



# 4250 CONNECTICUT

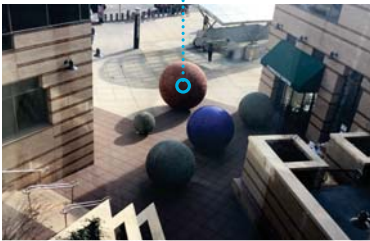
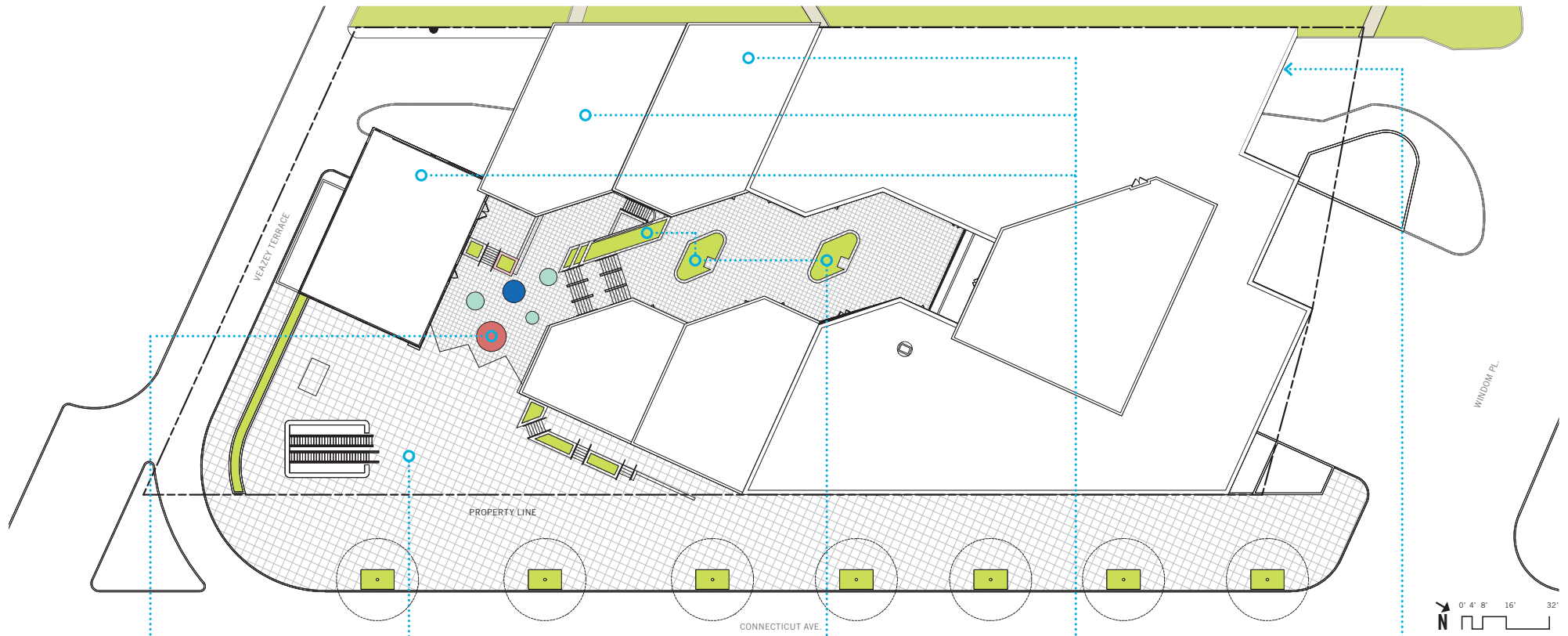
DESIGN UPDATE  
JUNE 7, 2018



