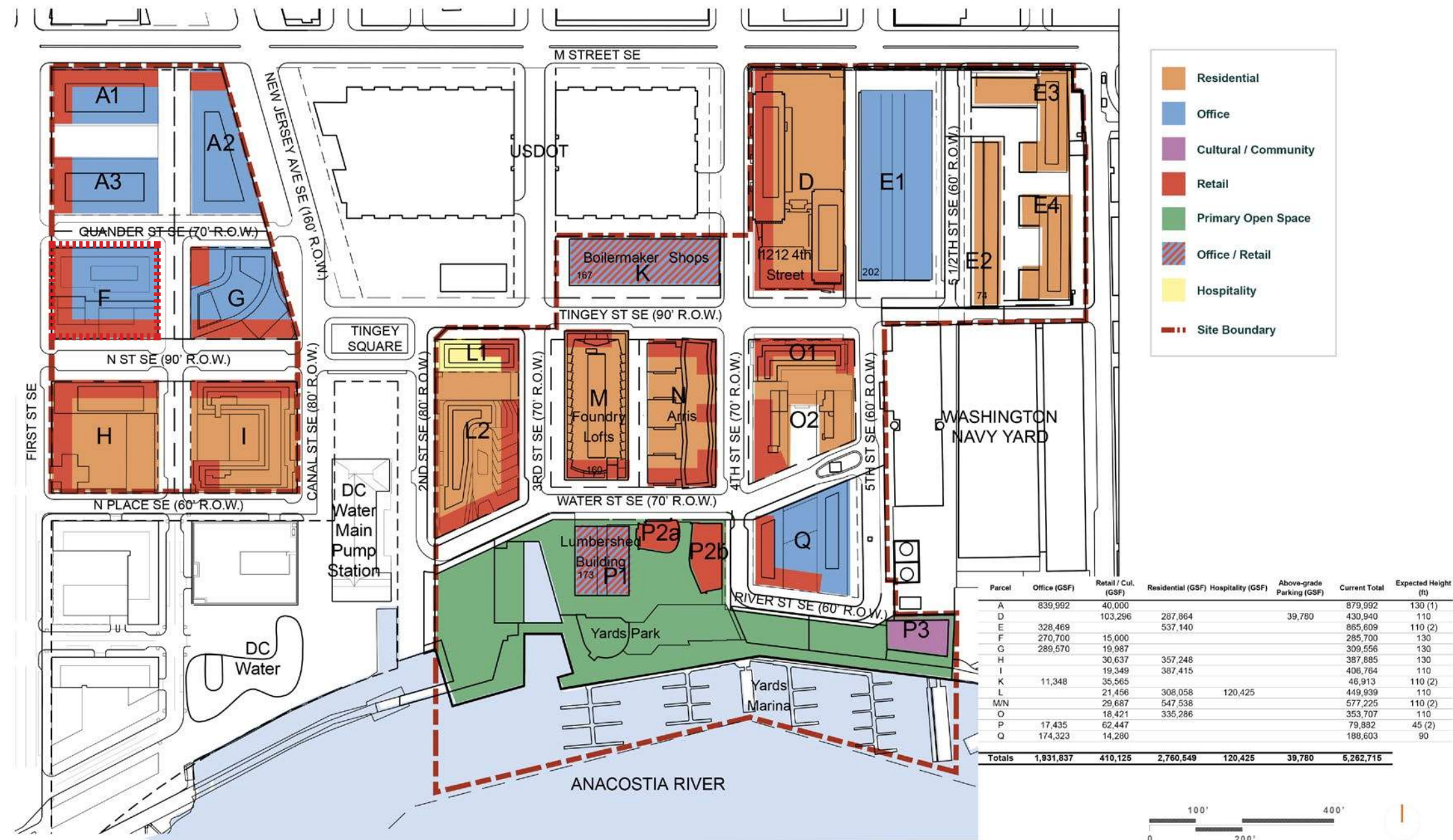


South East Federal Center
PARCEL F

The Yards
Washington D.C.

Brookfield
Properties
SELLDORF ARCHITECTS

THE YARDS - LAND USE PLAN



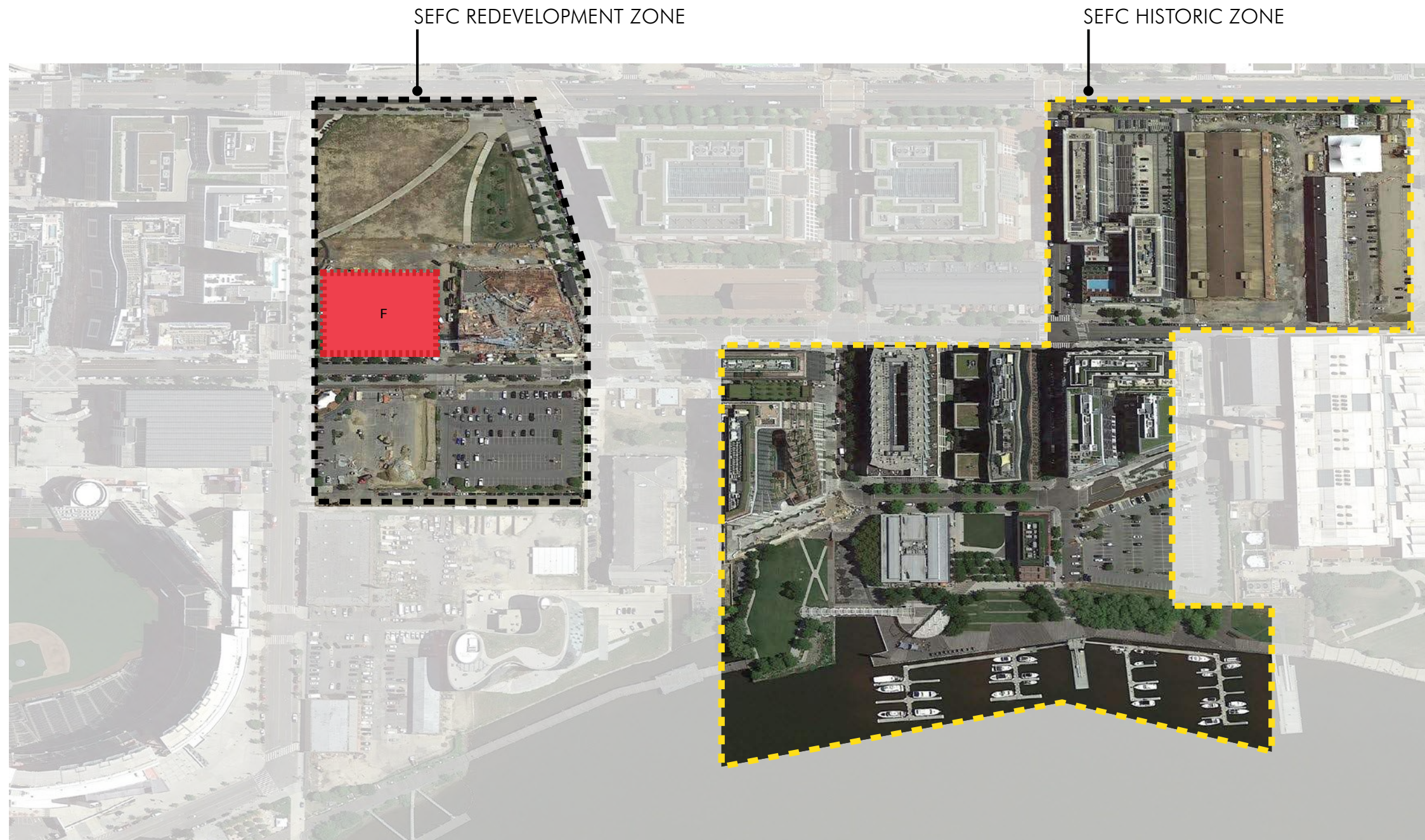
THE YARDS - Southeast Federal Center BROOKFIELD

