



Southeast Federal Center

## Parcel H

March 4, 2021

35% Design Submission  
Section 106 compliance in accordance with the  
programmatic agreement and historic covenant

Prepared for:  
Commission of Fine Arts

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

with the assistance of:  
Concrete & WDG Architecture

**Brookfield** **URBY**  
Properties



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# Southeast Federal Center - Parcel H

## General Information

**Project Name:**  
The Yards - Parcel H, Marketing Name TBD

**Project Location:**  
SEFC Redevelopment Zone, North side of N Place, South side of N Street, East of First Street

**Project Summary:**  
Parcel H will be developed as an twelve-story residential rental building with street level retail running the perimeter of the western and northern sides of the parcel. The project will have two levels of below-grade parking that will serve this building and the public. The ground foor will be comprised of retail, parking garage and loading dock entrances, residential amenities, lobby, and a courtyard space.

**Project Developer:** Ironstate/Urby & Brookfield Properties  
**Design Architect:** Concrete  
**Architect:** WDG Architecture

Project Managers:

Brett Banks  
Capital Investment Officer/Project Executive  
U.S. General Services Administration  
Office of Portfolio Managment and Real Estate  
Capital Planning Division - Org Code - WPXB  
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Brookfield Properties  
301 Water St, SE  
Suite 201

**Proposed Uses:**  
Mixed-Use: Residential And Retail

**Total Site Area:** 55,041 sf

**Site Coverage:** Approximately 100%

**Total Allowable Area:**

6.0 FAR Residential	330,246 GSF
1.0 far (gsa Review)	55,041 GSF
0.4 Penthouse Bonus	22,016 GSF
Target FAR	407,303 GSF

**Total Project Area:** approx. 494,022 SF (above grade: approx. 389,162 SF; Below grade: approx. 104,860 SF)

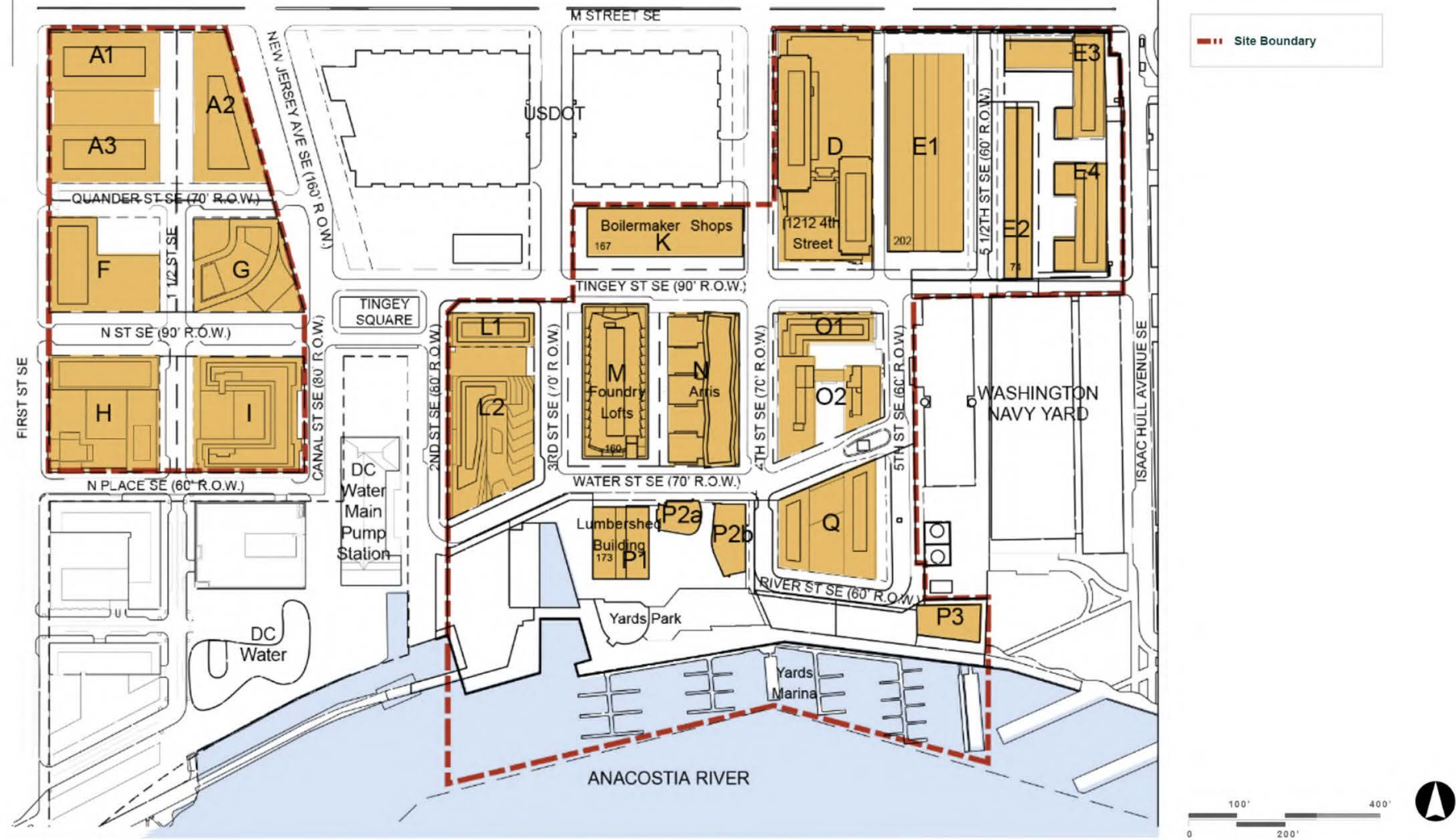
**Approximate allocation of proposed uses:** 73% residential, 4% retail, 23% parking, loading, and mechanical (both above and below grade). All are percentages of sf given for total project area

# Section 1

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# Site Overview





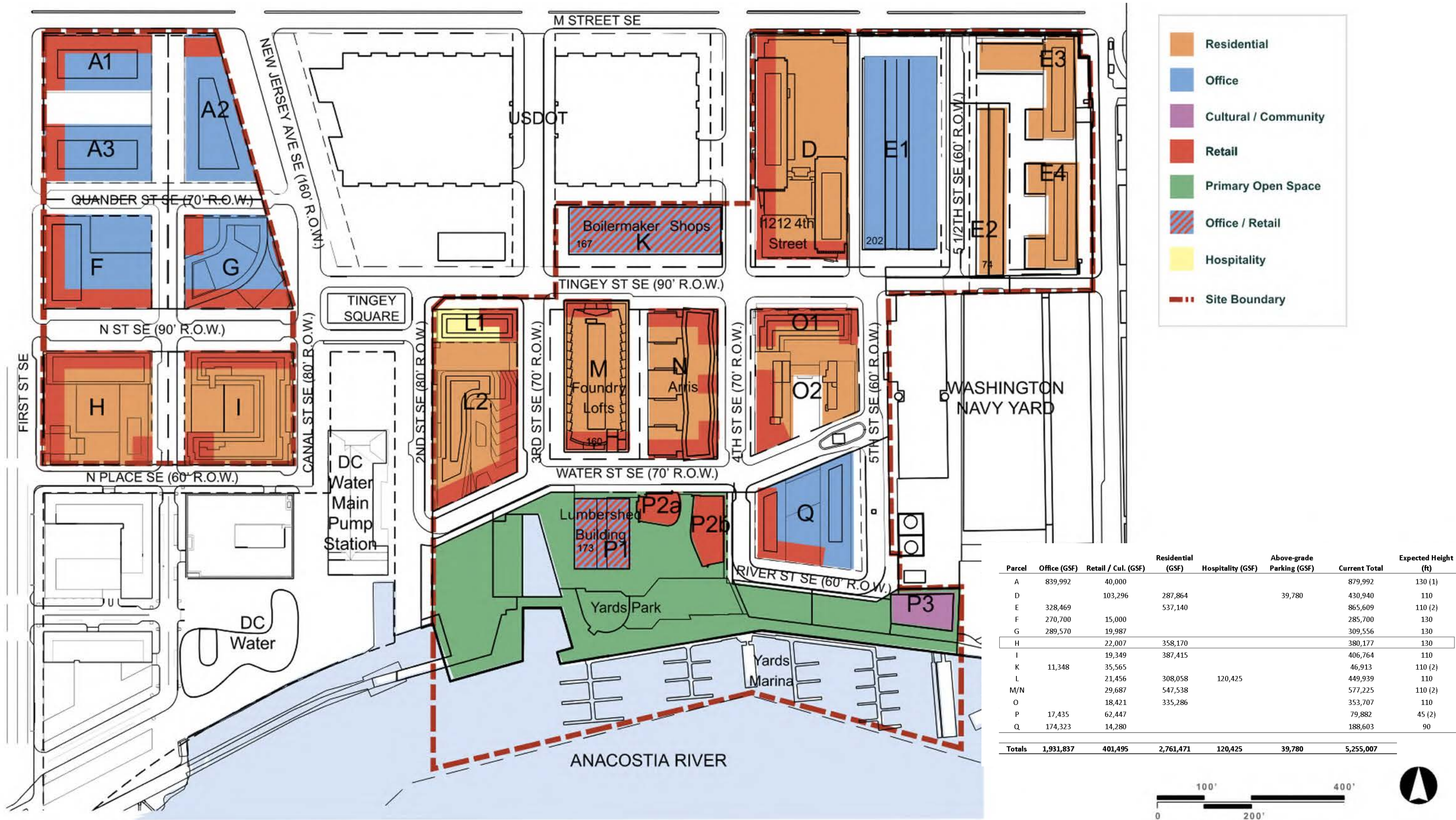
The Yards Revised Master Plan

Parcel H at The Yards West - 35% Design Submission

March 4, 2021

Exhibit from Yards West Master Plan, prepared by:  
shalom baranes associates / daab design/ MPFP / Paladino / Asadoorian / Grove-Salde





The Yards Revised Land Use Plan

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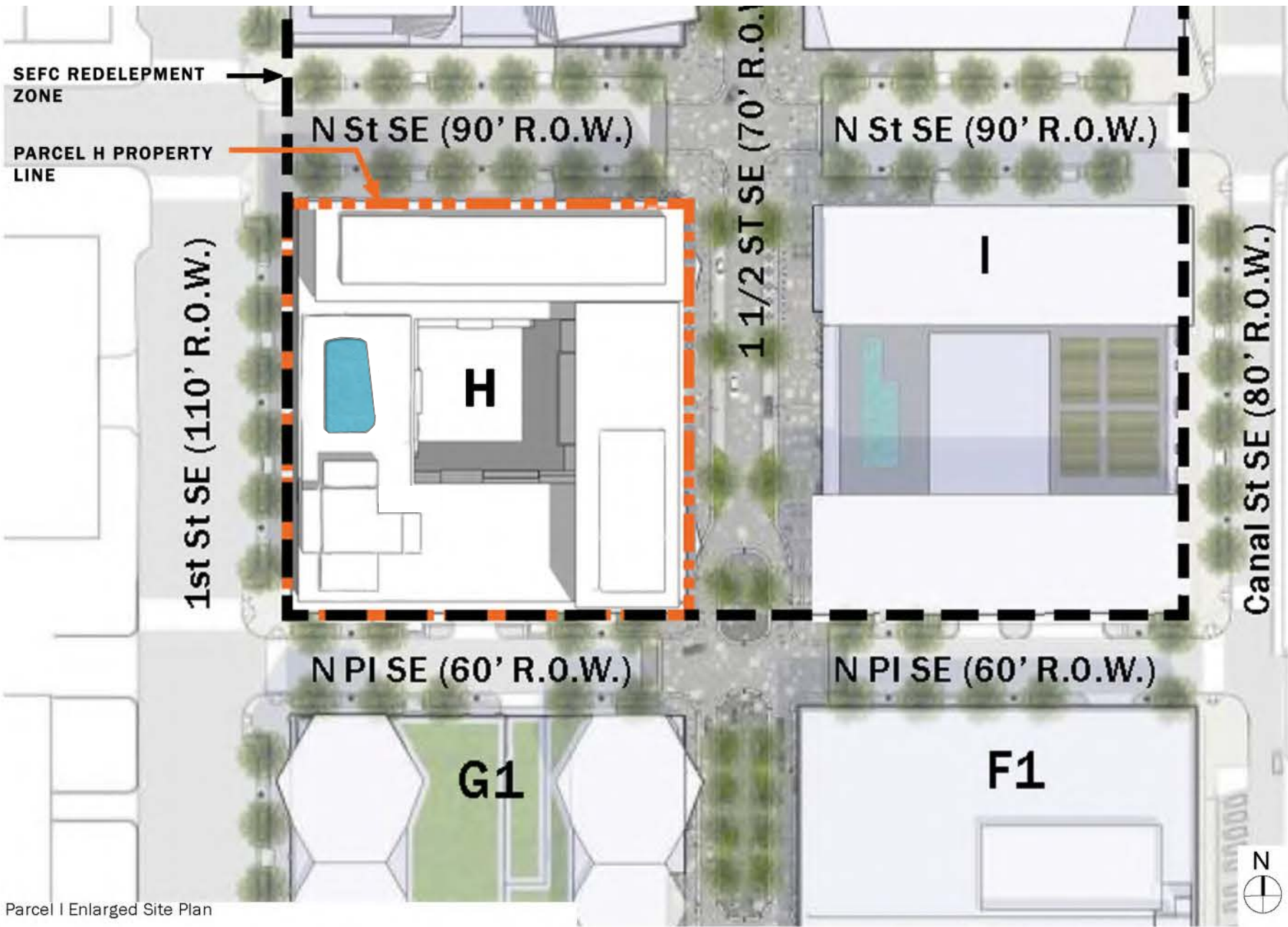


Yards West Overall Site Plan

Parcel H Site Plan

Parcel H at The Yards West - 35% Design Submission

March 4, 2021



Parcel I Enlarged Site Plan

The Parcel I is bounded by three streets that are considered part of the original L'Enfant Plan: N Street, SE to the north, by Canal Street to the east, and by N Place, SE to the south. The fourth street, forming the western boundary, is a new street. This new street, also known as 1 1/2 Street, bisects the original Square 744.

