

Northeast Heights

LARGE TRACT REVIEW

Submission: September 18, 2020

Minnesota Avenue & Benning Road, NE
Washington, DC



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APPLICANT:

Cedar Realty Trust
Trammell Crow Company

LAND USE COUNSEL:

Goulston & Storrs

ARCHITECT:

SK+I Architecture

CIVIL ENGINEER:

VIKA Capitol, LLC

LANDSCAPE ARCHITECT:

LandDesign

TRAFFIC CONSULTANT:

Gorove Slade

RETAIL CONSULTANT/

Dix Street Office ARCHITECT:

MV+A Architects

DC DGS HQ Office ARCHITECTS:

Perkins Eastman DC
Moya Design Partners

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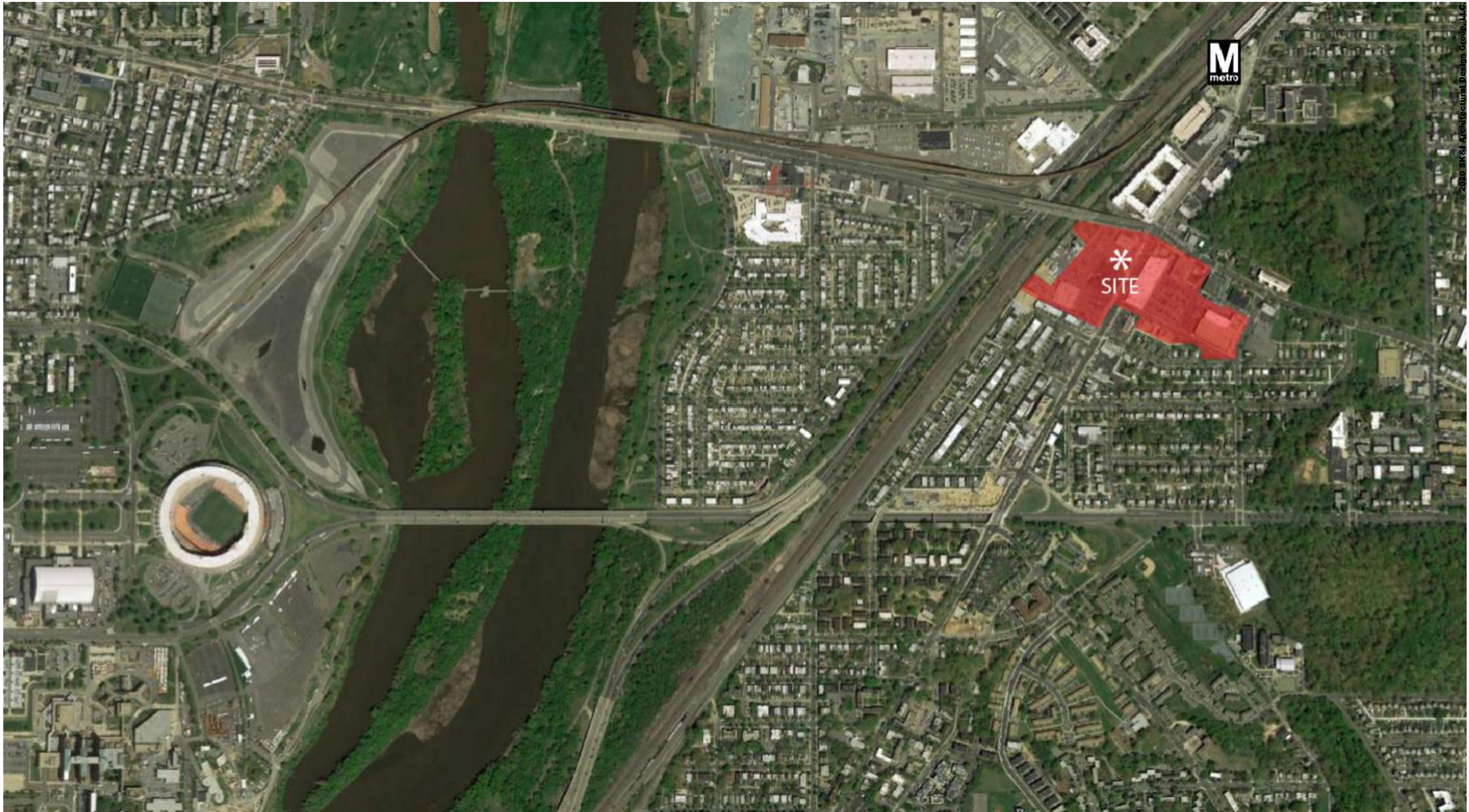
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Cover & Sheet Index



