

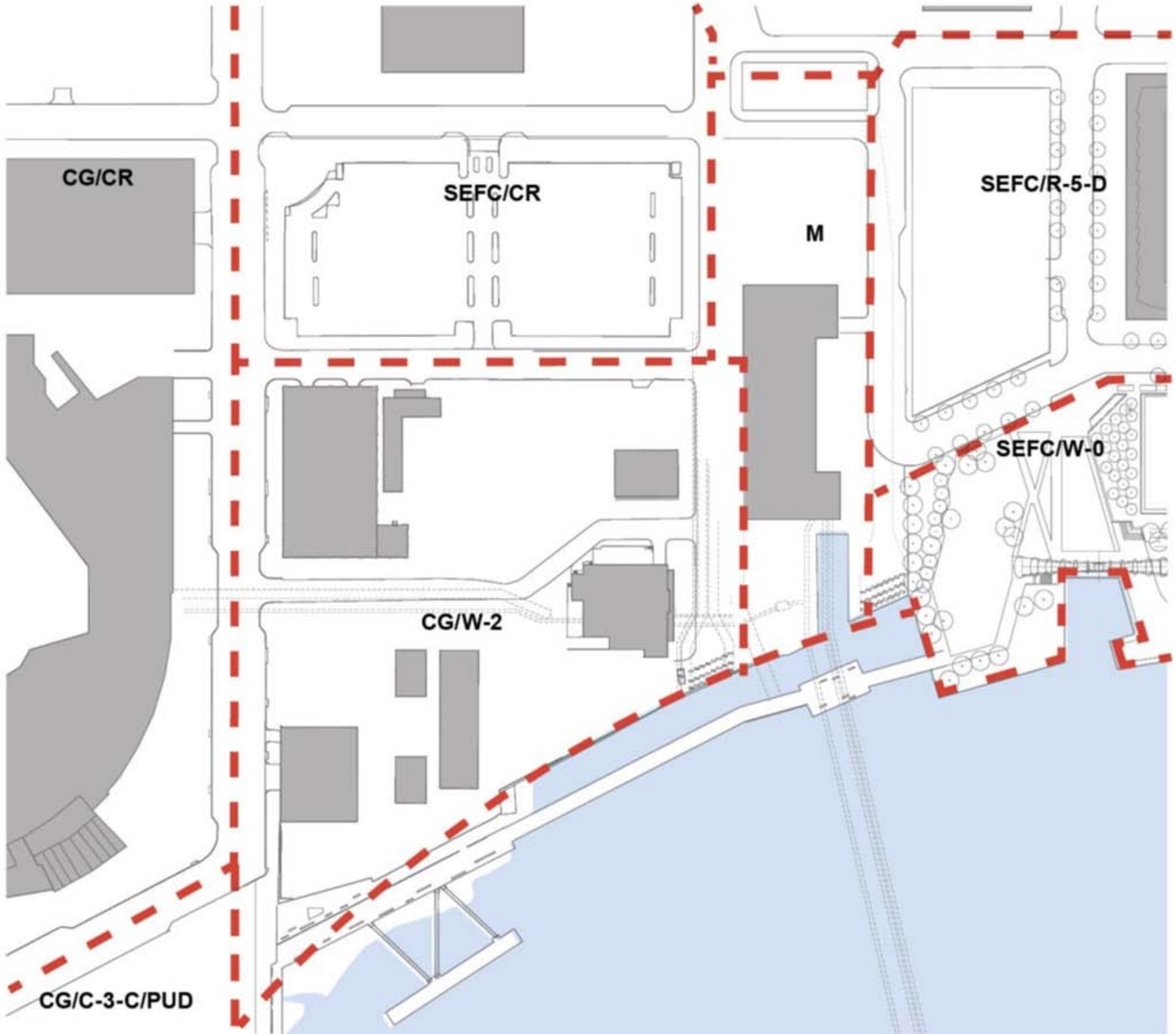
DC WATER SITES

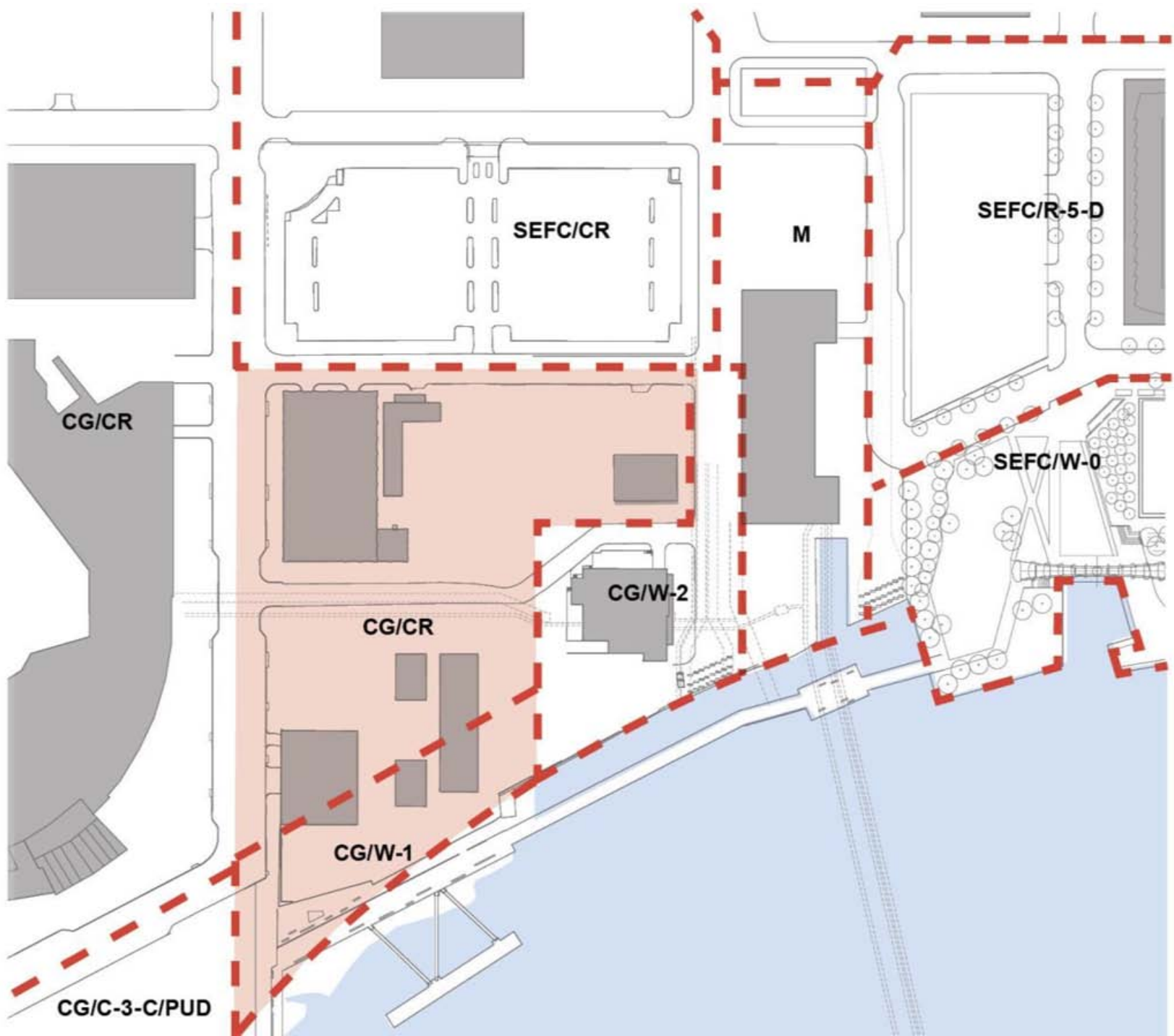
ZONING COMMISSION HEARING

September 19th, 2013



ZONING COMMISSION
District of Columbia
CASE NO. 13-05
EXHIBIT NO. 2443





SEFC/CR

M

SEFC/R-5-D

CG/CR

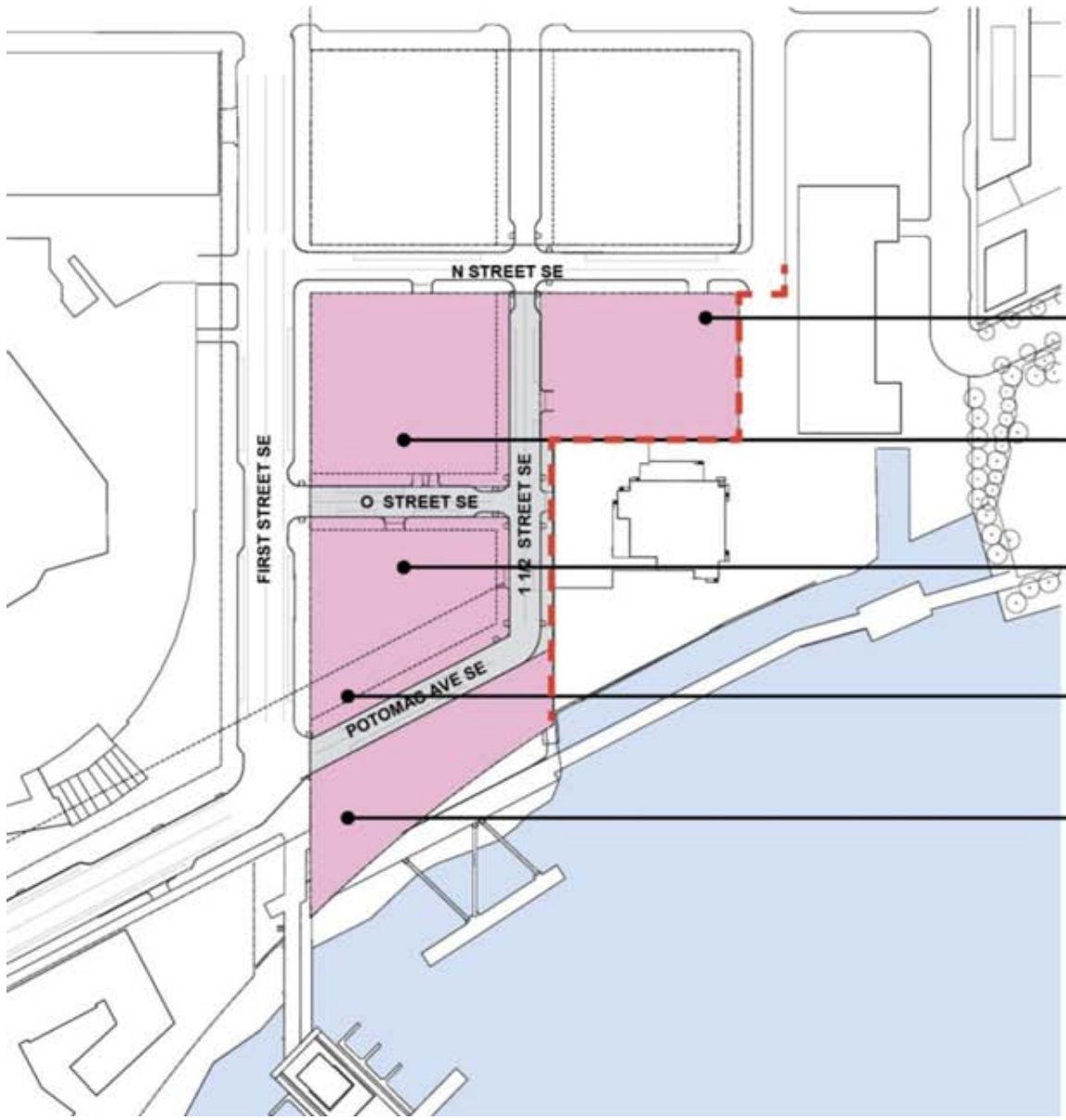
SEFC/W-0

CG/W-2

CG/CR

CG/W-1

CG/C-3-C/PUD



LEGEND

- PROPOSED PRIVATE STREET
