

DC WATER SITES

STAGE 2 PUD

October 3, 2022

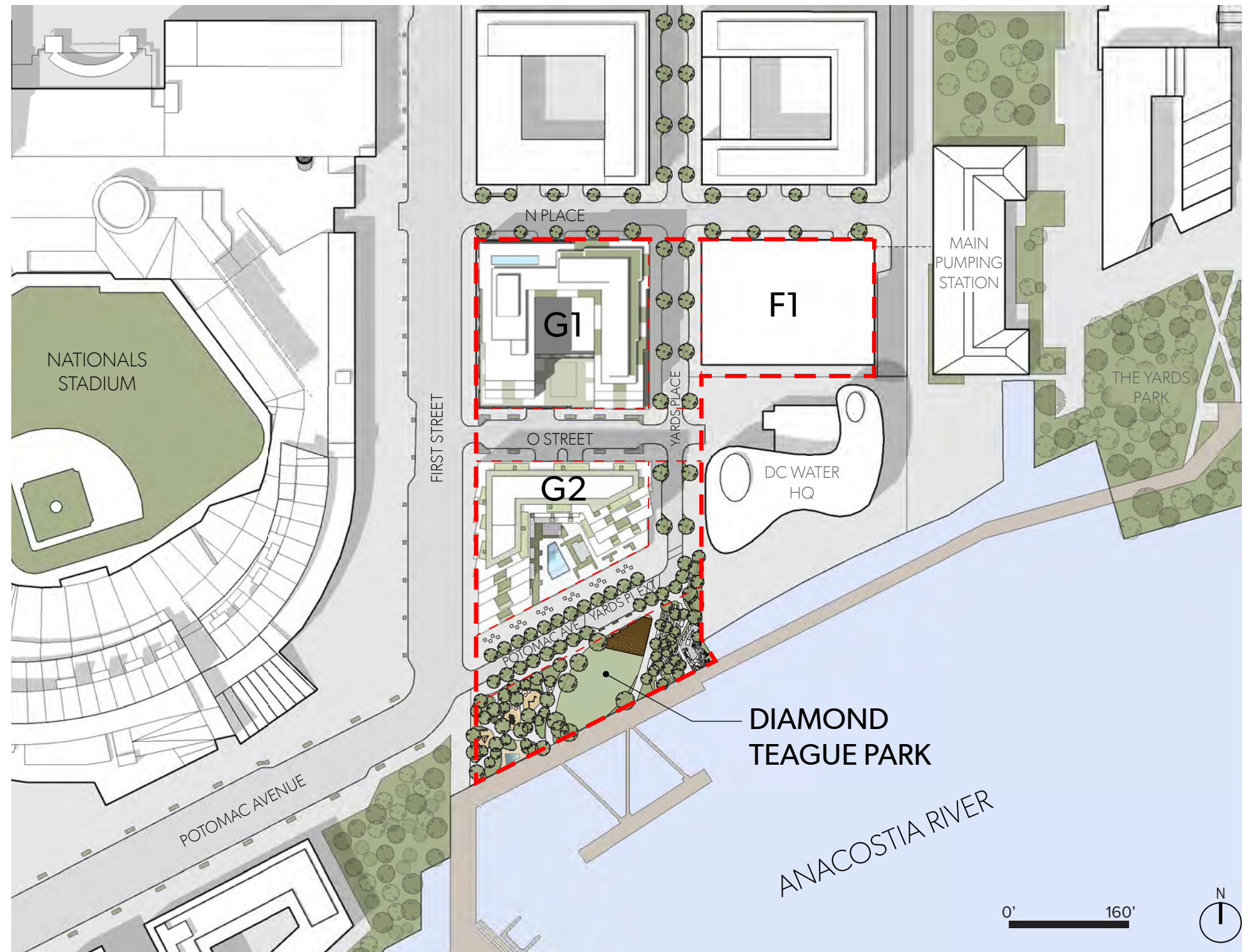
| ANC 6D Public Presentation



STAGE 2 PUD

Community Benefits

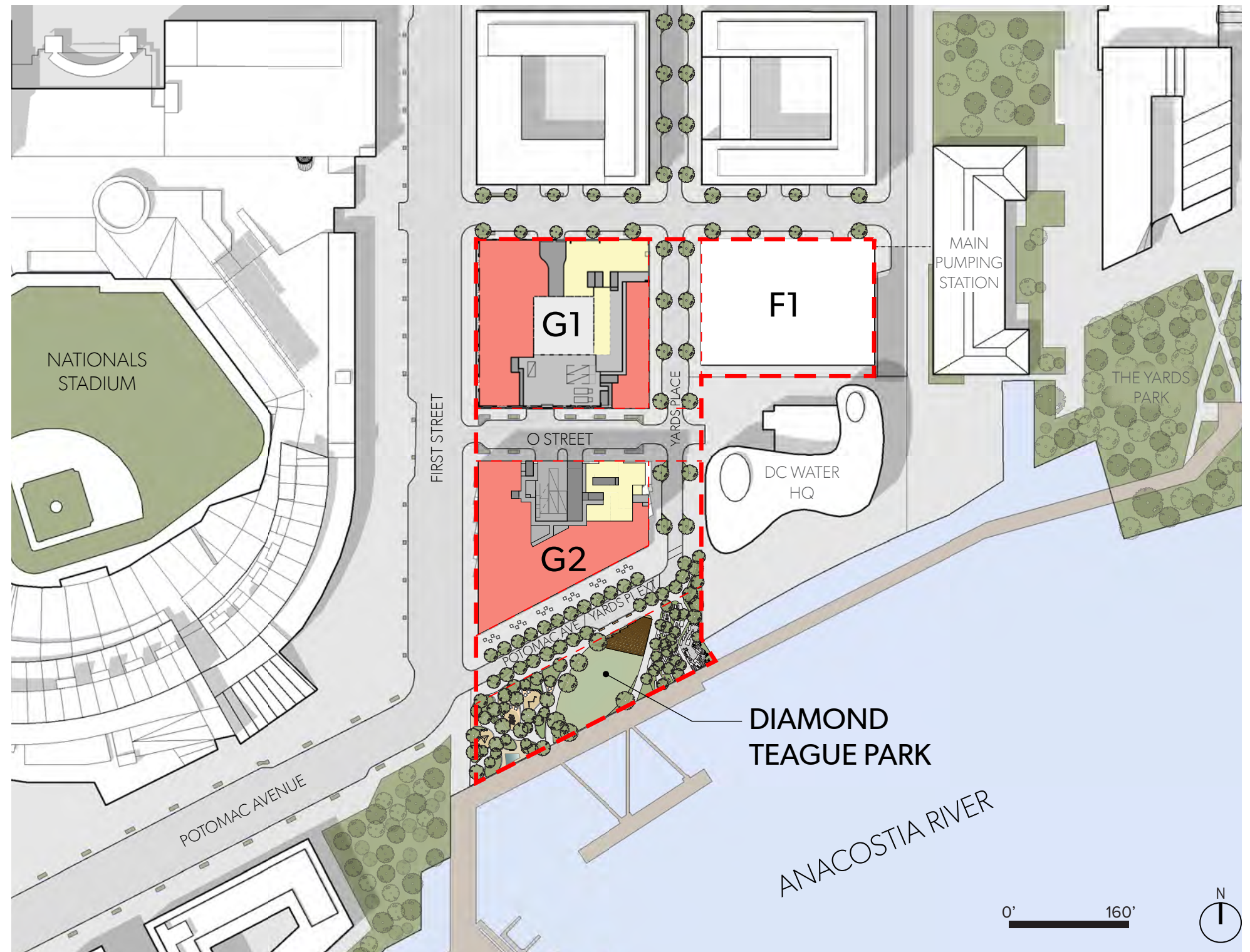
- Increase affordable housing to 30% of units and deepen affordability to 30% and 60% AMI
- Remove optional G3 building and build permanent riverfront park with significantly increased area
- Redistribute Potomac Avenue to increase space for pedestrians and park
