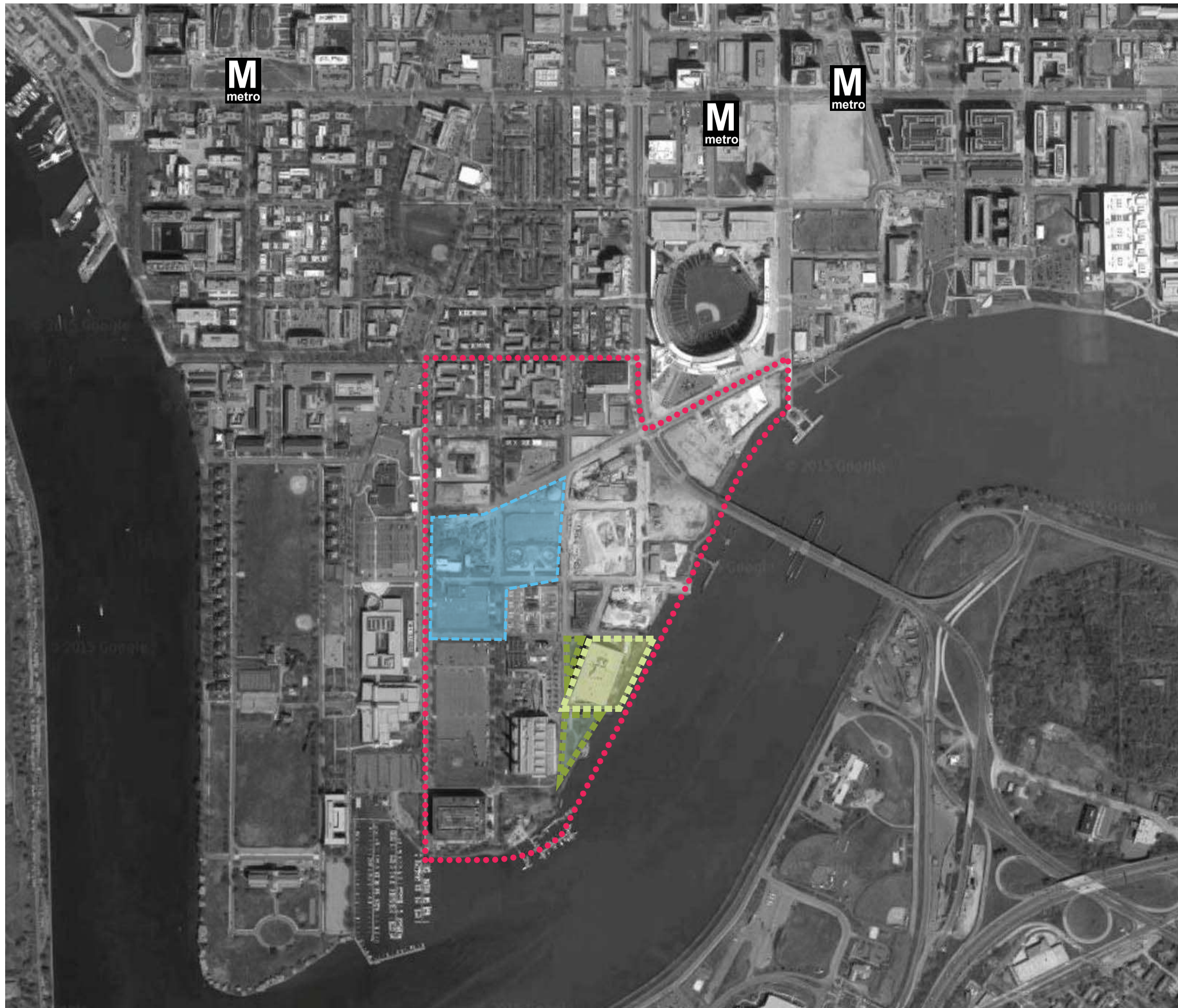







LANDSCAPE DESIGN



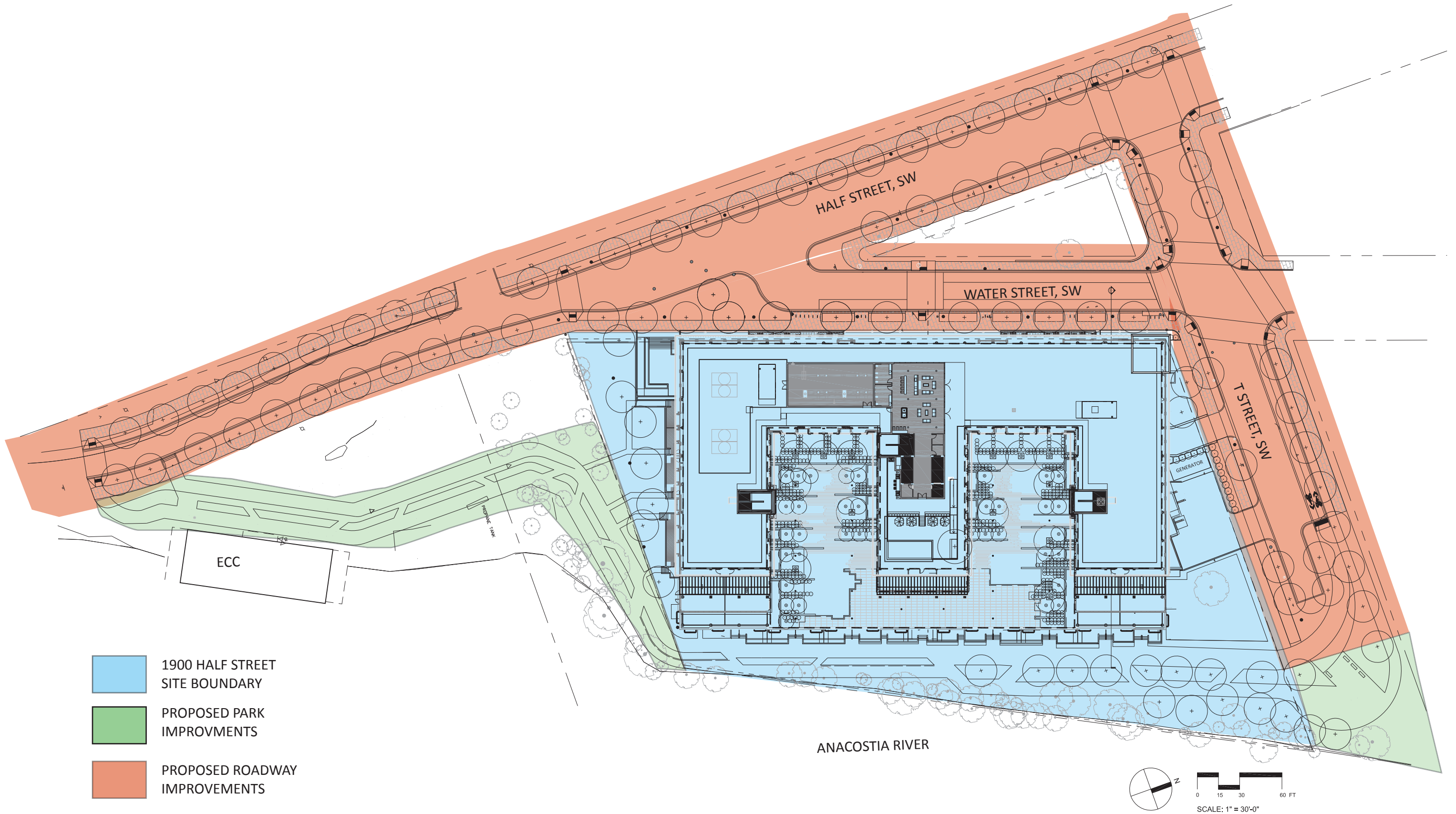
LEGEND

-  proposed DC United stadium location
-  site
-  extended site
-  Buzzard Point study area
-  Navy Yard Metro egress

1900 HALF STREET

DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.



