



Southeast Federal Center PARCEL F

35% Design Submission
U.S. Commission of Fine Arts Review

Prepared for:
U.S. Commission of Fine Arts

Prepared by:
the U.S. General Services Administration,
Brookfield Properties and Selldorf Architects

Brookfield
Properties
SELLDORF ARCHITECTS

OCTOBER 30, 2020

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GENERAL INFORMATION

PROJECT NAME
Parcel F

PROJECT LOCATION
Located in the SEFC Redevelopment Zone, Parcel F is bounded on the North by Quander St, to the East by Yards Pl SE, to the south by N Street SE and to the west by 1st Street SE.

PROJECT SUMMARY
Parcel F will be developed as an nine-story commercial office tower with street level retail at west, south and east street frontages. The project will have two levels of below-grade parking that will serve the building and the general public. The ground floor will be primarily comprised of retail and lobby with loading dock and parking entrances located on Quander Street.

PROJECT DEVELOPER
Brookfield Properties

ARCHITECT
Selldorf Architects

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PROPOSED USE
Mixed-Use: Office And Retail

TOTAL SITE AREA
44,720 sf

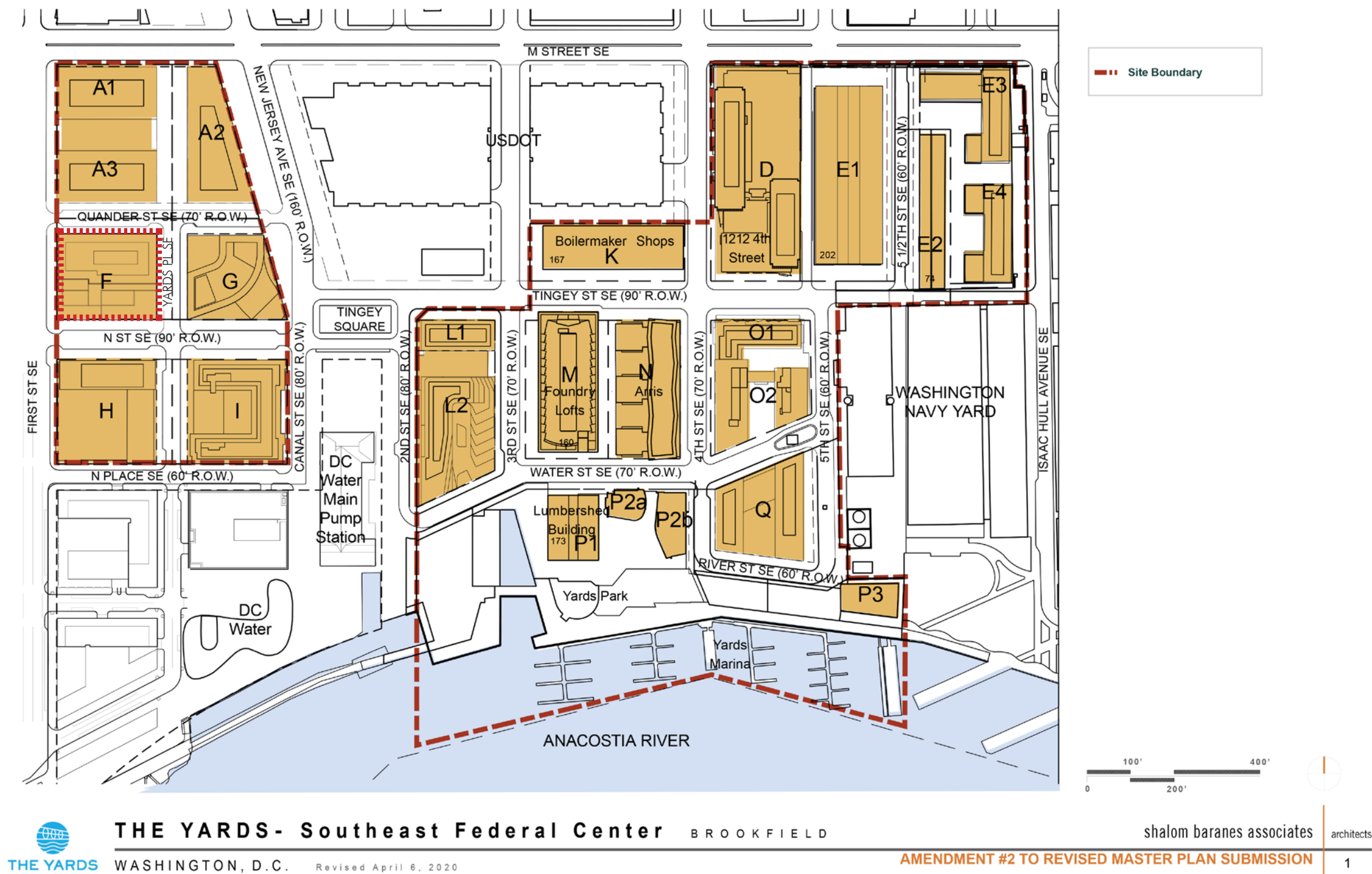
SITE COVERAGE
Approximately 100%

TOTAL ALLOWABLE AREA:		
6.0 FAR Commercial	268,320	gsf
1.0 FAR (Zoning Commission Design Review):	44,720	gsf
<hr/>		
Total Allowable FAR:	313,040	gsf
0.4 FAR Penthouse:	17,888	gsf
Total FAR (with Penthouse)	330,928	gsf

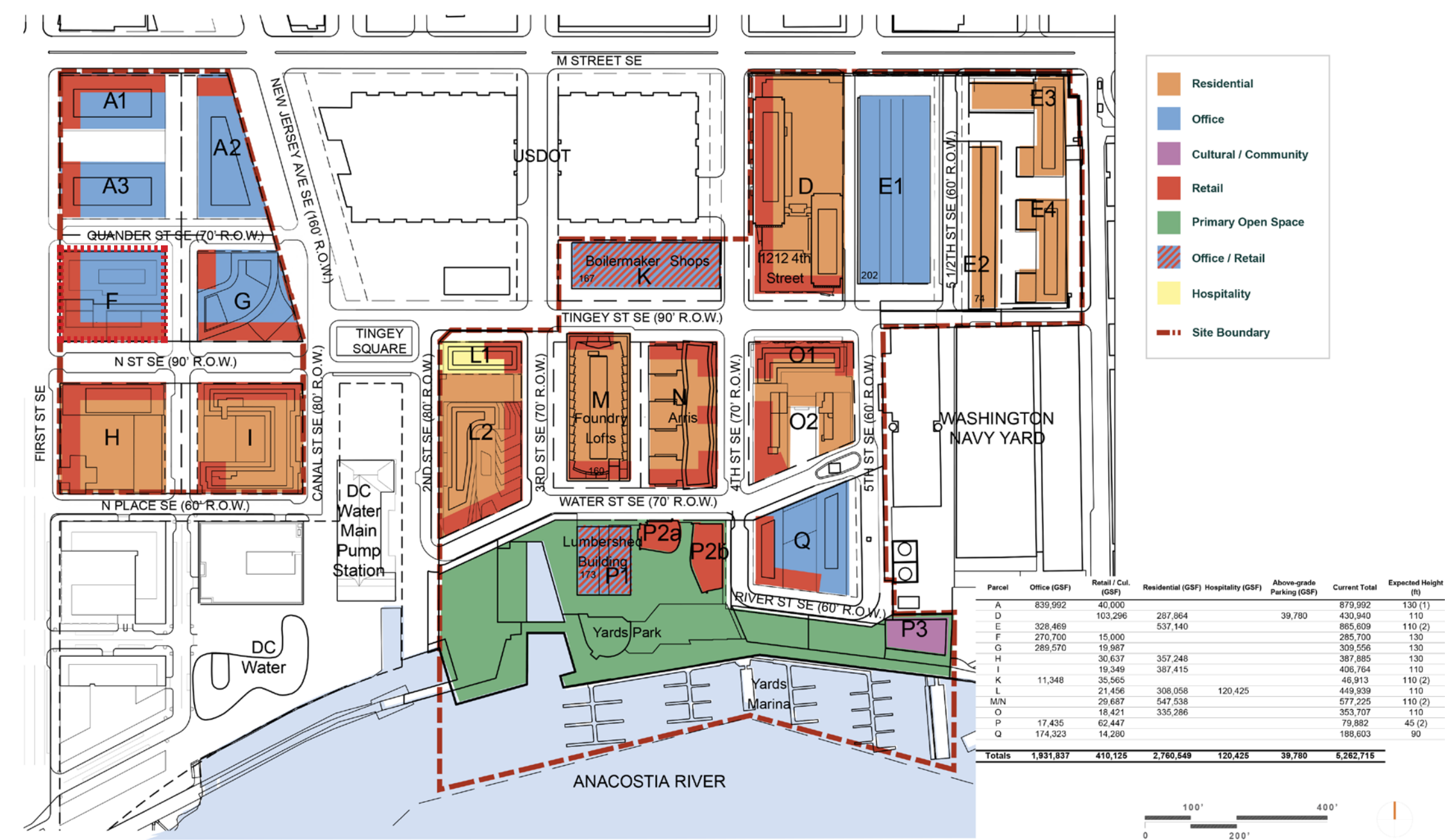
TOTAL PROJECT AREA
Approximately 310,000 SF

