

MONUMENT BALLPARK
SQUARE 701, SE

WASHINGTON, DC

ZONING COMMISSION REVIEW UNDER CG OVERLAY
POST SUBMISSION MODIFICATION, NOVEMBER 28, 2007

OWNER / DEVELOPER:
MASTER PLANNER
RESIDENTIAL AND HOTEL ARCHITECT:
OFFICE ARCHITECT:
LAND USE COUNSEL:
CIVIL ENGINEER:
STRUCTURAL ENGINEER:
LANDSCAPE ARCHITECT:
RETAIL ARCHITECT:
MECHANICAL/ELECTRICAL/PLUMBING:

MONUMENT REALTY
SHALOM BARANES ASSOCIATES
SHALOM BARANES ASSOCIATES
DAVIS, CARTER, SCOTT ASSOCIATES
HOLLAND & KNIGHT, LLP
BOHLER ENGINEERING
SK&A STRUCTURAL ENGINEERS, PLLC
LANDSCAPE ARCHITECTURE BUREAU
GENSLER
GIRARD ENGINEERING, PC

DRAWING INDEX

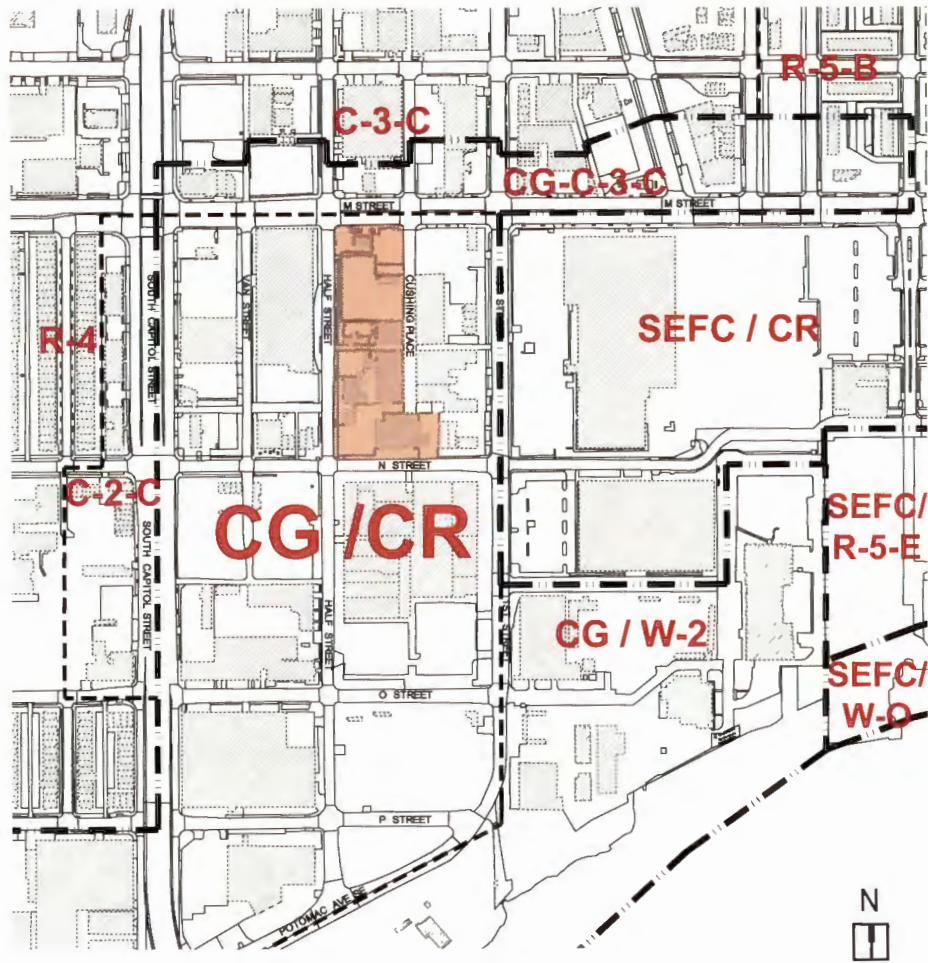
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D2	SURVEYOR'S EXISTING CONDITIONS & RECORDED PLAT
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MONUMENT BALLPARK
SQUARE 701, SE WASHINGTON, DC.

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ZONING COMMISSION
District of Columbia
CASE NO. 06-46A
EXHIBIT NO. 1B

ZONING COMMISSION
District of Columbia
shalom baranes associates architects
CASE NO. 06-46A
EXHIBIT NO. 1B



Zone: CR/CG Overlay District
Site Area- Combined Lot Development:
Square 701: Lot 168 102,494.4
Square 700 (Lot# 43, 46, 45, 37, 38,
39, 803, 33, 802,864, 868, 841,860 & 864): 49,680
Total: 152,174.4

Program FAR :	
Building 1: Metro:	8,502
Office:	267,162
Retail:	13,878
Sub-total:	289,542
Building 2: Hotel:	106,269
Retail:	37,144
Residential:	320,511
Sub-total:	463,924
Lot: Tot Non-Res.:	432,955
Lot: Tot Res.:	320,511
Lot: TOTAL:	753,466

		CR/CG Overlay	
Zoning Regulation		Req'd/Allowed	Proposed
Height (Height act in Capitol Gateway Overlay district)		110'	110'
Total FAR Allowed		7.0 max	
FAR-Combined Lot Development (10)			
Residential (10)		7.0 max	2.11
Office			1.76
Retail			0.34
Hotel			0.70
Total Non-Residential		.75 min, 3.0 max	2.85
Total FAR		7.0	4.95
FAR- Square 701 Lot			
Residential		7.0 max	3.13
Office			2.61
Retail			0.50
Hotel			1.04
Total Non-Residential		.75 min, 3.0 max	4.22
Total FAR		7.0	7.35
Max single lot FAR		8.00	7.35
Lot Occupancy %		100% comm, 75% resid.	varies by floor:
Building 1:		100.0%	98.0%
Building 2:		75.0%	92.0%
Ground Level		75.0%	75.0%
Resid. Levels 2&3:		75.0%	75.0%
Resid. Levels 4-7:		75.0%	67.0%
Resid. Levels 8-10:		75.0%	60.0%
Required Public Space (open to sky or 10' vertical clearance)		not required (for preferred use retail)	not provided
Rear yard			
Building 1, Non-Residential		none required	none provided
Building 2, Residential: 3'/ft, 12' min.		28'	28'
Side Yard (3'/ft or 8' min if provided)		none required	none provided

Court -open(5) (Res:3'/ft 10'min):	see court tabulation on A7	no relief required
(Non-Res: 2.5'/ft 6'min):		
Closed Court (5) (Res: 4'/ft 15'min)	see court tabulation on A7	no relief required
(Non-Res: 2.5'/ft 12' min)		

Roof Structures			
Number (1 per core)	4	4	
Setbacks	One to One	varies-see sheet A7	

Parking (11)	Req'd/Allowed	Proposed
Residential (1 per 3 units)	110	
Office (1 per 1800 gsf) - 25% for Mass Transit	111	
Retail (1 per 750 gsf)	65	
Hotel (1 per 4 rms & 1 per 300SF of function rm.)	54	
Total	340	412 to 543 (w/vault spaces)

Loading		
Residential:	1-55, 1-20 berth	1-55, 1-20
Office:	3-30', 1-20'	3-30'
Retail:	1-55', 1-30', 1-20'	2-30', 1-20'
Hotel:	1-30', 1-20'	1-30'
Total	2-55', 5-30', 4-20'	1-55', 6-30', 2-20'

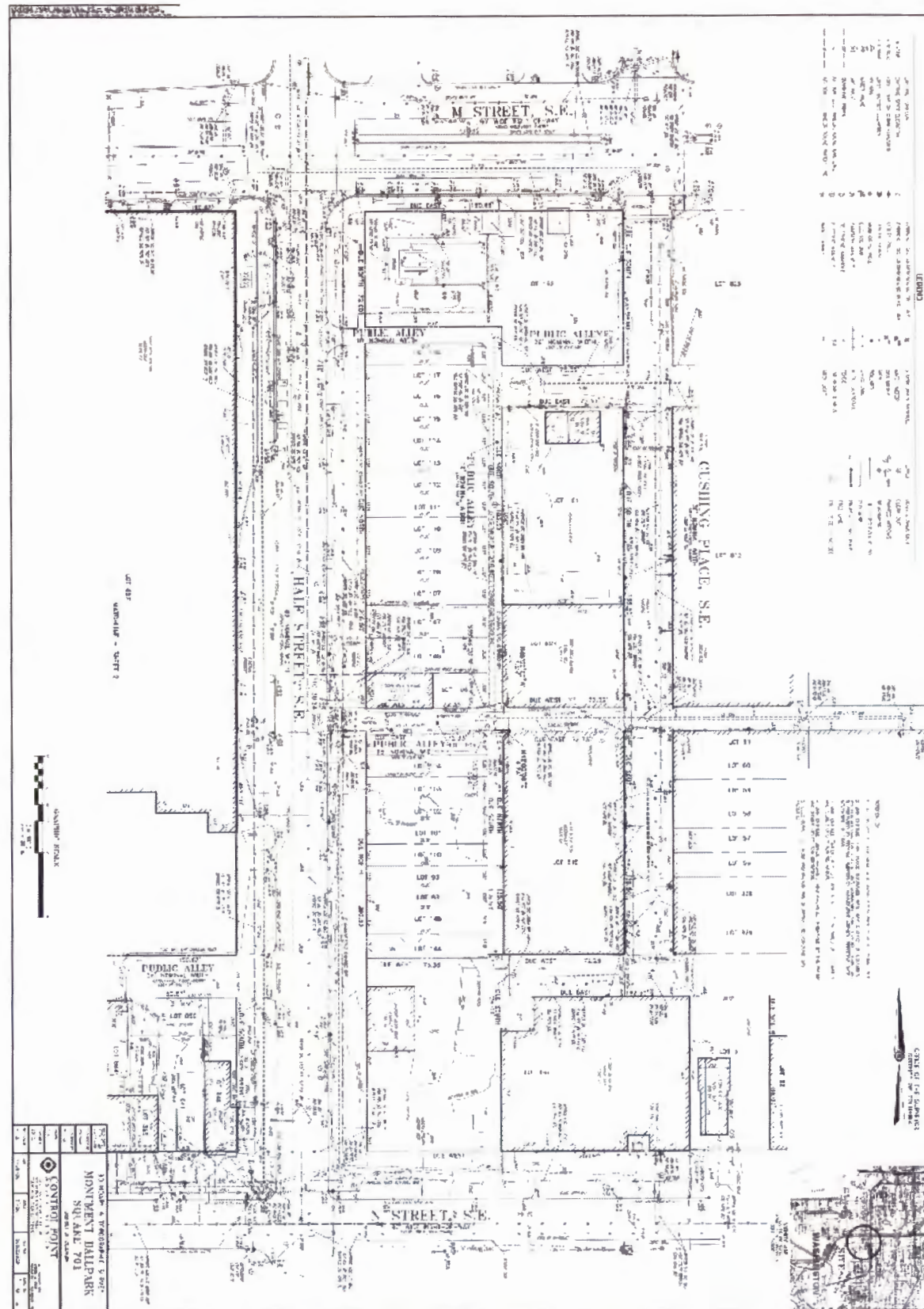
CG Overlay Issues		
Half Street		
Setback Height:	65'+15'	80'
Setback Width:	20'-8'	12'
Preferred Retail % (5)	75%	56%
Retail Ceiling Height (7)		
Primary Retail Space	14'	14'
Back of House Retail Space	14'	11'
Retail 5-A on Half St and Retail 7 on N St	14'	11'-6" and 13'-0"
Parking/Loading Driveways		
100% preferred use at street frontage (8)	None allowed	None provided
	100%	79%
M Street		
Preferred Retail %	35%	42%
15' setback from sidewalk	15'	15'
100% preferred use at street frontage (8)	100%	50%
50% of streetwall preferred retail (8)	50%	50%
Retail Ceiling Height (7)	14'	14'/11'

