



SOUTHEAST FEDERAL CENTER

PARCEL P3

JUNE 2025

CFA CONCEPT SUBMISSION
SECTION 106 COMPLIANCE IN ACCORDANCE WITH THE
PROGRAMMATIC AGREEMENT AND HISTORIC COVENANT

PREPARED FOR
U.S. COMMISSION OF FINE ARTS

PREPARED BY
**THE U.S. GENERAL SERVICES ADMINISTRATION
BROOKFIELD PROPERTIES
LIVING CLASSROOMS FOUNDATION**

WITH THE ASSISTANCE OF
STUDIOS ARCHITECTURE

THE YARDS - PARCEL P3

GENERAL INFORMATION

PROJECT NAME: PARCEL P3, LIVING CLASSROOMS FOUNDATION

PROJECT LOCATION: WEST AND SOUTH OF WASHINGTON NAVY YARD, EAST OF 5TH ST AND SOUTHEAST OF RIVER STREET.

PROJECT SUMMARY: PARCEL P3 WILL HOUSE THE LIVING CLASSROOMS FOUNDATIONS EDUCATION CENTER BUILDING. THE MISSION OF THE FOUNDATION IS TO BENEFIT THE COMMUNITY AT LARGE THROUGH EDUCATION AND HANDS-ON TRAINING. THE DESIGN OF THIS BUILDING STRIVES TO EMBRACE AND EDUCATE THE PUBLIC TO THESE SAME VALUES. LOCATED ON THE EASTERNMOST SECTION OF YARDS PARK VISITORS WILL EXPERIENCE THE LIVING CLASSROOMS BUILDING AS THE FINAL YARDS PARK PAVILION BUILDING BEFORE THE PARK TRANSITIONS INTO THE NAVY YARD. THE BUILDING’S ARCHITECTURE REFERENCES THE NAVY YARDS SHIPBUILDING PAST THROUGH BOTH ITS FORM AND MATERIALITY, CONNECTING TO THE RICH INDUSTRIAL HISTORY OF THE SITE. THE BUILDING’S GESTURAL FORM CAN BE EXPERIENCED FROM ALL 4 SIDES AS FLOOR PLATES SLIP PAST EACH OTHER TO CREATE BOTH MULTI-LEVEL TERRACES AND A DRAMATIC CANTILEVERED PROW OVER THE MAIN BUILDING ENTRY. AS VISITORS APPROACH FROM THE FROM THE SOUTH, EAST, OR WEST, SIDES OF THE RIVERWALK, A TRANSPARENT GROUND LEVEL EXPOSES THE CULINARY TRAINING RESTAURANT AND IS DESIGNED TO ENGAGE THE LANDSCAPE AND PUBLIC. THE FLOORS OF LEVELS TWO AND THREE FORM A MORE PRIVATE ZONE TO WORK AND TEACH THAT IS ADAPTABLE TO THE EVOLVING CULTURE OF LIVING CLASSROOMS. DRAMATIC, PANORAMIC VIEWS OF THE RIVER ARE EXPERIENCED FROM BOTH INSIDE THE BUILDING AND FROM THE TERRACES THAT SUPPLEMENT THE UPPER-FLOOR CLASSROOM PROGRAM.

PROJECT DEVELOPER: GSA, BROOKFIELD PROPERTIES & LIVING CLASSROOMS FOUNDATION

ARCHITECT: STUDIOS ARCHITECTURE

PROJECT MANAGERS:

BRETT BANKS
PROJECT EXECUTIVE
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OFFICE OF PORTFOLIO MANAGEMENT AND CUSTOMER ENGAGEMENT
1800 F ST. NW
WASHINGTON, DC 20006
202.538.5642

LIVING CLASSROOMS
802 S. CAROLINE STREET
BALTIMORE, MD 21231
410-685-0295

PROPOSED USES (P3): CIVIC / CULTURAL

TOTAL SITE AREA:

PARCEL P3: **9,196 SF**

SITE COVERAGE:

PARCEL P3: **65%**

PROPOSED F.A.R. - 17,000 SF (3 LEVELS @ 5,666 SF):

PARCEL P3: **1.85 FAR**

DESIGN INFORMATION

NEW DEVELOPMENT:

- NEW CONSTRUCTION ADJACENT TO ANACOSTIA RIVERWALK TRAIL
- EVENT SPACE & COOKING CLASSROOMS LOCATED AT GRADE.
- CLASSROOMS AND OFFICES ON 2ND FLOOR
- IMPORTANT DESIGN FEATURES TO POSSIBLY BE INCORPORATED IN NEW CONSTRUCTION TO MAINTAIN AN AESTHETIC THAT IS COMPATIBLE WITH THE HISTORIC CONTEXT OF THE NAVY YARD ANNEX: INDUSTRIALLY INSPIRED METAL PANELING, LARGE AREAS OF GLASS, AND OTHER APPROPRIATE MATERIALS THAT REFLECT THE INDUSTRIAL HERITAGE OF THE SITE.

EXTERIOR DESIGN:

- DESIGN OF EXTERIOR TO BE CONSISTENT WITH HISTORIC PRESERVATION DESIGN GUIDELINES CALLING FOR INDUSTRIAL CHARACTER, MATERIALS, COLORS, AND TEXTURES.
- THE SIMPLE BOLD MASSING OF THE BUILDING IS MEANT TO COMPLEMENT THE HISTORIC INDUSTRIAL SCALE OF THE YARDS WHILE ACKNOWLEDGING EXISTING ADJACENCIES AND MASSING NEAR THE SITE.

SITE WORK:

- DESIGN OF EXTERIOR SPACES TO BE CONSISTENT WITH HISTORIC PRESERVATION DESIGN GUIDELINES.
- LANDSCAPING SHOWN FOR CONTEXT ONLY AND IS SUBJECT TO CHANGE.

BUILDING HISTORY

DESIGNATIONS: THIS SITE IS WITHIN THE PORTION OF THE NAVY YARD ANNEX THAT IS INCLUDED WITHIN THE BOUNDARIES OF THE WASHINGTON NAVY YARD HISTORIC DISTRICT. THE WASHINGTON NAVY YARD IS LISTED AS AN HISTORIC DISTRICT IN THE NATIONAL REGISTER OF HISTORIC PLACES AND THE DC INVENTORY OF HISTORIC SITES.

PROJECT REPORT

PARCEL P3 - THE YARDS

June 2025

SECTION 1

LIVING CLASSROOMS

MISSION



MISSION STATEMENT:

LIVING CLASSROOMS FOUNDATION STRENGTHENS COMMUNITIES AND INSPIRES YOUNG PEOPLE TO ACHIEVE THEIR POTENTIAL THROUGH HANDS-ON EDUCATION AND JOB TRAINING, USING URBAN, NATURAL, AND MARITIME RESOURCES AS “LIVING CLASSROOMS.”





“MANY OF THE INDIVIDUALS WE SERVE COME TO US WITH ODDS RIDING AGAINST THEM: POVERTY, LACK OF FAMILY AND SOCIAL SUPPORT, FAILURE IN SCHOOL, NOT FITTING IN, OR PAST CRIMINAL INVOLVEMENT.

THE CHOICE TO STAY OFF THE STREETS AND GET A JOB, OR TO GO TO SCHOOL AND BUILD A FUTURE, OR SIMPLY THE CHOICE TO BELIEVE IN ONESELF, AFFECTS AN INDIVIDUAL’S LIFE AND HAS A TREMENDOUS RIPPLE EFFECT THAT CAN BE FELT BY PEERS, FAMILY MEMBERS, AND THE LARGER COMMUNITY.

THEIR POSITIVE EXAMPLE BECOMES AN INSPIRATION FOR OTHERS.”

JAMES PIPER BOND

PRESIDENT AND CEO

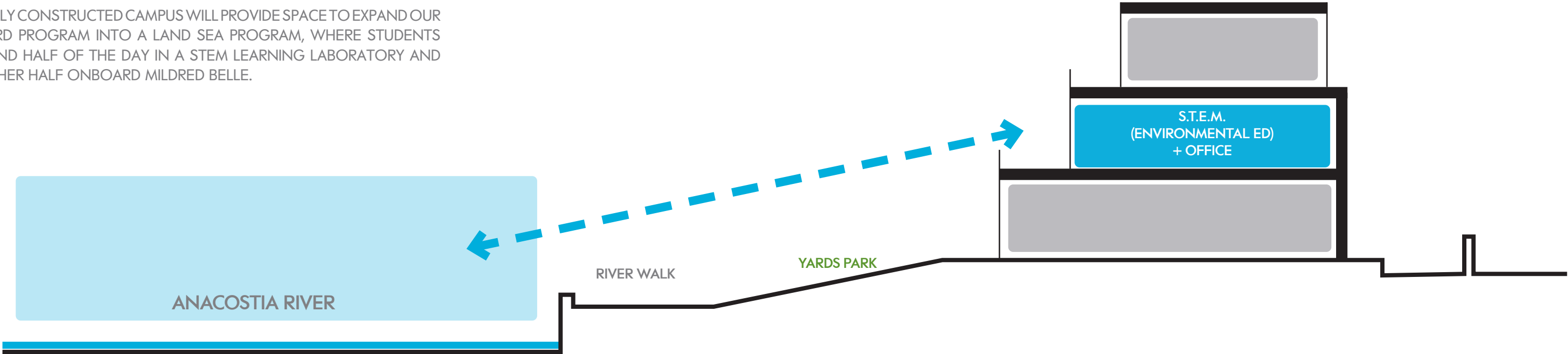


SHIPBOARD STEM EDUCATION & LAND SEA PROGRAMS:

LIVINGCLASSROOMS’ DYNAMIC SHIPBOARD STEM (SCIENCE, TECHNOLOGY, ENGINEERING, AND MATHEMATICS) EDUCATION PROGRAM EMPHASIZES APPLIED LEARNING IN MATH, SCIENCE, SOCIAL STUDIES, LANGUAGE ARTS, AND SOCIAL SKILLS; STUDENTS ARE ABLE TO SEE HOW THESE ACADEMIC SKILLS ARE USED IN THE REAL WORLD. THE PROGRAMMING TAKES STUDENTS OUT ON TO THE ANACOSTIA AND POTOMAC RIVERS WHERE THEY INTERACT WITH THE RIVER – COLLECTING WATER QUALITY DATA, SAMPLING FISH AND PLANKTON POPULATIONS, AND MAPPING STORM DRAIN OUTPUTS AND COMBINED SEWAGE OVERFLOWS. STUDENTS ALSO HAVE THE OPPORTUNITY TO GO FISHING USING A 16-FOOT OTTER TRAWL NET AND ASSESS THE HEALTH OF THE RIVERS BASED ON THE QUANTITY AND SPECIES OF FISH CAUGHT. THE STUDENTS ALSO COLLECT AND STUDY PLANKTON, WHICH PROVIDES ANOTHER WAY TO ASSESS THE HEALTH OF THE AQUATIC ECOSYSTEM.

LEADERSHIP AND TEAMWORK ARE KEY OBJECTIVES AS STUDENTS WORK TOGETHER TO RAISE AND LOWER SAILS, TRAWL FOR MARINE LIFE, PERFORM THE SCIENTIFIC TESTS, AND EXPLORE THE COMMERCE, HISTORY, NATURAL RESOURCES, AND ECOSYSTEMS OF THE CHESAPEAKE BAY AND POTOMAC AND ANACOSTIA RIVERS. THESE HANDS-ON PROGRAMS ON THE ANACOSTIA AND POTOMAC RIVERS TAKE PLACE ONBOARD MILDRED BELLE, A TRADITIONAL CHESAPEAKE BAY BUY BOAT, BUILT IN 1948 TO TRANSPORT OYSTERS TO MARKET. THE BOAT, THE ANACOSTIA AND POTOMAC RIVERS, AND SURROUNDING ENVIRONMENTAL FEATURES, AS WELL AS HELPING AS SHIP’S CREW, ARE USED AS EDUCATIONAL HOOKS TO MOTIVATE STUDENTS, MANY OF WHOM ARE EXPERIENCING THEIR FIRST TRIP ON THE WATER.

THE NEWLY CONSTRUCTED CAMPUS WILL PROVIDE SPACE TO EXPAND OUR SHIPBOARD PROGRAM INTO A LAND SEA PROGRAM, WHERE STUDENTS WILL SPEND HALF OF THE DAY IN A STEM LEARNING LABORATORY AND THEN OTHER HALF ONBOARD MILDRED BELLE.



MISSION DRIVEN - S.T.E.M. ENVIRONMENTAL EDUCATION & THE ANACOSTIA RIVER
PARCEL P3 - THE YARDS

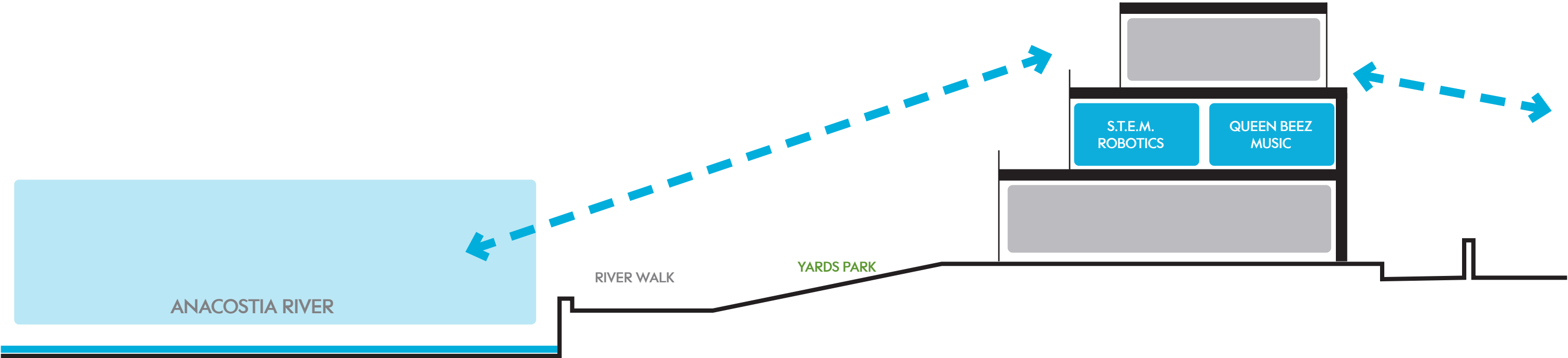
QUEEN BEEZ MUSIC PROGRAM

QUEEN BEEZ PRESENTS ELEMENTARY-THROUGH-HIGH SCHOOL GIRLS WITH AN OPPORTUNITY TO UPLIFT AND EXPRESS THEMSELVES THROUGH SONG AND DANCE. THE PROGRAM’S PERFORMING ARTS-FOCUSED CURRICULUM USES HIP HOP AS A VEHICLE TO BUILD SELF-ESTEEM, PUBLIC SPEAKING SKILLS, AND TO INSPIRE CREATIVITY. QUEEN BEEZ ALSO USE MUSIC TO CULTIVATE LEADERSHIP SKILLS, EXPLORE CAREER OPTIONS, AND USE VIDEO PRODUCTION TECHNOLOGY. THE STUDENTS USE THESE TOOLS TO ASSESS THEIR OWN LIVES AND EXPLORE WAYS URBAN YOUTH NAVIGATE CHALLENGES AND TRIUMPHS IN TODAY’S SOCIETY. WORKFORCE DEVELOPMENT AND EDUCATION CENTER WILL HAVE CLASSROOM SPACE AND A RECORDING STUDIO FOR THE QUEEN BEEZ.

ROBOTICS PROGRAM

LIVING CLASSROOMS’ FRESH TECH AFTER SCHOOL ROBOTICS TEAM WAS DESIGNED TO PROVIDE AN AFTER-SCHOOL OPPORTUNITY FOR UNDESERVED TEENS TO PURSUE EDUCATION AND CAREER OPPORTUNITIES IN STEM (SCIENCE, TECHNOLOGY, ENGINEERING, AND MATH) FIELDS WHILE BUILDING SELF-CONFIDENCE, KNOWLEDGE, AND 21ST-CENTURY WORK-LIFE SKILLS.

LED BY MENTORS FROM THE DEPARTMENT OF TRANSPORTATION, STUDENTS CONDUCT INTENSIVE STUDY INTO ROBOT DESIGN AND THEORIES OF FUNCTION. STUDENTS WILL BE EXPOSED TO STEM CAREERS AND PROFESSIONALS IN THE STEM FIELD. THE WORKFORCE DEVELOPMENT AND EDUCATION CENTER WILL HOUSE CLASSROOM SPACE FOR THE FRESH TECH ROBOTICS TEAM.

