

# EXISTING CONDITIONS

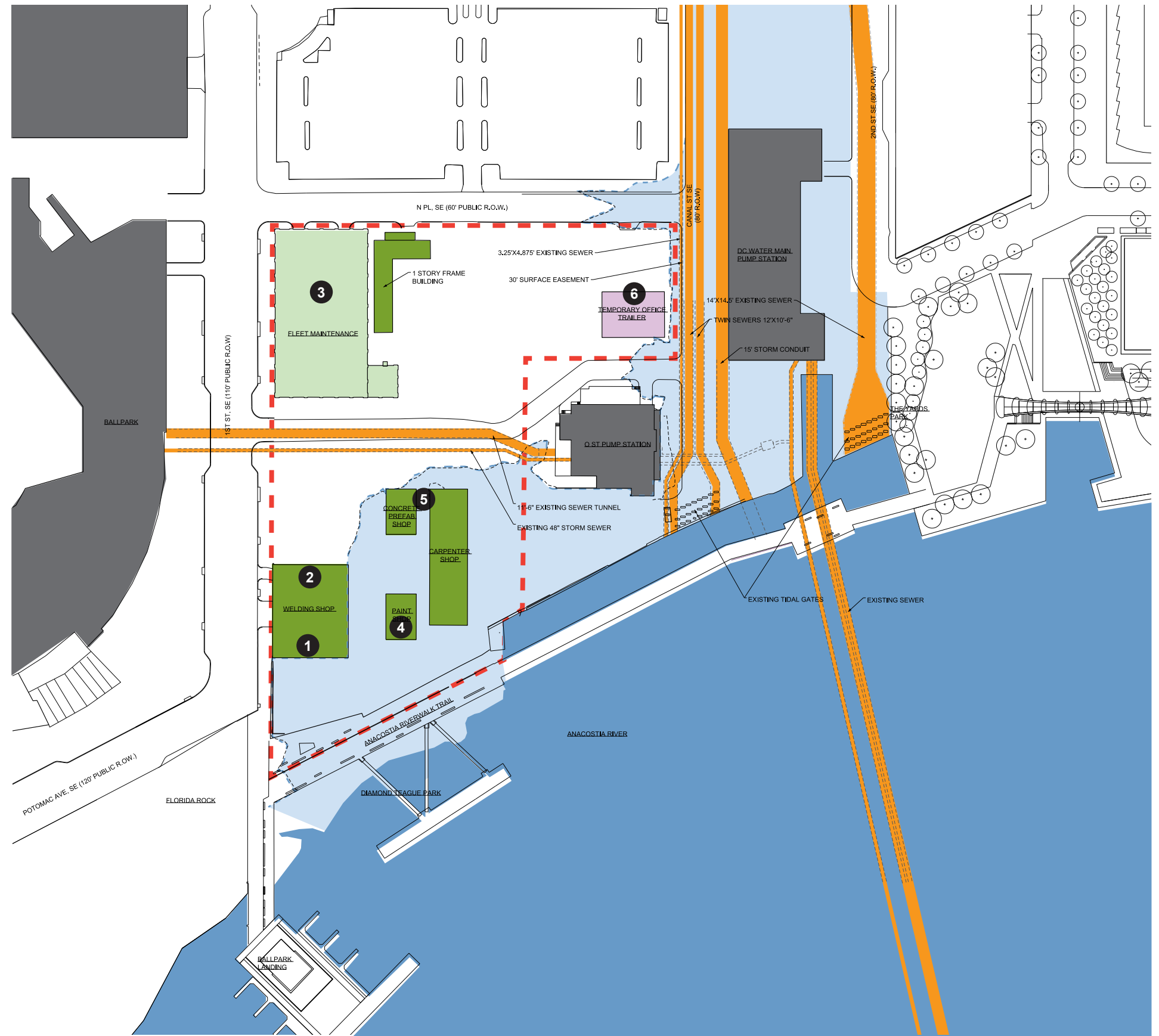
## LEGEND

- - - SITE BOUNDARY
- 100 YEAR FLOODPLAIN
- STRUCTURES TO BE RAZED
- STRUCTURE TO BE PARTIALLY RETAINED
- STRUCTURE TO BE RELOCATED
- WATER
- BELOW GRADE INFRASTRUCTURE

## STREET CLOSING NOTES

- 1) O STREET SE CLOSED FROM FIRST STREET TO CANAL STREET AS OF ACT NO. 307 & ACT NO. 592, EFFECTIVE OCTOBER 3, 1960. LAND TRANSFERRED TO D.O.C.
- 2) CANAL STREET SE CLOSED SOUTH OF N PLACE TO WATER AS OF ACT NO. 307 & ACT NO. 592, EFFECTIVE JUNE 21, 1965. LAND TRANSFERRED TO D.O.C.

