

The Yards (Southeast Federal Center)

Parcel N - 35% Design Review

Tingey Street and 4th Street, SE

Washington, DC

Submitted by: United States General Services Administration

Preliminary and Final

Commission meeting date: October 4, 2012

NCPC review authority: Memorandum of Understanding between the General Services Administration and the National Capital Planning Commission regarding the transfer by sale and/or long-term ground lease to Forest City SEFC, LLC and the mixed-use development of the Southeast Federal Center

Applicant request: Preliminary and final approval of 35% concept design submission

Delegated / consent / open / executive session: Text

NCPC Review Officer: C. Hart

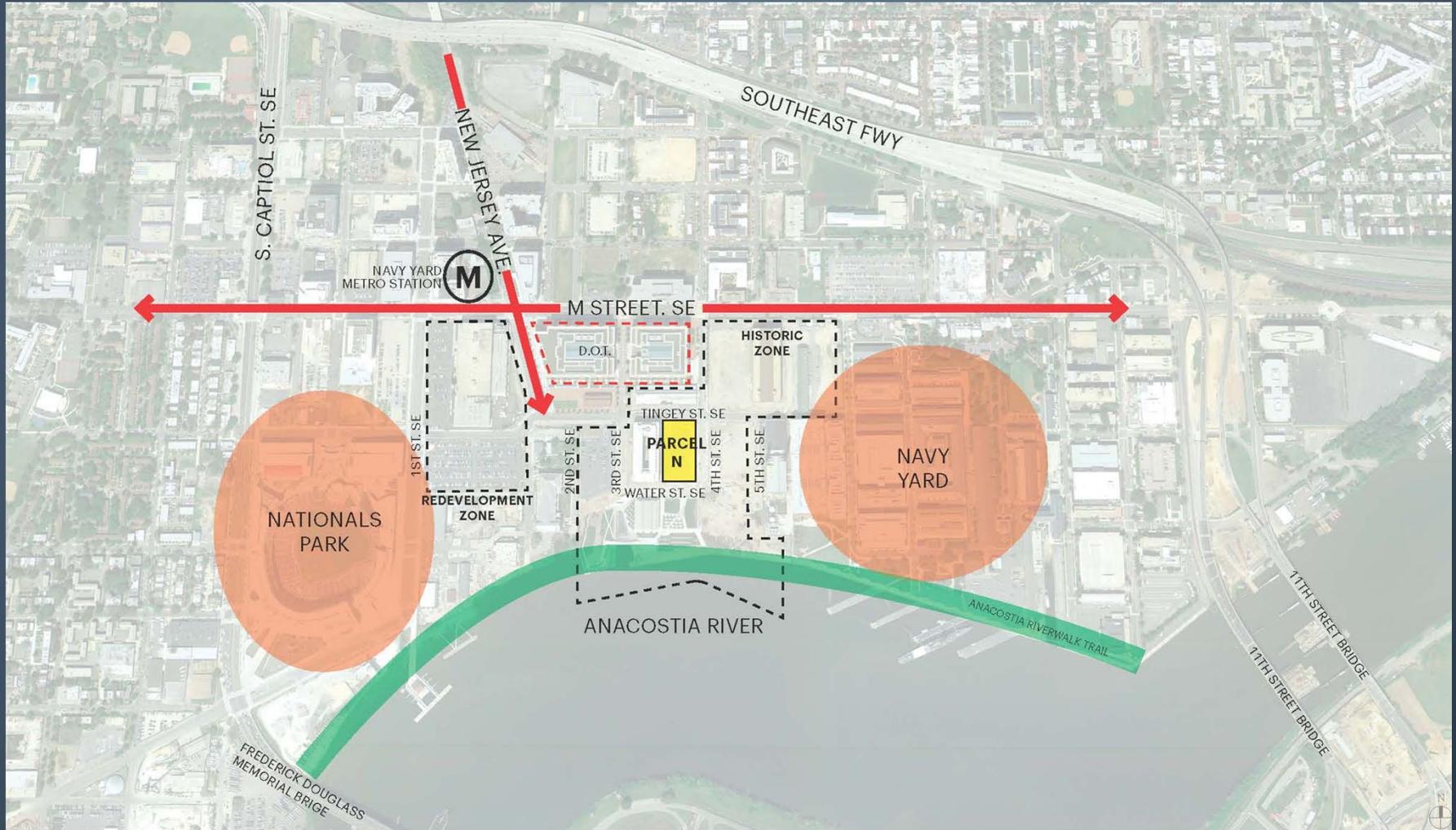
NCPC File number: 7411

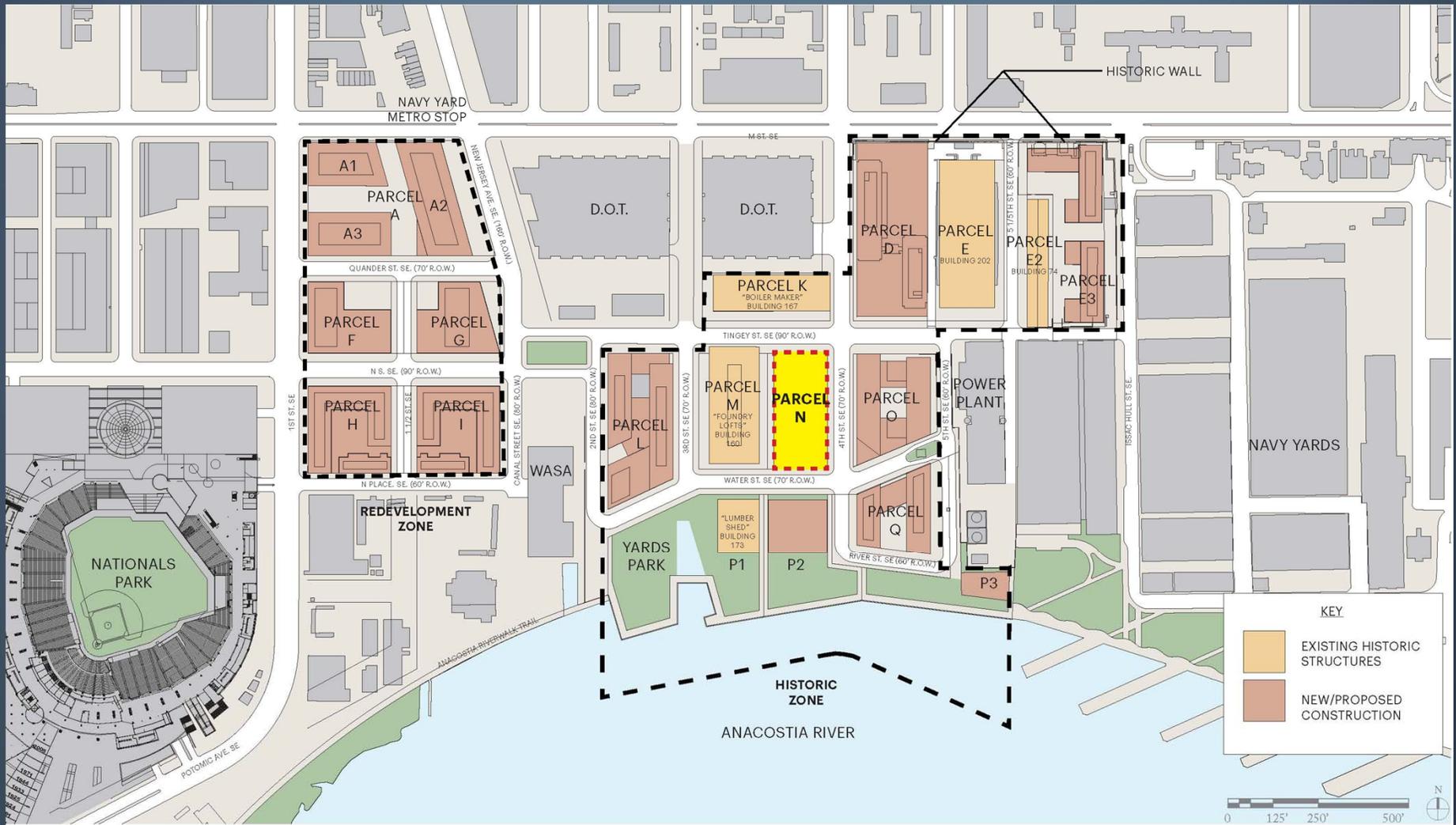
Project summary:

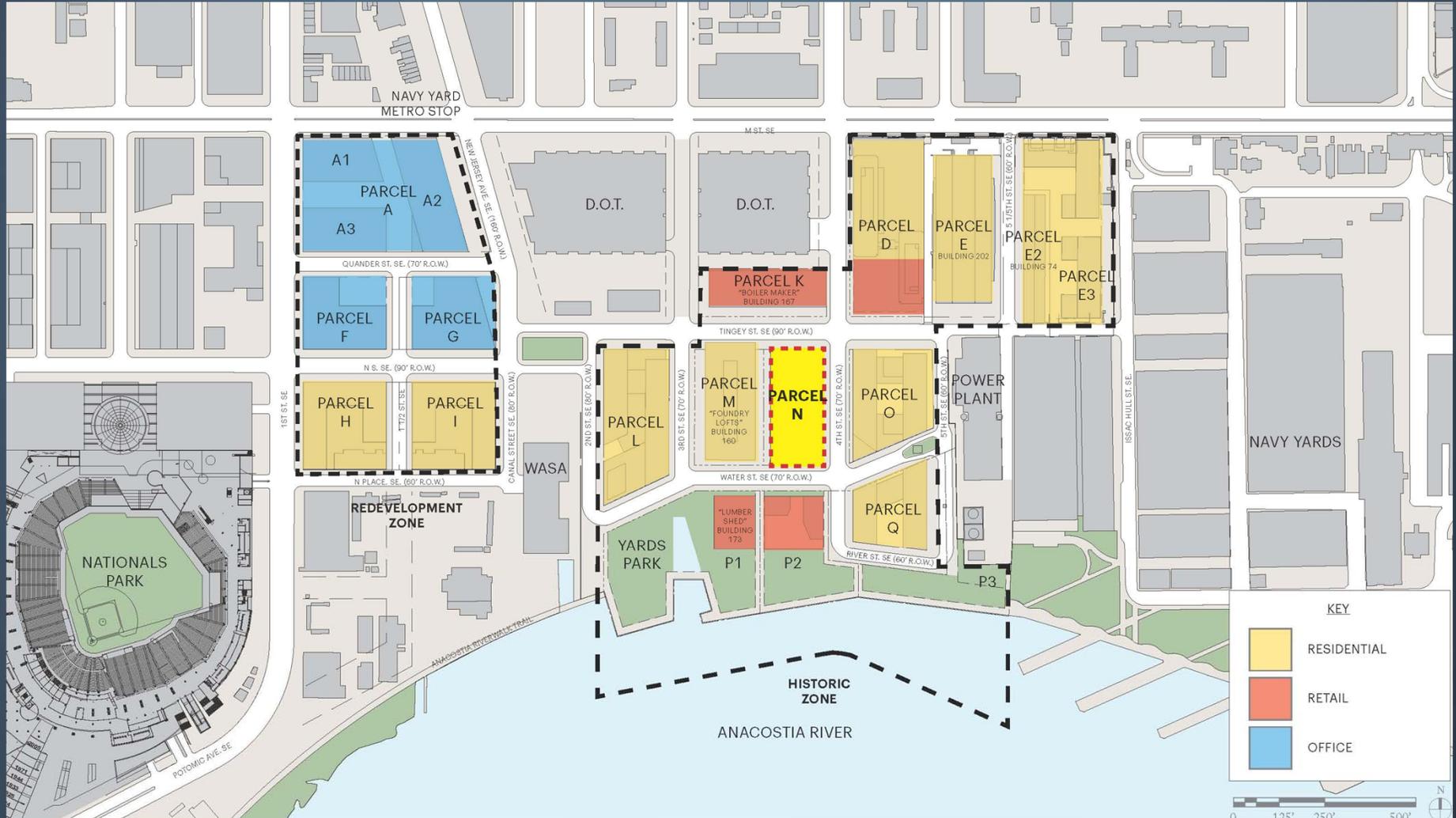
This project is to construct an eleven story, mixed-use building at the Yards development on the Parcel N development parcel. The streets abutting this development are Water Street, SE (70' ROW) to the south, 4th Street, SE (70' ROW) to the east and Tingey Street, SE (90' ROW) to the north. Retail space is being developed on the ground floor of this building with residential above it. The building is being developed with a lower scale section to the west (83') and higher scale development on the eastern portion of the site (110'), in relation to the nearby development. The buildings on either side of this project are residential - the one to the west of Parcel N is a redevelopment of an existing building (Foundry Lofts), while the development to the east will be new construction.

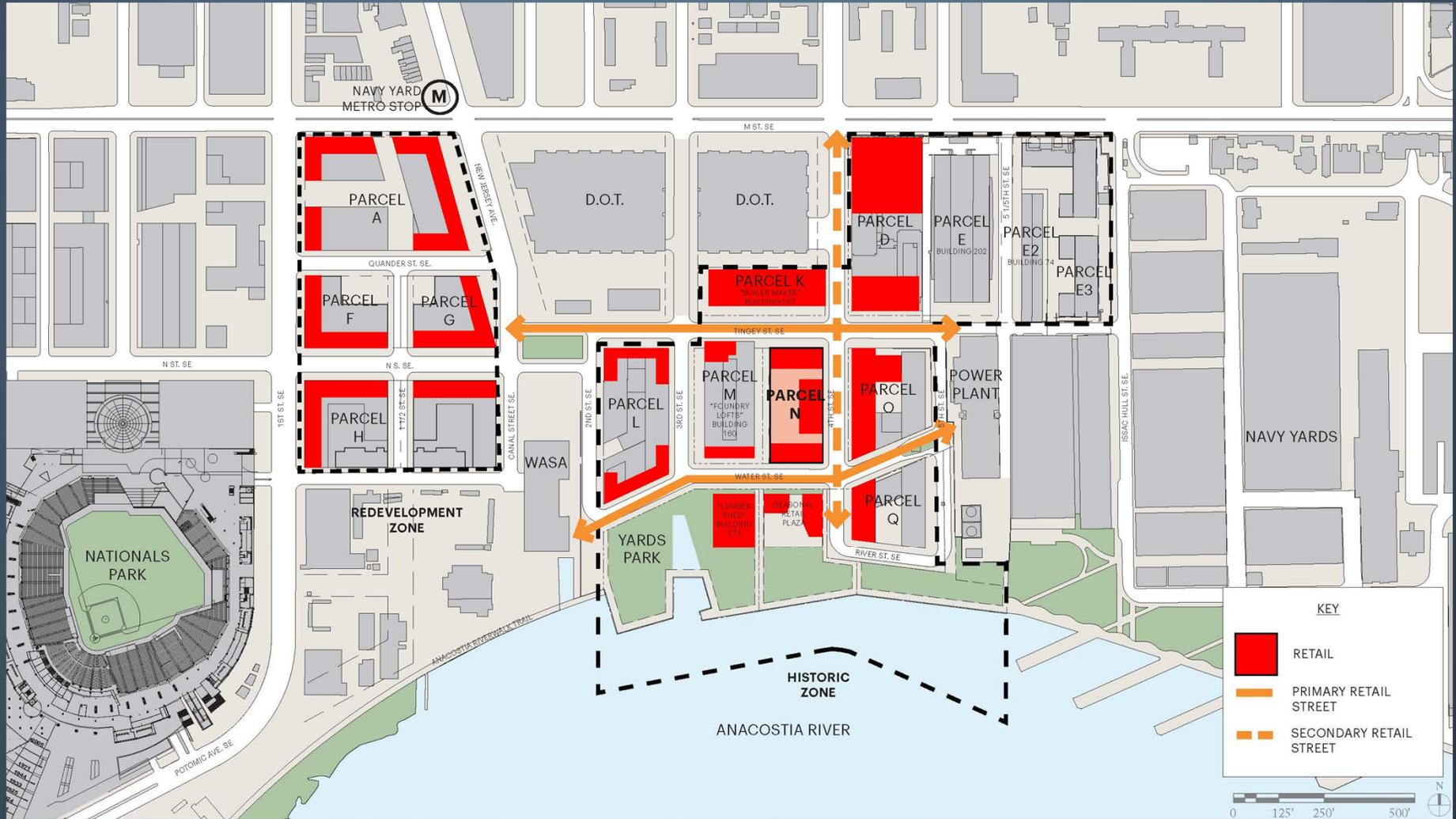
The exterior building materials will be brick and glass panels with metal mullions.

