



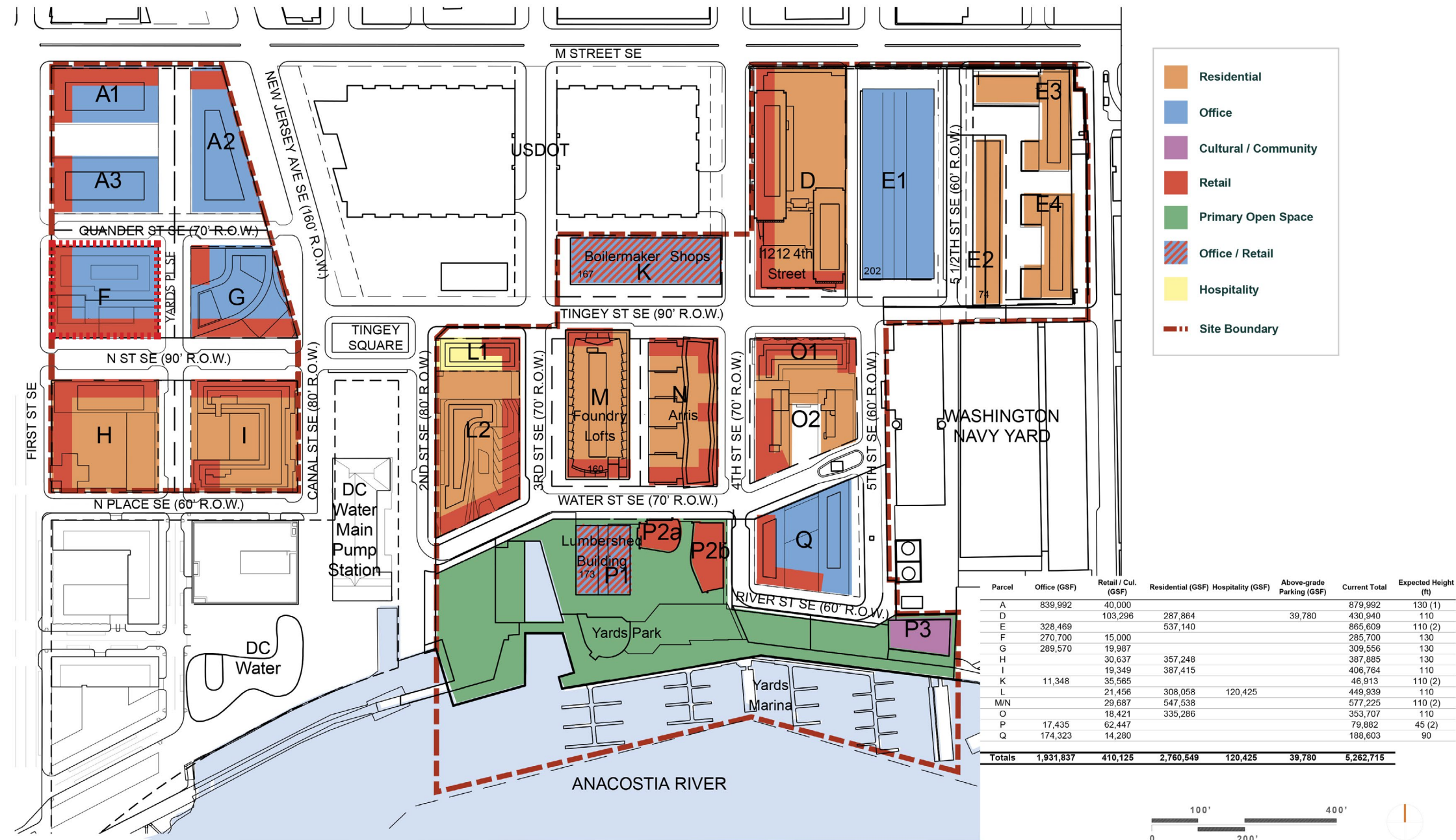
Southeast Federal Center PARCEL F

Design Review Application
For the Zoning Commission Review under the SEFC-1A Zone

