Zoning Presentation September 28, 2012

Square 700 - Lots 43 and 866

One M Street

Zoning Application Number 09-22

Monument Realty

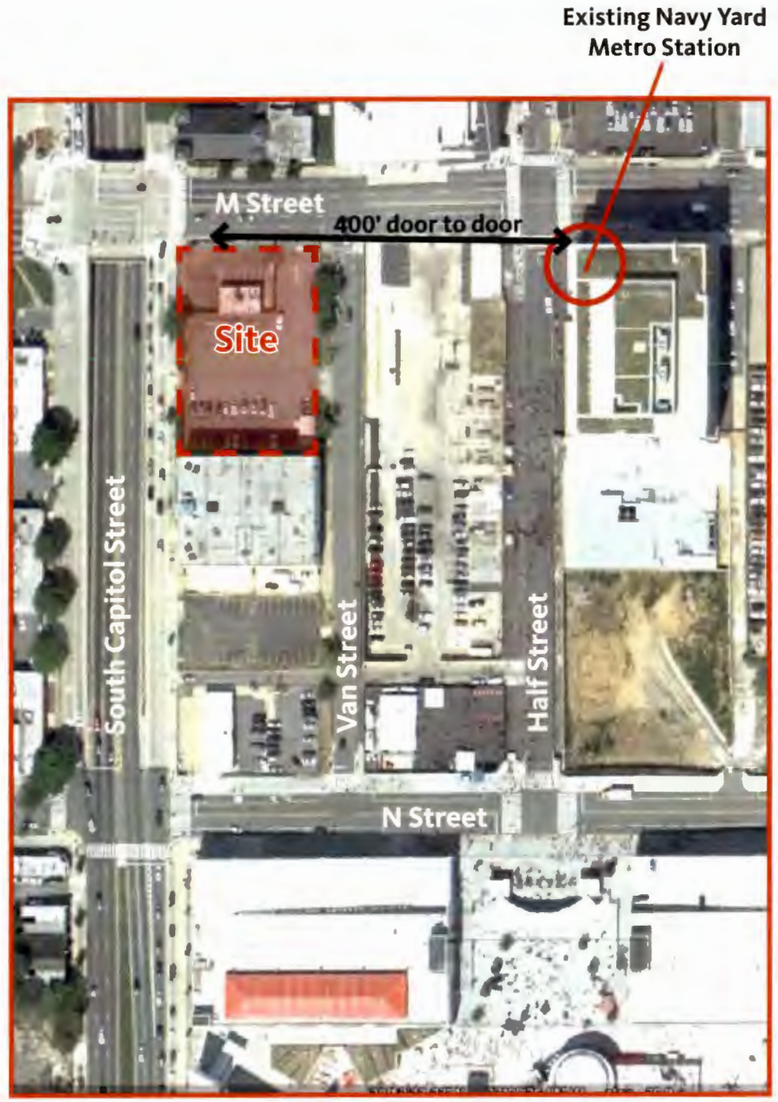
Gensler

Square 700-One M Street WASHINGTON, DC

Overview

03 Project Overview

Square 700 - Lots 43 and 866,
S.E. Washington, DC



Site Location Map

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Existing Site Context

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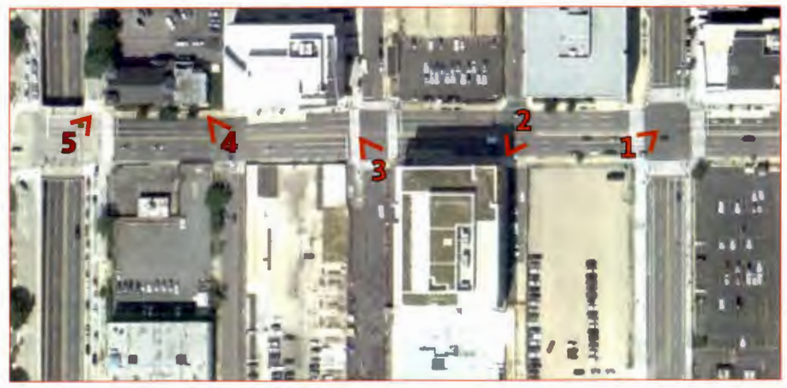

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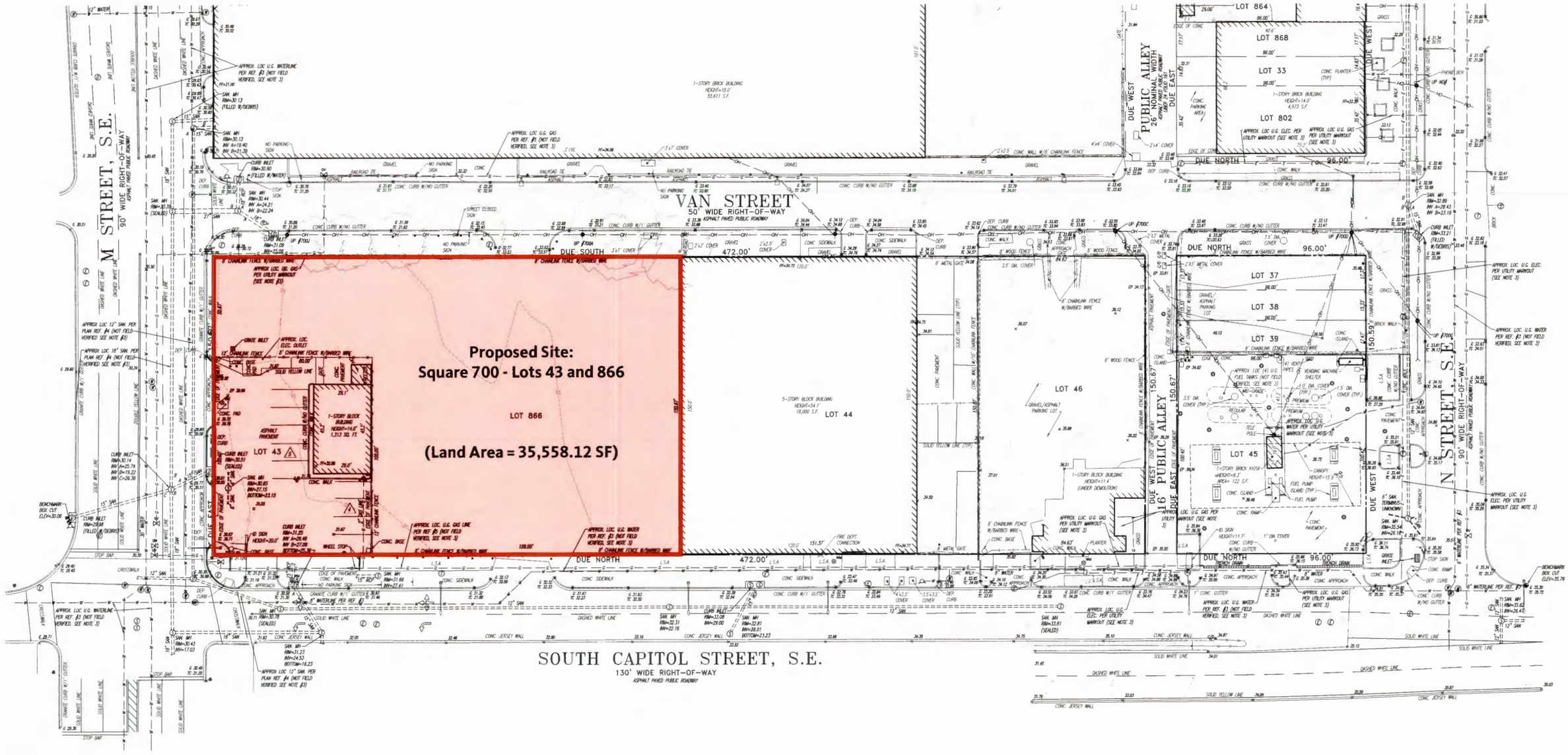

