



AERIAL VIEW FROM SOUTH WEST

OCTOBER 30TH, 2015





OCTOBER 30TH, 2015

AERIAL VIEW FROM SOUTH EAST





- ① MORSE STREET PLAZA
- ② PARK - DESIGN TO BE COORDINATED WITH ADJACENT PROPERTY OWNER
- ③ GANTRY STRUCTURE
- ④ WATER FEATURE
- ⑤ PLANTED BUFFER
- ⑥ INTERIM OPEN SPACE
- ⑦ PRIVATE RESIDENTIAL COURTYARD
- ⑧ BIO-RETENTION GARDENS
- ⑨ INTERIM SURFACE PARKING
- ⑩ INTERIM EVENT SPACE
- ⑪ NEW THIRD STREET NE
- ⑫ CONNECTION TO FUTURE BIKE TRAIL TO ARBORETUM

Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed

scale: 1"=100'

**ILLUSTRATIVE SITE PLAN - CONSOLIDATED PUD**

SCALE: 1" = 100'-0"

OCTOBER 30TH, 2015





- Consolidated PUD
- Theoretical Lot Line
- Interim
- Stage Line
- Lot 6

**Interim Stage:**

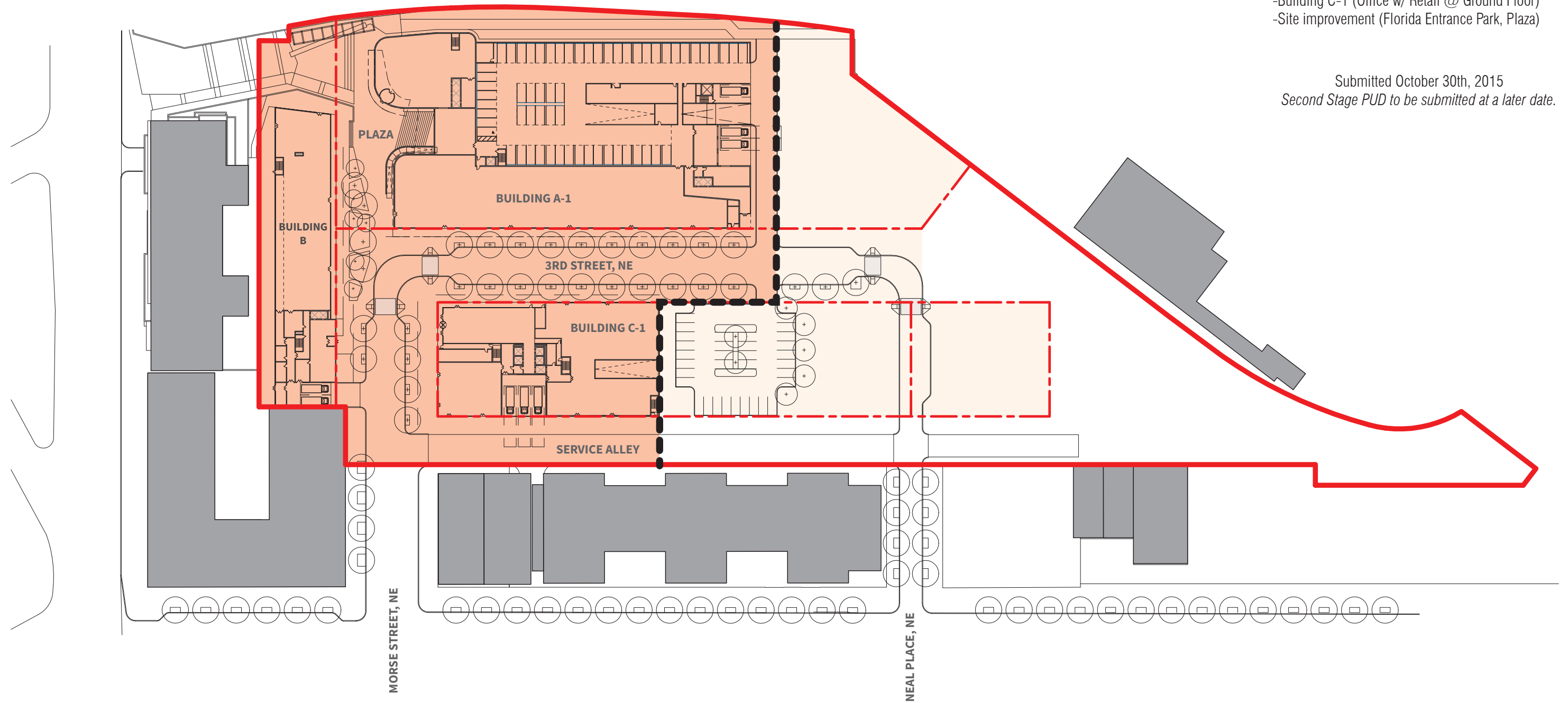
- 21 Parking Spaces
- Turnaround for vehicular traffic
- Overall Site Improvements

**CONSOLIDATED PUD:**

Contained in this Consolidated PUD:

- Building A-1 (Residential w/ Retail @ Ground Floor)
- Building B (Residential w/ Retail @ Ground Floor)
- Building C-1 (Office w/ Retail @ Ground Floor)
- Site improvement (Florida Entrance Park, Plaza)

Submitted October 30th, 2015  
*Second Stage PUD to be submitted at a later date.*



OCTOBER 30TH, 2015

SCALE: 1" = 100'-0"

