

02 MASTER PLAN DRAWINGS





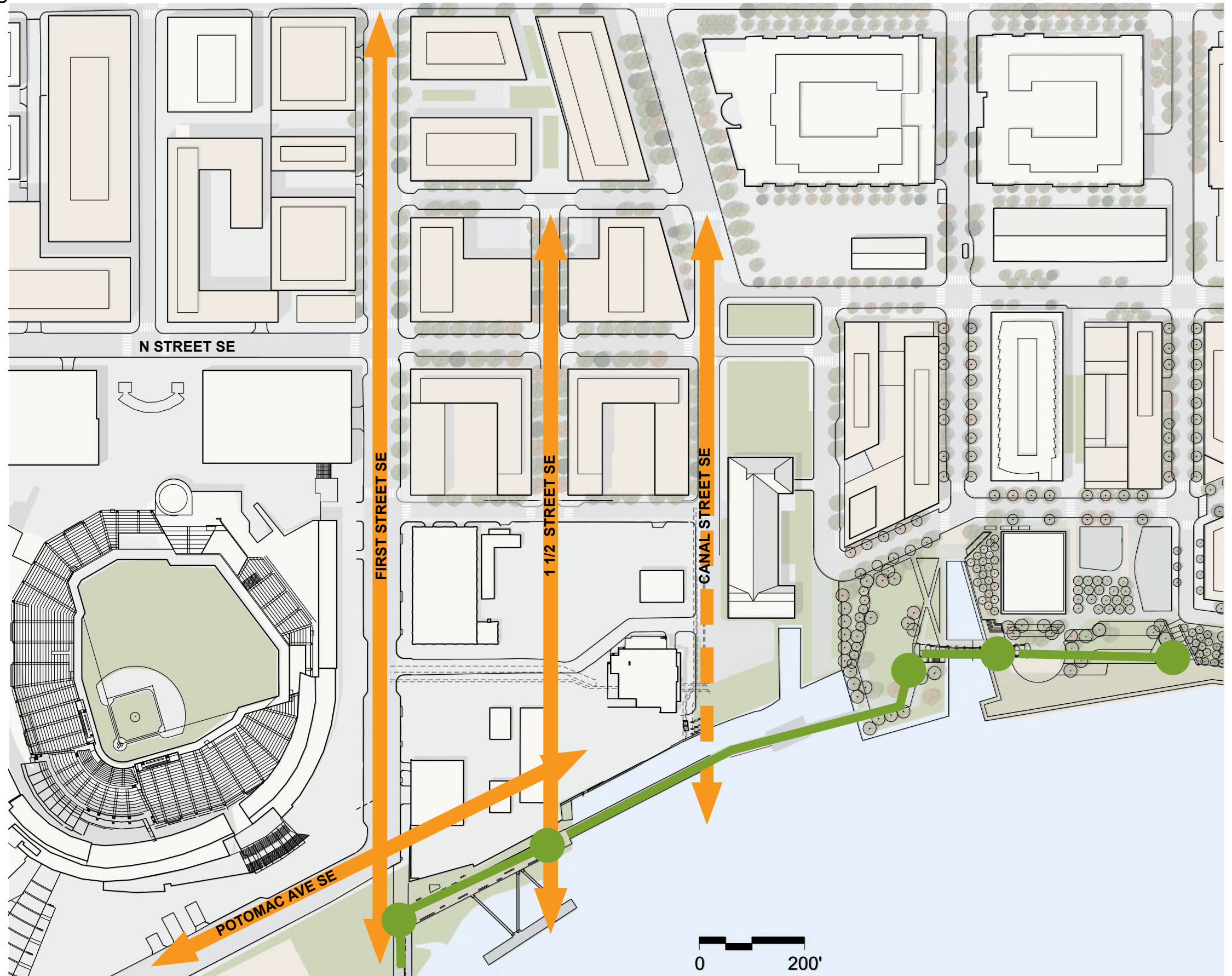
THE G1 & G2 BUILDING MASSING AND SOUTHEAST FEDERAL CENTER (THE YARDS) ARE SHOWN FOR ILLUSTRATIVE PURPOSES. THE DESIGN OF THE G1 & G2 BUILDINGS WILL BE SUBJECT TO A FUTURE SECOND STAGE PLANNED UNIT DEVELOPMENT DESIGN REVIEW AND APPROVAL.

- **REPOSITION** A LOW-DENSITY, HARD PAVED AND INACCESSIBLE INDUSTRIAL SITE INTO A HIGH-DENSITY, MIXED-USE DEVELOPMENT AND NEW PARK THAT ARE PUBLICLY ACCESSIBLE
- **RECONNECT** A LONG-SEPARATED PART OF THE DISTRICT BY RETHREADING THE STREET GRID THROUGH THE SITE AND ENHANCING CONNECTIONS TO THE WATERFRONT
- **REINFORCE** THE ANACOSTIA RIVERWALK TRAIL BY CREATING AN EXPANDED DIAMOND TEAGUE PARK
- **PROMOTE** SUSTAINABILITY THROUGH THE DESIGN OF THE BUILDINGS AND PUBLIC SPACES, AND REDUCE STORM WATER RUNOFF AND HEAT ISLAND EFFECT FROM EXISTING LEVELS
- **PRESERVE** A MEMORY OF THE SITE'S INDUSTRIAL PAST AND REINTRODUCE THE HISTORIC STREET GRID
- **PROVIDE** USES THAT REINFORCE AND ENHANCE THE EMERGING SURROUNDING NEIGHBORHOOD, INCLUDING RETAIL AND MIXED-INCOME HOUSING.
- **LEVERAGE** THE EXTENSIVE AND EXPANDING TRANSPORTATION NETWORK, INCLUDING METRORAIL, METROBUS, BICYCLE ROUTES AND THE ANACOSTIA RIVERWALK TRAIL

THRU-SITE CONNECTIONS

LEGEND

-  VIEW CORRIDORS
-  ANACOSTIA RIVERWALK TRAIL



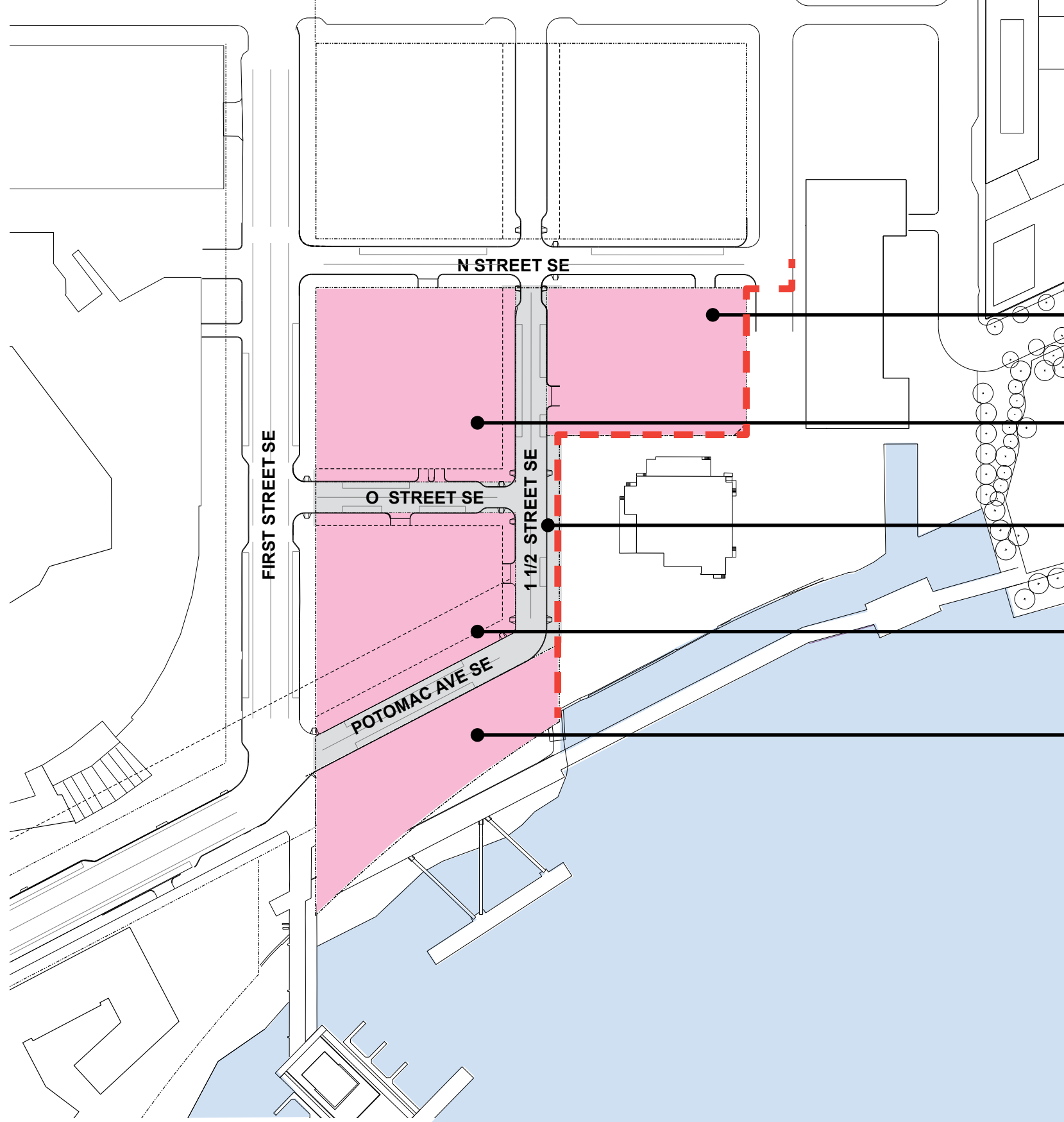
NOTE

THE APPROVED SOUTHEAST FEDERAL CENTER (THE YARDS) MASTER PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES.

