

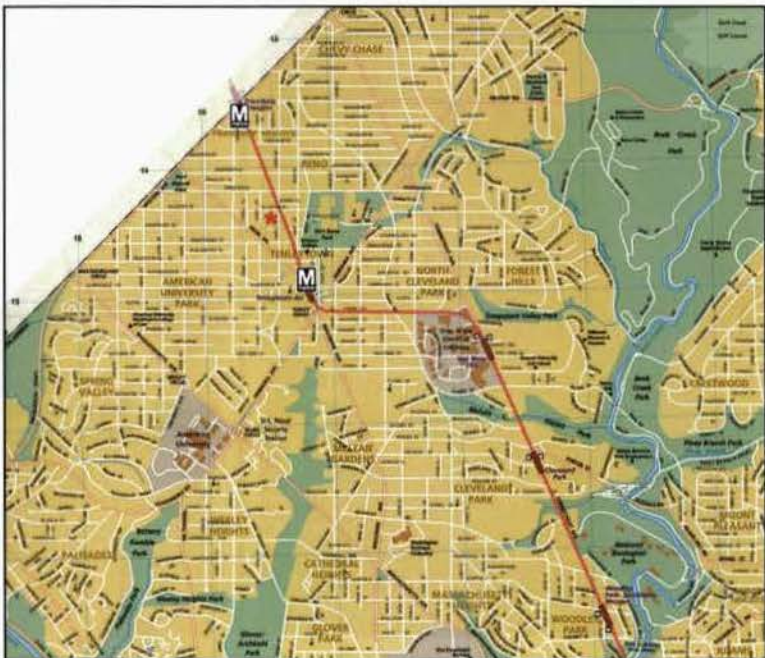
SAFeway AT TENLEYTOWN

 SAFEWAY
 TORTI GALLAS AND PARTNERS



July 28th, 2009

ZONING COMMISSION
District of Columbia
CASE NO.09-14
EXHIBIT NO.4



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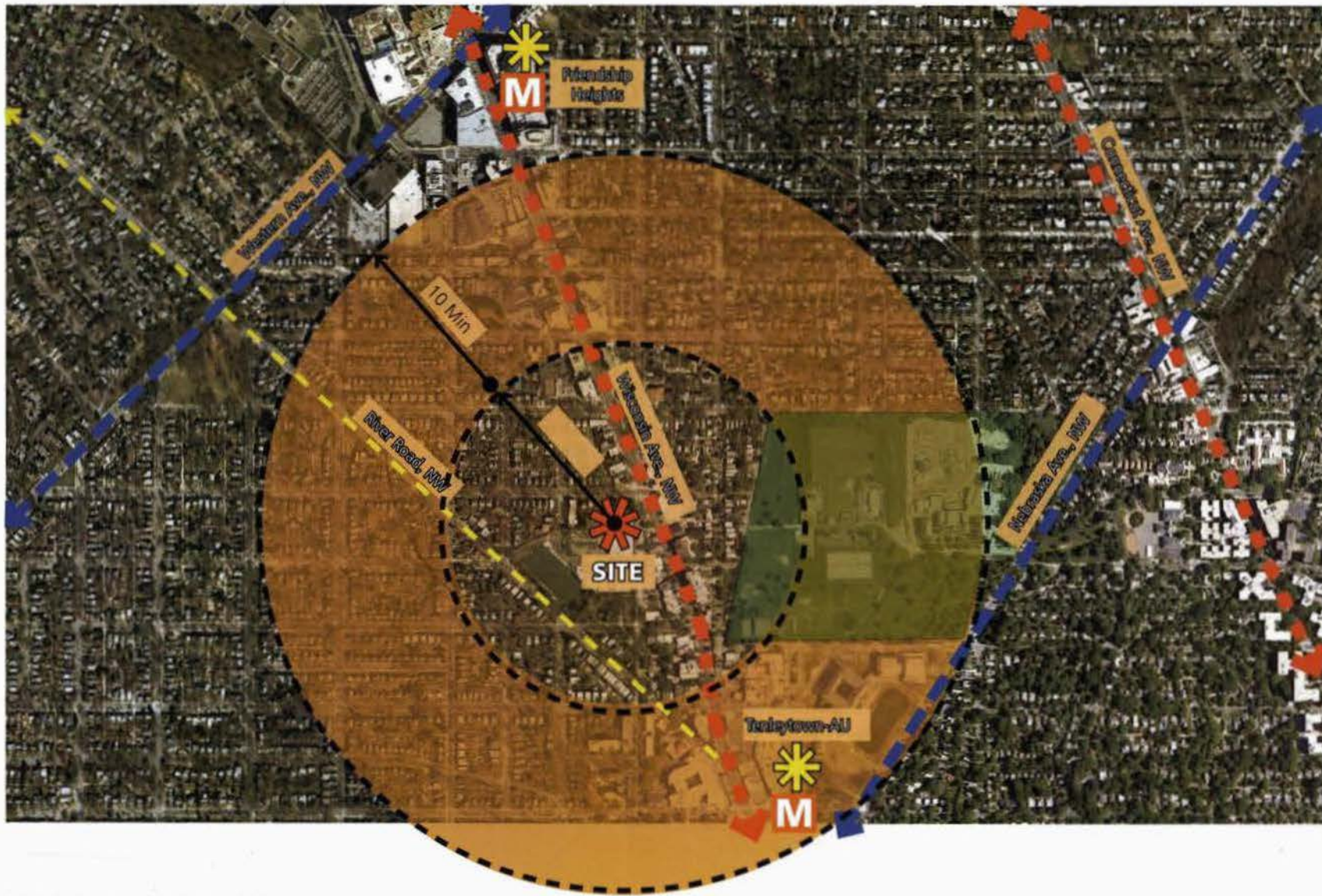
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CASE NO. _____

EXHIBIT NO. _____



Legend

- Points of Interest
- Site
- Primary
- Secondary
- Tertiary
- Metro
- 5-minute Walk
- 10-minute Walk
- Green Areas/Schools



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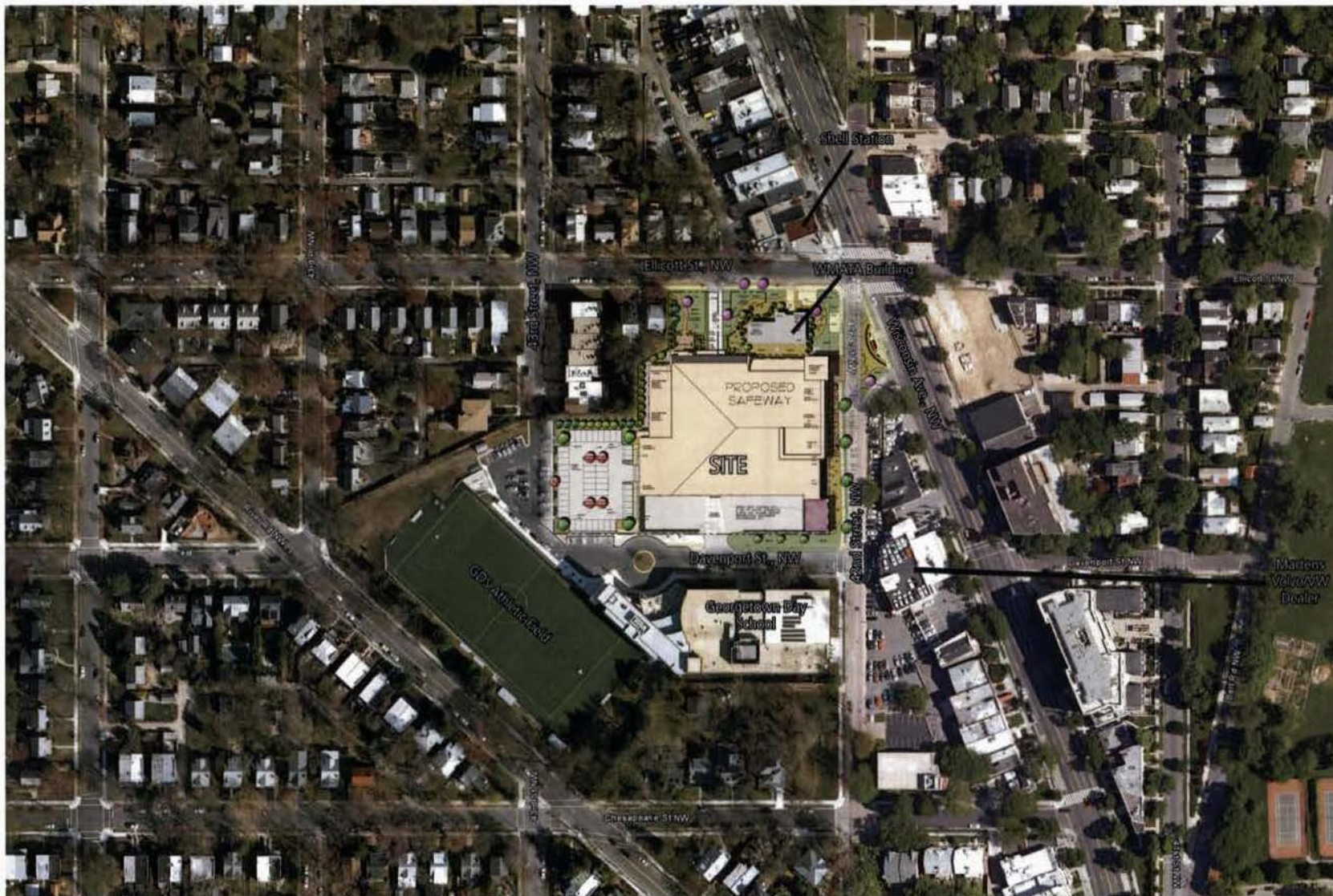
Vicinity Plan

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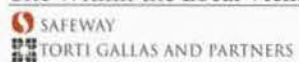
G01

