

The Bridge District

Parcels 3 & 4

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Washington DC

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Pre-Hearing Submission
Prepared for DC Zoning Submission

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632 Howard Rd. SE Washington DC
Z.C. Case 21-13



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Appendix B: Floodplain Exhibit

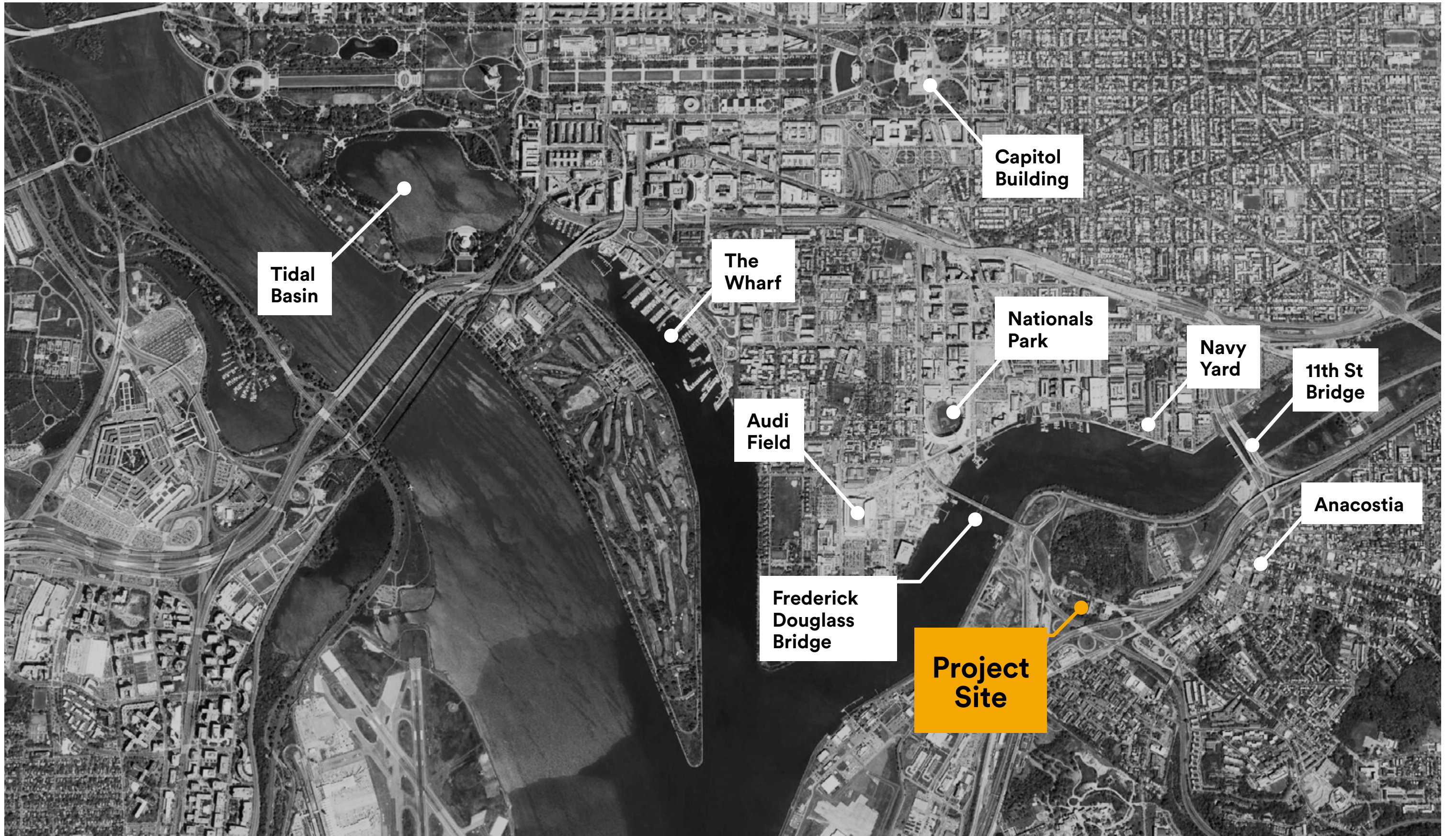
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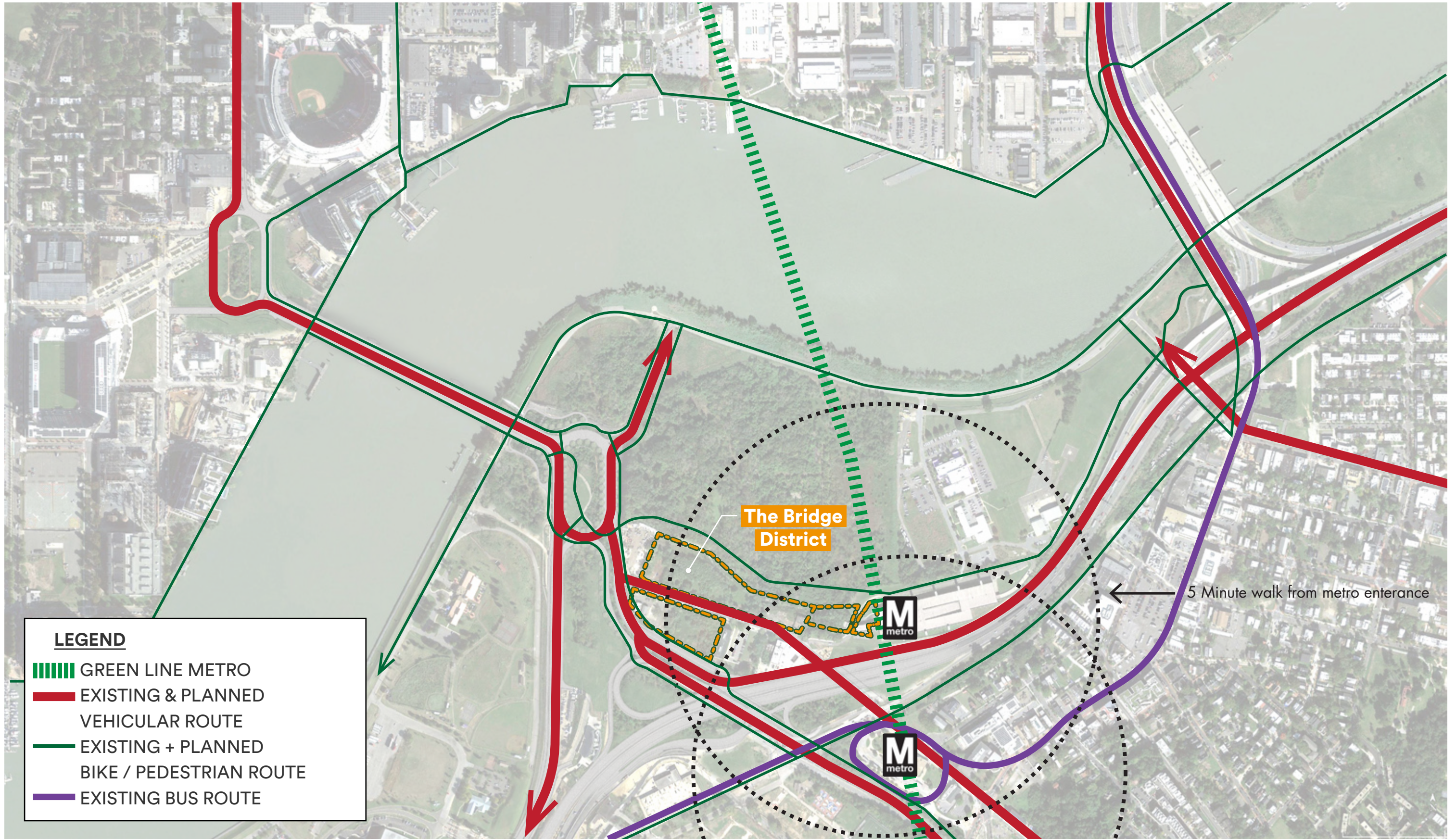
- T0.01 Vehicle Profiles
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- T1.03 Cargo Van Turn Movements

