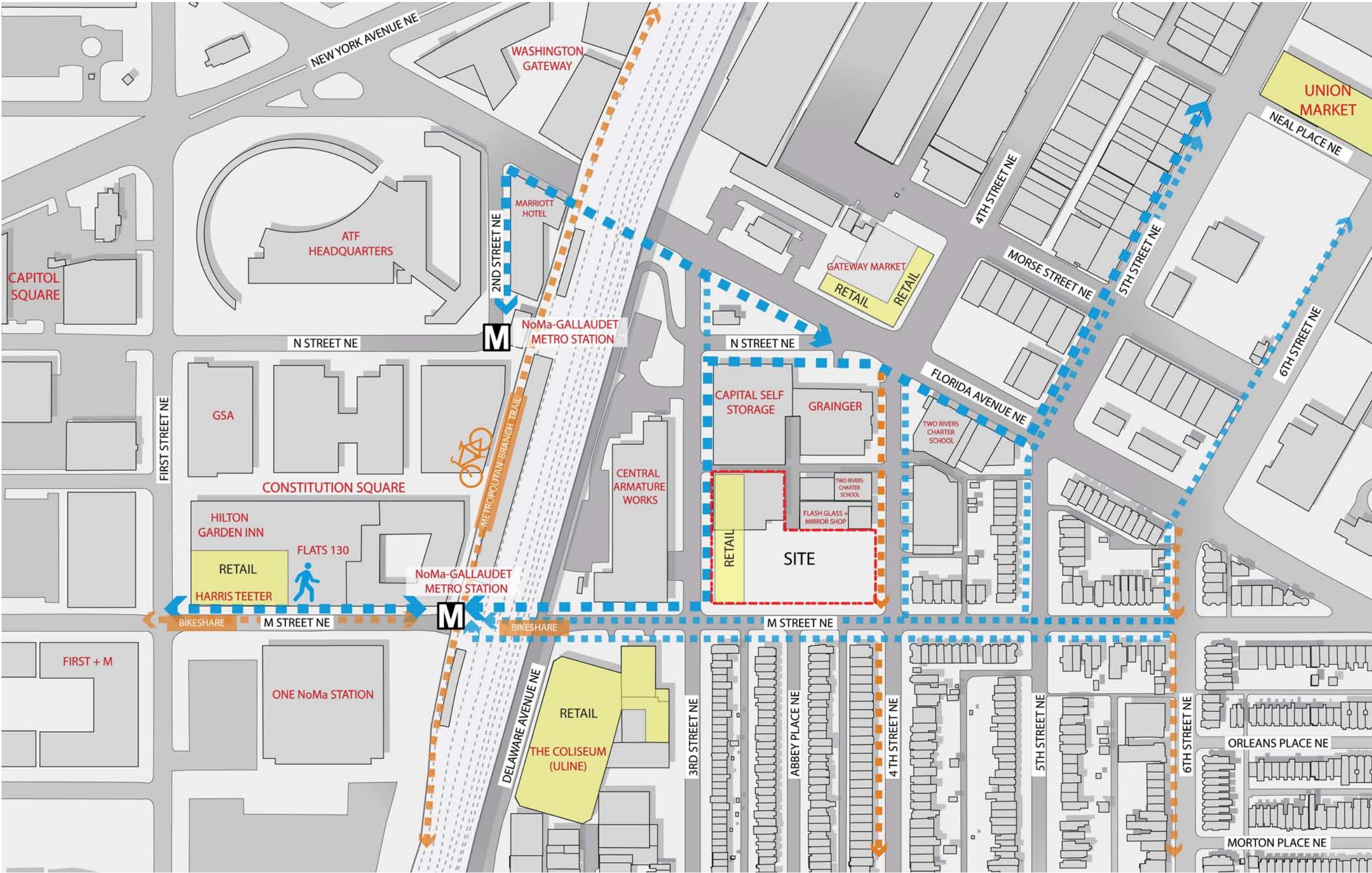




0' 200' 400 800'  
SCALE: 1"= 200' - 0"

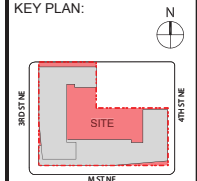
PEDESTRIAN PATH  
BIKE PATH

# PEDESTRIAN & BIKE PATHS



300 M

Square 772 : Washington DC 20002



DATE: OCTOBER 06, 2014

CONSOLIDATED PUD APPLICATION - DRAFT

TITLE:

PEDESTRIAN & BIKE PATHS

NUMBER:

A-03

ZONING COMMISSION  
District of Columbia  
CASE NO.14-19  
EXHIBIT NO.4A2

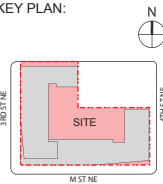


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

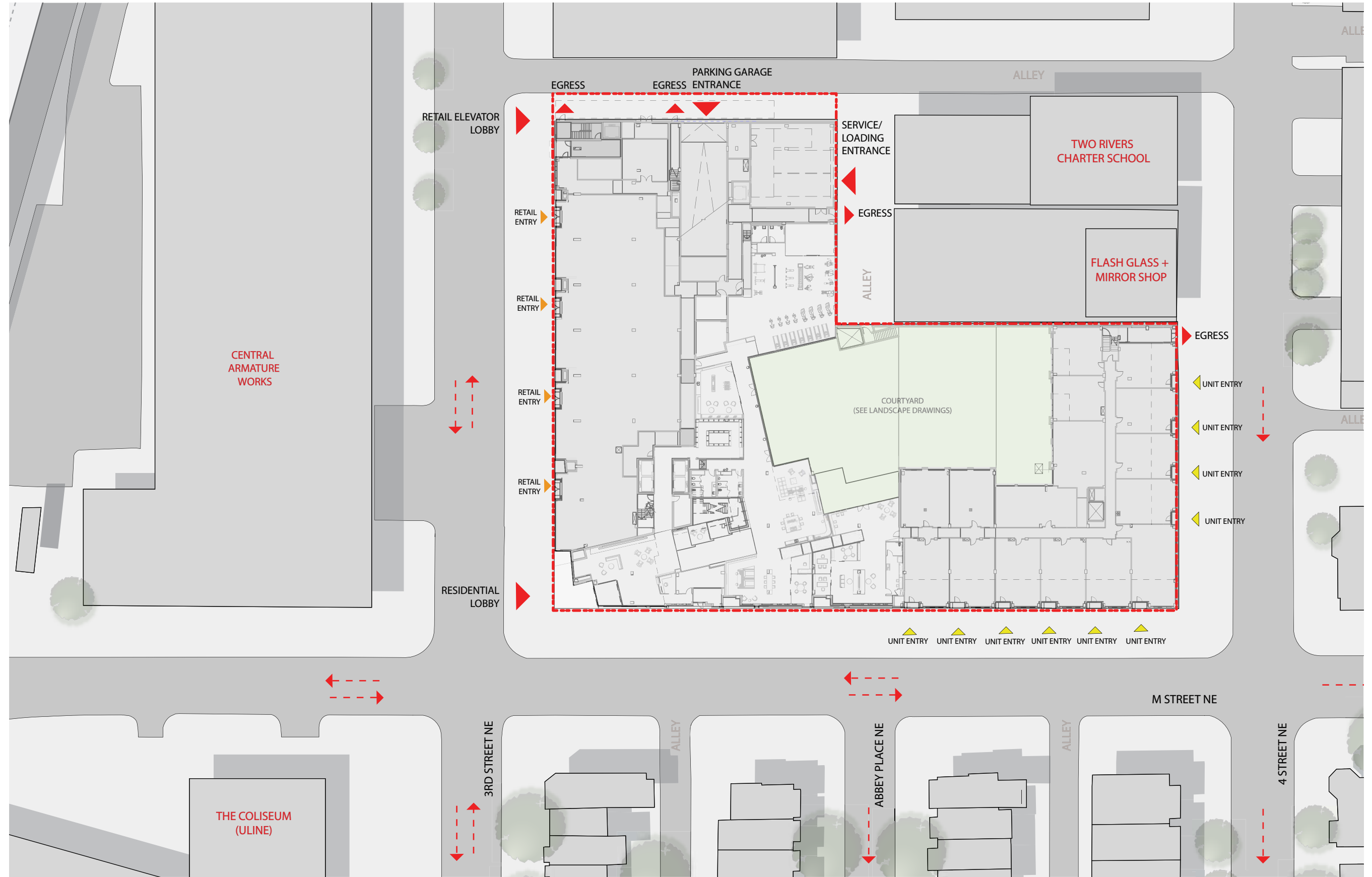
CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:

ARCHITECTURAL  
BLOCK PLAN

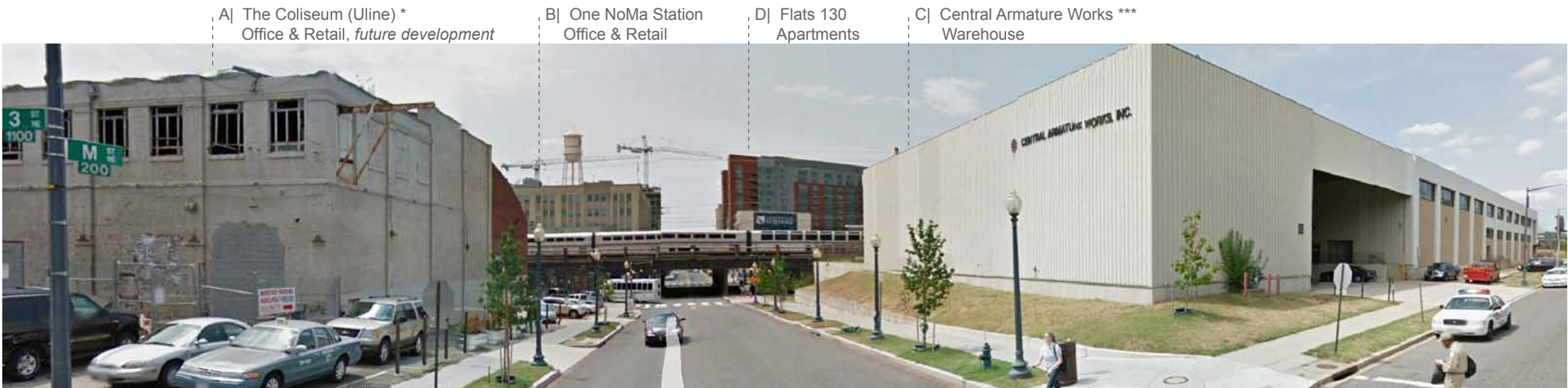
NUMBER:

A-09



## ARCHITECTURAL BLOCK PLAN

0' 50' 100' 200'  
SCALE: 1"= 50' - 0"

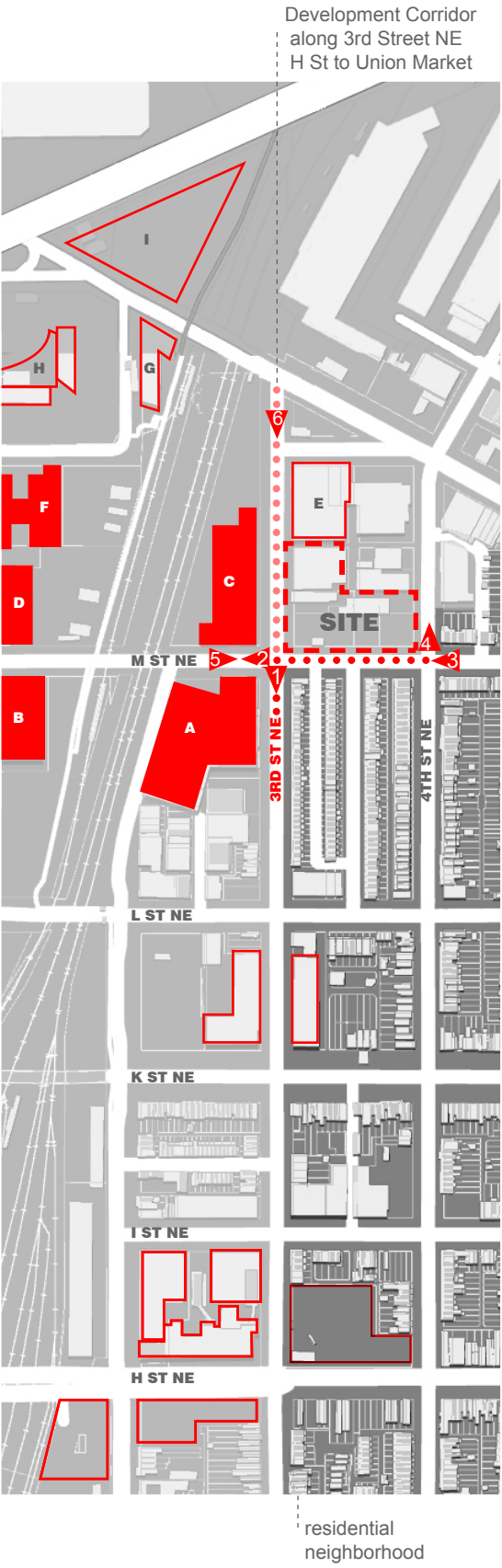


\*The Coliseum (Uline) is a projected development that falls under C-M-1 zoning and has a by-right height of 40'