# CONNECTICUT AVENUE /



# HARDSCAPE AND LANDSCAPE / EXISTING CONDITIONS



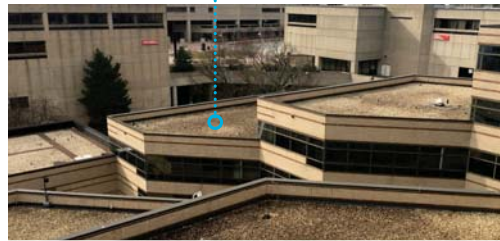
REMOVE OBSTRUCTIONS



UPDATE SITE HARDSCAPE & FURNISHINGS



ENLARGE & ADD PLANTERS

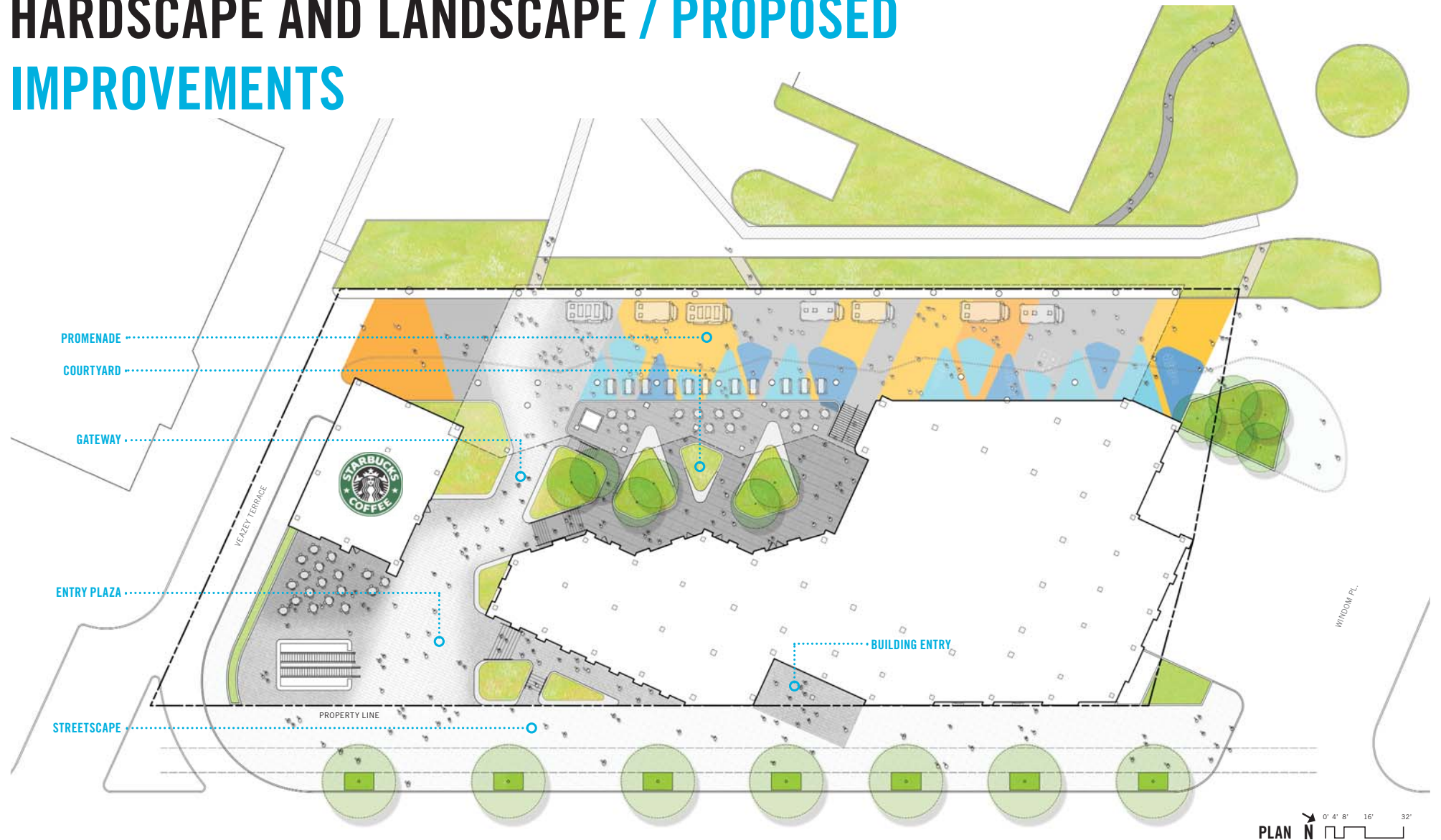


OCCUPY ROOF TERRACES WITH PLANTERS & FURNISHINGS



ACTIVATE BUS BAY