**PHASING PLAN - CONSOLIDATED PUD**







- ① MORSE STREET PLAZA
  - ② PARK - DESIGN TO BE COORDINATED WITH ADJACENT PROPERTY OWNER
  - ③ GANTRY STRUCTURE
  - ④ WATER FEATURE
  - ⑤ PUBLIC PLAZA WITH SHADED SEATING AND STONE DUST PAVING
  - ⑥ PLANTED BUFFER
  - ⑦ COMMUNITY GARDEN
  - ⑧ PASSIVE PARK
  - ⑨ PRIVATE RESIDENTIAL COURTYARD
  - ⑩ BIO-RETENTION GARDENS
  - ⑪ NEW THIRD STREET NE
  - ⑫ CONNECTION TO FUTURE BIKE TRAIL TO ARBORETUM
- Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed

scale: 1"=100'

**ILLUSTRATIVE SITE PLAN - CONSOLIDATED AND FIRST STAGE PUD**

SCALE: 1" = 100'-0"

OCTOBER 30TH, 2015



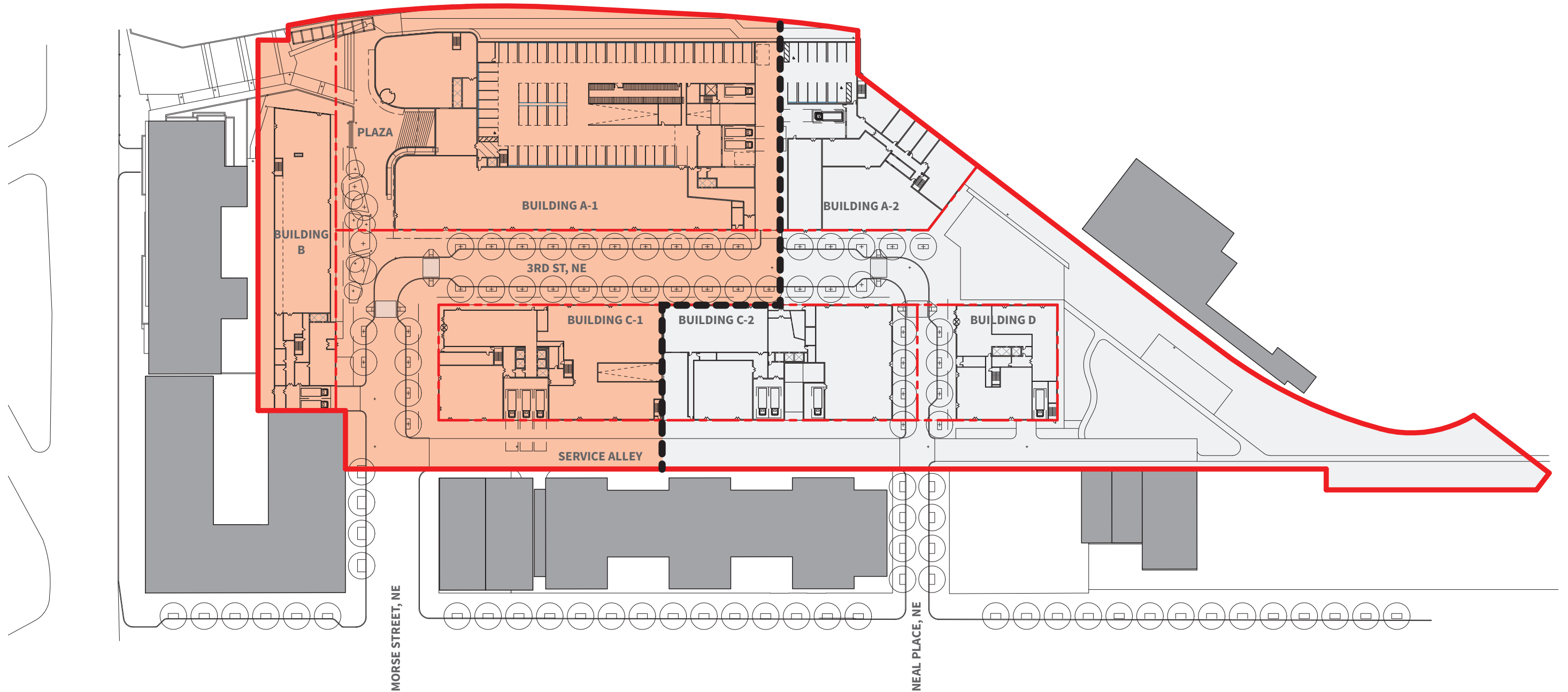


- Consolidated PUD
- Theoretical Lot Line
- First Stage
- Stage Line
- Lot 6

**FIRST STAGE PUD:**

- Contained in this submission:
- Building A-2 (Residential w/ Retail @ Ground Floor)
  - Building C-2 (Residential w/ Retail @ Ground Floor)
  - Building D (Retail)
  - Park Improvements

*Second Stage PUD to be submitted at a later date.*




OCTOBER 30TH, 2015

SCALE: 1" = 100'-0"

**PHASING PLAN - CONSOLIDATED AND FIRST STAGE PUD**



DIAGRAM KEY

- Lot 6
- Existing Buildings on Site  
*(To be demolished)*
-  NoMA / Gallaudet Metro Station

