



Figure 1: 1791, L'Enfant Plan

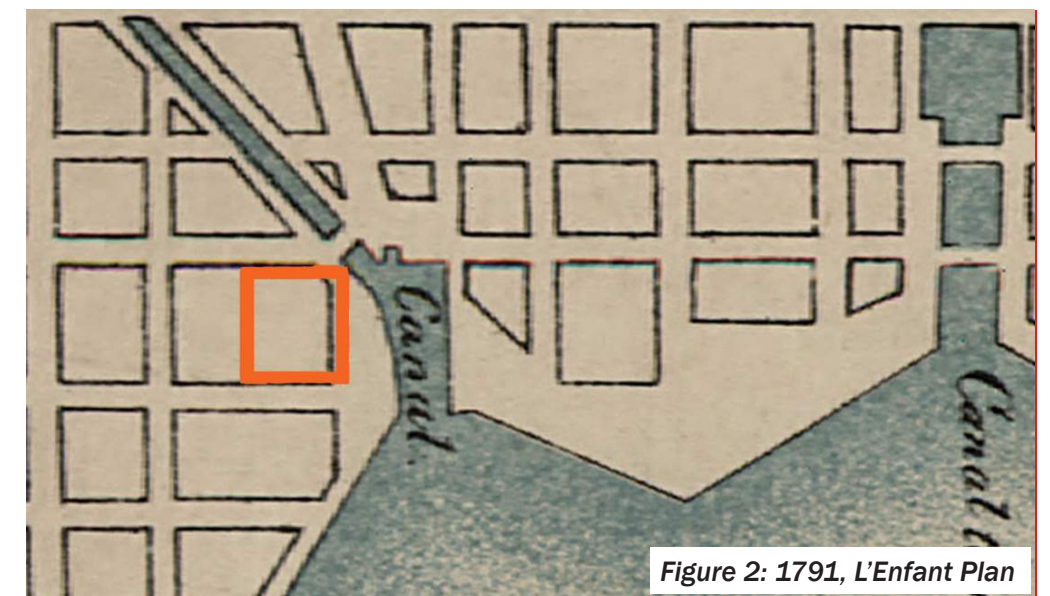


Figure 2: 1791, L'Enfant Plan

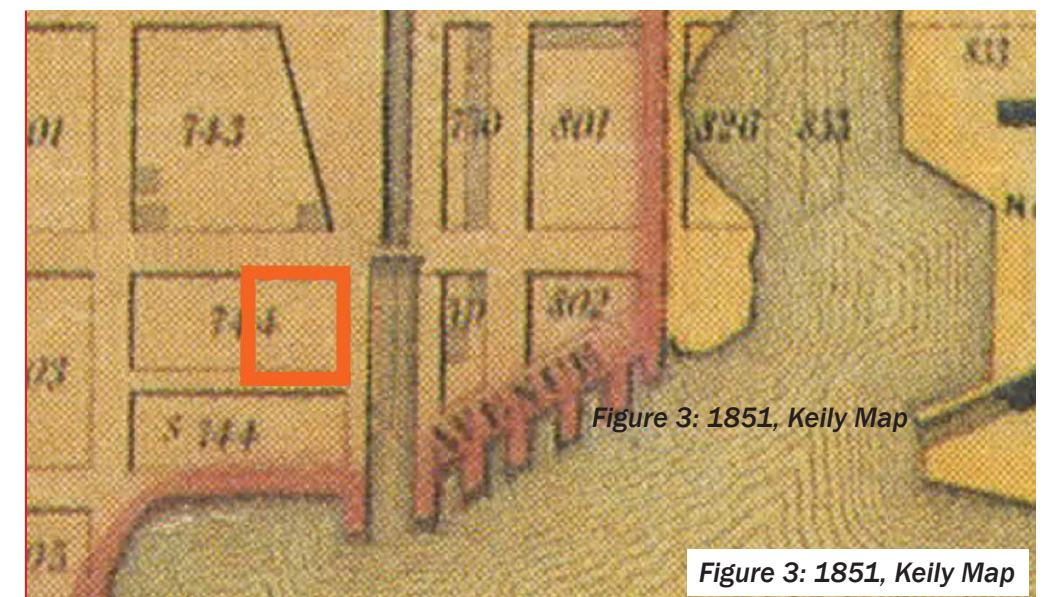


Figure 3: 1851, Kelly Map

Figure 3: 1851, Kelly Map

The L'Enfant Plan of 1791 indicates the proposed development southeast to the National Mall (See Figure 1). It was located adjacent to an inlet of the Eastern Branch of the Anacostia River (See Figure 2). On the 1851 map, the block was identified as a part of Square 744, adjacent to the canal. Square 744 was bound by N Street SE to the north, by the canal to the east, by Mill Place SE to the south, and by First Street to the west (See Figure 3). The canal appears to have been filled by 1903 and became the site of the DC Water Pump Station. Canal Street was established west of the station.

