

DECEMBER 20, 2018

BUILDING A-2: LANDSCAPE



PLANNING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.2D3

- 1. RESIDENTIAL COURTYARD
- 2. UPPER ROOF TERRACE



BUILDING A2 ROOF SPACES

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A-2_501

SCAPE + BRININSTOOL
LYNCH

sh p

GROSVENOR

1. NEAL PLACE PARK



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BUILDING A2 GROUND FLOOR

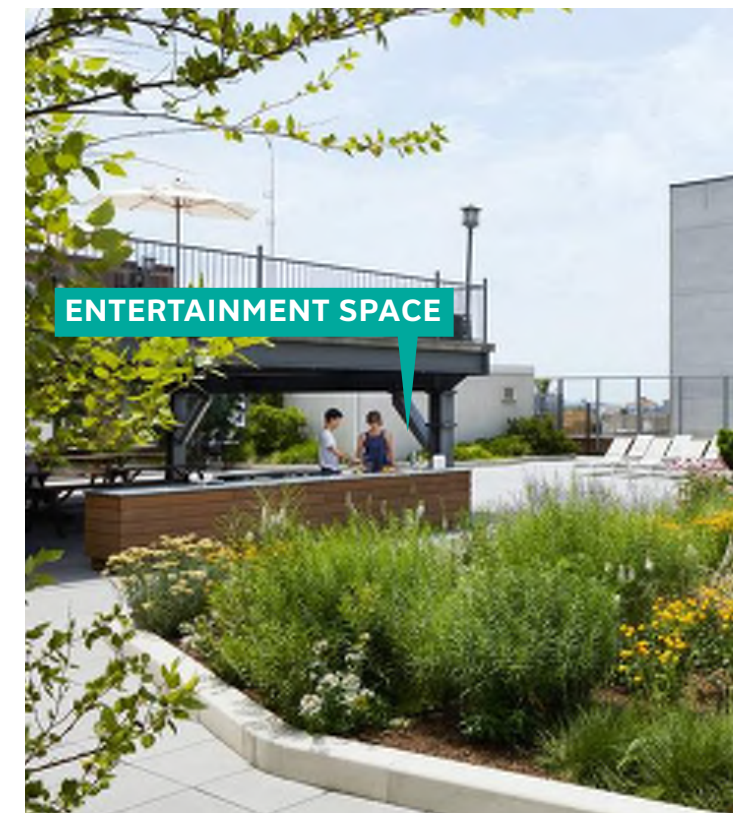




SOCIAL GATHERING



IMMERSIVE FLEX SPACE



RESIDENTIAL COURTYARD ILLUSTRATIVE PLAN AND PRECEDENT IMAGES

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RESIDENTIAL COURTYARD - PRECEDENT IMAGES



BRININSTOOL
LYNCH

SCAPE

A-2_504



TERRACE

VEGETATED GREENROOF



LOW PLANTING

OPEN PATIO SPACE



GATHERING SPACE



SEATING



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TERRACE PRECEDENT IMAGES



PREVIOUSLY APPROVED - CONSOLIDATED PUD



CURRENT PROPOSED DESIGN - STAGE 2 PUD

APPROVED VS PROPOSED

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SCAPE + BRININSTOOL
LYNCH

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1. PROVIDE QUALITY PUBLIC SPACE FOR ALL

