

Zoning Analysis December 28, 2009
Square 700 - Lots 43 and 866



Monument Realty



Gensler

Square 700 WASHINGTON, DC

ZONING COMMISSION
District of Columbia

CASE NO.

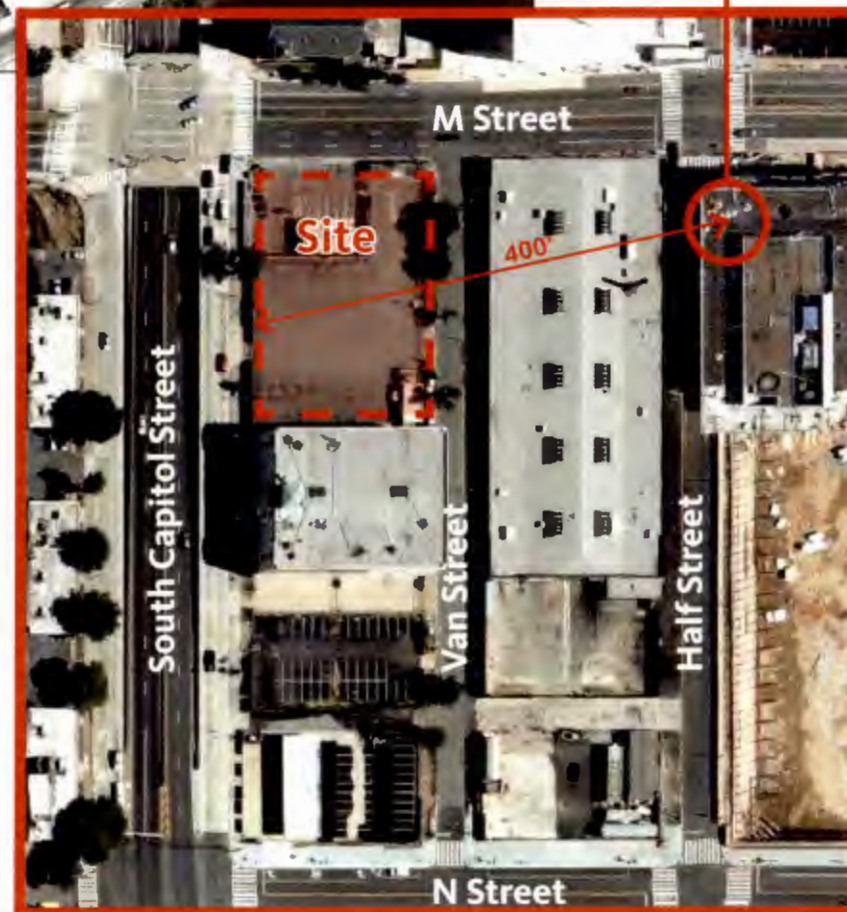
EXHIBIT NO.

0922
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Square 700 - Lots 43 and 866,
S.E. Washington, DC