SAFEWAY AT TENLEYTOWN



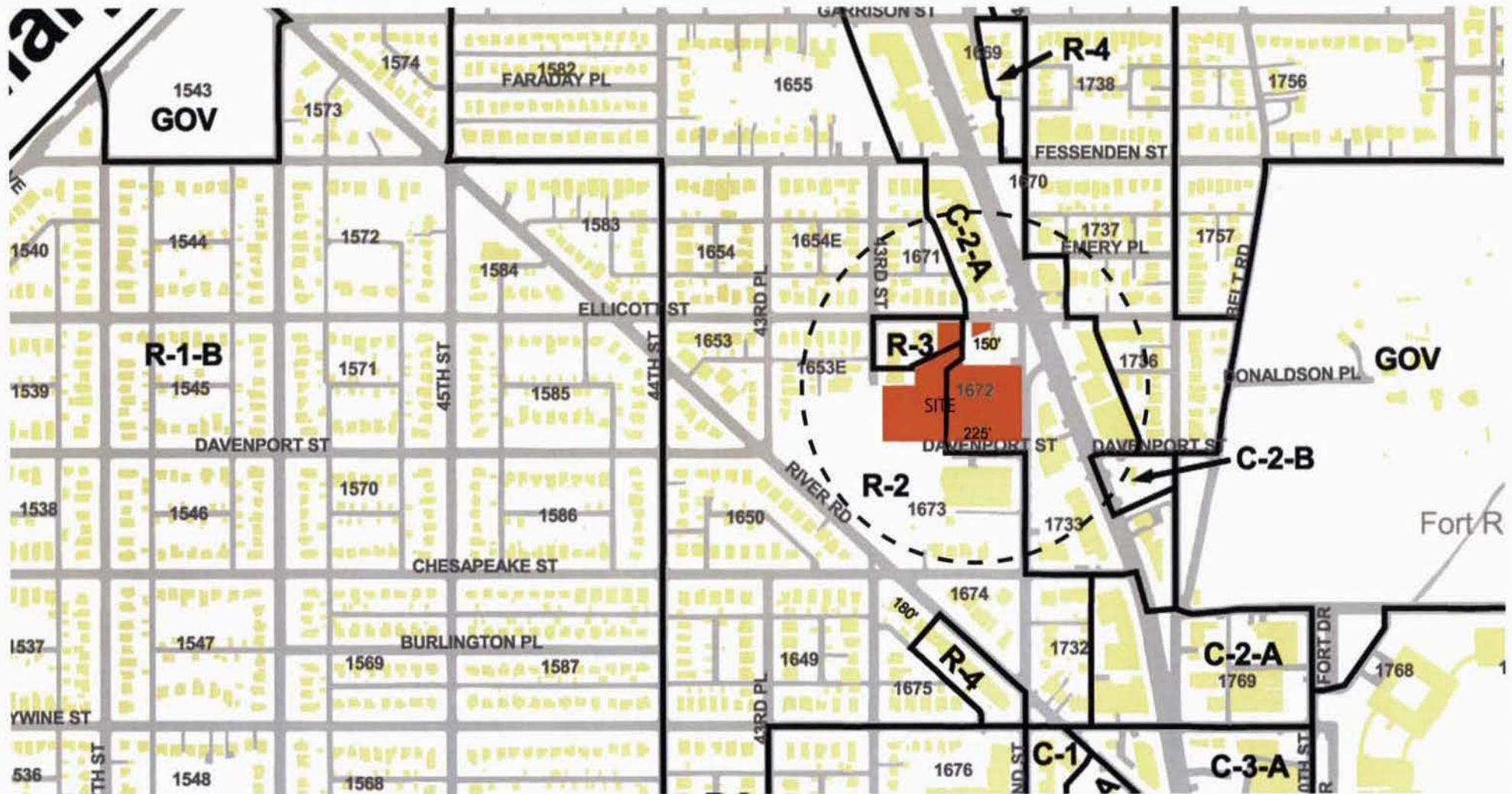
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Site Within the Local Vicinity



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Area Zoning



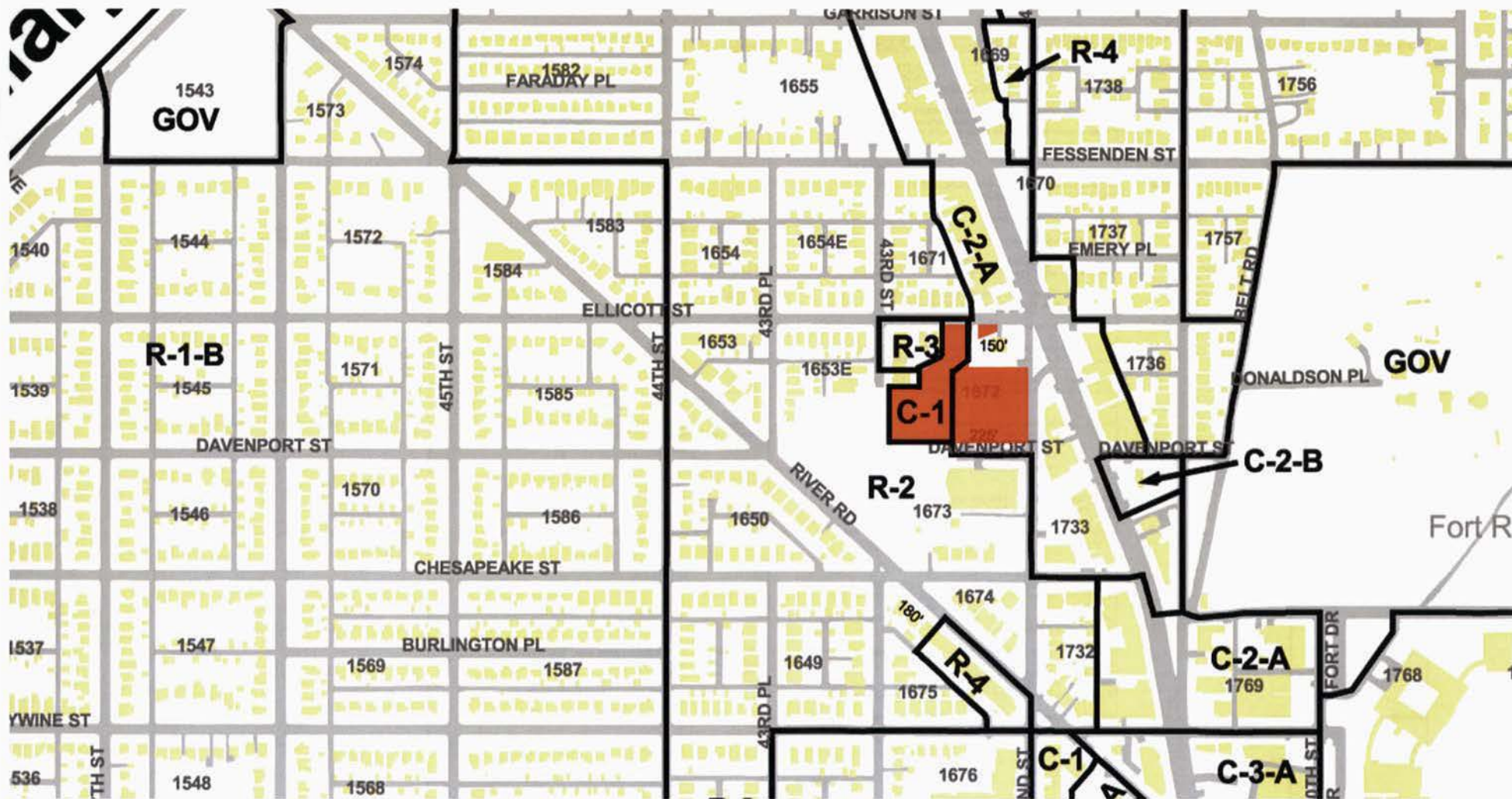
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Proposed Zoning

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G04

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Zoning Tabulation

Venable, LLP; Torti Gallas and Partners, Inc.; Safeway Inc.

Tenleytown -Safeway Sq 1672, Lots 815, 812, 804, 803
 Total Land Area 108,319 sf
 Existing C-2-A Zone Area: 60,750 sf (est.)
 R-2 Zone Area: 41,771 sf (est.)
 R-3 Zone Area: 6,579 sf

Allowable	Existing Safeway	Existing Matter-of-Right Zoning (C-2-A, R-2, R-3)	Proposed Project (C-2-A, C-1)	Variance from MOR
FAR	0.31	C-2-A: 2.5 [11 DCMR 771.2] 1.5 [11 DCMR 771.2] R-2, R-3: none prescribed [11 DCMR 402.4]	0.91	none
Building Area (allowable)	Safeway 32,985 sf GDS Storage 314 sf	Residential 118,770 sf Commercial 91,125 sf * Res limited through Lot Occ. & Build Height limits	Store Level 58,580 sf * Garage Level 56,520 sf (including below-grade areas) Garage Level 39,806 sf (contributing to FAR - using perimeter method) Total 98,386 sf	none
Roof Structures	2272 sf	.37 increase in FAR per 11 DCMR (411.7) .37 x 52,711 sf = 19,503 sf	3,640 sf	none
Penthouse	One continuous structure 1:1 Setback	One continuous structure 1:1 Setback 1 structure per Elevator and Roof Level	Penthouse structure expressed on exterior and open to the center of the roof	RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK
Lot Occupancy	31% 32,985 sf	C-2-A: no req. for nonresidential 11DCMR (772.1) R-2, R-3: 40% [11DCMR 403.2]	n/a	none
Building Height	24'-1"	C-2-A: 50 feet [11 DCMR 770.1] R-2, R-3: 40 feet [11 DCMR 400.1]	32'-0" to top of roof measured from l.o.c. at center of 42nd St. frontage 36'-8" to top of architectural embellishment entry feature	none
Dwelling Units	1 story	stories - R2, R3: 3 stories; C-2-A: no limit	1 story	none
Rear Yard	136 feet	C-2-A: Potential Allowable is 152 units at 1000sf/unit R-2, R-3: 15 mcmanion units; Total Units Allowed =167	NA	none
Side Yard	31 feet	C-2-A: 15 ft minimum per 11 DCMR (774.7); R-2, R-3: 20 ft minimum per 11DCMR (404.1)	15'-0"	5'-0" of relief in C-1 district
Courtyards	Open none Closed none	C-2-A: None required; If provided 3 inches per foot of height not < 6 feet [11 DCMR 775.5] R-2: 8 feet [11 DCMR 405.9] R-3: none 0 feet [11 DCMR 405.9] Min. Width: 3" per ft of height not < 12' (non-res) Min. Width: 4" per ft of height not < 15' (res dist.) Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res) [11 DCMR 408, 776]	Provided as req'd Wall steps 5'-4" back from property line to establish massing	1'-2" relief on portions of north property line 4' on other portions of north property line 8' or 5' [0' or 12'min. requirement] of relief
Parking Requirement	N/A	C-2-A: 1 space for each 2 dwelling units (11 DCMR 2101) R-2, R-3: 1 space for each dwelling unit (11 DCMR2101) Residential Spaces Required: 15 x 78 = 91 Min. 60% of required to be full size (11 DCMR 2115.2) 91 x .6 = 55 full size required	N/A	none
Retail	114 spaces	1 space for each add'l 300 sf over 3000 sf of retail 91,125-3,000=88,125/300 =294 spaces Min. 60% of required to be full size 294 x .6 = 177 full size required Total Spaces Required for 91K retail = 268 spaces	1 space for each add'l 300 sf over 3000 sf of retail 58,580-3,000=55,580/300 =185 spaces required 179 spaces provided	-6 spaces
Bicycles	none	5% of required retail spaces per 11 DCMR (2119.2) 177 spaces x .05 = 9 spaces	9 spaces provided	none
Loading	N/A	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	N/A	none
Grocery Store	1 berth @55' dock	1 berth @ 30 feet deep w/ 100sf platform 1 berth @ 55 feet deep w/200sf platform 1 service/delivery @ 12' x 20' Required per 11 DCMR (2201.1)	1 berth @ 30 feet deep w/ 100sf platform 1 berth @ 55 feet deep w/200sf platform 1 service/delivery @ 12' x 20'	none

