



Florida Avenue

New York Avenue

Building A1

Building A2

Building A1

Building B

3rd Street

Building C1

Building C2

Building D

Morse Street

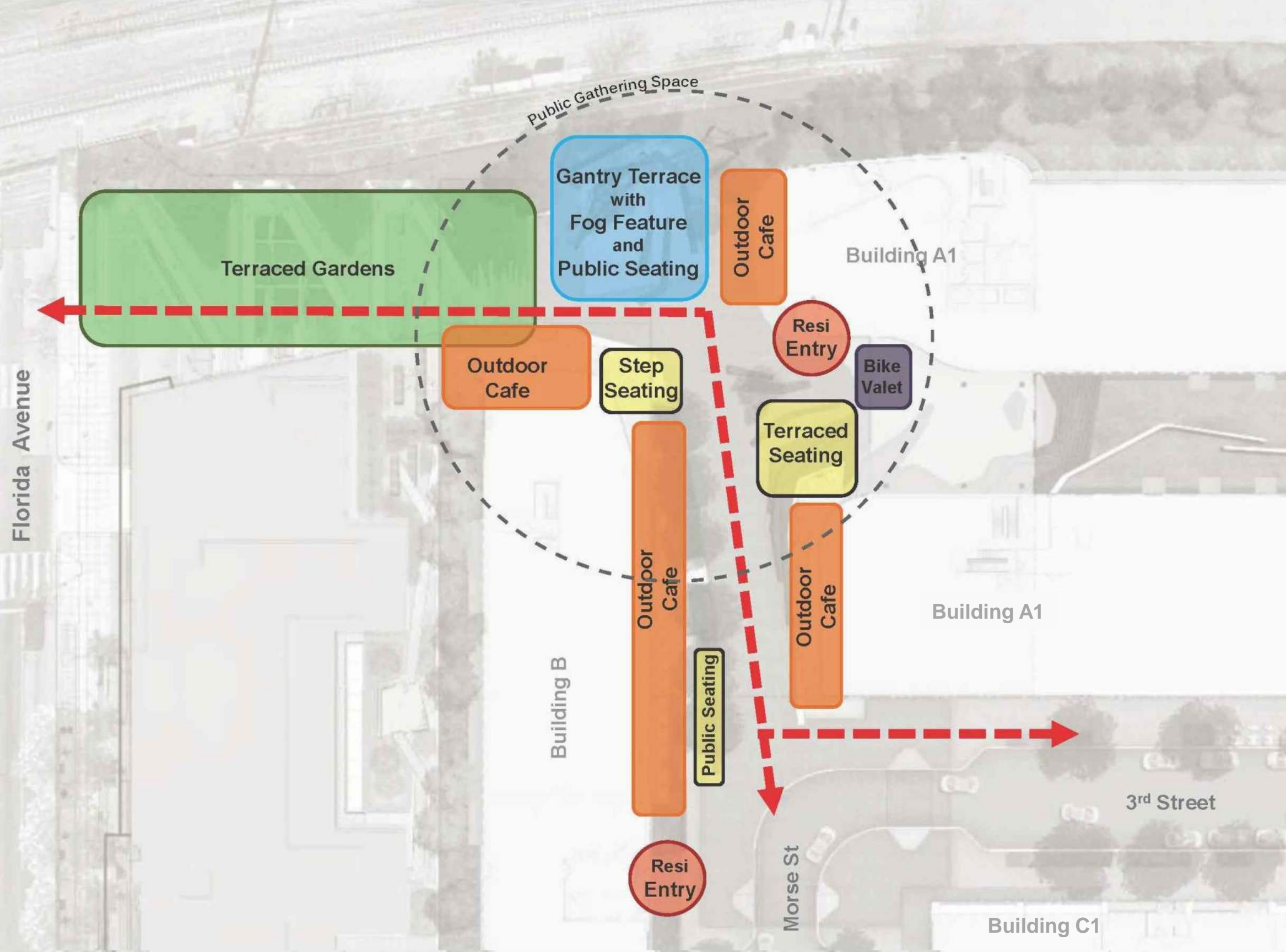
Neal Place

4th Street

ZONING COMMISSION  
District of Columbia  
CASE NO.15-27  
EXHIBIT NO.49A4



**Morse Street Plaza**



**Morse Street Plaza  
Spatial Diagram**



# Site Elements

1. Stone Pavers
2. Unit Pavers (Brick Pavers, Concrete Pavers, or Asphalt Pavers)
3. Concrete Pavement
4. Park Pavers (Match Level 2 Park Pavers)
5. Terraced Seating
6. Communal Seating
7. Seating Steps
8. Bench Seating
9. Café Seating
10. Gantry Structure with Fog Feature