- PROPOSED DEVELOPMENT PARCELS
- DC WATER SECURE PERIMETER

F1	
PARCEL AREA:	44,689.2 SQFT
FOOTPRINT AREA:	41,780.3 SQFT

G1	
PARCEL AREA:	58,745.4 SQFT

G2	
PARCEL AREA:	51,812.8 SQFT
FOOTPRINT AREA:	40,303.5 SQFT

PRIVATE STREETS	
PARCEL AREA:	41,401.0 SQFT

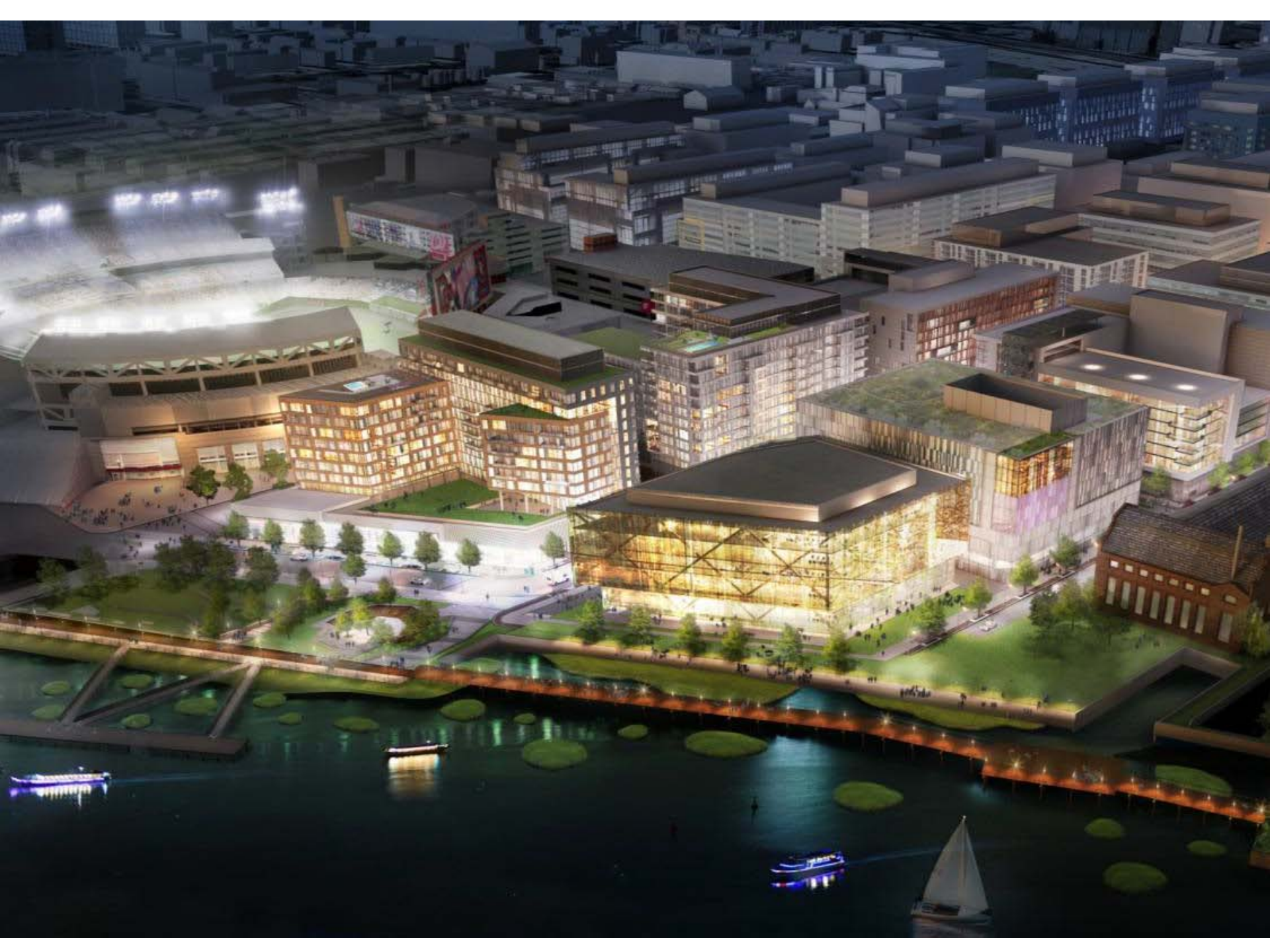
G3	
PARCEL AREA:	38,482.7 SQFT
FOOTPRINT AREA:	5,000 - 15,000.0 SQFT