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 I 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).

## Section 2

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# Site Analysis & Concept Design





## 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 H View Access:

- Direct view access to the waterfront is from the west side of the site, views at street level look down First Street, the pool & pavilion on the 6th level.
- Views to Nationals Stadium are from the pool deck and above the 6th level units

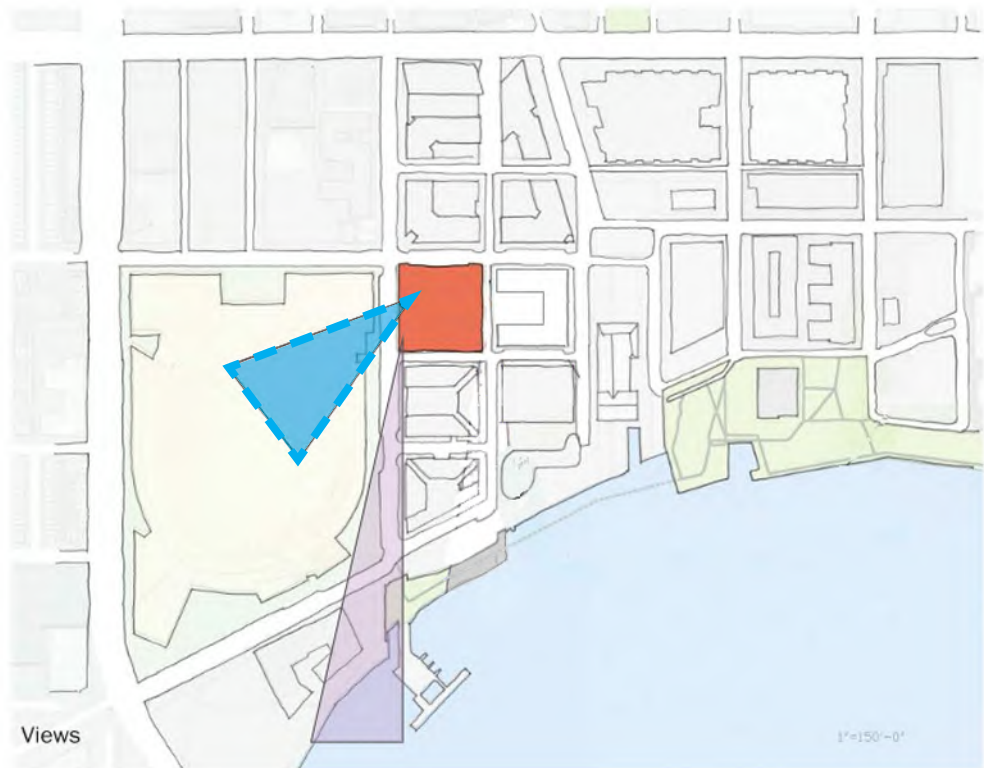


## Context

### Parcel H at The Yards West - 35% Design Submission

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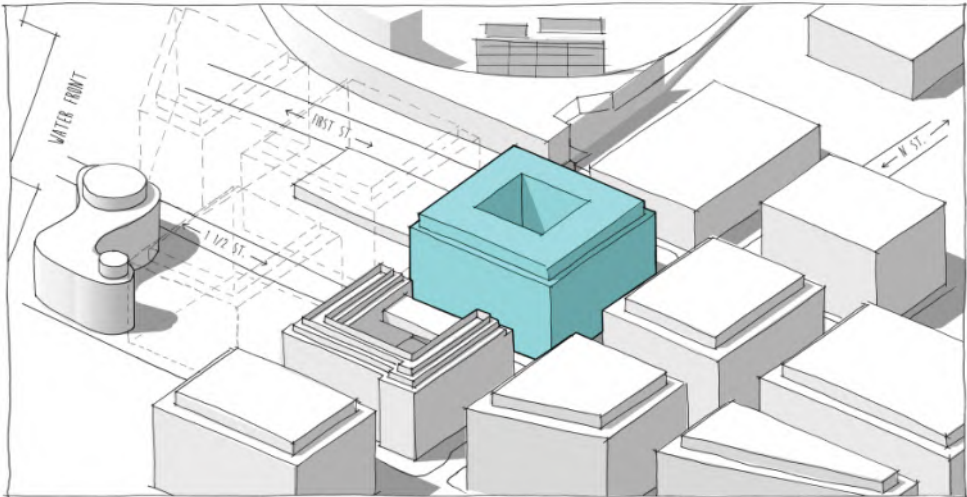
Views  
Parcel H at The Yards West - 35% Design Submission  
March 4, 2021



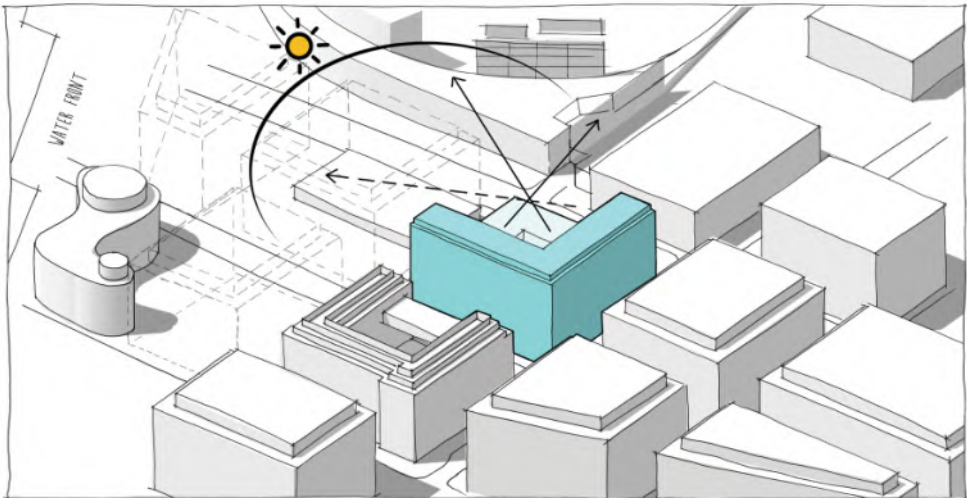


Views at Southwest Corner to Anacostia River  
Parcel H at The Yards West - 35% Design Submission  
March 4, 2021

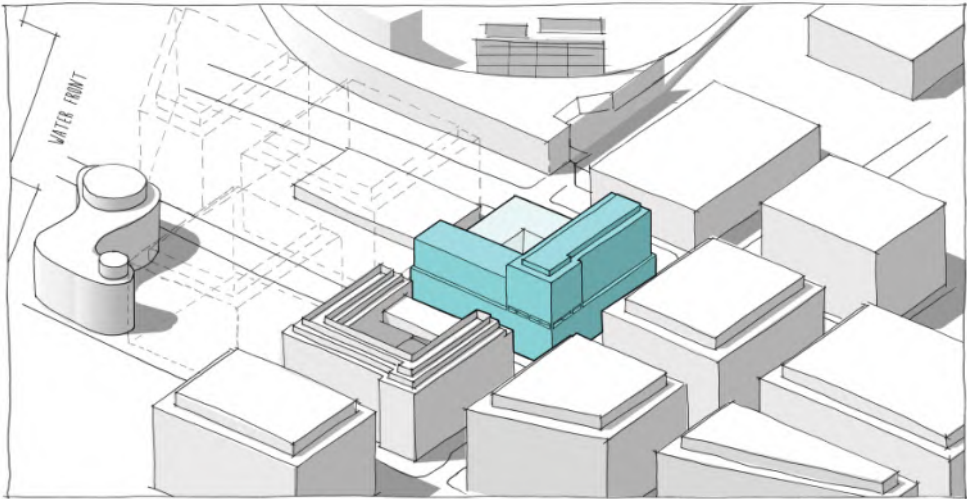




CITY BLOCK



OPENING THE BLOCK BY RESPONDING TO SOUTH-WEST BUILDING HEIGHTS - CREATE QUALITY VIEWS AND BRING IN SUNLIGHT



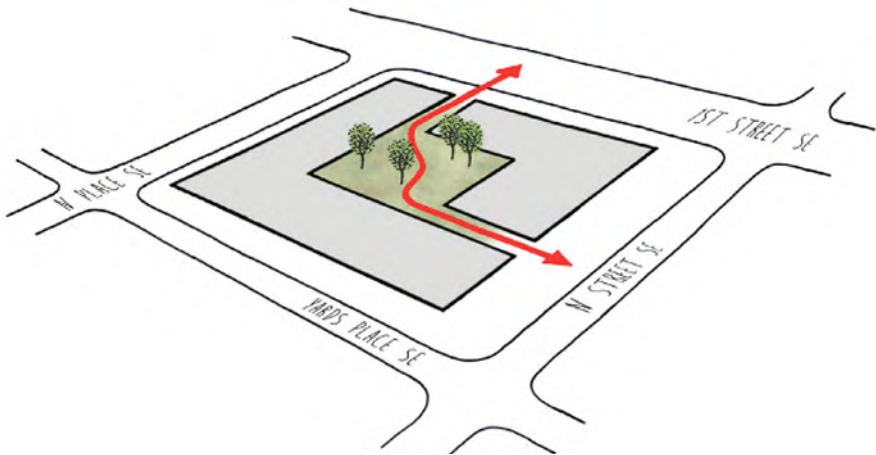
REFINE MASSING AND SETBACK PORTIONS OF THE BUILDING

Concept

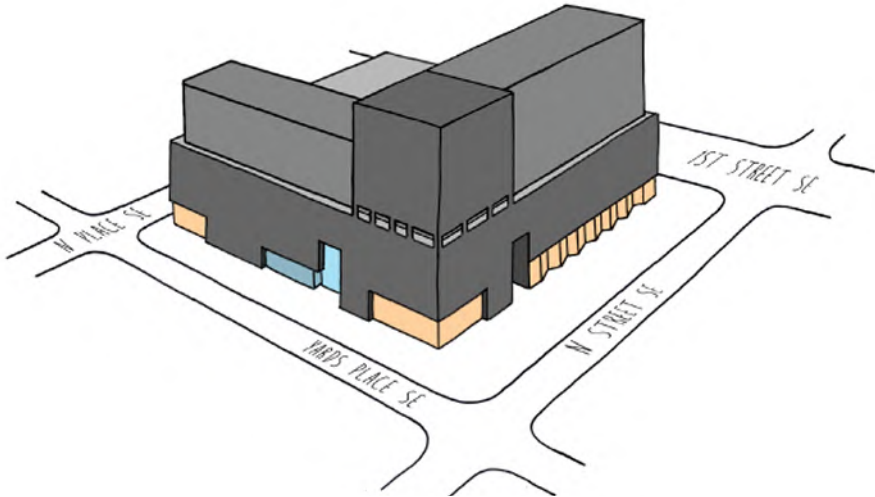
Parcel H at The Yards West - 35% Design Submission

March 4, 2021





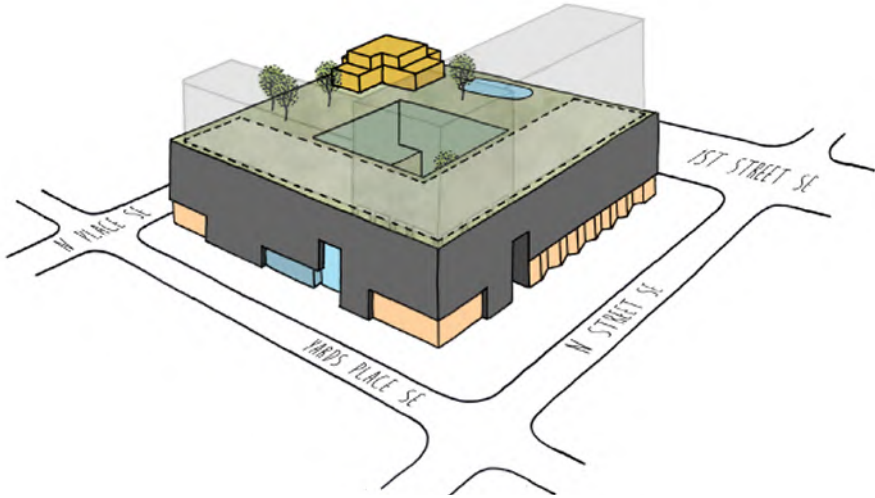
1. GROUND FLOOR - PUBLIC COURTYARD



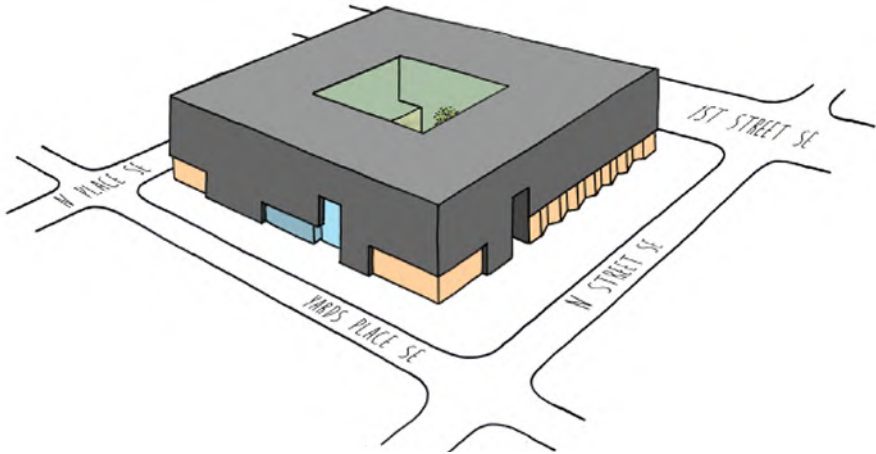
4. UPPER SECTION OF BUILDING RESPONDING TO THE URBAN CONTEXT THROUGH SETBACKS AND HEIGHTS, WHILE THE NORTH-EAST CORNER IS A CONTINUATION OF THE BRICK BASE