- Carry Yards Place curb-less environment through PUD
- Deliver incubator retail space to provide low-cost storefronts for local-, woman-, and minority-owned businesses
- Relocate above-grade parking to below-grade and increase total number of residential units
- Implement best practices in resilient design



STAGE 2 PUD

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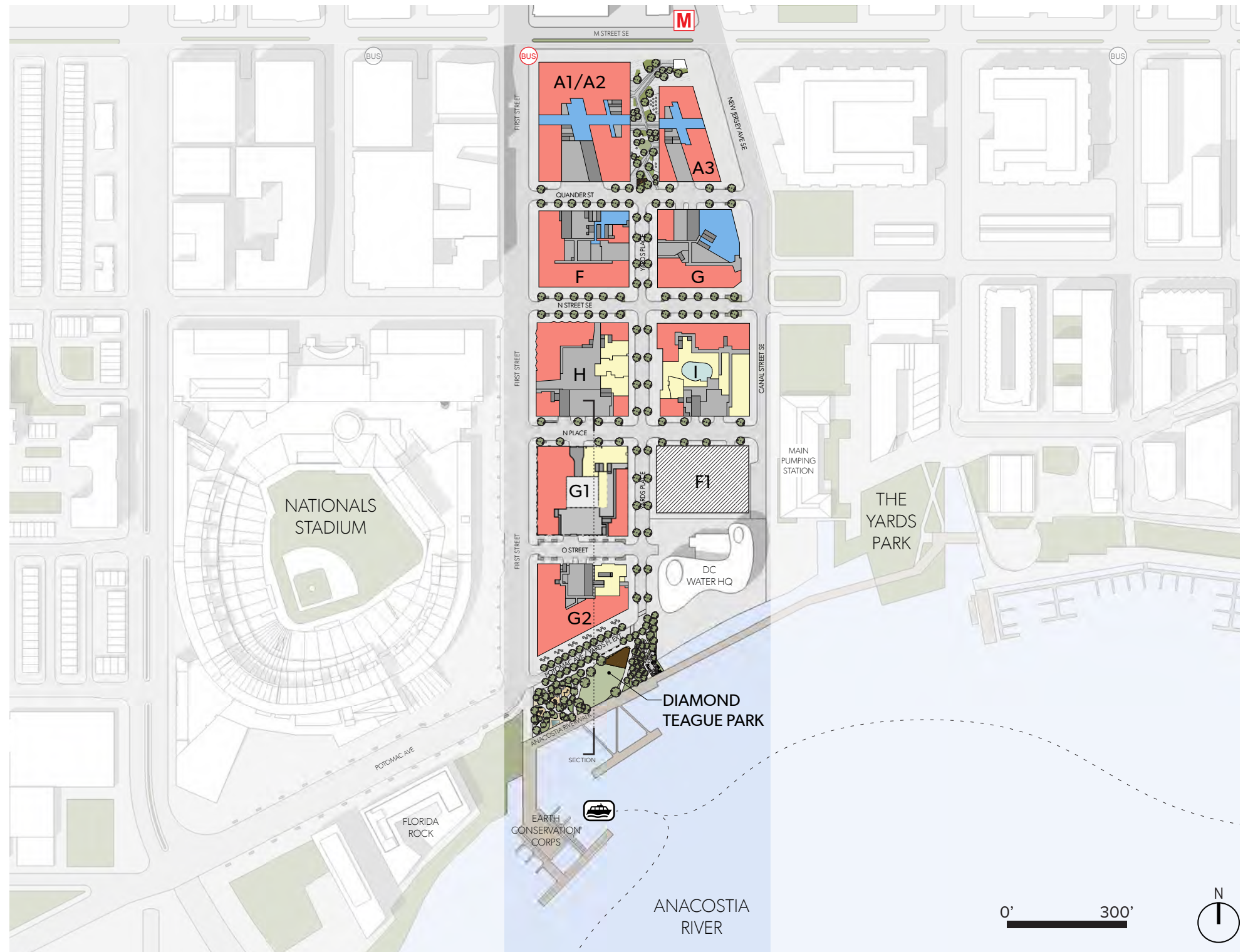