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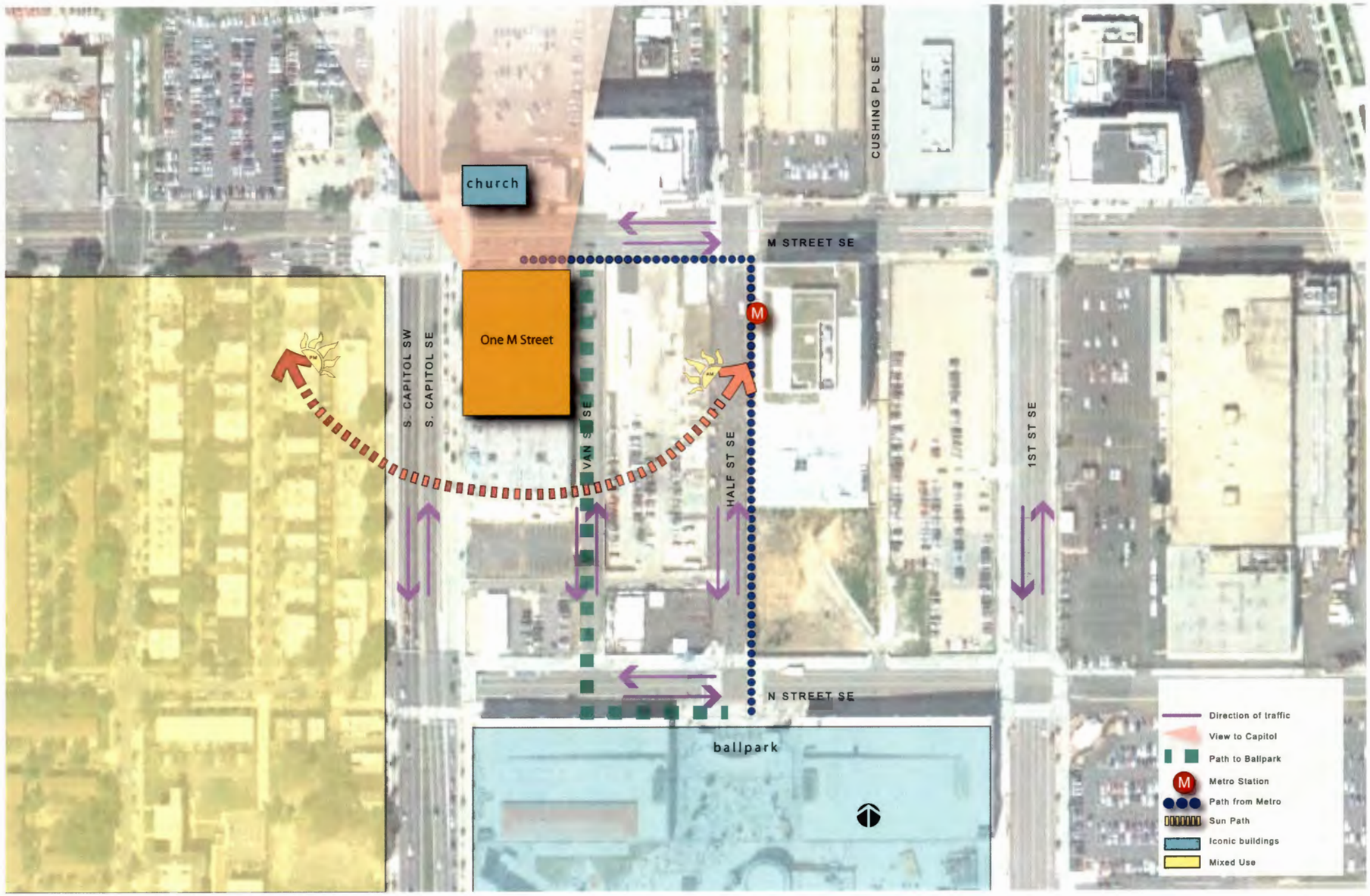
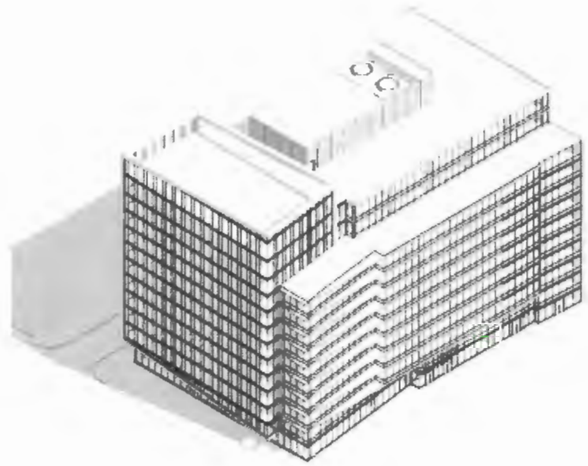
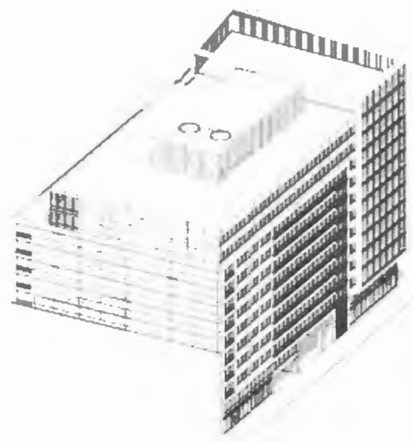
Existing Site Plan



Site Analysis



Northwest Massing View



Southeast Massing View

Zoning Requirements:

Zoning Classification:	CG/CR
FAR Permitted with CLD's:	9.5
Land Area:	35,558.12 SF (Lots 43 and 866)
GFA Permitted with CLD's:	337,802.14 GFA
Max. Building Height:	130 Feet (based off of South Capitol St.)
Parking Requirement Total:	191 Spaces Office in CR : 1 space per 1800 sf in excess of 2000 sf - so 311,542 sf - 2000 sf = 309,542 sf /1800 sf = 172 spaces Retail in CR: 1 space per 750 sf in excess of 3000 sf - so 17260 sf -3000 sf = 14,260 sf/750 19 spaces; 172+19 = 191 spaces required Provided: 310 Spaces
Loading Requirements:	(3) 30' deep berths + (1) 20' deep service/ delivery space (3) 100sf loading platforms **Based on office requirements since office space makes up >90% of total area
Provided:	(2) 30' deep berths + (1) 20' deep service/ delivery space (2) 100sf loading platforms
Setbacks:	15' setback from property line along South Capitol Street 15' setback from curb along M Street 1:1 setback above 110'H along South Capitol Street
Additional Requirements:	14' clear height for "preferred use" retail spaces along M Street; "Preferred Use" space should account for 35% or more of the floor area

Area Schedule (Gross Building Area):

Floor Area		
Level	**Floor Type**	**Floor Area (SF)**
Level 01	Retail/ Office	25995
Level 02	Office	16039
Level 03	Office	29711
Level 04	Office	29711
Level 05	Office	29711
Level 06	Office	29711
Level 07	Office	29711
Level 08	Office	29711
Level 09	Office	29711
Level 10	Office	29711
Level 11	Office	24540
Level 12	Office	24540
Total Area		**328802 SF**

Total Retail:
17,260 SF (North Retail = 9,903 SF**, South Retail = 7,357 SF)

** North Retail accounts for 37% of Ground Floor Area with 14'+ clear ceiling heights & 100% street frontage on M Street.