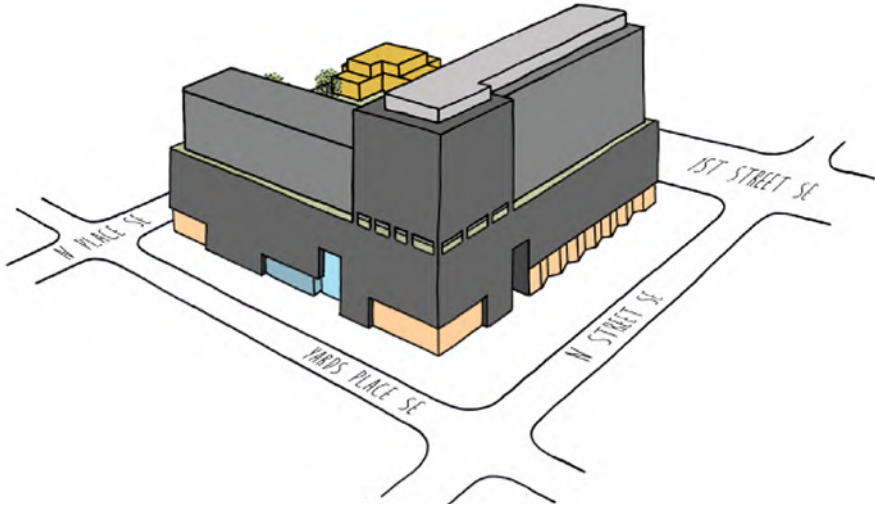
2. GROUND FLOOR - REFINEMENT IN MASSING, SMALLER BLOCKS TO SEPARATE FUNCTIONS AND TO CREATE A HUMAN SCALE STREETScape



5. ROOF GARDEN - EXTENSIVE COMMUNAL LIFE ON THE SOUTH & WEST SIDES OF THE 6TH FLOOR GARDEN DECK



3. CITY BLOCK - SCULPTURAL BUILDING BASE - TOUCHING THE GROUND - REACTING TO PEDESTRIAN SCALE



6. OVERALL BUILDING SCHEME

Concept

Parcel H at The Yards West - 35% Design Submission

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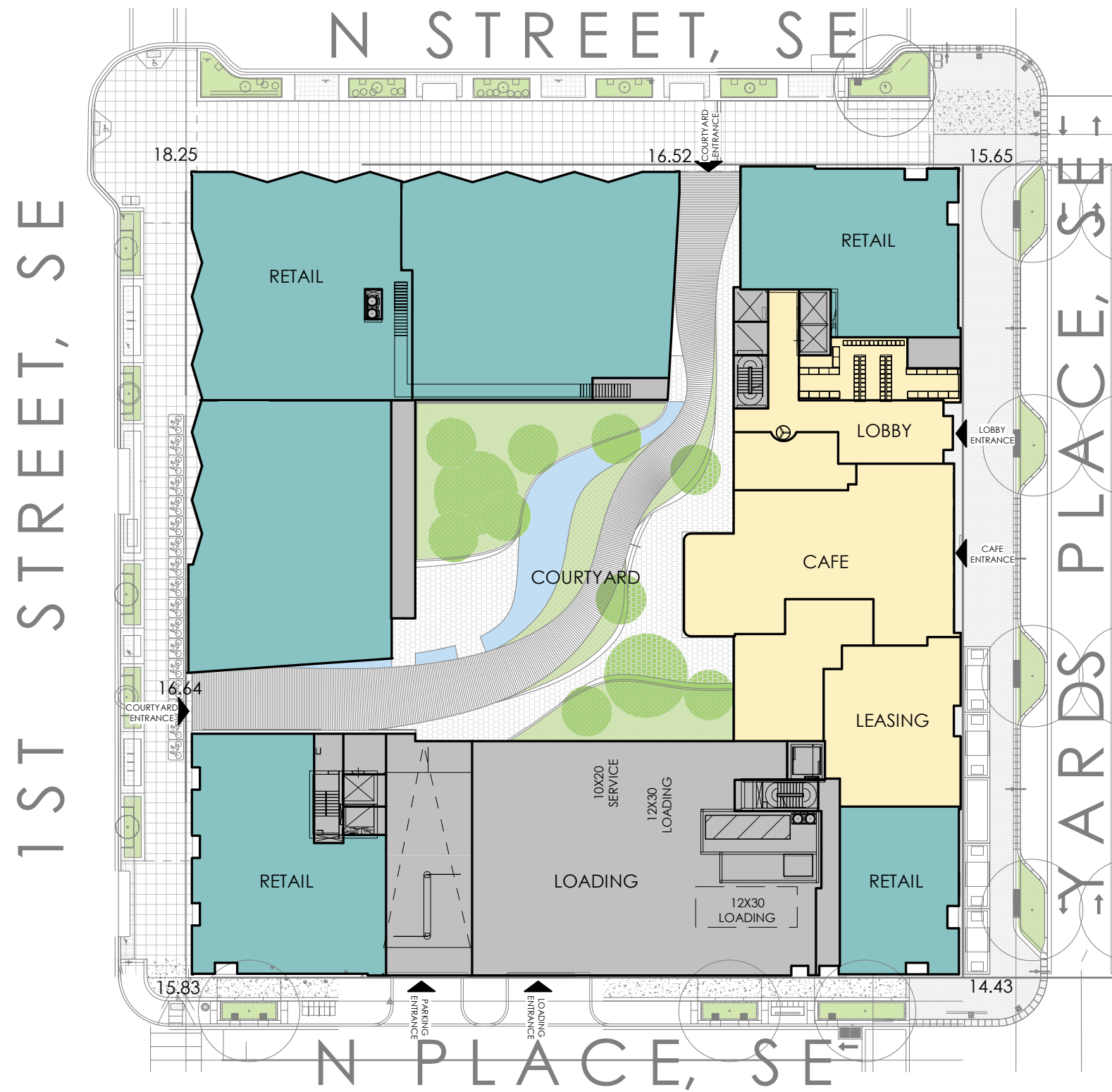
# Section 3

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# Design Proposal

## Plans & Sections

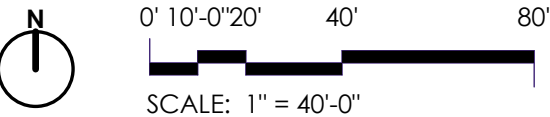




- RETAIL
- AMENITY
- SERVICE/ SUPPORT
- LANDSCAPE

NOTES:

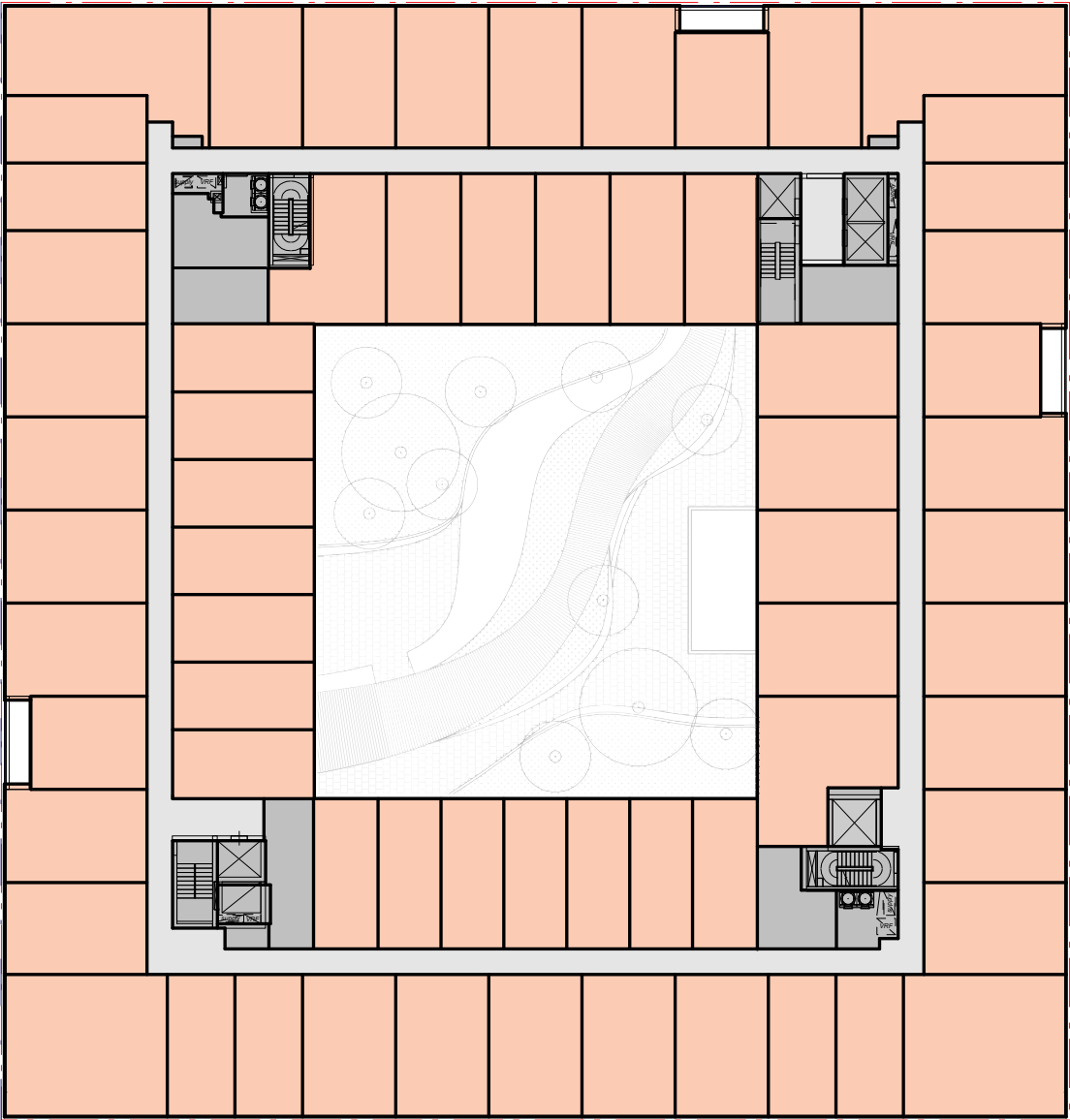
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.



Floor Plan - Level 1

Parcel H at The Yards West - 35% Design Submission

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- RESIDENTIAL UNIT
- CIRCULATION
- SERVICE/ SUPPORT

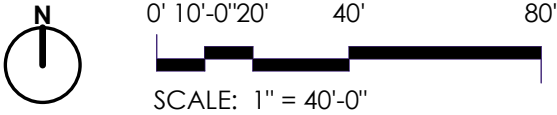
NOTES:

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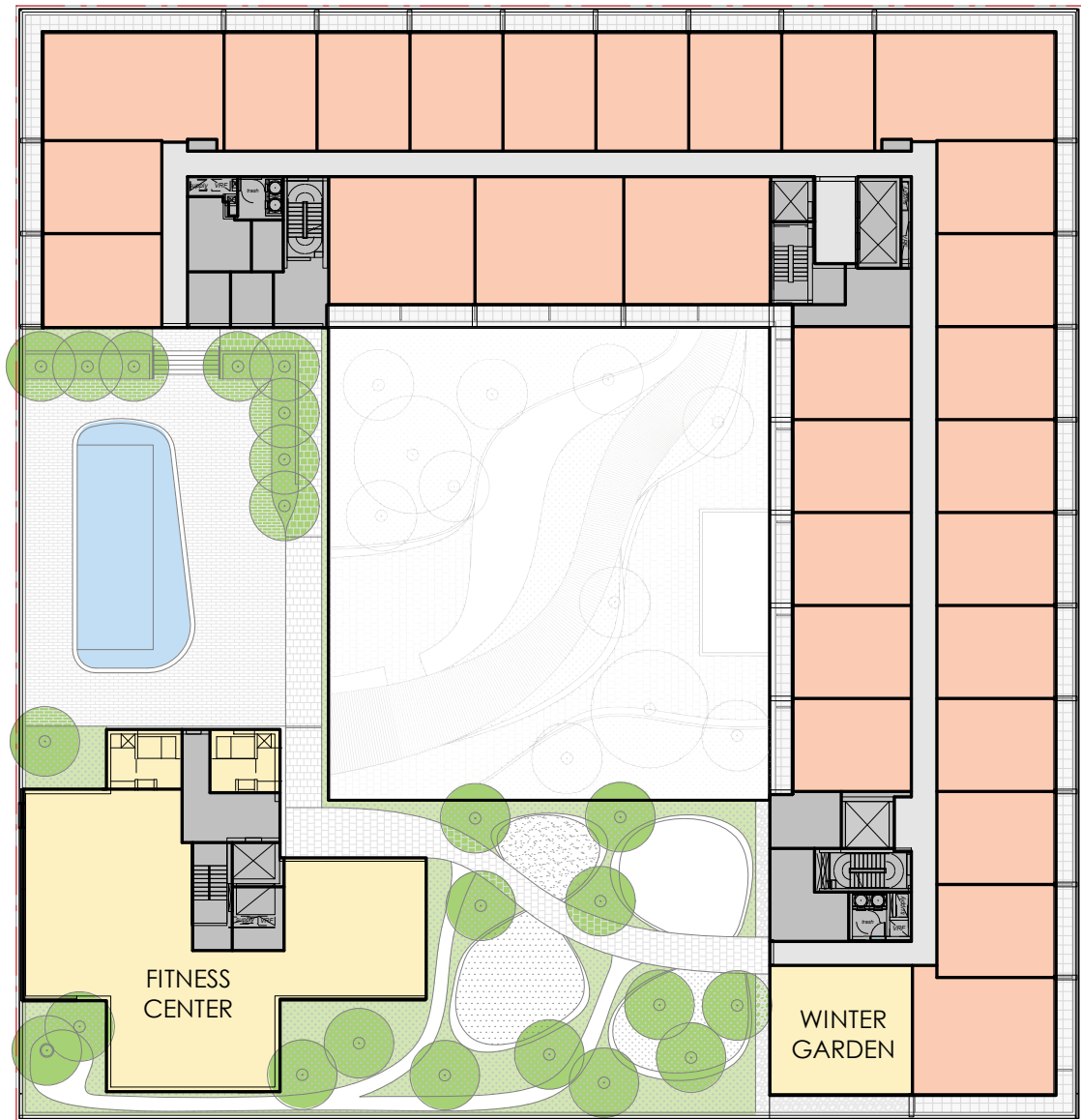
Floor Plan - Level 2-5

