



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 23, 2019

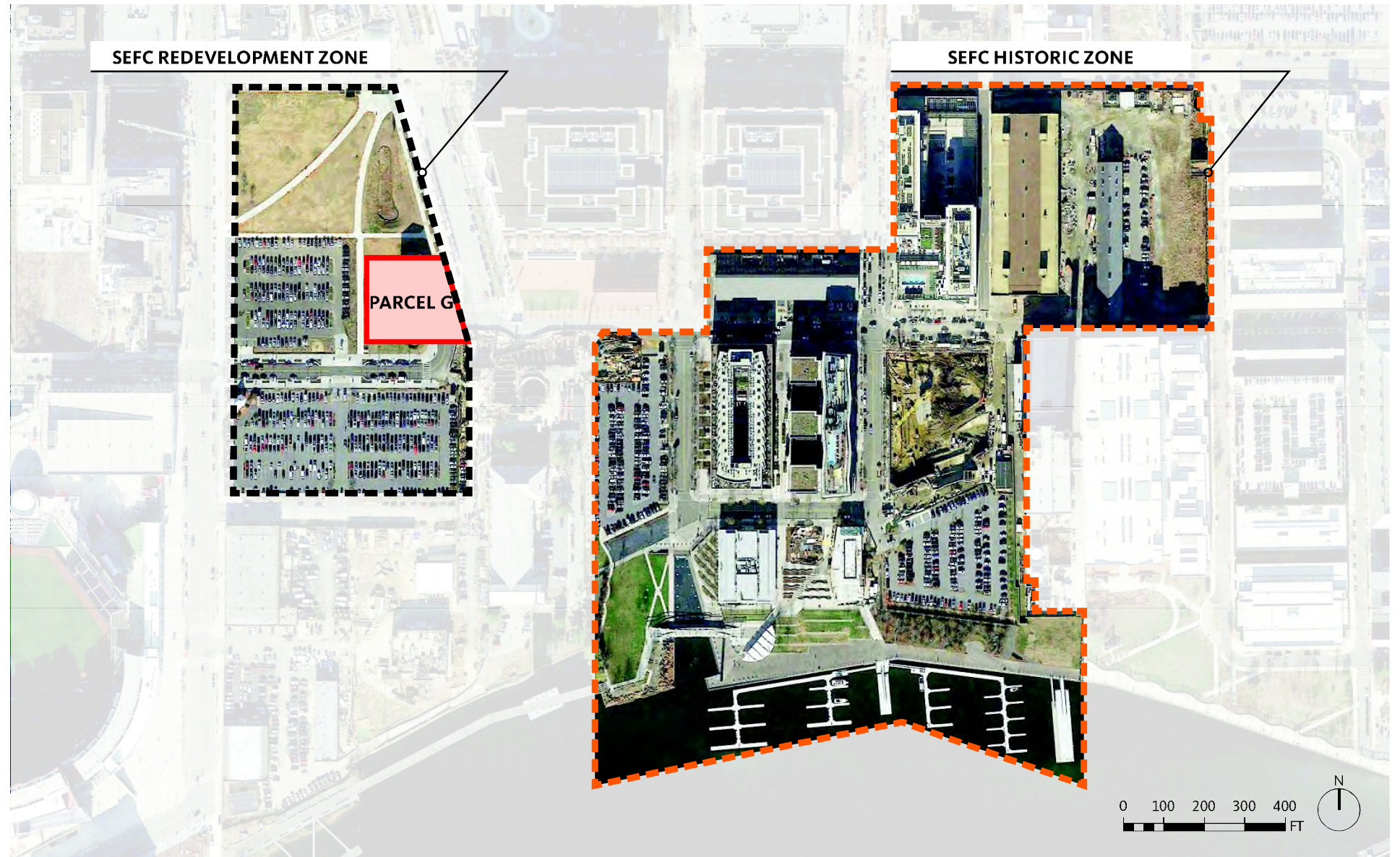
Prepared for:
The Zoning Commission of the District of Columbia
Prepared on Behalf of GSA
Prepared by:
Gensler