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Regional Aerial Map







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Existing Conditions - Aerial Views



View 1



View 2



View 3



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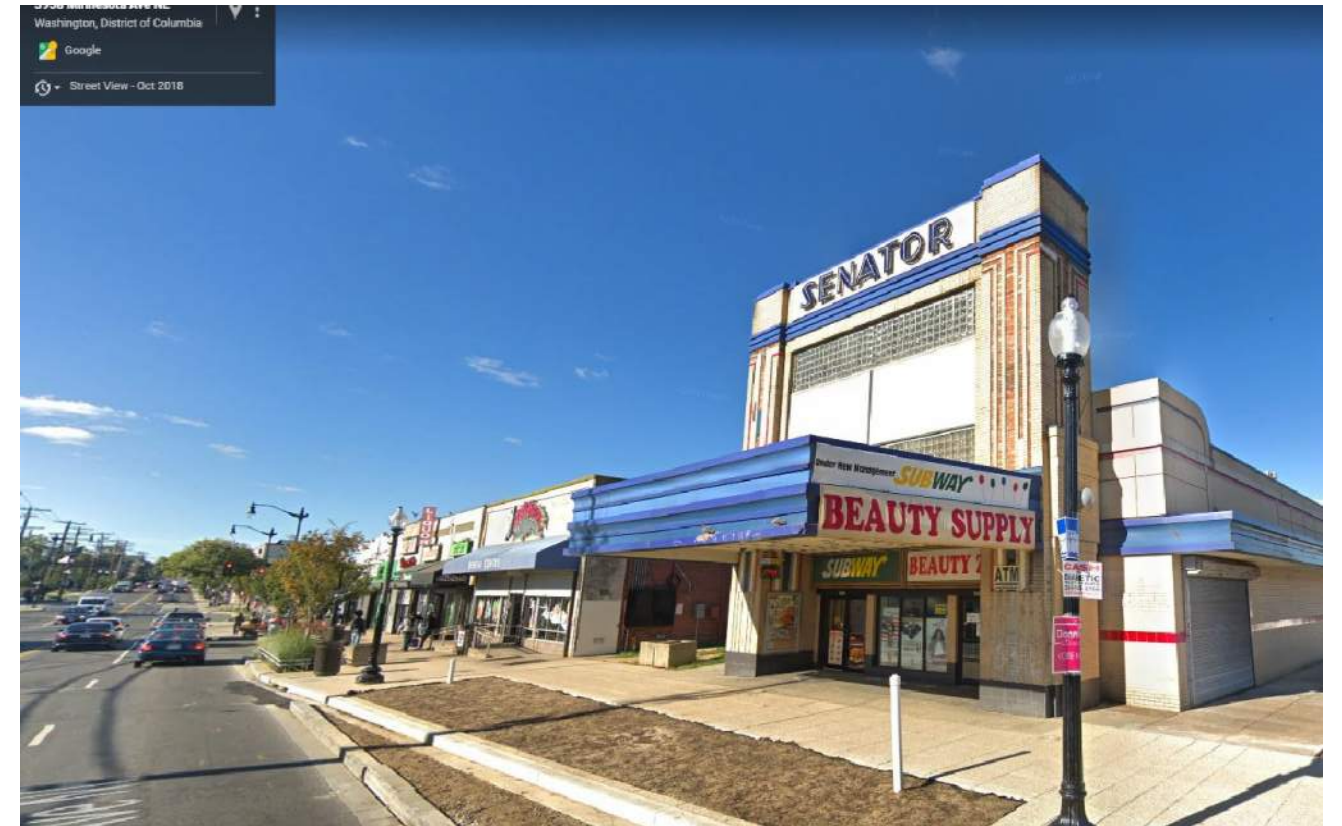
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Existing Conditions - Street Views