The Parcel I site was created with the adoption of SEFC Master Plan and is bound by N Street SE to the north, by Canal Street to the east, by N Place SE to the south and by 1-1/2 Street to the west. Streets referenced on the L'Enfant Plan are N Street SE and Canal Street; however, neither are listed in the National Register document that protects the L'Enfant Plan (See Figure 4).

The Historic Preservation Design Guidelines for Development of the SEFC (Section 5.6.1), states the Design & Preservation Goals for the Redevelopment Zone are (a) to reintegrate the area into the pattern of the L'Enfant Plan and (b) to enhance the L'Enfant Plan through the establishment of new urban design features. Parcel I is consistent with these requirements.

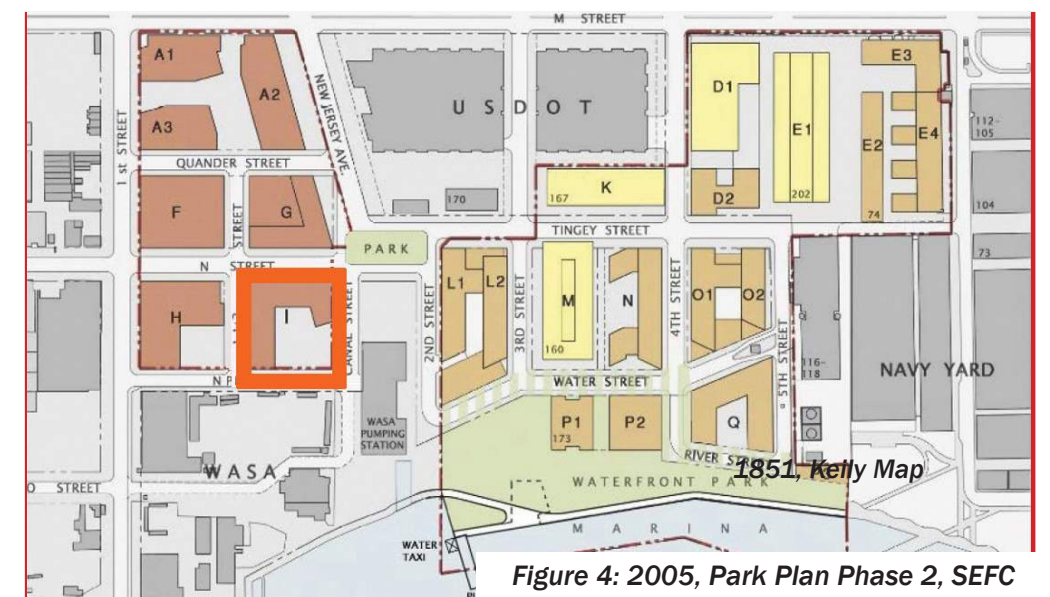
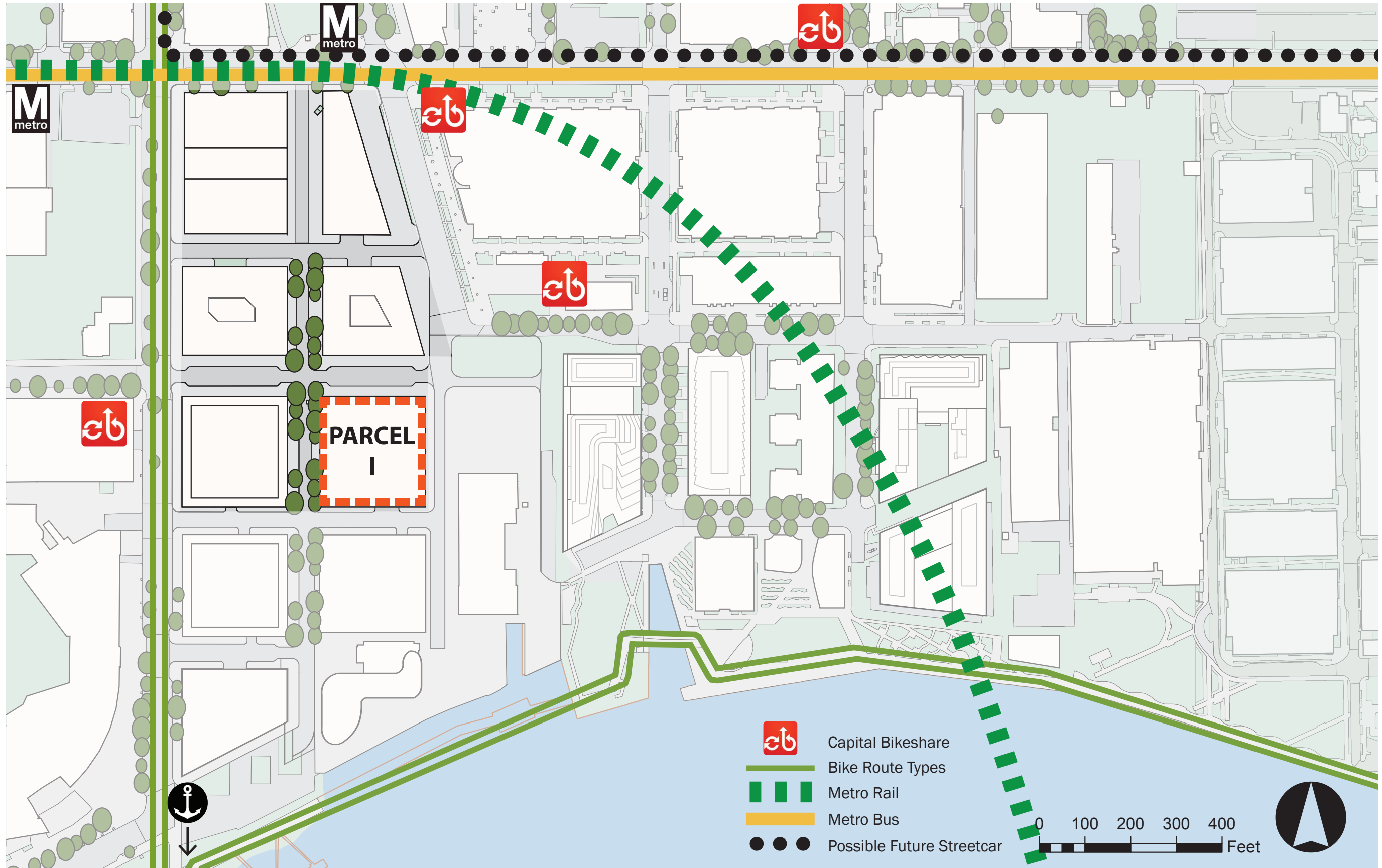