ZONING NOTES:

- ITEMS IN GRAY REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING.
- FOR ZONING PURPOSES, BUILDING 1 AND BUILDING 2 ARE ON A SINGLE LOT OF RECORD. FOR ZONING TABULATIONS, BUILDING 1 AND BUILDING 2 ARE ON SEPARATE THEORETICAL LOTS PER TITLE 11, CHAPTER 25.
- BUILDING 1 HEIGHT IS BASED ON M STREET R.O.W., WHICH IS 90'. BUILDING 2 HEIGHT IS BASED ON N STREET R.O.W., WHICH IS 90'.
- SEE SHEET A7 FOR BUILDING 1 AND BUILDING 2 MEASURING POINT LOCATIONS.
- OVERALL GROUND FLOOR PREFERRED RETAIL USE % IS 56%. ON BUILDING 2, GROUND FLOOR PREFERRED RETAIL USE % IS 63%, WHILE ON BUILDING 1, GROUND FLOOR PREFERRED RETAIL IS 42%. SEE A1 FOR PREFERRED USE TABULATION.
- FOR ZONING COURTS & ROOF STRUCTURES SETBACK DIMENSIONS SEE A7.
- GROUND FLOOR RETAIL CEILING HEIGHT IS 14'-0" FOR MOST RETAIL SPACE EXCEPT AS SHOWN IN A13 AND FOR BACK OF HOUSE AND SERVICE AREAS WHICH TOTAL APPROXIMATELY 25% OF GROUND FLOOR RETAIL.
- PREFERRED USE AT STREET FRONTAGE, PREFERRED RETAIL STREETWALL, AND GROUND FLOOR PERCENTAGE CALCULATIONS INCLUDE METRO FLOOR AND FACADE AREAS.
- THE RESIDENTIAL RECREATION SPACE, WHICH TOTALS 4,500 SF WILL BE PROVIDED AS FOLLOWS:
 - 2ND FLOOR LOBBY AREA: 1,000 SF
 - 2ND FLOOR COURTYARD AND MAIN ROOF TERRACES: 3,500 SF

- DOES NOT INCLUDE RESIDENTIAL OR NON-RESIDENTIAL FAR TO BE CONSTRUCTED IN SQUARE 700. FAR MAY BE REALLOCATED AS PERMITTED BY ZONING REGULATIONS.
- SEE A6 FOR PARKING TABULATIONS.

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EXISTING CONDITIONS

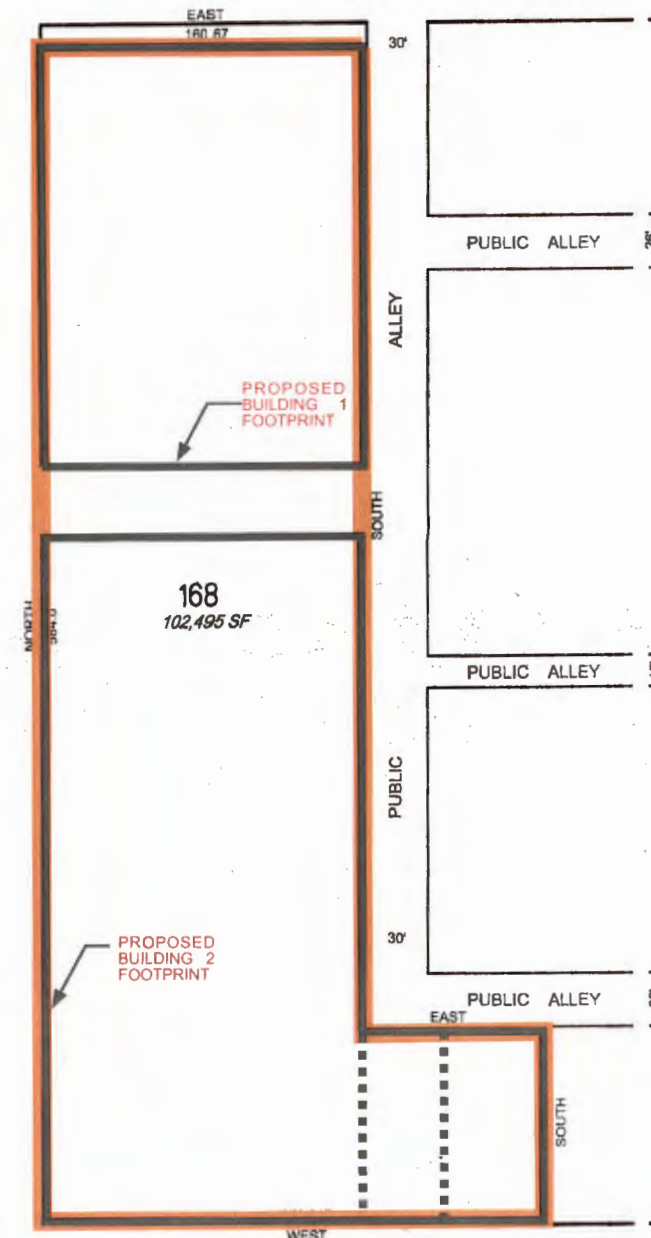
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SUBDIVISION SQUARE 701

M STREET, S.E.

HALF STREET, S.E.



N STREET, S.E.

RECORDED PLAT

LOT 168

ASSENT BY TRUSTEES:			
Assent Commercial Title Company, Inc. By: <i>[Signature]</i>	Commercial Settlement Officer		
Assent Commercial Title Company, Inc. By: <i>[Signature]</i>	Commercial Settlement Officer		
Assent Commercial Title Company, Inc. By: <i>[Signature]</i>	Commercial Settlement Officer		
Assent Commercial Title Company, Inc. By: <i>[Signature]</i>	Commercial Settlement Officer		
SURVEYOR'S OFFICE, D.C.			
Made for: HOLLAND & KNIGHT			
Drawn by: L.E.S.	Checked by: <i>[Signature]</i>		
Record and computations by: F. SLEEM			
Recorded at: 9:10AM AUGUST 28, 2007			
Recorded in Book 202	Page 60	S.O. 08061	
Scale: 1 inch = 50 feet		File No. 07-09186	

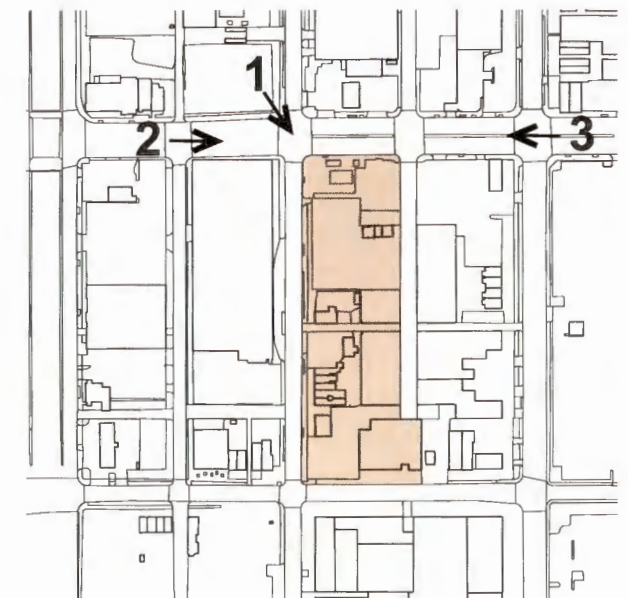
SURVEYOR'S EXISTING CONDITIONS & RECORDED PLAT

D2

control point associates, inc. | shalom baranes associates architects



1. M & HALF STREETS INTERSECTION
LOOKING SOUTH



KEY PLAN



2. M STREET LOOKING EAST



3. M STREET LOOKING WEST

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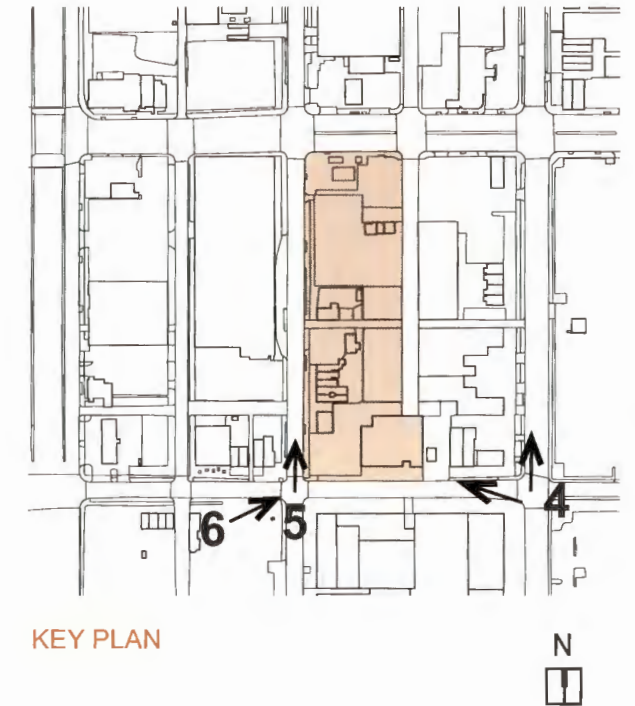
SITE PHOTOS

S1

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4. N & FIRST STREETS INTERSECTION
LOOKING WEST



KEY PLAN



5. N STREET LOOKING NORTH



6. N & HALF STREETS INTERSECTION
LOOKING EAST

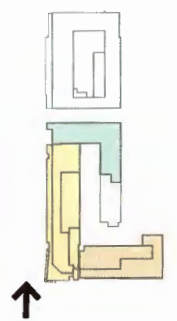
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SITE PHOTOS

S2

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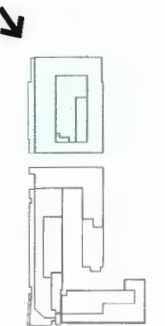
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RENDERING

