

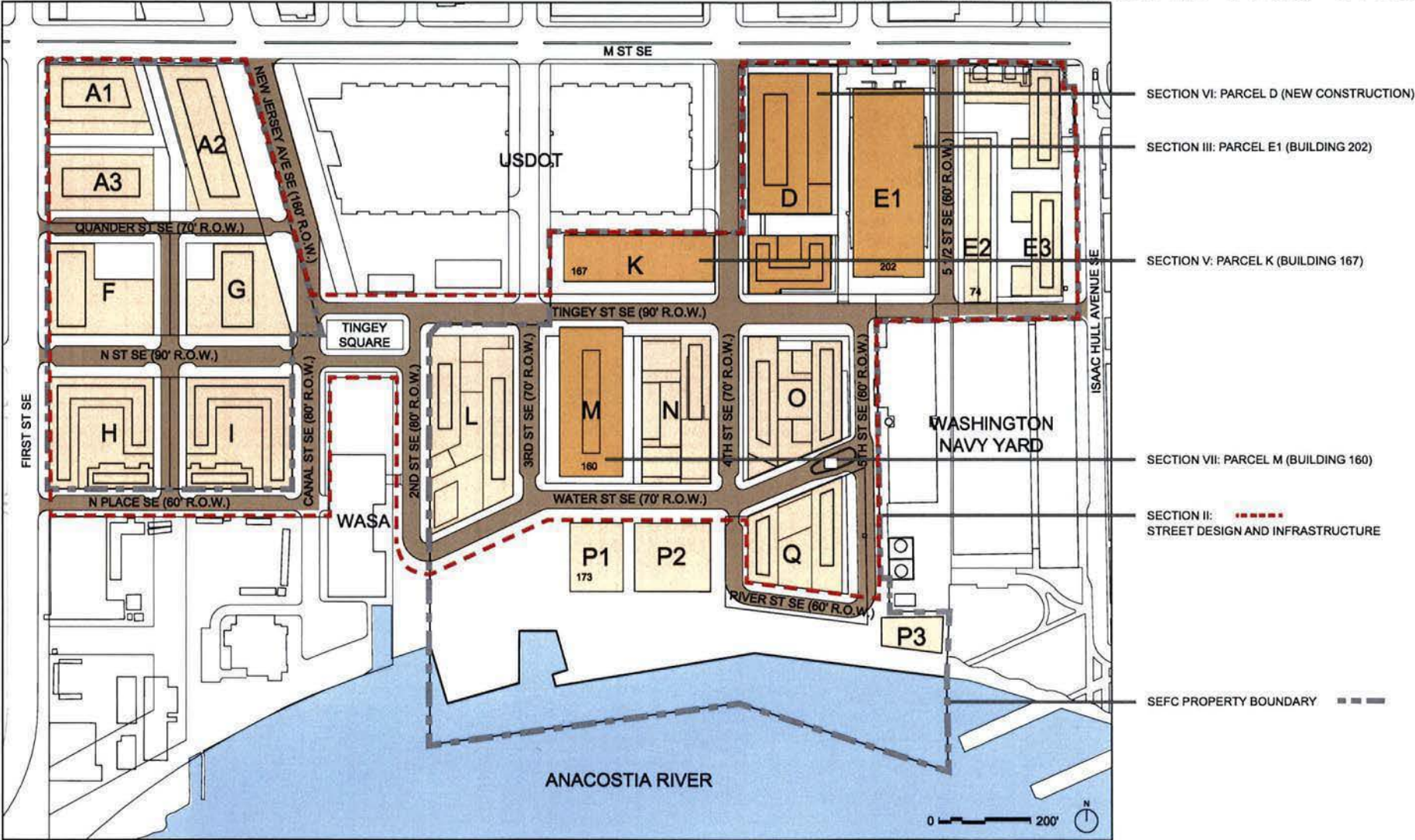


THE  
Yards™

ZONING COMMISSION  
District of Columbia

CASE NO. 07-11  
ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 20  
CASE NO. 07-11  
EXHIBIT NO. 20

ILLUSTRATIVE MASTER PLAN STUDY



SECTION VI: PARCEL D (NEW CONSTRUCTION)

SECTION III: PARCEL E1 (BUILDING 202)

SECTION V: PARCEL K (BUILDING 167)

SECTION VII: PARCEL M (BUILDING 160)

SECTION II: - - - - -  
STREET DESIGN AND INFRASTRUCTURE

SEFC PROPERTY BOUNDARY - - - - -



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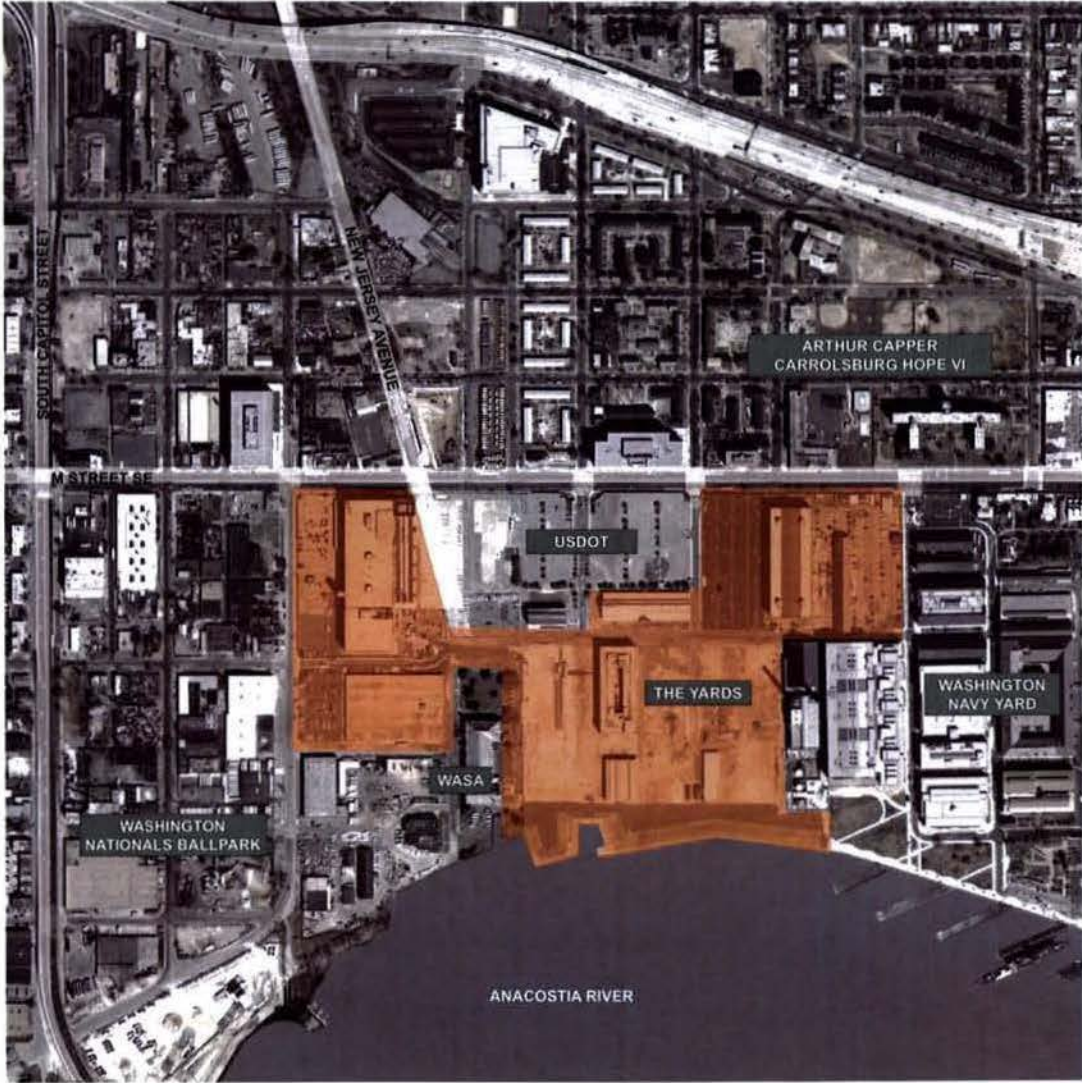
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SITE BOUNDARIES



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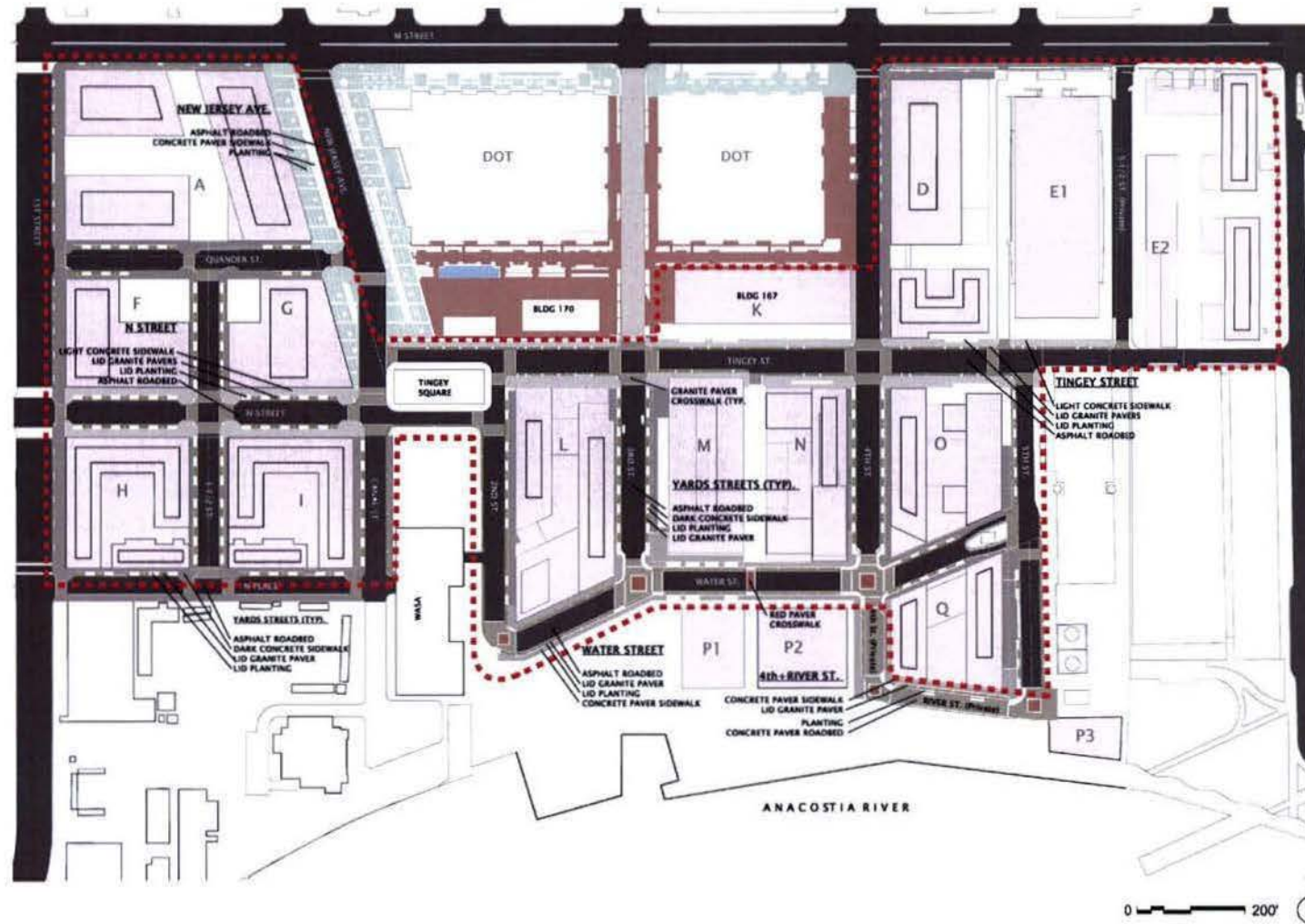
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# PAVING PLAN