2. COMPLEMENT ADJACENT PLAZA PROGRAM WITH IMMERSIVE PARK

3. CELEBRATE REGIONAL GEOGRAPHY



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DESIGN GOALS



A-2_508



PRECEDENT IMAGES

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STRIATED FORMATIONS



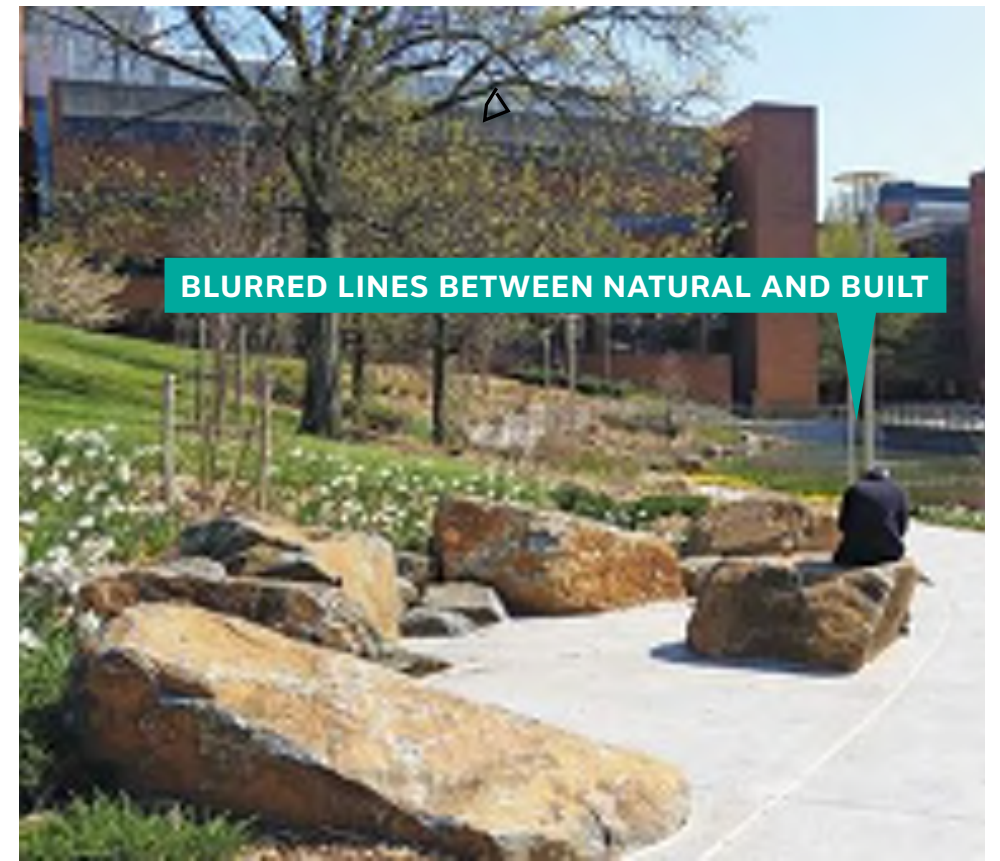
NATURAL DECOMPOSITION



VARIATION IN SCALE AND TEXTURE



VEGETATED LANDFORMS



BLURRED LINES BETWEEN NATURAL AND BUILT

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GREAT FALLS PARK SCHEME



PROGRAM DIAGRAM

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1. PLAZA SEATING
2. GARDEN SEATING
3. STREET-SIDE SEATING
4. FALLS WALK
5. BOULDERSCAPE
6. BRIDGE
7. PIEDMONT GARDEN
8. ENTRY PLAZA
9. RETAIL EDGE
10. STREET BIORETENTION
11. BIKE ENTRY



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ILLUSTRATIVE PLAN

- - - PUBLIC CIRCULATION
- - - RESIDENT CIRCULATION
- - - RESIDENT CYCLIST
- - - PUBLIC CYCLIST
- ○ BUILDING ENTRANCE
- || BIKE RACK