Existing Navy
Yard Metro
Station



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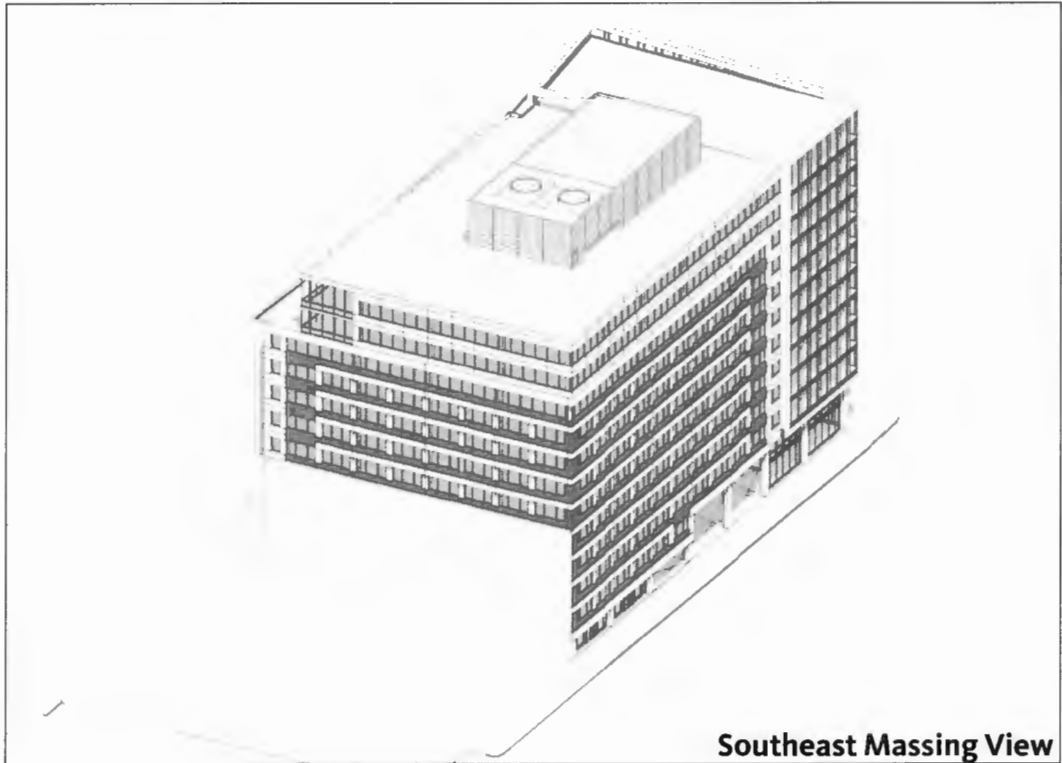
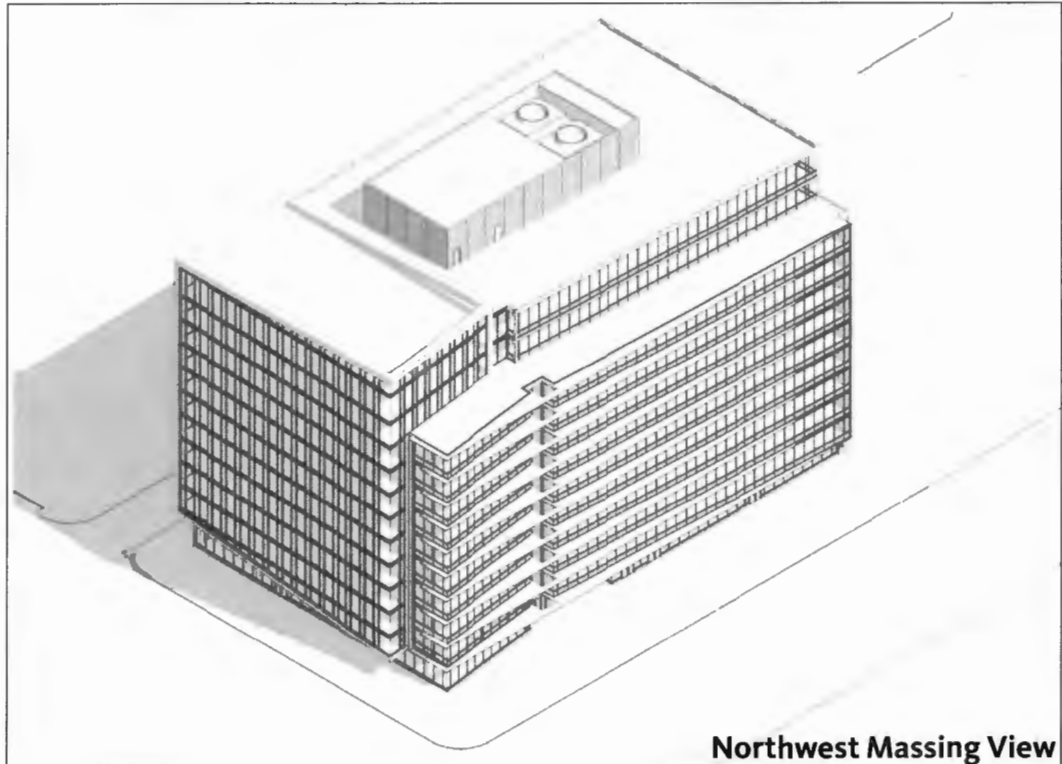
Design Narrative

This zoning submission package illustrates a proposed 12 level speculative office building with approximately 325,000 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 central lobby accessed off of South Capitol Street. In addition, the building has three 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, with the remainder of as a white ballasted flat roof.

A LEED 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. Low-E insulated glazing will be used extensively with ceramic frit applied to portions of the façade for additional solar control.



