

MODIFICATION TO PUD APPROVED BY Z.C. NO. 22-35

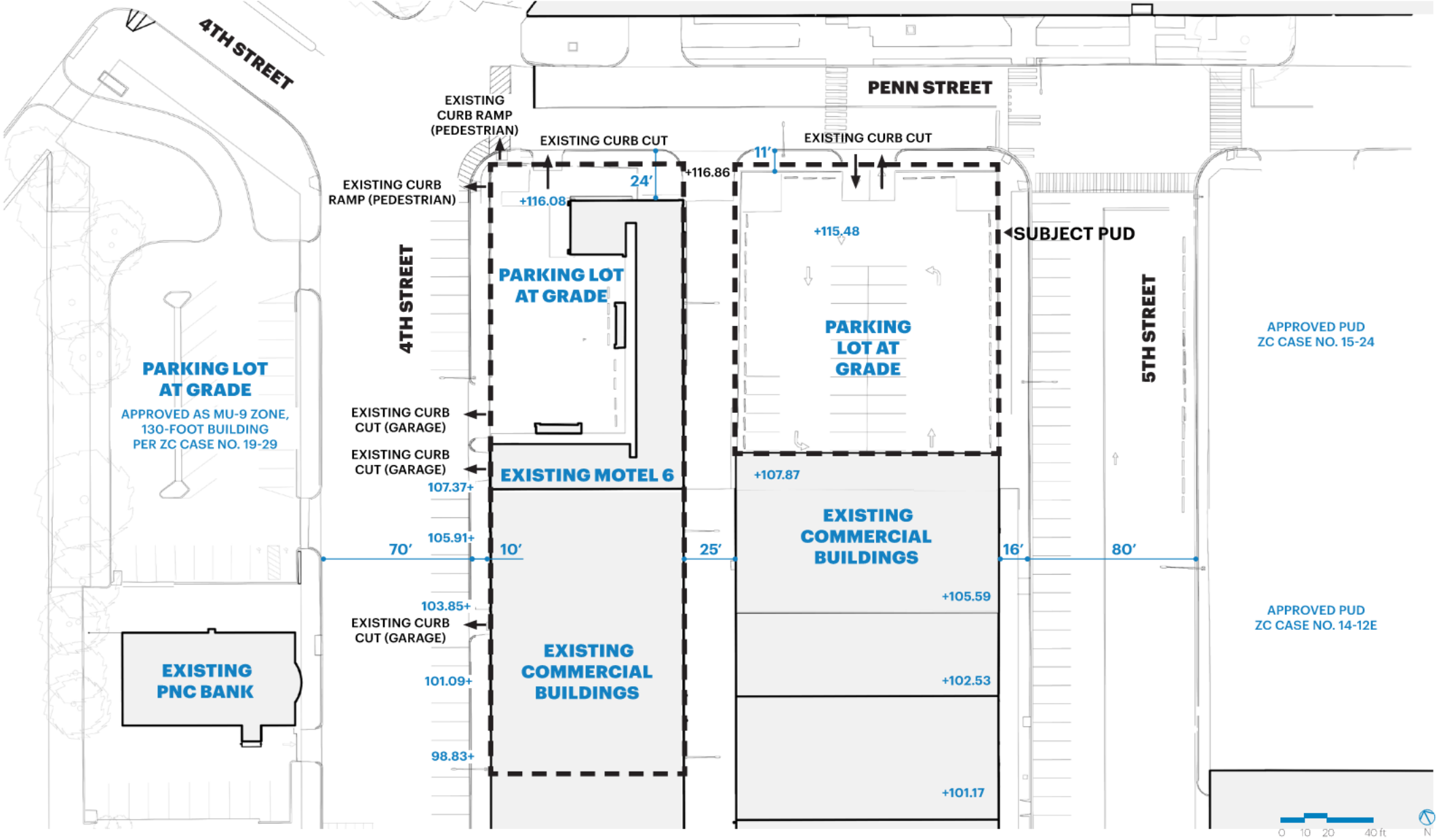
1345 4TH STREET NE



VICINITY PROGRAM



EXISTING SITE PLAN



EXISTING SITE AERIAL



IMMEDIATE SITE CONTEXT

- EXISTING / BUILT
- UNDER CONSTRUCTION
- APPROVED PUDs



1348 4TH STREET | PNC - EDENS



PASTIS & STATION DC - EDENS