Total Office:
311,542 SF

04 Design Narrative

Design Narrative

This zoning submission package illustrates a proposed 12 level speculative office building with approximately 328,802 square feet of office and ground level retail space for Square 700, composed of Lots 43 and 866. The building has retail space to the north and west with a corner lobby accessed off of the corner of South Capitol and M Streets. In addition, the building has four lower levels of parking accessed from Van Street.

The massing of the building respects the zoning envelope and uses these conditions to create a distinctive geometry that recognizes the corner condition as well as the different character along M Street and South Capitol Street. The design has angled façade planes on the western façade to take advantage of the view corridor along South Capitol Street.

The materials and finish palette for the building is simple, allowing the building to fit into the more contemporary fabric of the ballpark district while respecting the need for a clean geometry along South Capitol Street. Materials for the façade include glass and metal panel to the north and west with precast, glass and metal accents on the west and south. The roof plan features a northern roof terrace that has Capitol views and river vistas, and a south facing terrace with ballpark views. The remainder of the roof is a white ballasted flat roof.

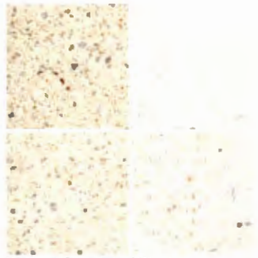
A LEED Silver certified project is proposed with a series of integral sustainable features: passive solar features such as extended fins to the west that serve as fixed sun shading devices and Low-E insulated glazing will be used extensively with ceramic frit applied to portions of the façade for additional solar control.

05 Architectural Character

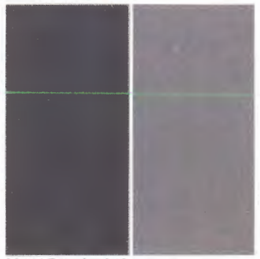
Rendering - View from the corner of M and South Capitol Streets, S.E.

Rendering - View from the intersection of Van and M Streets looking southwest

Rendering - View from South Capitol Street looking north to the Capitol



Precast Concrete / Block



Metal Panel - dark

Metal Panel - light

Glass - translucent (fritt)

Glass - transparent

North Elevation (M Street) Notes:

1. More than 50% of street wall at ground floor is display window.

2. Minimum 14'-0" clear height at ground floor retail.

Metal Panel

Architectural Embelishment Glazing, Height of Embellishment = 140'-6"

Glazed Aluminum Curtain Wall

Glazed Aluminum Storefront

Building Elevation - North

West Elevation (S. Cap. Street) Notes:

1. 60% of street wall required to be on the setback line. 46% of street wall is provided on the setback line.

Precast Concrete / Block

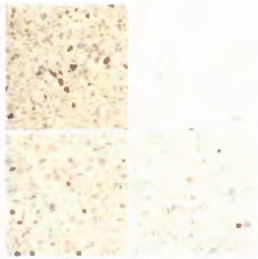
Metal Panel - dark

Metal Panel - light

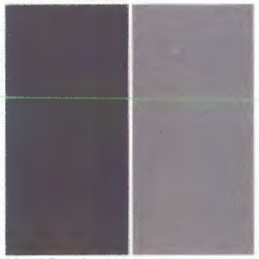
Glass - translucent (fritt)

Glass - transparent

Building Elevation - West



Precast Concrete / Block



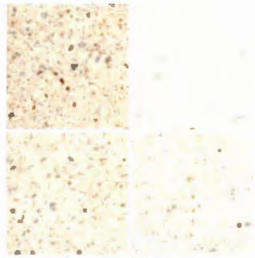
Metal Panel - dark

Metal Panel - light

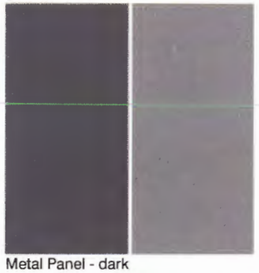
Glass - translucent (fritt)

Glass - transparent

Building Elevation - East



Precast Concrete / Block



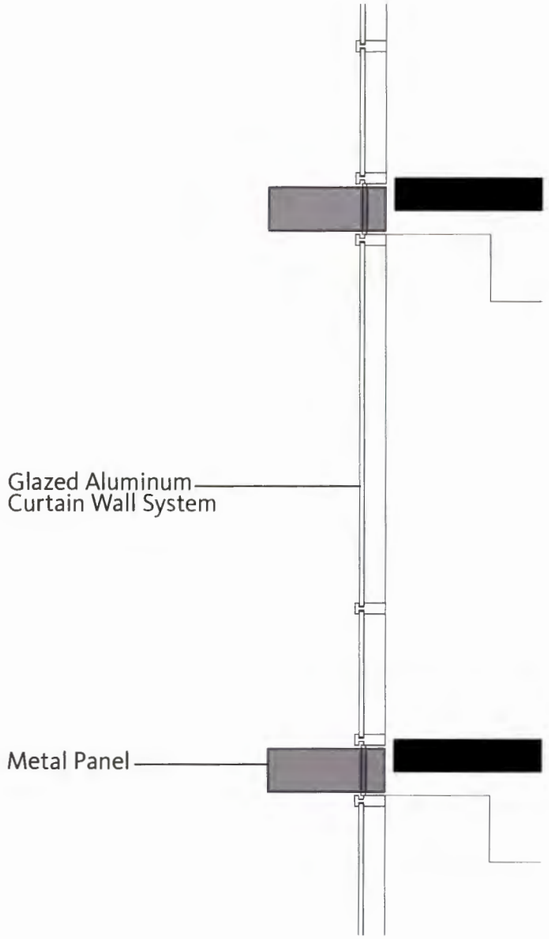
Metal Panel - dark

Metal Panel - light

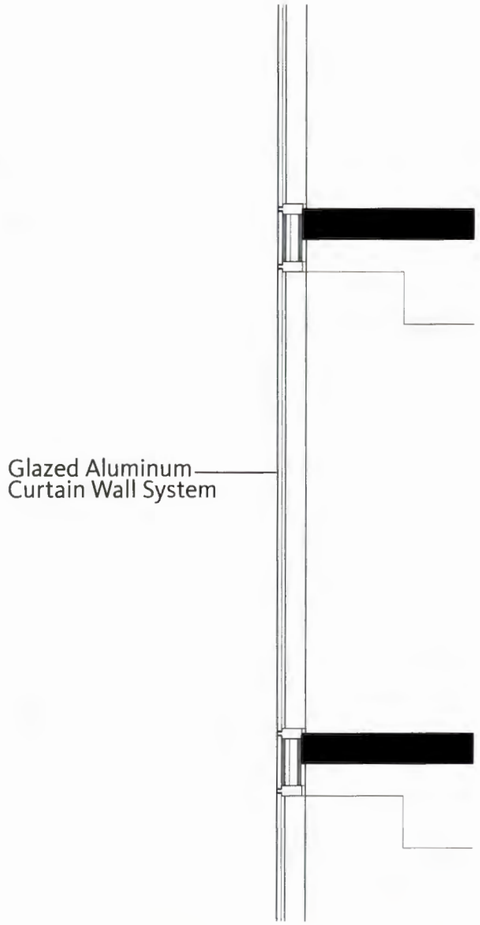
Glass - translucent (fritt)

