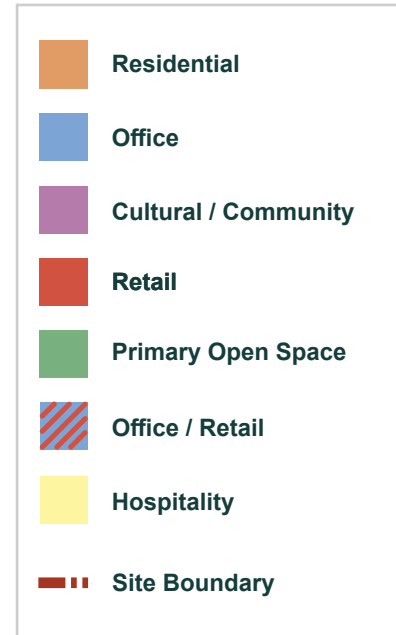


URBY

The Yards

Washington, DC

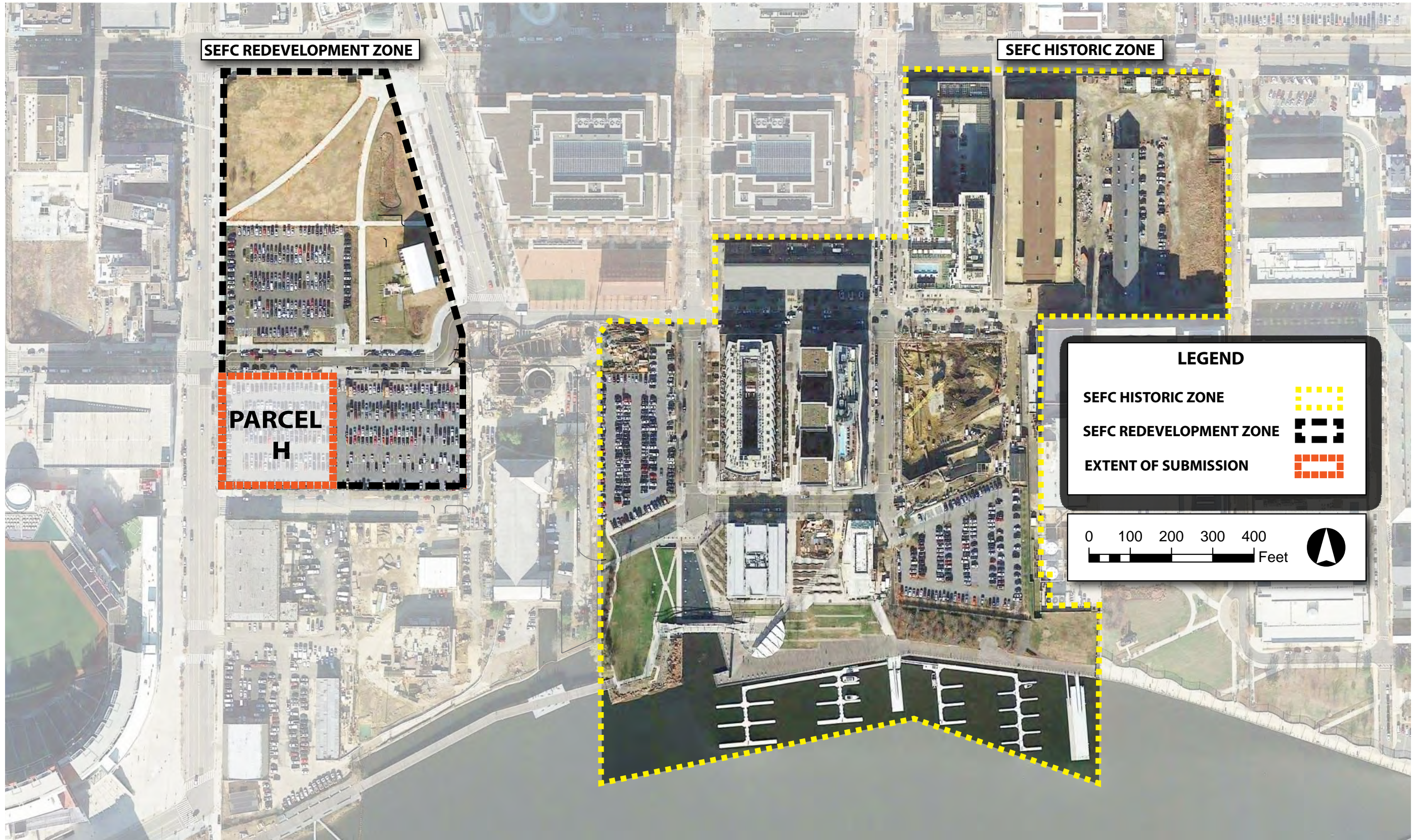


| Parcel | Office (GSF) | Retail / Cul. (GSF) | Residential (GSF) | Hospitality (GSF) | Above-grade Parking (GSF) | Current Total | Expected Height (ft) |
|---------------|------------------|---------------------|-------------------|-------------------|---------------------------|------------------|----------------------|
| A | 839,992 | 40,000 | | | | 879,992 | 130 (1) |
| D | | 103,296 | 287,864 | | 39,780 | 430,940 | 110 |
| E | 328,469 | | 537,140 | | | 865,609 | 110 (2) |
| F | 270,700 | 15,000 | | | | 285,700 | 130 |
| G | 289,570 | 19,987 | | | | 309,556 | 130 |
| H | | 22,000 | 363,996 | | | 385,996 | 130 |
| I | | 19,349 | 387,415 | | | 406,764 | 110 |
| K | 11,348 | 35,565 | | | | 46,913 | 110 (2) |
| L | | 21,456 | 308,058 | 120,425 | | 449,939 | 110 |
| M/N | | 29,687 | 547,538 | | | 577,225 | 110 (2) |
| O | | 18,421 | 335,286 | | | 353,707 | 110 |
| P | 17,435 | 62,447 | | | | 79,882 | 45 (2) |
| Q | 174,323 | 14,280 | | | | 188,603 | 90 |