Brookfield

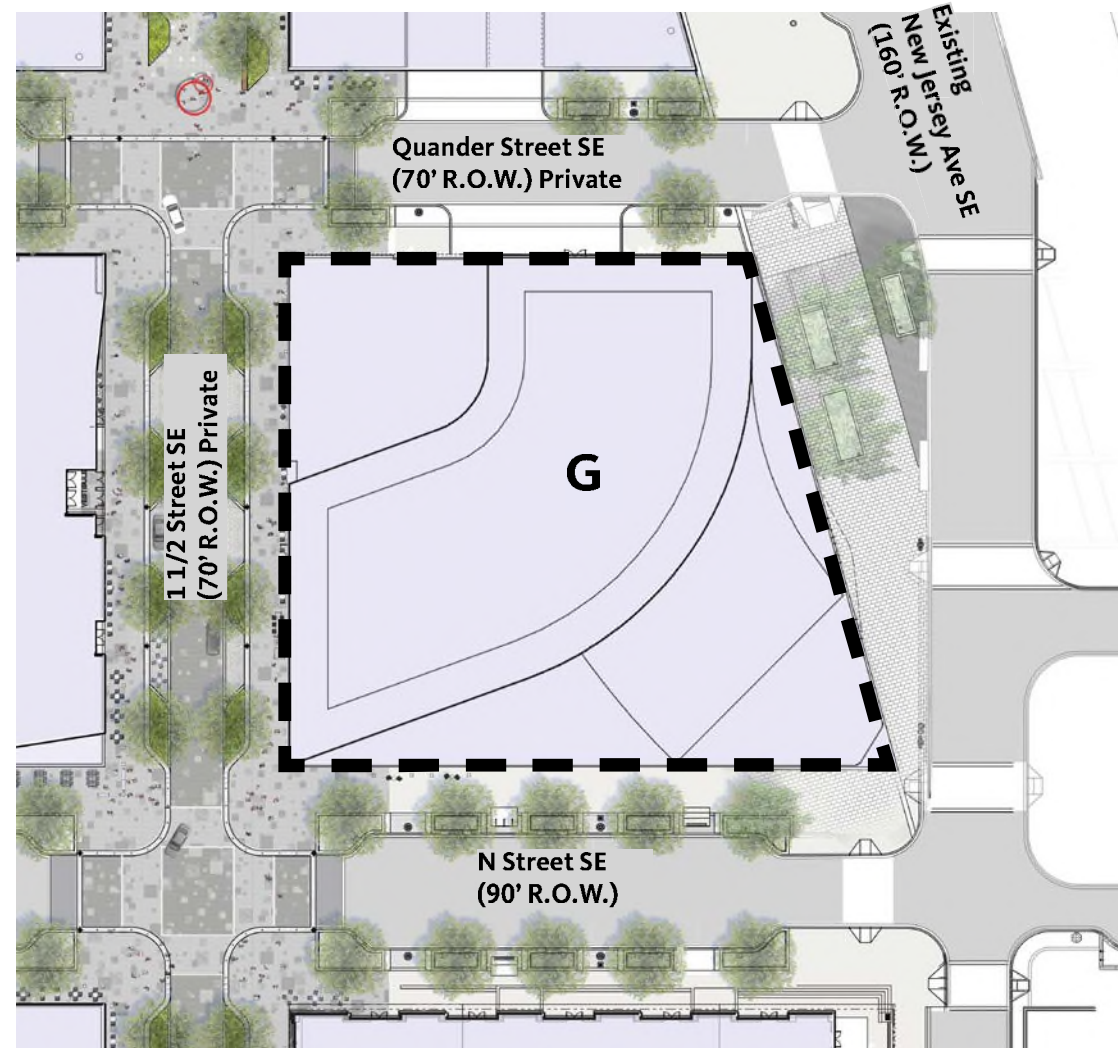