R1

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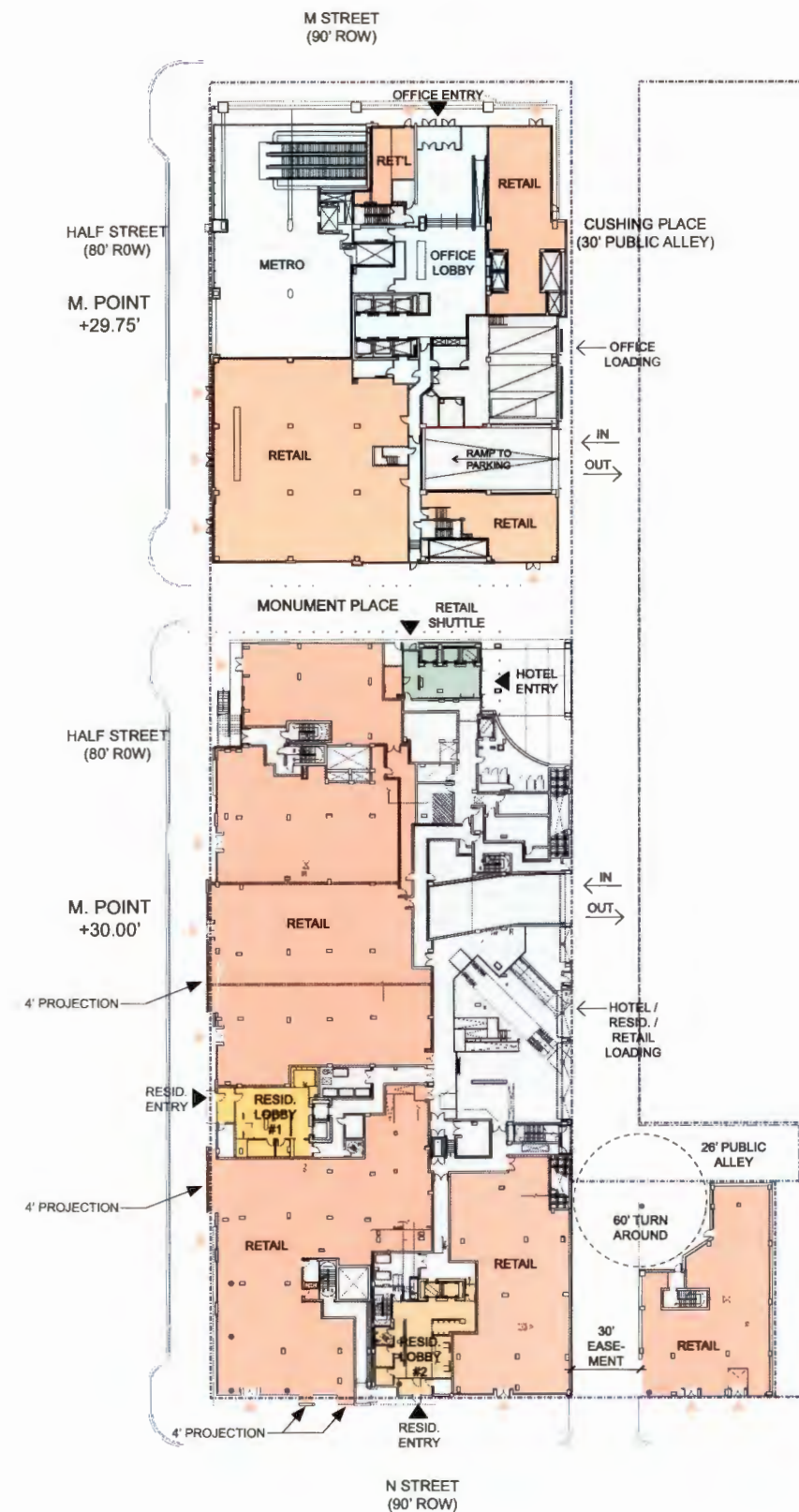
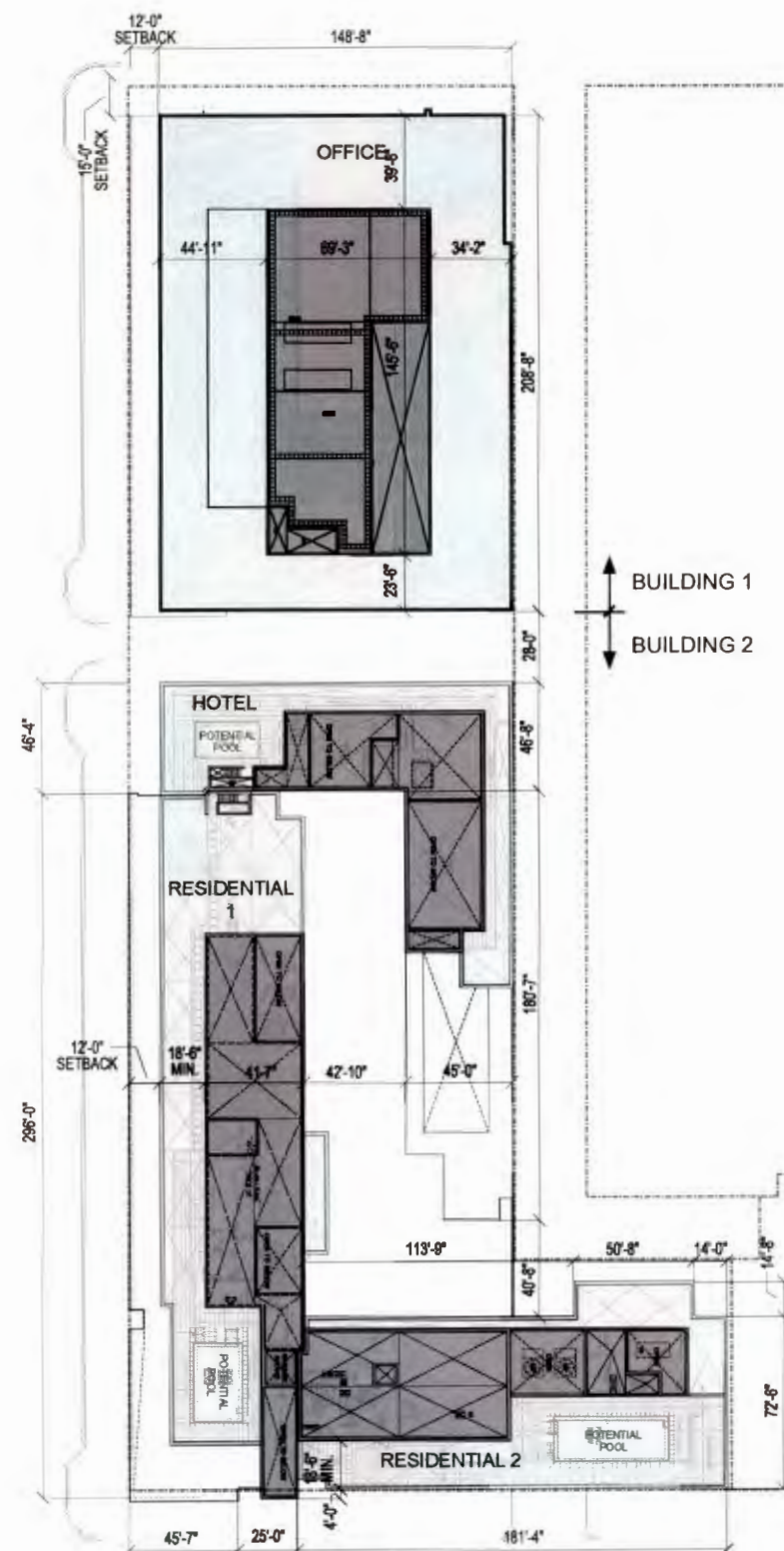
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RENDERING

R2

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NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.

2. THE GRILLES SHOWN ON THE EXTERIOR ELEVATIONS WILL MATCH ADJACENT ARCHITECTURAL TRIM.

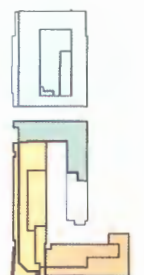
3. RETAIL FACADE ELEVATIONS SHOW DESIGN INTENT. DOOR LOCATIONS, LOCATION OF WINDOW PROJECTIONS AND COLORS OF ARCHITECTURAL FRAMES MAY BE MODIFIED DURING TENANT FIT OUT TO ACCOMMODATE SPECIFIC RETAIL TENANT REQUIREMENTS AND STANDARDS.

LEGEND:

RETAIL ENTRANCE

OVERALL GROUND FLOOR PREFERRED RETAIL USE

	SF	%
TOTAL GROSS FLOOR AREA	88,326	100%
RETAIL BUILDING 1	13,878	
RETAIL BUILDING 2	37,144	
TOTAL RETAIL	51,022	57.0%
WMATA	7,992	8.9%
COVERED CONNECTION FROM CUSHING PL. TO N STREET	3,145	3.5%



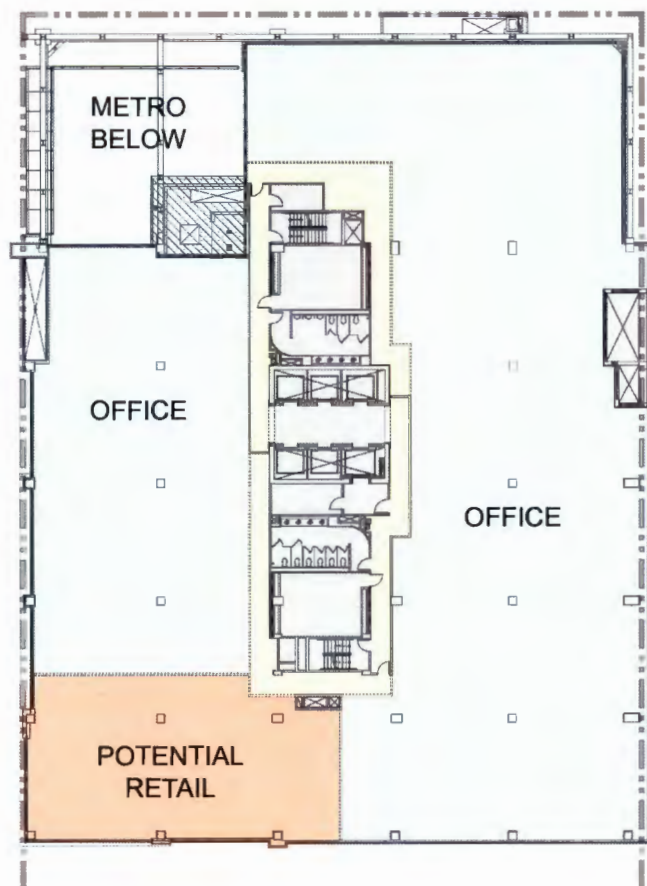
ROOF PLAN

GROUND LEVEL PLAN

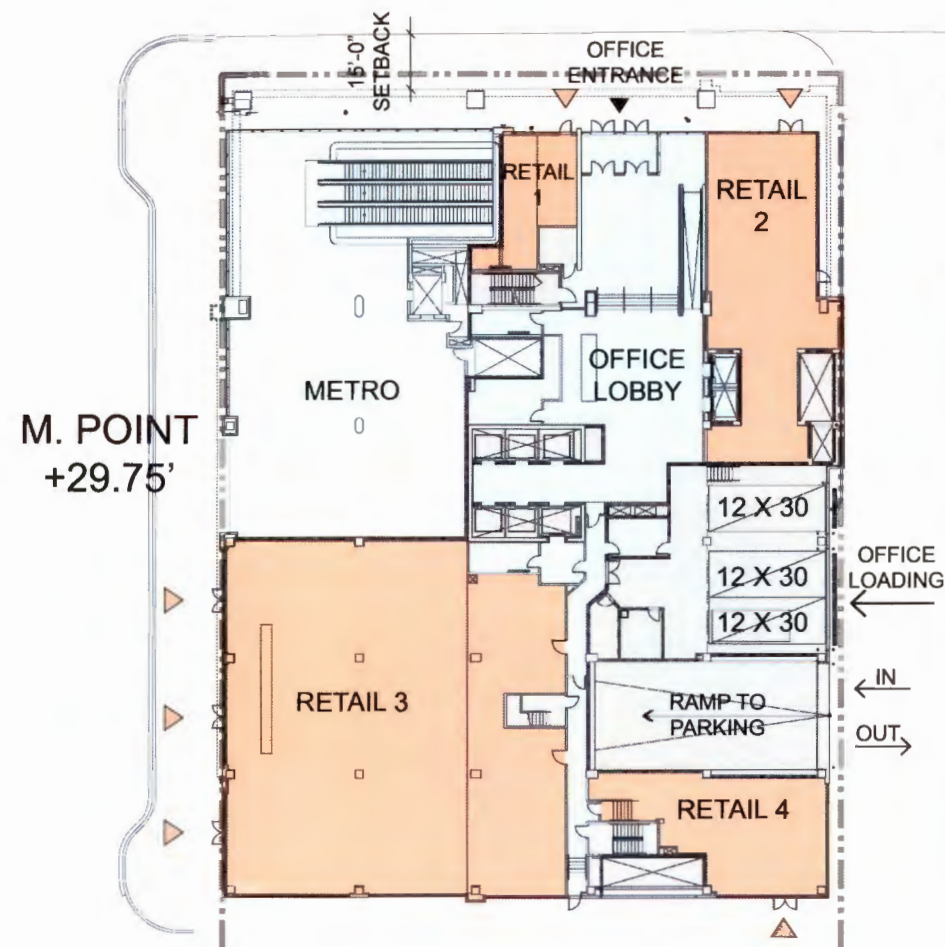
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OVERALL GROUND LEVEL & ROOF PLANS