Glass - transparent

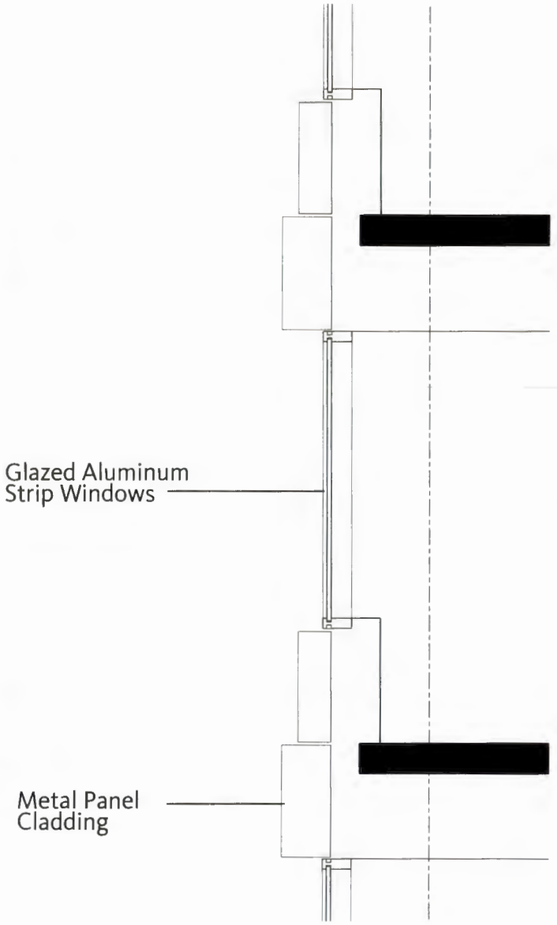
Building Elevation - South



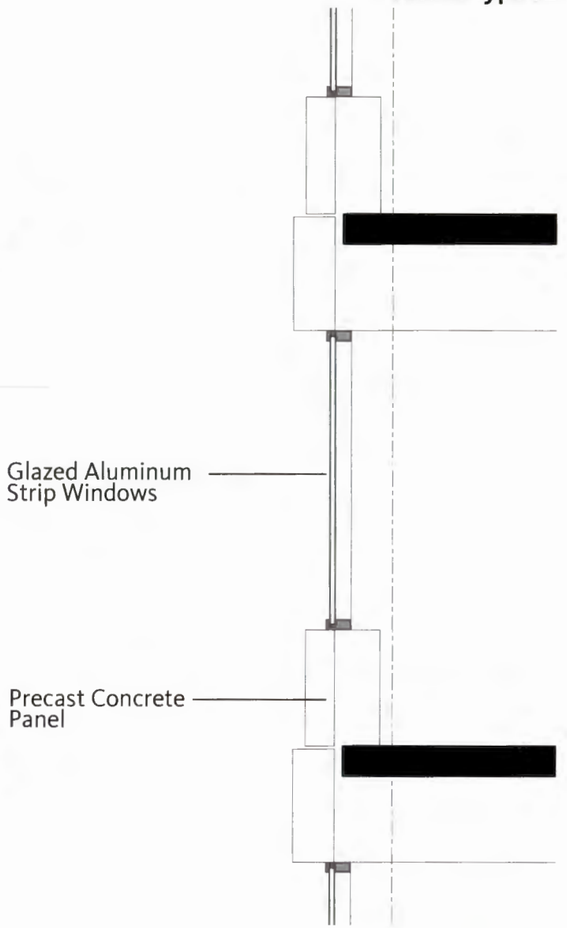
Wall Section



Wall Section



Wall Section



Wall Section

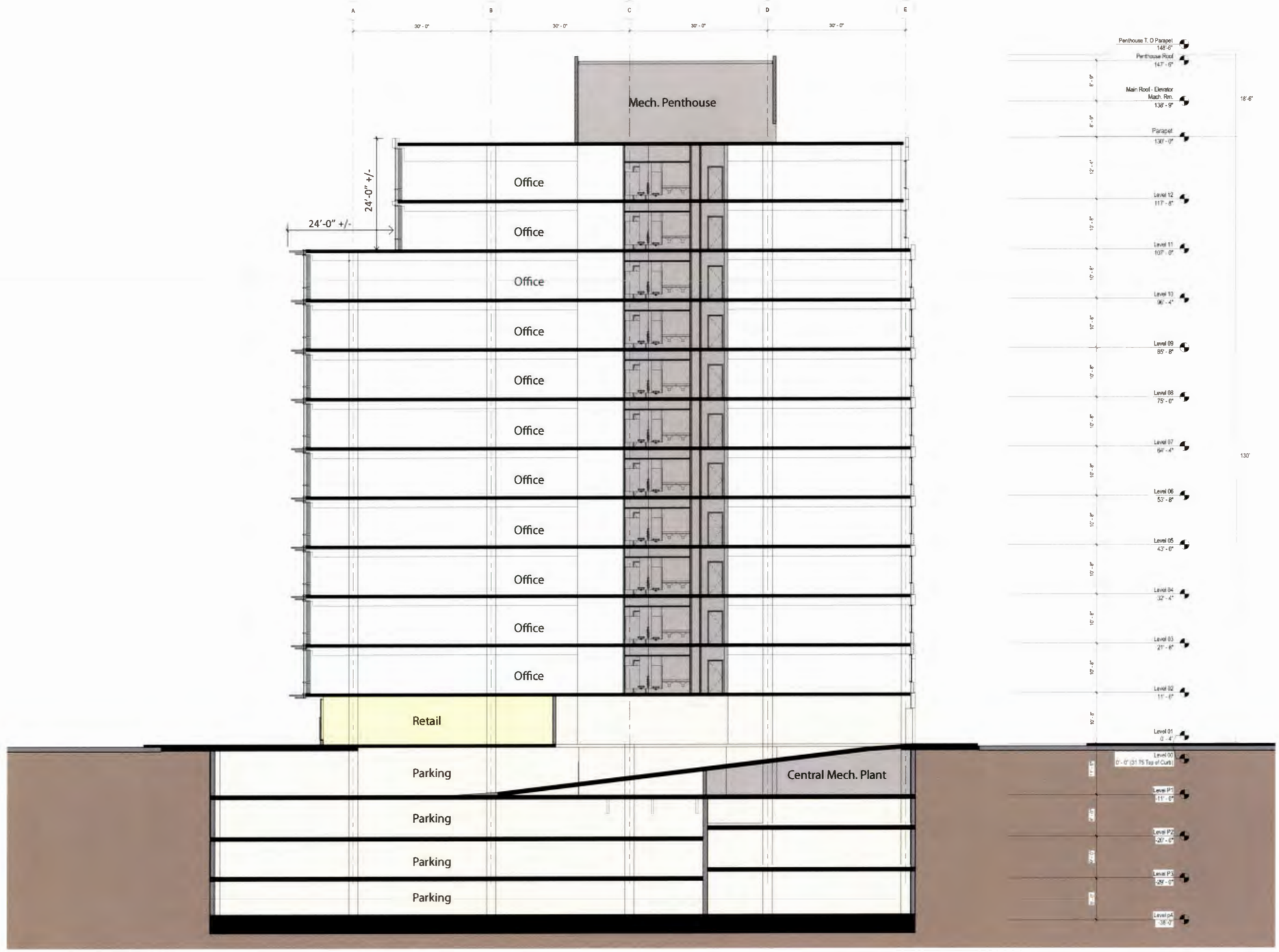
West Elevation

North Elevation

East Elevation

East Elevation

Architectural Details (Wall Section Studies)