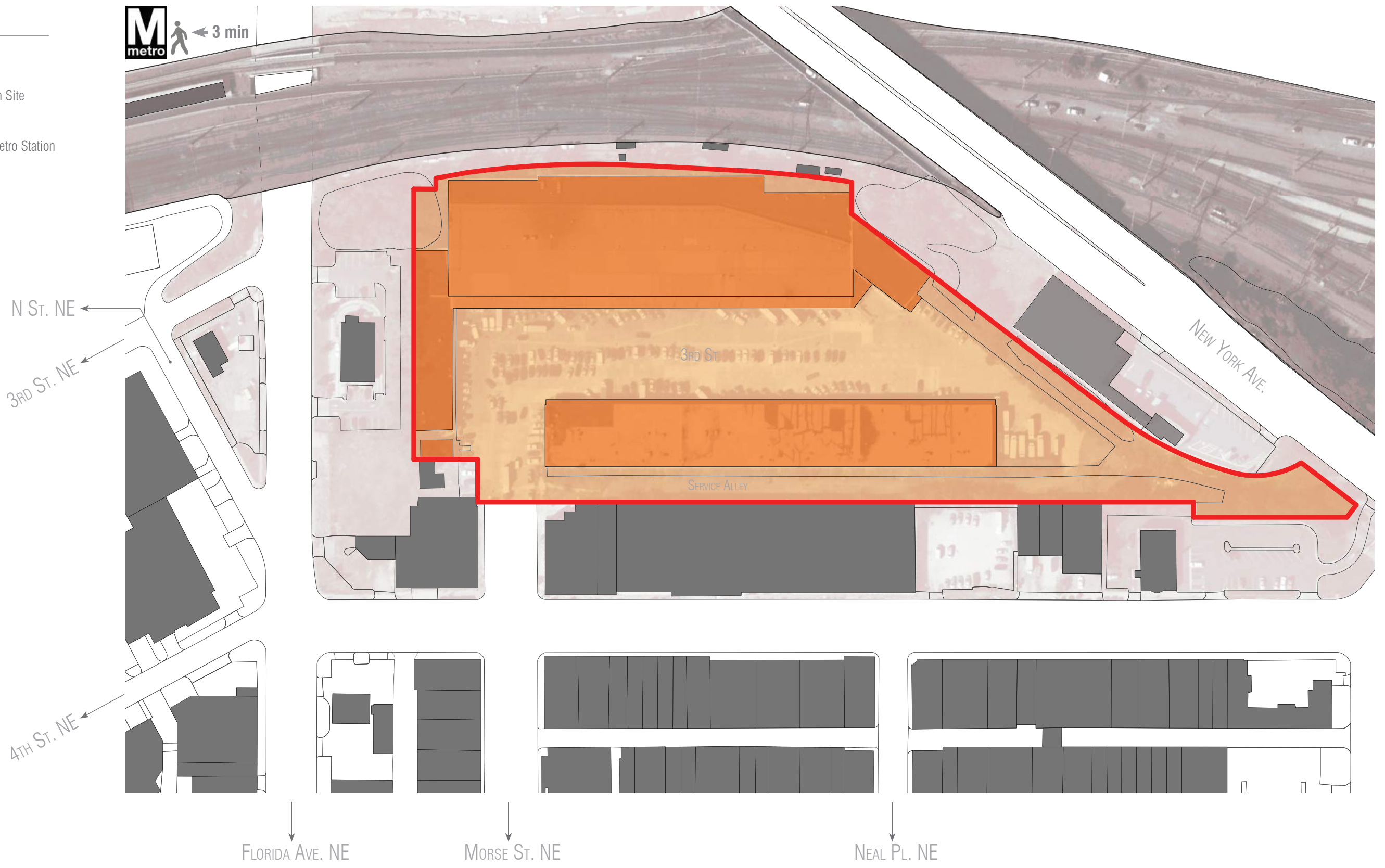

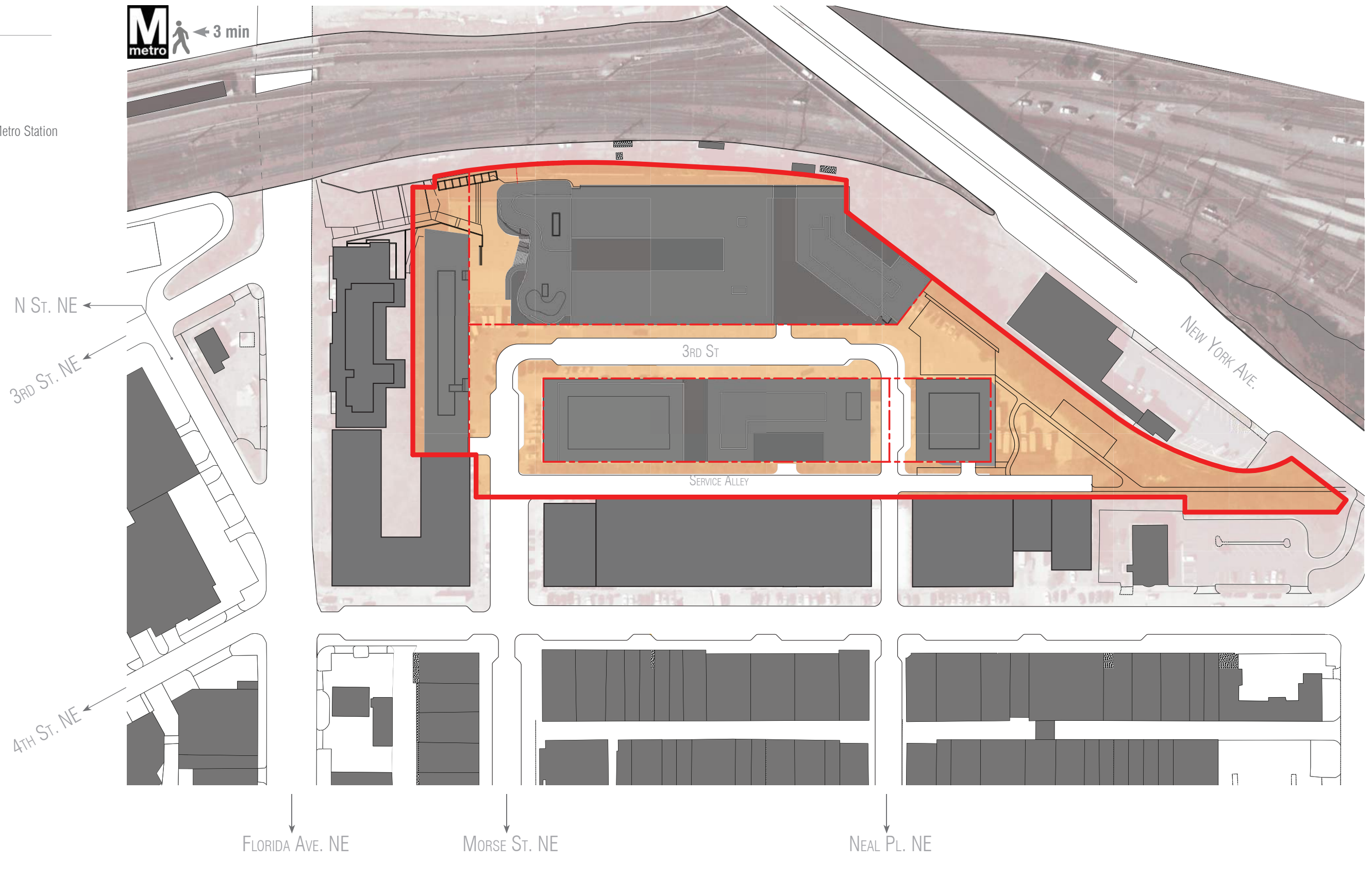


DIAGRAM KEY

- Lot 6
- - - Theoretical Lot Line