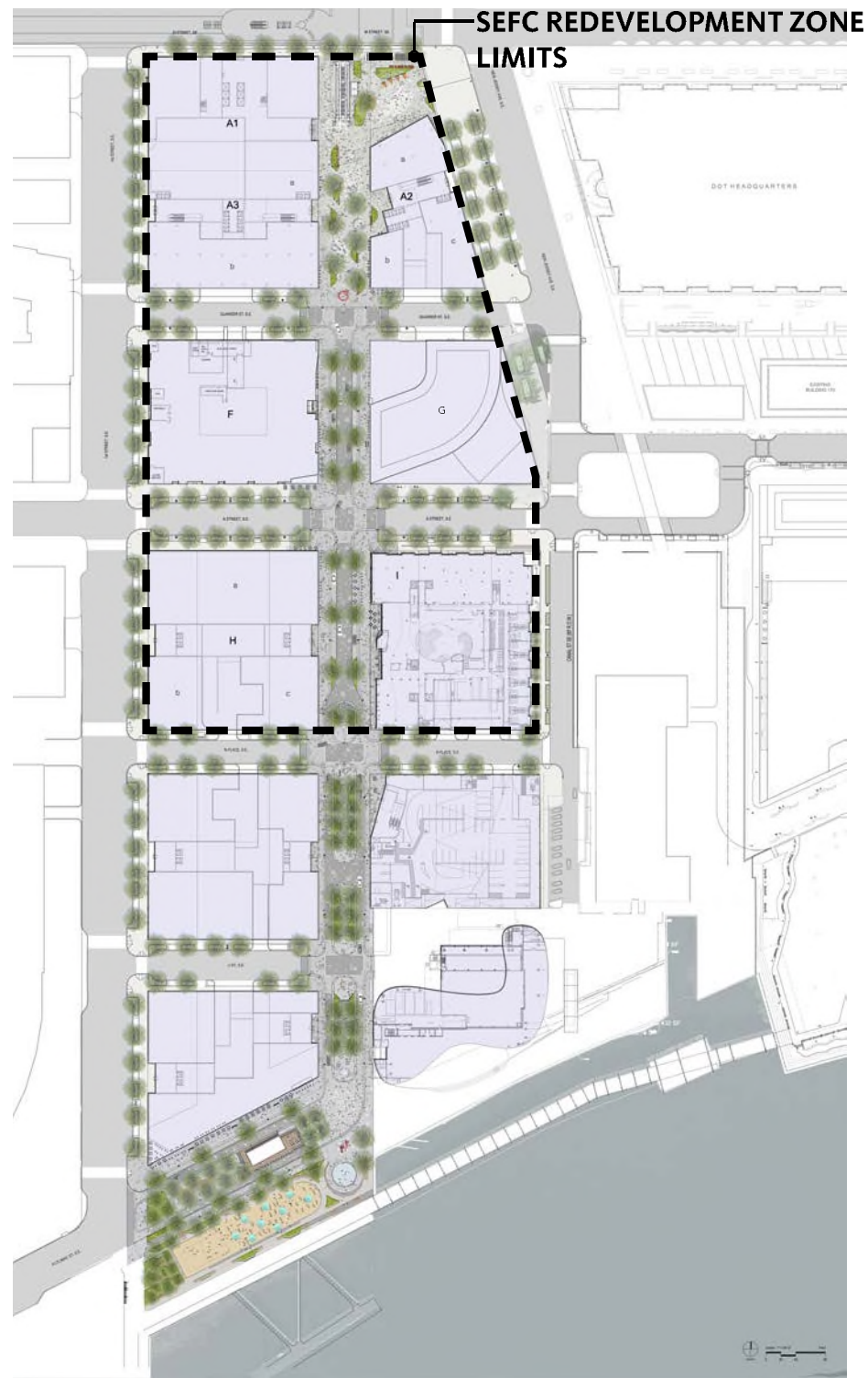