Figure 4: 2005, Park Plan Phase 2, SEFC

L'Enfant Plan Overview

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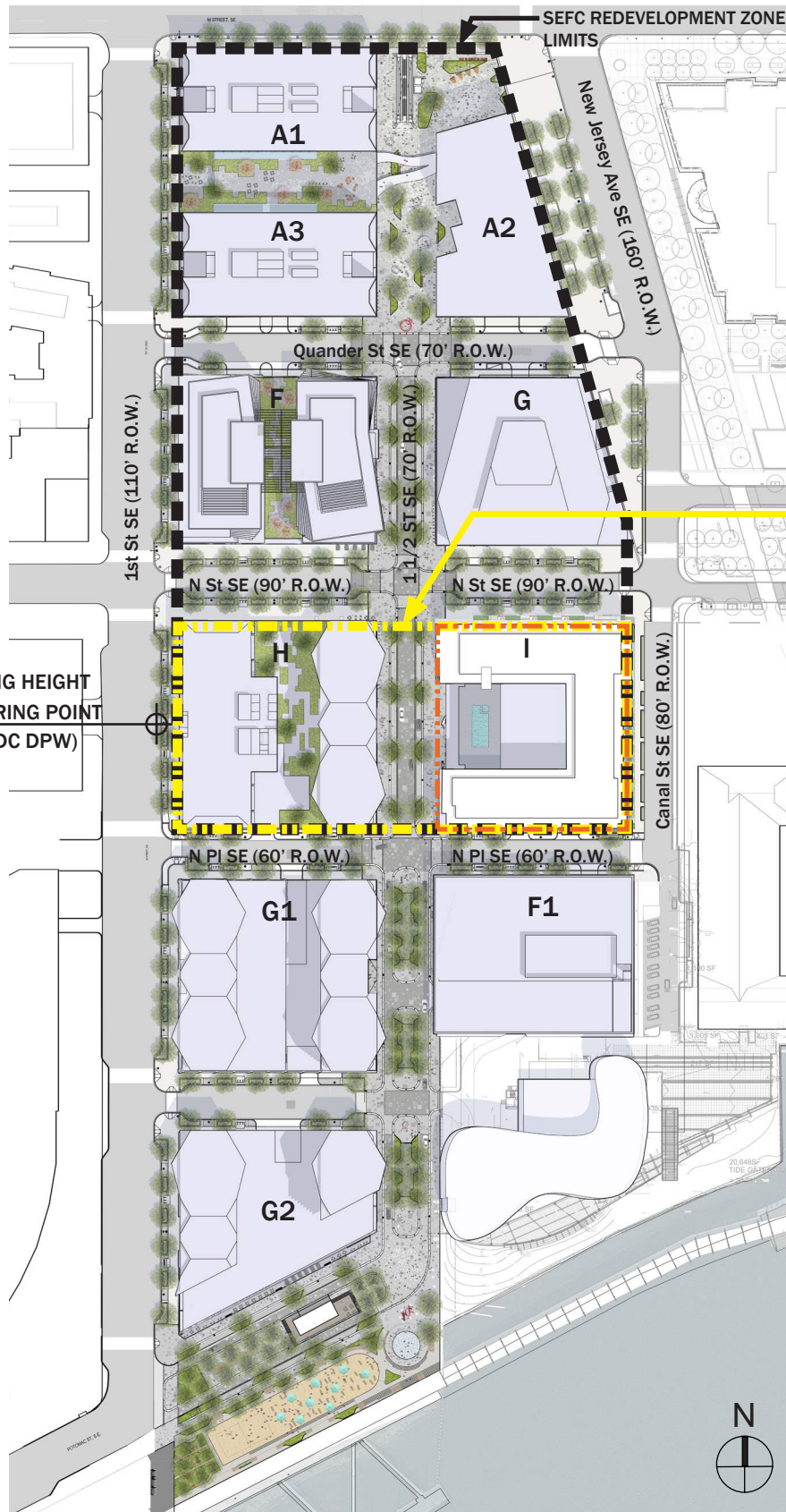
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Public Transit