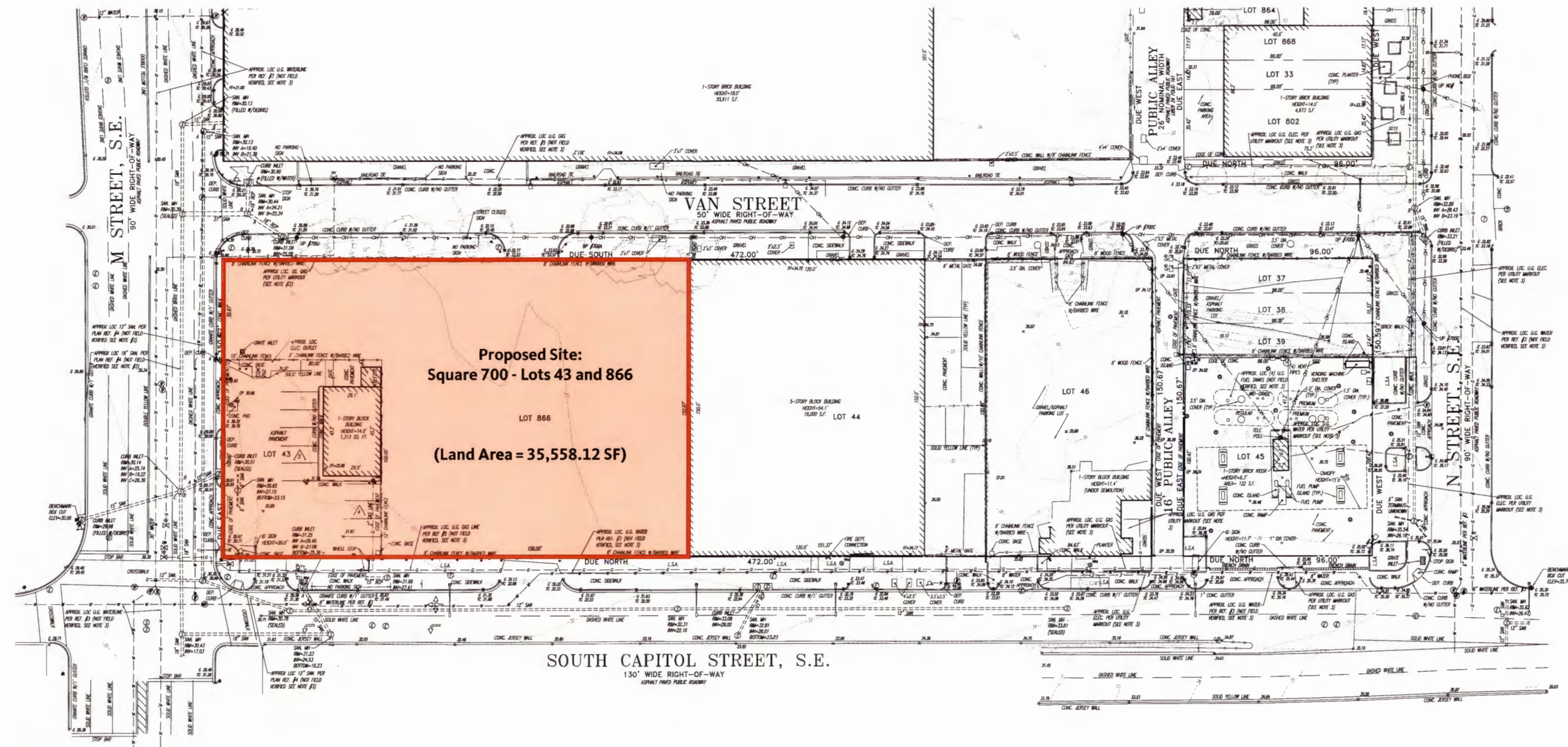


Zoning Requirements:

Zoning Classification:	CG/CR
FAR with CLD's:	9.5
Land Area:	35,558.12 SF (Lots 43 and 866)
FAR with CLD's:	337,802.14 GFA
Max. Building Height:	130 Feet (based off of South Capitol St.)
Parking Requirement Total:	191 Spaces Office: 309,849 GFA: 95.43% (of total) x 2,000 (exemption) = 1908.5; 309,849 - 1908.5 = 307,940/1,800 = 171 Cars Retail: 14,850 GFA: 4.57% (of total) x 3,000 (exemption) = 137.2; 14,850 - 137.2 = 14,713/750 = 20 Cars
Loading Requirements:	(3) 30' deep berths + (1) 20' deep service/ delivery space **Based on office requirements since office space makes up >90% of total area
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 retail spaces along M Street

Area Schedule (Gross Building Area):

Mass Floor Schedule		
Level	Mass: Type	Floor Area
Level 01	Retail/Office	24733.83 SF
Level 02	Office	16342.25 SF
Level 03	Office	29317.97 SF
Level 04	Office	29317.97 SF
Level 05	Office	29317.97 SF
Level 06	Office	29317.97 SF
Level 07	Office	29317.97 SF
Level 08	Office	29317.97 SF
Level 09	Office	29317.97 SF
Level 10	Office	29317.97 SF
Level 11	Office	24539.35 SF
Level 12	Office	24539.35 SF
		324698.55 SF