Prepared for:
Advisory Neighborhood Commission 6D
Prepared by:
Brookfield Properties and Selldorf Architects

Brookfield
Properties
SELLDORF ARCHITECTS

THE YARDS - LAND USE PLAN



THE YARDS - Southeast Federal Center BROOKFIELD

WASHINGTON, D.C. Revised April 6, 2020

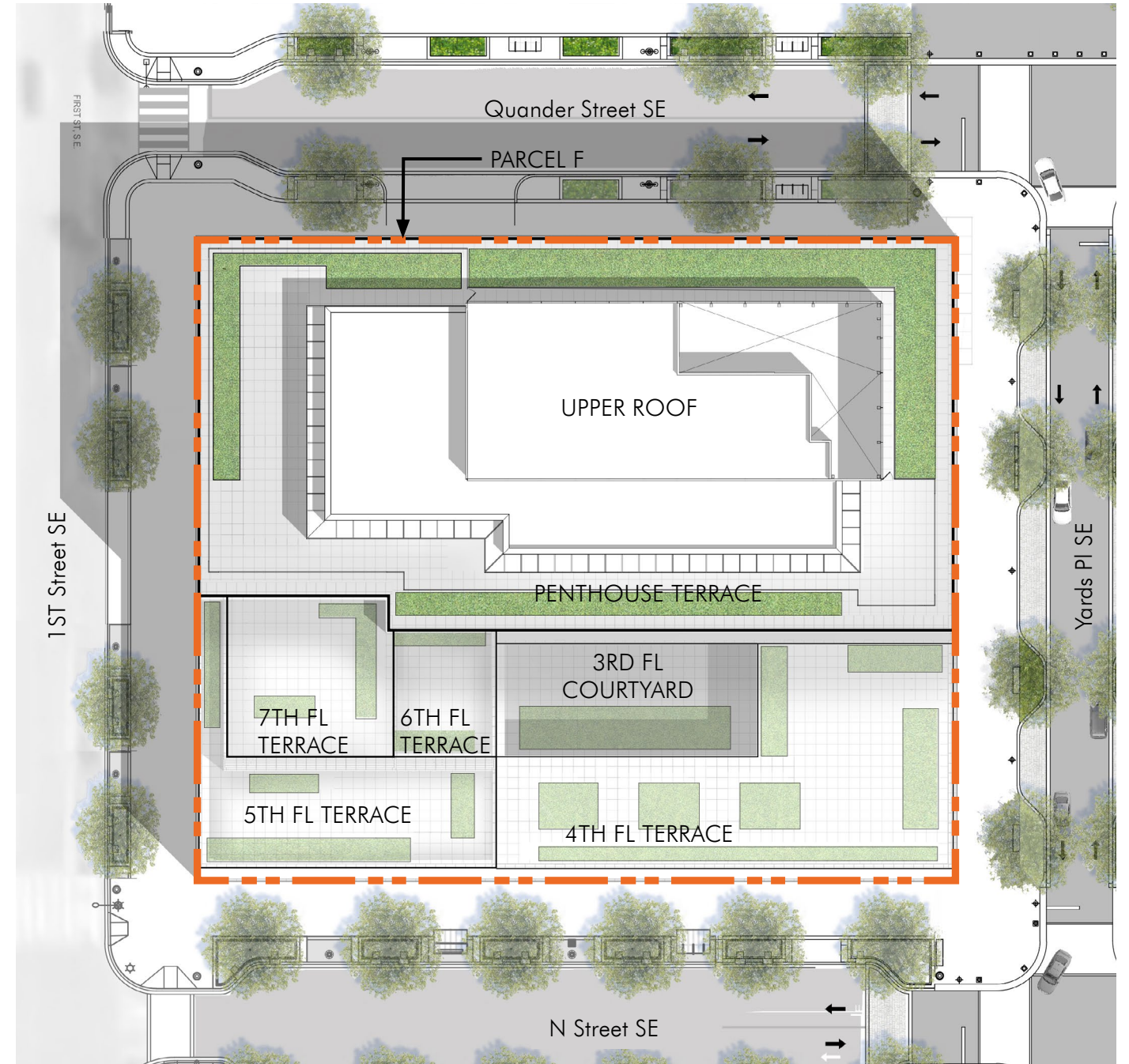
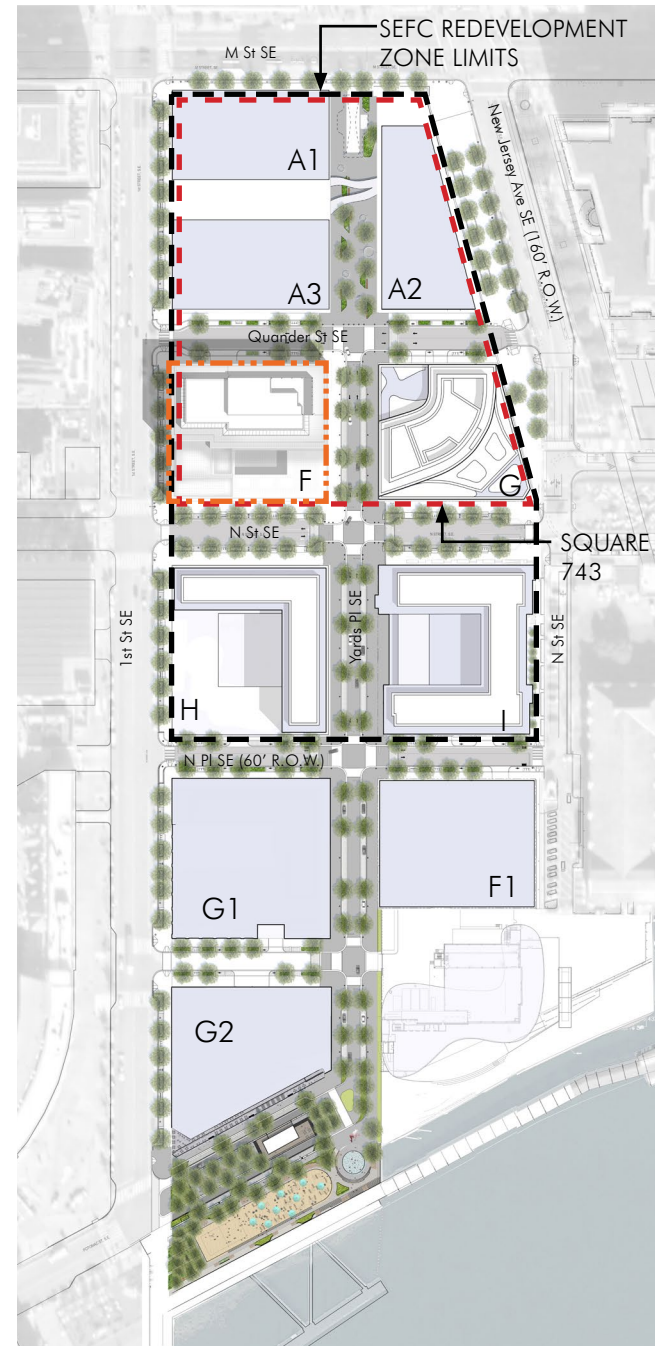
shalom baranes associates architects