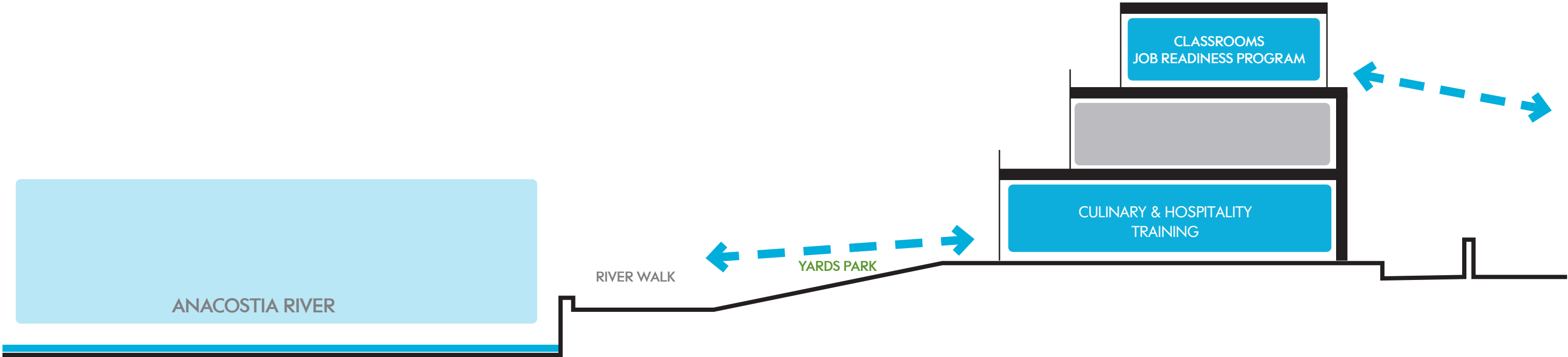


MISSION DRIVEN - MUSIC AND S.T.E.M. EDUCATION
PARCEL P3 - THE YARDS

RESTAURANT WITH CULINARY & HOSPITALITY TRAINING:
THE CULINARY AND HOSPITALITY TRAINING CENTER WILL BE AN ON-THE-JOB TRAINING PROGRAM IN A RESTAURANT SETTING LOCATED ON THE FIRST FLOOR OF THE WORKFORCE DEVELOPMENT CENTER. THE RESTAURANT WILL BE MISSION-DRIVEN, HIRING GRADUATES OF LIVING CLASSROOMS JOB READINESS PROGRAMS WHO ARE INTERESTED IN THE HOSPITALITY AND CULINARY INDUSTRY. PARTICIPANTS ARE PAIRED WITH CASE MANAGERS AND RECEIVE WRAPAROUND SERVICES FOR THE FIRST 12 MONTHS OF EMPLOYMENT.

ADULT RESOURCE CENTER AND JOB READINESS PROGRAM:
LIVING CLASSROOMS OFFERS A JOB READINESS SKILLS-TRAINING PROGRAM TO PREPARE UNEMPLOYED ADULTS FOR FULL-TIME SUSTAINABLE EMPLOYMENT. WHILE BASED AT THE YARDS, THE WORKFORCE DEVELOPMENT CENTER WILL PRIMARILY SERVE RESIDENTS OF NEARBY PUBLIC HOUSING COMMUNITIES IN WARDS 6, 7, AND 8.

SIBLEY MEMORIAL HOSPITAL WORKFORCE TRAINING PARTNERSHIP:
IN PARTNERSHIP WITH SIBLEY MEMORIAL HOSPITAL AND THE DC HOSPITAL ASSOCIATION, LIVING CLASSROOMS OFFERS RESIDENTS OF WARDS 6, 7, AND 8 WORKFORCE TRAINING FOR ENTRY-LEVEL HOSPITAL STAFF POSITIONS. PARTICIPANTS COMPLETE A TEN-CLASS PROGRAM AND LEARN THE BASIC SKILL REQUIREMENTS FOR HOSPITAL JOBS IN NUTRITION SERVICES, SANITATION, ENVIRONMENTAL SERVICES, AND RECEPTION. WE PLAN FOR THE PROGRAM TO EXPAND, OFFERING CERTIFIED MEDICAL ASSISTANT TRAINING AND PARTNERING WITH MORE HOSPITALS IN THE DISTRICT.



CONCEPT BUILDING SECTION - NORTH / SOUTH
PARCEL P3 - THE YARDS

MARINA SUPPORT

DYNAMIC SHIPBOARD STEM (SCIENCE, TECHNOLOGY, ENGINEERING, AND MATHEMATICS) EDUCATION PROGRAM EMPHASIZES APPLIED LEARNING IN MATH, SCIENCE, SOCIAL STUDIES, LANGUAGE ARTS, AND SOCIAL SKILLS; STUDENTS ARE ABLE TO SEE HOW THESE ACADEMIC SKILLS ARE USED IN THE REAL WORLD. THE PROGRAMMING TAKES STUDENTS OUT ON TO THE ANACOSTIA AND POTOMAC RIVERS WHERE THEY INTERACT WITH THE RIVER – COLLECTING WATER QUALITY DATA, SAMPLING FISH AND PLANKTON POPULATIONS, AND MAPPING STORM DRAIN OUTPUTS AND COMBINED SEWAGE OVERFLOWS. STUDENTS ALSO HAVE THE OPPORTUNITY TO GO FISHING USING A 16-FOOT OTTER TRAWL NET AND ASSESS THE HEALTH OF THE RIVERS BASED ON THE QUANTITY AND SPECIES OF FISH CAUGHT. THE STUDENTS ALSO COLLECT AND STUDY PLANKTON, WHICH PROVIDES ANOTHER WAY TO ASSESS THE HEALTH OF THE AQUATIC ECOSYSTEM.

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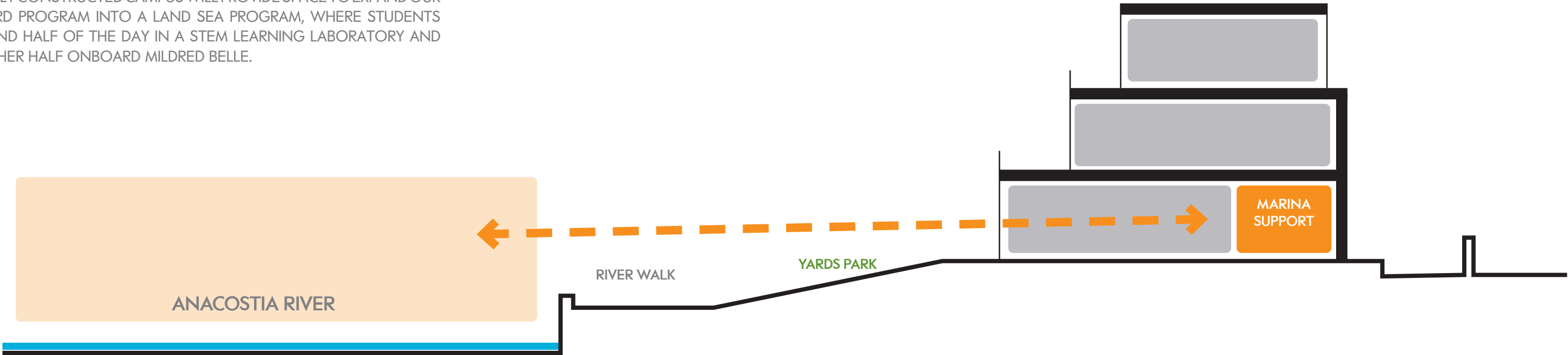
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WATERFRONT KITCHEN (LIVING CLASSROOMS BALTIMORE)



CULINARY TRAINING - JOB READINESS PROGRAM




MISSION DRIVEN - MARINA
PARCEL P3 - THE YARDS

SECTION 2

SITE CONTEXT



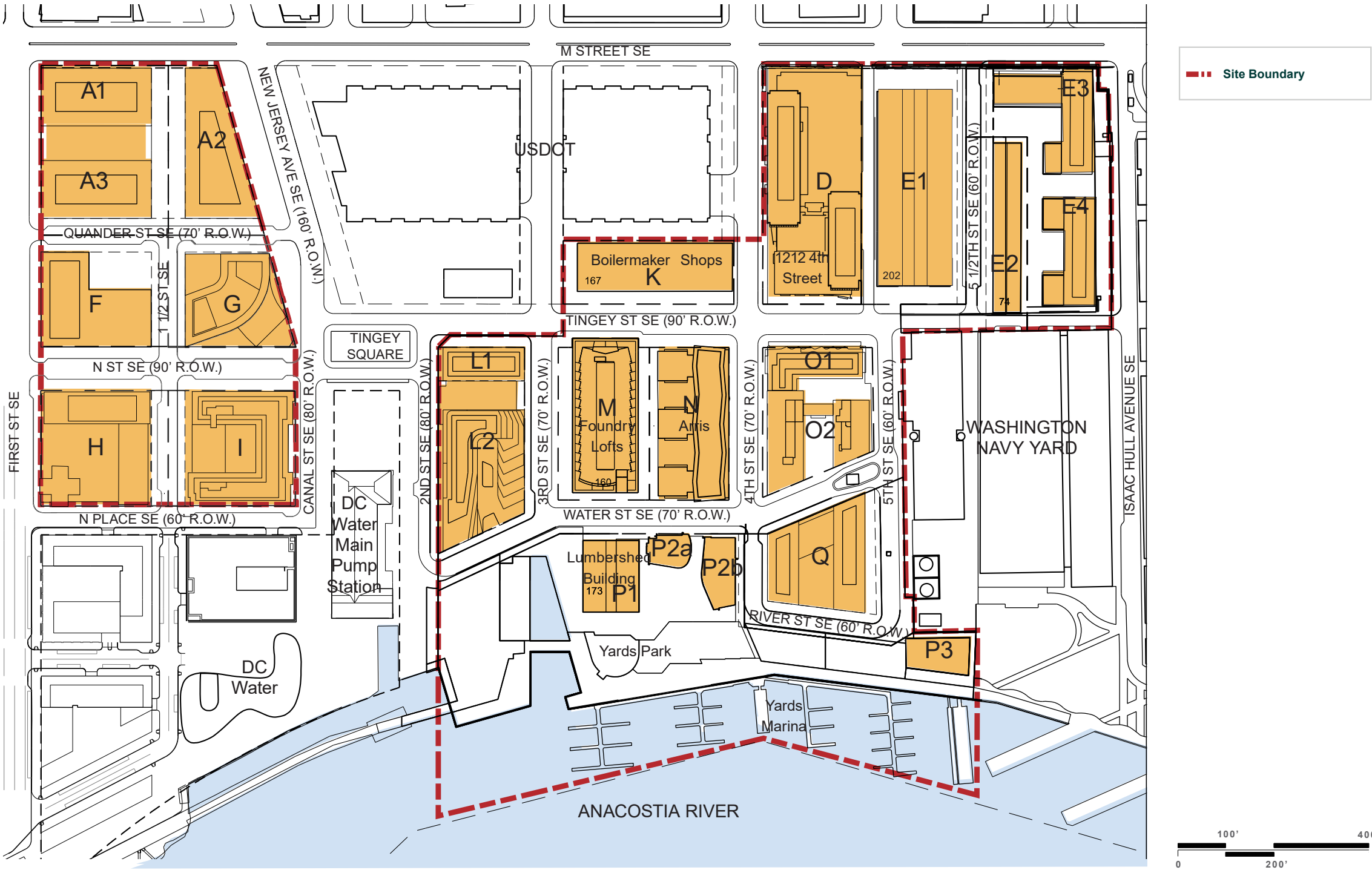
 GSA TRANSFERRED THIS AREA TO THE NAVY IN 2024

SITE CONTEXT

PARCEL P3 - THE YARDS

June 2025

THE YARDS REVISED MASTER PLAN



THE YARDS - Southeast Federal Center BROOKFIELD
WASHINGTON, D.C. Revised September 02, 2022