1



2



3

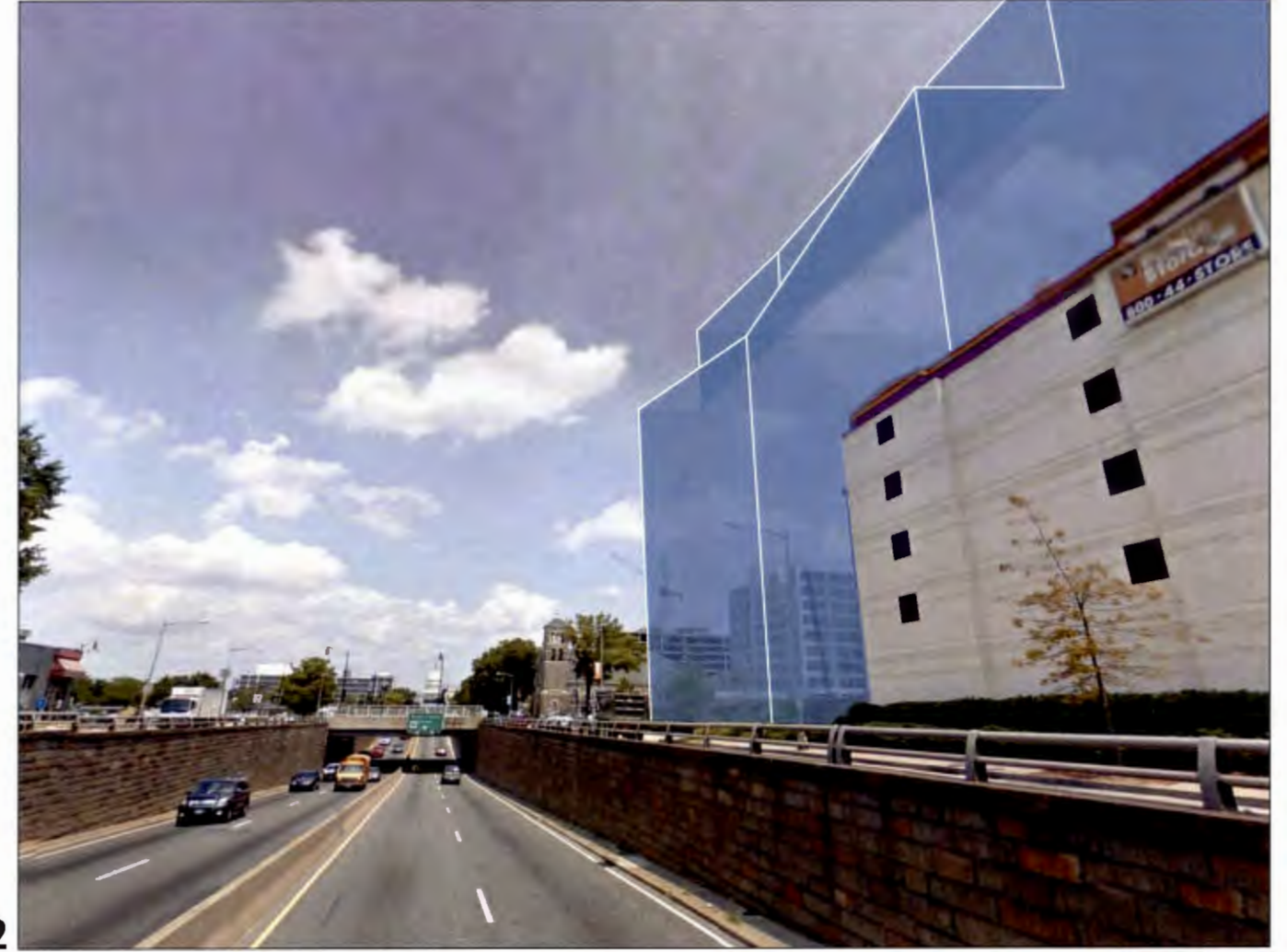


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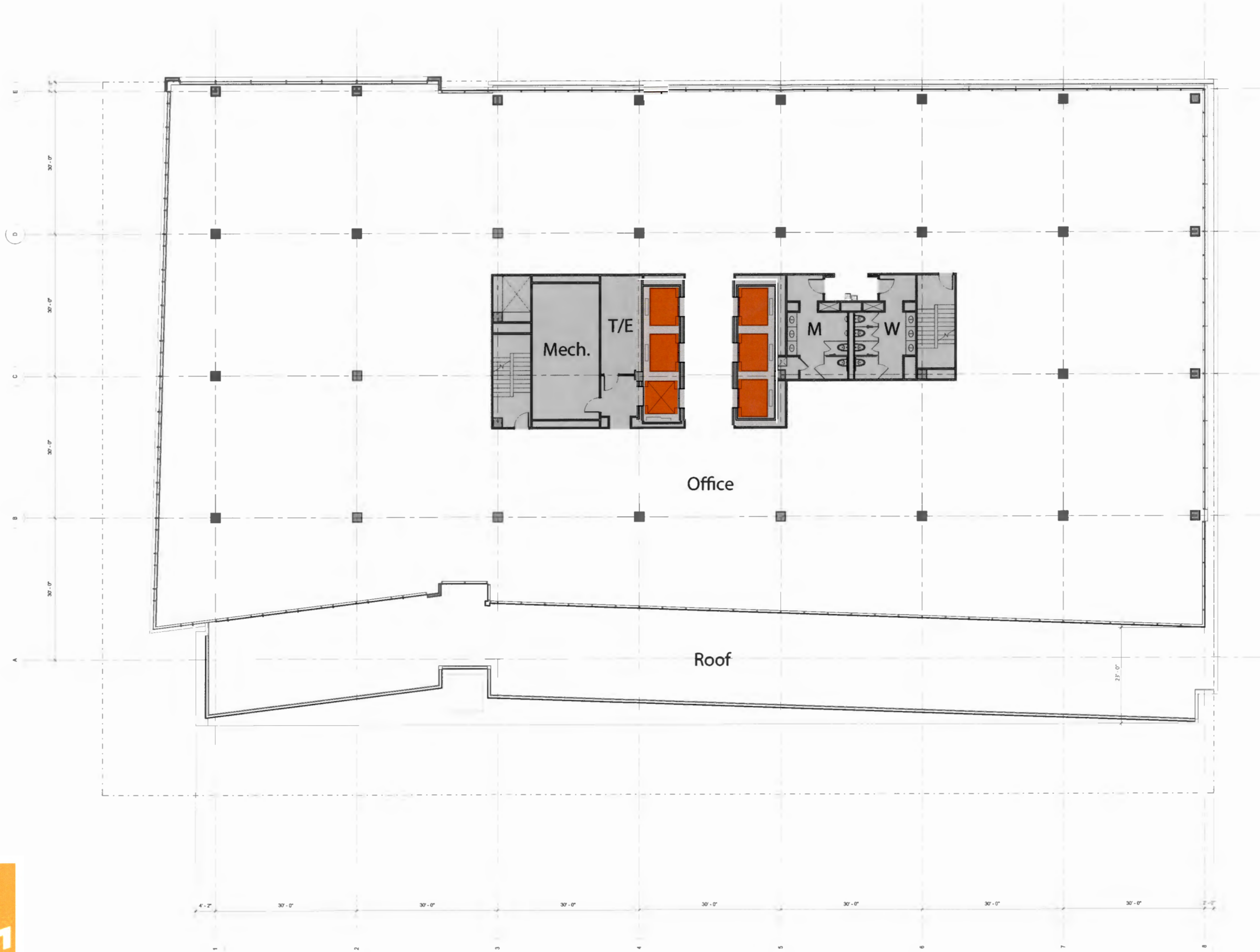