A1



LEVEL 2 PLAN



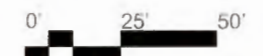
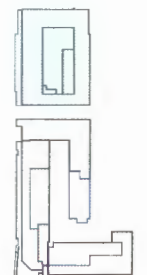
GROUND LEVEL PLAN

NOTES:

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2. REFER TO SHEETS L1 THRU L5 FOR STREETScape.
3. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST

LEGEND:

- ▶ RETAIL ENTRANCE



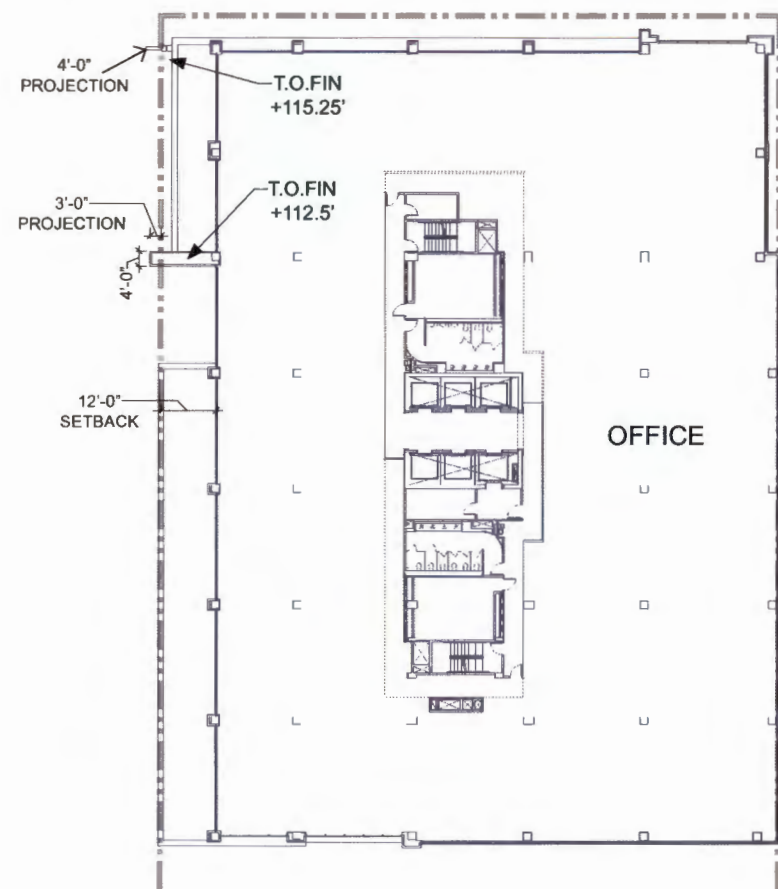
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GROUND LEVEL & LEVEL 2 PLANS - OFFICE BUILDING

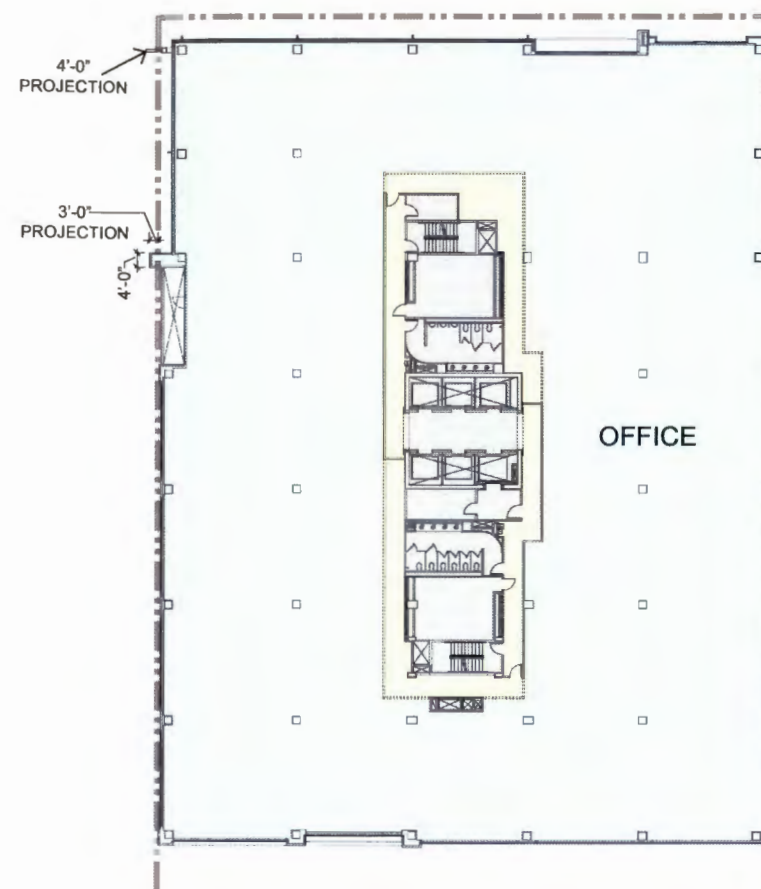
A2

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LEVELS 7, 8 & 9 PLANS

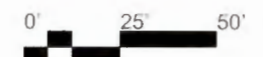
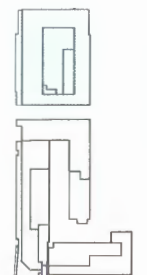


LEVELS 3 TO 6 PLANS

NOTES:

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2. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST



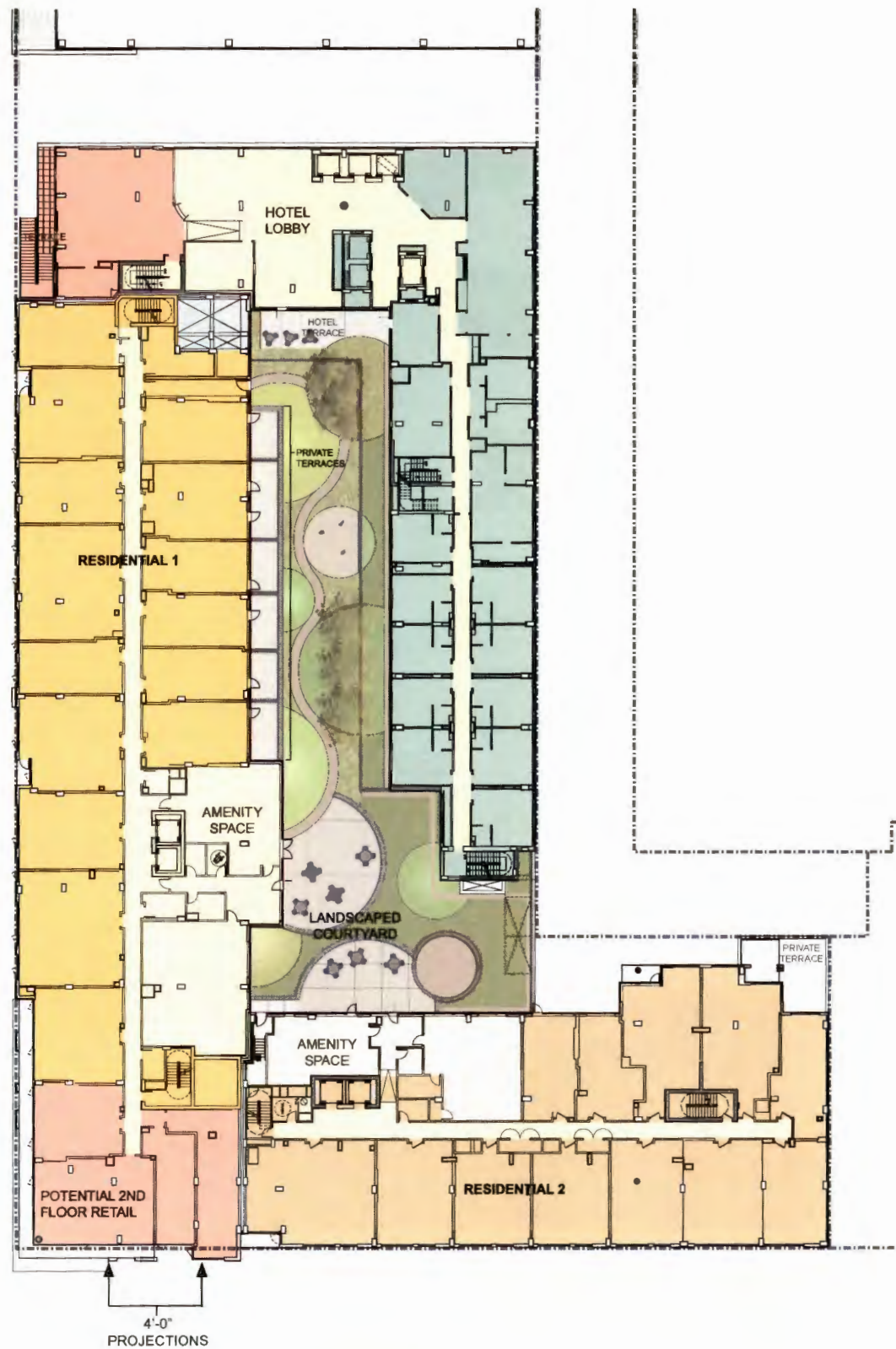
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LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING

A3

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LEVEL 2 PLAN



GROUND LEVEL PLAN

NOTES:

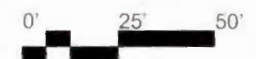
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2. REFER TO L1 THRU L4 FOR STREETSCAPE
3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.

LEGEND:

- RETAIL ENTRANCE
- ① POTENTIAL LEASING OFFICE(S)