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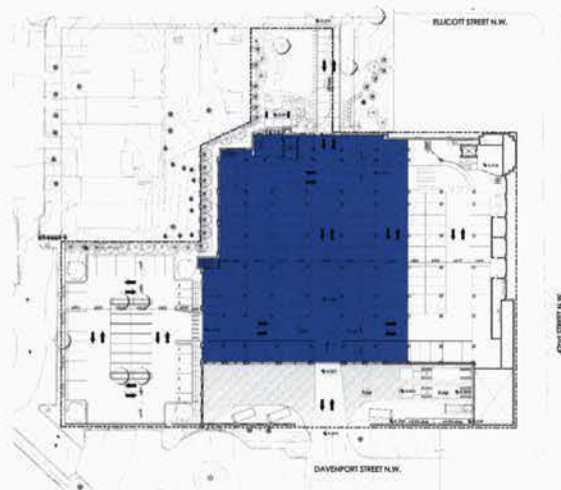
Zoning Analysis and PUD Tabulations



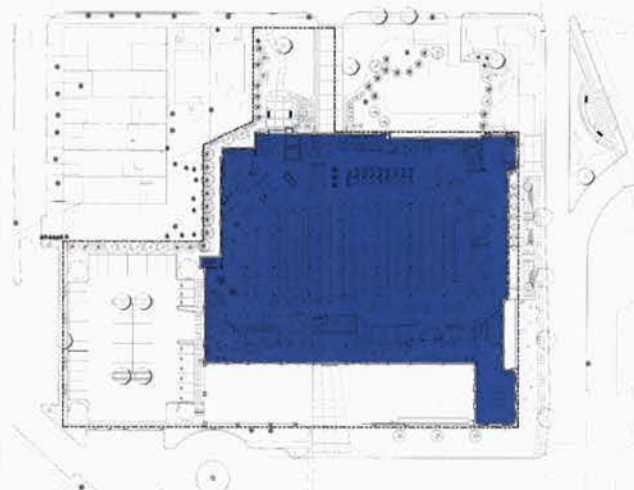
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G04

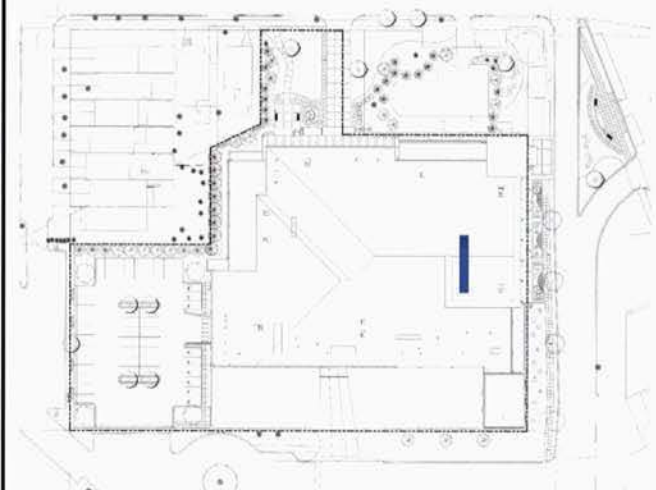
SAFEWAY AT TENLEYTOWN



A1 GFA GARAGE LEVEL
39,806 SF per perimeter method
(total area 56,520 SF)



B1 GFA STORE LEVEL
58,580 SF



C1 GFA ROOF
200 SF (estimated)



1 - View looking south toward 42nd Street and Site



2 - View looking south down Wisconsin Avenue



3 - View looking north-east of Retail on Wisconsin Avenue across from site.



4 - Context view of single family housing down Ellicott St.



5 - View of tall rowhouses to the northwest of the site.



6 - View of Georgetown Day School from existing Safeway Parking lot



7 - View of Georgetown Day School at corner of 42nd Street and Davenport Street.



8 - Residential Mixed-use building along Wisconsin Ave.

Negotiating a varied surrounding Context - This building design attempts to bridge buildings of many scales and uses, from tall seven story multifamily buildings on Wisconsin Avenue to single family residences, tying the neighborhood to the numerous non-residential buildings including the adjacent Georgetown Day School, WMATA utility building, gas station and automotive dealership.

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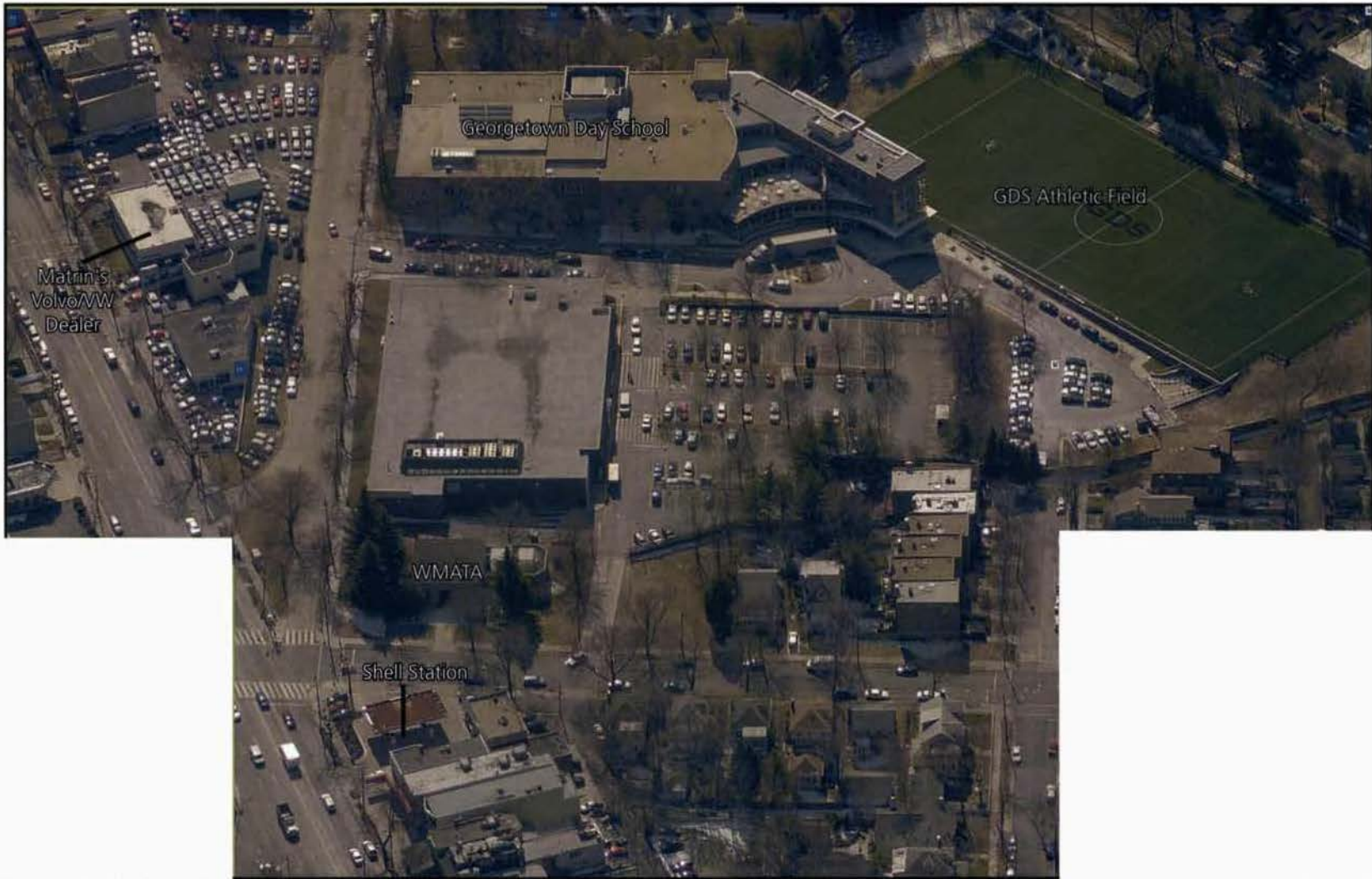
Neighborhood Perspectives



July 28th, 2009

G06

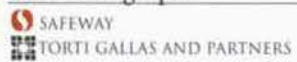
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Existing Site Photograph (view from the north) - Open parking lots tend to detract from the economic viability and health of a neighborhood. Much of the land uses surrounding the Tenleytown Safeway are of a suburban character (asphalt, numerous curb cuts, buffer landscaping etc.), more suitable to a site ten miles up Wisconsin Avenue than in the heart of the Tenleytown neighborhood.