**Morse Street Plaza**



# Unit Pavers

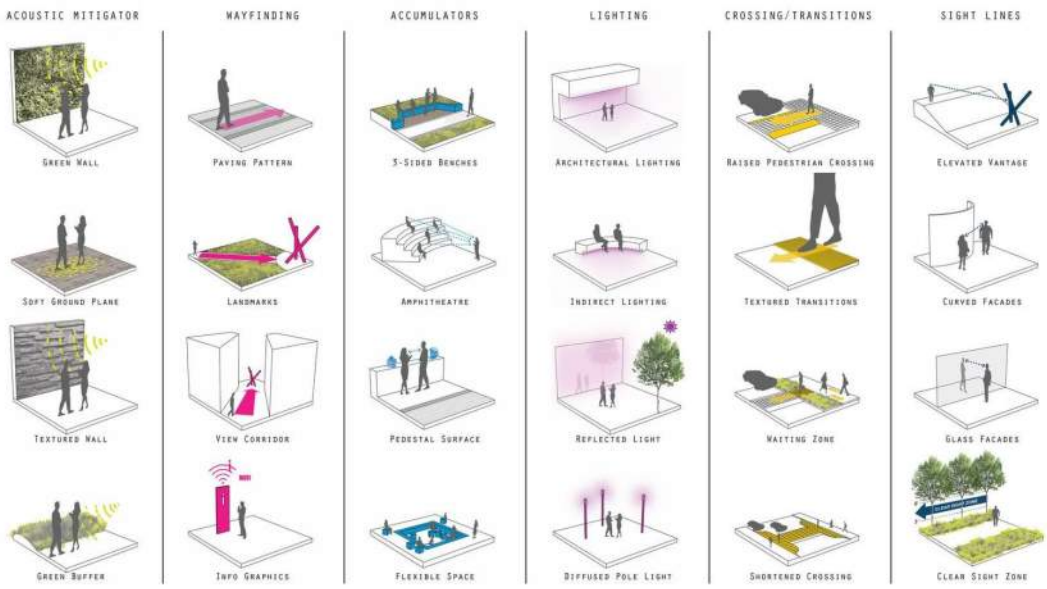
Asphalt Pavers



Concrete Pavers

Brick Pavers





DEAF DESIGN STRATEGY - GUIDELINES MATRIX



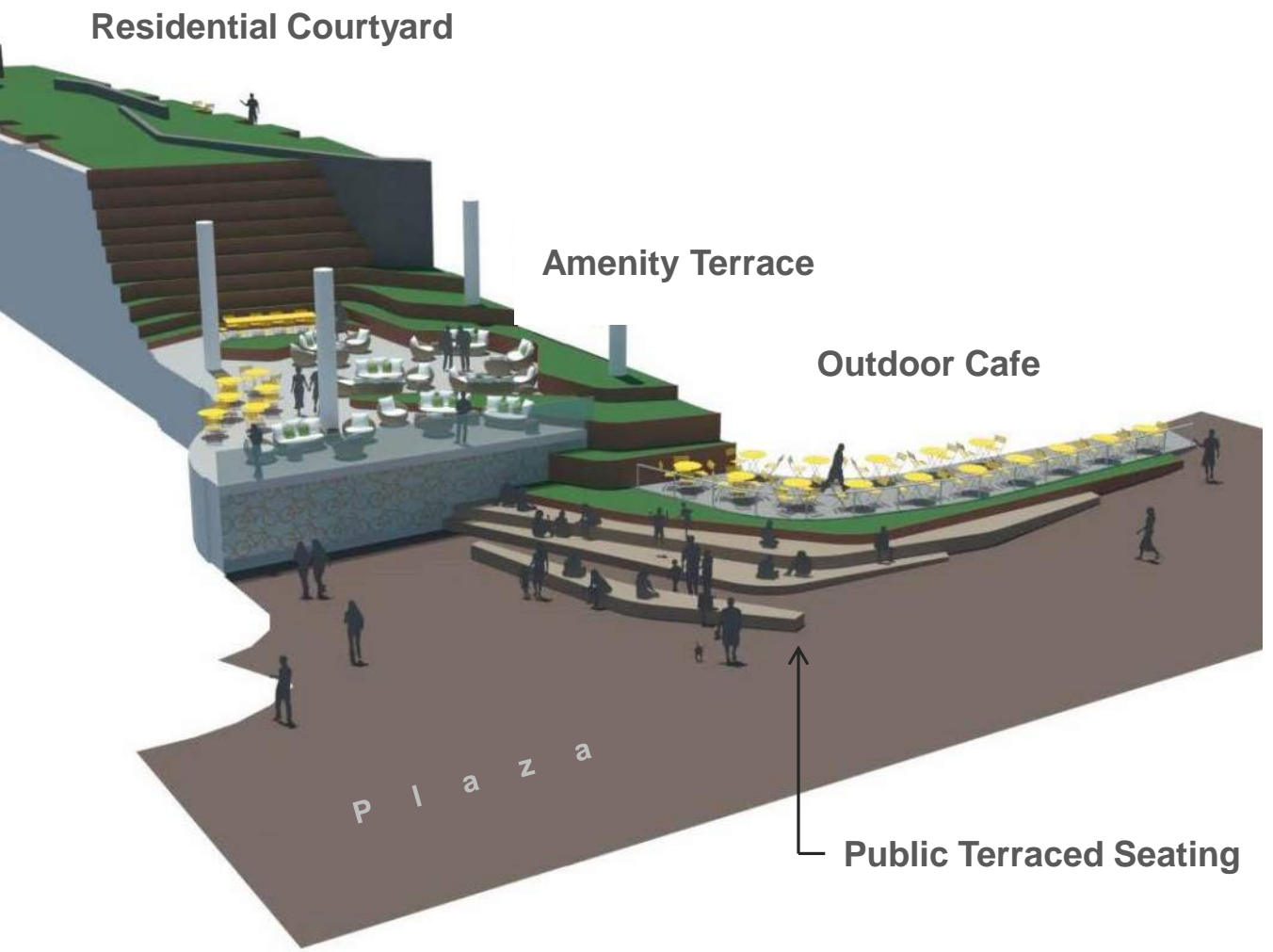


# variety of Public Seating





**Park > Plaza > Amenity Terrace > Courtyard**



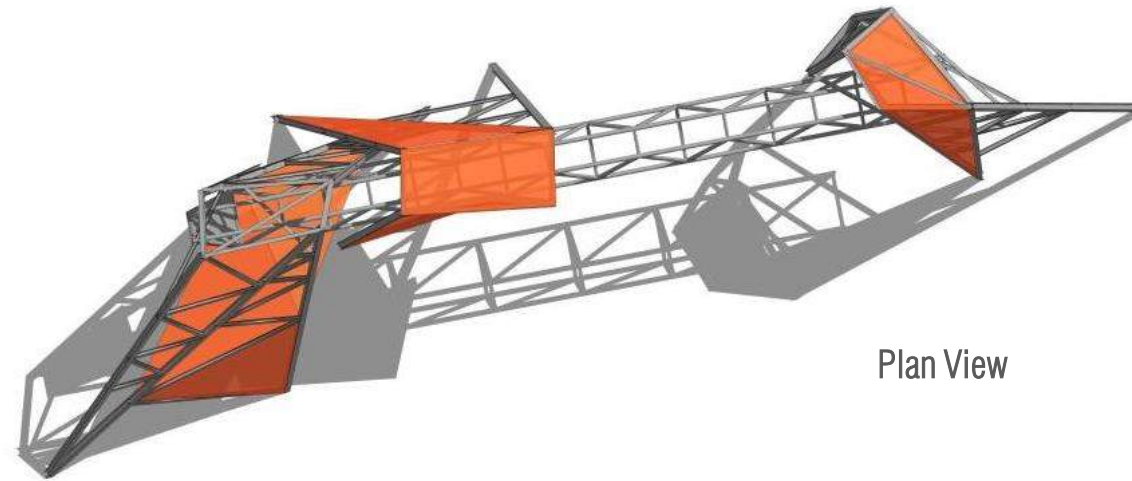