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PARCEL K: BUILDING 167



1 EXISTING VIEW



2 PROPOSED DESIGN



3 PROPOSED DESIGN



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PARCEL M : BUILDING 160



2 PROPOSED DESIGN



1 EXISTING VIEW



3 PROPOSED DESIGN



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PARCEL E1 : BUILDING 202



1 EXISTING VIEW



2 PROPOSED DESIGN



3 PROPOSED DESIGN



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PARCEL D



1 EXISTING VIEW



1 PROPOSED DESIGN



2 PROPOSED DESIGN



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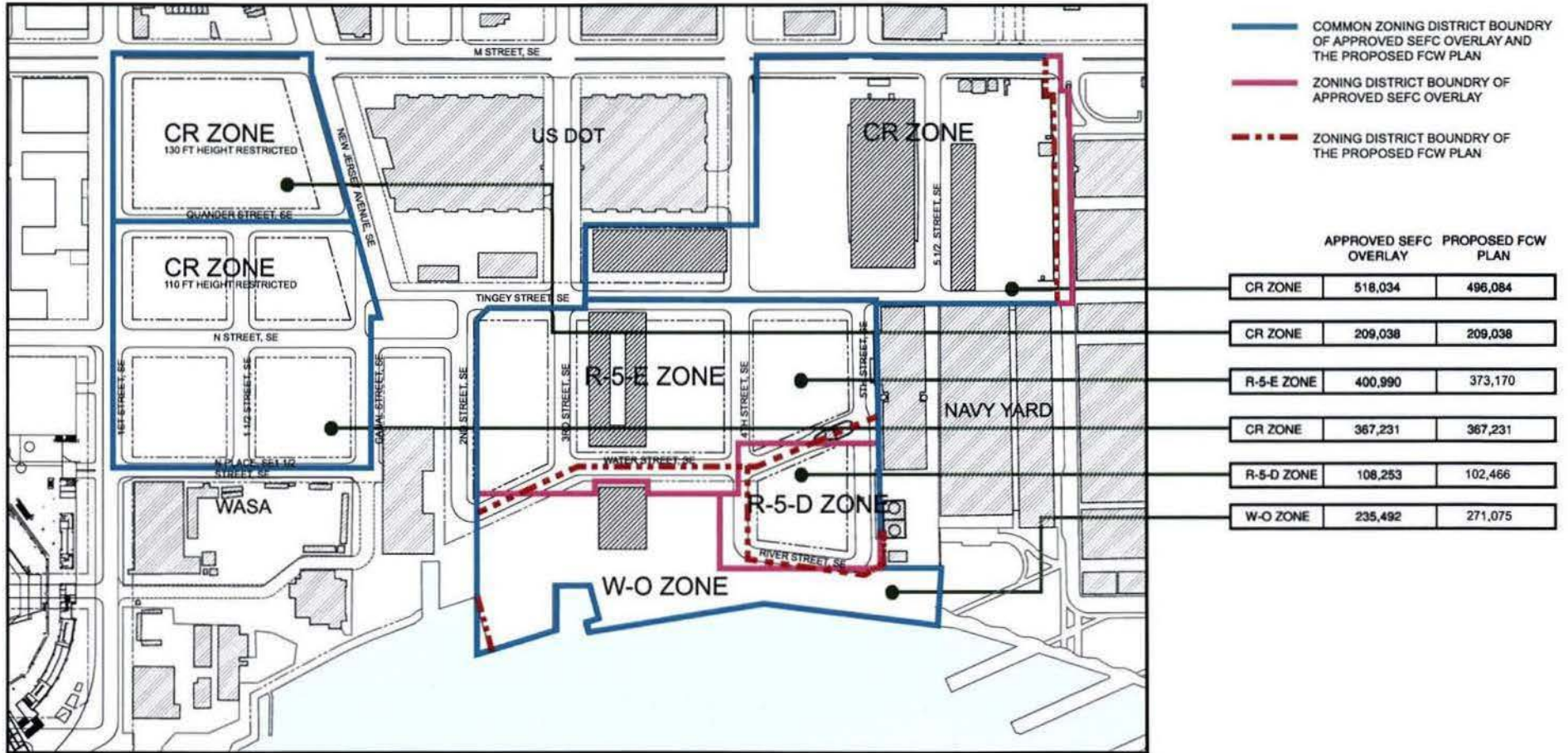
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# ZONING DISTRICT BOUNDARY COMPARISON



0' 60' 120' 240'



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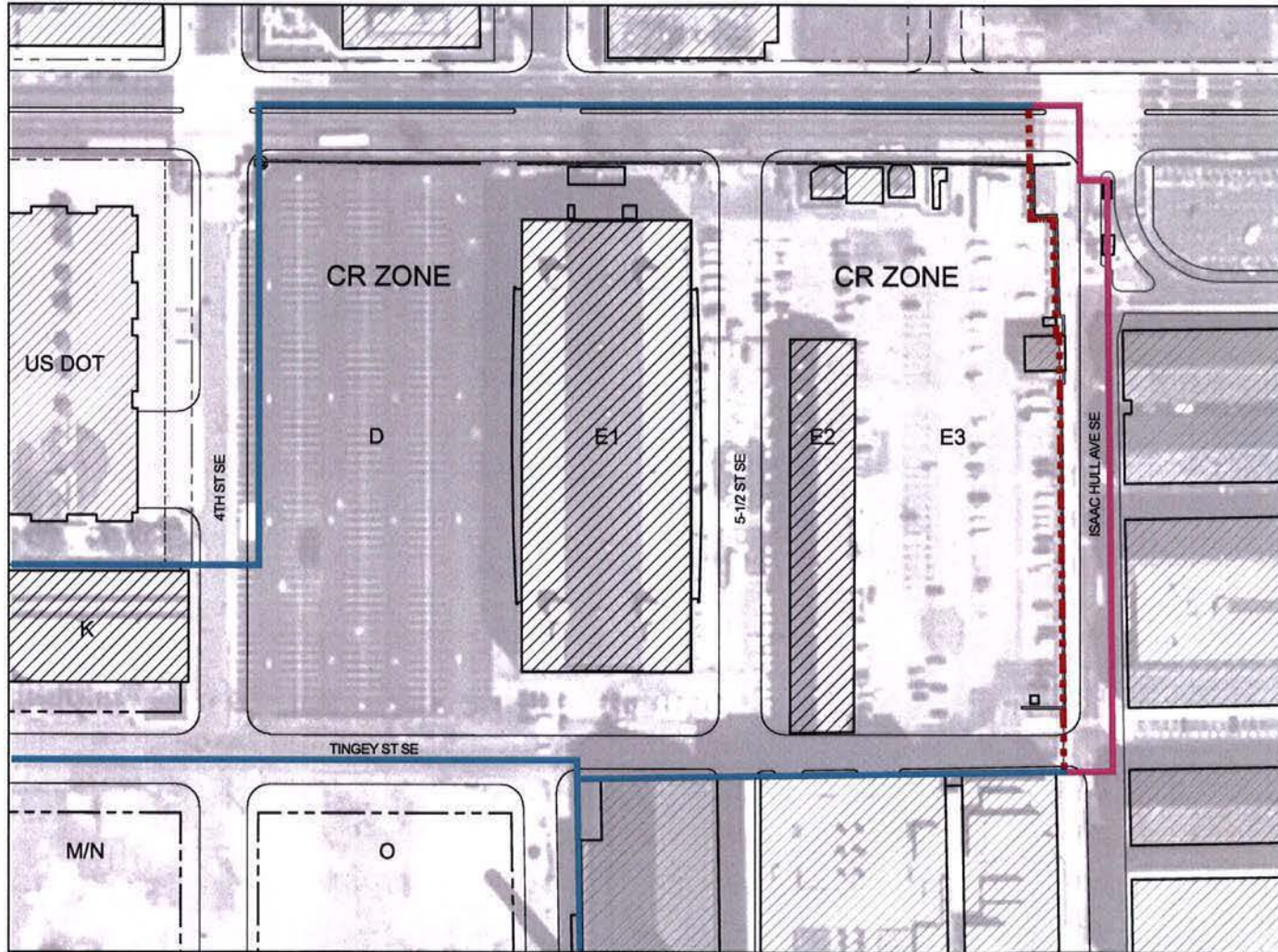
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# ZONING DISTRICT BOUNDARY COMPARISON



- COMMON ZONING DISTRICT BOUNDARY OF APPROVED SEFC OVERLAY AND THE PROPOSED FCW PLAN
- ZONING DISTRICT BOUNDARY OF APPROVED SEFC OVERLAY
- - - ZONING DISTRICT BOUNDARY OF THE PROPOSED FCW PLAN