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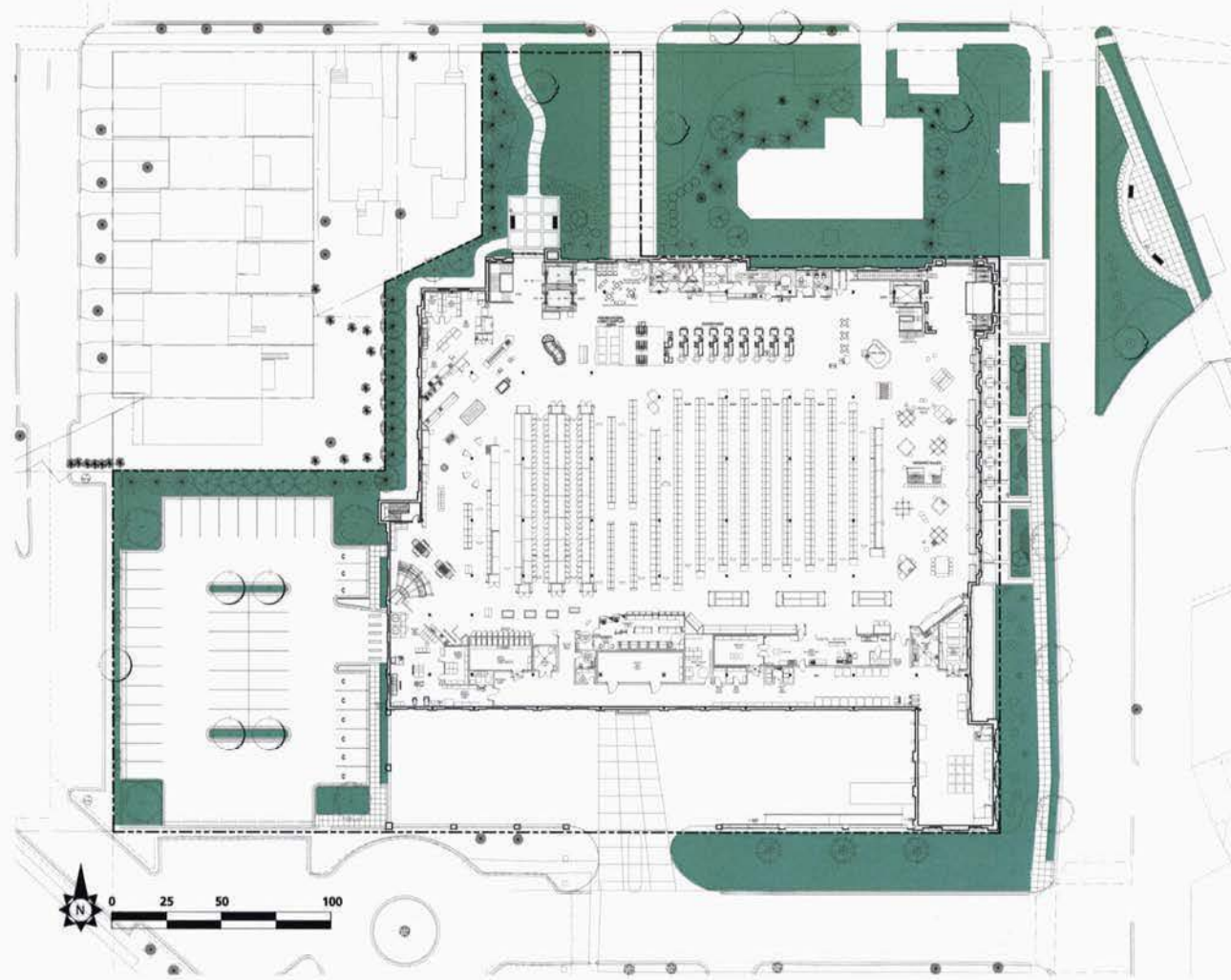
Site Photograph



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G07

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Much open space will be preserved with the new Tenleytown Safeway design, and it will be organized in a more urban way by using neighborhood parks, eating terraces, screened parking yards, and entrance plazas as opposed to being entirely composed of suburban buffer yards and screening plantings.

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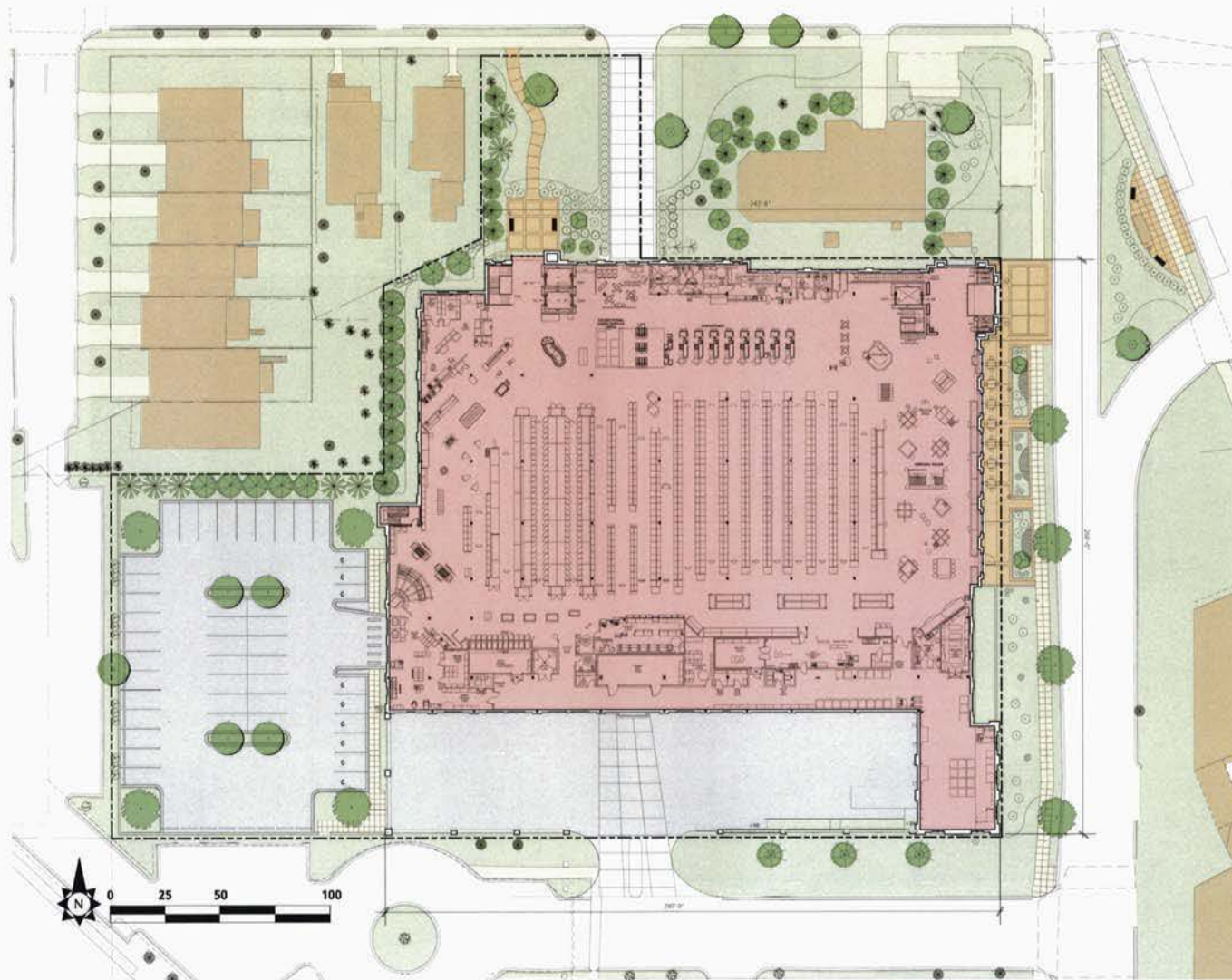
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Open Space Diagram

G08

 **SAFEGWAY**
 **TORTI GALLAS AND PARTNERS**

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Safeway will be providing their state-of-the-art design to the Tenleytown community. This efficient floorplan is organized to face the neighborhood with a main entrance at Wisconsin Avenue, a naturally lit large produce section facing 42nd street, and includes new and exciting products such as more groceries, a much larger prepared foods area, an in-store Starbucks, and other features demanded by today's consumer.

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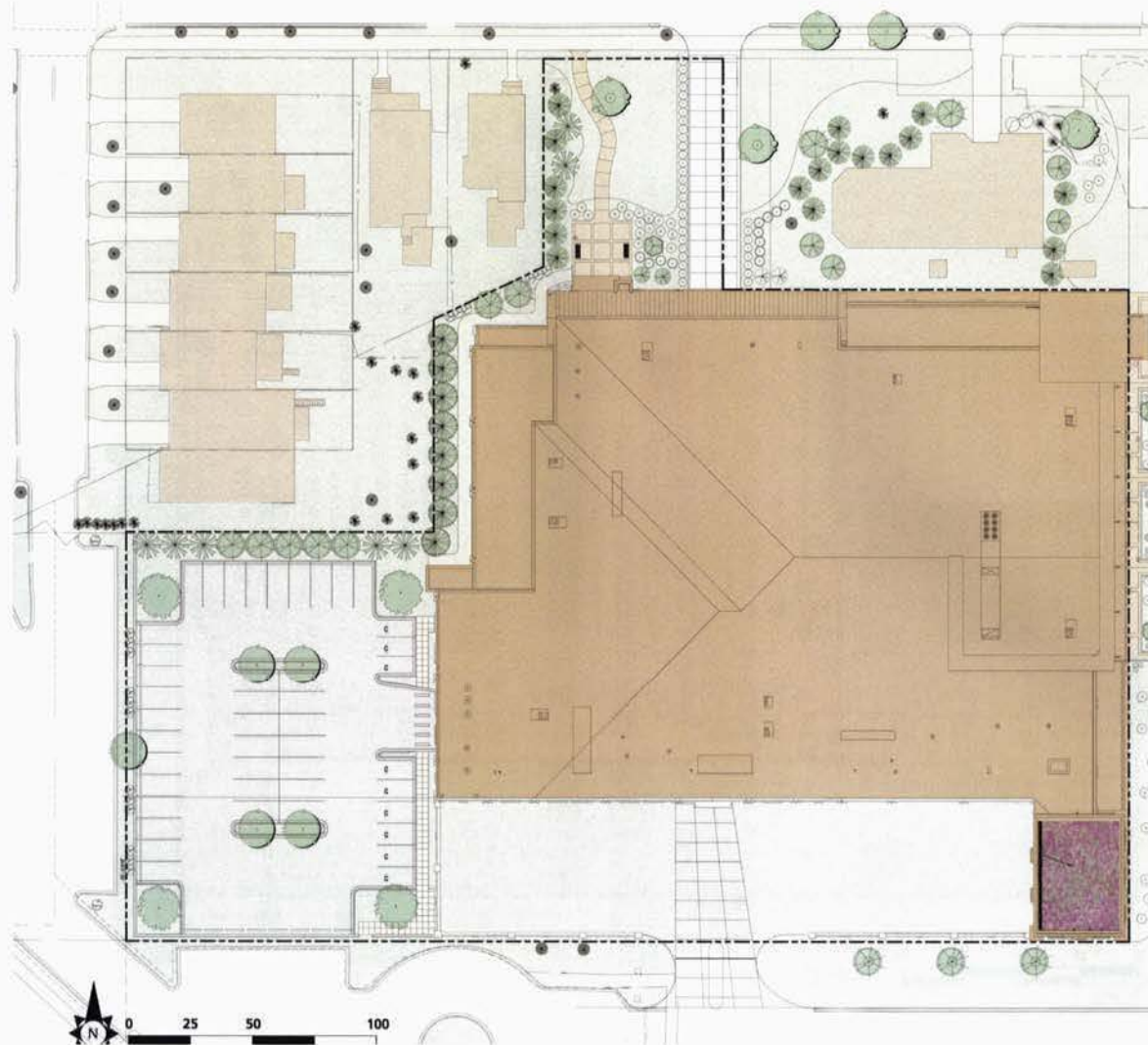
Store Level Plan

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A01

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Safeway will pursue certification for this project under LEED. Certification will likely include a cool roof over the main grocery areas and a green roof over some of the back-of-house functions.

