



Southeast Federal Center

Parcel I

Design Review Application
For Zoning Commission Review Under the SEFC-1B Zone

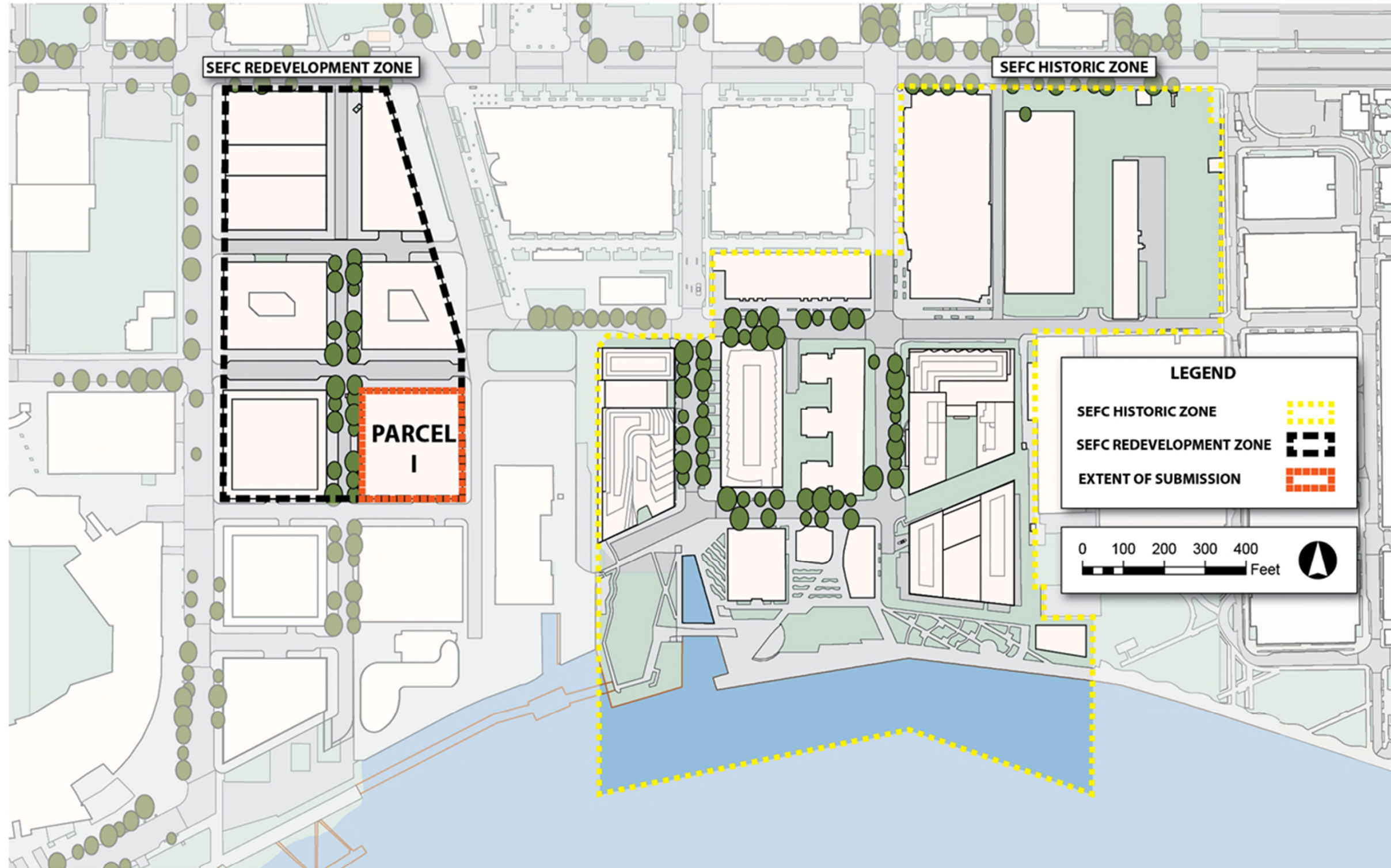
April 11th, 2019

Prepared for:
The Zoning Commission of the District
of Columbia

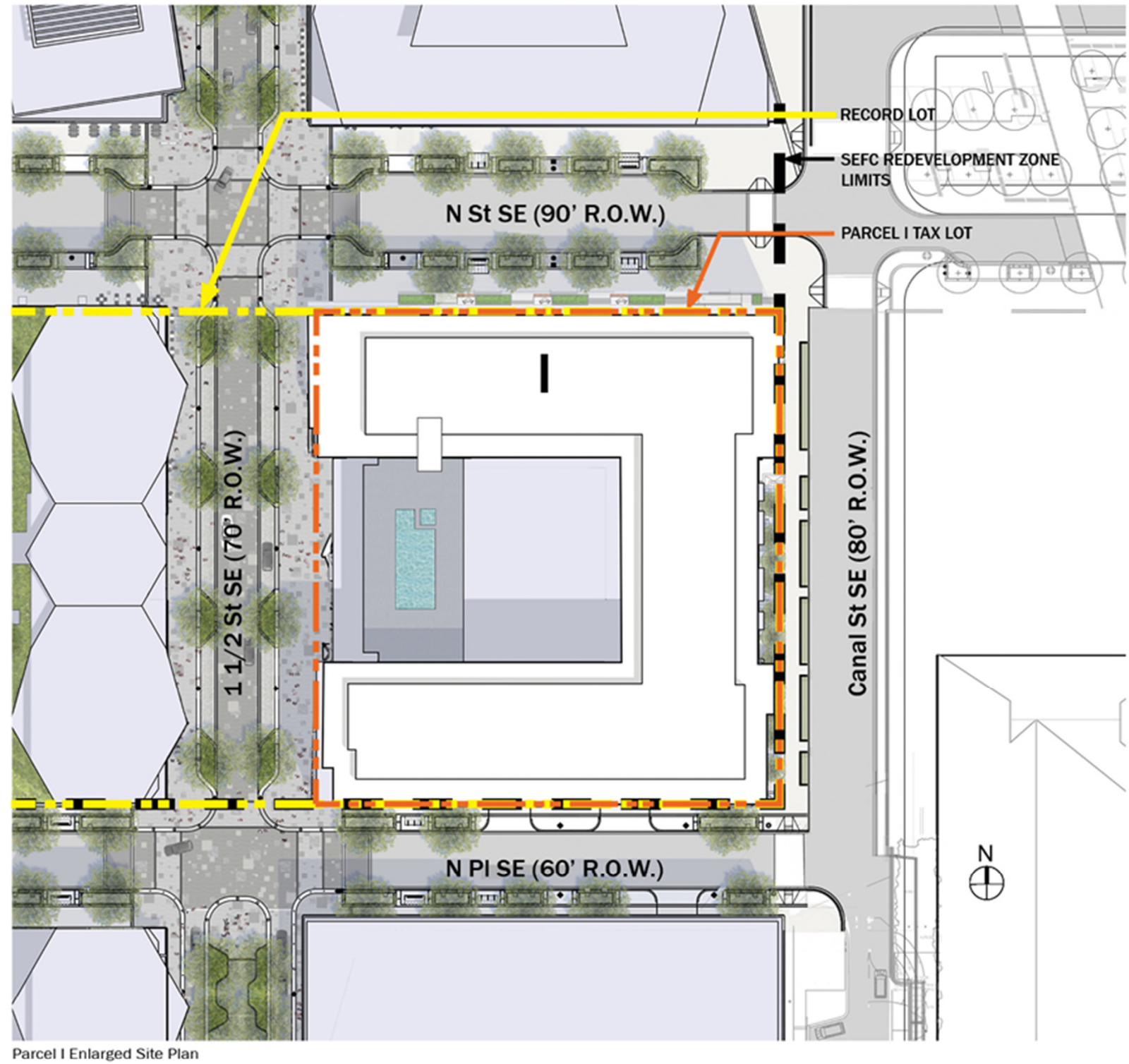
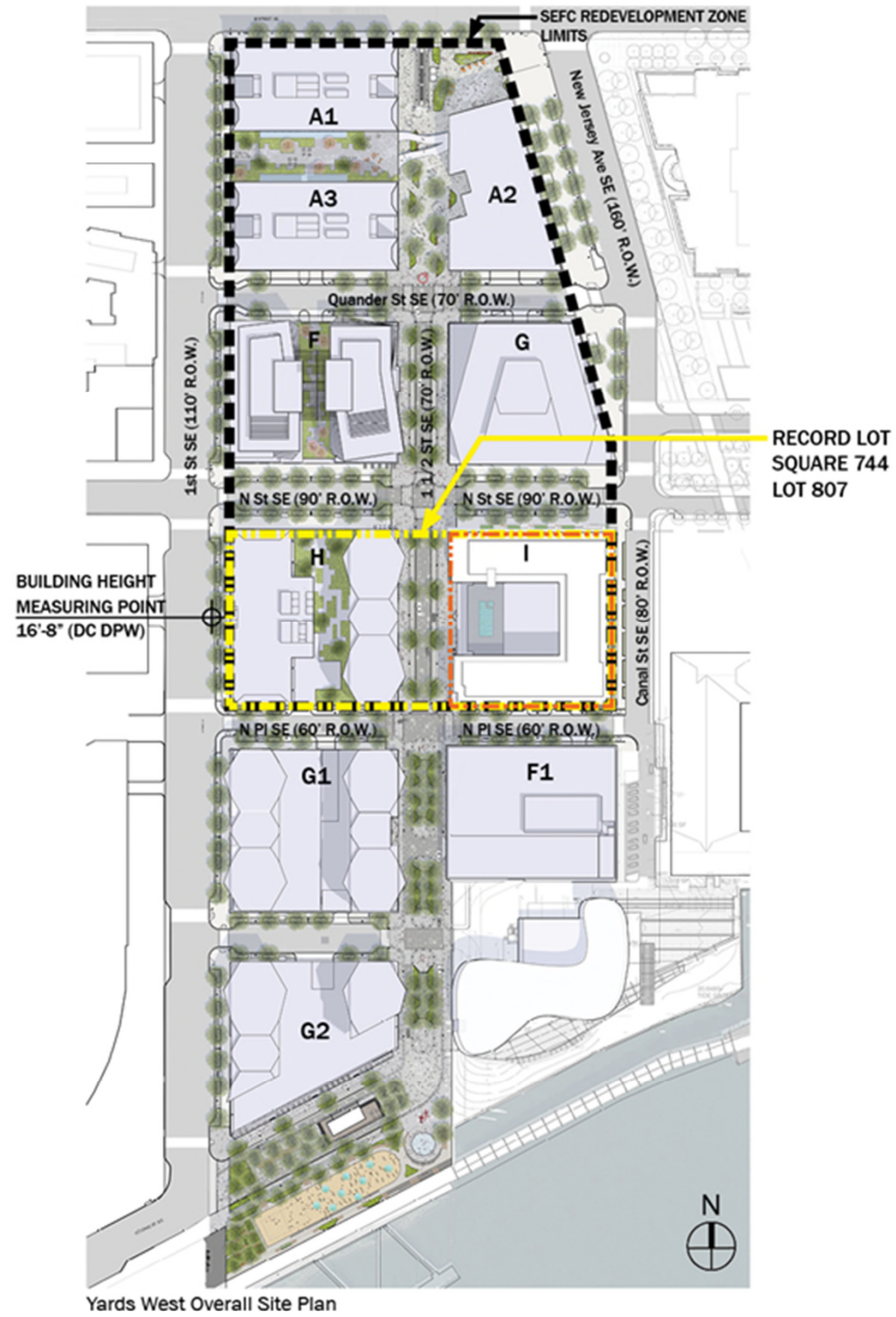