\*\*Capital Self Storage falls under C-M-1 zoning and has a by-right height of 40'

\*\*\*Central Armature Works falls under C-M-3 zoning and has a by-right height of 90'

\* IMAGES OBTAINED FROM GOOGLE MAPS

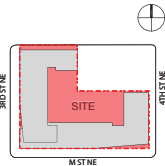


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:  
CONTEXTUAL  
IMAGES

NUMBER:

A-10

# CONTEXT PHOTOS | SITE

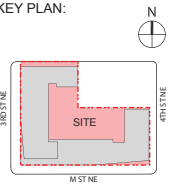


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:

CONTEXTUAL  
IMAGES

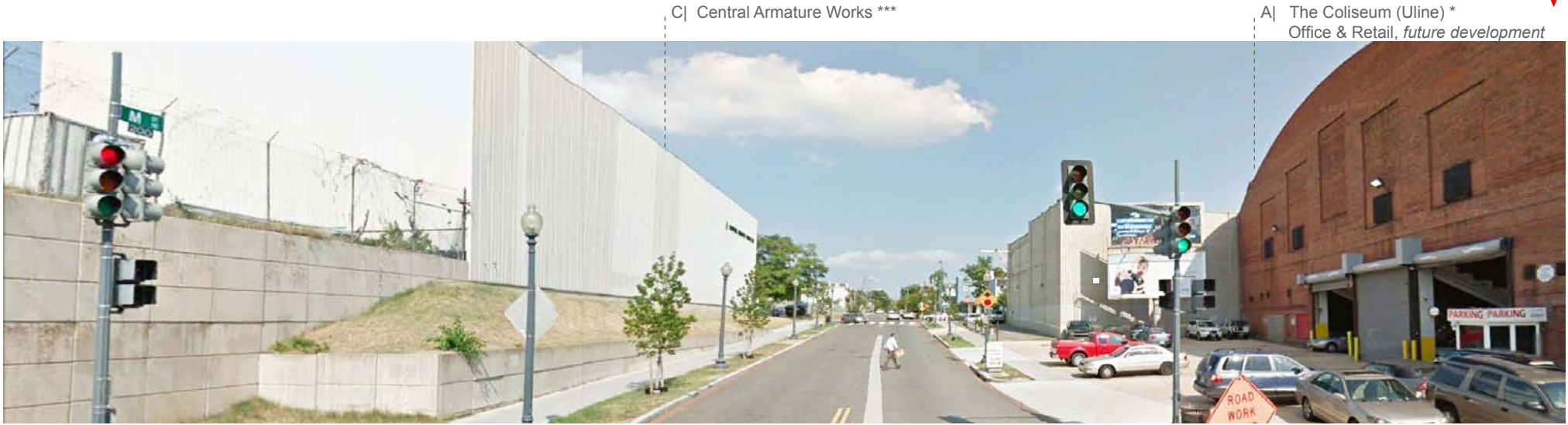
NUMBER:

A-11



E| Capital Self Storage \*\*  
Warehouse

C| Central Armature Works \*\*\*  
Warehouse

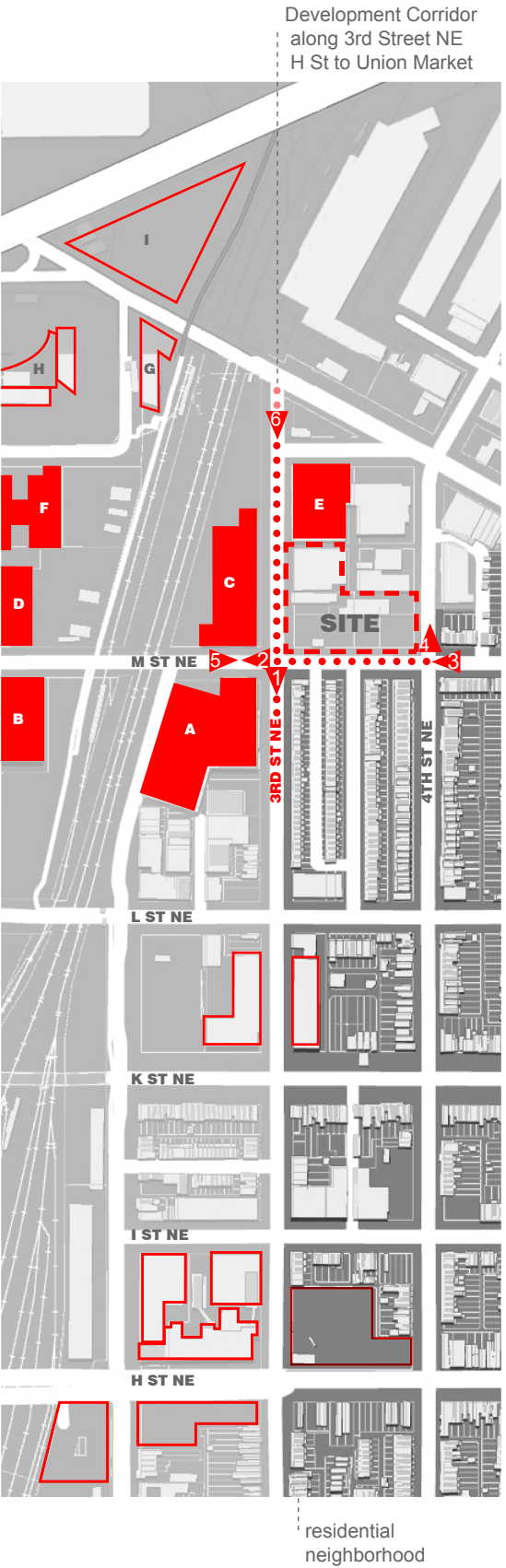


C| Central Armature Works \*\*\*

A| The Coliseum (Uline) \*  
Office & Retail, future development



\* IMAGES OBTAINED FROM GOOGLE MAPS



Development Corridor  
along 3rd Street NE  
H St to Union Market

residential  
neighborhood

\*The Coliseum (Uline) is a projected development that falls under C-M-1 zoning and has a by-right height of 40'

