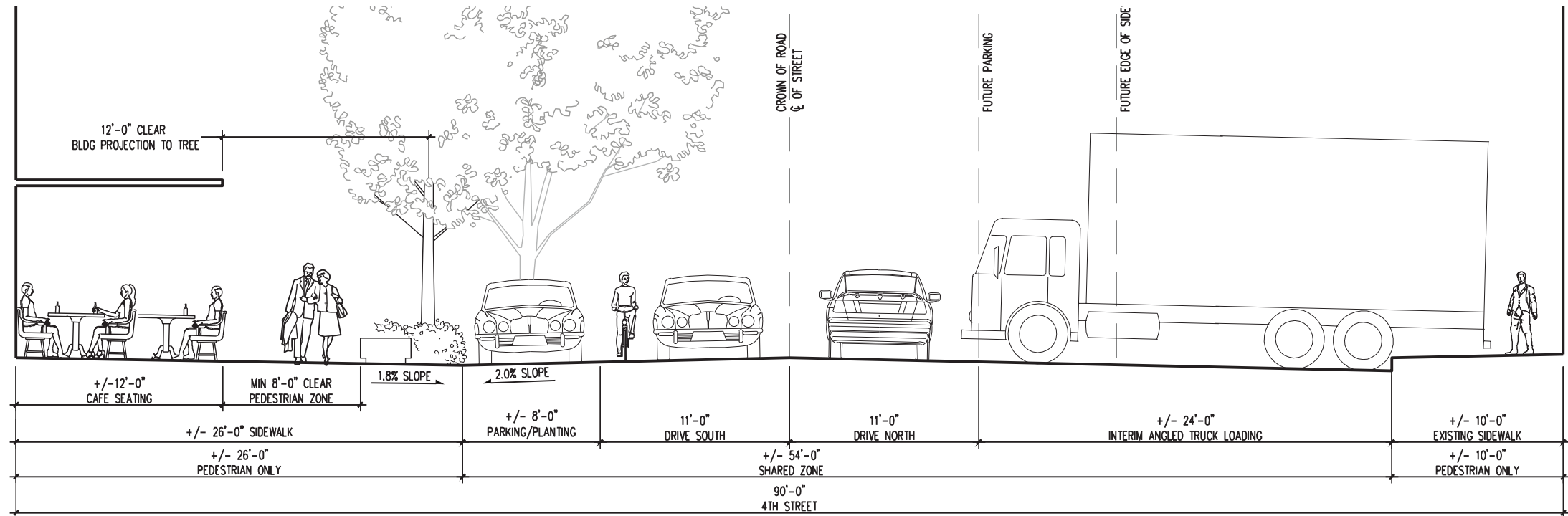


THE PHASING OF A SHARED STREET

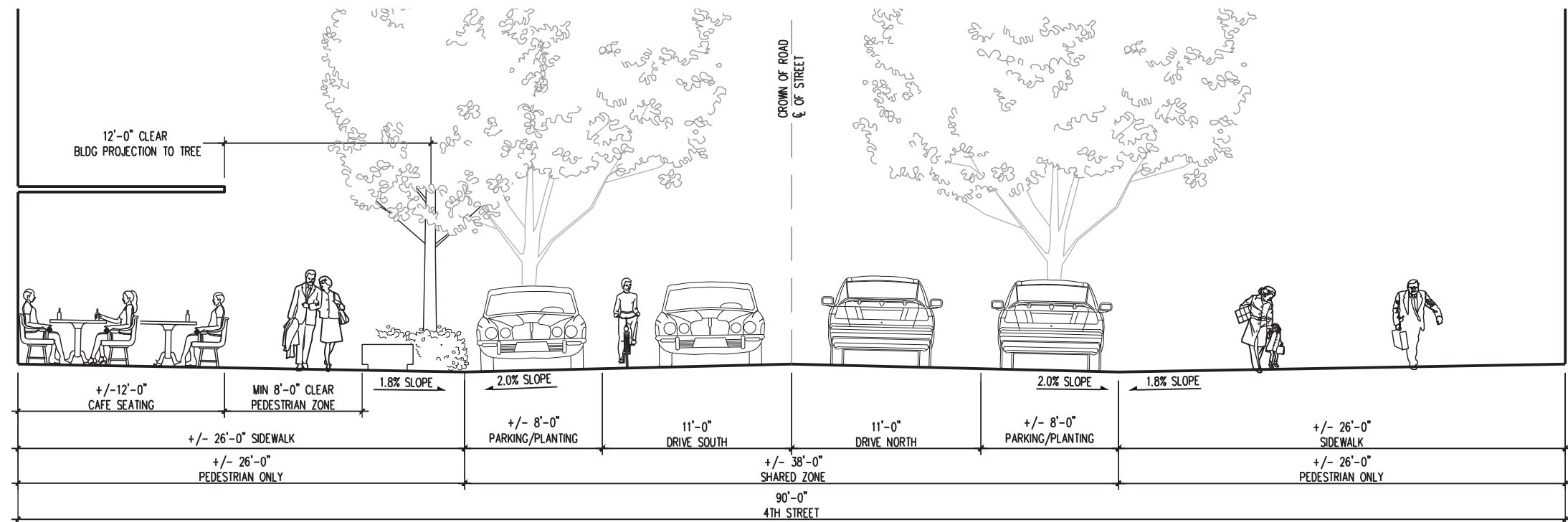
INTERIM PHASE STREET

- ACCOMMODATES ANGLED TRUCK LOADING
- WEST SIDE OF ROAD WILL BE PERMANENTLY BUILT OUT IN INTERIM PHASE
- ORGANIZATIONAL FRAMEWORK IS ESTABLISHED WHICH WILL COMFORTABLY ACCOMMODATE AND GUIDE FUTURE DEVELOPMENT IN THE MARKET DISTRICT



FINAL PHASE STREET

- CENTERLINE OF ROAD WILL REMAIN IN PLACE FROM INTERIM PHASE
- EAST SIDE OF STREET IS DEVELOPED
- PROVIDES SYMMETRICAL SIDEWALKS

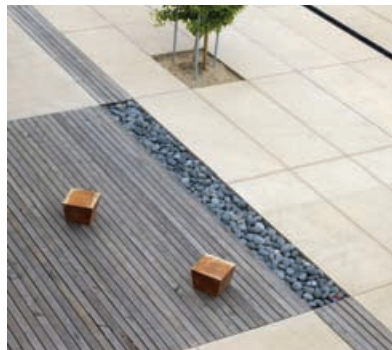


