

CHARRETTE OPTION ONE: TEST FIT - FULL BUILDOUT



US ROUTE 1

TOTAL DEVELOPMENT: 7,525,000 sf total

Retail: 930,000 sf

Office: 1,930,000 sf

Residential: 1,100,000 sf

Hotel: 170,000 sf

Flex (Office or Residential): 3,395,000 sf

CHARRETTE OPTION ONE: CONNECTIVITY AND OPEN SPACE



CHARRETTE OPTION TWO: TEST FIT - Full Buildout

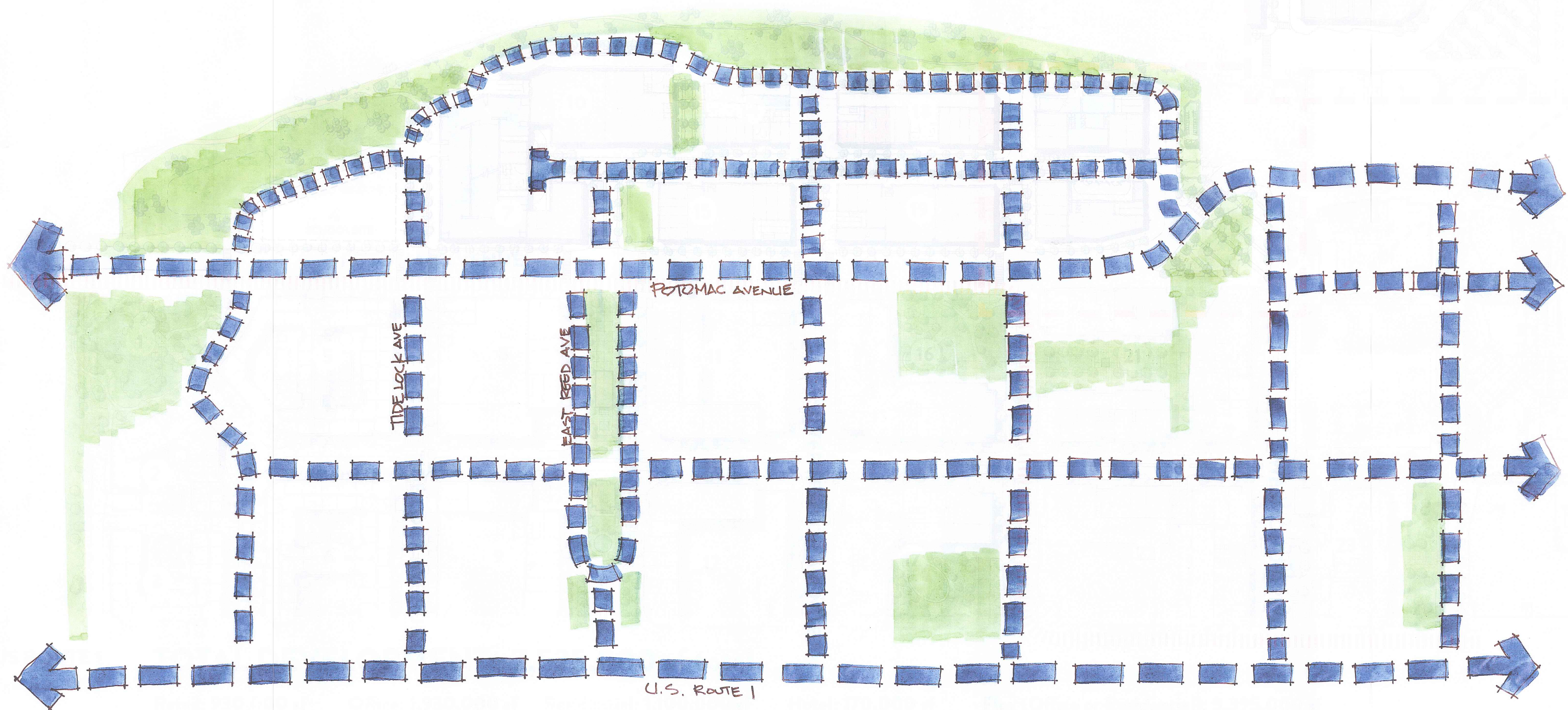


US ROUTE 1

TOTAL DEVELOPMENT: 7,525,000 sf total

Retail: 930,000 sf	Office: 1,930,000 sf	Residential: 1,100,000 sf	Hotel: 170,000 sf	Flex (Office or Residential): 3,395,000 sf
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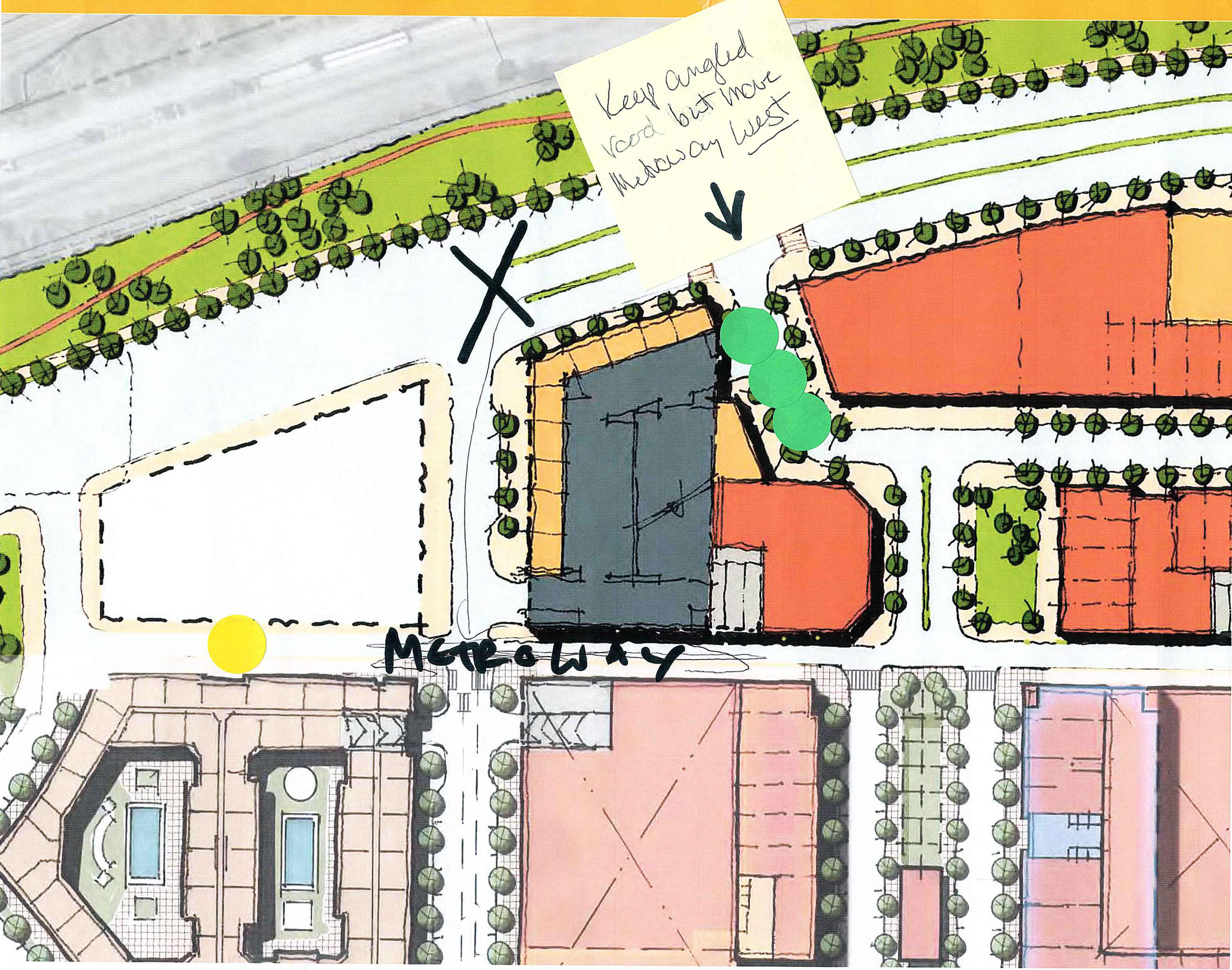
CHARRETTE OPTION TWO: CONNECTIVITY AND OPEN SPACE