| Totals | 1,931,837 | 401,488 | 2,767,297 | 120,425 | 39,780 | 5,260,826 | |



The Yards Revised Land Use Plan - Amendment 2

Exhibit from Yards West Master Plan, prepared by: shalom baranes associates | daab design | MPFP | Paladino | Asadoorian | Gorove-Slade



Existing Conditions

fully equipped, partly furnished apartments



Large windows for daylight and view



Light, bright floor, wall and ceiling finishes and integrated lighting.



Sliding doors between rooms further increase functionality and spaciousness

Local businesses are integrated into the residents program



Jamsessions in the cafe twice a week



Actively programmed spaces and landscape



The cafe can be double used for events and happenings for residents and neighbors



Having dinner in the garden with self-grown vegetables



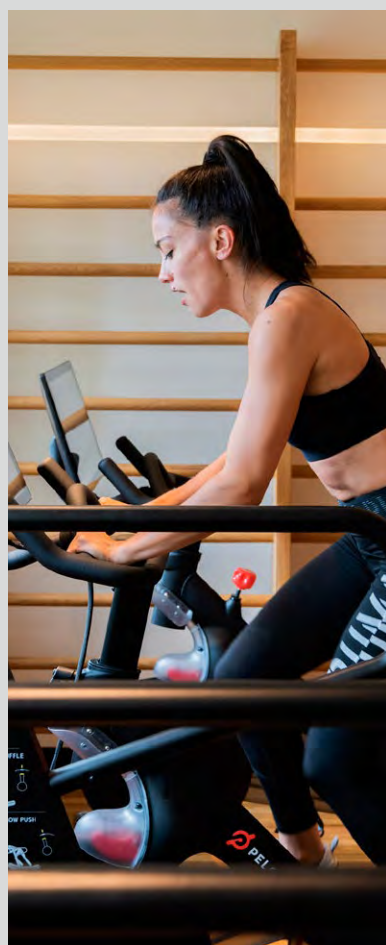
Outdoor cinema night

URBY
EXTENSIVE COMMUNAL SPACES AND PROGRAMMING

A highly programmed communal kitchen



Extensive gym with a wide range of equipment and lessons



Urby bikes



Filtered water stations that serve as natural meeting points and promote the use of tap water