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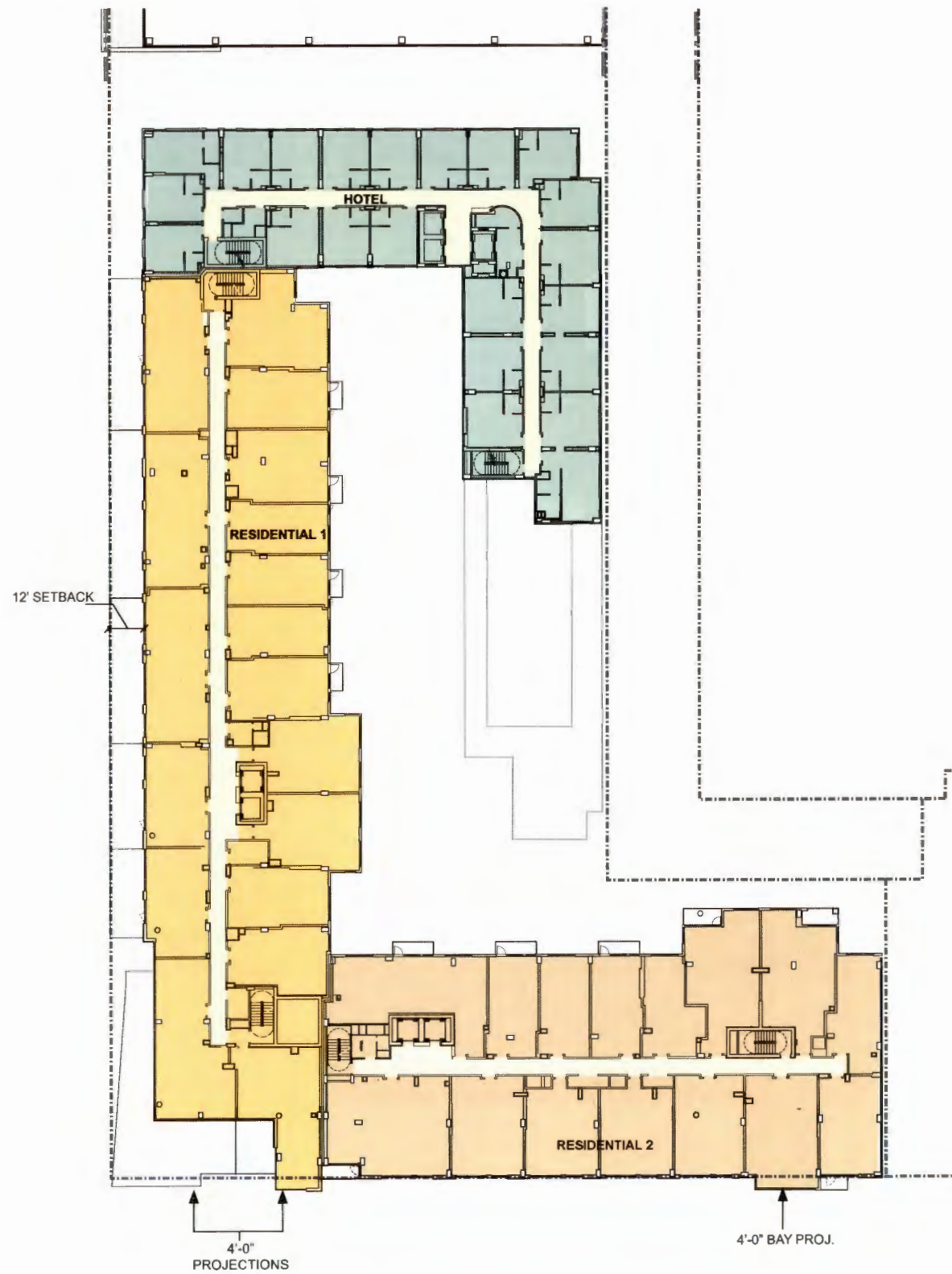
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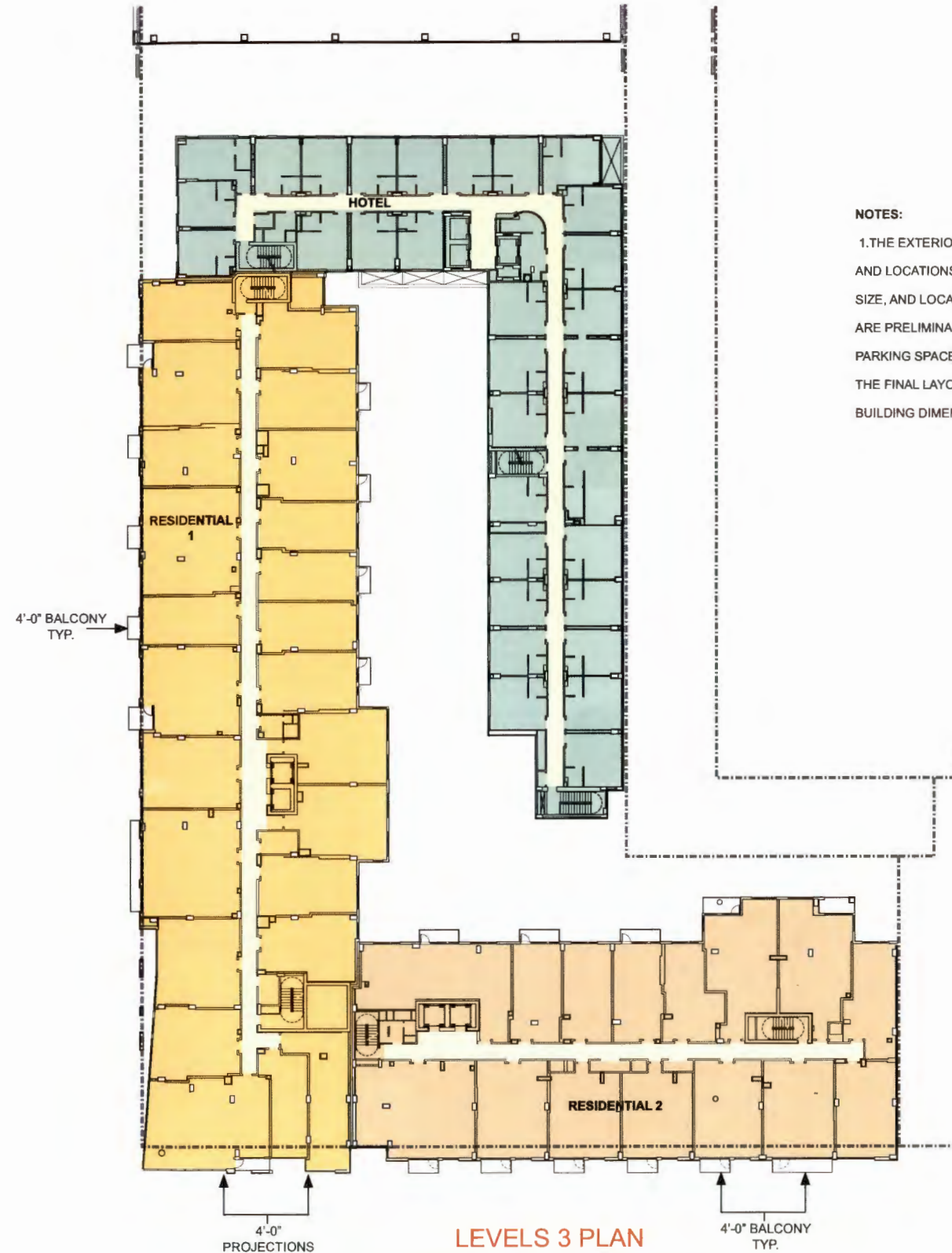
GROUND LEVEL & LEVEL 2 - RESIDENTIAL-HOTEL BUILDING

A4

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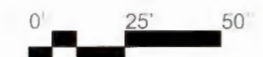
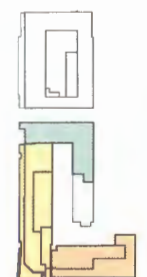


LEVELS 8 PLAN
(HOTEL LEVELS 4-10 SIMILAR
RESIDENTIAL 1 LEVELS 8-10 SIMILAR
RESIDENTIAL 2 LEVELS 8-11 SIMILAR)



LEVELS 3 PLAN
(RESIDENTIAL 1&2 LEVELS 4-7 SIMILAR)

NOTES:
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UPPER LEVEL PLANS-RESIDENTIAL-HOTEL BUILDING

A5

PARKING TABULATIONS & NOTES

PARKING

LEVEL	STANDARD 9' x 19' (S)	COMPACT 8' x 16' (C)	ACCESSIBLE 12' x 19' (H)	TOTAL
P1	79	30	10	119
P2	114	37	7	158
P3	97	36	2	135
TOTAL	290	103	19	412

PARKING SPACES NOT INCLUDING VAULT (V) SPACES

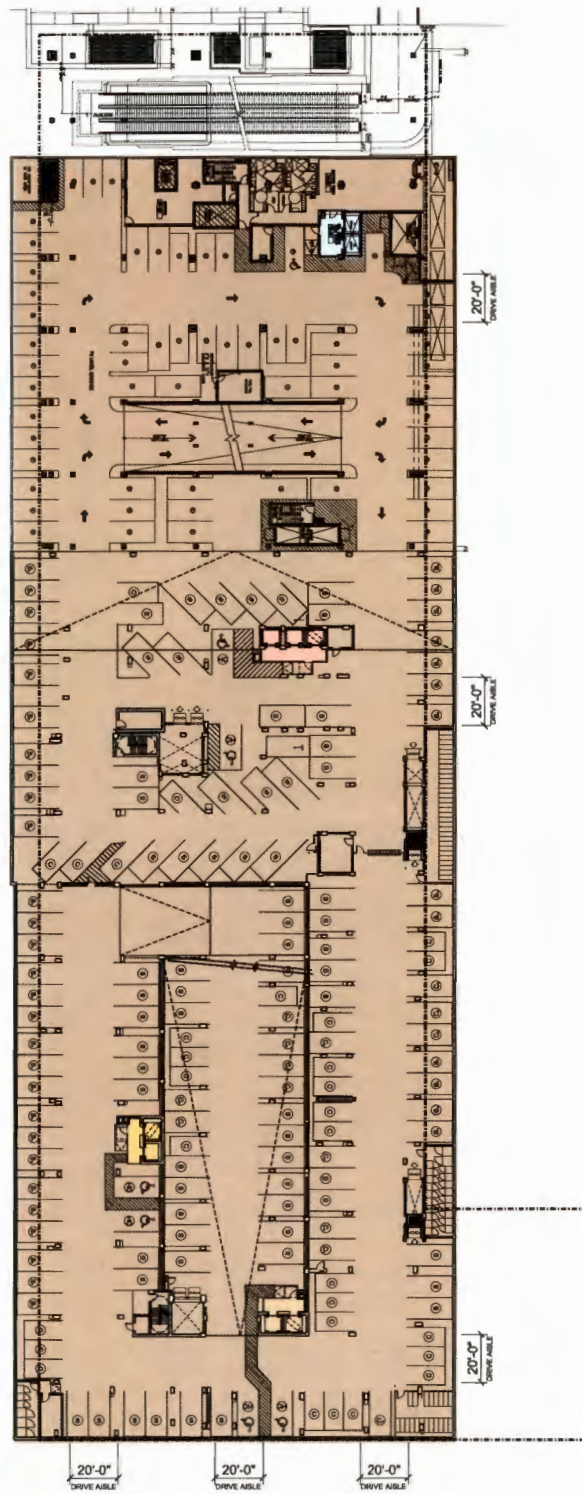
543

PARKING SPACES INCLUDING VAULT (V) SPACES

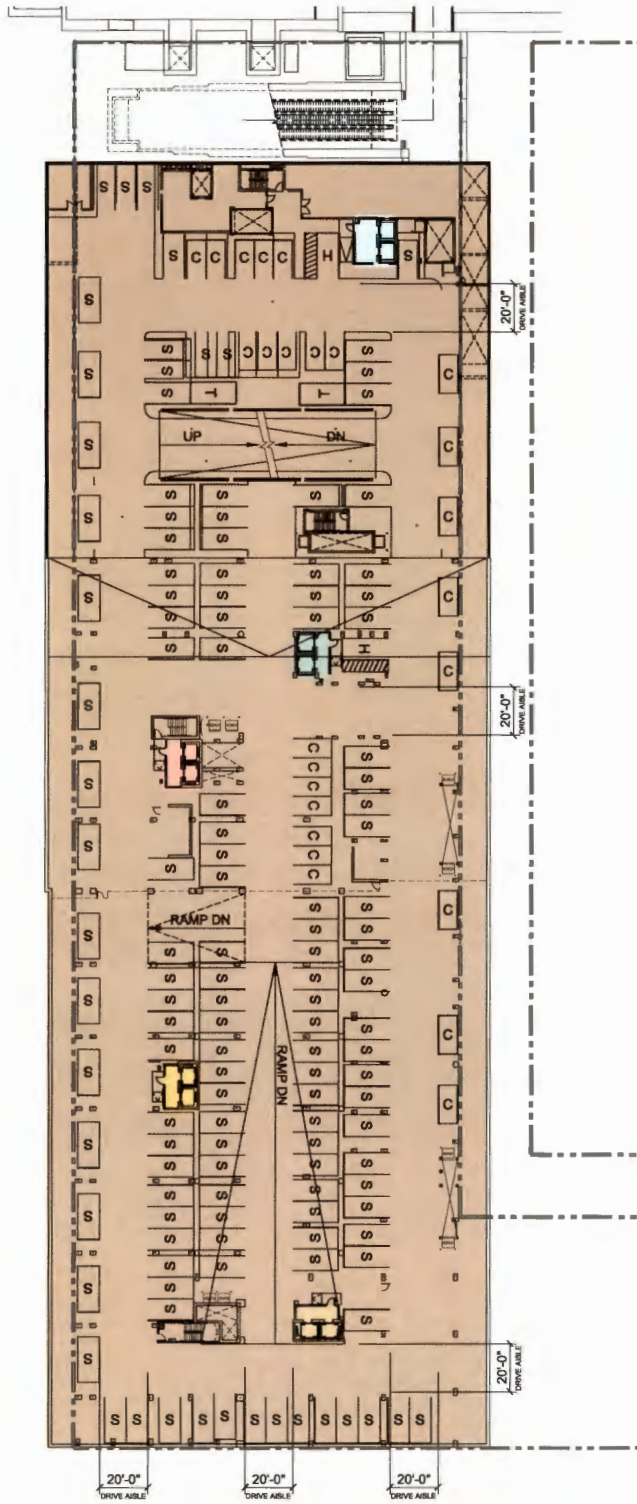
TOTAL PARKING SPACES REQUIRED BY ZONING: 340
(METRO REDUCTUION INCLUDED)