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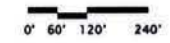
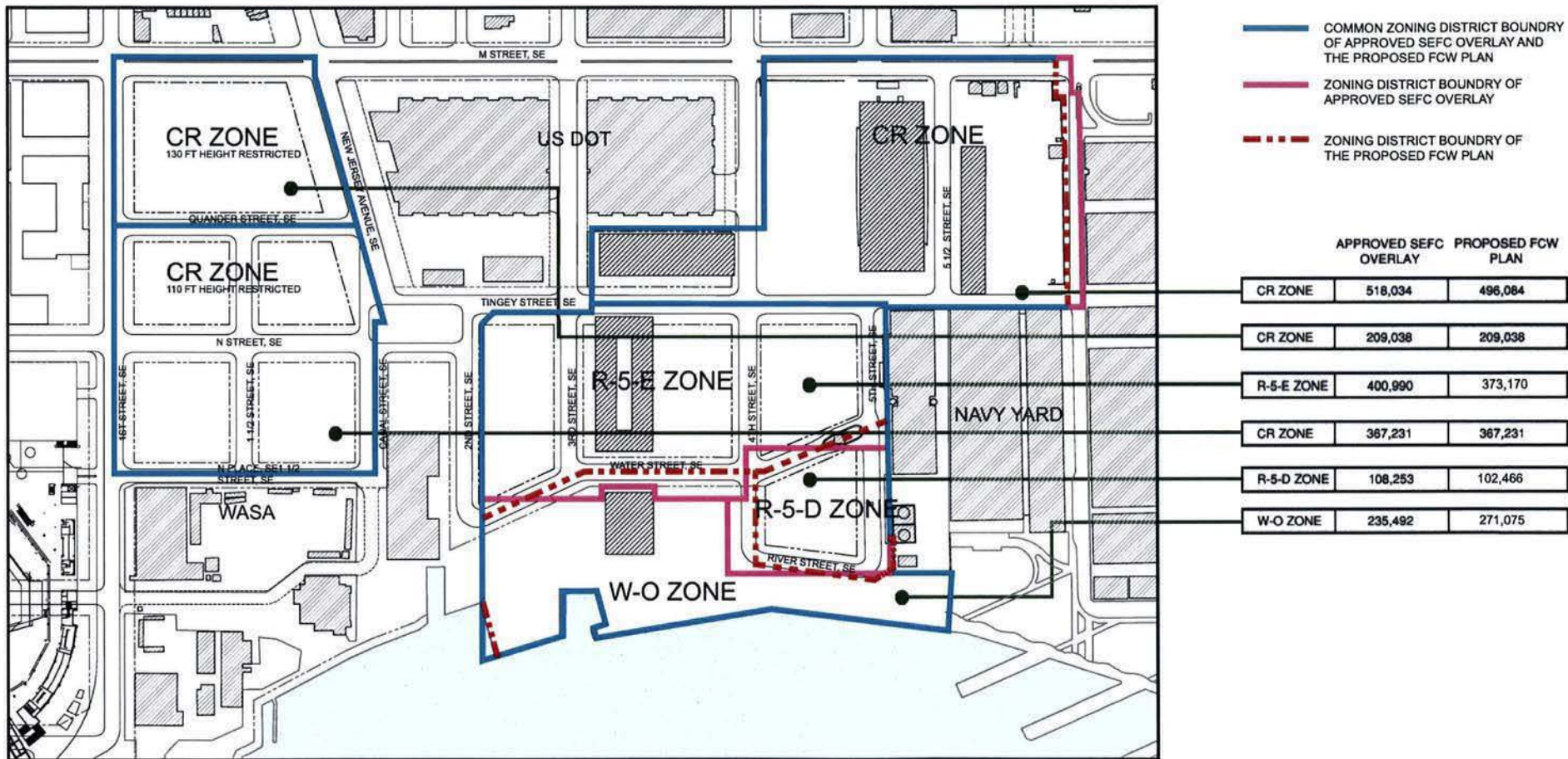
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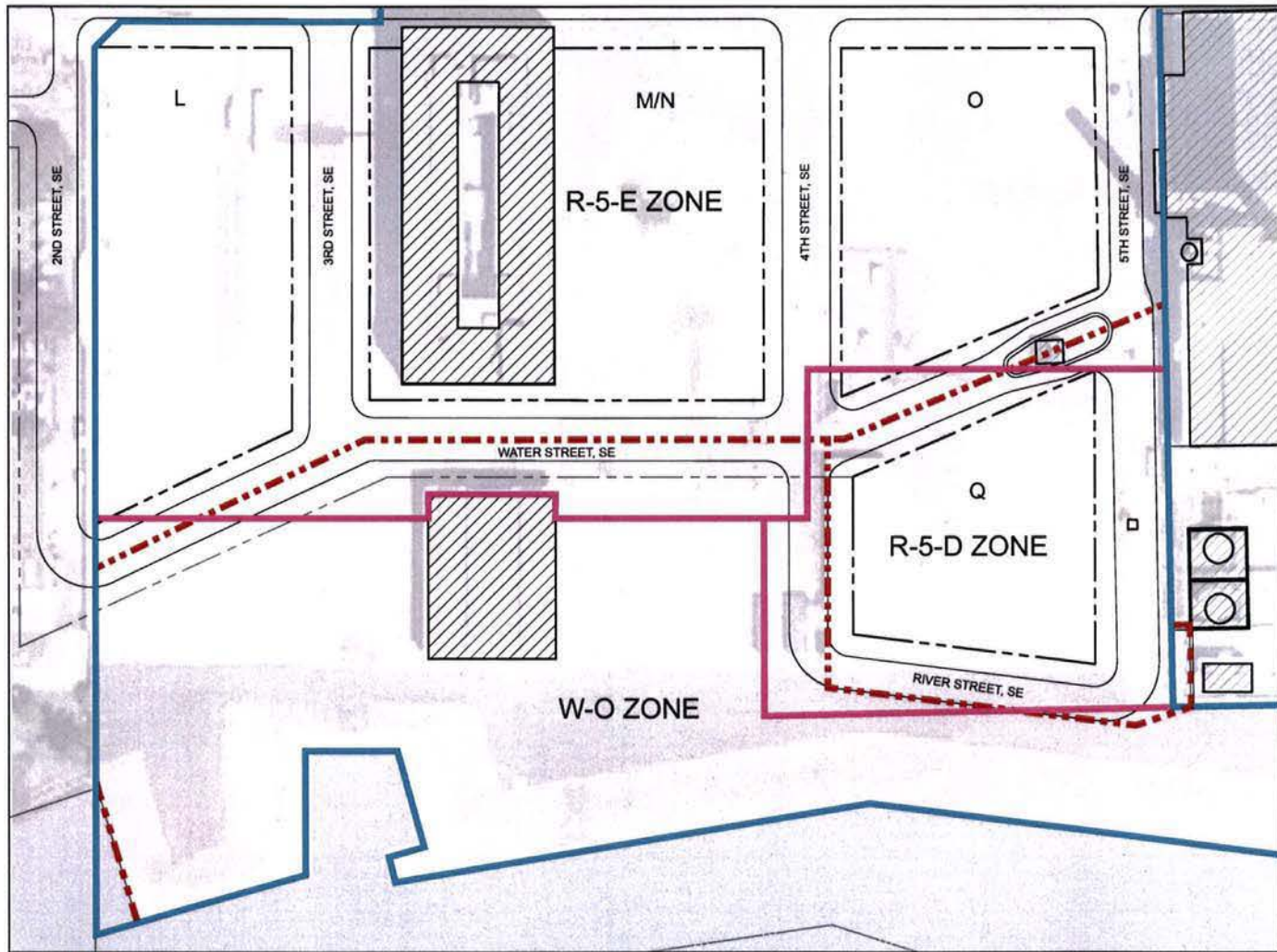
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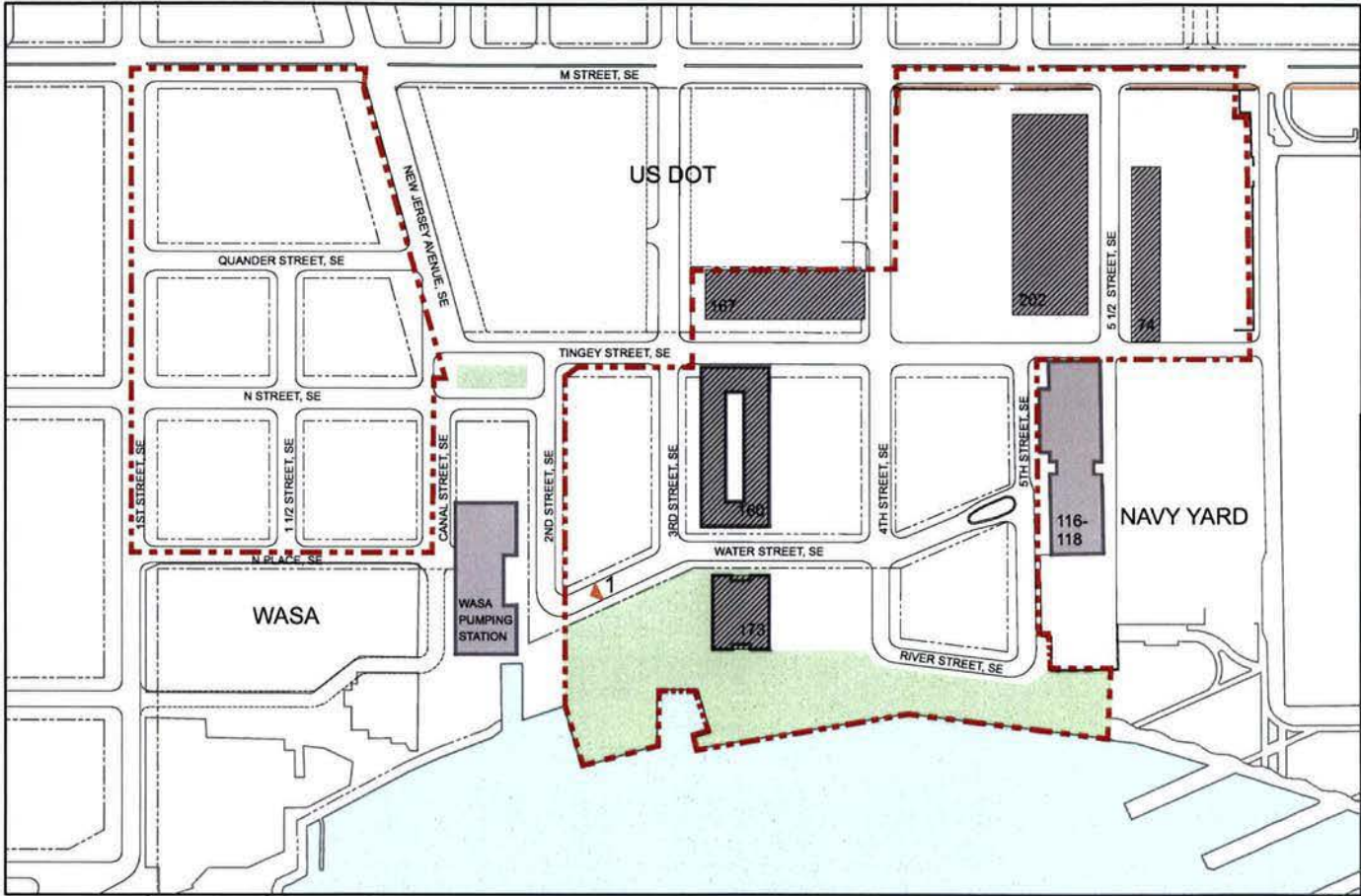
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# PROPOSED WATER STREET LAYOUT WITH RESPECT TO HISTORIC STRUCTURES