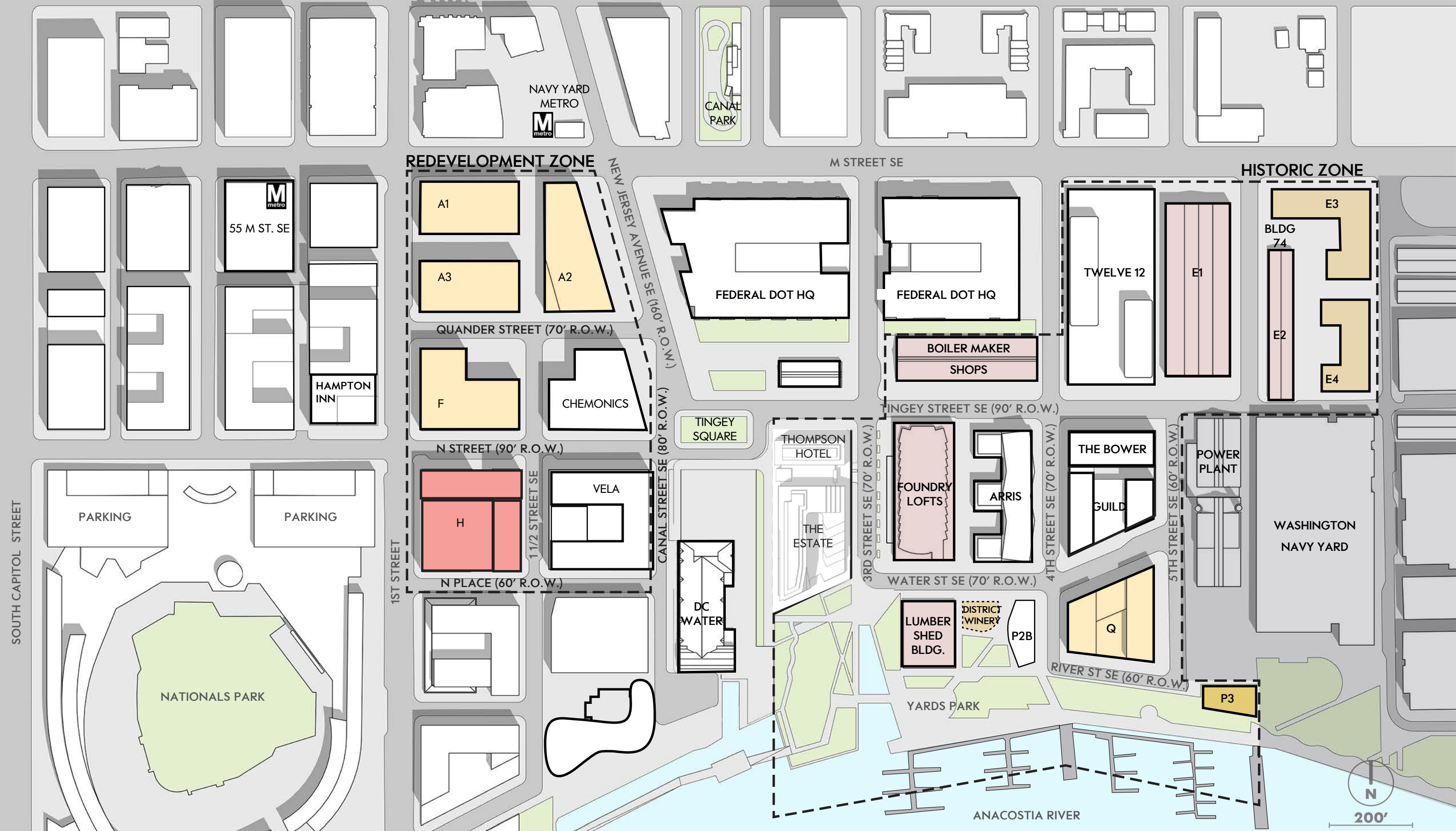
shalom baranes associates architects

AMENDMENT #3 TO REVISED MASTER PLAN SUBMISSION

YARDS MASTER PLAN
PARCEL P3 - THE YARDS

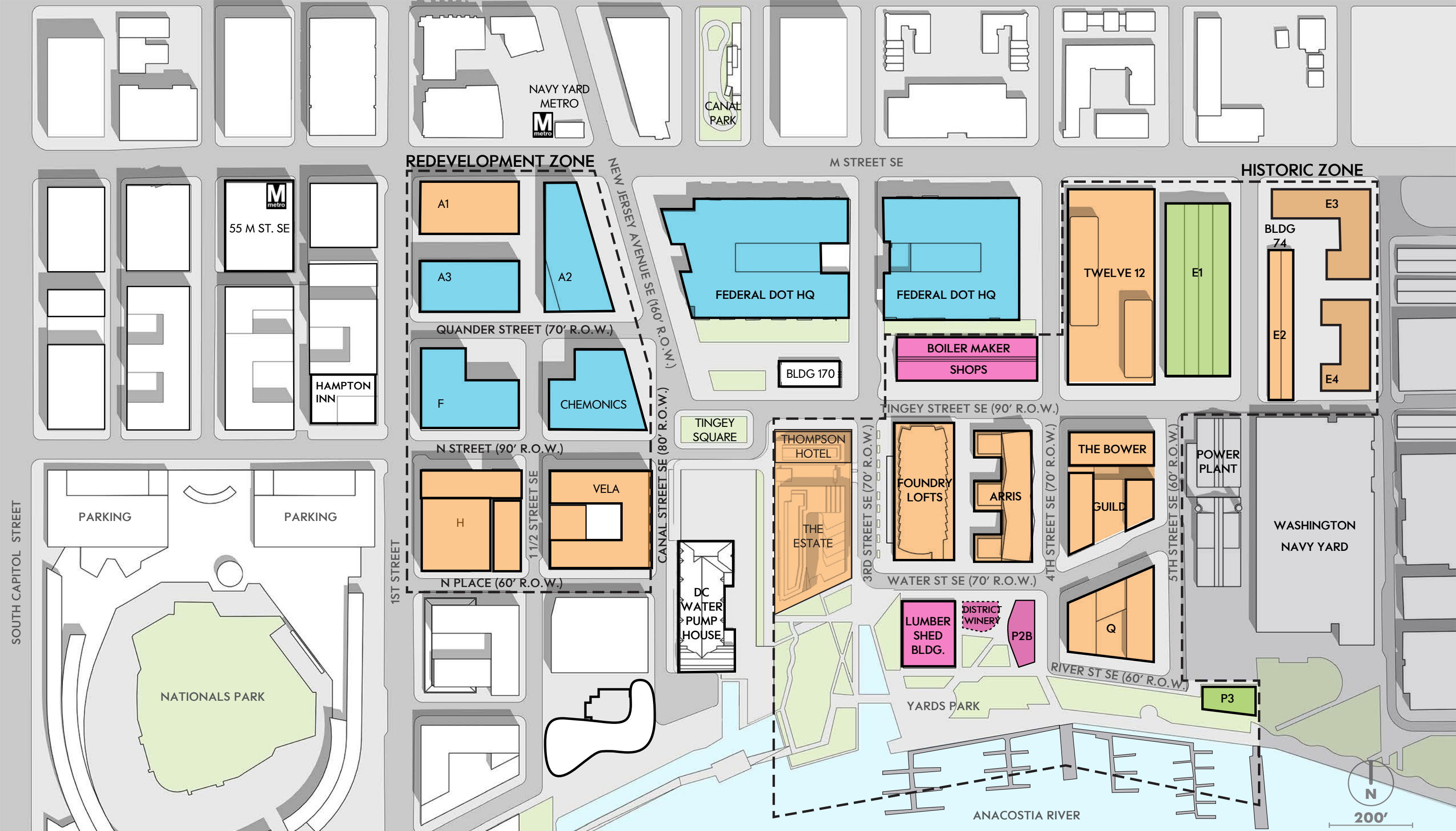
June 2025





NEIGHBORHOOD SITE PLAN PARCEL P3 - THE YARDS

June 2025



NEIGHBORHOOD PROGRAM PLAN PARCEL P3 - THE YARDS

June 2025

- RESIDENTIAL
- RETAIL
- OFFICE
- CULTURAL

EXISTING PAVILION BUILDINGS

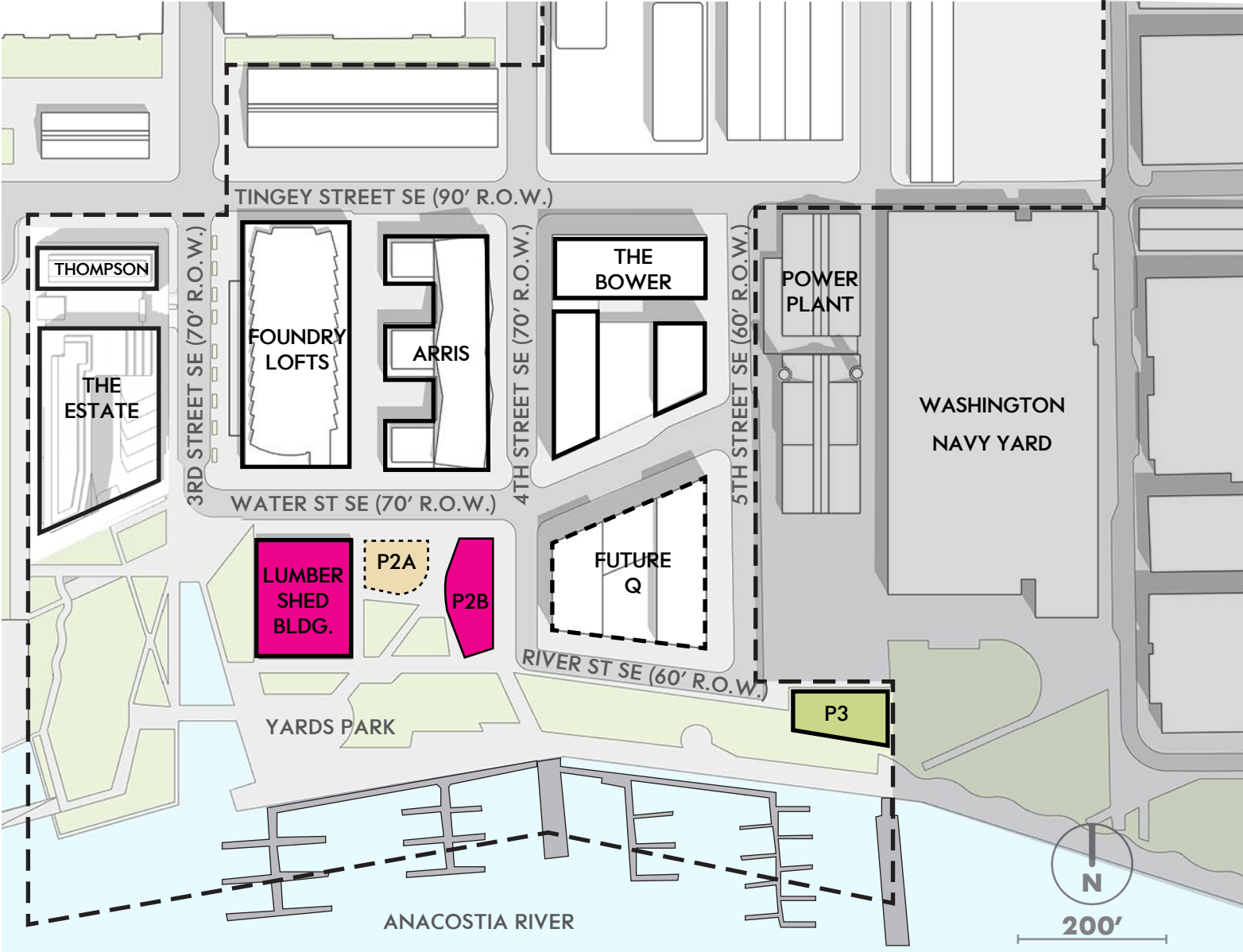
- PARCEL P2B (DISTRICT WINERY) FACADE IS COMPOSED OF NATURAL WOOD SIDING & LARGE DARK METAL FRAMED STOREFRONT WINDOWS.
- THE LUMBER SHED BUILDING IS WRAPPED IN GLASS WITH DARK METAL TRIM



DISTRICT WINERY

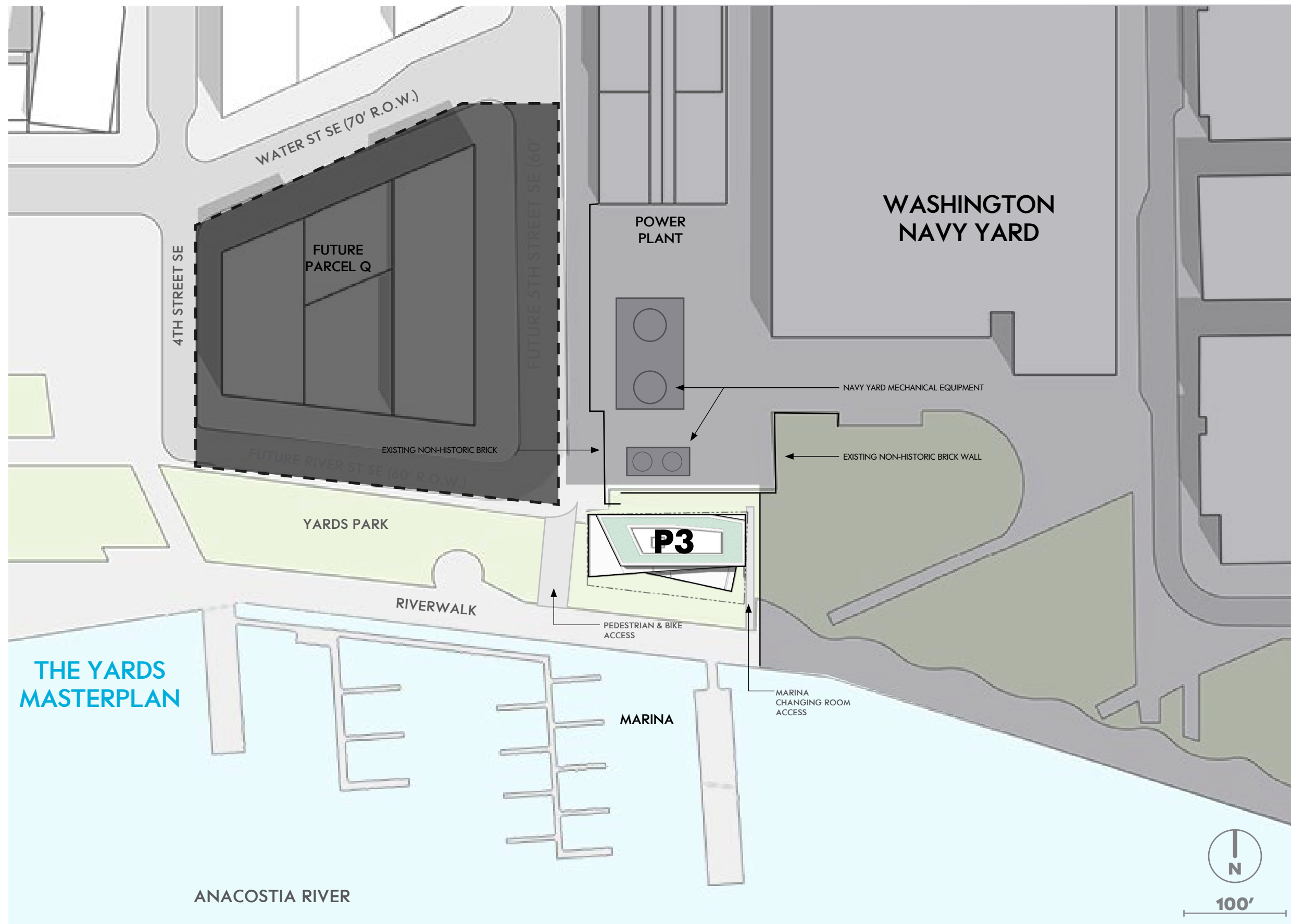


LUMBER SHED



EXISTING CONDITIONS - YARDS PARK PAVILION BUILDINGS

PARCEL P3 - THE YARDS

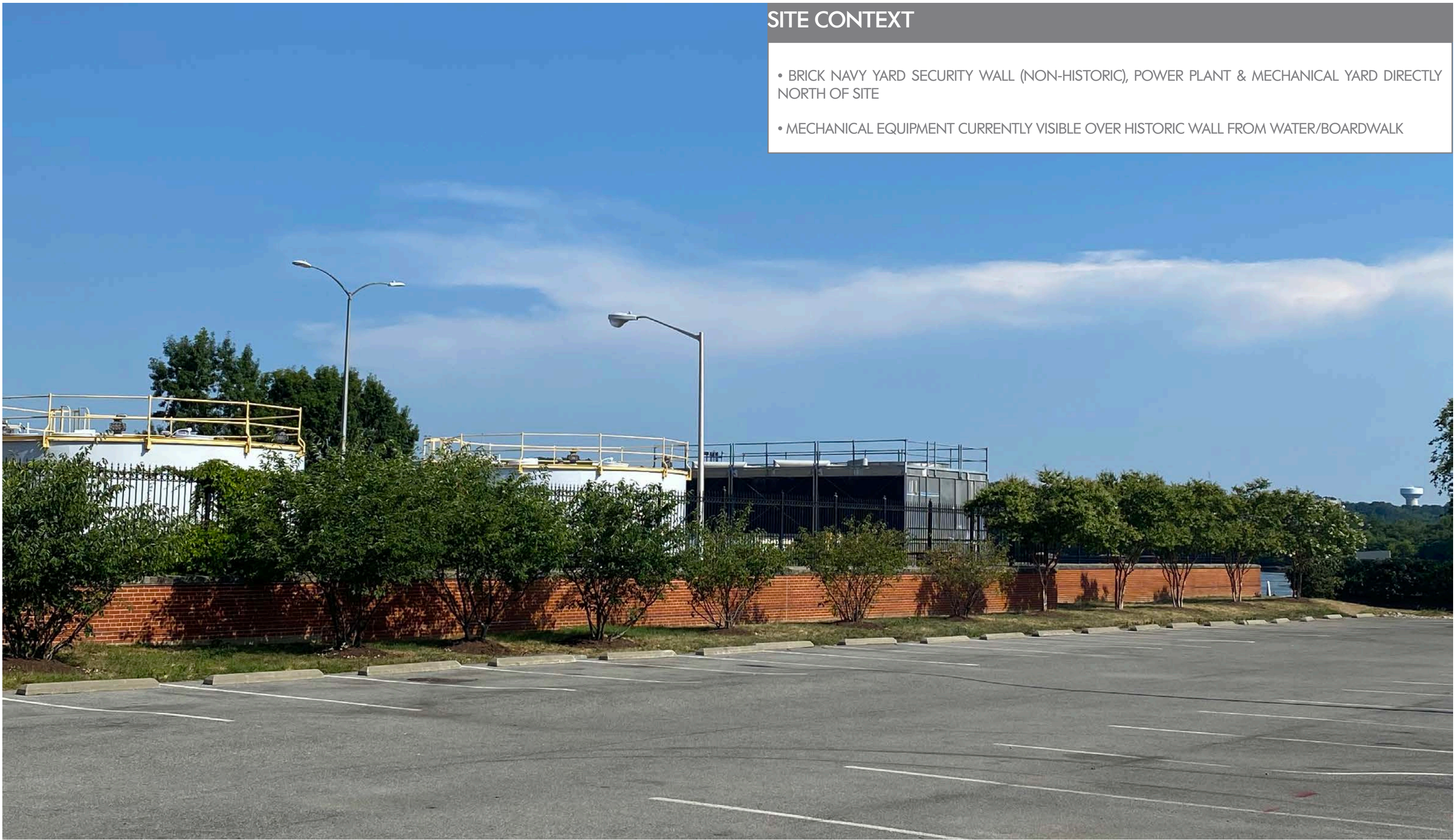


SITE PLAN CONCEPT DIAGRAM - ENLARGED MARINA PLAN
PARCEL P3 - THE YARDS

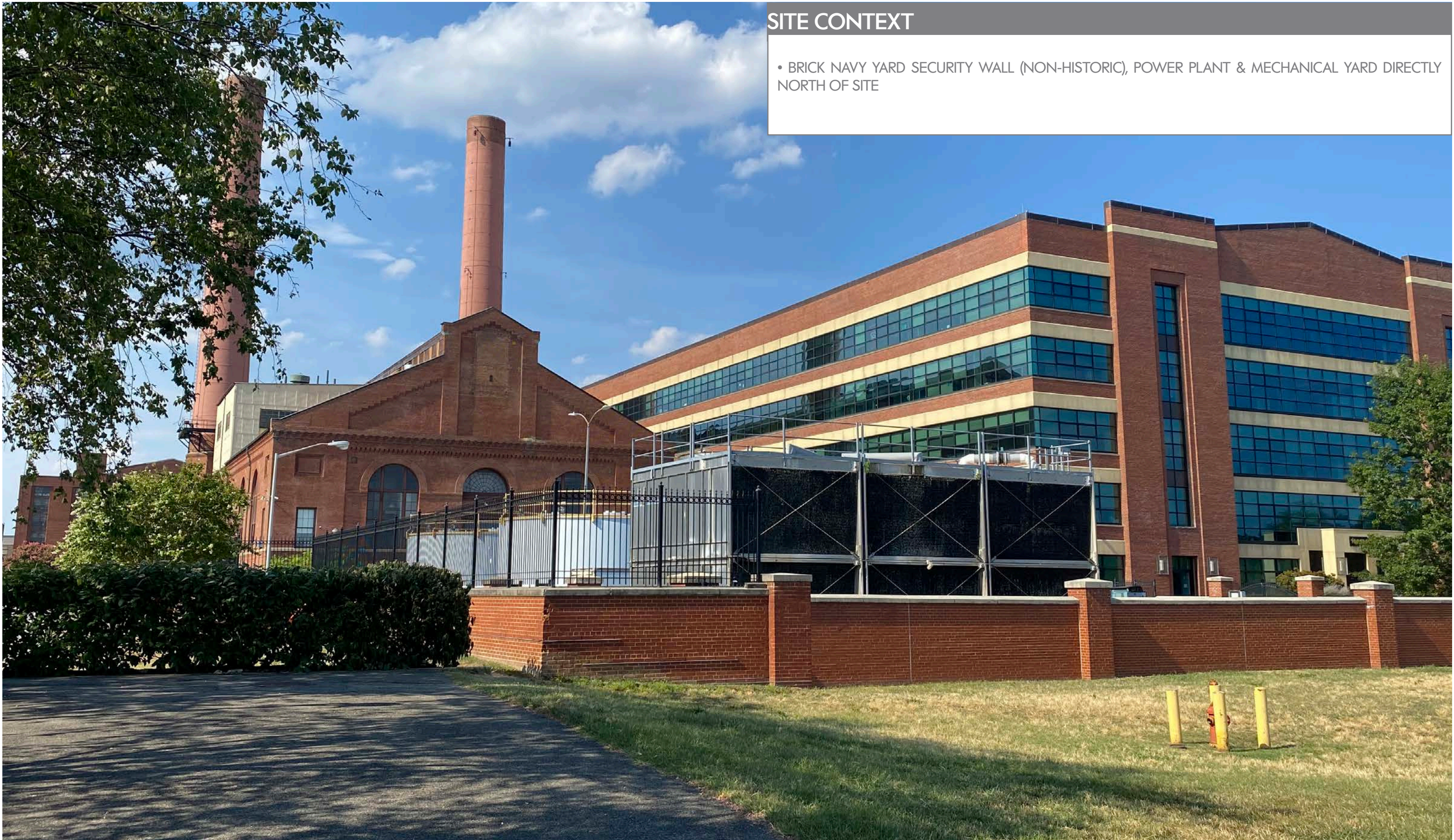
June 2025

SITE CONTEXT

- BRICK NAVY YARD SECURITY WALL (NON-HISTORIC), POWER PLANT & MECHANICAL YARD DIRECTLY NORTH OF SITE
- MECHANICAL EQUIPMENT CURRENTLY VISIBLE OVER HISTORIC WALL FROM WATER/BOARDWALK