View 4



View 5



View 6



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Existing Conditions - Street Views



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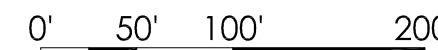
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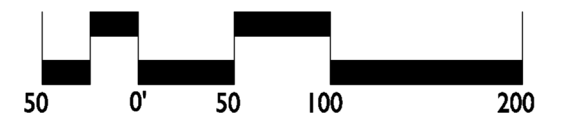
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Existing Conditions - 39th Street

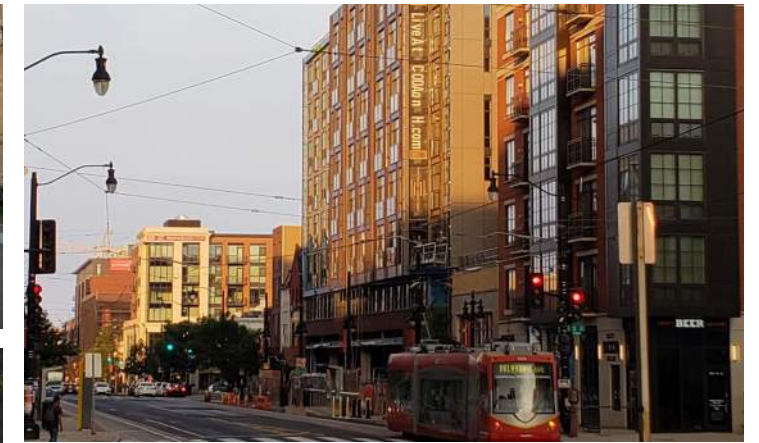




NORTHEAST HEIGHTS WASHINGTON, DC ▪ L.101 | ILLUSTRATIVE SITE PLAN

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LandDesign.