-  NoMA / Gallaudet Metro Station



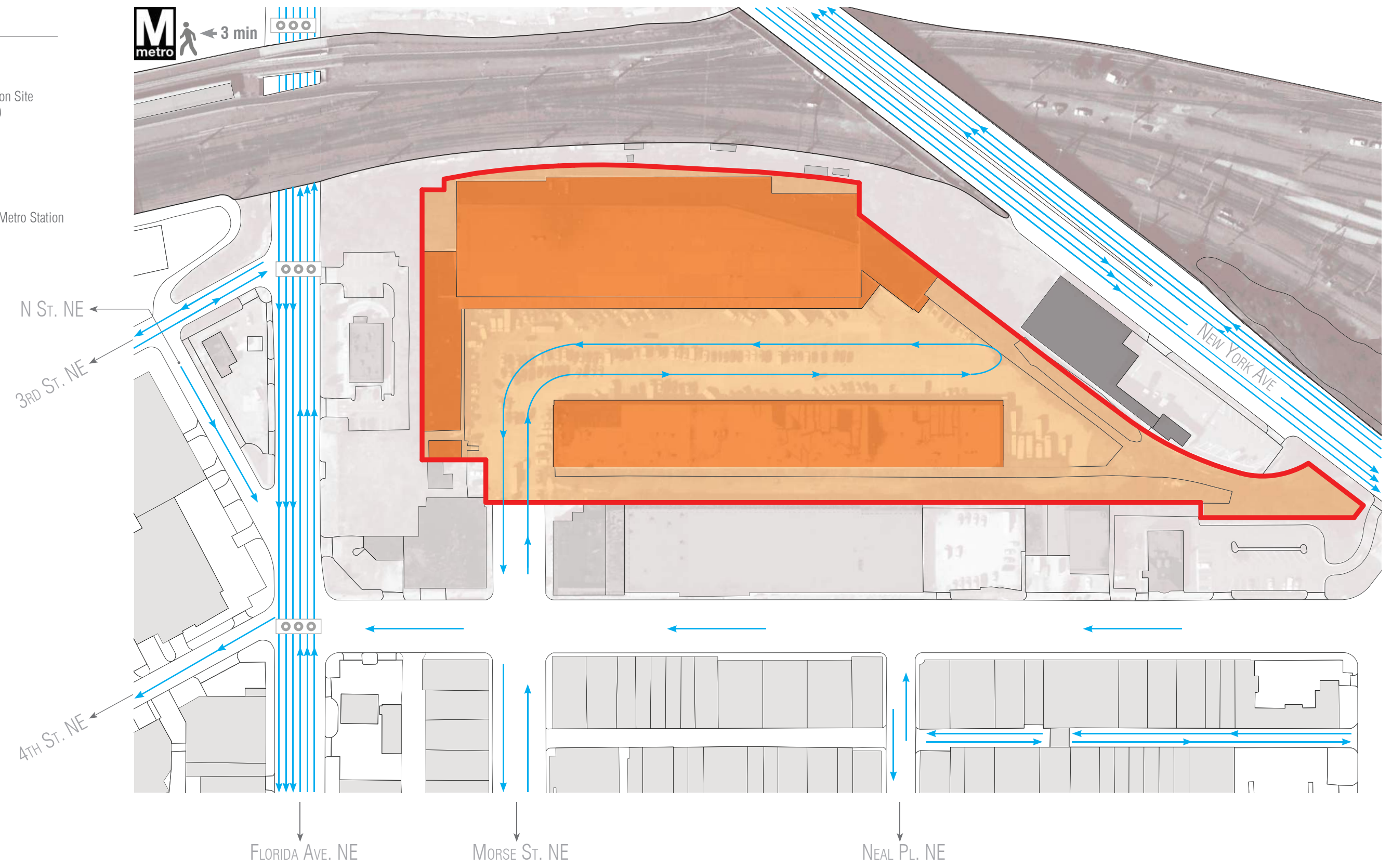
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DIAGRAM KEY