- 1 2 WELDING SHOP  
BUILT BETWEEN 1928-1937
- 3 FLEET MAINTENANCE BUILDING  
BUILT 1939
- 4 PAINT SHOP  
BUILT POST-1999
- 5 CONCRETE PREFABRICATION SHOP (*RAZE PERMIT ISSUED*)  
BUILT C. 1928  
CARPENTER SHOP  
BUILT BETWEEN 1928-1937
- 6 TEMPORARY OFFICE TRAILERS

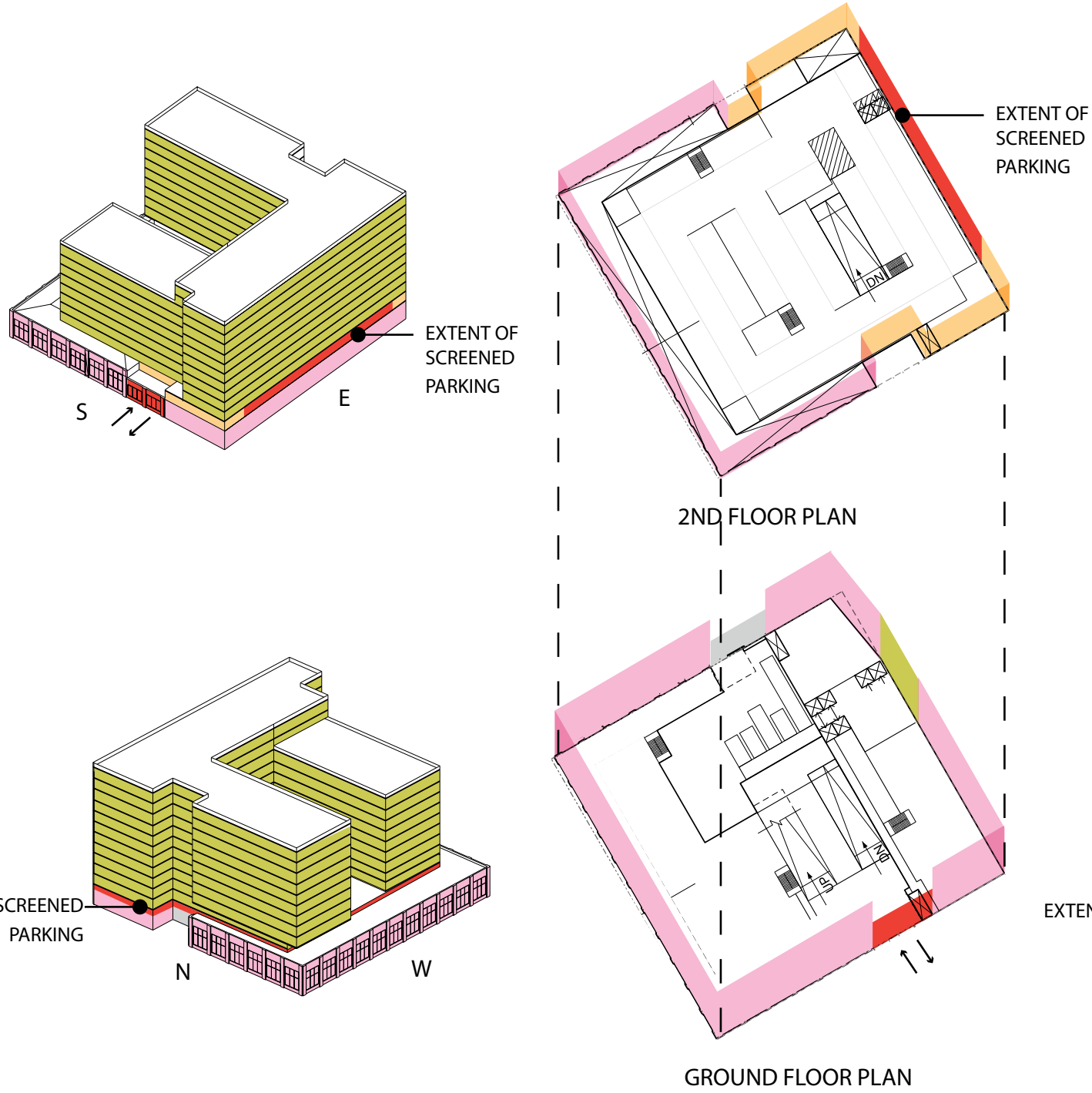


# ABOVE GRADE PARKING EXPOSURE

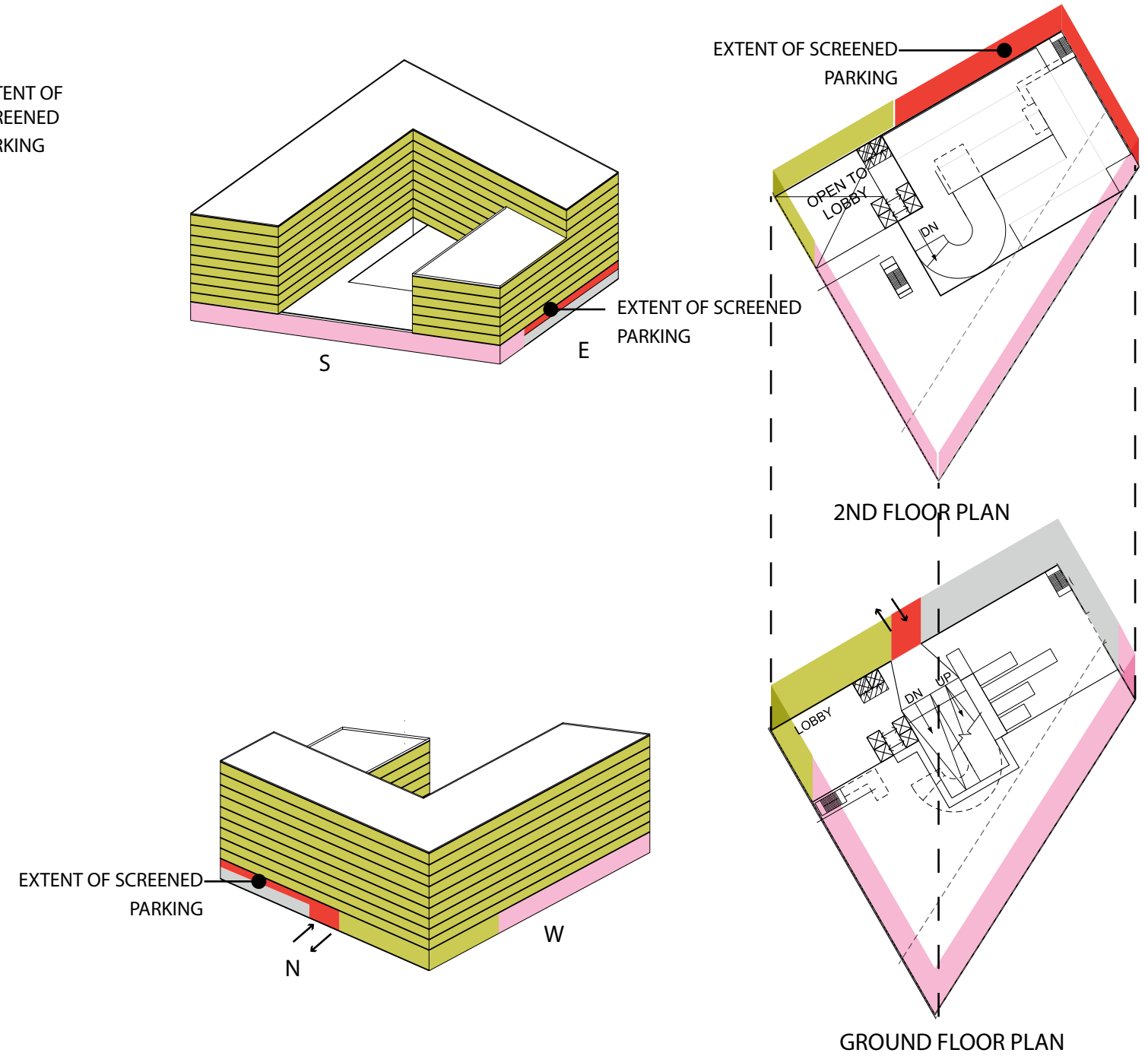