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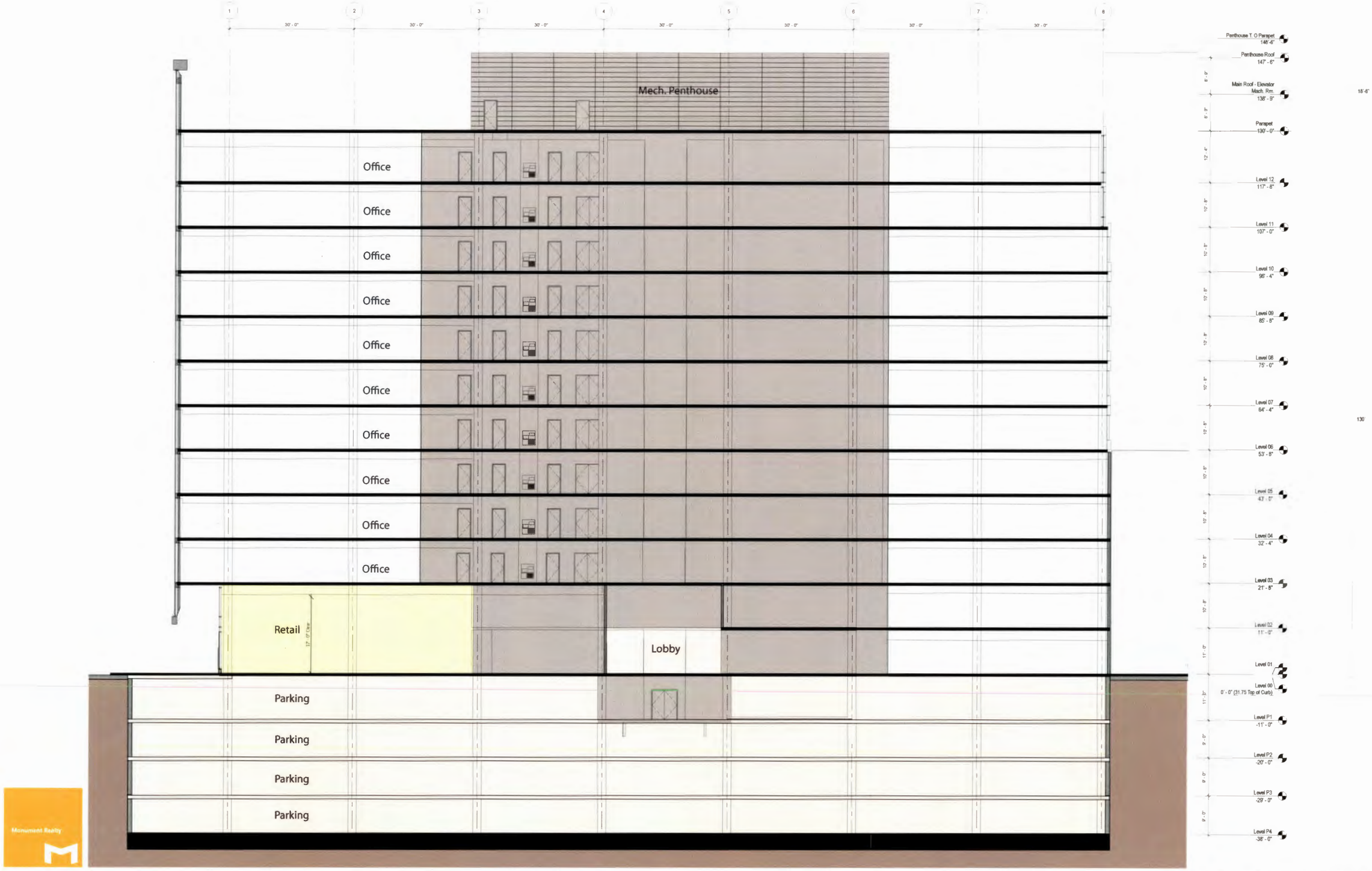
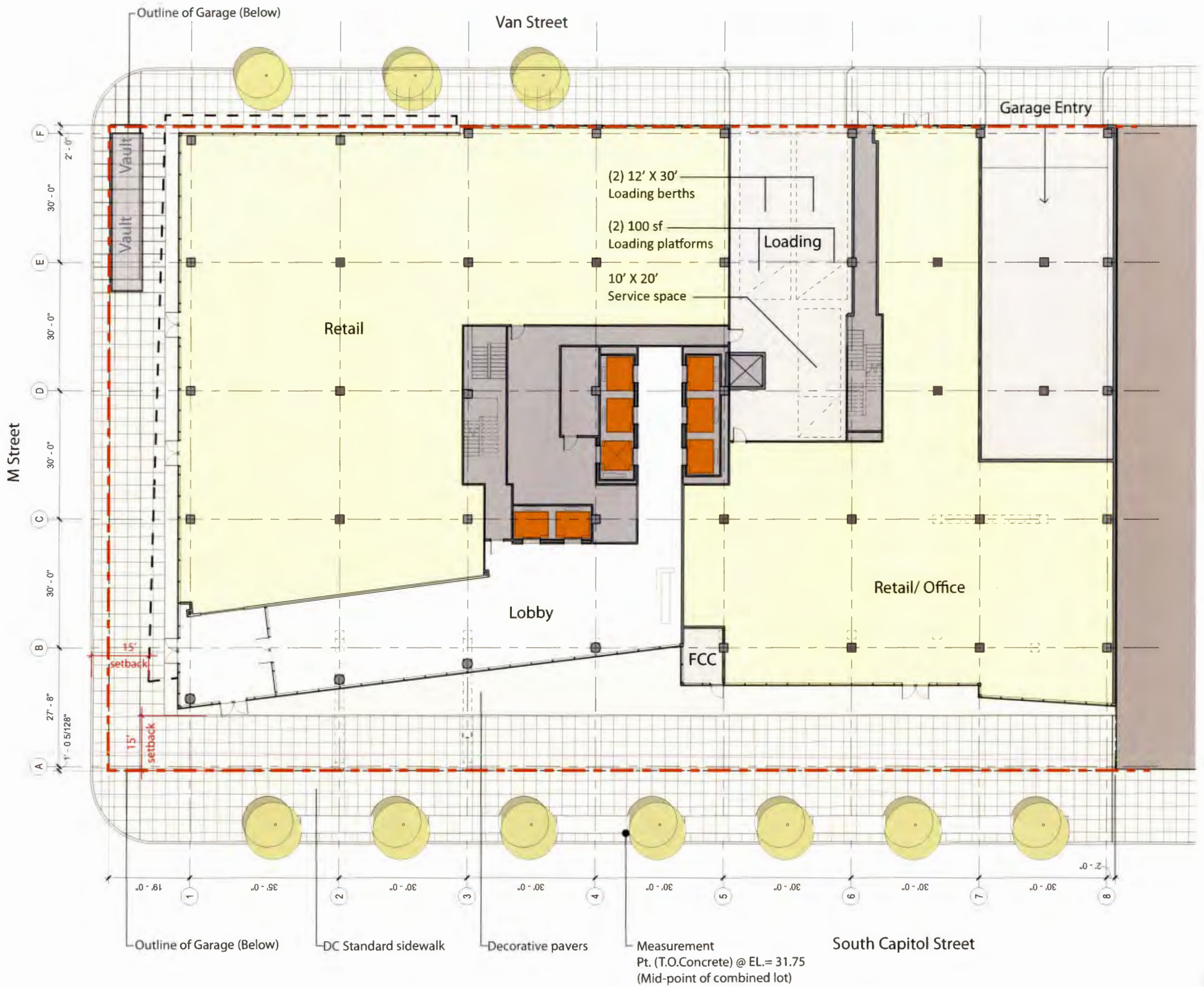
Building Section - East/ West