STAGE 2 PUD

Yards Place Corridor

LEGEND

- RETAIL
- OFFICE
- RESIDENTIAL
- LOADING / BOH
- PARKING / VERTICAL CIRCULATION CORES
- ENCLOSED COURTYARD
- FUTURE DEVELOPMENT
- M NAVY YARD BALLPARK METRO ACCESS
- BUS METROBUS STOP
- BUS METROBUS STOP
- RIVERBOAT RIVERBOAT / WATER TAXI



STAGE 2 PUD

Yards Place Corridor



DIAMOND TEAGUE PARK

Concept Plan

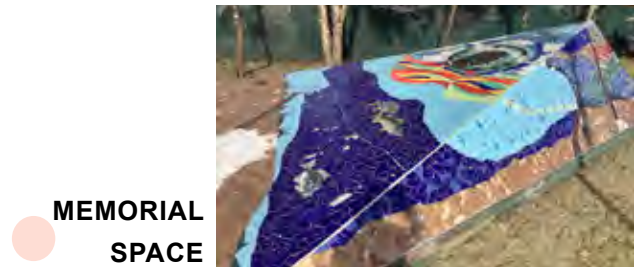


DIAMOND TEAGUE PARK

Site Program



URBAN PLAZA



MEMORIAL SPACE



OPEN/FLEX SPACE



PLAY NOOKS



RETAIL



GET DOWN



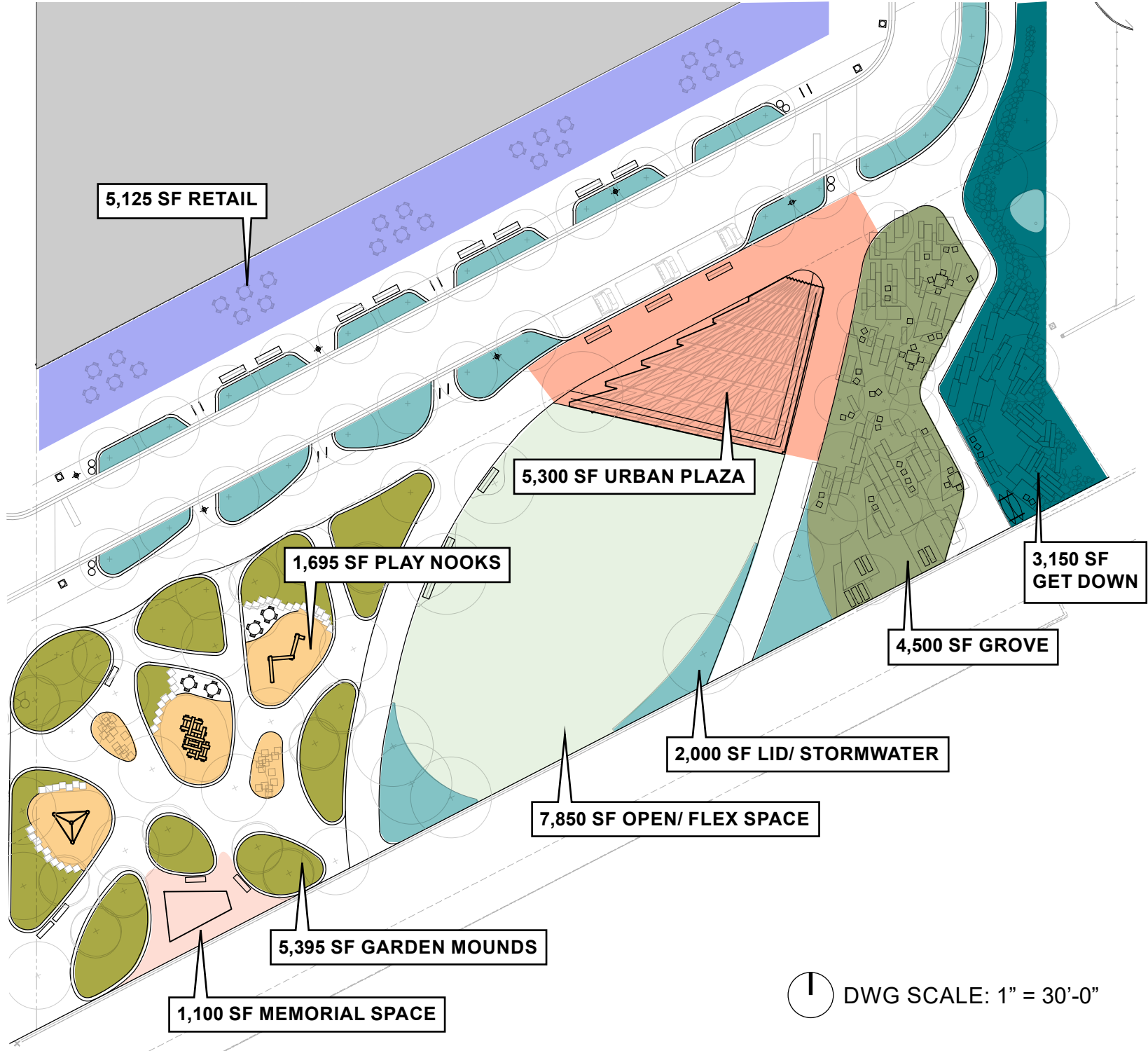
GARDEN MOUNDS



LID/STORM WATER



UPLAND GROVE