STUDY AREA A: OPTIONS

Too much breaking
up st. anchored
garage

CHARRETTE OPTION 1



like through fare
of Potomac Ave
(continuity of a
parkway")

Too much
separation b/w
Park & Potomac
Ave. +
locating Ave
makes park too small

CHARRETTE OPTION 2



like school
drop off area
& access
to park for kids

like Reed Ave
leading left to
park/vista

Prefer overall layout,
but parking garage may
to be broken up in some way

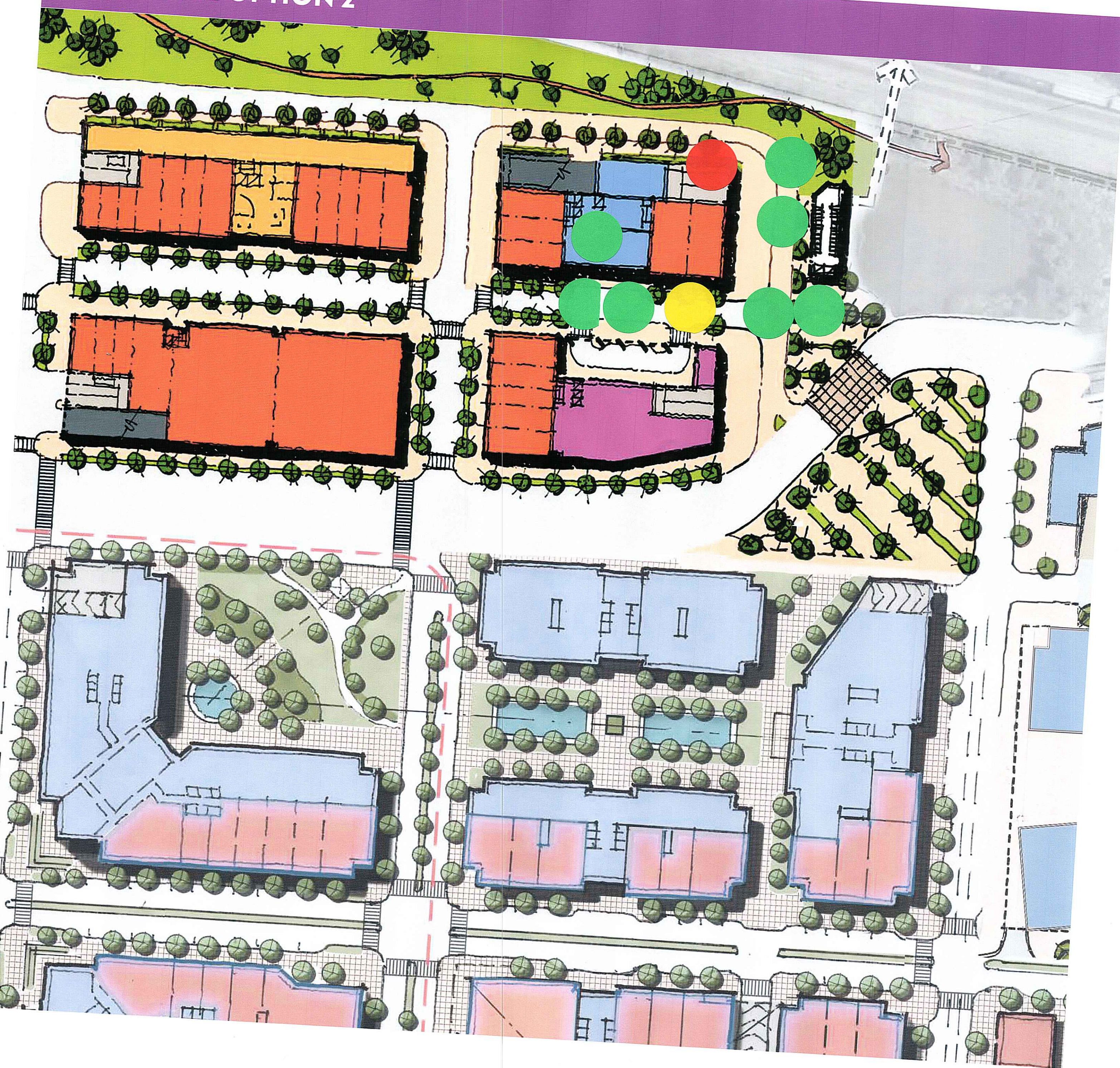
STUDY AREA B: OPTIONS

CHARRETTE OPTION 1



STUDY AREA B: OPTIONS