Building Section - North/ South

Decorative Pavers



Floor Plan - Ground Level

Floor Plan - Level 2

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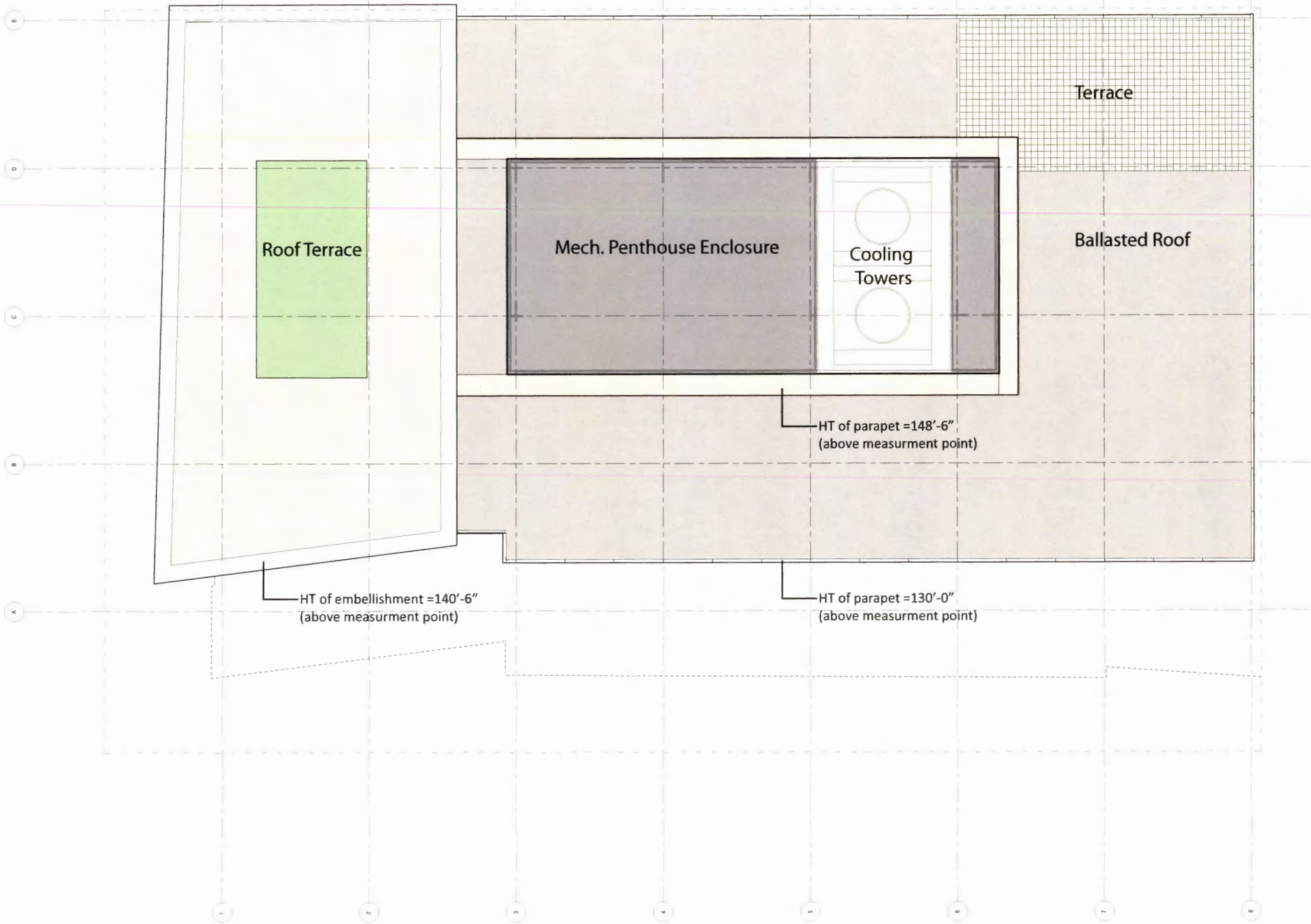
Floor Plan - Typical Levels 3 through 10

Floor Plan - Levels 11 and 12



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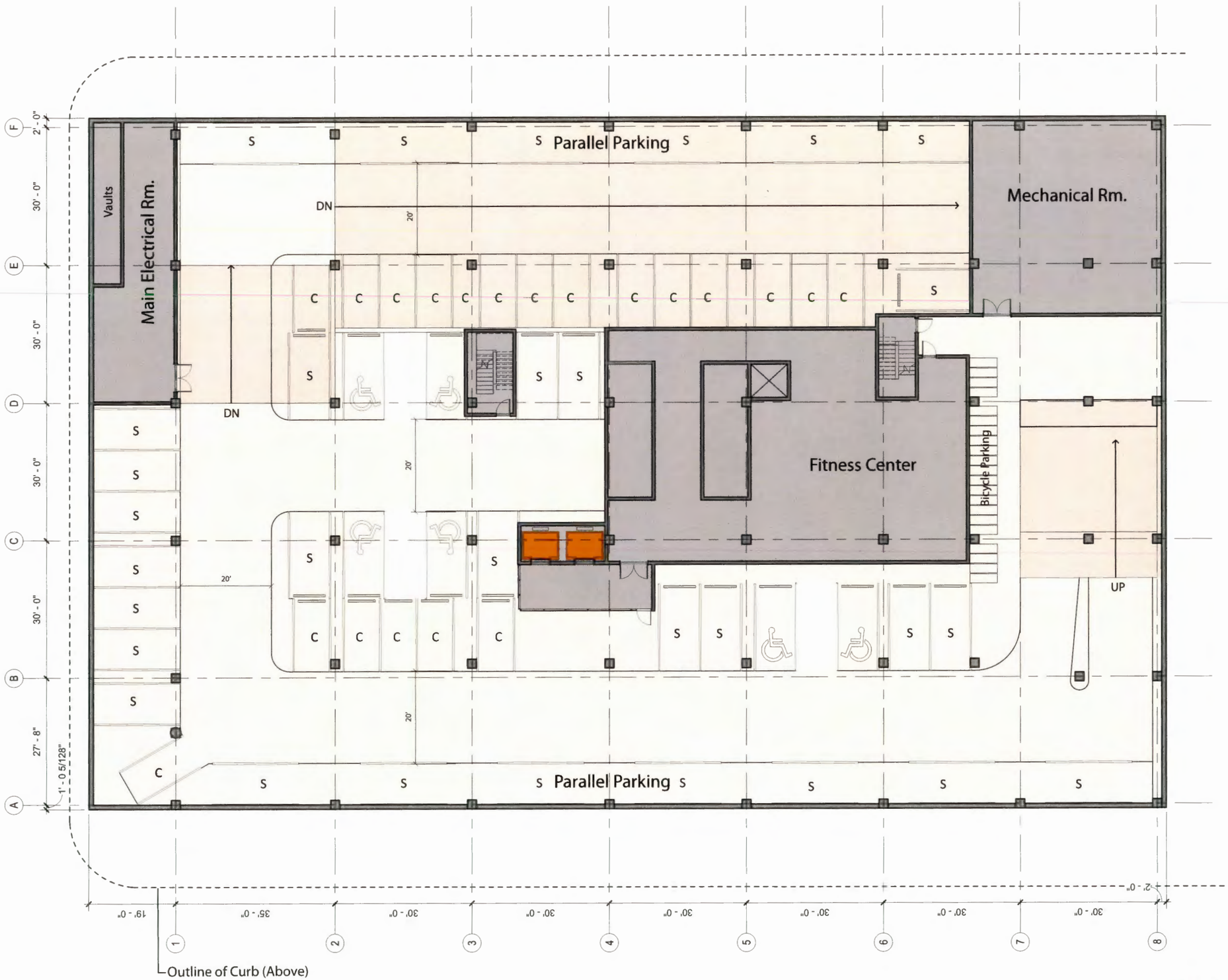
Floor Plan - Roof Level

