



Southeast Federal Center Yards West

Parcel G

1275 New Jersey Avenue, SE

Design Review Application
For the Zoning Commission Review under the SEFC-1A Zone

May 16, 2019

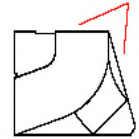
Prepared for:
The Zoning Commission of the District of Columbia
Prepared on Behalf of GSA
Prepared by:
Gensler

Brookfield

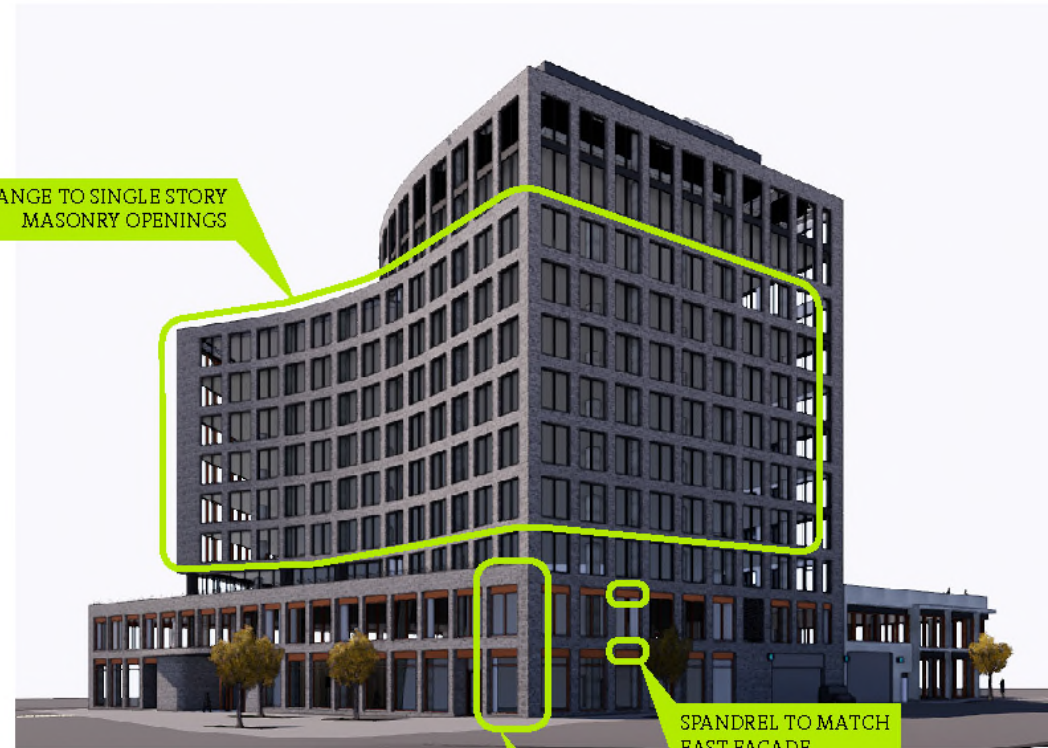
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Revision Summary NORTHEAST PERSPECTIVE



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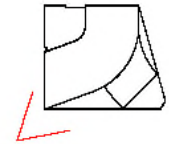


REVISED SUBMISSION - MAY 16TH, 2019

This page highlights the design revisions created between the May 3, 2019 Design Review Application and the May 16, 2019 Design Review Application contained herein.

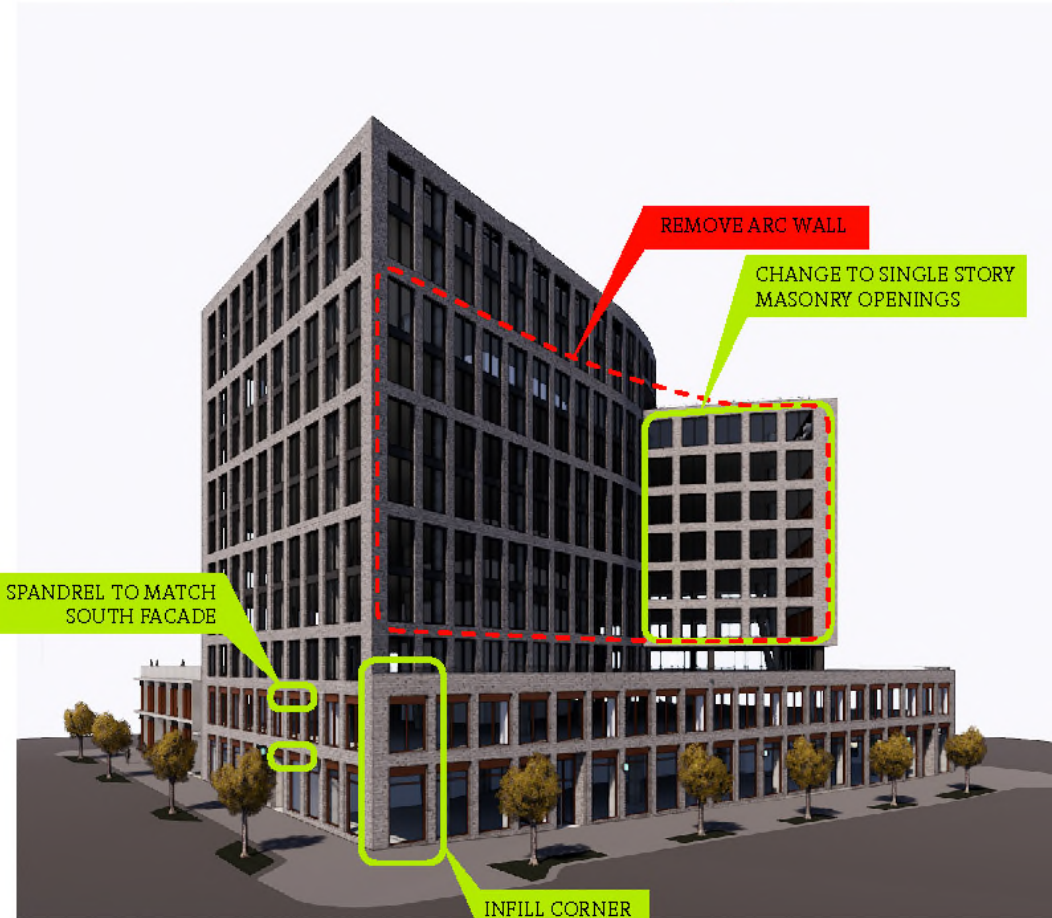
Revision Summary

SOUTHWEST PERSPECTIVE



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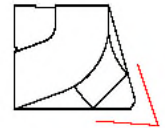
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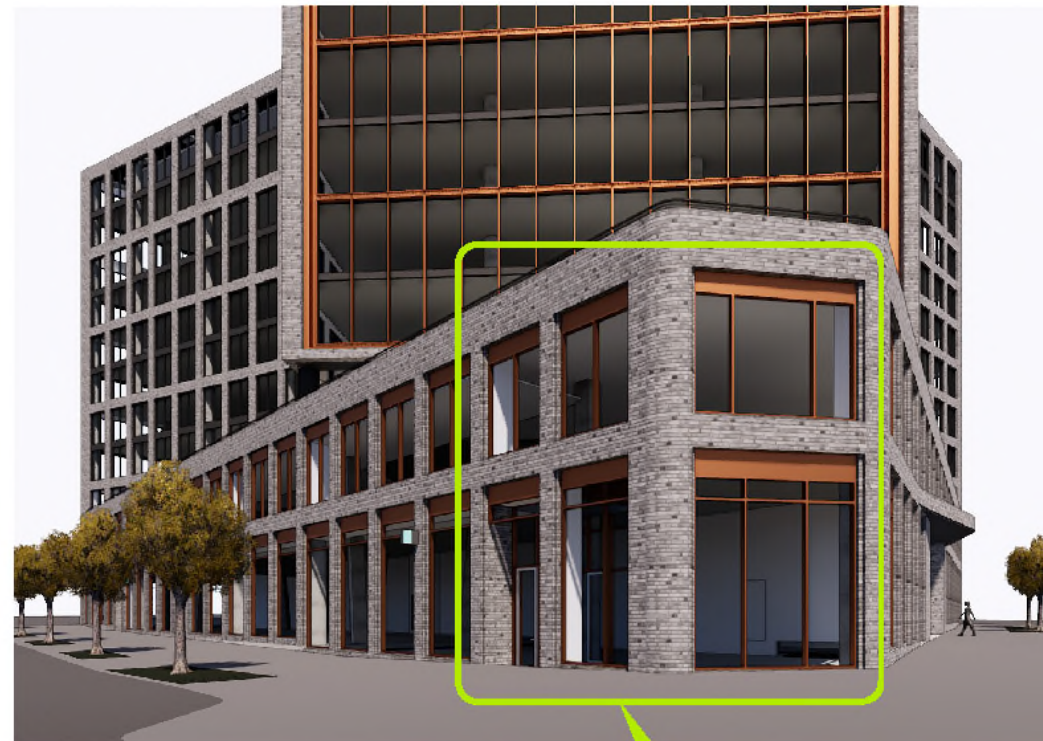
REVISED SUBMISSION - MAY 16TH, 2019

Revision Summary

SOUTHEAST PERSPECTIVE



ORIGINAL SUBMISSION - MAY 3RD, 2019



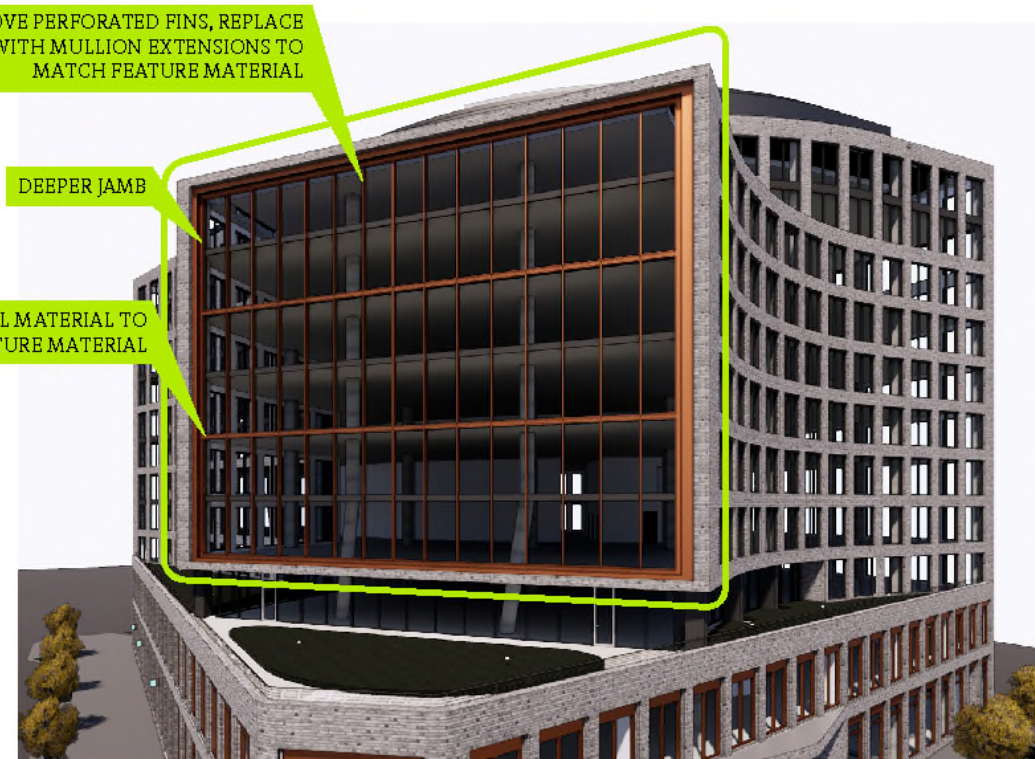
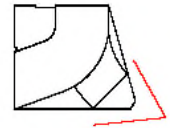
REVISED SUBMISSION - MAY 16TH, 2019

PODIUM MULLIONS TO MATCH
FEATURE MATERIAL

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Revision Summary

URBAN WINDOW PERSPECTIVE



REMOVE PERFORATED FINS, REPLACE WITH MULLION EXTENSIONS TO MATCH FEATURE MATERIAL

DEEPER JAMB

CHANGE CHANNEL MATERIAL TO MATCH FEATURE MATERIAL

ORIGINAL SUBMISSION - MAY 3RD, 2019

REVISED SUBMISSION - MAY 16TH, 2019

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General Information

PROJECT NAME

Parcel G, Marketing Name TBD

LOCATION

Southeast Federal Center (SEFC) Redevelopment Zone bounded by: North of N Street SE, West of New Jersey Avenue SE, South of Quander Street SE and East of proposed 1 1/2 Street SE.