1. SITE ANALYSIS

THE YARDS - MASTER PLAN



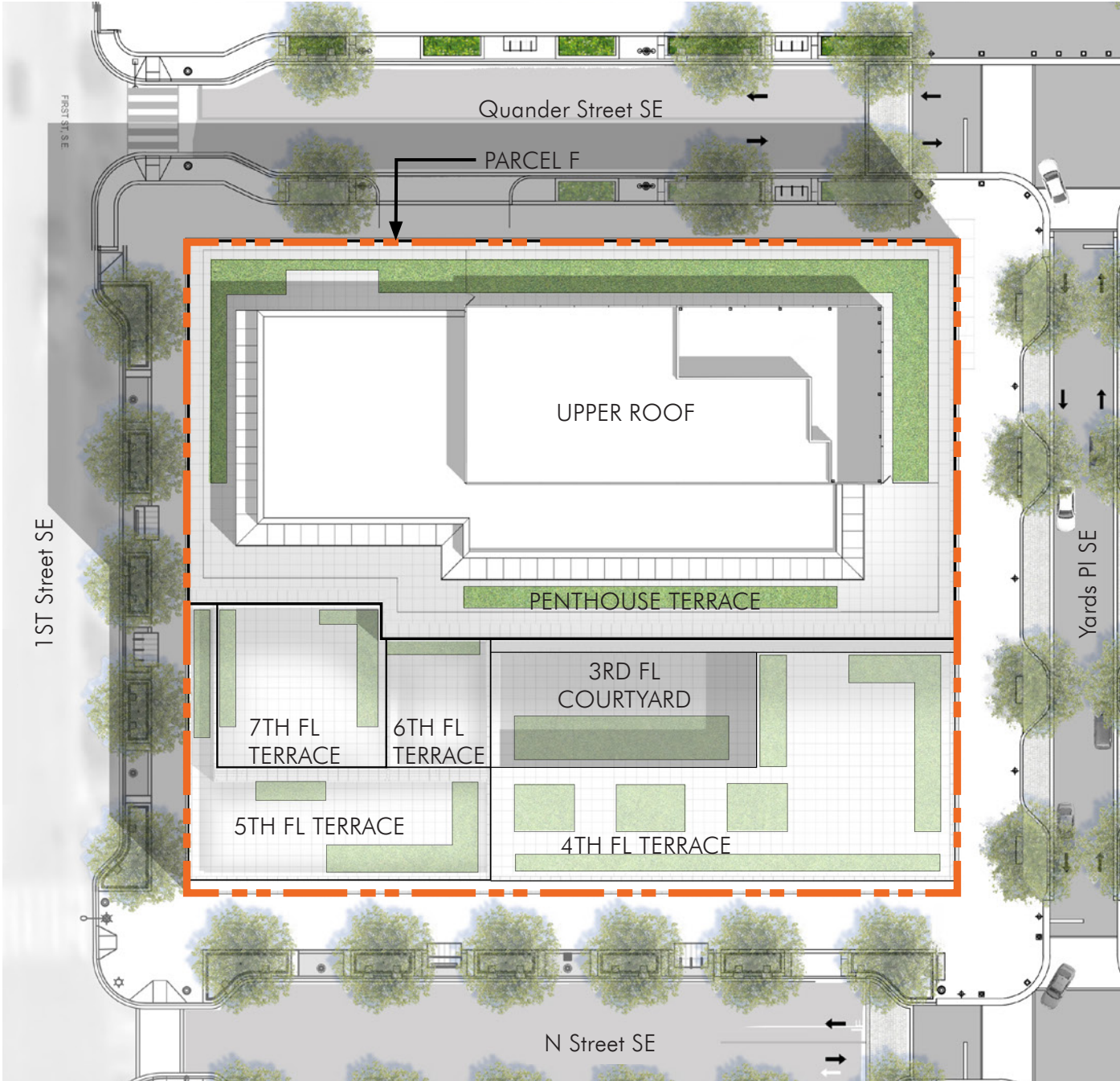
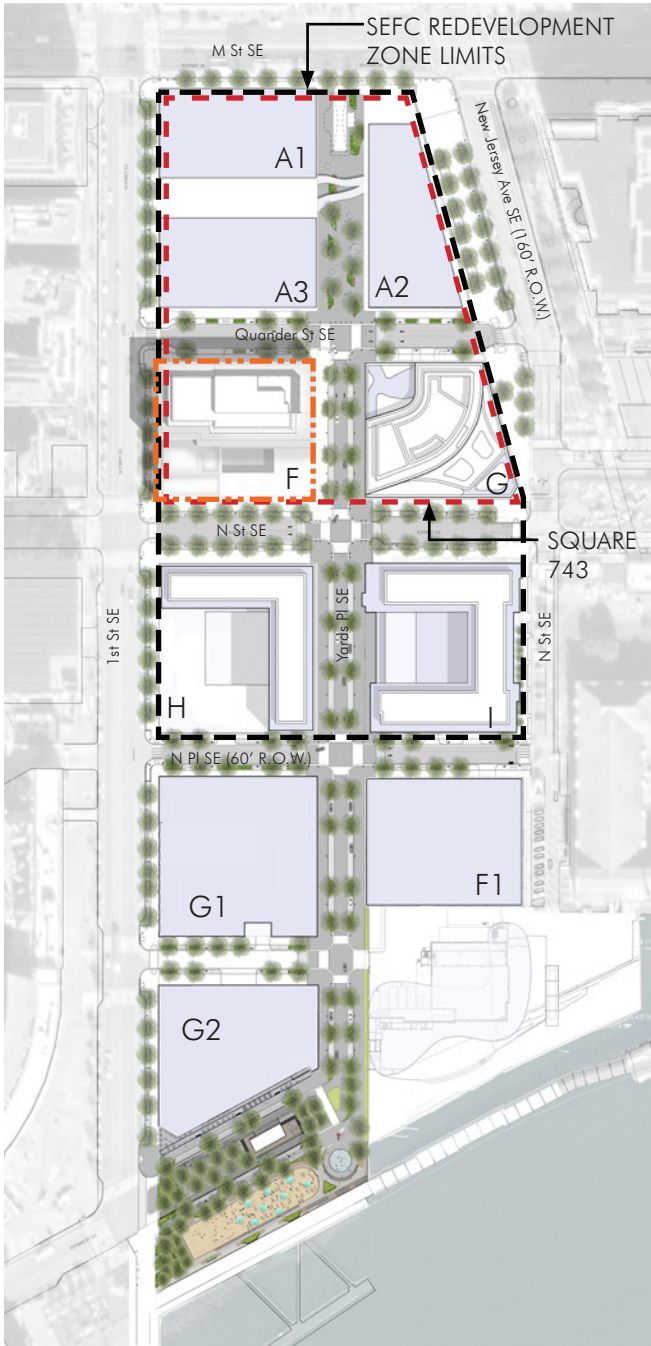
THE YARDS - LAND USE PLAN



PARCEL F SITE PLAN

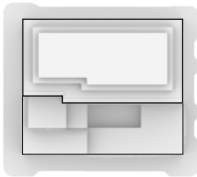
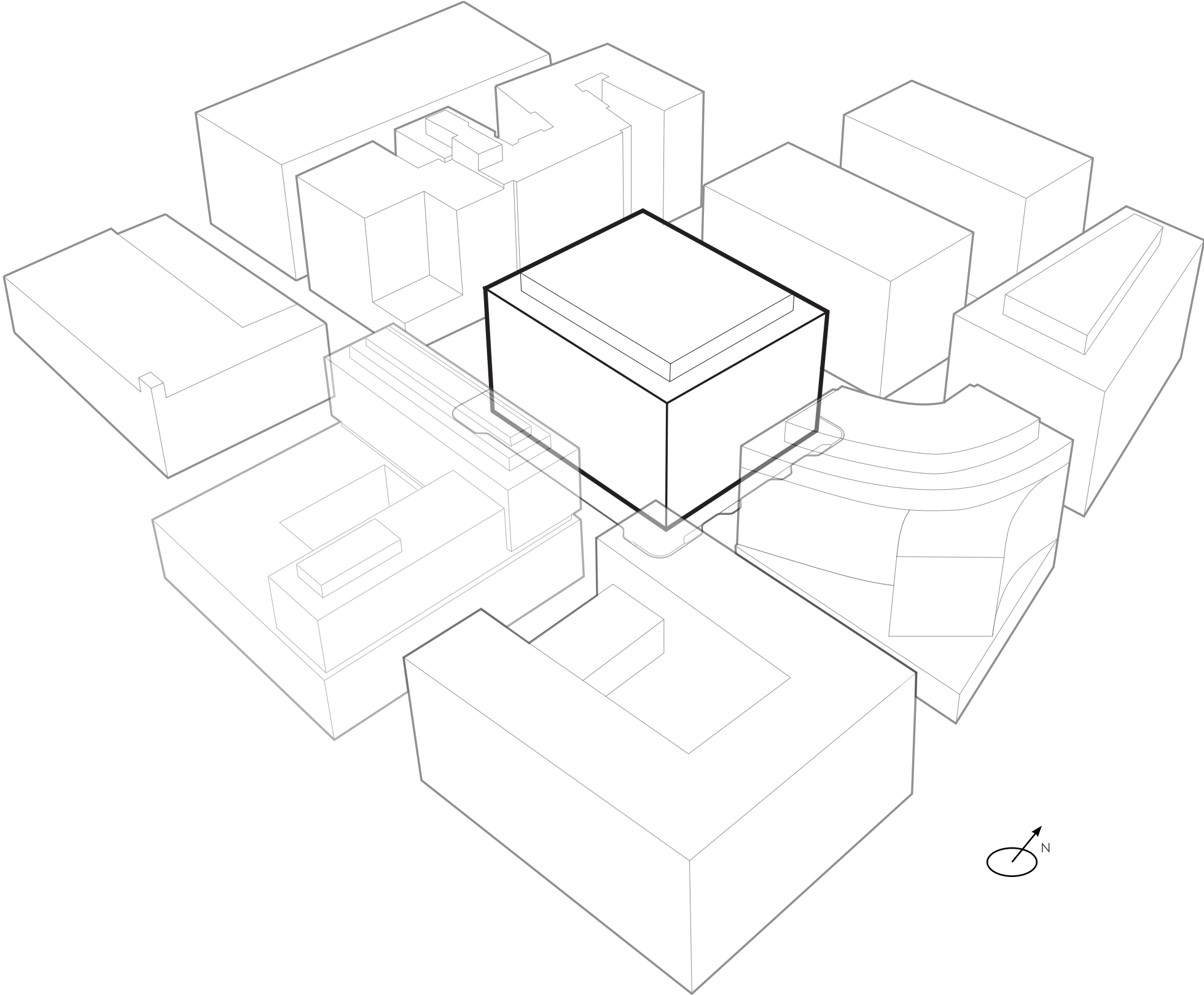
Parcel F is located in square 743 which is bounded by M Street SE (north), 1st Street SE (west), N Street SE (south) and New Jersey Avenue (east). These streets are all considered part of the original L’Enfant Plan. Parcel F itself is bounded by two of the original L’Enfant Plan streets. The remaining 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).