1900 HALF STREET



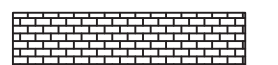



DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

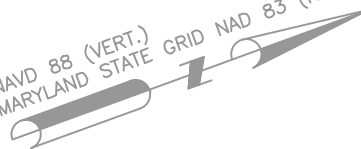
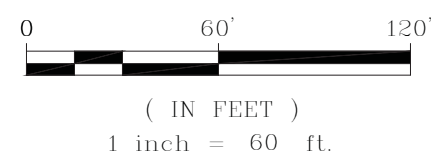
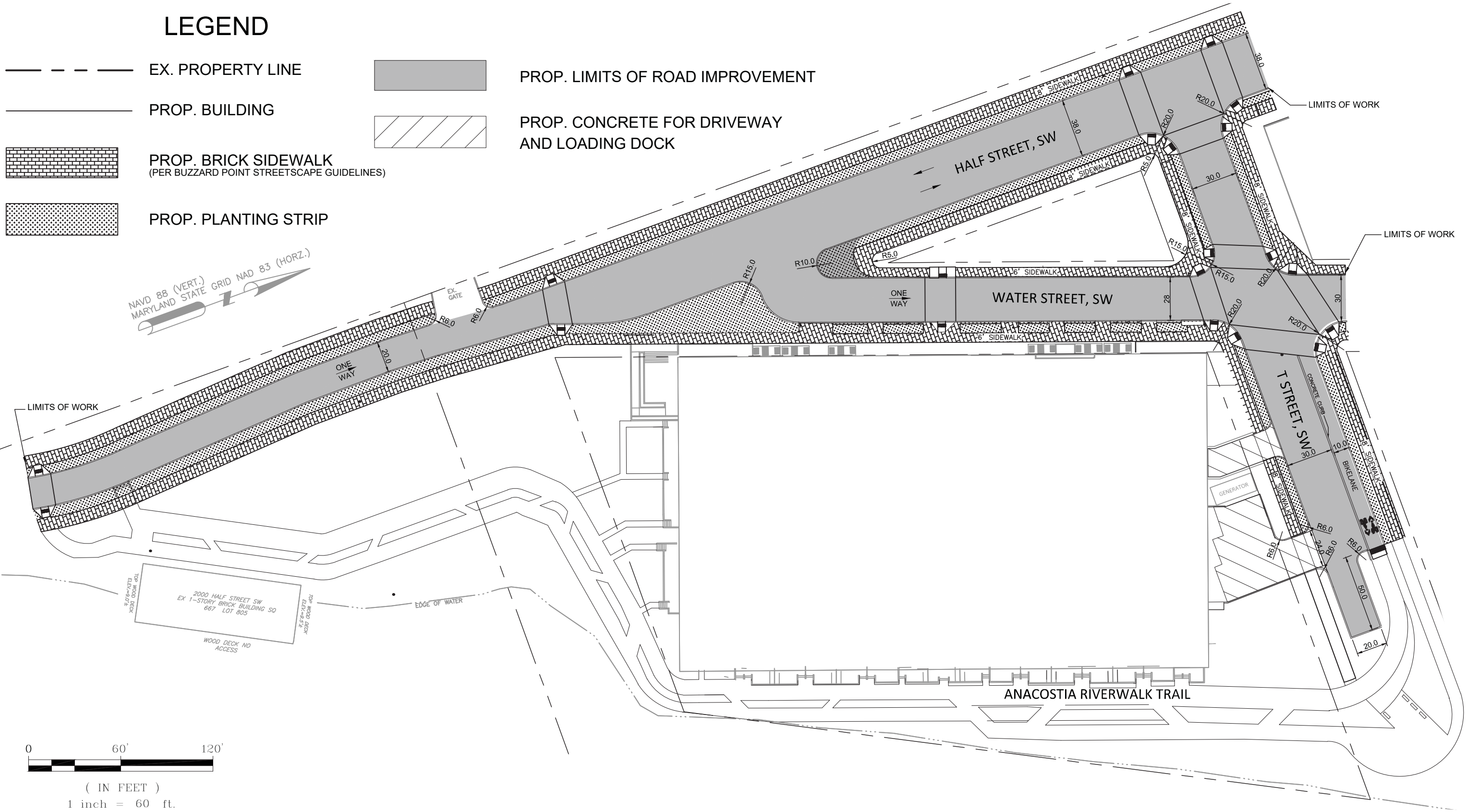
site plan | diagram

May 20, 2016

LEGEND

-  EX. PROPERTY LINE
-  PROP. BUILDING
-  PROP. BRICK SIDEWALK
(PER BUZZARD POINT STREETScape GUIDELINES)
-  PROP. PLANTING STRIP
-  PROP. LIMITS OF ROAD IMPROVEMENT
-  PROP. CONCRETE FOR DRIVEWAY AND LOADING DOCK

NAVD 88 (VERT.)
MARYLAND STATE GRID NAD 83 (HORZ.)