Prepared by:
the U.S. General Services Administration
Brookfield Properties

with the Assistance of:
Perkins Eastman DC

Brookfield
Properties



Extent of Submission
 Parcel I at The Yards West - Design Review Application
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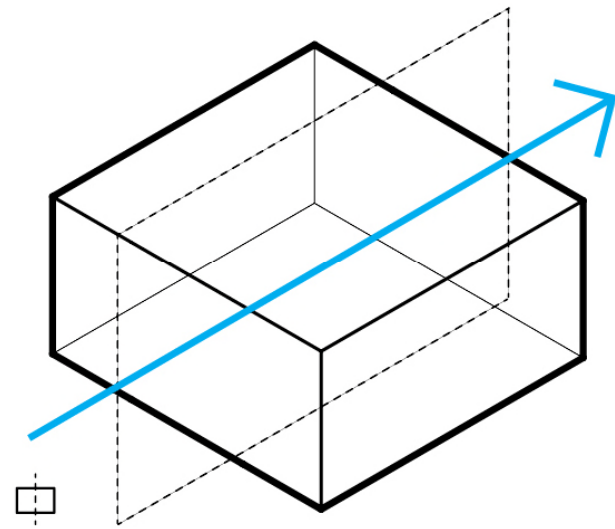
Parcel I Site Plan