GROTTO AND CANAL









THE YARDS

THE YARDS



CONSOLIDATED PUD

16 SCREEN MOVIE THEATER

THEATER AREA: 95,000 SF
PARKING SPACES: 331

FIRST STAGE PUD

RESIDENTIAL W/ GROUND FLOOR RETAIL

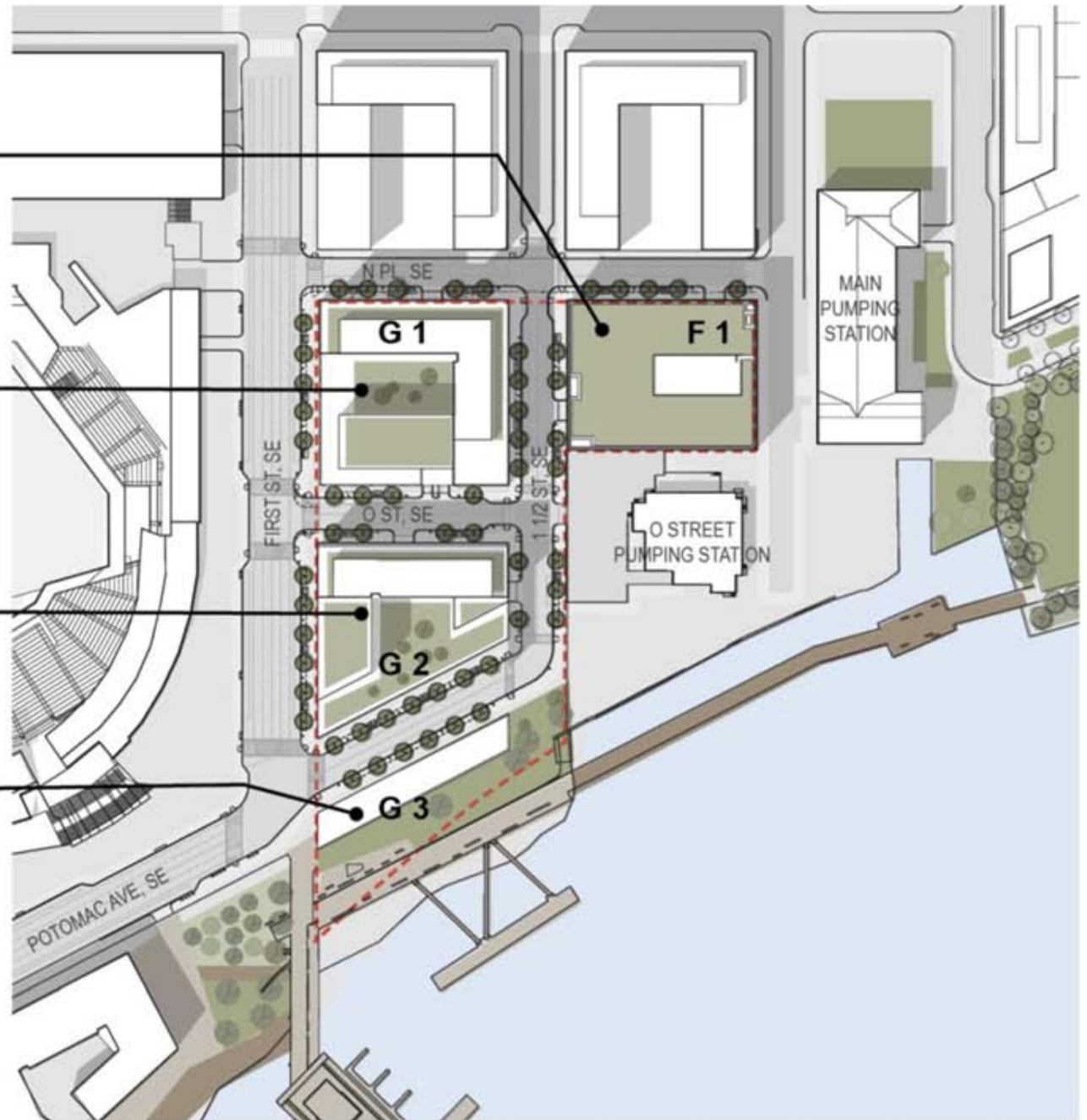
RETAIL AREA: 20,000 SF MIN
RESIDENTIAL AREA: 337,265 SF MAX
RESIDENTIAL UNITS: 350 EST.
PARKING SPACES: 175 EST.

RESIDENTIAL W/ GROUND FLOOR RETAIL

RETAIL AREA: 15,000 SF MIN
RESIDENTIAL AREA: 247,276 SF MAX
RESIDENTIAL UNITS: 250 EST.
PARKING SPACES: 125 EST.

RETAIL/CULTURAL & EXPANDED PARK

POSSIBLE RETAIL OR CULTURAL AREA:
5,000-15,000 SF





F1 Block Cinema
Forest City | PUD Public Hearing Package 08.29.2013

Rendered Perspective - NW
A-20









PLAYGROUND

DC Potomac Job Corps
A Forest City Washington Workforce Intermediary Training Partner
Culinary Class – Summer 2013