WASHINGTON, D.C. Revised April 6, 2020

shalom baranes associates architects

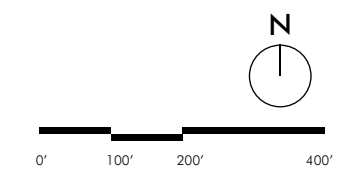
AMENDMENT #2 TO REVISED MASTER PLAN SUBMISSION

EXISTING CONDITIONS



LEGEND

- PARCEL F
- SEFC HISTORIC ZONE
- SEFC REDEVELOPMENT ZONE



SELLDORF ARCHITECTS
DESIGN PRINCIPLES

STRONG URBAN IDENTITY

STREETScape

RICH MATERIAL EXPRESSION

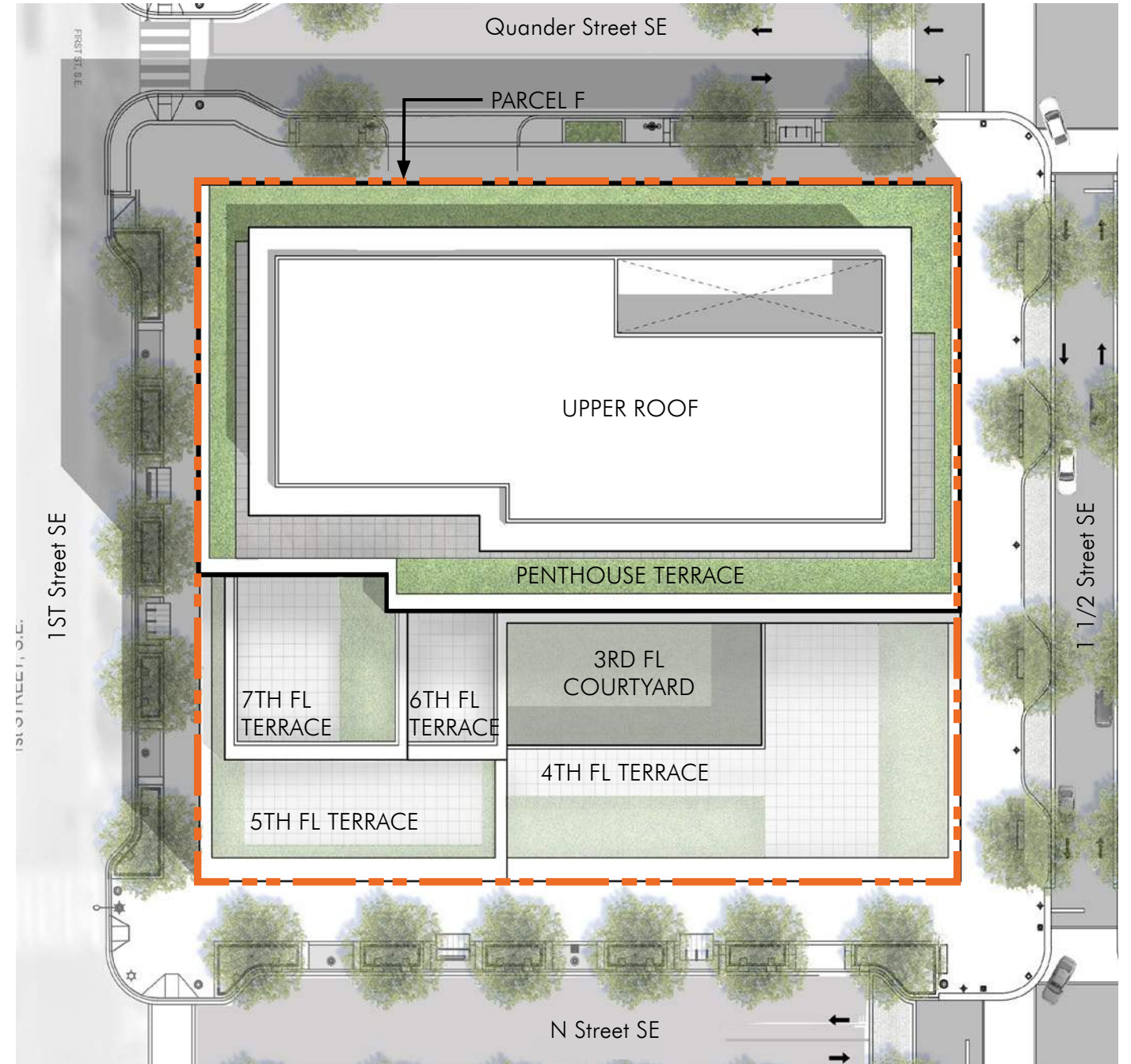
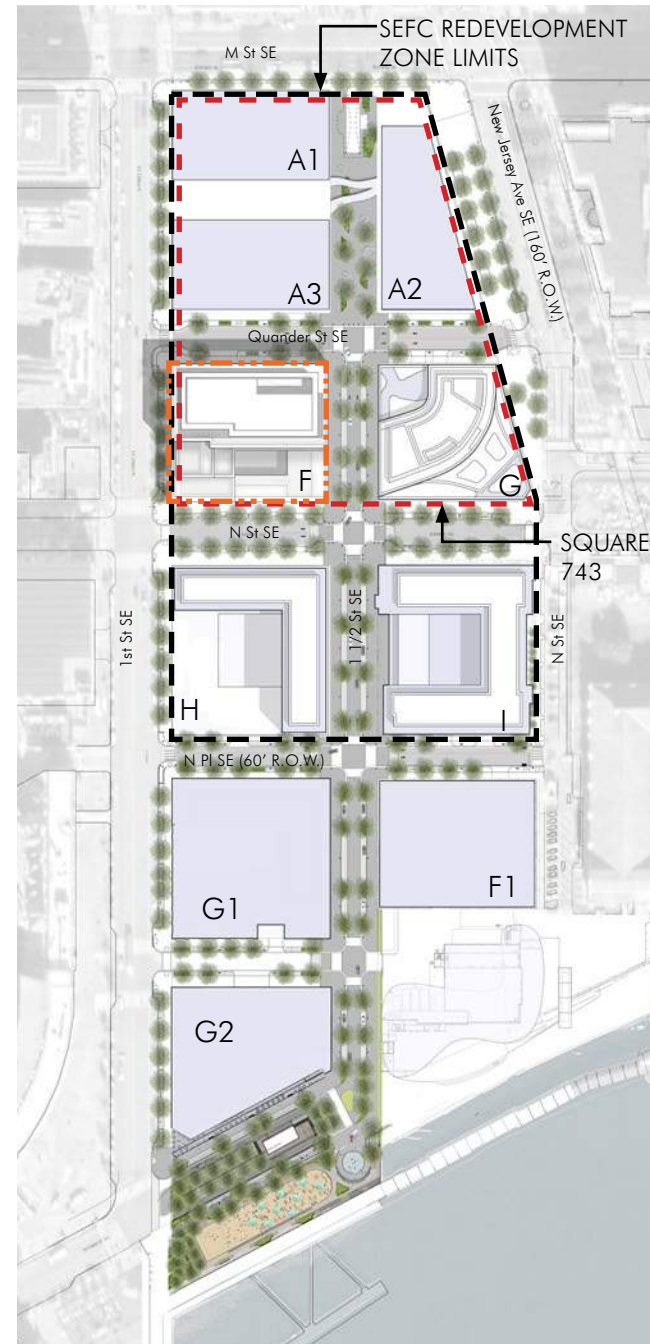
CREATING OUTDOOR ENVIRONMENTS
AND EXTENSIVE GREEN SPACE