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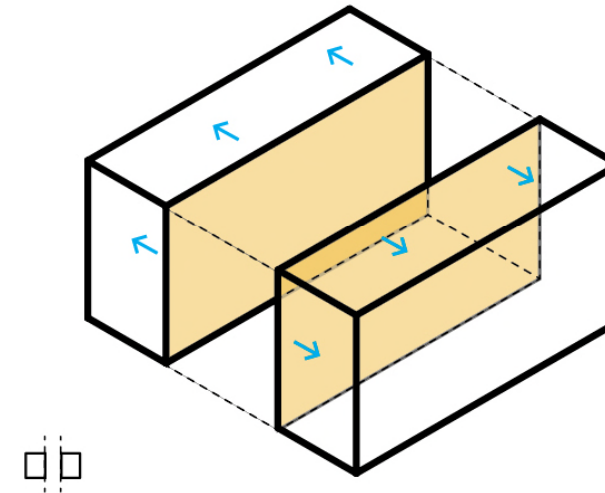
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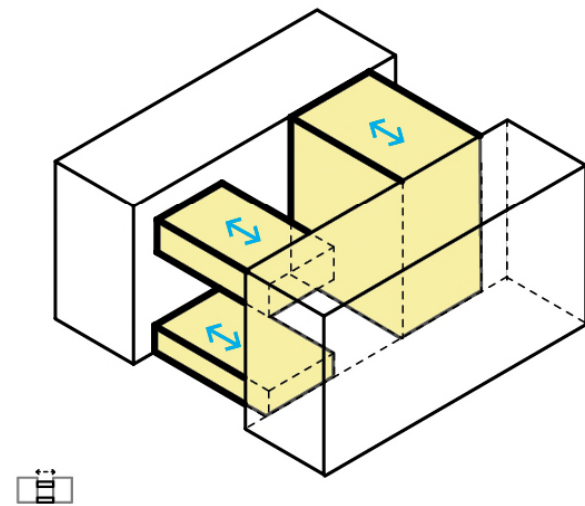
Building Concept



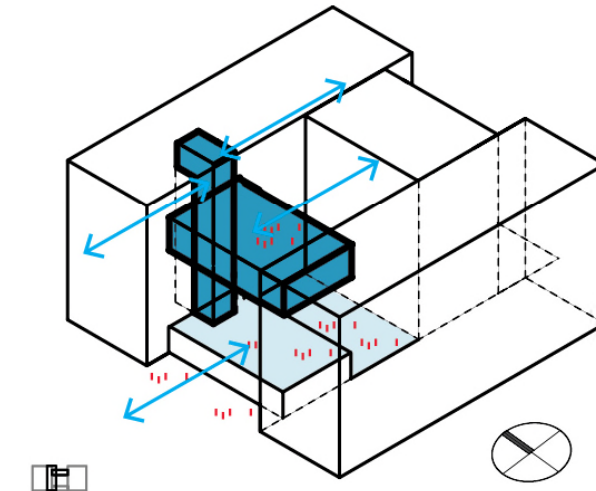
Full-block Volume



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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Parcel i

Design Proposal



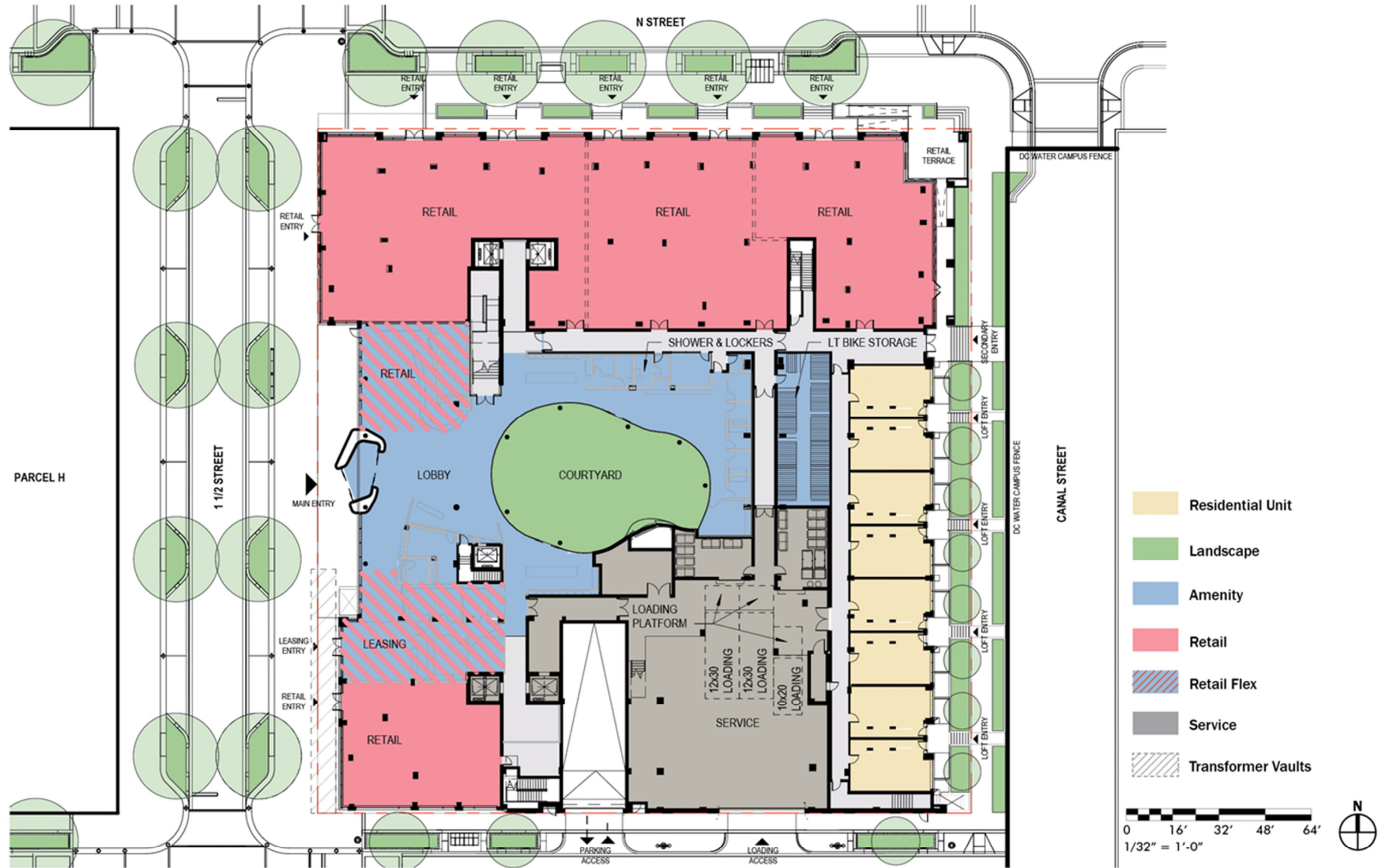
Aerial Perspective - View Towards Southeast
Parcel I at The Yards West - Design Review Application