CIRCULATION

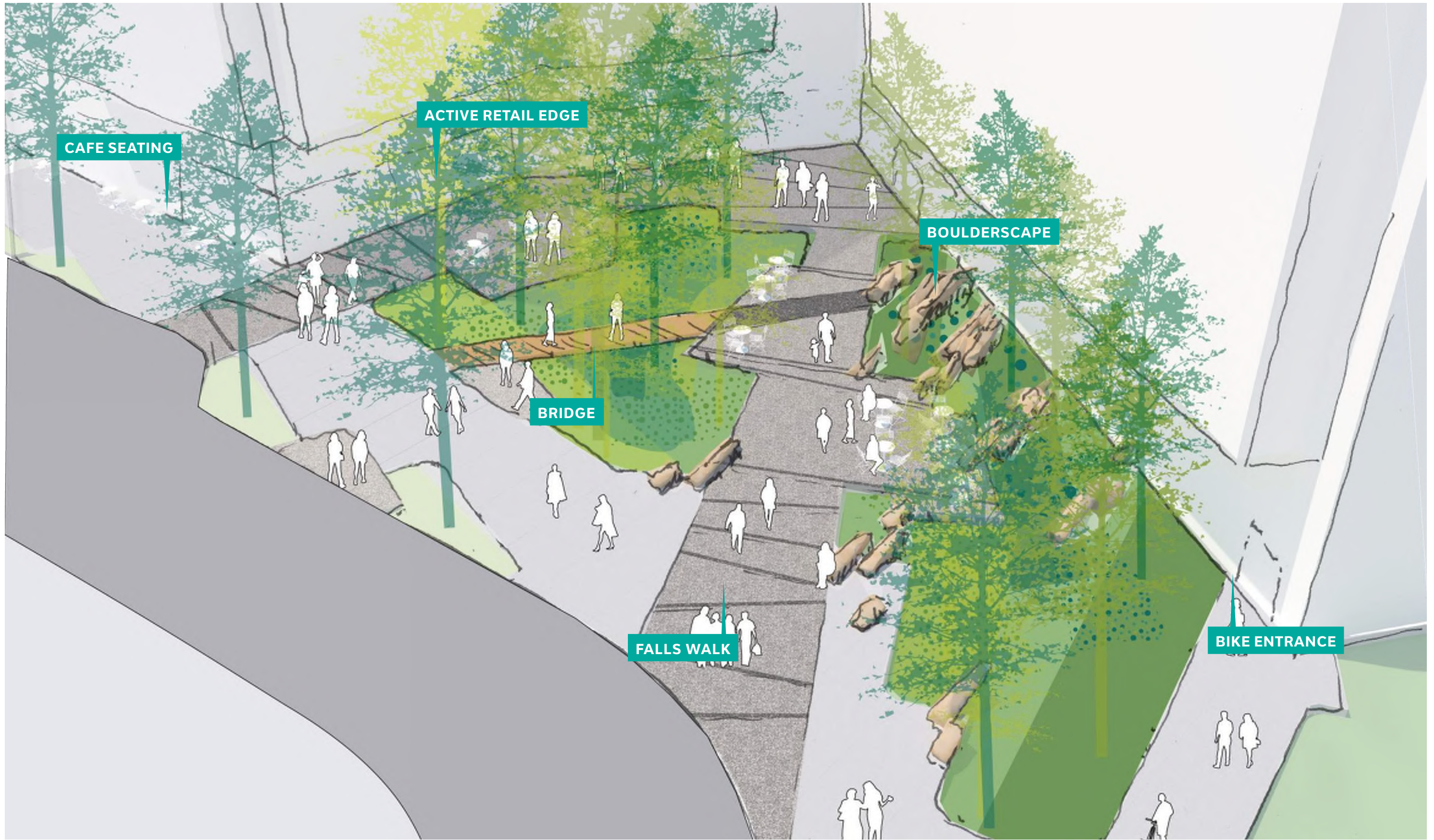
A-2_513

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LYNCH

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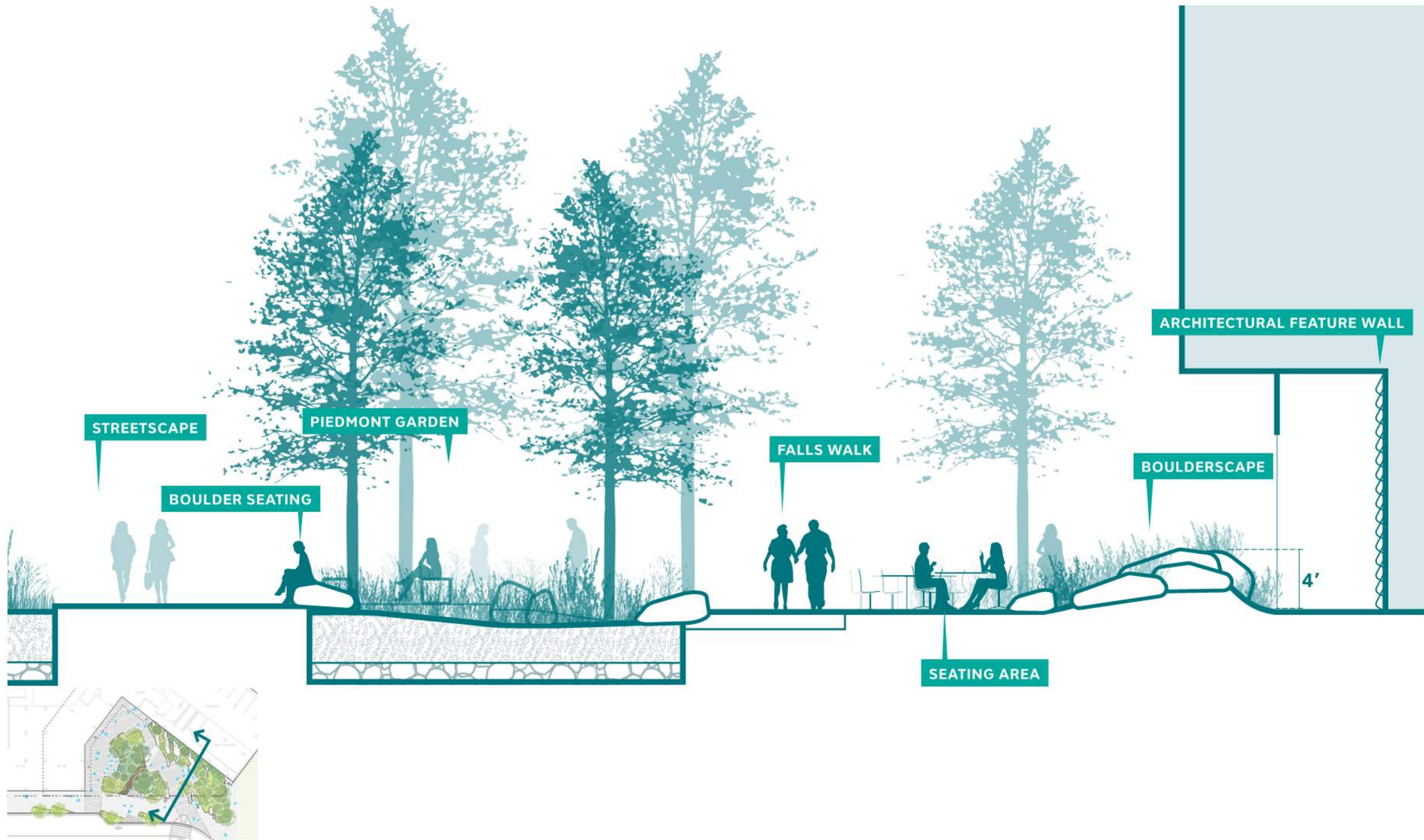
NEAL PLACE PARK