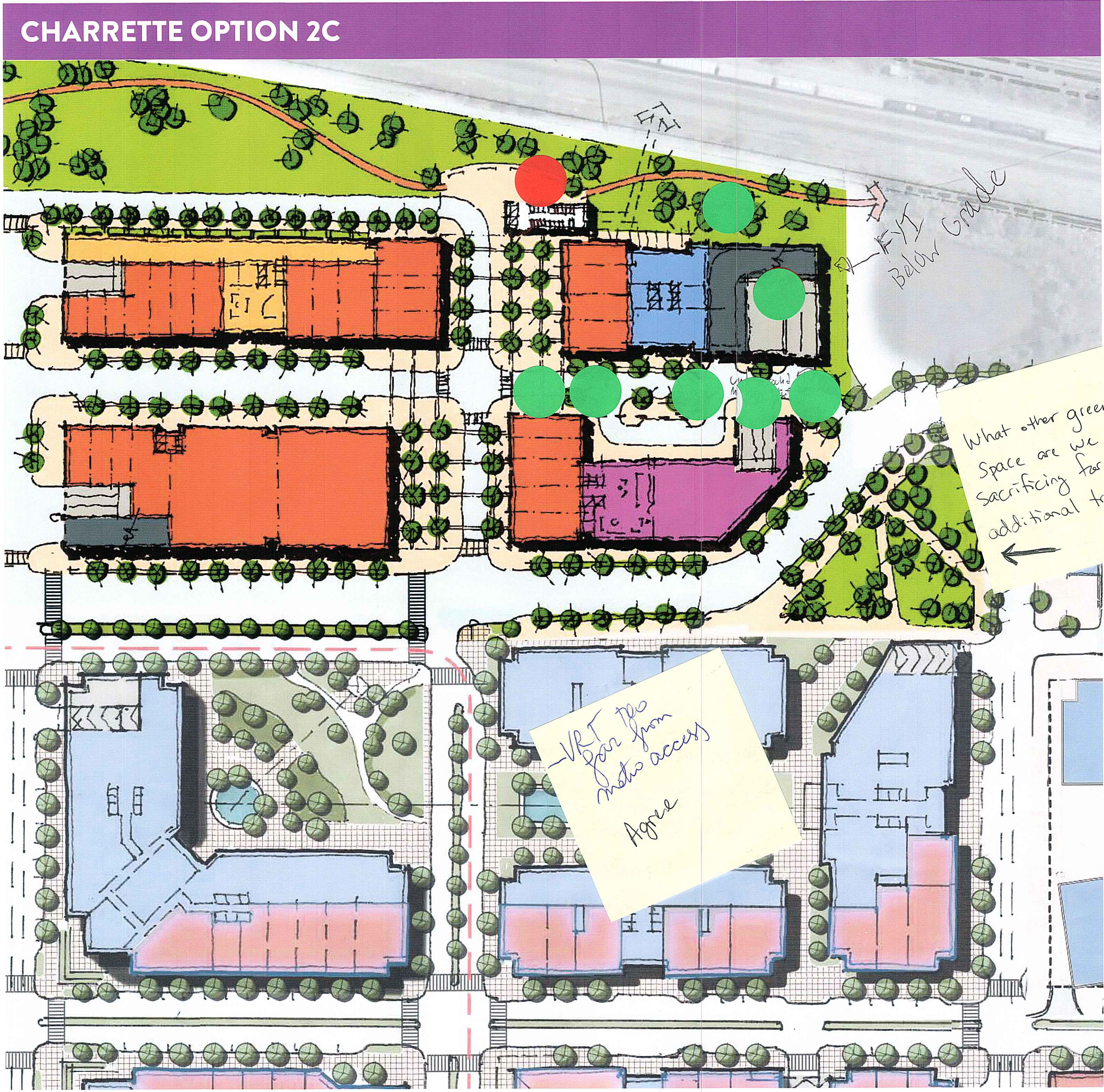
CHARRETTE OPTION 2



CHARRETTE OPTION 2A



STUDY AREA B: OPTIONS



STUDY AREA C: POTOMAC AVENUE LOCATION

CHARRETTE OPTION 1



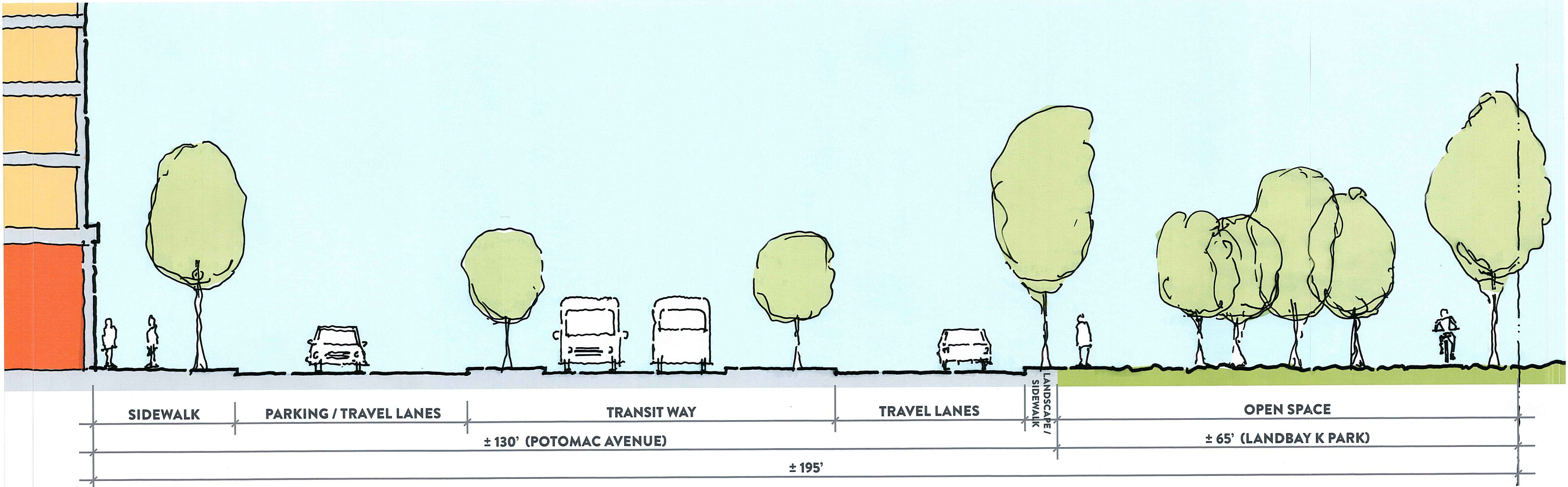
CHARRETTE OPTION 2



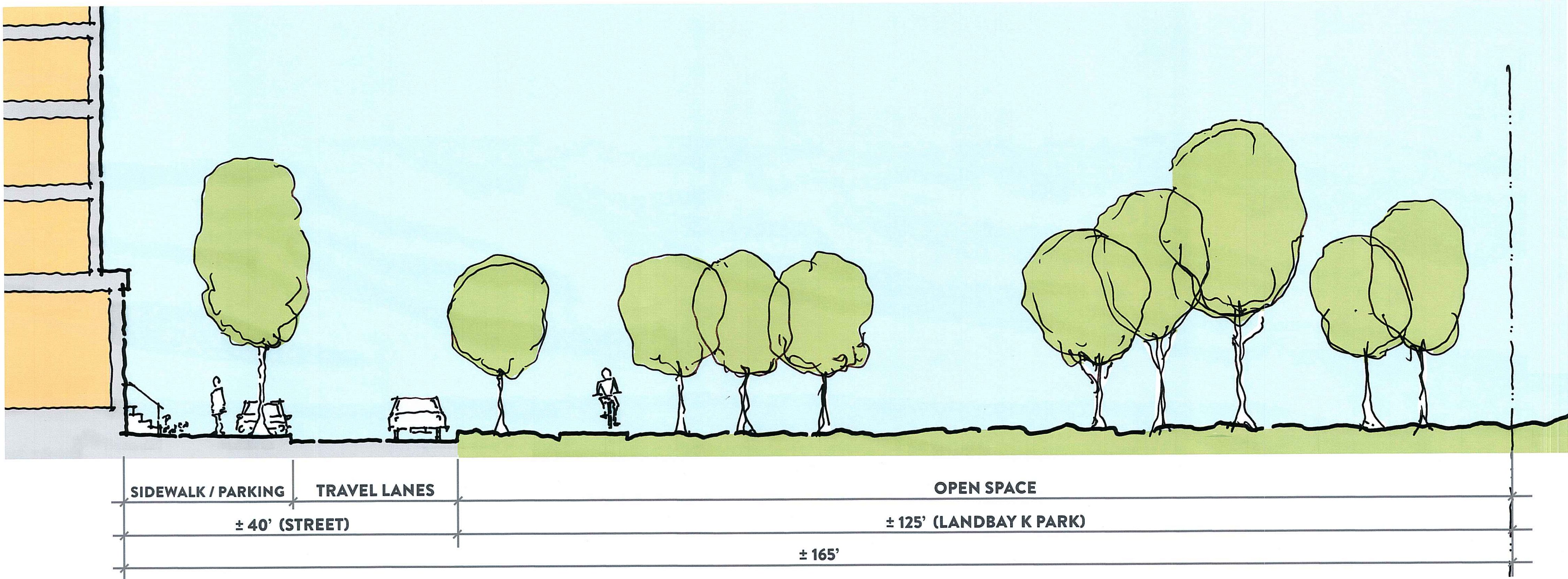
STUDY AREA C: STREET SECTIONS