# HARDSCAPE AND LANDSCAPE / PROPOSED IMPROVEMENTS



# PLAZA AND GATEWAY / VIEW FROM CONNECTICUT



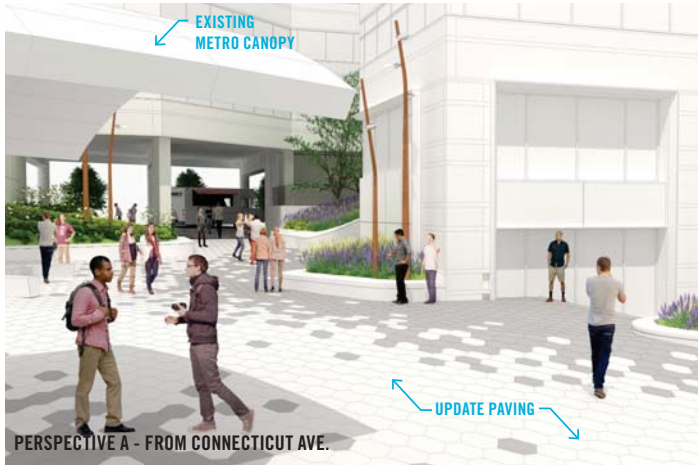
# PLAZA AND RETAIL / VIEW FROM STARBUCKS



# RETAIL AND GATEWAY/ VIEW FROM METRO



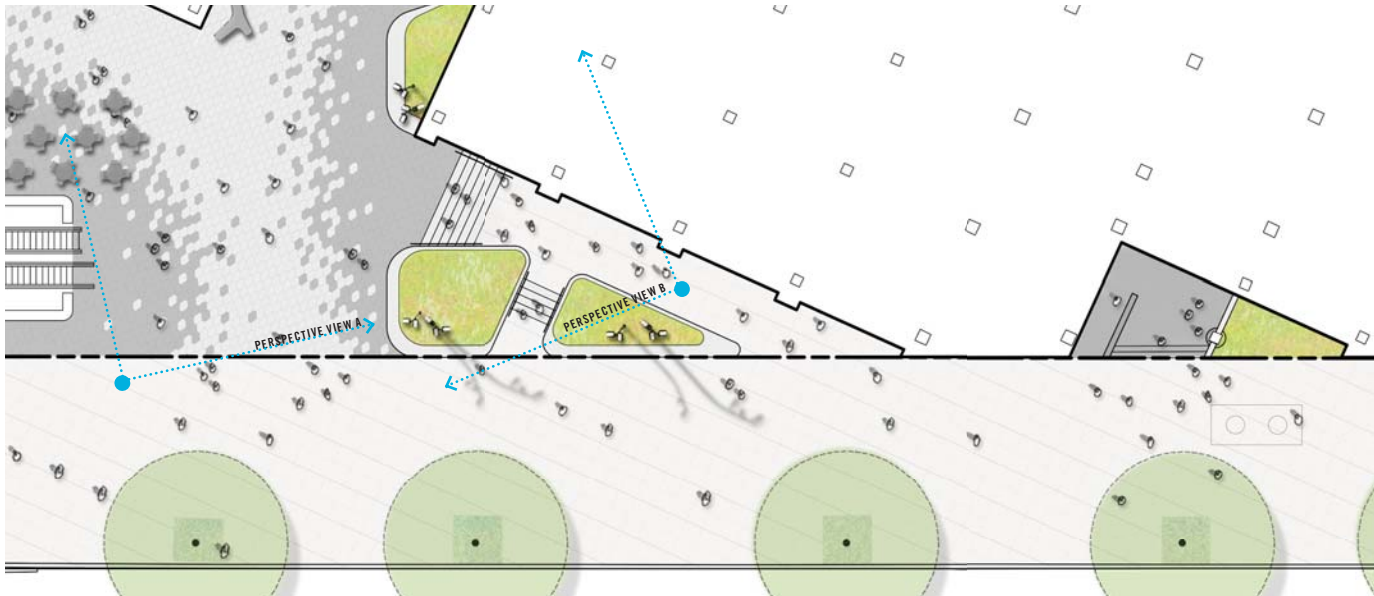
# LANDSCAPE IMPROVEMENTS AT CONNECTICUT AVE / ENTRY PLAZA