\*\*Capital Self Storage falls under C-M-1 zoning and has a by-right height of 40'

\*\*\*Central Armature Works falls under C-M-3 zoning and has a by-right height of 90'

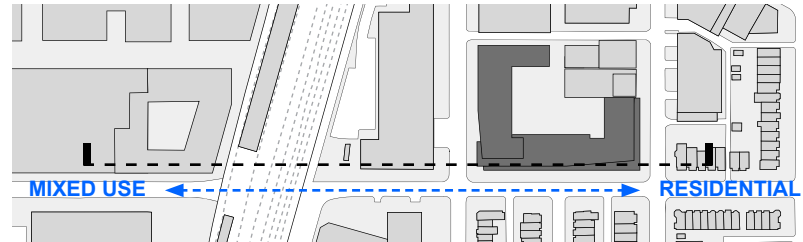
## CONTEXT PHOTOS | SITE

MIXED  
USE

RESIDENTIAL

# 1 MASSING STEPS TO RELATE TO RESIDENTIAL CONTEXT

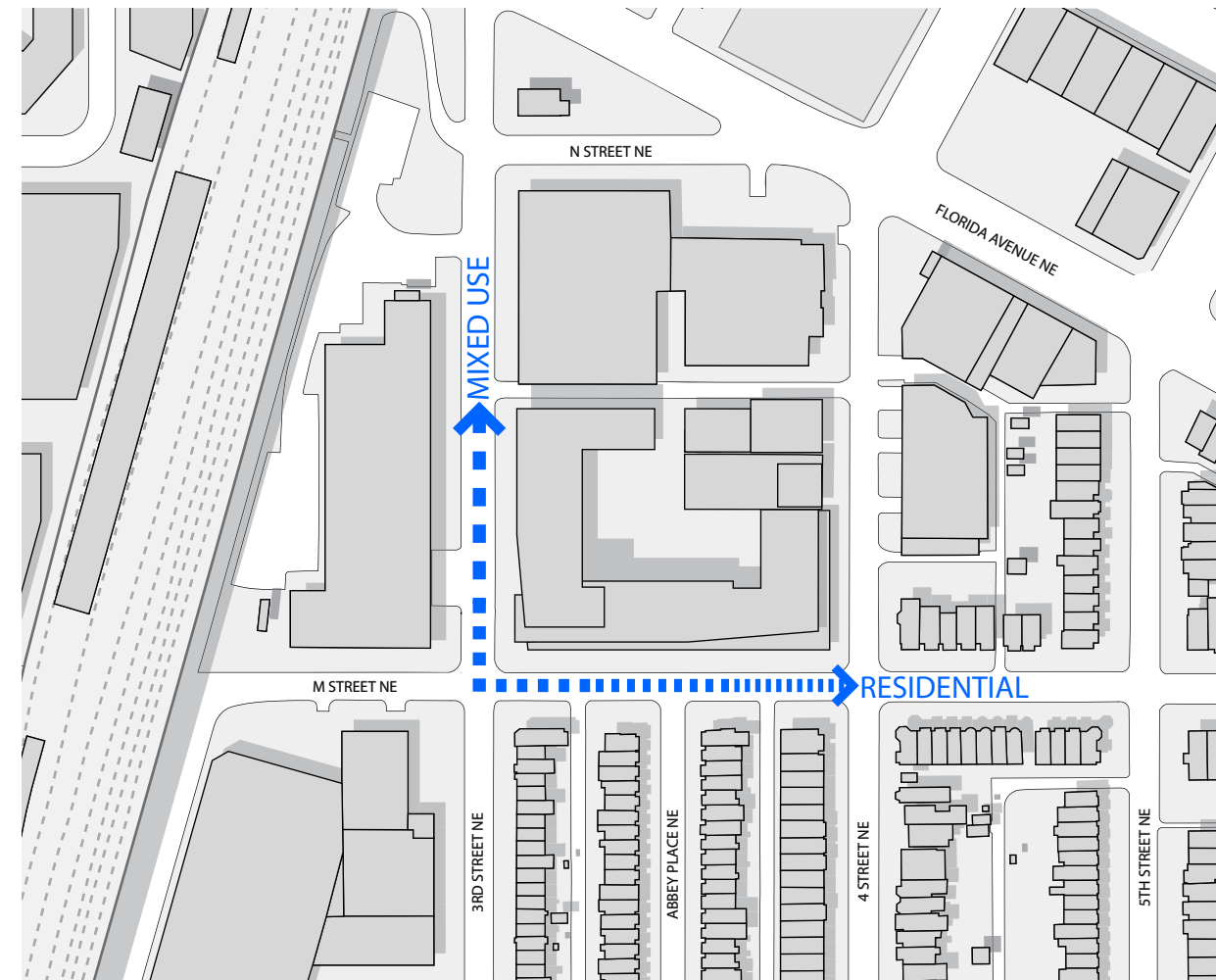
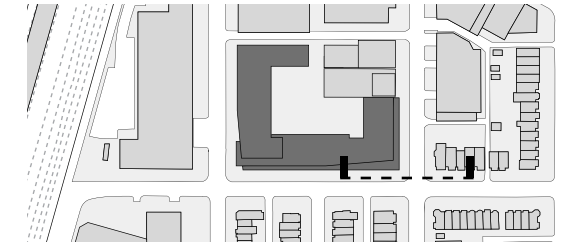
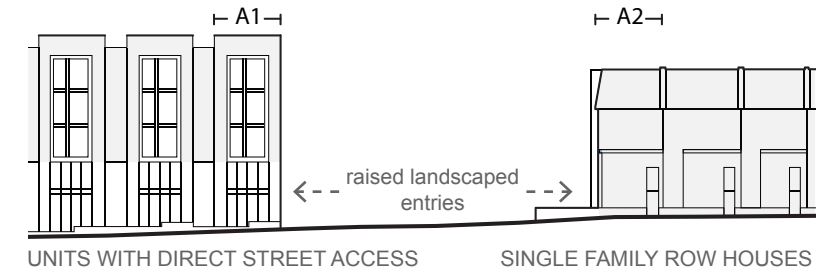
Building steps down from the mixed-use scale to the residential scale by stepping down toward the East to relate to the residential context.