Parcel H at The Yards West - 35% Design Submission

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- RESIDENTIAL UNIT
- AMENITY
- CIRCULATION
- SERVICE/ SUPPORT
- LANDSCAPE
- POOL

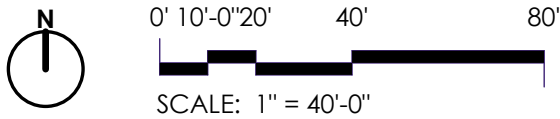
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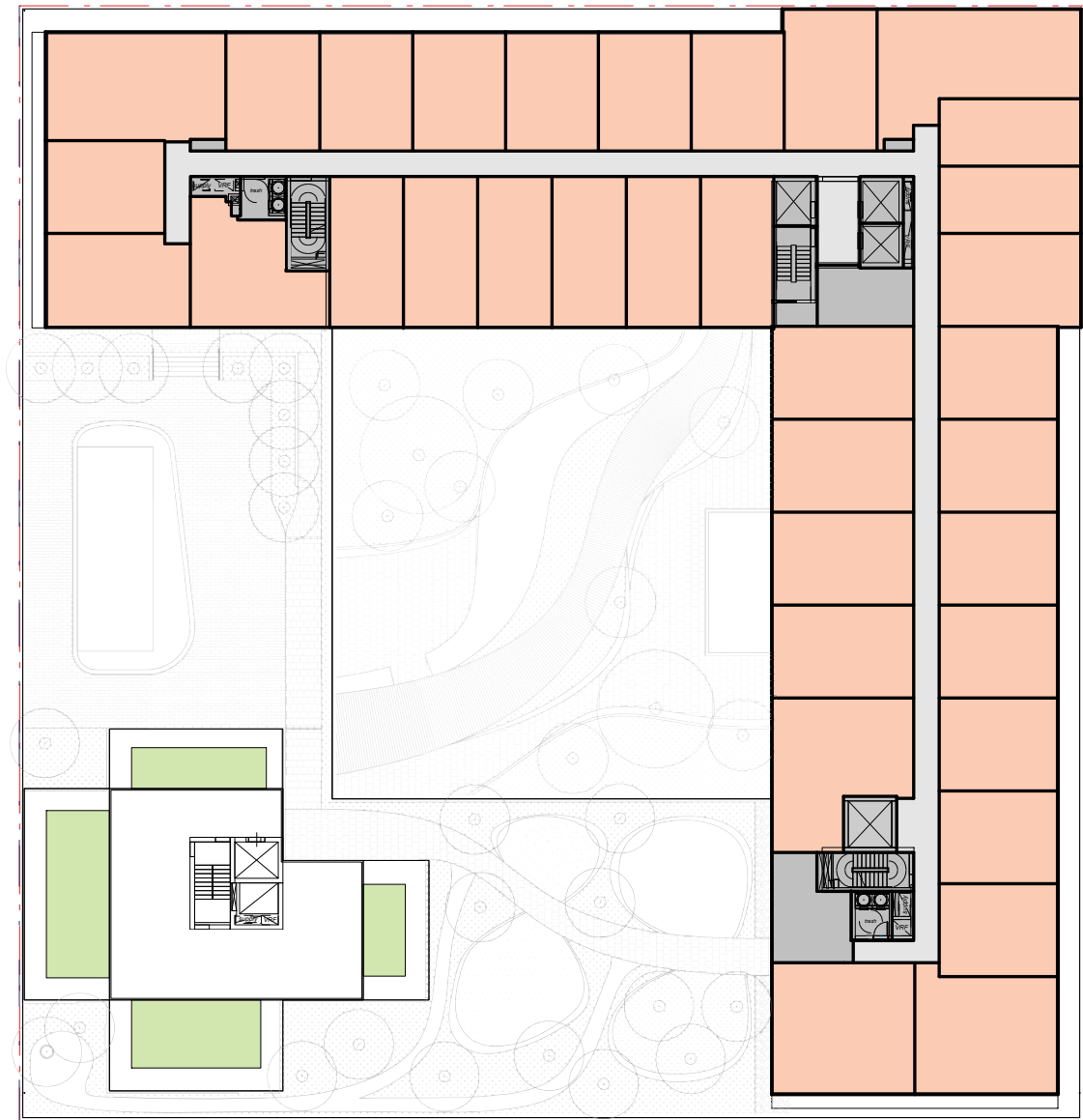
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

Floor Plan - Level 6

Parcel H at The Yards West - 35% Design Submission

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- RESIDENTIAL UNIT
- GREEN ROOF
- CIRCULATION
- SERVICE/ SUPPORT

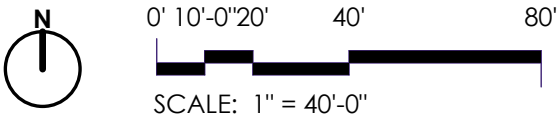
NOTES:

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Floor Plan - Level 7-10

Parcel H at The Yards West - 35% Design Submission

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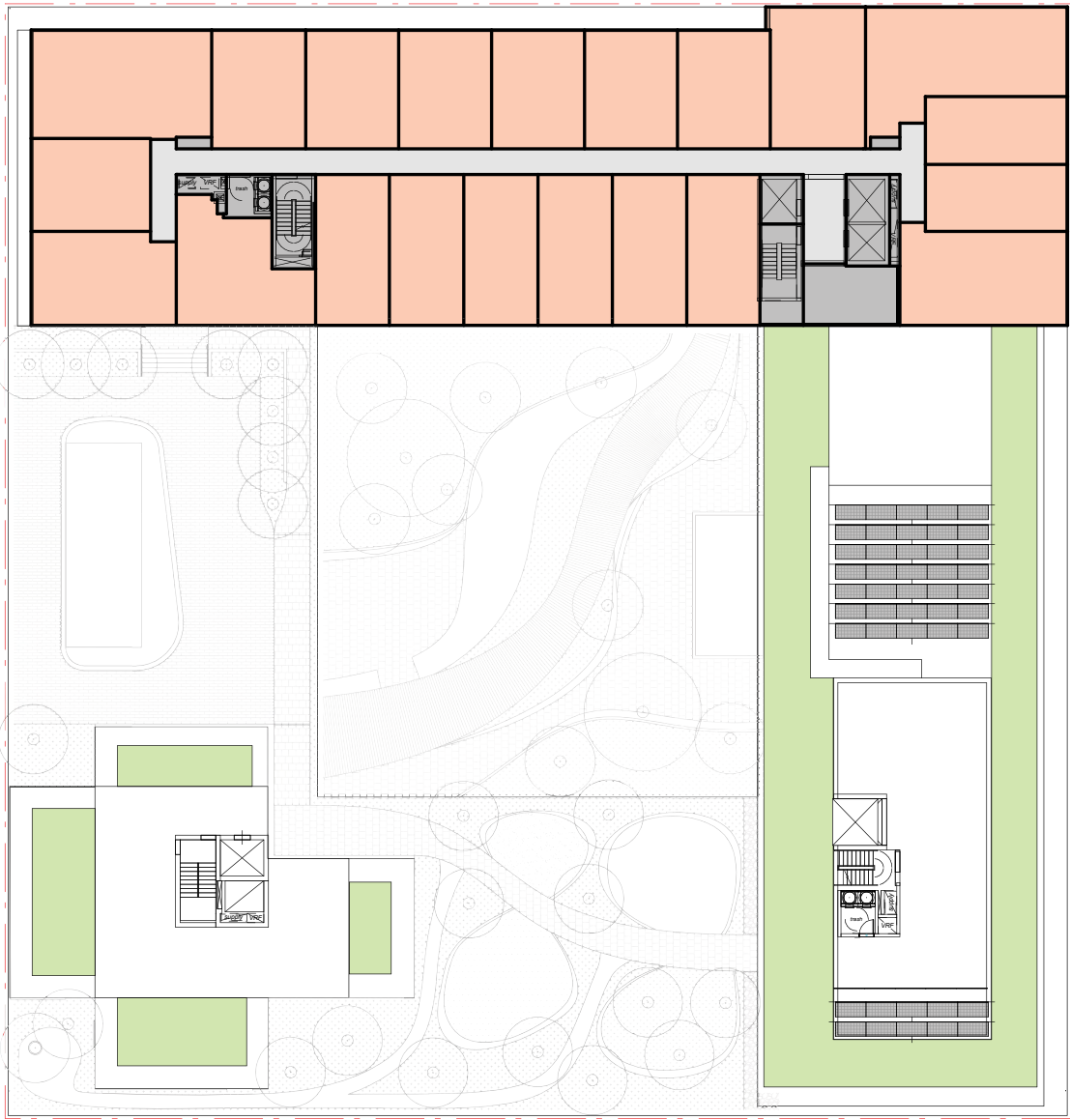




Floor Plan - Level 11-12

Parcel H at The Yards West - 35% Design Submission

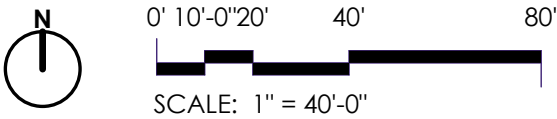
March 4, 2021

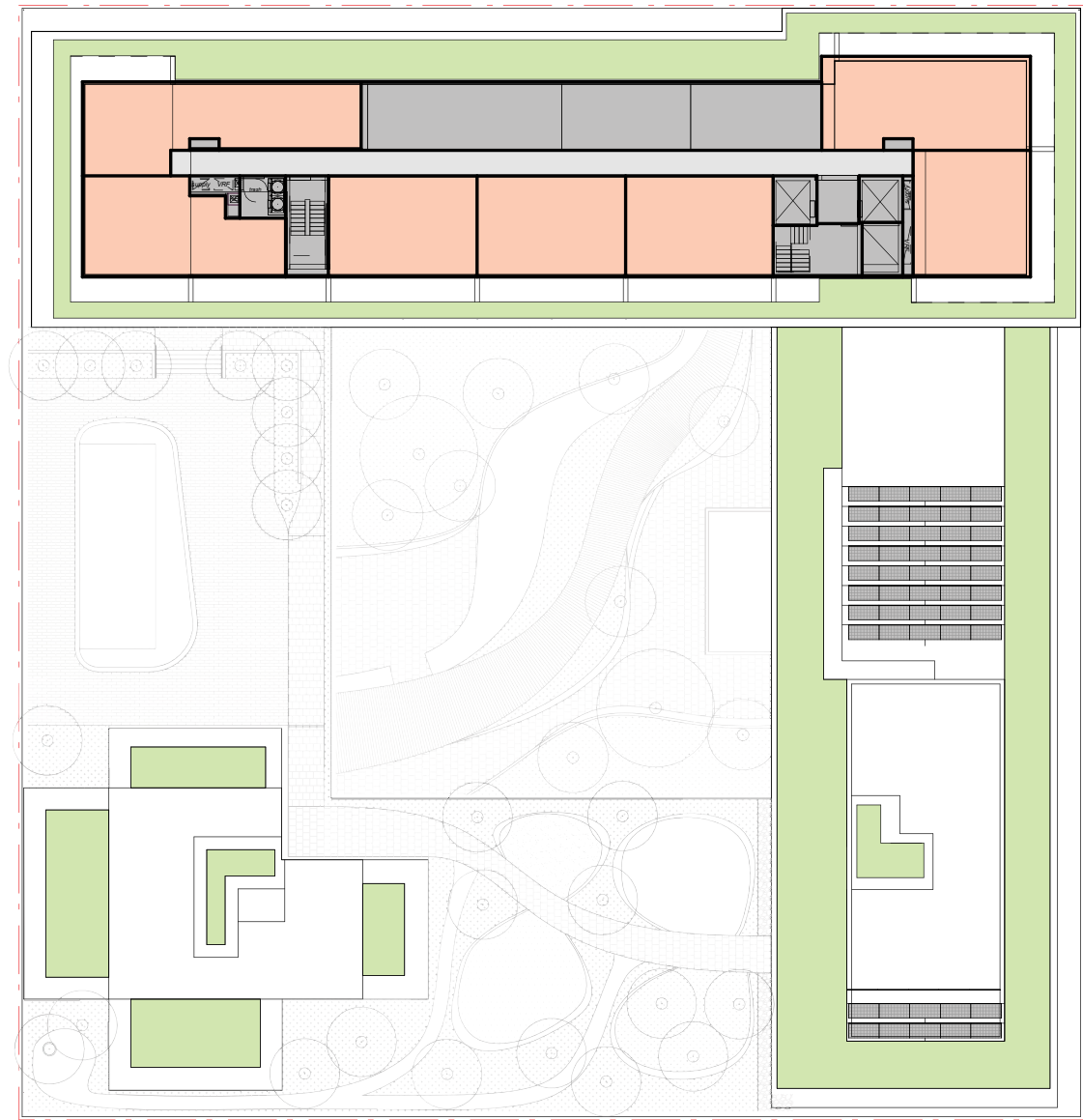


- RESIDENTIAL UNIT
- GREEN ROOF
- CIRCULATION
- SERVICE/ SUPPORT

NOTES:

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- RESIDENTIAL UNIT
- GREEN ROOF
- CIRCULATION
- SERVICE/ SUPPORT

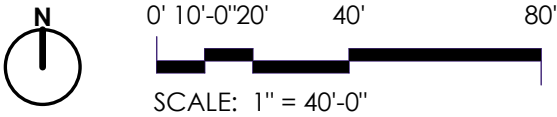
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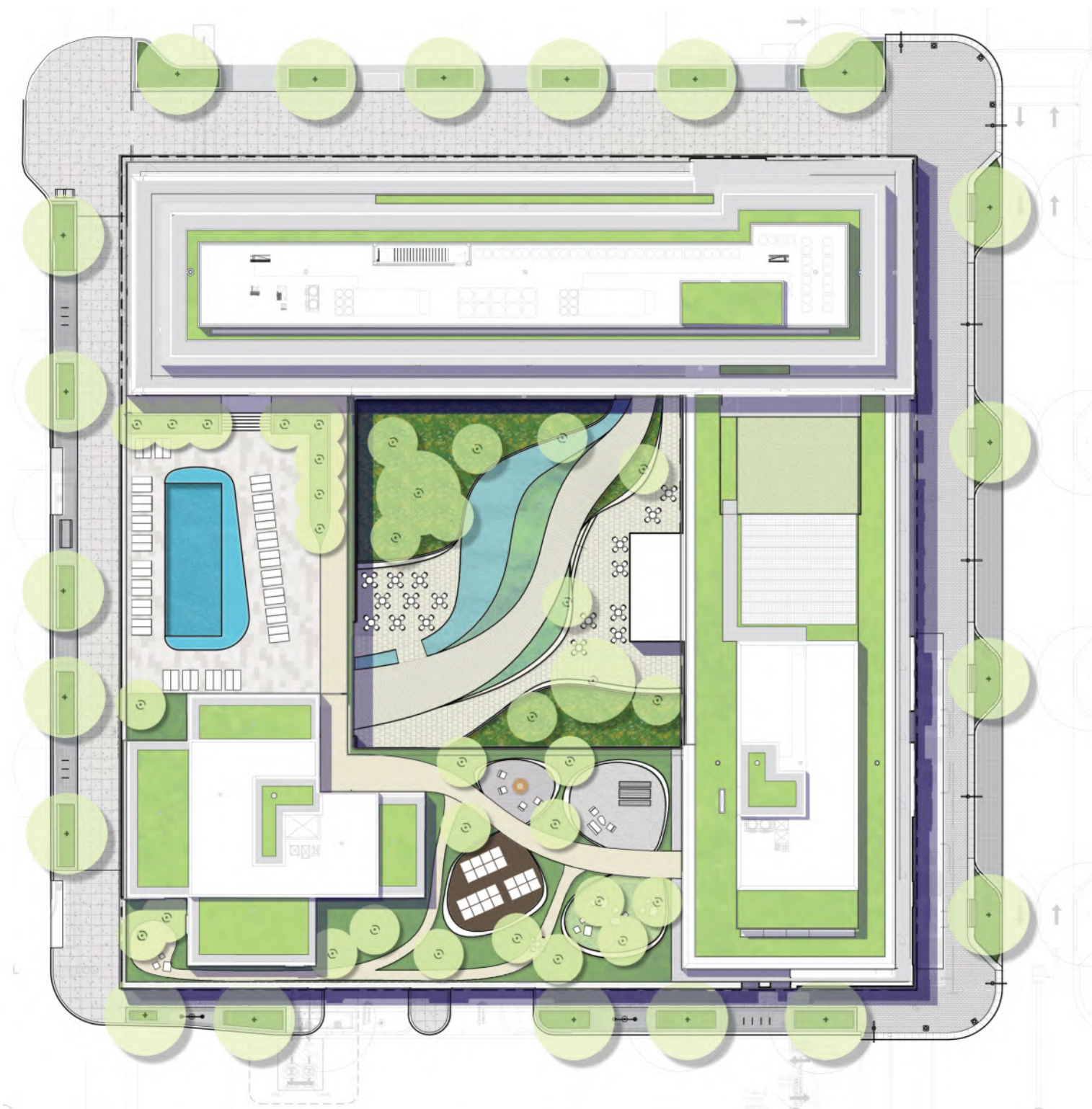
Floor Plan - Roof Level

Parcel H at The Yards West - 35% Design Submission

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GREEN ROOF MATERIALS



PLANT MATERIALS



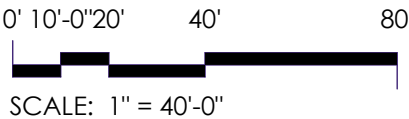
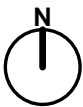
ROOF TERRACE MATERIALS



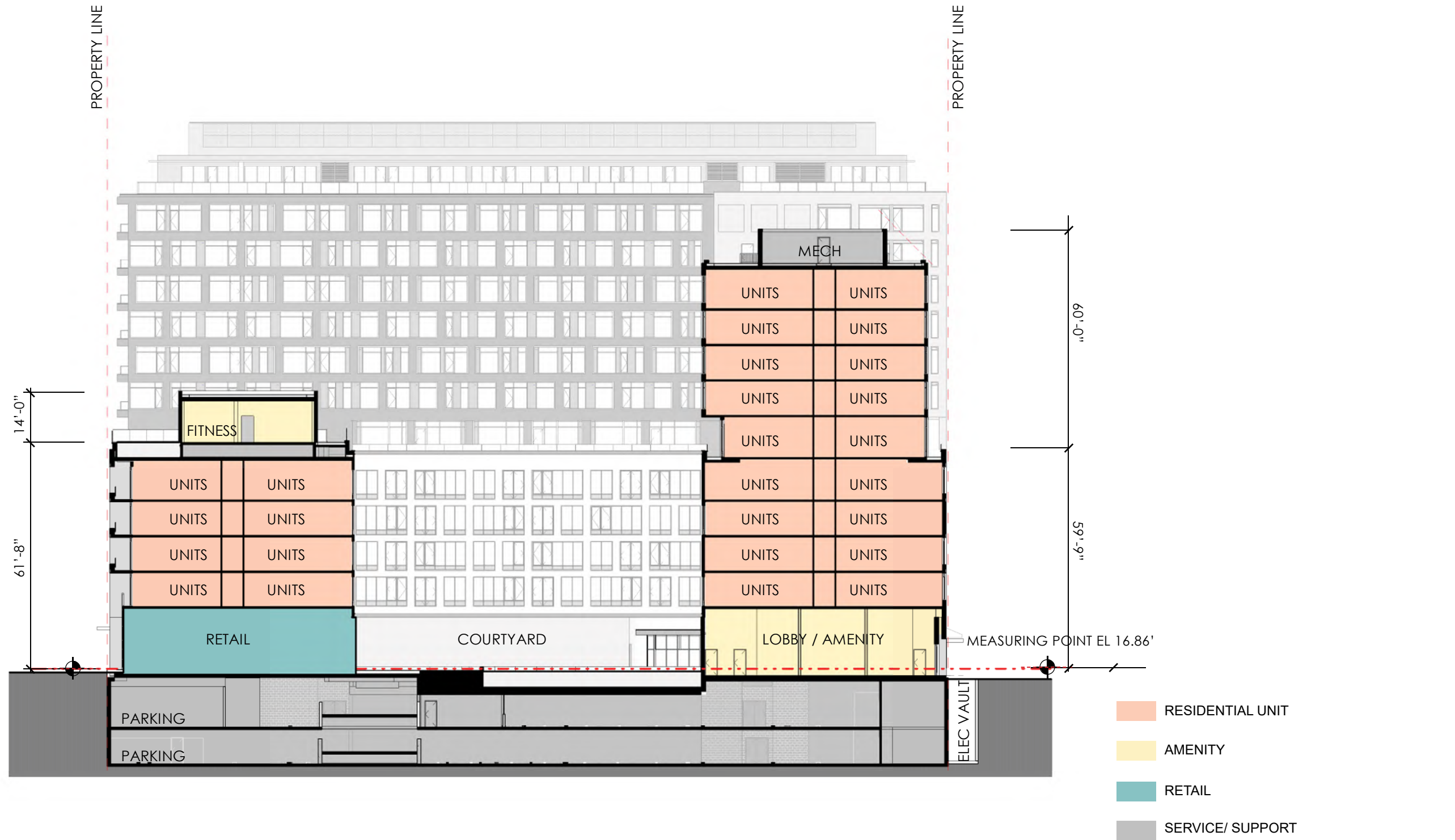
GREEN ROOF & PLANT MATERIAL

Parcel H at The Yards West - 35% Design Submission

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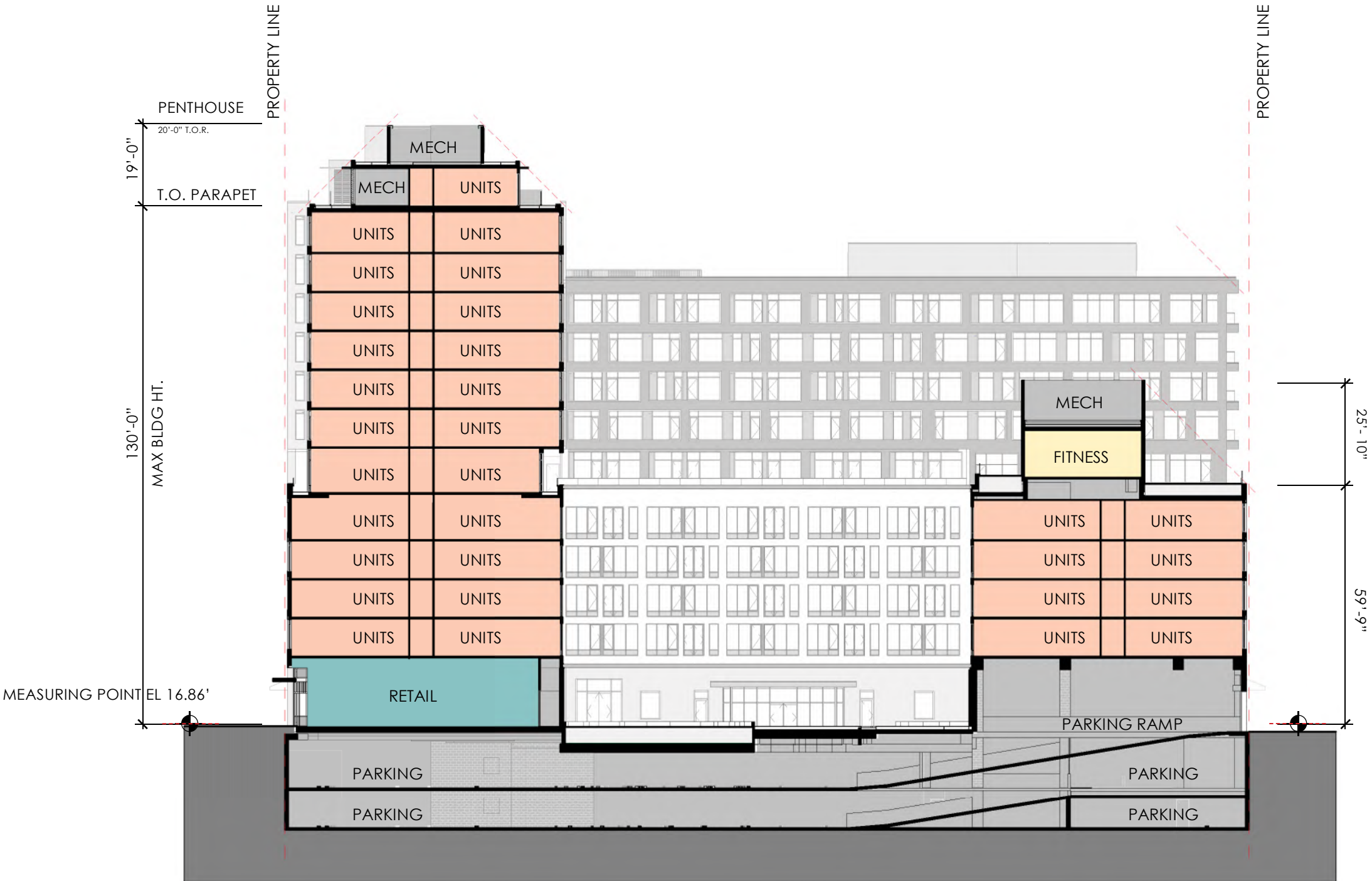
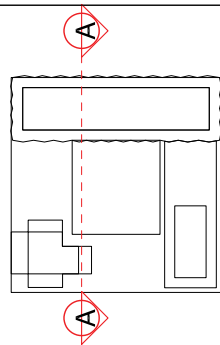