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MPEP

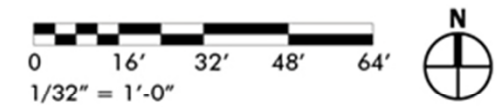
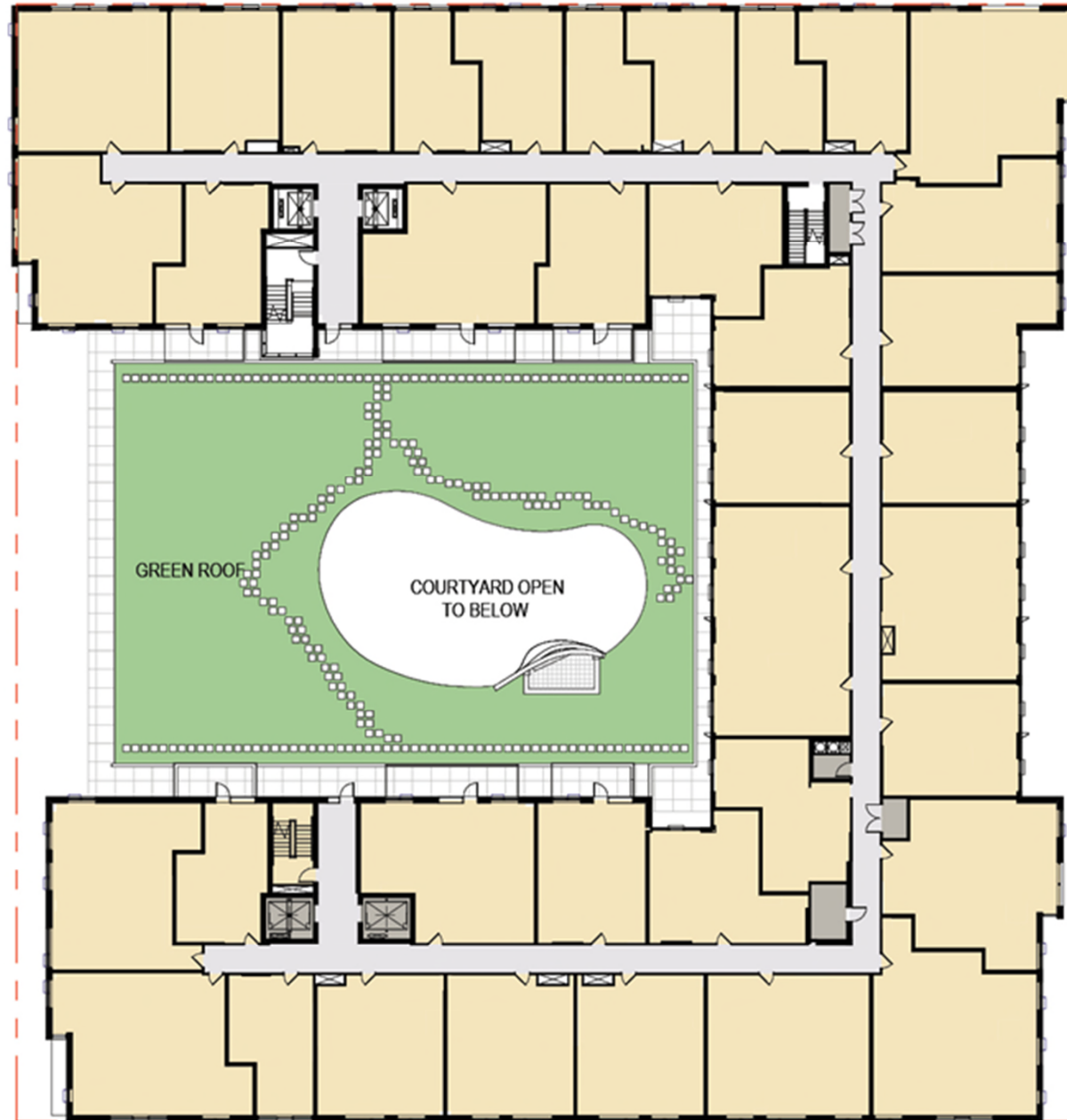


Floor Plan - Level 1

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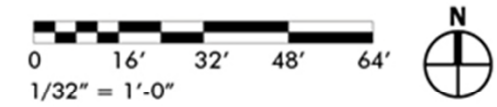
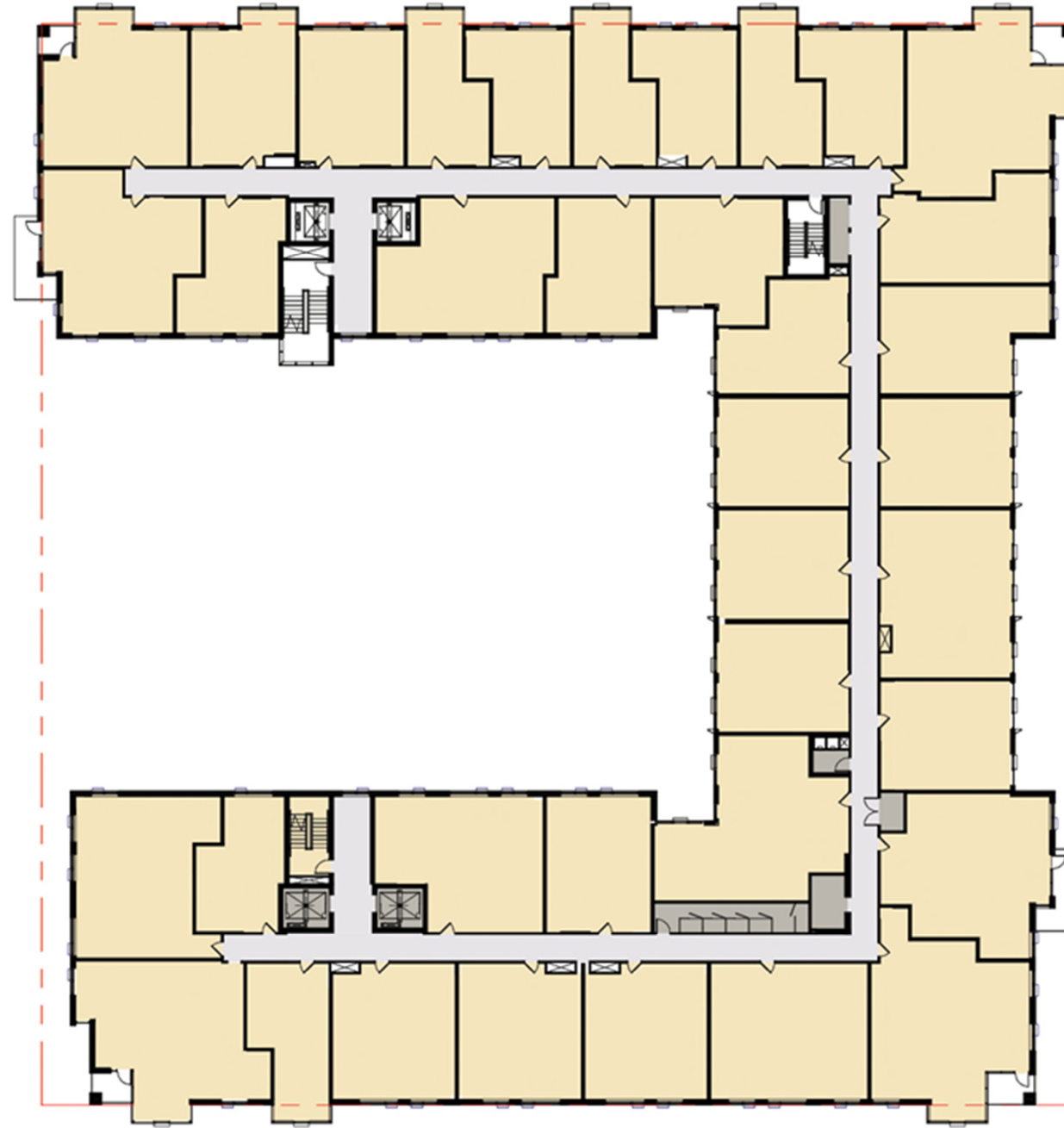
- Residential Unit
- Landscape
- Service