2. CONTEXT AND CONCEPT

MAXIMUM SITE MASSING



URBAN GESTURE

PROGRAMMING

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

DAYLIGHTING

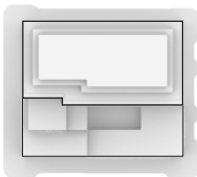
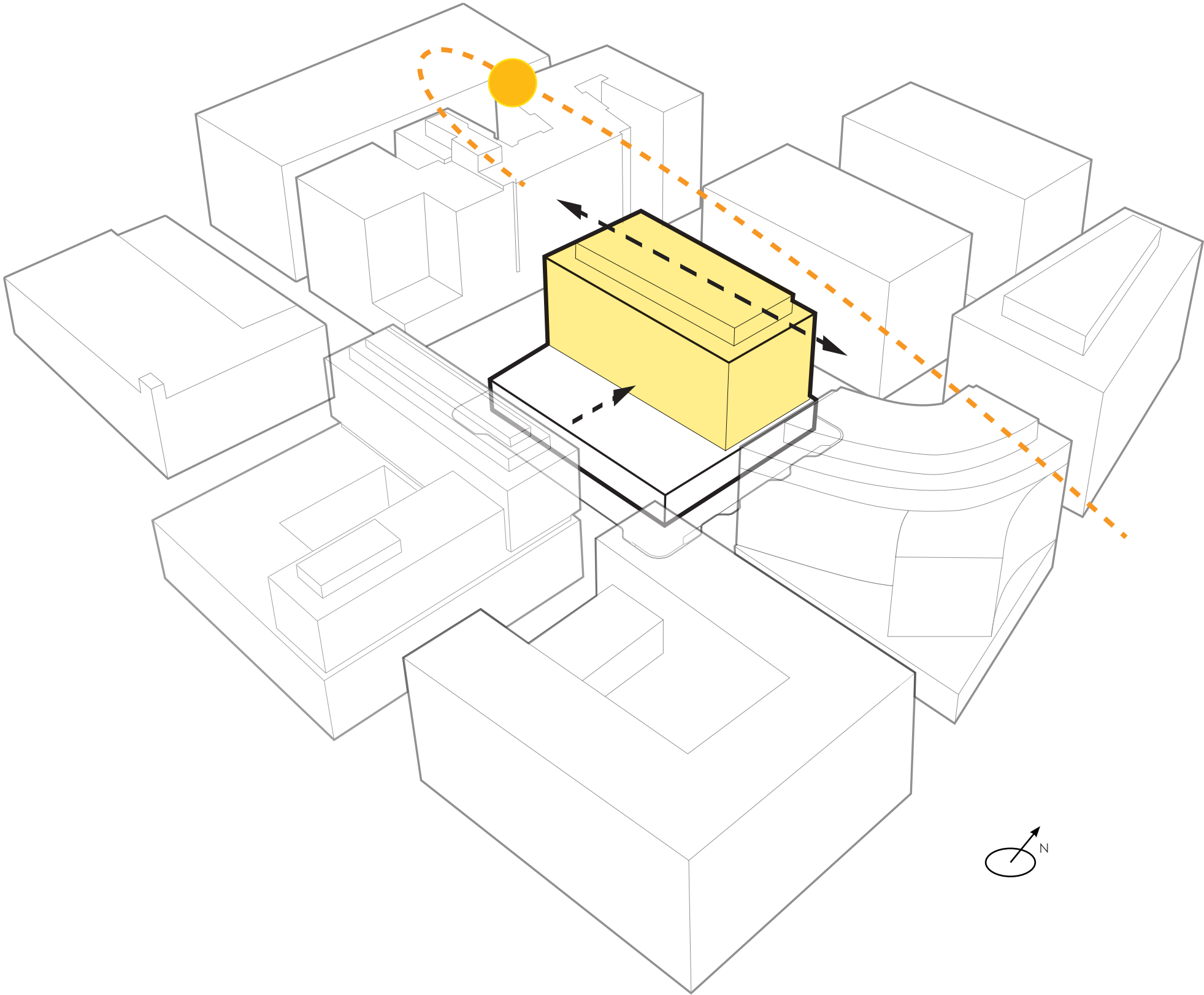
Opening the site to the south maximizes daylight across floor plates, enhancing energy efficiency and promoting workplace health and wellness.

ORIENTATION

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

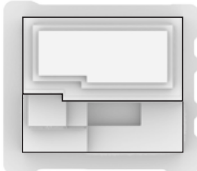
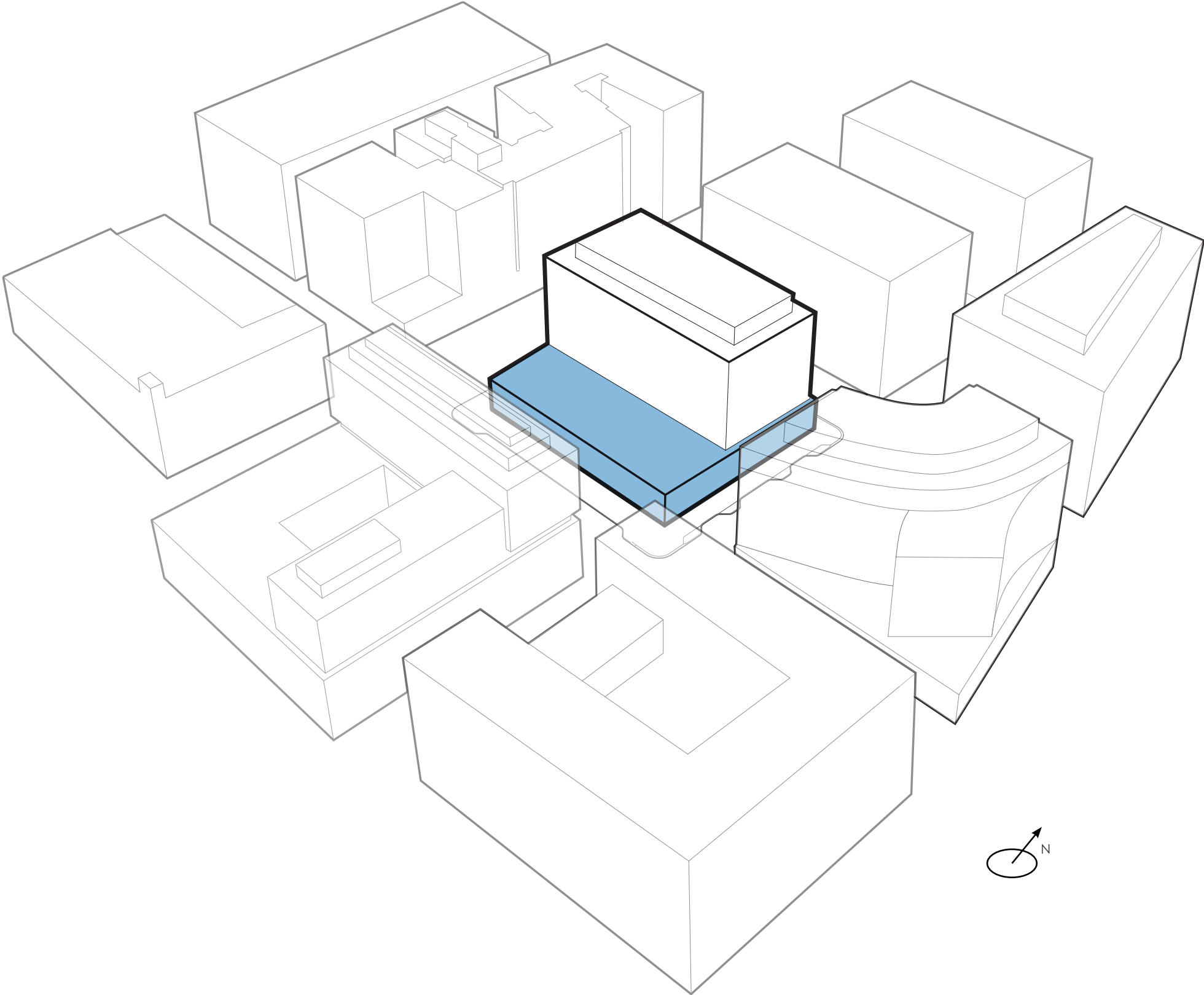
SETBACK UPPER MASS