- LEGEND:**
-  VISTA TO HISTORIC BUILDINGS
  -  PRIMARY OPEN SPACE



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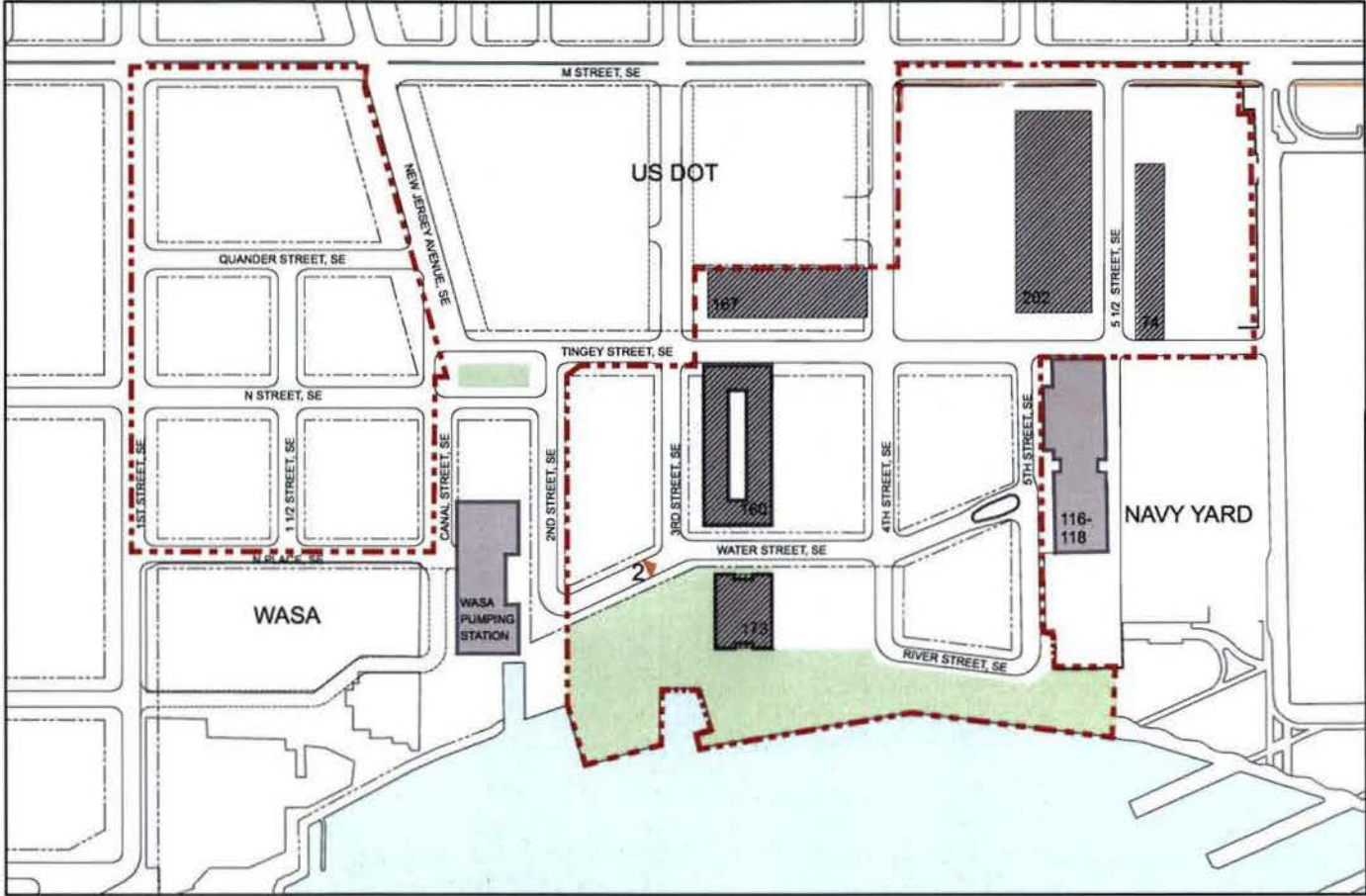
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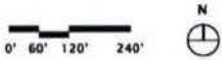
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PROPOSED WATER STREET LAYOUT  
WITH RESPECT TO HISTORIC STRUCTURES



- LEGEND:**
- VISTA TO HISTORIC BUILDINGS
  - PRIMARY OPEN SPACE



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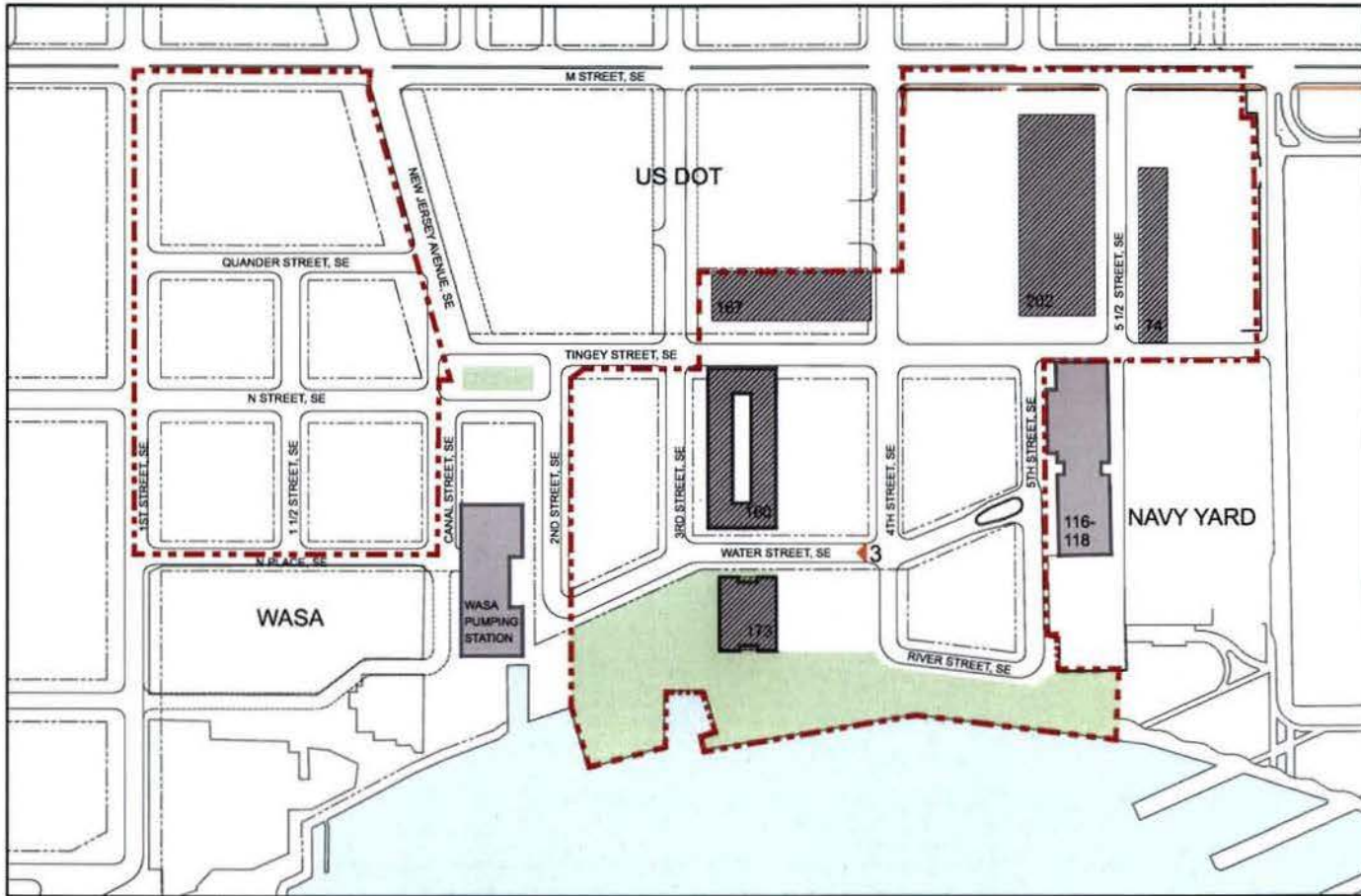
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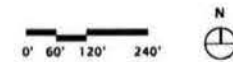
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# PROPOSED WATER STREET LAYOUT WITH RESPECT TO HISTORIC STRUCTURES