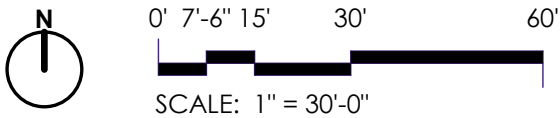
## Parcel H at The Yards West - 35% Design Submission

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- RESIDENTIAL UNIT
- AMENITY
- RETAIL
- SERVICE/ SUPPORT



Building Section North / South

Parcel H at The Yards West - 35% Design Submission

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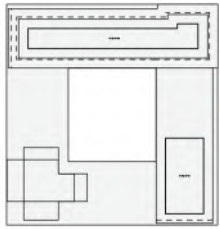
# Section 4

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# Design Proposal

## Elevations & Renderings

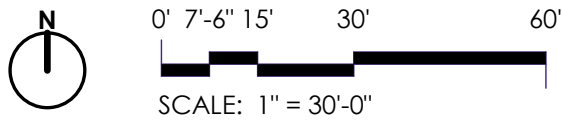


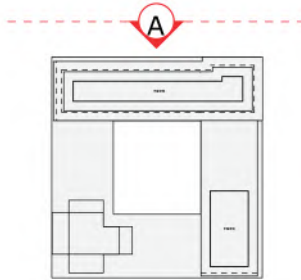


Building Elevation - East

Parcel H at The Yards West - 35% Design Submission

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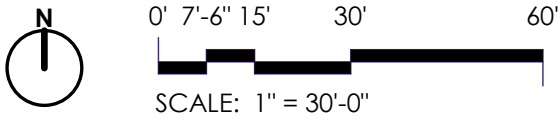




Building Elevation - North

Parcel H at The Yards West - 35% Design Submission

March 4, 2021



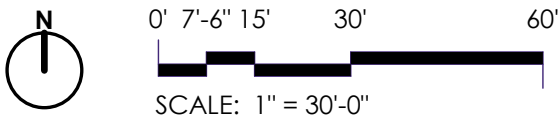


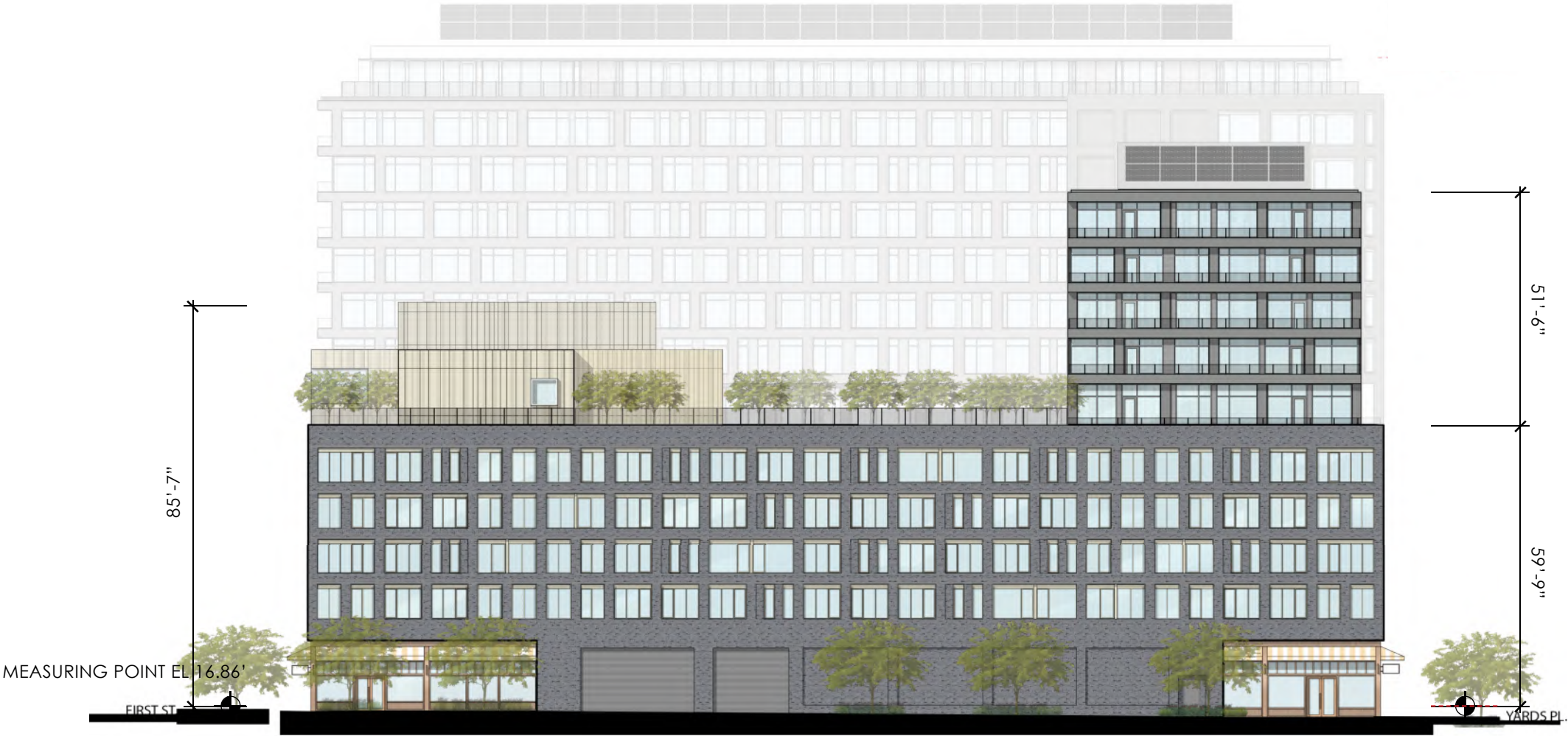
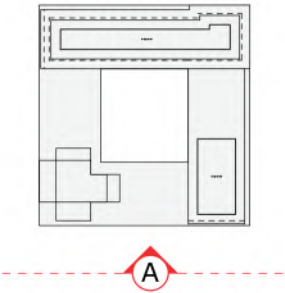


Building Elevation - West

Parcel H at The Yards West - 35% Design Submission

March 4, 2021

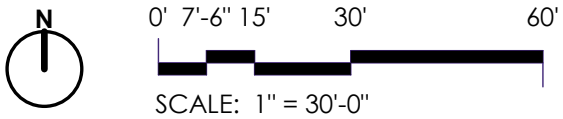




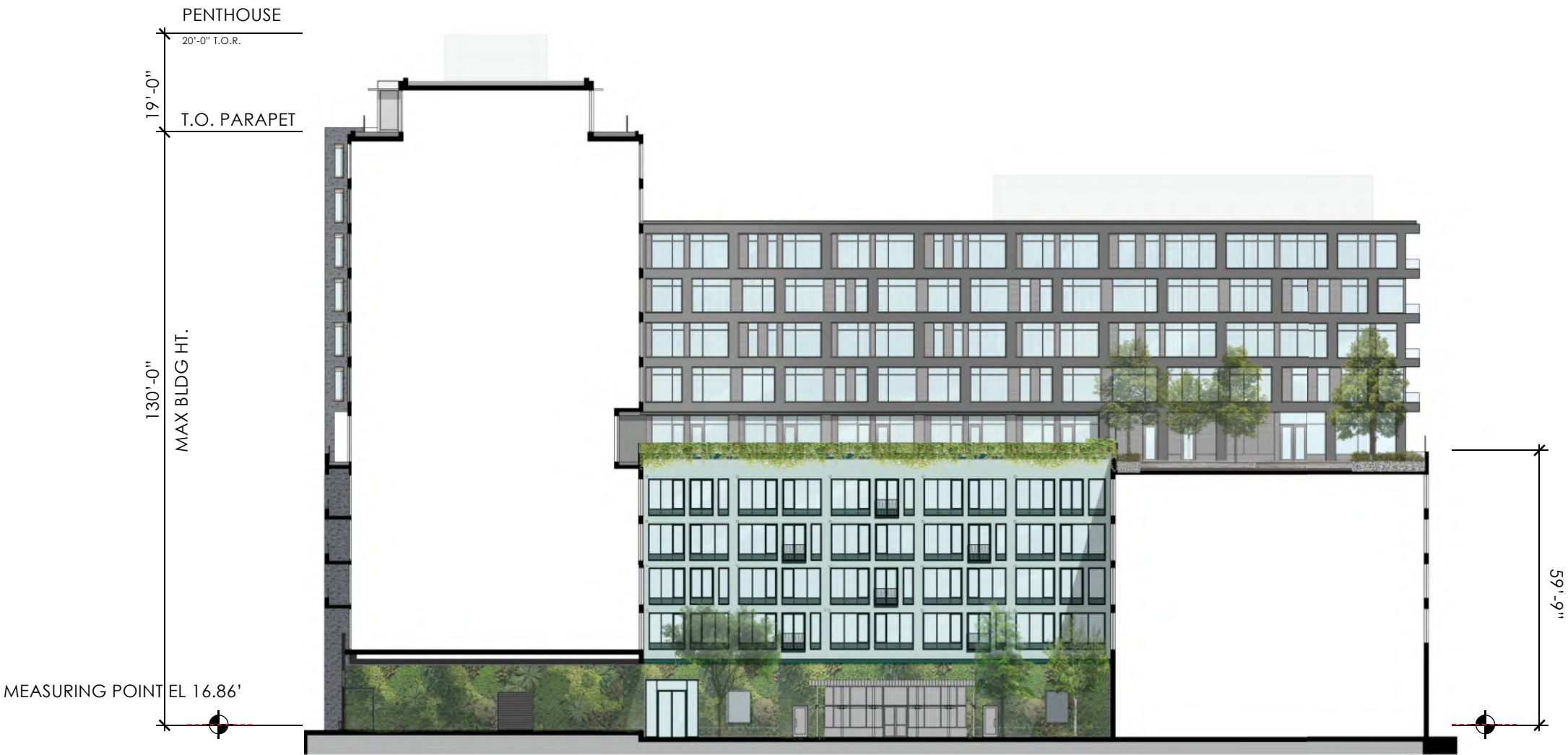
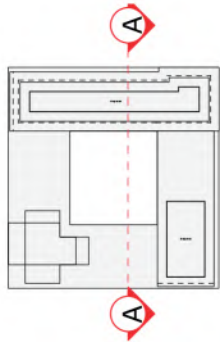
Building Elevation - South

Parcel H at The Yards West - 35% Design Submission

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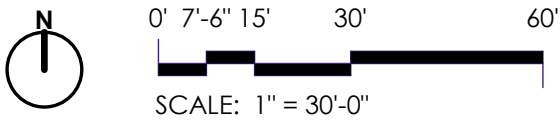


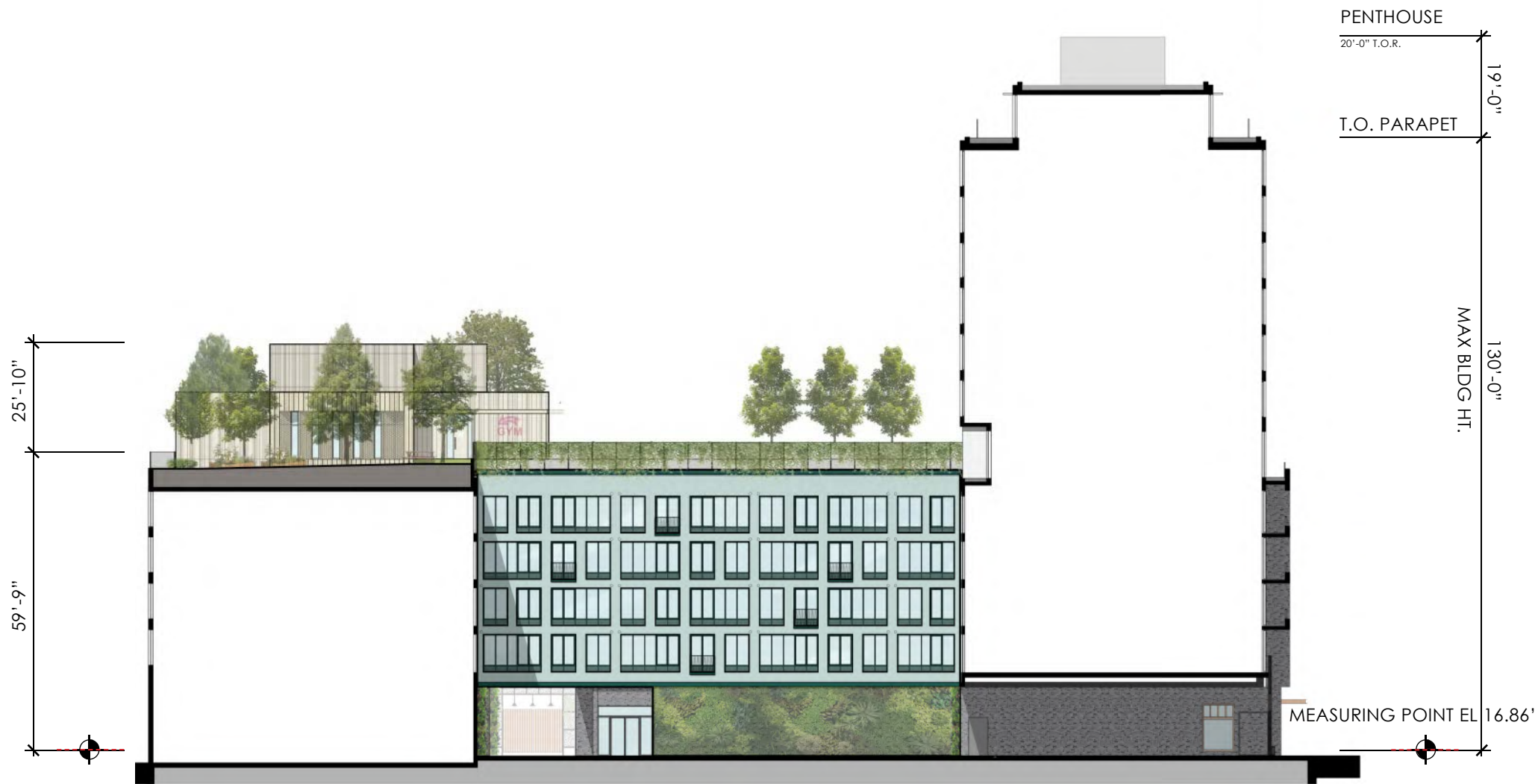
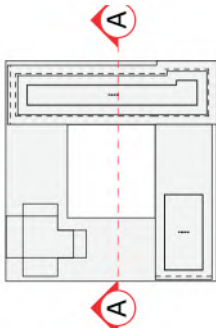