# Gantry

## Function:

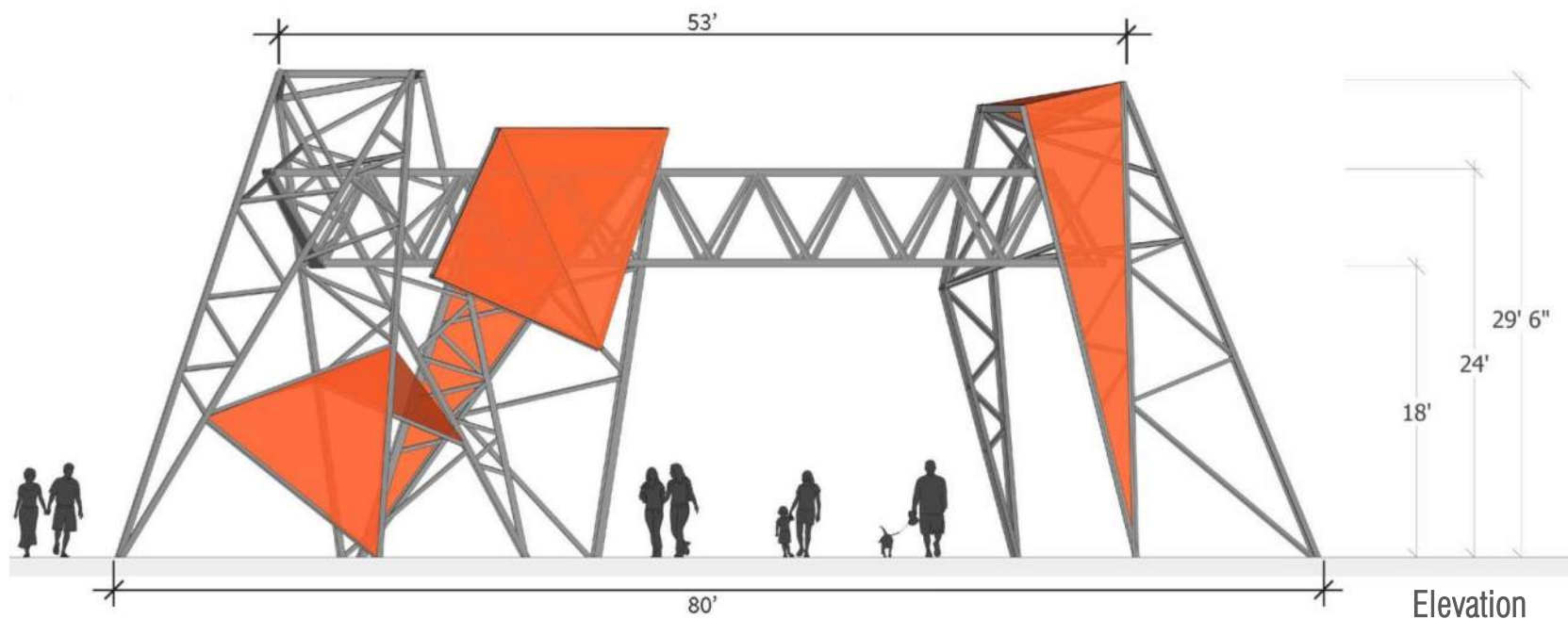
- Neighborhood Beacon
- Film / Performance Backdrop
- Frame View of Trains
- Defines Outdoor Room
- Integrated Fog Feature

## Materiality:

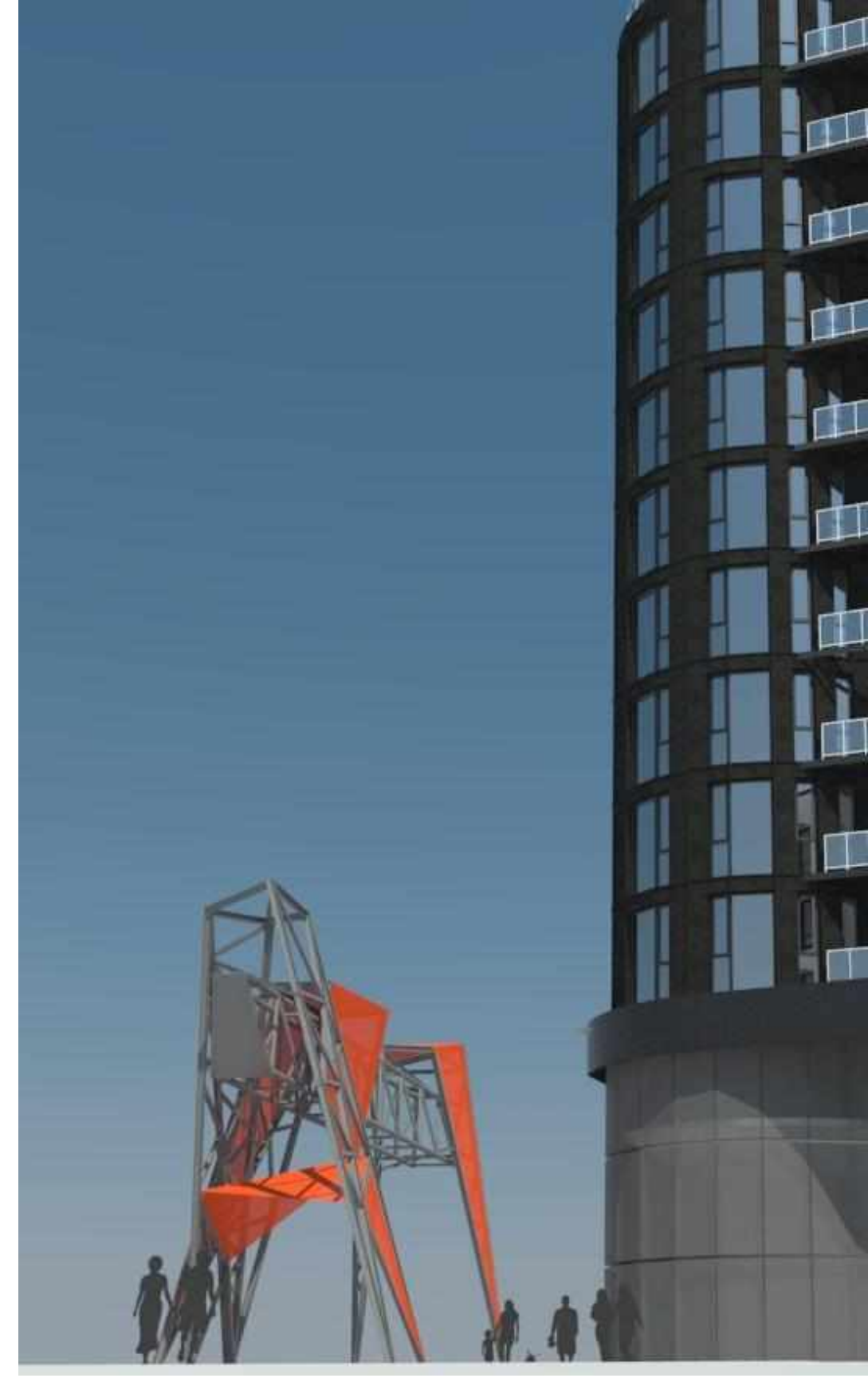
Steel structure with fabric scrim panels and accent lighting