THE CULTURE OF A SHARED STREET

A SPATIAL RELATIONSHIP BETWEEN CAFE, RETAIL USES, AND SIDEWALK ACTIVITY

OUTDOOR ROOMS FOR A RANGE OF ACTIVITIES

MATERIAL CONNECTIONS TO THE EXISTING MARKET AND THE PROPOSED BUILDING DESIGN; A GROUNDED SENSE OF PLACE



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

CURBLESS SHARED STREET

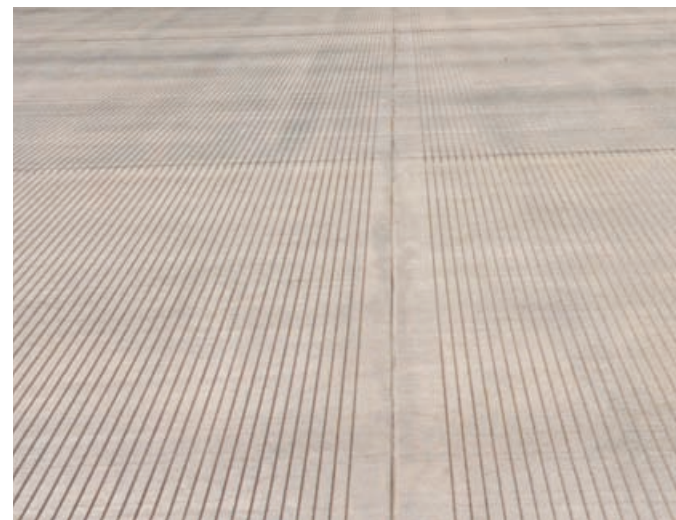
L 4

CONTEXTUAL MATERIALS

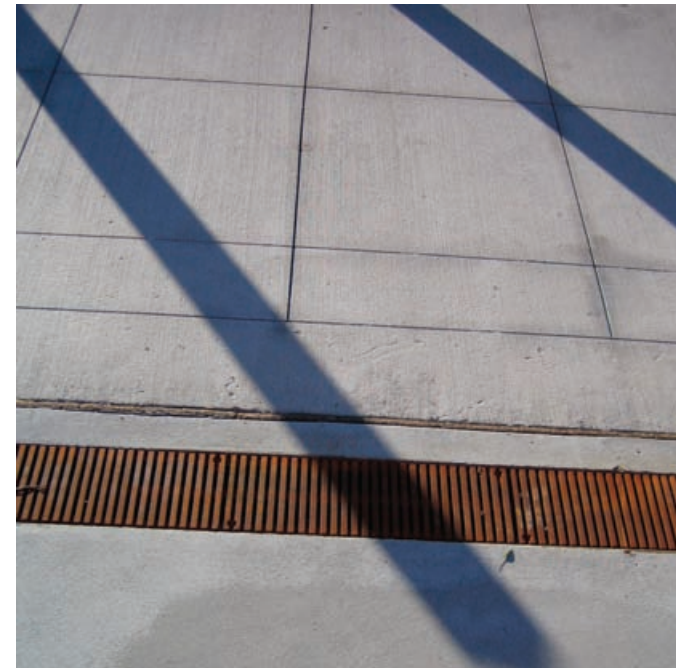
CONCRETE PAVING GROUNDS THE SITE IN THE SIMPLE, DURABLE, AND FUNCTIONAL FABRIC OF THE EXISTING MARKET DISTRICT



