

**Existing Conditions**

Parcel I at The Yards West - Design Review Application

March 22nd, 2019

## Parameters and Information

### Part of the Yards

The Yards West Master Plan study area is a roughly 18-acre site bounded by M Street, SE to the north, New Jersey Avenue, SE and Canal Street, SE to the east, the Anacostia River to the south, and 1st Street, SE to the west. The north end of the study area is part of The Yards property (formerly the Southeast Federal Center). Through a public-private partnership between the General Services Administration and Forest City, this land remains under federal control until Forest City closes on an individual parcel. The south end of the study area is part of the DC Water Sites. This portion is owned by the DC government, but through an agreement Forest City has the development rights for this property.

Yards West Master Plan  
Study Area  
+/- 18 Acres

- The Yards  
(Federal Property until Private Developer closes on property)
- DC Water Sites  
(DC Property until Private Developer closes on Property)



0 200' 400'

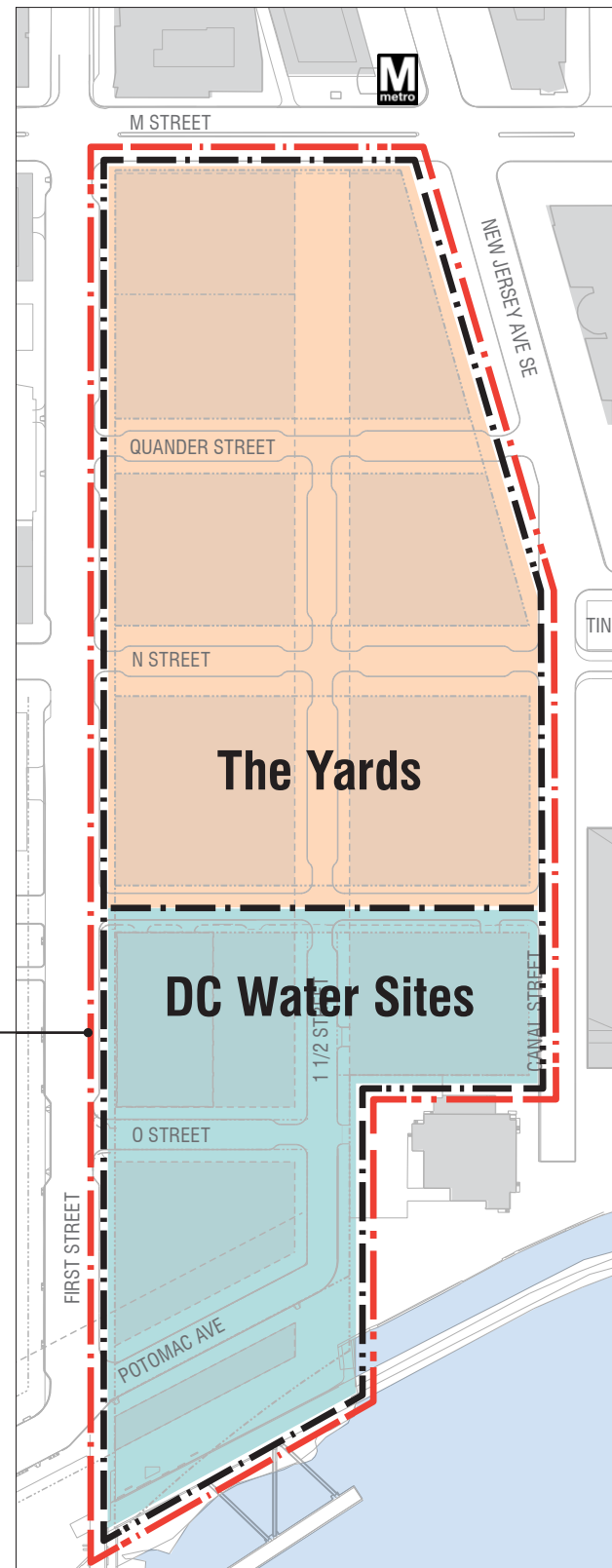


Exhibit from Yards West Master Plan, prepared by:  
shalom baranes associates | daab design | MPFP | Paladino | Asadoorian | Gorve-Slade