LEDGER - GREAT GULF | EDENS



BATLEY - TRAMMELL CROW | EDENS



440 PENN - UDR | EDENS



NORTH BUILDING - GABLES | EDENS



GALLAUDET PARCEL 3 - JBG SMITH



GALLAUDET PARCEL 4 JBG SMITH



SOUTH BUILDING - EDENS



500 MORSE - LCOR



4TH STREET EXISTING & HISTORIC CONTEXT



5TH STREET HISTORIC CONTEXT

EXISTING SITE CONTEXT

1. BLOCK ELEVATION VIEW 4TH STREET



2. GATEWAY VIEW LOOKING SE



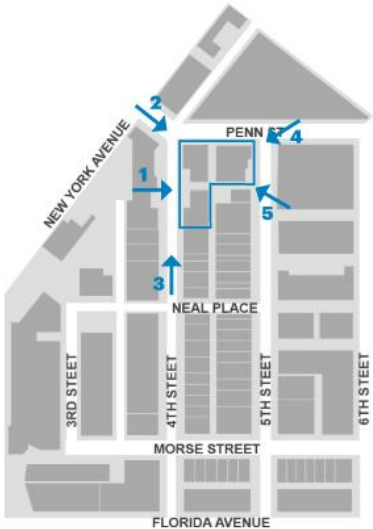
3. 4TH STREET LOOKING N



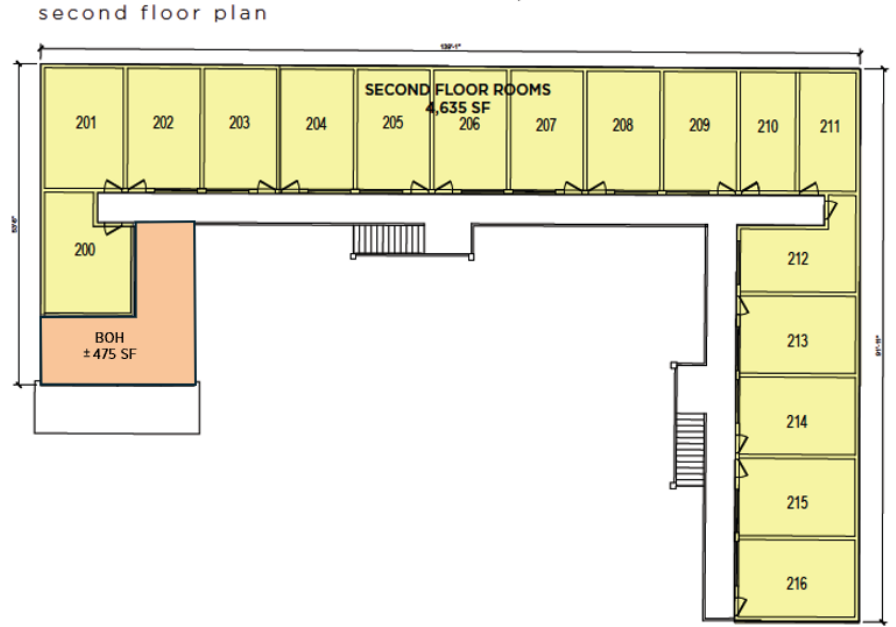
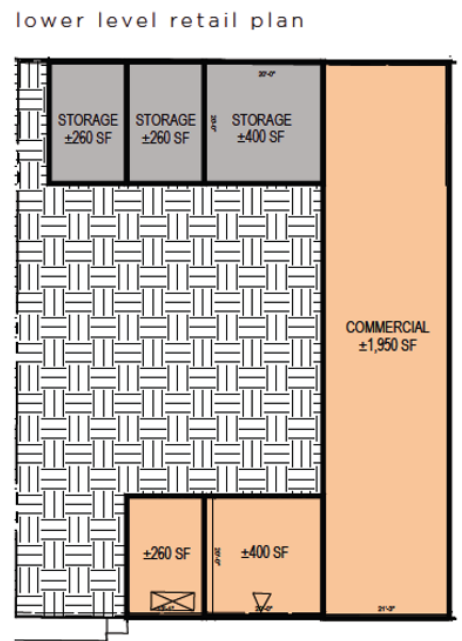
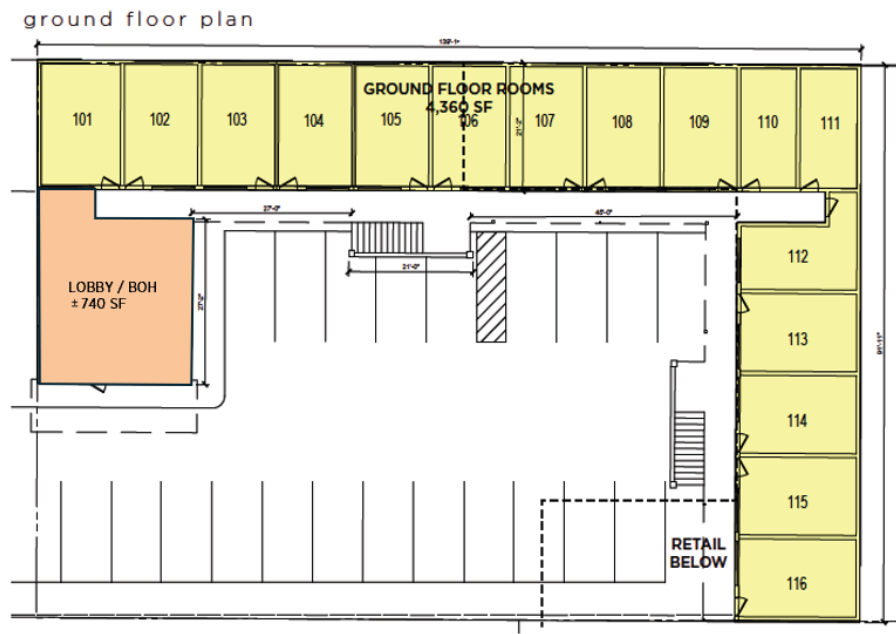
4. PENN ST AND 5TH ST LOOKING SW