Courtyard East Elevation

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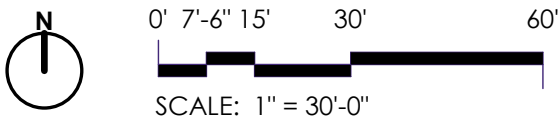




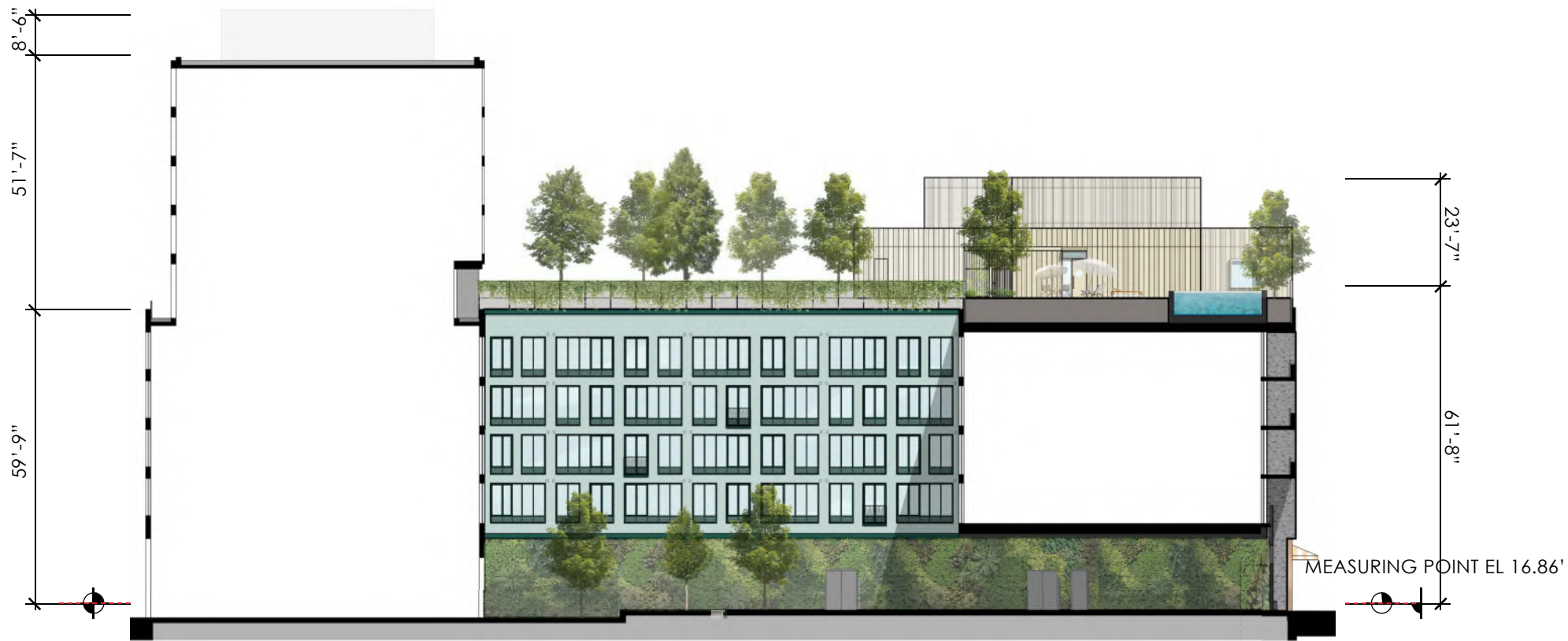
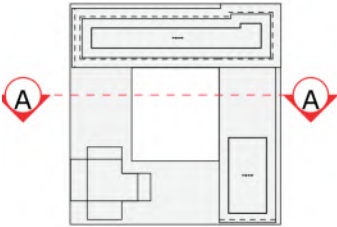
Courtyard West Elevation

Parcel H at The Yards West - 35% Design Submission

March 4, 2021



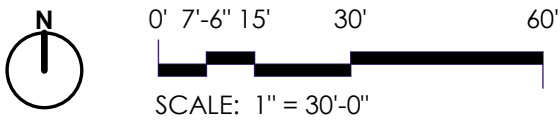


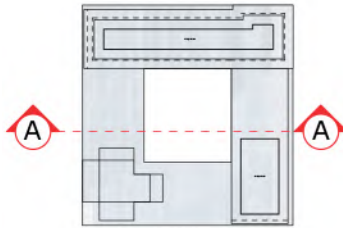


Courtyard South Elevation

Parcel H at The Yards West - 35% Design Submission

March 4, 2021

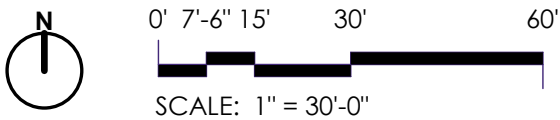




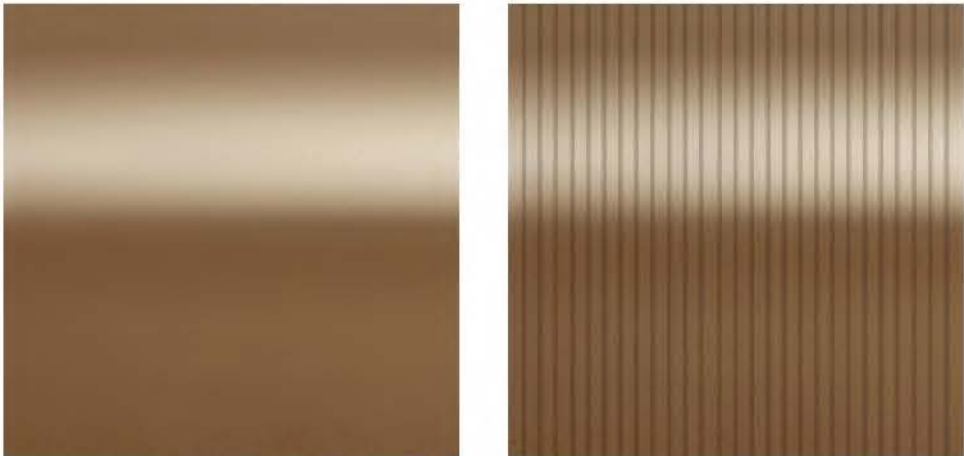
Courtyard North Elevation

Parcel H at The Yards West - 35% Design Submission

March 4, 2021







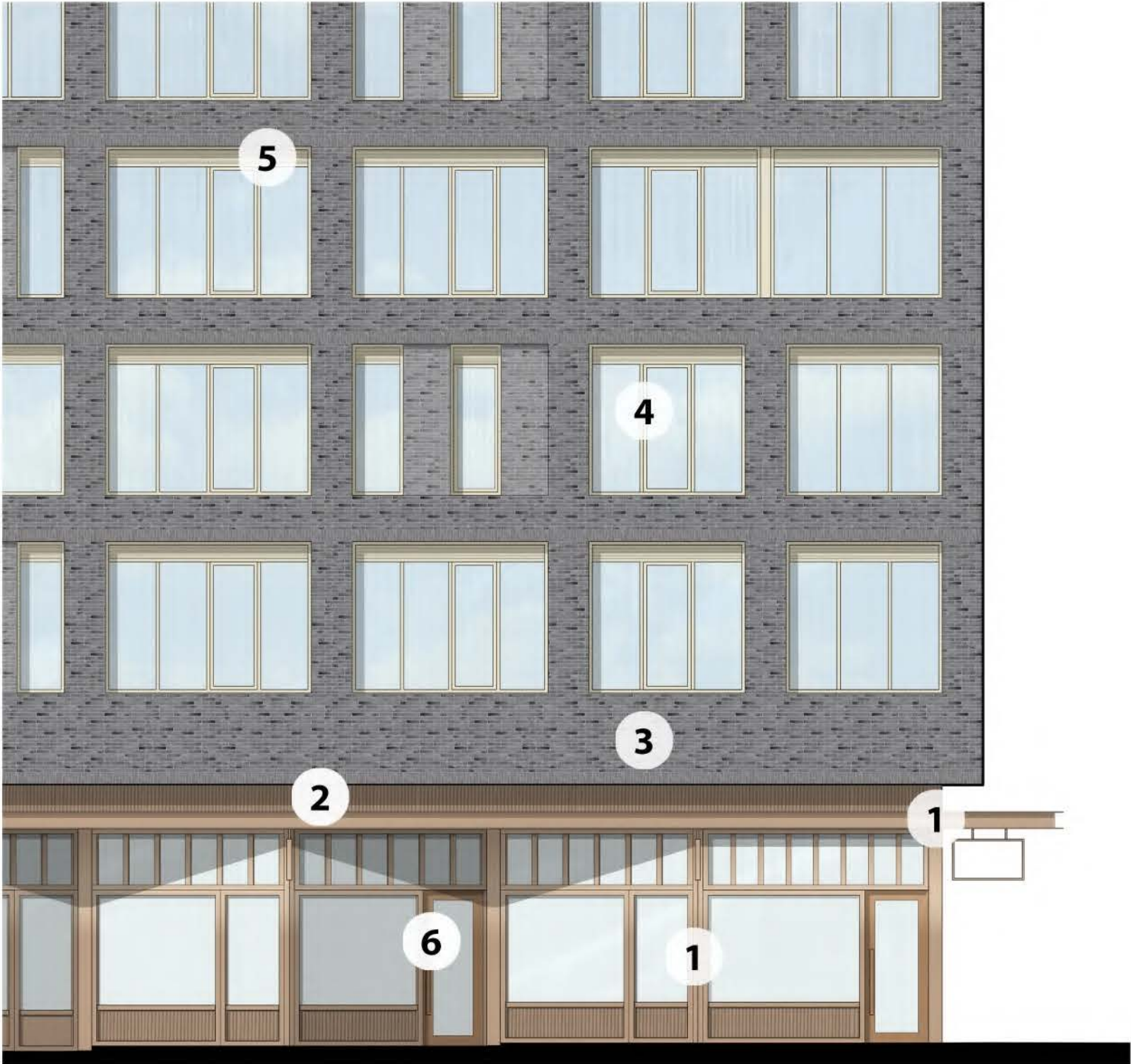
1. METAL PANEL & WINDOW FRAMING    2. METAL LOUVER



3. BRICK, MASONRY    4. METAL PANEL & WINDOW FRAMING



5. METAL LOUVER PANEL    6. WOOD TEXTURE DOOR



Materials (Enlarged at Entrance)