Having a urban farm where residents can join the in-house farmer in growing their own vegetables

Designed transition between indoor and streetscape

Carefully curated retail

Integrating landscape and building



The public accessible cafe can have its own design language

Serving good coffee,
to stay or to go



Foster interaction between the
neighborhood and the residents



The entrance cafe is open to public



Every building is entered through
a publicly accessible entrance cafe

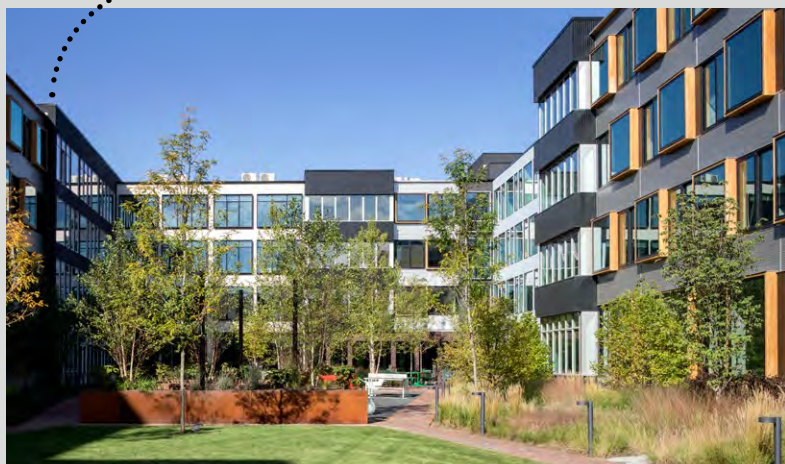


Warm and cosy corners to hang out and and relax in