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sh p + BRININSTOOL LYNCH

SCAPE

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PARK SECTION 1

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PARK SECTION 2

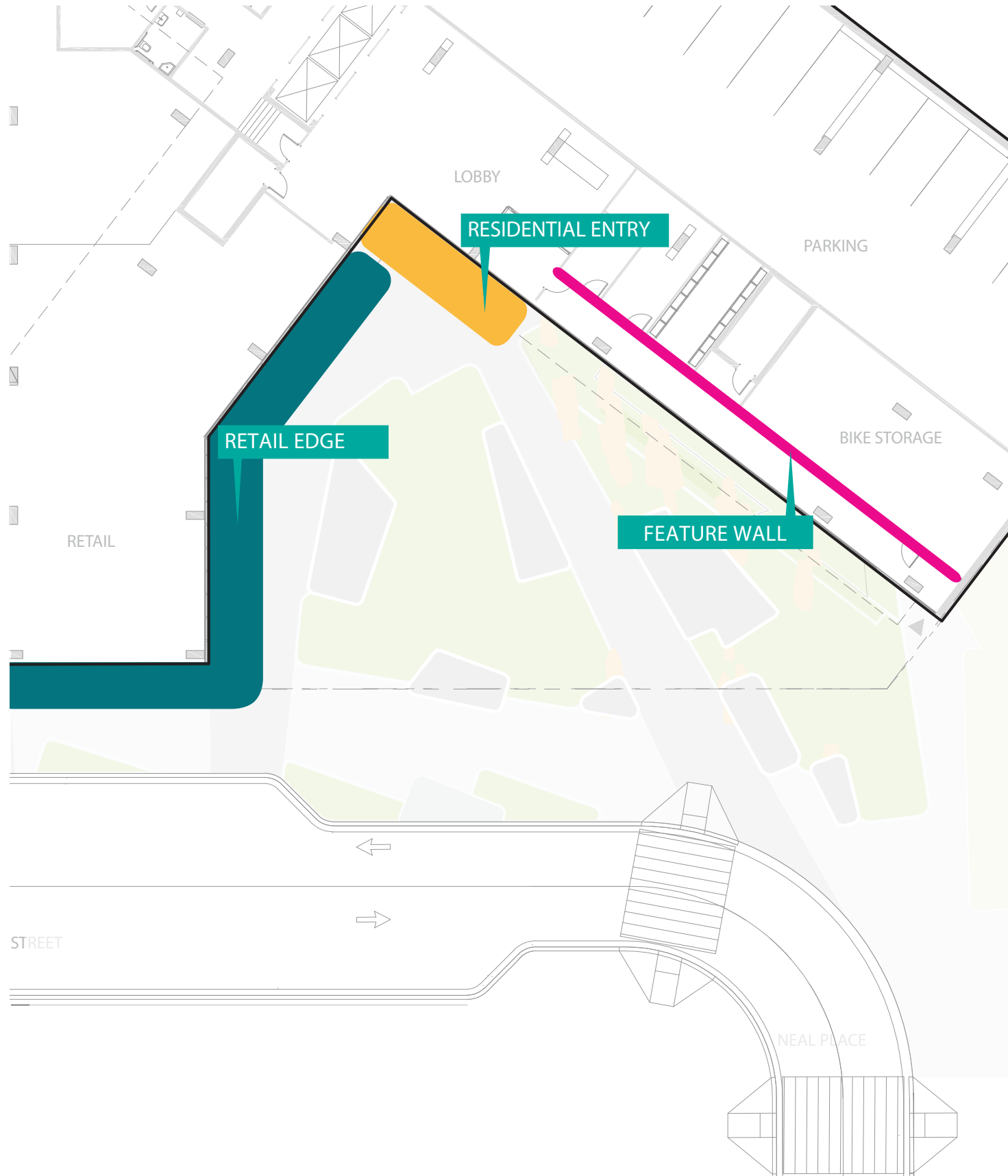


BRININSTOOL
+ LYNCH

SCAPE

A-2_516

NEAL PLACE PARK EDGE CONDITIONS