**LEGEND:**

-  VISTA TO HISTORIC BUILDINGS
-  PRIMARY OPEN SPACE



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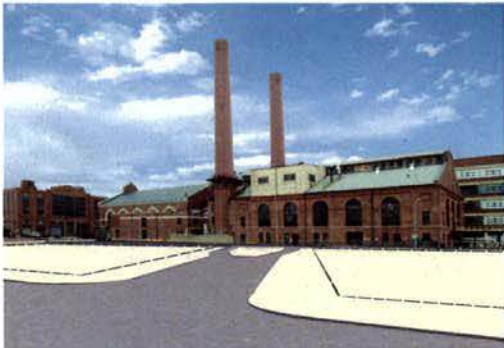
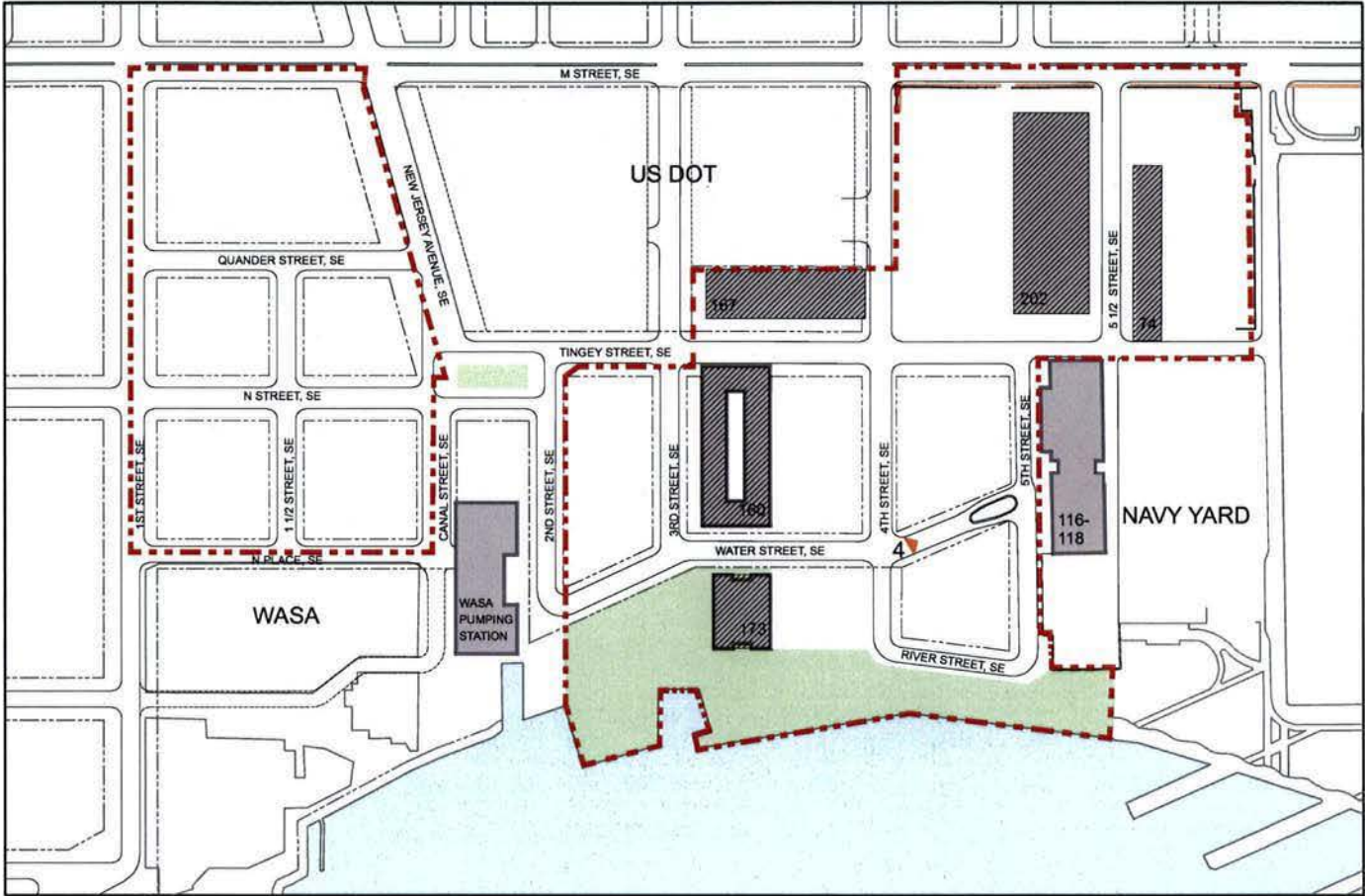
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PROPOSED WATER STREET LAYOUT  
WITH RESPECT TO HISTORIC STRUCTURES



- LEGEND:**
-  VISTA TO HISTORIC BUILDINGS
  -  PRIMARY OPEN SPACE



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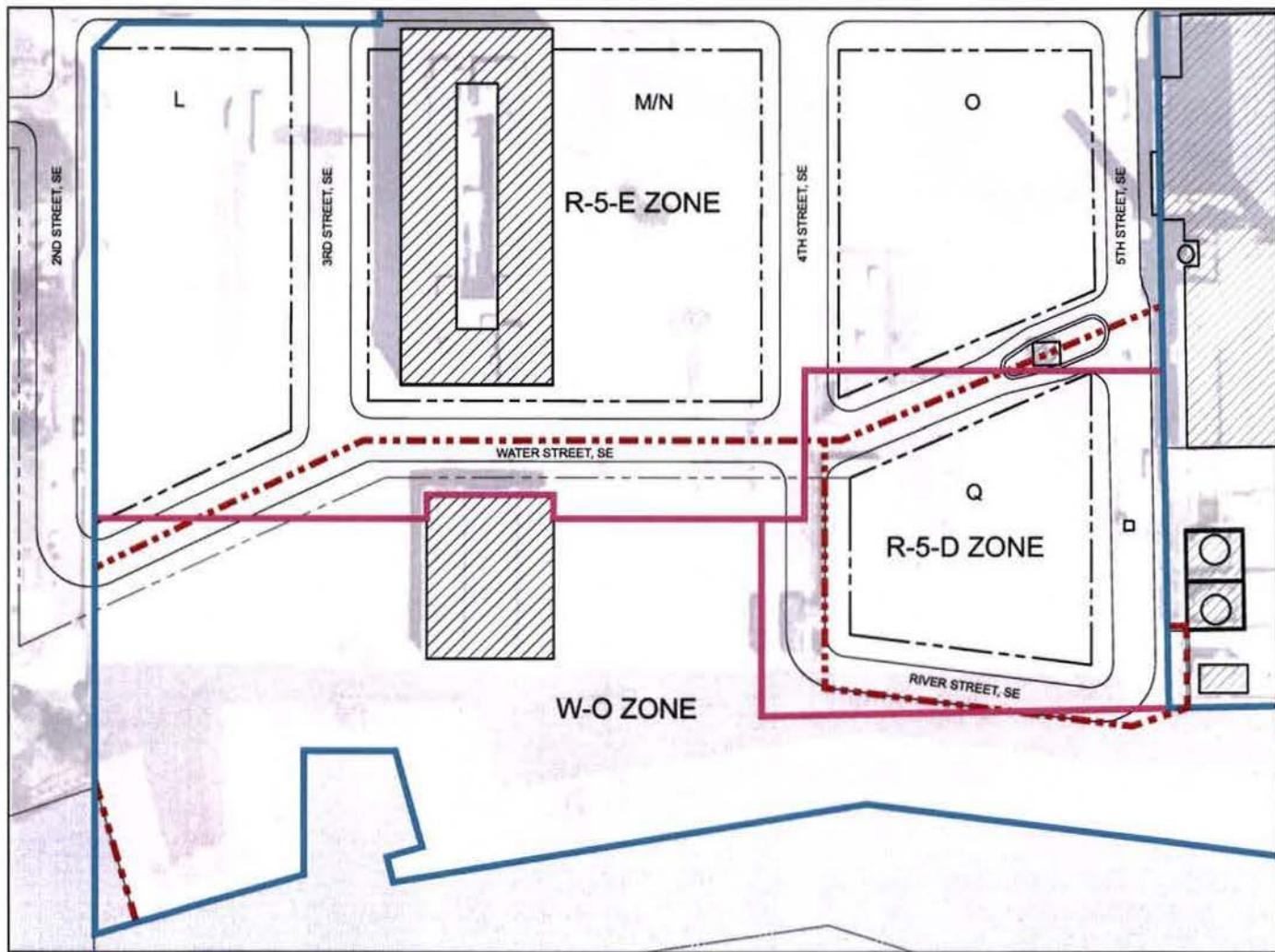
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# ZONING DISTRICT BOUNDARY COMPARISON



- COMMON ZONING DISTRICT BOUNDARY OF APPROVED SEFC OVERLAY AND THE PROPOSED FCW PLAN
- ZONING DISTRICT BOUNDARY OF APPROVED SEFC OVERLAY
- - - ZONING DISTRICT BOUNDARY OF THE PROPOSED FCW PLAN



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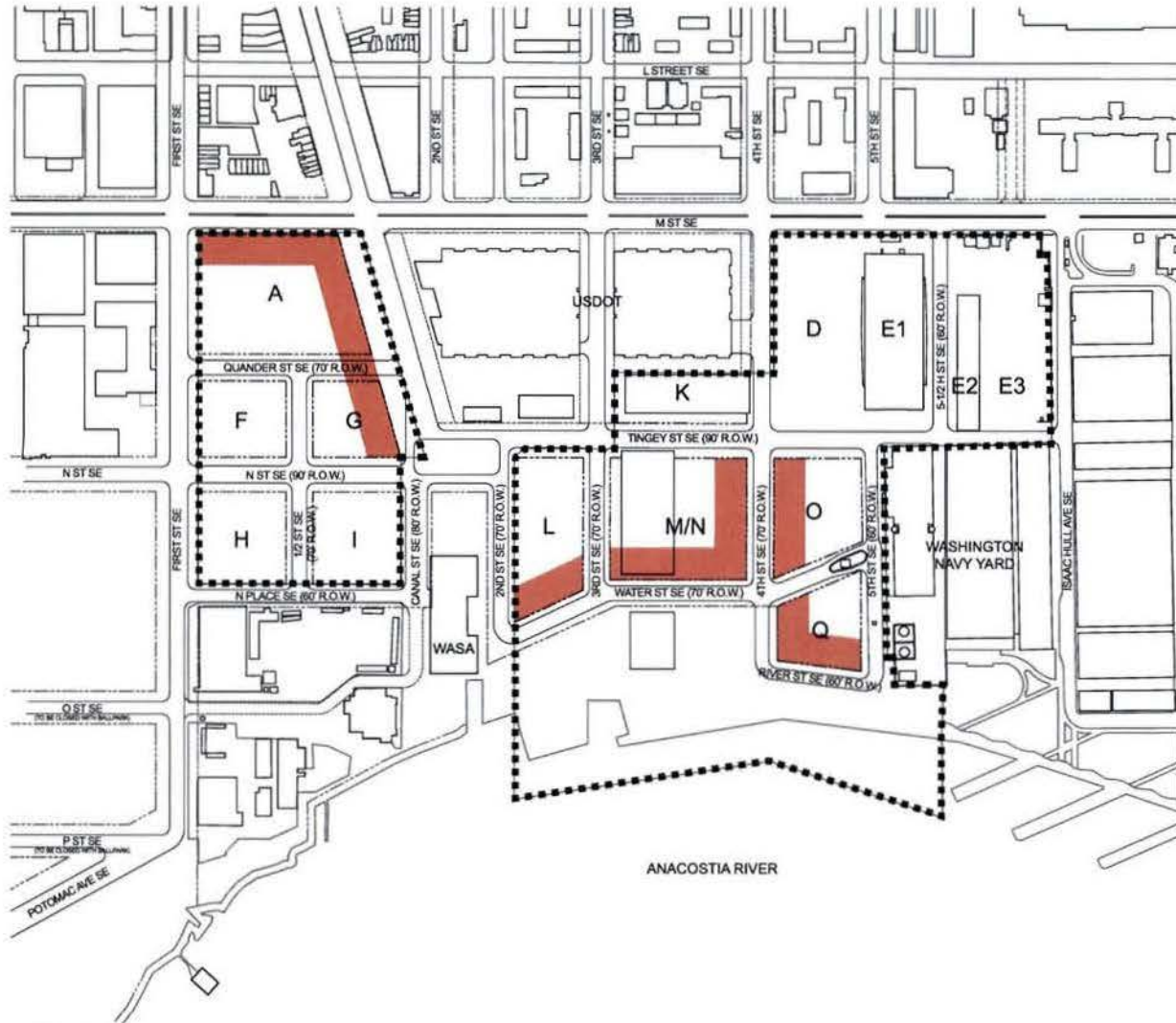
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# PREFERRED USE FRONTAGE DIAGRAM