FORESTCITY

DC WATER OCCUPIED SITES

PRIVATE STREET/ DEVELOPMENT PARCEL LAYOUT



LEGEND

- PROPOSED PRIVATE STREET
- PROPOSED DEVELOPMENT PARCELS
- DC WATER SECURE PERIMETER

F1	
PARCEL AREA:	44,689.2 SQFT
FOOTPRINT AREA:	41,780.3 SQFT

G1	
PARCEL AREA:	58,745.4 SQFT
FOOTPRINT AREA:	51,220.7 SQFT

PRIVATE STREETS	
PARCEL AREA:	41,401.0 SQFT

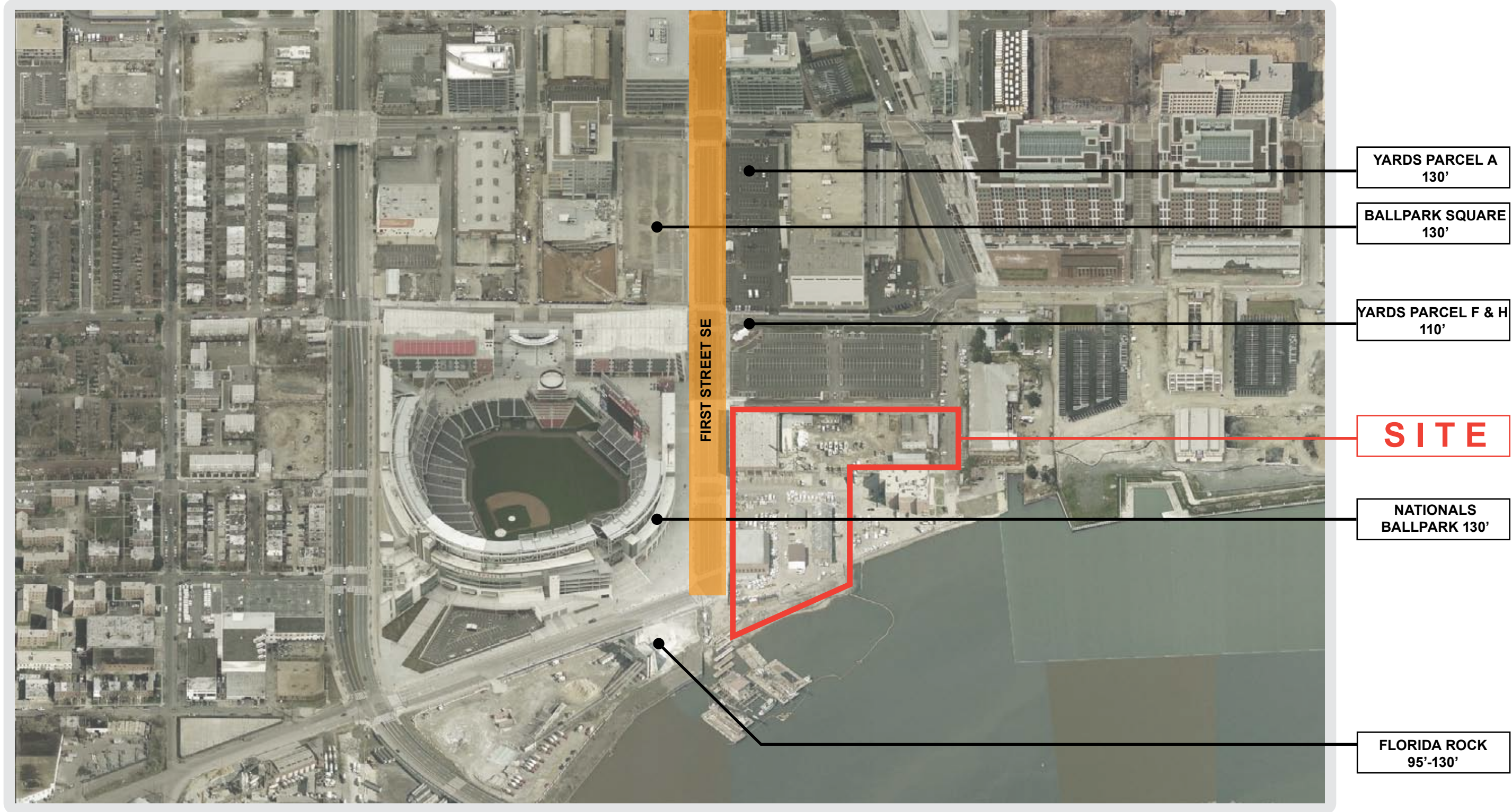
G2	
PARCEL AREA:	51,812.8 SQFT
FOOTPRINT AREA:	40,303.5 SQFT

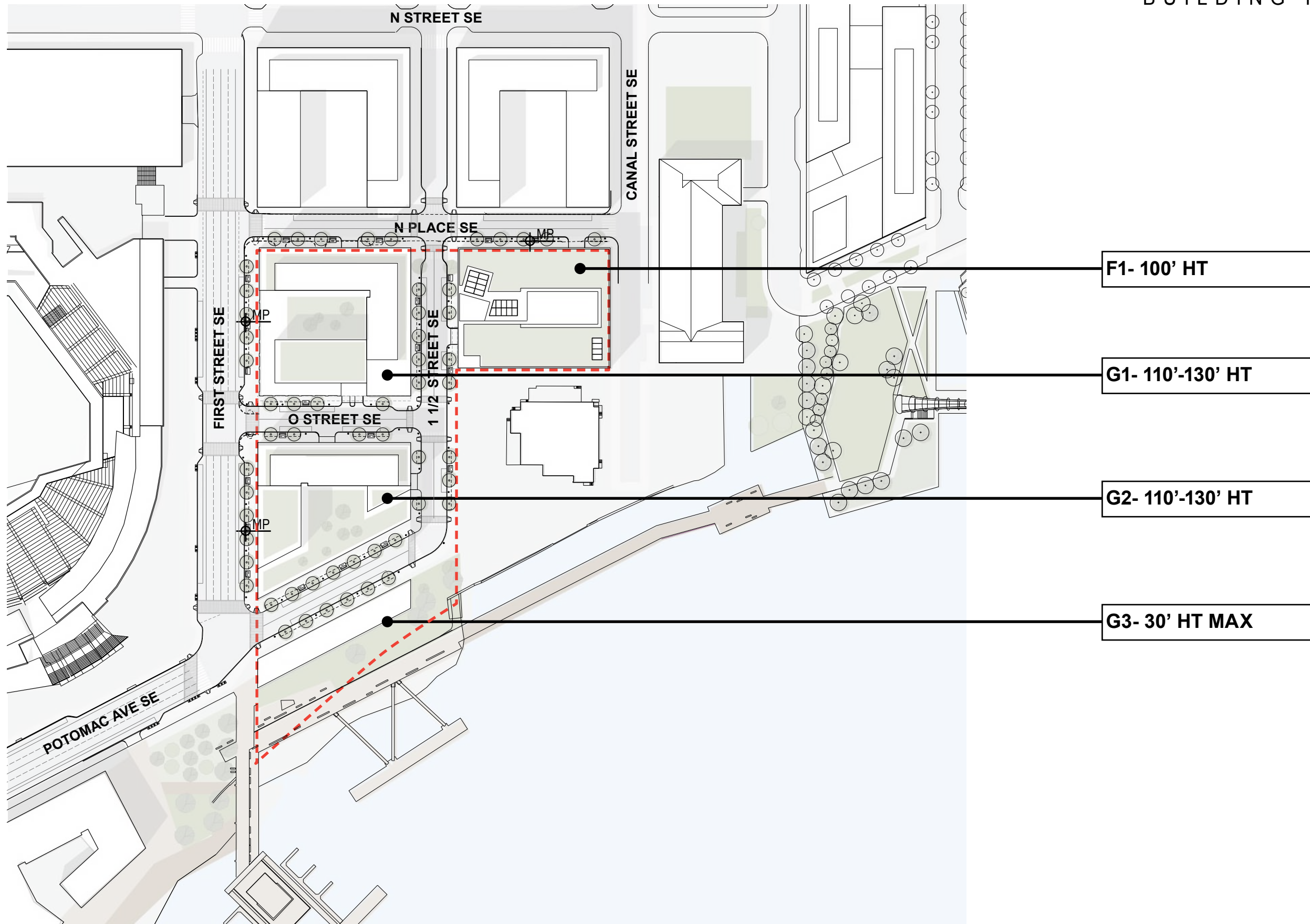
G3	
PARCEL AREA:	38,482.7 SQFT
FOOTPRINT AREA:	5,000 - 15,000.0 SQFT