EXISTING CONDITIONS - APPROACH FROM NW - NAVY YARD EQUIPMENT
PARCEL P3 - THE YARDS



SITE CONTEXT

- BRICK NAVY YARD SECURITY WALL (NON-HISTORIC), POWER PLANT & MECHANICAL YARD DIRECTLY NORTH OF SITE

EXISTING CONDITIONS - YARDS PARK VIEW LOOKING NE @ NAVY YARD MECH EQUIPMENT
PARCEL P3 - THE YARDS

SITE CONTEXT

- BRICK NAVY YARD SECURITY WALL (NON-HISTORIC), POWER PLANT & MECHANICAL YARD DIRECTLY NORTH OF SITE
- MECHANICAL EQUIPMENT CURRENTLY VISIBLE OVER HISTORIC WALL FROM WATER/BOARDWALK



EXISTING CONDITIONS - WATER/BOARDWALK VIEW LOOKING NE
PARCEL P3 - THE YARDS

December 2024

SECTION 3

DESIGN PROPOSAL

UNIFIED EXPRESSION

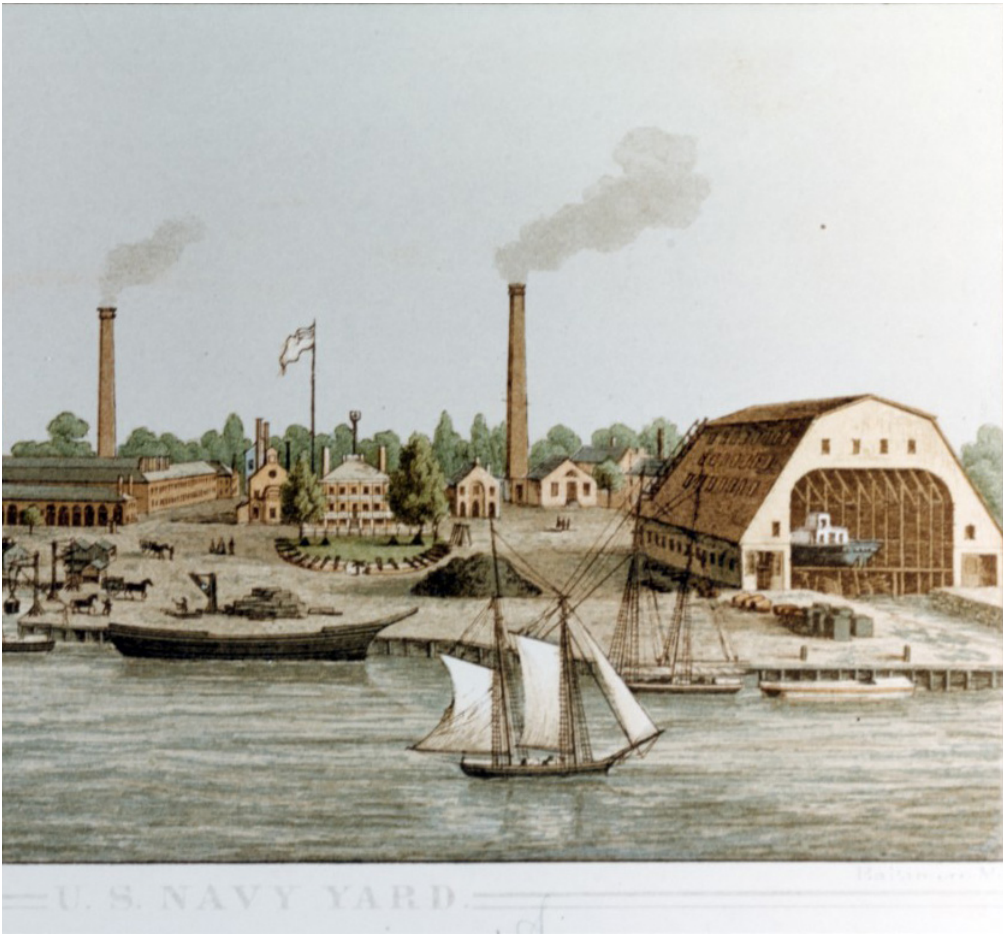
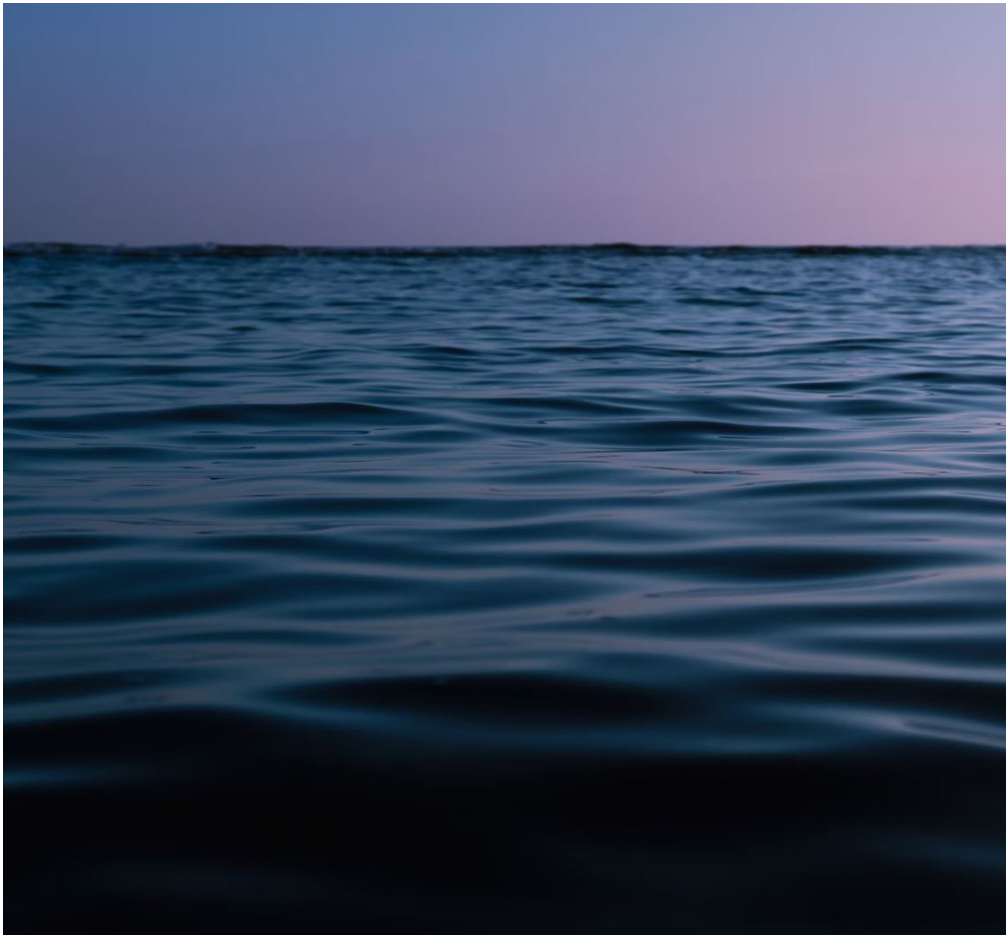


Image of Lithograph published circa 1862. It depicts the Navy Yard as seen from above the Anacostia River, looking north, with Building # 1 and the trophy gun park in the center. U.S. Naval History and Heritage Command Photograph.

WATER



PROW

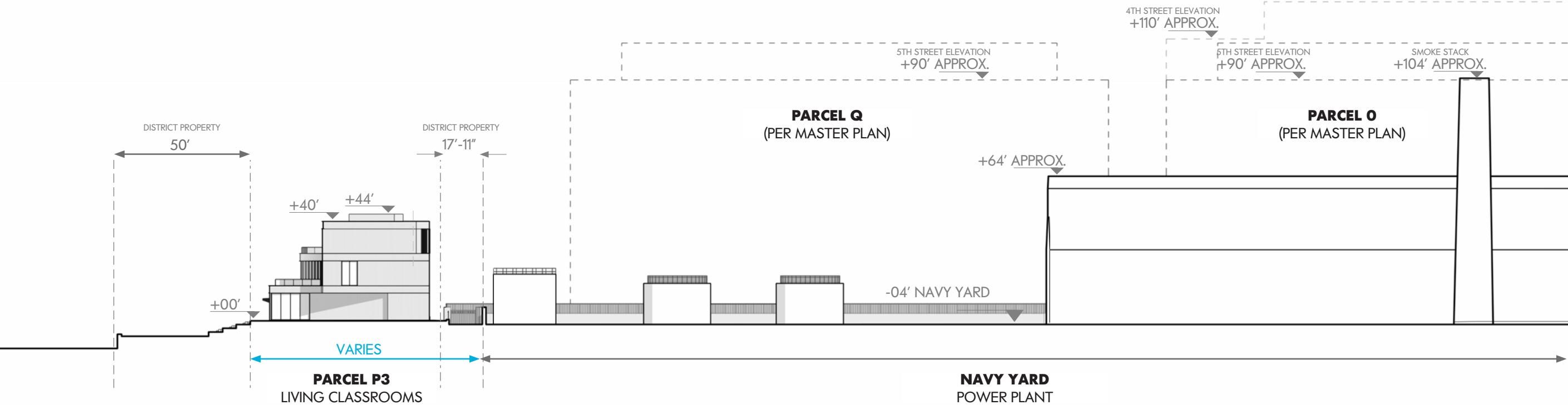


MASSING & MATERIAL CONCEPT
PARCEL P3 - THE YARDS

June 2025

KEY SEFC HISTORIC GUIDELINE IDEAS

- THE MASSING AND SCALE OF THE NEW BUILDINGS IN THE HISTORIC ZONE WILL BE COMPLEMENTARY TO THAT OF THE HISTORIC BUILDINGS UTILIZING DESIGN CONCEPTS SUCH AS **STRONG HORIZONTALITY**
- NEW PAVILIONS WILL BE FREESTANDING, **OPEN AND TRANSPARENT** AND WILL RELATE TO THE SCALE OF THE LUMBER SHED BUILDING
- EXPRESSIVE ENGINEERING AND INNOVATIVE DESIGNS ARE ENCOURAGED TO **EVOKE THE CHARACTER** OF THIS AND OTHER INDUSTRIAL WATERFRONT SITES
- HEIGHT, BULK AND SITING OF BUILDINGS SHALL **PROVIDE OPEN VIEWS AND VISTAS** TO AND FROM THE WATERFRONT AND, WHERE PRACTICAL, MAINTAIN VIEWS OF FEDERAL MONUMENTAL BUILDINGS

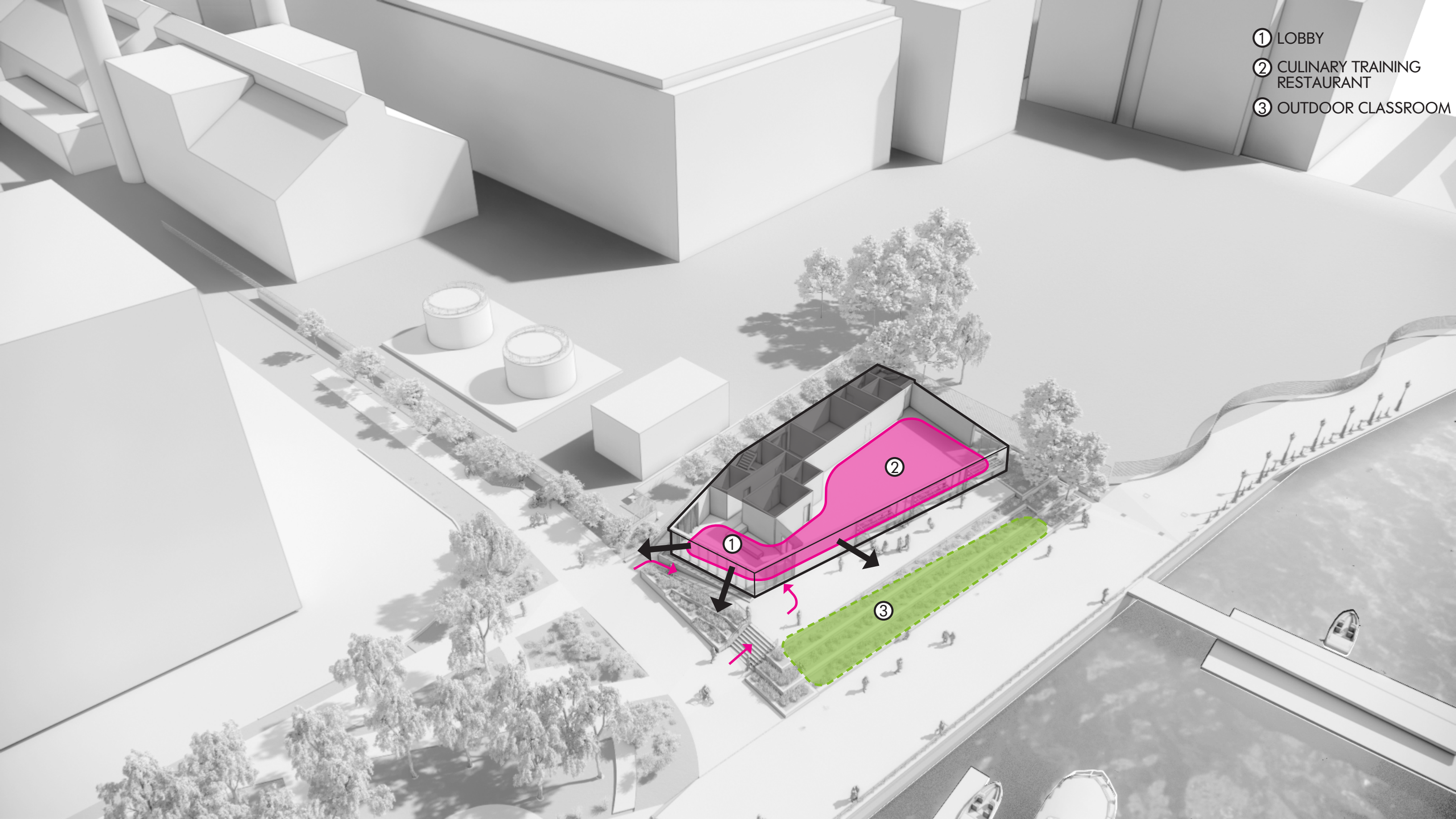


SECTION DIAGRAM - MASSING RESPONSE TO EXISTING HISTORIC CONTEXT BUILDINGS
PARCEL P3 - THE YARDS



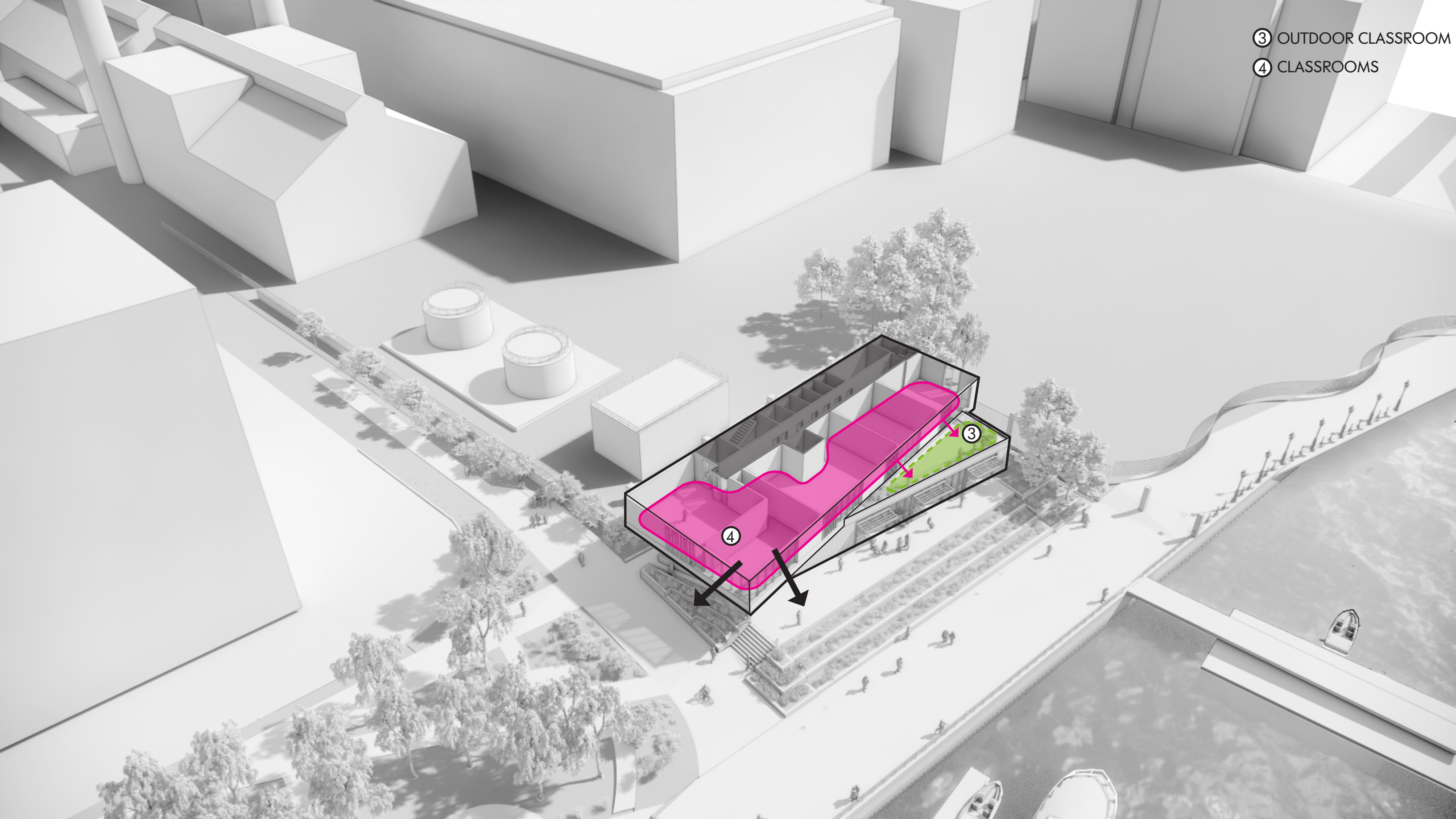
PARCEL P3 - THE YARDS - AXONOMETRIC VIEW ROOF

