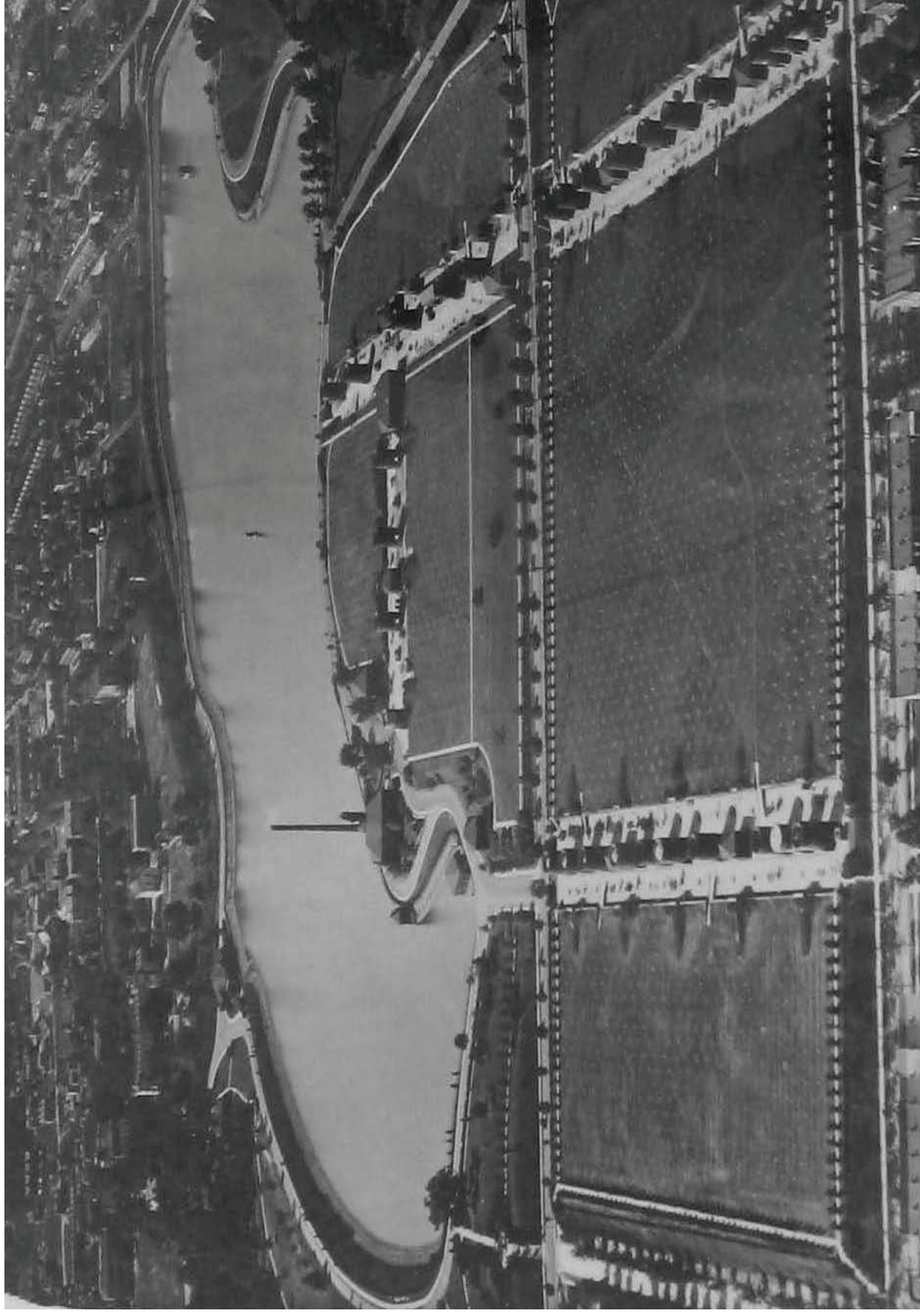


ORIGINAL LOT DESIGNATIONS, C. 1899



AERIAL PHOTOGRAPH OF SITE, C. 1925 FROM THE SWARTZELL RHEEM AND HENSEY COLLECTION



AERIAL PHOTOGRAPH LOOKING NORTH, C. 1920



SITE ORGANIZATION, C. 1930



AERIAL PHOTOGRAPH OF SITE, C. 1930



EE&K a Perkins Eastman company

OLMSTED JR. PLAN

MASTER PLAN



AERIAL VIEW, CIRCA 1930



PERIMETER WALK, CIRCA 1946



PERIMETER WALK, CIRCA 1910

HISTORIC CONDITIONS



PERIMETER PATH



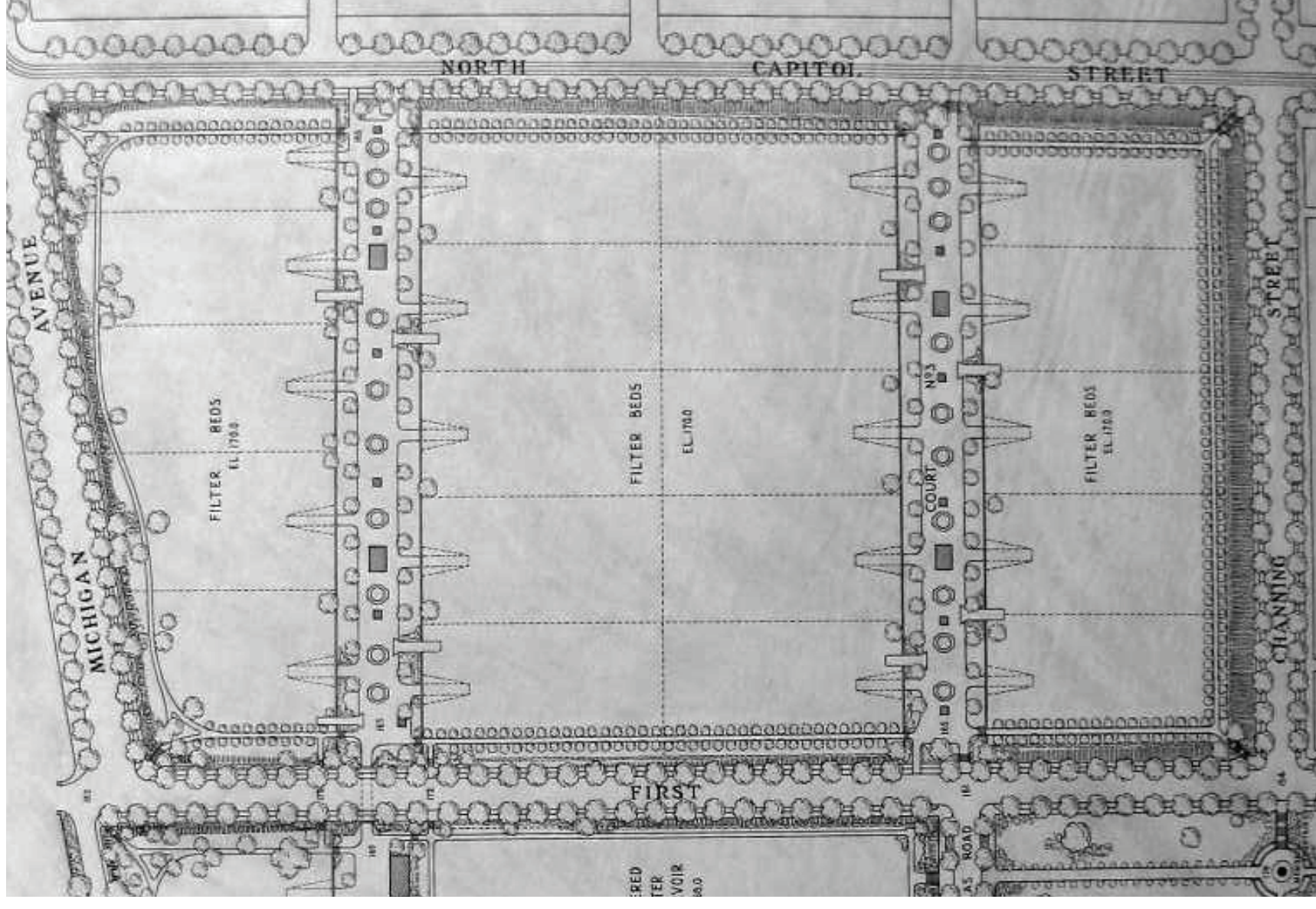
CORNER STAIR



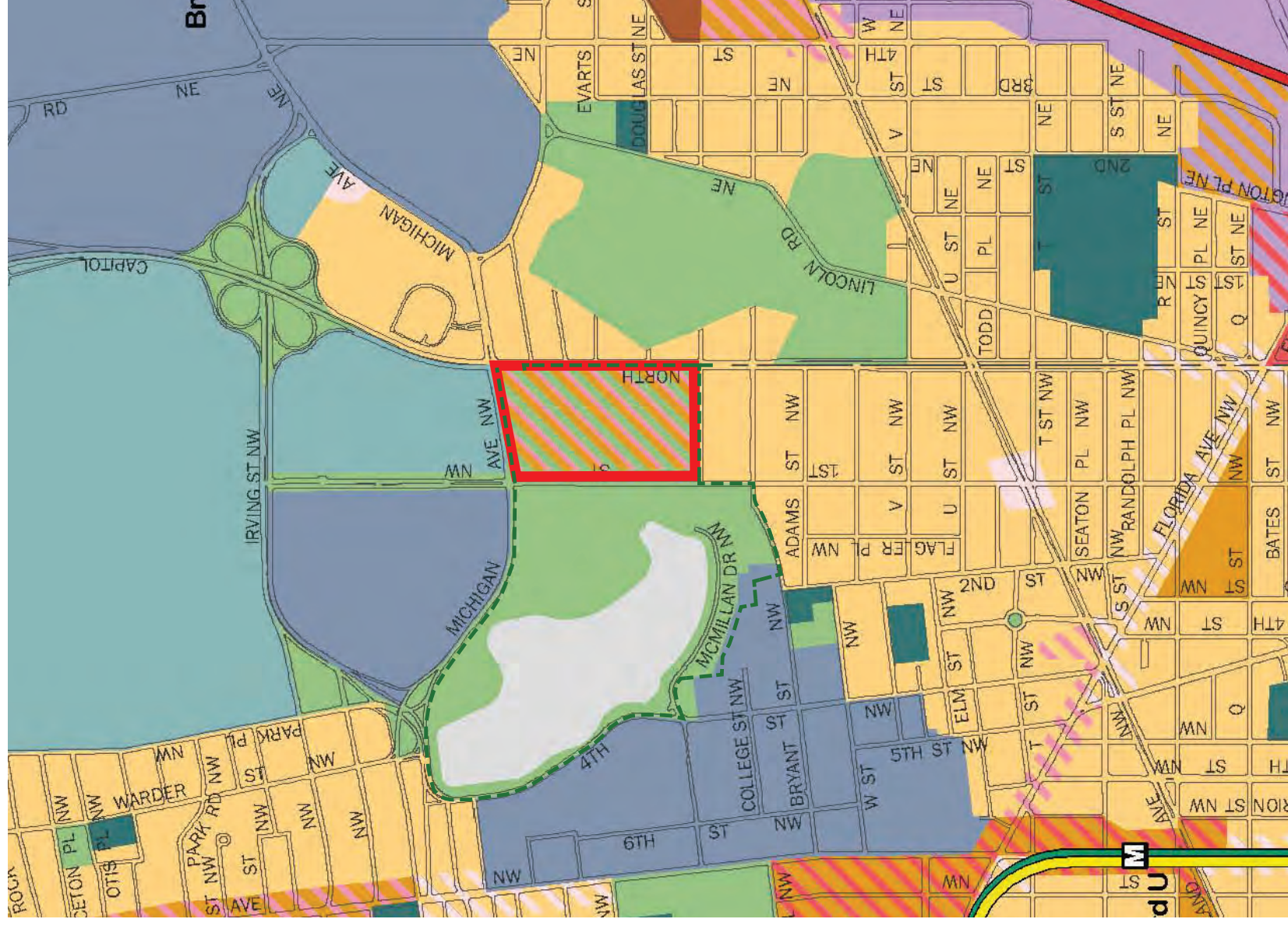
PERIMETER PLANTING REMNANTS



CURVILINEAR SECTION OF PERIMETER PATH



OLMSTED SITE PLAN, CIRCA 1911



SITE AREA + CONTEXT | DC CORP PLAN (2006)

LEGEND

Residential Land Use Categories

- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartment buildings.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

Commercial Land Use Categories

- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**
Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.
- Production, Distribution, and Repair**
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.

SITE BOUNDARY

LANDMARK BOUNDARY

USE ASSIGNED TO SITE

Public and Institutional Land Use Categories

- Federal**
