Southeast Federal Center
Yards West

1275 New Jersey Avenue, SE

Parcel G
35% Design Submission
Section 106 compliance in accordance with the programmatic agreement and historic covenant
April 4, 2019

Prepared for:
The U.S. Commission of Fine Arts

Prepared by:
The U.S. General Services Administration
Brookfield Properties

With the Assistance of:
Gensler

Brookfield
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General Information

**PROJECT NAME**
Parcel G, Marketing Name TBD

**LOCATION**
Southeast Federal Center (SEFC) Redevelopment Zone bounded by:
North of N Street SE, West of New Jersey Avenue SE, South of Quander Street SE and East of proposed 1 1/2 Street SE.

**SUMMARY**
Parcel G will be developed as an eleven-story commercial office building with street-level retail along the southern and western sides of the parcel. It will have two levels of below-grade parking which will serve the building and the public. The ground level will consist of retail, office tenant amenities, lobbies, and entrances to a loading dock and a parking garage.

**DEVELOPER**
Brookfield Properties

**ARCHITECT**
Gensler

**PROJECT MANAGER**
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**PROPOSED USE**
Mixed-use (Commercial Office and Retail)

**SITE AREA**
39,384 sf

**SITE COVERAGE**
98.69%

**ALLOWABLE AREA**

<table>
<thead>
<tr>
<th>Description</th>
<th>FAR</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.0 FAR</td>
<td></td>
<td>236,304</td>
</tr>
<tr>
<td>1.0 FAR (under Zoning Commission design review)</td>
<td></td>
<td>39,384</td>
</tr>
<tr>
<td>Density from Balance of the Record Lot</td>
<td></td>
<td>32,713</td>
</tr>
<tr>
<td><strong>Target GSF</strong></td>
<td></td>
<td>308,401</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>FAR</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.4 FAR (Penthouse)</td>
<td></td>
<td>15,754</td>
</tr>
</tbody>
</table>

**ALLOWABLE BUILDING HEIGHT**
110’, up to 130’

**TOTAL PROJECT AREA**

<table>
<thead>
<tr>
<th>Description</th>
<th>GSF</th>
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</thead>
<tbody>
<tr>
<td>Office Floors 2 through 11</td>
<td>271,427</td>
</tr>
<tr>
<td>Office (Ground Floor)</td>
<td>23,254</td>
</tr>
<tr>
<td>Retail/Office Flex</td>
<td>13,680</td>
</tr>
<tr>
<td><strong>Subtotal (Areas towards FAR)</strong></td>
<td>308,401</td>
</tr>
<tr>
<td>Penthouse (Habitable + Overhang)</td>
<td>5,510</td>
</tr>
<tr>
<td>Below-grade</td>
<td>77,632</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>83,142</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>391,543</td>
</tr>
</tbody>
</table>

**PROPOSED USE ALLOCATION**

<table>
<thead>
<tr>
<th>Description</th>
<th>FAR</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office (Including Floor 01 Lobby/Core/Loading)</td>
<td>76.68%</td>
<td>300,231</td>
</tr>
<tr>
<td>Retail &amp; Retail/Office Flex</td>
<td>3.49%</td>
<td>13,680</td>
</tr>
<tr>
<td>Parking and Below-grade Mechanical</td>
<td>19.83%</td>
<td>77,632</td>
</tr>
</tbody>
</table>
The Yards Revised Master Plan
SOUTHEAST FEDERAL CENTER (SEFC) ZONES
The Yards Revised Land Use Plan
SOUTHEAST FEDERAL CENTER (SEFC) ZONES
Parcel G is bounded by two streets that are considered part of the original L'Enfant Plan: N Street and New Jersey Avenue. The third and fourth streets, forming the western and northern boundaries, are new streets. These new streets, also known as 1 1/2 Street and Quander Street respectively, bisect the original 743 Square.

Setbacks adjacent to the streets are part of the original L'Enfant Plan and 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 G is part of the SEFC 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 do not fall under the jurisdiction of the DC Historic Landmark and Historic District Protection Act (DC Law 2-144, as amended).
SECTION 2

SITE ANALYSIS & CONCEPT DESIGN
Context

Solar Access:
- More sunny days during summer months and cloudy days during winter months.
- Spring & fall are similar with dry, sunny weather and crisp mornings.
- Average annual sunshine: 2528 hours/yr
- DC climate is beneficial for aggressive daylight harvesting but also requires careful shading to reduce glare and cooling loads.

Wind Patterns:
- Average wind speed: 9.4 mph
- General wind direction is from Southwest (SW) during the summer and from the Northwest (NW) during the winter.
- In the summer and fall, warm, moist air brings thunderstorms and higher humidity.
- Design should consider if winter winds might be blocked while summer breezes might be allowed.

Parcel G View Access:
- Direct view access to the waterfront is from the west side of the site, views at street level look down future 1 1/2 Street
- Best views to waterfront can be accessed from the Southeast of the site.
- Views to Tingey Square and open spaces are on the East.
Concept Diagram
VIEW CORRIDORS

- WATERFRONT VIEW ABOVE LEVEL 1
- WATERFRONT VIEW ABOVE LEVEL 5
- 360° VIEW ABOVE LEVEL 11
- HISTORIC URBAN FABRIC BOILERMAKER

YARDS WEST PARCEL G | 35% DESIGN SUBMISSION
10 APRIL 4, 2019
Views at Southeast Corner to Anacostia River
Views at East Corner to Tingey Square
Exterior Materials
IMMEDIATE CONTEXT
Concept Diagram

1. STANDARD OFFICE BARS

2. BEND BARS TO CELEBRATE WATERFRONT VISTA

3. MIRROR & PIVOT SHAPE TO INCREASE MASSING & TO RECEIVE OPEN SPACE TO THE EAST

4. PUSH NEW MASSING DOWN TO CREATE GRAND TERRACE AND RESPOND TO LOWER (110') PARCEL I MASSING MAKE UP SQUARE FOOTAGE BY FILLING THE CORNER
SECTION 3

DESIGN PROPOSAL
Plans & Sections
NOTES:
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON’T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.
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APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.
Floor Plans - Level 10, 11 & Penthouse

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GREEN ROOF PLANTS

ROOF TERRACE MATERIALS

Landscape - Green Roof & Plant Materials
SECTION 4

DESIGN PROPOSAL
Renderings & Elevations
Building Elevation - North
Building Elevation - East

ELEVATION

PLAN VIEW
Building Elevation - South
Building Elevation - West
Materials

1. Brick
2. Metal
3. Rainscreen
4. Metal
5. Precast
Materials

1. BRICK
2. METAL
3. VERTICAL FIN
4. METAL
5. PRECAST
Materials - Lobby Entry

1. Brick
2. Metal
3. Vertical Fin
4. Metal
Aerial - View Towards Southeast
Perspective - New Jersey Avenue - Looking SE
Perspective - Looking West
Southeast Federal Center
Yards West

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