## Yards West Master Plan

### Parcel I at The Yards West - Design Review Application

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**Brookfield**  
Properties

Perkins Eastman DC

MPFP

# Design Principles

## Site Analysis

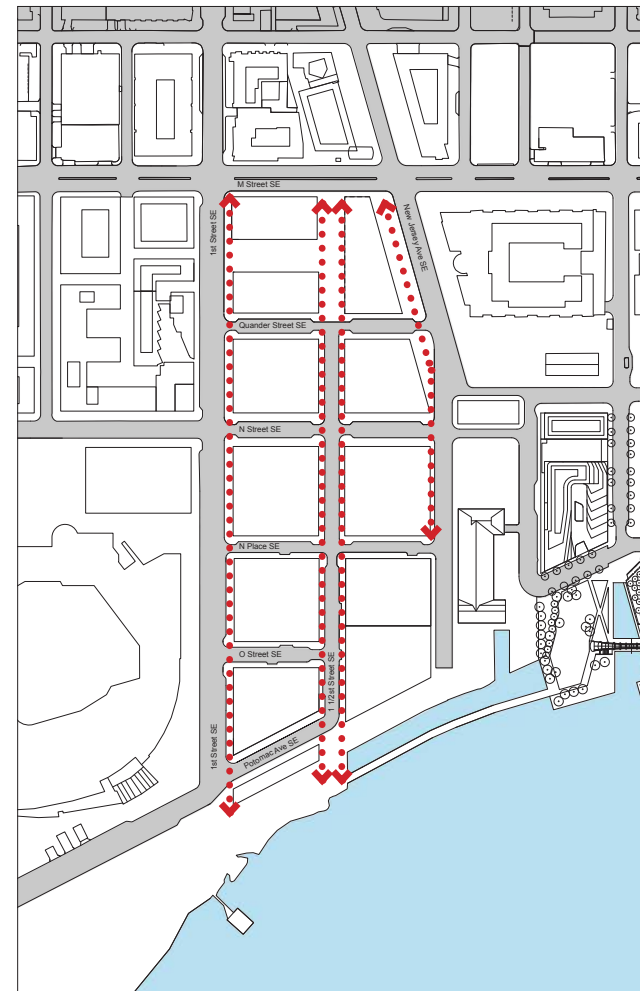
Creating a coherent ground plan which will encourage a dynamic sense of space relies on establishing a hierarchy of streets and the flow of people within those streets. In the traditional center city environment the existing street patterns of; avenues, streets and alleys provide a clear hierarchy for the distribution of traffic, goods, people, etc.

The challenge for the Yards West lies with the site's north/south orientation and placement within the southeast district. To the east New Jersey Avenue SE is an important participant in the L'Enfant plan and is one of five main avenues which converge on the US Capitol.

To the west, 1st St SE is experiencing a greater sense of activity due to both the success of the Nationals Ballpark and the new developments. This street will become an important player in the SE waterfront district as it provides a link to the Diamond Teague Park, the newly constructed docks and it contains a cycle lane linked into the DC wide cycle network.

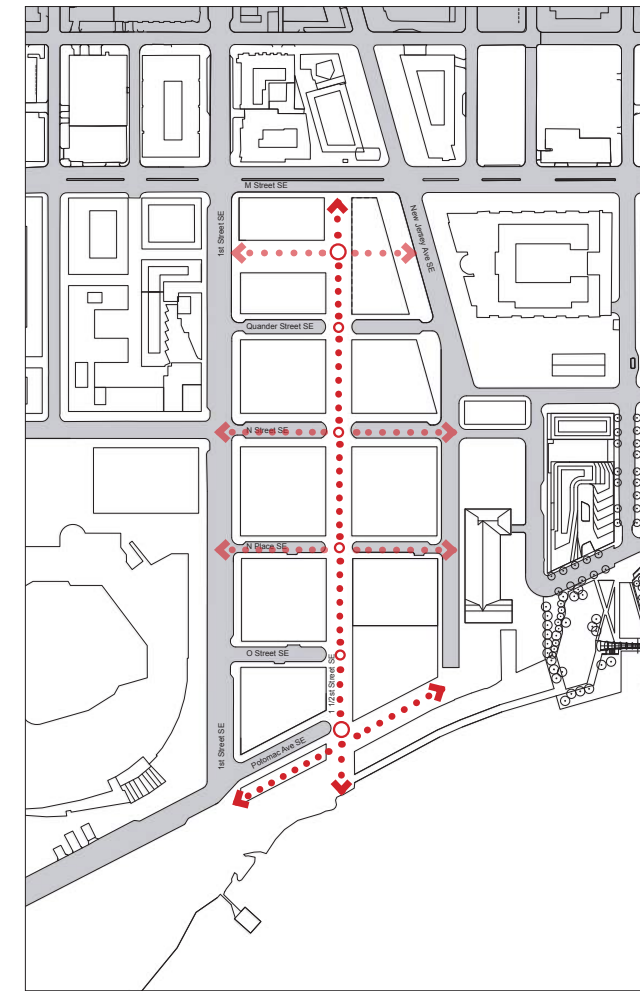
To the north, M St SE is the primary east/west artery linking the Southwest and Southeast and is key to a vibrant redevelopment for this vast portion of the capital. M St SE is well served by the Metrorail's Green line and various bus routes with connectivity throughout the DC metro area. The development of the Southwest waterfront will bring a new sense of activity and vitality reinforcing the importance of M St SE as one of the life lines to The Yards West.