SUMMARY

Parcel G will be developed as an eleven-story commercial office building with street-level retail along the southern and western sides of the parcel. It will have two levels of below-grade parking which will serve the building and the public. The ground level will consist of retail, office tenant amenities, lobbies, and entrances to a loading dock and a parking garage.

DEVELOPER

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PROPOSED USE

Mixed-use (Commercial Office and Retail)

SITE AREA

39,384 sf

SITE COVERAGE

98.65%

ALLOWABLE AREA

6.0 FAR	236,304 gsf
1.0 FAR (under Zoning Commission design review)	39,384 gsf
Density from Balance of the Record Lot	28,266 gsf
Target GSF	303,954 gsf

0.4 FAR (Penthouse)

15,754 gsf

ALLOWABLE BUILDING HEIGHT

110', up to 130'

TOTAL PROJECT AREA

Office Floors 2 through 11	266,910 gsf
Office (Ground Floor)	15,903 gsf
Retail	11,431 gsf
Retail/Office Flex	9,710 gsf
Subtotal (Areas towards FAR)	303,954 sf
Penthouse (Habitable)	5,623 gsf
Below-grade	77,708 gsf
Subtotal	83,327 gsf
Total	387,285 gsf

PROPOSED USE ALLOCATION

Office (Including Floor 01 Lobby/Core/Loading)	74.48%, 288,436 gsf
Retail & Retail/Office Flex	5.46%, 21,141 gsf
Parking and Below-grade Mechanical	20.06%, 77,708 gsf

Zoning Tabulations

	SEFC-1A ZONE	PROJECT: PROPOSED	
	REQUIRED/PERMITTED	RECORD LOT (PARCELS A, F & G)	PARCEL G ONLY
LOT CONTROL	Multiple Buildings	Per C 3 02.4, Parcels A, F & G will remain subdivided as a single lot with multiple buildings	
HEIGHT	130' with ZC Design Review	n/a	130'
PENTHOUSE HEIGHT/SETBACKS	20' 1:1 Setback	n/a	20' & 15' 1:1 Setback
FLOOR AREA RATIO (FAR)	7.0 FAR with ZC Design Review	1.17 FAR	7.72 FAR
PENTHOUSE FAR	0.4 FAR		5,623 SF
LOT OCCUPANCY (NONRESIDENTIAL)	100%		98.65%
GREEN AREA RATIO	0.2	>0.2	0.3 minimum
REAR YARD	2.5 inches per foot of height (27'-1")		80 feet (measured from center line of New Jersey Avenue)
SIDE YARD	None required	None provided	
OPEN COURT WIDTH	2.5 in/ft, 6 ft. min. (OC-1 21'-3", OC-2 16'-8", OC-3 21'-3", OC-4 21'-3", OC-5 6'-0")	n/a	OC-1 69'-6", OC-2 39'-2", OC-3 45'-0", OC-4 15'-7", OC-5 9'-11". Note: flexibility needed for OC-4
CLOSED COURT WIDTH	2.5 in/ft, 12 ft. min.	n/a	None provided
CLOSED COURT AREA	2x the square of the required width of court, 250 sq. ft. min.	n/a	None provided

PROPOSED USES

OFFICE (INCLUDING HABITABLE PENTHOUSE)	288,436.9 SF
RETAIL AND OTHER PREFERRED USES	11,431 SF
OFFICE / RETAIL FLEX	9,710 SF

Zoning Tabulations

* SEFC ZONES DO NOT HAVE PARKING REQUIREMENTS. THE FOLLOWING TABULATIONS ARE PROVIDED FOR REFERENCE.
 * PER 709.1, FOR THE PURPOSE OF CALCULATING OFF-STREET PARKING REQUIREMENTS, GROSS FLOOR AREA EXCLUDES LOADING FACILITIES, BICYCLE STORAGE, AND PENTHOUSE OVERHANG AREAS.

DC ZONING TABLE C § 701.5: PARKING REQUIREMENTS

USE CATEGORY	MINIMUM NUMBER OF VEHICLE PARKING SPACES	CALCULATION	REQUIRED
OFFICE	0.5 PER 1,000 S.F. IN EXCESS OF 3,000 sq. ft.	$((288,436 - 3,000) / 1,000) \times 0.5$	143
RETAIL/OFFICE FLEX	1.33 PER 1,000 S.F. IN EXCESS OF 3,000 sq. ft.	$((21,141 - 3,000) / 1,000) \times 1.33$	025

DC ZONING TABLE C § 712.5: MINIMUM DIMENSIONS FOR FULL-SIZED PARKING SPACES AND AISLES

PARKING ANGLE	STALL WIDTH	DEPTH OF STALL PERPENDICULAR TO AISLE	ONE-WAY DRIVE AISLE WIDTH	TWO-WAY DRIVE AISLE WIDTH	PROVIDED	LEVEL	PROVIDED NUMBER
45	9 FT.	17.5 FT.	17 FT.	N/A	NO		
60	9 FT.	19 FT.	17 FT.	N/A	NO		
90 (S)	9 FT.	18 FT.	20 FT.	20 FT.	YES	P2 P1	26 14
90 (C)	8 FT.	16 FT.	20 FT.	20 FT.	YES	P2 P1	66 48
90 (TS)	9 FT.	18 FT.	20 FT.	20 FT.	YES	P2 P1	3 3
90 (TC)	9 FT.	16 FT.	20 FT.	20 FT.	YES	P2 P1	4 2
PARALLEL	8 FT.	16 FT.	20 FT.	20 FT.	NO		
A.D.A. CAR	9 FT (5' AISLE)	19 FT.	20 FT.	20 FT.	YES	P1	4
A.D.A. VAN	9 FT (8' AISLE)	19 FT.	20 FT.	20 FT.	YES	P1	2
TOTAL							162

(S) STANDARD PARKING SPACE
 (C) COMPACT PARKING SPACE
 (TS) STANDARD TANDEM PARKING SPACE
 (TC) COMPACT TANDEM PARKING SPACE

MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES 2010 STANDARDS (TABLE 208.2)

	TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY (PER FACILITY)	MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (CAR AND VAN)	MINIMUM NUMBER OF VAN-ACCESSIBLE PARKING SPACES (1 OF SIX ACCESSIBLE SPACES)
REQUIRED	151 TO 200	6	1
PROVIDED	164	6	1

LOADING SPACES

DC ZONING TABLE C § 901.1: LOADING BERTHS AND SERVICE/DELIVERY SPACES

SIZE (WIDTH X LENGTH X HEIGHT)	LOCATION	REQUIRED	PROVIDED
LOADING BERTH 12'X30'X14' CLEAR	LEVEL 01	3	3
SERVICE/DELIVERY SPACE 10'X20'X10' CLEAR	LEVEL 01	1	1

BICYCLE SPACES

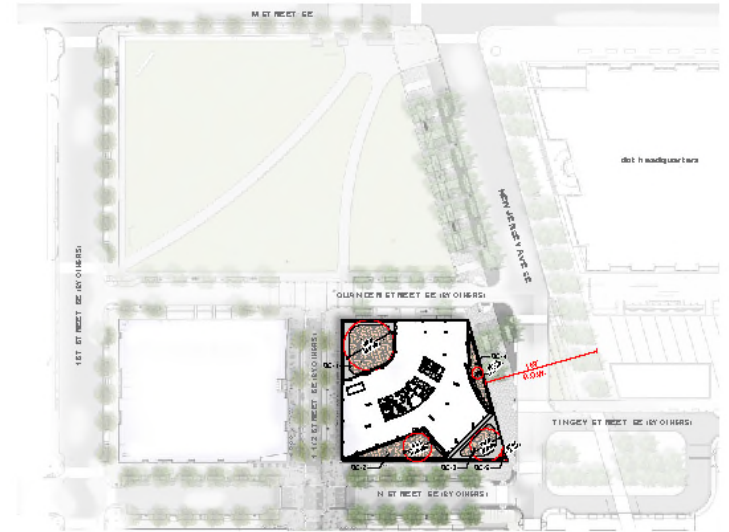
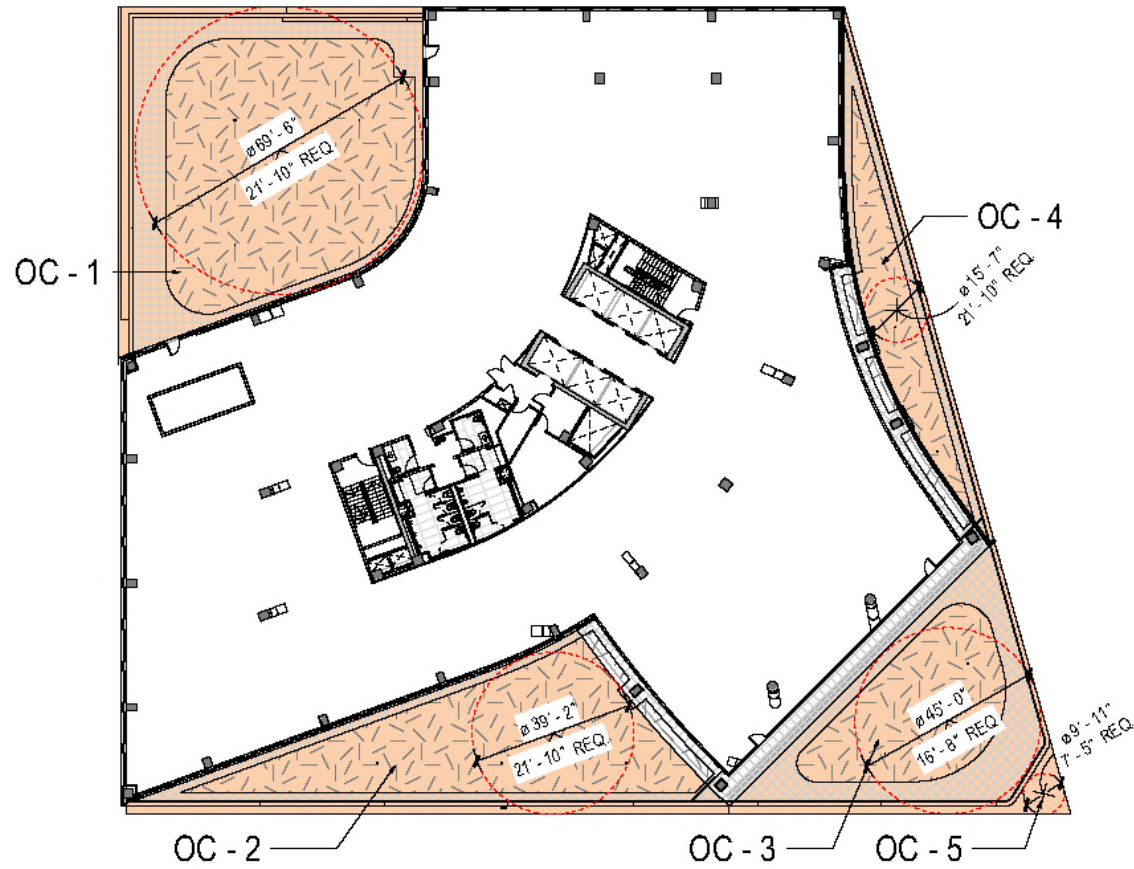
DC ZONING TABLE C § 802.1 : MINIMUM NUMBER OF BICYCLE PARKING SPACES

