ZONING COMMISSION District of Columbia CASE NO.15-15 EXHIBIT NO.1115

A2 | CONCEPT OVERVIEW



ECKINGTON YARDS WEST | PERSPECTIVE @ ECKINGTON PLACE, NE

A2.01 PRE-HEARING SUBMISSION

E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002





ECKINGTON YARDS WEST | AERIAL VIEW @ ECKINGTON PLACE, NE T PRE-HEARING SUBMISSION | A2.02 DC 20002 02 / 05 / 2016

ERIC COLBERT & ASSOCIATES, P.C. 717 5TH STREET. NW WASHINGTON, DC 20001 LANDDESIGN, INC. 200 S. PEYTON STREET ALEXANDRIA, VA 22314 BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815 ECKINGTONYARDS | EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



ECKINGTON YARDS WEST | AERIAL VIEW

A2.03 | PRE-HEARING SUBMISSION

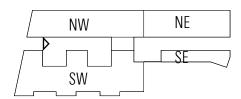
E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 Eckington Place+1500 Harry Thomas Way, Ne Washington DC 20002 BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

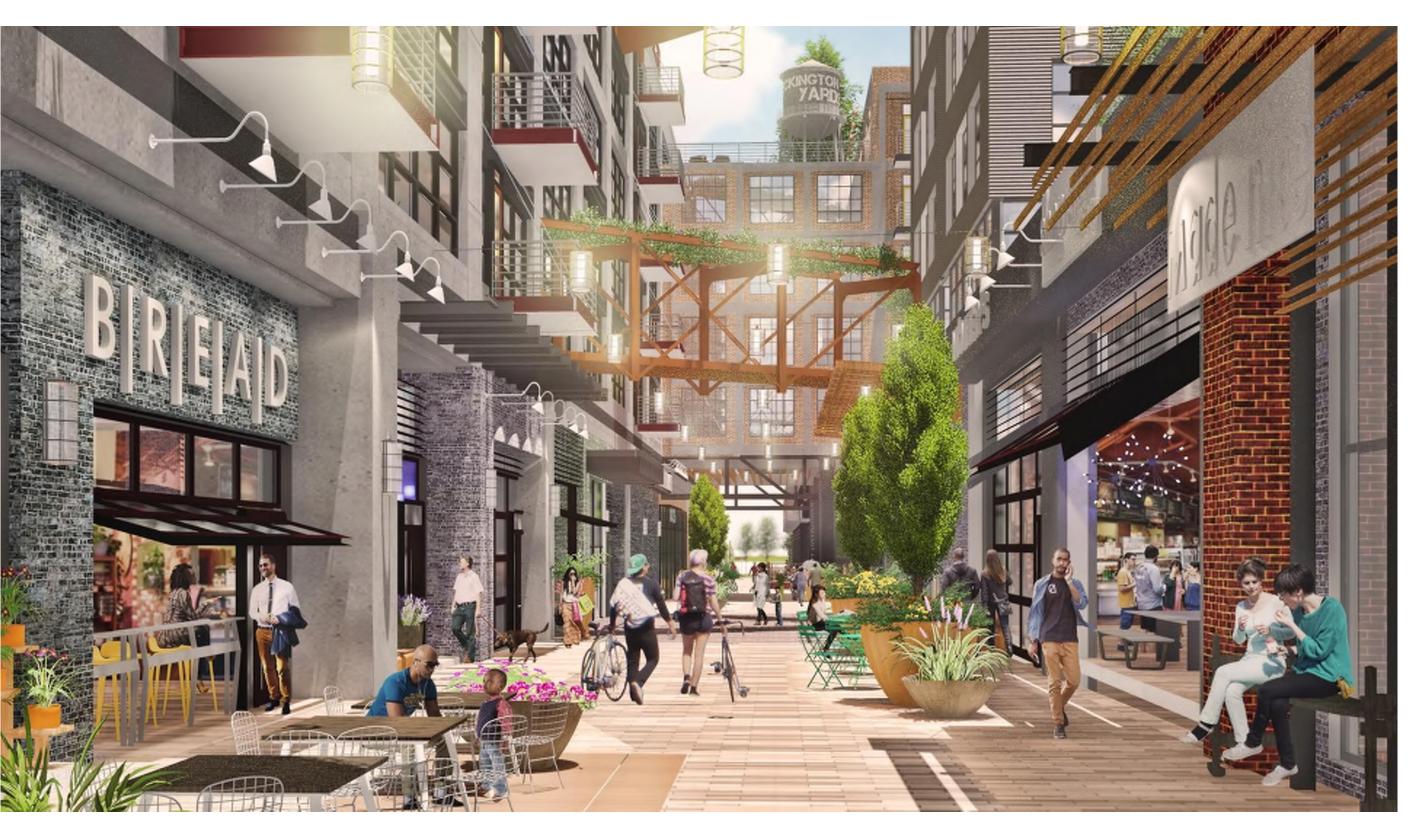




ECKINGTON YARDS WEST STREET VIEW @ ECKINGTON PLACE, NE ECKINGTON YARDS EAST + WEST I611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 2002 PRE-HEARING SUBMISSION | A2.04

BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815





ECKINGTON YARDS WEST | PERSPECTIVE @ RETAIL PROMENADE

A2.05 | PRE-HEARING SUBMISSION

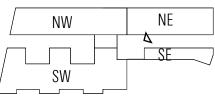
E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 Eckington Place+1500 Harry Thomas Way, Ne Washington DC 20002