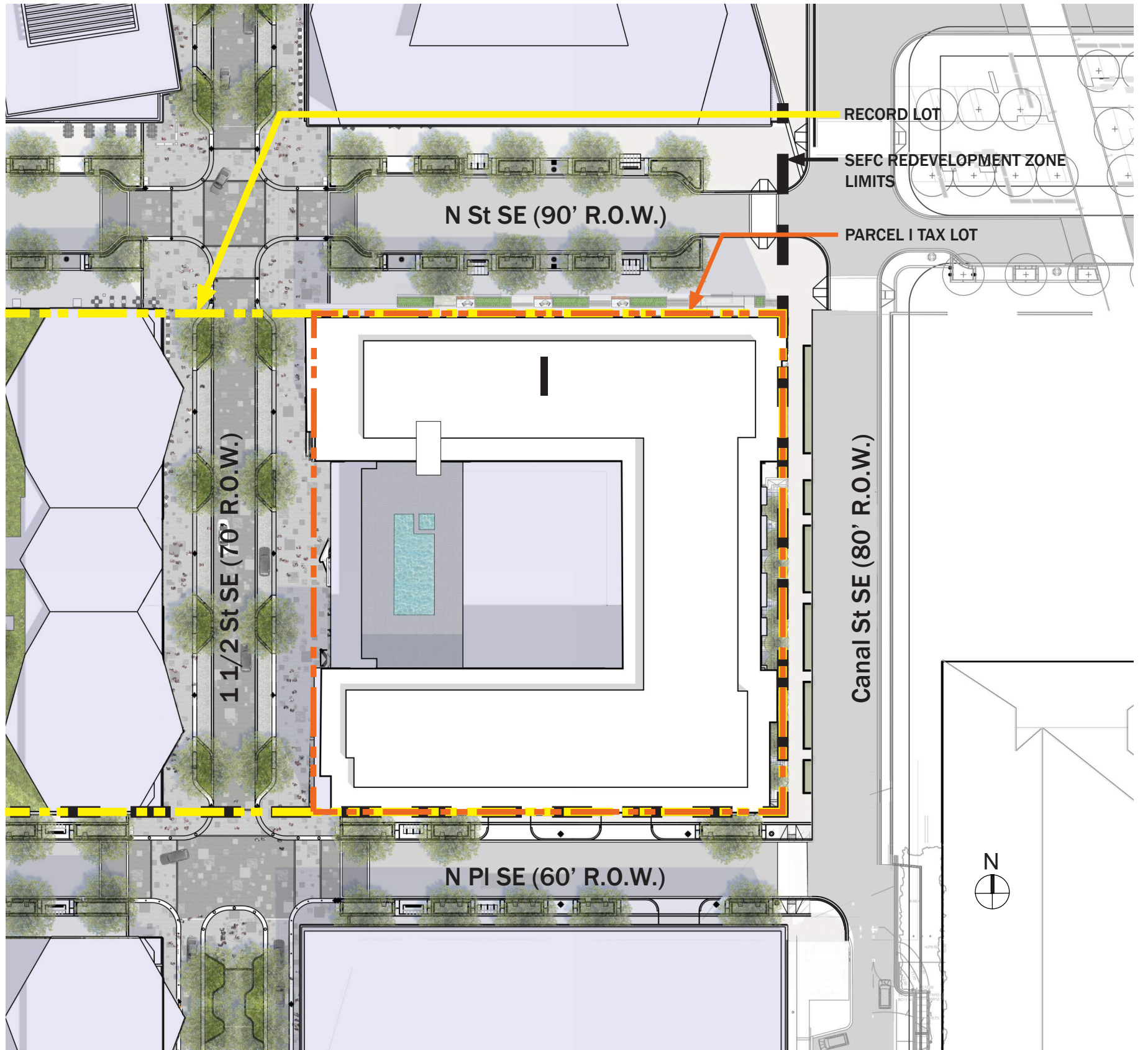
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Yards West Overall Site Plan

RECORD LOT
SQUARE 744
LOT 807



Parcel I Enlarged Site Plan

Parcel I Site Plan

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Section 2

Context & Concept



Solar Access:

- More sunny days during summer months and cloudy days during winter months.
- Spring & fall are similar with dry, sunny weather and crisp mornings.
- Average annual sunshine: 2528 hours/yr
- DC climate is beneficial for aggressive daylight harvesting but also requires careful shading to reduce glare and cooling loads.

Wind Patterns:

- Average wind speed: 9.4 mph
- General wind direction is from Southwest (SW) during the summer and from the Northwest (NW) during the winter.
- In the summer and fall, warm, moist air brings thunderstorms and higher humidity.
- Design should consider if winter winds might be blocked while summer breezes might be allowed.

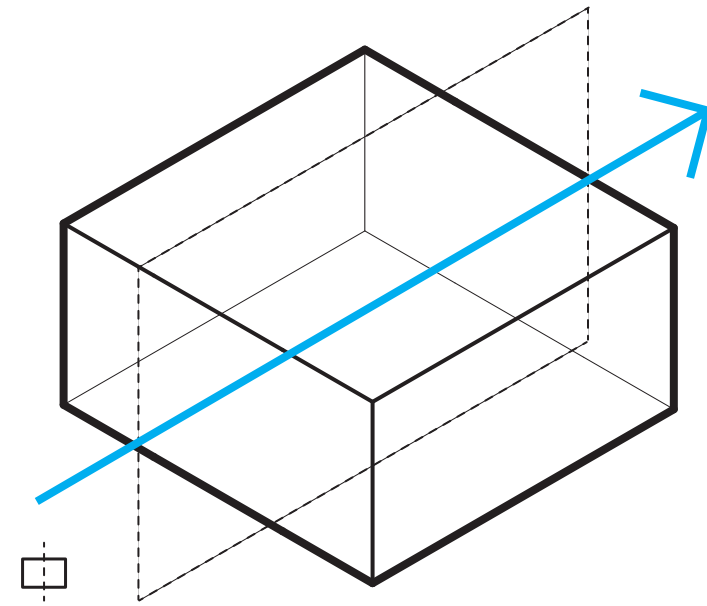
Parcel I View Access:

- Direct view access to the waterfront is from the west side of the site, views at street level look down future 1 1/2 Street
- Best views to waterfront can be accessed from the Southeast of the site.
- Views to Tingey Square and open spaces are on the Northeast.