To the south, access to the waterfront is provided. If M St SE is the key to connectivity to a new vibrant live/work communities south of the Capitol, then the waterfront is the key to providing access to the beauty and serenity of the city's edge. For the past 40+ years major cities have embraced the transformation of their waterfronts from an industrial waste land to a vital component of our ecosystems. The enhancements to the Anacostia and Potomac Rivers demonstrates the city's commitment to revitalize the waterfront and that Washington DC understands the importance in terms of improved quality of life that these investments bring.



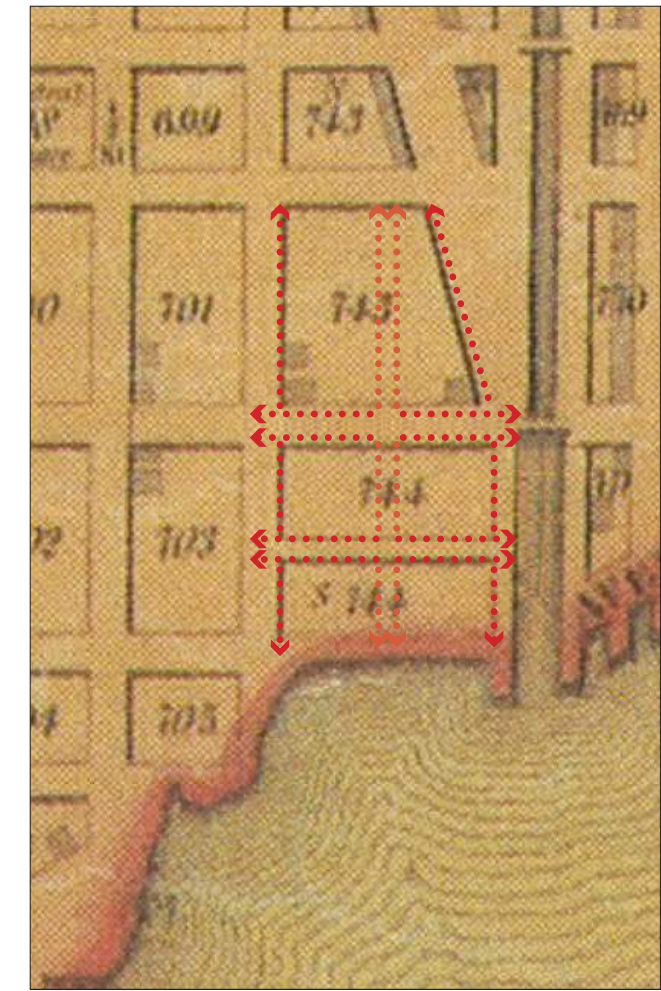
### Perimeter

An equally weighted approach to the north/south streets would deny the role they play within the urban fabric. Each of the streets will have a character separate from the other regarding traffic (anticipated capacity, speed of vehicles, etc.) and pedestrian flows.



### Central Spine

The opportunity to influence the street pattern and, perhaps more importantly, the density of vehicular traffic within The Yards West is fundamental in creating a unique public realm. Pedestrian spaces at the ground plane are conditioned by the level of interface with traffic flow. The diagram above illustrates the principles of creating contrast between the east/west streets as cross connector streets while delegating the role of the prime north/south connector to 1 1/2 St.



### Street Grid

The Yards West Master Plan reinforces the L'Enfant Plan.