DC WATER OCCUPIED SITES



CONTEXT HEIGHT DIAGRAM





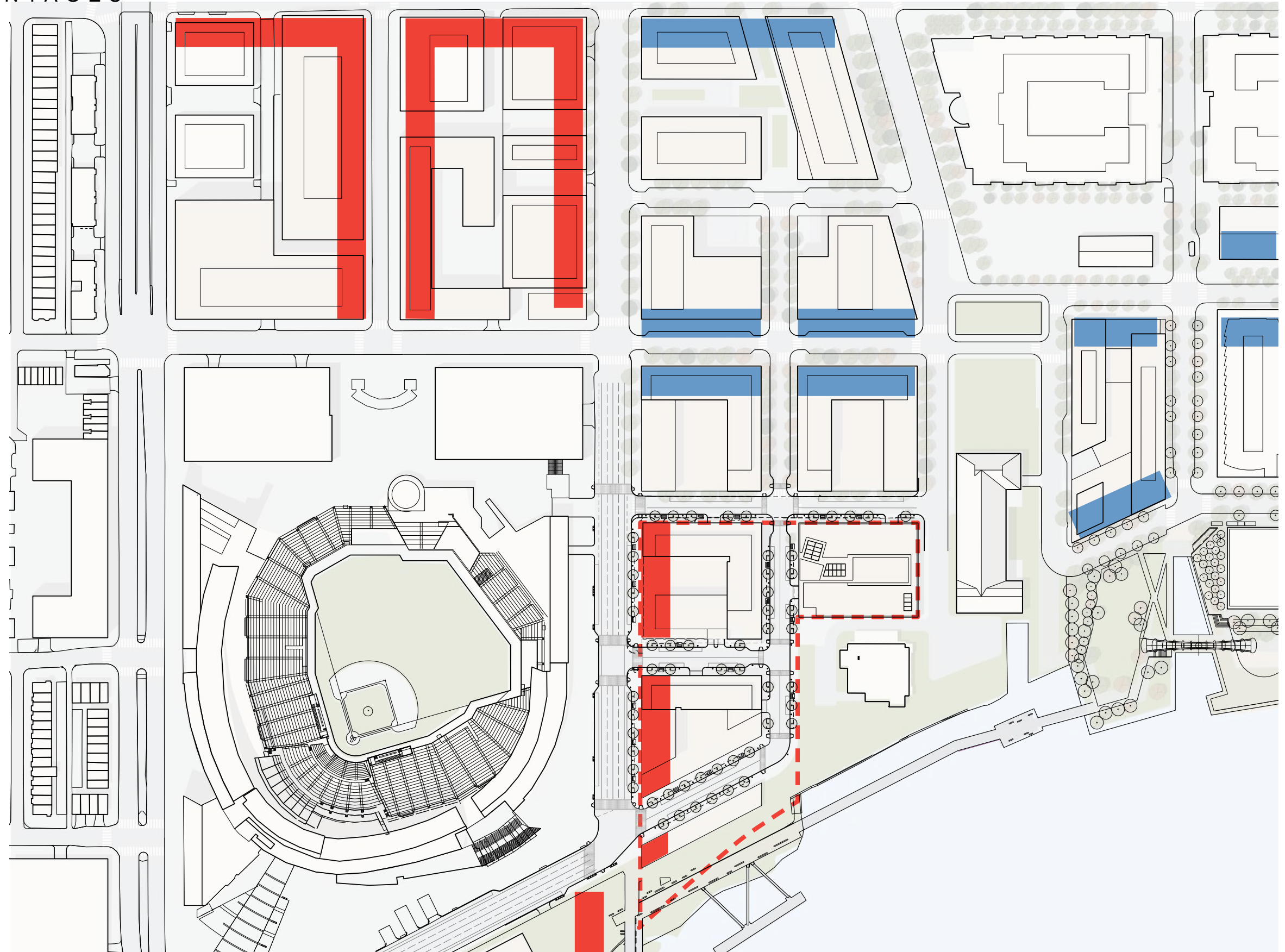
DC WATER OCCUPIED SITES



PREFERRED USE FRONTAGES

LEGEND

- CG PREFERRED USE FRONTAGE
- SEFC PREFERRED USE FRONTAGE



NOTE

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THE CG AND SEFC OVERLAYS EACH REQUIRE THAT CERTAIN "PREFERRED USES" SUCH AS RETAIL, SERVICE, ENTERTAINMENT AND ARTS USES BE PROVIDED AT THE GROUND FLOOR ALONG CERTAIN STREETS SHOWN.

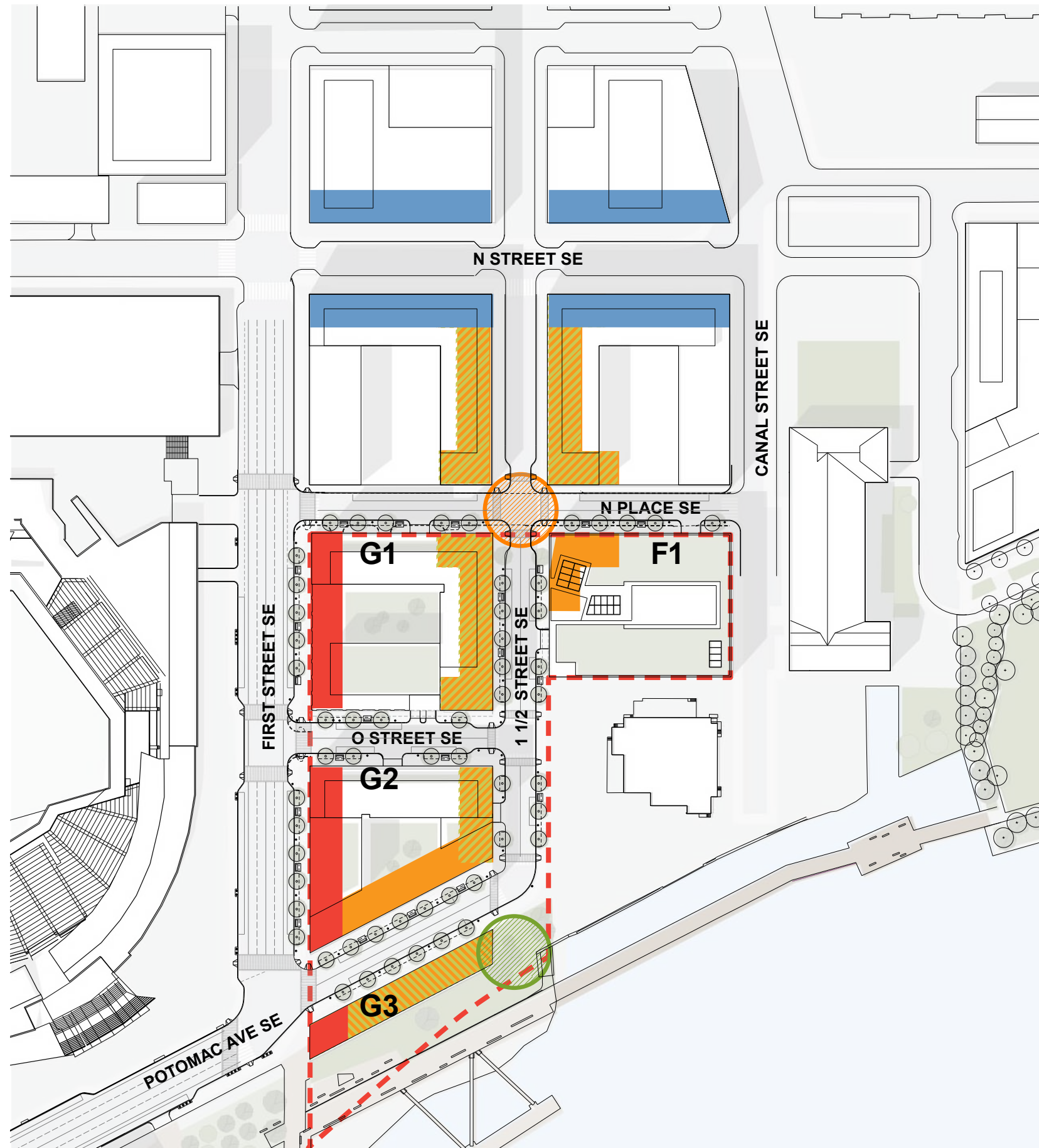
FORESTCITY

DC WATER OCCUPIED SITES

RETAIL & LOBBY DIAGRAM

LEGEND

- CG PREFERRED USE FRONTAGE
- SEFC PREFERRED USE FRONTAGE
- PROPOSED RETAIL/ARTS FRONTAGE WITHIN PUD
- OPTIONAL RETAIL/RESIDENTIAL AMENITY FOCUS WITHIN PUD
- KEY RETAIL/ARTS FRONTAGE INTERSECTION
- OPEN SPACE ANCHOR AREA



NOTES:

THE PREFERRED USE AND RETAIL/ARTS FRONTAGES MAY BE INTERRUPTED BY LOBBIES, FIRE CONTROL ROOMS, STAIR EXITS AND SIMILAR TYPES OF SPACES.