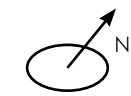
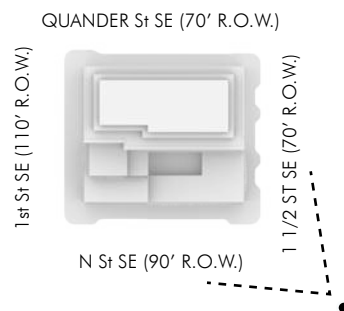
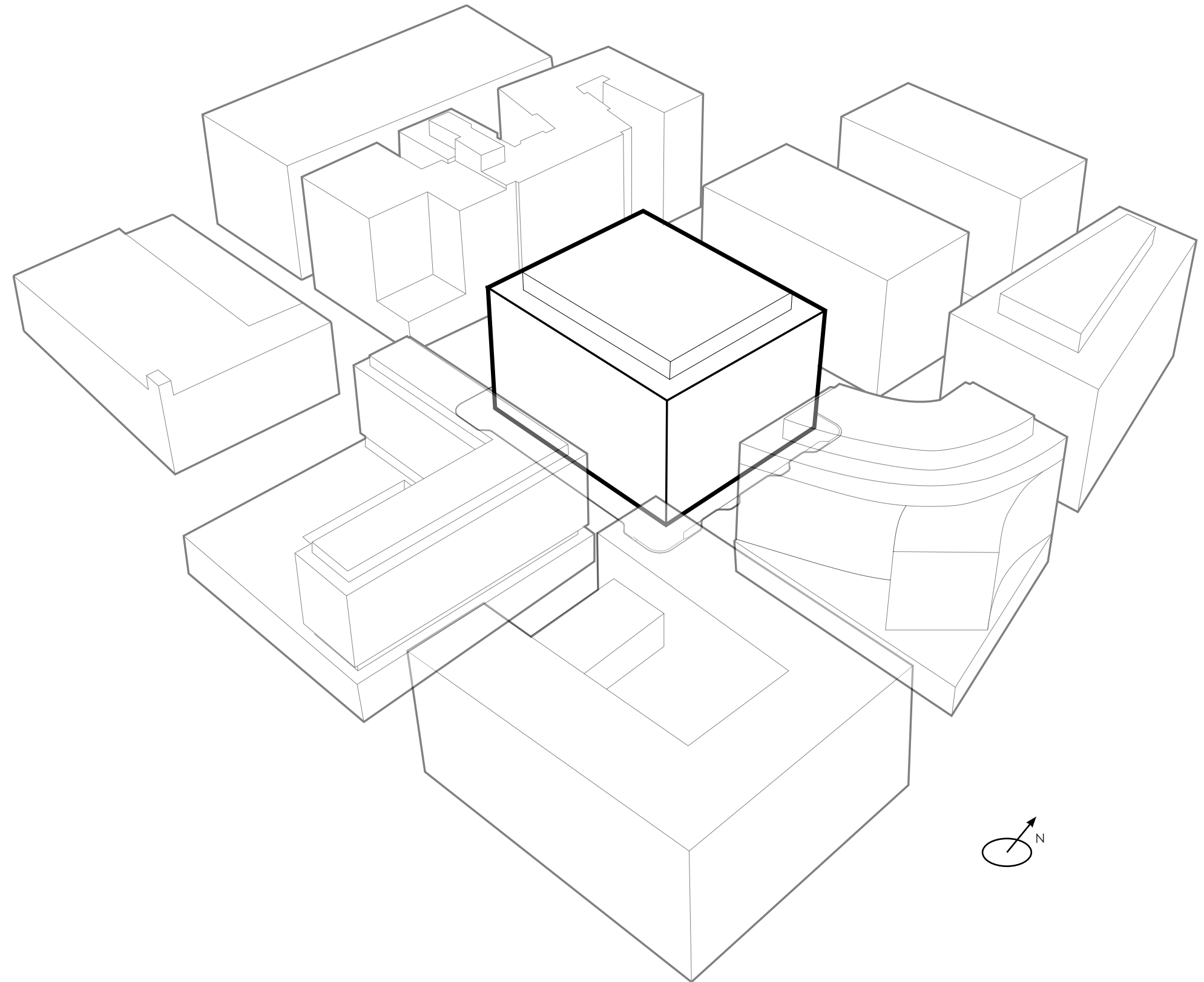
PARCEL F SITE PLAN

Parcel F is located in square 743 which is bounded by M Street SE (north), 1st Street SE (west), N Street SE (south) and New Jersey Avenue (east). These streets are all considered part of the original L'Enfant Plan. Parcel F itself is bounded by two of the original L'Enfant Plan streets. The remaining streets forming the north and eastern boundary, 1 1/2 Street SE and Quander Street SE, are new and will bisect the original Square 743.

Setbacks adjacent to streets that are part of the original L'Enfant Plan are controlled by the DC Zoning Commission regulations. All setback requirements for the Southeast Federal Center are outlined by the DC Zoning Commission SEFC Regulations, Chapter 11-K2. Parcel F is part of the SEFC-1 zone. Although part of the original L'Enfant Plan, these streets are not included as part of the National Register listing for the L'Enfant Plan, and hence they do not fall under the jurisdiction of the DC Historic Landmark and Historic District Protection Act (DC Law 2-144, as amended).



MAXIMUM SITE MASSING



URBAN GESTURE

PROGRAMMING

Full occupation of site is not desirable or responsive to urban context.