LOCATION	LONG TERM REQUIRED	LONG TERM PROVIDED	SHORT TERM REQUIRED	SHORT TERM PROVIDED
LEVEL 01	OFFICE: 50+(288,436-(2,500X50)) /5,000=83 RETAIL, RETAIL/OFFICE FLEX: 21,141 /10,000=3	86	OFFICE: 288,436 /40,000=8 RETAIL, RETAIL/OFFICE FLEX: 21,141 /3,500=7	18

Record Lot and Limits of Parcel G



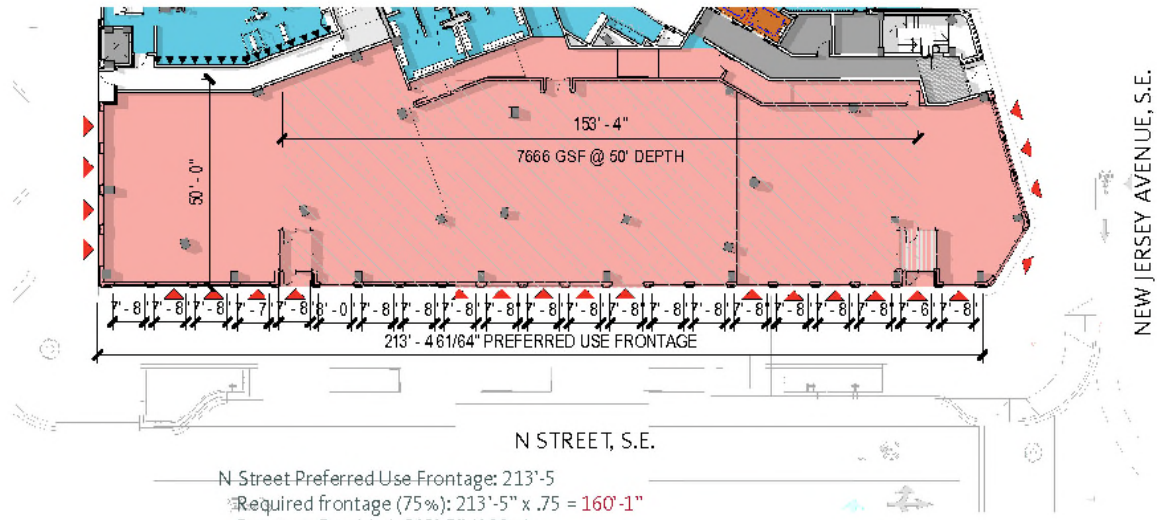
Courts Diagram



	COURT HEIGHT	REQUIRED WIDTH	COURT WIDTH
OC-1	104' - 10"	21' - 10"	69' - 6"
OC-2	104' - 10"	21' - 10"	39' - 2"
OC-3	80' - 0"	16' - 8"	45' - 0"
OC-4	104' - 10"	21' - 10"	15' - 7"
OC-5	35' - 8"	7' - 5"	9' - 11"

OC-4 requires relief

Preferred Use Diagram



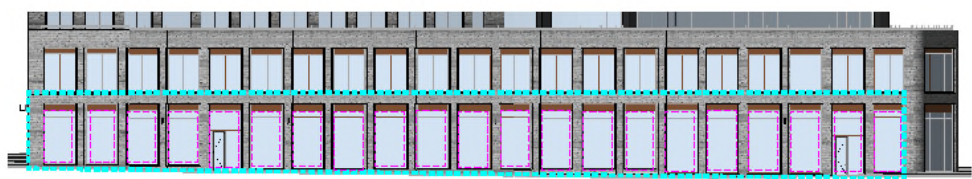
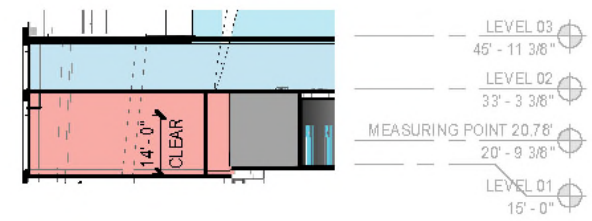
NEW JERSEY AVENUE, S.E.

N STREET, S.E.

N Street Preferred Use Frontage: 213'-5"
 Required frontage (75%): 213'-5" x .75 = 160'-1"
 Frontage Provided: 213'-5" (100%)

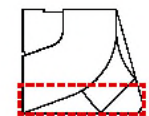
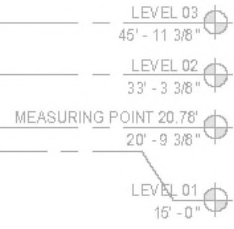
GFA Required to 50' depth: (160'-1" x 50') * .75 = 6,003 GSF
 GFA Provided to 50' depth: 7,750 GSF

Red triangles indicate possible door locations. Internal ramping shall be used where grade does not align with the interior slab location.



N STREET, S.E. (90' R.O.W.)

■ Total Surface Area of Street Wall: 4124 sf
 ■ Total Surface Area Devoted to Doors or Display Windows: 2108 sf (51%)



LEED SCORECARD

Parcel G - Core & Shell LEEDv4 Gold

11044 - Bldg Construction
100 Hqs at 7022 BP
Comprehensive Scorecard

11 12 13 14

Prereq/ Credit/ Opt/ Chgo	Cr	Pr	Chgo	Cr	Pr	Chgo	Cr	Pr	Chgo
IP Integrative Process	P						11		
EQ Location and Transportation	C						11		
Sustainable Sites	P						11		12
Water Efficiency	P						12		13

Parcel G - Core & Shell LEEDv4 Gold

11044 - Bldg Construction
100 Hqs at 7022 BP
Comprehensive Scorecard

11 12 13 14

Prereq/ Credit/ Opt/ Chgo	Cr	Pr	Chgo	Cr	Pr	Chgo	Cr	Pr	Chgo
EQ Energy and Atmosphere	P						11		12
EQ Indoor Environmental Quality	P						11		13
EQ Water Efficiency	P						12		13
EQ Material and Resources	P						12		13

Parcel G - Core & Shell LEEDv4 Gold

11044 - Bldg Construction
100 Hqs at 7022 BP
Comprehensive Scorecard

11 12 13 14

Prereq/ Credit/ Opt/ Chgo	Cr	Pr	Chgo	Cr	Pr	Chgo	Cr	Pr	Chgo
EQ Indoor Environmental Quality	P						11		13
EQ Water Efficiency	P						12		13
EQ Material and Resources	P						12		13
EQ Regional Priority	C						13		14

WELL SCORECARD

Color Key: Green = Pass, Yellow = Review, Red = Fail

Category	Item ID	Item Name	Pass/Fail	Notes
GENERAL	GEN-001	Project Name	Pass	
	GEN-002	Project Location	Pass	
	GEN-003	Project Description	Pass	
	GEN-004	Project Objectives	Pass	
	GEN-005	Project Budget	Pass	
	GEN-006	Project Schedule	Pass	
	GEN-007	Project Risk	Pass	
	GEN-008	Project Stakeholders	Pass	
	GEN-009	Project Communication	Pass	
	GEN-010	Project Reporting	Pass	
TECHNICAL	TECH-001	Technical Specifications	Pass	
	TECH-002	Technical Drawings	Pass	
	TECH-003	Technical Calculations	Pass	
	TECH-004	Technical Reports	Pass	
	TECH-005	Technical Standards	Pass	
	TECH-006	Technical Compliance	Pass	
	TECH-007	Technical Innovation	Pass	
	TECH-008	Technical Feasibility	Pass	
	TECH-009	Technical Safety	Pass	
	TECH-010	Technical Reliability	Pass	
ENVIRONMENTAL	ENV-001	Environmental Impact	Pass	
	ENV-002	Environmental Mitigation	Pass	
	ENV-003	Environmental Monitoring	Pass	
	ENV-004	Environmental Restoration	Pass	
	ENV-005	Environmental Protection	Pass	
	ENV-006	Environmental Assessment	Pass	
	ENV-007	Environmental Compliance	Pass	
	ENV-008	Environmental Stewardship	Pass	
	ENV-009	Environmental Sustainability	Pass	
	ENV-010	Environmental Resilience	Pass	
SOCIAL	SOC-001	Social Impact	Pass	
	SOC-002	Social Mitigation	Pass	
	SOC-003	Social Monitoring	Pass	
	SOC-004	Social Restoration	Pass	
	SOC-005	Social Protection	Pass	
	SOC-006	Social Assessment	Pass	
	SOC-007	Social Compliance	Pass	
	SOC-008	Social Stewardship	Pass	
	SOC-009	Social Sustainability	Pass	
	SOC-010	Social Resilience	Pass	

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Category	Item ID	Item Name	Pass/Fail	Notes
GENERAL	GEN-011	Project Name	Pass	
	GEN-012	Project Location	Pass	
	GEN-013	Project Description	Pass	
	GEN-014	Project Objectives	Pass	
	GEN-015	Project Budget	Pass	
	GEN-016	Project Schedule	Pass	
	GEN-017	Project Risk	Pass	
	GEN-018	Project Stakeholders	Pass	
	GEN-019	Project Communication	Pass	
	GEN-020	Project Reporting	Pass	
TECHNICAL	TECH-021	Technical Specifications	Pass	
	TECH-022	Technical Drawings	Pass	
	TECH-023	Technical Calculations	Pass	
	TECH-024	Technical Reports	Pass	
	TECH-025	Technical Standards	Pass	
	TECH-026	Technical Compliance	Pass	
	TECH-027	Technical Innovation	Pass	
	TECH-028	Technical Feasibility	Pass	
	TECH-029	Technical Safety	Pass	
	TECH-030	Technical Reliability	Pass	
ENVIRONMENTAL	ENV-031	Environmental Impact	Pass	
	ENV-032	Environmental Mitigation	Pass	
	ENV-033	Environmental Monitoring	Pass	
	ENV-034	Environmental Restoration	Pass	
	ENV-035	Environmental Protection	Pass	
	ENV-036	Environmental Assessment	Pass	
	ENV-037	Environmental Compliance	Pass	
	ENV-038	Environmental Stewardship	Pass	
	ENV-039	Environmental Sustainability	Pass	
	ENV-040	Environmental Resilience	Pass	
SOCIAL	SOC-041	Social Impact	Pass	
	SOC-042	Social Mitigation	Pass	
	SOC-043	Social Monitoring	Pass	
	SOC-044	Social Restoration	Pass	
	SOC-045	Social Protection	Pass	
	SOC-046	Social Assessment	Pass	
	SOC-047	Social Compliance	Pass	
	SOC-048	Social Stewardship	Pass	
	SOC-049	Social Sustainability	Pass	
	SOC-050	Social Resilience	Pass	