COLORLED AND TEXTURED CONCRETE VISUALLY AND TEXTURALLY DELINEATES THE PEDESTRIAN ZONE FROM THE SHARED STREET



TRENCH DRAINS AND METAL DEFINE THE SPACE OF THE PEDESTRIAN REALM AND ITS CHARACTER



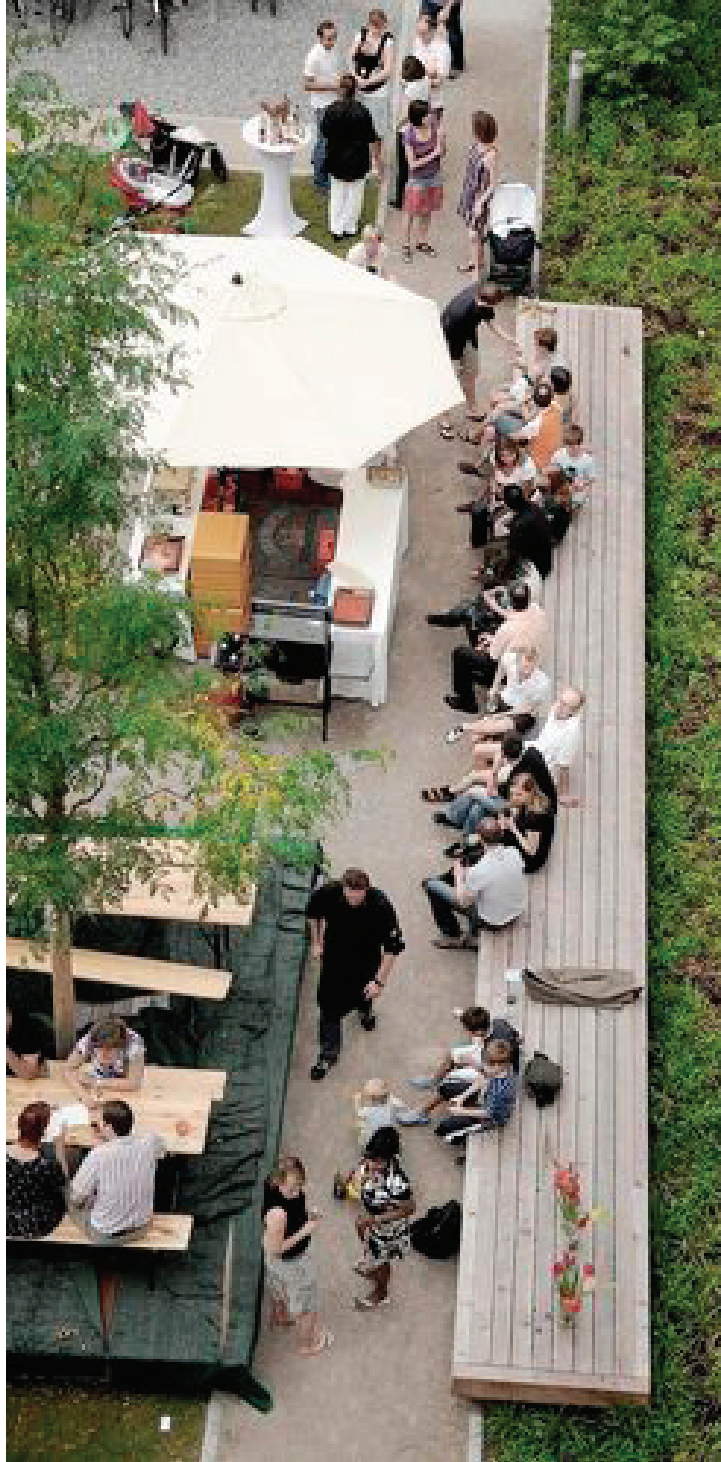
TREE GRATES RELATE TO EXISTING AND PROPOSED BUILDING MATERIALS



AN INFRASTRUCTURE OF CLUSTERED TREE PLANTING AND INTEGRATED FURNITURE

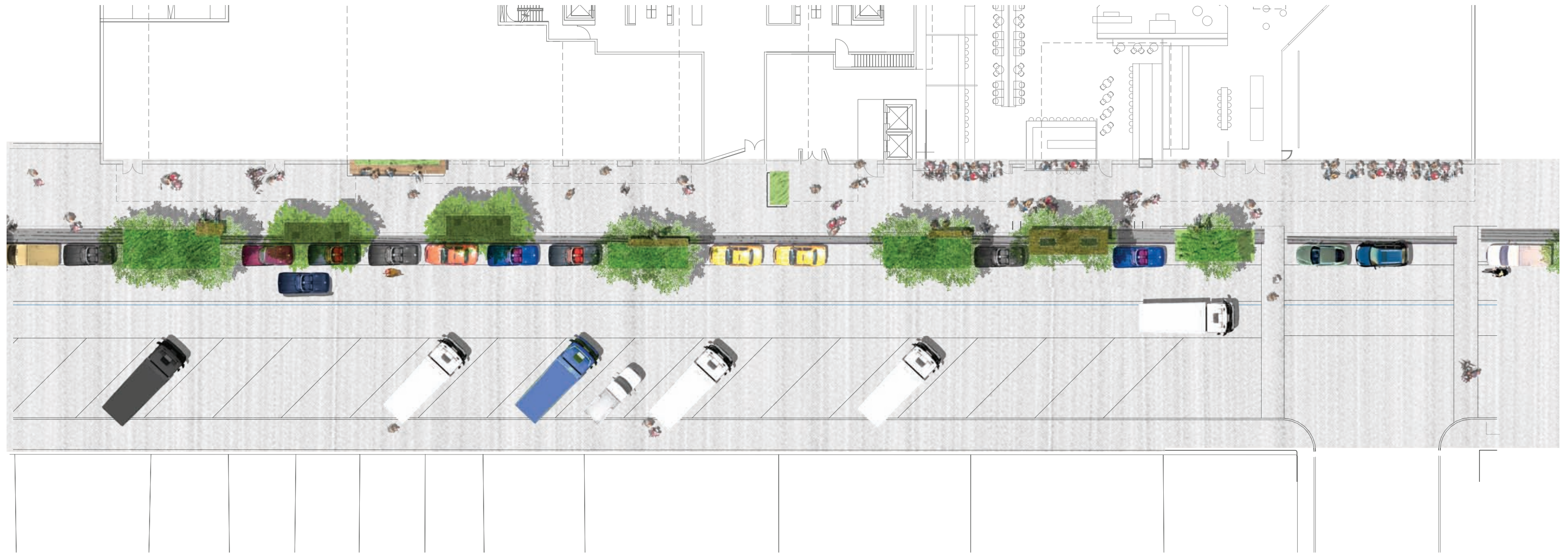
CLUSTERED TREE PLANTING PROVIDES A FLEXIBLE ORGANIZATIONAL STRUCTURE FOR A RANGE OF USES THROUGHOUT THE SITE

A FAMILY OF BUILT IN FURNITURE INVITES A VARIETY OF USES AND EXPERIENCES, RANGING FROM INFORMAL GROUP GATHERINGS TO INTIMATE SITTING





SITE PLAN



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

STREETSCAPE EXPERIENCE

L 8

STREETSCAPE AT MARKET AND CAFE