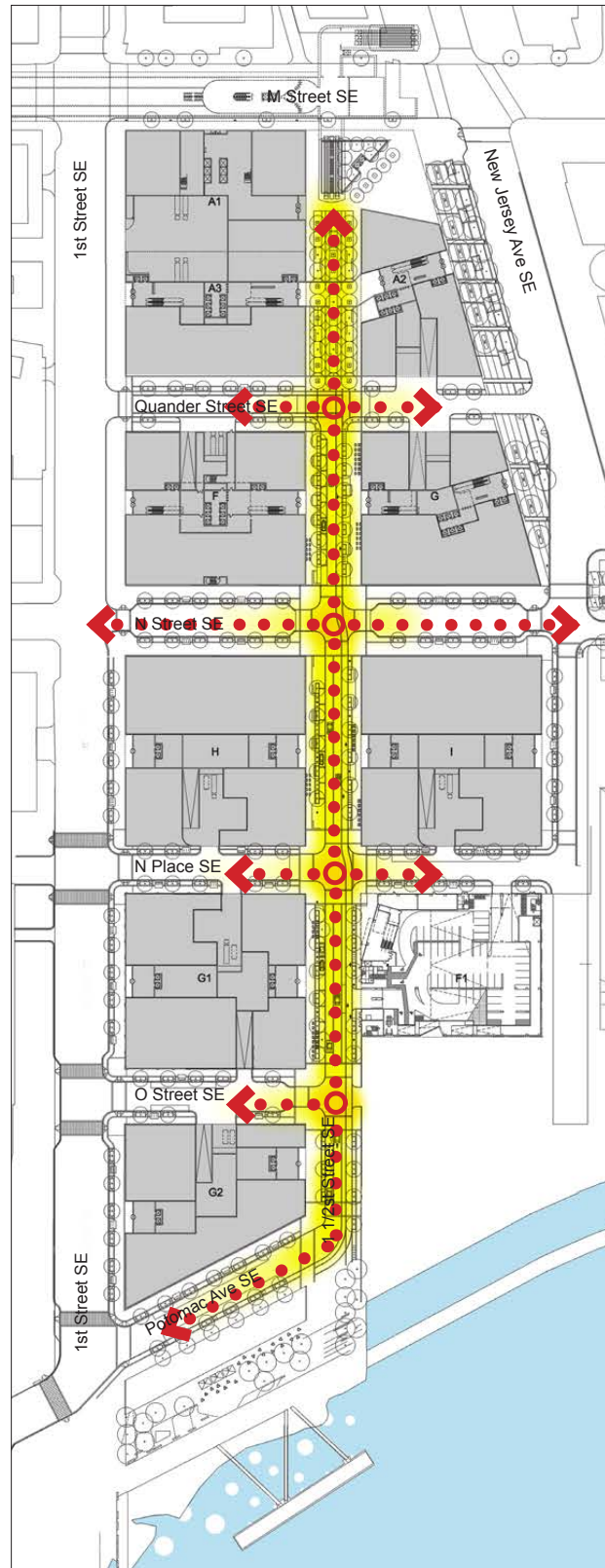
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# Linkages