Floor Plan - Level 2
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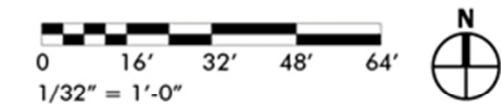
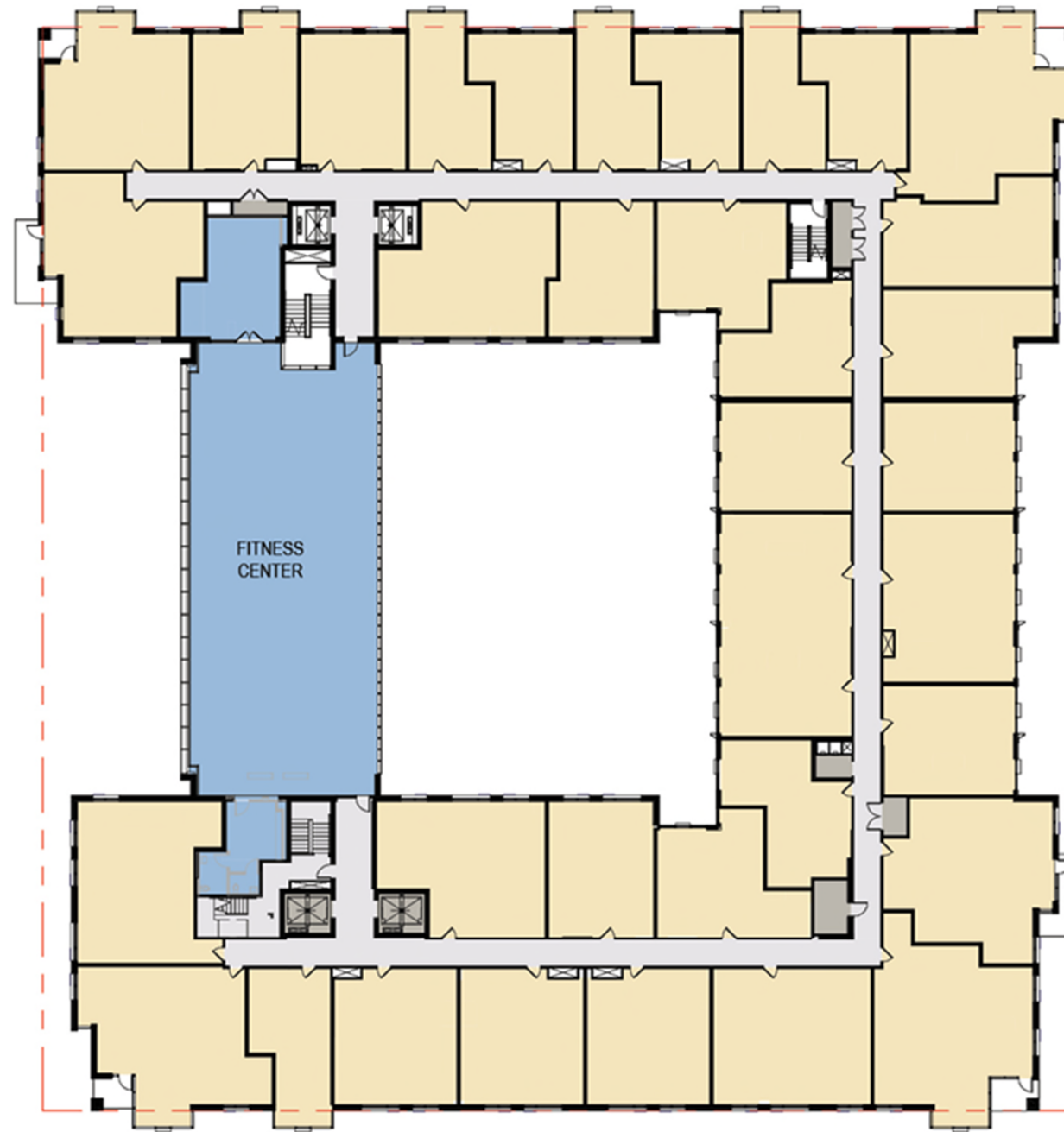
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- Residential Unit
- Service



Floor Plan - Level 3-7
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- Residential Unit
- Amenity
- Service