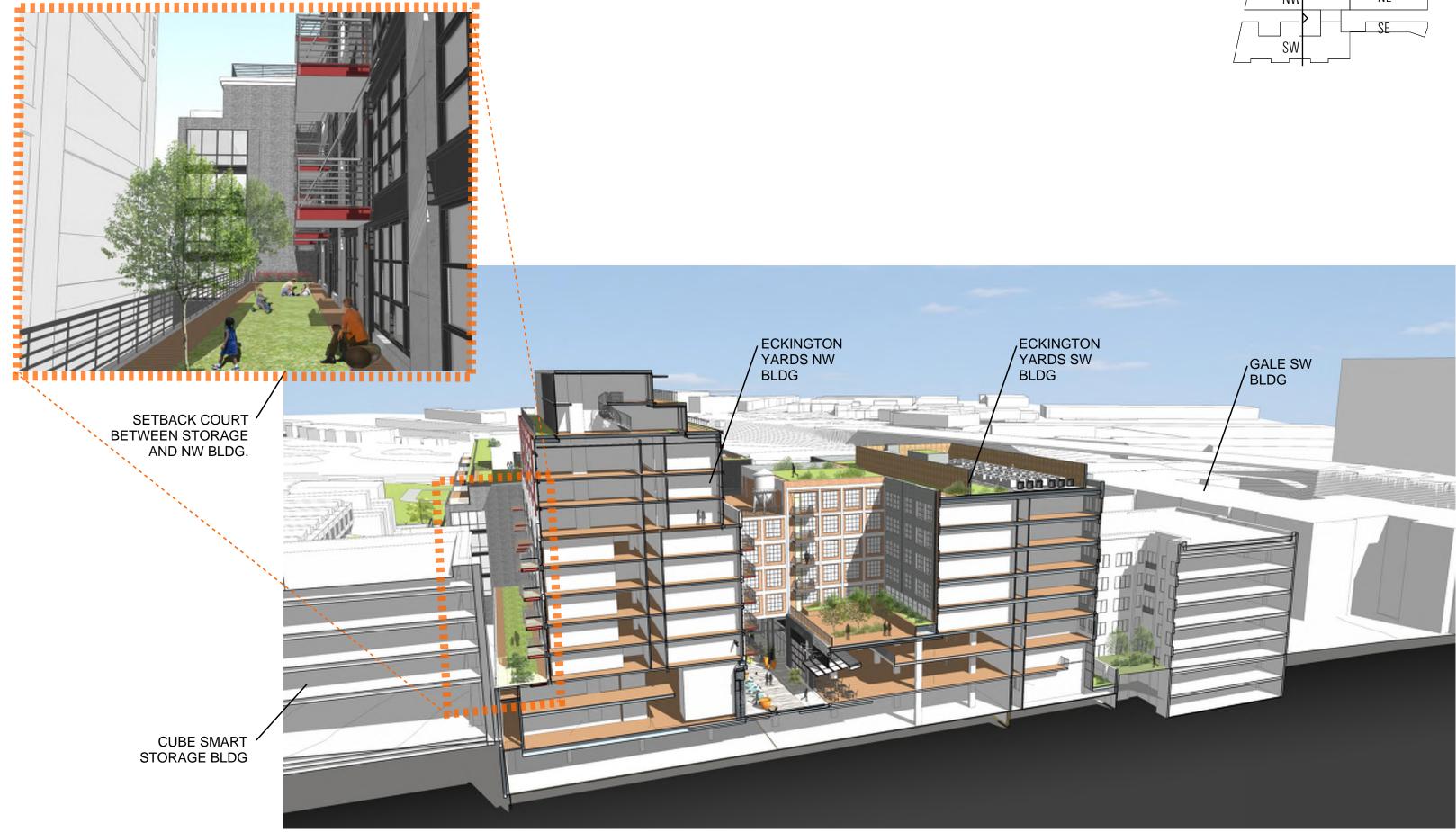


ERIC COLBERT & ASSOCIATES, P.C. 717 5TH STREET. NW WASHINGTON, DC 20001 LANDDESIGN, INC. 200 S. PEYTON STREET ALEXANDRIA, VA 22314 BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ECKINGTON YARDS EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



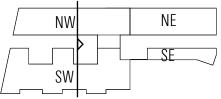
ECKINGTON YARDS WEST | VIEW OF PLAZA PRE-HEARING SUBMISSION | A2.06



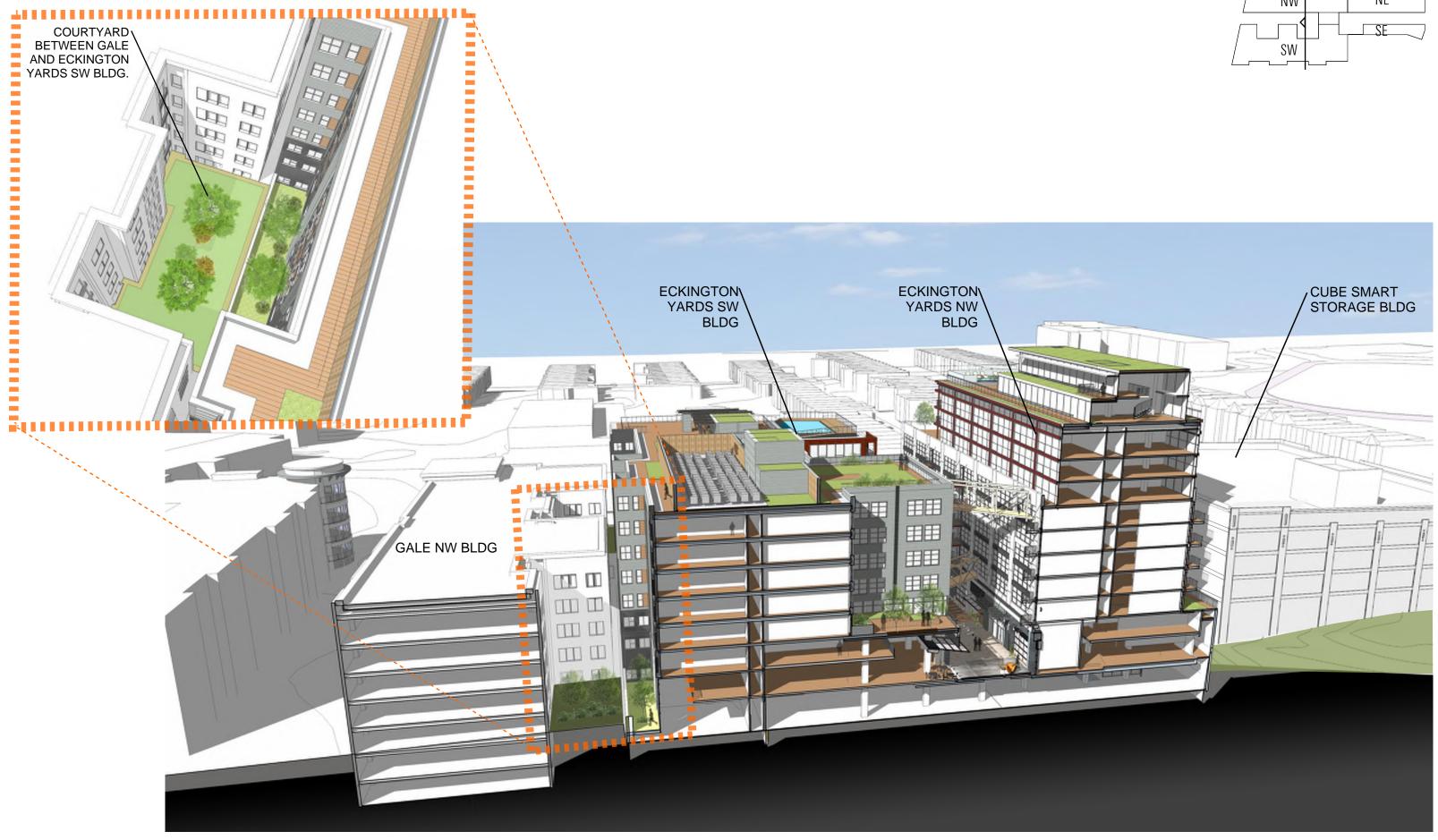
ECKINGTON YARDS WEST | MASSING VIEWS @ NEIGHBORING BUILDING (CUBE SMART WAREHOUSE)