EXISTING IMMEDIATE CONTEXT





THE YARDS

THE YARDS



MAIN PUMP STATION

SITE

THE YARDS PARK

O STREET PUMP STATION

ANACOSTIA RIVERWALK TRAIL

BALLPARK ENTRANCE

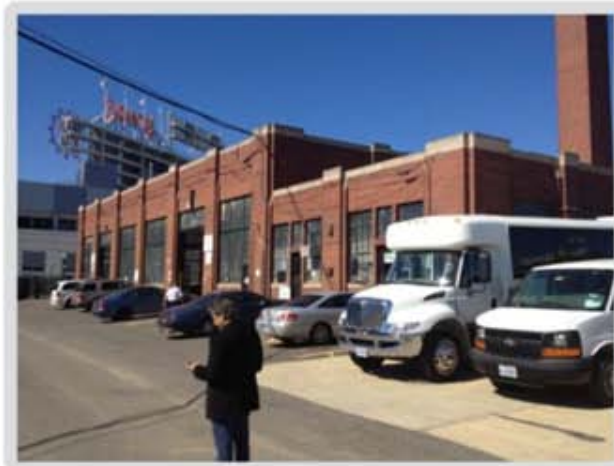
DIAMOND TEAGUE PARK



1 WELDING SHOP - SOUTH ELEVATION



2 WELDING SHOP - NORTH ELEVATION



3 FLEET MAINTENANCE SHOP - SOUTH ELEVATION



4 PAINT SHOP - SOUTH ELEVATION



5 CONCRETE PREFAB & CARPENTER SHOP - NORTH ELEVATION



6 TEMPORARY OFFICE TRAILERS - WEST ELEVATION

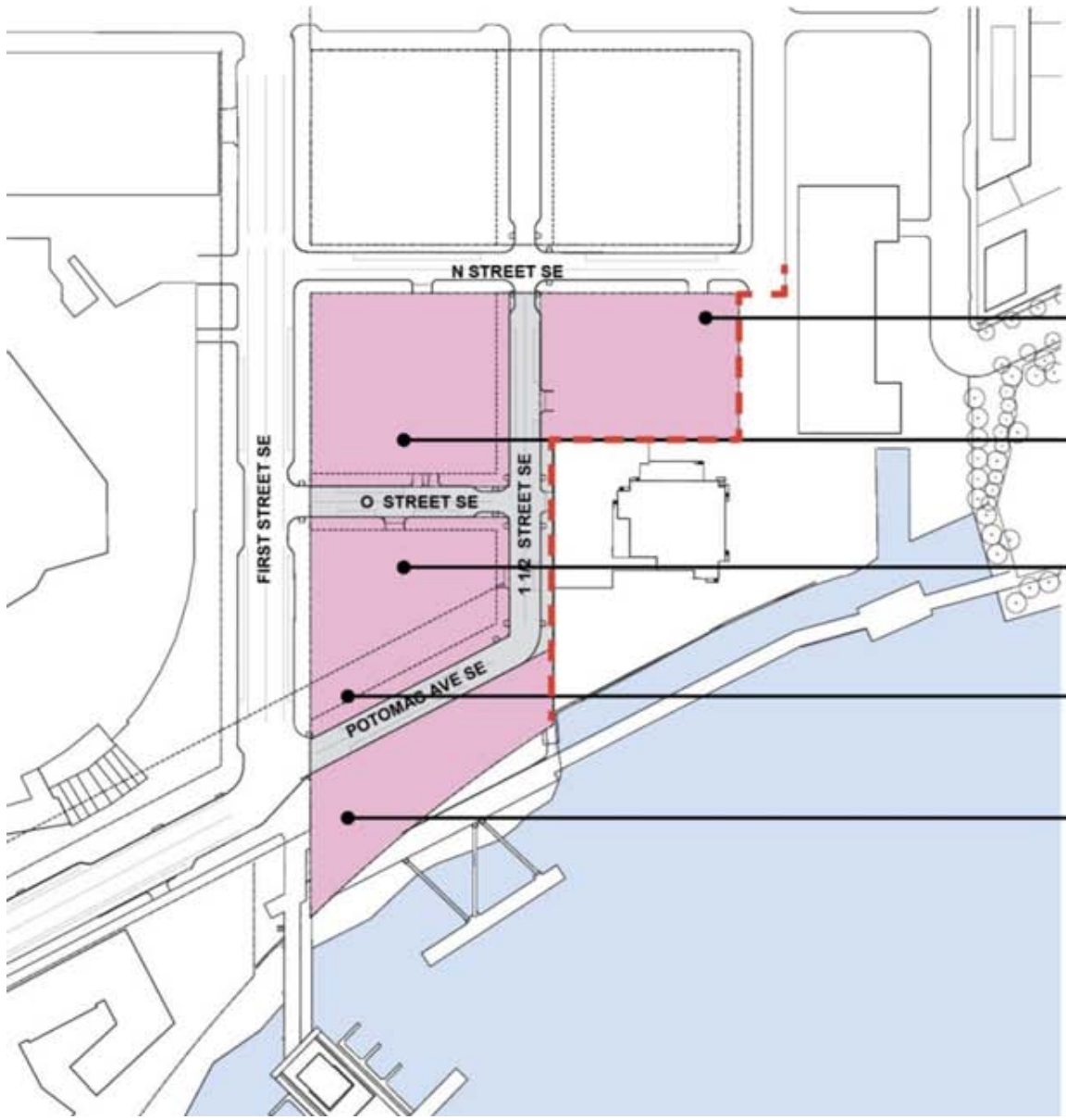
LEGEND

- ← VIEW CORRIDORS
- ANACOSTIA RIVERWALK TRAIL
- REINSTATE STREET



NOTE

THE APPROVED SOUTHEAST FEDERAL CENTER (THE YARDS) MASTER PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES.



LEGEND

- PROPOSED PRIVATE STREET
- PROPOSED DEVELOPMENT PARCELS
- DC WATER SECURE PERIMETER

F1
 PARCEL AREA: 44,689.2 SQFT
 FOOTPRINT AREA: 41,780.3 SQFT

G1
 PARCEL AREA: 58,745.4 SQFT

G2
 PARCEL AREA: 51,812.8 SQFT
 FOOTPRINT AREA: 40,303.5 SQFT

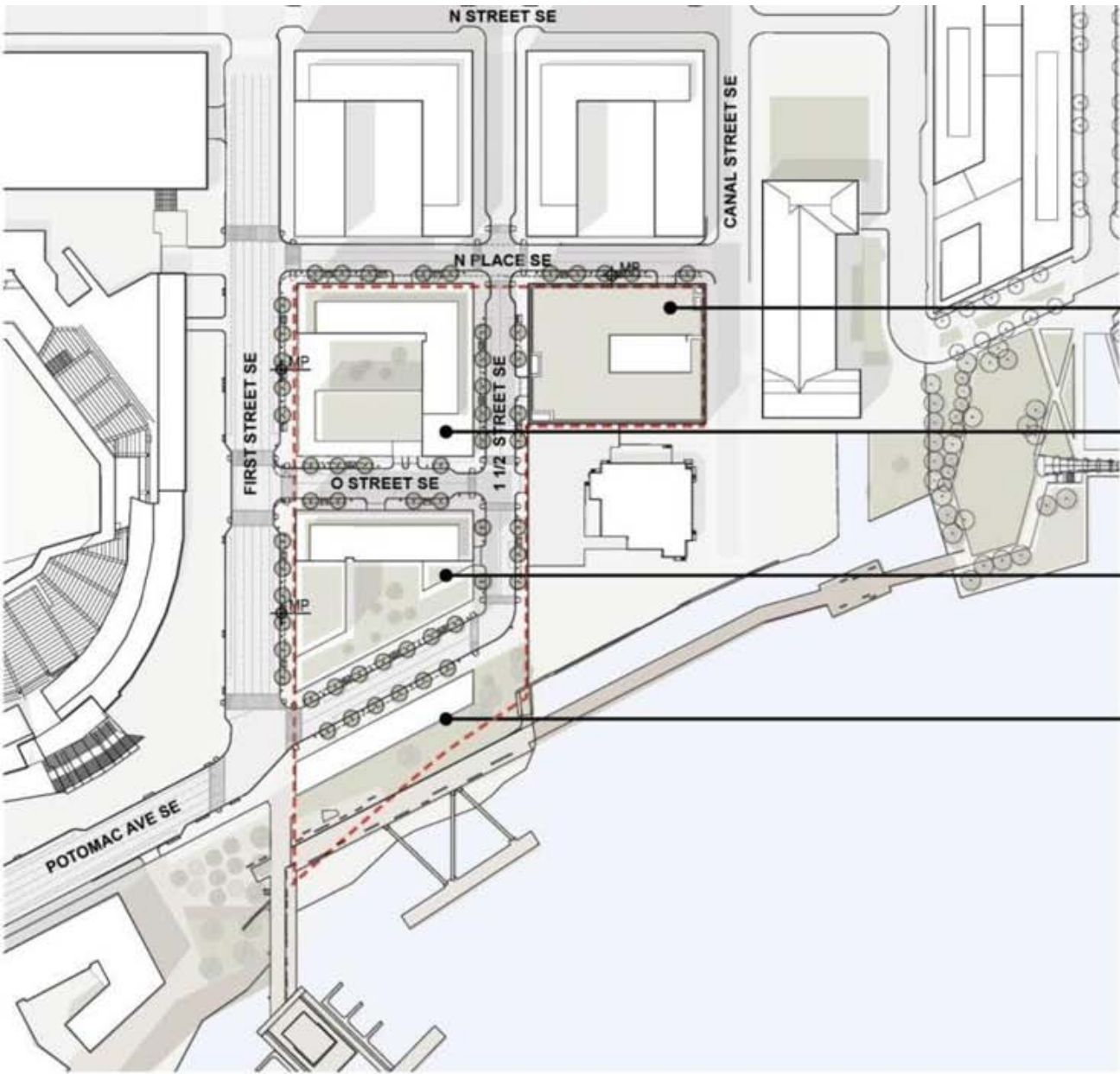
PRIVATE STREETS
 PARCEL AREA: 41,401.0 SQFT