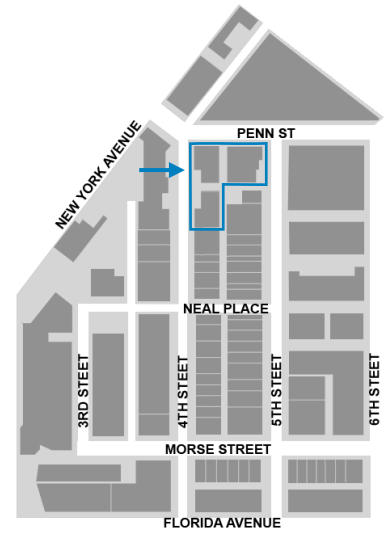
5. 5TH STREET LOOKING W



MOTEL PROGRAM: EXISTING

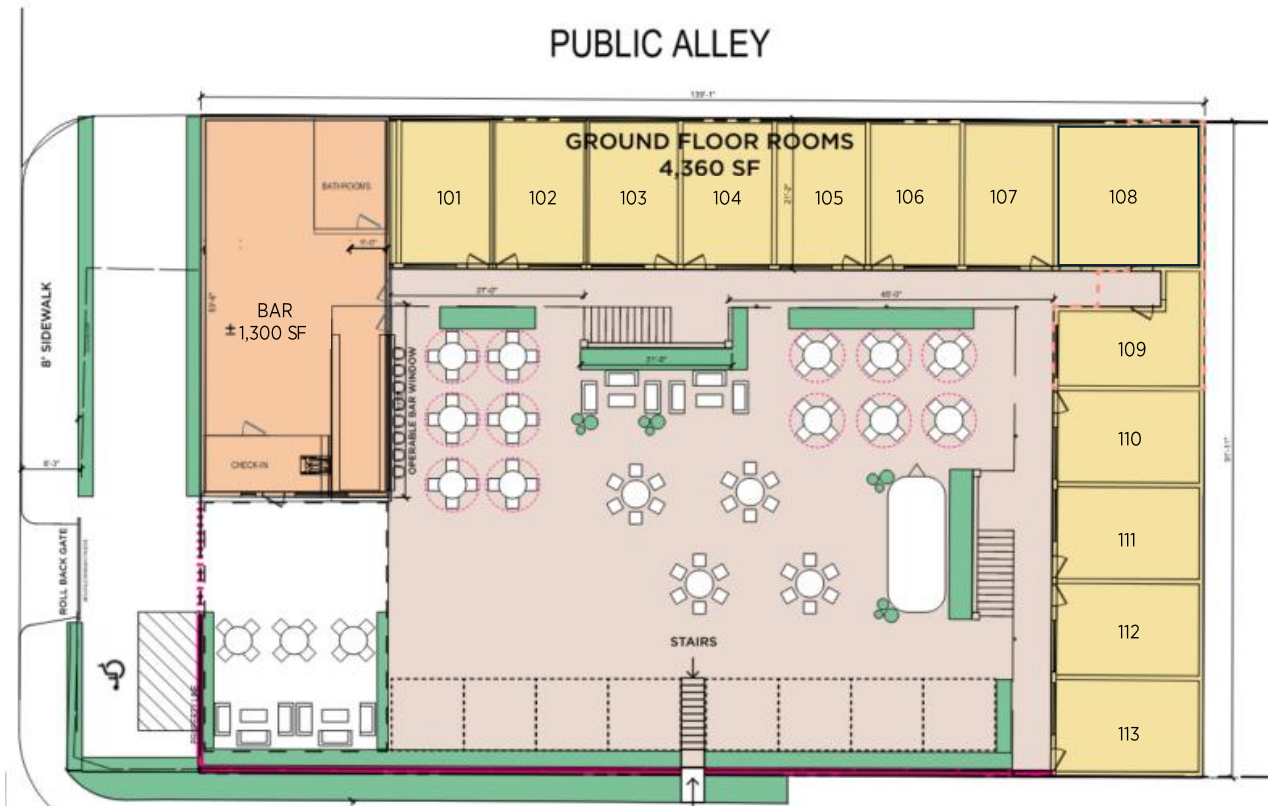


ROOMS: 33
COMMERCIAL/ LOBBY/
BOH: +/- 4,745 SF

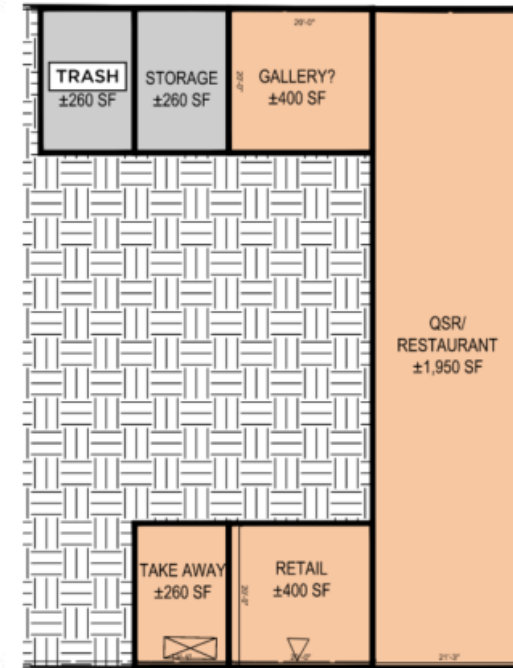


MOTEL PROGRAM: CONCEPT PLAZA PLAN