## / PLANTING CHARACTER



- REPRESENTATIVE SUN SPECIES:**
- ALIUUM
  - AMSONIA
  - GUARA
  - SAGE & LAVENDER
  - NATIVE GRASSES
  - NATIVE PERENNIALS

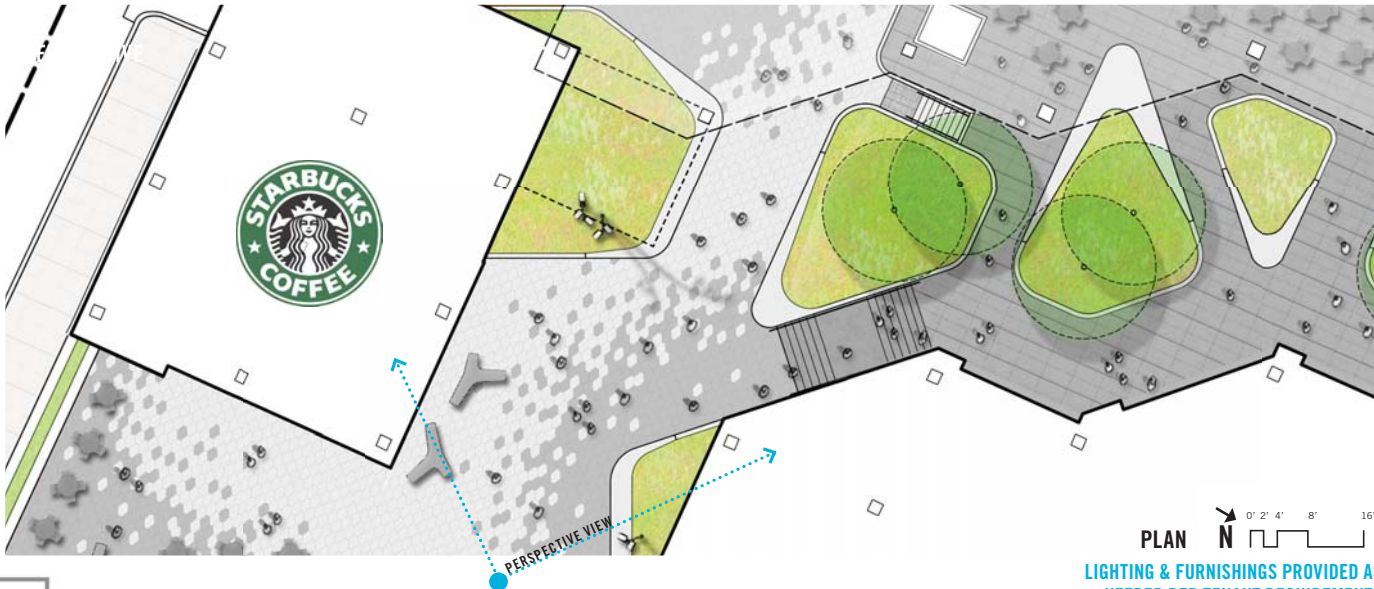
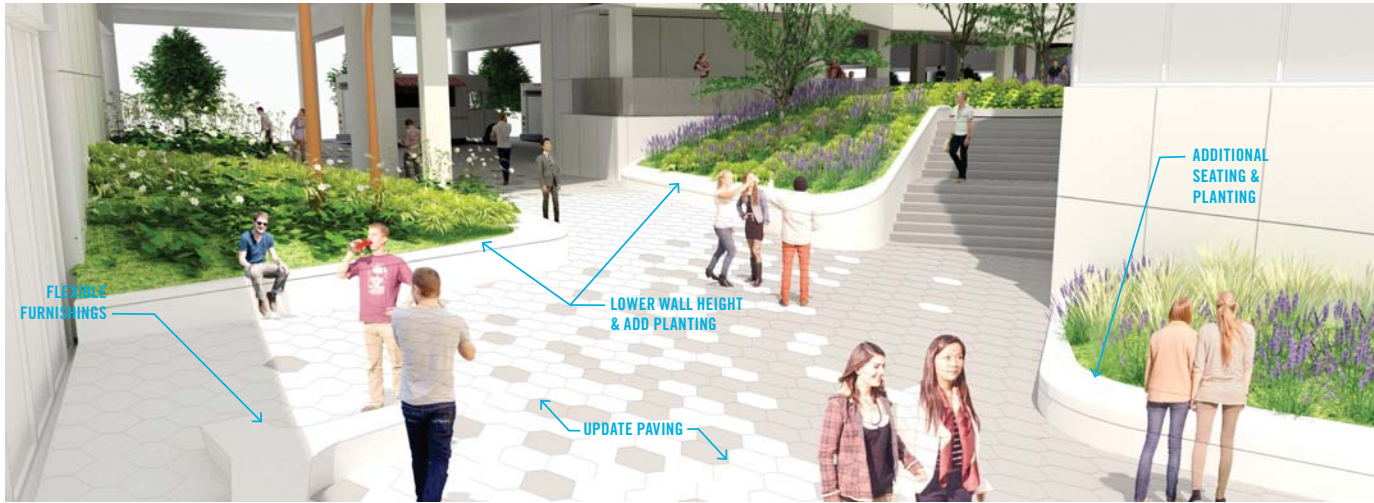


