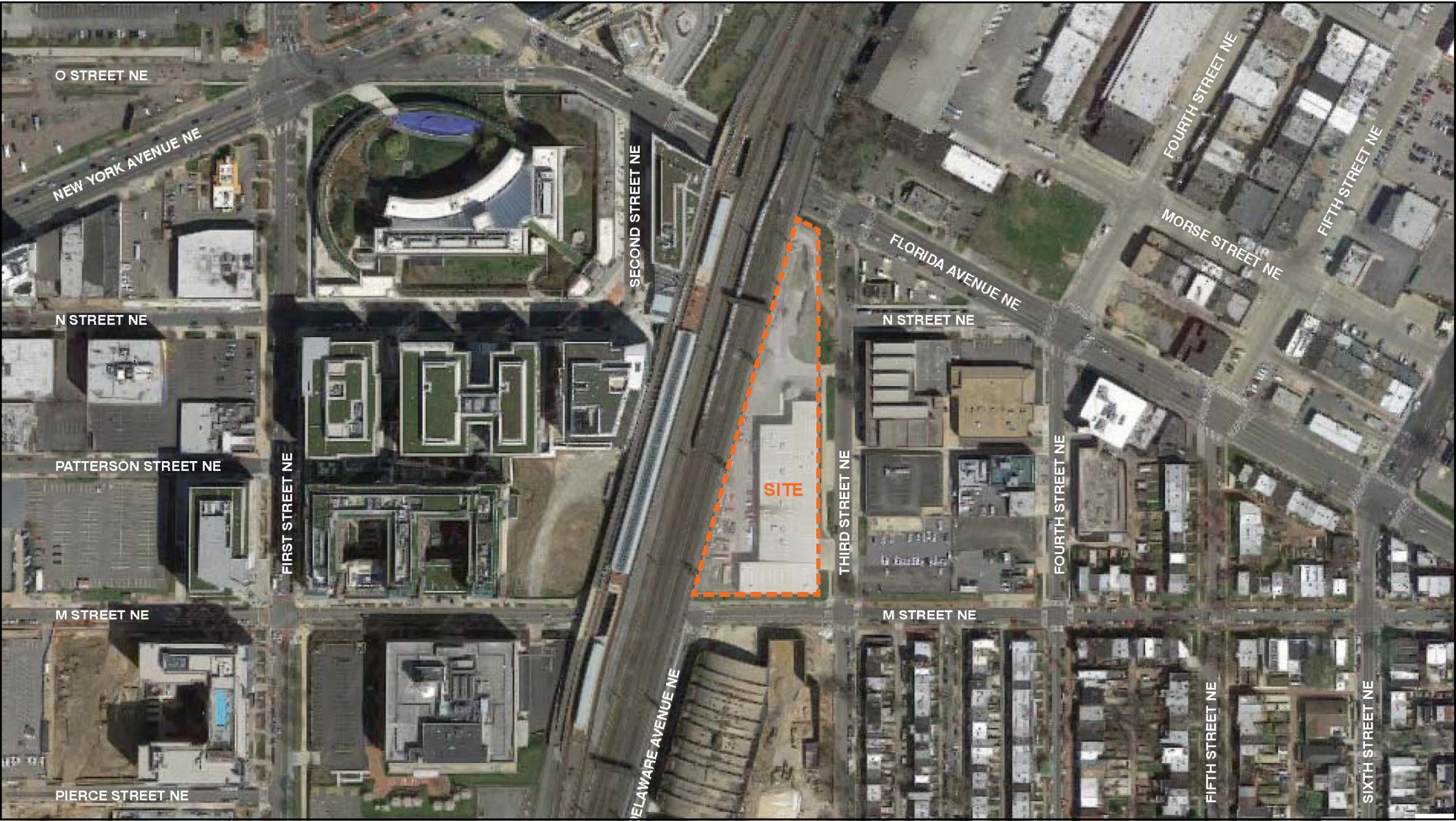
1200 THIRD STREET, NE  
WASHINGTON, D. C.