A2.07 | PRE-HEARING SUBMISSION

E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 Eckington Place+1500 Harry Thomas Way, Ne Washington DC 20002



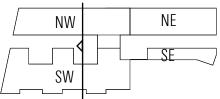
ERIC COLBERT & ASSOCIATES, P.C. 717 5TH STREET. NW WASHINGTON, DC 20001



ERIC COLBERT & ASSOCIATES, P.C. 717 5TH STREET. NW WASHINGTON, DC 20001

BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 Eckington Place+1500 Harry Thomas Way, Ne Washington DC 20002



ECKINGTON YARDS WEST | MASSING VIEWS @ NEIGHBORING BUILDING (GALE APARTMENTS) PRE-HEARING SUBMISSION A2.08

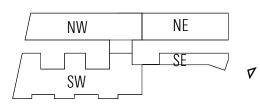


ECKINGTON YARDS WEST | PERSPECTIVE @ HARRY THOMAS WAY, NE

A2.09 | PRE-HEARING SUBMISSION

E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 Eckington Place+1500 Harry Thomas Way, Ne Washington DC 20002





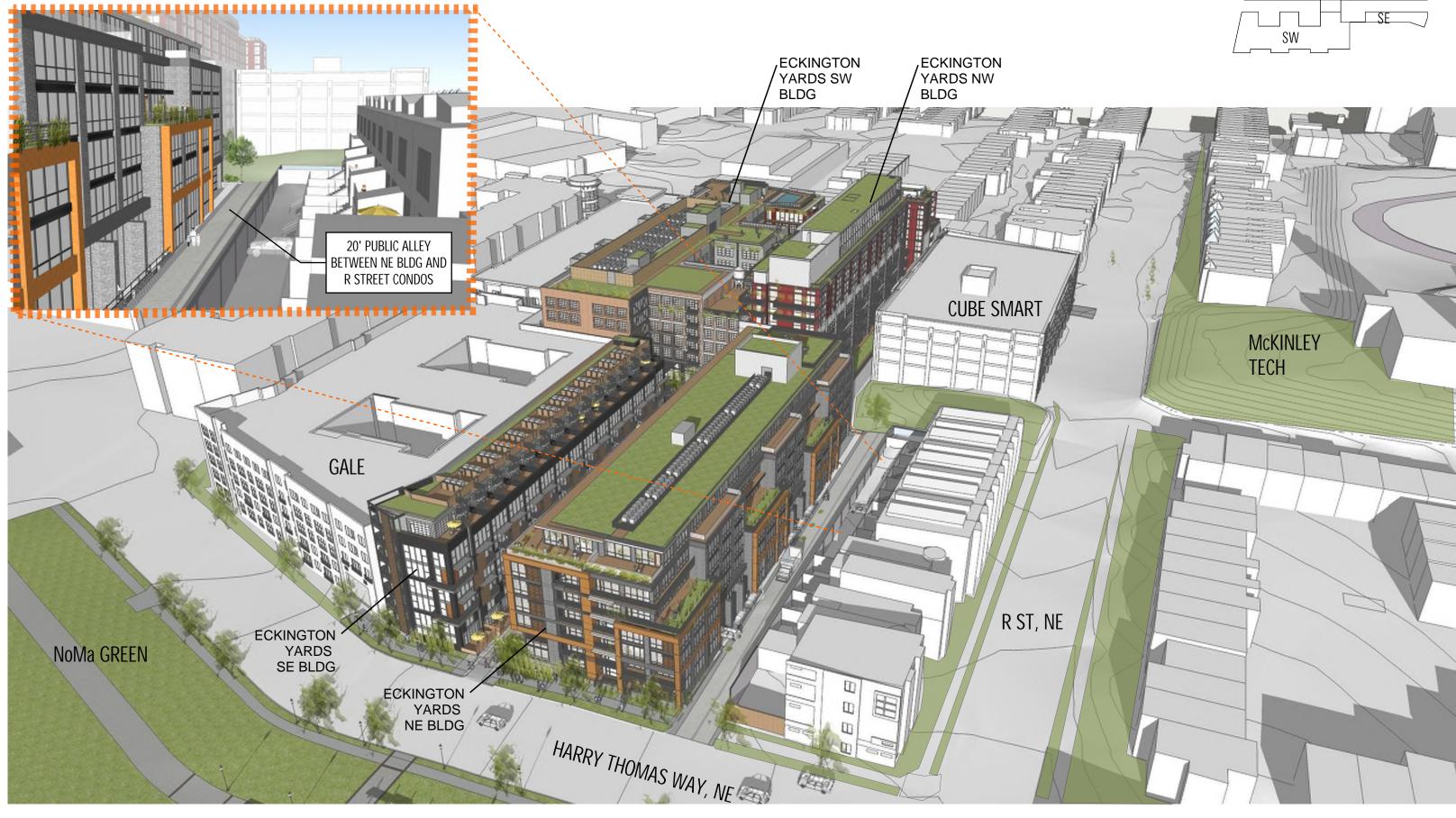


ERIC COLBERT & ASSOCIATES, P.C. 717 5TH STREET. NW WASHINGTON, DC 20001

BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ECKINGTONYARDS | EAST + WEST 1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