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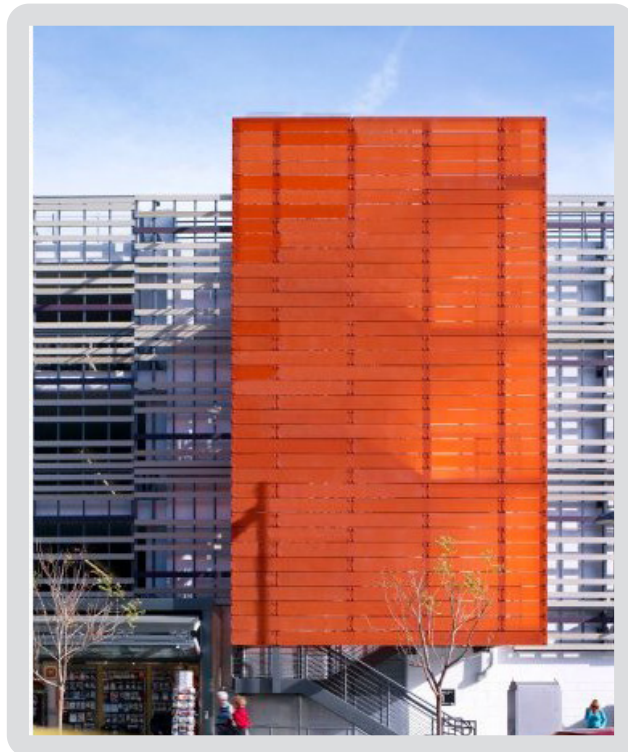
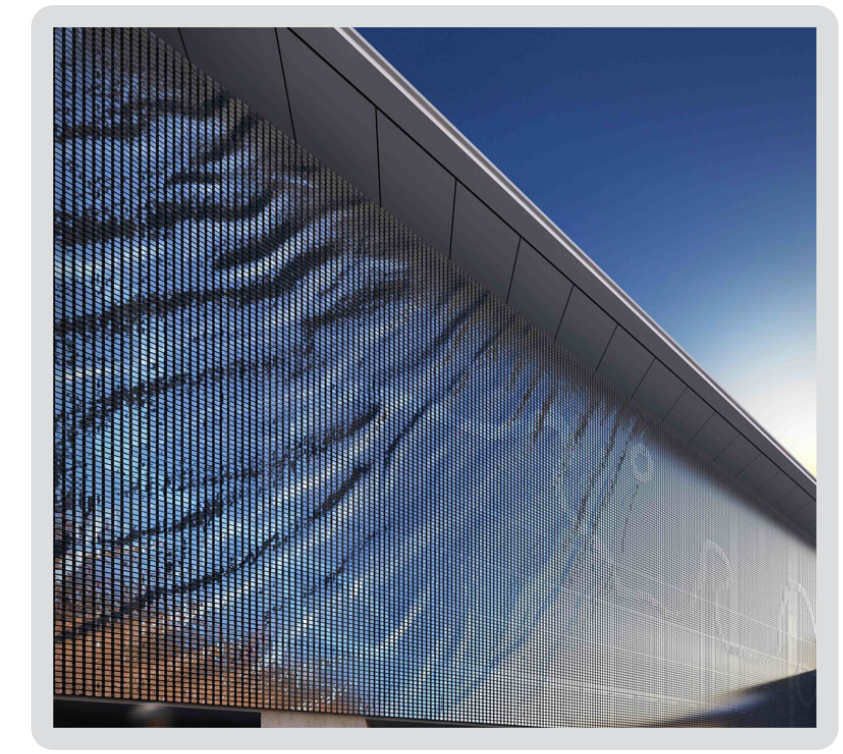
- RETAIL
- RESIDENTIAL
- RESI COMMON
- LOADING
- MEP/SHAFTS
- SCREENED PARKING