Site amenities include 2 ground floor residential courtyards, residential lounge, private dining room, fitness center, game room, business, center and rooftop swimming pool with outdoor seating.







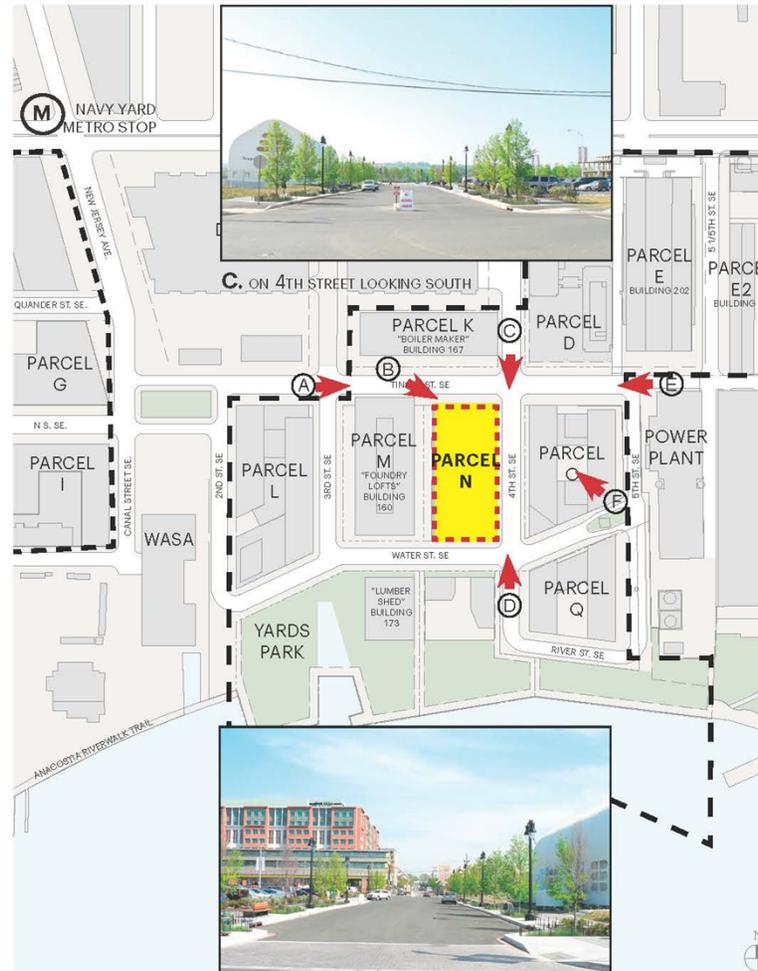




A. ON TINGLEY STREET LOOKING EAST



B. ON TINGLEY STREET LOOKING EAST TO THE SITE



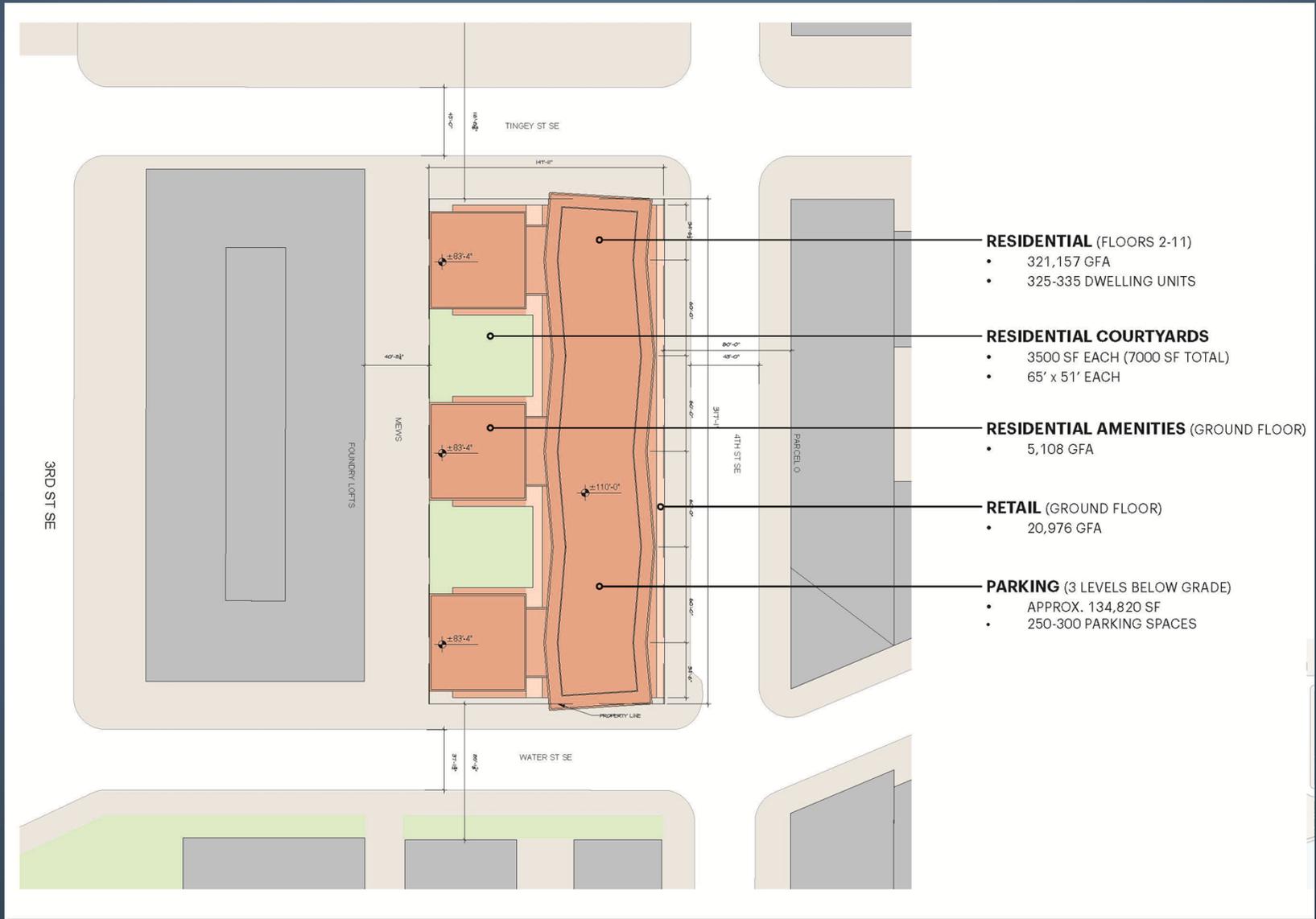
D. ON WATER STREET LOOKING NORTH



E. ON TINGLEY STREET LOOKING WEST



F. ON 4TH STREET LOOKING NORTHWEST



- RESIDENTIAL (FLOORS 2-11)**
 - 321,157 GFA
 - 325-335 DWELLING UNITS
- RESIDENTIAL COURTYARDS**
 - 3500 SF EACH (7000 SF TOTAL)
 - 65' x 51' EACH
- RESIDENTIAL AMENITIES (GROUND FLOOR)**
 - 5,108 GFA