BUILDING CANOPY ABOVE
CAFE RAIL
CAFE SEATING

CLUSTERED TREES IN INTEGRATED PLANTER BENCH
BICYCLE PARKING

TREE IN OPEN PLANTER BED
SHARED PARKING AND PLANTER LANE

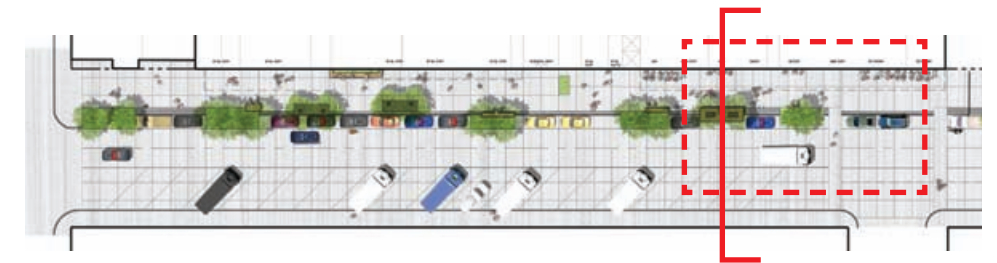
COLORED AND TEXTURED PAVING
TRENCH DRAIN
CONCRETE STREET AND SIDEWALK



FLEXIBLE, SHARED STREET PROMOTES CAFE CULTURE



SPATIAL RELATIONSHIP BETWEEN FAMILY OF FURNITURE AND CAFE ZONE



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

MARKET EXPERIENCE

L9

STREETSCAPE AT RETAIL



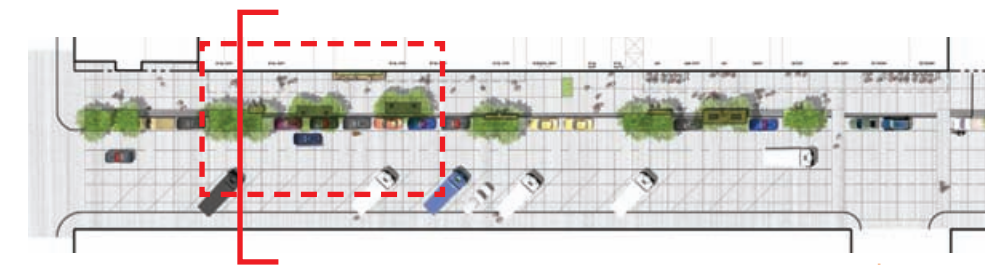
- BUILDING CANOPY ABOVE
- CAFE SEATING
- BUILT IN BENCH**
- CONCRETE SIDEWALK AND STREET
- TREES IN OPEN PLANTER WITH INTEGRATED BENCH**
- BICYCLE PARKING
- CLUSTERED TREES IN TREE GRATE**
- COLORED AND TEXTURED PAVING**
- TRENCH DRAIN
- SHARED PARKING AND PLANTER LANE