## / EXISTING CONDITIONS





# IMPROVE VISIBILITY ACROSS SITE / GATEWAY

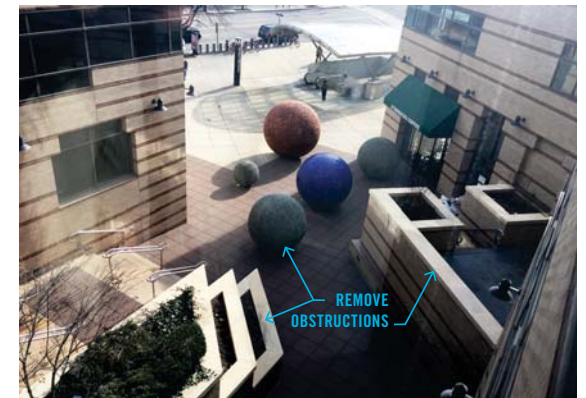


## / PLANTING CHARACTER

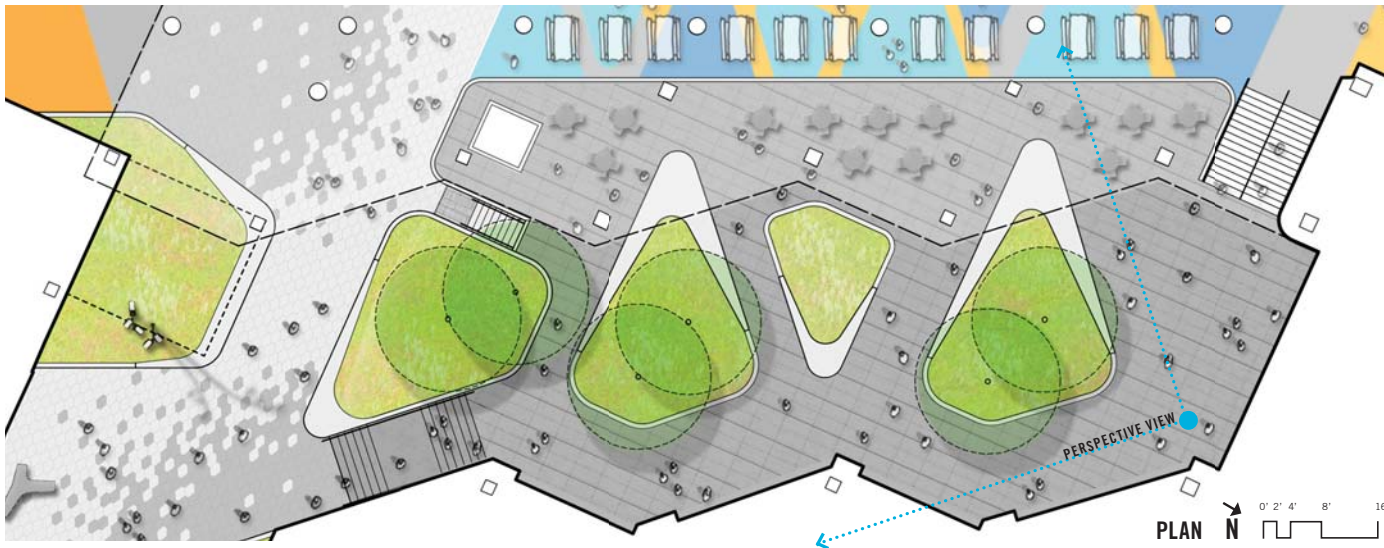


- REPRESENTATIVE SHADE SPECIES:**  
 HOSTA / HELLEBORUS  
 ANEMONES / EPIMEDIUMS  
 NATIVE GRASSES  
 NATIVE PERENNIALS
- REPRESENTATIVE SUN SPECIES:**  
 ALIUM  
 AMSONIA  
 GUARA  
 SAGE & LAVENDER  
 NATIVE GRASSES  
 NATIVE PERENNIALS

## / EXISTING CONDITIONS



# LANDSCAPE IMPROVEMENTS / COURTYARD



LIGHTING & FURNISHINGS PROVIDED AS NEEDED PER TENANT REQUIREMENTS

## / PLANTING CHARACTER



- REPRESENTATIVE FLOWERING TREES:**
- MAGNOLIA (EXISTING)
- RED BUD
- SERVICE BERRY
- WITCH HAZEL
- REPRESENTATIVE SHADE SPECIES:**
- HOSTA / HELLEBORUS
- ANEMONES
- EPIMEDIUMS
- FERNS
- NATIVE PERENNIALS
- NATIVE GRASSES