ZONING COMMISSION HEARING

NOVEMBER 03, 2016

Developer TRAMMELL CROW COMPANY  
Capital Partner KSC  
Architect **SHALOM BARANES ASSOCIATES**  
Landscape Architect PARKER RODRIGUEZ  
Hotel Consultant LEO A. DALY  
Traffic Engineer GOROVE/SLADE ASSOCIATES  
Civil Engineer WILES MENSCH CORPORATION  
MEP Engineer INTERFACE ENGINEERING  
LEED Consultant SUSTAINABLE DESIGN CONSULTING  
Land Use Counsel GOULSTON & STORRS





O STREET NE

NEW YORK AVENUE NE

SECOND STREET NE

N STREET NE

PATTERSON STREET NE

FIRST STREET NE

M STREET NE

PIERCE STREET NE

DELAWARE AVENUE NE

SITE

THIRD STREET NE

FLORIDA AVENUE NE

N STREET NE

M STREET NE

FOURTH STREET NE

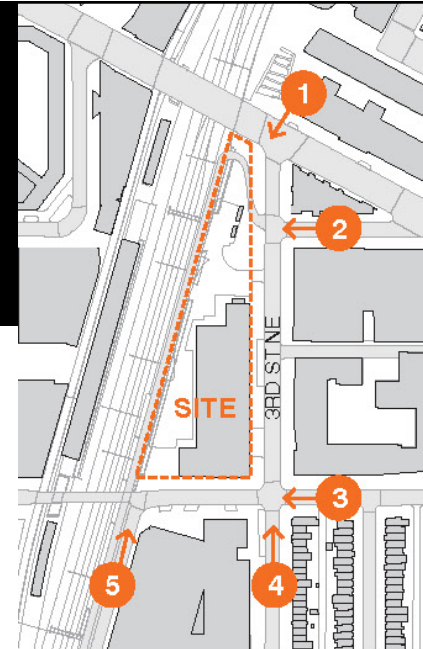