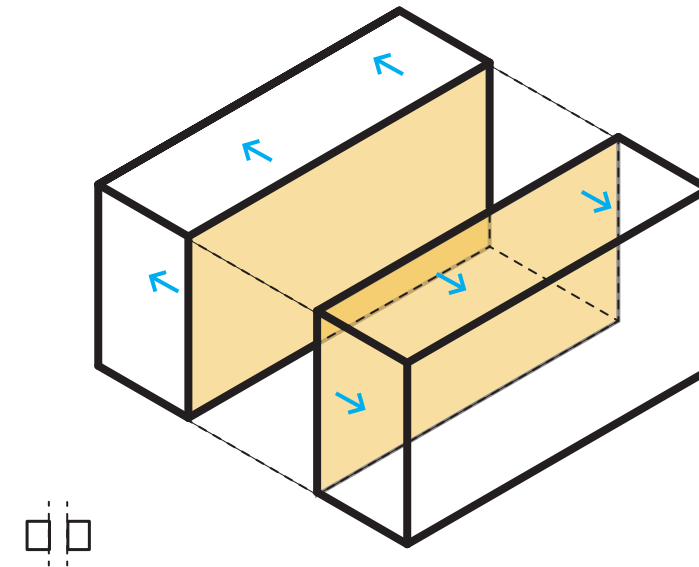
Context

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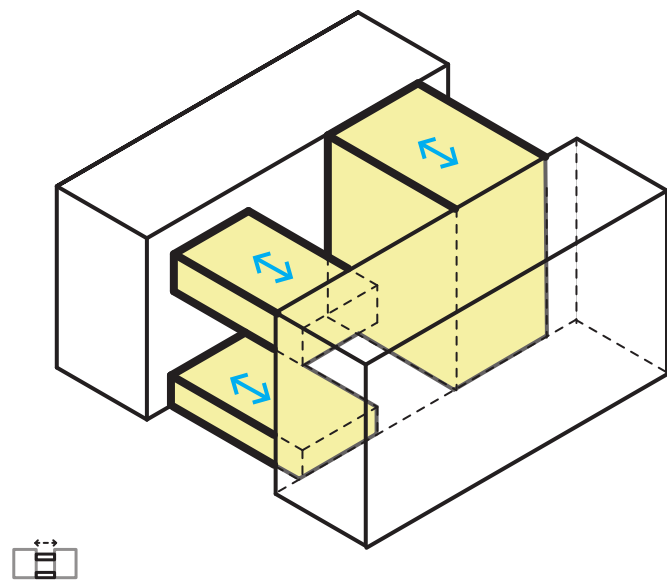
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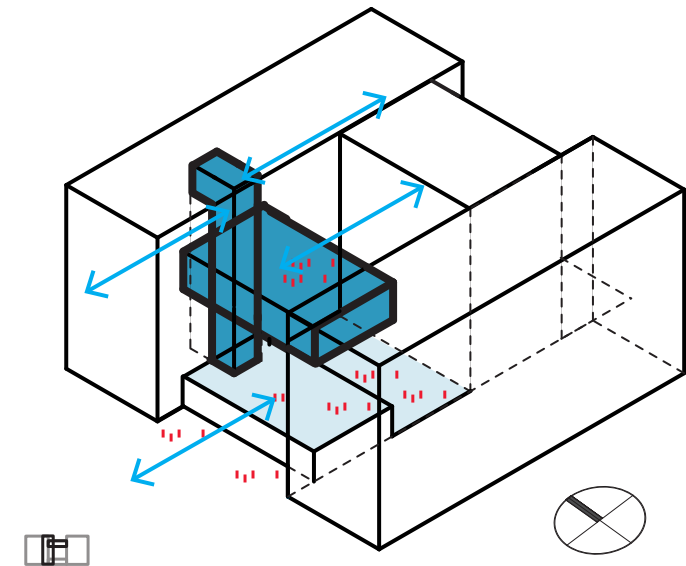
Maximize FAR