ECKINGTON YARDS EAST | PERSPECTIVE @ 20' PUBLIC ALLEY PRE-HEARING SUBMISSION | A2.10

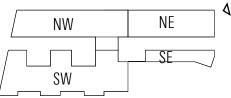


E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

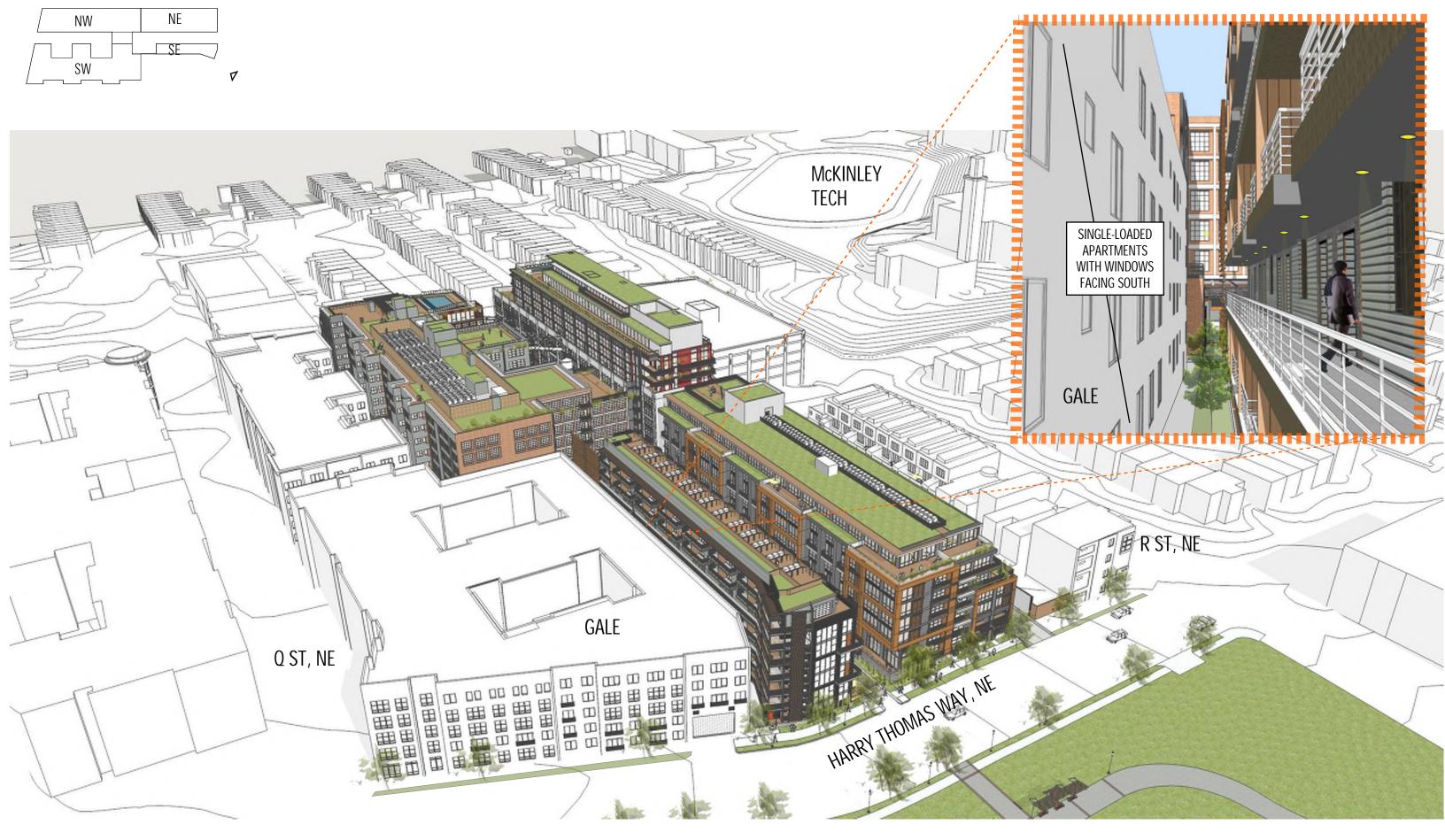
ECKINGTON YARDS EAST | MASSING VIEWS @ NEIGHBORING BUILDING (R STREET CONDOS)

BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

A2.11 | PRE-HEARING SUBMISSION



ERIC COLBERT & ASSOCIATES, P.C. 717 5TH STREET. NW WASHINGTON, DC 20001



ERIC COLBERT & ASSOCIATES, P.C. 717 5TH STREET. NW WASHINGTON, DC 2000

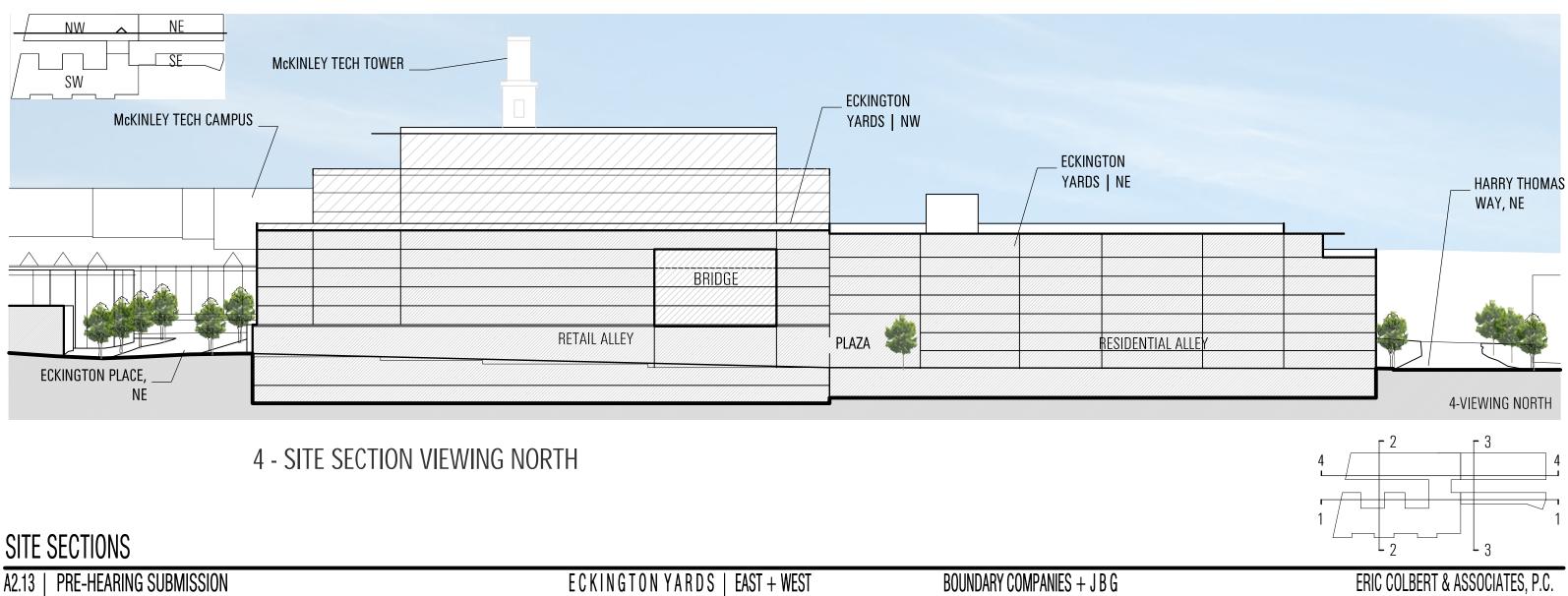
BOUNDARY COMPANIES + J B G BETHESDA MD 20815