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



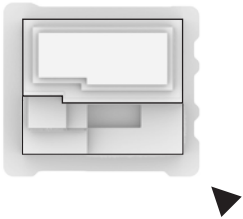
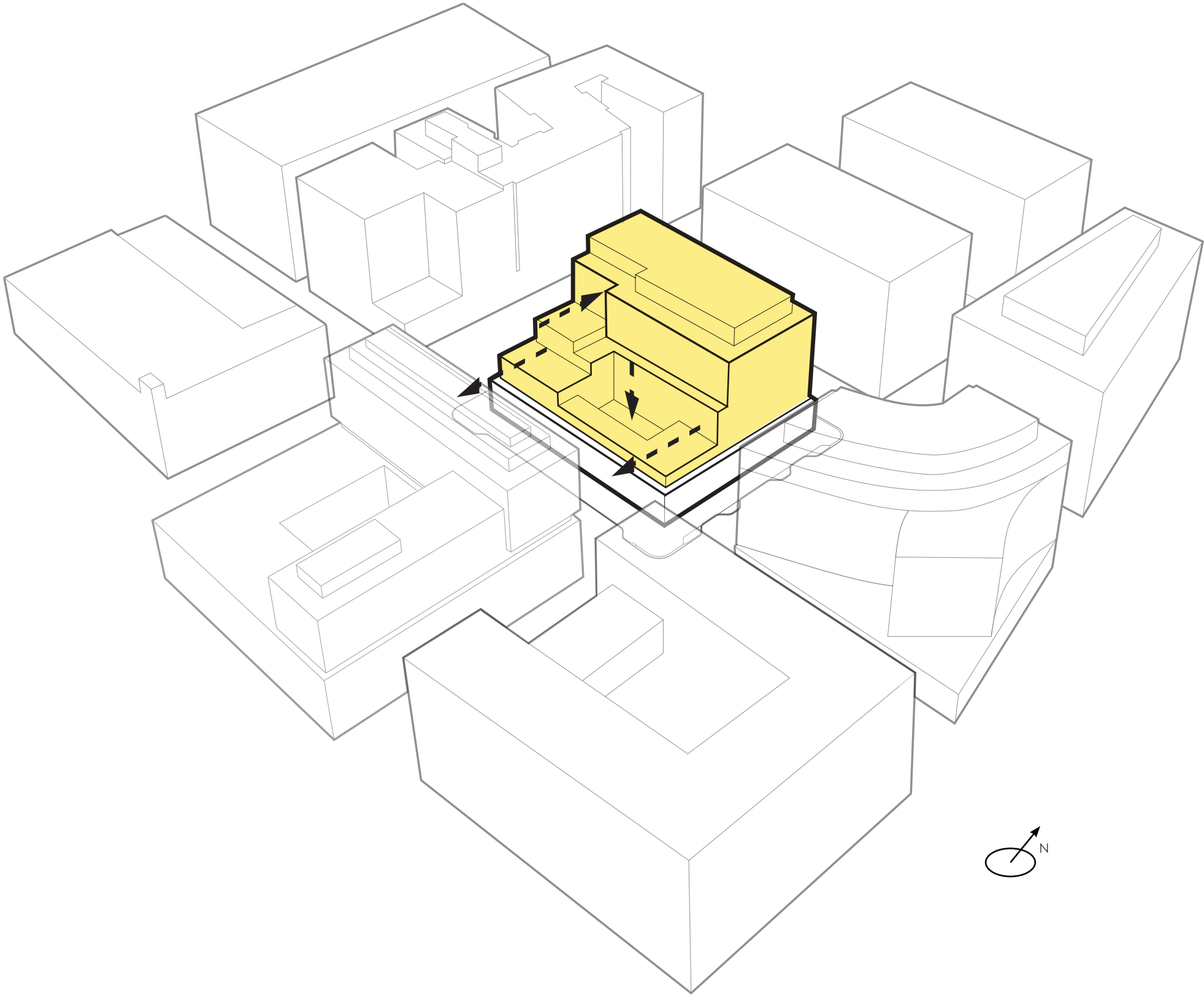
CONTEXTUAL STREET WALL

PEDESTRIAN SCALE
Street wall responds to the pedestrian scale at N Street SE and Yards Pl SE as well as adjacent building street walls.



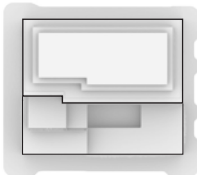
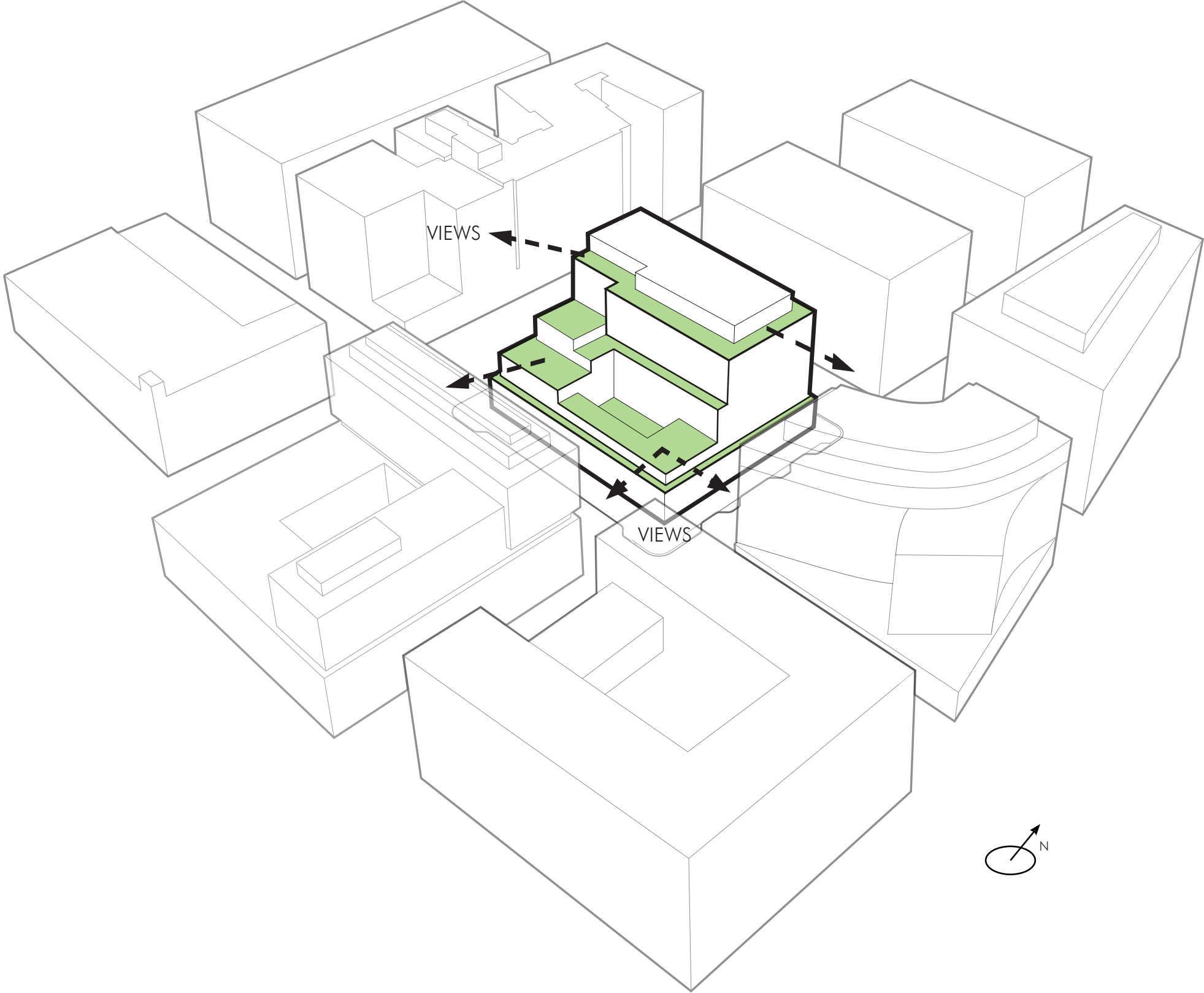
THE CREATION OF UNIQUE SPACES

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.