Volume splits into two (2) Bars to allow daylight and views to residential units



Link bars to unite building

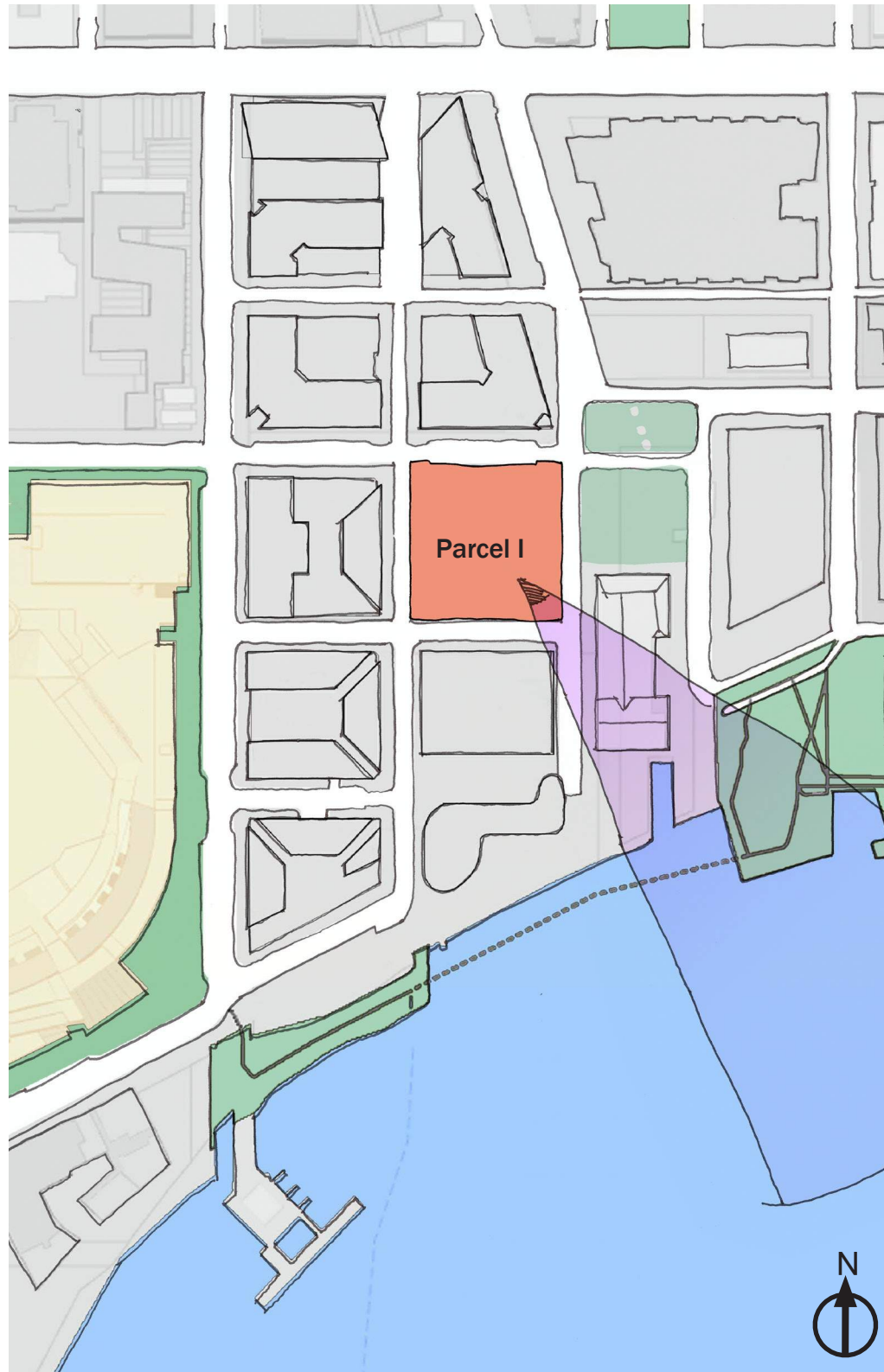


Vertical and horizontal connections to stimulate social interactions

Concept Diagrams

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Roof



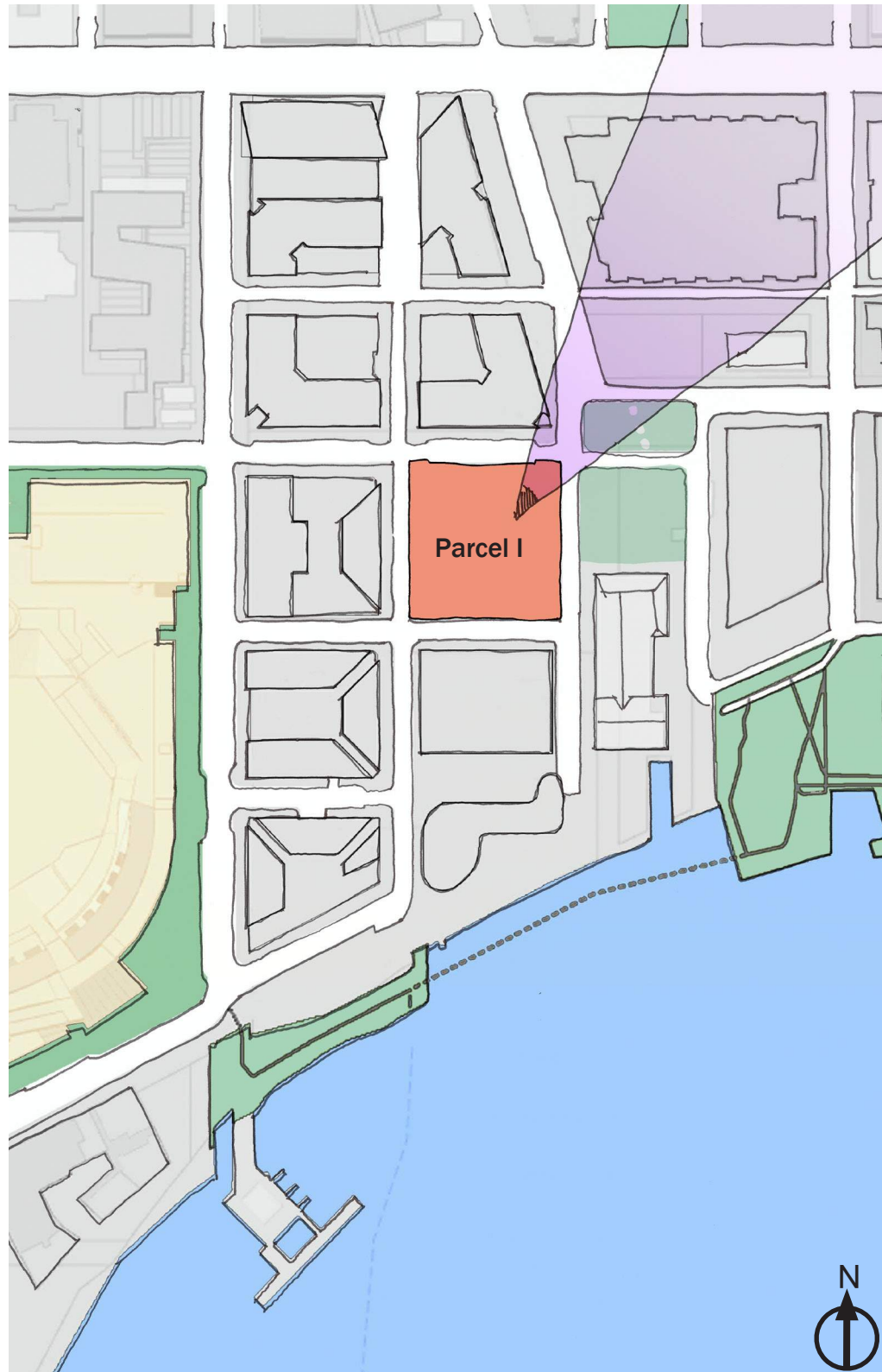
Level 10



Level 4

Views at Southeast Corner to Anacostia River
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Roof



Level 10



Level 4

Views at Northeast Corner to Tingey Square

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Section 3

Design Proposal Site Overview and Plans



Aerial Perspective - View Towards Southeast
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