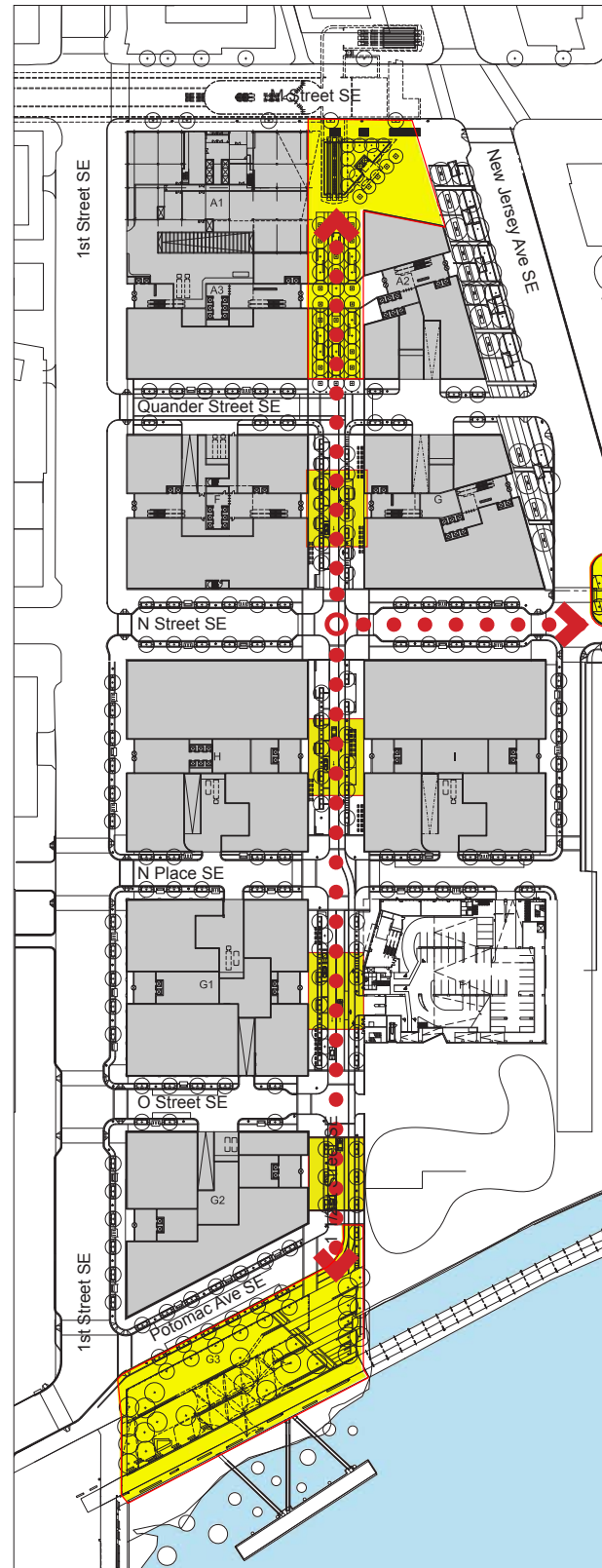
## Central Spine

1 1/2 St SE is envisaged as a vibrant central spine commencing at the future Metro entrance which will be oriented facing towards the water front. The fully pedestrian space at the northern edge of the site will act as an entry marker to The Yards. The space will be flexible in nature allowing it to act as a platform for office workers during the week, a gathering space in the evening and an open market on the weekends. The central spine will provide entrance access to the office components on parcels A1, A2, A3, F and G and residential buildings at parcels H, I, G1 and G2.

1 1/2 St SE will terminate at Diamond Teague Park giving access to the pedestrian boardwalk and the Anacostia Riverwalk Trail. The 1600 foot long private street will be a string of pearls linking the "city" to the "nature" filled with vibrant activity, retail, public open spaces, daylight and views.



Left: Central Spine  
Right: Open Spaces



## A Linked Series Of Open Spaces

The open spaces within The Yards West will be designed to integrate with the framework established in The Yards. A curbsless ground plane along 1 1/2 St SE will be created allowing pedestrians and cars to flow within a single shared surface. The central spine extending from M St SE past Potomac Ave SE will be a mix of hard and soft landscaping designed with the intent to visually and physically link the Metro entrance to the water front.

The open spaces created along the length of 1 1/2 St SE will take cues from the language established in Yards Park. The open space design will consist of a mix of scales and space types including: open plazas, street scape spaces for cafes, seating, integration of Tingey Square, important seating nodes at building entrances, bike locking areas, and the tie-in to Diamond Teague Park.

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# Public/Private Streets

The Yards West site plays a key role acting as a link between The Yards developments to the east and the developments currently planned north of the Ballpark. Permeability through the site is important to encourage a cohesive “neighborhood to neighborhood” connection. The proposed street hierarchy reflects the desire to bind together the various development sites south of M St SE.

N St SE and N PI SE are public streets while Quander St SE, O St SE and Potomac Ave SE are private streets. These five streets serve as east west connectors. New Jersey Avenue SE and 1st St SE function as the east and west limits to the site and are public streets. 1 1/2 St SE positioned in the center of the site is a private street. The proposal is to use 1 1/2 St SE as a pedestrian oriented axis connecting M St SE to the water's edge.

- Public street
- Private street

Left: Public/private street diagram

Right : Traffic flow



## Slow Down

As stated earlier the opportunity to influence traffic patterns is an important tool in defining pedestrian friendly spaces. In order to achieve this the design team has studied an array of traffic patterns. In the context of providing strong cross connectivity we have concluded that it is best to maintain two way vehicular flow on all east west streets.

In contrast to this, 1 1/2 St SE will be pedestrian only from M St SE to Quander St SE. 1 1/2 St SE will then function as a two way street from Quander St SE to Potomac Ave SE.

Parcels will be accessed for loading and trash removal primarily from the east west feeder streets and building entrances will be along the north south streets.

- Direction of vehicular travel
- Parking \*
- Potential parking

\*Exhibit from Yards West Master Plan, prepared by others, included for reference only. Refer to Yards West Master Plan for final configuration of parking

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