- RETAIL (GROUND FLOOR)**
 - 20,976 GFA
- PARKING (3 LEVELS BELOW GRADE)**
 - APPROX. 134,820 SF
 - 250-300 PARKING SPACES



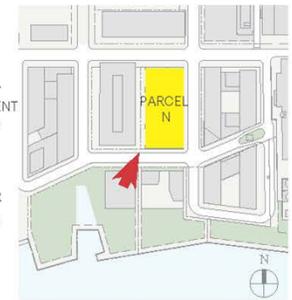
HISTORIC AERIAL IMAGE OF THE YARDS, 1936



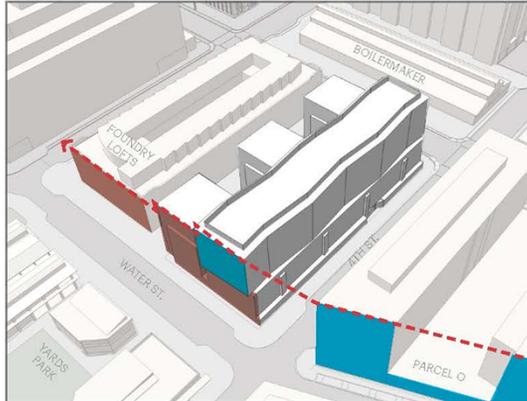
HISTORIC IMAGE OF THE YARDS, 1918

"THE SITE'S PROPOSED DEVELOPMENT... TO BE COMPATIBLE WITH AN AESTHETIC ASSOCIATED WITH BOTH LATE 19TH AND 20TH CENTURY **INDUSTRIAL CHARACTER**. ARCHITECTURAL DESIGNS WILL COMPLEMENT THE INDUSTRIAL WATERFRONT HISTORY OF THE SITE."*

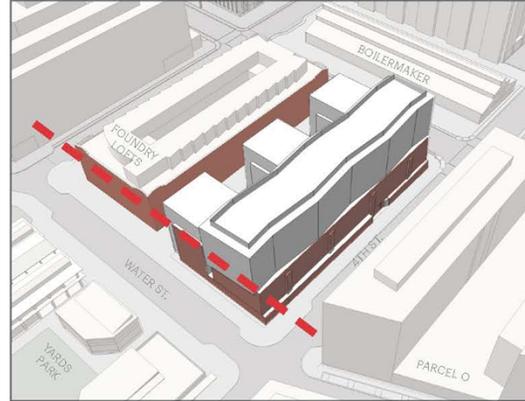
"BUILDINGS ARE CHARACTERIZED BY THEIR **NARROW AND LINEAR FORMS**, AND THEIR SITING AND ORIENTATION - **PRIMARILY NORTH-SOUTH**."*