CONTEXTUAL MATERIALS GIVE A GROUNDED SENSE OF PLACE

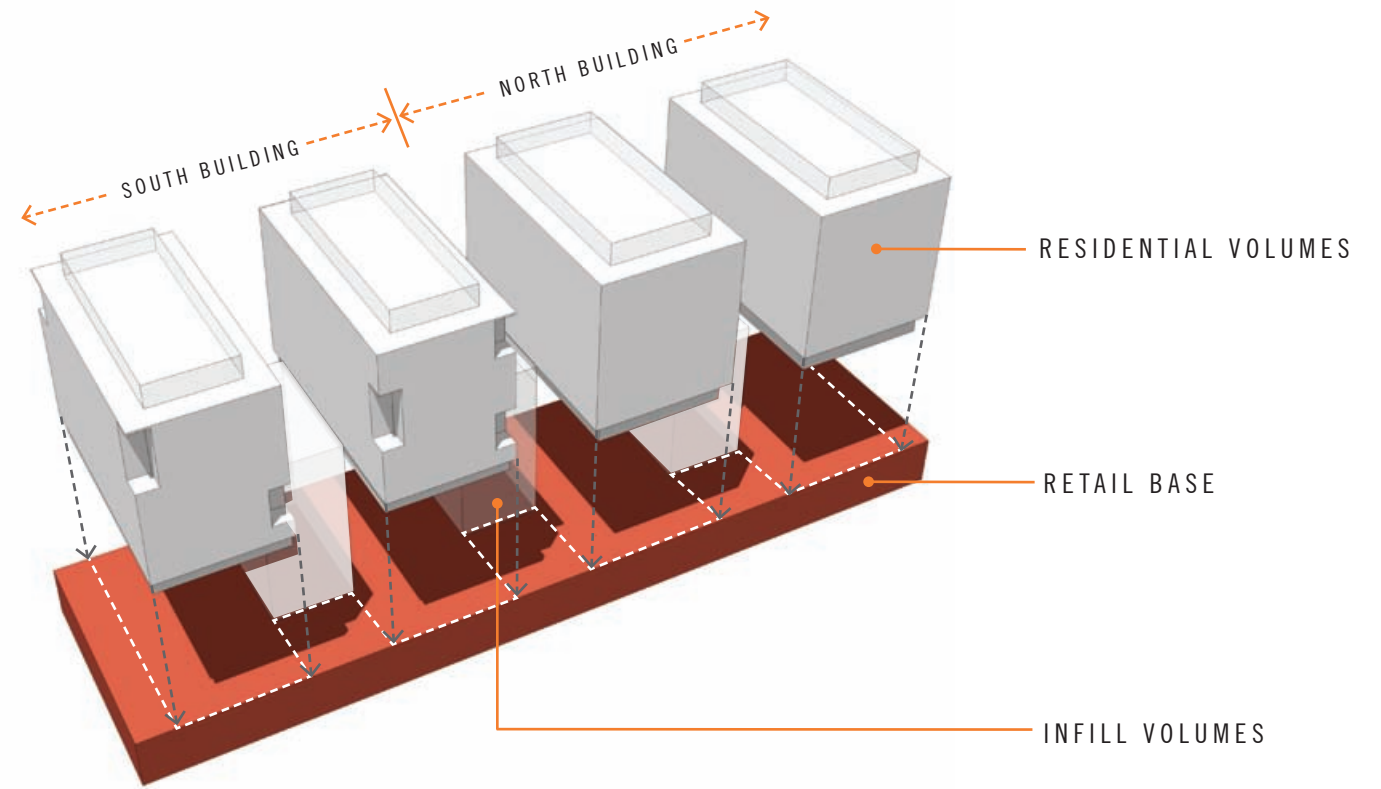
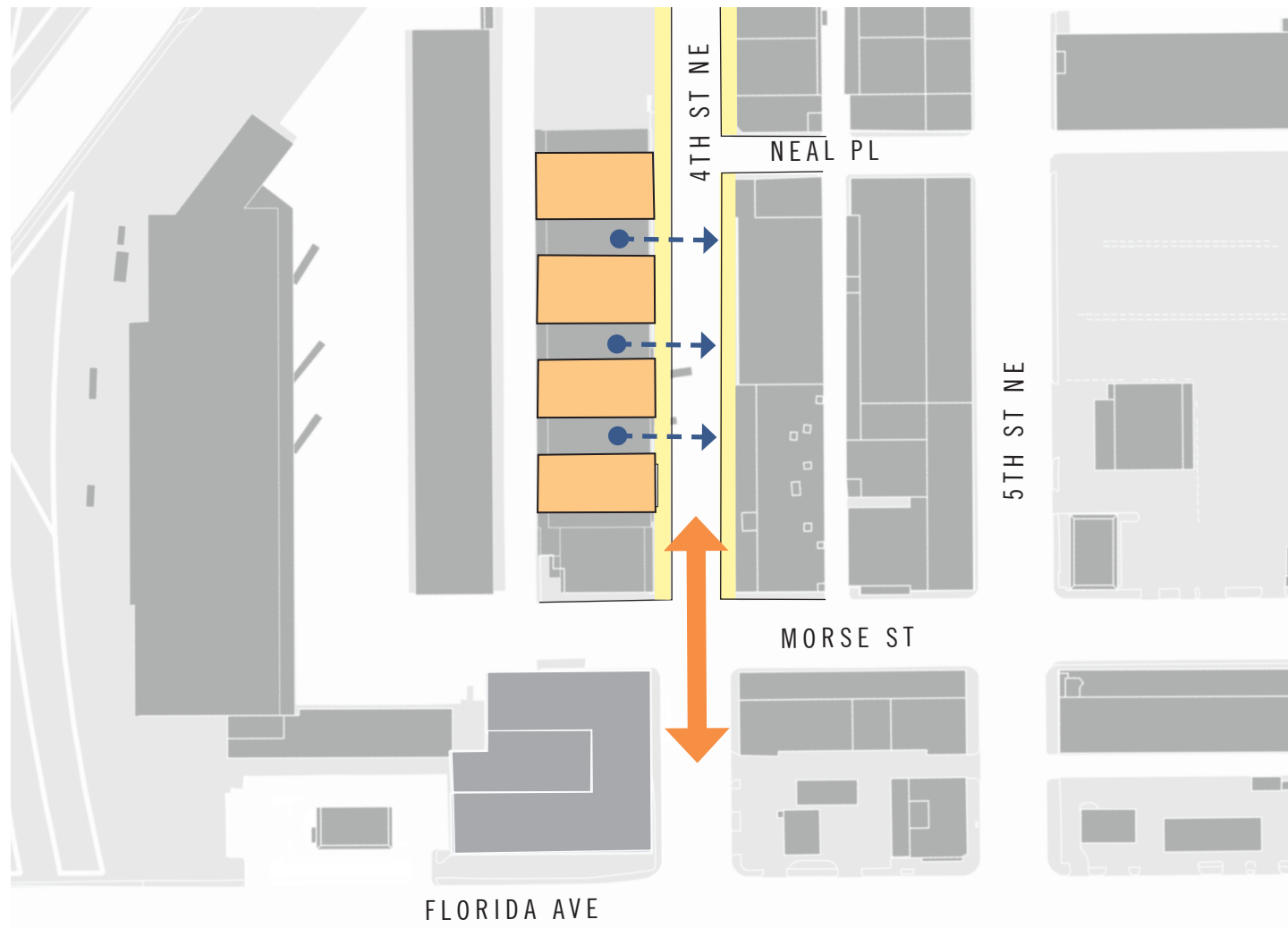