¹ Sheets updated for the Pre-Hearing Submission

² Sheets intentionally omitted from the Pre-Hearing Submission





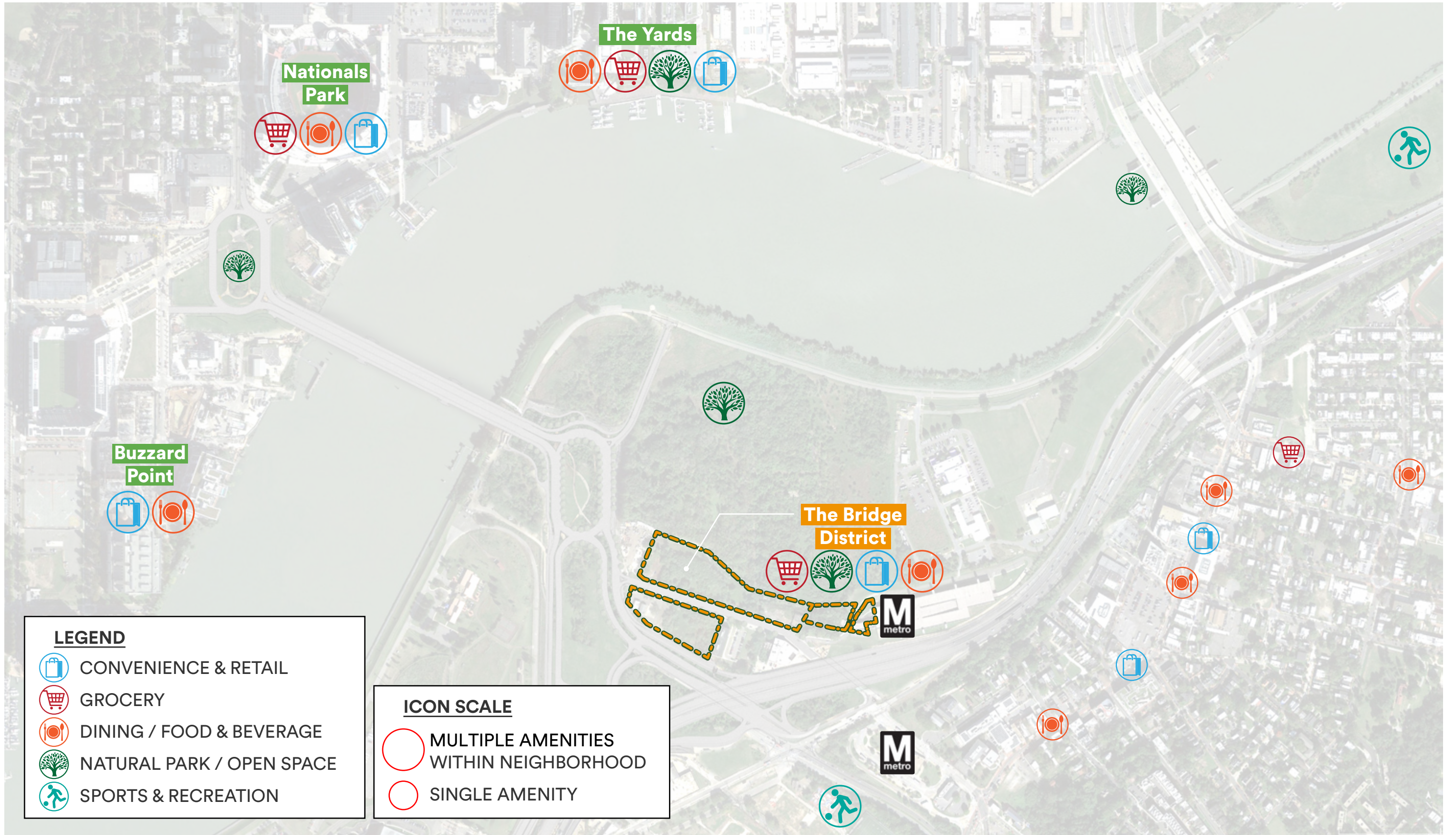


The Bridge District

5 Minute walk from metro entrance

LEGEND

- GREEN LINE METRO
- EXISTING & PLANNED VEHICULAR ROUTE
- EXISTING + PLANNED BIKE / PEDESTRIAN ROUTE
- EXISTING BUS ROUTE