Floor Plan - Level 8
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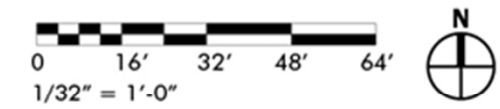
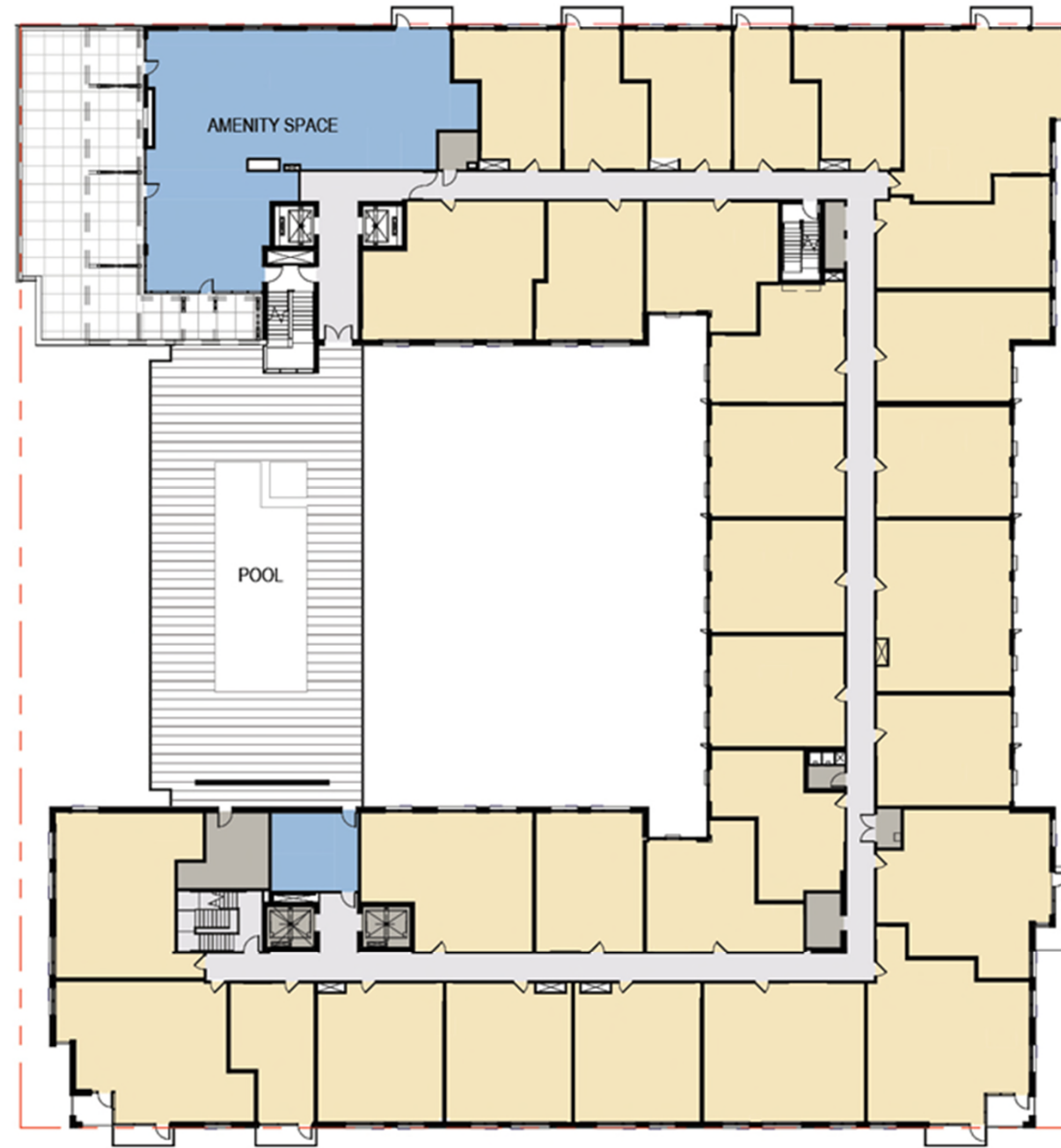
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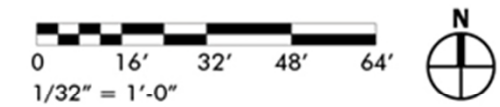
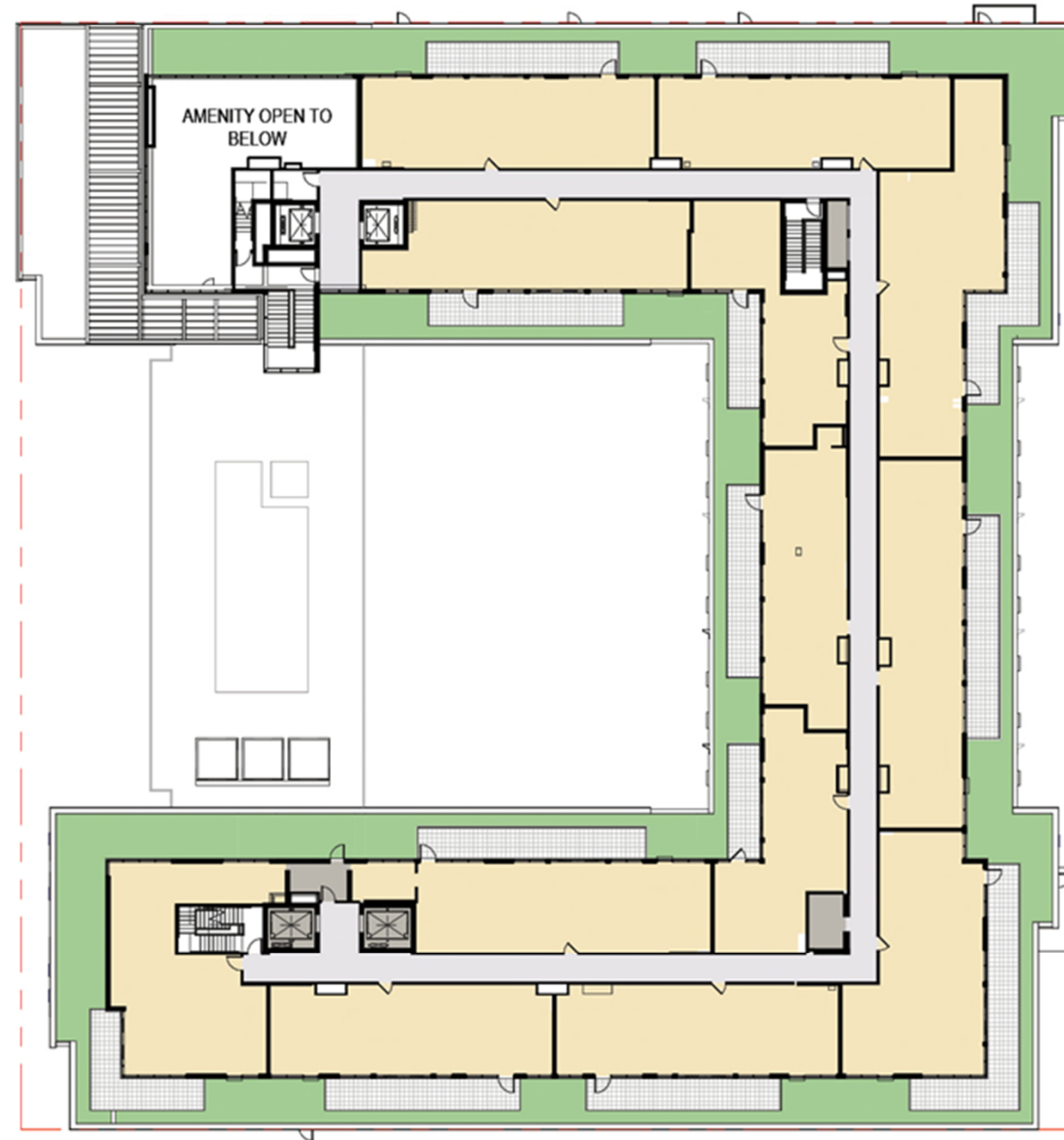
MPEP