## LEGEND

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IN SEFC



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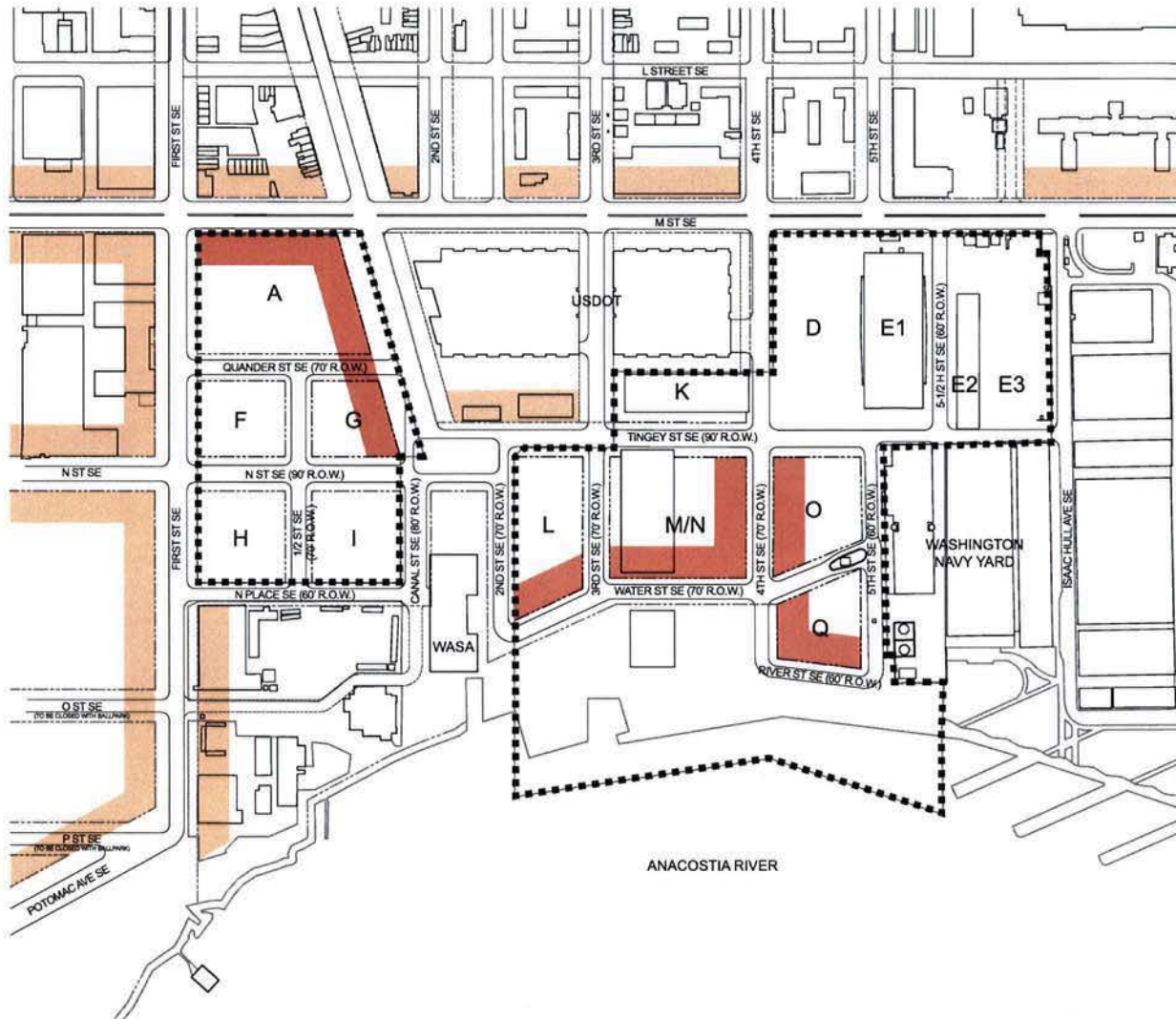
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# PREFERRED USE FRONTAGE DIAGRAM

## LEGEND

- CURRENTLY REQUIRED BY ZONING IN SEFC
- ANTICIPATED ADJACENT TO SEFC



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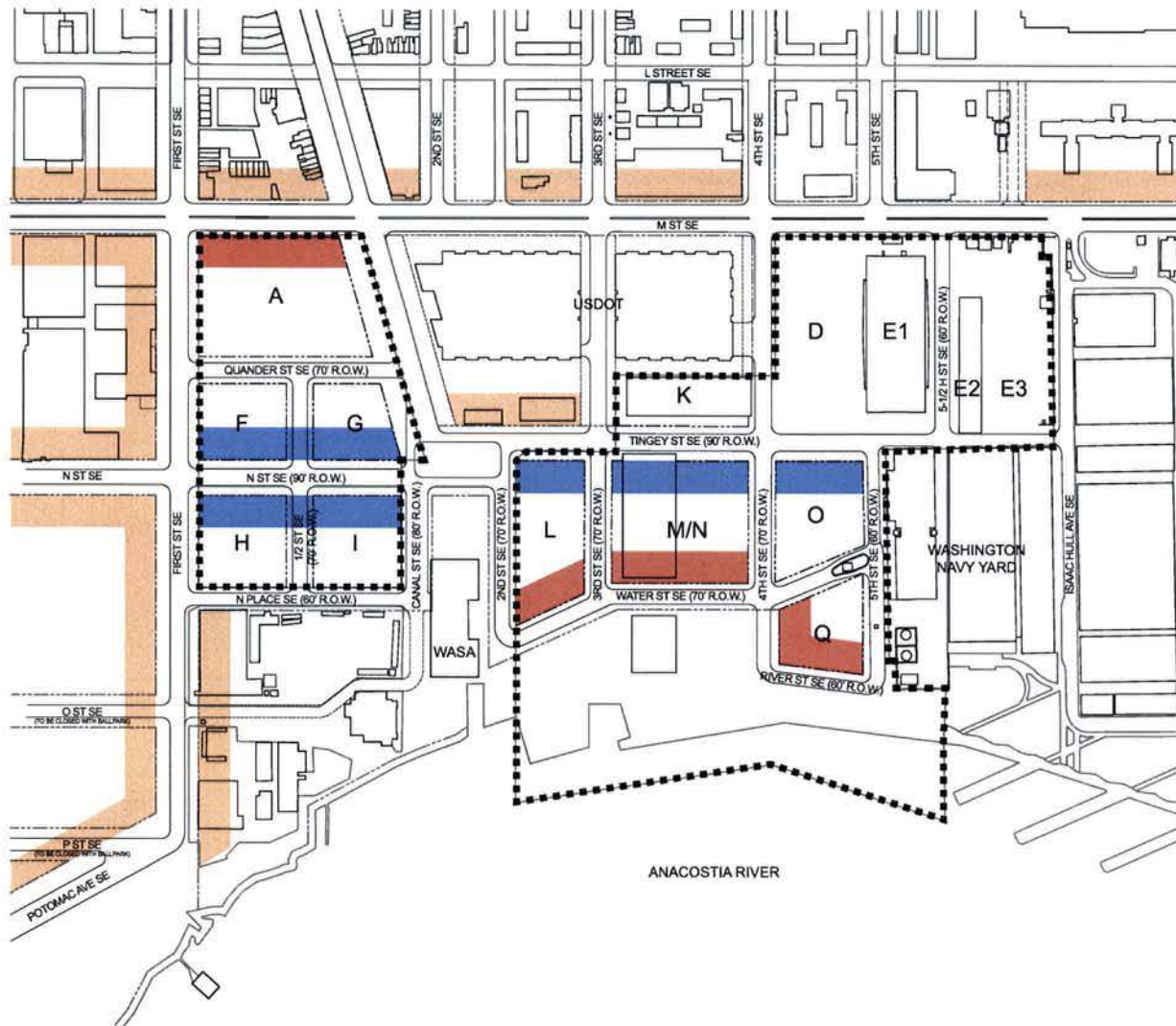
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# PREFERRED USE FRONTAGE DIAGRAM



## LEGEND

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- ANTICIPATED ADJACENT TO SEFC
- PROPOSED RELOCATION IN SEFC



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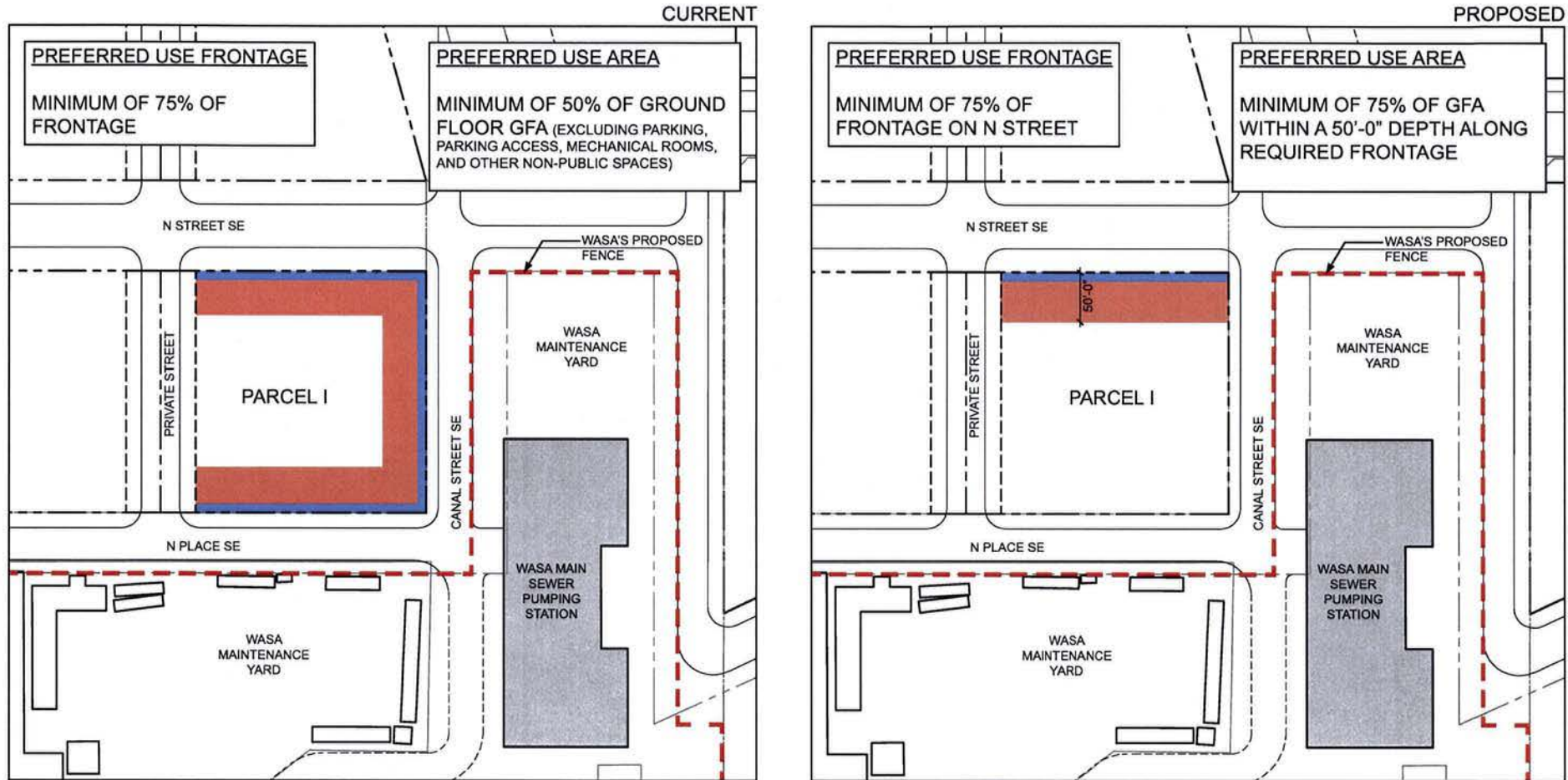
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# PREFERRED USE FRONTAGE AND AREA REQUIREMENTS