FOURTH STREET NE

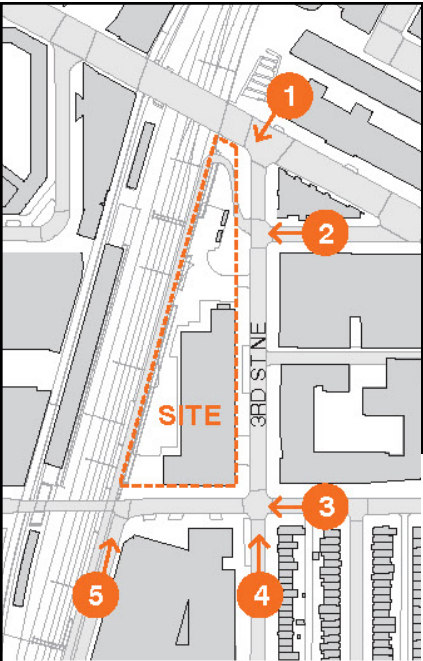
MORSE STREET NE

FIFTH STREET NE

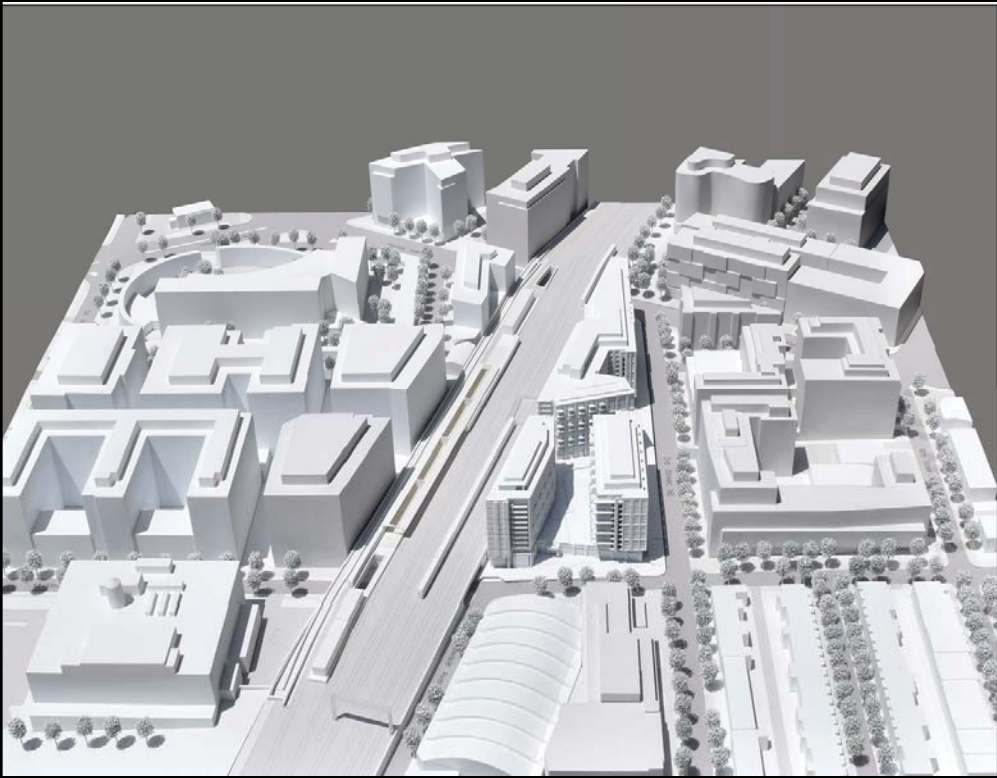
FIFTH STREET NE

SIXTH STREET NE









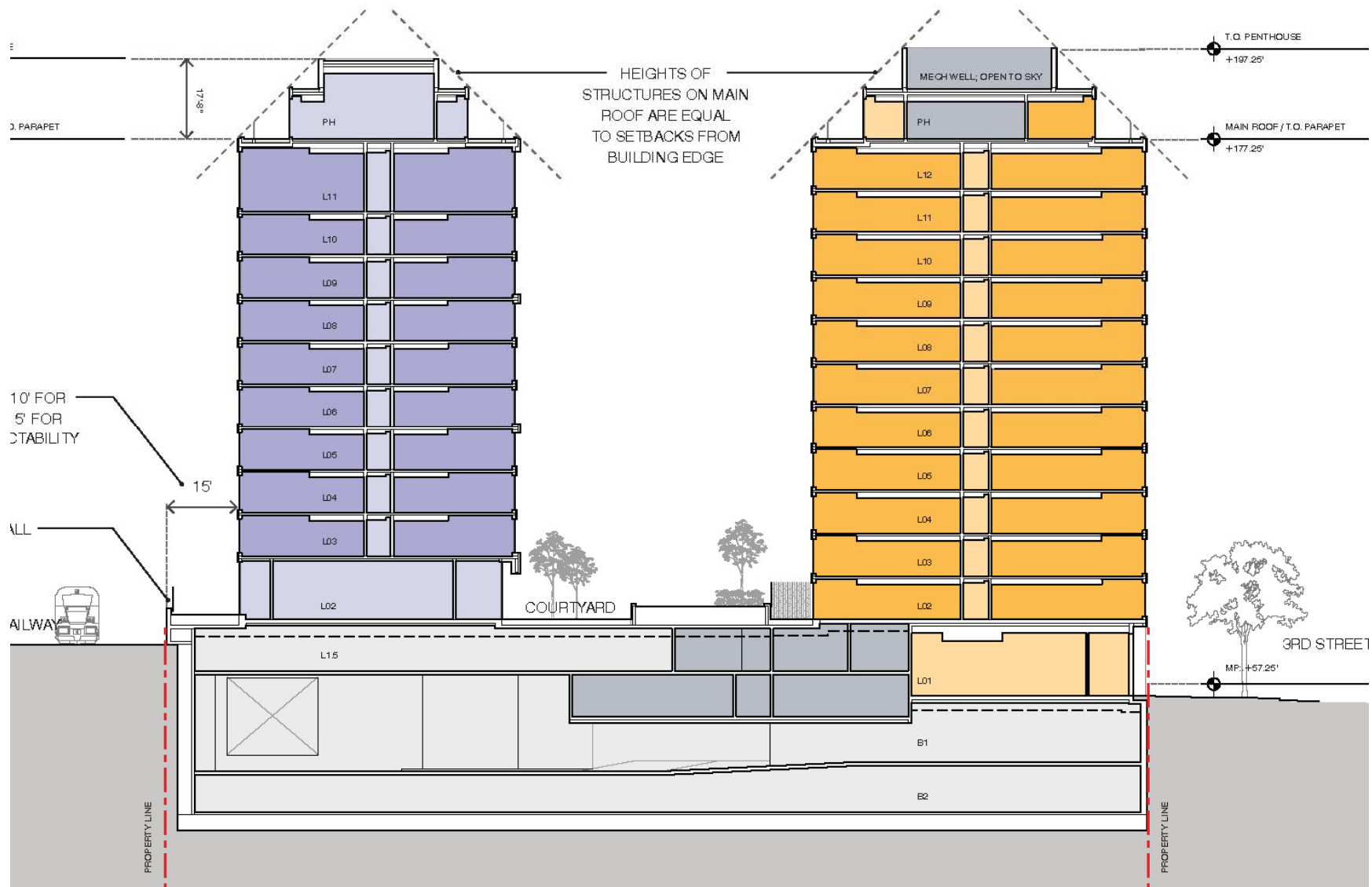




GENERAL NOTES:

1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Refer to Sheet 3.13 for overall building dimensions.
3. Refer to 500 series for landscape information.





T.O. PARAPET  
 17'-8 1/4"

HEIGHTS OF  
 STRUCTURES ON MAIN  
 ROOF ARE EQUAL  
 TO SETBACKS FROM  
 BUILDING EDGE

T.O. PENTHOUSE  
 +197.25'

MAIN ROOF / T.O. PARAPET  
 +177.25'

10' FOR  
 5' FOR  
 STABILITY

15'

ALL

RAILWAY

COURTYARD

3RD STREET1

M.P. +57.25'