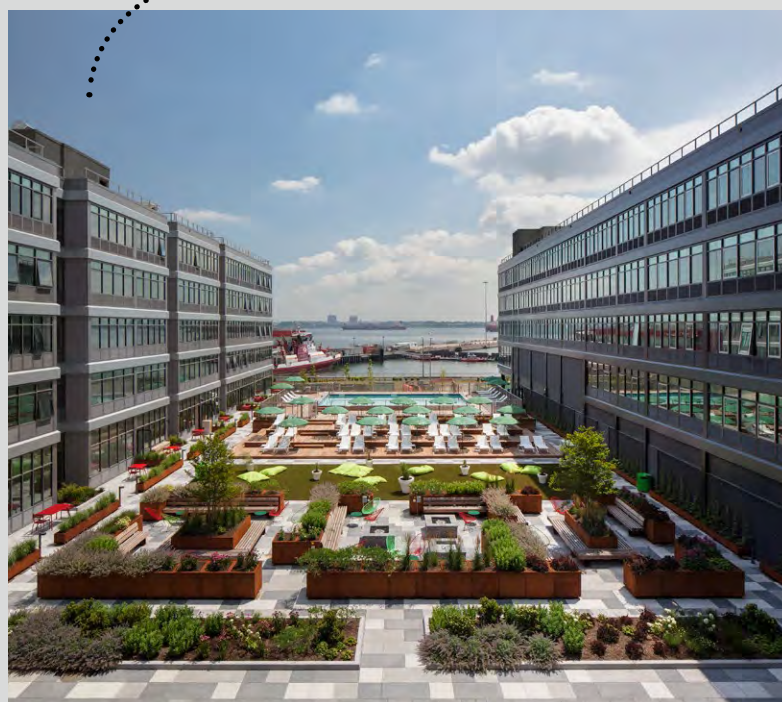


URBY
THE ENTRANCE CAFE

Harrison Urby



Staten Island Urby



Every Urby building integrates with the local architectural context



Stamford Urby



Harrison Urby



Stamford Urby

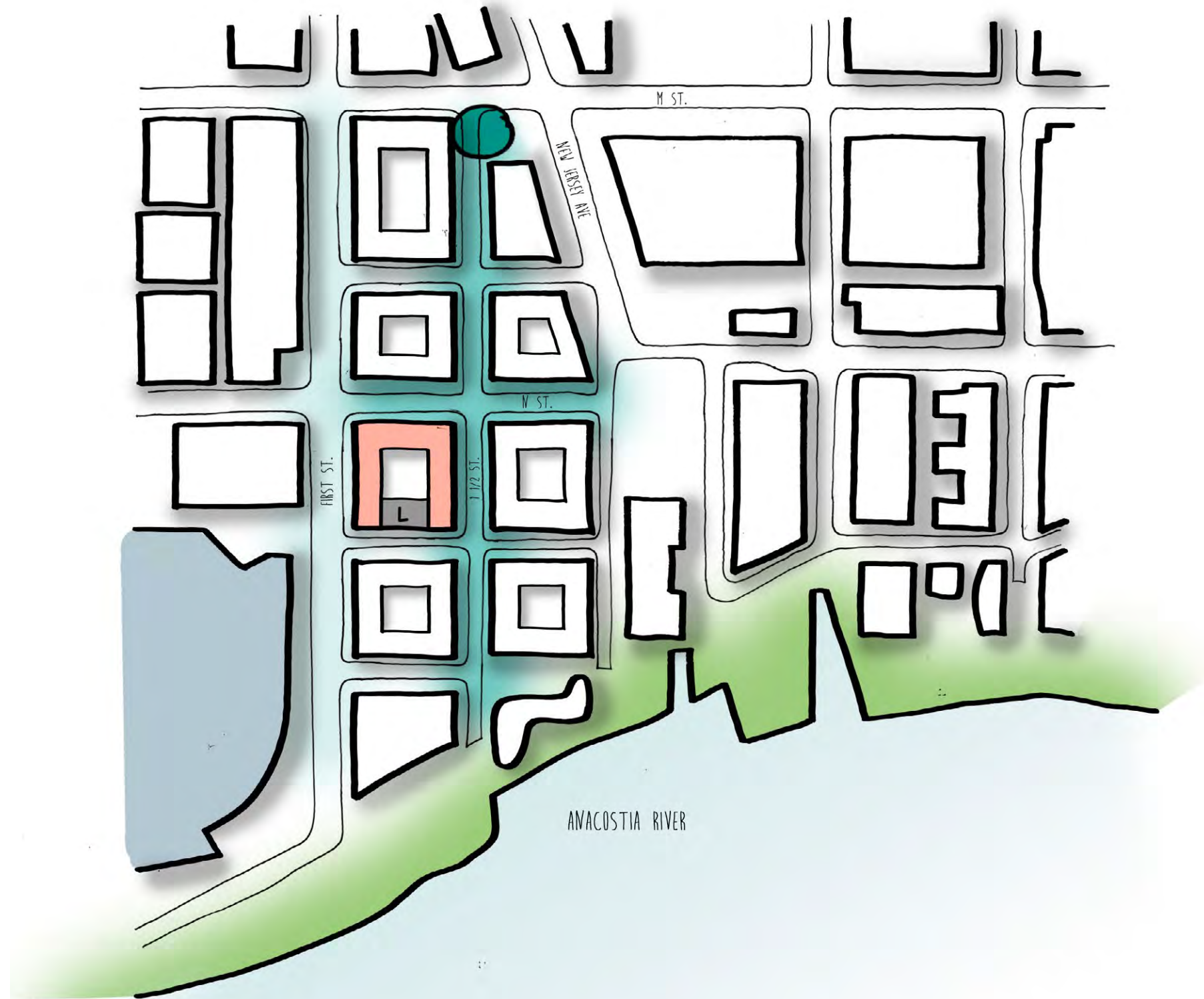
Journal SQ Urby