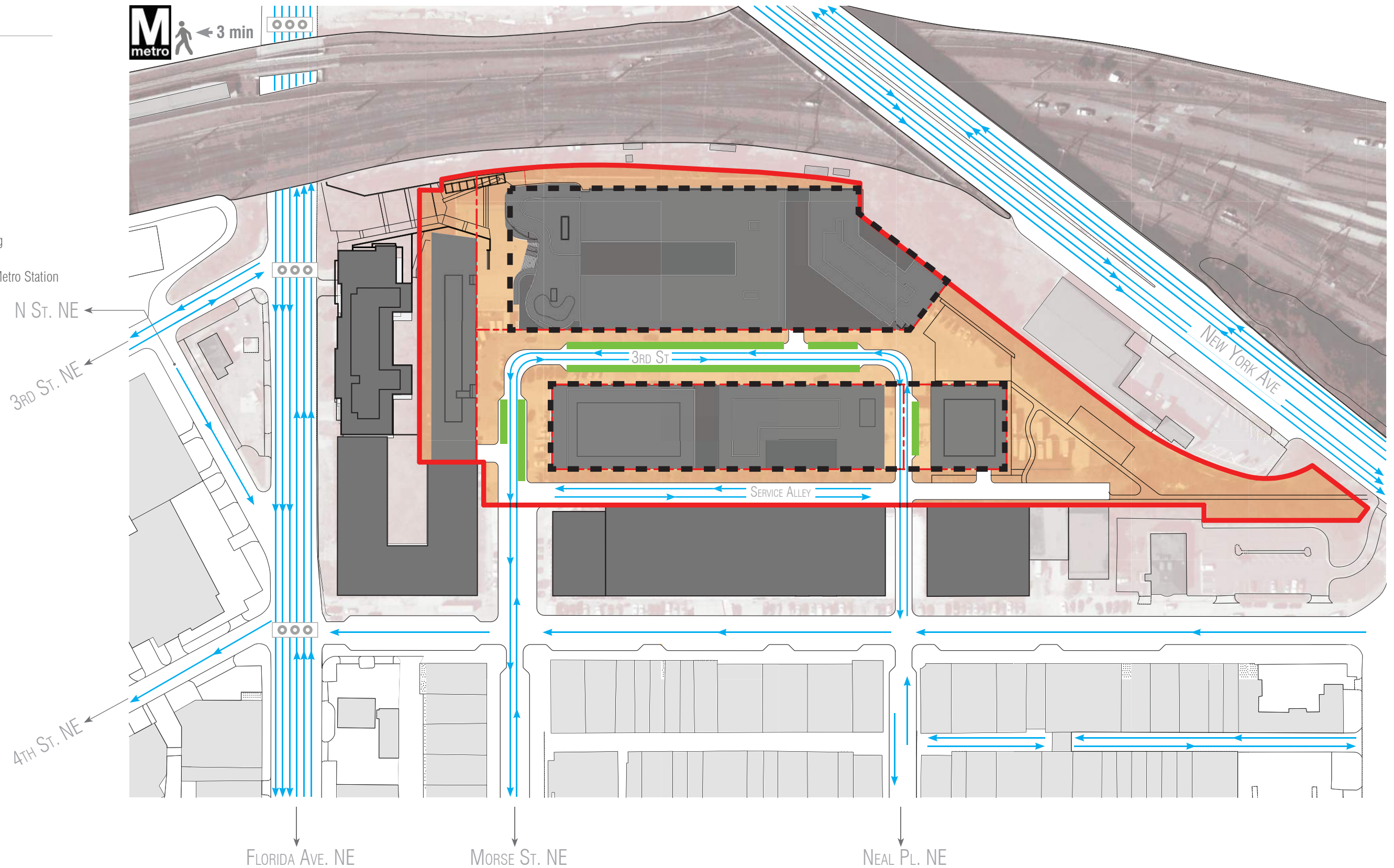
- Lot 6
- Existing Buildings on Site  
*(To be demolished)*
- ↔ Vehicular Traffic
- Traffic Signal
- NoMA / Gallaudet Metro Station





# DIAGRAM KEY

- Lot 6
- - - Theoretical Lot Line
- ↔ Vehicular Traffic
- Traffic Signal
- Street Parking
- Below Grade Parking
- M  
metro NoMA / Gallaudet Metro Station



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DIAGRAM KEY

- Lot 6
- Existing Buildings on Site  
*(To be demolished)*
- ▶ Pedestrian Entry
- Pedestrian Circulation
- Bicycle Circulation
- ||||| Pedestrian Cross walk
- NoMA / Gallaudet Metro Station