E C K I N G T O N Y A R D S | EAST + WEST 1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

ECKINGTON YARDS EAST | MASSING VIEWS @ NEIGHBORING BUILDING (GALE APARTMENTS) PRE-HEARING SUBMISSION | A2.12

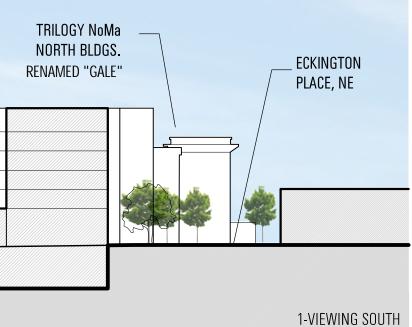
NW SW	NE SE	ECKINGTON YARDS SE		ECKINGTON / YARDS SW		
HARRY THOMAS Way, Ne				BRIDGE		
	RESIDENTIAL ALLEY	PLA	ZA		RETA	IL ALLEY

1 - SITE SECTION VIEWING SOUTH

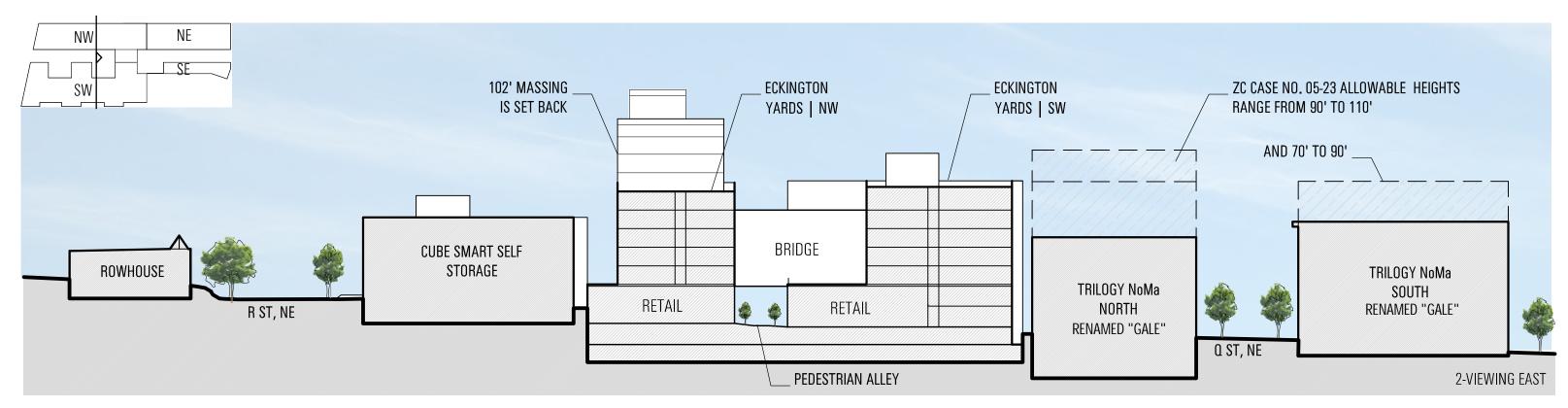


A2.13 | PRE-HEARING SUBMISSION

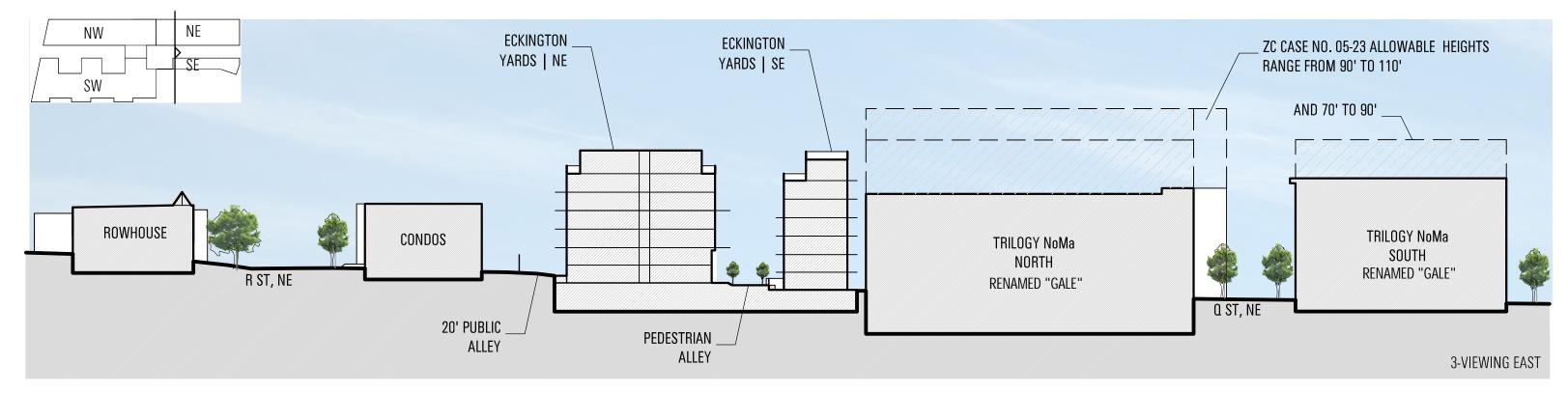
ECKINGTON YARDS | 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



717 5TH STREET. NW WASHINGTON, DC 20001



2 - SITE SECTION VIEWING EAST

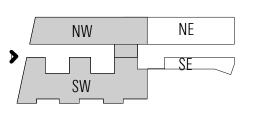


3 - SITE SECTION VIEWING EAST

SITE SECTIONS PRE-HEARING SUBMISSION | A2.14

A3 | ELEVATIONS





1. Refer to floor plans for overall building dimensions.

2. Refer to sections for overall building height.

3. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary. 4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining

BOUNDARY COMPANIES + J B G

4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

the same general level of quality) proposed, based on availability at the time of construction and further project design.