Extent of Submission PARCEL G

-  SEFC HISTORIC ZONE
-  SEFC REDEVELOPMENT ZONE
-  PARCEL G



Site Plan PARCEL G



Yards West Overall Site Plan

Landscape Context Plan

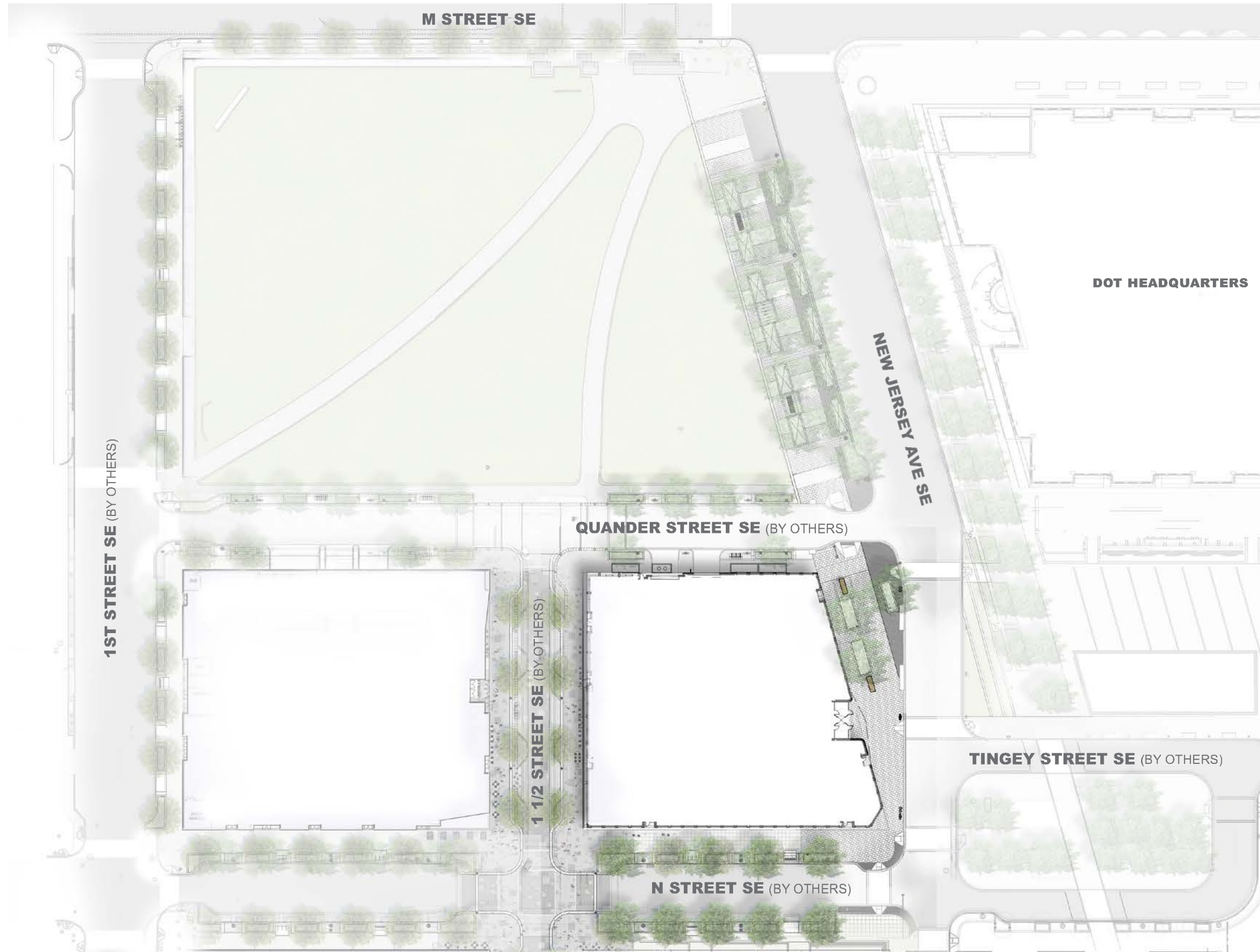