DAYLIGHTING

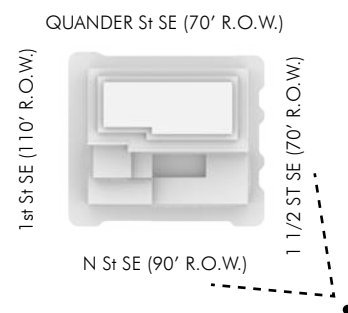
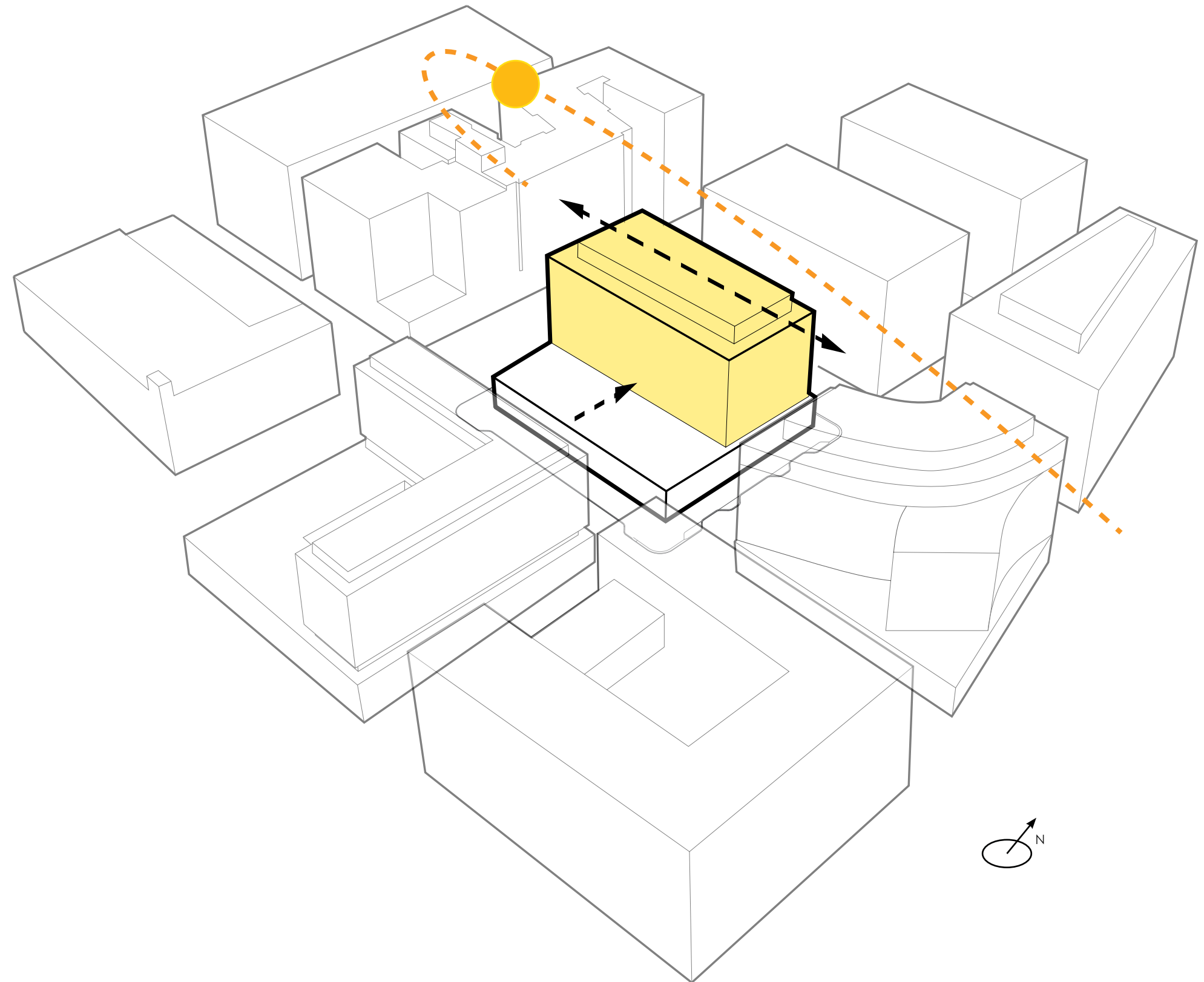
Opening the site to the south maximizes daylight across floor plates, enhancing energy efficiency and promoting workplace health and wellness.

ORIENTATION

Primary building orientation optimized on east-west axis for energy efficiency and maximized exposure at southern facade.

SETBACK UPPER MASS

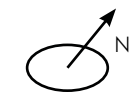
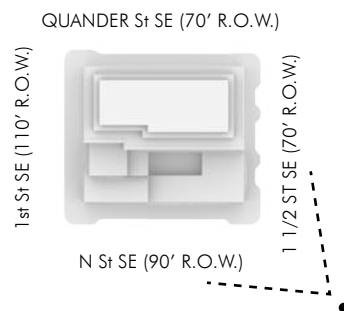
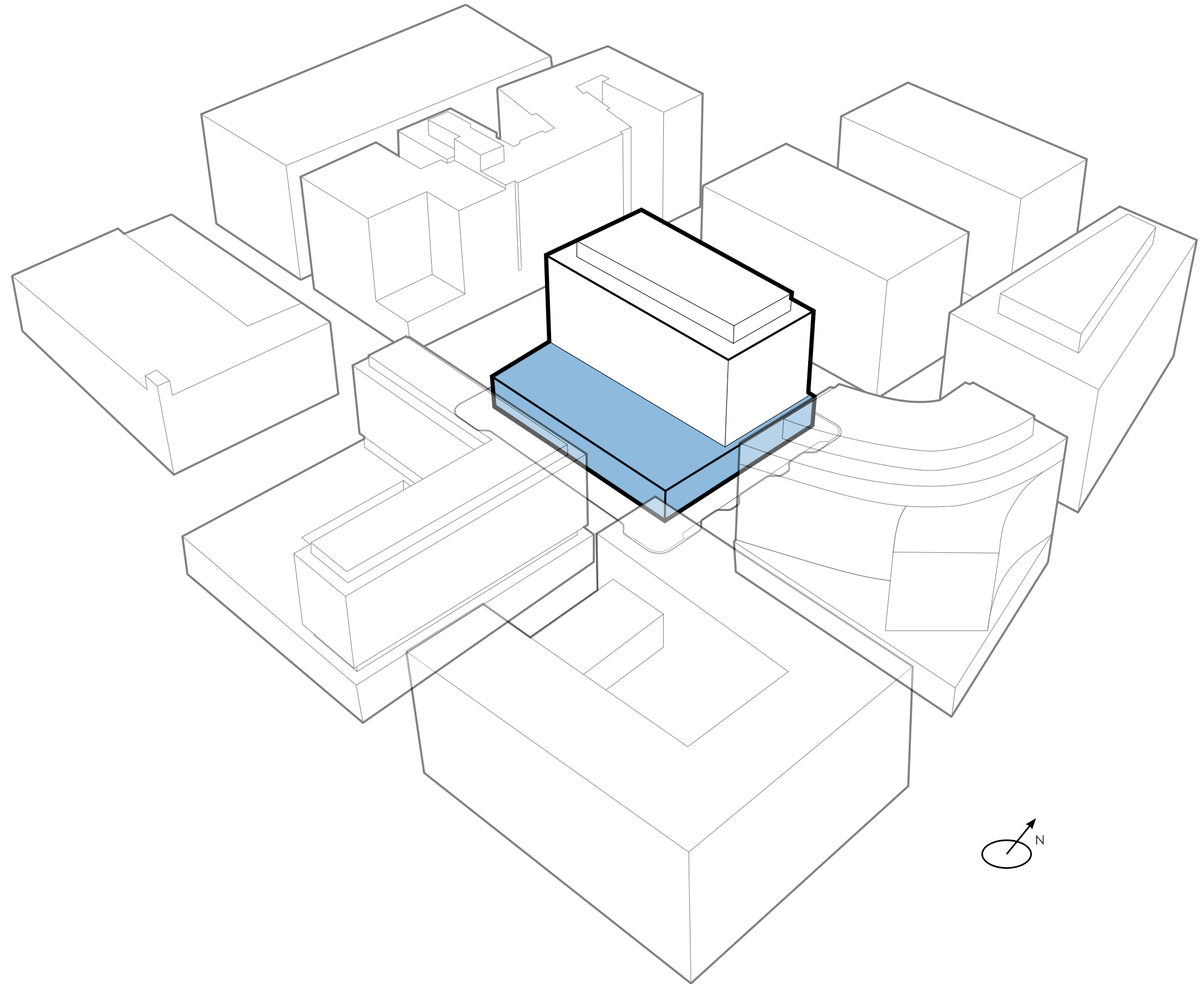
Tall building mass is setback to north, responding to similar scale of future commercial development at Parcel A (north) and providing relief to south.