ground floor plan



lower level retail plan

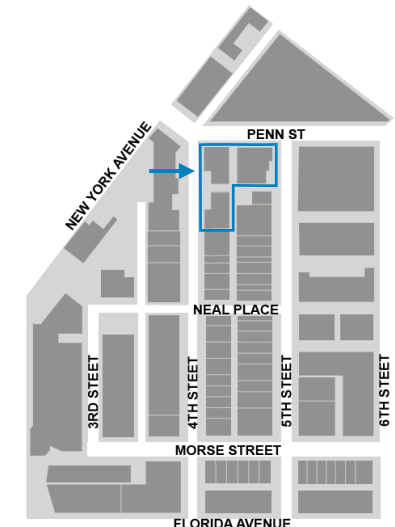


ROOMS: 30
RETAIL: +/- 3,010 SF
LOBBY/BAR/BOH: +/-1,820 SF

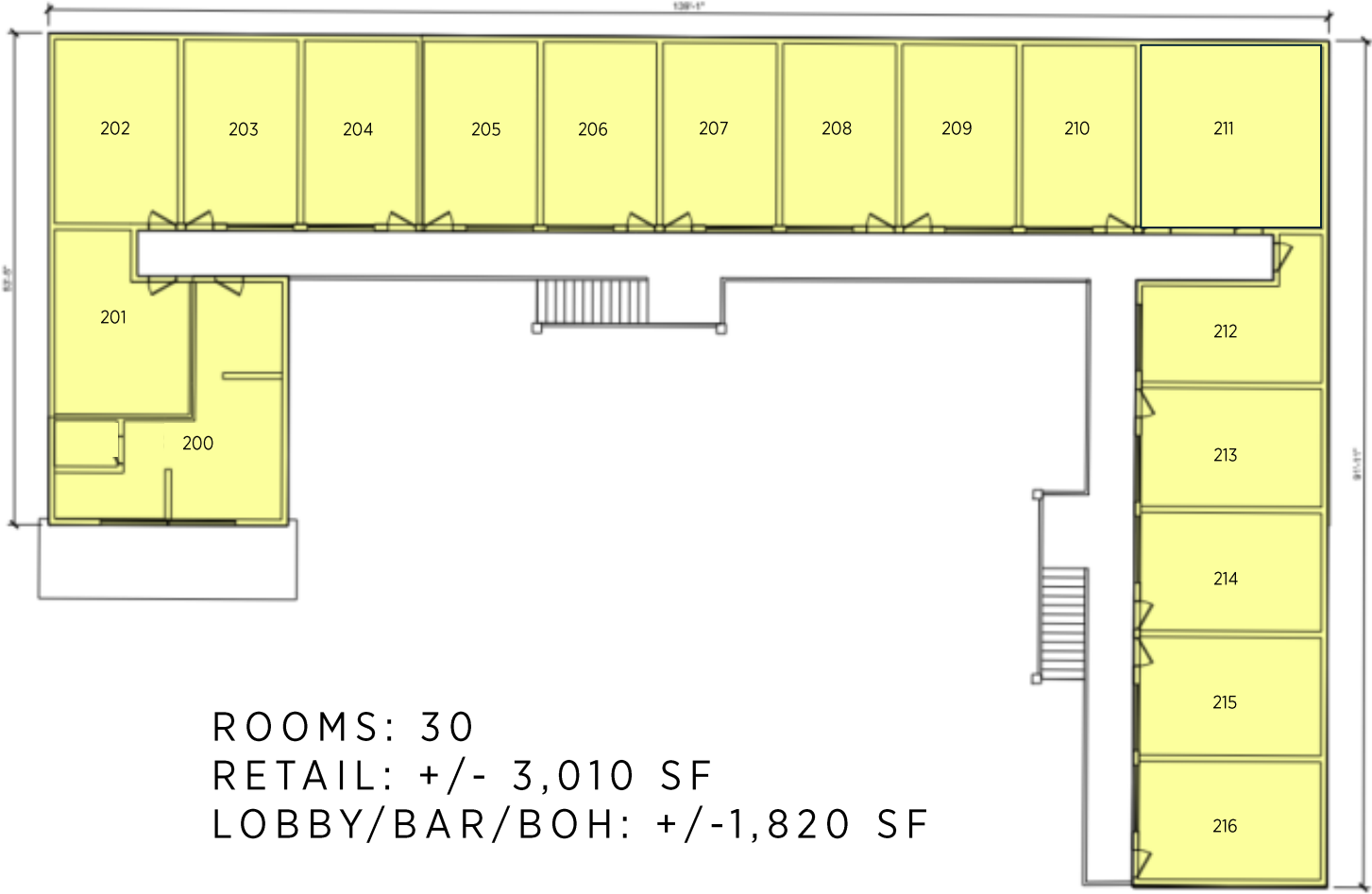
Plans are conceptual in nature. Final design, layout, dimensions, building components, penthouse/rooftop structures, and parking/loading spaces may be included, modified, or omitted during final design development and permitting, provided that the same do not require new zoning relief.