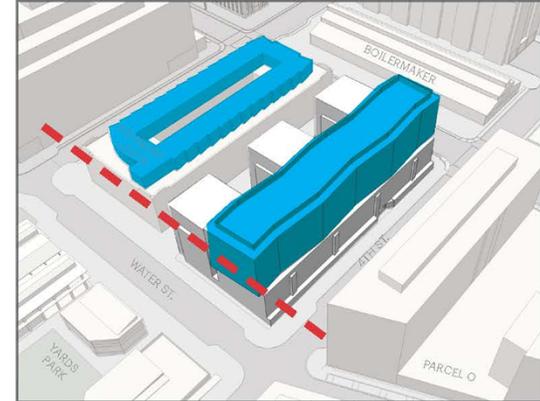
*EXCERPT FROM THE HISTORIC PRESERVATION DESIGN GUIDELINES FOR DEVELOPMENT OF THE SOUTHEAST FEDERAL CENTER.



TRANSITIONAL HEIGHT BETWEEN FOUNDRY LOFTS AND BLOCK O



RELATIONSHIP TO SCALE OF FOUNDRY LOFTS



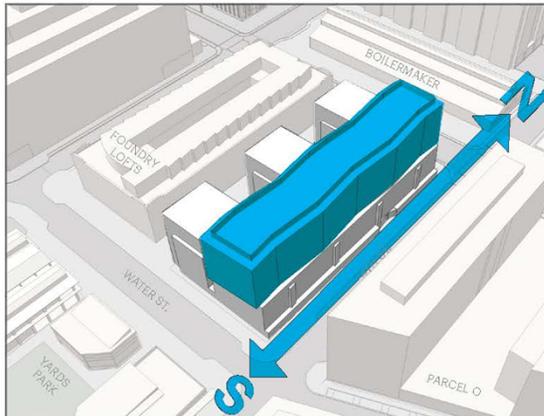
GLASSY ROOF TOP EXPRESSION



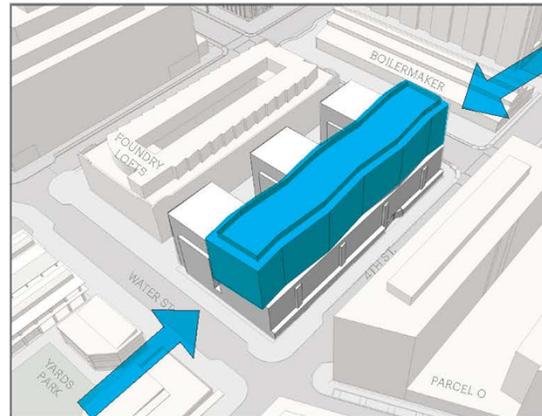
FOUNDRY LOFTS (PRE-RENOVATION)



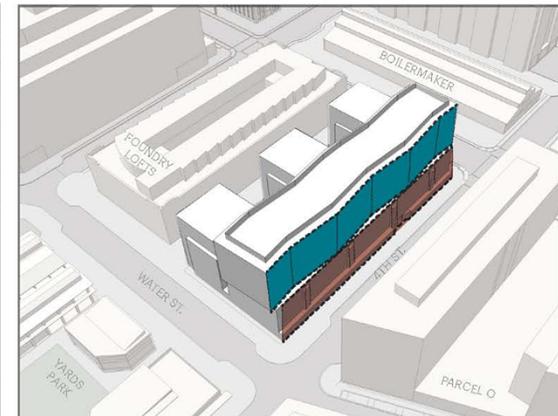
FOUNDRY LOFTS WITH ROOF TOP ADDITION



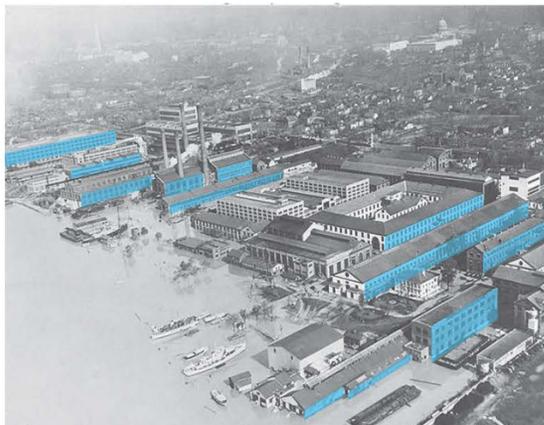
NORTH / SOUTH ORIENTATION



VISUAL ICON FROM 4TH STREET AND THE WATERFRONT.