Plan View



Elevation





**Views looking down Morse Street**



**Framed Views of Moving Trains**





Accent Lighting



Outdoor Room

Under the Gantry

# Gantry...with FOG





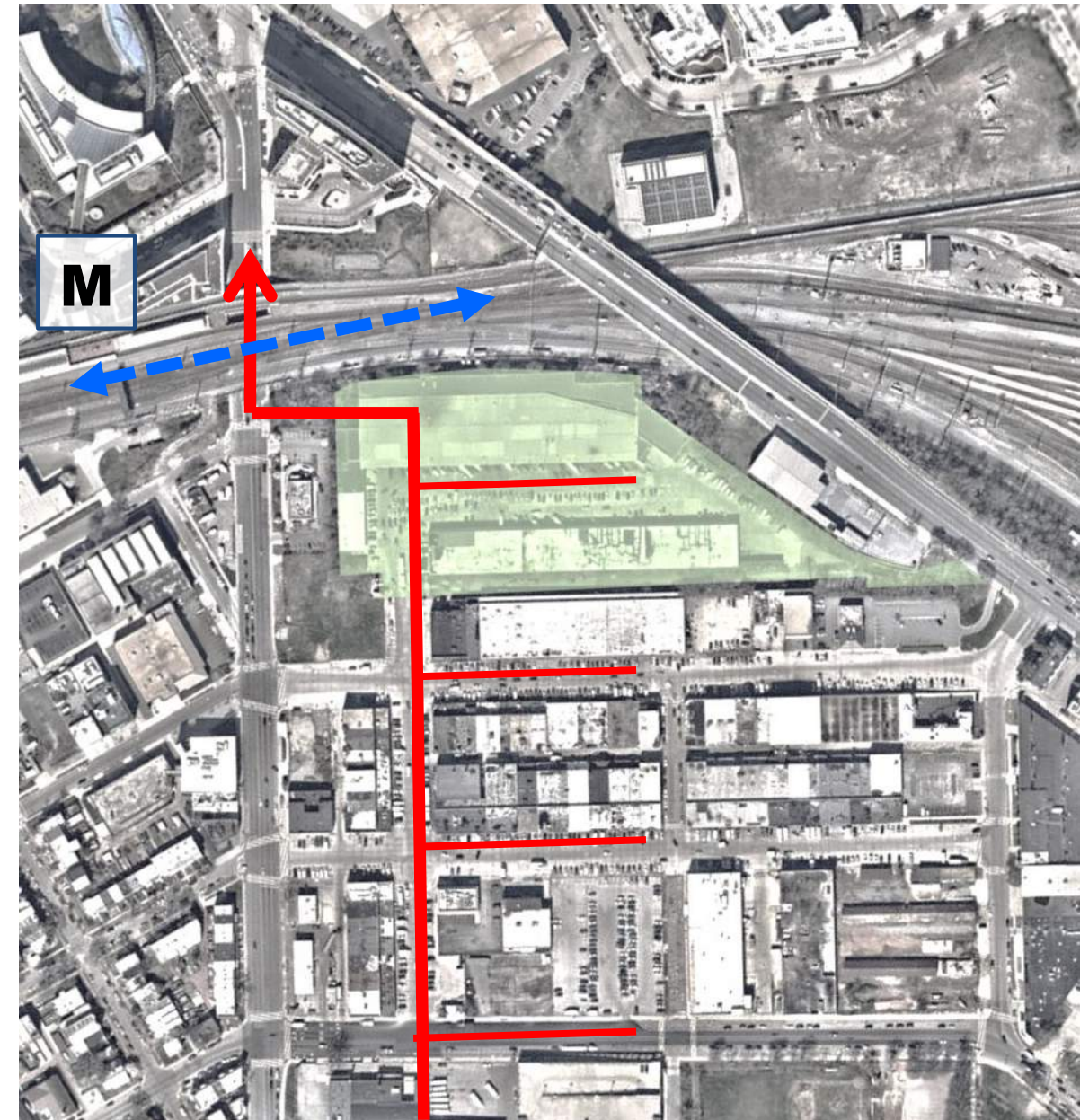
# Park Activation

## Pedestrian Movements

to/from Metro, Gallaudet University, Union Market