NOTES:

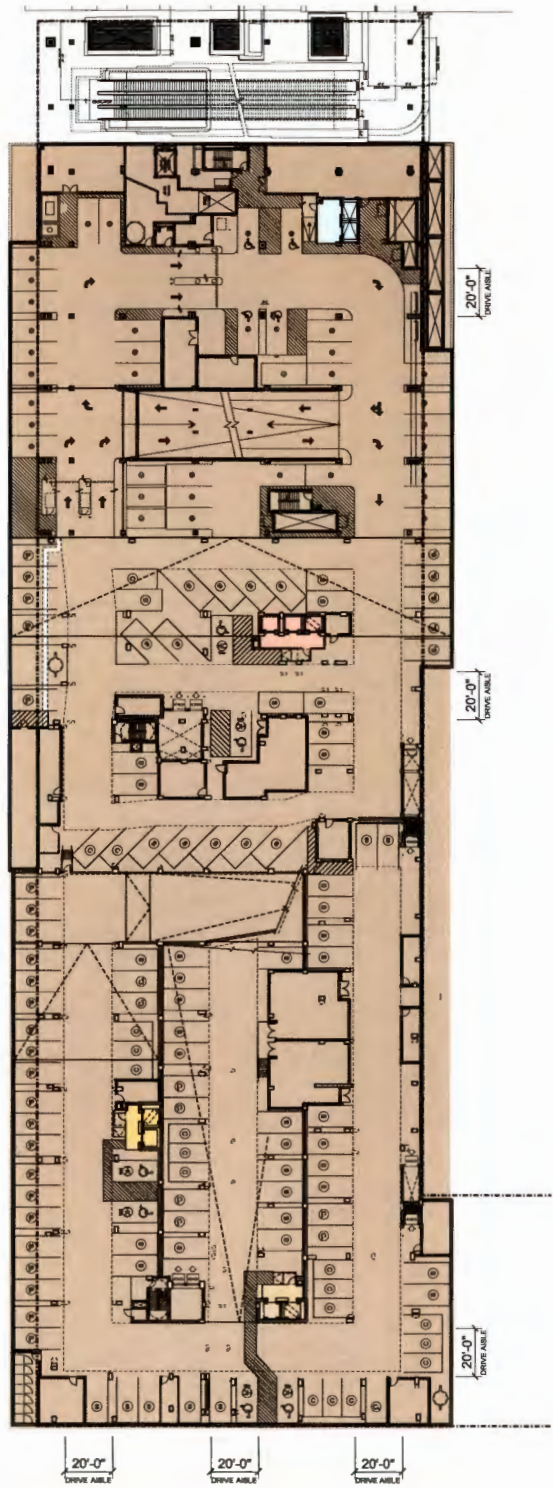
1. THE PARKING SPACE LAYOUTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. TANDEM (T) PARKING SPACES ARE NOT INCLUDED IN THE TOTALS INDICATED.



PARKING LEVEL P2 (P3 SIMILAR)
WITH VAULT SPACES

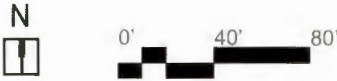


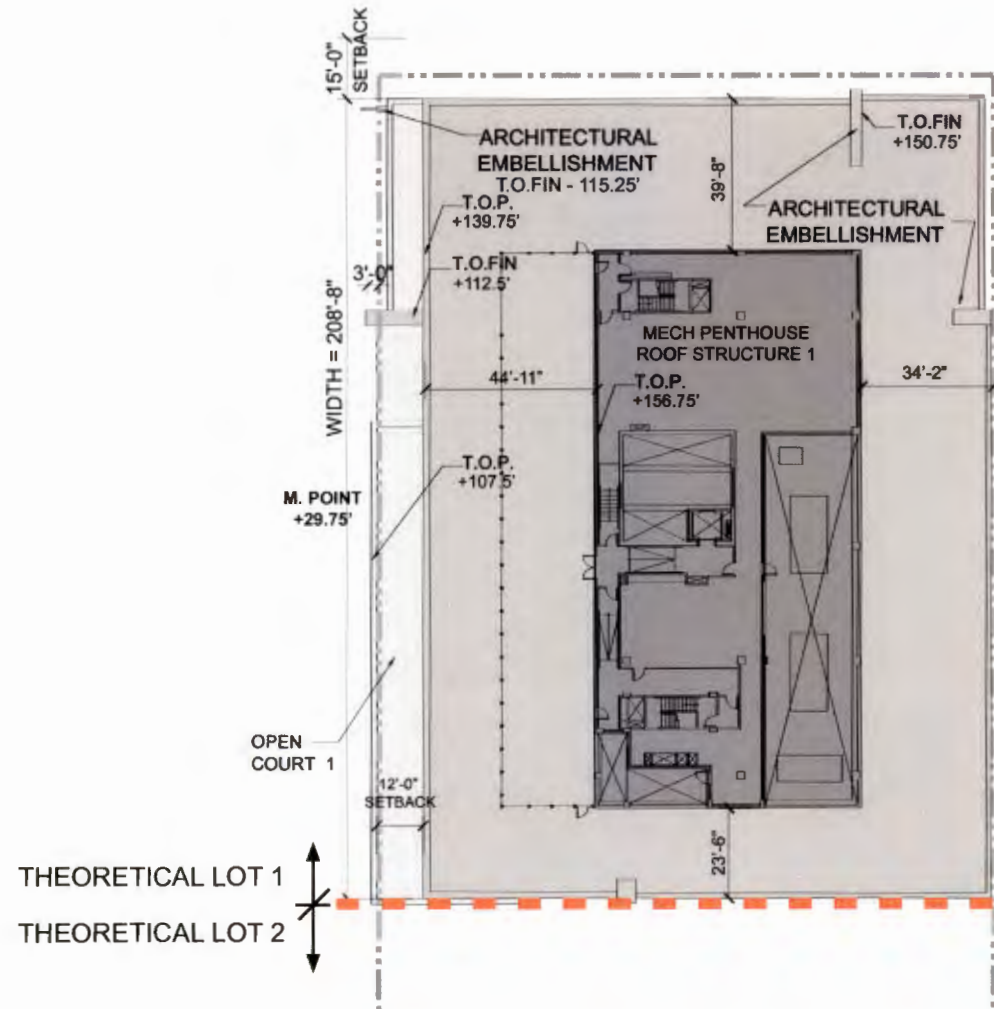
PARKING LEVEL P2 (P3 SIMILAR)
w/o VAULT SPACES



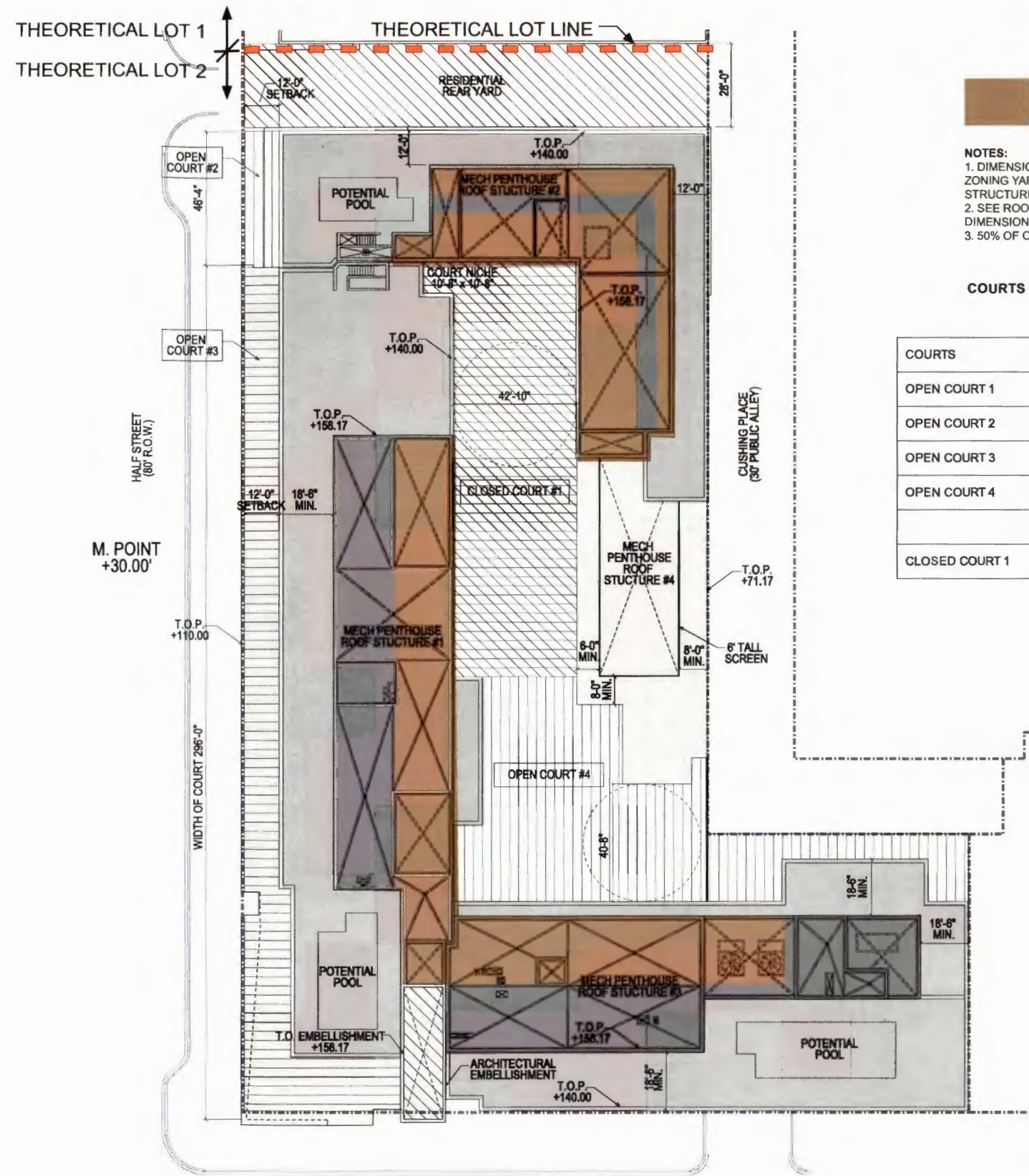
PARKING LEVEL P1 PLAN
w/o VAULT SPACES

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BUILDING 1- OFFICE



BUILDING 2- HOTEL/RESIDENTIAL

NON COMPIANT ROOF
STRUCTURE SETBACK

- NOTES:
1. DIMENSIONS ON THIS SHEET ILLUSTRATE ZONING YARDS, COURTS, COURT NICHE AND ROOF STRUCTURES SETBACK.
 2. SEE ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
 3. 50% OF OFFICE ROOF TO BE SEDUM GREEN ROOF.