DIAMOND TEAGUE PARK

Riverwalk



DIAMOND TEAGUE PARK

Garden Mounds & Play Nooks



DIAMOND TEAGUE PARK

Shade Structure



DIAMOND TEAGUE PARK

Upland Grove & Get Down



STAGE 2 PUD

Southwest Aerial View



STAGE 2 PUD

Southeast Aerial View

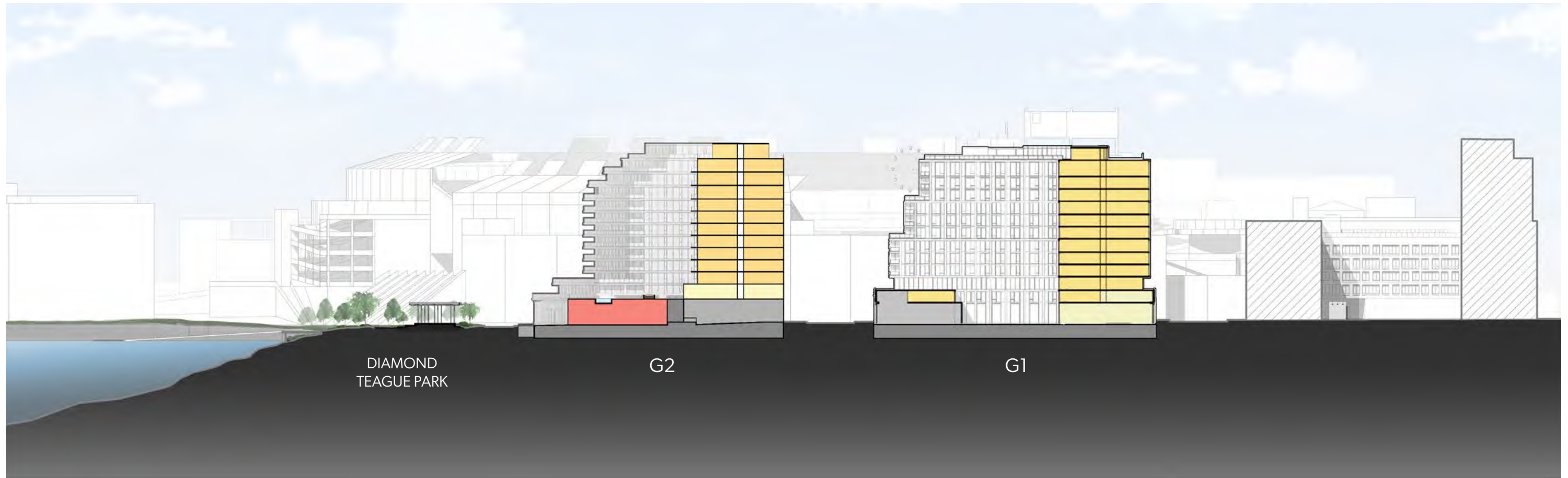


STAGE 2 PUD

Site Sections

LEGEND

- | | | | |
|---|-----------------------|---|------------------------------|
|  | RETAIL |  | LOADING |
|  | RESIDENTIAL UNITS |  | PARKING, VERTICAL CORES, BOH |
|  | RESIDENTIAL AMENITIES |  | PARK & GREENERY |



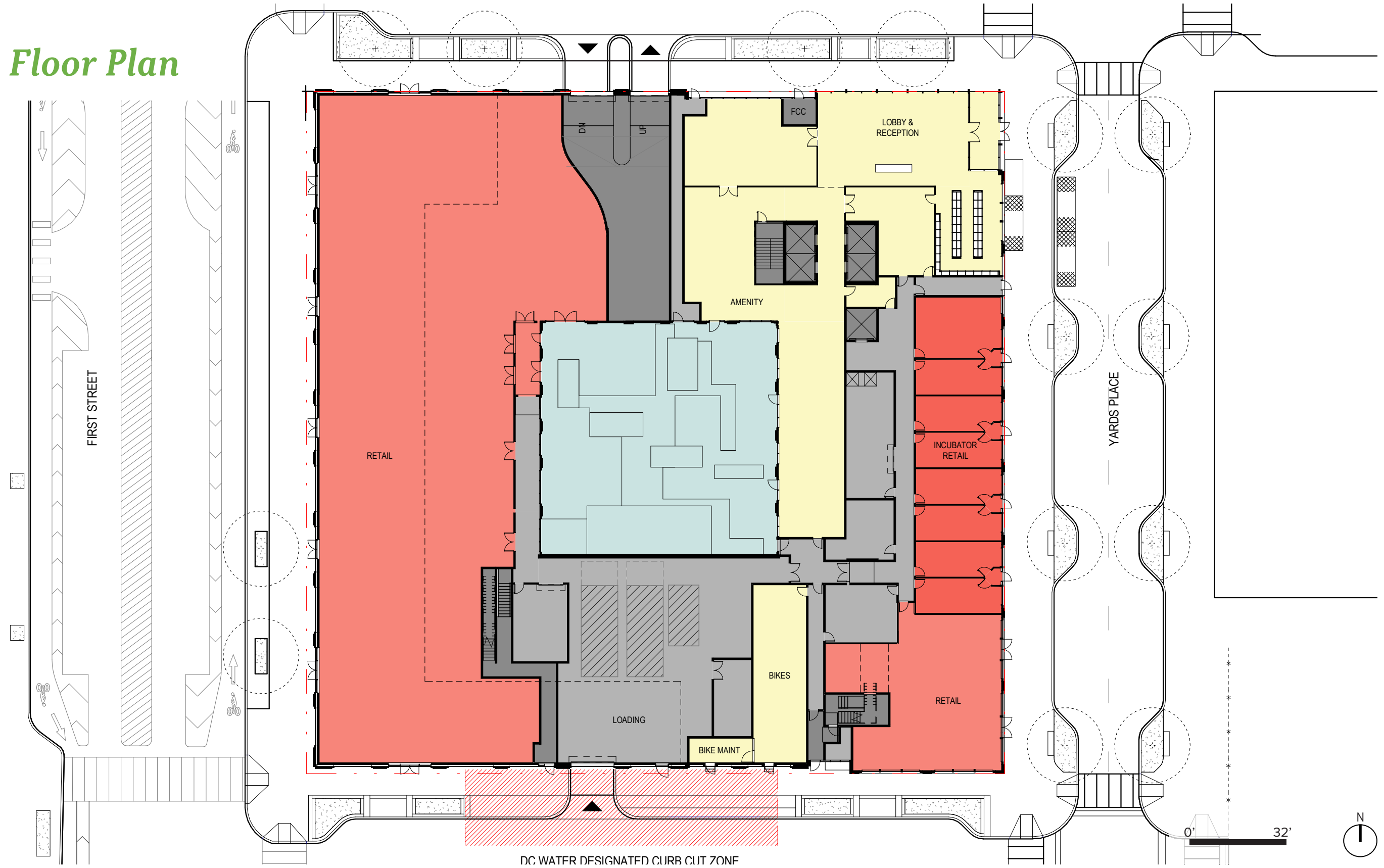
NORTH/SOUTH (G1, G2, DIAMOND TEAGUE PARK)