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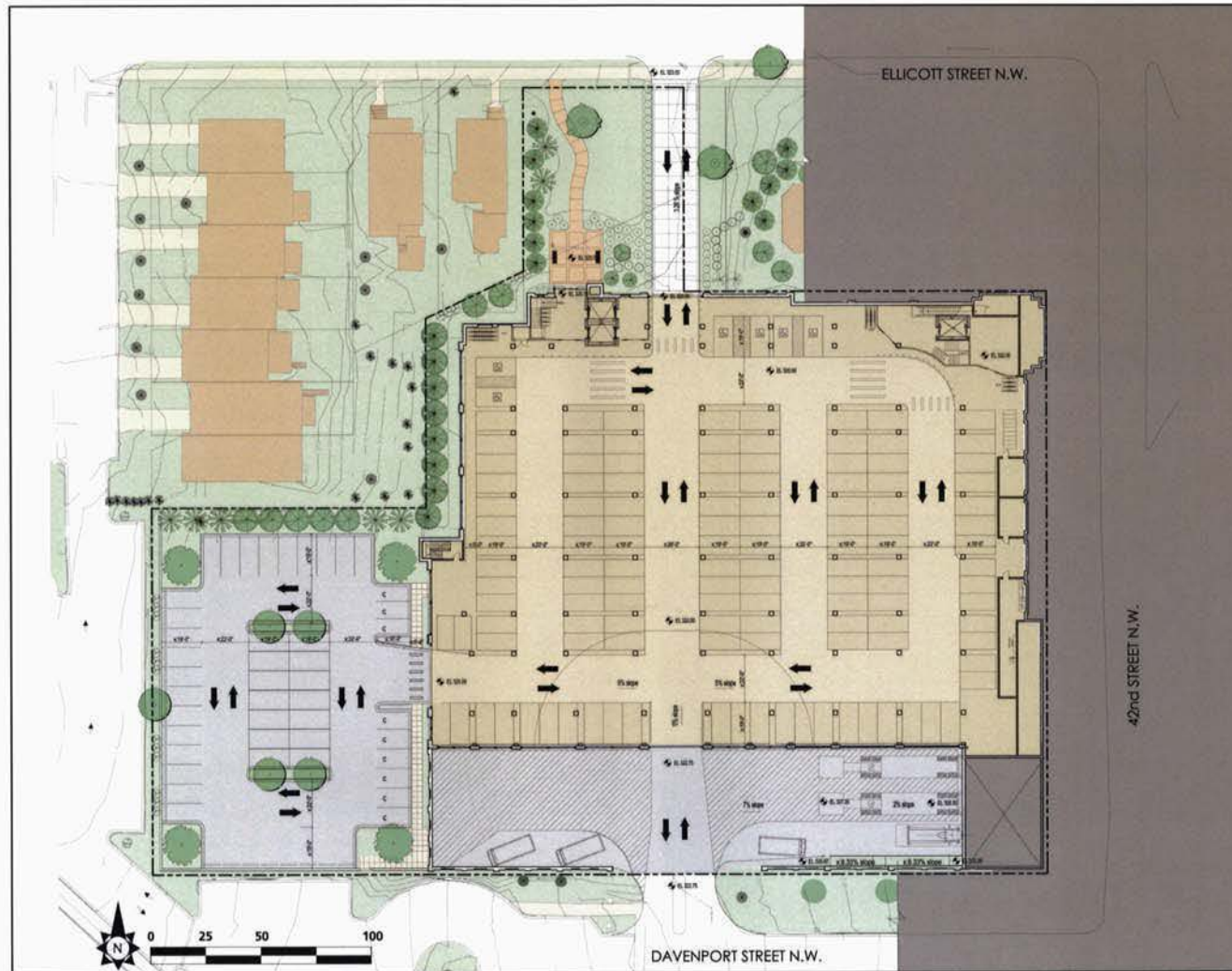
Roof Level Plan

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A02

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A well lit covered parking area will be provided to the Tenleytown Safeway customers, similar in character to the parking now under the CityVista Safeway at 5th and K streets downtown. The garage will have openings on all sides to the light and air, and the parking will be easily accessible as it is today from entrances on Ellicott and Davenport Streets.

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Garage Level Plan

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A03

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1 - East (42nd Street) Elevation -

The facade design for the Tenleytown Safeway echoes the unique character of Tenleytown's streetfront retail along Wisconsin Avenue by using repeated bays along 42nd street, to evoke the rhythm, material texture and humane scale of Tenleytown's best retail character. Our building's massing similarly segues appropriately from Wisconsin Avenue commercial character to the other buildings on 42nd Street and harmonizes with the residential portions of the neighborhood. At the corner with Wisconsin Avenue, the entrance element provides a ceremonial pedestrian entrance to serve all of Tenleytown's residents, including those arriving by transit and those who live across Wisconsin Avenue to the east.



2 - North (Ellicott Street) Elevation-

Along Ellicott Street, the building is set back behind a well landscaped community park which serves the immediate neighborhood. A subdued entrance serves the residents who choose to walk to the store from the west. The building deliberately steps down in height as it moves westward, assuming a lower presence to its neighbors by the use of a gabled roof and through other design motifs and devices. A garage entrance to covered parking serves those neighborhood customers who come by car from the north.



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Building Elevations



July 28th, 2009

A04

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1 - South (Davenport Street) Elevation -

The South facade responds to the Georgetown Day School by echoing across Davenport Street the GDS's use of masonry banding and color fields to define masonry masses. The loading and service area for the Safeway is screened from public view by a wall and is located directly across from the GDS's loading dock on Davenport Street. A garage entrance serves those neighborhood customers who come by car from the South.



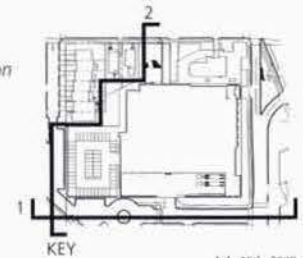
2 - West Elevation -

The northern half of this facade responds to the residential neighbors to the northwest by stepping down the massing with five distinct moves at this corner of the building, to allow light and air. We have provided a 15' buffer setback here and have augmented this area with screening trees and a tall fence along the property line. The southern portion of this facade is scaled to the height of the Georgetown Day School and opens up to an exterior overflow lot for primary use by employees.



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Building Elevations



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A05

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Wisconsin Avenue Entrance Element - The main entrance element is a ceremonial pedestrian entrance and serves as a marker for this portion of Wisconsin Avenue. It is the tallest element in our project, but diminutive in comparison to the context along Wisconsin Avenue. Red brick and cast stone masonry units have been chosen to respect the distinction in District architecture between civic architecture (stone, heavy masonry, some glass) and commercial buildings (traditionally red brick). There is a long tradition of red brick markets & supermarkets in Washington DC. Windows along 42nd street and at the clerestory windows of the Entrance Element will bring light into the store, and glow in the evenings.

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Enlarged Building Elevation

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 A06

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Existing



Proposed

Distances from neighboring residents' property line to Safeway's loading maneuvering area (before and after) - The proposed design for the new Tenleytown Safeway will relocate the loading dock so that the truck maneuvering area is no longer near the residents back yard. The distance between the truck loading maneuvering area and the residences is increased by over 100 feet and is proposed to be located behind a corner of the building out of view.

Byronie Short Gallas and Partners, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20901 301.586.4800

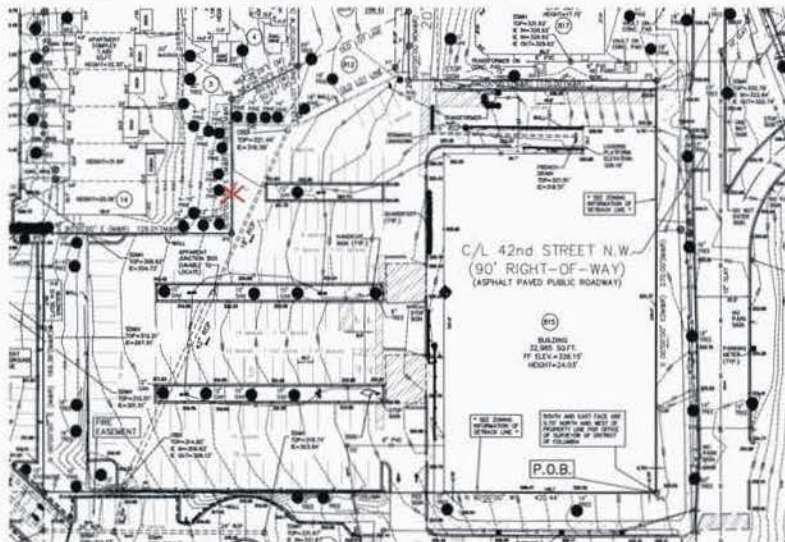
Graphical Analysis



July 28th, 2009

A07

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Existing



Proposed

Distances from neighboring residents' property line to Safeway's parking area (before and after) - Besides moving the parking areas back from the property line, the proposed design now provides a 15' softscaped buffer zone, a row of screening trees, retains the existing property line wall and fence, and has the parking located behind the open building facades.

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Graphical Analysis

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A08

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Existing Condition



View from Wisconsin Avenue (before and after) - The new Safeway and its main entrance will be located on 42d Street facing Wisconsin Avenue, the primary commercial corridor, which will restore the active street front. We propose a friendly and inviting façade which is transit-friendly and pedestrian-friendly. The triangular park where the bus stop is located will be adopted by Safeway (with DDOT's approval) and landscaped to harmonize with the landscaping around the new Safeway. Relative to other buildings along Wisconsin Avenue, this building will be low in scale.

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Perspective Rendering



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A09

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Existing Condition

View along Ellicott Street (before and after) - Along Ellicott Street, the building is set back behind a well-landscaped park which will provide open space for the community. The building deliberately steps down in height as it moves westward, assuming a lower, subdued presence to harmonize with its residential neighbors by the use of a gabled roof and other massing and design elements. Vehicular and pedestrian entrances serve Tenleytown residents who come to the store from the north..

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Perspective Rendering

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A10

SAFEWAY AT TENLEYTOWN



Existing Condition

View along 42nd Street (before and after) - Along 42nd Street, an inviting outside café seating area creates a place for Tenleytown residents to enjoy coffee from the in-store Starbucks, lunch or dinner from the expanded deli and food service department or a specialty dessert from the in store bakery. Windows along this façade allow natural light into the expanded produce department inside the store.