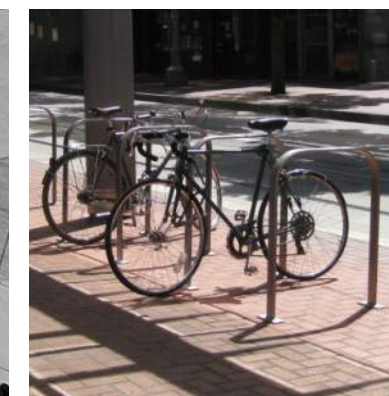
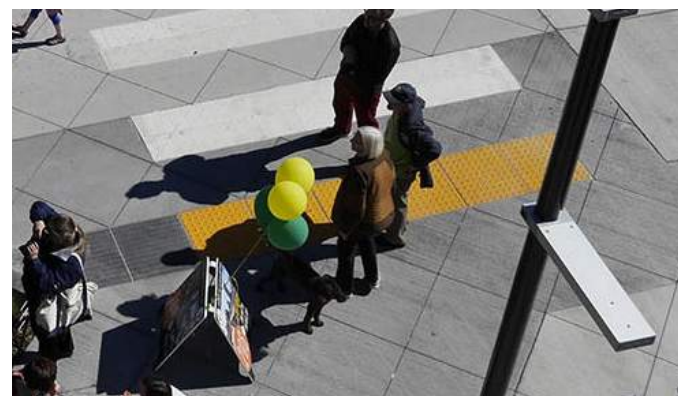
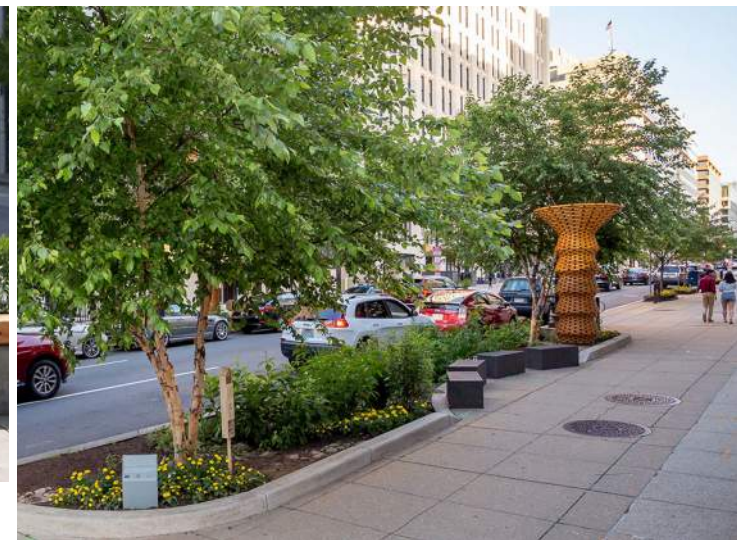
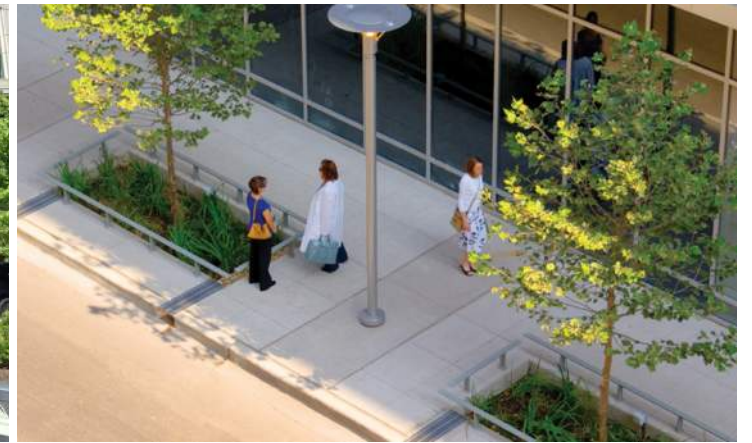


GATEWAY PLAZA

- FRONT DOOR/"WELCOME MAT"
- OPEN VIEWS THROUGHOUT
- URBAN EDGE
- TREE CANOPY

DESIGN ELEMENTS

- TREE GROVE-REDUCES HEAT ISLAND
- PERMANENT SEATING AREAS WITH SEAT WALLS OR BENCHES
- FLEXIBLE USES
- SAFETY AND AMBIANCE LIGHTING
- PUBLIC ART