Color Key: Green = Pass, Yellow = Review, Red = Fail

Category	Item ID	Item Name	Pass/Fail	Notes
GENERAL	GEN-021	Project Name	Pass	
	GEN-022	Project Location	Pass	
	GEN-023	Project Description	Pass	
	GEN-024	Project Objectives	Pass	
	GEN-025	Project Budget	Pass	
	GEN-026	Project Schedule	Pass	
	GEN-027	Project Risk	Pass	
	GEN-028	Project Stakeholders	Pass	
	GEN-029	Project Communication	Pass	
	GEN-030	Project Reporting	Pass	
TECHNICAL	TECH-031	Technical Specifications	Pass	
	TECH-032	Technical Drawings	Pass	
	TECH-033	Technical Calculations	Pass	
	TECH-034	Technical Reports	Pass	
	TECH-035	Technical Standards	Pass	
	TECH-036	Technical Compliance	Pass	
	TECH-037	Technical Innovation	Pass	
	TECH-038	Technical Feasibility	Pass	
	TECH-039	Technical Safety	Pass	
	TECH-040	Technical Reliability	Pass	
ENVIRONMENTAL	ENV-041	Environmental Impact	Pass	
	ENV-042	Environmental Mitigation	Pass	
	ENV-043	Environmental Monitoring	Pass	
	ENV-044	Environmental Restoration	Pass	
	ENV-045	Environmental Protection	Pass	
	ENV-046	Environmental Assessment	Pass	
	ENV-047	Environmental Compliance	Pass	
	ENV-048	Environmental Stewardship	Pass	
	ENV-049	Environmental Sustainability	Pass	
	ENV-050	Environmental Resilience	Pass	
SOCIAL	SOC-051	Social Impact	Pass	
	SOC-052	Social Mitigation	Pass	
	SOC-053	Social Monitoring	Pass	
	SOC-054	Social Restoration	Pass	
	SOC-055	Social Protection	Pass	
	SOC-056	Social Assessment	Pass	
	SOC-057	Social Compliance	Pass	
	SOC-058	Social Stewardship	Pass	
	SOC-059	Social Sustainability	Pass	
	SOC-060	Social Resilience	Pass	

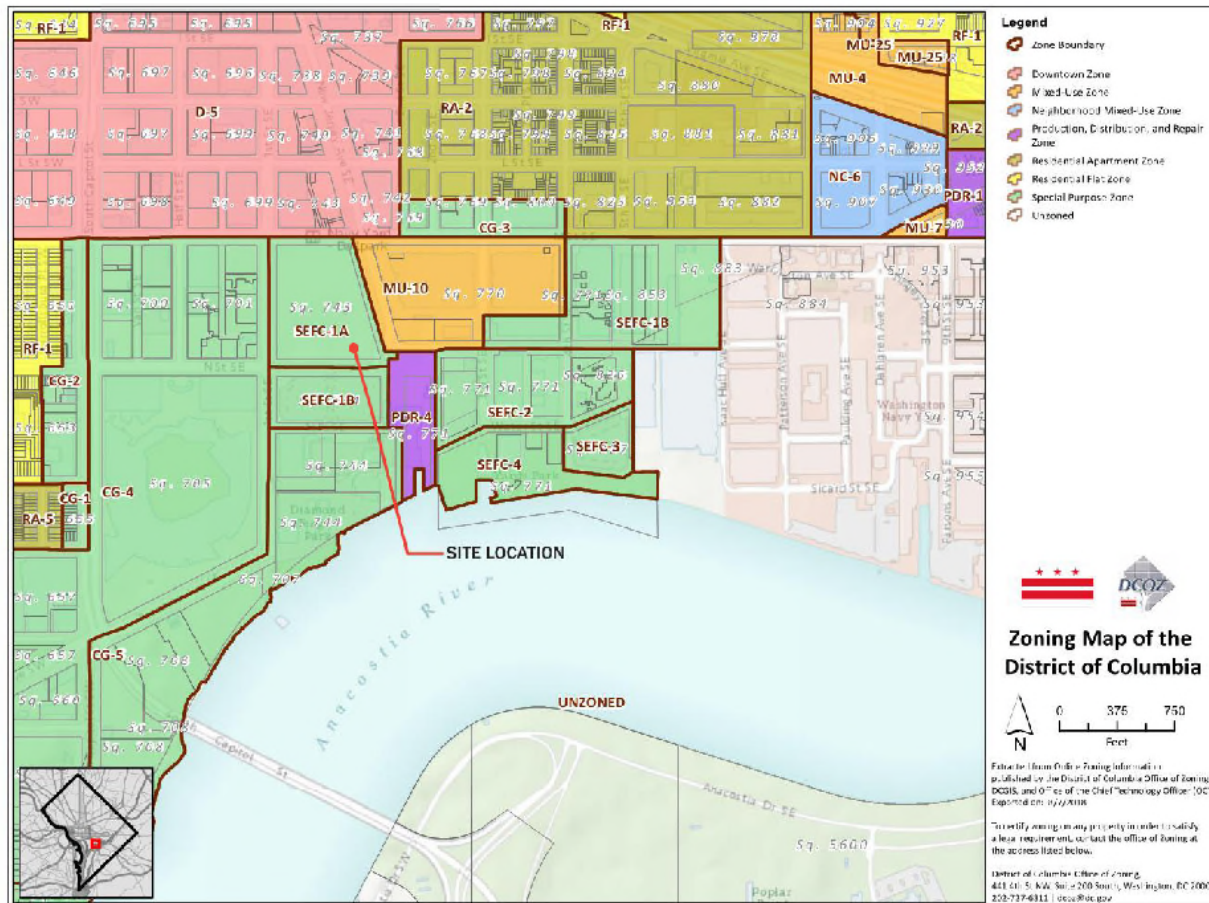
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Category	Item ID	Item Name	Pass/Fail	Notes
GENERAL	GEN-031	Project Name	Pass	
	GEN-032	Project Location	Pass	
	GEN-033	Project Description	Pass	
	GEN-034	Project Objectives	Pass	
	GEN-035	Project Budget	Pass	
	GEN-036	Project Schedule	Pass	
	GEN-037	Project Risk	Pass	
	GEN-038	Project Stakeholders	Pass	
	GEN-039	Project Communication	Pass	
	GEN-040	Project Reporting	Pass	
TECHNICAL	TECH-041	Technical Specifications	Pass	
	TECH-042	Technical Drawings	Pass	
	TECH-043	Technical Calculations	Pass	
	TECH-044	Technical Reports	Pass	
	TECH-045	Technical Standards	Pass	
	TECH-046	Technical Compliance	Pass	
	TECH-047	Technical Innovation	Pass	
	TECH-048	Technical Feasibility	Pass	
	TECH-049	Technical Safety	Pass	
	TECH-050	Technical Reliability	Pass	
ENVIRONMENTAL	ENV-051	Environmental Impact	Pass	
	ENV-052	Environmental Mitigation	Pass	
	ENV-053	Environmental Monitoring	Pass	
	ENV-054	Environmental Restoration	Pass	
	ENV-055	Environmental Protection	Pass	
	ENV-056	Environmental Assessment	Pass	
	ENV-057	Environmental Compliance	Pass	
	ENV-058	Environmental Stewardship	Pass	
	ENV-059	Environmental Sustainability	Pass	
	ENV-060	Environmental Resilience	Pass	
SOCIAL	SOC-061	Social Impact	Pass	
	SOC-062	Social Mitigation	Pass	
	SOC-063	Social Monitoring	Pass	
	SOC-064	Social Restoration	Pass	
	SOC-065	Social Protection	Pass	
	SOC-066	Social Assessment	Pass	
	SOC-067	Social Compliance	Pass	
	SOC-068	Social Stewardship	Pass	
	SOC-069	Social Sustainability	Pass	
	SOC-070	Social Resilience	Pass	