EXHIBIT PREPARED BY WILES MENSCH

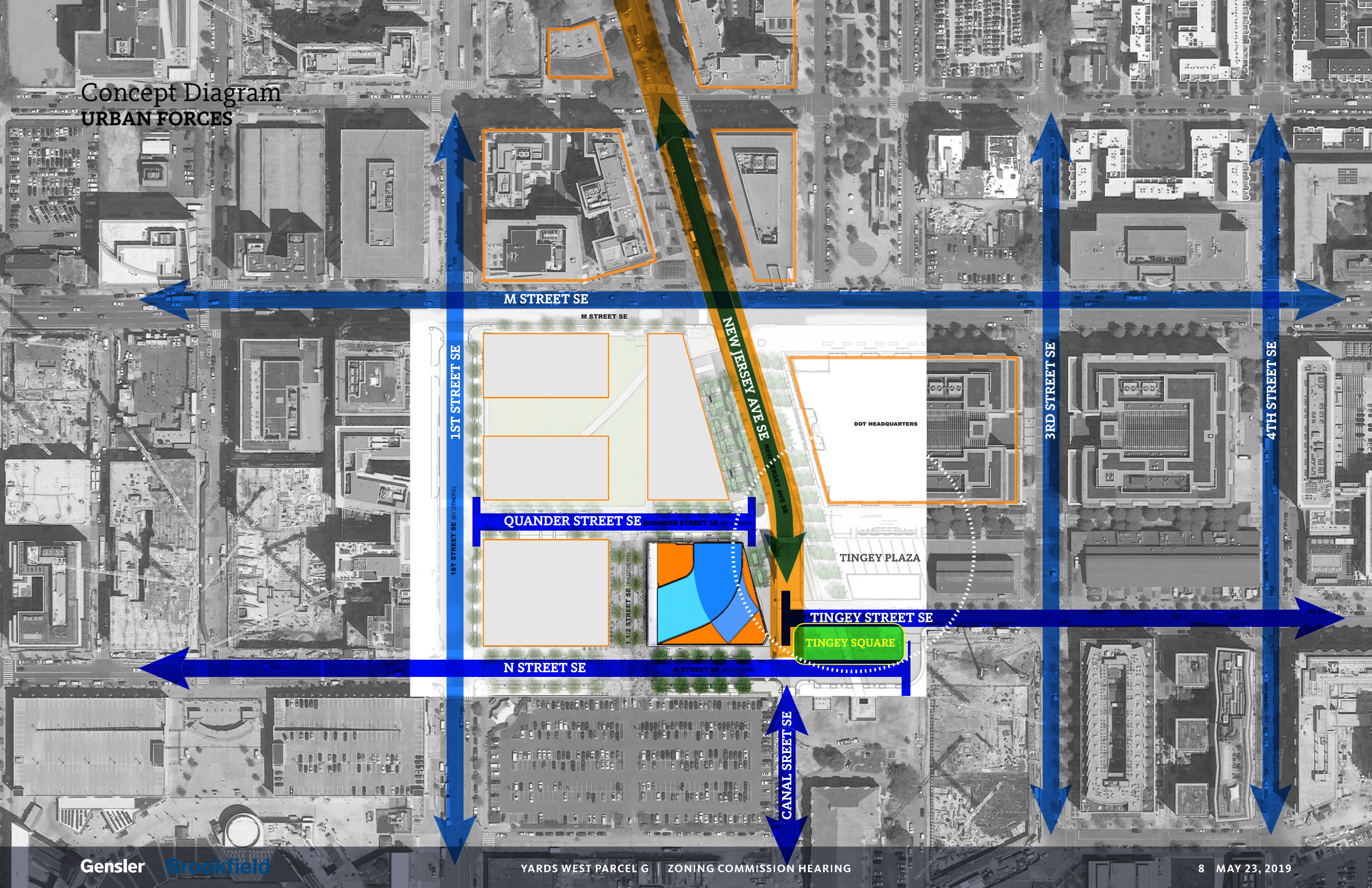
Aerial - View Towards Southeast



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.
REFER TO LANDSCAPE BENCH PLAN FOR BENCH LOCATIONS.