CURBLESS STREET PROMOTES CROSS-STREET RETAIL ACTIVITY



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1



URBAN DESIGN PRINCIPLES

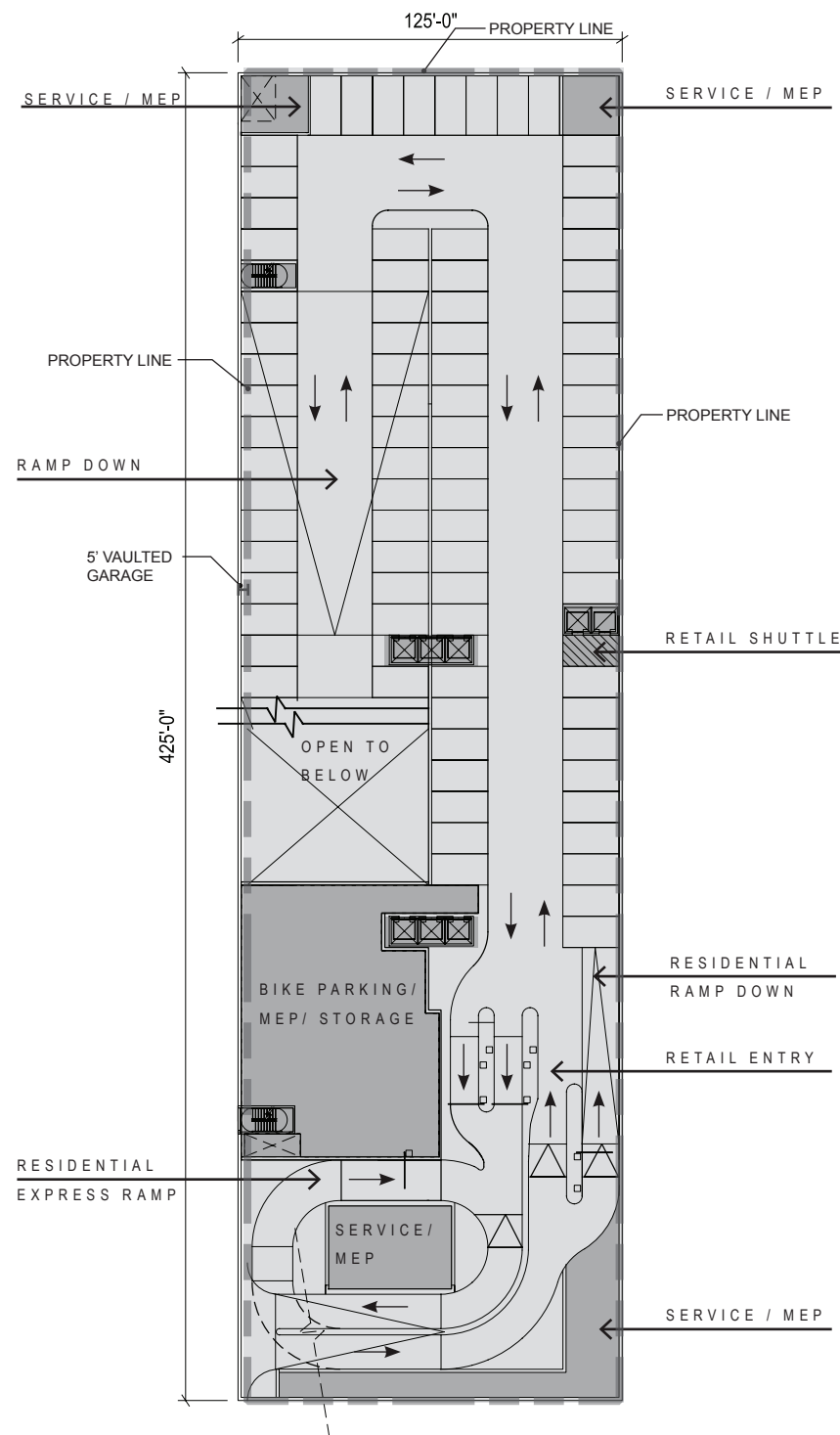
THE PROJECT DESIGN GOALS RELATING TO URBAN DESIGN INCLUDE THE FOLLOWING:

- A FOCUS ON THE PUBLIC REALM THROUGH ENHANCED STREETScape AS PART OF THE OPEN SPACE SYSTEM, EXPANDED SIDEWALK AREAS THAT ARE FLEXIBLE OUTDOOR ROOMS FOR THE NEIGHBORHOOD, AND ACCESSIBILITY FOR A WIDE RANGE OF USERS.
- STRENGTHEN CONNECTIONS TO OTHER NEIGHBORHOODS AND CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT THROUGH STREETScape IMPROVEMENTS AND VISUAL LINKS TO THE SURROUNDING COMMUNITY, WHILE CREATING A UNIQUE SENSE OF PLACE BUILT ON THE EXISTING MARKET NEIGHBORHOOD CHARACTER AND HISTORY.
- A FOCUS ON FOOD ORIENTED RETAIL BY EMBRACING THE PUBLIC SIDEWALK WITH OUTDOOR SEATING AND THROUGH THE USE OF FLEXIBLE INFRASTRUCTURE.

BUILDING CONCEPT AND MASSING

THE BUILDING DESIGN IS UNIQUE TO THIS SITE BECAUSE OF THE ADAPTIVE RE-USE OF THE EXISTING WAREHOUSE. THIS CONCEPT IS A JUXTAPOSITION OF COMPATIBLE NEW AND EXISTING BUILDING STYLES AND IS BASED ON THE FOLLOWING PRINCIPLES:

- A FOCUS ON THE PUBLIC REALM AND STREETScape THROUGH THE ADAPTIVE RE-USE OF THE EXISTING WAREHOUSE BUILDING AND ARTICULATION OF ITS SCALE.
- ARTICULATION OF NEW BUILDING ELEMENTS AS FOUR DISTINCT VOLUMES THAT “FLOAT” ABOVE THE EXISTING WAREHOUSE BUILDING.
- AN INTIMATE, QUALITY RESIDENTIAL ENVIRONMENT THAT IS SCALED TO THE INDIVIDUAL AND ARTICULATES THE PROGRAM AS TWO DIFFERENTIATED BUILDINGS WITH SHARED AMENITY SPACES.