THE CG AND SEFC OVERLAYS EACH REQUIRE THAT CERTAIN "PREFERRED USES" SUCH AS RETAIL, SERVICE, ENTERTAINMENT AND ARTS USES BE PROVIDED AT THE GROUND FLOOR ALONG CERTAIN STREETS SHOWN.

ARTS/ RETAIL STOREFRONT PRECEDENTS



THESE IMAGES REPRESENT A VARIETY OF STOREFRONT CONDITIONS WHICH TIE THE BUILDING TO THE PUBLIC AREA EXPERIENCE, THROUGH HUMAN SCALE, POROSITY, PROGRAMMATIC FLEXIBILITY (DINING & SHOPS), AND VARYING DIMENSIONS.

FORESTCITY

DC WATER OCCUPIED SITES

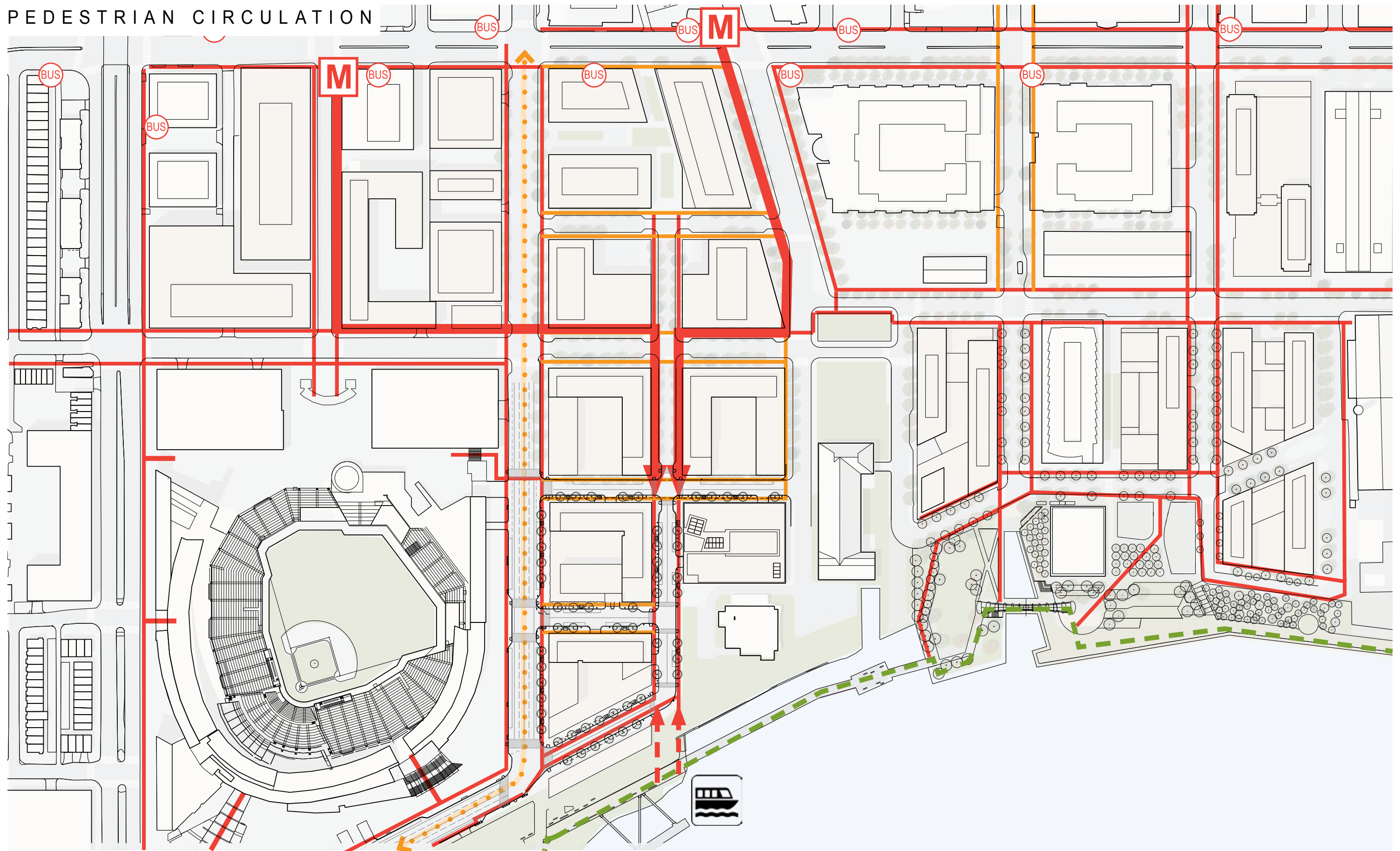


THESE IMAGES REPRESENT A VARIETY OF ACTIVE SIDEWALKS WITH PUBLIC SEATING AND AMPLE SPACE FOR CAFE AND RESTAURANT SEATING, WHILE SHADED BY TREE CANOPIES AND LINED WITH PLANTINGS.