# 2 BUILDING FORM RELATES TO RESIDENTIAL CONTEXT

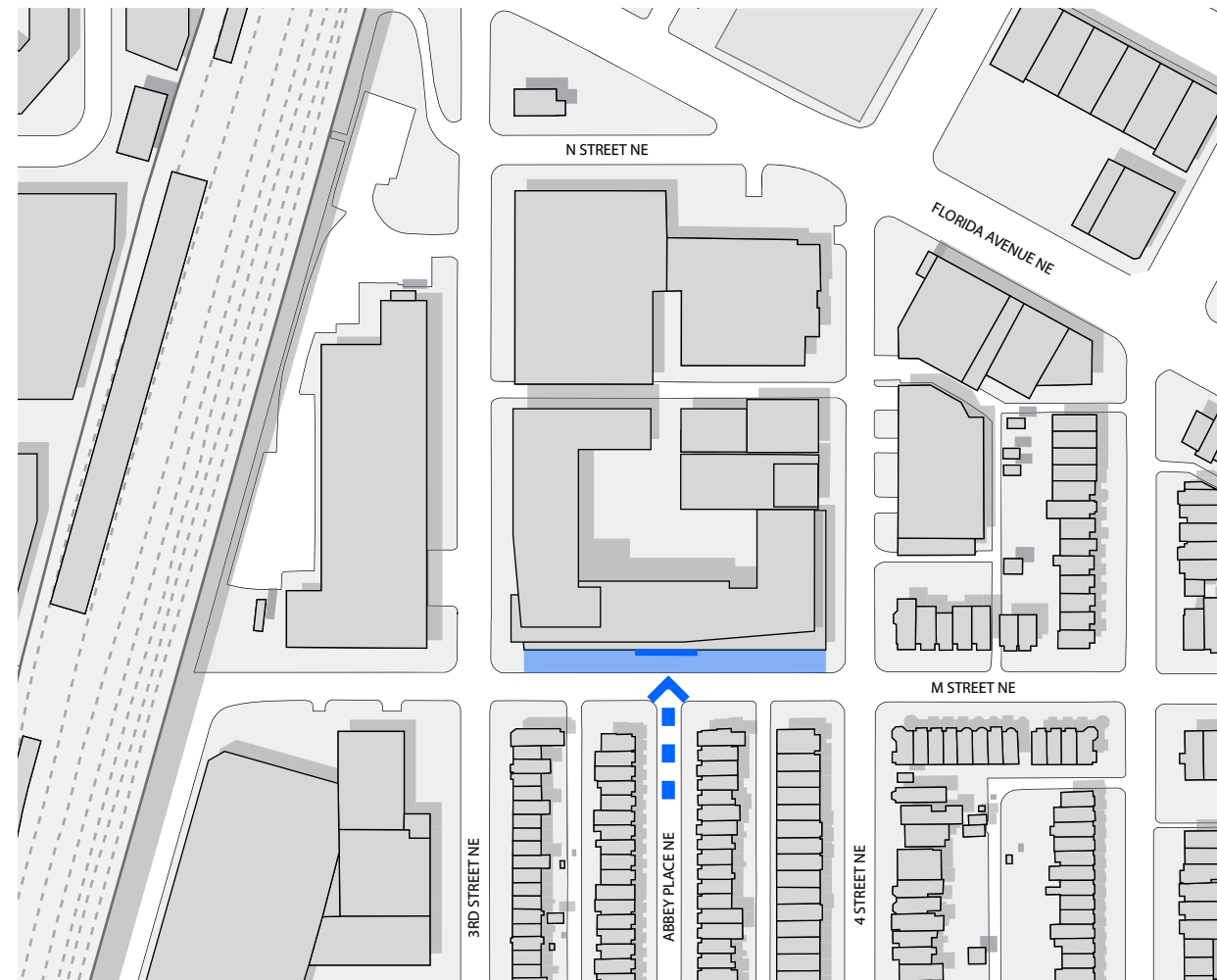
Massing incorporates units with direct street entries to relate to the raised yards and porches of nearby row houses.

Steps are required to provide walk-up access due to grade changes along M and 4th Streets NE. Landscaping is incorporated into these steps to relate to the existing raised landscaped entries of the surrounding residential context.



# 3 GROUND FLOOR TRANSITIONS FROM MIXED-USE TO RESIDENTIAL

Building program, massing, and facade modulate between NW corner and SW corner in order to contextually transition from public program to residences.



# 4 VISUAL ANCHOR AT ABBEY PLACE & GREEN STREETScape ON M ST NE

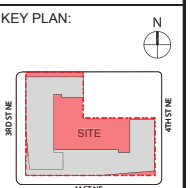
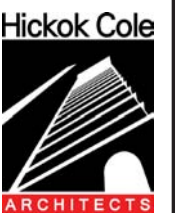
Landscaping and architectural gestures create a visual anchor that relates to Abbey Place. A green streetscape along M ST NE is designed to serve the neighborhood.