PROPERTY LINE

PROPERTY LINE

L15

L01

B1

B2

PH

L11

L10

L09

L08

L07

L06

L05

L04

L03

L02

MEQHWELL, OPEN TO SKY

PH

L12

L11

L10

L09

L08

L07

L06

L05

L04

L03

L02

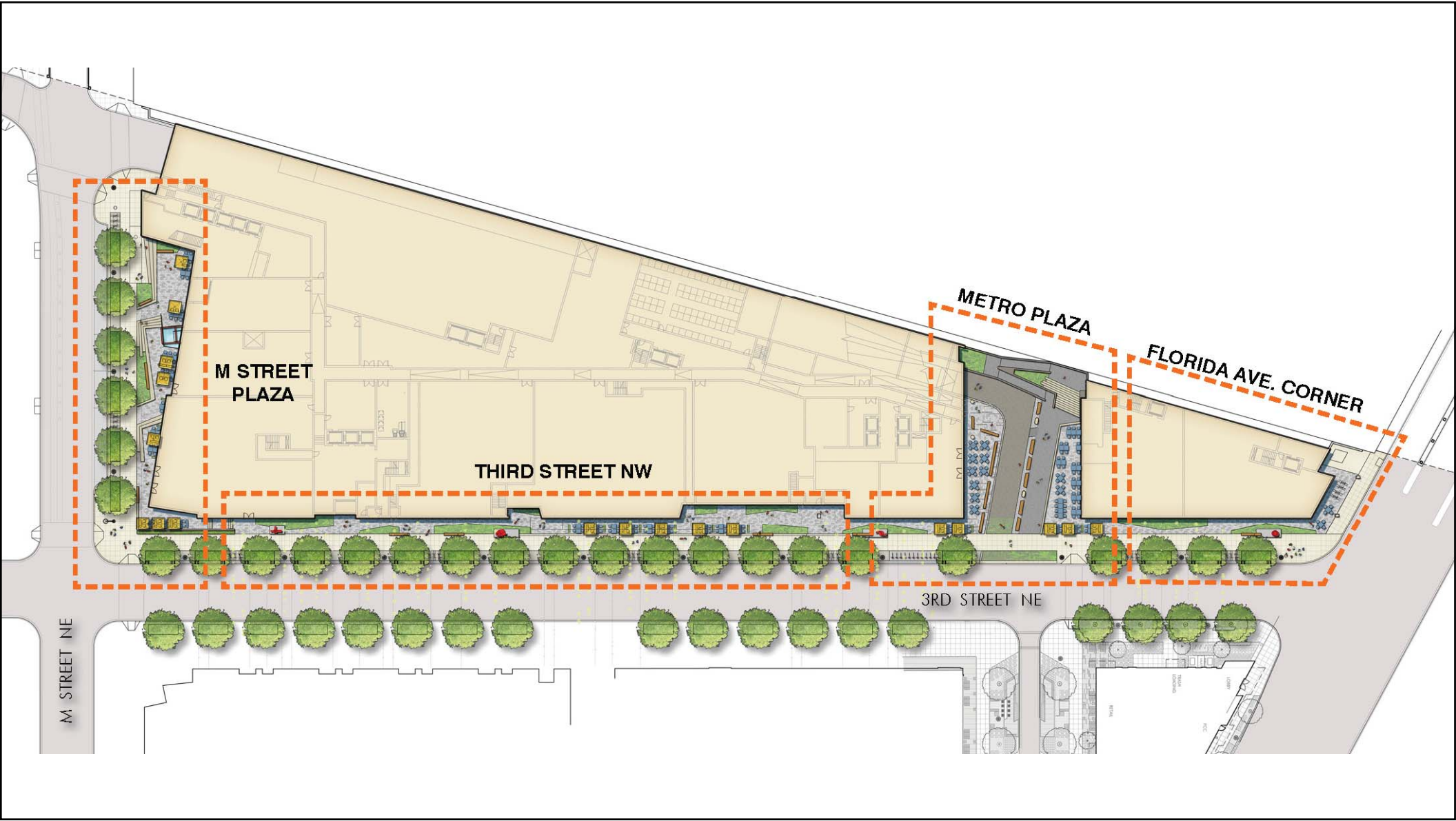












M STREET PLAZA

THIRD STREET NW

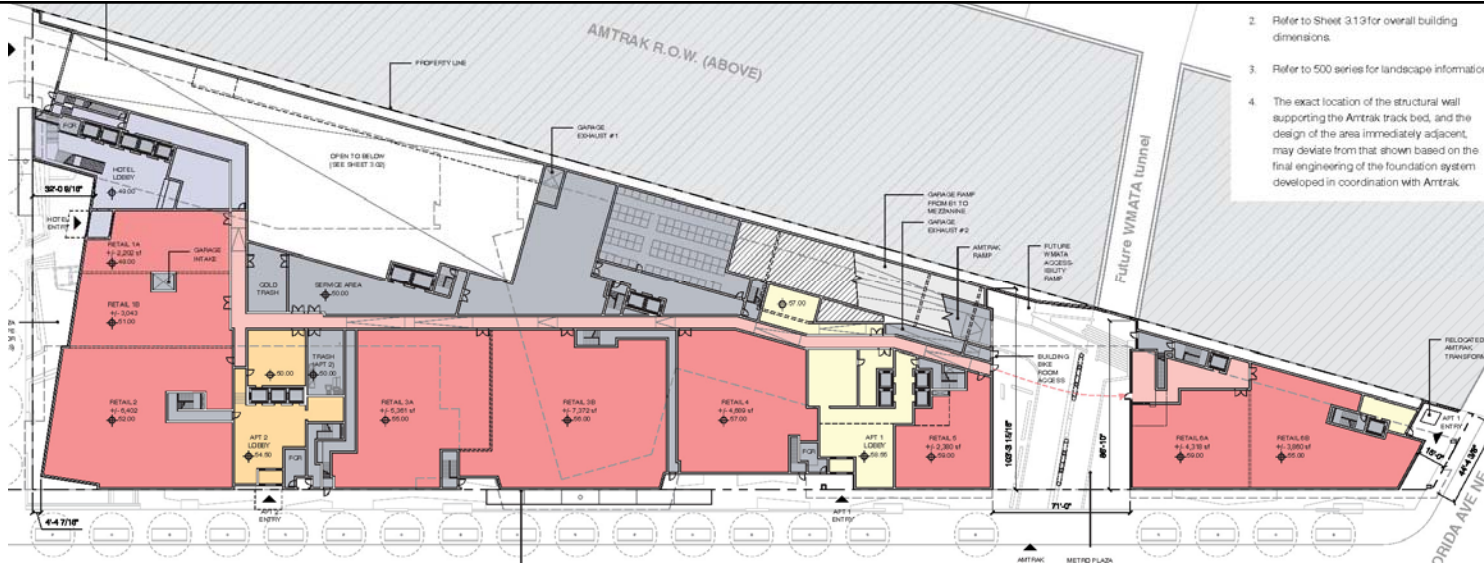
METRO PLAZA

FLORIDA AVE. CORNER

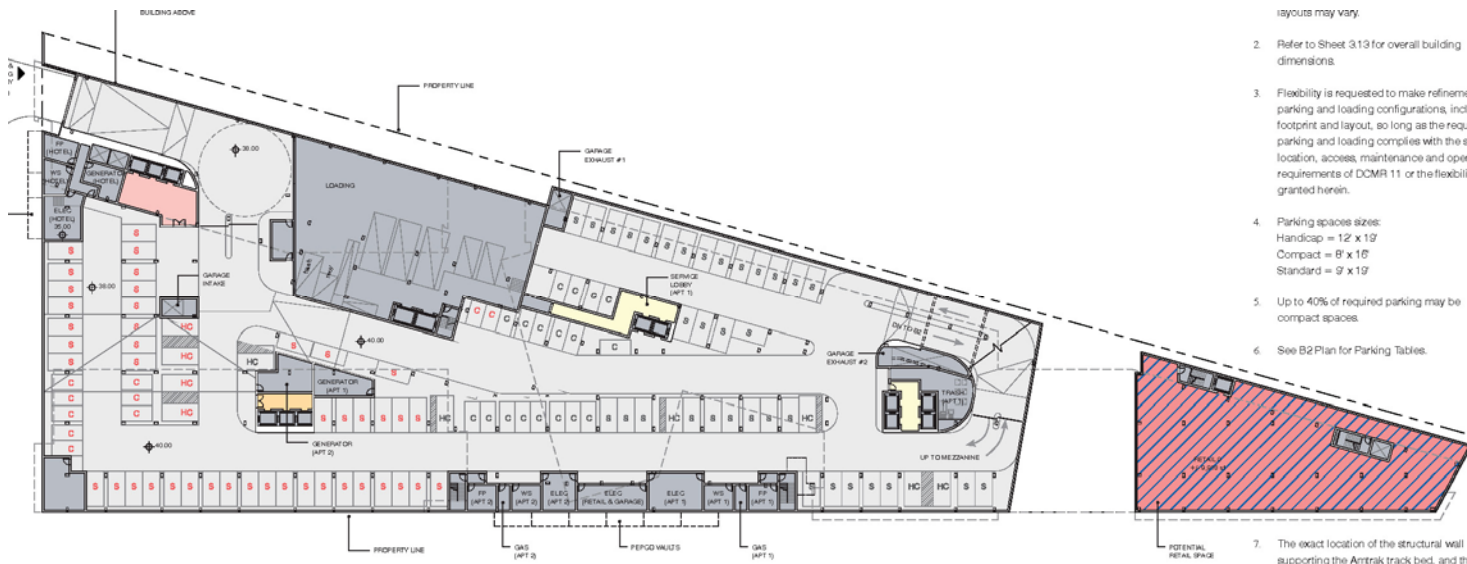
M STREET NE