Jersey City Urby

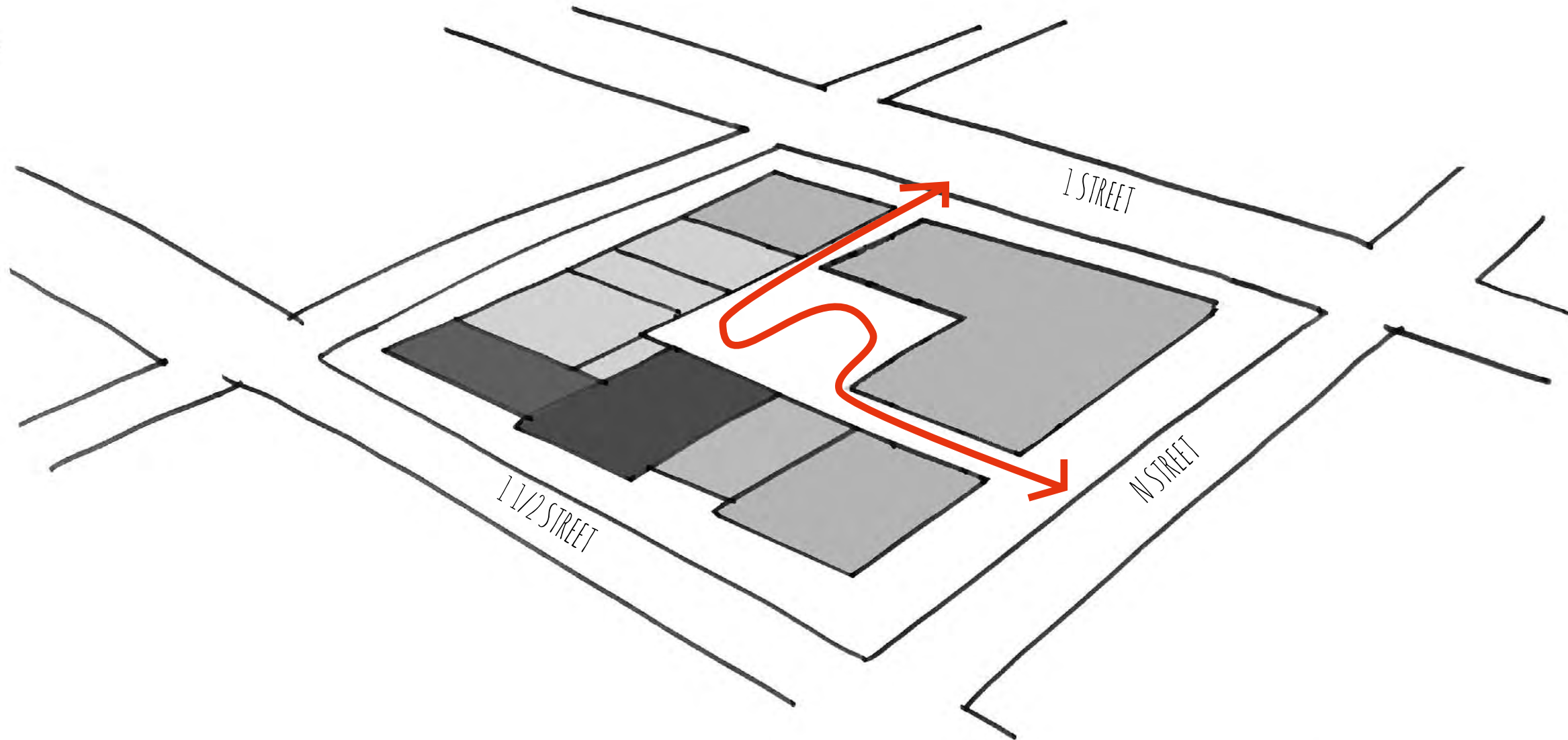
Staten Island Urby

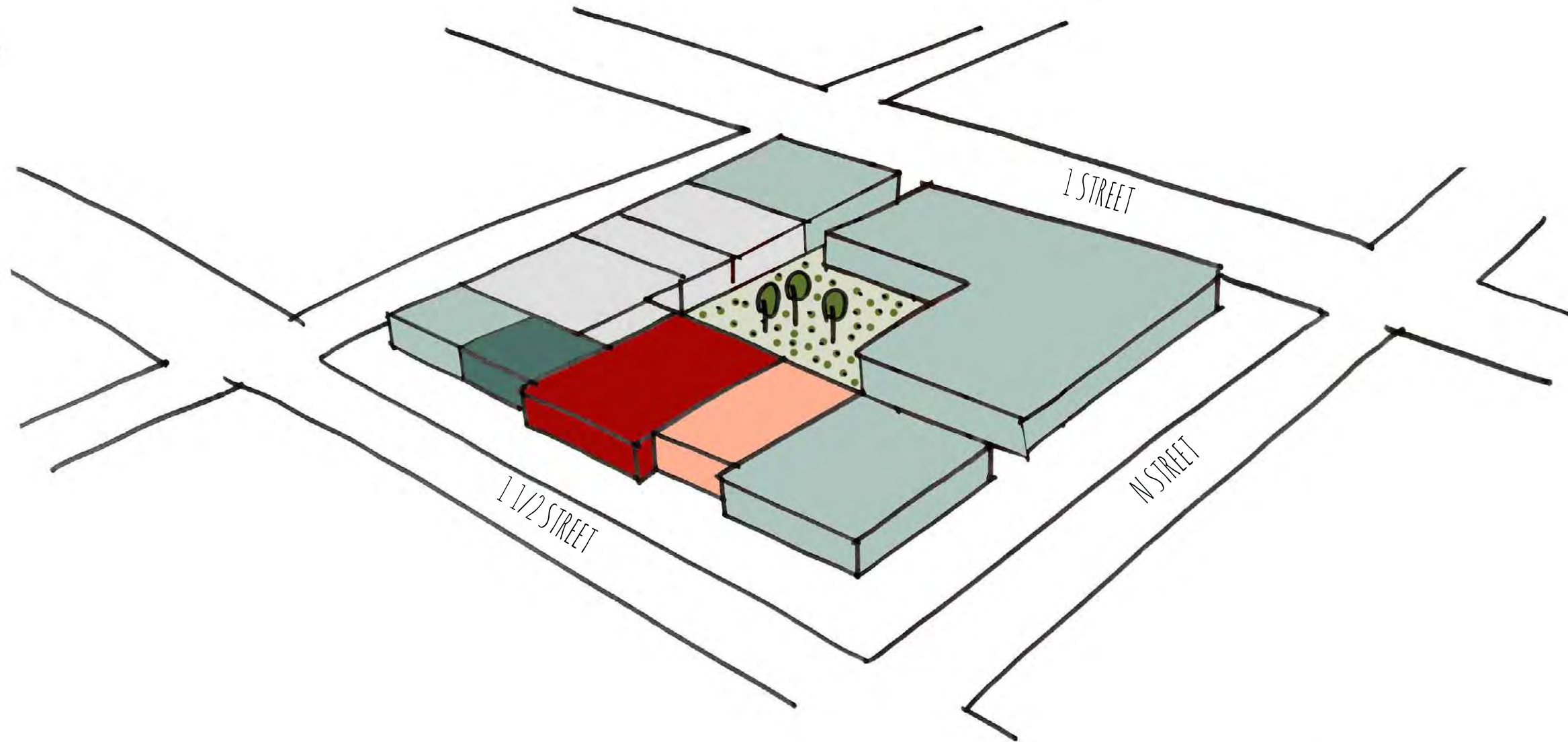




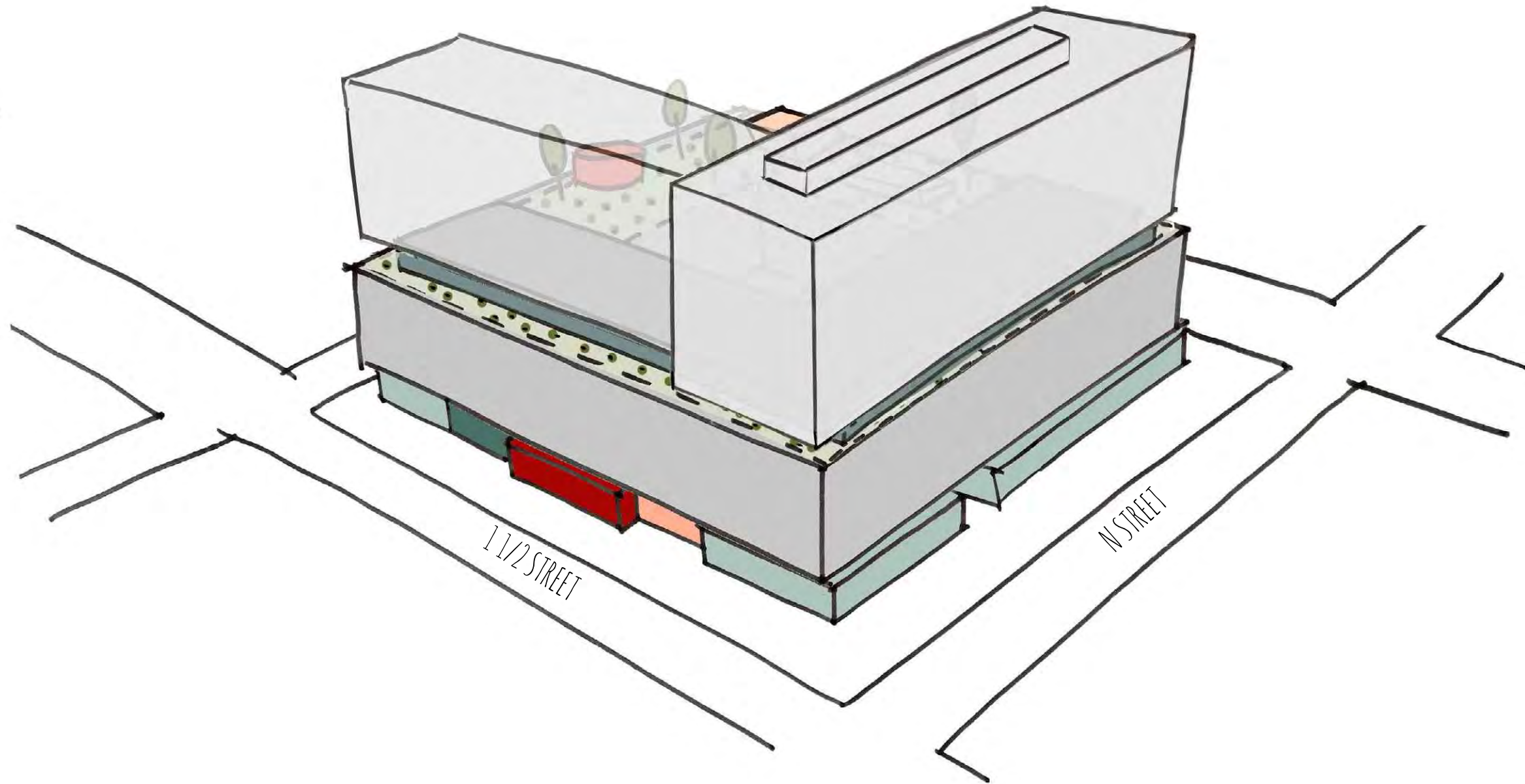


ACTIVE STREET FRONT ON ALL CORNERS





GROUND FLOOR - REFINEMENT IN MASSING, SMALLER BLOCKS TO SEPERATE FUNCTIONS AND TO CREATE A HUMAN SCALE STREETScape



ROOFSCAPE - UPPER SECTIONS OF THE BUILDING WITH DIFFERENT HEIGHTS AND SETBACK RESPONDING TO STREET WIDTHS



VIEW FROM NORTH EAST CORNER (N-STREET AND 1 1/2 STREET)



VIEW FROM 1ST STREET



VIEW FROM 1 1/2 STREET LOOKING NORTH



VIEW FROM 1 STREET LOOKING SOUTH