DC WATER OCCUPIED SITES

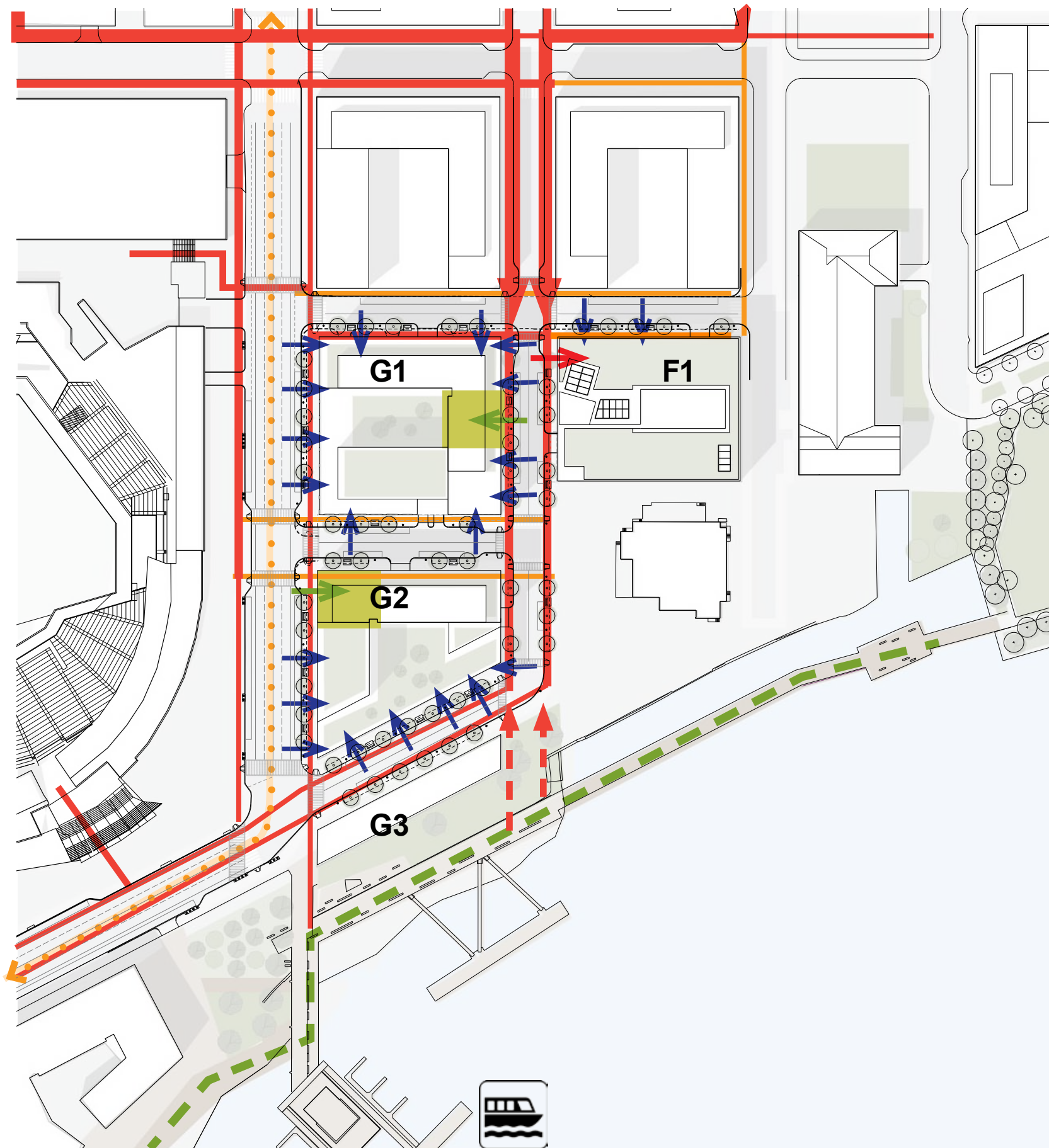


PEDESTRIAN CIRCULATION



FORESTCITY

DC WATER OCCUPIED SITES



PEDESTRIAN CIRCULATION

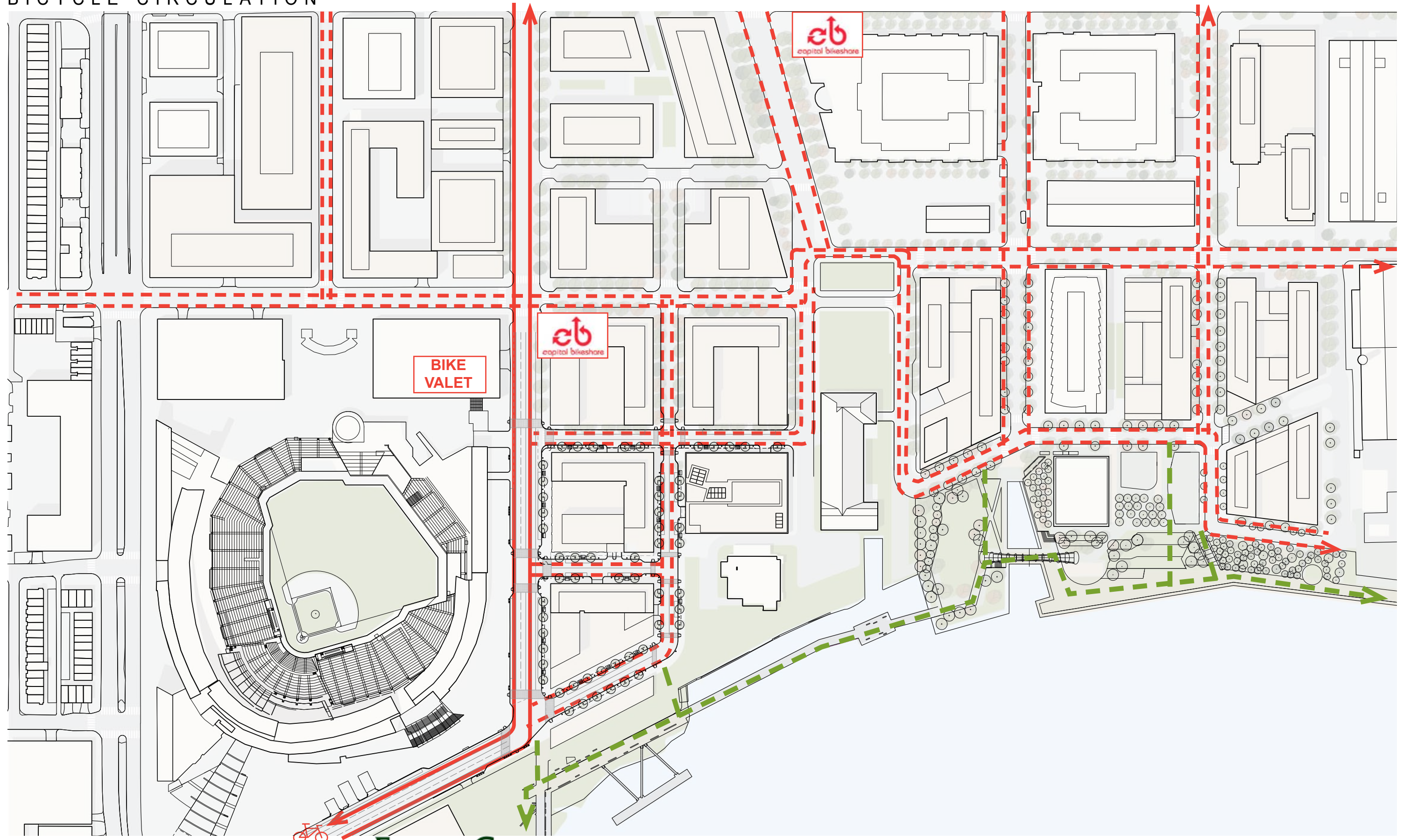
LEGEND

- ANACOSTIA RIVERWALK TRAIL
- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- ← RETAIL ENTRANCE
- ← RESIDENTIAL ENTRANCE
- ← THEATER ENTRANCE
- ← POSSIBLE FUTURE LIGHT RAIL LINE
-  RIVERBOAT/WATER TAXI
-  METROBUS STOP
-  METRO STATION
- RESIDENTIAL LOBBY

NOTE

THE APPROVED SOUTHEAST FEDERAL CENTER (THE YARDS) MASTER PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES.

BICYCLE CIRCULATION






FORESTCITY

DC WATER OCCUPIED SITES

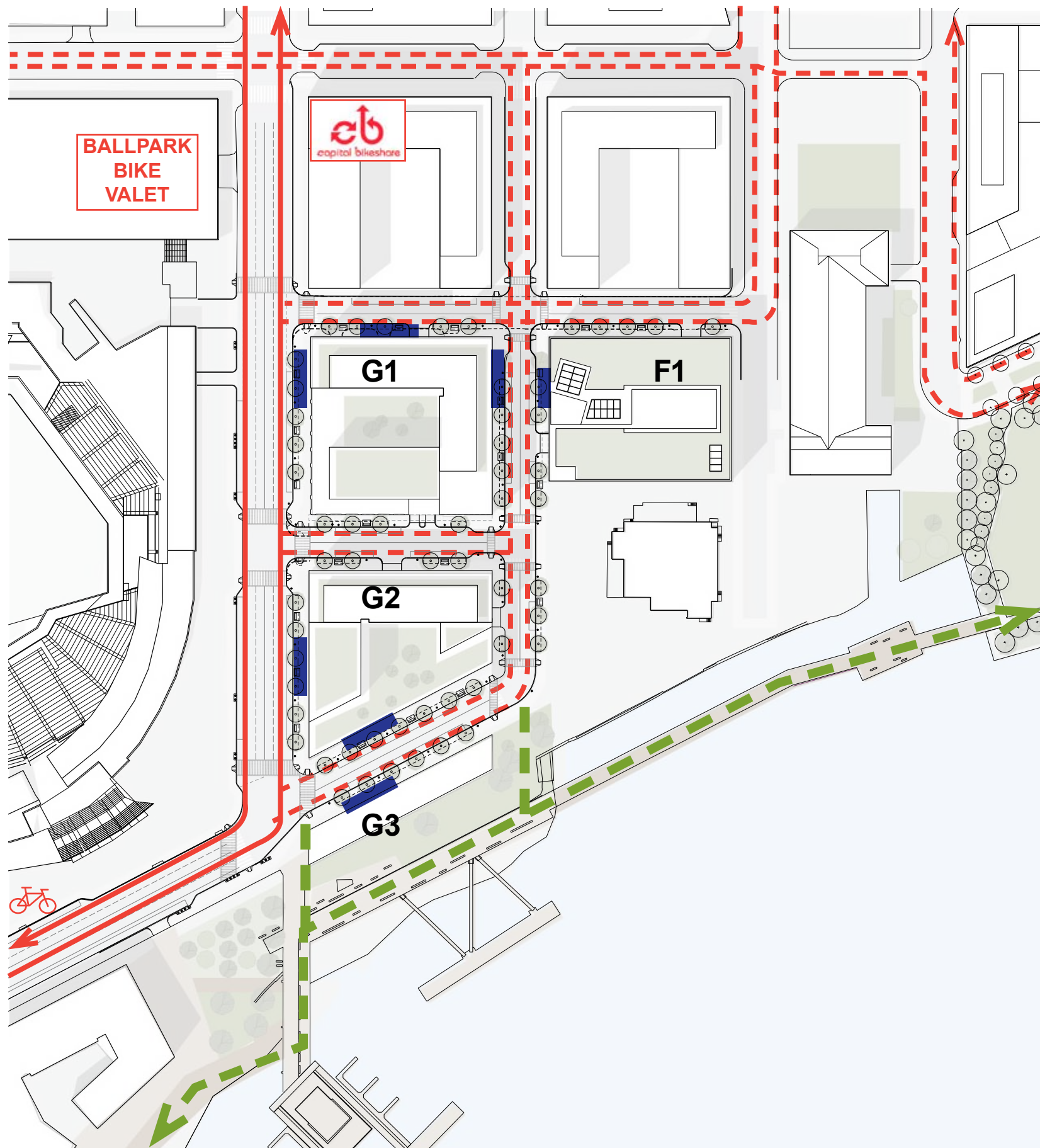
BICYCLE CIRCULATION

LEGEND

-  DEDICATED ON-STREET BIKE LANES
-  SHARED ON-STREET BIKE LANES
-  ANACOSTIA RIVERWALK TRAIL

 CAPITAL BIKESHARE STATION (EXISTING)