ECKINGTON PLACE STREET ELEVATION

PRE-HEARING SUBMISSION A3.01 02/05/2016

ECKINGTON YARDS EAST + WEST 1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



1. Refer to floor plans for overall building dimensions.

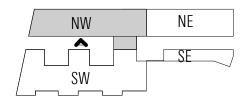
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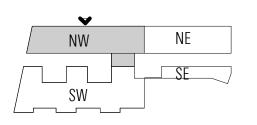
BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ECKINGTONYARDS | EAST + WEST 1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



NW | SOUTH ELEVATION PRE-HEARING SUBMISSION | A3.02





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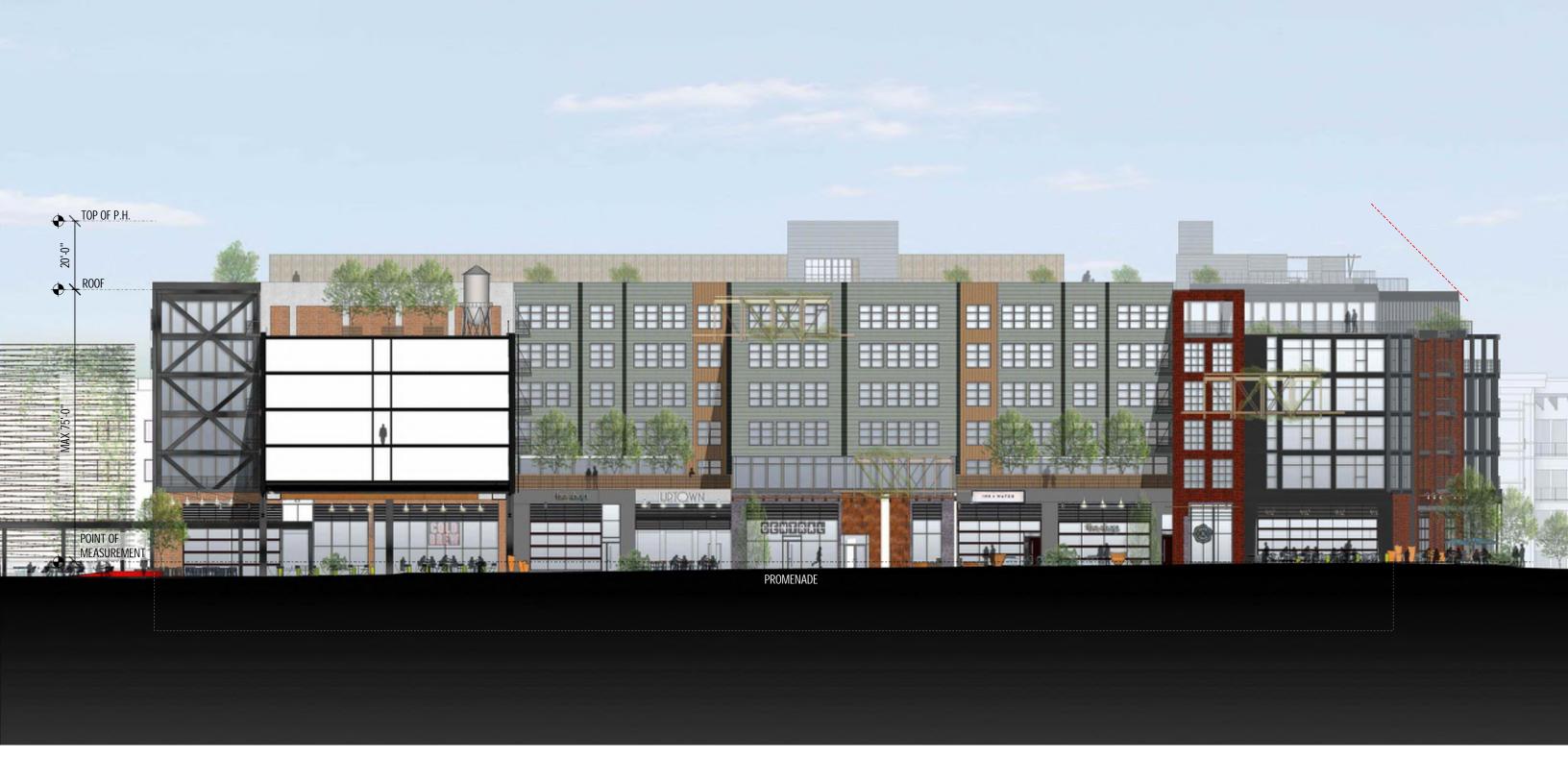
BOUNDARY COMPANIES + J B G

4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

the same general level of quality) proposed, based on availability at the time of construction and further project design.

NORTH ELEVATION NW PRE-HEARING SUBMISSION A3.03 02/05/2016

ECKINGTON YARDS EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



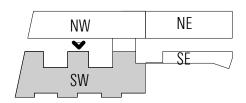
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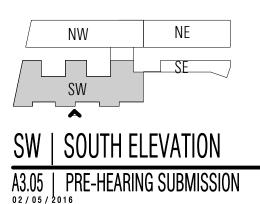
BOUNDARY COMPANIES + J B G 4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ECKINGTONYARDS EAST + WEST



SW | NORTH ELEVATION PRE-HEARING SUBMISSION | A3.04





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BOUNDARY COMPANIES + J B G

4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

the same general level of quality) proposed, based on availability at the time of construction and further project design.

EAST + WEST

ECKINGTON YARDS

1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

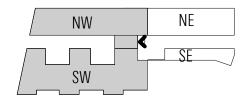


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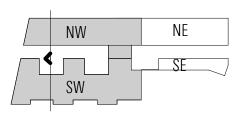
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NW + SW | EAST ELEVATION PRE-HEARING SUBMISSION | A3.06