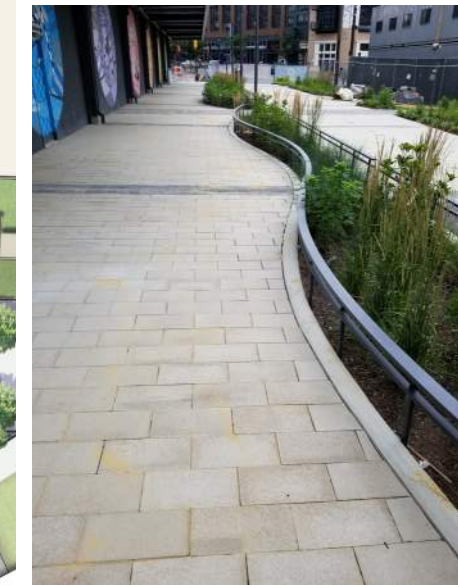


DIX STREET AND MINNESOTA AVENUE

- ACTIVATED BY OFFICE USE AND COMMUNITY FACILITIES
- LINEAR
- NATURE INFUSED
- PRIVATE STREETSCAPE

DESIGN ELEMENTS

- BIORETENTION
- SEATING NOOKS TO PROMOTE SOCIAL INTERACTION
- PUBLIC ART



- SENATOR SQUARE**
- PULSE OF THE NEIGHBORHOOD
 - ACTIVATED/"RETAIL FUELED"
 - HIGH ENERGY
 - LUSH
 - FLEXIBLE SPACE (SMALL GROUPS VS. EVENTS)
 - GROCERY PATRONS ACTIVATE
- DESIGN ELEMENTS**
- BETWEEN BRIDGES-GREEN ROOM, ENHANCED VIEW FROM APTS. ABOVE
 - BRIDGES AS THRESHOLDS
 - OUTDOOR DINING AREAS
 - PLACEMAKING ELEMENTS
 - MIX OF FIXED AND MOVABLE SEATING
 - MIX OF RESTAURANT CAFE SEATING AND GENERAL PUBLIC SEATING
 - SHADE
 - TABLE TOP/FLUSH CONDITION



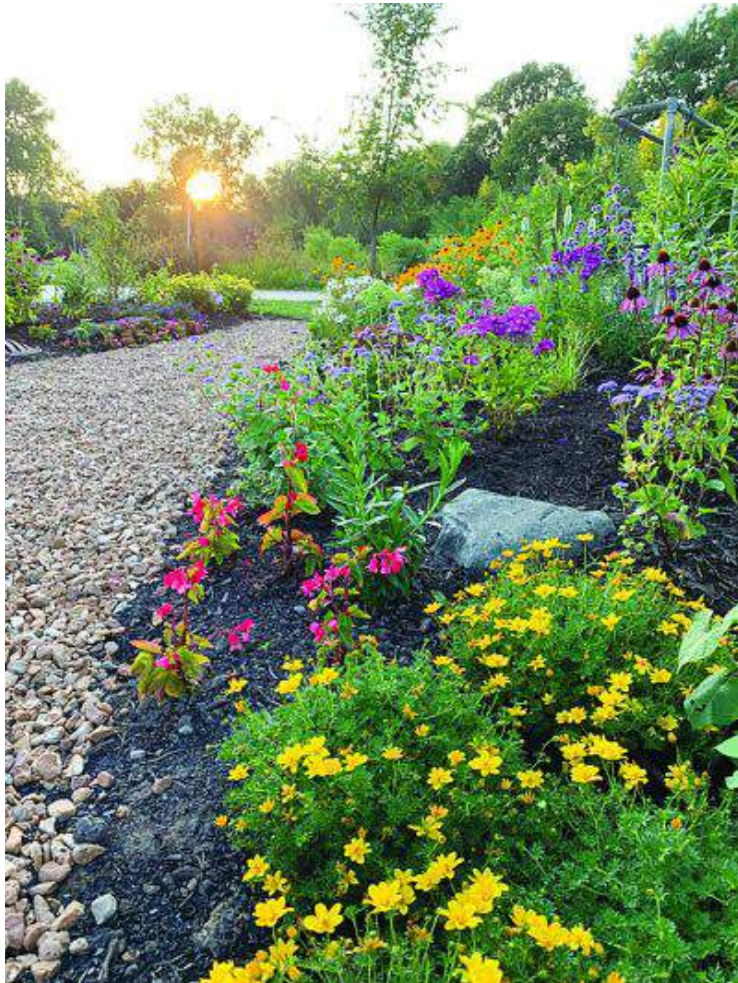
NEIGHBORHOOD PARK

- COMMUNITY FOCUS
- SUPPORT SPACES FOR LIBRARY AND COMMUNITY CENTER
- STORMWATER FACILITIES AS PART OF THE AMENITY
- EAST GATEWAY INTO PROJECT
- ACTIVATED VERTICAL PLANES (I.E. BRIDGES, GARAGE FACADE...)