## Train Movements

along North Edge, Views framed by Gantry Structure





# Park Activation

## Outdoor Dining



# Park Activation

**Bikes... valet, fix, park, ride**

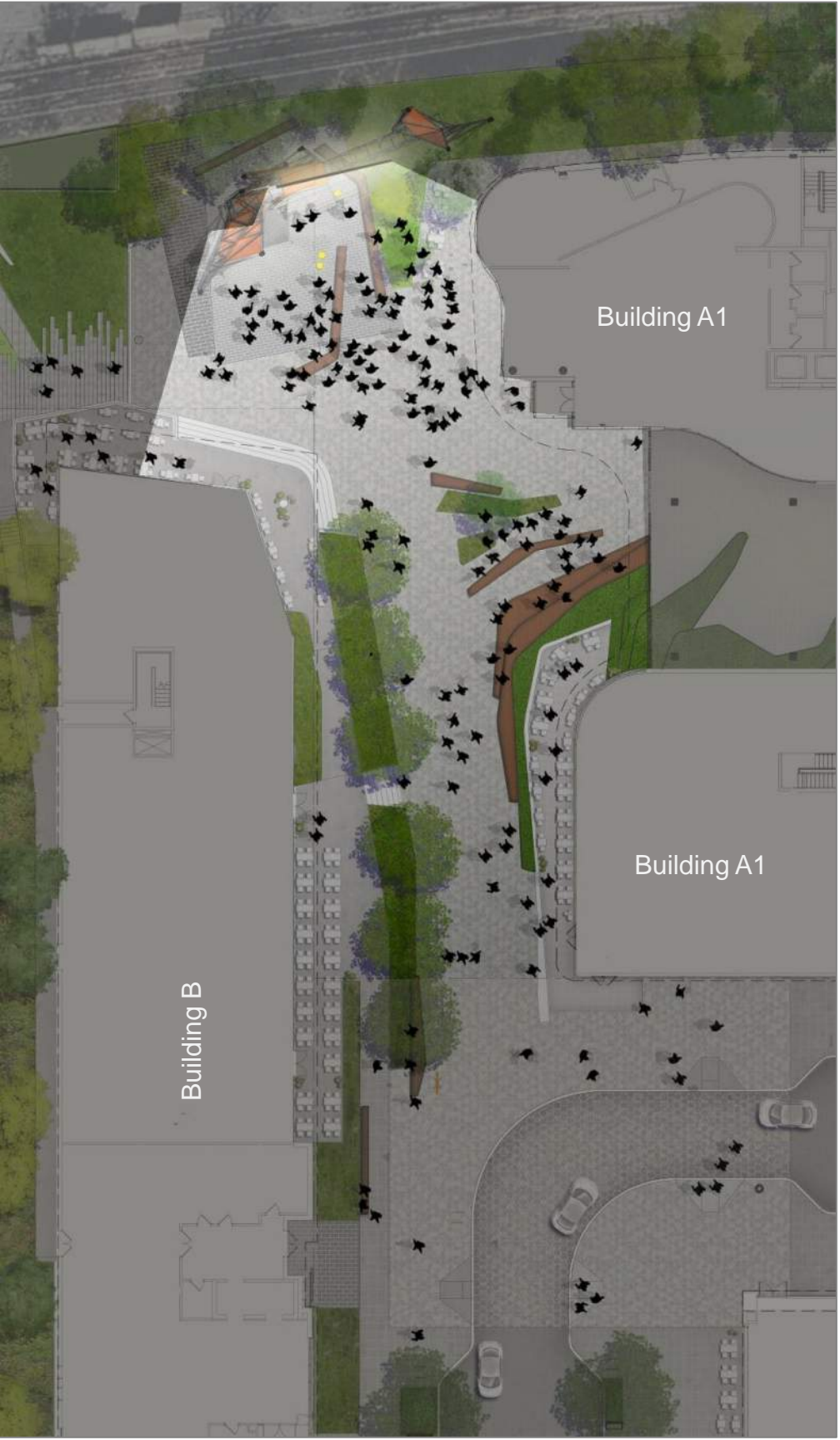


**BICYCLE VALET**





# Park Activation



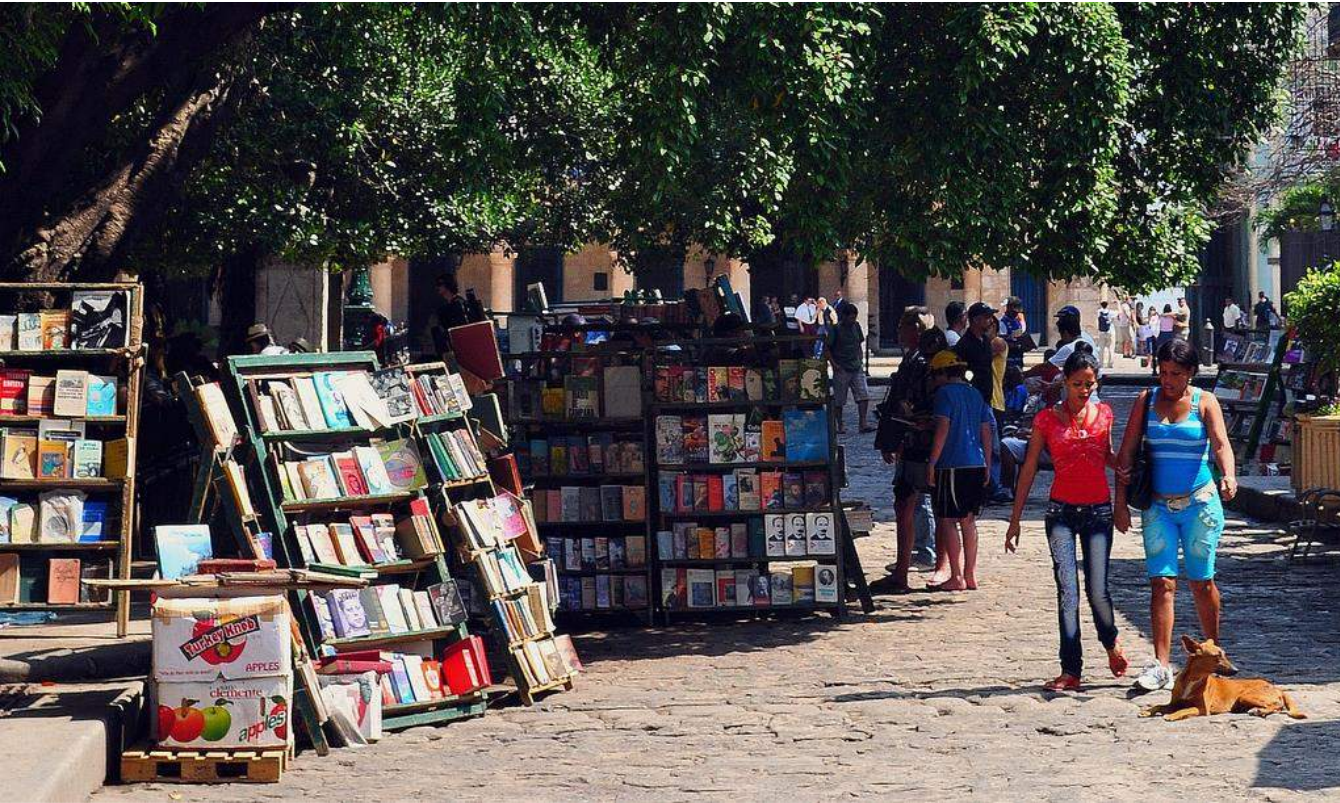