June 2025



PARCEL P3 - THE YARDS - AXONOMETRIC VIEW LEVEL 1

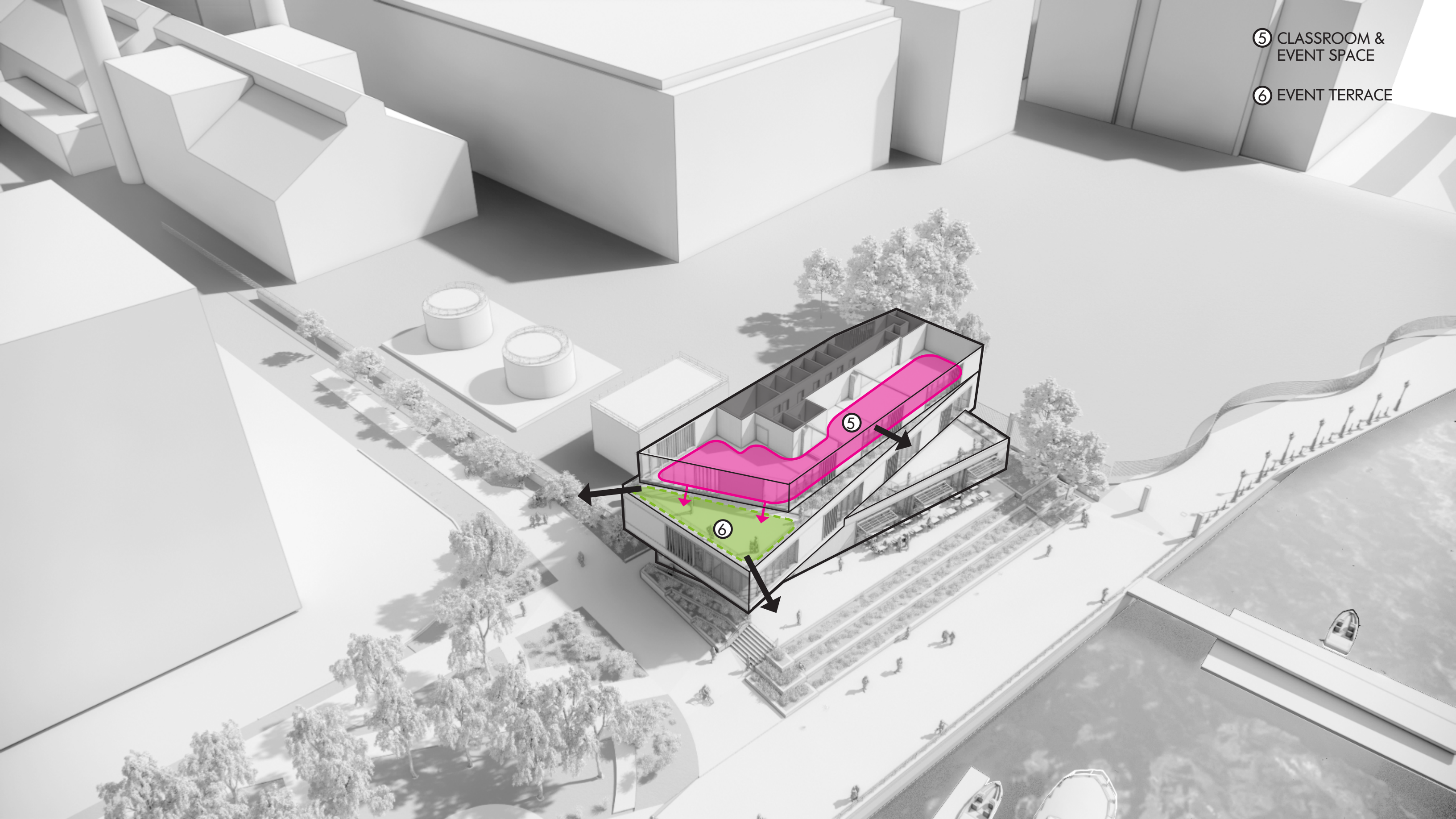
June 2025



- ③ OUTDOOR CLASSROOM
- ④ CLASSROOMS

PARCEL P3 - THE YARDS - AXONOMETRIC VIEW LEVEL 2

June 2025

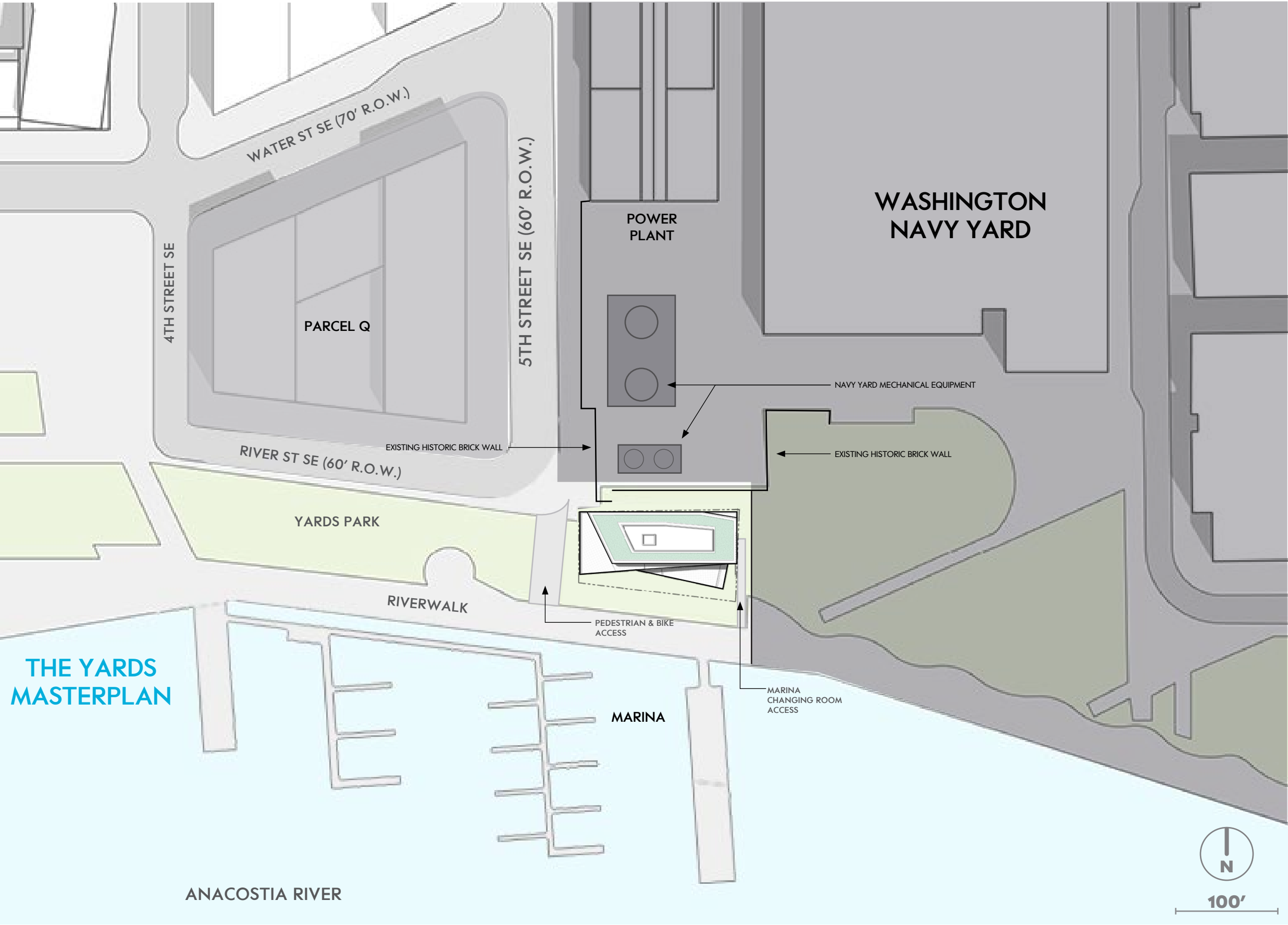


⑤ CLASSROOM & EVENT SPACE

⑥ EVENT TERRACE

PARCEL P3 - THE YARDS - AXONOMETRIC VIEW LEVEL 3

June 2025



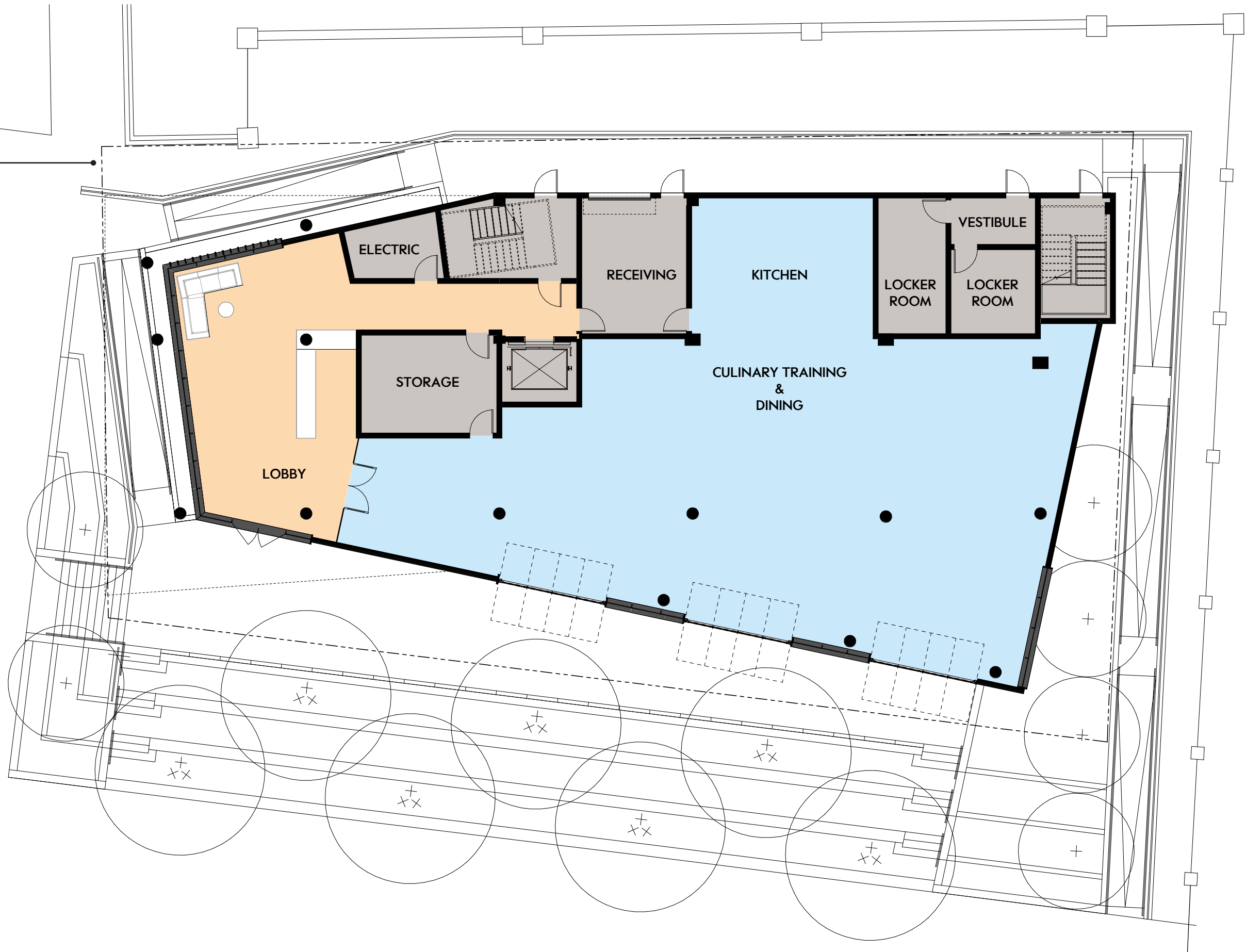
PARCEL P3 - THE YARDS - SITE PLAN

June 2025



SCALE: 3/32" = 1'-0"

PROPERTY
LINE



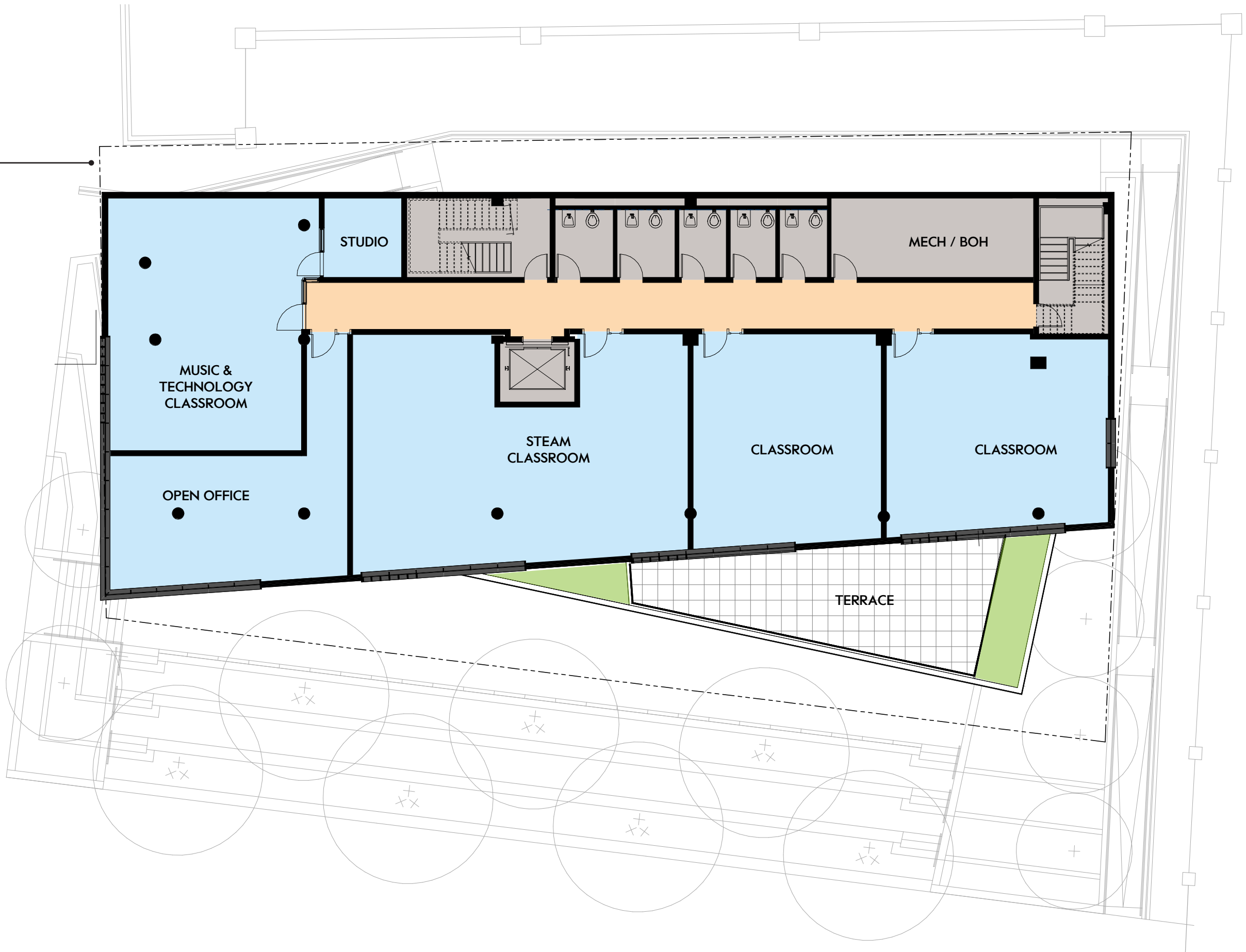
PARCEL P3 - THE YARDS - LEVEL 1

June 2025



SCALE: 3/32" = 1'-0"