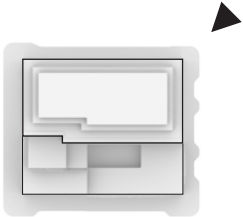
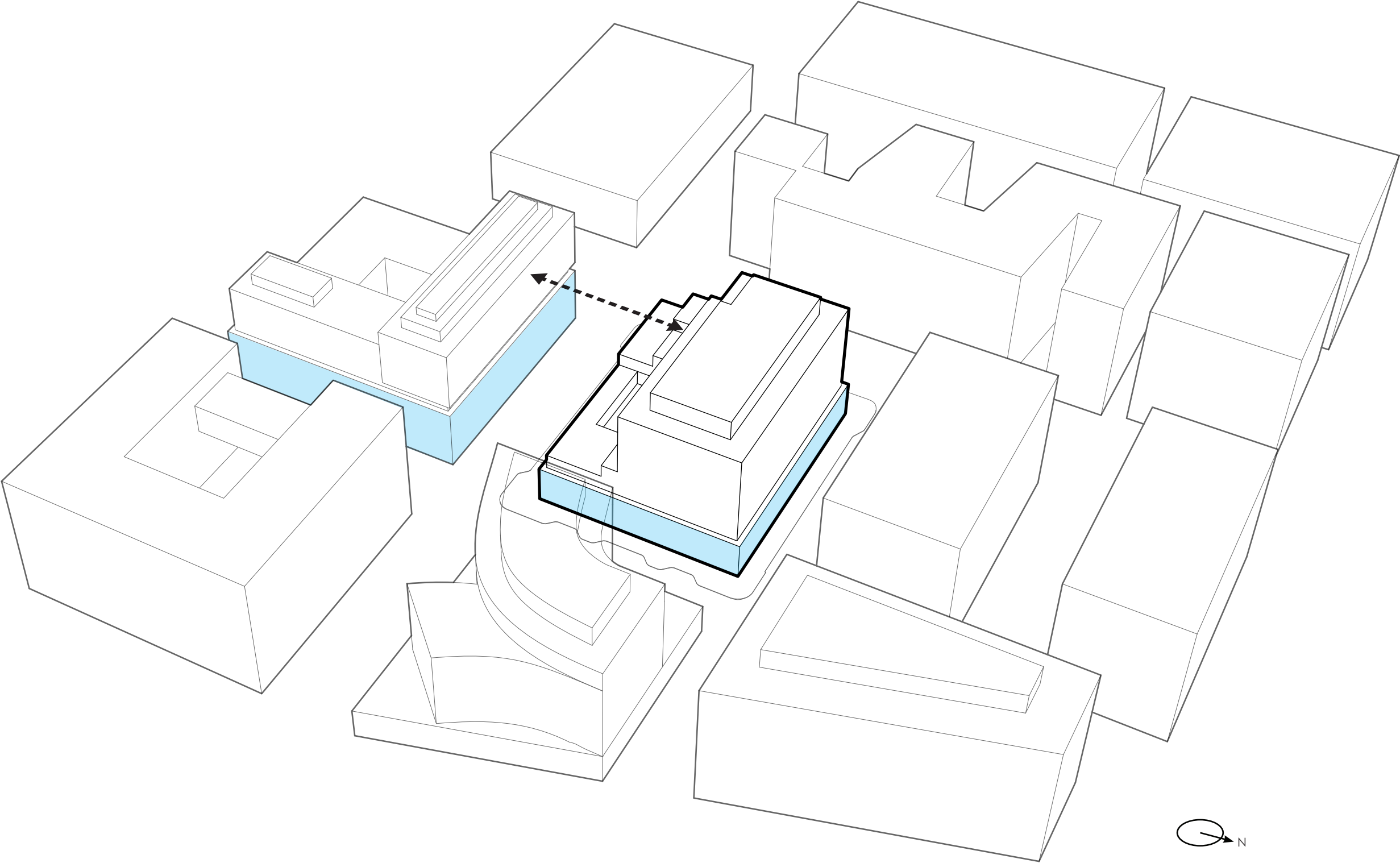


LANDSCAPING & VIEWS

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

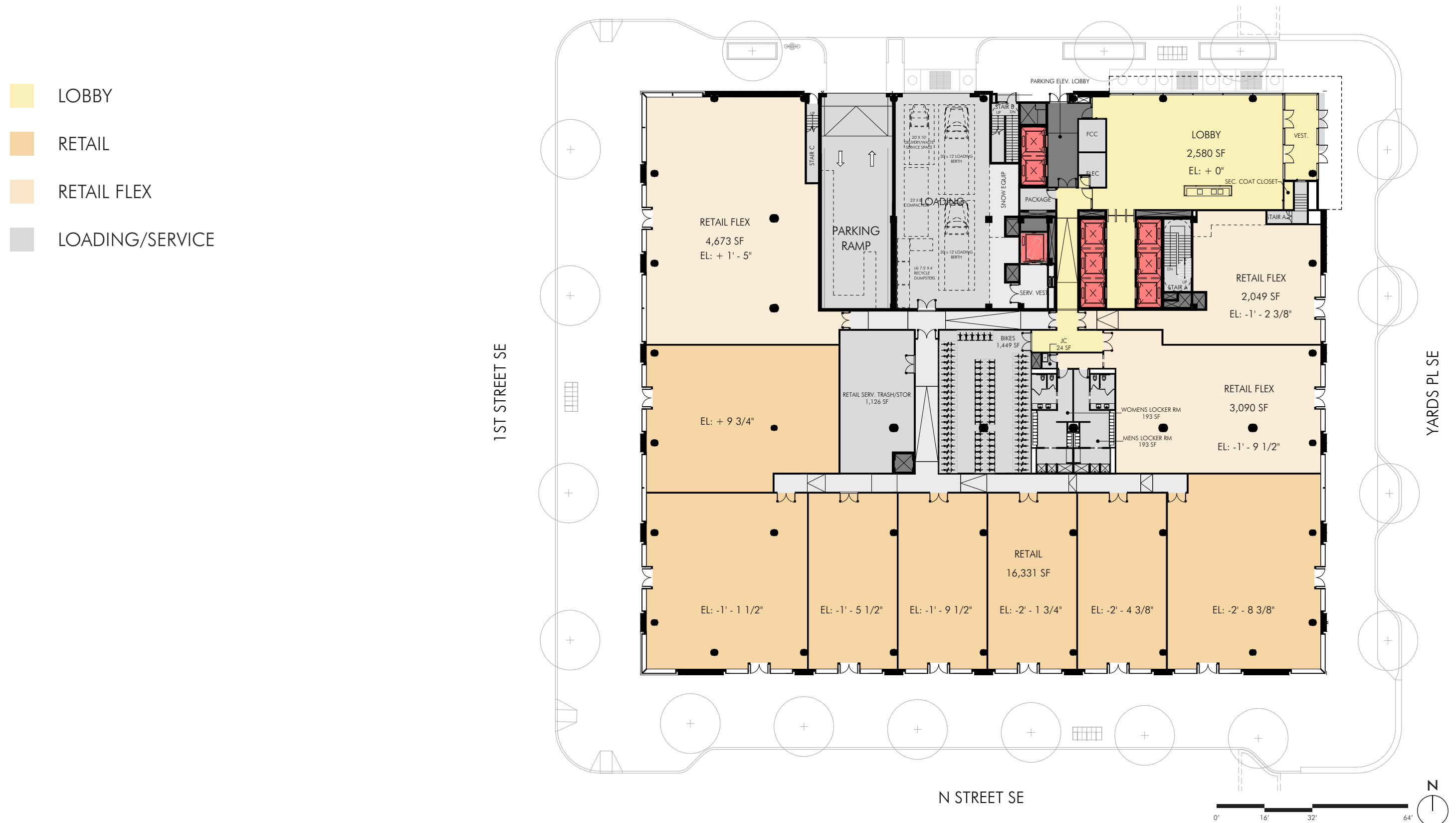


MASSING RELATIONSHIP TO PARCEL H



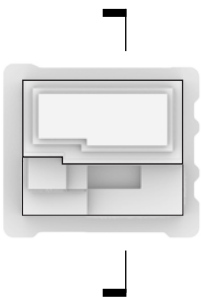
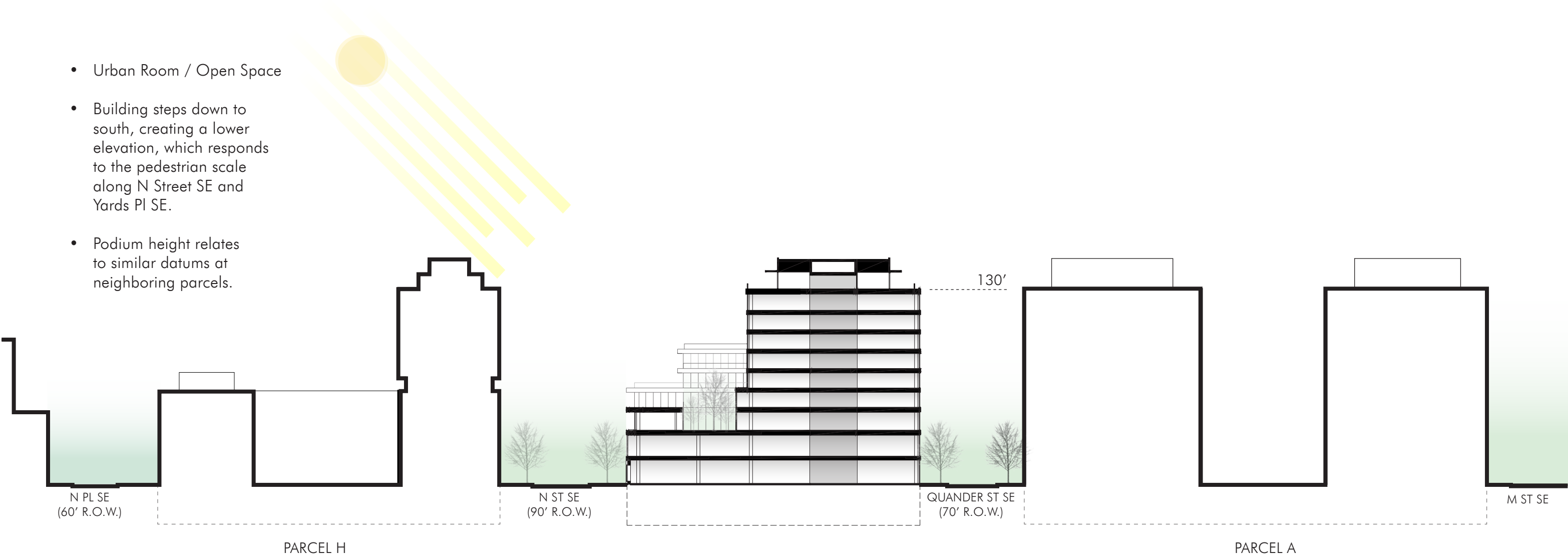
3. DESIGN PROPOSAL - PLANS & SECTIONS