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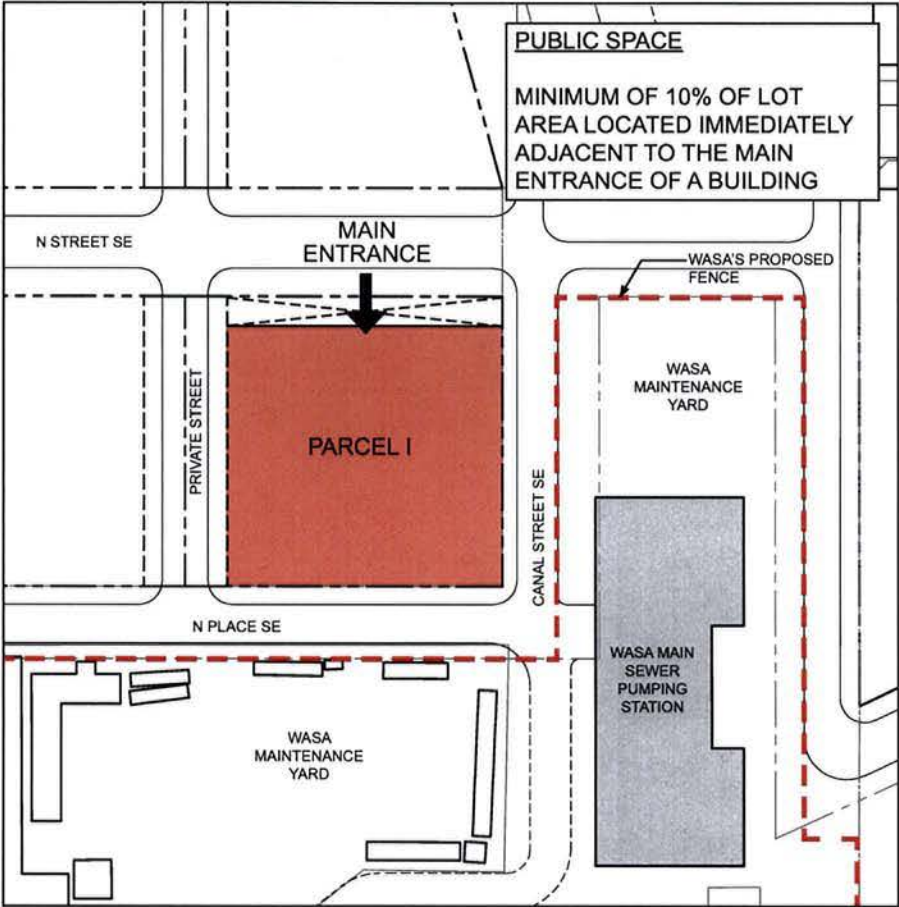
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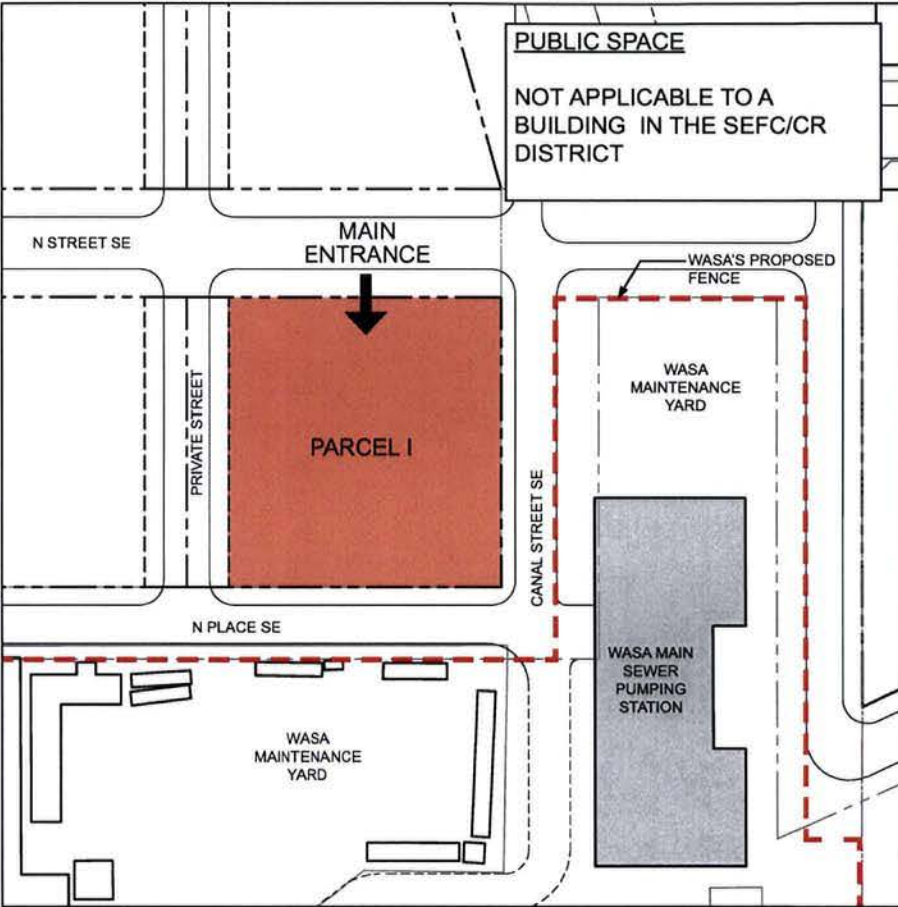
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SEFC/CR PUBLIC SPACE REQUIREMENT

CURRENT



PROPOSED



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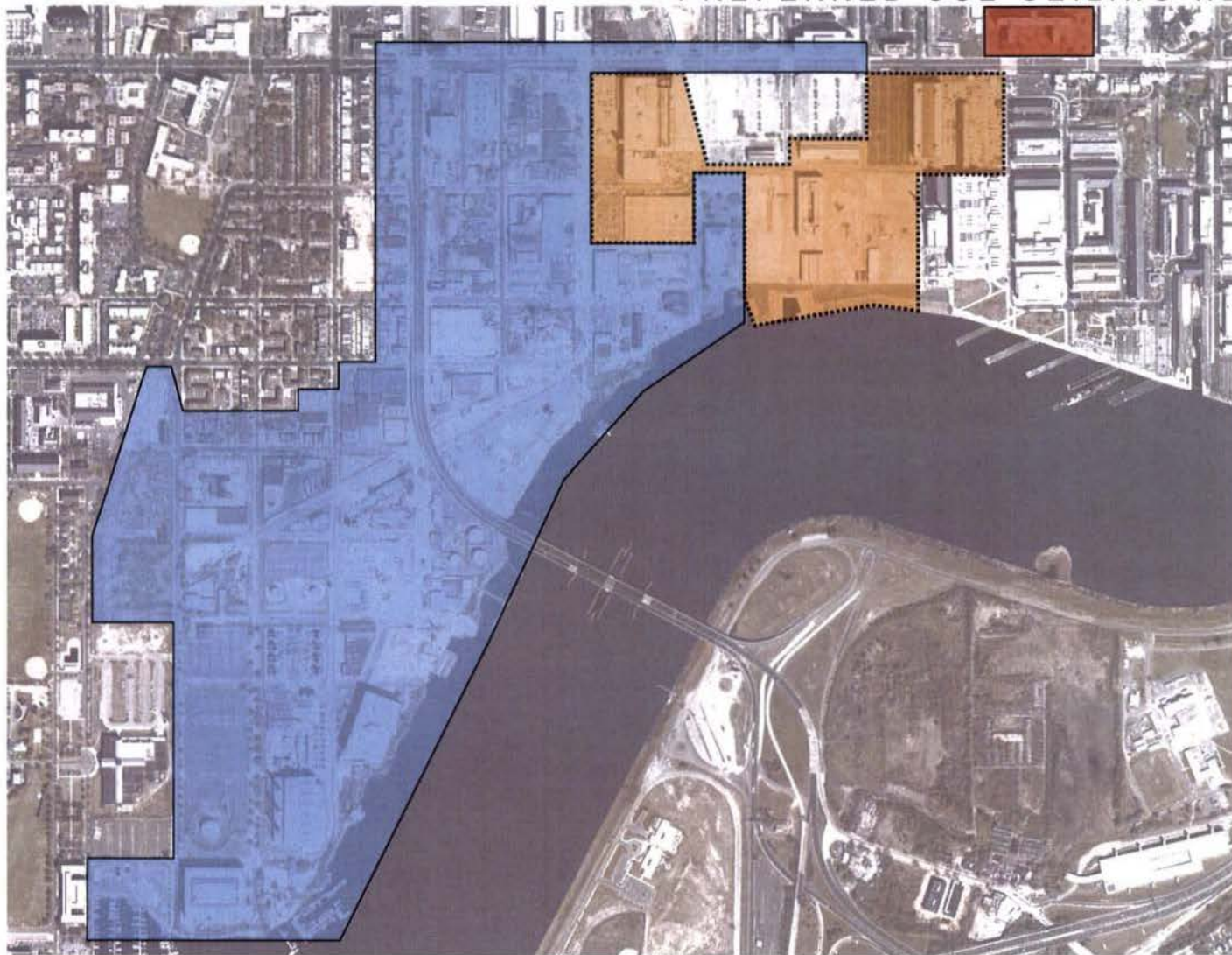
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# PREFERRED USE CEILING HEIGHT REQUIREMENT