RESIDENTIAL ENTRY - INSPIRATION



RETAIL EDGE - INSPIRATION



FEATURE WALL - PROPOSED



PUBLIC SPACE/ ACTIVATION

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SCAPE + BRININSTOOL
LYNCH

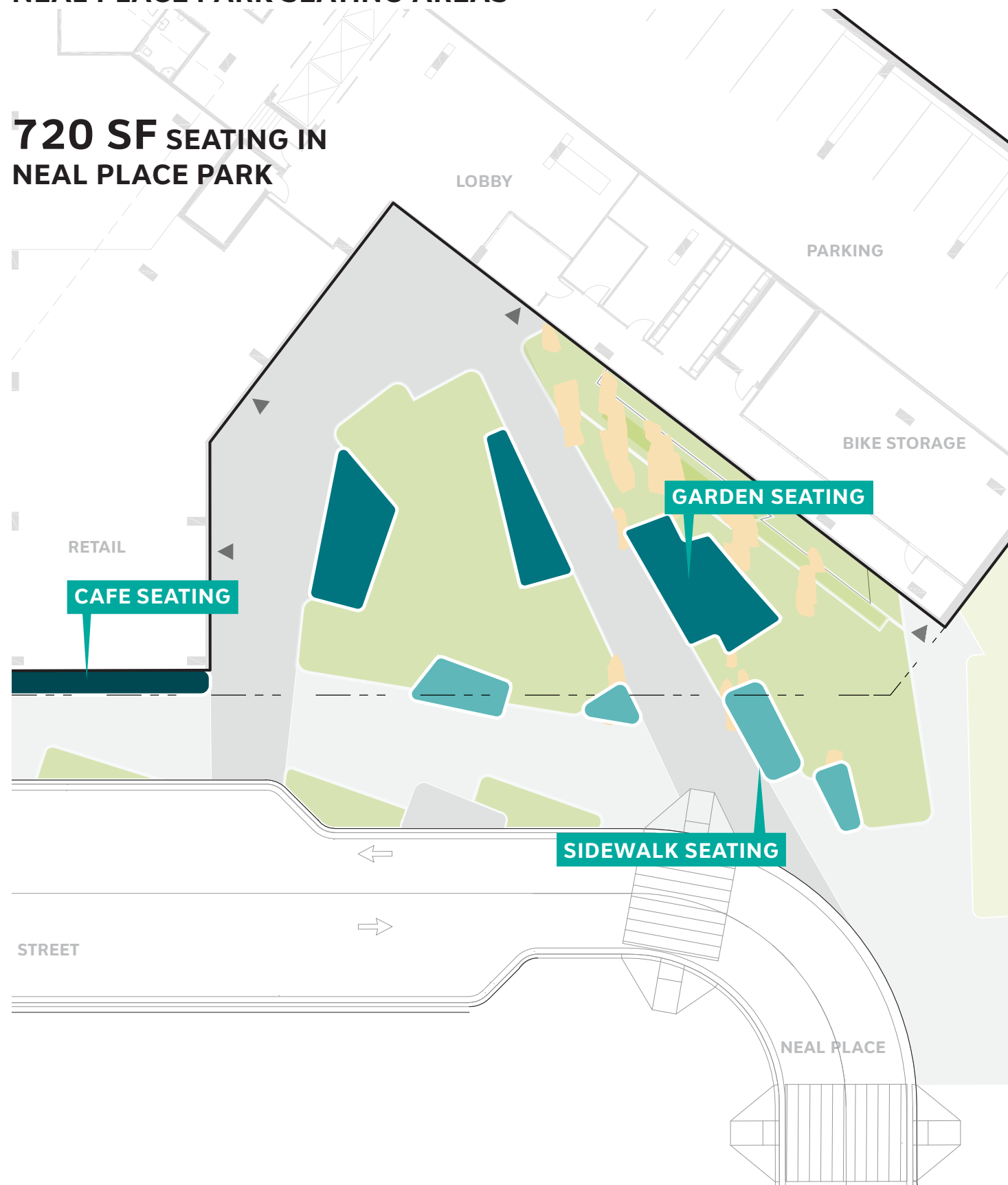
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NEAL PLACE PARK SEATING AREAS