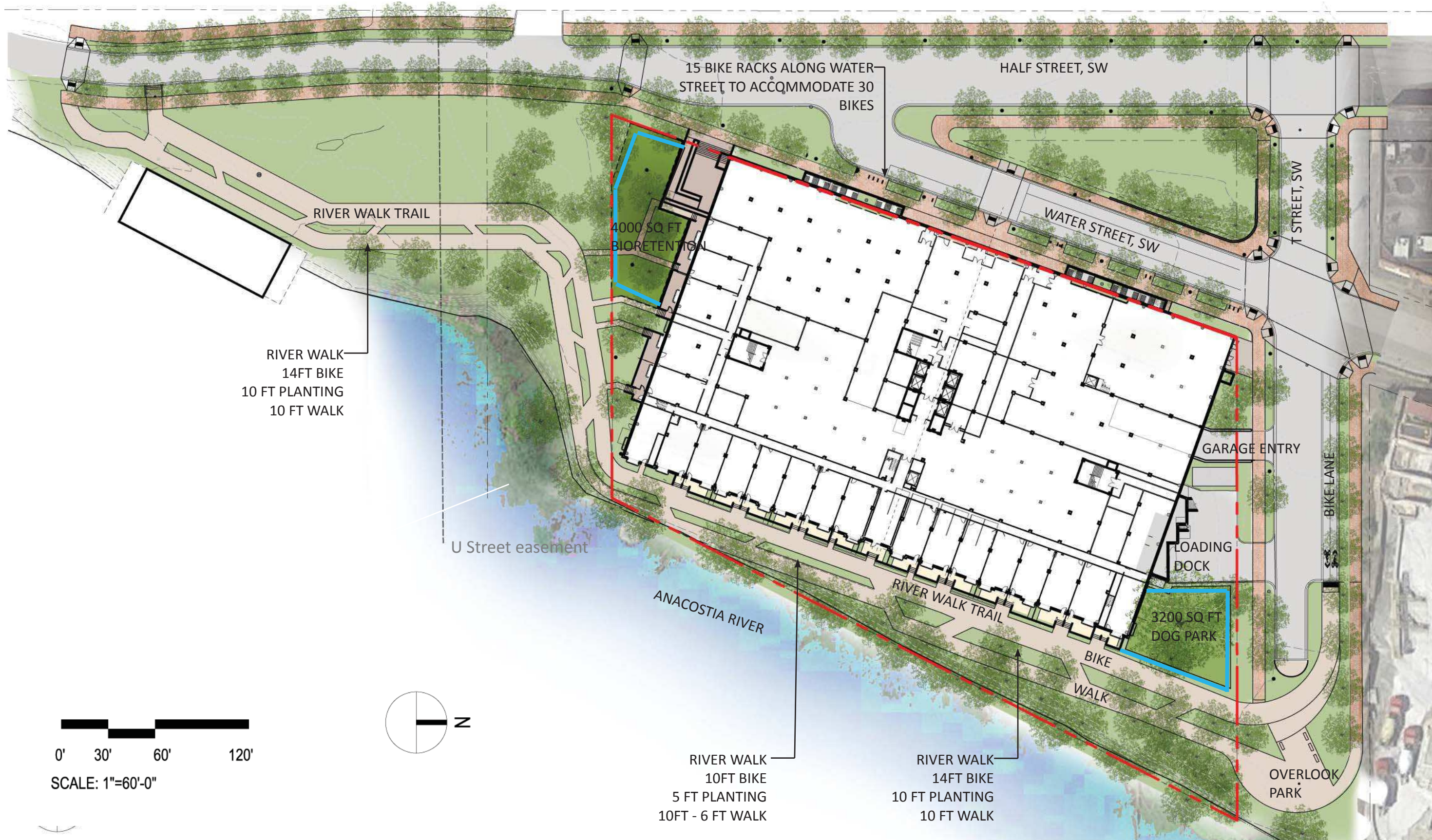



1900 HALF STREET

DC Zoning Commission Review
 Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