- Residential Unit
- Amenity
- Service



Floor Plan - Level 10
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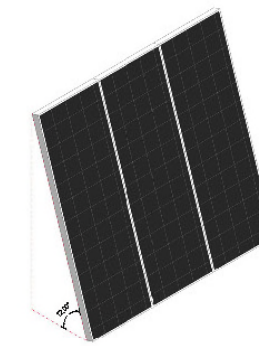
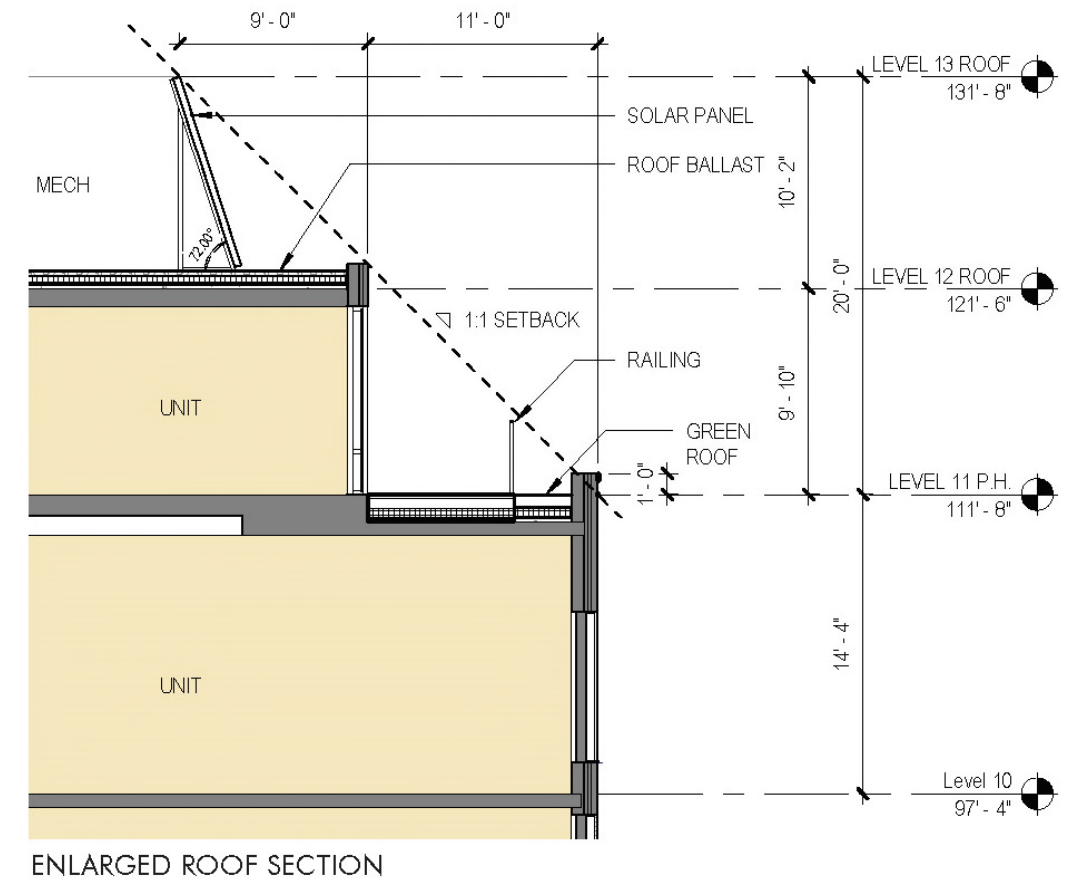
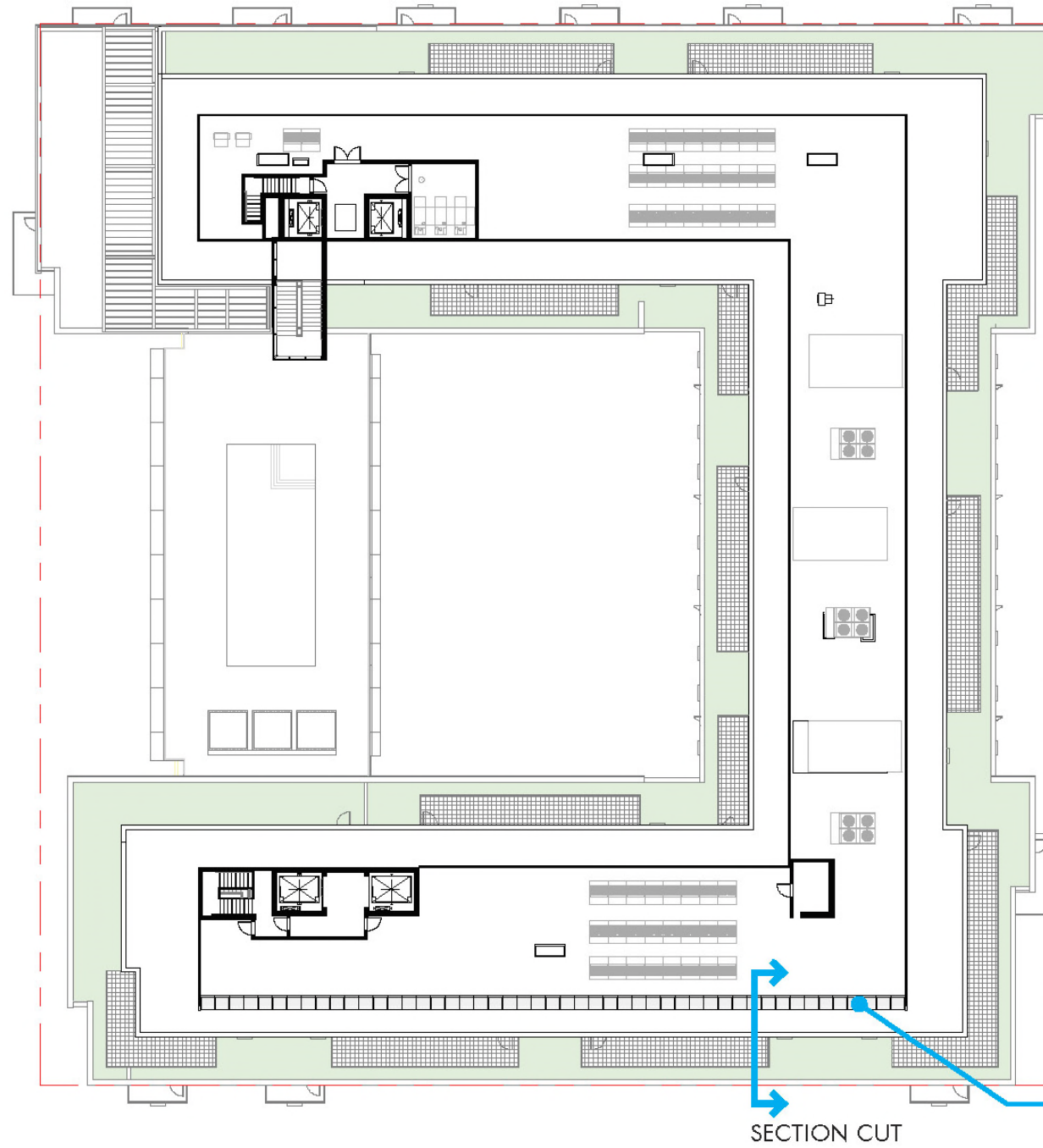
- Residential Unit
- Landscape
- Service