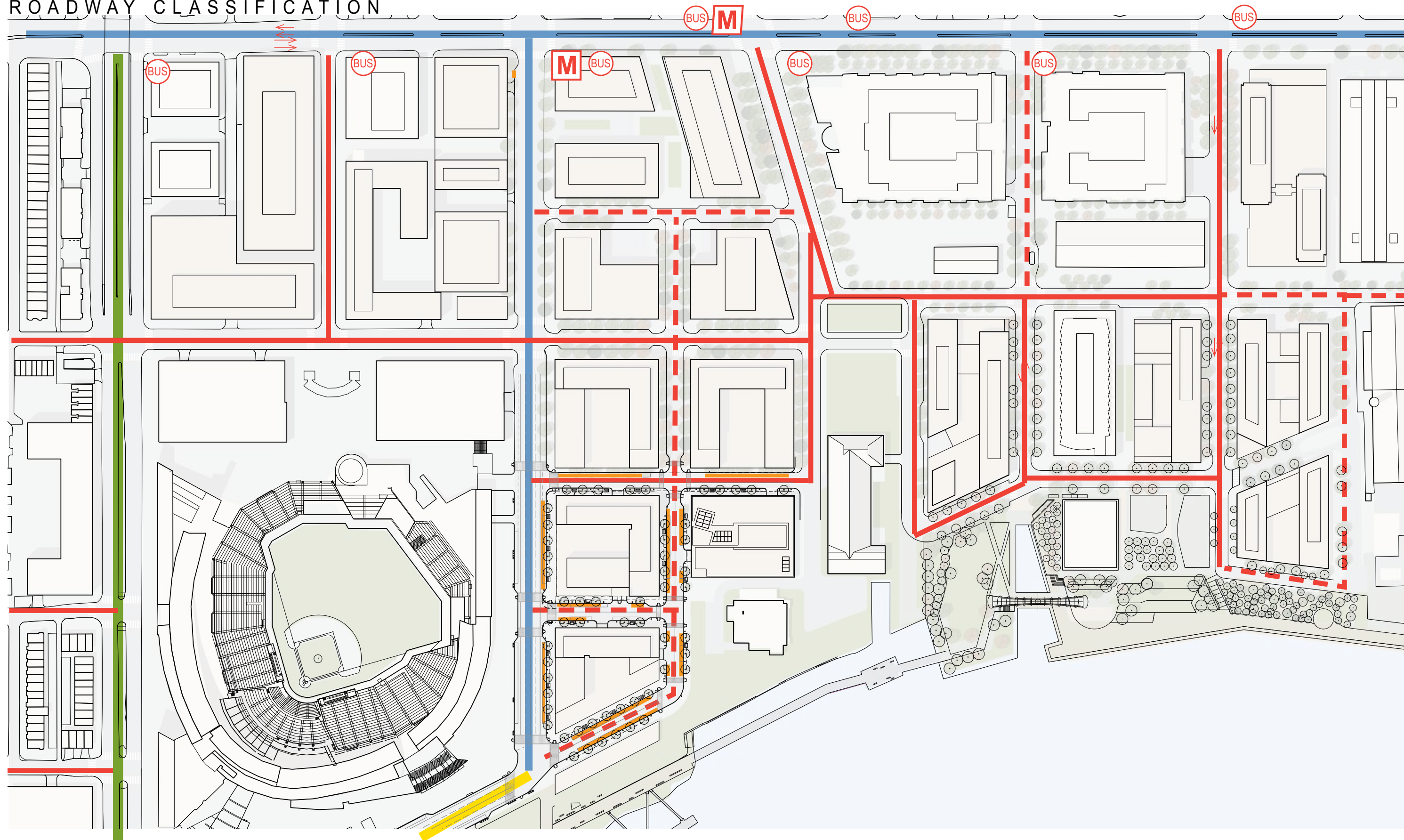
 BIKE RACKS



NOTE

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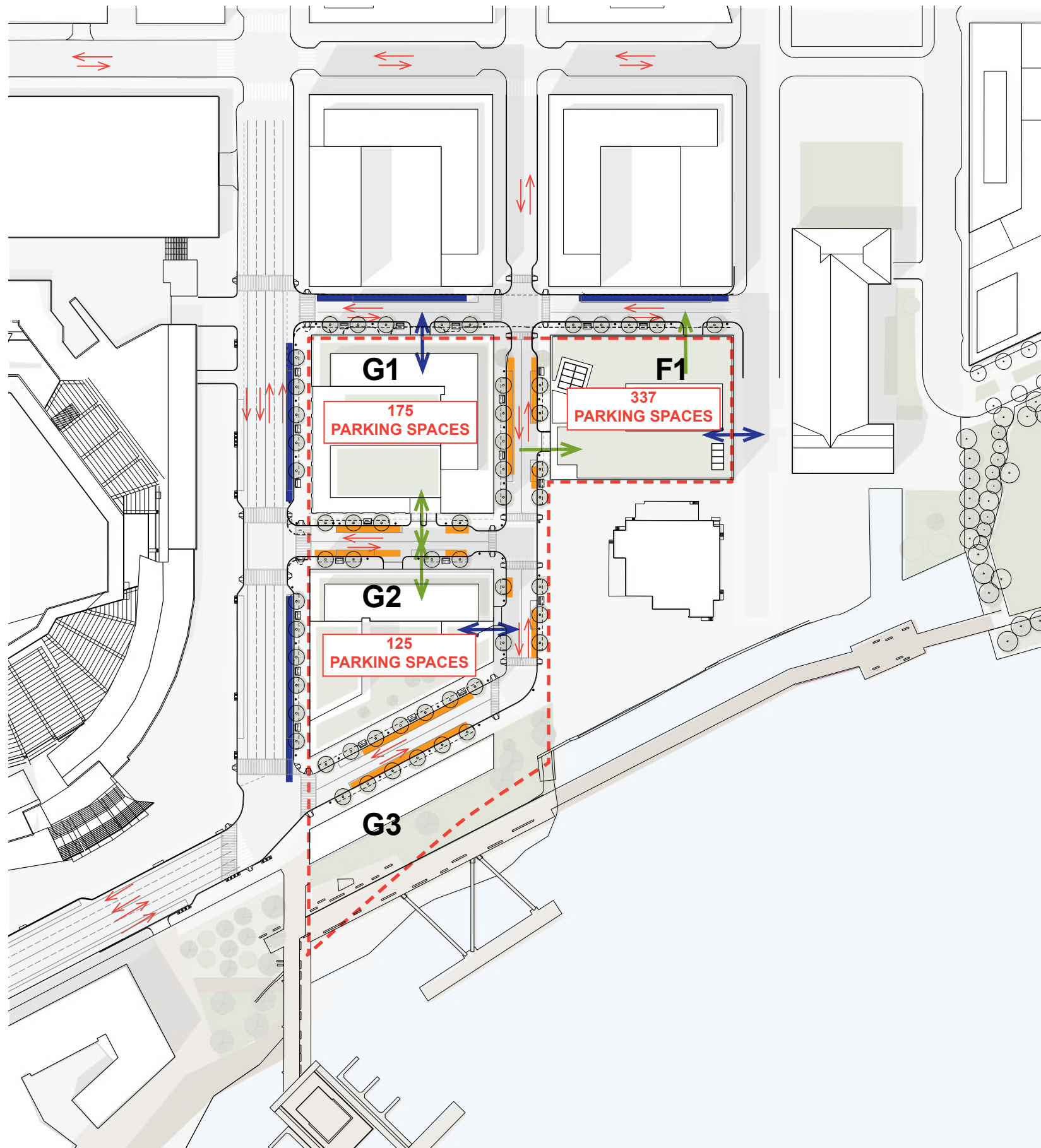
ROADWAY CLASSIFICATION



VEHICULAR CIRCULATION

LEGEND

- PRIMARY ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL PUBLIC
- LOCAL PRIVATE
- PRIVATE STREET PARKING
- PUBLIC STREET PARKING
- VEHICULAR LANE
- PARKING ACCESS
- LOADING ACCESS