CONTEXTUAL STREET WALL

PEDESTRIAN SCALE

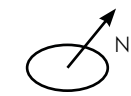
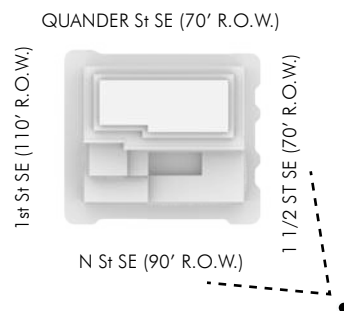
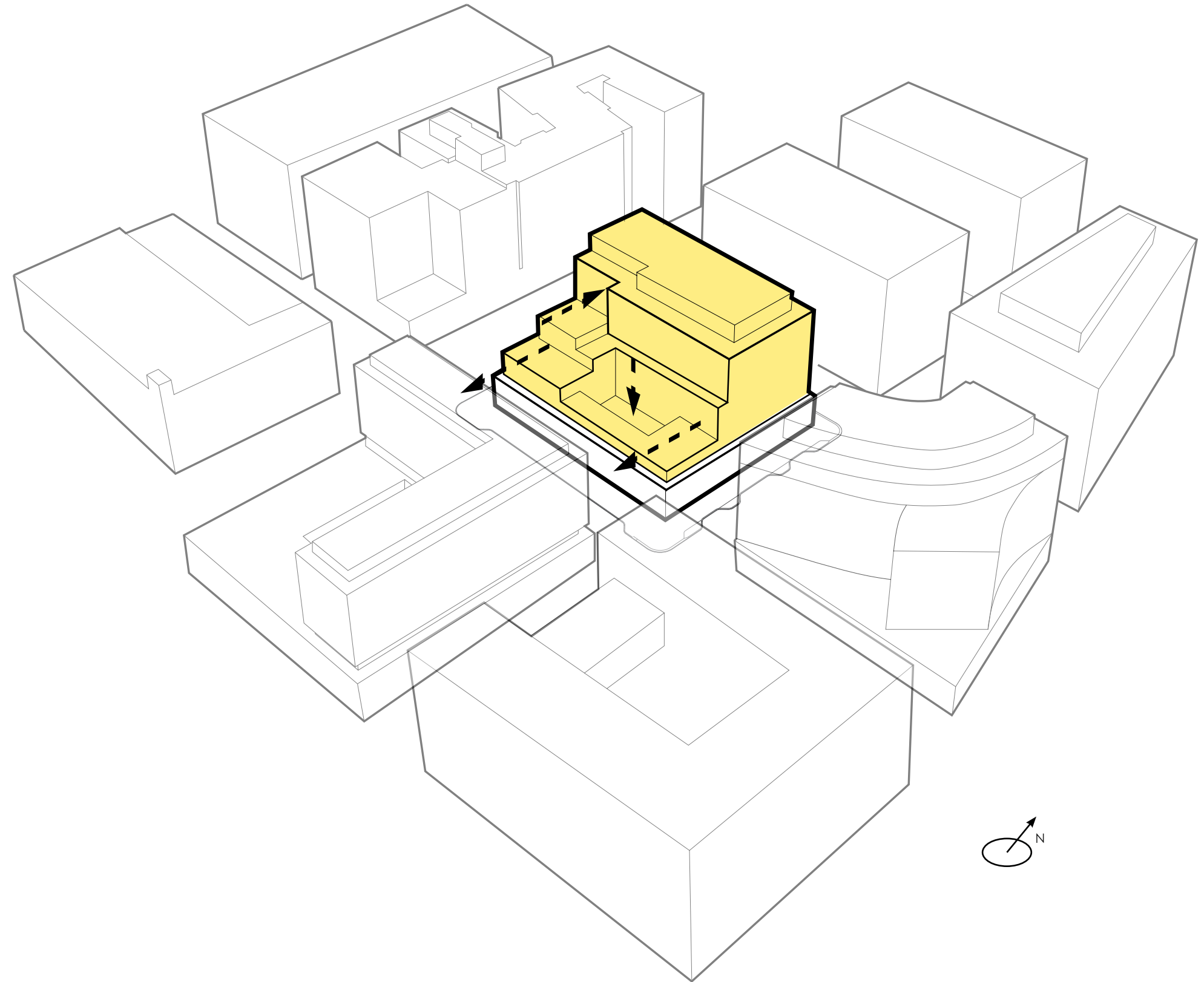
Street wall responds to the pedestrian scale at N Street SE and 1 1/2 Street SE as well as adjacent building street walls.