FLOOR PLAN - LEVEL 1

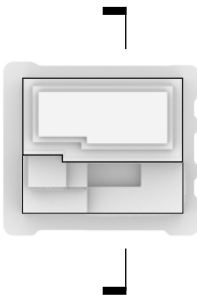
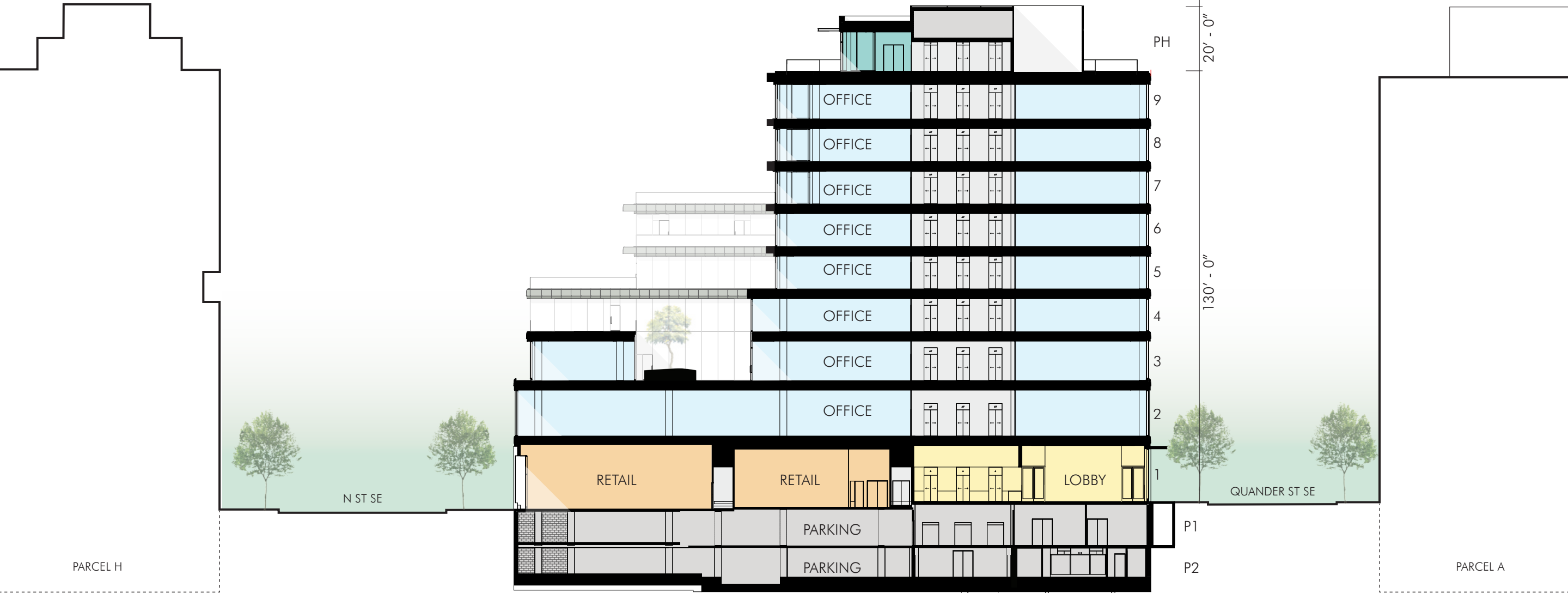


URBAN SECTION - NORTH/SOUTH

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

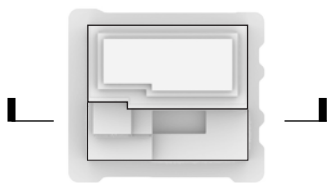
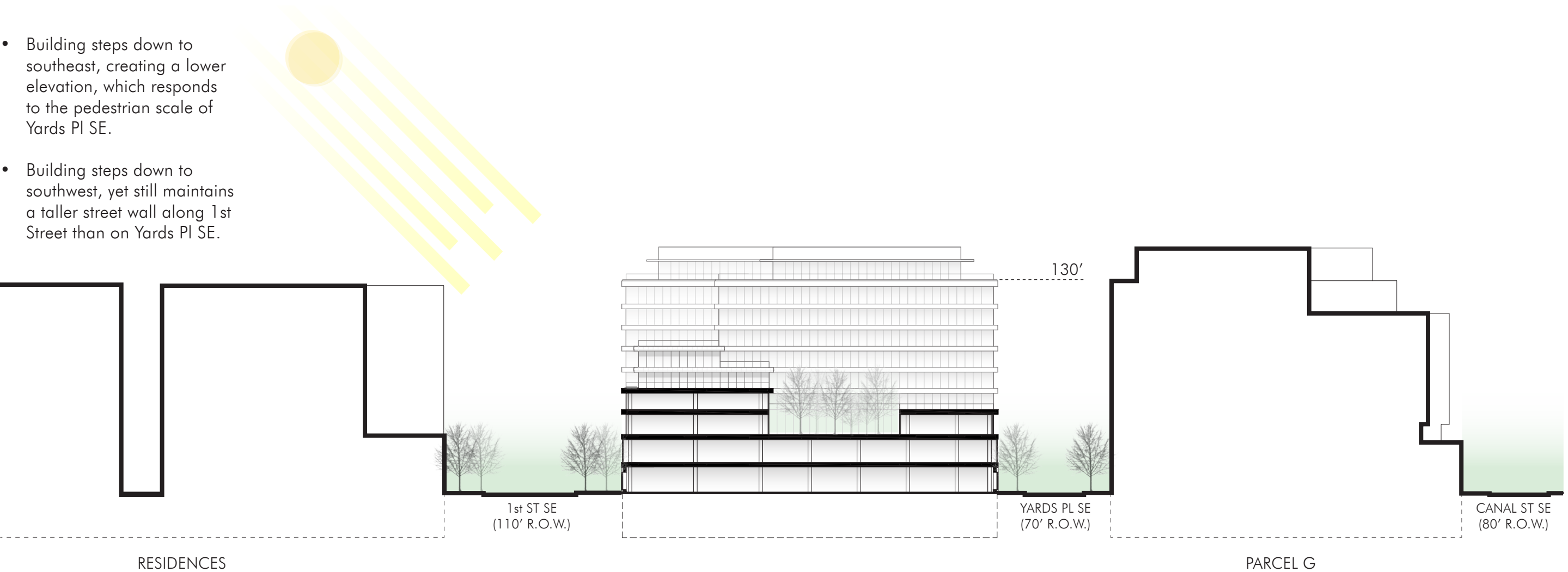


BUILDING SECTION - NORTH/SOUTH

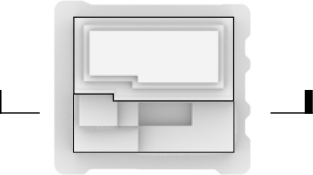
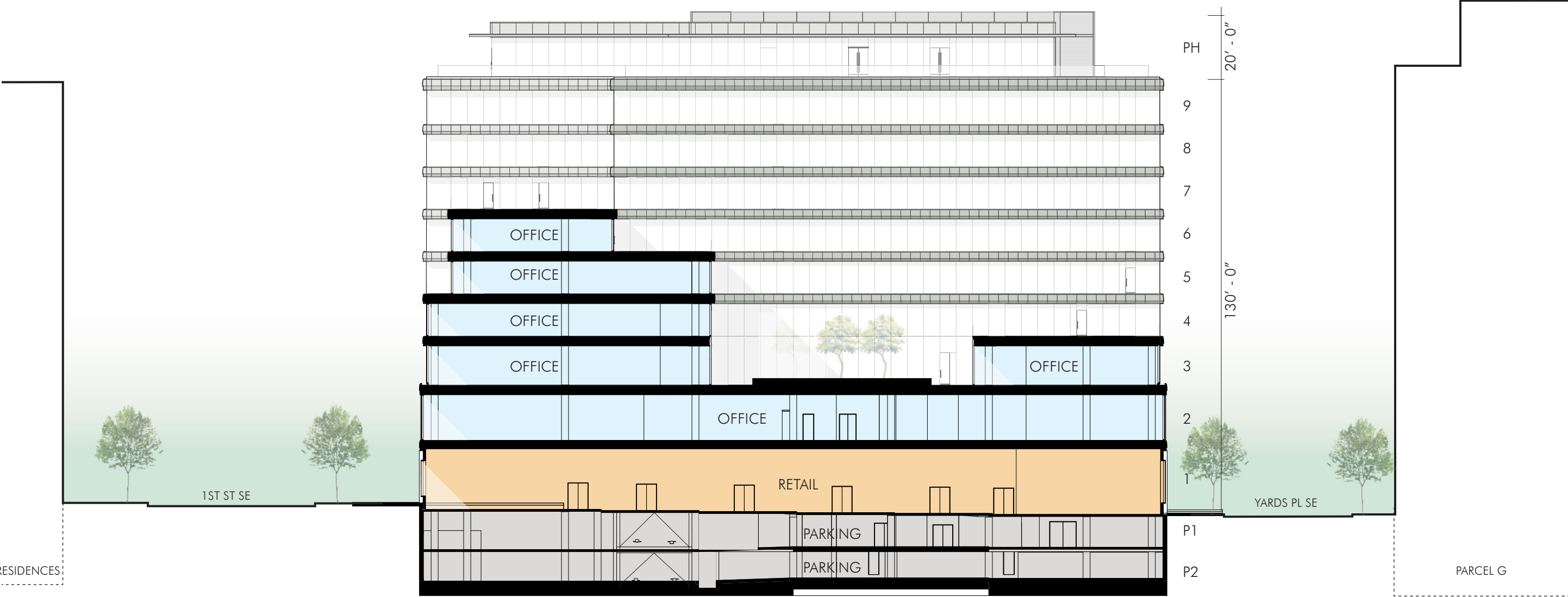


URBAN SECTION - EAST/WEST

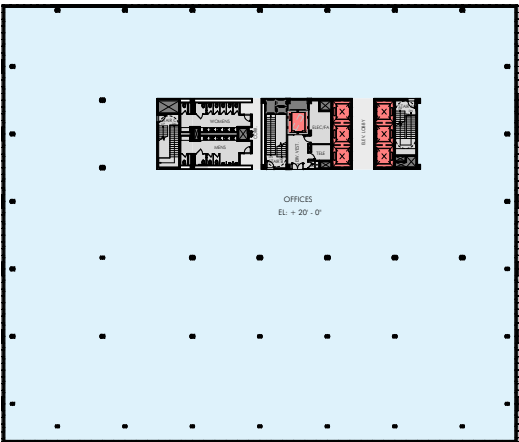
- Building steps down to southeast, creating a lower elevation, which responds to the pedestrian scale of Yards Pl SE.
- Building steps down to southwest, yet still maintains a taller street wall along 1st Street than on Yards Pl SE.