public road improvements

May 20, 2016



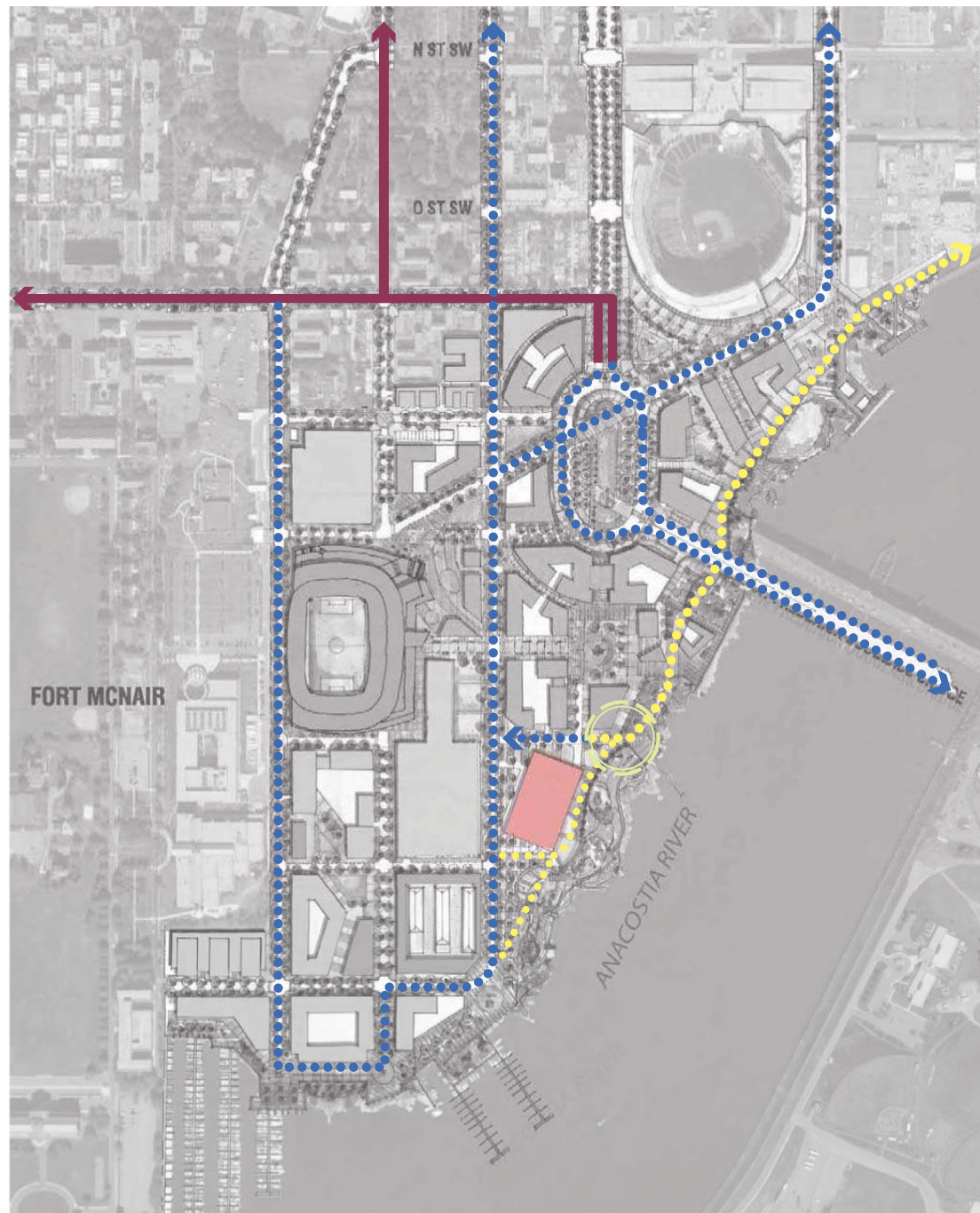
1900 HALF STREET

DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