3RD STREET NE

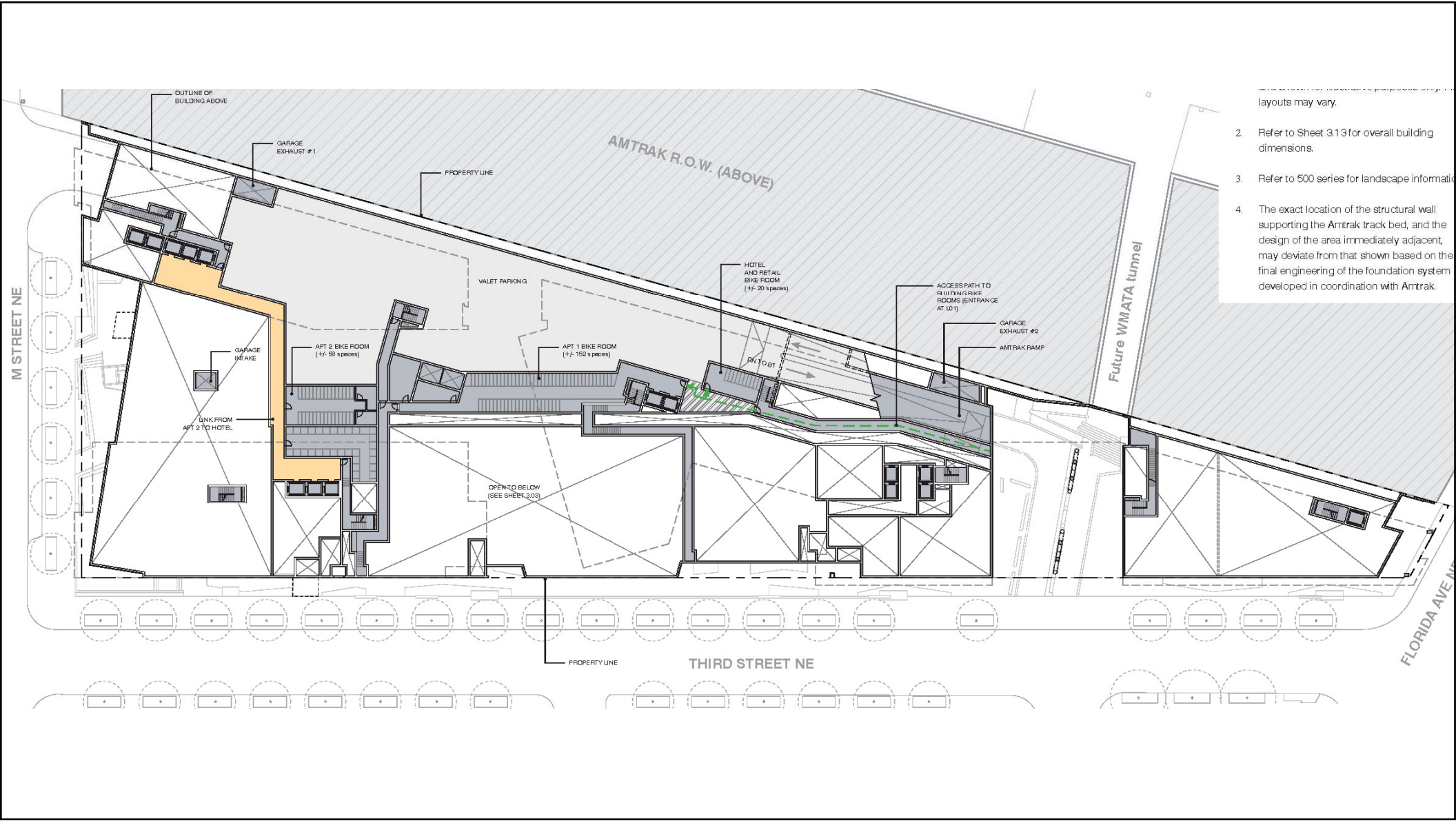




2. Refer to Sheet 3.13 for overall building dimensions.
3. Refer to 500 series for landscape information.
4. The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.



1. layouts may vary.
2. Refer to Sheet 3.13 for overall building dimensions.
3. Flexibility is requested to make refinements to parking and loading configurations, including footprint and layout, so long as the required parking and loading complies with the size, location, access, maintenance and operator requirements of DCMR 11 or the flexibility granted herein.
4. Parking spaces sizes:  
Handicap = 12' x 19'  
Compact = 8' x 16'  
Standard = 9' x 19'
5. Up to 40% of required parking may be compact spaces.
6. See B2 Plan for Parking Tables.
7. The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent



1. The exact location of the structural wall supporting the Amtrak track bed, and the design of the area immediately adjacent, may deviate from that shown based on the final engineering of the foundation system developed in coordination with Amtrak.
2. Refer to Sheet 3.13 for overall building dimensions.
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