Rendering - View from the corner of M and South Capitol Streets, S.E.







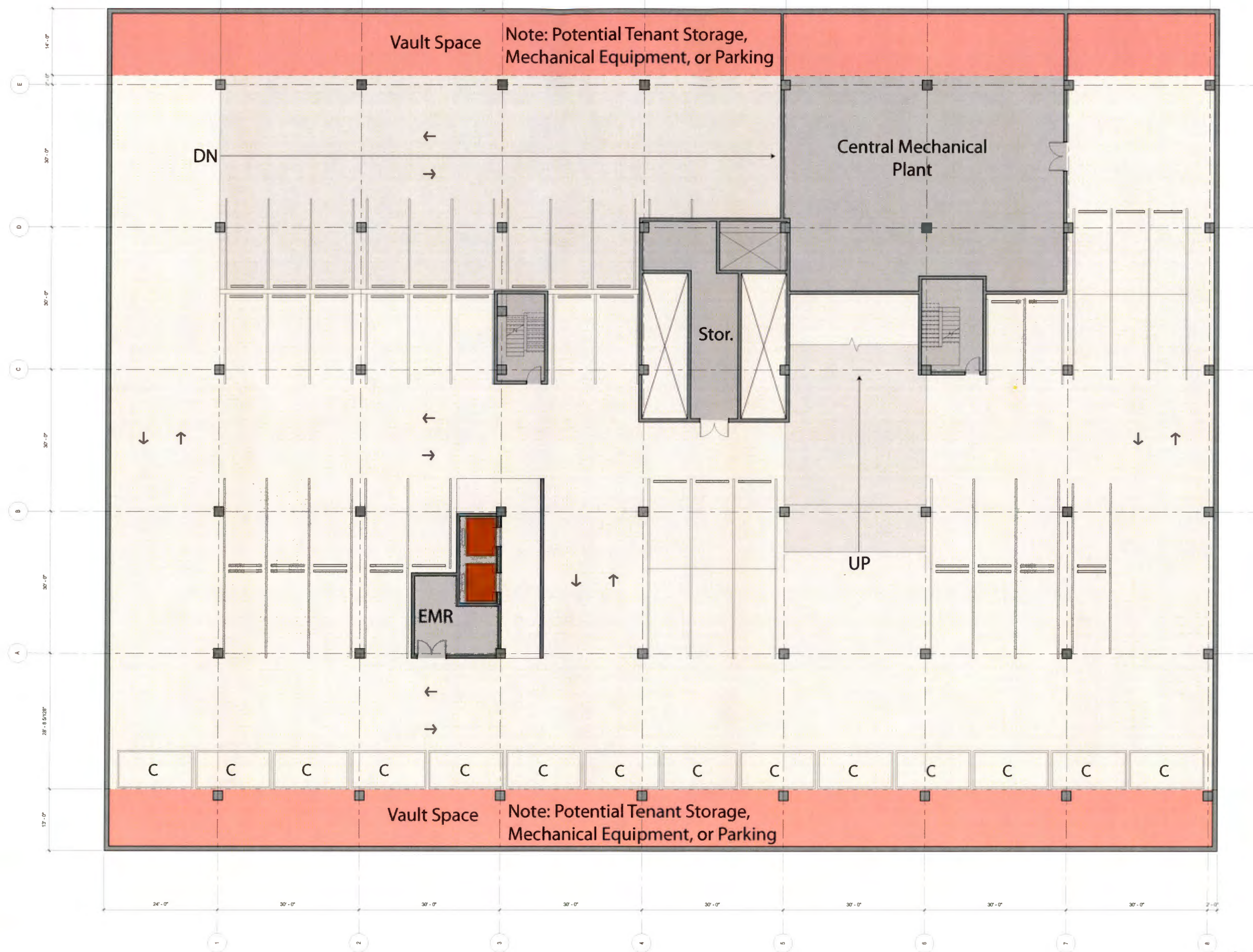
Floor Plan - Typical Levels 3 through 10