AMENDMENT #2 TO REVISED MASTER PLAN SUBMISSION

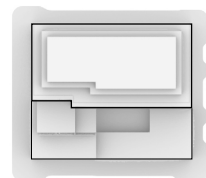
PARCEL F SITE PLAN

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, Yards Pl 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).



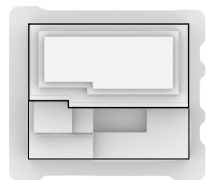
SOUTHEAST CORNER



SELLDORF ARCHITECTS

DECEMBER 14, 2020

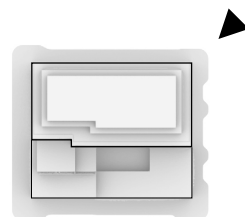
SOUTHWEST CORNER



SELLDORF ARCHITECTS

DECEMBER 14, 2020

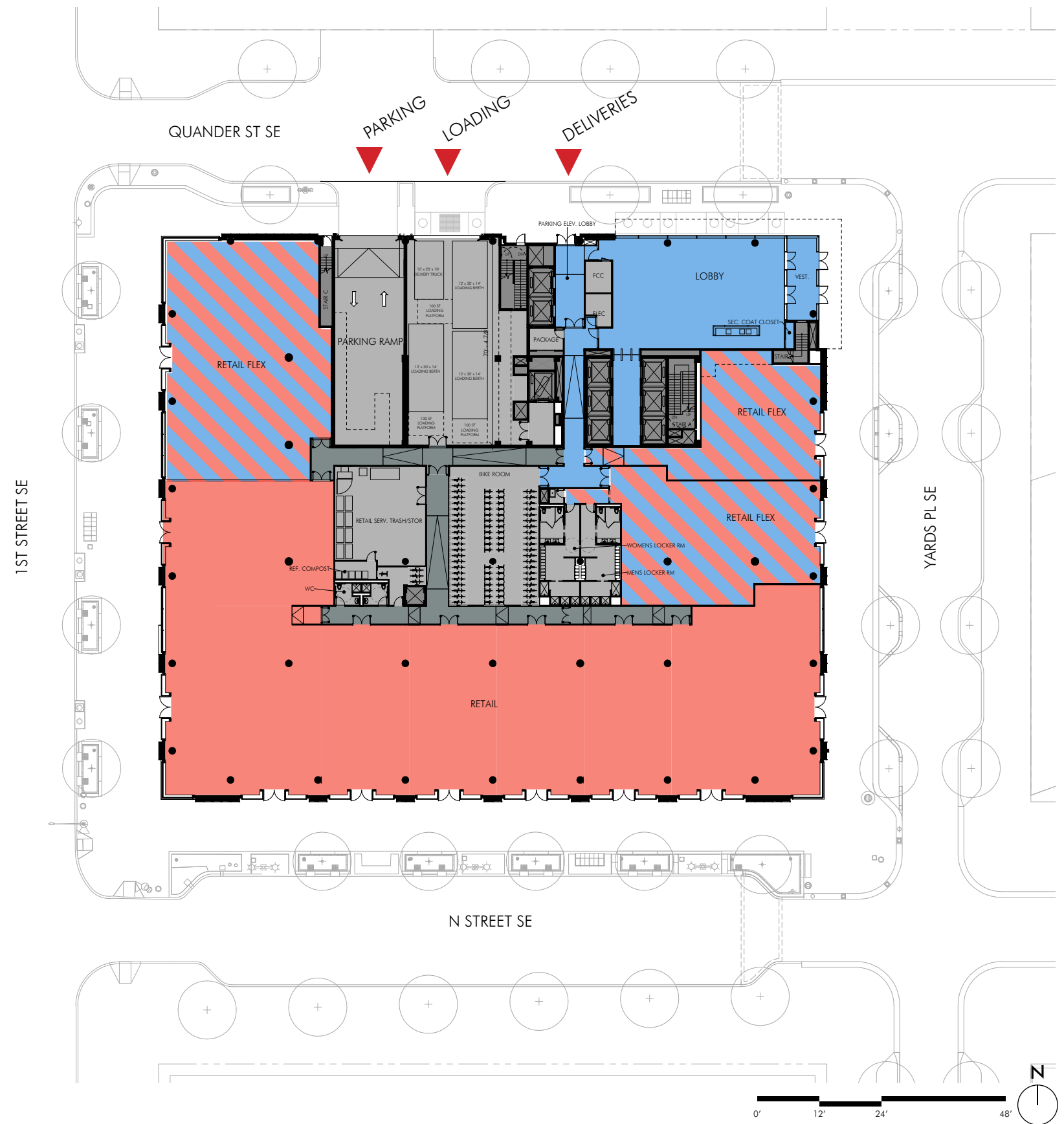
NORTHEAST CORNER



AERIAL VIEWS TOWARDS NORTHWEST



GROUND FLOOR PLAN LOADING & DELIVERIES

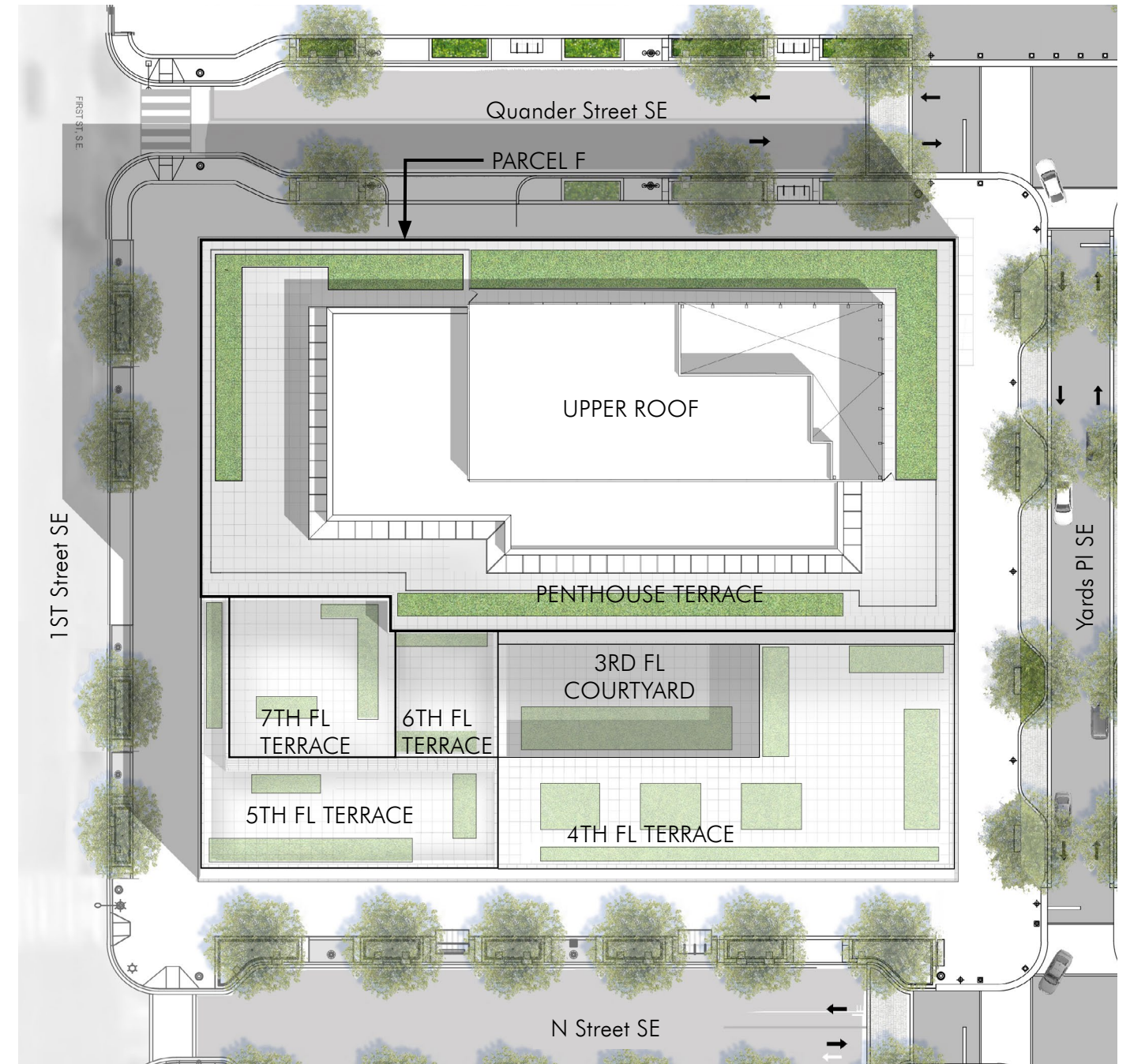


LANDSCAPE - GREEN ROOF & PLANT MATERIALS