DESIGN ELEMENTS

- BIORETENTION PLANTERS
- CONSOLIDATED RAINGARDEN
- PLAYFUL SPACES/ENGAGING
- TERRACED GATHERING SPACES
- MURALS ON GARAGE AND BRIDGE
- ART UNDER BRIDGE
- SMALL LAWN SPACE



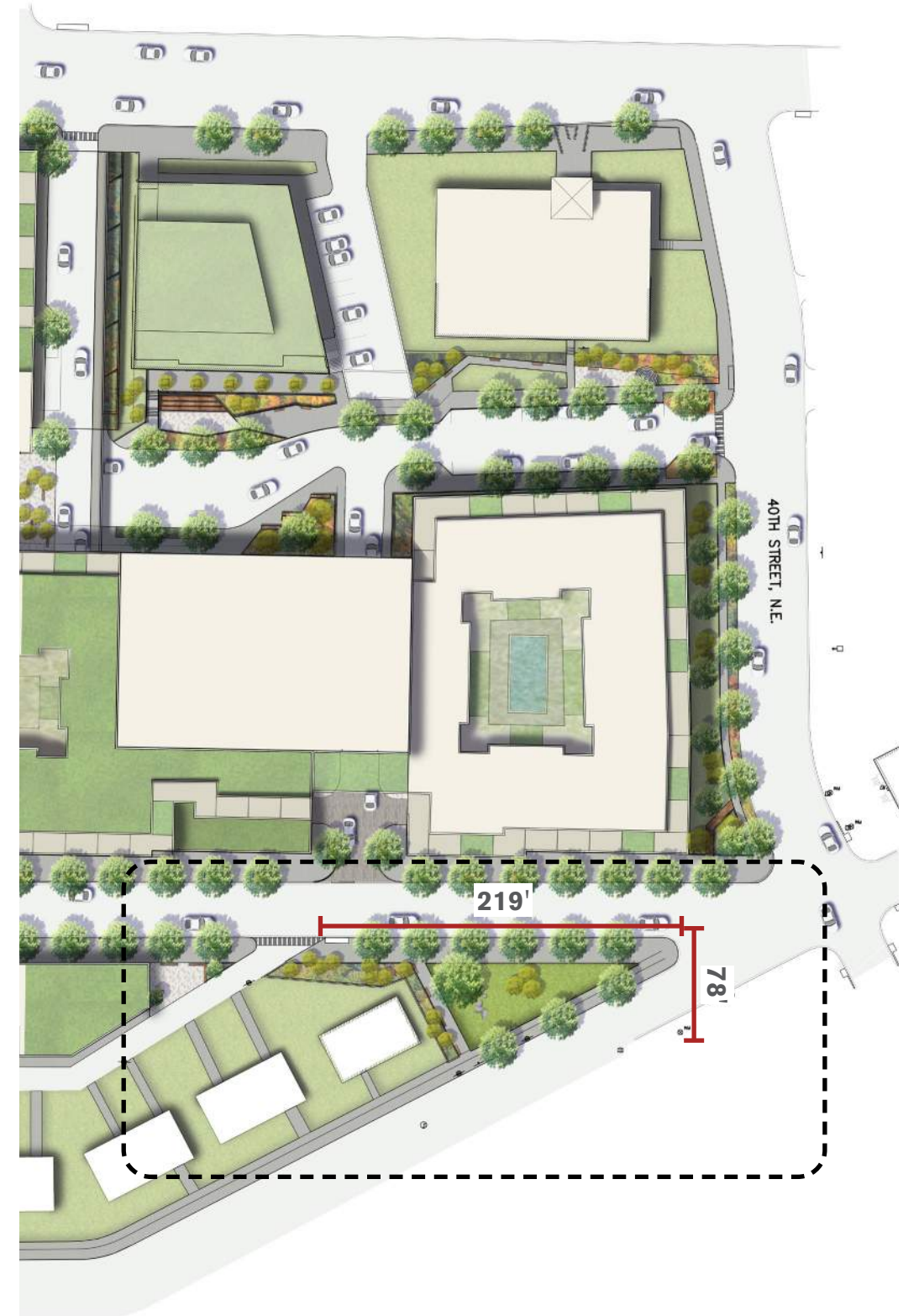


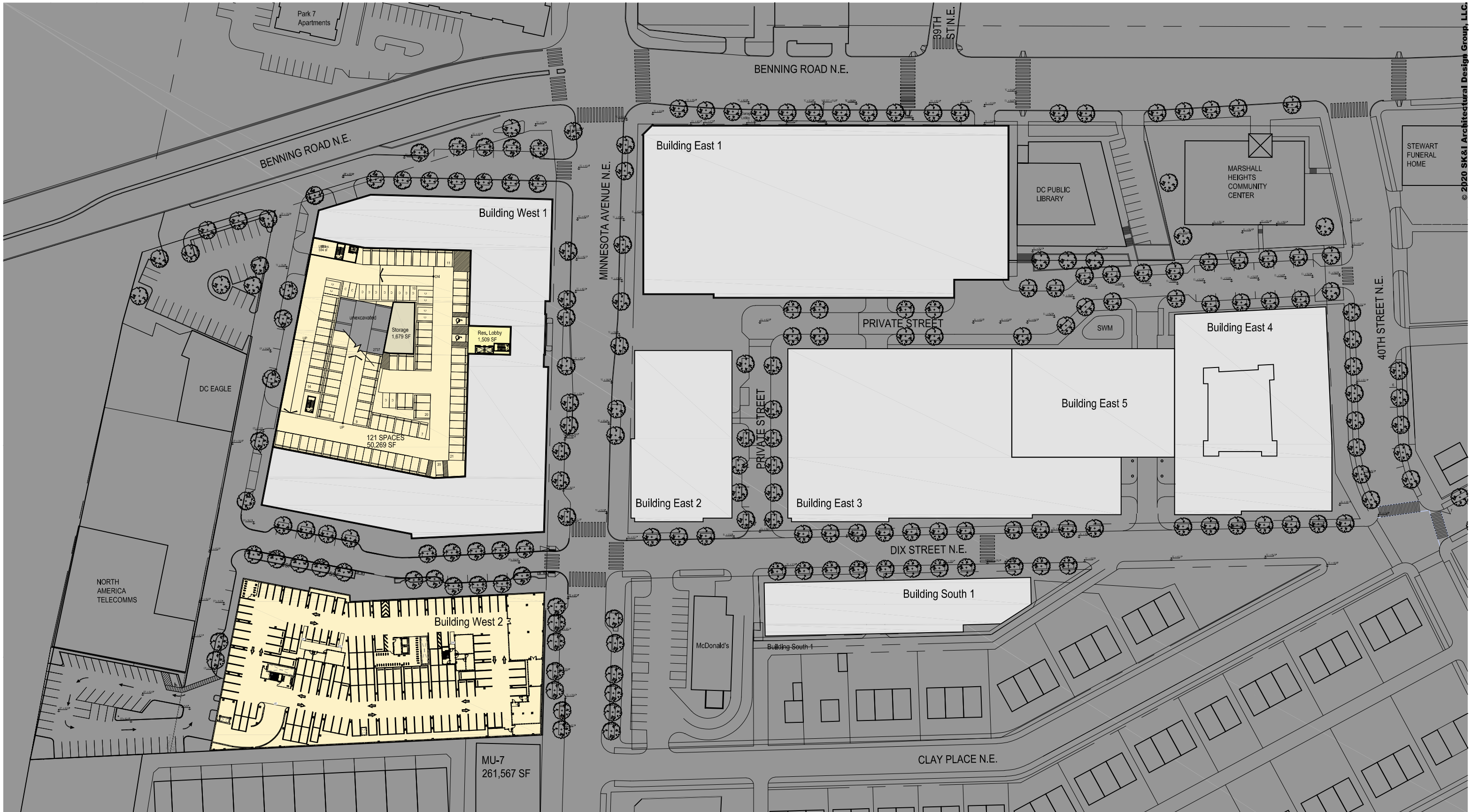