SECTION 1

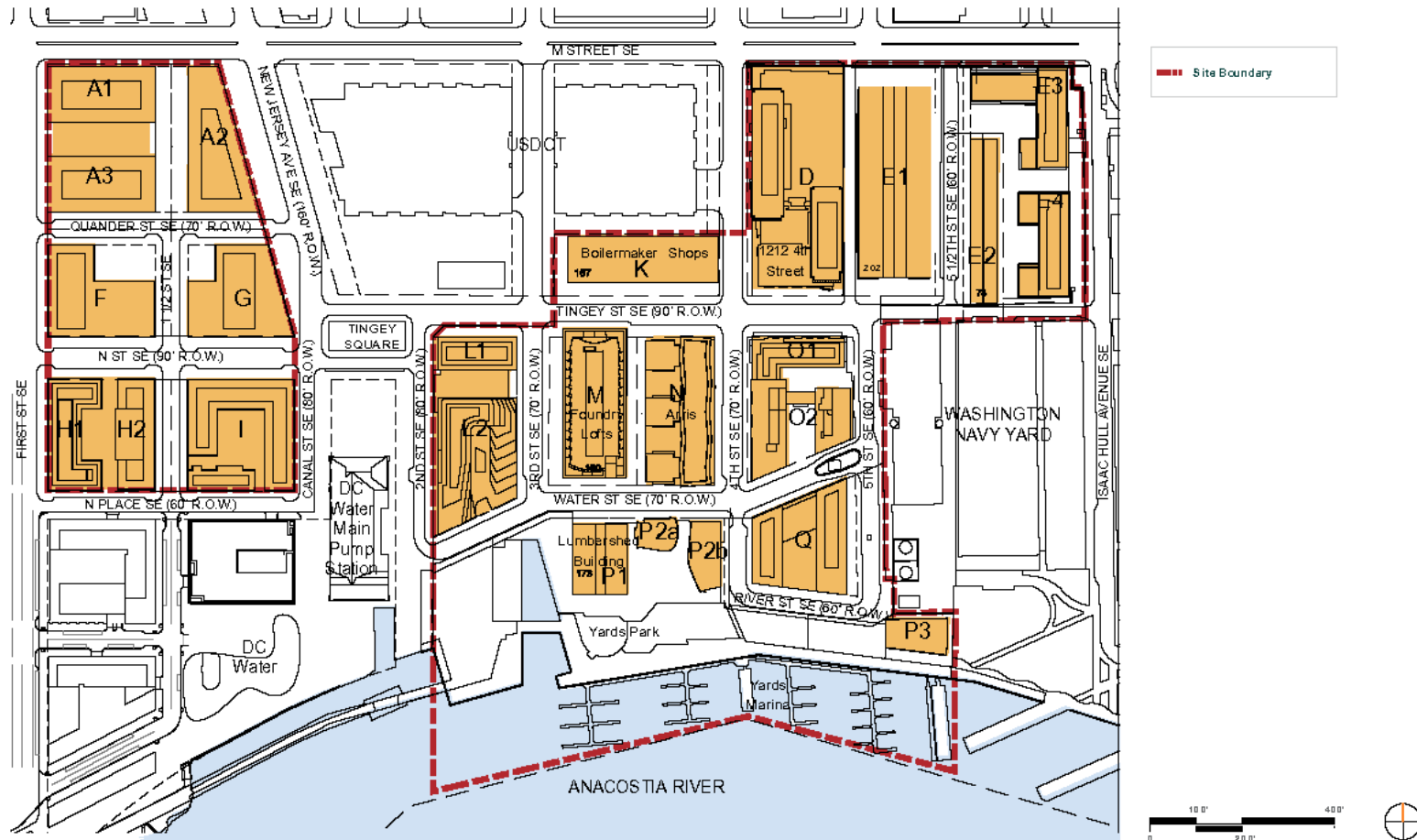
SITE ANALYSIS

Zoning Map of the District of Columbia



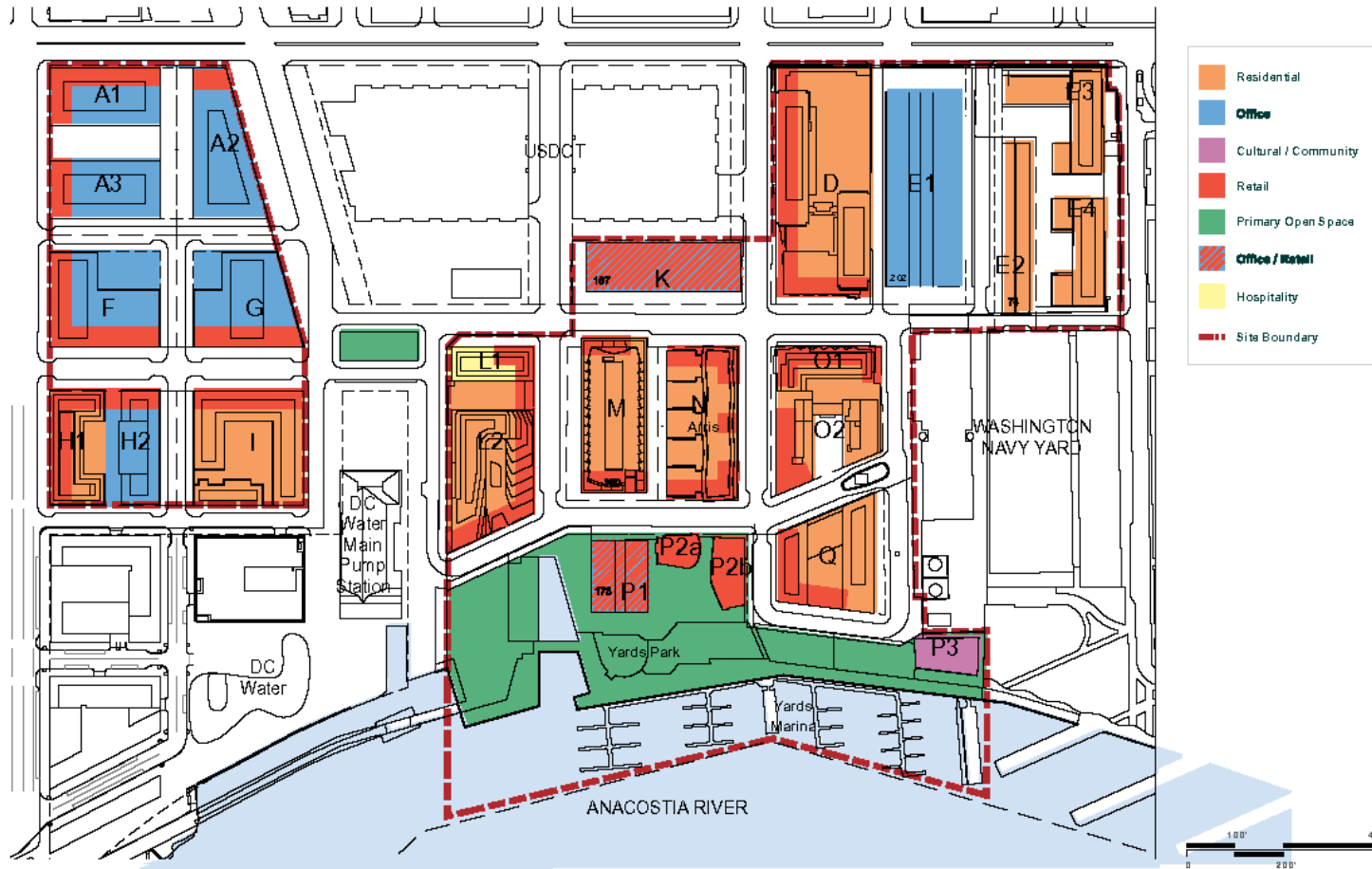
The Yards Revised Master Plan

SOUTHEAST FEDERAL CENTER (SEFC) ZONES



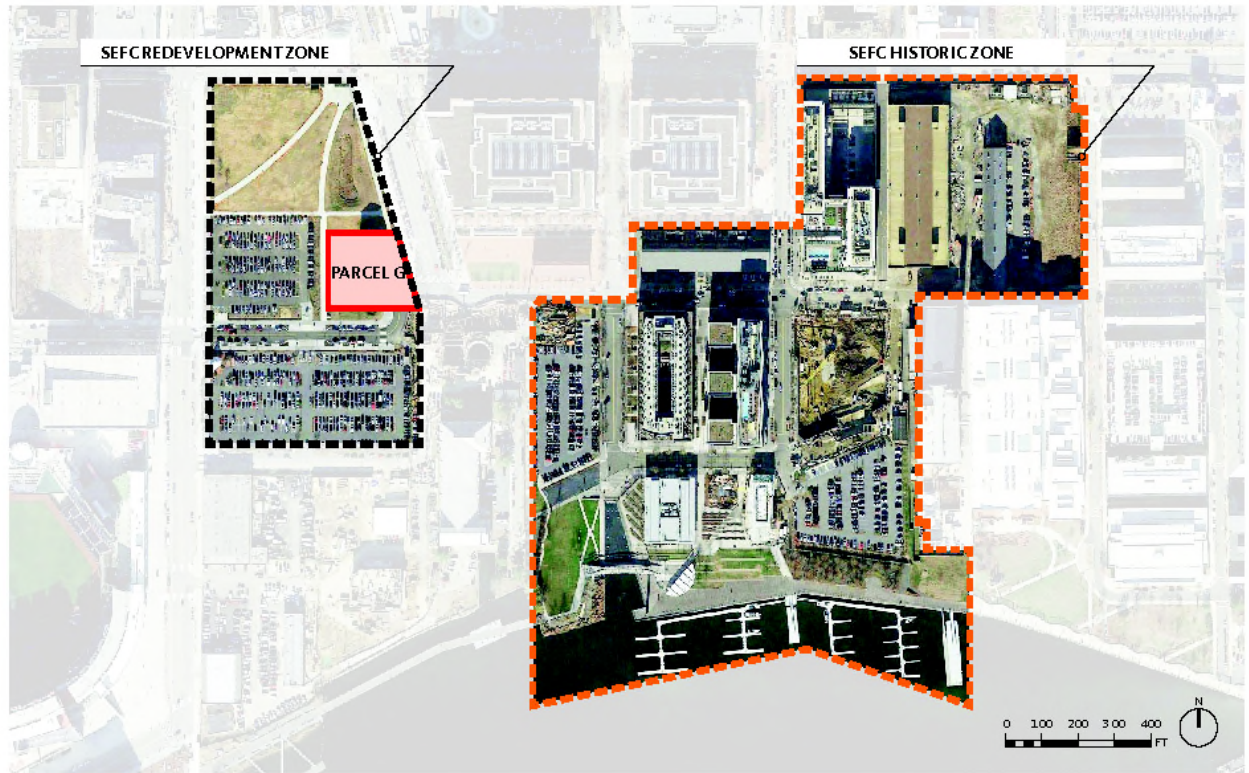
The Yards Revised Land Use Plan

SOUTHEAST FEDERAL CENTER (SEFC) ZONES



Extent of Submission PARCEL G

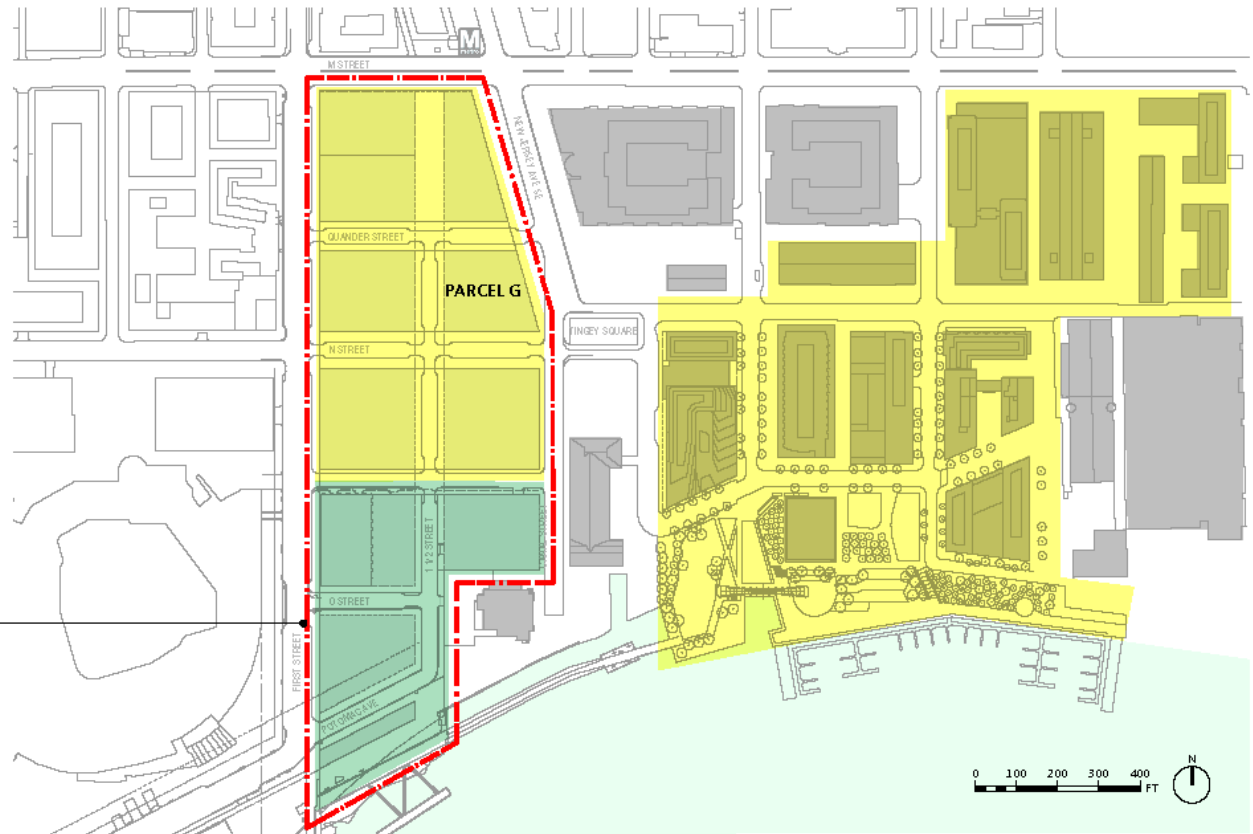
- SEFC HISTORIC ZONE
- SEFC REDEVELOPMENT ZONE
- PARCEL G



The Yards West Master Plan

PART OF THE YARDS

The Yards West Master Plan study area is a roughly 18-acre site bounded by M Street SE to the north, New Jersey Avenue SE and Canal Street SE to the east, the Anacostia River to the south, and 1st Street SE to the west. The north end of the study area is part of The Yards property (formerly the Southeast Federal Center). Through a public-private partnership between the General Services Administration and Forest City (Brookfield), this land remains under federal control until Forest City (Brookfield) closes on an individual parcel. The south end of the site is part of the DC Water Sites. This portion is owned by the DC government, but through an agreement, Forest City has the development rights for this property.



**YARDS WEST MASTER PLAN
STUDY AREA
+/- 18 ACRES**

- THE YARDS**
(Federal Property until Private Developer closes on property)
- DC WATER SITES**
(DC Property until Private Developer closes on Property)

EXHIBIT, RICH YARDS WEST MASTER PLAN, PREPARED BY:
SHLOM BARENBERG ASSOCIATES, DANIEL EKISS, HPPF, PALADINO, A SACCOORIAN, AND GORIO-GLADE

The Yards West Design Principles

SITE ANALYSIS

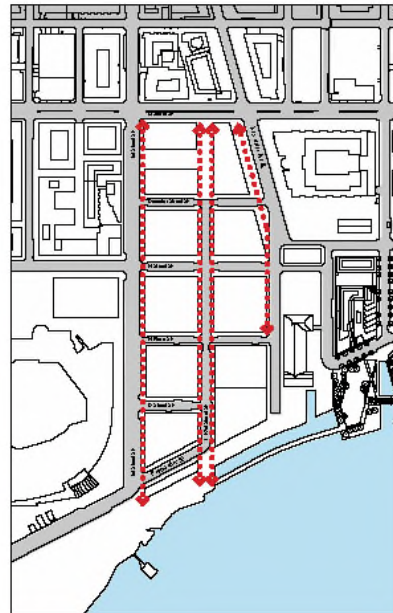
Creating a coherent ground plan which will encourage a dynamic sense of space relies on establishing a hierarchy of streets and the flow of people within those streets. In the traditional center city environment, the existing street patterns of avenues, streets and alleys provide a clear hierarchy for the distribution of traffic, goods, people, etc.

The challenge for the Yards West lies with the site's north/south orientation and placement within the southeast district. To the east New Jersey Avenue SE is an important participant in the L'Enfant plan and is one of five main avenues which converge on the US Capitol.