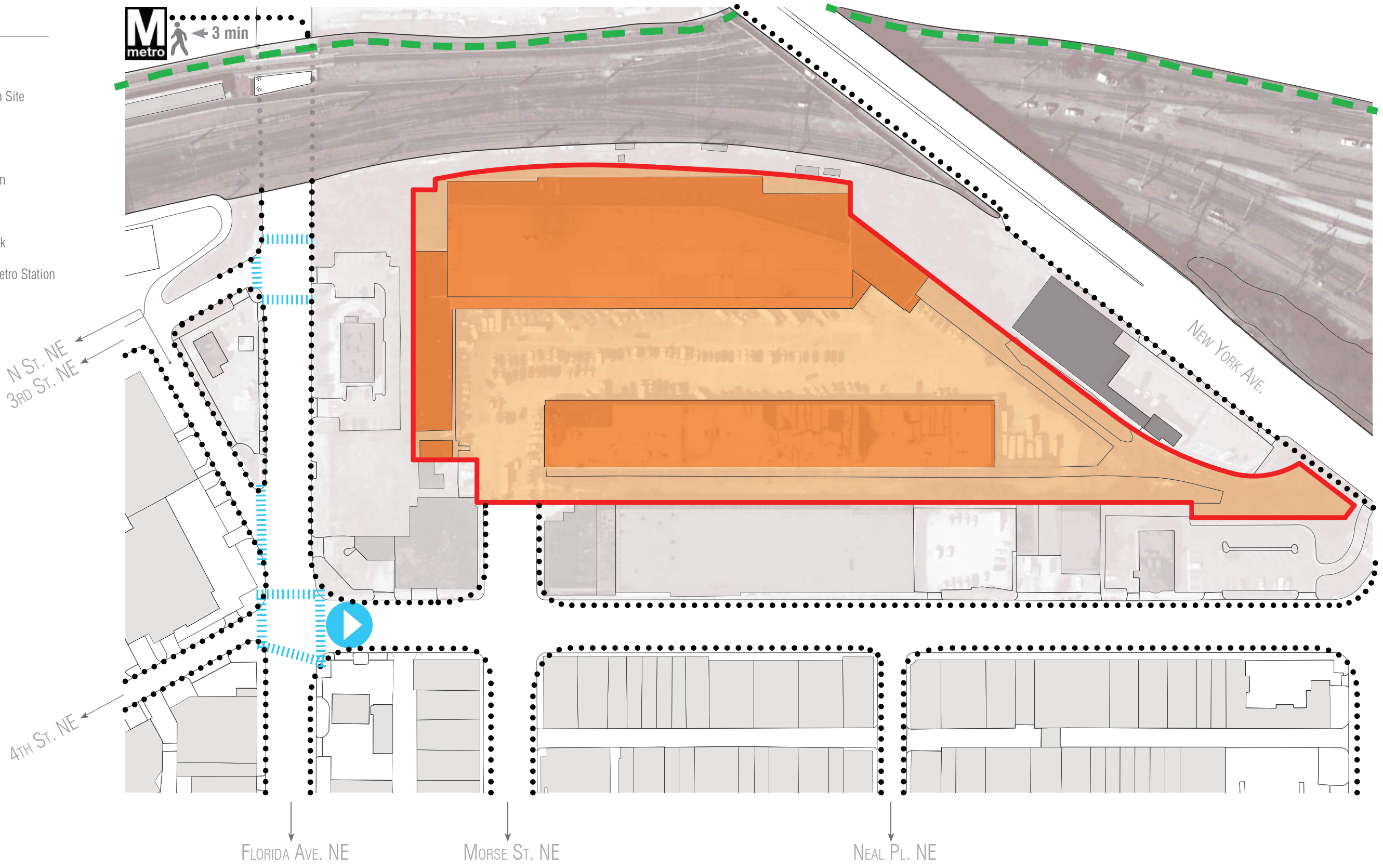
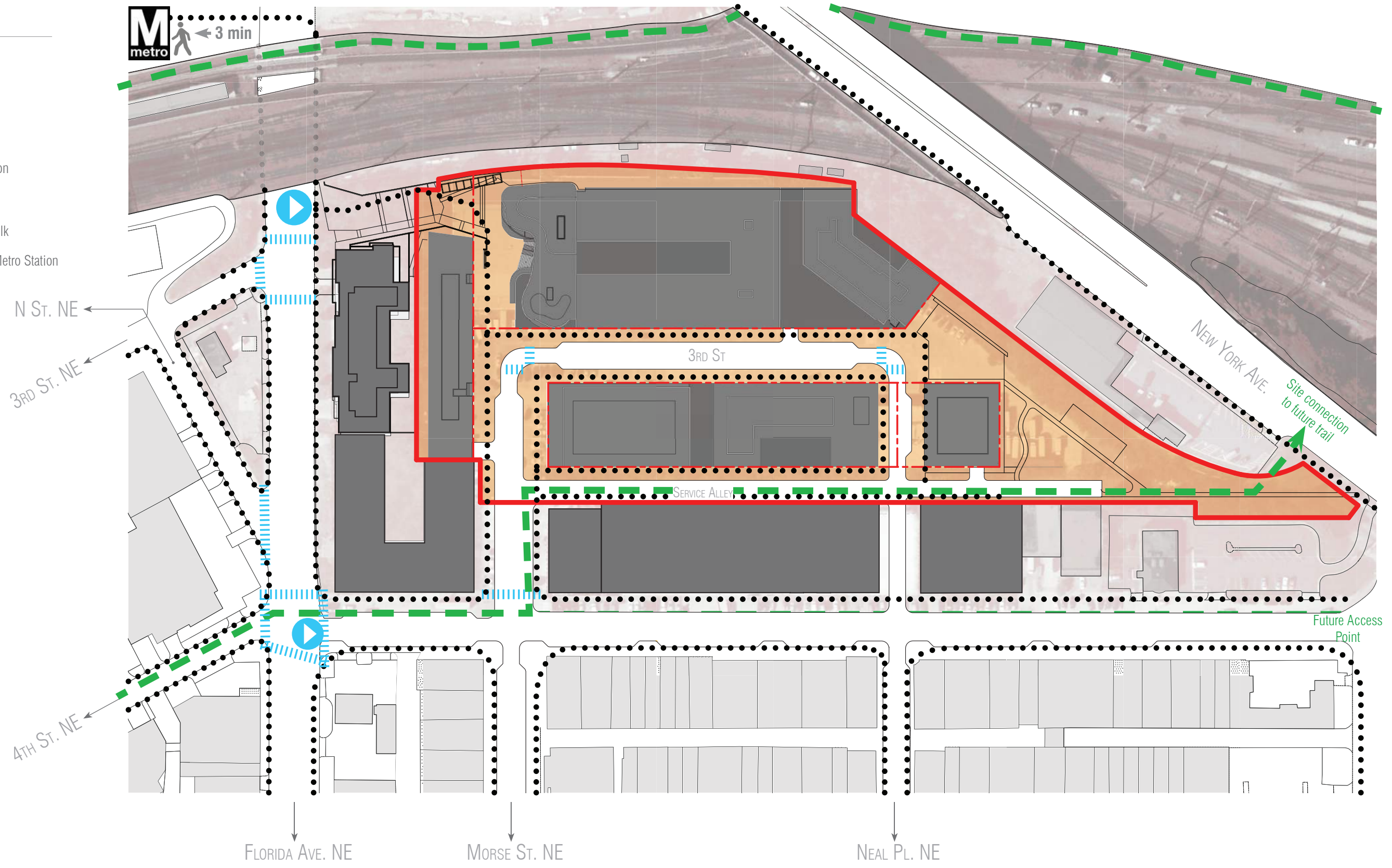