CONTEXT DIAGRAMs



300 M

Square 772 : Washington DC 20002

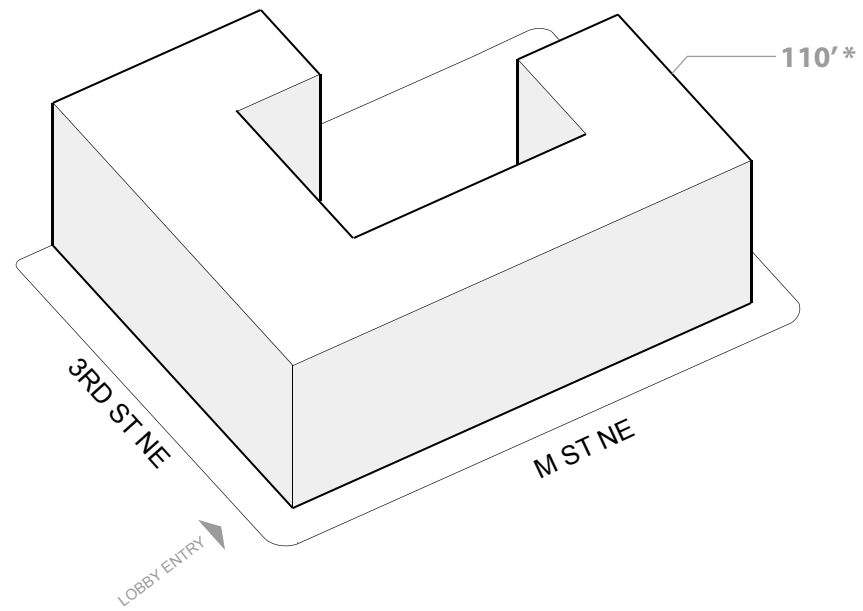


DATE:  
OCTOBER 06, 2014

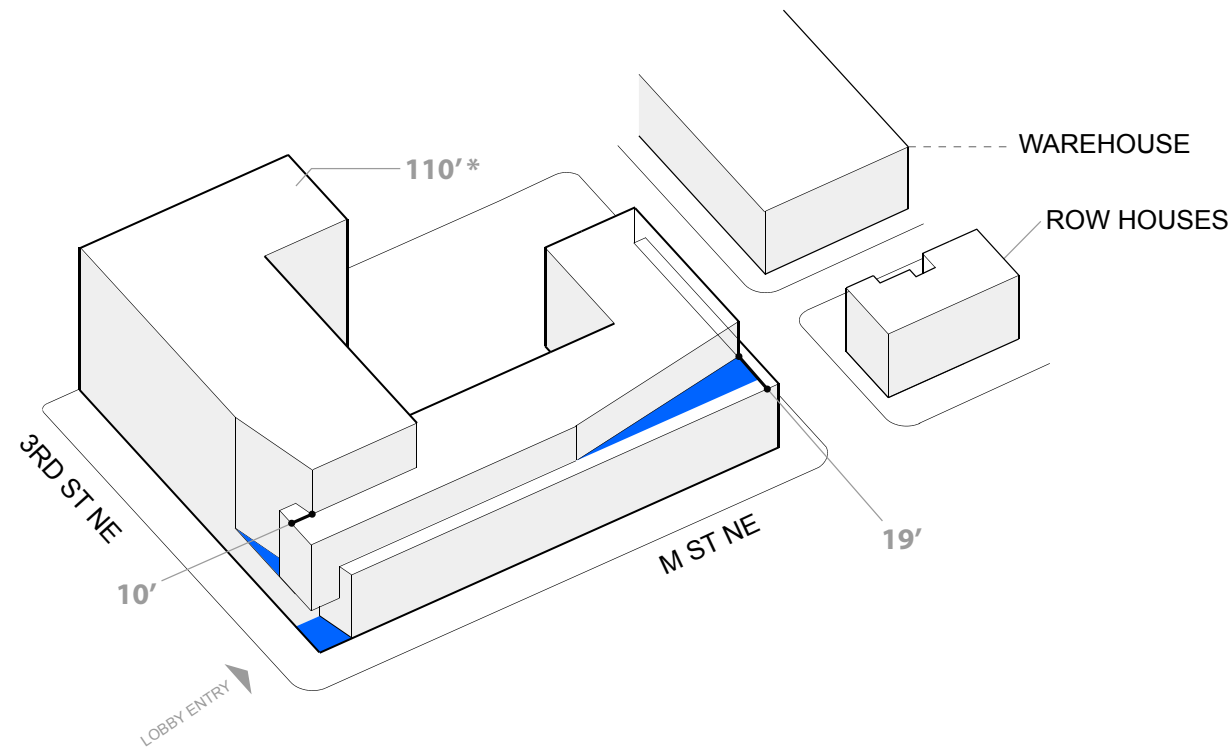
CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:  
CONTEXT  
DIAGRAMs