PROPERTY
LINE



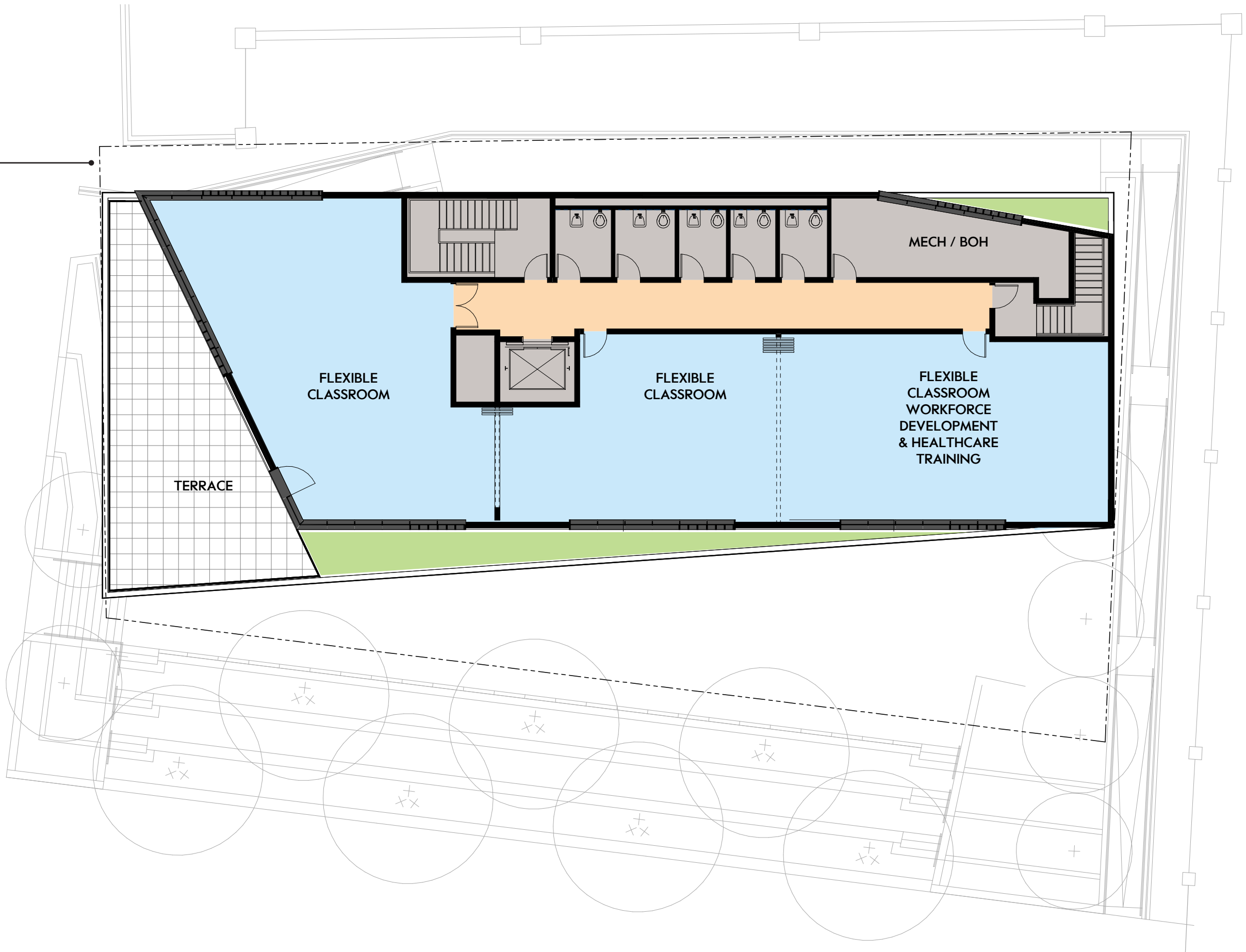
PARCEL P3 - THE YARDS - LEVEL 2

June 2025



SCALE: 3/32" = 1'-0"

PROPERTY
LINE



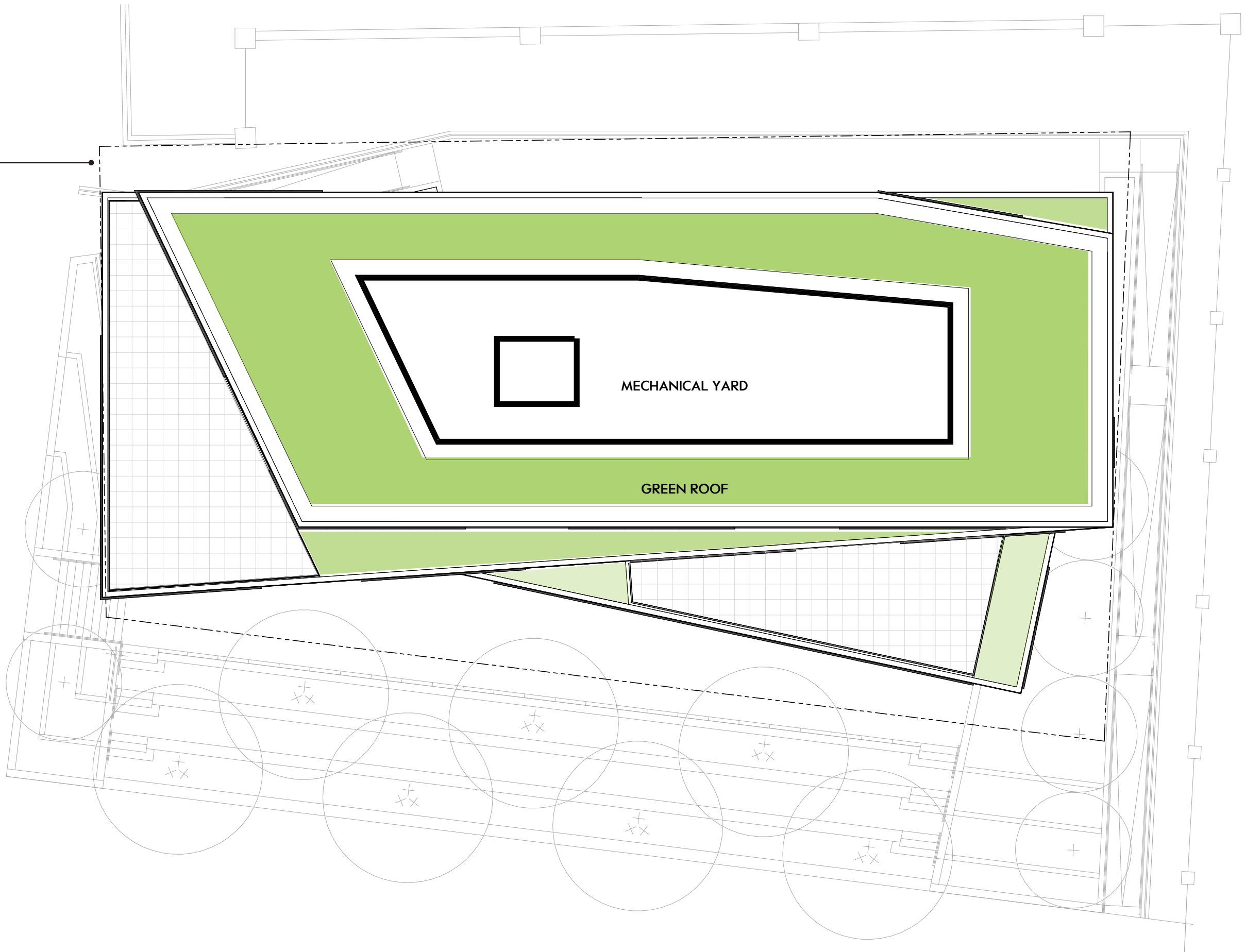
PARCEL P3 - THE YARDS - LEVEL 3

June 2025



SCALE: 3/32" = 1'-0"

PROPERTY
LINE



PARCEL P3 - THE YARDS - ROOF

June 2025



RENDERED VIEW - RIVER WALK
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - RIVER WALK (TREES REMOVED FROM RENDERING TO SHOW ARCHITECTURE)
PARCEL P3 - THE YARDS

June 2025



INSTALLED ABODO WOOD



WEATHERED ABODO WOOD AFTER 6 MONTHS

CLADDING WEATHERING PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - WATER VIEW
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - WATER VIEW (TREES REMOVED FROM RENDERING TO SHOW ARCHITECTURE)
PARCEL P3 - THE YARDS

June 2025



INSTALLED ABODO WOOD

RESAWN TIMBER - ABODO VULCAN CLADDING



WEATHERED ABODO WOOD AFTER 6 MONTHS

RESAWN TIMBER - ABODO VULCAN CLADDING



GLAZING WITH BLACK FRAMES



GARAGE DOORS WITH BLACK FRAMES

RESAWN TIMBER - ABODO VULCAN CLADDING



COLORFUL ALUMINIUM FINS IN BLUE TONE GRADIENT

EXTERIOR MATERIALS **PARCEL P3 - THE YARDS**

June 2025



RENDERED VIEW - APPROACH FROM NORTH
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - APPROACH FROM YARDS PARK - WEST
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - VIEW FROM WATER - SOUTH
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - VIEW FROM WATER - SOUTH TREES REMOVED FROM RENDERING TO SHOW ARCHITECTURE)
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - BOARDWALK - SOUTH
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - BOARDWALK - SOUTH (TREES REMOVED FROM RENDERING TO SHOW ARCHITECTURE)
PARCEL P3 - THE YARDS

June 2025



RENDERED VIEW - BIRD'S EYE FROM NORTH
PARCEL P3 - THE YARDS

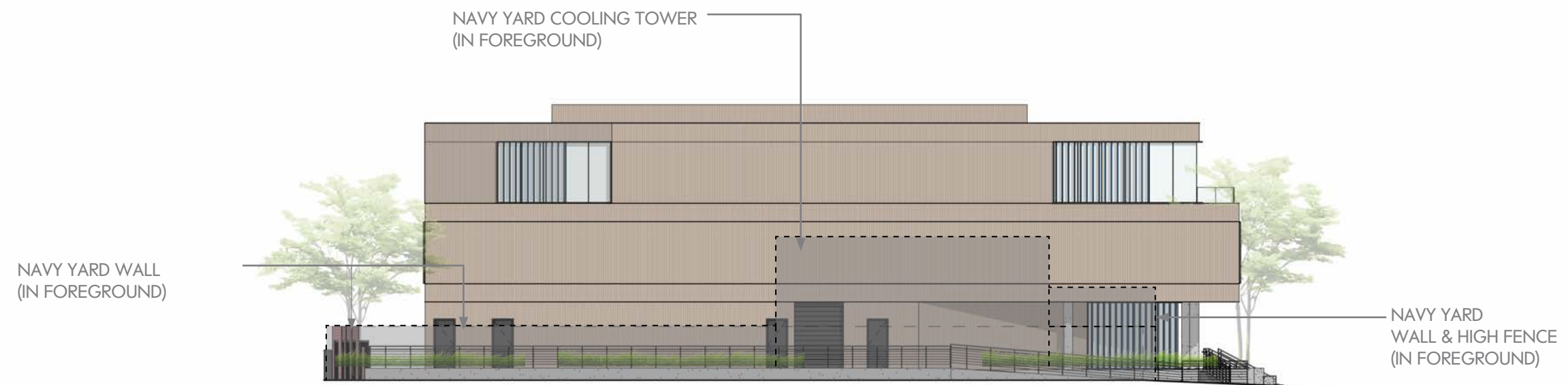
June 2025



INTERIOR DESIGN SUBJECT TO CHANGE AND SHOWN FOR DEMONSTRATION PURPOSES ONLY

RENDERED VIEW - CONCEPTUAL INTERIOR VIEWS*
PARCEL P3 - THE YARDS

June 2025



*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

BUILDING ELEVATION - NORTH & SOUTH

PARCEL P3 - THE YARDS

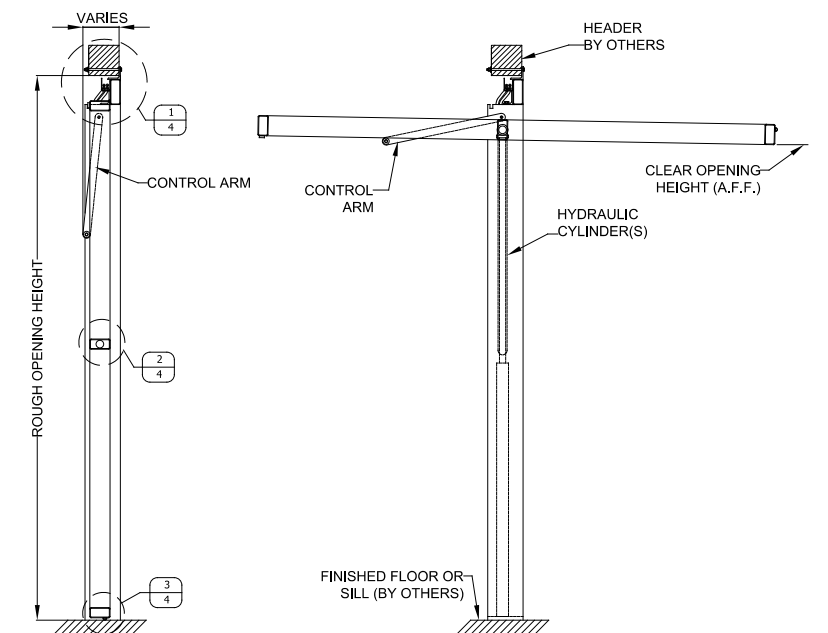
June 2025



CULINARY/DINING SHOWN WITH OVERHEAD DOORS OPEN



CULINARY/DINING SHOWN WITH OVERHEAD DOORS CLOSED



OVERHEAD DINING DOORS PARCEL P3 - THE YARDS

June 2025



*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

BUILDING ELEVATIONS - EAST & WEST
PARCEL P3 - THE YARDS

June 2025

HISTORIC ZONE DESIGN GUIDELINES

- LANDSCAPING WHICH COMPLEMENTS PRIVATE DEVELOPMENT AND THE PUBLIC STREETScape AND OPEN SPACE DESTINATIONS SHALL BE PROVIDED. THE PROVISION OF PLAZAS WITH APPROPRIATE LANDSCAPING AND PUBLIC USES AT THE INTERSECTION OF MAJOR STREETS IS ENCOURAGED.