To the west, 1st St SE is experiencing a greater sense of activity due to both the success of the Nationals Ballpark and the new developments under construction. This street will become an important player in the SE waterfront district as it provides a link to the Diamond Teague Park, the newly constructed docks and it contains a cycle lane linked into the DC wide cycle network.

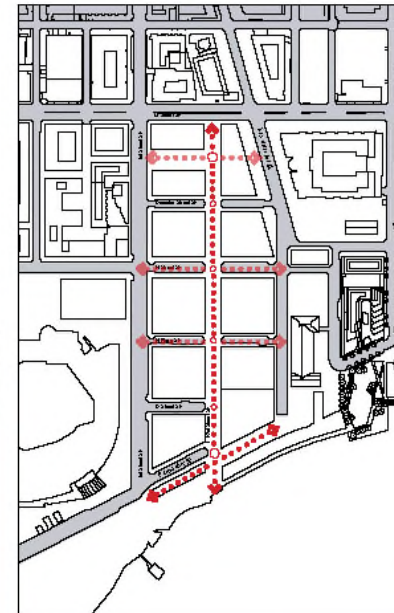
To the north, M St SE is the primary east/west artery linking the Southwest and Southeast and is key to a vibrant redevelopment for this vast portion of the capital. M St SE is well served by the Metro rail's Green line and various bus routes with connectivity throughout the DC metro area. The development of the Southwest waterfront will bring a new sense of activity and vitality reinforcing the importance of M St SE as one of the life lines to The Yards West.

To the south, access to the waterfront is provided. If M St SE is the key to connectivity to new vibrant live/work communities south of the Capitol, then the waterfront is the key to providing access to the beauty and serenity of the city's edge. For the past 40+ years major cities have embraced the transformation of their waterfronts from an industrial wasteland to a vital component of our ecosystems. The enhancements to the Anacostia and Potomac Rivers demonstrates the city's commitment to revitalize the waterfront and that Washington DC understands the importance in terms of improved quality of life that these investments bring.



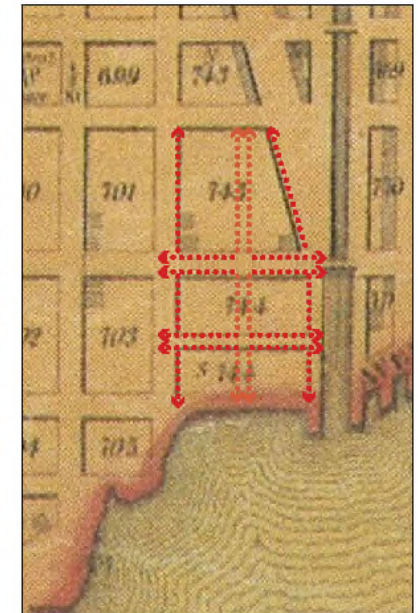
PERIMETER

An equally weighted approach to the north/south streets would deny the role they play within the urban fabric. Each of the streets will have a character separate from the other regarding traffic (anticipated capacity, speed of vehicles, etc.) and pedestrian flows.



CENTRAL SPINE

The opportunity to influence the street pattern and, perhaps more importantly, the density of vehicular traffic within the Yards West is fundamental in creating a unique public realm. Pedestrian spaces at the ground plane are conditioned by the level of interface with traffic flow. The diagram above illustrates the principles of creating contrast between the east/west streets as cross connector streets while delegating the role of the prime north/south connector to 1 1/2 St.



STREET GRID

The Yards West Master Plan reinforces the L'Enfant Plan.

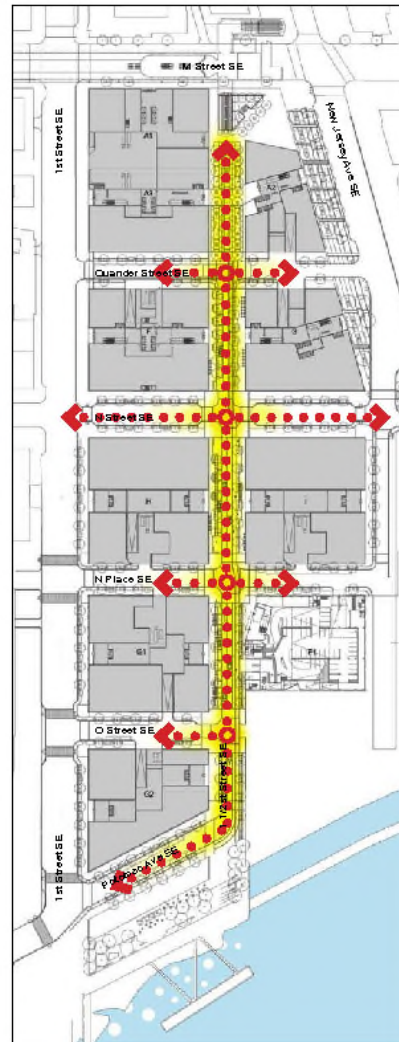
EXHIBIT, RICH YARDS WEST MASTER PLAN, PREPARED BY: SHLOM BERENSON ASSOCIATES, DAVID EXSIN, MPPF, PALADINO, A SACCOORIAN, AND GORRINI-SLADE

The Yards West Linkages

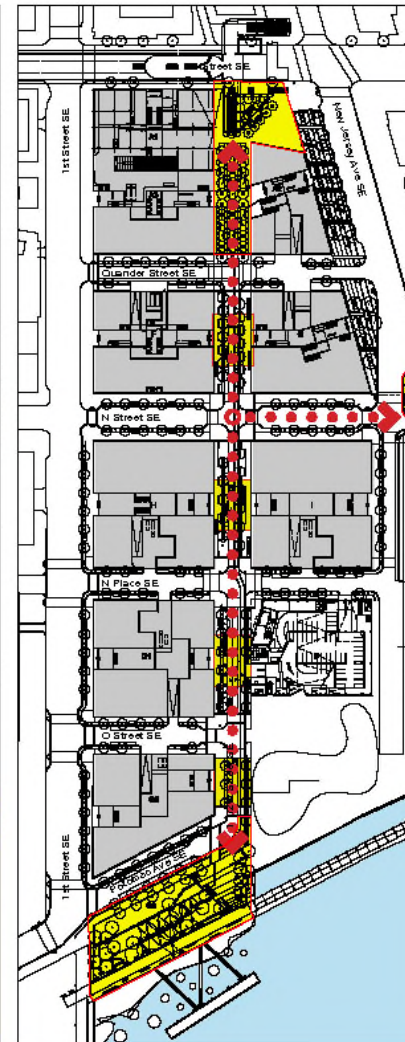
CENTRAL SPINE

1 1/2 St SE is envisaged as a vibrant central spine commencing at the future Metro entrance which will be oriented facing towards the water front. The fully pedestrian space at the northern edge of the site will act as an entry marker to the Yards. The space will be flexible in nature, allowing it to act as a platform for office workers during the week, a gathering space in the evening and an open market on the weekends. The central spine will provide entrance access to the office components on parcels A1, A2, A3, F and G and residential buildings at parcels H, I, G1 and G2.

1 1/2 St SE will terminate at Diamond Teague Park giving access to the pedestrian boardwalk and the Anacostia Riverwalk Trail. The 1600-foot-long private street will be a string of pearls linking the "city" to the "nature" filled with vibrant activity, retail, public open spaces, daylight and views.



Left: Central Spine
Right: Open Spaces



A LINKED SERIES OF OPEN SPACES

The open spaces within the Yards West will be designed to integrate with the framework established in the Yards. A curbless ground plane along 1 1/2 St SE will be created allowing pedestrians and cars to flow within a single shared surface. The central spine extending from 1 1/2 St SE past Potomac Ave SE will be a mix of hard and soft landscaping designed with the intent to visually and physically link the Metro entrance to the water front.

The open spaces created along the length of 1 1/2 St SE will take cues from the language established in Yards Park. The open space design will consist of a mix of scales and space types including: open plazas, street scape spaces for cafes, seating, integration of Tingey Square, important seating nodes at building entrances, bike locking areas, entrance point at the ICON theater and the tie-in to Diamond Teague Park.

EXHIBIT: RICH YARDS WEST MASTER PLAN, PREPARED BY: SHLOM BERENSON ASSOCIATES, DAVID EISSIN, MPPF, PALADINO, A SACCOORIAN, AND GORVINE-SLADE

The Yards West Street Hierarchy

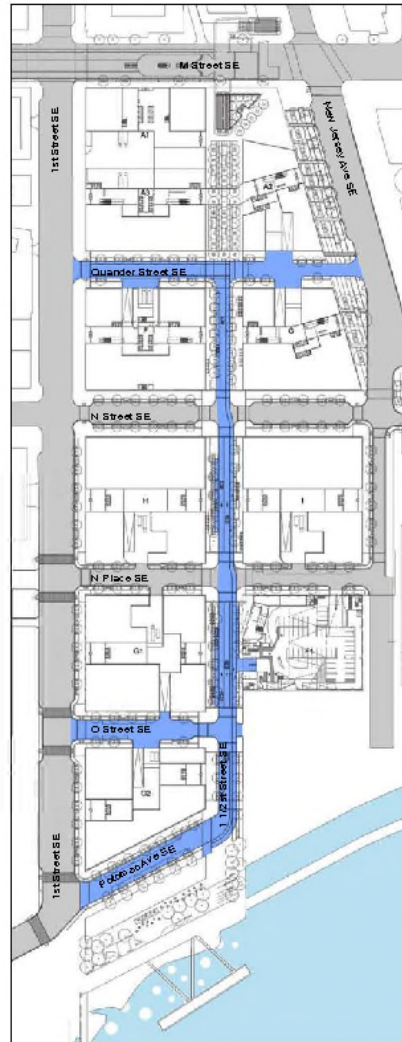
PUBLIC/PRIVATE STREETS

The Yards West site plays a key role acting as a link between The Yards developments to the east and the developments currently planned north of the Ballpark. Permeability through the site is important to encourage a cohesive "neighborhood to neighborhood" connection. The proposed street hierarchy reflects the desire to bind together the various development sites south of M St SE.

N St SE and N Pl SE are public streets while Quander St SE, O St SE and Potomac Ave SE are private streets. These five streets serve as east-west connectors. New Jersey Avenue SE and 1st St SE function as the east and west limits to the site and are public streets. 1 1/2 St SE positioned in the center of the site is a private street. The proposal is to use 1 1/2 St SE as a pedestrian oriented axis connecting M St SE to the water's edge.

- Public street
- Private street

Left: Public/Private Street Diagram
Right: Traffic Flow



→ Direction of vehicular travel

●●● Parking

----- Potential parking

* Exhibit from Yards West Master Plan, prepared by others, included for reference only. Refer to Yards West Master Plan for final configuration of parking.

EXHIBIT, RICH YARDS WEST MASTER PLAN, PREPARED BY: SHLOM BERENES & ASSOCIATES, DAN D'ESHA, MPPF, PALADINO, A SACCORIAN, AND GORIO/SLADE

SLOW DOWN

As stated earlier the opportunity to influence traffic patterns is an important tool in defining pedestrian friendly spaces. In order to achieve this, the design team has studied an array of traffic patterns. In the context of providing strong cross connectivity, we have concluded that it is best to maintain two-way vehicular flow on all east-west streets.

In contrast to this, 1 1/2 St SE will be pedestrian only from M St SE to Quander St SE. 1 1/2 St SE will then function as a two-way street from Quander St SE to Potomac Ave SE.

Parcels will be accessed for loading and trash removal primarily from the east west feeder streets and building entrances will be along the north-south streets.

Historical Overview

PARCEL G & L'ENFANT PLAN

The L'Enfant Plan of 1791 indicates the proposed development southeast to the National Mall (See Figure 1). It was located adjacent to an inlet of the Eastern Branch of the Anacostia River (See Figure 2). On the 1851 map, the block was identified as a part of Square 743, adjacent to the canal. Square 743 was bound by M Street to the north, by the canal to the east, by N Street SE to the south, and by First Street to the west (See Figure 3). The canal appears to have been filled by 1903 and became the site of the DC Water Pump Station. Canal Street was established west of the station.