COURTS SUMMARY :

COURTS	REQUIRED	PROVIDED
OPEN COURT 1	10"	208'-8"
OPEN COURT 2	23'-6"	46'-4"
OPEN COURT 3	10'	296'-0"
OPEN COURT 4	28'	40'-8"
CLOSED COURT 1	36'-6"	42'-10"

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ZONING ROOF PLAN

A7

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OFFICE

HOTEL

RESIDENTIAL 1

A - WEST ELEVATION (HALF STREET)



OFFICE

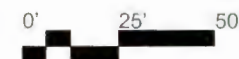
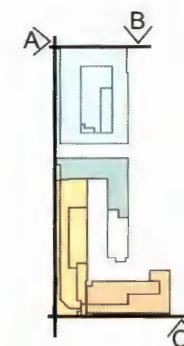
B - NORTH ELEVATION (M STREET)



RESIDENTIAL 1

RESIDENTIAL 2

C - SOUTH ELEVATION (N STREET)



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NORTH, SOUTH & WEST ELEVATIONS

A8



OFFICE
D-OFFICE SOUTH ELEVATION (MONUMENT PLACE)



HOTEL
E-HOTEL NORTH ELEVATION (MONUMENT PLACE)

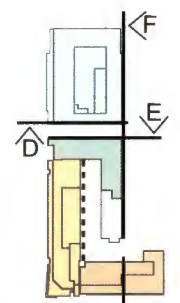


RESIDENTIAL 1 BEYOND

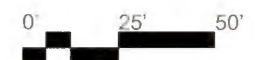
HOTEL

OFFICE

F-EAST ELEVATION (CUSHING PLACE)

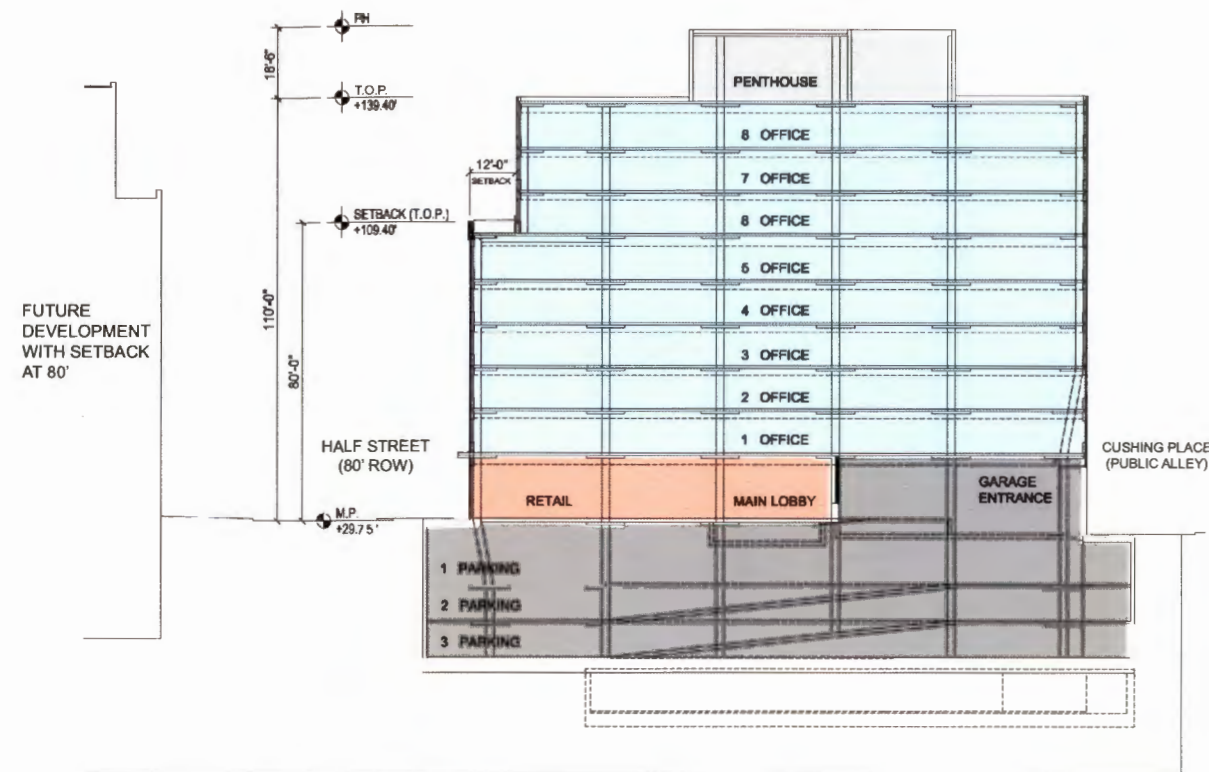


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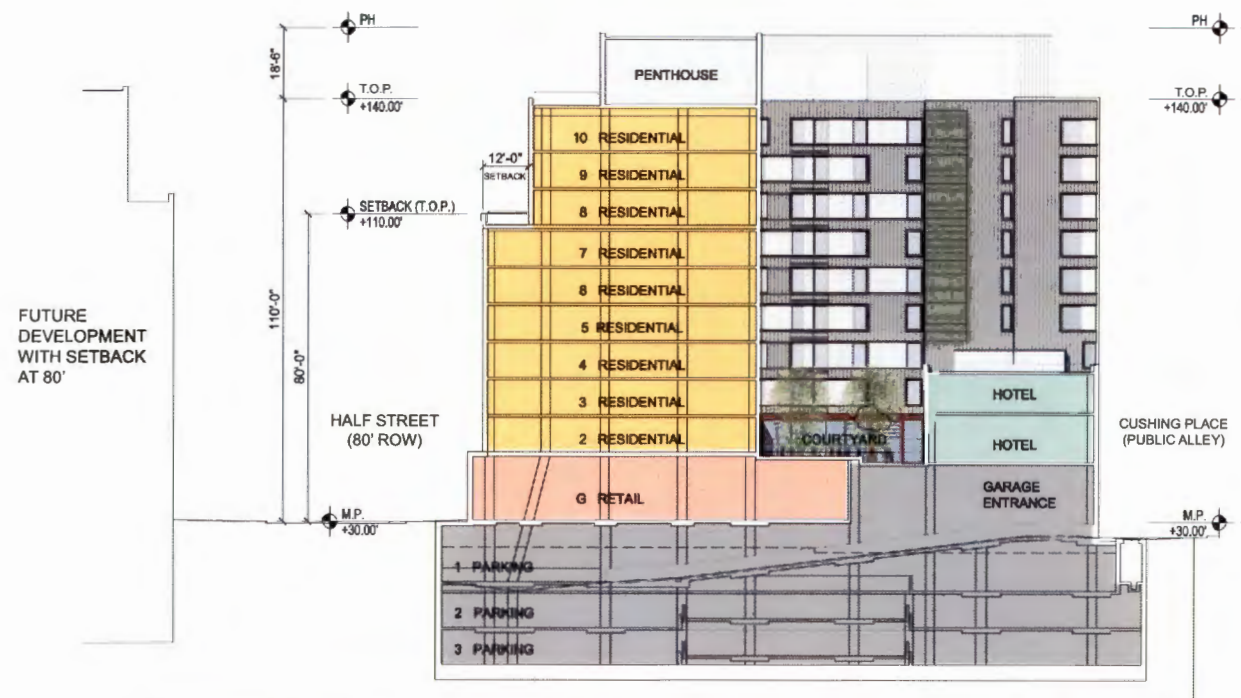


EAST ELEVATIONS & MONUMENT PLACE ELEVATIONS

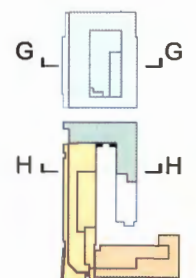
A9



SECTION GG



HH- SECTION/COURTYARD ELEVATION SOUTH



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BUILDING SECTIONS / ELEVATIONS

A10



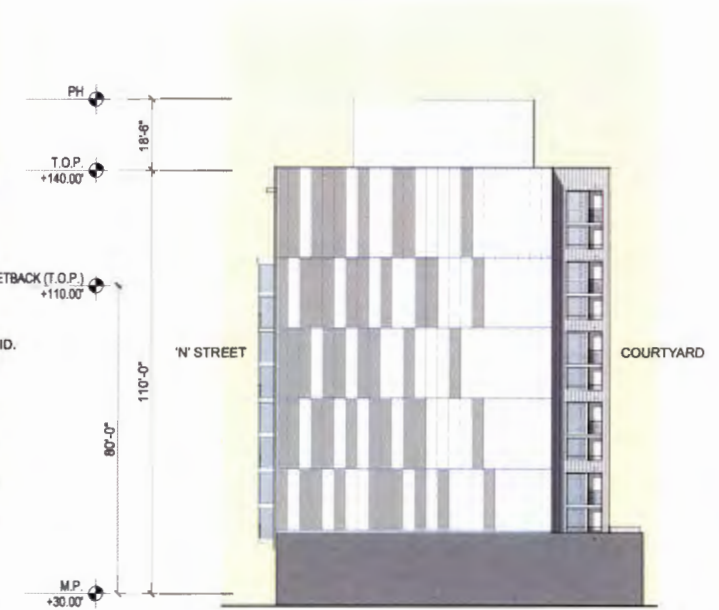
SECTION JJ



K- RESIDENTIAL 1 WEST (COURTYARD)



L-RESIDENTIAL 2 NORTH (COURTYARD SECTION)

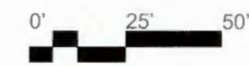


M-RESIDENTIAL 2 EAST



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BUILDING SECTION/ ELEVATIONS