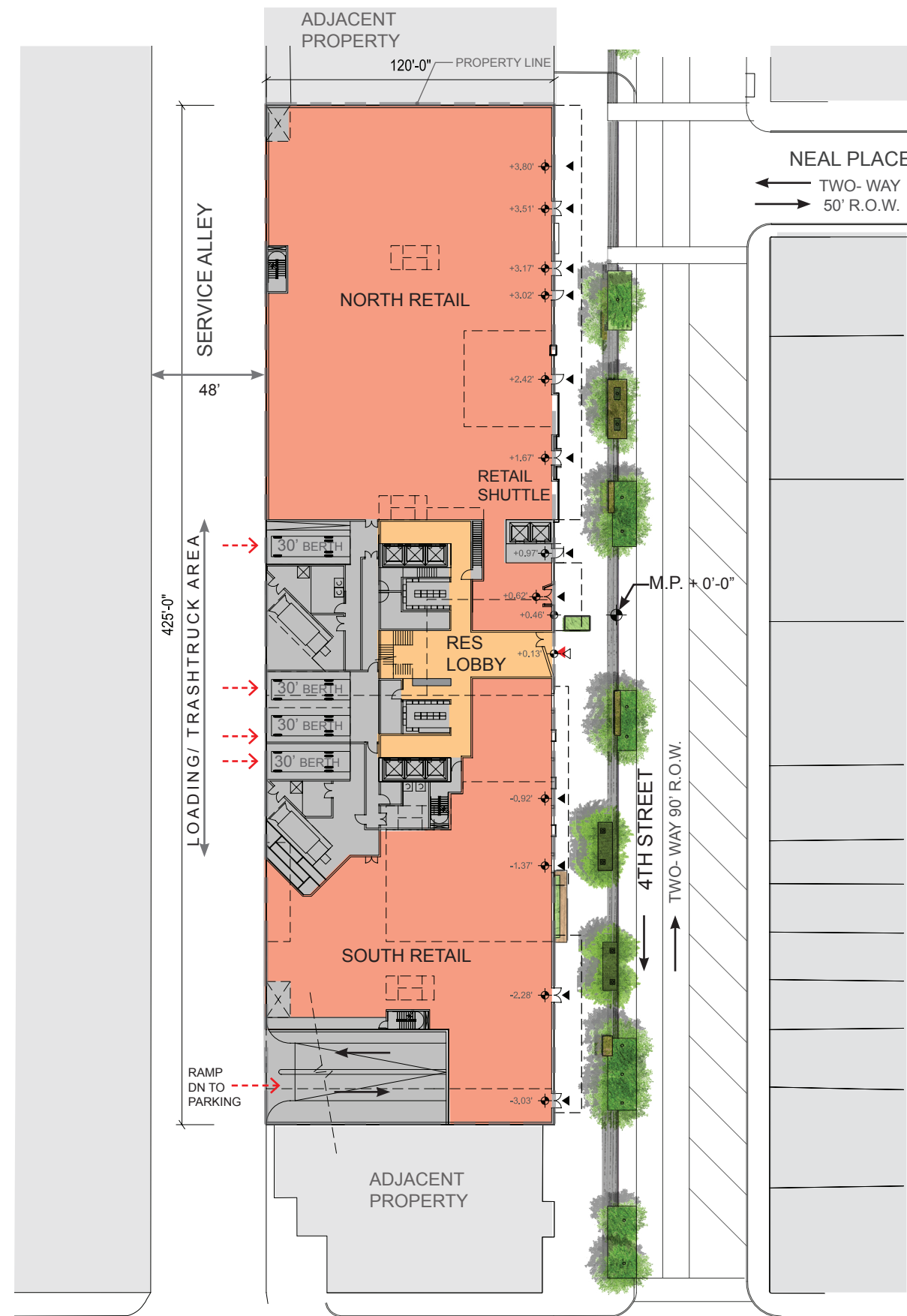


PROPOSED PARKING SPACES

	PARKING SPACE	DRIVE AISLE
DCMR:	9'X19'	20'
PROPOSED:	9'X18'	24'

COMPACT CAR SPACES WILL NOT EXCEED 40% OF TOTAL SPACES PROVIDED

TYPICAL PARKING PLAN (B1-B5)



GROUND PLAN

NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.28' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

- CORE / SERVICE
- RETAIL
- NORTH RESIDENTIAL
- SOUTH RESIDENTIAL
- COMMON AREAS
- PARKING
- PROPERTY LINE
- ← DIRECTION OF TRAFFIC FLOW
- - - - VEHICULAR ENTRANCE / EXIT
- ▶ PEDESTRIAN RESIDENTIAL ENTRANCE / EXIT
- ▶ PEDESTRIAN RETAIL ENTRANCE / EXIT
- - - - CANOPIES

NOTE: SEE SHEET L1 FOR LANDSCAPE PLAN

← MORSE STREET
→ TWO-WAY 90' R.O.W.

1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

B1 GARAGE PLAN AND GROUND FLOOR PLAN

A 2