## G1

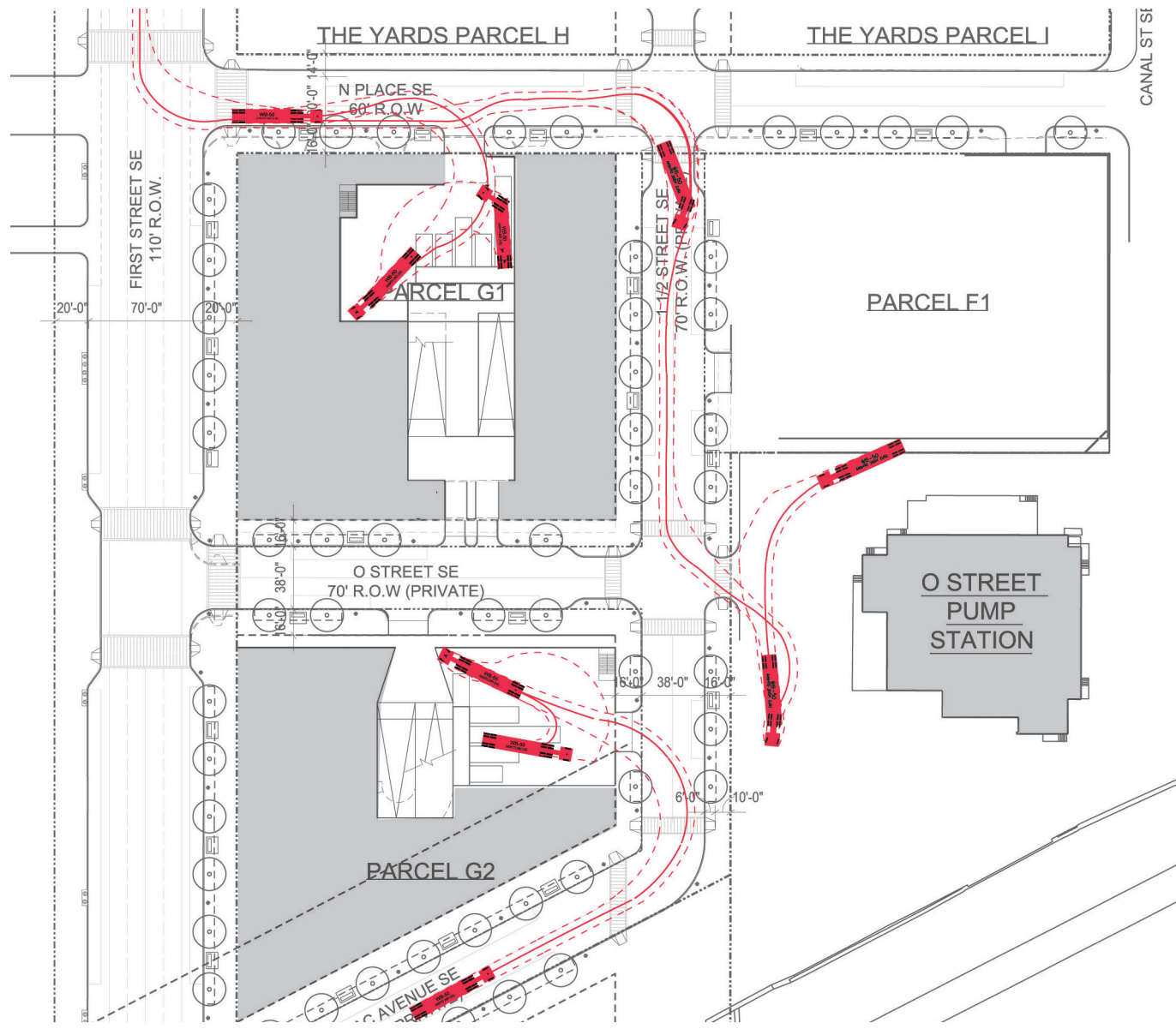


## G2





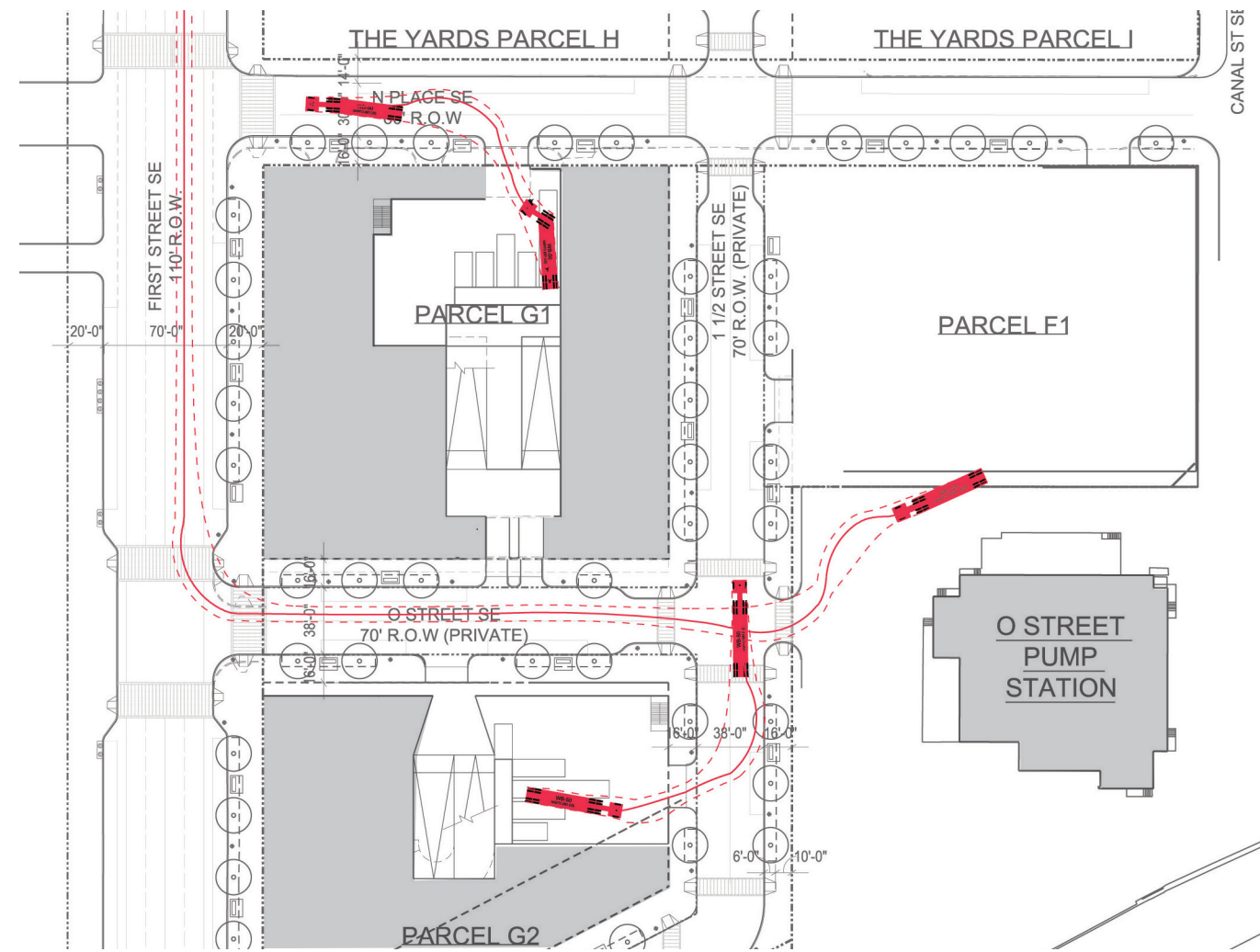
# TRUCK TURNING DIAGRAM



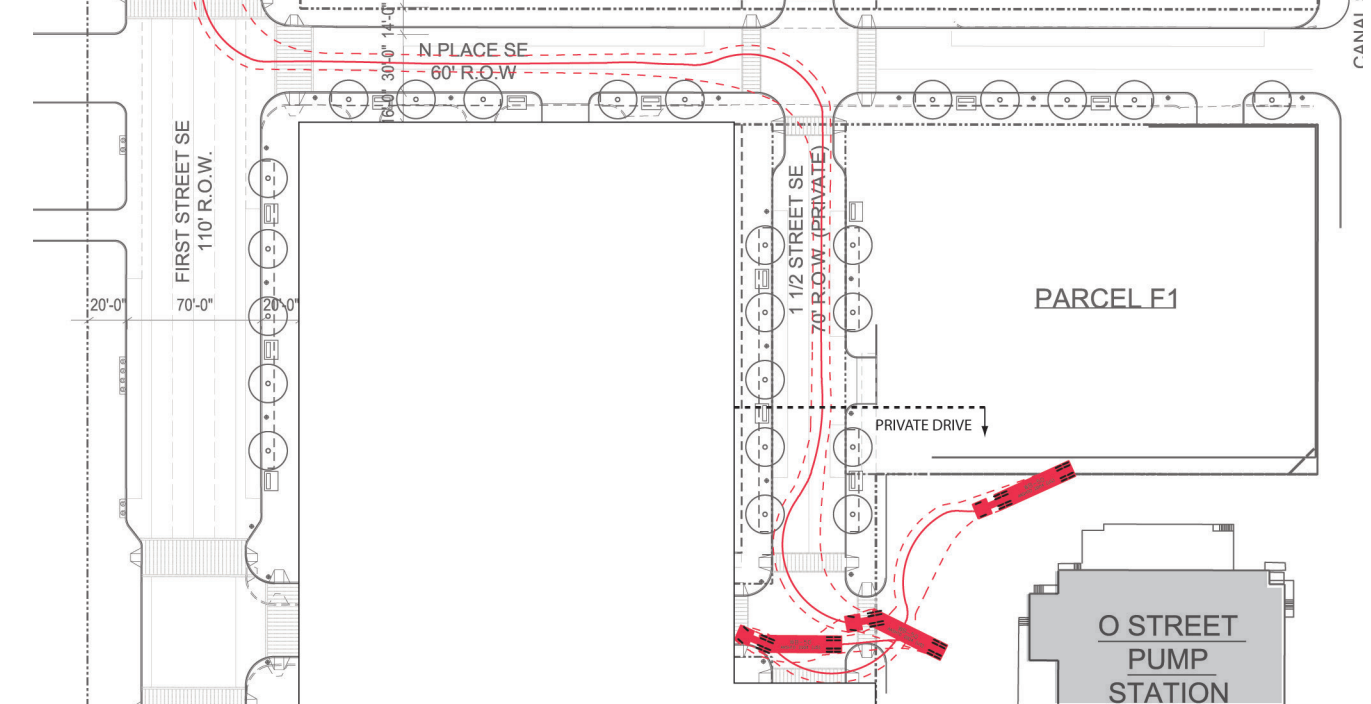