The Parcel G site was created with the adoption of the SEFC Master Plan and is bound by Quander Street to the north, by New Jersey Avenue to the east, by N Street SE to the south and by 1-1/2 Street to the west. Streets referenced on the L'Enfant Plan are N Street SE and New Jersey Avenue SE, however, neither is listed in the National Register document that protects the L'Enfant Plan (See Figure 4). Its eastern border, New Jersey Avenue SE, is one of the five avenues which converge on the U.S. Capitol in the original L'Enfant Plan. Parcel G will anchor the southern terminus of New Jersey Avenue while engaging a smaller-grained neighborhood and its lively pedestrian corridor of the proposed 1 1/2 Street SE to the west. Its southern border, N Street SE, will become reinforced as the primary east-west artery by the new sense of vitality brought by the development of the Southeast Federal Center Zones.

The Historic Preservation Design Guidelines for Development of the SEFC (Section 5.6.1), states the Design & Preservation Goals for the Redevelopment Zone are (a) to reintegrate the area into the pattern of the L'Enfant Plan and (b) to enhance the L'Enfant Plan through the establishment of new urban design features. Parcel G is consistent with these requirements.



Figure 1: L'ENFANT PLAN, 1791



Figure 4: 2005, Park Plan Phase 2, SEFC

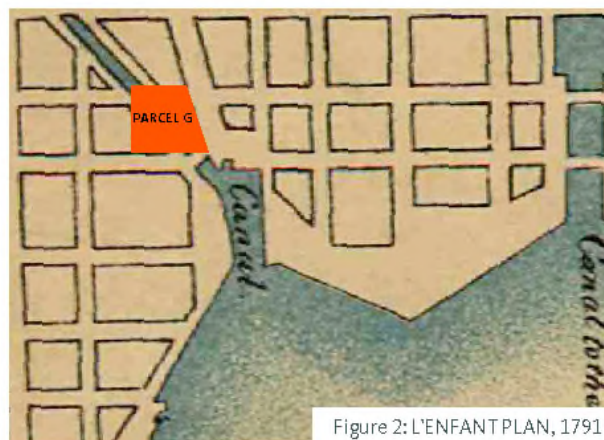


Figure 2: L'ENFANT PLAN, 1791

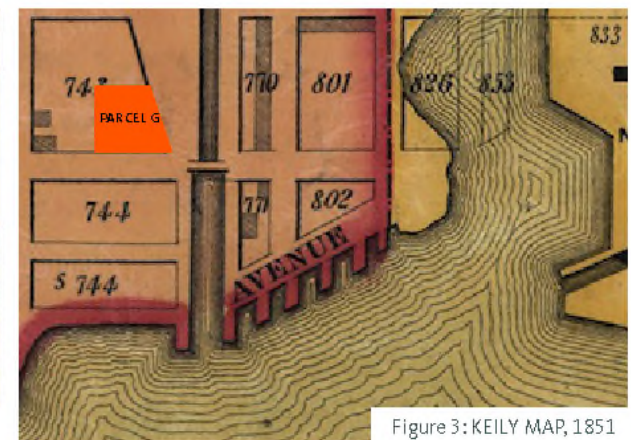
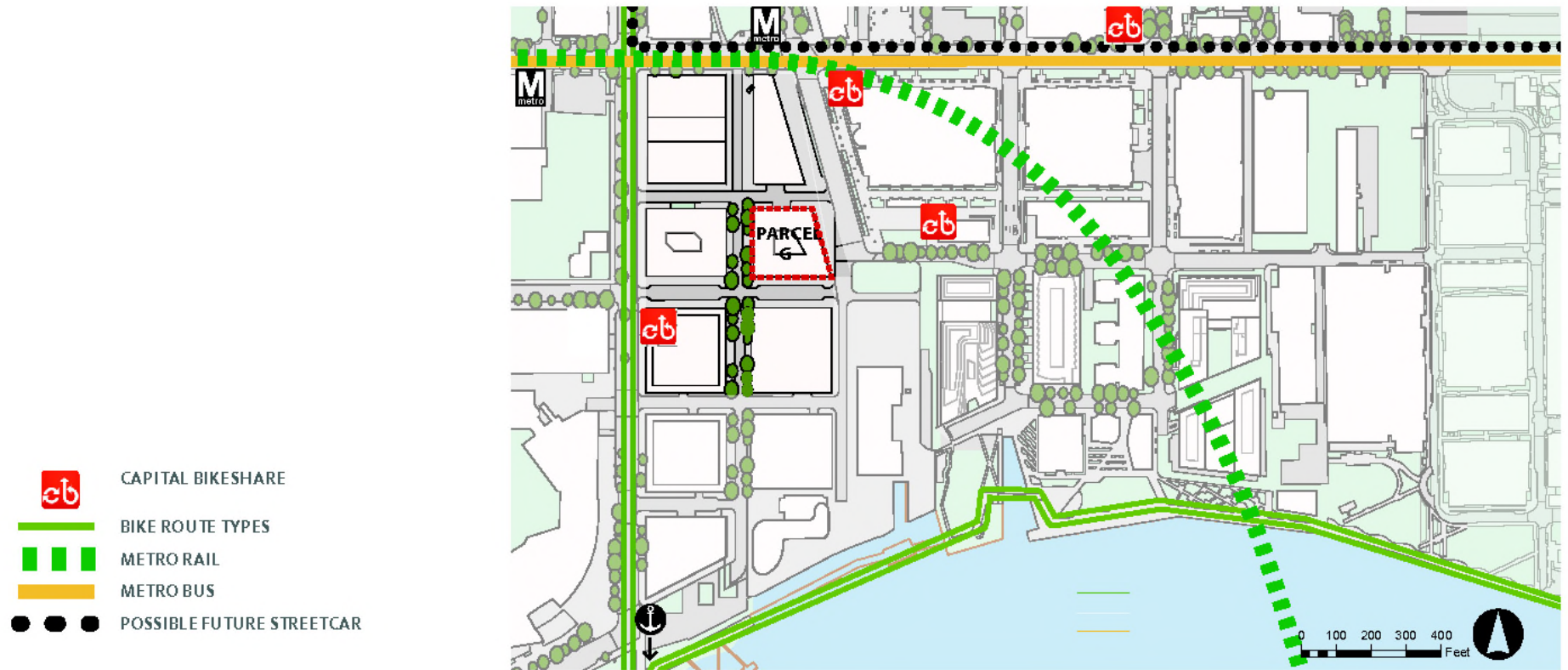
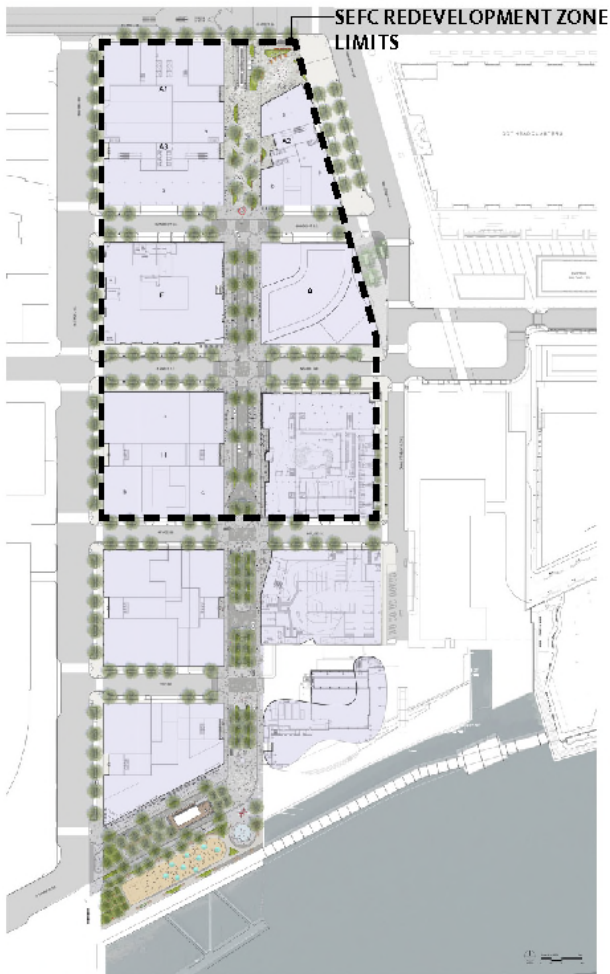