DIAGRAM KEY

- Lot 6
- - - Theoretical Lot Line
- ▶ Pedestrian Entry
- Pedestrian Circulation
- Bicycle Circulation
- ||||| Pedestrian Cross walk
- NoMA / Gallaudet Metro Station



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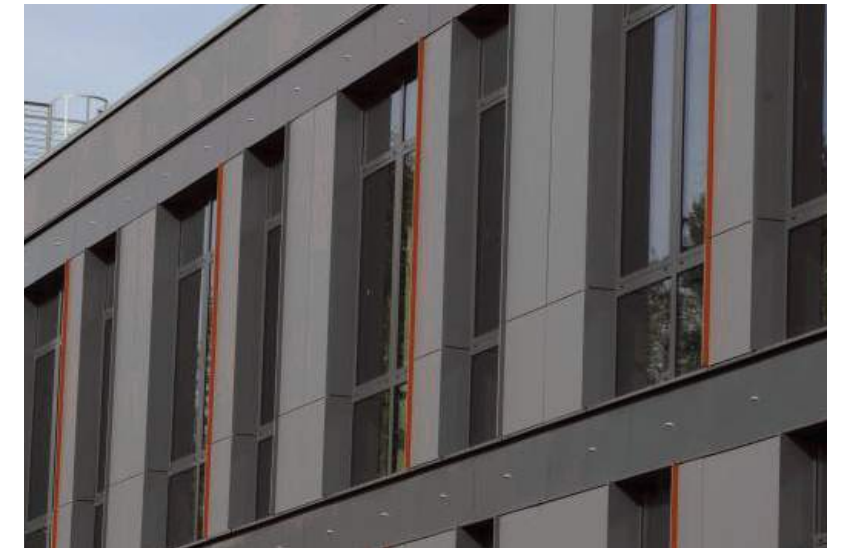




PRECEDENT IMAGES - RETAIL AND STREET SCAPE

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PRECEDENT IMAGES - BUILDING A-1 (MULTI-FAMILY)





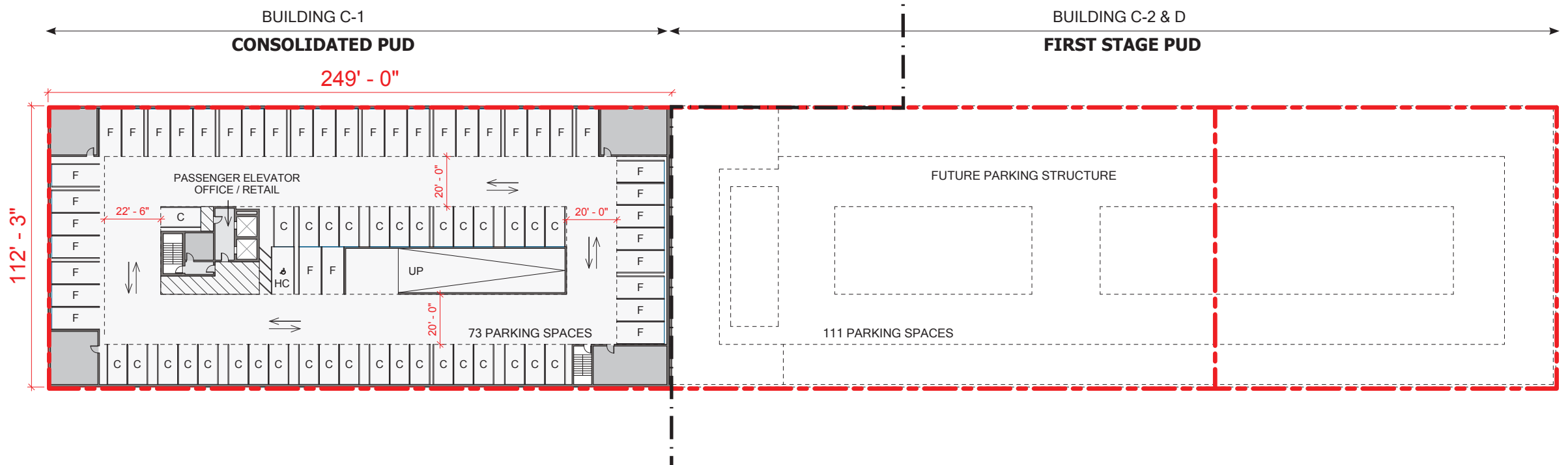
**PRECEDENT IMAGES - BUILDING B & C-1 (MULTI-FAMILY & OFFICE)**

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- — — STAGE LINE
- — — THEORETICAL LOT LINE
- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc

Parking Schedule - Level B02	
Building	# of Spaces
C-1	73



\*Parking layout shown is schematic and shown for illustrative purpose only. Final configuration of parking may vary and is subject to change. Applicant may allocate the use of provided parking spaces between the different uses as market conditions warrant.