0' 80'



G1

Ground Floor Plan



G1

Yards Pl. Retail



G1

First St. & O St. Streetscape



G1

Yards Pl. & N Pl. Lobby



G1

First St. & N Pl.



G1

First St. & O St.



G1

Yards Pl. & O St.



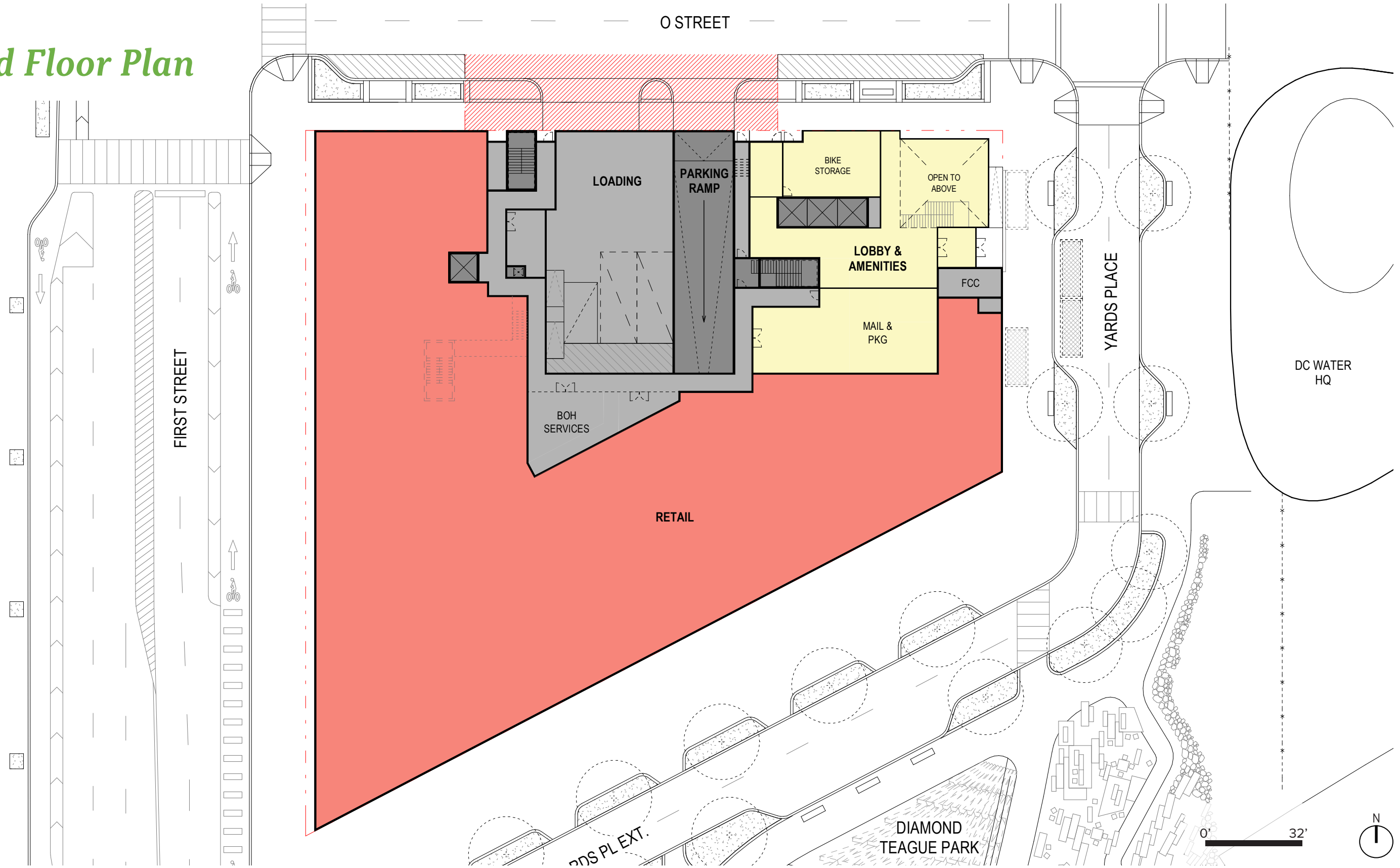
G1

Terrace Aerial



G2

Ground Floor Plan



G2

Potomac Ave. & Yards Pl. Extension



G2

First St. & Potomac Ave. / Yards Pl. Extension



G2

First St. & O St.