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BOUNDARY COMPANIES + J B G

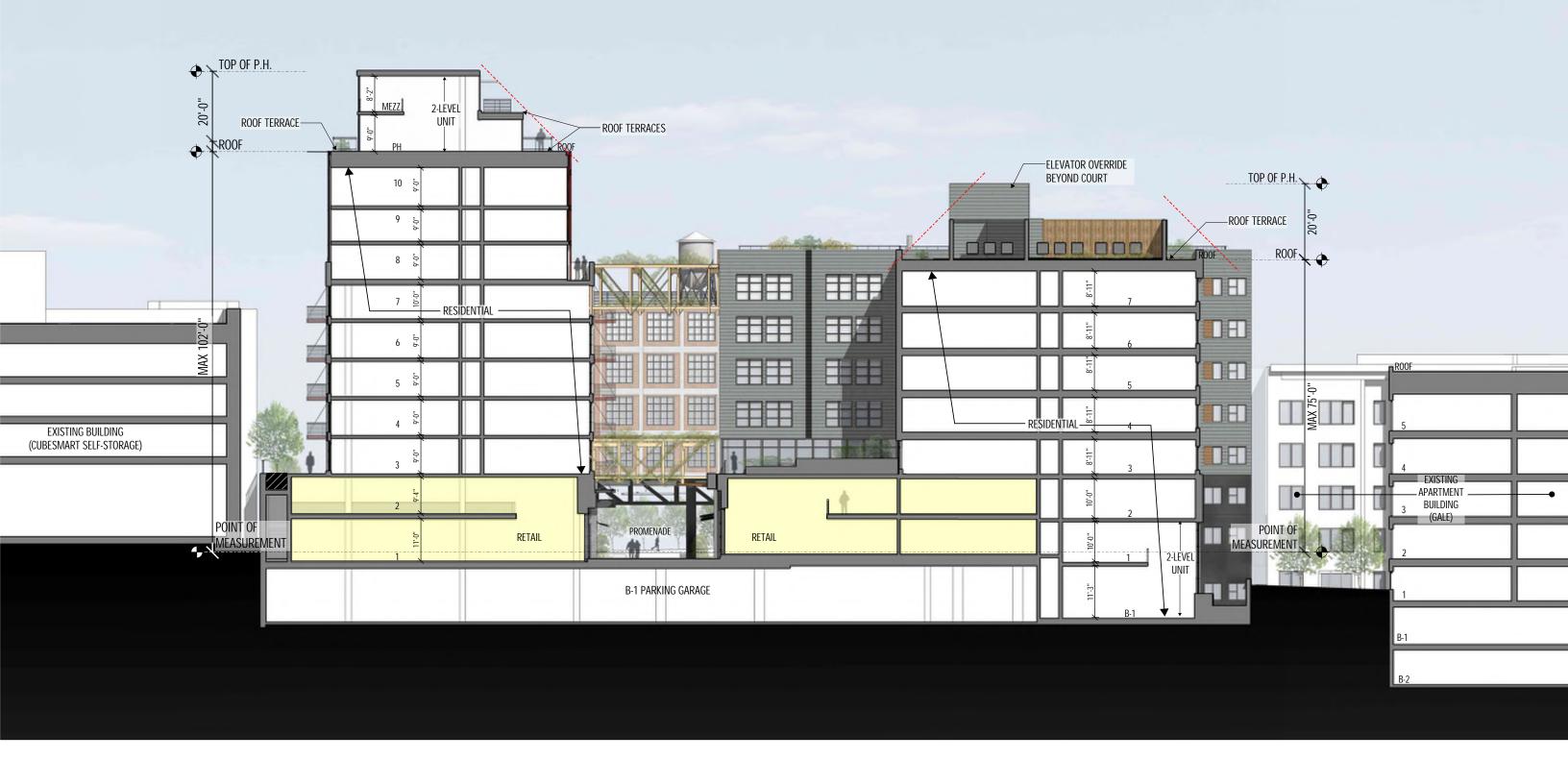
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

the same general level of quality) proposed, based on availability at the time of construction and further project design.

NW + SW | SECTION FACING WEST

PRE-HEARING SUBMISSION A3.07 02/05/2016

ECKINGTONYARDS EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

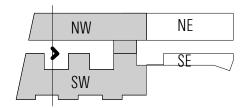


1. Refer to floor plans for overall building dimensions.

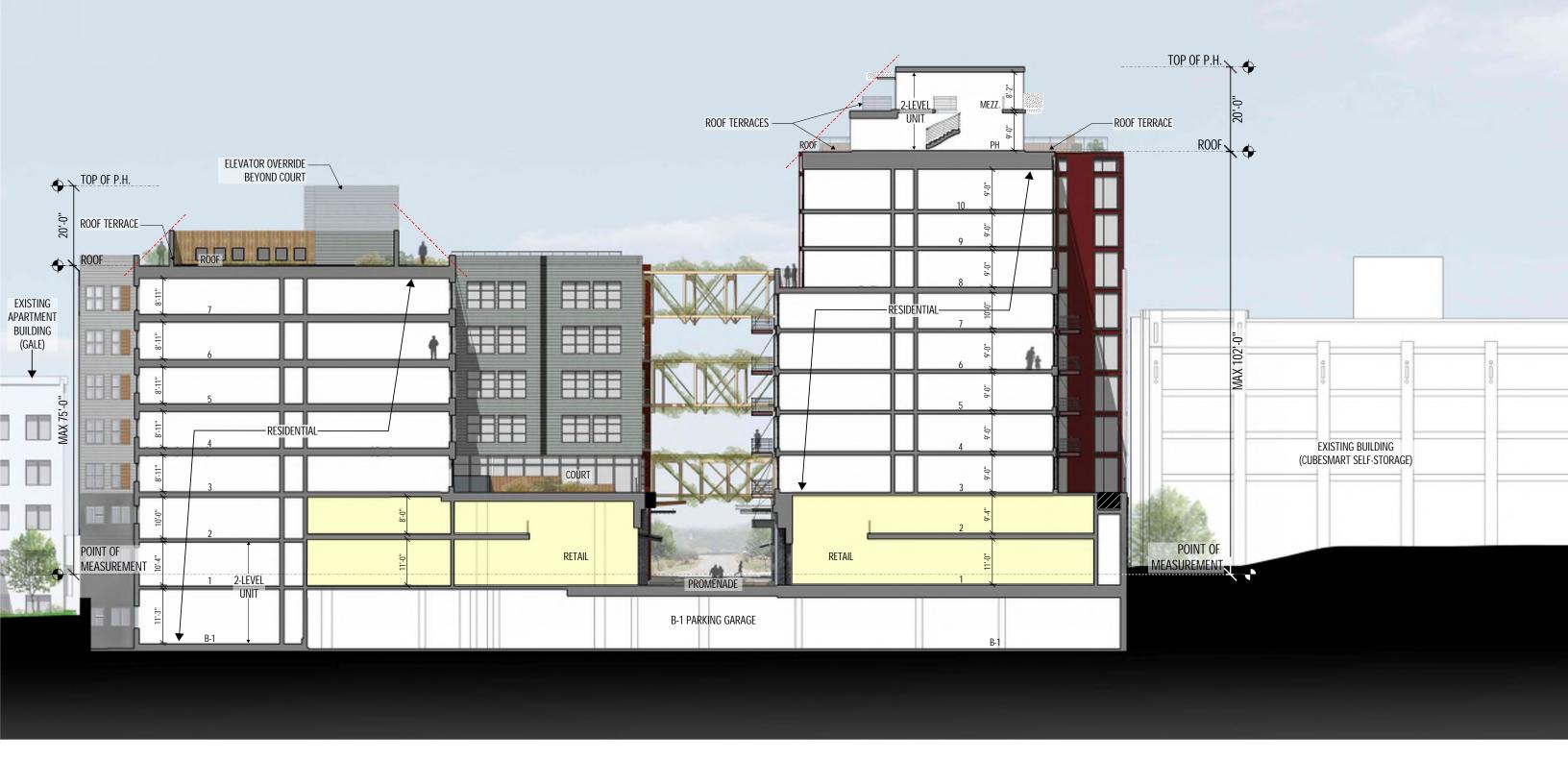
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NW + SW | SECTION FACING EAST PRE-HEARING SUBMISSION | A3.08