720 SF SEATING IN NEAL PLACE PARK



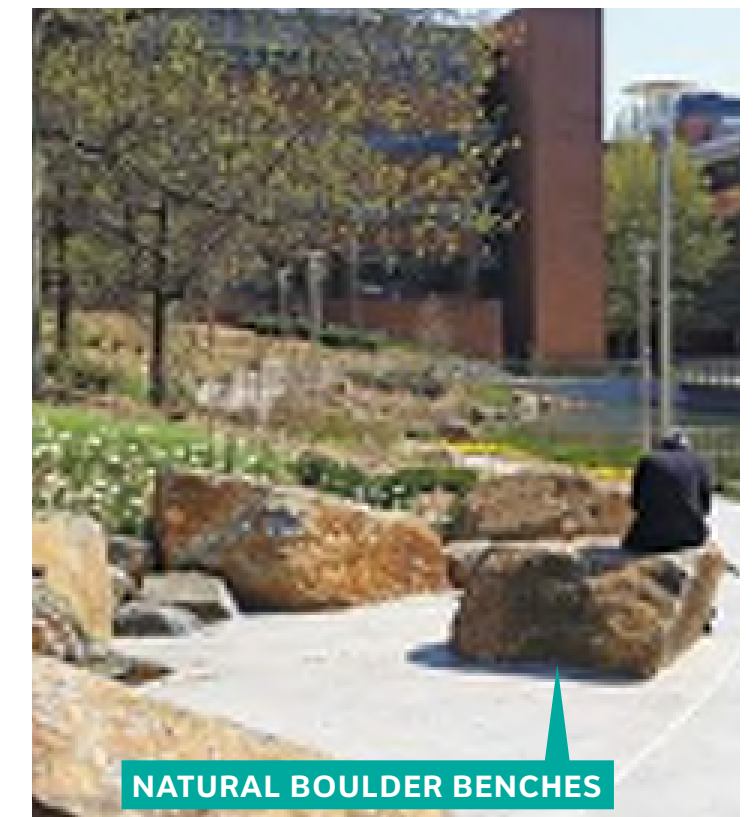
CAFE SEATING



GARDEN SEATING