G2

Yards Pl. & O St.



G2

Unit Balcony



G2

Yards Pl. Extension



APPENDIX

Additional Information

DIAMOND TEAGUE PARK

Furnishings



STUMPS



LINEAR BENCH



FIXED TABLE & CHAIR



CHAISE LOUNGE



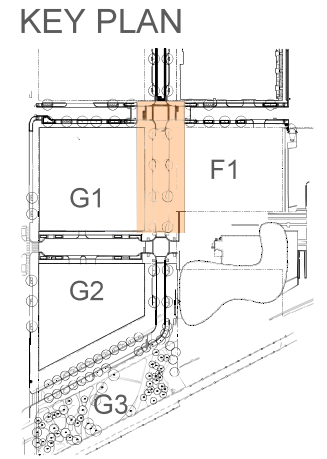
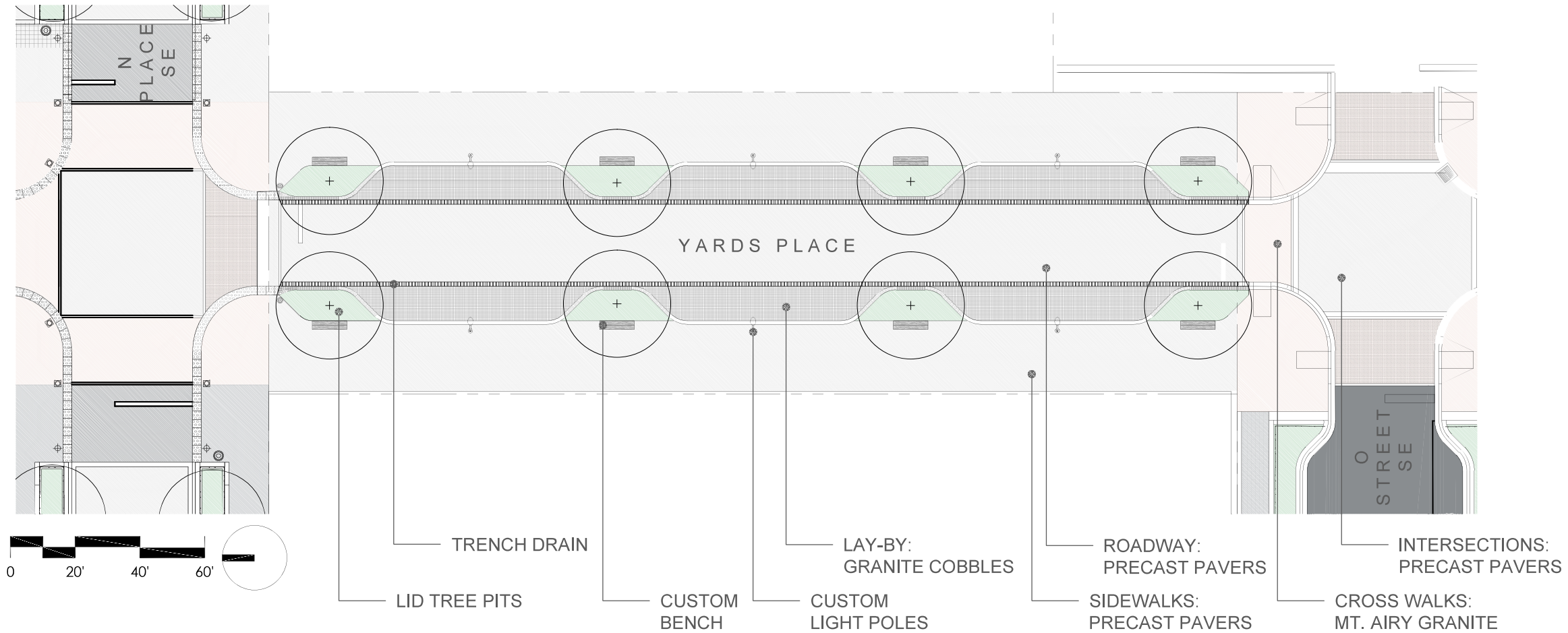
MOVABLE TABLE & CHAIR



DWG SCALE: 1" = 30'-0"