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Perspective Rendering

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A11

SAFEWAY AT TENLEYTOWN



Existing



Proposed

View across Wisconsin Avenue toward Northeast corner of the site

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Perspective Image

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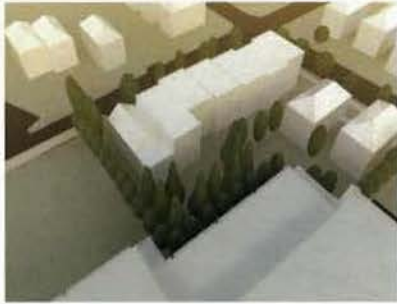
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A12

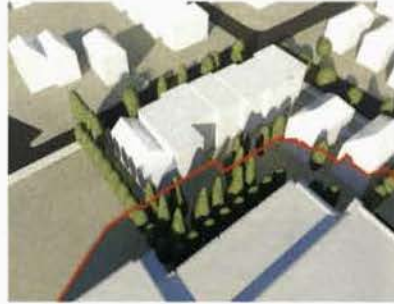
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December 21st

9 am



11 am



2 pm



5 pm



March 21st/September 21st



June 21st



Shadow Study Method - Safeway commissioned a shadow study to evaluate the impact of the new store mass on adjacent property owners. Computer software simulated the distribution of sunlight at various times of the day throughout the year, at Winter and Summer Solstice, and at the Equinox. For the great majority of the year, shadows will not fall on adjacent residential property owner's properties to the West. In those brief morning periods where shadows would fall on neighboring properties, it was discovered that the majority of the new shadows will fall within the pre-existing shadows of existing landscaping. In the afternoon, shadows from the new building do not fall on the neighboring properties to the west.

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Sun Shadow Study at NorthWest Corner of the Proposed Building



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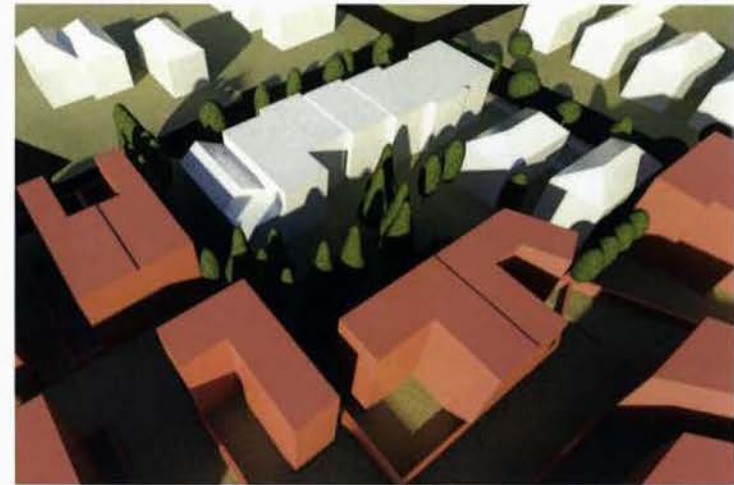
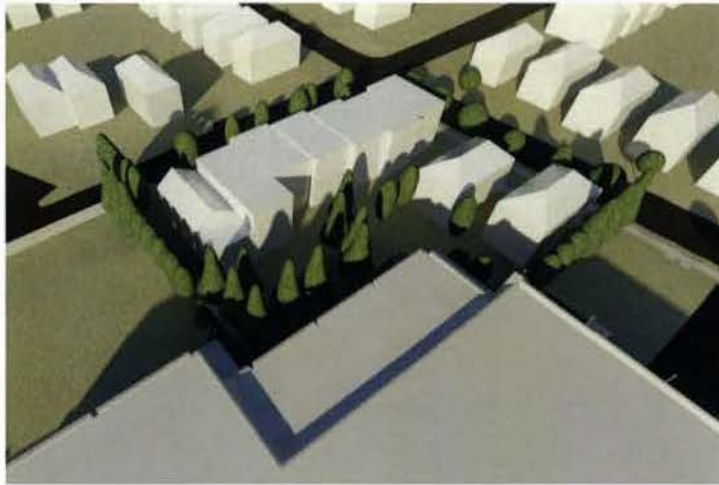
A13

SAFEGWAY AT TENLEYTOWN

Proposed Safeway

Currently Allowed: By-Right Residential Development under R-2, R-3

December 21st, 11am



December 21st, 2pm



Shadow Study Comparison of By-right Residential Zoning to the Proposed Tenleytown Safeway - Safeway has prepared a Shadow Study Analysis that compares the by-right residential zoning to the zoning density that is being proposed, to determine if the sun shadows that are cast on neighboring structures by the proposed building would be unreasonably intrusive. It turns out that the Safeway structure will have **less** of a shadow impact than that which is allowed under the current residential zoning. Under the existing R-2 and R-3 zoning, 40' high larger-format residences (that are typically favored in today's market) could be built, by right, with 20' rear yards and 8' side yards along the property line in the R-2 zone. No side yard would need to be provided on the R-3 zoned lots on Ellicott Street. Potential developments under the existing residential zoning would cast longer shadows, at all times, onto adjacent properties than that of the proposed design for the new Tenleytown Safeway.

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By-Right vs Proposed Scheme Shadow Analysis

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A14

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Materials Board



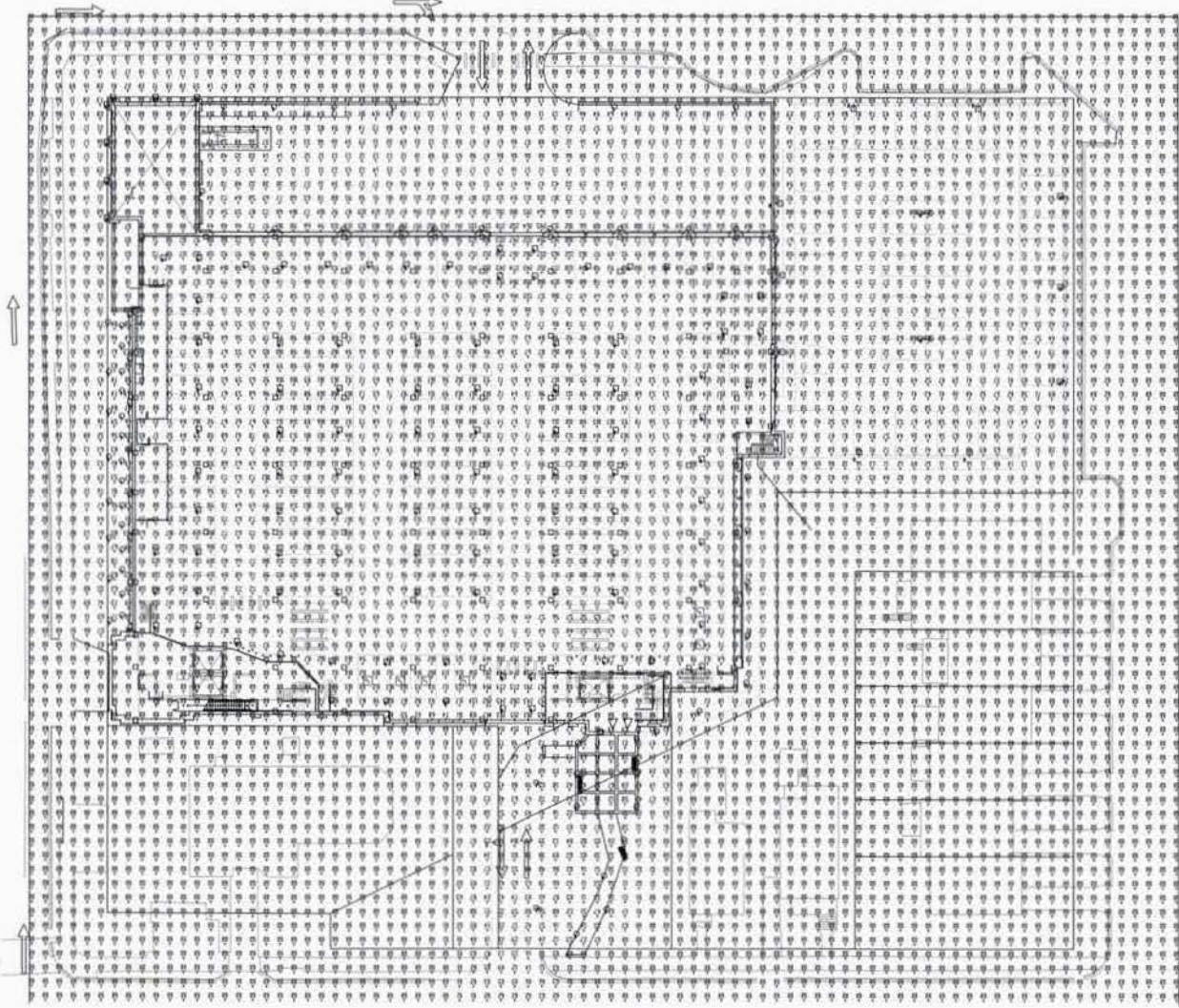
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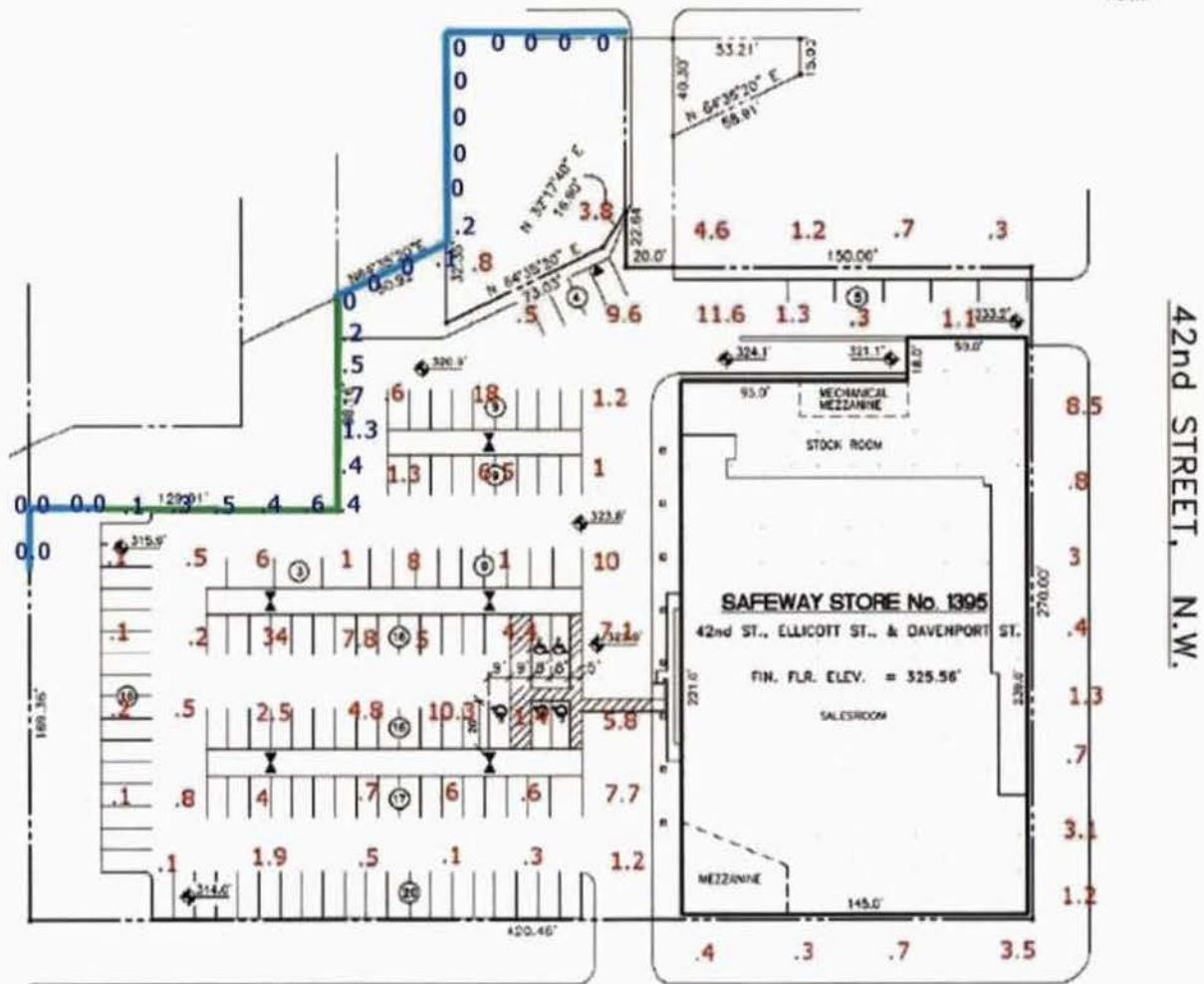
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Comparison of Existing Lighting to New Exterior Lighting Scheme - In the proposed lighting scheme, less light will fall at the property line with residential neighbor's properties than does in the current condition, except adjacent to the new park at Ellicott, where safety lighting will be added to the park where there is none today. Dense plantings, walls and fencing will screen out the great majority of remaining minimal amounts of light that arrives at the property line. (Existing Photometric Studies by Lighting Maintenance; Proposed lighting Photometrics by Brandt Engineering)