Entertainment...film, music



# Park Activation



# Crafts, Shows and Fairs





# Neal Place Park

Building A2

Building A1

Building B

3rd Street

Building C1

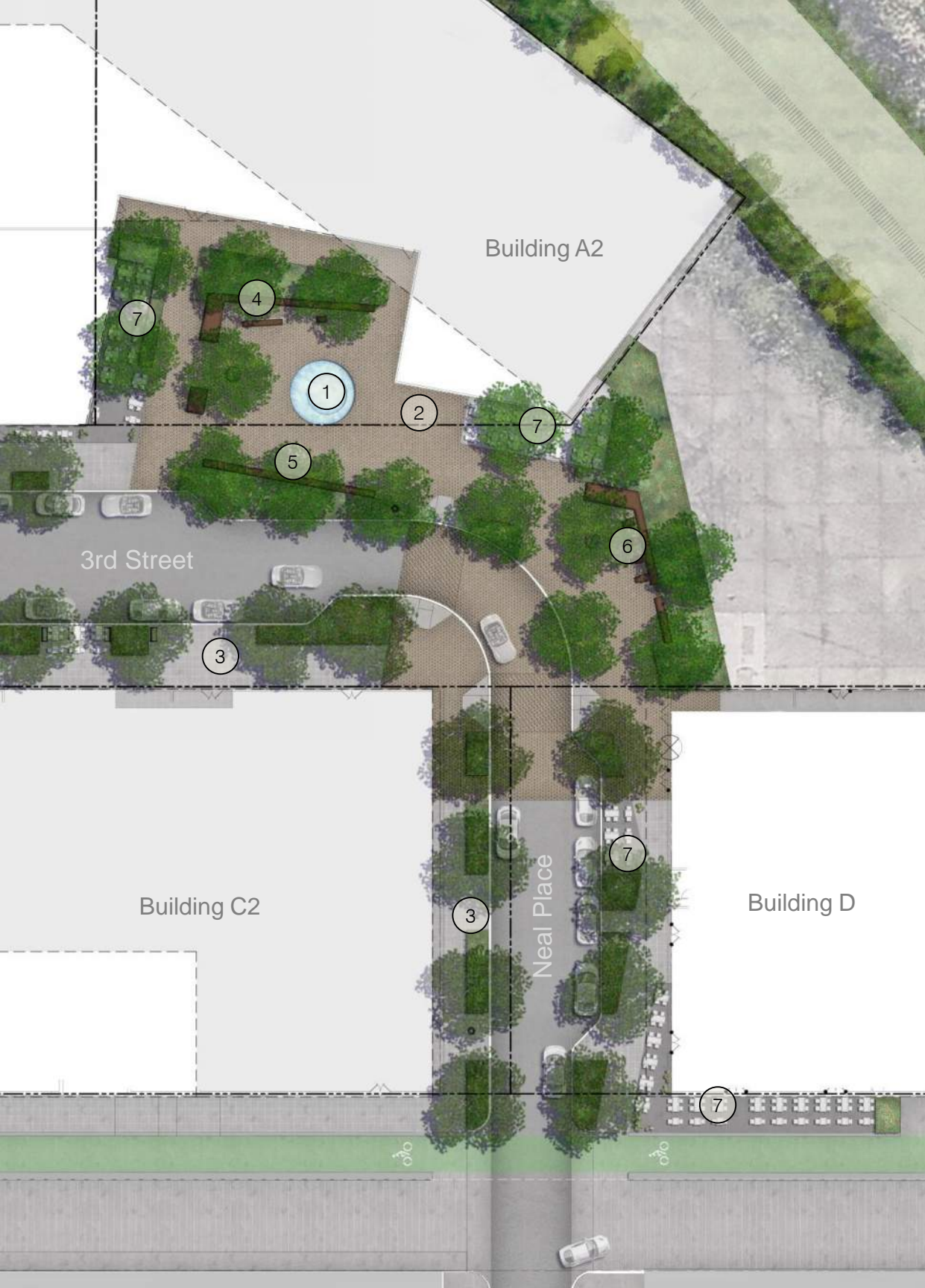
Building C2

Neal Place

Building D

Morse Street

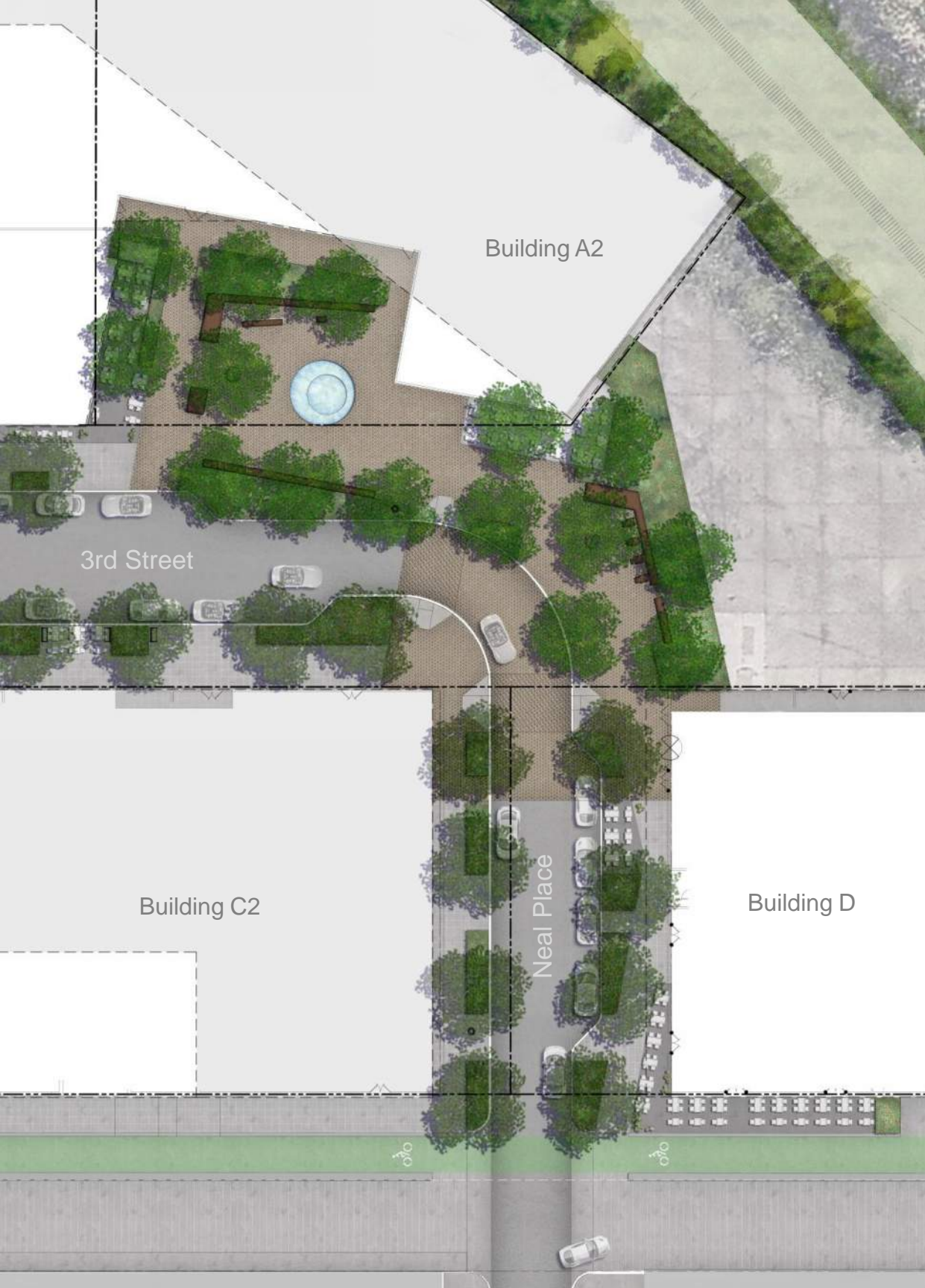