YARDS PLACE NORTH

Materials Plan

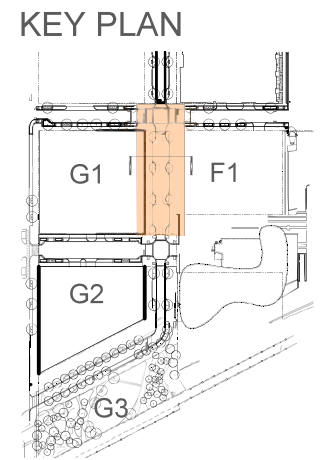
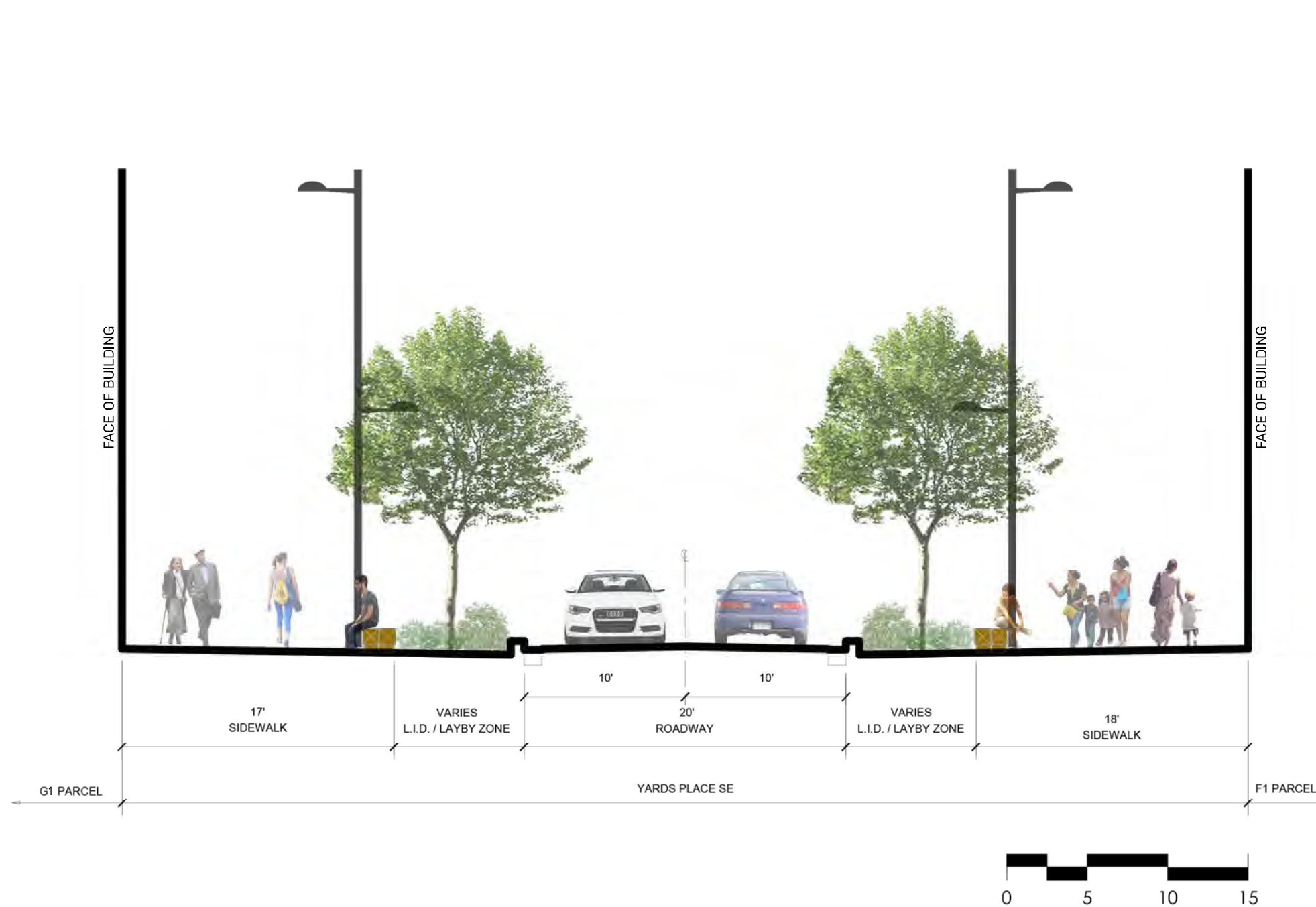


YARDS PLACE N MATERIALS HIGHLIGHTS:

- PRECAST PAVER ROADWAY
- LID TREE PITS WITH GRANITE BAND
- SMOOTH COBBLE BAND
- PRECAST PAVER SIDEWALKS
- MT. AIRY GRANITE CROSS WALKS
- MT. AIRY GRANITE INTERSECTIONS
- CUSTOM LIGHT POLES

YARDS PLACE NORTH

Section



G1

Site Photos



FIRST ST & N PL CORNER



N PL LOOKING WEST



FIRST ST AT O ST LOOKING NORTH



N PL LOOKING EAST

G1

Fleet Maintenance Building



TYPICAL BAYS (DOOR & WINDOW CONDITION)