SAFETWAY AT TENLEYTOWN



Comparison of Existing Lighting to New Exterior Lighting Scheme - In the proposed lighting scheme, less light will fall at the property line with residential neighbor's properties than does in the current condition, except adjacent to the new park at Ellicott, where safety lighting will be added to the park where there is none today. Dense plantings, walls and fencing will screen out the great majority of remaining minimal amounts of light that arrives at the property line. (Existing Photometric Studies by Lighting Maintenance; Proposed lighting Photometrics by Brandt Engineering)

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Existing Photometrics Diagram

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A18

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South Facade Signage



East Facade Signage



North facing (Wisconsin Ave. corner)
Facade Signage



SAFEGWAY SIGN



SAFEGWAY SIGNAGE



BERGMANN'S SIGN



STARBUCKS SIGNAGE



PHARMACY SIGN



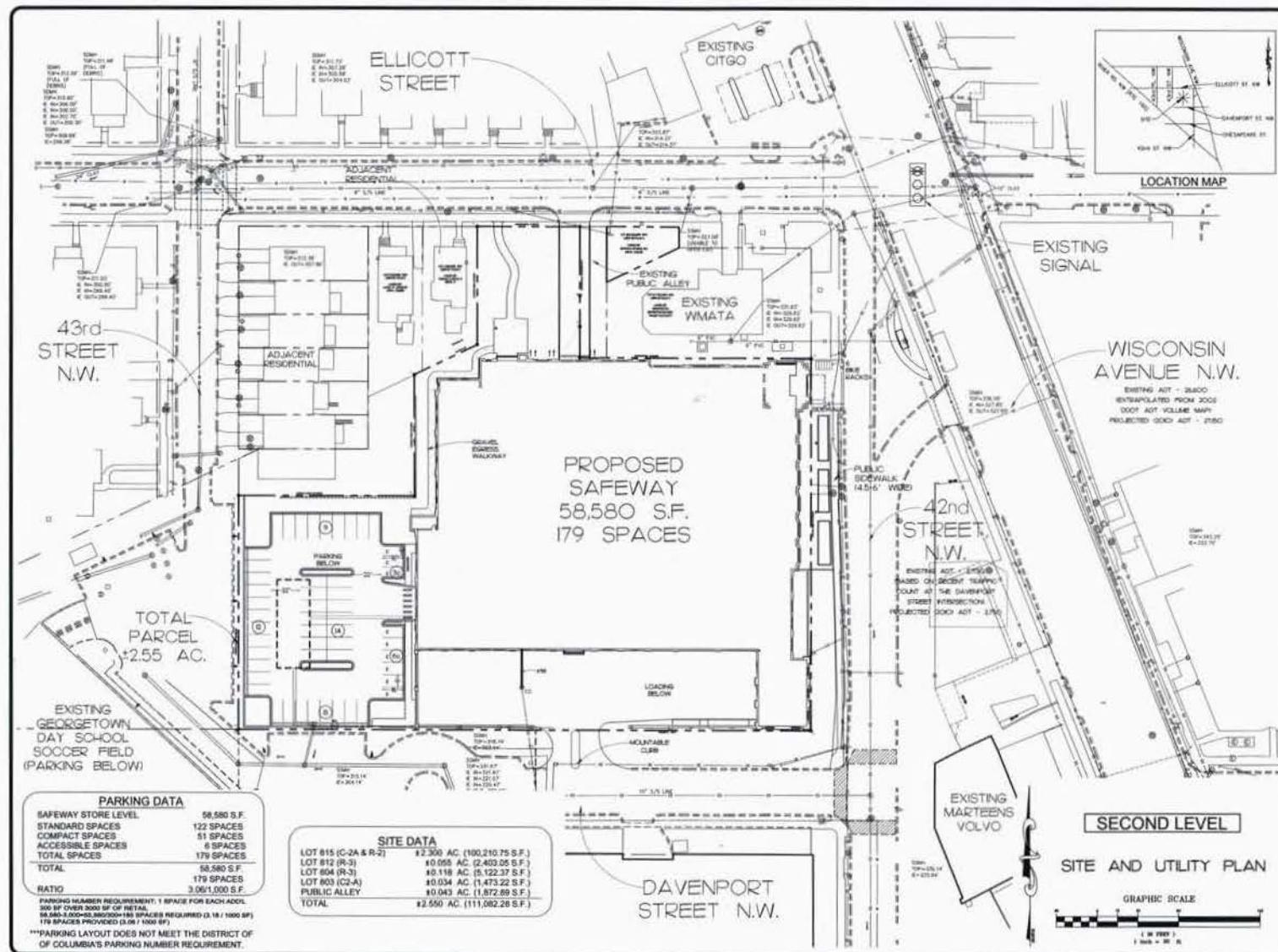
PARKING BLADE SIGNS



Café Sign

Proposed Signage - The signage will be scaled appropriately for the facades and not oversized. Please see elevations above for rough sizes of the signs. Signs will be backlit, except for Signature Cafe, Bergmann's, Starbucks and Safeway logos, which will be frontlit. Parking blade signs will be located on the piers besides each of the garage entrance openings.

Civil



REVISIONS	BY

FREELAND and KAUFMAN, INC.
Engineers & Architects
220 West State Avenue
Glenville, South Carolina 29609
Tel: 864-237-1986



SAFEWAY STORE #2865
WASHINGTON, DC
Safeway Stores, Inc.
1000 North 34th Street
Lynn, MA 01901-4344
Tel: 617-865-6665



C2

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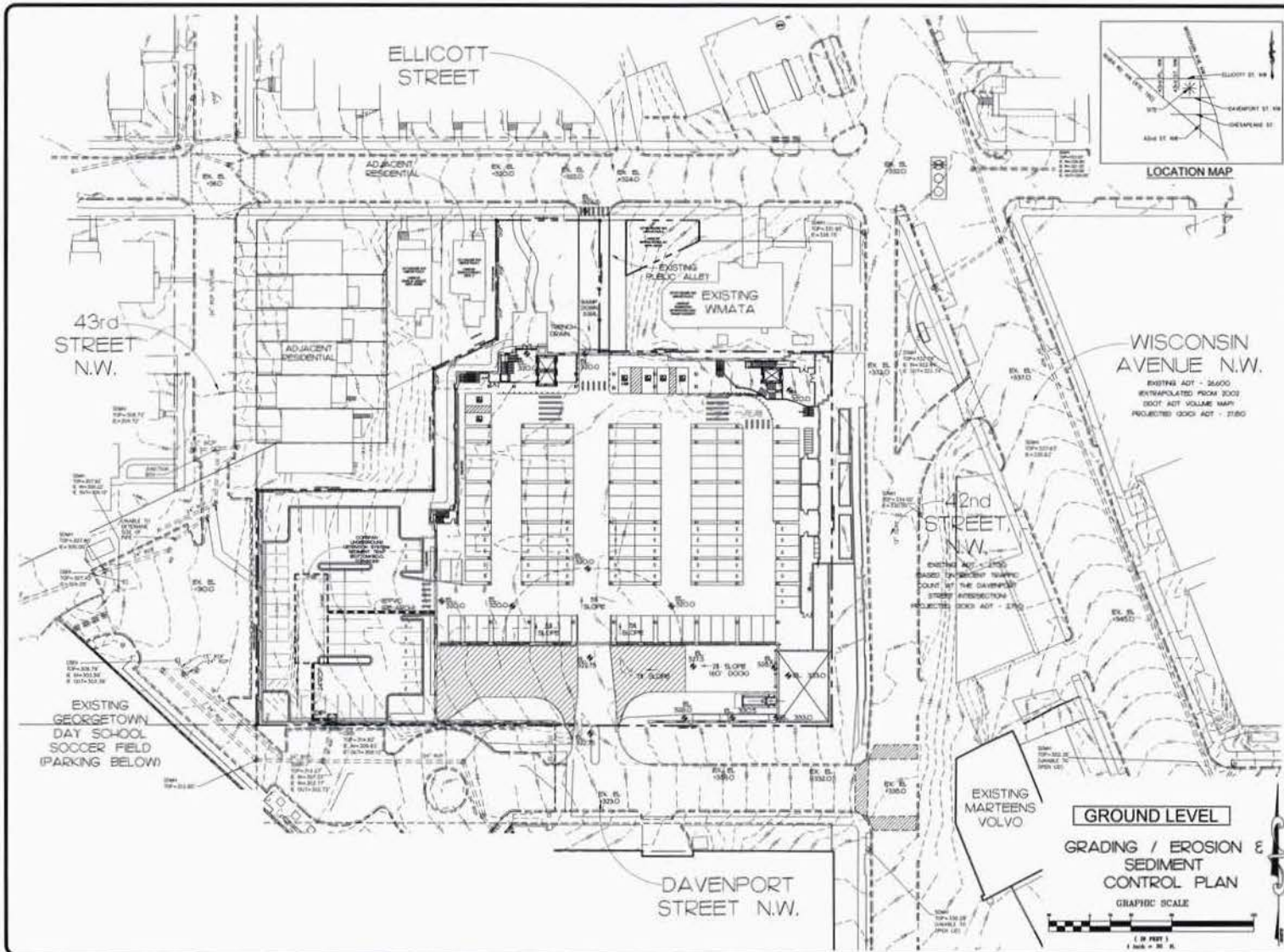
Site and Utility Plan, Second Level