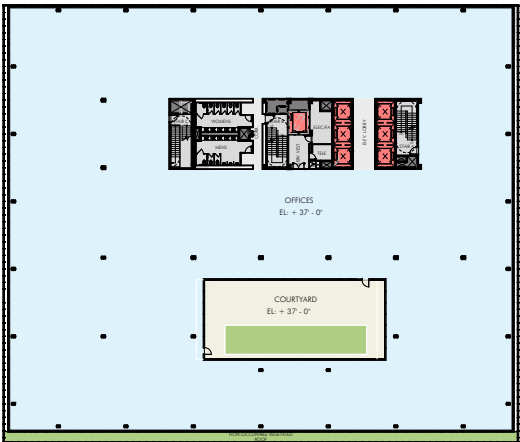
BUILDING SECTION - EAST/WEST



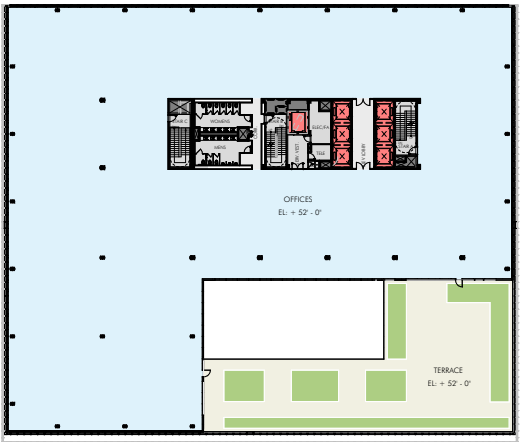
FLOOR PLAN - LEVELS 2 THROUGH PENTHOUSE



LEVEL 2



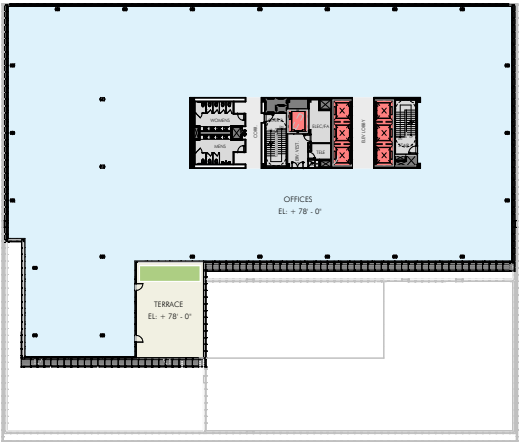
LEVEL 3



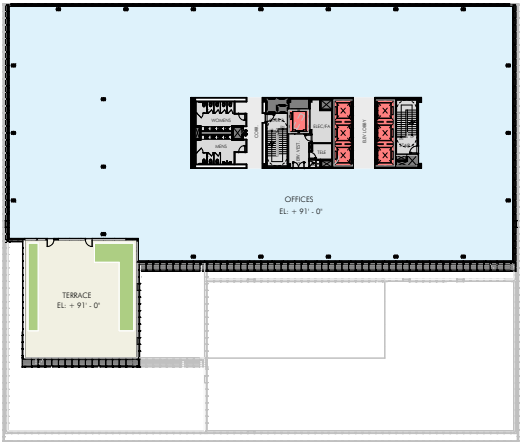
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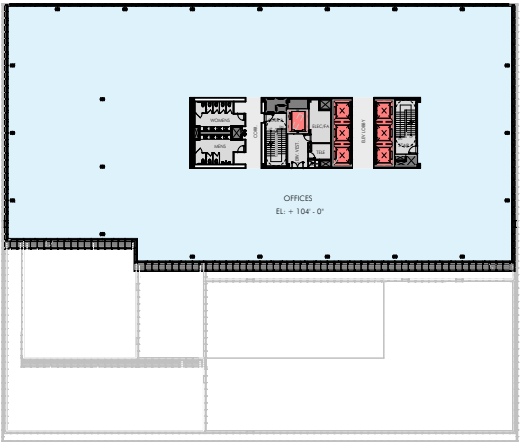
LEVEL 5