ATYPICAL SOUTHEAST FACADE



INTERIOR CONDITION



AERIAL VIEW

G1

Existing Facade Documentation



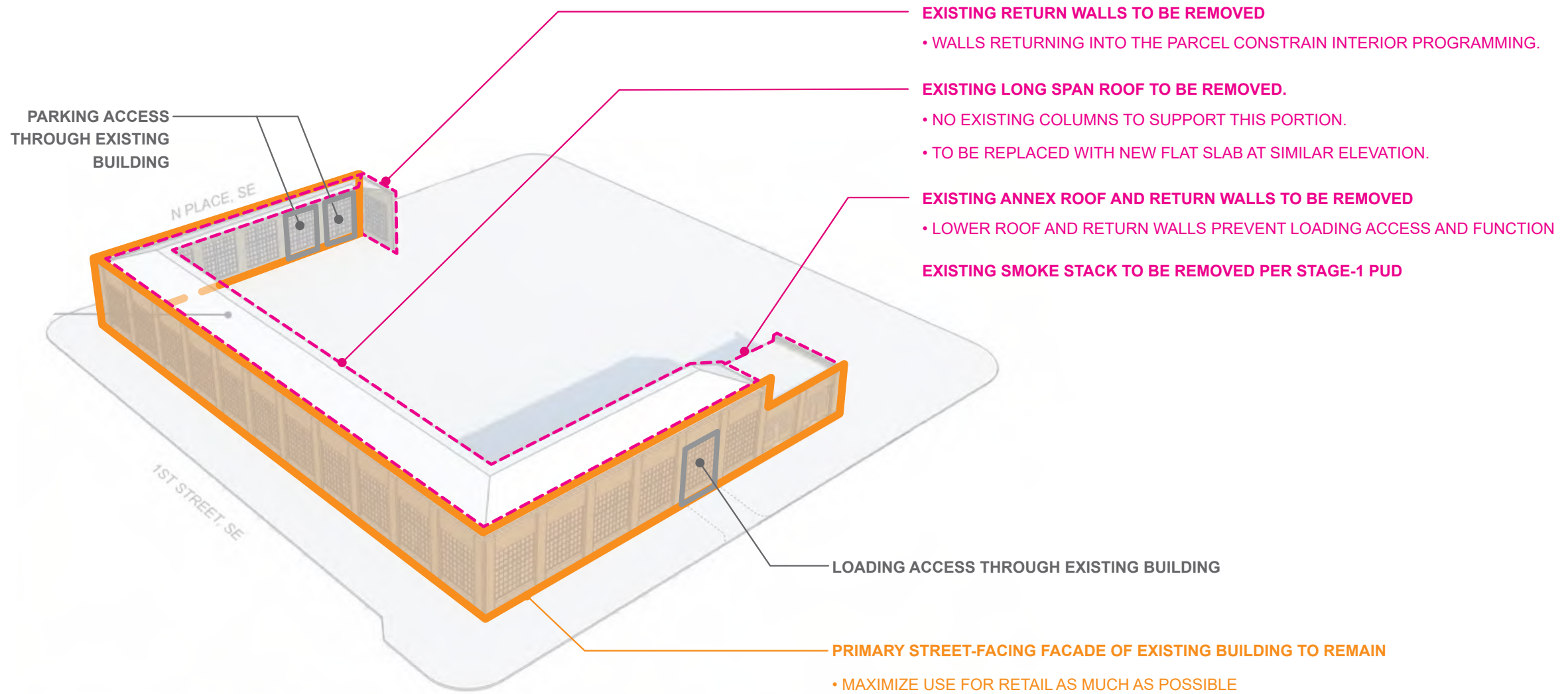
VIEW FROM FIRST ST & O ST



VIEW FROM O ST



INTERIOR VIEW



PRESERVATION DIAGRAM FLEET MAINTENANCE BUILDING

DC WATER OCCUPIED SITES

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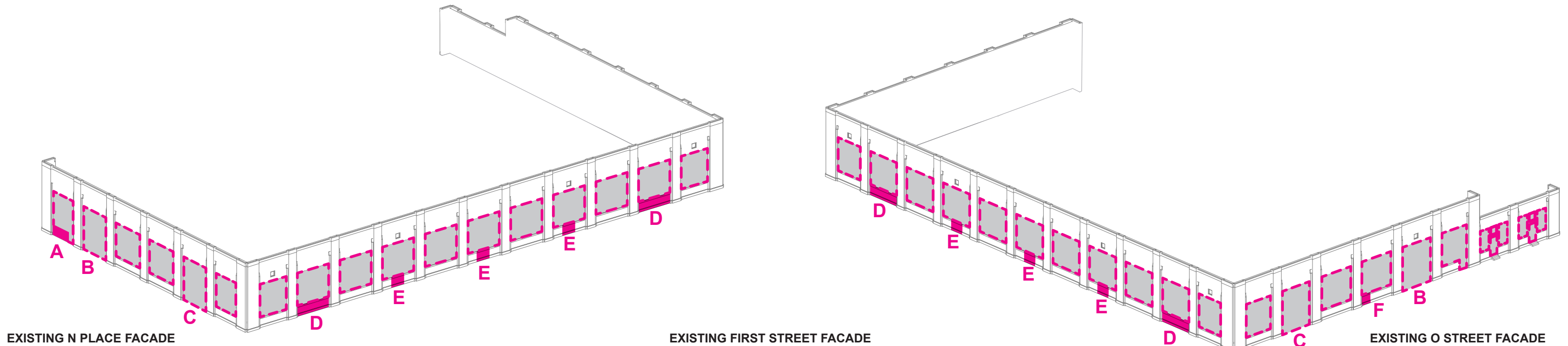
FEBRUARY 27, 2013

WASHINGTON, DC

PUD REFERENCE - PARCEL G1

G1

Fleet Maintenance Building Facade Adjustment



- A: REMOVE EXISTING WINDOW, SWING DOOR, AND PARTIAL SILL. REPLACE WITH NEW ROLL UP DOOR FOR VEHICULAR ACCESS
- B: REMOVE EXISTING ROLL UP DOOR AND TRANSOM. REPLACE WITH NEW ROLL UP DOOR FOR VEHICULAR ACCESS.
- C: REMOVE EXISTING ROLL UP DOOR AND TRANSOM. REPLACE WITH NEW RETAIL STOREFRONT SYSTEM TO GRADE WITHIN EXISTING MASONRY OPENING.
- D: REMOVE EXISTING WINDOW AND SILL. REPLACE WITH NEW RETAIL STOREFRONT SYSTEM TO GRADE WITHIN ADJUSTED MASONRY OPENING.
- E: REMOVE EXISTING WINDOW AND PORTION OF SILL. REPLACE WITH NEW STOREFRONT SYSTEM AND DOUBLE DOOR FOR RETAIL ACCESS.
- F: REMOVE EXISTING WINDOW AND PORTION OF SILL. REPLACE WITH NEW STOREFRONT SYSTEM AND SINGLE DOOR FOR BUILDING EGRESS.
- ALL OTHER BAYS: REMOVE EXISTING WINDOWS AND/OR DOORS AND REPLACE WITH NEW STOREFRONT SYSTEM WITHIN EXISTING MASONRY OPENINGS.

 EXISTING MASONRY SILLS PROPOSED TO BE REMOVED FOR BUILDING ACCESS