Connect to the City & River



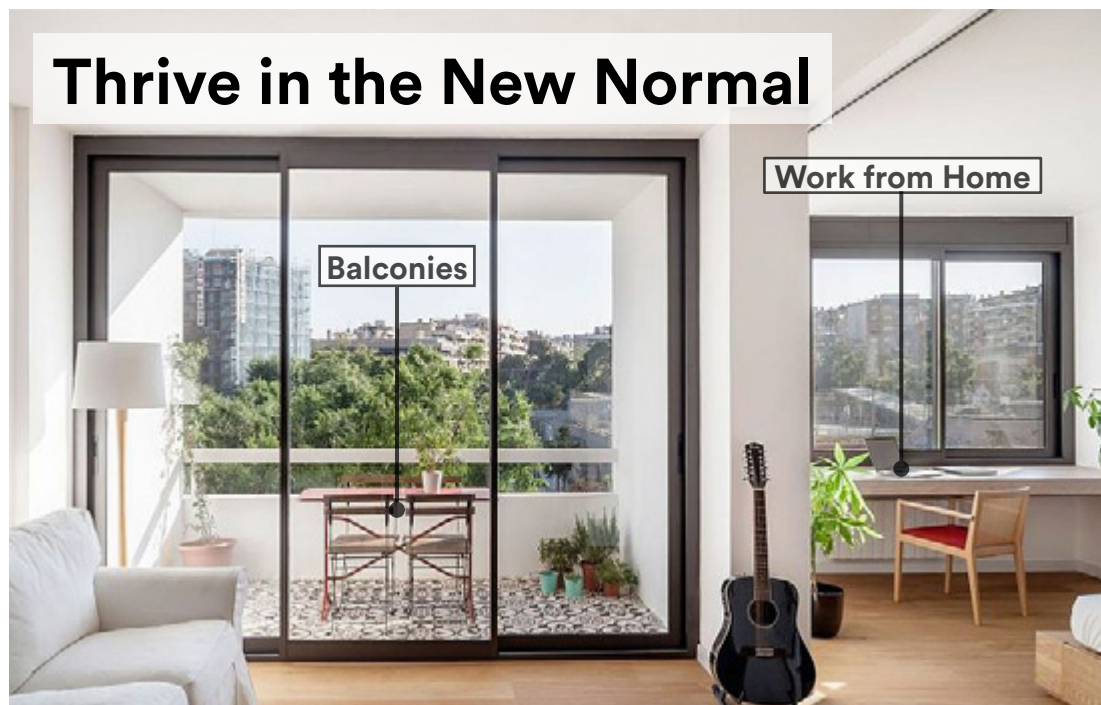
Create Place



Project Priorities

The Project will be the first development in the Bridge District and in the overall NHR zone. As such, it serves as the cornerstone of the future community on this largely undeveloped land. The Project provides the start needed in the Bridge District to create a thriving, high-density neighborhood with a mix of residential, including affordable residential, retail, including community-serving and local retail, entertainment, and office uses. The Project also presents the beginning of the public space improvements and surrounding community improvements that are being made as part of the development of the Bridge District. Four “Project Priorities” form the pillars that have guided the project’s design thinking.

Thrive in the New Normal



Connect to Nature



First, the Project planning will Connect to the City & River through enhanced physical and visual links to Central DC, Historic Anacostia, and surrounding open spaces. As the first development of a planned district, the Project strives to Create Place that is active throughout the day and night, open and available to all, and defined by a character both forward-looking and rooted in local conditions. Recognizing the transformations that the Global Pandemic has taken on our home and work spaces alike, the building will provide what its residents will need to Thrive in the New Normal. Finally, the need to Connect to Nature is both an identity and moral imperative for this Project. Getting outside on balconies, terraces, and the surrounding parks are as integral to the design as its ambitious carbon-reduction and sustainable design targets.