CHARRETTE OPTION 1



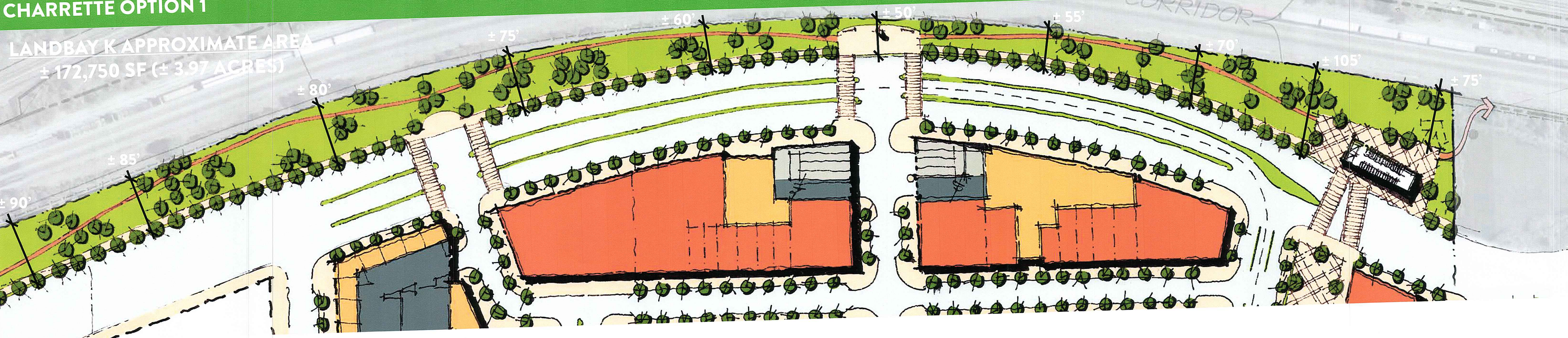
CHARRETTE OPTION 2



STUDY AREA C: OPTIONS

CHARRETTE OPTION 1

LANDBAY K APPROXIMATE AREA
± 172,750 SF (± 3.97 ACRES)



CHARRETTE OPTION 2

LANDBAY K APPROXIMATE AREA
± 241,050 SF (± 5.53 ACRES)