Final streetscape design, landscape elements, public space improvements, and vehicle access configurations are subject to refinement through the DDOT public space permitting process. Sustainable design features may be refined during final design to achieve required performance standards.

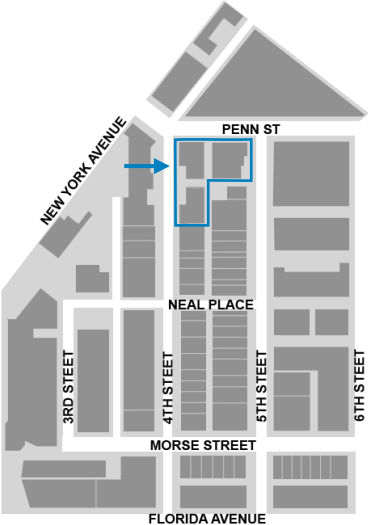
Façade design, materials, glazing patterns, and architectural details are illustrative and may evolve during final design, provided that the overall design intent and quality are maintained. Canopies, projections, outdoor seating, and landscape features may be included, modified, or omitted as the design evolves to respond to functional, aesthetic, and site conditions.



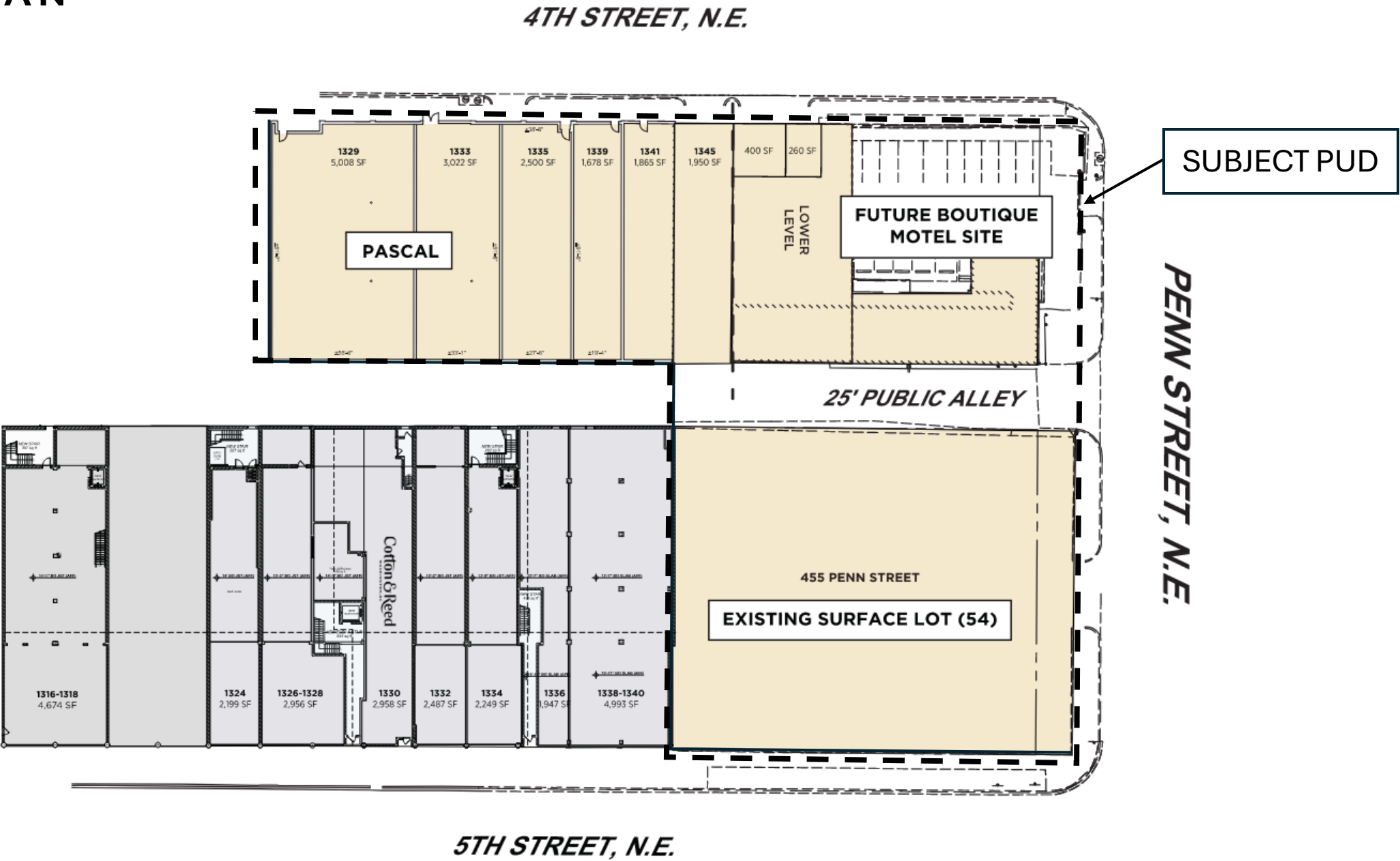
MOTEL PROGRAM: SECOND FLOOR PLAN



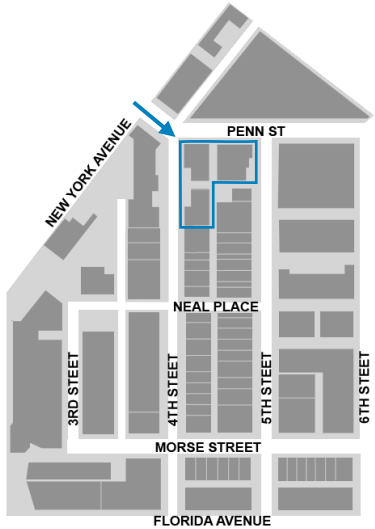
ROOMS: 30
RETAIL: +/- 3,010 SF
LOBBY/BAR/BOH: +/-1,820 SF



SITE PLAN



MOTEL FAÇADE COLOR PALATE STUDY



STOREFRONT RENDERINGS



4TH STREET NE (PASCAL & MOTEL)

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