G3
 PARCEL AREA: 38,482.7 SQFT
 FOOTPRINT AREA: 5,000 - 15,000.0 SQFT



THE YARDS

THE YARDS

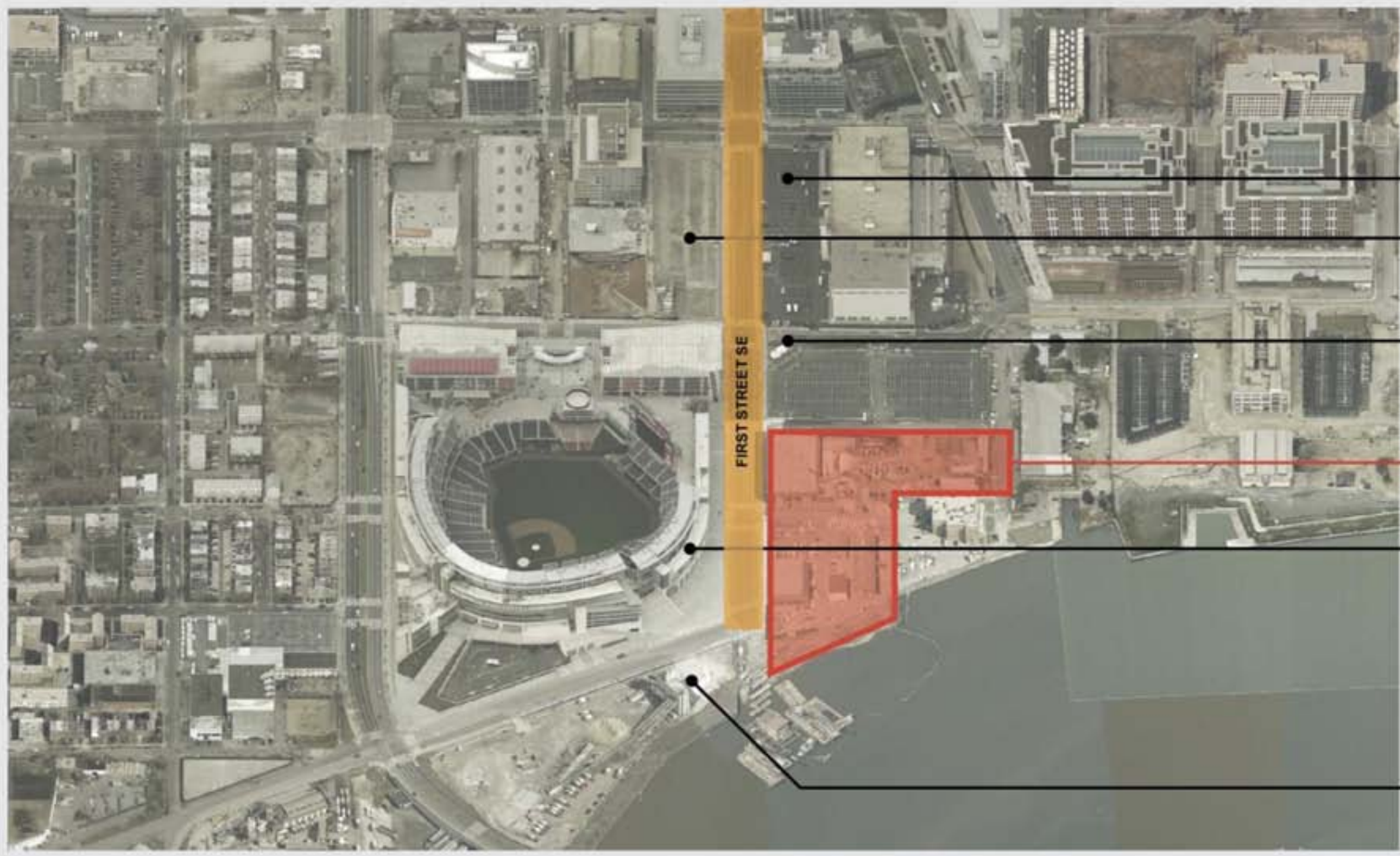


F1- 100' HT

G1- 110'-130' HT

G2- 110'-130' HT

G3- 30' HT MAX



YARDS PARCEL A
130'

BALLPARK SQUARE
130'

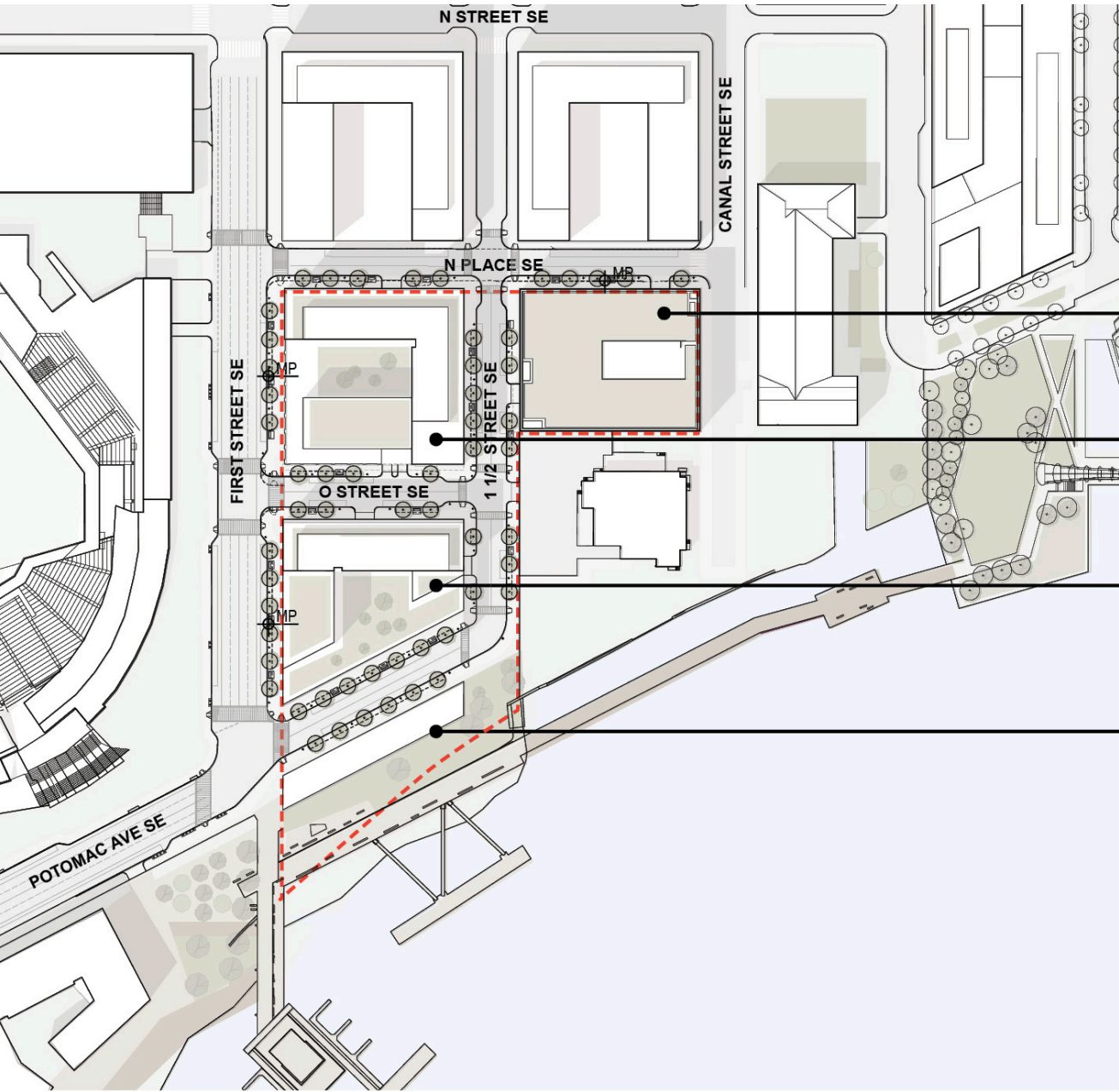
YARDS PARCEL F & H
110'

SITE

NATIONALS
BALLPARK 130'

FLORIDA ROCK
95'-130'