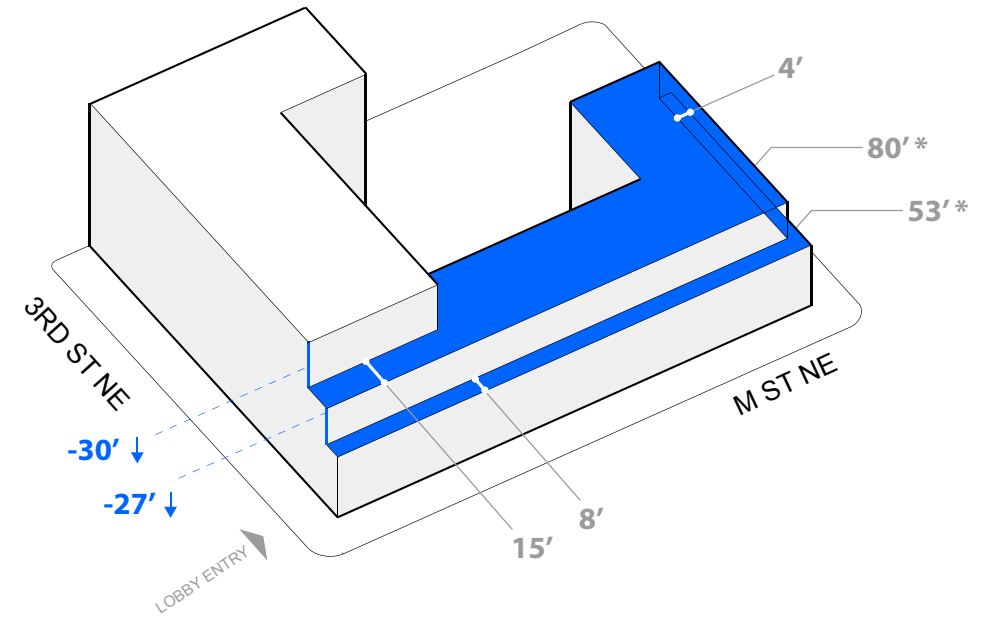
NUMBER:  
A-12



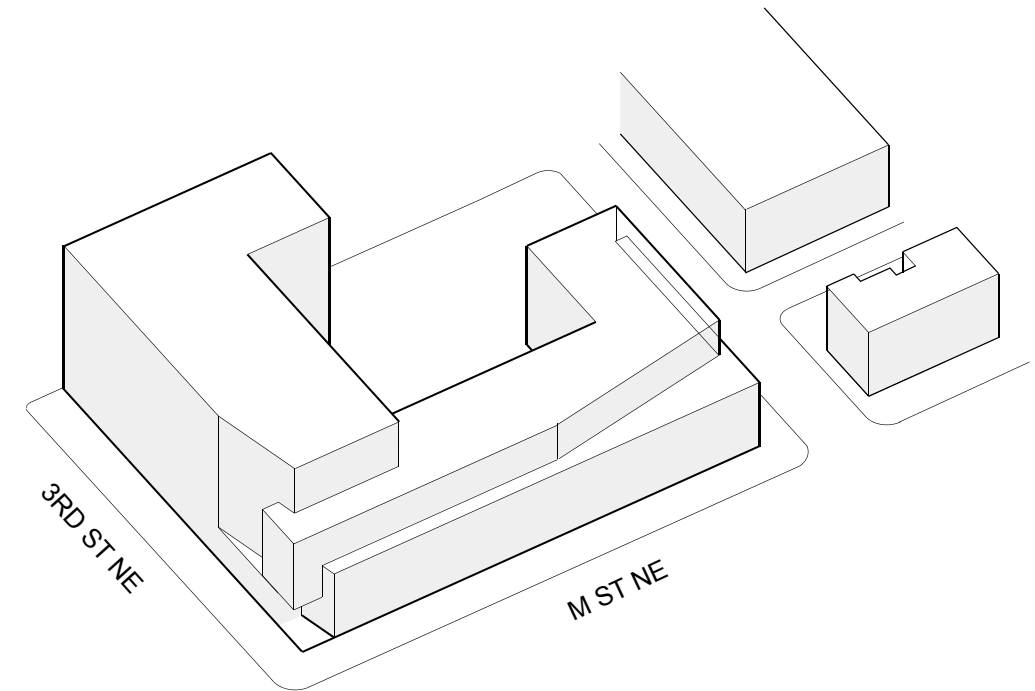
- 1** BUILDING AT A UNIFORM 110' HEIGHT  
Project proposes C-3-C PUD with a height of 110' max. This would allow massing to be carved away along M ST NE and 4th ST NE and be displaced to 3rd ST NE



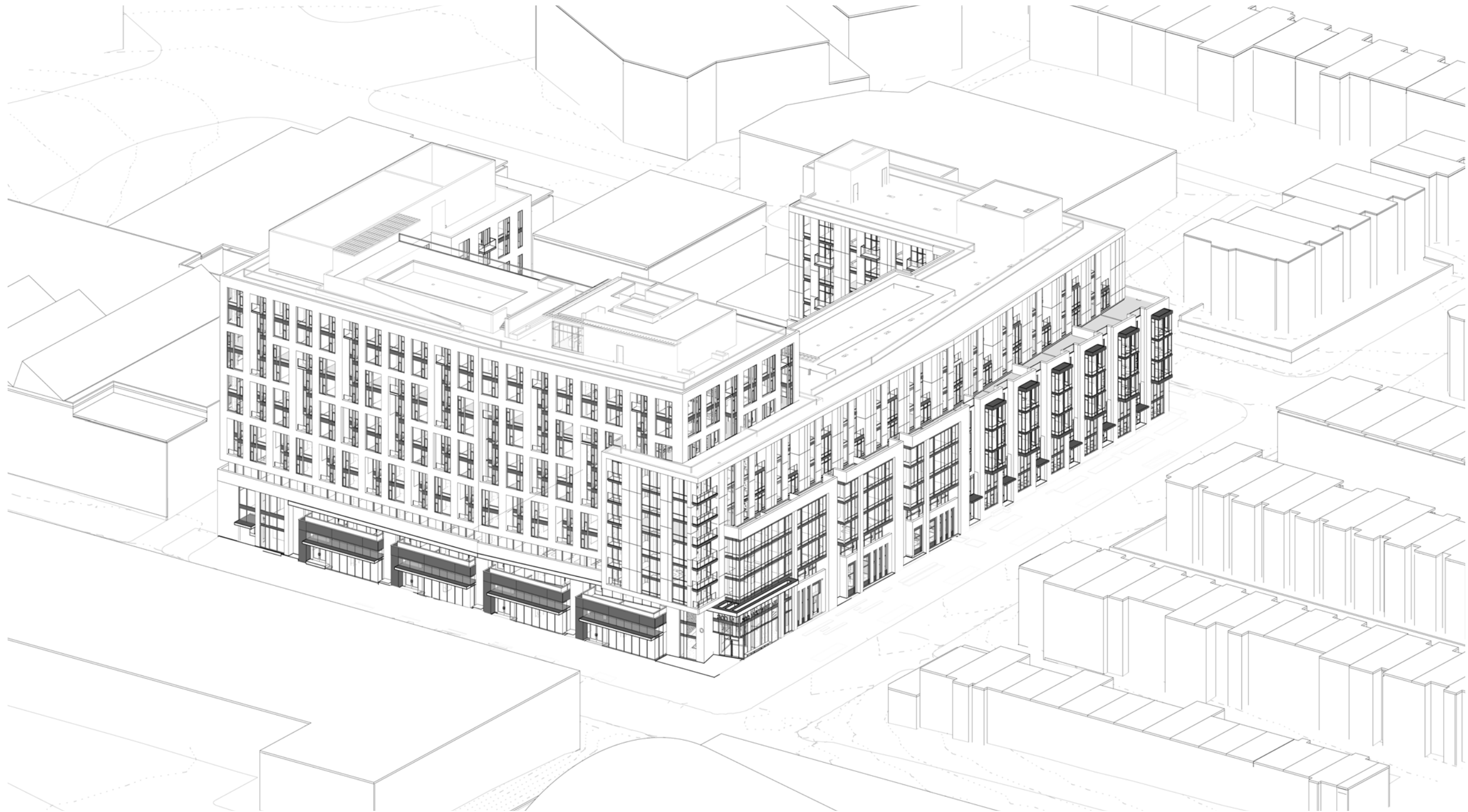
- 3** ANGLE BACK ON 3RD, M & 4TH ST NE  
3rd ST NE and M ST NE massings angle back to further relate to residential scale



- 2** REDUCE HEIGHT ALONG M ST NE & 4TH ST NE  
Remove volume along residential edge to the south

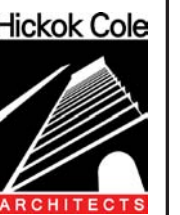


\*NOTE: All heights are measured from the project measuring point. The measuring point is at the elevation 66.69'. It is located at the center of the property line on 4th St NE at the top of the curb.