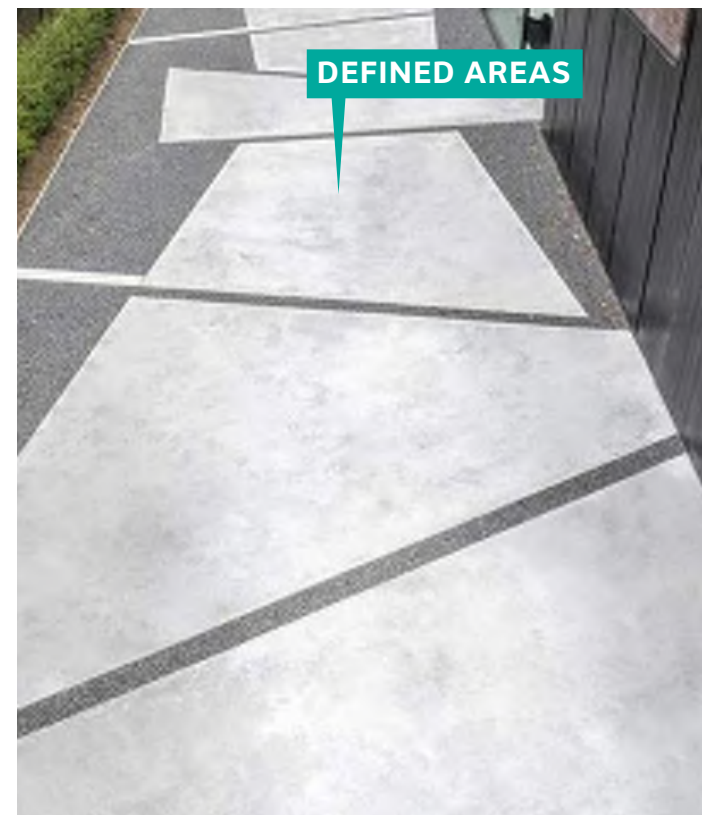
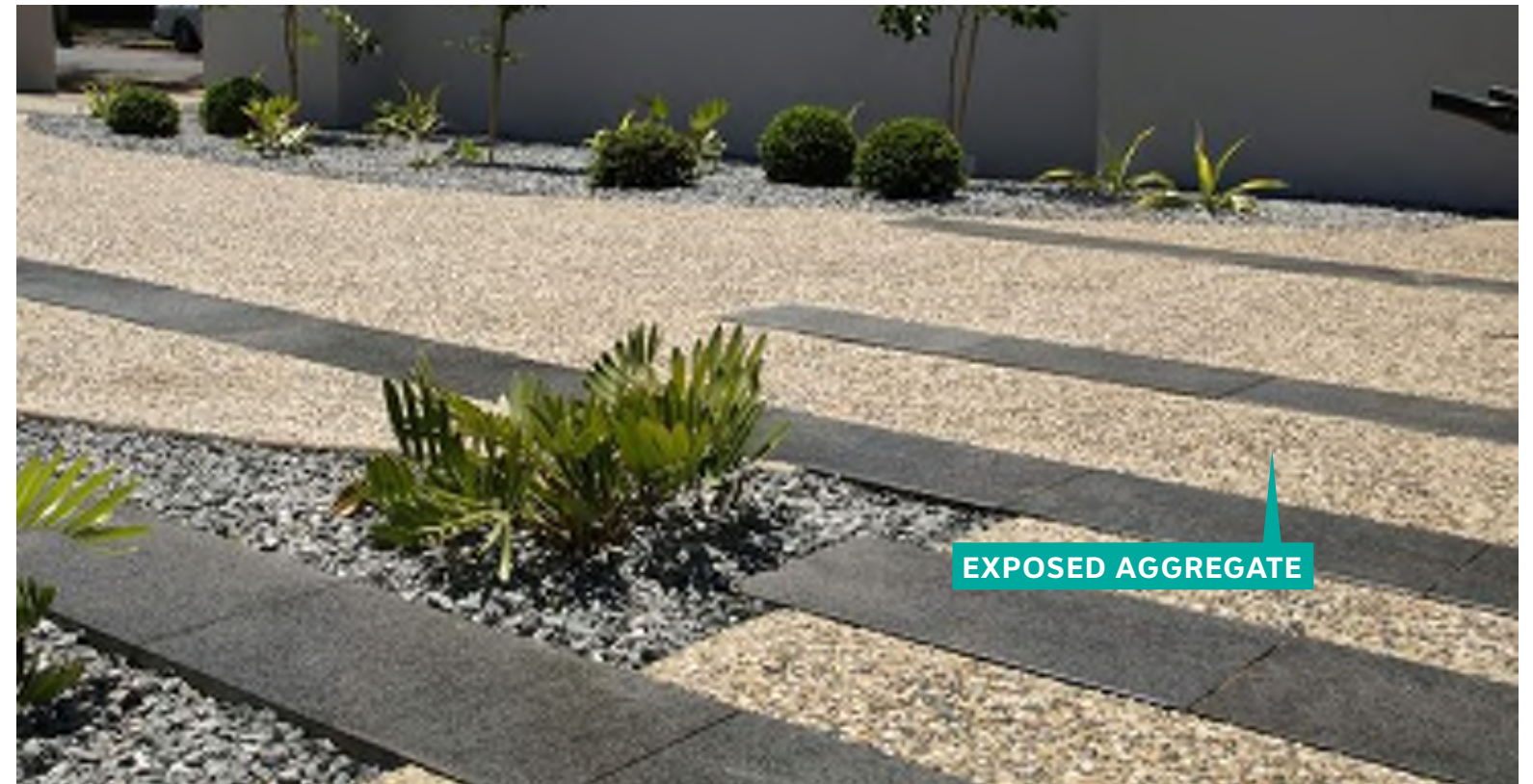
SIDEWALK SEATING