SAFEWAY
FORTI GALLAS AND PARTNERS

July 28th, 2009

C02

SAFEWAY AT TENLEYTOWN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
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 Fax: 202-232-5478



SAFeway STORE #2865
WASHINGTON, DC
 Safeway Stores, Inc.
 4000 Wisconsin Ave. N.W.
 Washington, D.C. 20007



DESIGNED BY
 CHECKED BY
 DATE
 SCALE
C3

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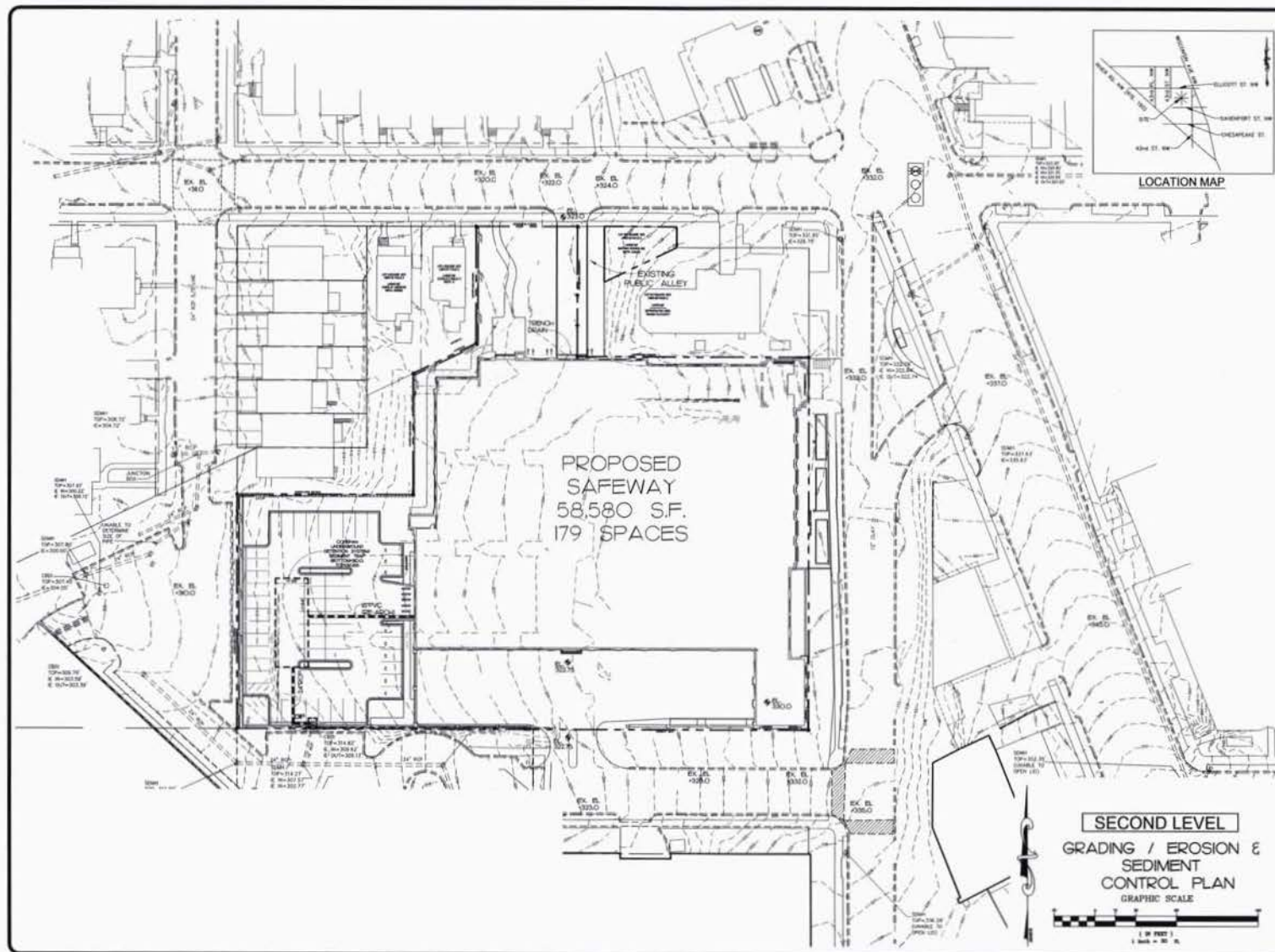
Grading, Erosion and Sediment Control, Ground Level

SAFeway
TORTI GALLAS AND PARTNERS

July 28th, 2009

C03

SAFeway AT TENLEYTOWN



REVISIONS	BY

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**SAFEWAY STORE #2865
 WASHINGTON, DC**
 Safeway Stores, Inc.
 4000 Potomac Blvd.
 Lorton, VA 22070
 Tel: 703-444-4344



DESIGN
 CHECKED
 DATE
 SCALE
 SHEET
C4

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Grading, Erosion and Sediment Control, Second Level

SAFEWAY
TORTI GALLAS AND PARTNERS

July 28th, 2009
C04

SAFEWAY AT TENLEYTOWN

Landscape



Frontier Elm



Dynamite Crape Myrtle



Japanese Cryptomeria



Burkii Red Cedar



Croonenburg American Holly



Carolina Hemlock



Emerald Arborvitae



Oklahoma Redbud



Encore Azalea



Crimson Queen Japanese Maple



English Laurel



Brodie Red Cedar



Carissa Holly



Sky Pencil Holly



Mt. Fire Andromeda



Green Mountain Boxwood



Schip Laurel



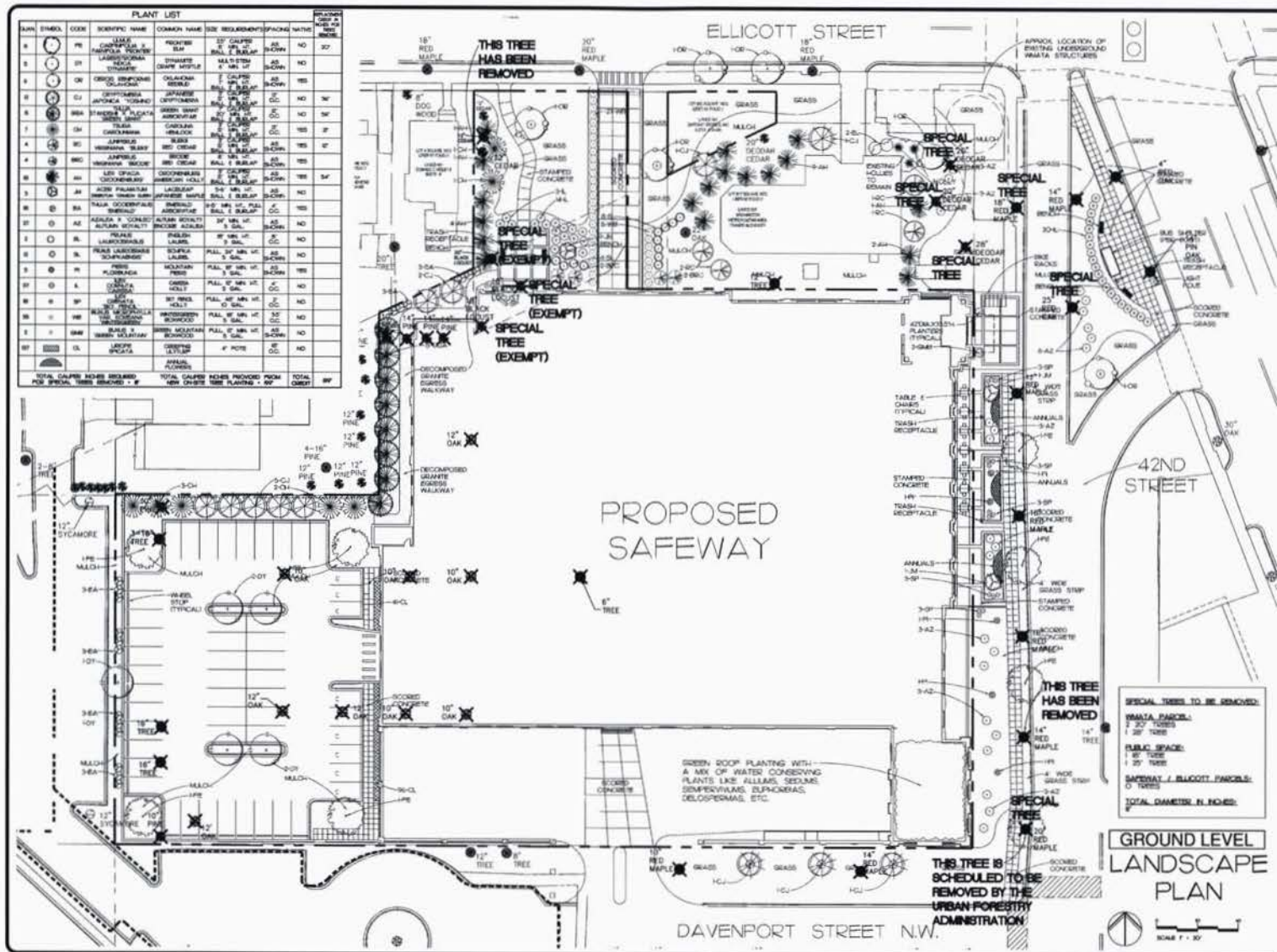
Creeping Lilyturf



Green Giant Arborvitae

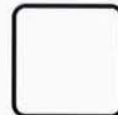


Wintergreen Boxwood



REVISIONS	BY

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C5