A11

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METRO ENTRY PERSPECTIVE



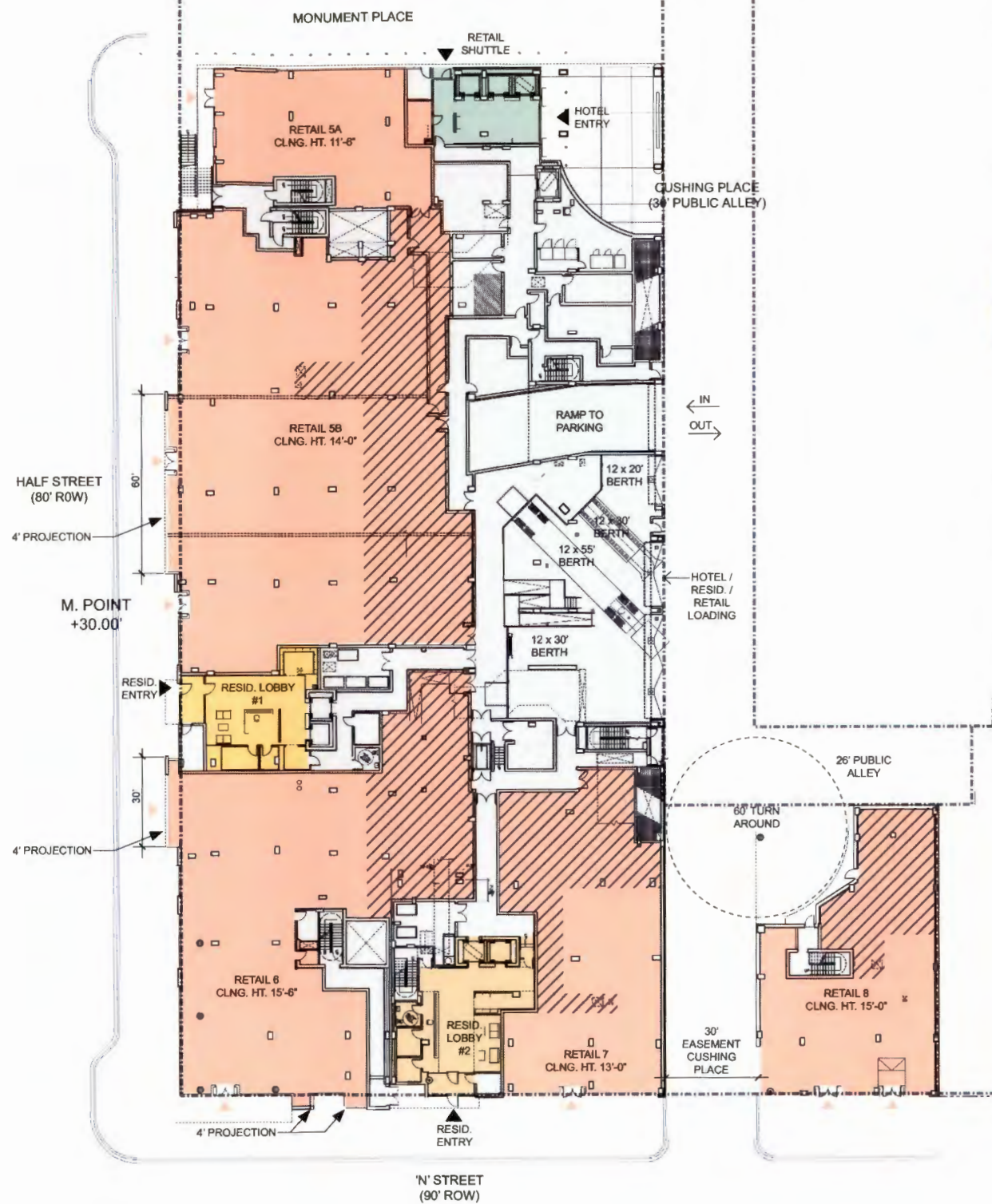
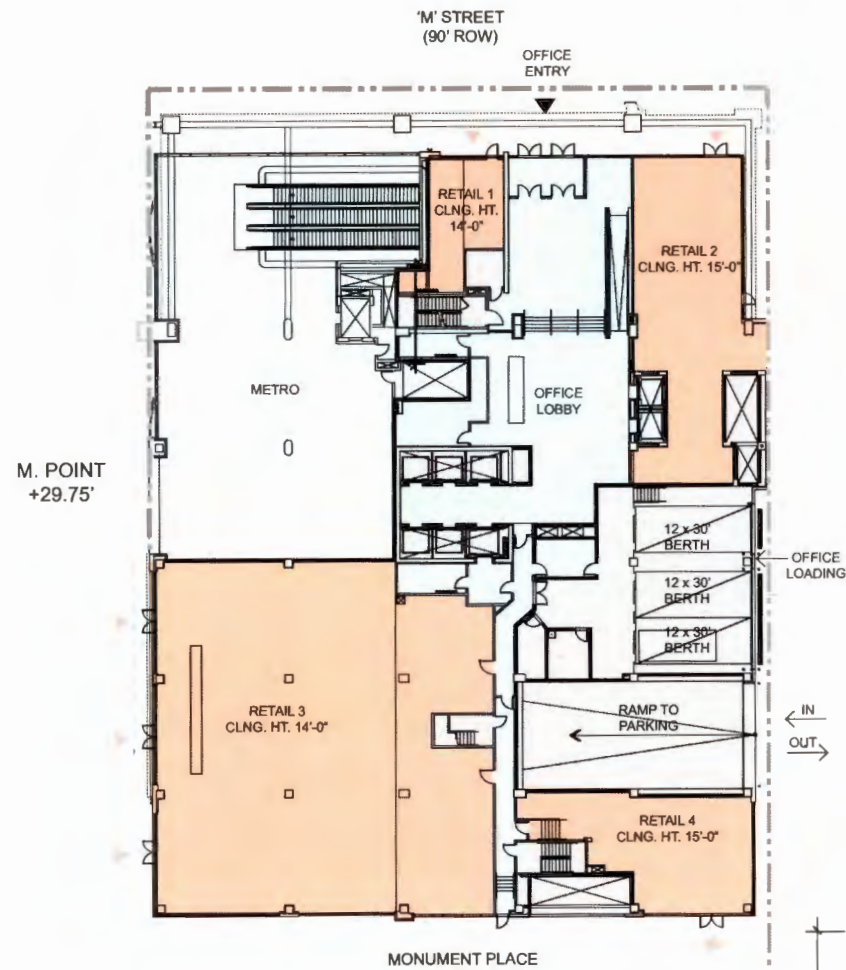
HALF AND 'M' STREET PERSPECTIVE

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HALF STREET METRO EXTERIOR

A12



- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
 2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.
 3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.

- LEGEND:**
- RETAIL ENTRANCE
 - 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

AVERAGE CEILING HEIGHT OF RETAIL SPACE CALCULATION:

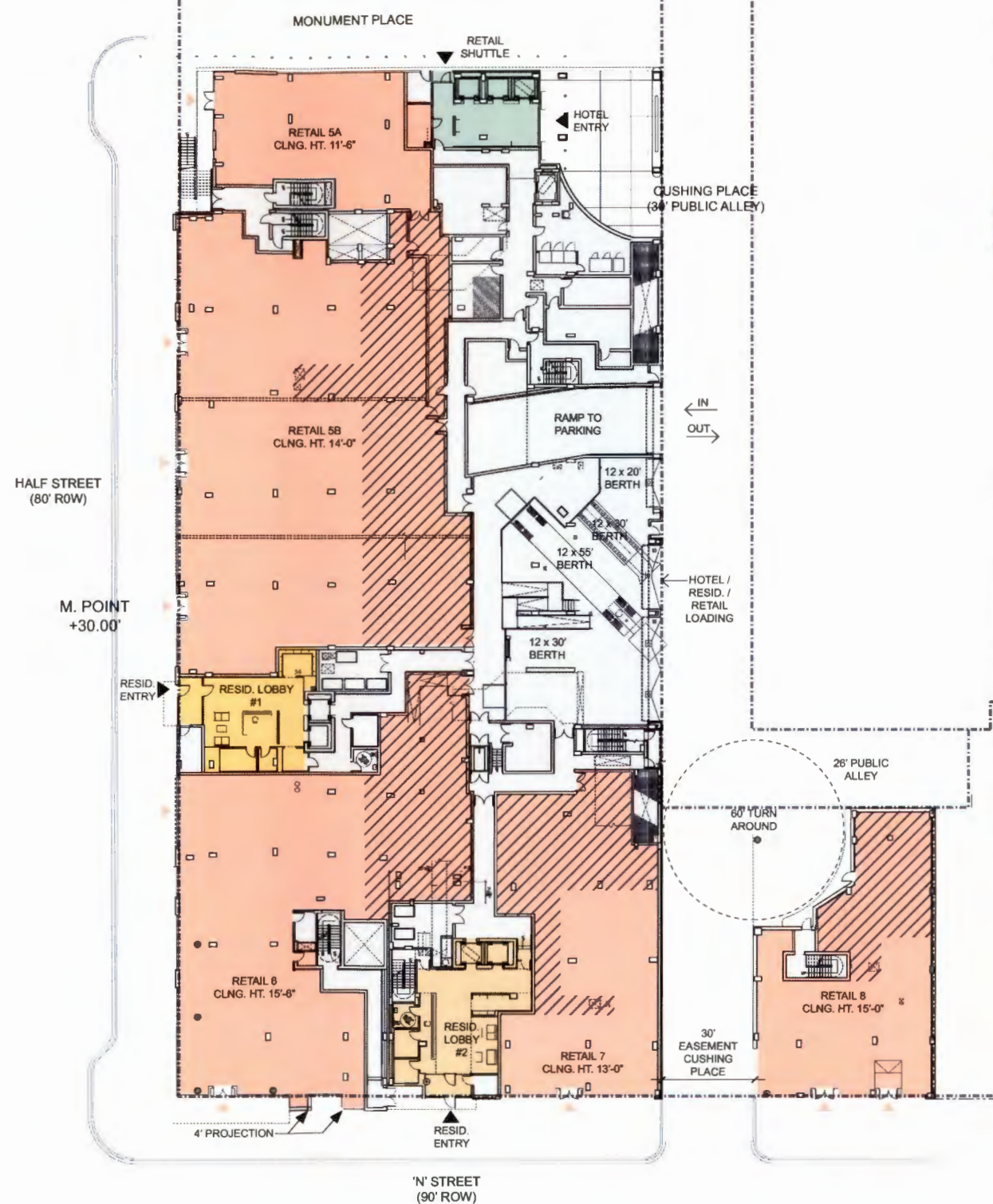
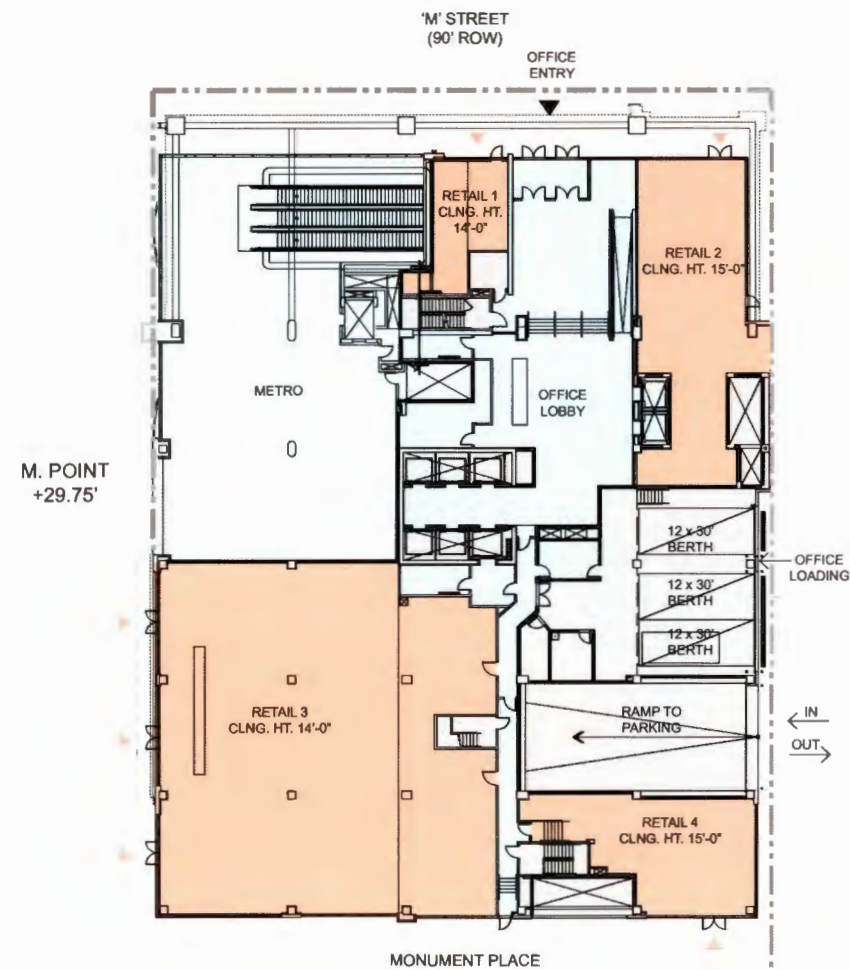
	SF	%
TOTAL RETAIL AREA AT 11'-6"	2,732 SF	5.4%
TOTAL RETAIL AREA AT 13'	5,143 SF	10.1%
TOTAL RETAIL AREA AT 14'	26,473 SF	51.9%
TOTAL RETAIL AREA AT 15' OR ABOVE	16,676 SF	32.7%
TOTAL RETAIL AREA	51,029 SF	
AVERAGE RETAIL SPACE CEILING HEIGHT (EXCLUDING SERVICE & BACK OF HOUSE ZONE)	14'-2"	

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RETAIL PLAN w/ STOREFRONT PROJECTIONS A13

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NOTES:
 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
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