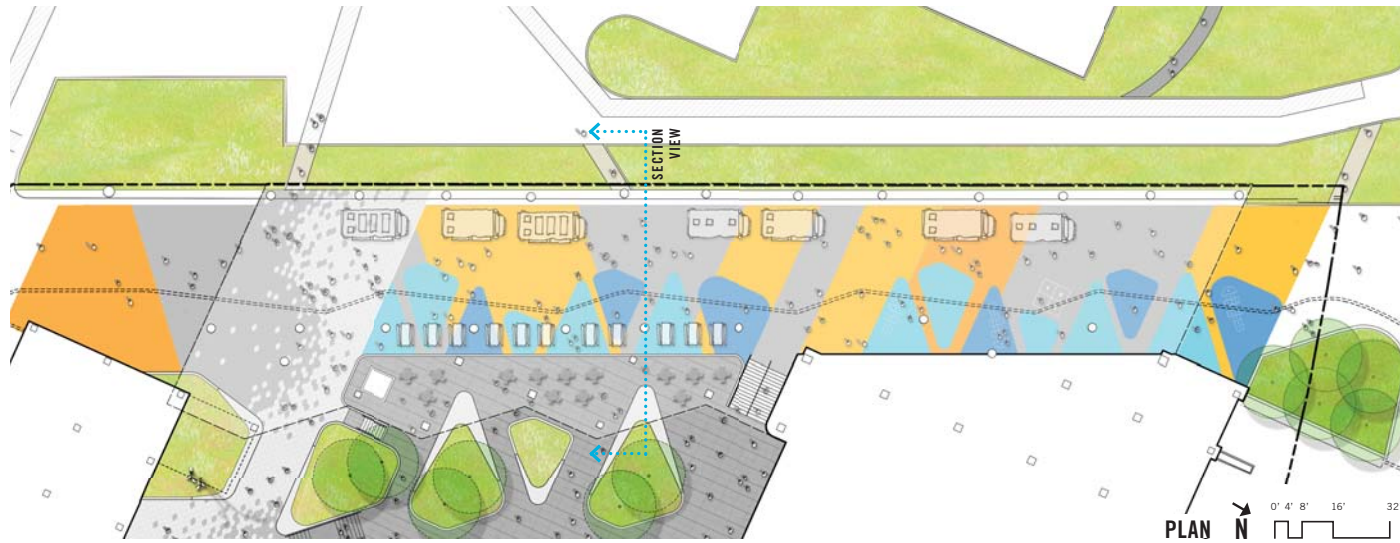
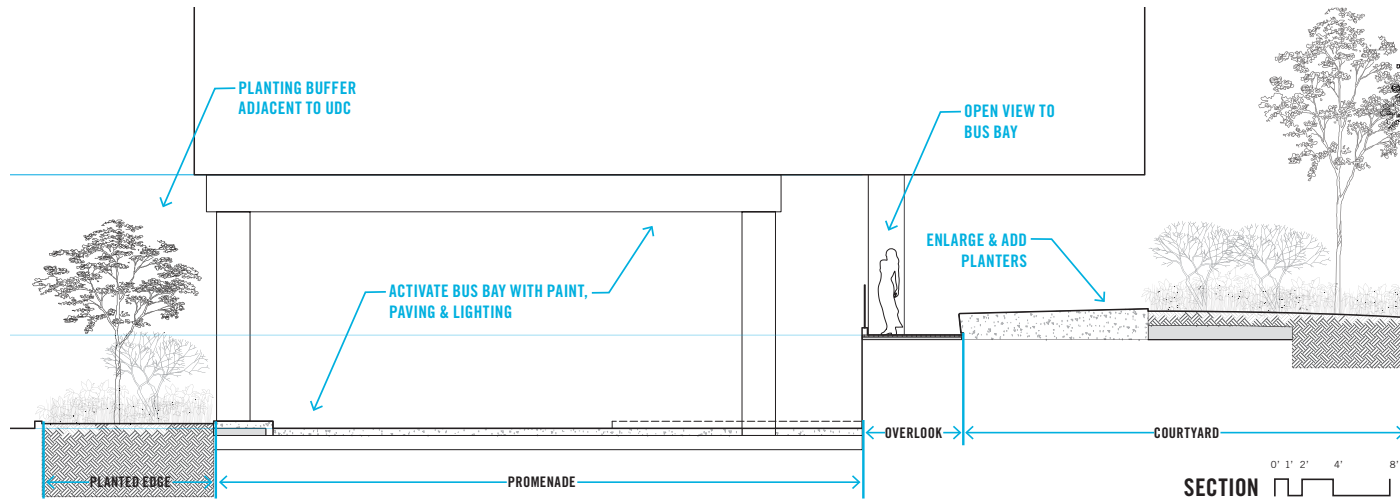
## / EXISTING CONDITIONS