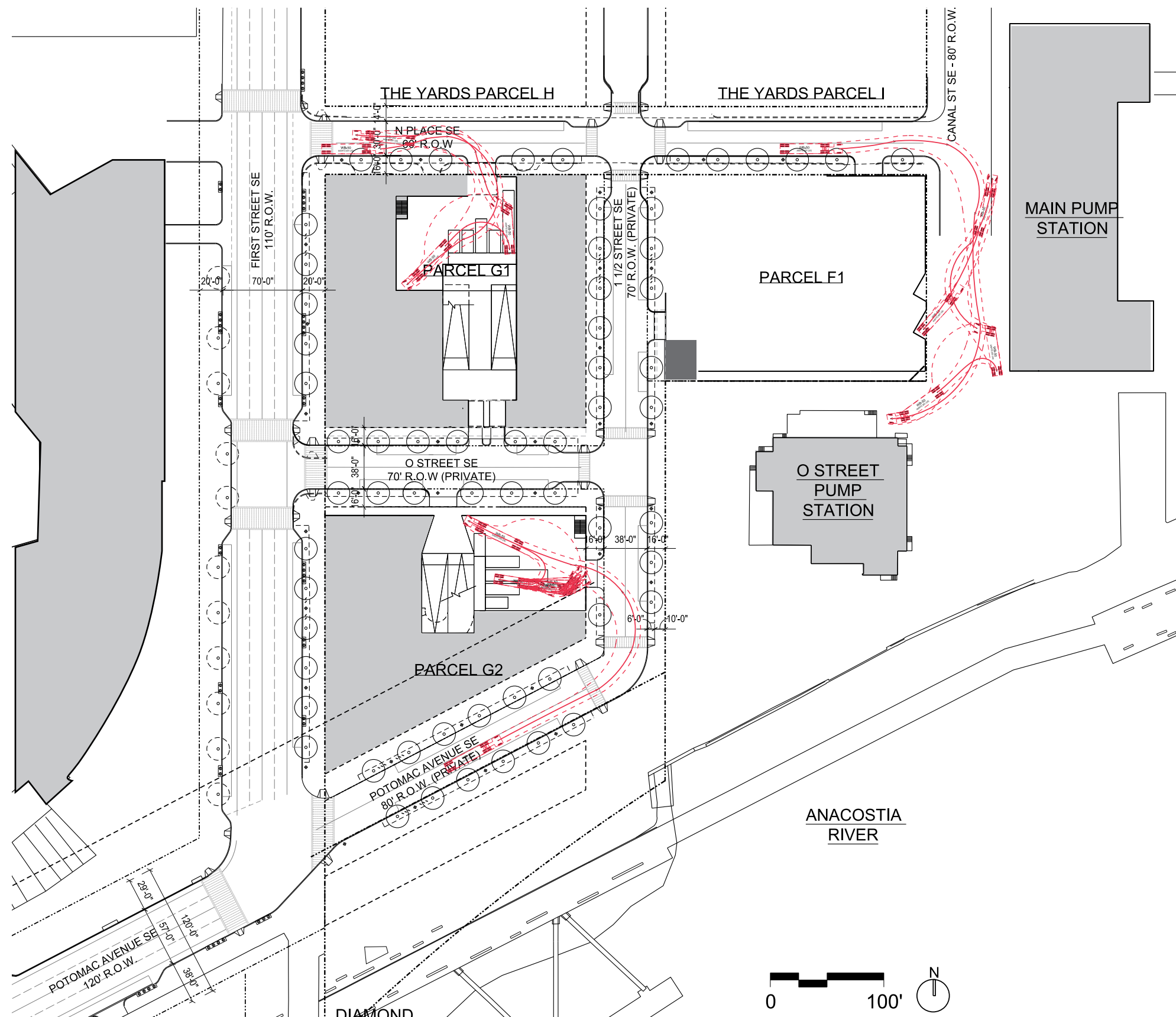


NOTE

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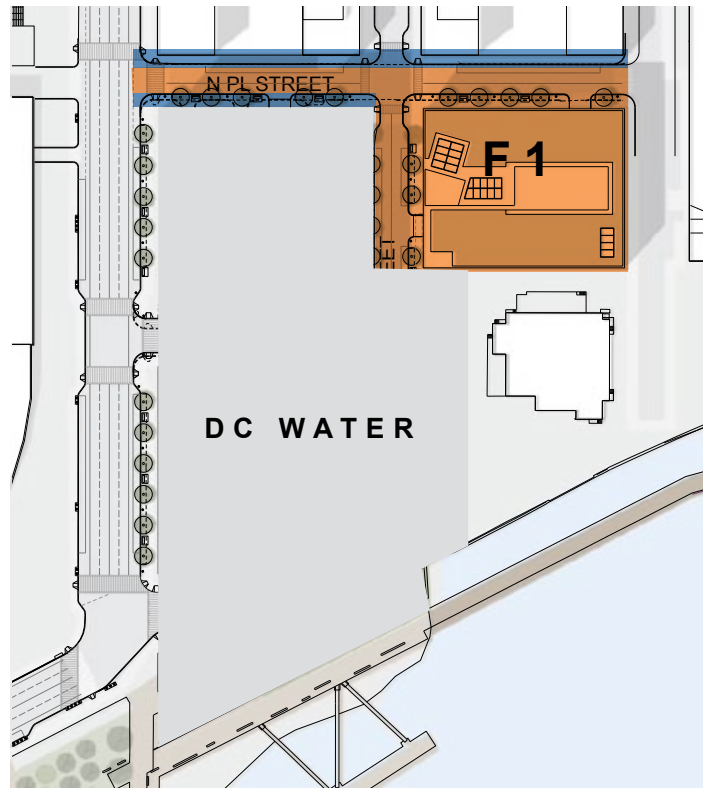
THE NUMBER OF PROPOSED PARKING SPACES ON G1 & G2 ARE APPROXIMATE AND WILL BE DETERMINED WITH FUTURE SECOND STAGE PUD SUBMISSION(S). THE PARKING COUNT MAY VARY, DEPENDING ON THE FINAL DWELLING UNIT COUNT, BUT A MINIMUM OF ONE SPACE FOR EVERY TWO DWELLING UNITS IS ANTICIPATED.

TRUCK TURNING DIAGRAM



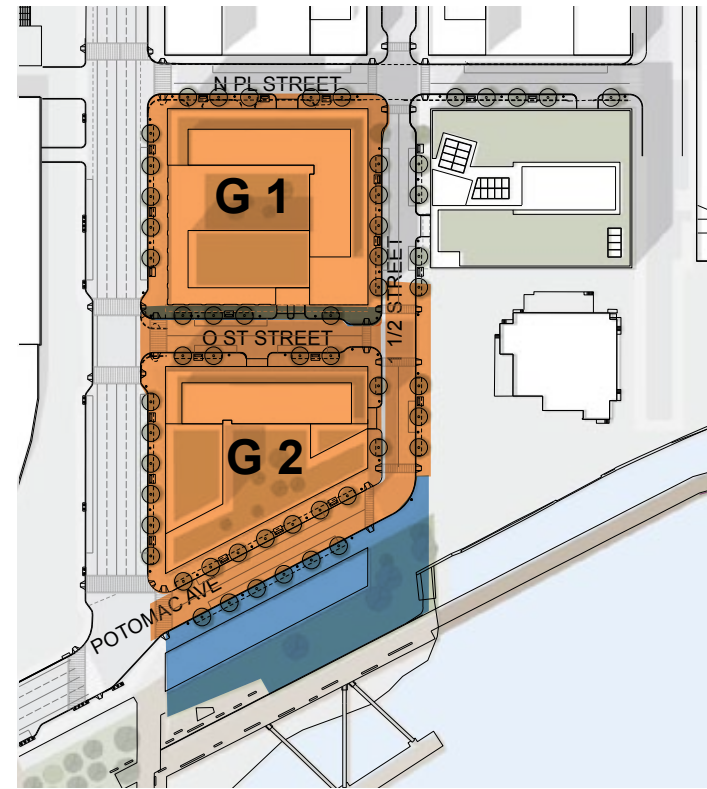
NOTE

THE TRUCK TURNING MOVEMENTS SHOWN ASSUME THE LARGEST 55' (WB-50) TRUCKS THAT WILL BE ACCOMMODATED IN THE LOADING DOCKS OF THE PROPOSED BUILDINGS.