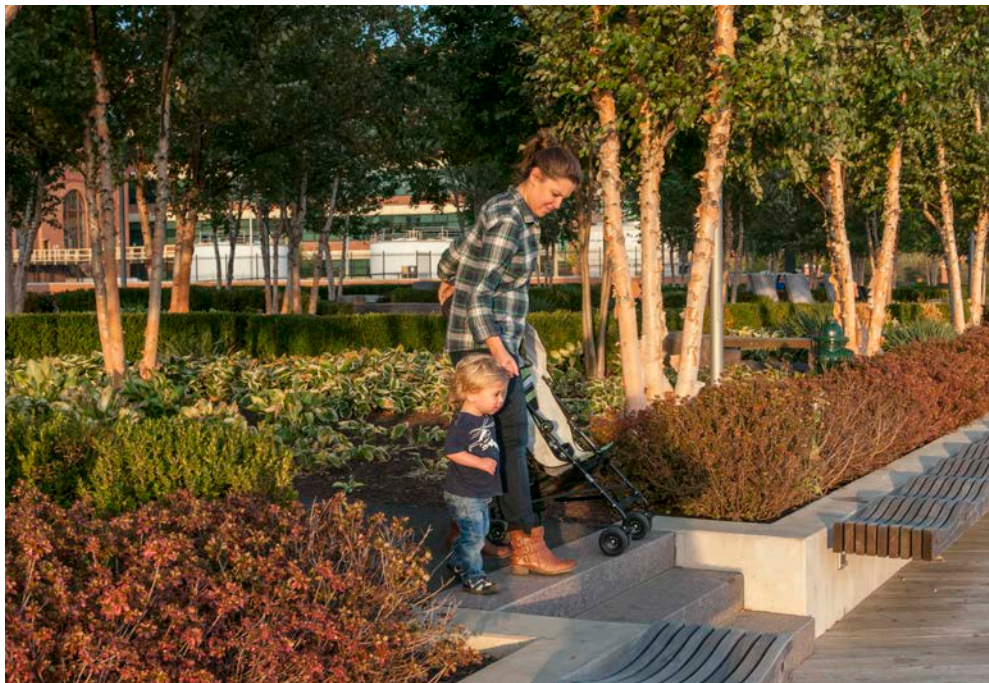
EXISTING YARDS PARK STEPPED SEATING



EXISTING YARDS PARK STEPPED SEATING



EXISTING YARDS PARK PLANTER EDGE SEATING



EXISTING YARDS PARK GRANITE AND CONCRETE MATERIAL PALETTE



EXISTING YARDS PARK APPROACH TO P3 SITE



EXISTING YARDS PARK APPROACH TO P3 SITE

EXISTING YARDS PARK LANDSCAPE
PARCEL P3 - THE YARDS

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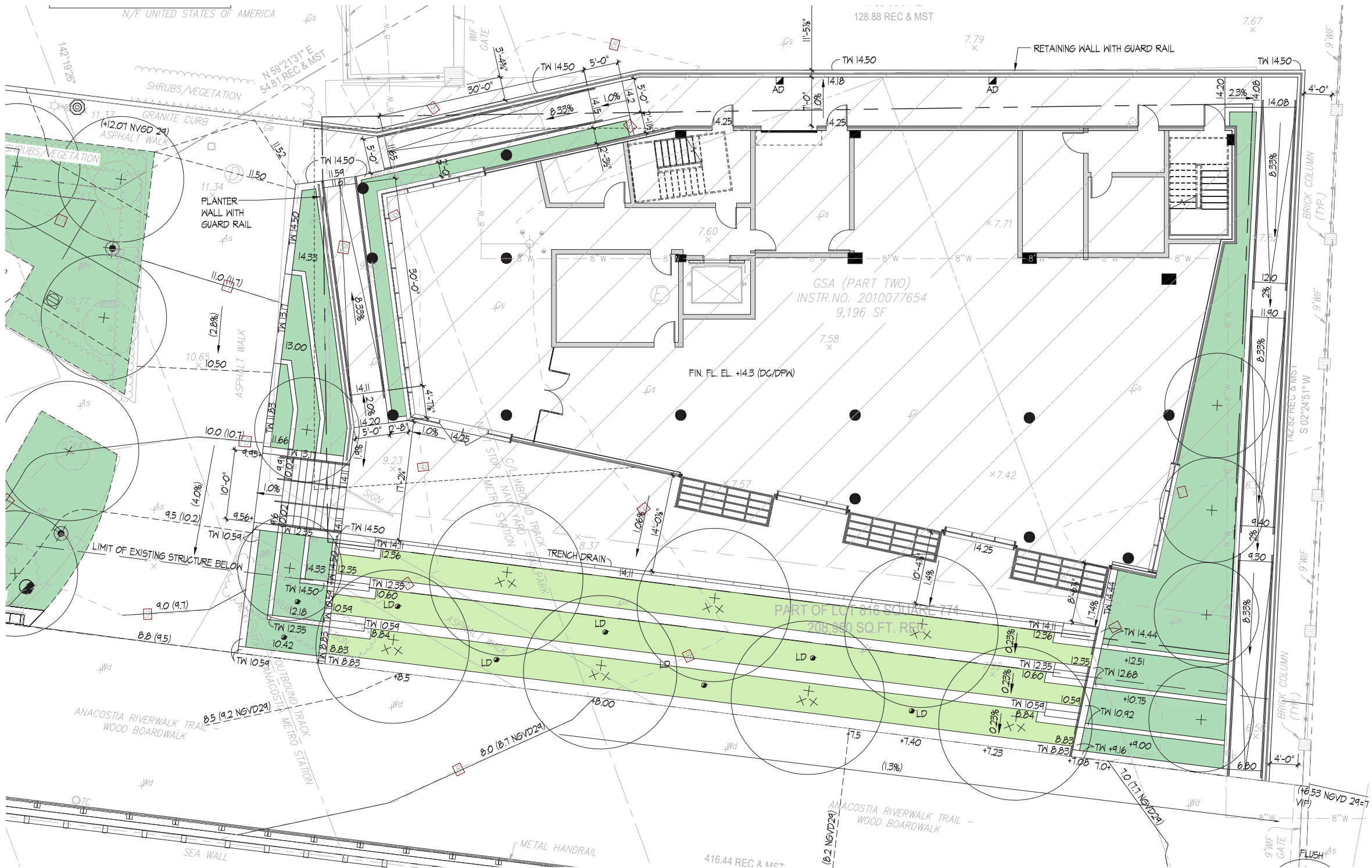


PROPOSED LANDSCAPE PLAN
PARCEL P3 - THE YARDS

June 2025

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GRADING LEGEND	
	PROPERTY LINE
	LIMIT OF EXISTING STRUCTURE
	FULL CONTOUR
	HALF CONTOUR
	PD - PLANTING DRAIN - SEE CIVIL DWGS
	LD - LAWN DRAIN - SEE CIVIL DWGS
	AD - AREA DRAIN - SEE CIVIL DWGS
	MANHOLES - SEE CIVIL DWGS
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	ELECTRICAL HANDHOLE - SEE MEP DWGS

The FEMA flood elevations are reported relative to NAVD88.
So the 500-year elevation is 14.0 NAVD88. = 14.1 DC/DPW

Site plan/survey data is relative to DC/DPW
First floor = 14.3 DC/DPW
Adjacent grades around the building = 14.2 DC/DPW
Note that DC/DPW = NAVD88 + 0.1