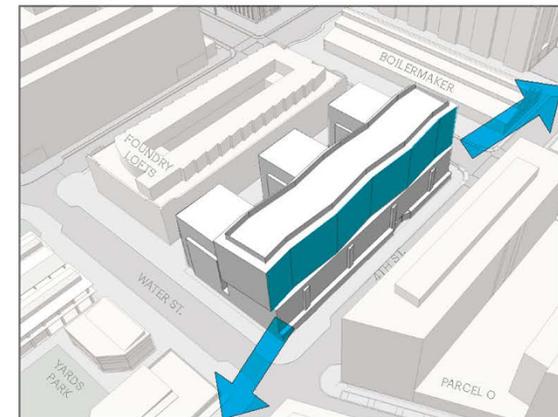


VARYING STREET WALLS CREATE VISUAL INTEREST

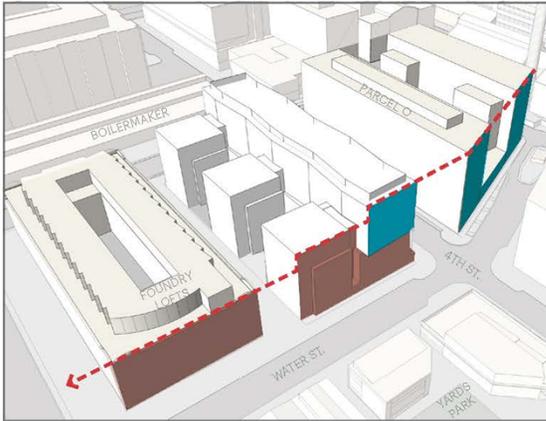


1936 NAVY YARD AERIAL HIGHLIGHTING NORTH/SOUTH ORIENTATION

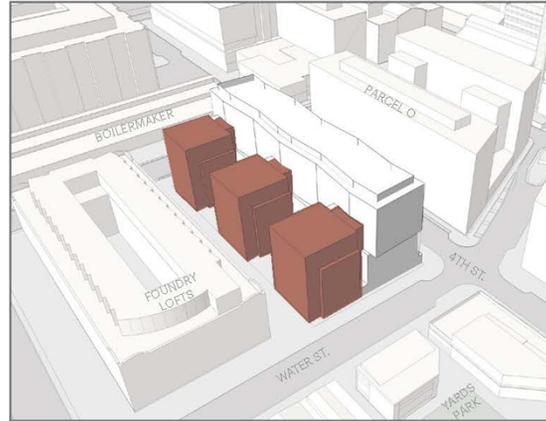
ENDS OF GLASS BAR REFERENCE HISTORIC CHARACTERISTIC OF LARGE OPENINGS ON NORTH AND SOUTH ENDS OF ORIGINAL BUILDINGS.



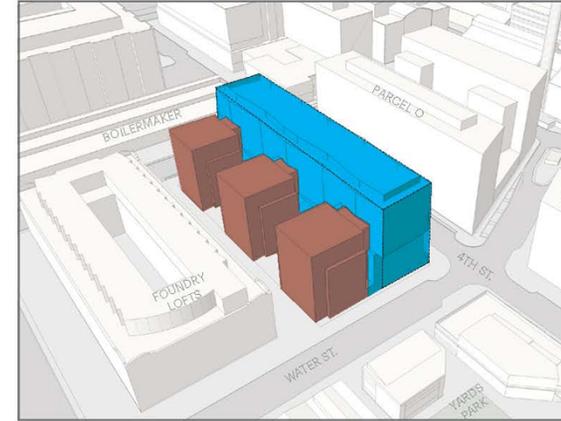
CREATING DIAGONAL VIEWS DOWN NARROW STREETS