site plan | diagram

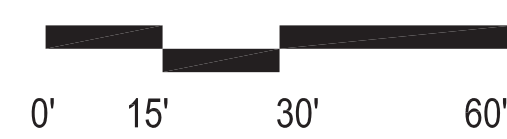
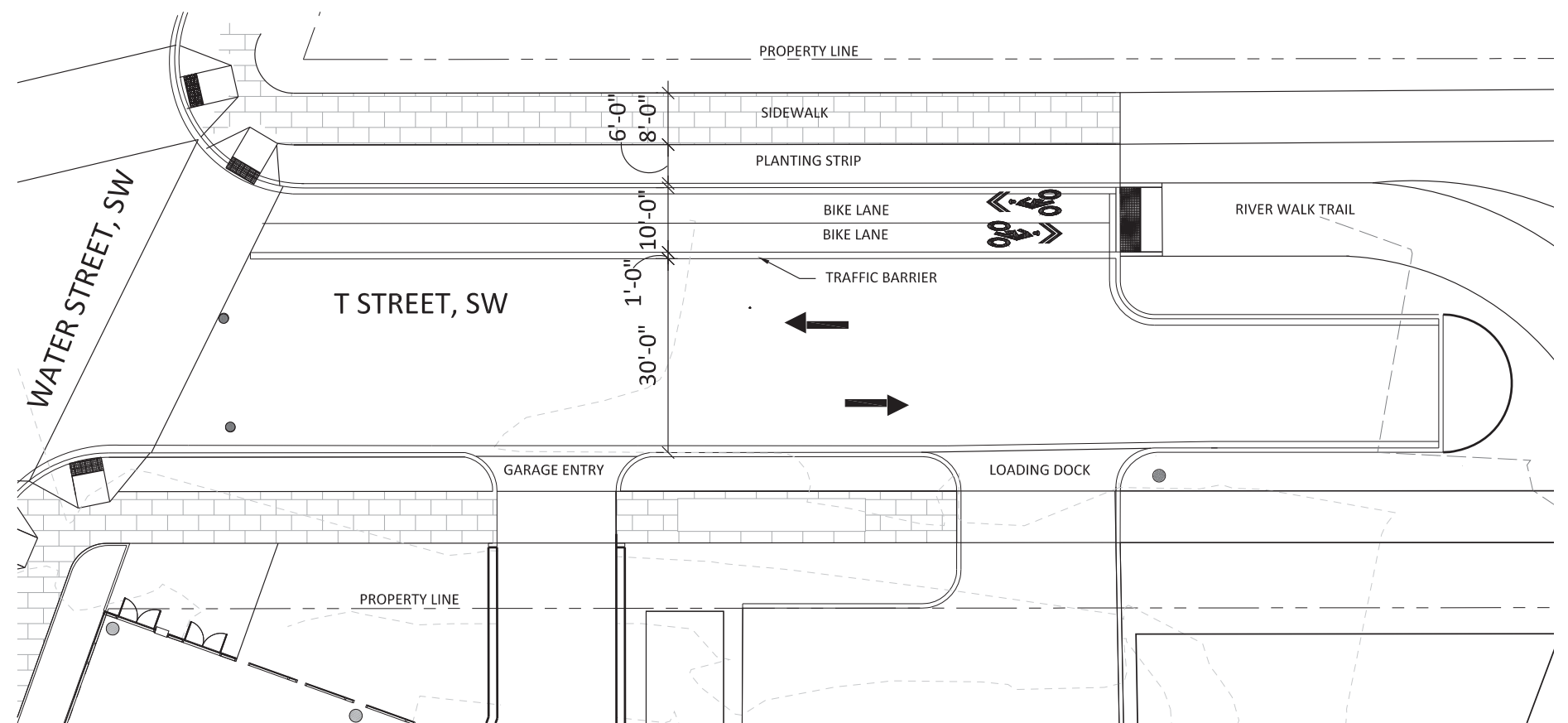
May 20, 2016