# Neal Place Park



## Site Elements

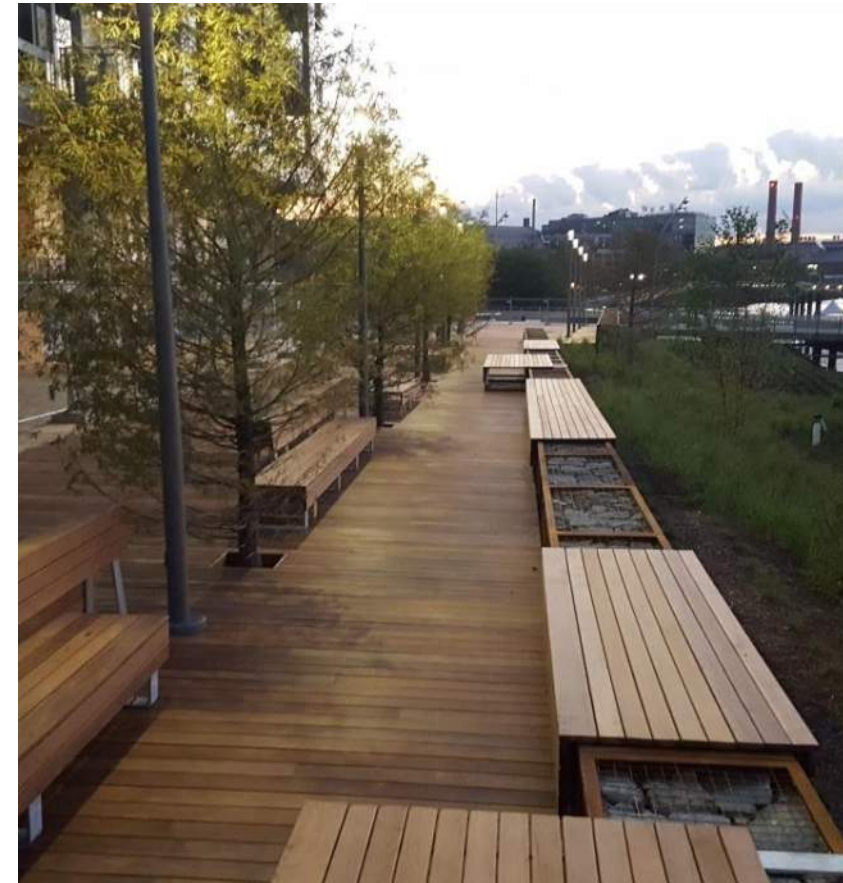
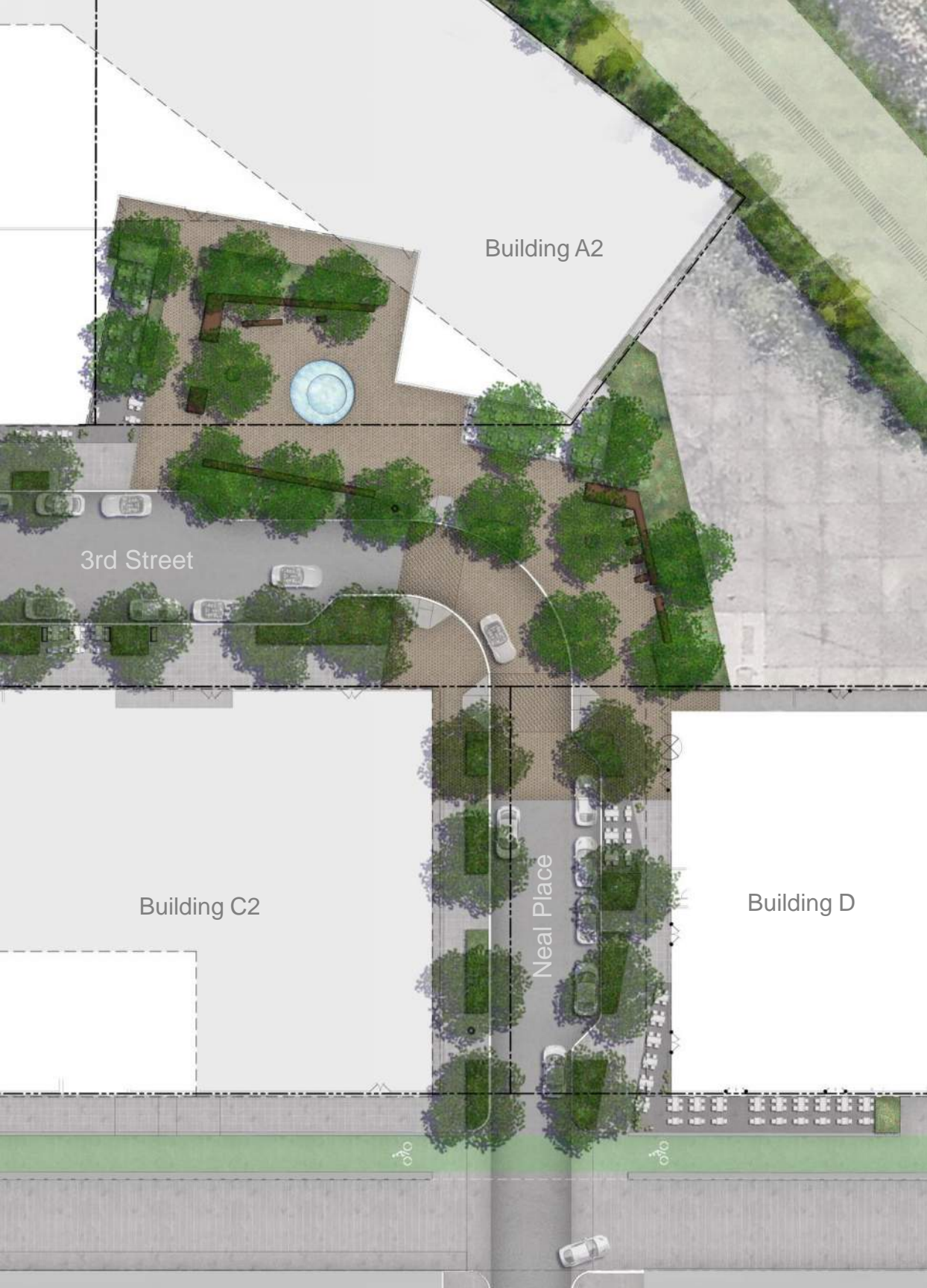
1. Water Feature
2. Unit Pavers (Brick Pavers, Concrete Pavers, or Asphalt Pavers)
3. Concrete Pavement
4. Communal Seating
5. Bench Seating
6. Chess Tables
7. Café Seating