**TRUCKS TURN INTO LOADING AREA**

**NOTE**

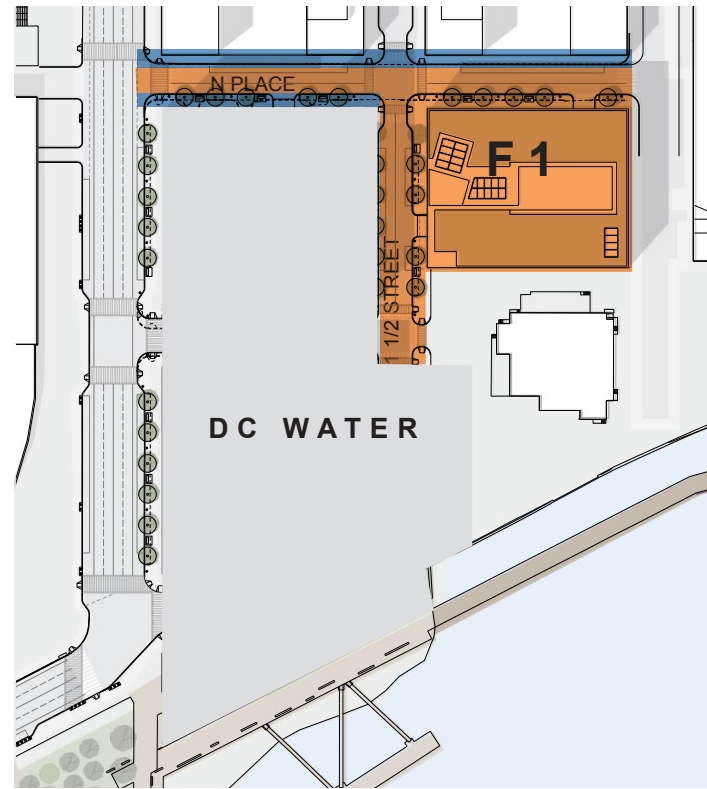
THE TRUCK TURNING MOVEMENTS SHOWN ASSUME THE LARGEST 55' (WB-50) TRUCKS REQUIRED BY ZONING FOR PARCELS G1 & G2. FOR PURPOSES OF LEASING FLEXIBILITY, THE 55' BERTHS ARE SHOWN AND REQUESTED. IF AT THE TIME OF THE SECOND STAGE SUBMISSION, THE 55' TRUCKS ARE NOT NECESSARY FOR LEASING PURPOSES, THE LARGER BERTHS MAY BE REDUCED OR ELIMINATED.