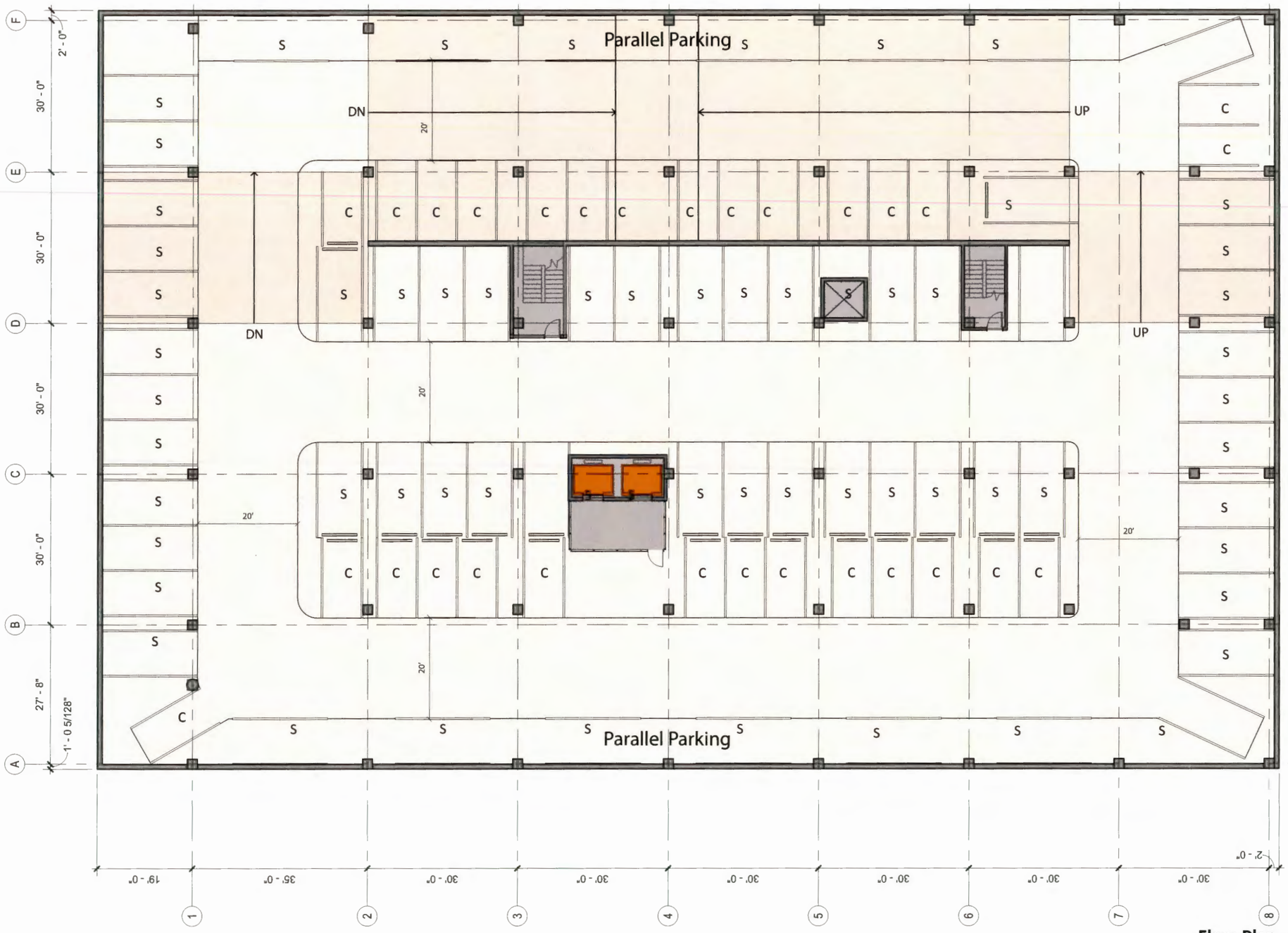


Standard Space (S)
9'X19'
Compact Space (C)
8'X16'

54 Parking Spaces

- 35 Standard Spaces
- 19 Compact Spaces

Floor Plan - Parking Level P01



Standard Space (S)
9'X19'
Compact Space (C)
8'X16'

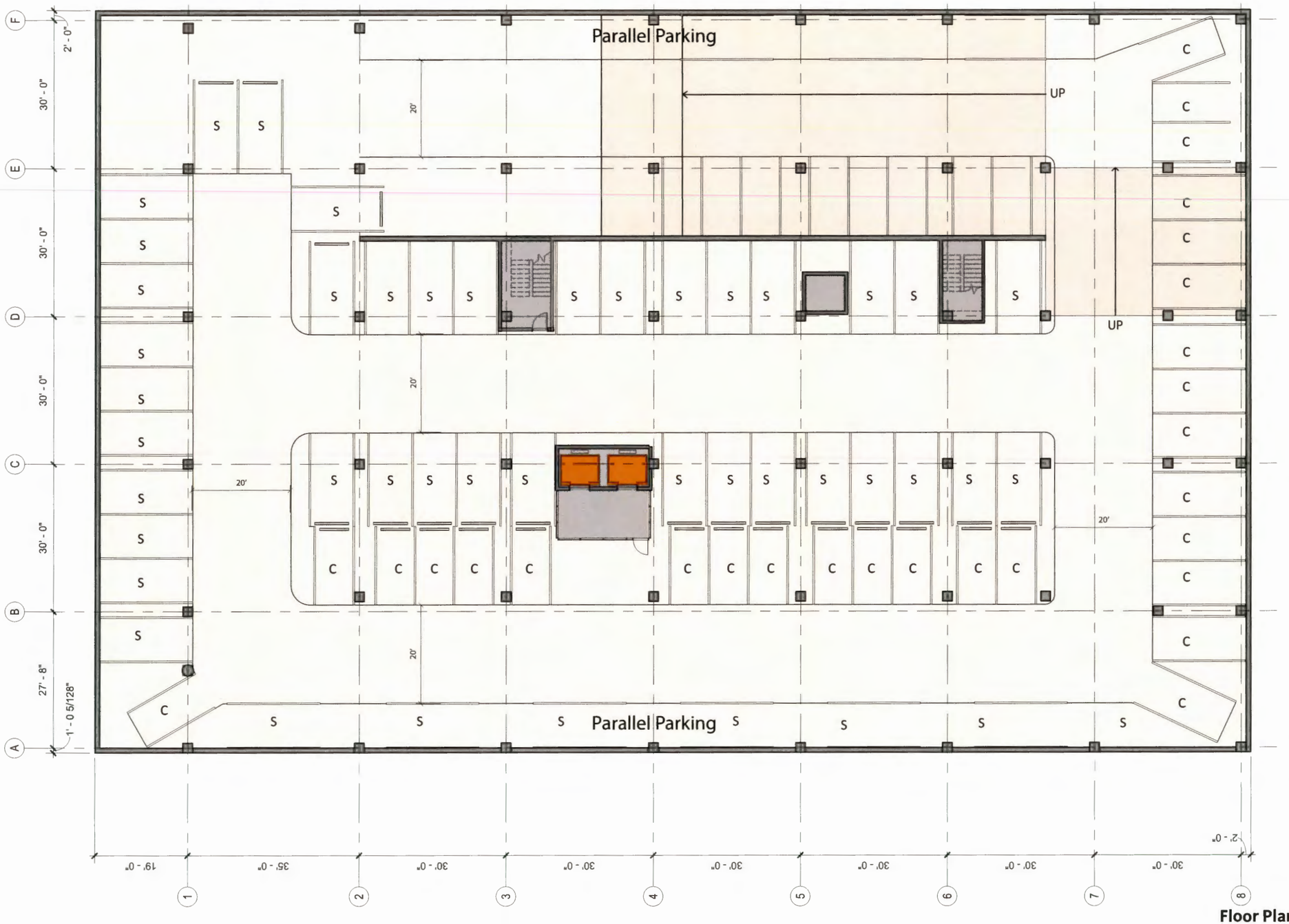
P02:
92 Parking Spaces

- 60 Standard Spaces
- 32 Compact Spaces

P03:
92 Parking Spaces

- 60 Standard Spaces
- 32 Compact Spaces

Floor Plan - Parking Level P02 & P03



Standard Space (S)
9'X19'
Compact Space (C)
8'X16'

72 Parking Spaces

- 55 Standard Spaces
- 17 Compact Spaces

Floor Plan - Parking Level P04

06 Street Character

Street Character - M and South Capitol Streets (corner view)