TRANSITIONAL HEIGHT BETWEEN FOUNDRY LOFTS AND BLOCK O



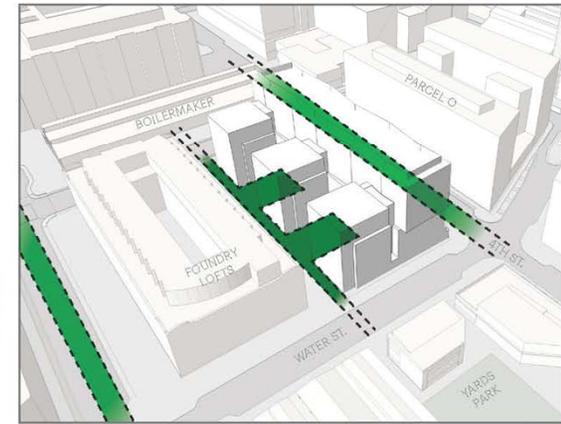
REPETITION OF MASSING ELEMENTS



JUXTAPOSITION OF SMALL VERTICAL BUILDINGS TO LONG LINEAR BUILDING

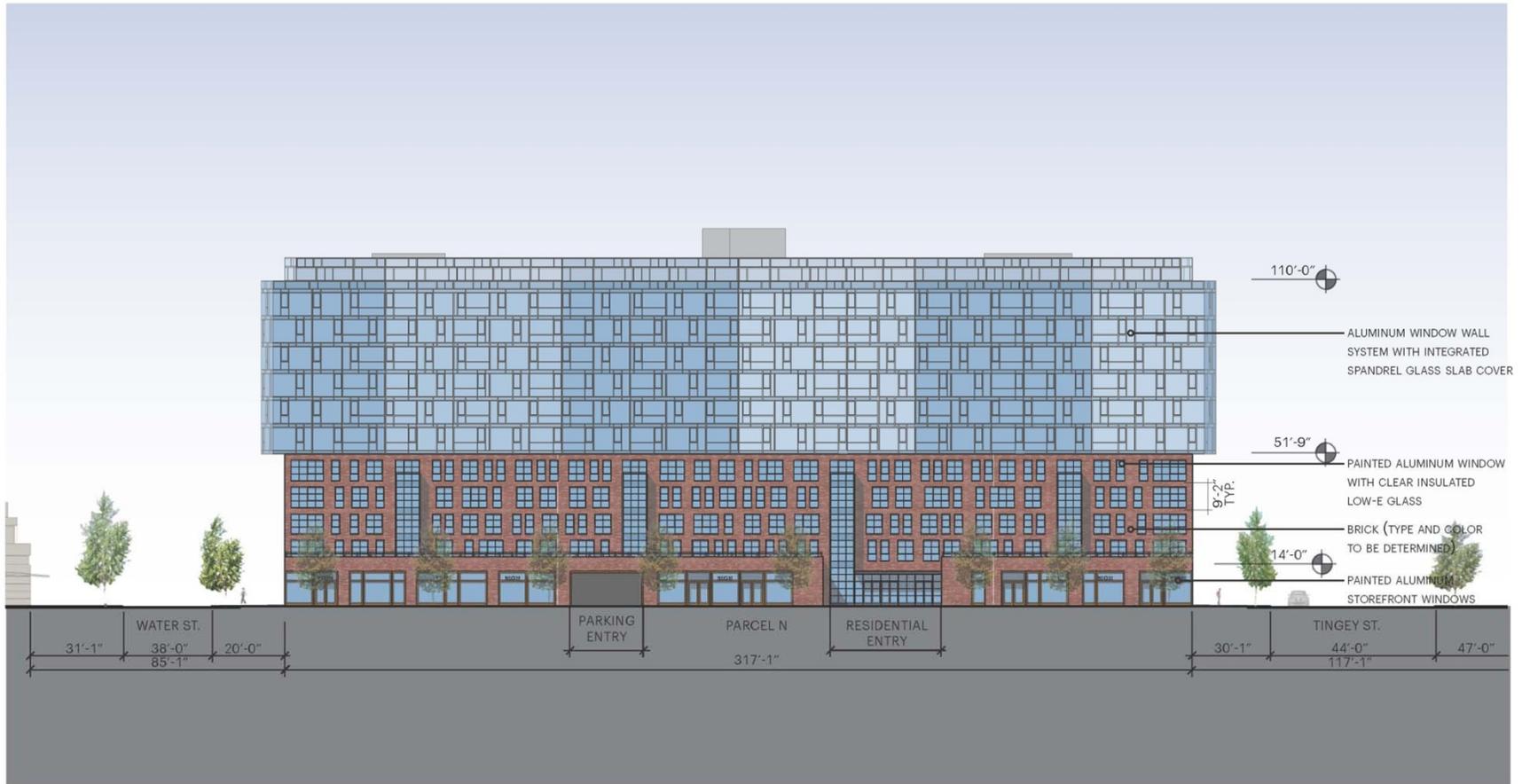


DISTRICT COMMANDANT, WASHINGTON NAVY YARD



STREET VS. MEWS
LINEAR SPACES N/S; MEWS CONNECTS COURTYARDS







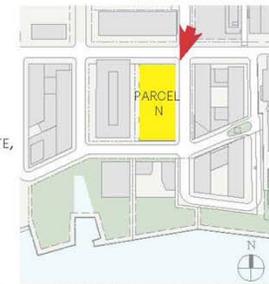
HISTORIC IMAGE OF BRASS FOUNDRY, 1918



EXISTING BUILDING 202

"LARGE ENTRANCE PORTALS ARE ENCOURAGED AT THE NORTH AND SOUTH ENDS OF BUILDINGS."*

"NEW CONSTRUCTION ALONG TINGEY STREET... WILL INCORPORATE SETBACKS WITHIN A BUILDING MASS, AS APPROPRIATE, IN ORDER TO **ACKNOWLEDGE EXISTING ADJACENCIES.**"*



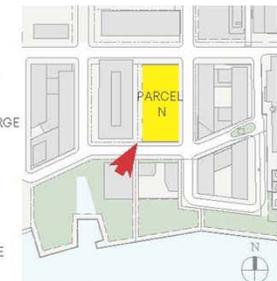
*EXCERPT FROM THE HISTORIC PRESERVATION DESIGN GUIDELINES FOR DEVELOPMENT OF THE SOUTHEAST FEDERAL CENTER.



BOILERMAKER (PRE-RENOVATION)

"IMPORTANT DESIGN FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO **EXTERIOR EXPRESSION OF THE STRUCTURAL BAYS, ARTICULATED ROOF LINES, LARGE BAY SIZE, AND MAXIMUM WINDOW AREA** EXPRESSED THROUGH LARGE WINDOW OPENINGS FILLED WITH **MULTI-LIGHT METAL FRAMING.**"*

"**MODULATION OF BUILDING HEIGHT** IS INTENDED TO HELP INSURE THAT NEW BUILDINGS WILL BE COMPATIBLE WITH THE CHARACTER OF THE HISTORIC ZONE."*



*EXCERPT FROM THE HISTORIC PRESERVATION DESIGN GUIDELINES FOR DEVELOPMENT OF THE SOUTHEAST FEDERAL CENTER.



EXISTING POWER PLANT

"LOWER PORTIONS OF THE BUILDINGS WILL BE DESIGNED TO **CORRESPOND TO THE HUMAN SCALE** AND THE EXTERIOR ARCHITECTURAL EXPRESSION MAY **ACKNOWLEDGE INTERIOR FEATURES.**"*

"MATERIALS USED IN LANDSCAPE AND PUBLIC SPACE DESIGN WILL **COMPLEMENT THE MATERIALS USED IN HISTORIC STRUCTURES.**"*