FIRST STREET SE



F1 FAR 5.73



G1 FAR 8.0 MAX

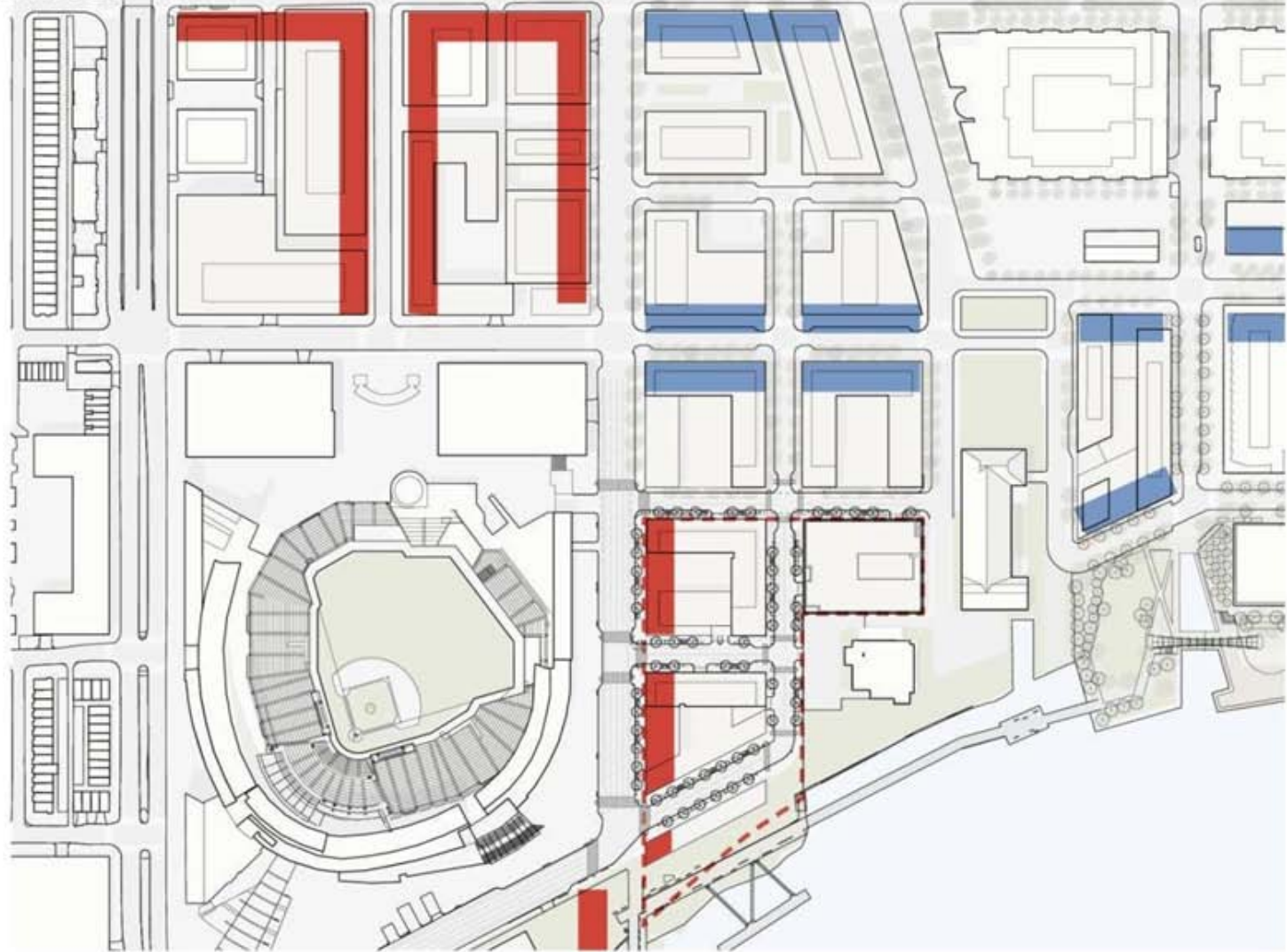
G2 FAR 7.5 MAX

G3 FAR 0.5 MAX

PREFERRED USE FRONTAGES

LEGEND

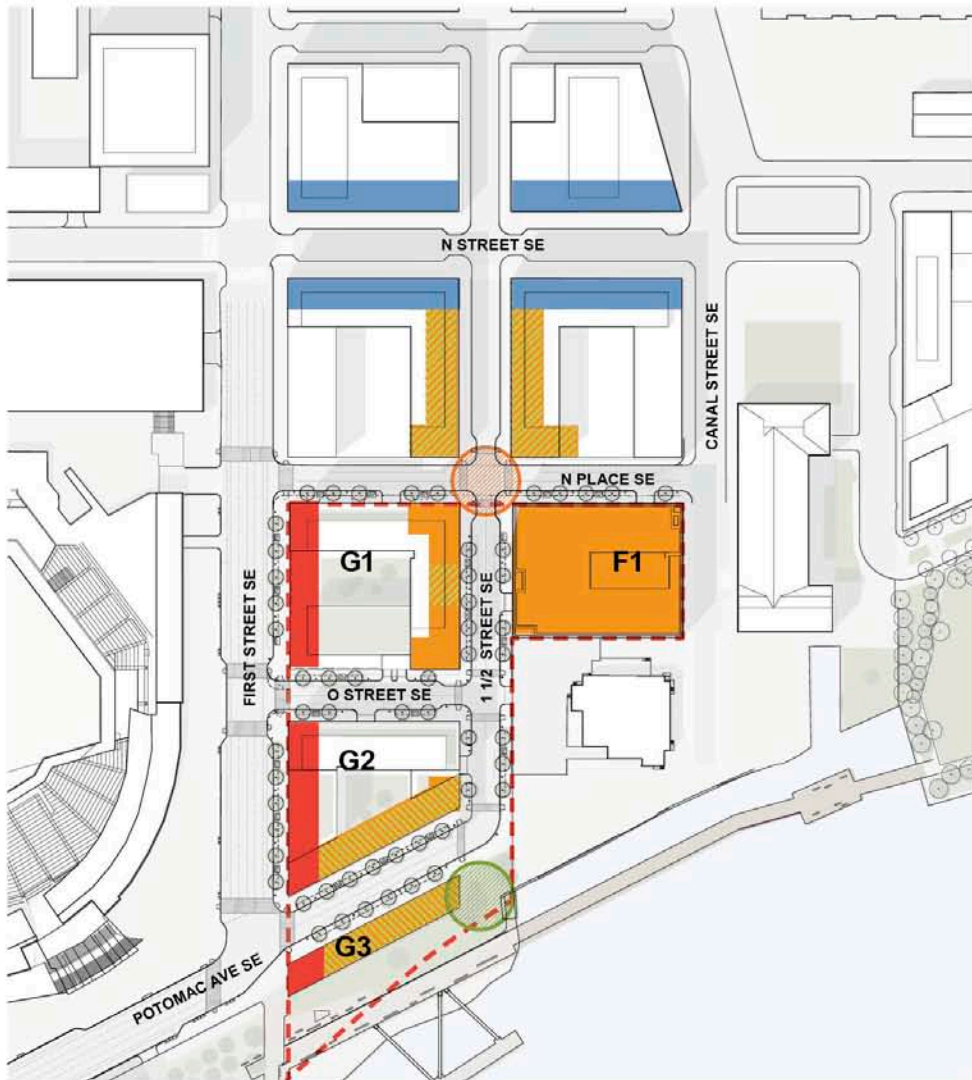
-  CG PREFERRED USE FRONTAGE
-  SEFC PREFERRED USE FRONTAGE



NOTE

THE APPROVED SOUTHEAST FEDERAL CENTER (THE YARDS) MASTER PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES.

THE CG AND SEFC OVERLAYS EACH REQUIRE THAT CERTAIN "PREFERRED USES" SUCH AS RETAIL, SERVICE, ENTERTAINMENT AND ARTS USES BE PROVIDED AT THE GROUND FLOOR ALONG CERTAIN STREETS SHOWN.



RETAIL DIAGRAM

LEGEND

- CG PREFERRED USE FRONTAGE
- SEFC PREFERRED USE FRONTAGE
- PROPOSED RETAIL/ARTS FRONTAGE WITHIN PUD
- OPTIONAL RETAIL
- KEY RETAIL/ARTS FRONTAGE INTERSECTION
- OPEN SPACE ANCHOR AREA

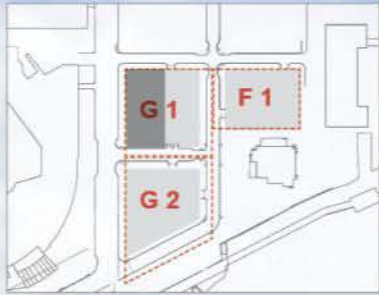
NOTES:

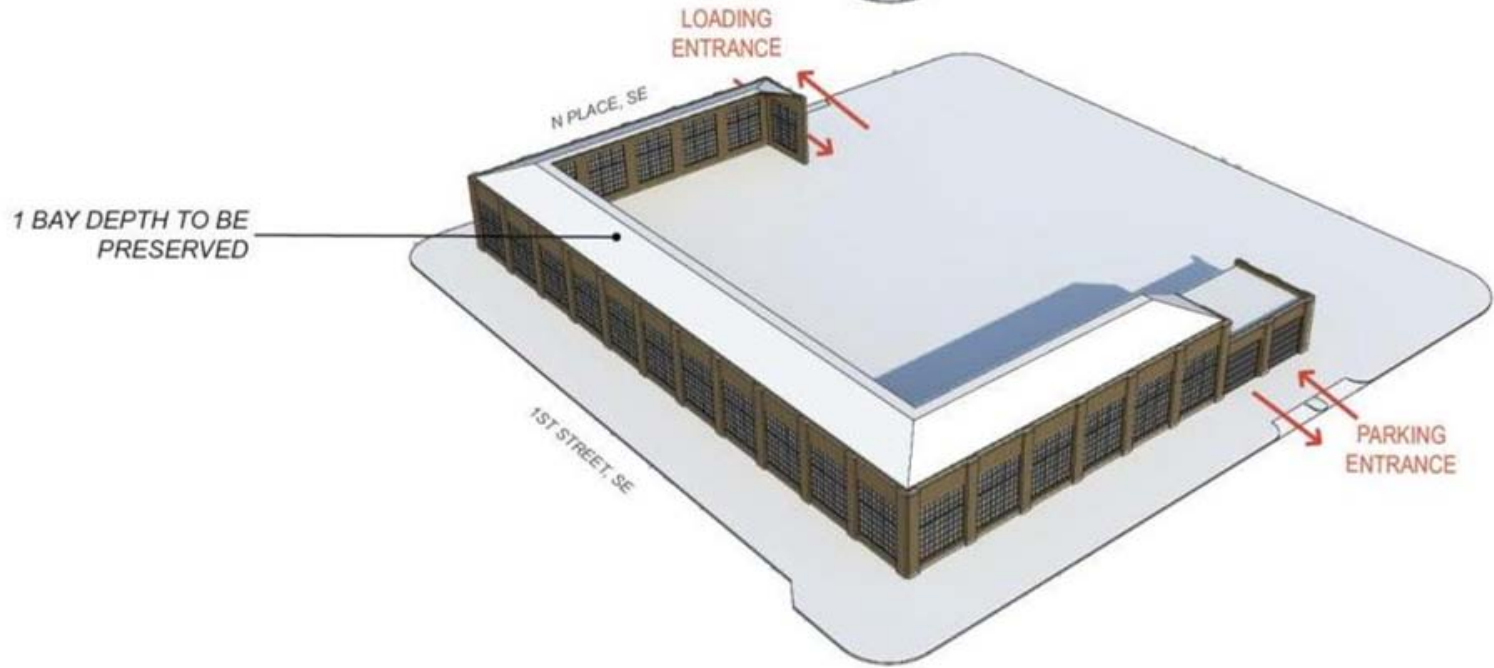
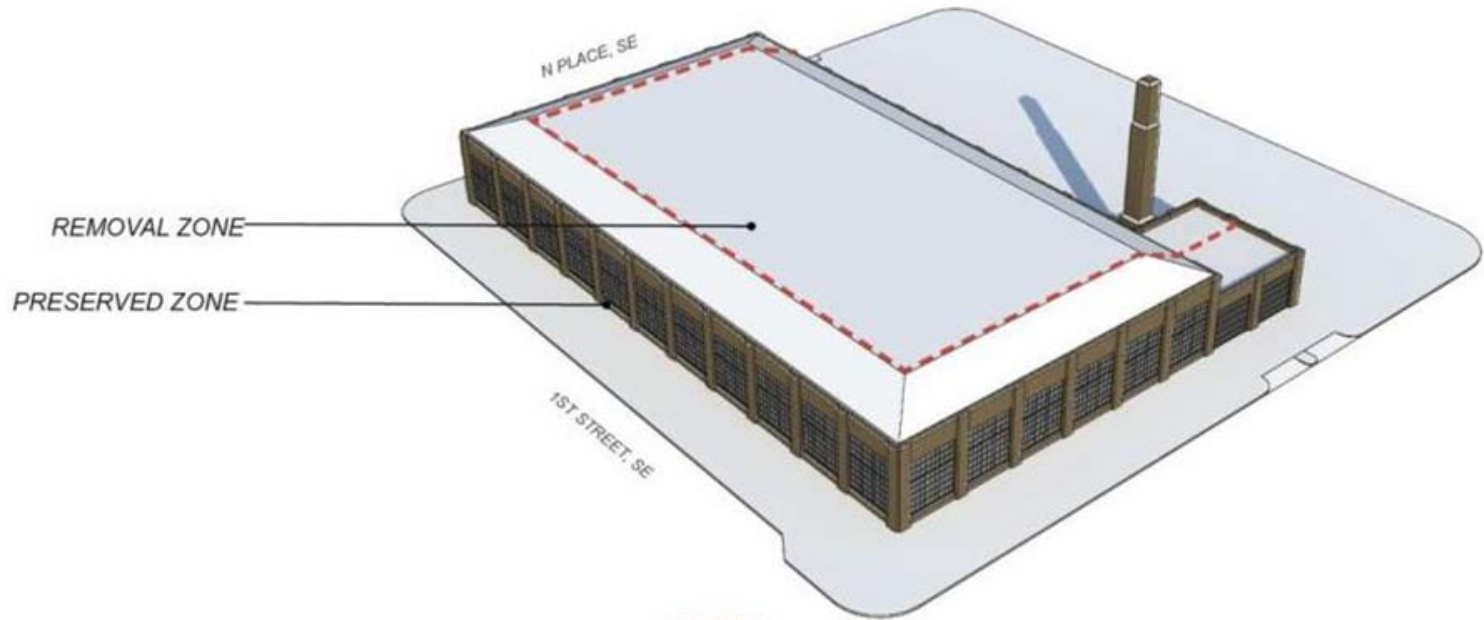
THE PREFERRED USE AND RETAIL/ARTS FRONTAGES MAY BE INTERRUPTED BY LOBBIES, FIRE CONTROL ROOMS, STAIR EXITS AND SIMILAR TYPES OF SPACES.

THE CG AND SEFC OVERLAYS EACH REQUIRE THAT CERTAIN "PREFERRED USES" SUCH AS RETAIL, SERVICE, ENTERTAINMENT AND ARTS USES BE PROVIDED AT THE GROUND FLOOR ALONG CERTAIN STREETS SHOWN.