DIX STREET PARK

- CASUAL MEETING SPACE FOR NEIGHBORS
- SOFTSCAPE FRAMEWORK

DESIGN ELEMENTS

- RAINGARDENS/BUTTERFLY GARDENS
- PASSIVE RECREATION
- SHADY SEATING AREA





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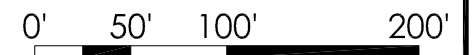
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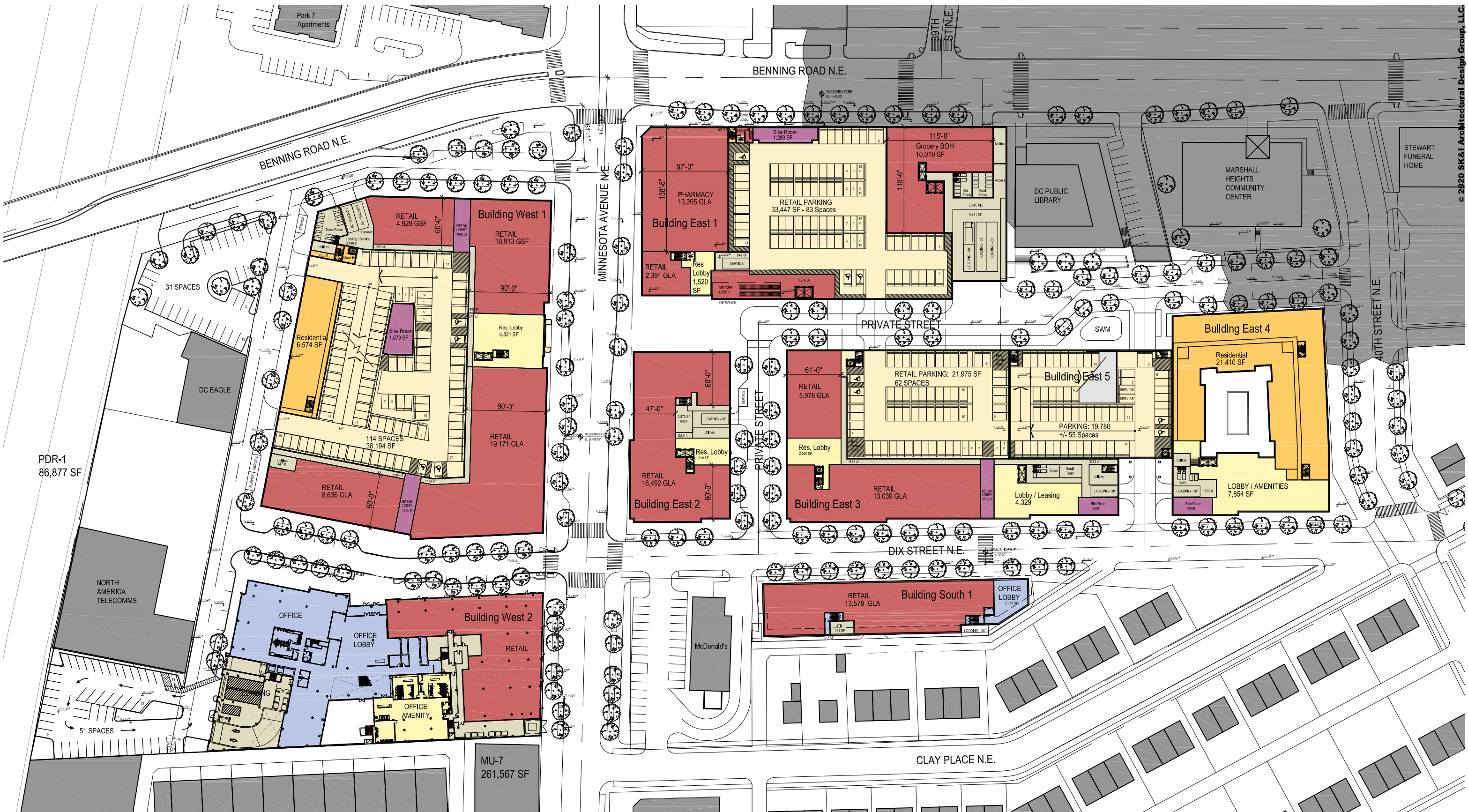
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Basement - Garage Level Plan





PDR-1
86,877 SF



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Ground Floor Plan