Floor plan - Levels 11 and 12

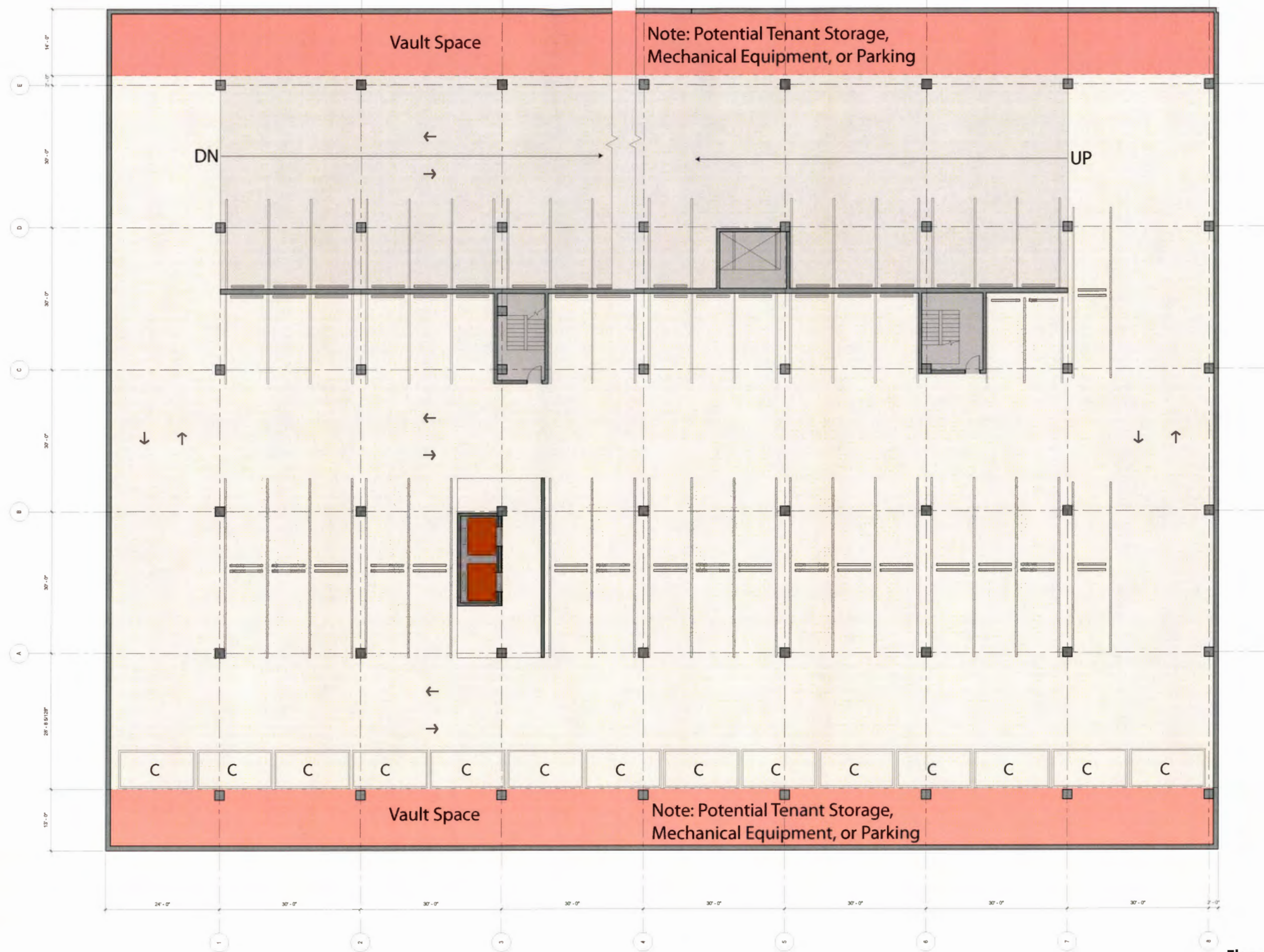






62 Parking Spaces

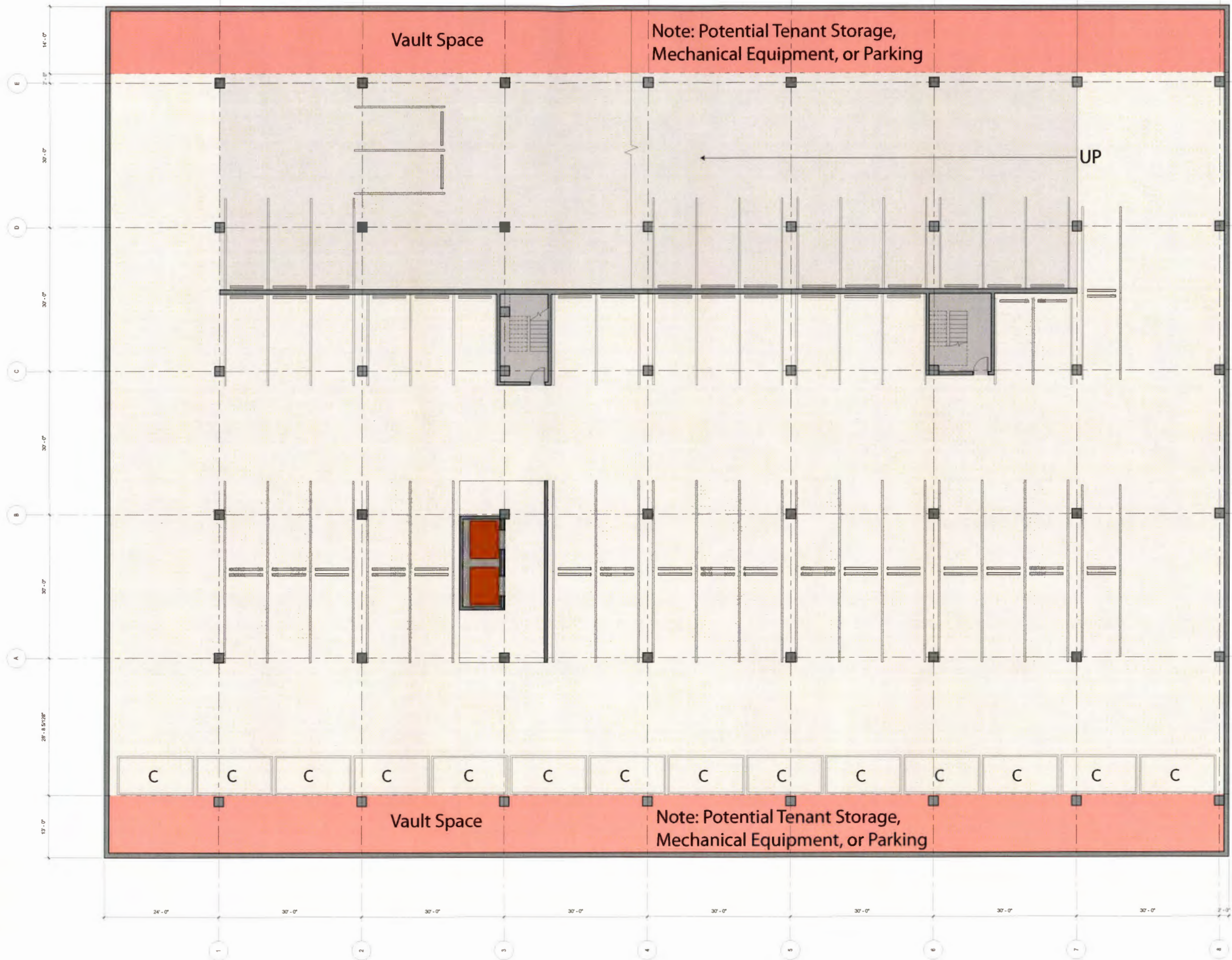
Floor Plan - Parking Level P01



82 Parking Spaces