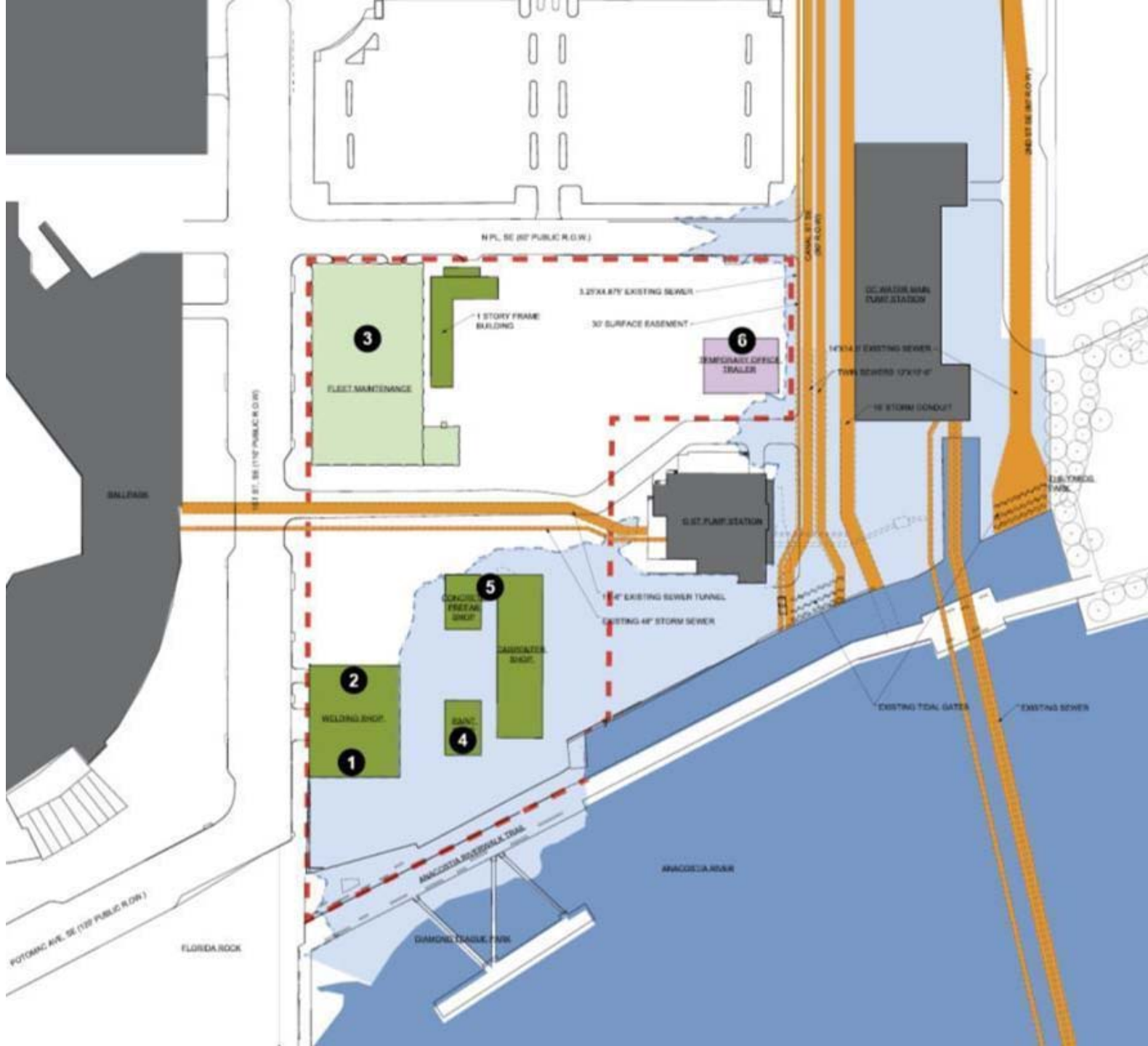
KEY



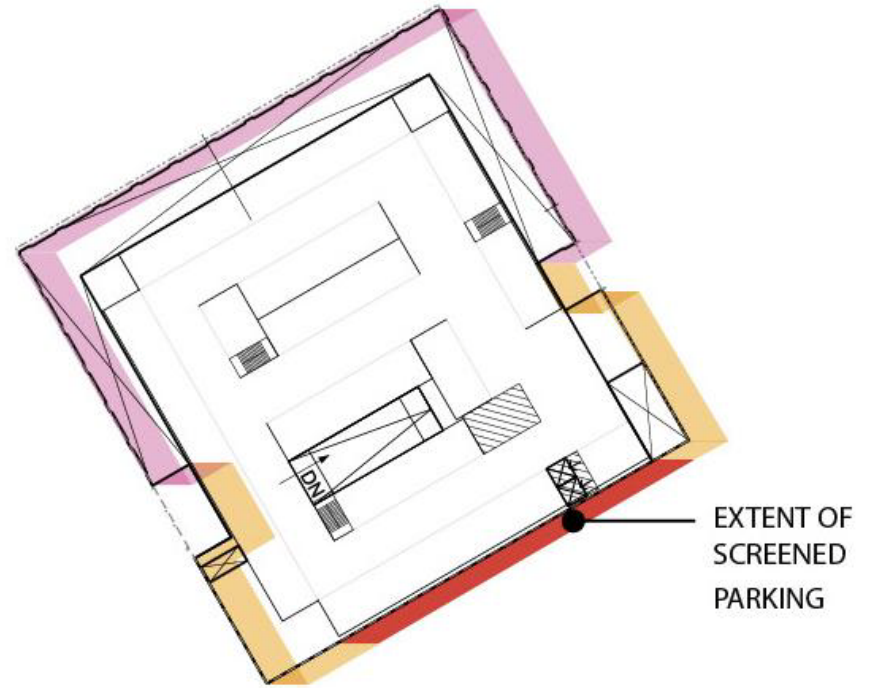
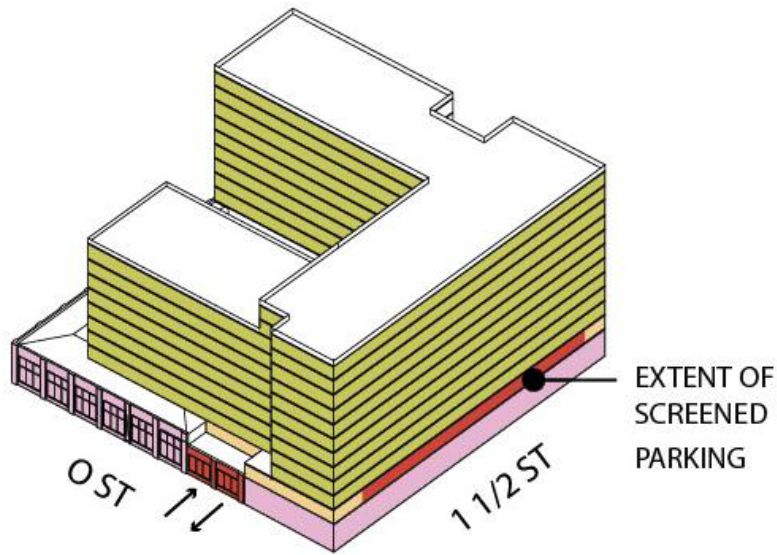


PRESERVATION DIAGRAM FLEET MAINTENANCE BUILDING



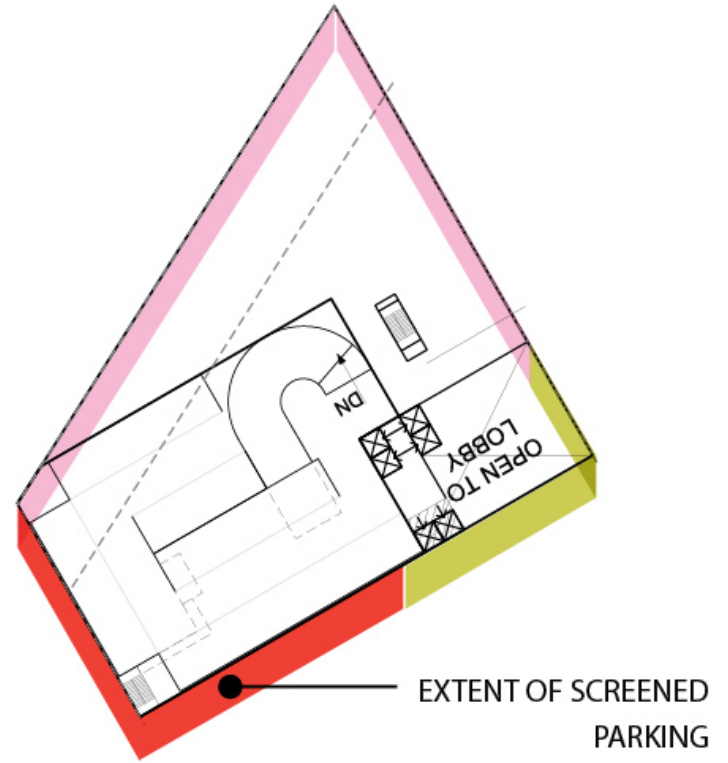
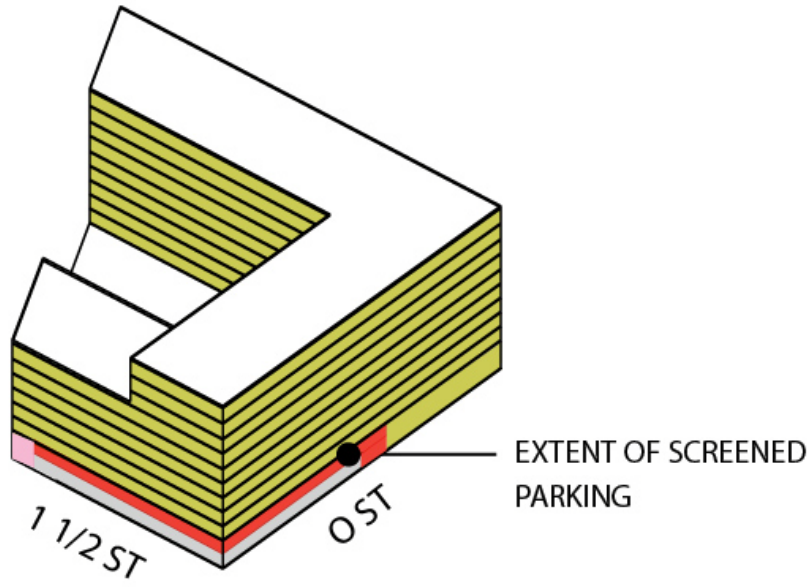


G1 SCREENED PARKING 15' MIN ABOVE THE SIDEWALK



2ND FLOOR PLAN

G2



2ND FLOOR PLAN



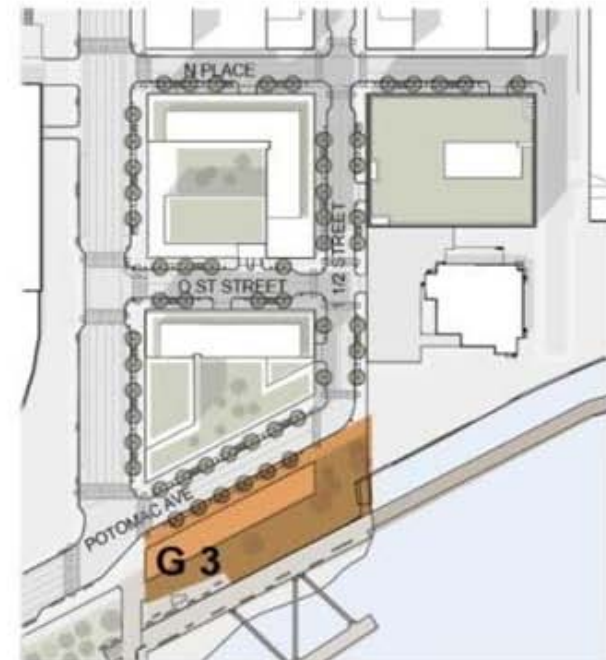
PHASE 1

- 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