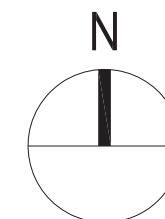
LEGEND

- existing shared street
- proposed shared street
- proposed bike route
- point of interest

PROPOSED BIKE CIRCULATION T STREET TRANSITION



SCALE: 1"=30'-0"



1900 HALF STREET

DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

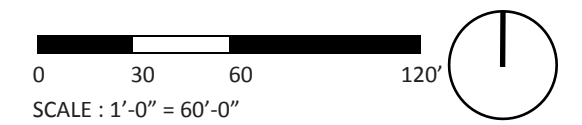
site analysis | bicycle routes

May 20, 2016



LEGEND

- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement



1900 HALF STREET

DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

site analysis | existing site

May 20, 2016



ADDITIONAL INFORMATION

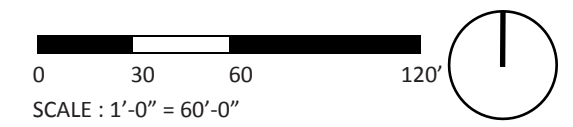
Existing water lines outfall directly into Anacostia River, placing environmental value on low impact development measure potential on site.



example of outfall at Anacostia River

LEGEND

- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement
- water line
- - - utility corridor
- - - → existing combined sewer lines
- existing pepco vaults



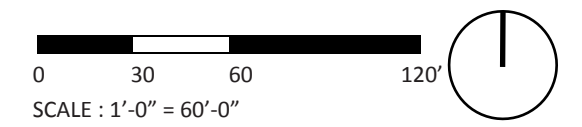
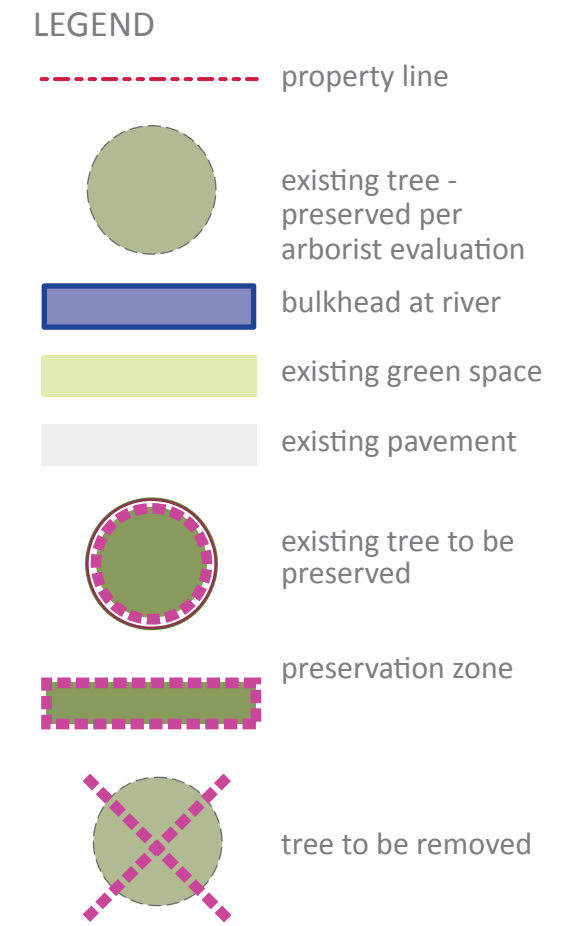
1900 HALF STREET

DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

site analysis | existing utilities

May 20, 2016



1900 HALF STREET

DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

site analysis | site preservation




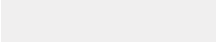



May 20, 2016



ADDITIONAL INFORMATION

Entry points pose grading conflicts and ADA accessibility challenges.

LEGEND

- - - property line
-  existing tree
-  bulkhead at river
-  existing green space
-  existing pavement
-  entry level 1
-  entry level P1
-  grading conflict areas



1900 HALF STREET

DC Zoning Commission Review

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Lee and Associates Inc.

site analysis | topography

May 20, 2016