THE CREATION OF UNIQUE SPACES

PUSH/PULL

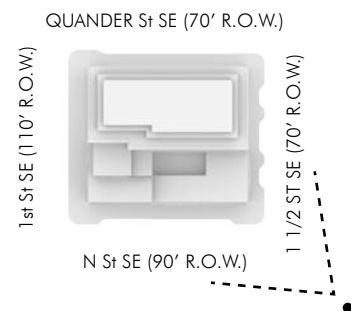
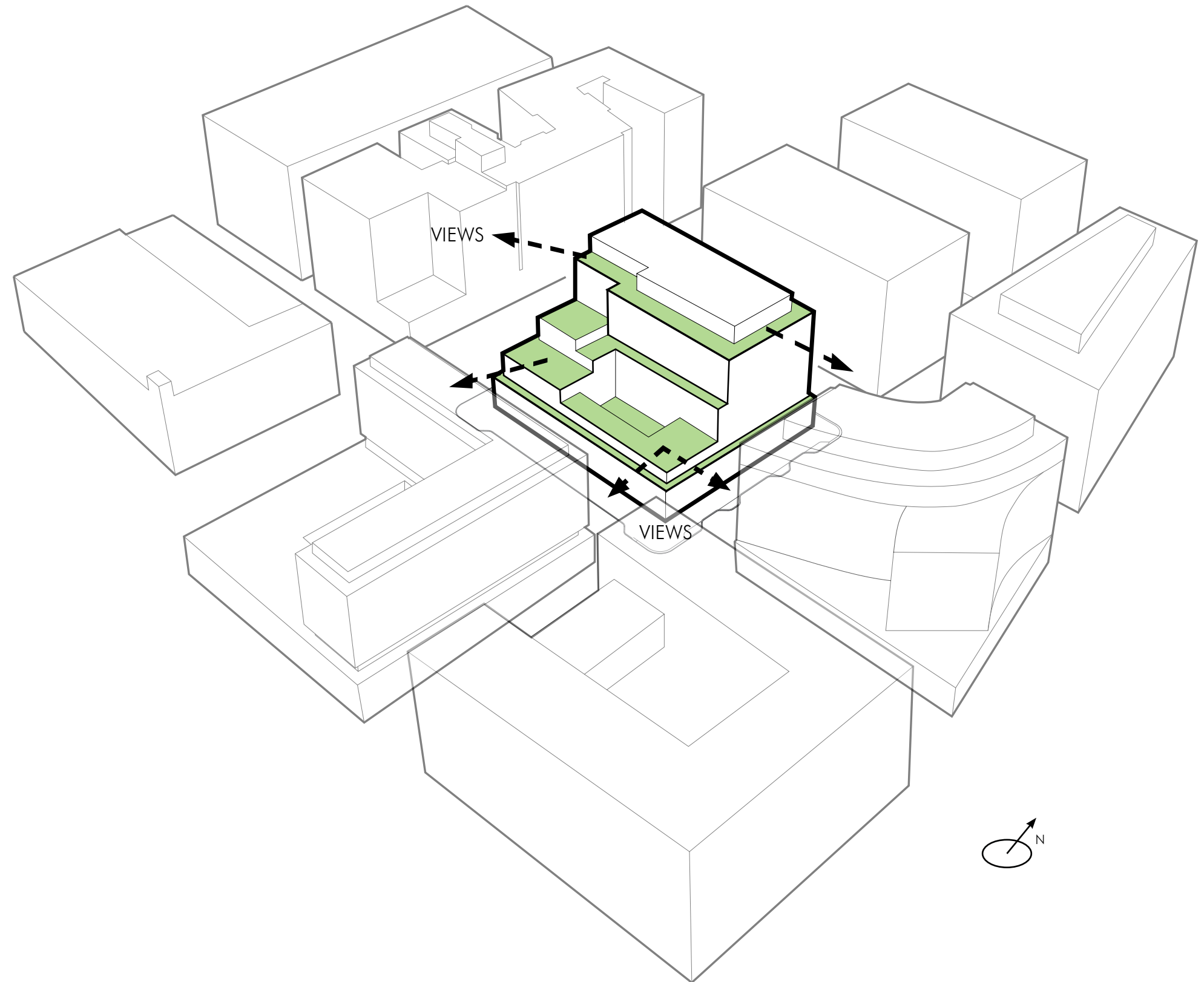
Upper building massing is pushed and pulled over podium base to create unique opportunities for outdoor rooms, green terraces, and courtyards in response to program.



LANDSCAPING & VIEWS

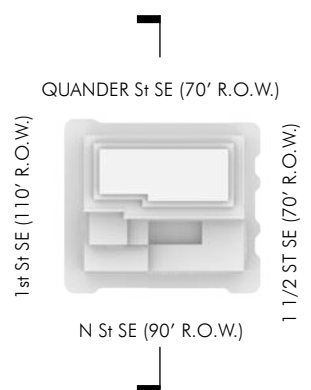
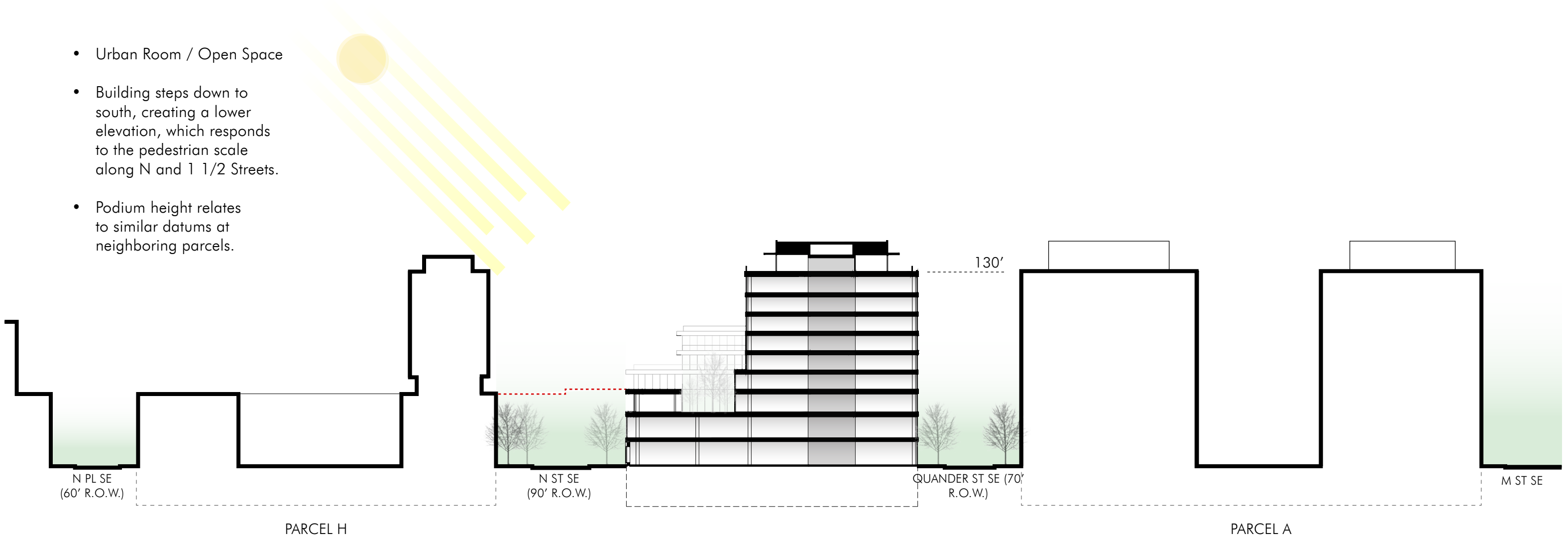
LANDSCAPING & VIEWS

Articulation of the upper massing creates terraced outdoor environments, creating views and occupying the exterior of the building.