PUBLIC SPACE/ ACTIVATION

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NEAL PLACE PARK CIRCULATION AREAS



PUBLIC SPACE/ ACTIVATION

A-2_519

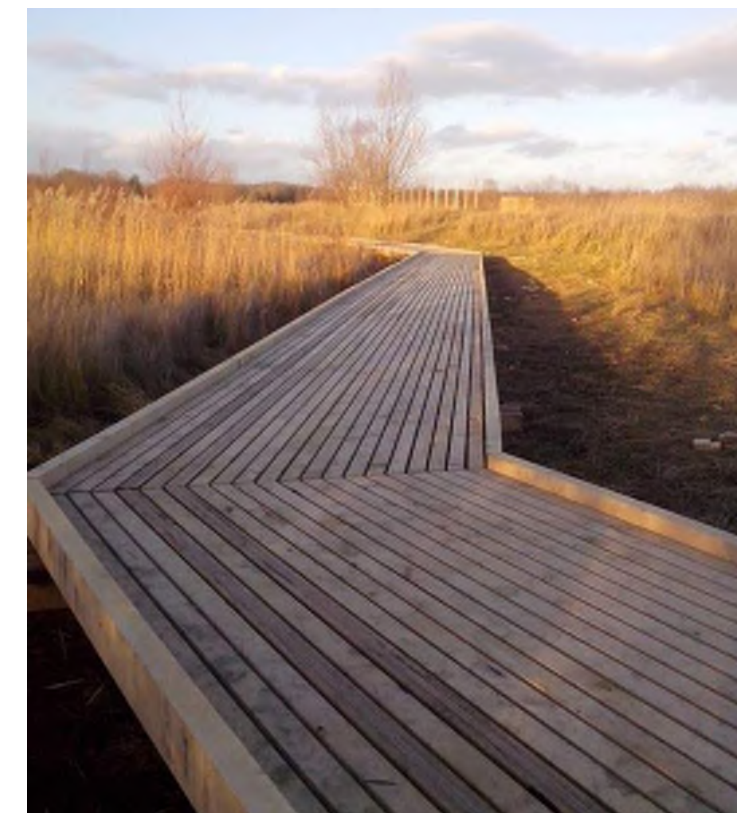
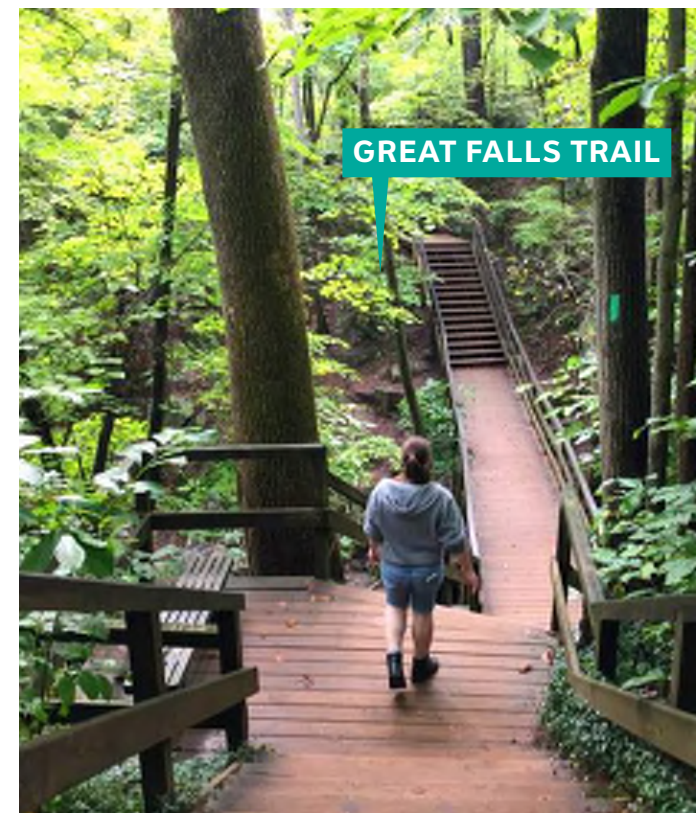
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NEAL PLACE PARK BRIDGE



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PUBLIC SPACE/ ACTIVATION