Second Stage PUD to be submitted at a later date.

- Notes:
- All Full size spaces to be 19' x 9'
  - All Compact spaces to be 16' x 8'
  - All Handicapped spaces to be 8' x 19' + 5' Access Aisle
  - All Handicapped Van spaces to be 11' x 19' + 5' Access Aisle
  - All drive aisles to be 20'-0"
  - Parking for Building B to be provided in Building A-1/A-2
  - Refer to detailed parking schedule

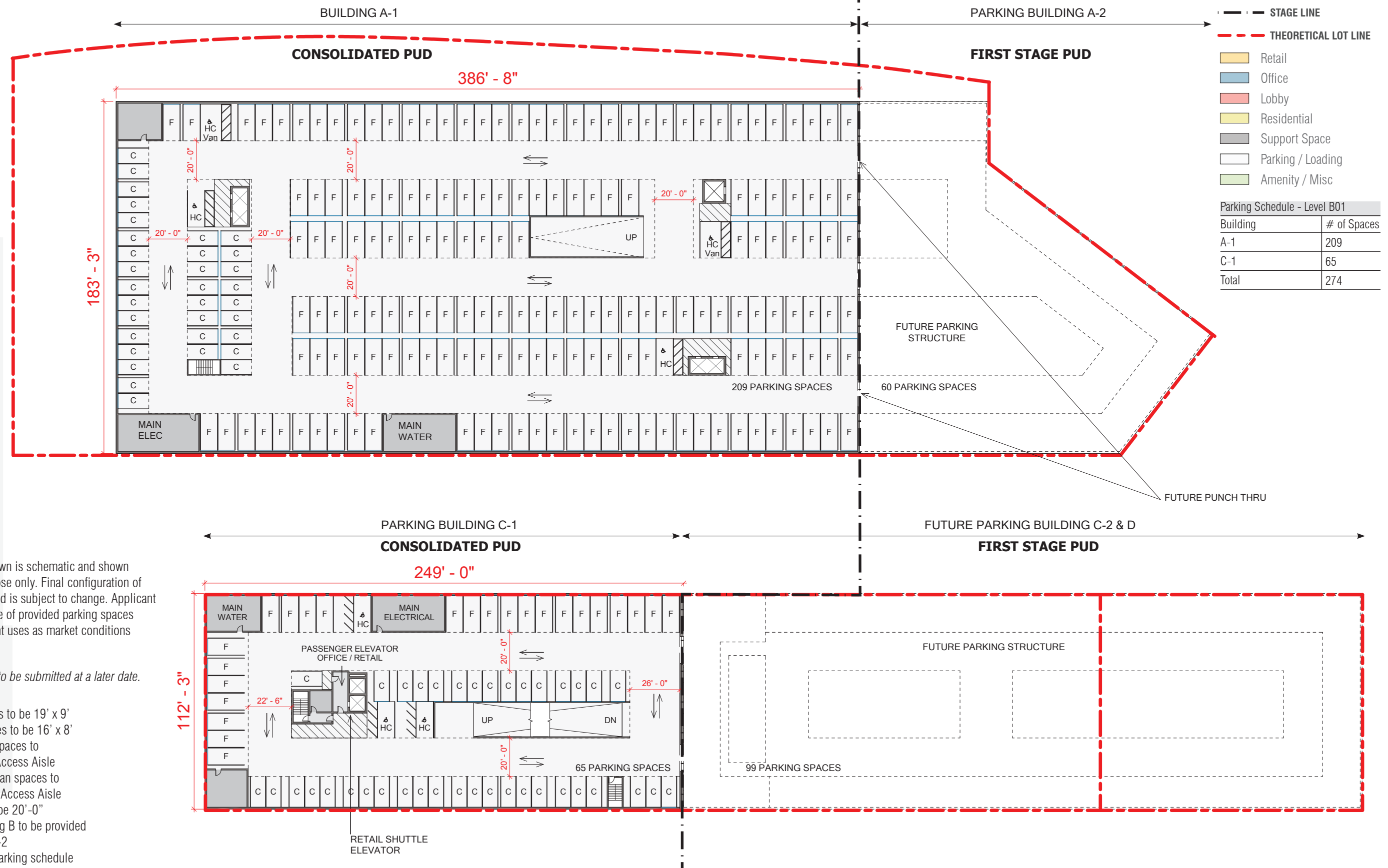
**PARKING LEVEL B02 - CONSOLIDATED PUD**

SCALE: 1" = 50'-0"

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**STAGE LINE**

**THEORETICAL LOT LINE**

- Retail
- Office
- Lobby
- Residential
- Support Space
- Parking / Loading
- Amenity / Misc

**Parking Schedule - Level B01**

Building	# of Spaces
A-1	209
C-1	65
<b>Total</b>	<b>274</b>

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  - Refer to detailed parking schedule

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SCALE: 1" = 50'-0"

**PARKING LEVEL B01 - CONSOLIDATED PUD**