Includes land and facilities owned, occupied and used by the Federal Government, excluding parks and open space. Uses include military bases, federal government buildings, the International Children's Center, federal hospitals, and government embassies. The category generally denotes ownership rather than use. Land with this designation is generally not subject to zoning.
- Local Public Facilities**
Includes land and facilities owned and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Because of the scale of the map, local public facilities smaller than one acre—including some of the District's libraries, police and fire stations, and similar uses—may not be shown.
- Institutional**
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Because of the scale of this map, smaller institutional uses such as churches are generally not shown unless they are located on sites that are several acres in size.
- Parks, Recreation, and Open Space**
Includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Sullard Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation).

Mixed Land Use

Areas where the mixing of two or more land uses is encouraged are shown using striped patterns. The colors of the stripes correspond to the specific land uses. The general density and intensity of development within a Mixed Use area is determined by the specific mix of uses. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the map may indicate the dominant use by showing it at a slightly higher density (in this case, "Moderate Density Residential/Low Density Commercial"). The Comprehensive Plan Area Elements may also provide additional detail on the specific mix of uses envisioned.

Water Bodies

Metro Stations

Metro Lines



PHASE 1

Everything contained *within this PUD submission*:

- Preservation and stabilization of historic resources
- Stabilized filter bed cells 14 and portions of 28
- Townhouses in center of site
- South Park (initial build-out may be limited to useable green open space until public funds become available to complete build-out of landscape design)
- One Multifamily Housing Building over Grocery Store
- Two mixed-use Medical Office Buildings
- Healing Gardens Park at northern end of site
- Associated streetscape

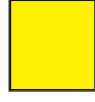
PHASE 2

A future PUD submission to contain:

- A third mixed-use Medical Office Building
- Market Rate Condo Building
- Associated streetscape



Phase 1
Consolidated PUD package
submitted November 2013



Phase 2
Consolidated PUD package
submitted at a later date