Street Character - South Capitol Street (looking north)

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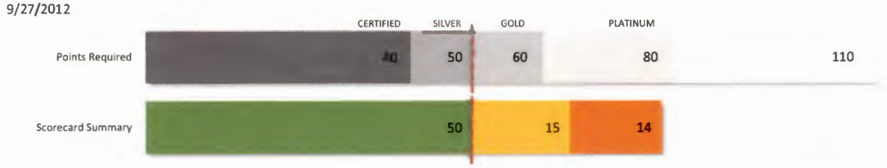
Street Character - Van Street

07 Sustainable Design

LEED CS 2009 (BD&C) - Dashboard- One M Street SE

9/27/2012



	Identifier	Credit Name	Ultimate Documentation Responsibility	Y	MY	MN	N
General	USGBC	Coordination with GBCI & USGBC	Gensler				
	FTE	Full Time Equivalency Calculation	Gensler				
	LEED Area	Project Size (and Site Boundary if applicable)	Civil				
	Req.Codes	Cross Check jurisdiction codes with LEED code requirements	Gensler				
	OPR	Owners Project Requirements	Client				
	BOD	Basis of Design	MEP				
	Construction	LEED Oriented Construction kick-off and submittal procedure	Gensler				
	Letters	Series of Letters/Exhibits generated for each submission	Gensler				
Sustainable Sites (28)	SSp1	Construction Activity Pollution Prevention	**Contractor**	R			
	SSc1	Site Selection	Gensler	1			
	SSc2	Development Density and Community Connectivity	Gensler	5			
	SSc3	Brownfield Redevelopment	Client			1	
	SSc4.1	Alternative Transportation - Public Transportation Access	Gensler	6			
	SSc4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	Gensler		2		
	SSc4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	Gensler		3		
	SSc4.4	Alternative Transportation - Parking Capacity	Gensler				2
	SSc5.1	Site Development - Protect or Restore Habitat	Landscape Architect			1	
	SSc5.2	Site Development - Maximize Open Space	Civil			1	1
	SSc6.1	Storm water Design - Quantity Control	Civil		1		
	SSc6.2	Storm water Design - Quality Control	Civil		1		
	SSc7.1	Heat Island Effect - Non-roof	Gensler	1			
	SSc7.2	Heat Island Effect - Roof	Gensler	1			
	SSc8	Light Pollution Reduction	Lighting Designer				1
	SSc9	Tenant Design and Construction Guidelines	Client			1	
Water (10)	WEp1	Water Use Reduction	**MEP**	R			
	WEc1a	Water-Efficient Landscaping - Reduce by 50%	Landscape Architect	2			
	WEc1b	Water-Efficient Landscaping - Reduce by 100%	Landscape Architect		2		
	WEc2	Innovative Wastewater Techologies	MEP				2
	WEc3a	Water Use Reduction - 30%	MEP	2			
	WEc3b	Water Use Reduction - 35%	Civil	1			
	WEc3c	Water Use Reduction - 40%	MEP		1		
Energy & Atmosphere (37)	EAp1	Fundamental Commissioning of Building Energy Systems	**Commissioning Agent**	R			
	EAp2	Minimum Energy Performance	**Energy Modeler**	R			
	EAp3	Fundamental Refrigerant Management	**MEP**	R			
	EAc1	Optimize Energy Performance	Energy Modeler	4	2	2	13
	EAc1a	Optimize Energy Performance (12% New / 8% Renovation)	Energy Modeler	3			
	EAc1b	Optimize Energy Performance (14% New / 10% Renovation)	Energy Modeler	1			
	EAc1c	Optimize Energy Performance (16% New / 12% Renovation)	Energy Modeler		1		
	EAc1d	Optimize Energy Performance (18% New / 14% Renovation)	Energy Modeler		1		
	EAc1e	Optimize Energy Performance (20% New / 16% Renovation)	Energy Modeler			1	
	EAc1f	Optimize Energy Performance (22% New / 18% Renovation)	Energy Modeler			1	
	EAc1g	Optimize Energy Performance (24% New / 20% Renovation)	Energy Modeler				1
	EAc2	On-Site Renewable Energy	MEP				4
	EAc3	Enhanced Commissioning	Commissioning Agent	2			
	EAc4	Enhanced Refrigerant Management	MEP	2			
	EAc5.1	Measurement and Verification - Base Building	MEP			3	
	EAc5.2	Measurement and Verification - Tenant Submetering	MEP			3	
	EAc6	Green Power	Client	2			
Materials & Resources (13)	MRp1	Storage and Collection of Recyclables	**Gensler**	R			
	MRc1.1a	Maintain Interior Nonstructural Components (25% Reuse)	Gensler				1
	MRc1.1b	Maintain Interior Nonstructural Components (33% Reuse)	Gensler				1
	MRc1.1c	Maintain Interior Nonstructural Components (42% Reuse)	Gensler				1
	MRc1.1d	Maintain Interior Nonstructural Components (50% Reuse)	Gensler				1
	MRc1.1e	Maintain Interior Nonstructural Components (75% Reuse)	Gensler				1
	MRc2a	Construction Waste Management Divert 50% from Disposal	Contractor	1			
	MRc2b	Construction Waste Management Divert 75% from Disposal	Contractor	1			
	MRc3	Materials Reuse - 5% Reuse	Contractor				1
	MRc4a	Recycled Content - 10% of Content	Contractor	1			
	MRc4b	Recycled Content - 20% of Content	Contractor		1		
	MRc5a	Regional Materials - 10% Manufactured	Contractor	1			
	MRc5b	Regional Materials - 20% Manufactured + Extracted	Contractor	1			
	MRc6	Certified Wood -50% FSC	Contractor	1			
Indoor Environmental Quality (12)	IEQp1	Minimum Indoor Air Quality Performance	**MEP**	R			
	IEQp2	Environmental Tobacco Smoke (ETS) Control	**Client**	R			
	IEQc1	Outdoor Air Delivery Monitoring	MEP	1			
	IEQc2	Increased Ventilation	MEP	1			
	IEQc3.1	Indoor Air Quality Management Plan - During Construction	Contractor	1			
	IEQc4.1	Low-Emitting Materials - Adhesives and Sealants	Contractor	1			
	IEQc4.2	Low-Emitting Materials - Paints and Coatings	Contractor	1			
	IEQc4.3	Low-Emitting Materials - Flooring Systems (GreenLabel Plus, FloorScore, etc.)	Contractor	1			
	IEQc4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	Contractor	1			
	IEQc5	Indoor Chemical and Pollutant Source Control	MEP	1			
	IEQc6.2	Controllability of Systems - Thermal Comfort	MEP				1
	IEQc7.1	Thermal Comfort - Design	MEP	1			
	IEQc8.1	Daylight and Views - Daylight 75% of Spaces	Gensler			1	
	IEQc8.2	Daylight and Views - Views for 90% of Seated Spaces	Gensler		1		
Innovation (6)	IDc1.1	Exemplary Performance - Public Transit Access	Client	1			
	IDc1.2	Exemplary Performance - Green Power	Client	1			
	IDc1.3	Exemplary Performance - Development Density	Gensler	1			
	IDc1.4	Low Mercury Bulbs	Contractor	1			
	IDc1.5	Green Housekeeping	Gensler	1			
	IDalt1	Green Education	Client				
	IDalt2						
	IDc2	LEED® Accredited Professional	Gensler	1			
Regional (4)	RPc1	SSc5.1	Gensler			1	
	RPc2	SSc6.1	Landscape Architect		1		
	RPc3	WEc2	Civil				1
	RPc4	EAc1o	MEP				1
	RPc5	EAc2	Energy Modeler				1
	RPc6	MRc1.1e	MEP				1

Preliminary LEED scorecard