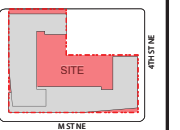


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:  
DIAGRAMS

NUMBER:  
A-14

AERIAL VIEW

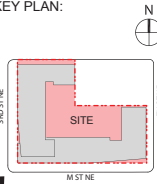


300 M

Square 772 : Washington DC 20002



KEY PLAN:

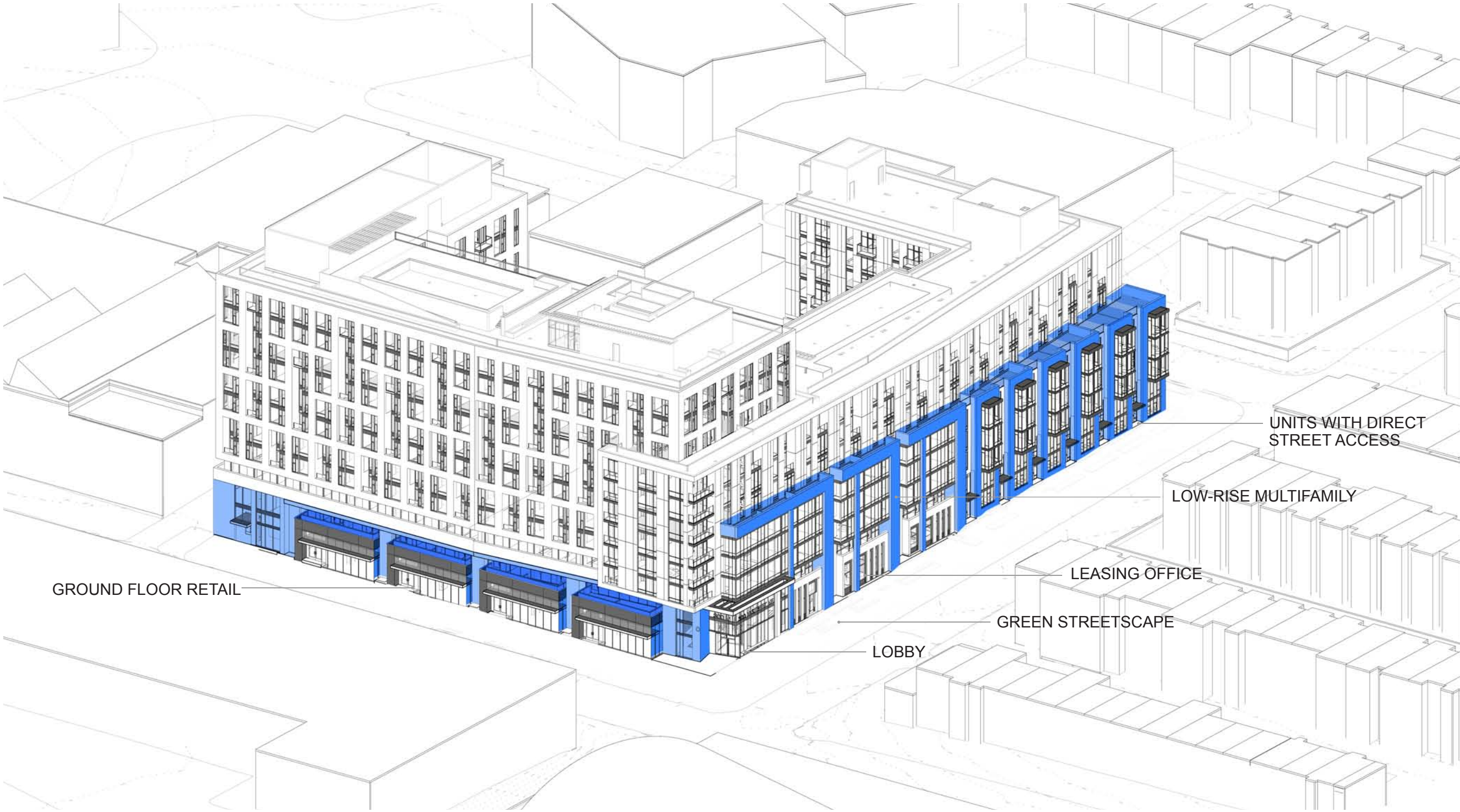


DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:  
DIAGRAMS

NUMBER:  
A-15



# GROUND FLOOR PROGRAM



\*\* Final streetscape subject to the approval of DDOT.

PERSPECTIVE | 3RD AND M STREET NE

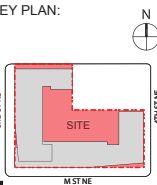


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:

NUMBER:

A-16

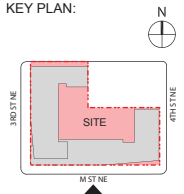


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:

NUMBER:

A-17



VIEW FROM ABBEY PLACE NE TOWARDS SITE

VIEW FROM ABBEY PLACE NE TO M STREET NE | SPRING



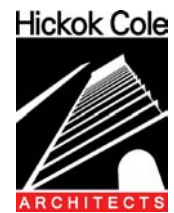
VIEW FROM ABBEY PLACE NE TOWARDS SITE

# VIEW FROM ABBEY PLACE NE TO M STREET NE | WINTER



300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:

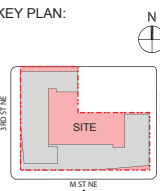
NUMBER:

A-18



300 M

Square 772 : Washington DC 20002



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:

NUMBER:  
A-19



VIEW FROM ABBEY PLACE NE TOWARDS SITE

VIEW FROM ABBEY PLACE NE TO M STREET NE | WINTER



\*Steps are required to provide walk-up access due to grade change.

\*Planters and green areas are bioretention swales.

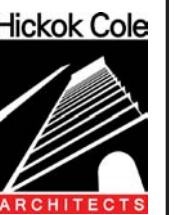
\* Final streetscape subject to the approval of DDOT.

## PERSPECTIVE | 4TH AND M STREET NE

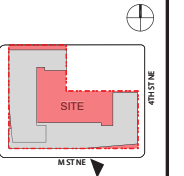


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:  
OCTOBER 06, 2014

CONSOLIDATED PUD  
APPLICATION - DRAFT

TITLE:

NUMBER:

A-20