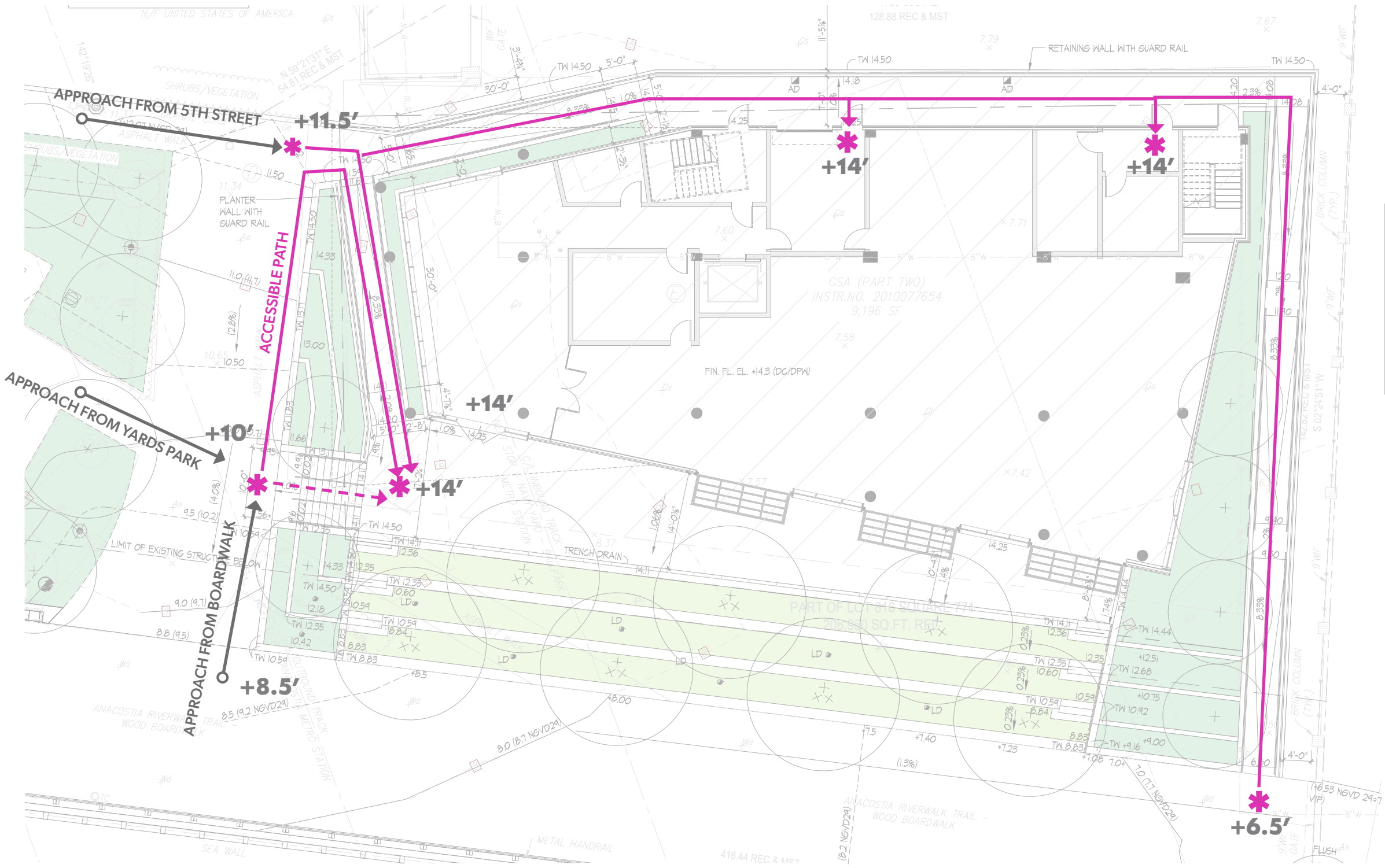
PROPOSED LANDSCAPE PLAN

PARCEL P3 - THE YARDS

June 2025

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KEY

PATH START & END POINT

ACCESSIBLE PATH

NON-ACCESSIBLE PATH

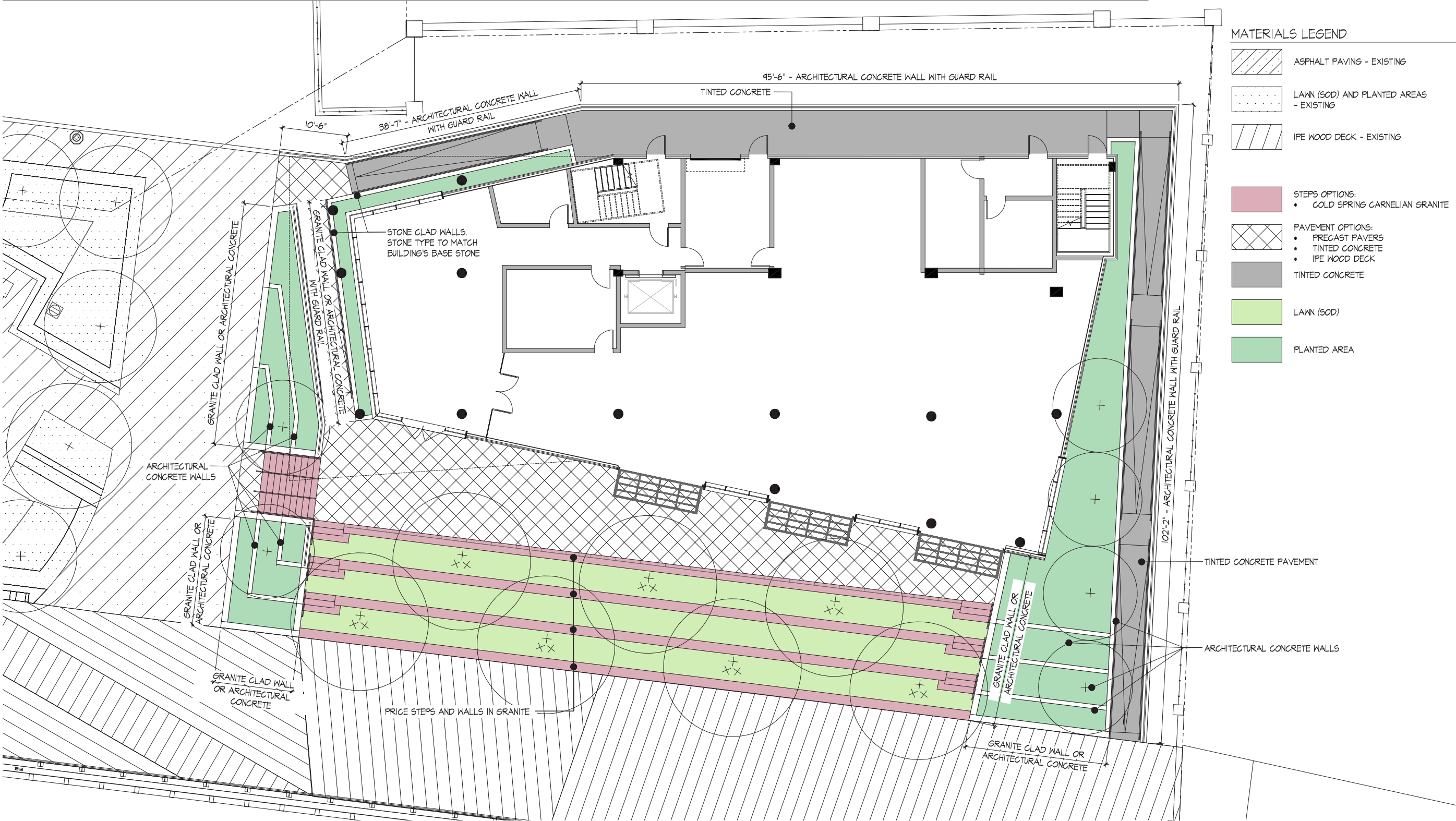
SITE APPROACH

SITE ACCESS PARCEL P3 - THE YARDS

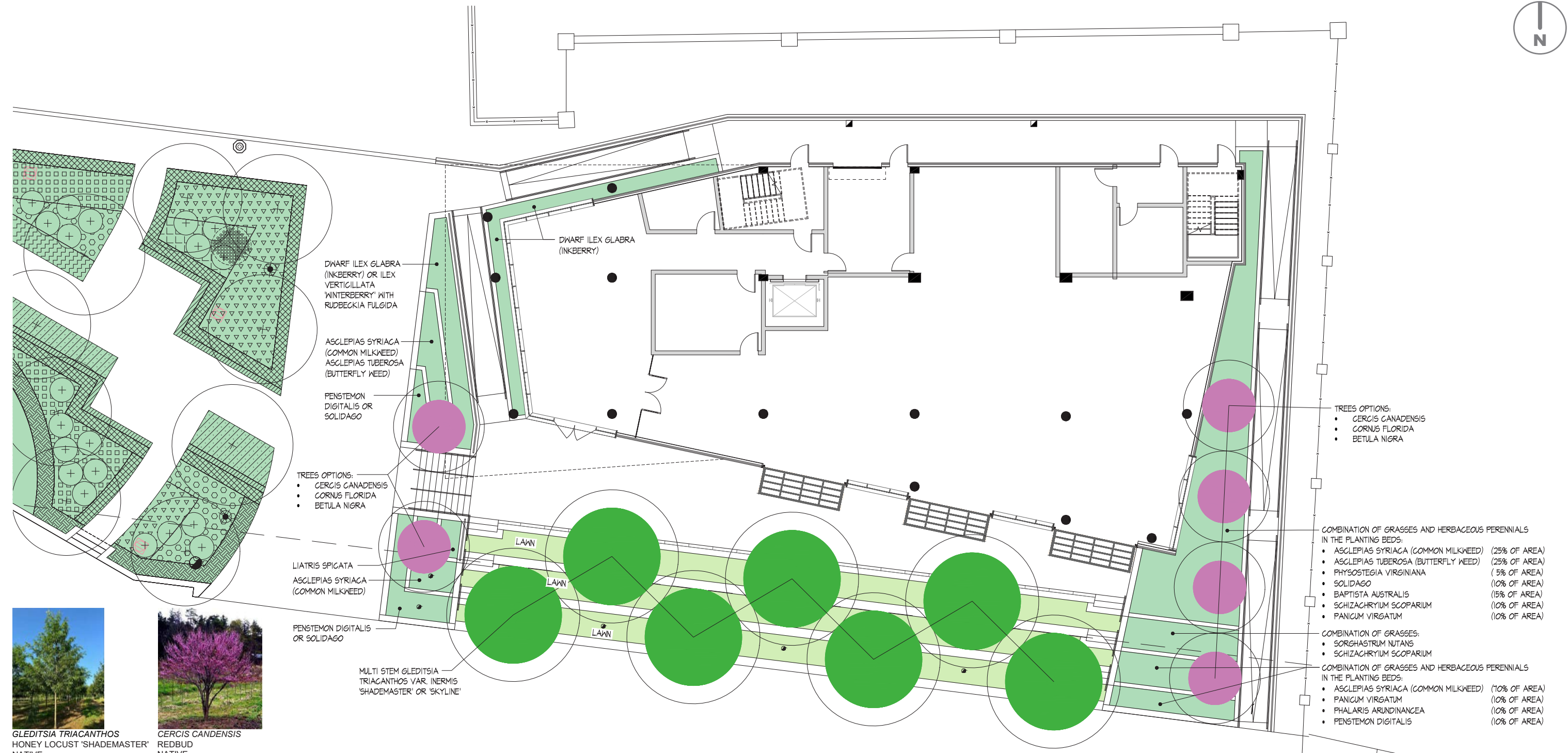
June 2025

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PROPOSED LANDSCAPE PLAN
PARCEL P3 - THE YARDS



GLEDITSIA TRIACANTHOS
HONEY LOCUST 'SHADEMASTER'
NATIVE



CERCIS CANDENSIS
REDBUD
NATIVE



DWARF ILEX GLABRA
INKBERRY HOLLY 'COMPACTA'
NATIVE



RUDBECKIA FULGIDA
ORANGE CONEFLOWER
NATIVE



PANICUM VIRGATUM
PANIC GRASS
NATIVE



SCHIZACHRYIUM SCOPARIUM
LITTLE BLUE STEM
NATIVE



PHALARIS ARUNDINACEA
REED CANARY GRASS
NATIVE



SORGHASTRUM NUTANS
INDIAN GRASS
NATIVE



PHYSOSTEGIA VIRGINIANA
OBEDIENT PLANT
NATIVE



ASCLEPIAS SYRIACA
COMMON MILKWEED
NATIVE / POLLINATOR



ASCLEPIAS TUBEROSA
BUTTERFLY WEED
NATIVE / POLLINATOR



BAPTISTA AUSTRALIS
BLUE FALSE INDIGO
NATIVE / POLLINATOR



LIATRIS SPICATA
BLAZINGSTAR
NATIVE / POLLINATOR



SOLIDAGO
GOLDENROD
NATIVE / POLLINATOR



PENSTEMON DIGITALIS
BEARDTONGUE
NATIVE / POLLINATOR

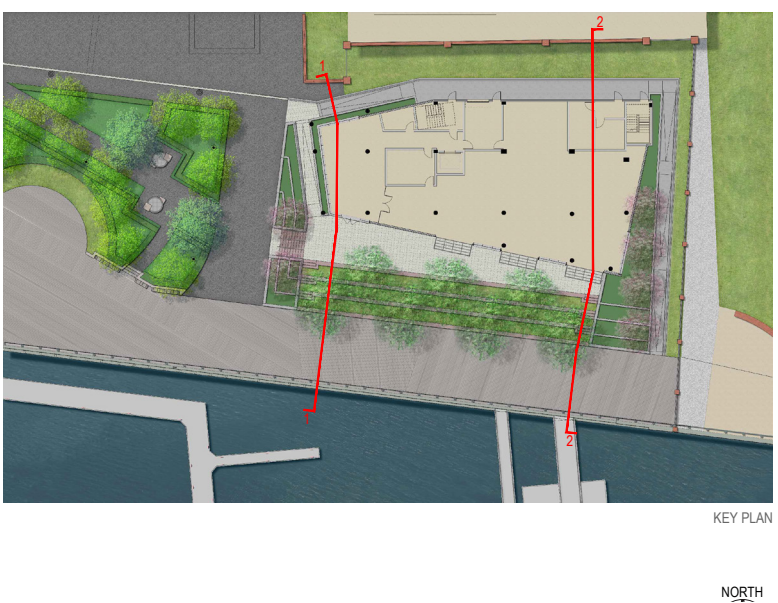
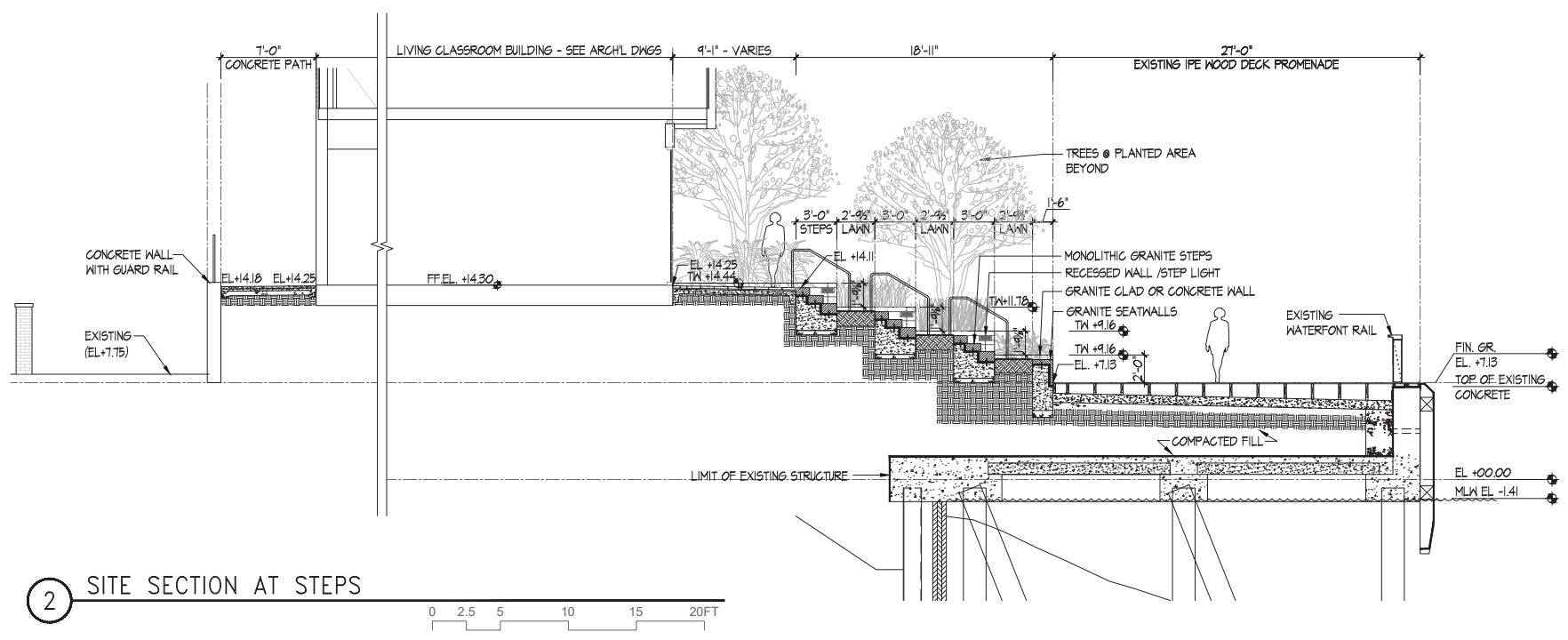
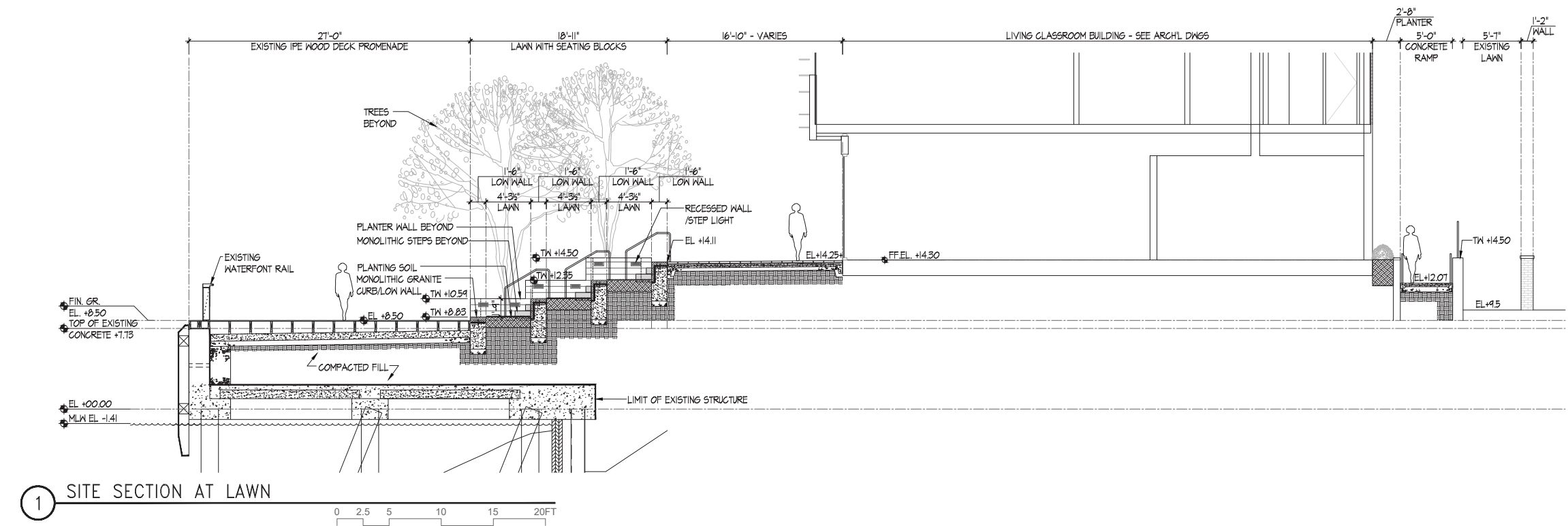
PROPOSED LANDSCAPE PLANTING PLAN

PARCEL P3 - THE YARDS

June 2025

HISTORIC ZONE DESIGN GUIDELINES

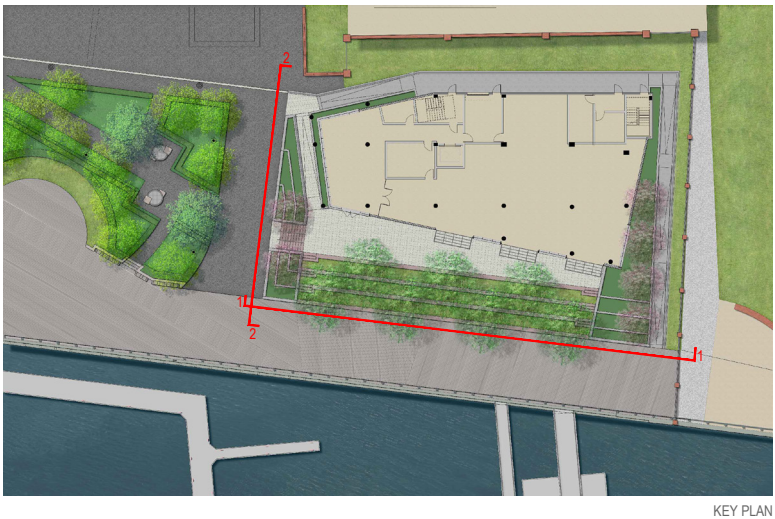
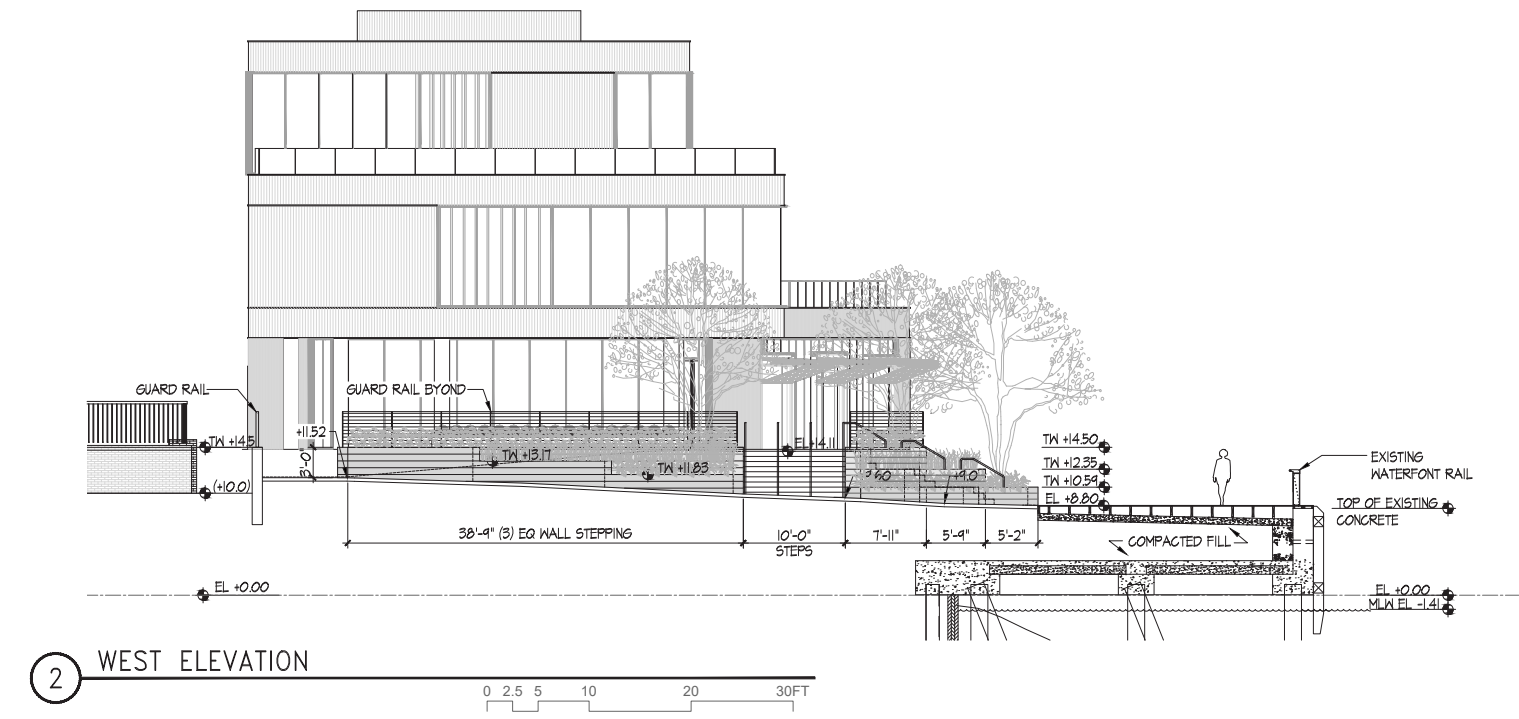
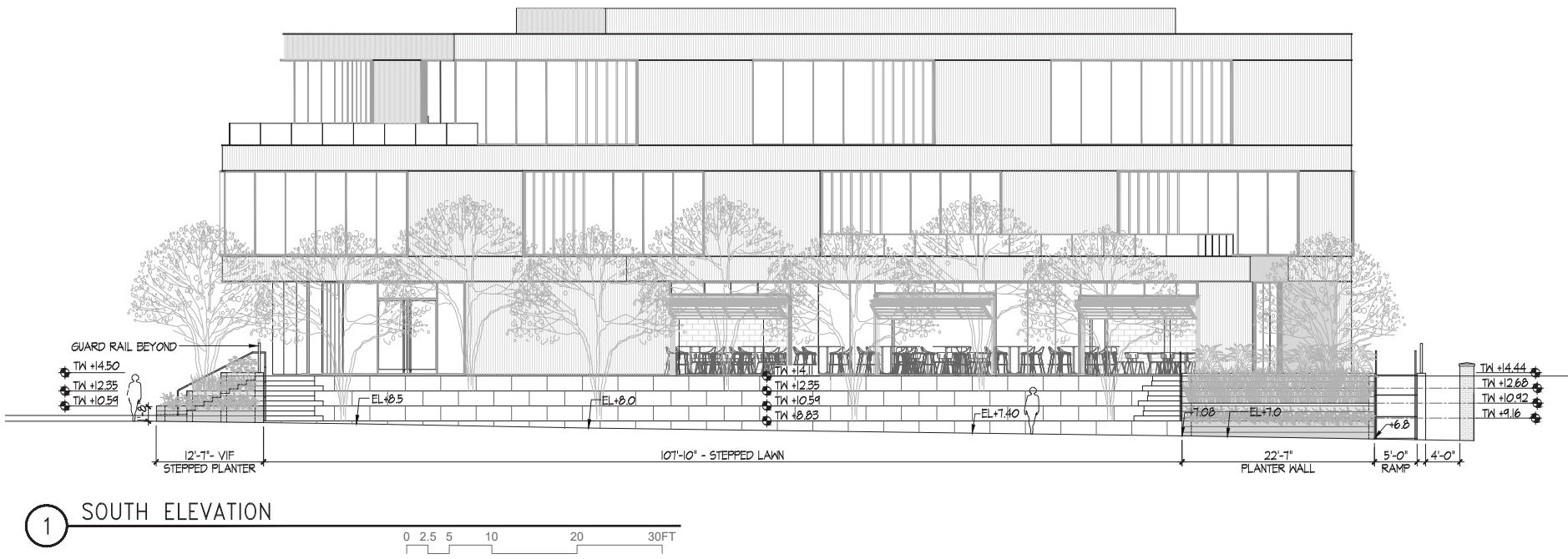
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PROPOSED LANDSCAPE SECTIONS PARCEL P3 - THE YARDS

HISTORIC ZONE DESIGN GUIDELINES

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PROPOSED LANDSCAPE ELEVATIONS PARCEL P3 - THE YARDS

June 2025

STUDIOS

SAN FRANCISCO • WASHINGTON, DC • NEW YORK • LOS ANGELES • PARIS • LYON