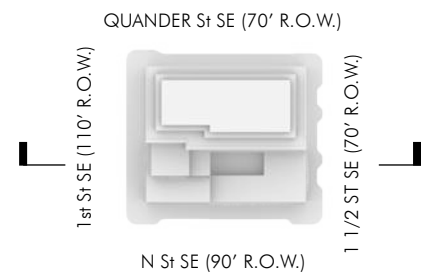
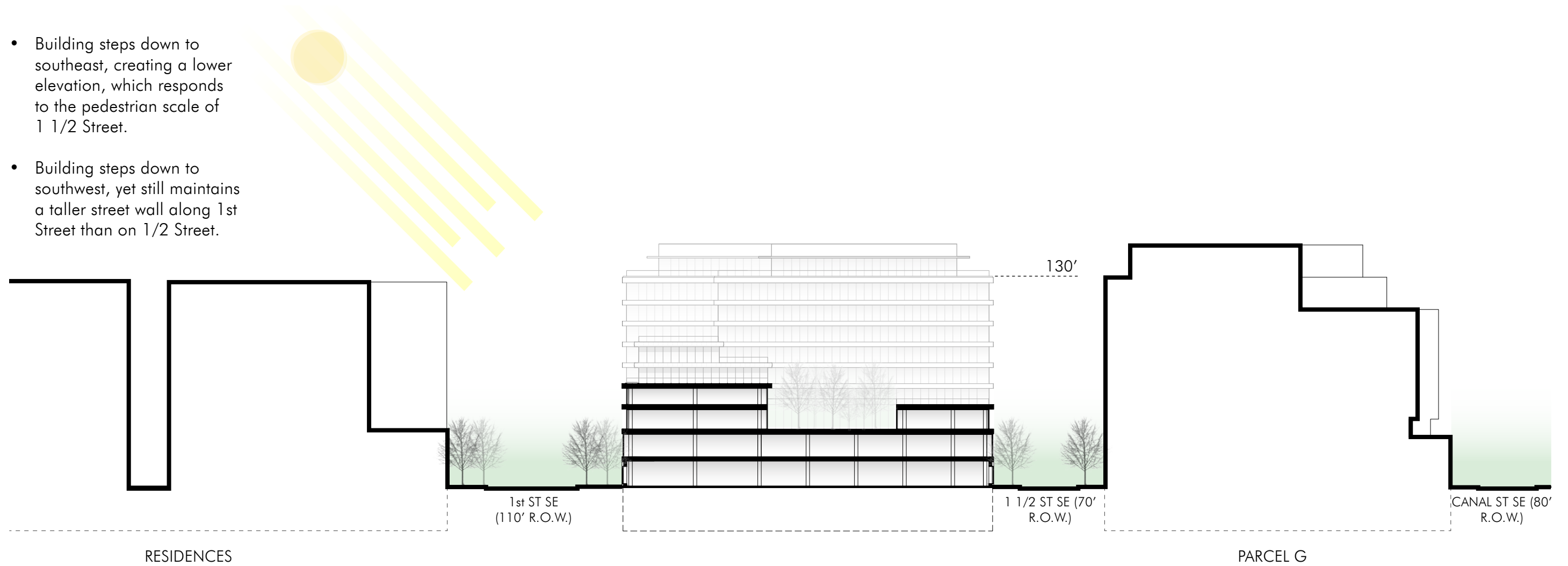
URBAN SECTION NORTH / SOUTH

- Urban Room / Open Space
- Building steps down to south, creating a lower elevation, which responds to the pedestrian scale along N and 1 1/2 Streets.
- Podium height relates to similar datums at neighboring parcels.



URBAN SECTION EAST/WEST

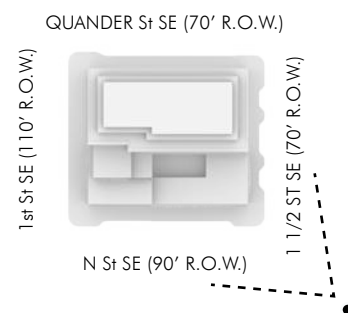
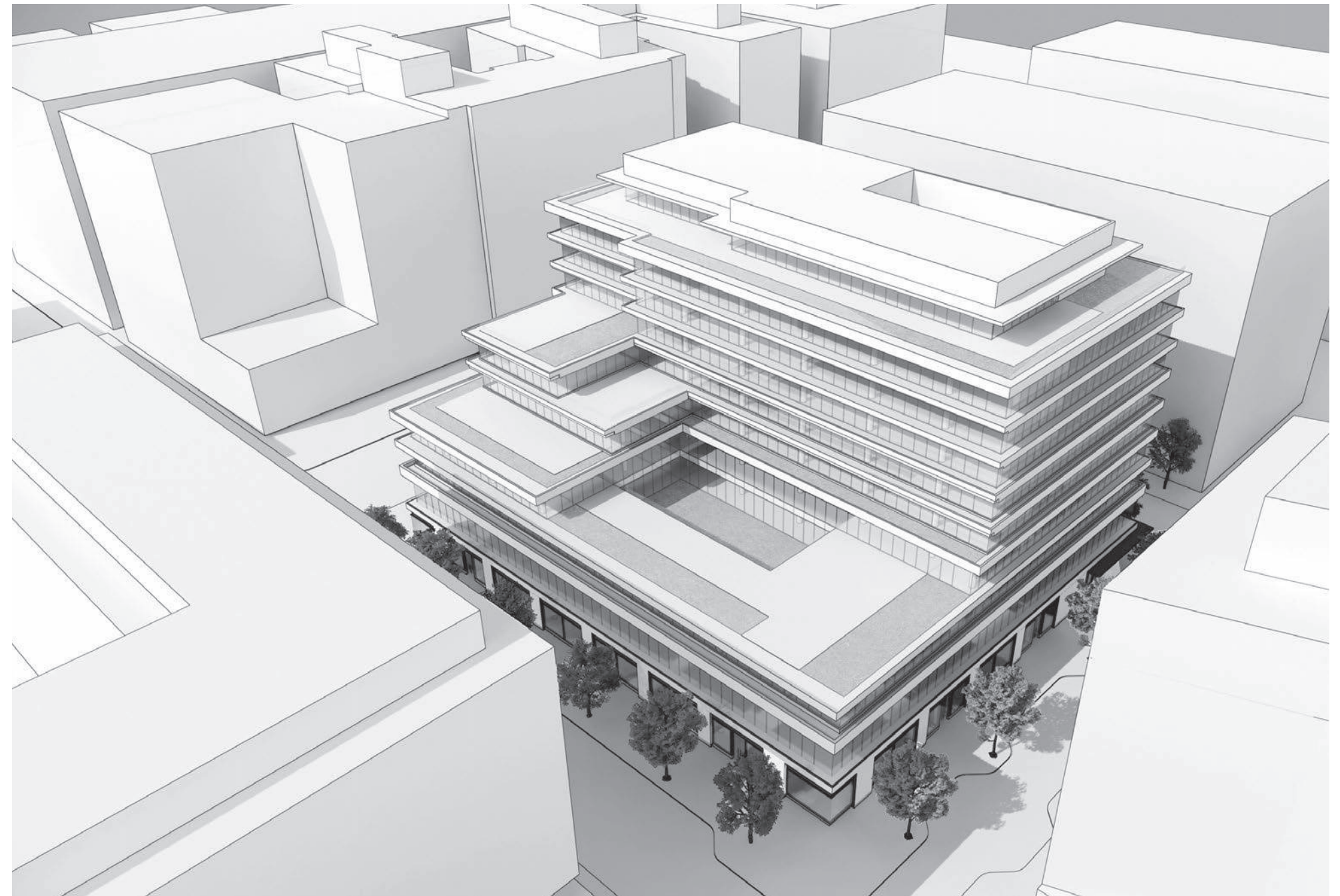
- Building steps down to southeast, creating a lower elevation, which responds to the pedestrian scale of 1 1/2 Street.
- Building steps down to southwest, yet still maintains a taller street wall along 1st Street than on 1/2 Street.