# Neal Place Park

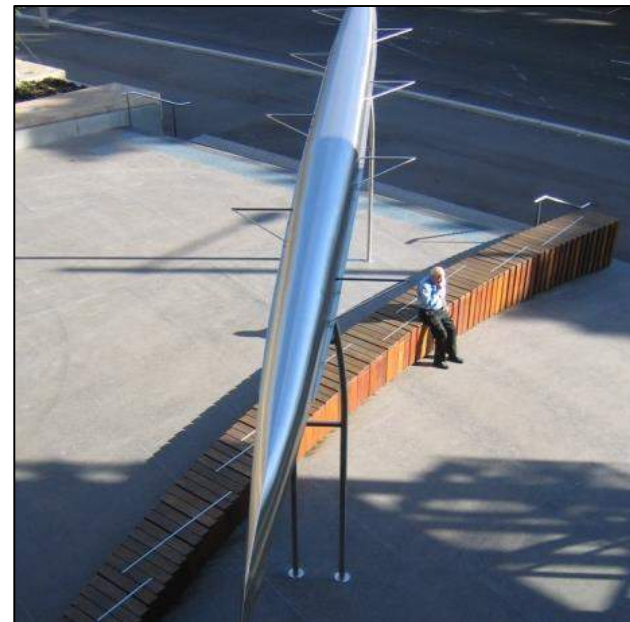


## Water Feature

# Neal Place Park

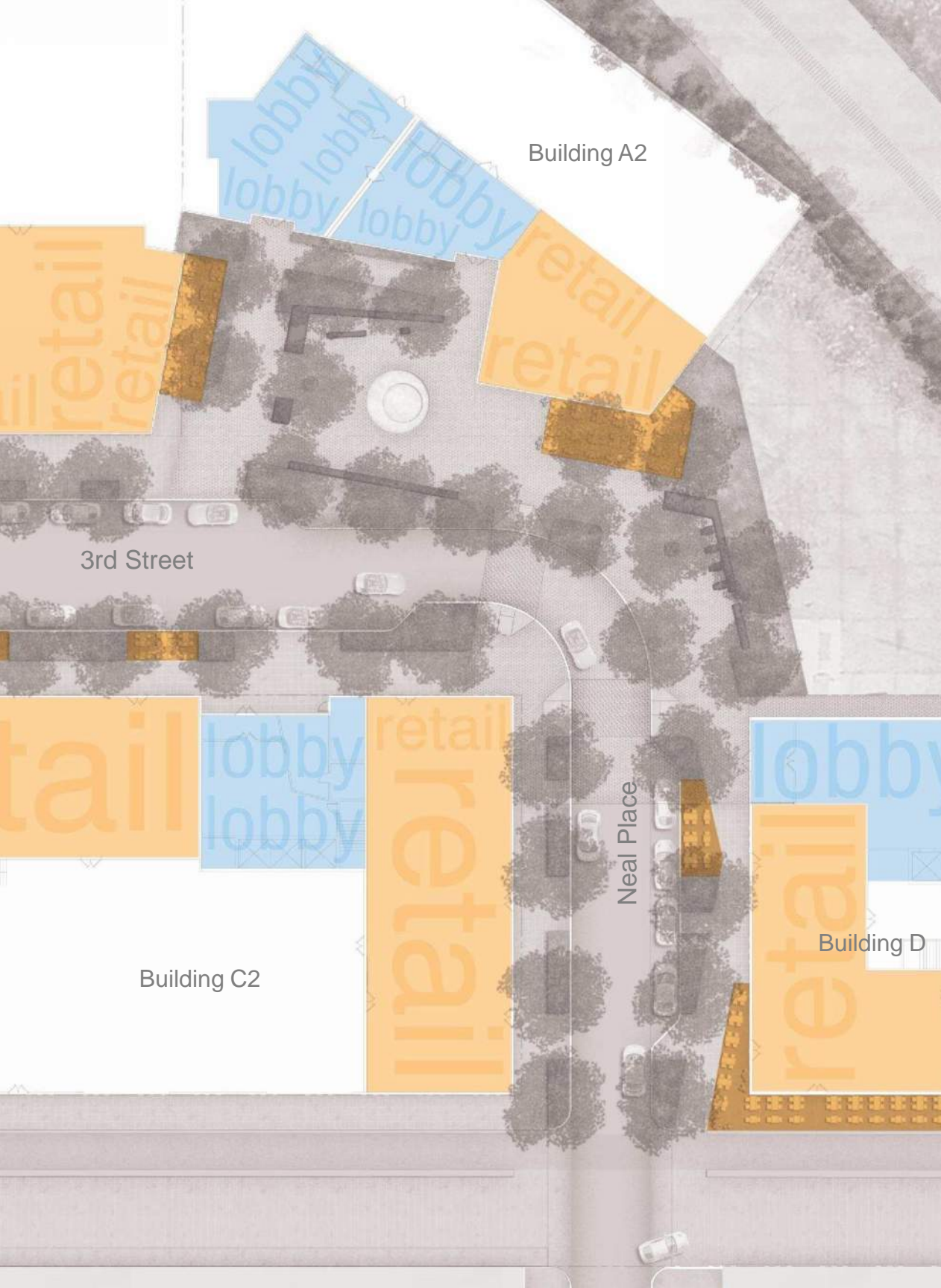


## Public Seating



# Neal Place Park

## Outdoor Dining





**Phase I Site Plan**