Figure 3: KEILY MAP, 1851

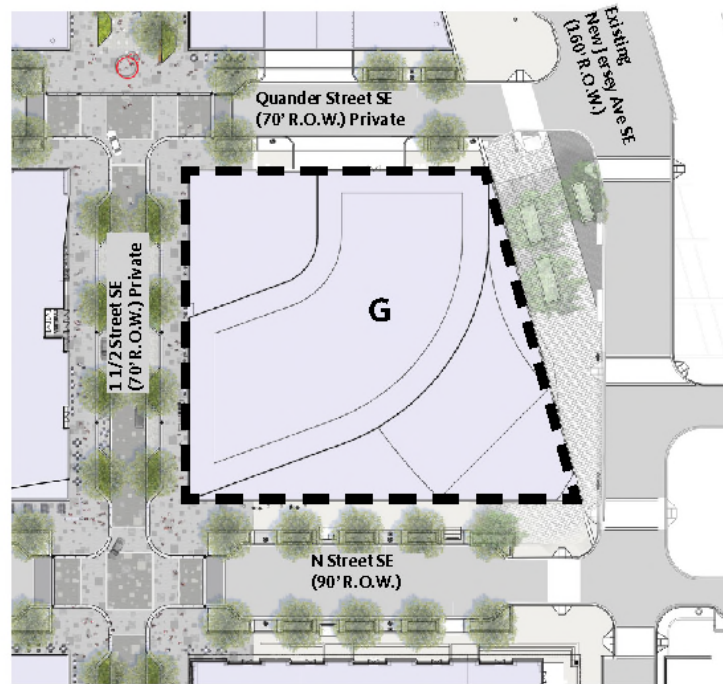
Public Transit



Site Plan PARCEL G



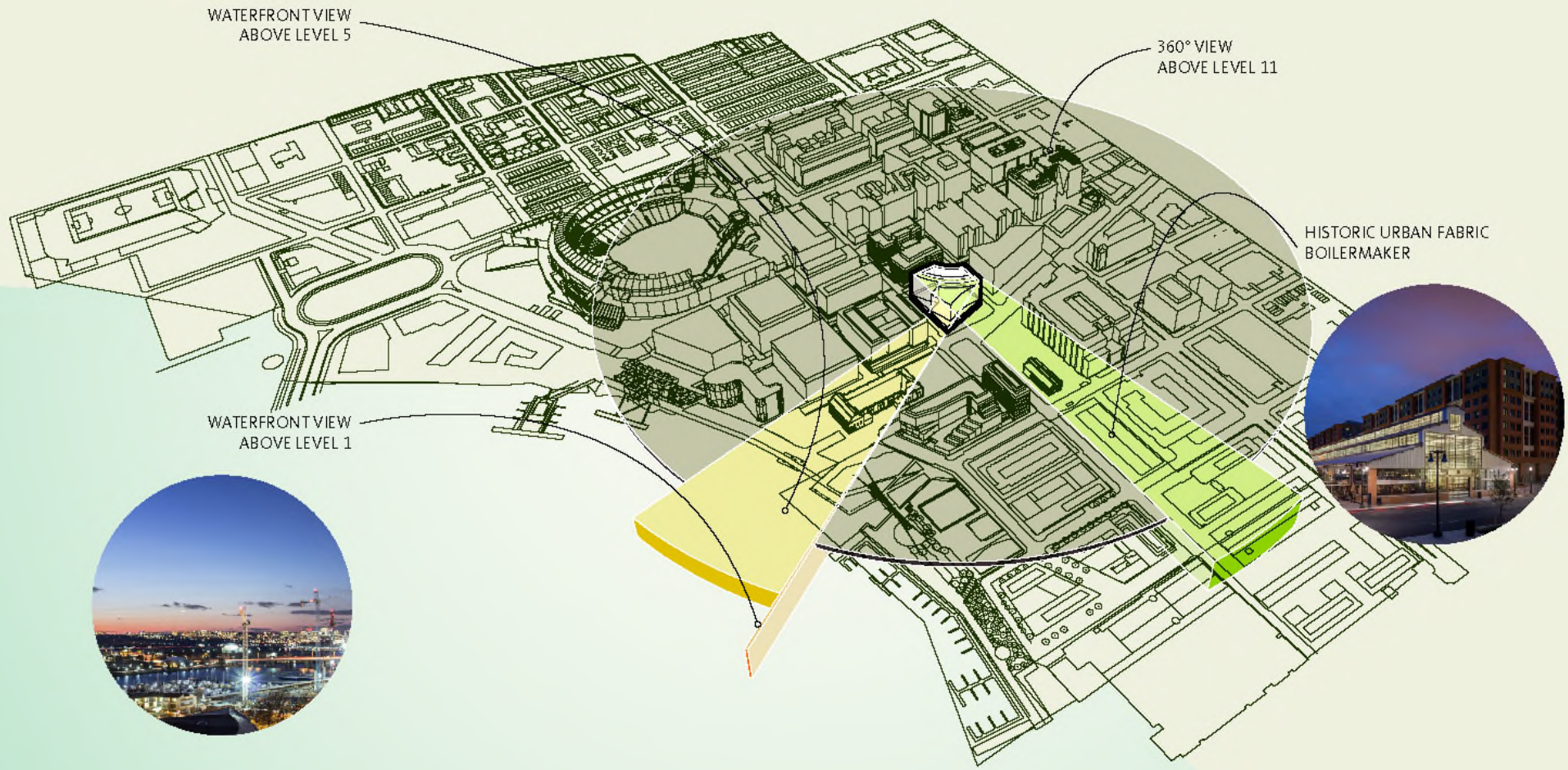
Yards West Overall Site Plan



SECTION 2

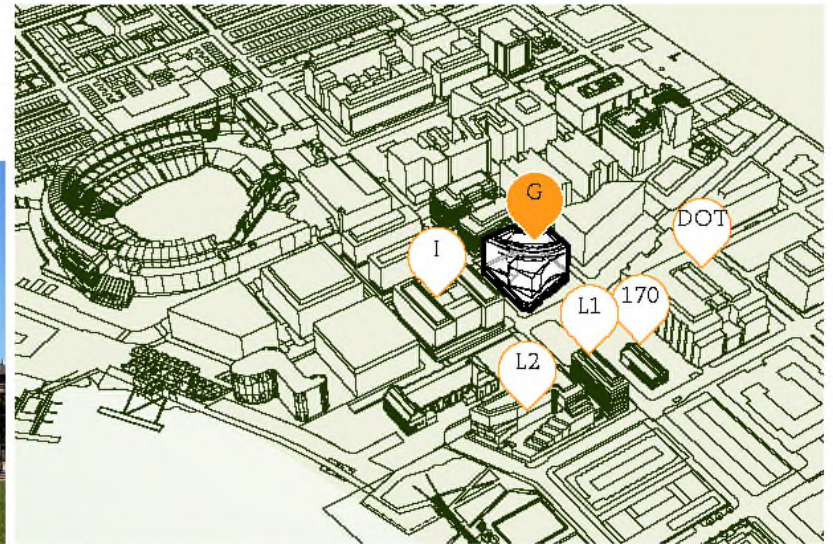
CONTEXT & CONCEPT

Concept Diagram VIEW CORRIDORS

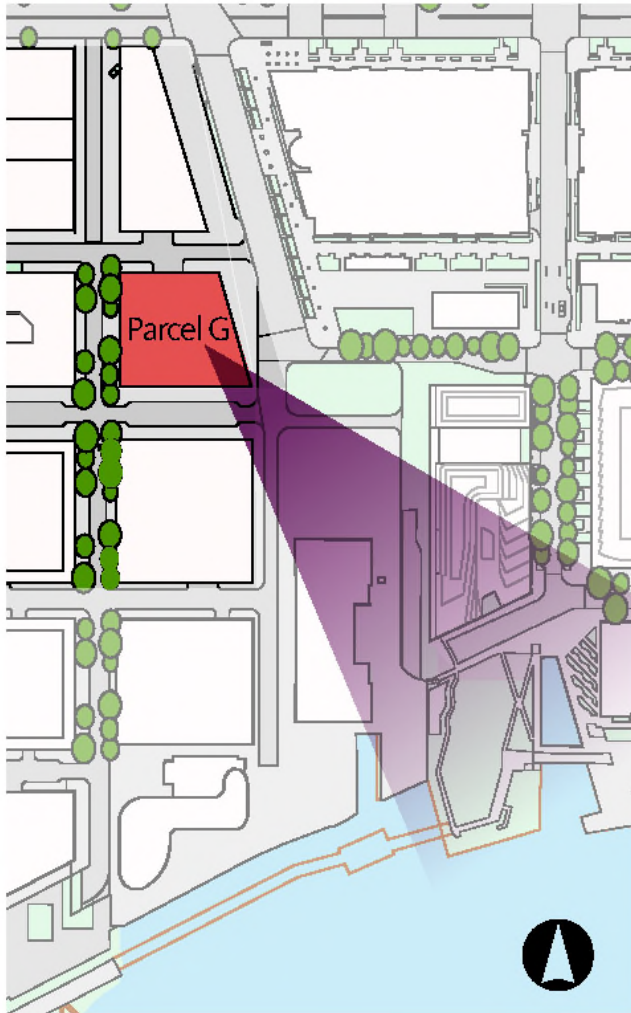


Exterior Materials

IMMEDIATE CONTEXT



Views at Southeast Corner to Anacostia River



Penthouse Level

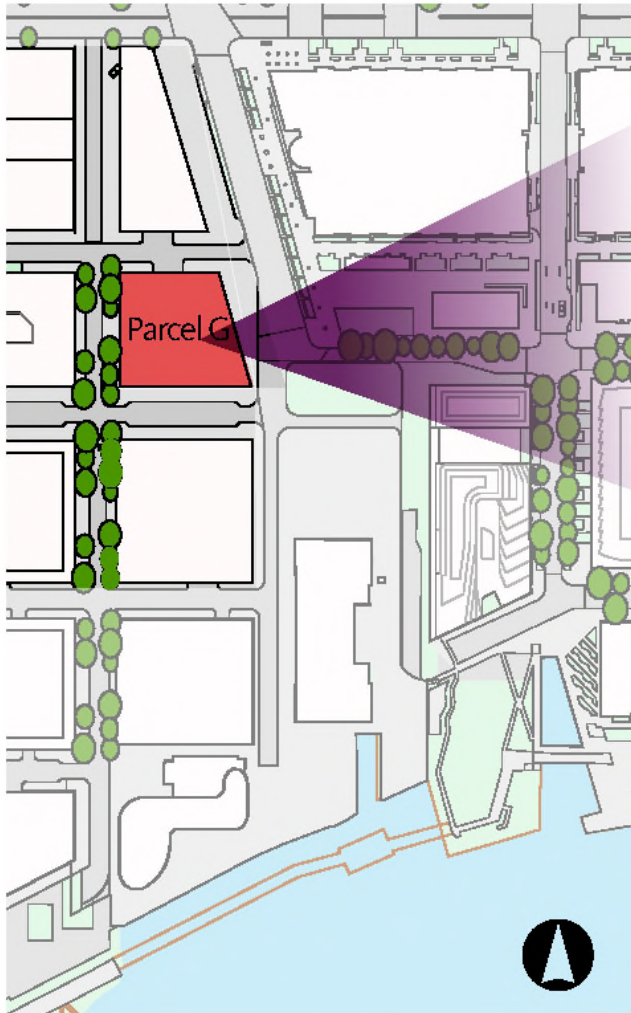


Level 10



Level 3

Views at East Corner to Tingey Square



Penthouse Level

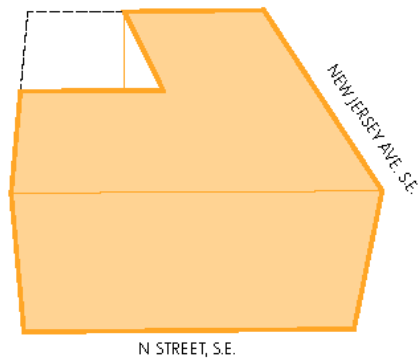


Level 10

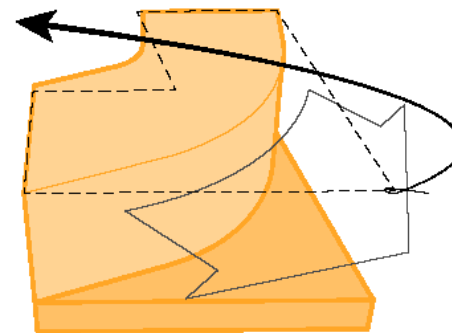


Level 3

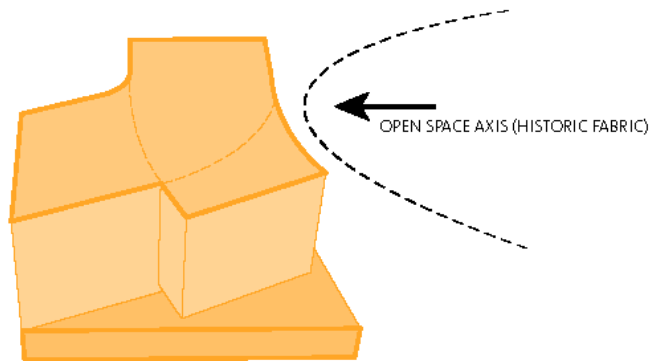
Concept Diagram



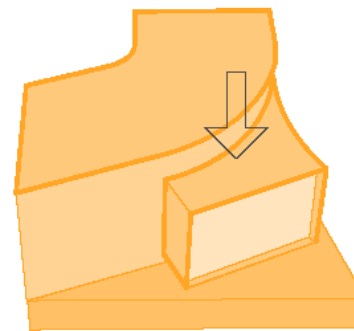
1 STANDARD OFFICE BARS



2 BEND BARS TO CELEBRATE WATERFRONT VISTA



3 MIRROR & PIVOT SHAPE TO INCREASE MASSING & TO RECEIVE OPEN SPACE TO THE EAST



4 PUSH NEW MASSING DOWN TO CREATE GRAND TERRACE AND RESPOND TO LOWER (110') PARCEL I MASSING

SECTION 3

DESIGN PROPOSAL

Site Overview and Plans

Aerial - View Towards Southeast



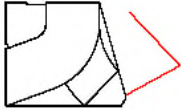
ROOFTERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Building Massing



ROOFTERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Perspective - Looking West



Perspective - Tingey Square - Looking Northwest

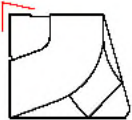


ROOFTERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Perspective - New Jersey Avenue - Looking Southwest

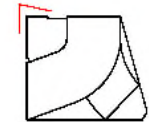


Perspective - Quander St - Looking Southeast



NOTES:
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

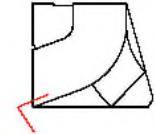
Perspective - Pedestrian Experience at 1-1/2 Street



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

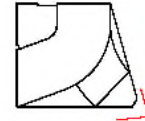
Perspective - N St - Looking East



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

Perspective - N St - Looking Northwest



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

Landscape - Ground Floor Entry at New Jersey Avenue



NOTES:

QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS, AWNINGS, AND SIGNAGE SUBJECT TO CHANGE UPON TENANT BUILD-OUT. STREETSCAPE DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAIL OF STREETSCAPE IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFIRMED WITH APPLICABLE DESIGN AND PERMITTING STANDARDS