SCALE: 1/64" = 1'-0"

AERIAL MASSING VIEW

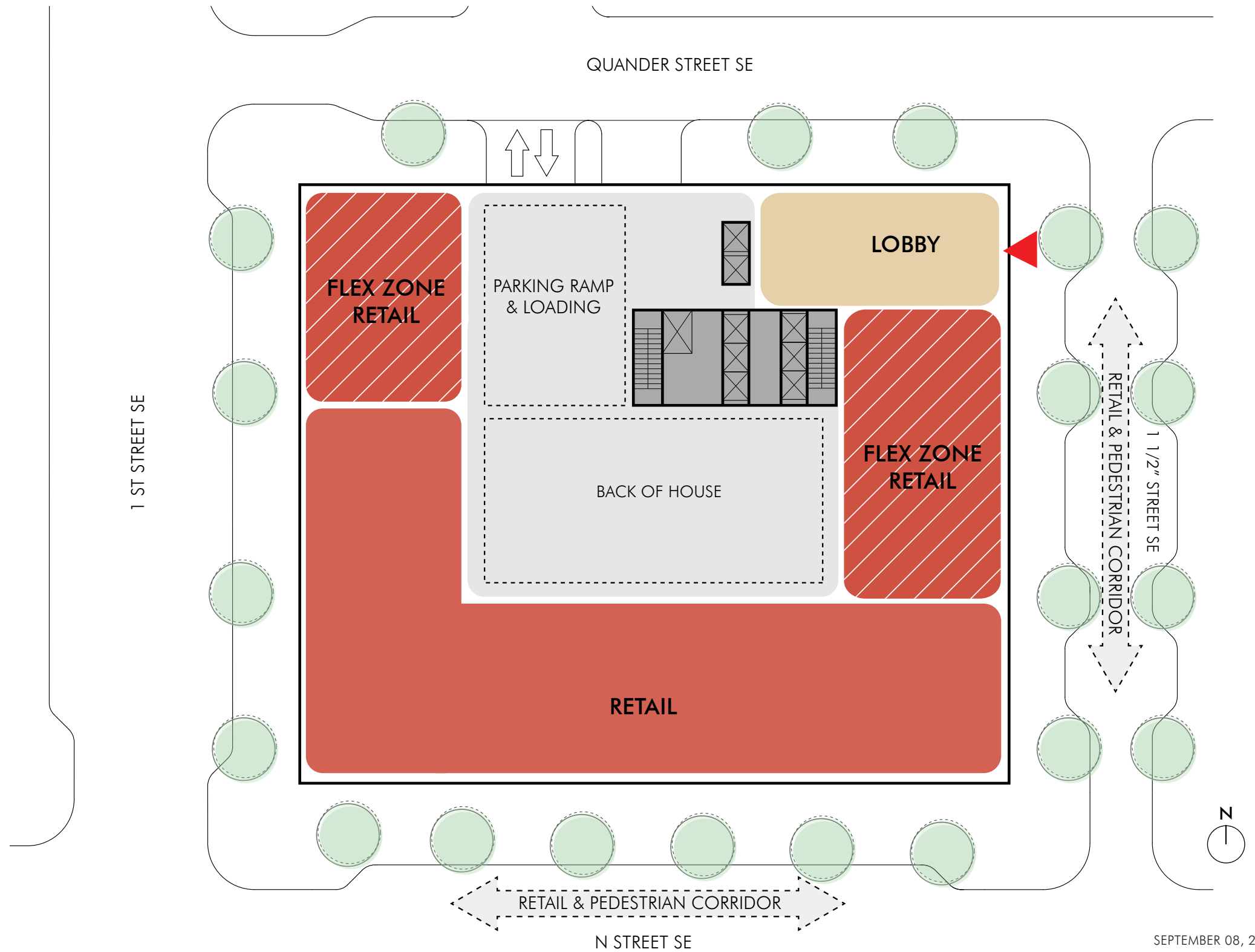
- Building terraces provide tenants access to outdoor spaces.
- Building steps down to the south creating urban scale open space for adjacent development to south at Parcels G,H & I.
- Building courtyard allows daylight into large lower floors, promoting workplace health and wellness.



GROUND FLOOR PLANNING CONCEPT

LEGEND

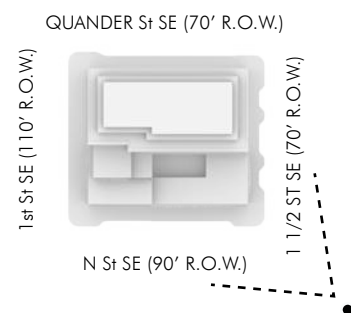
- RETAIL
- RETAIL/OFFICE - FLEX ZONE
- LOBBY
- BOH/LOADING/CORE



MASSING VIEW - SE CORNER

VIEW TO N STREET SE AND 1 1/2 STREET SE

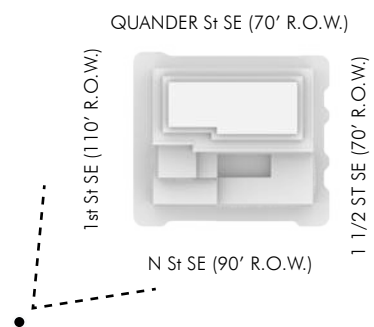
- Three-story street wall responds to pedestrian scale at 1 1/2 Street SE.
- Lower terraces overlook street.
- Views maximized towards Nationals Park.



MASSING VIEW - SW CORNER

VIEW TO N STREET SE AND FIRST STREET SE

- Three-story street wall responds to pedestrian scale at 1st Street SE.
- Lower terraces overlook street.
- Views maximized towards Nationals Park.



MATERIALITY