NW NE SF SW

Notes:

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BOUNDARY COMPANIES + J B G

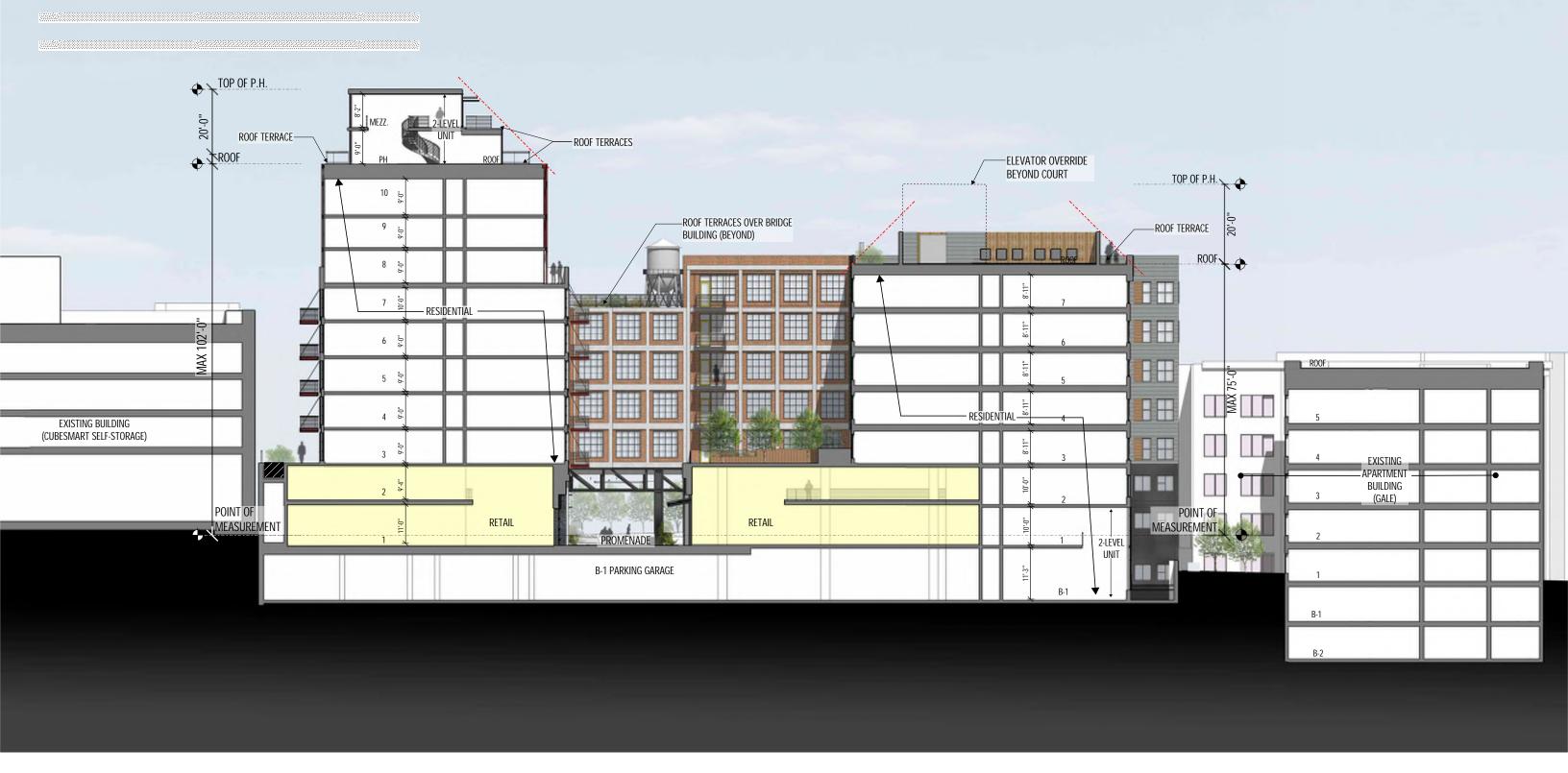
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

the same general level of quality) proposed, based on availability at the time of construction and further project design.

NW + SW | SECTION FACING WEST

PRE-HEARING SUBMISSION A3.09 02/05/2016

ECKINGTON YARDS EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

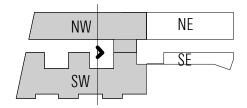


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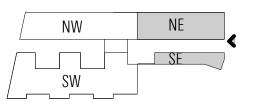
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NW + SW | SECTION FACING EAST PRE-HEARING SUBMISSION | A3.10





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BOUNDARY COMPANIES + J B G

4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

the same general level of quality) proposed, based on availability at the time of construction and further project design.

HARRY THOMAS WAY STREET ELEVATION

PRE-HEARING SUBMISSION A3.11 02/05/2016

ECKINGTON YARDS EAST + WEST 1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

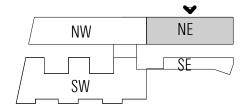


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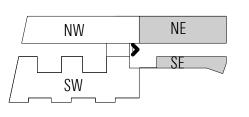
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NE NORTH ELEVATION PRE-HEARING SUBMISSION | A3.12 02/05/2016





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ECKINGTONYARDS EAST + WEST 1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002

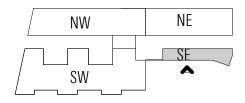


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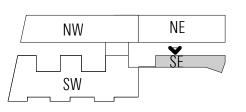
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SE | SOUTH ELEVATION PRE-HEARING SUBMISSION | A3.14





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BOUNDARY COMPANIES + J B G

4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

NORTH ELEVATION (PROMENADE) SE

PRE-HEARING SUBMISSION A3.15 | PF

EAST + WEST ON YARDS 1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



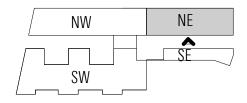


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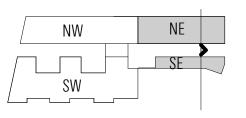
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NE | SOUTH ELEVATION (PROMENADE) PRE-HEARING SUBMISSION | A3.16





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BOUNDARY COMPANIES + J B G

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NE + SE | SECTION FACING EAST

PRE-HEARING SUBMISSION A3.17 | PI

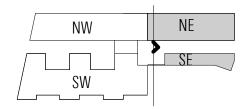
ECKINGTON YARDS | EAST + WEST 1611-1625 ECKINGTON PLACE+1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002



- 1. Refer to floor plans for overall building dimensions.
- 2. Refer to sections for overall building height.

3. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.

4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.



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