CONTEXT & CONCEPT

Concept Diagram
URBAN FORCES



M STREET SE

1ST STREET SE

QUANDER STREET SE

N STREET SE

CANAL STREET SE

3RD STREET SE

4TH STREET SE

NEW JERSEY AVE SE

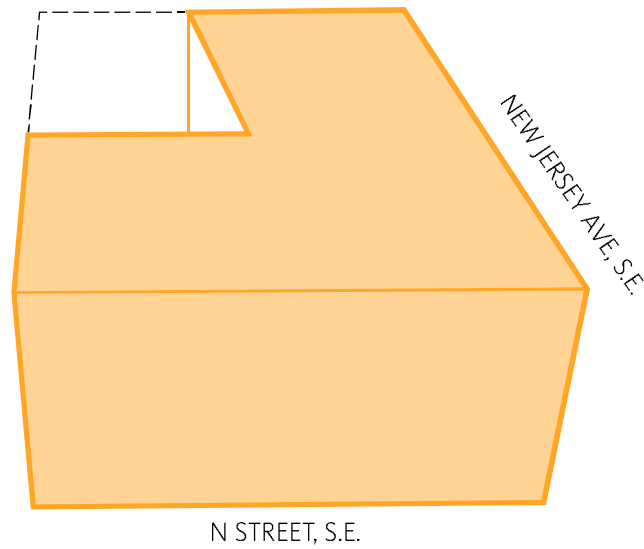
DOT HEADQUARTERS

TINGEY PLAZA

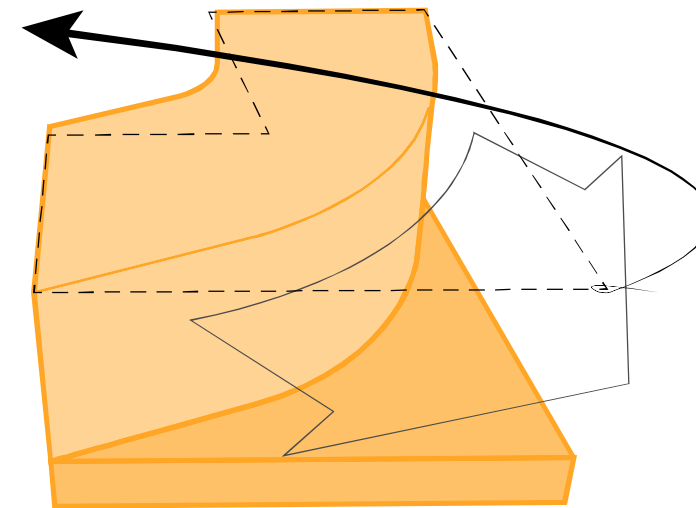
TINGEY STREET SE

TINGEY SQUARE

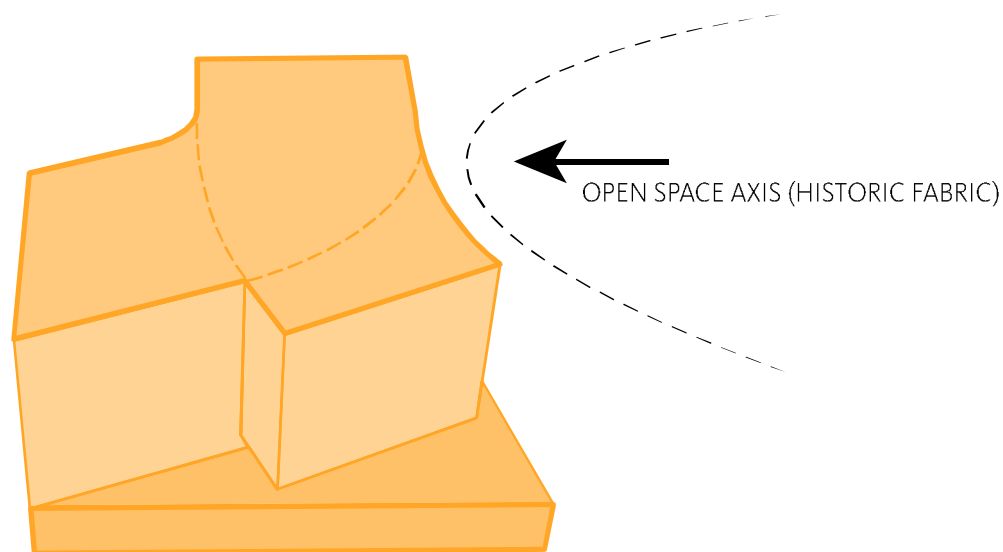
Concept Diagram - Revised 35% Submission



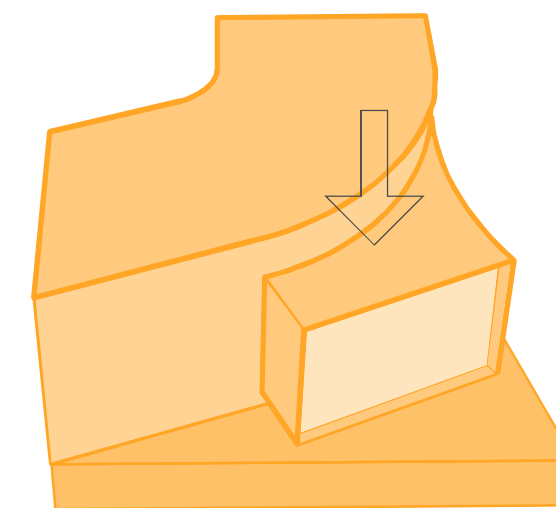
1 STANDARD OFFICE BARS



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