# ACTIVATE BUS LANE / VIEW TO GATEWAY



# ACTIVATE BUS LANE / PROPOSED IMPROVEMENTS



## / PLANTING CHARACTER



- REPRESENTATIVE BUFFER SPECIES:**
- MAGNOLIA (EXISTING)
  - RED BUD / SERVICE BERRY
  - RED MAPLE / CARPINUS
  - HOSTA / HELLEBORUS
  - ILEX / WITCH HAZEL
  - HYDRANGEA / VIBURNUM
  - AZALEA / RHODODENDRON
  - NATIVE GRASSES
  - NATIVE PERENNIALS
  - NATIVE BULBS

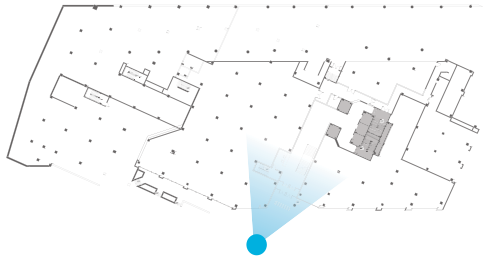
## / EXISTING CONDITIONS



# CONNECTICUT AVENUE /



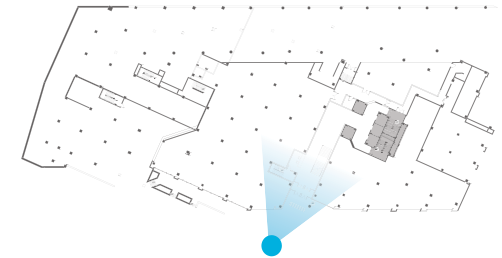
# FIRST IMPRESSION / METRO GATEWAY



# METRO PLAZA / STREETFRONT RETAIL

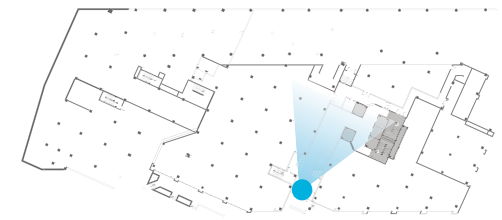


# ENTRY EXPERIENCE / CONNECTICUT AVE ENTRY





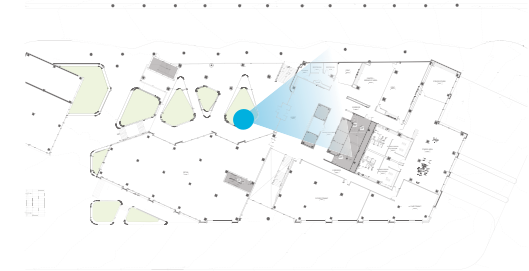
# ENTRY EXPERIENCE / MAIN LOBBY



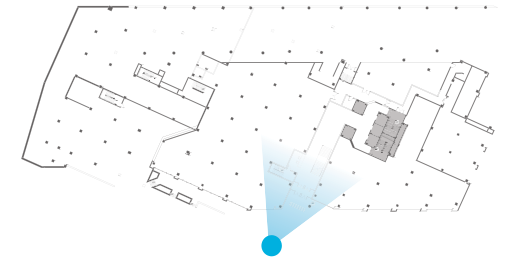
# ENTRY EXPERIENCE / SCULPTURAL WALL



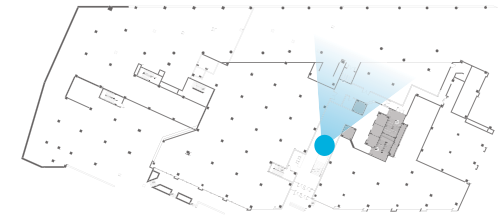
# ENTRY EXPERIENCE / COURTYARD LOBBY



# ENTRY EXPERIENCE / CONNECTICUT AVE ENTRY



# ENTRY EXPERIENCE / COURTYARD LOBBY





# 4250 CONNECTICUT