## LEGEND

-  **CAPPER CARROLLSBURG**  
14'-0" CEILING HEIGHT FOR REQ. RETAIL  
STAGE 1 P.U.D. APPROVAL
-  **S.E.F.C. OVERLAY DISTRICT**  
15'-0" CEILING HEIGHT FOR REQ. RETAIL
-  **CAPITOL GATEWAY OVERLAY DISTRICT**  
14'-0" CEILING HEIGHT FOR REQ. RETAIL



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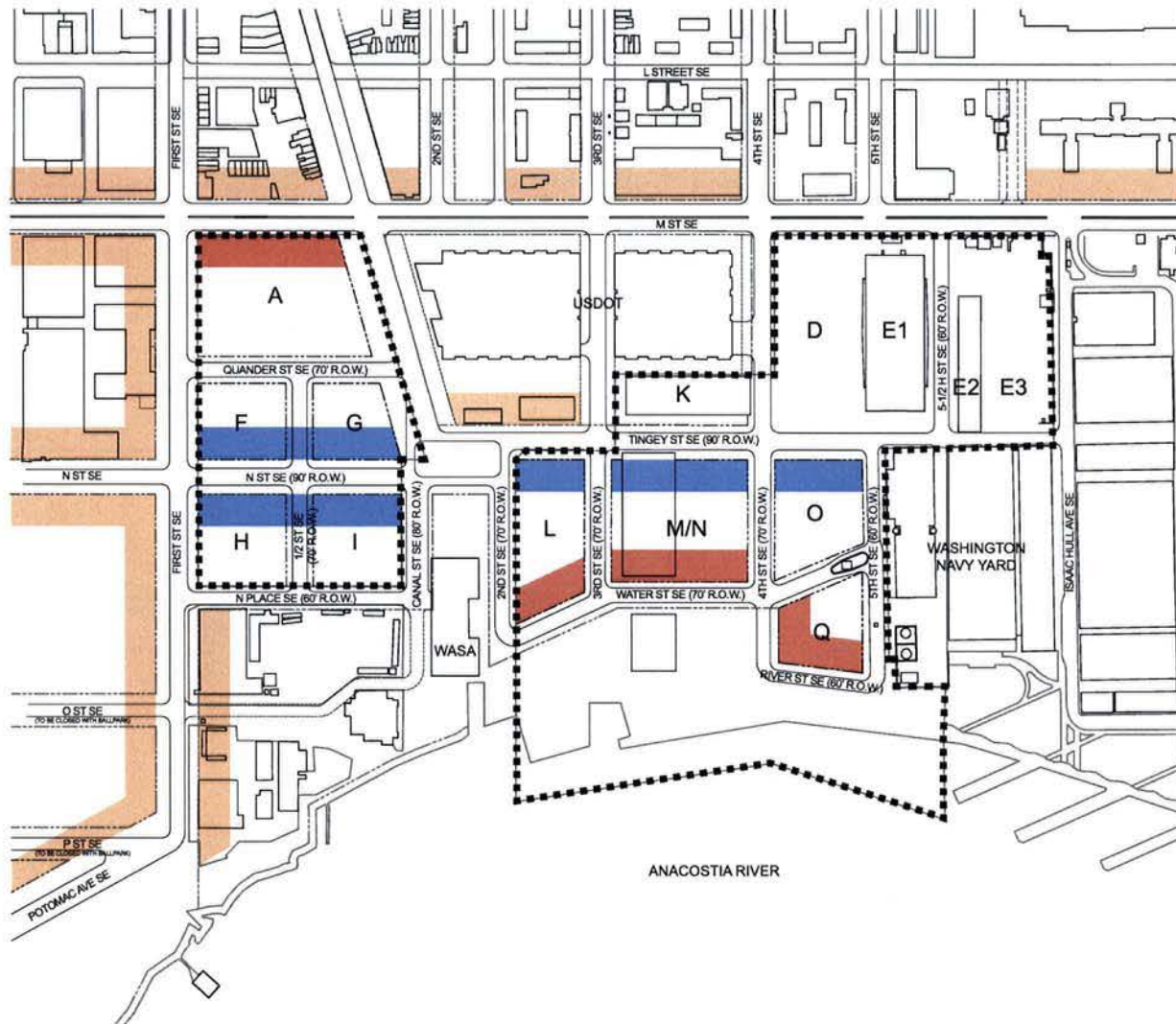
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# WHERE PREFERRED USES ARE PROVIDED, BUT NOT REQUIRED



## LEGEND

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- PROPOSED RELOCATION IN SEFC

## NOT REQUIRED TO CONFORM TO:

- MINIMUM FRONTAGE AND AREA REQUIREMENTS
- MINIMUM STREET WALL REQUIREMENTS
- EXTERIOR ACCESS REQUIREMENT
- MINIMUM CEILING HEIGHT REQUIREMENT



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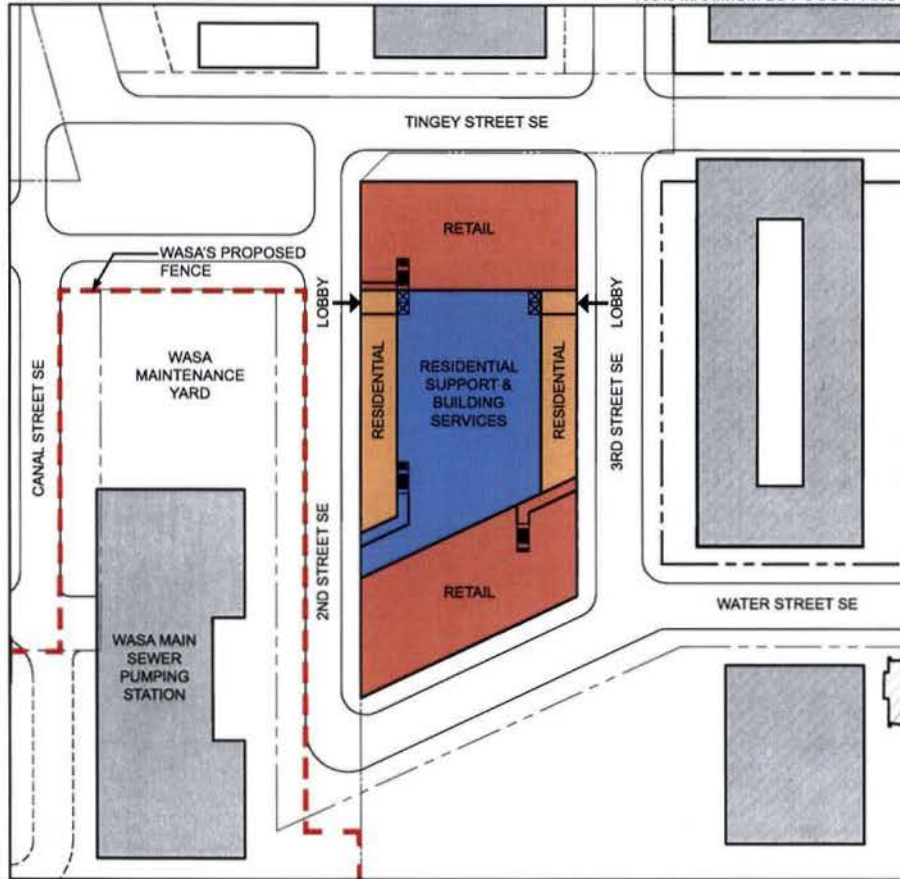
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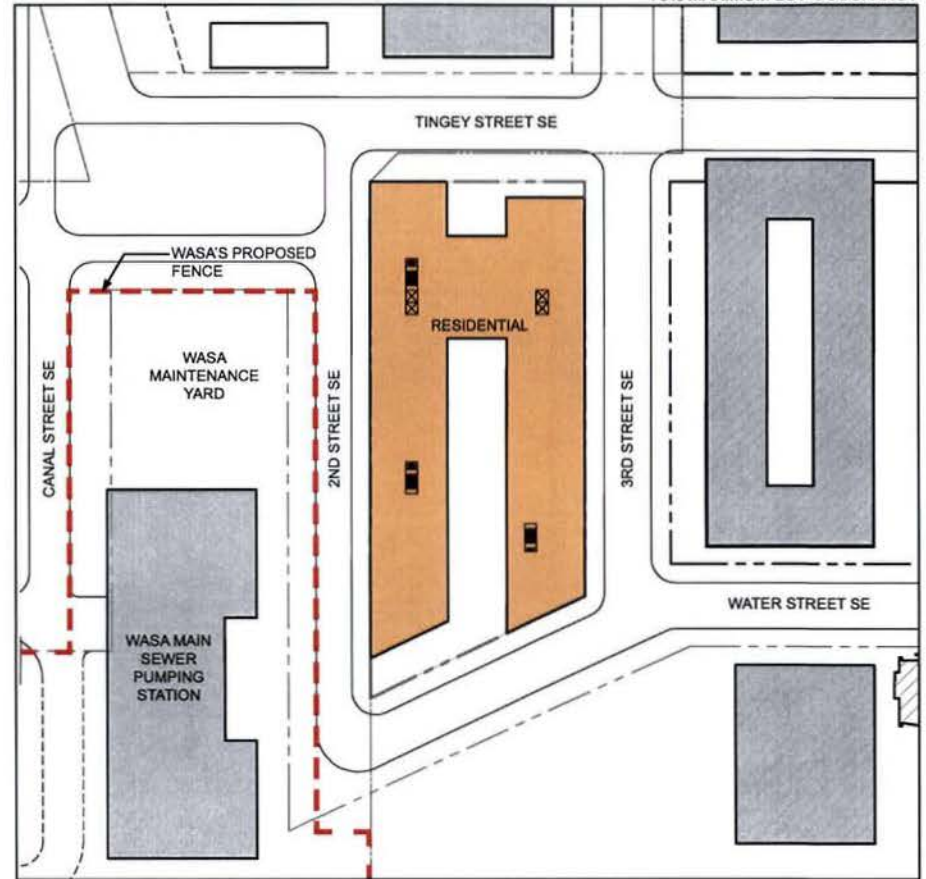
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# SEFC/R-5-E LOT OCCUPANCY REQUIREMENTS (SEFC/R-5-D SIMILAR)

PARCEL L  
HYPOTHETICAL GROUND FLOOR  
100% MAXIMUM LOT OCCUPANCY



PARCEL L  
HYPOTHETICAL UPPER FLOORS  
75% MAXIMUM LOT OCCUPANCY



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