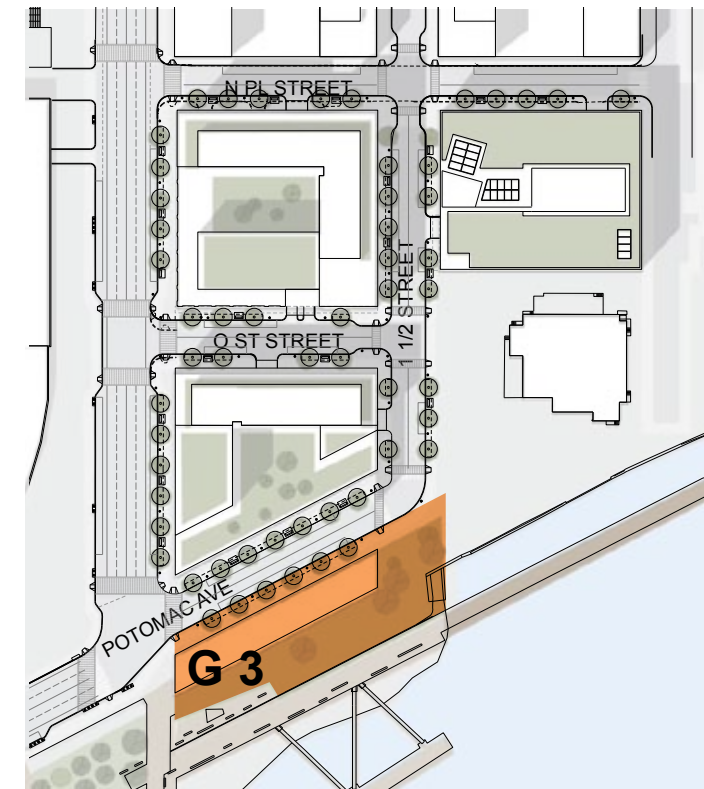
PHASE 1

- NECESSARY IMPROVEMENTS TO GET F1 PARCEL OUT OF THE FLOODPLAIN
- N PLACE ROADBED AND SIDEWALK RECONFIGURATION AND TEMPORARY SIDEWALK ALONG REMAINING PORTIONS OF N PLACE SE
- CONSTRUCT F1 BUILDING
- FINAL SIDEWALK IMPROVEMENTS ADJACENT TO F1
- INTERIM RELOCATION OF DC WATER USES AND FACILITIES TO REMAINDER OF PUD SITE



PHASE 2

- NECESSARY IMPROVEMENTS TO GET F1 & G2 PARCEL OUT OF THE FLOODPLAIN
- CONSTRUCT G1 & G2 (EITHER AT SAME TIME OR IN PHASES)
- INTERIM DIAMOND TEAGUE PARK AND SIDEWALK ALONG POTOMAC
- NECESSARY RE-GRADING TO GET PRIVATE STREETS AND FUTURE DEVELOPMENT PARCELS OUT OF THE FLOOD PLAIN
- CONSTRUCT POTOMAC AVE, O STREET & REMAINDER OF 1 1/2 STREET
- CONSTRUCT FINAL SIDEWALKS ADJACENT TO DEVELOPED PARCELS
- CONSTRUCT TEMPORARY SIDEWALKS ON OPPOSITE SIDES OF STREET



PHASE 3

- CONSTRUCT G3
- CONSTRUCT FINAL SIDEWALK

LEGEND

- PERMANENT IMPROVEMENTS
- INTERIM IMPROVEMENTS

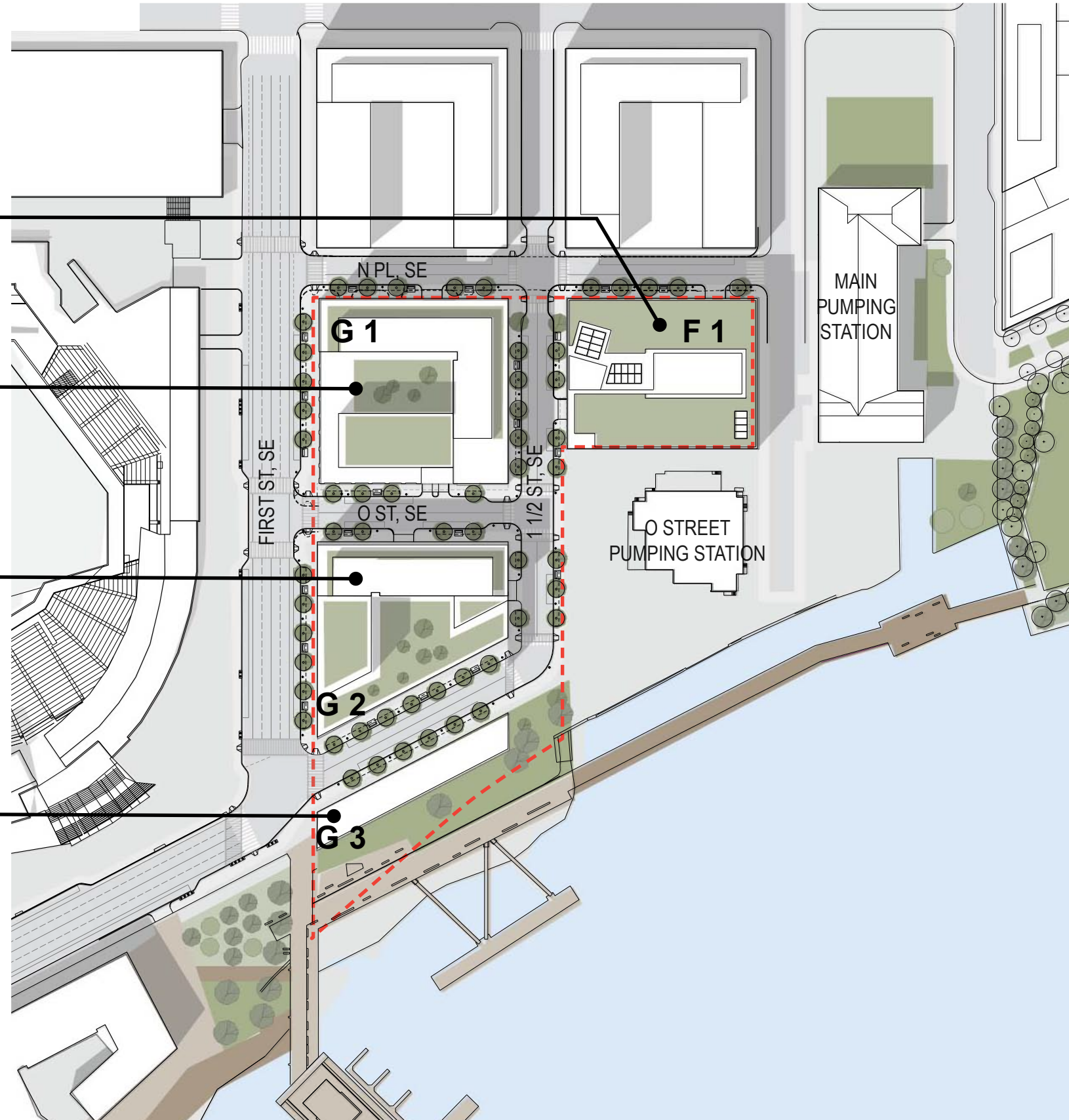
LEED COMMITMENT

MOVIE THEATER
 LEED CERTIFICATION: CERTIFIED (OR EQUIVALENT)
 RATING SYSTEM: CORE AND SHELL

RESIDENTIAL W/ GROUND FLOOR RETAIL
 LEED CERTIFICATION: SILVER (OR EQUIVALENT)
 RATING SYSTEM: NEW CONSTRUCTION

RESIDENTIAL W/ GROUND FLOOR RETAIL
 LEED CERTIFICATION: SILVER (OR EQUIVALENT)
 RATING SYSTEM: NEW CONSTRUCTION

RETAIL OR CULTURAL
 LEED CERTIFICATION: CERTIFIED (OR EQUIVALENT)
 RATING SYSTEM: CORE AND SHELL



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VISION: REPOSITION A LOW-DENSITY AND IMPERVIOUS INDUSTRIAL SITE INTO A HIGH DENSITY MIXED-USE DEVELOPMENT THAT INCLUDES A NEW URBAN PARK.

SUSTAINABILITY STRATEGY:

- BUILD A COMPACT, MIXED USE AND HIGH DENSITY DEVELOPMENT ON AN URBAN INFILL SITE, CLOSE TO MULTIPLE MODES OF PUBLIC TRANSPORTATION AND ESTABLISHED INFRASTRUCTURE.
- PROTECT THE ANACOSTIA RIVER BY PROVIDING A LANDSCAPE BUFFER ALONG THE ENVIRONMENTALLY SENSITIVE RIVER'S EDGE.
- REDUCE POST-DEVELOPMENT RUNOFF FROM PRE-DEVELOPMENT LEVELS:
 - MANAGE STORM WATER BY PROVIDING GREEN ROOFS
 - INCREASE SITE POROSITY WITH LID PLANTERS AND TREE PITS
 - PROVIDE BIO-FILTRATION IN THE EXPANDED PARK
- REDUCE POST-DEVELOPMENT HEAT ISLAND EFFECT FROM PREDEVELOPMENT LEVELS:
 - GREEN ROOF
 - TREE AND LANDSCAPE PLANTINGS
 - HIGH REFLECTIVITY ROOF
- PROMOTE AUTOMOBILE INDEPENDENCE BY BUILDING A NEW COMMUNITY ON AN URBAN INFILL SITE, CLOSE TO AN EXTENSIVE AND EXPANDING NETWORK OF PUBLIC TRANSPORTATION, BICYCLE ROUTES AND A REGIONAL TRAIL.
- BUILD NEW RETAIL AND MIXED-INCOME HOUSING TO SUPPORT THE EMERGING CAPITOL RIVERFRONT NEIGHBORHOOD.