**TRUCKS TURN OUT OF LOADING AREA**

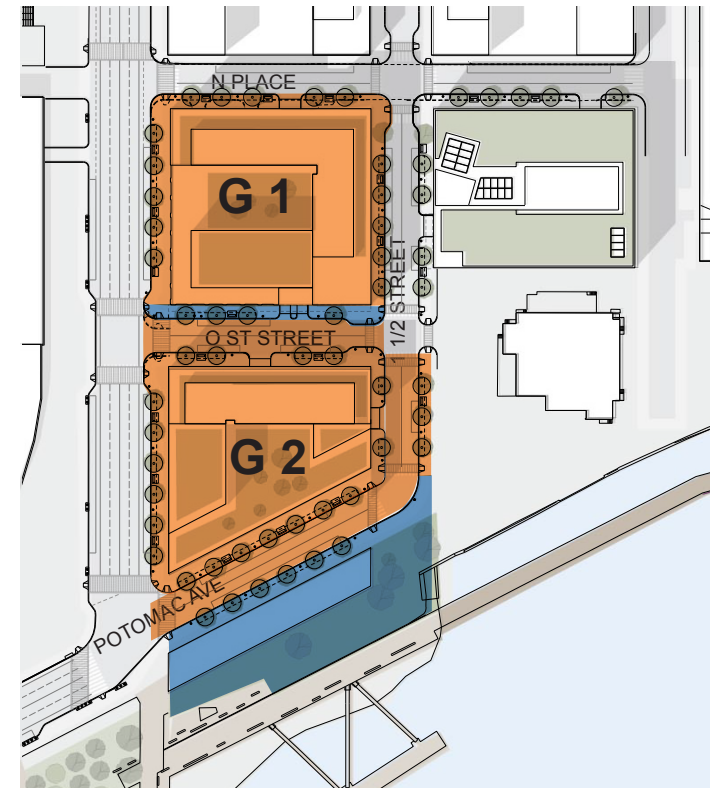


**PHASE 1, F1 TRUCK TURN OUT**



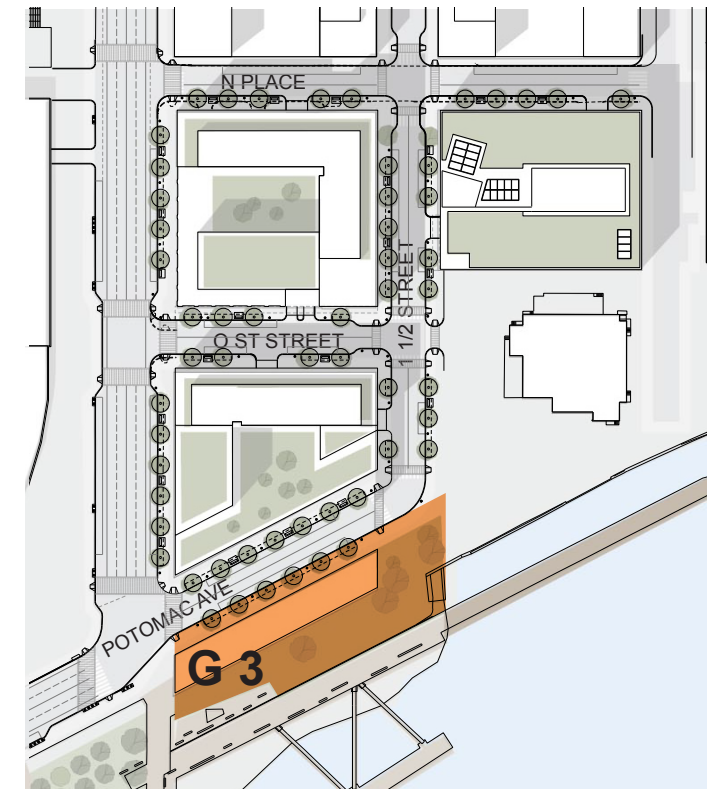
**PHASE 1**

- NECESSARY IMPROVEMENTS TO GET F1 PARCEL OUT OF THE FLOODPLAIN
- N PLACE ROADBED AND SIDEWALK RECONFIGURATION AND TEMPORARY SIDEWALK ALONG REMAINING PORTIONS OF N PLACE SE
- CONSTRUCT F1 BUILDING
- FINAL SIDEWALK IMPROVEMENTS ADJACENT TO F1
- INTERIM RELOCATION OF DC WATER USES AND FACILITIES TO REMAINDER OF PUD SITE



**PHASE 2**

- NECESSARY IMPROVEMENTS TO GET F1 & G2 PARCEL OUT OF THE FLOODPLAIN
- CONSTRUCT G1 & G2 (EITHER AT SAME TIME OR IN PHASES)
- INTERIM DIAMOND TEAGUE PARK AND SIDEWALK ALONG POTOMAC
- NECESSARY RE-GRADING TO GET PRIVATE STREETS AND FUTURE DEVELOPMENT PARCELS OUT OF THE FLOOD PLAIN
- CONSTRUCT POTOMAC AVE, O STREET & REMAINDER OF 1 1/2 STREET
- CONSTRUCT FINAL SIDEWALKS ADJACENT TO DEVELOPED PARCELS
- CONSTRUCT TEMPORARY SIDEWALKS ON OPPOSITE SIDES OF STREET



**PHASE 3**

- CONSTRUCT G3
- CONSTRUCT FINAL SIDEWALK

**LEGEND**

- PERMANENT IMPROVEMENTS
- INTERIM IMPROVEMENTS