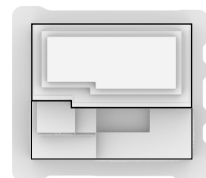
GREEN ROOF PLANTS



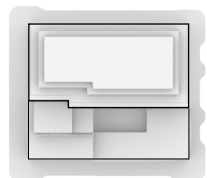
ROOF TERRACE MATERIALS



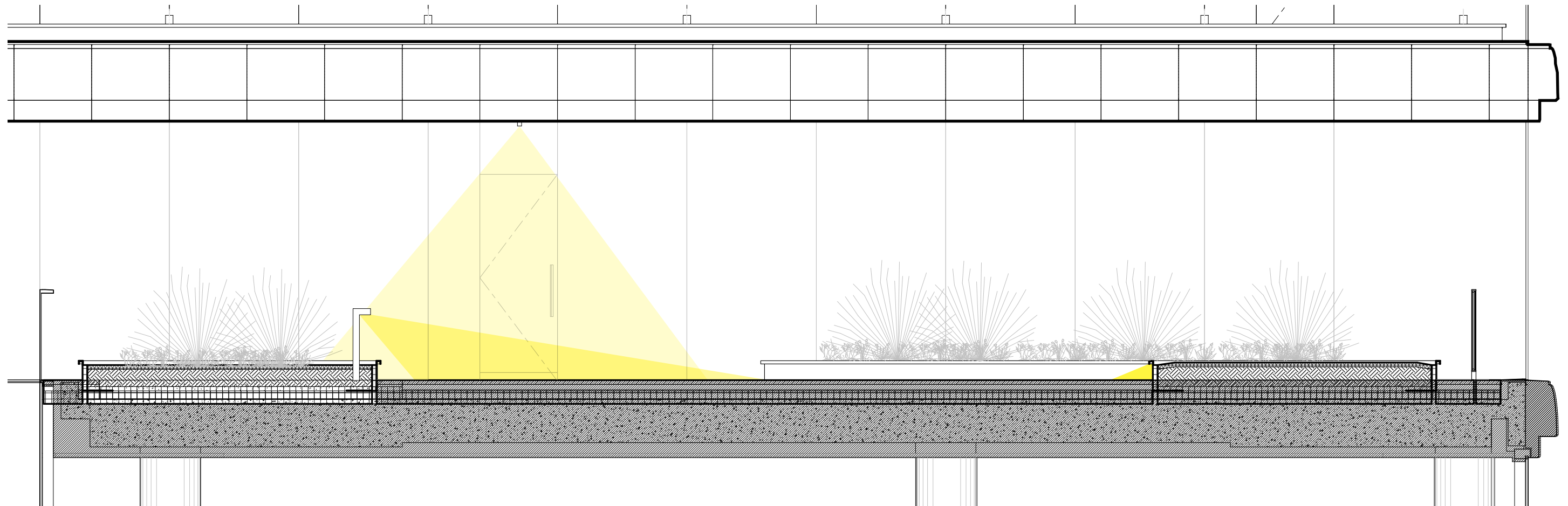
SOUTHEAST CORNER - LIGHTING



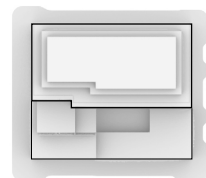
SOUTHWEST CORNER - LIGHTING



TERRACE LIGHTING



SOUTHEAST CORNER



SELLDORF ARCHITECTS

DECEMBER 14, 2020