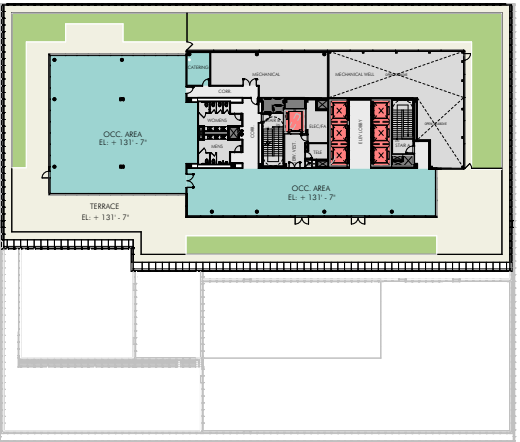
LEVEL 6



LEVEL 7



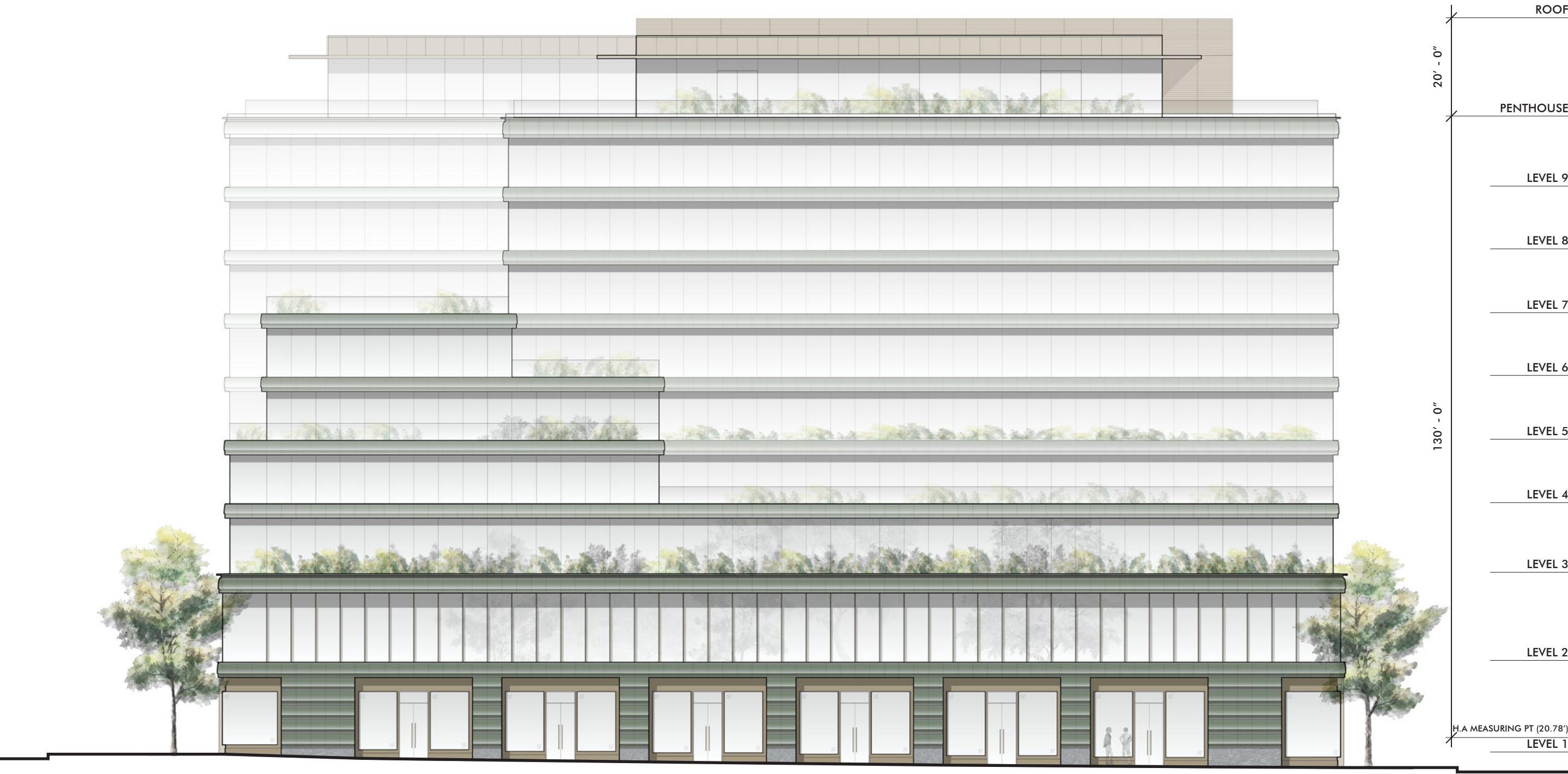
LEVELS 8-9



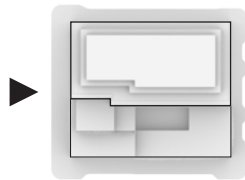
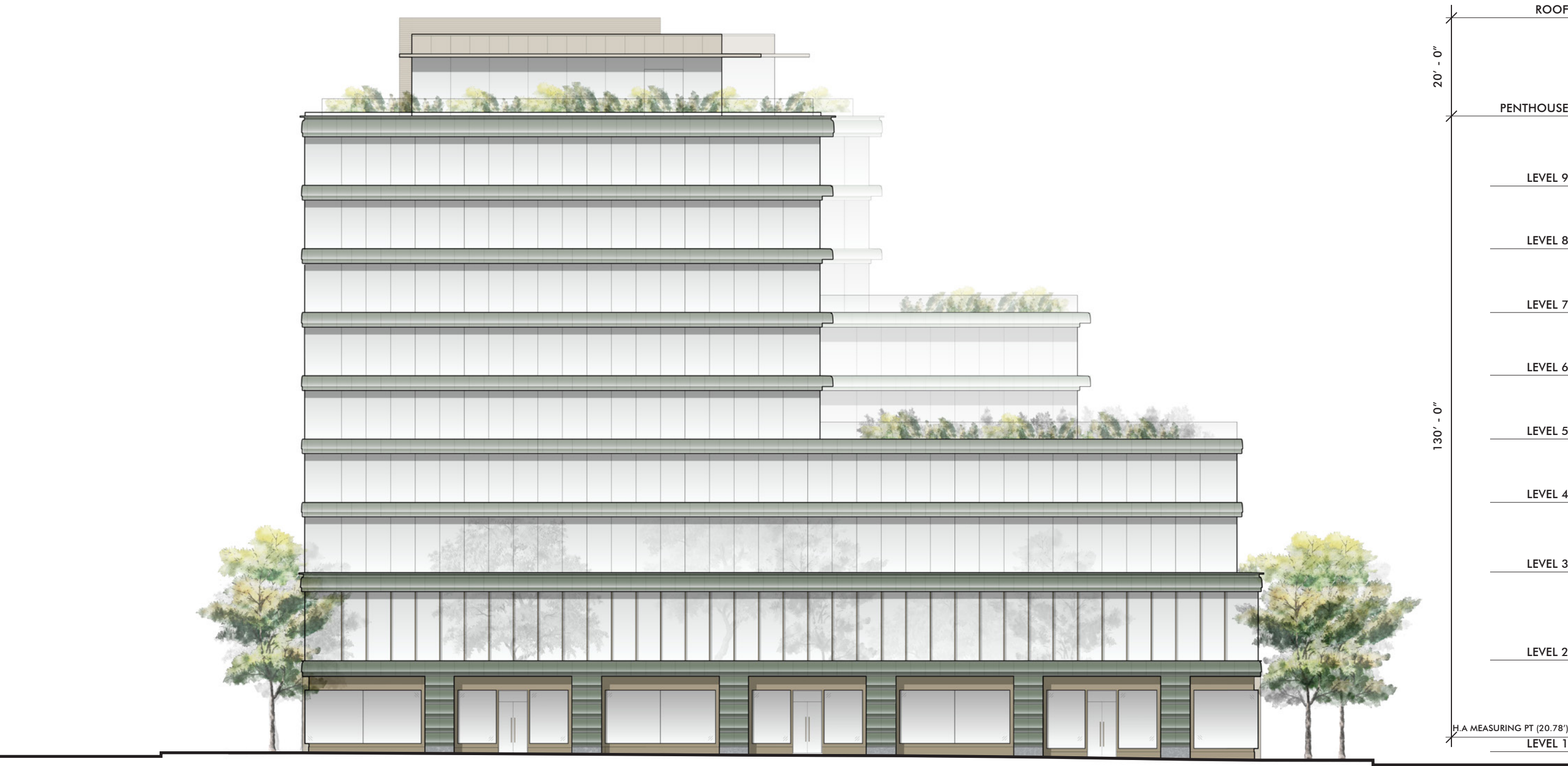
PENTHOUSE

4. DESIGN PROPOSAL - ELEVATIONS & RENDERINGS

ELEVATION - SOUTH



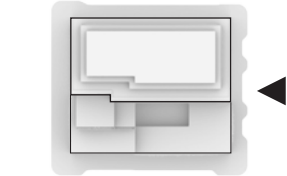
ELEVATION - WEST



ELEVATION - NORTH

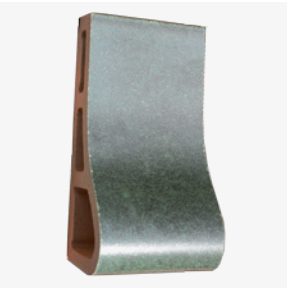


ELEVATION - EAST



GROUND FLOOR AND STOREFRONT

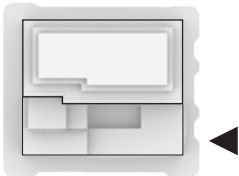
TERRACOTTA



BRONZE

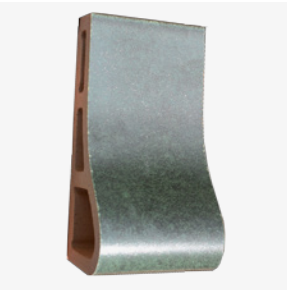


GRANITE



GROUND FLOOR ENTRY

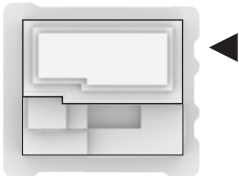
TERRACOTTA



BRONZE



GRANITE

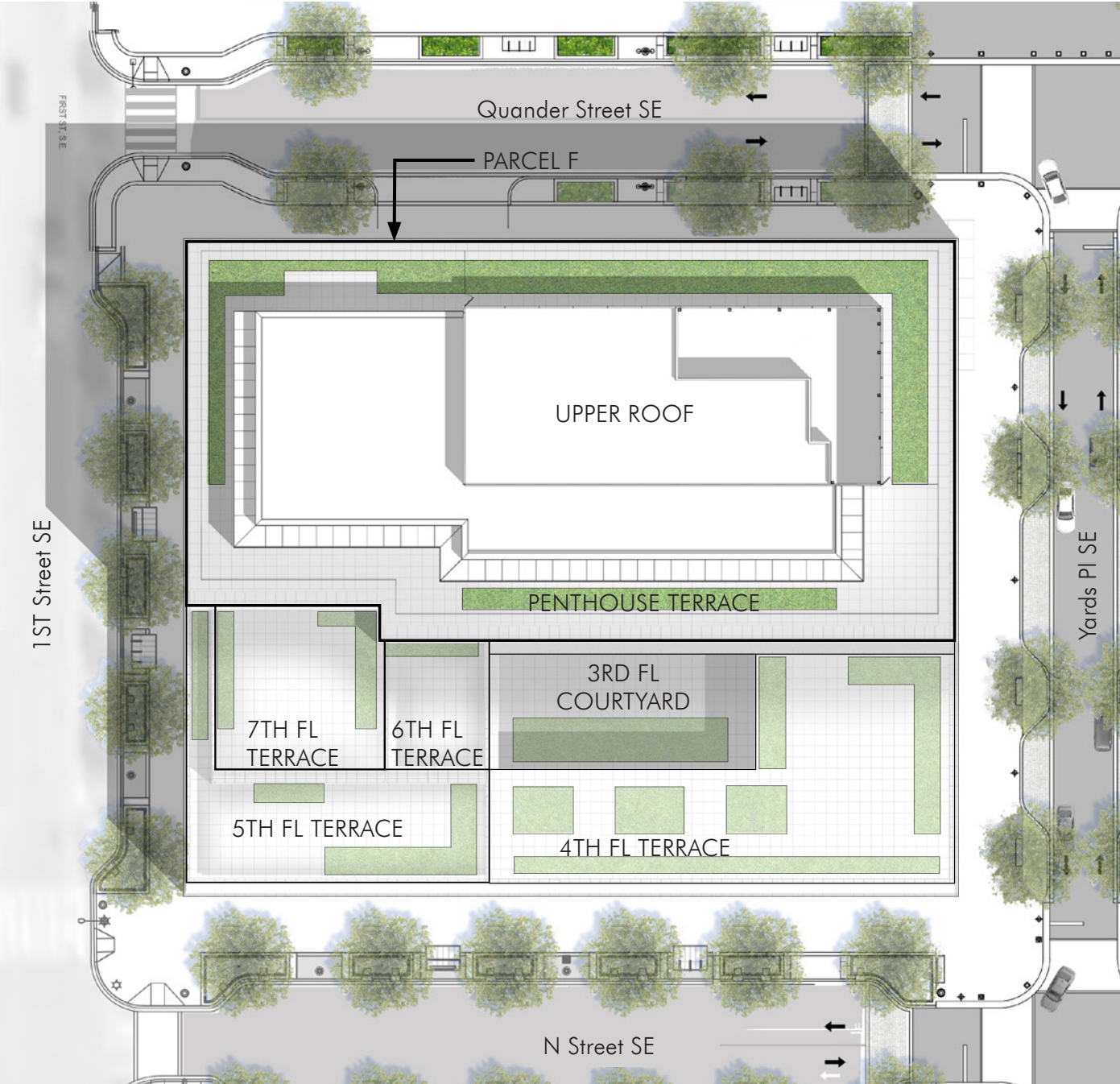


LANDSCAPE - GREEN ROOF & PLANT MATERIALS

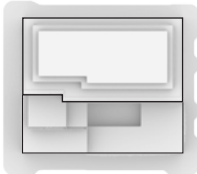
GREEN ROOF PLANTS



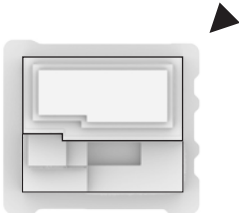
ROOF TERRACE MATERIALS



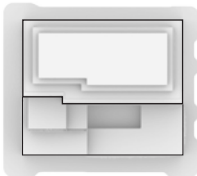
SOUTHEAST CORNER



NORTHEAST CORNER

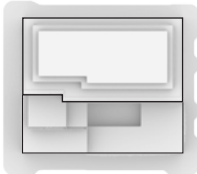


SOUTHWEST CORNER



AERIAL VIEW TOWARDS NORTHWEST





FACADE DETAIL - RETAIL
15% DESIGN SUBMISSION