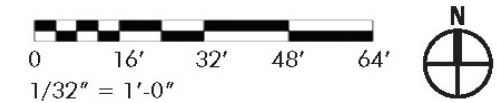
Floor Plan - Level 11 P.H.
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Landscape (Below)



SOLAR PANELS
72° INSTALLATION AS
MECHANICAL SCREEN



Floor Plan - Mechanical P.H.
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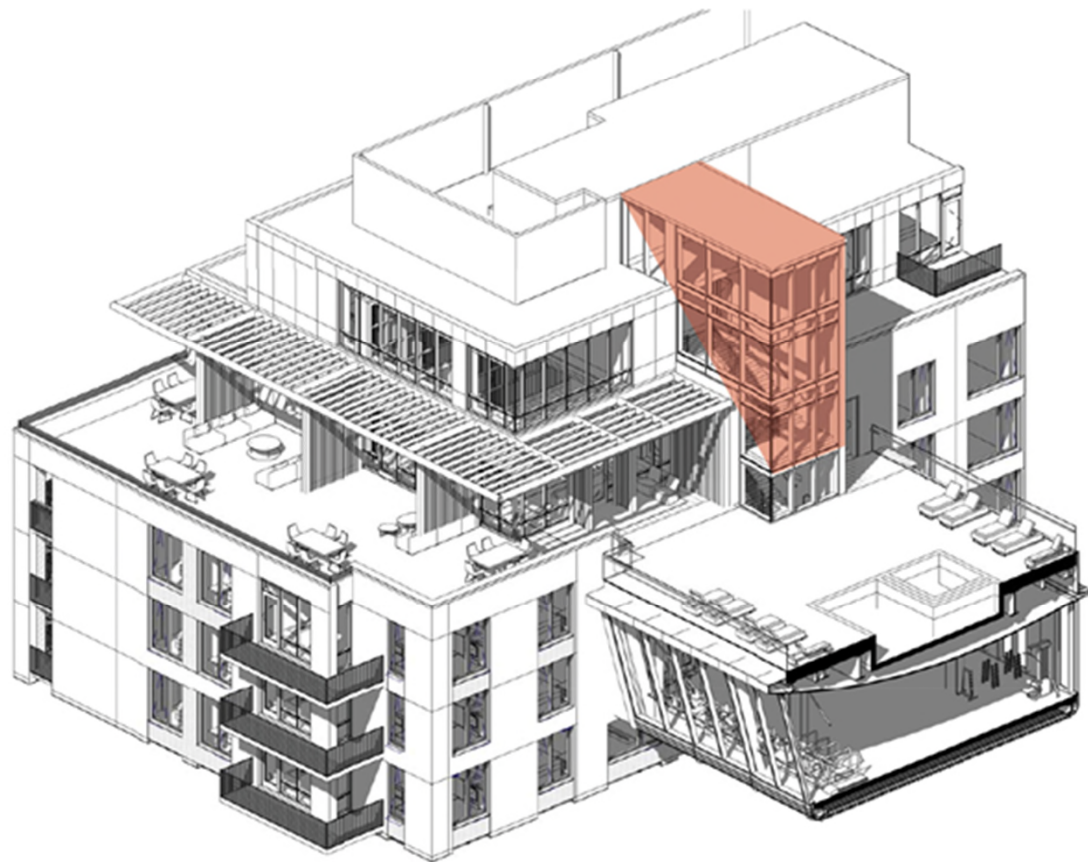
Perkins Eastman DC

MPFP

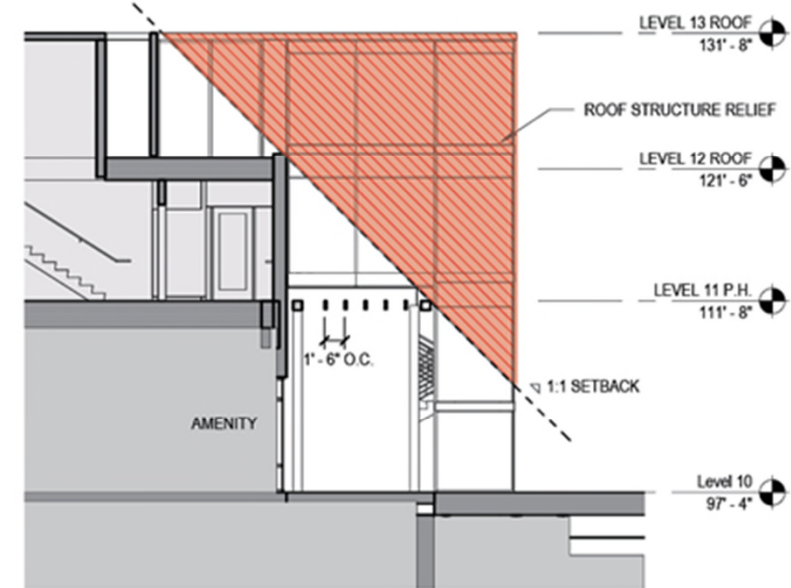


Aerial View - Potential Solar Panel Zone
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Roof Structure Relief - Axonometric View



Roof Structure Relief - Section

Roof Structure Relief

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