Parcel H at The Yards West - 35% Design Submission

March 4, 2021







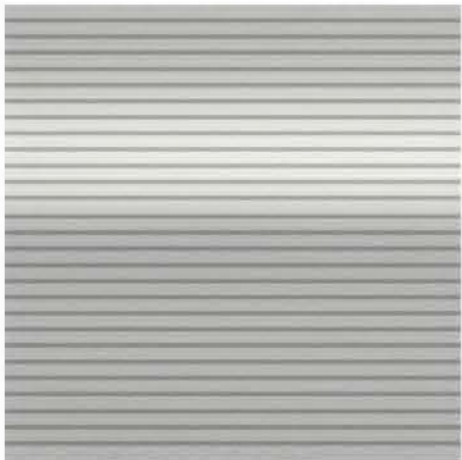
1. BRICK, MASONRY



2. METAL PANEL & WINDOW FRAMING



3. METAL PANEL & WINDOW FRAMING



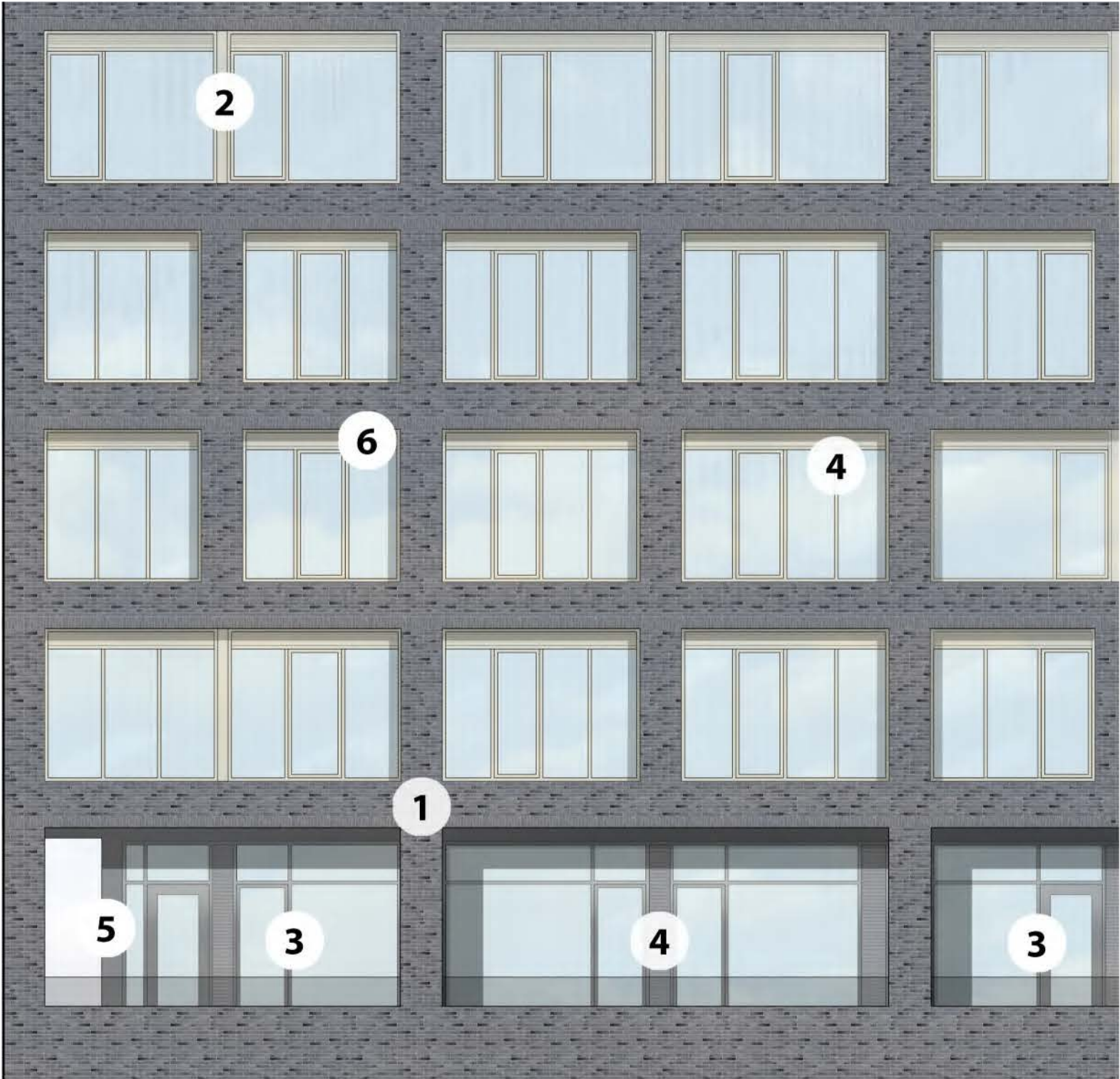
4. METAL LOUVER PANEL



5. METAL PANEL



6. METAL LOUVER PANEL







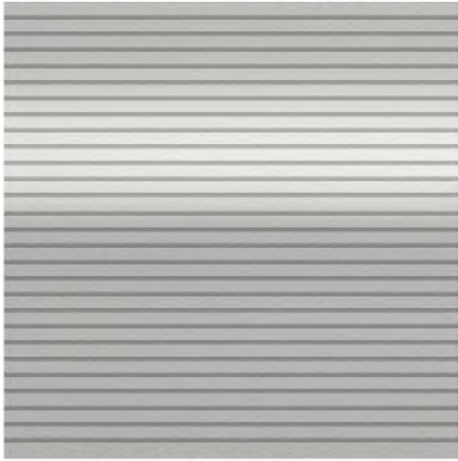
1. BRICK, MASONRY



2. METAL PANEL & WINDOW FRAMING



3. METAL LOUVER PANEL



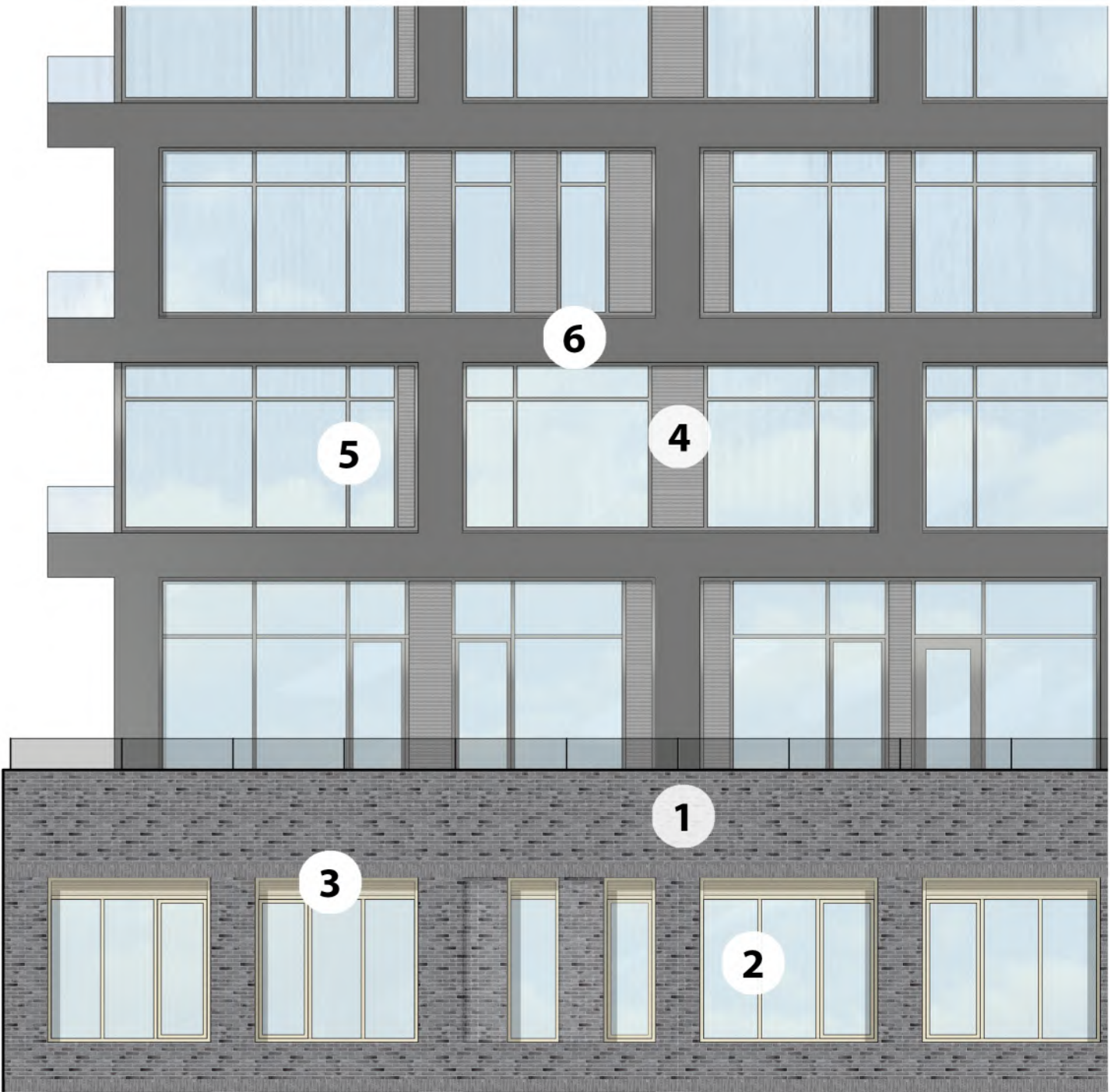
4. METAL LOUVER PANEL



5. METAL PANEL & WINDOW FRAMING



6. METAL PANEL



Materials (Enlarged at Upper Levels)

Parcel H at The Yards West - 35% Design Submission

March 4, 2021







1. BRICK, MASONRY



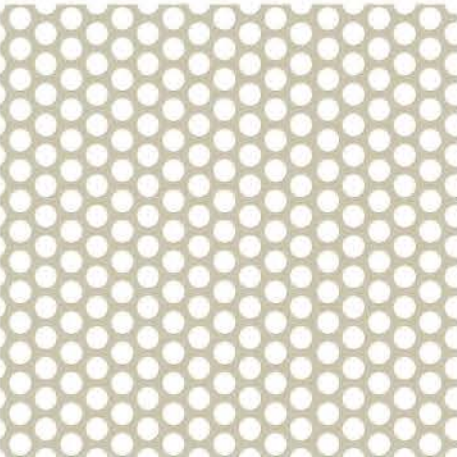
2. METAL PANEL & WINDOW FRAMING



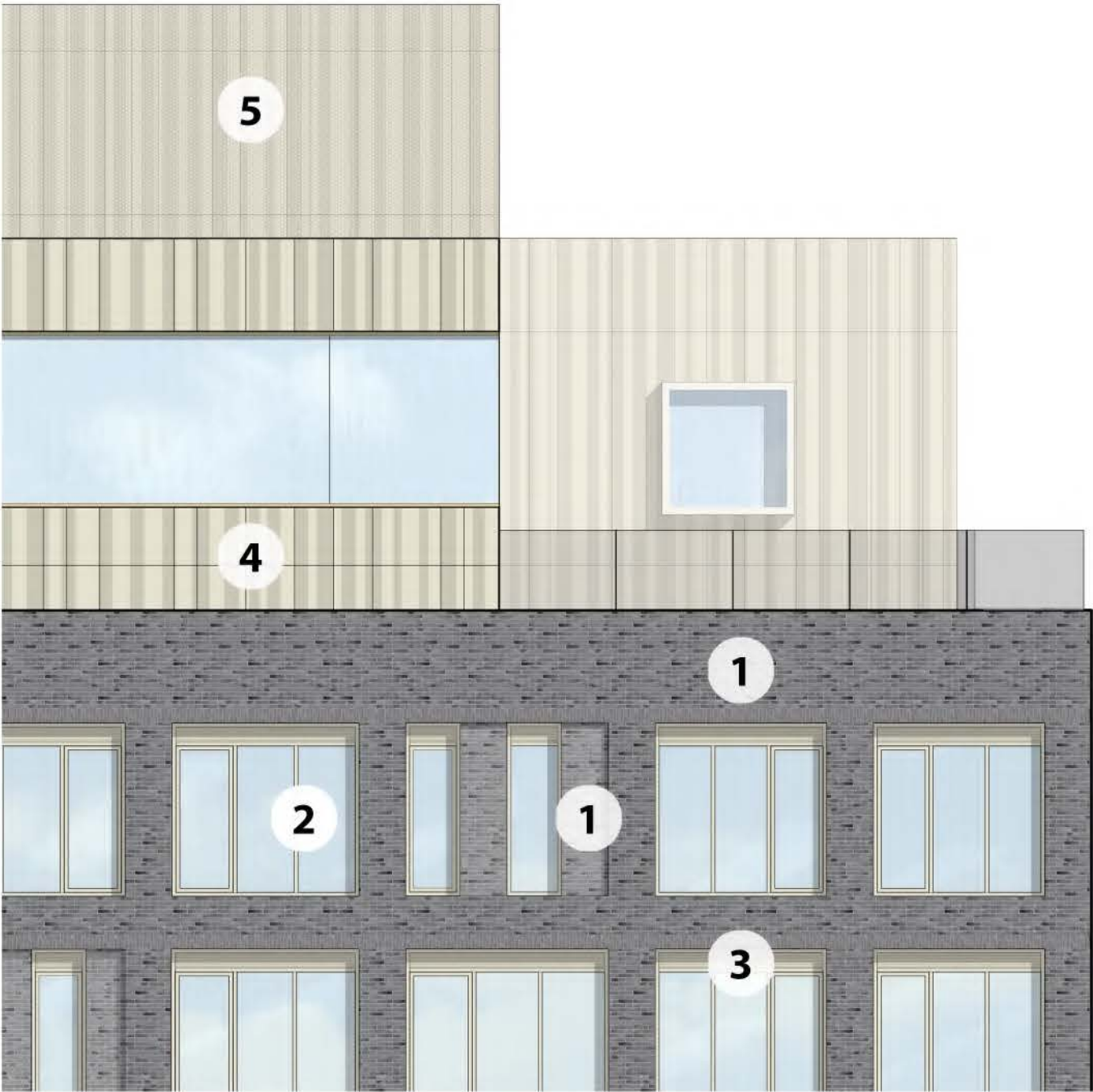
3. METAL LOUVER PANEL



4. PROFILE METAL PANEL



5. PERFORATED METAL PANEL



Materials (Enlarged Elevation at Level 6 Pavilion)  
Parcel H at The Yards West - 35% Design Submission  
March 4, 2021







Materials (Enlarged at Courtyard, Specialty Materials)

Parcel H at The Yards West - 35% Design Submission

March 4, 2021







Perspective - View from 1st Street

Parcel H at The Yards West - 35% Design Submission

March 4, 2021





Perspective - View from North East Corner (N-Street and Yards Place)

Parcel H at The Yards West - 35% Design Submission

March 4, 2021





Perspective - View from Yards Place Looking North

Parcel H at The Yards West - 35% Design Submission

March 4, 2021





Perspective - View from 1st Street Looking South

Parcel H at The Yards West - 35% Design Submission

March 4, 2021





Aerial View

Parcel H at The Yards West - 35% Design Submission

March 4, 2021