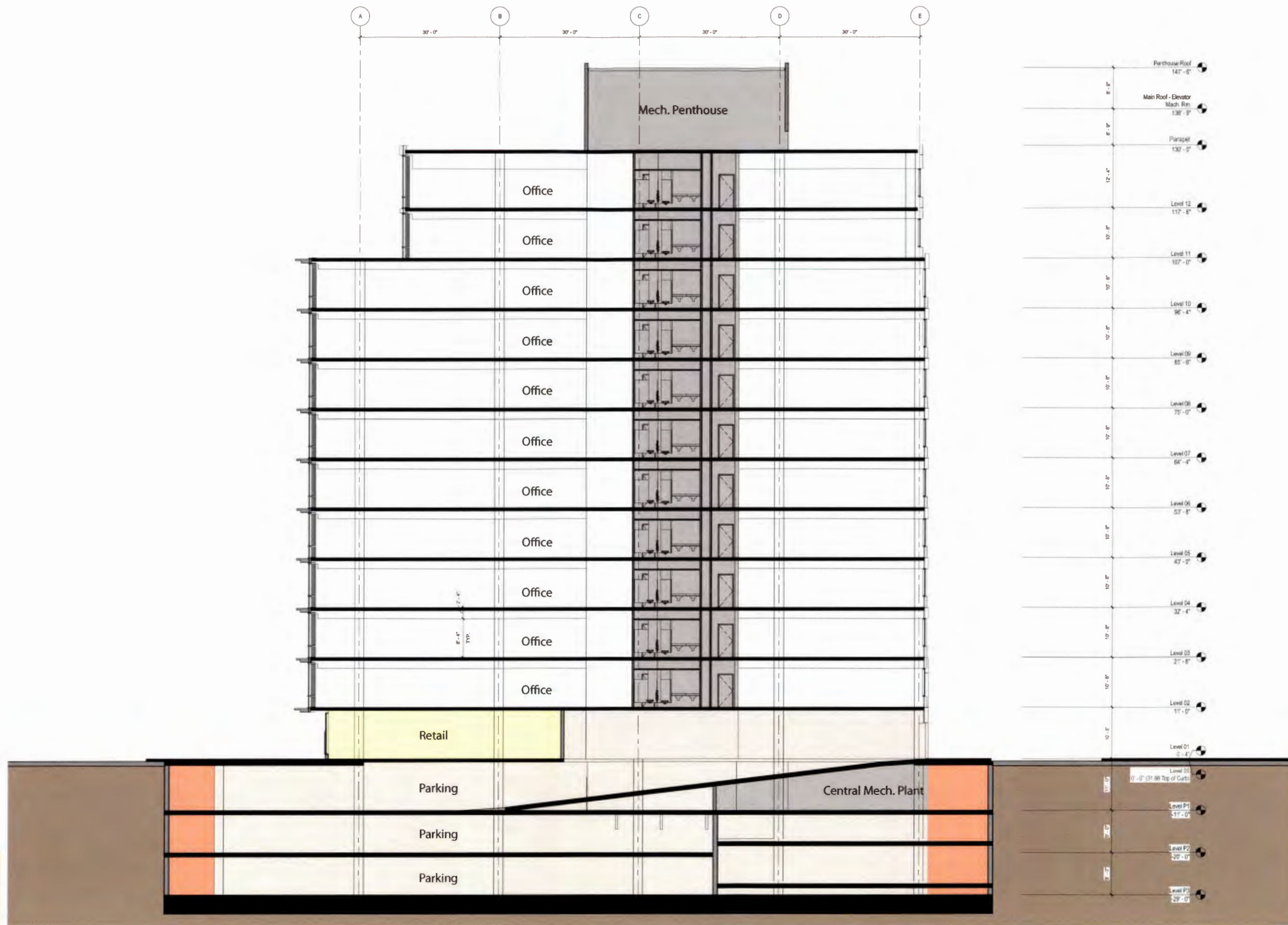
Floor Plan - Parking Level P02



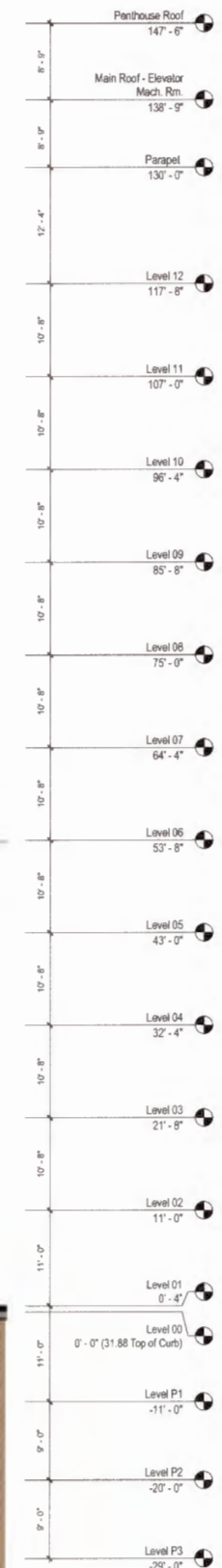


79 Parking Spaces

Floor Plan - Parking Level P03



East - West Building Section



North - South Building Section





Architectural Embelishment Glazing

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.

Building Elevation - North



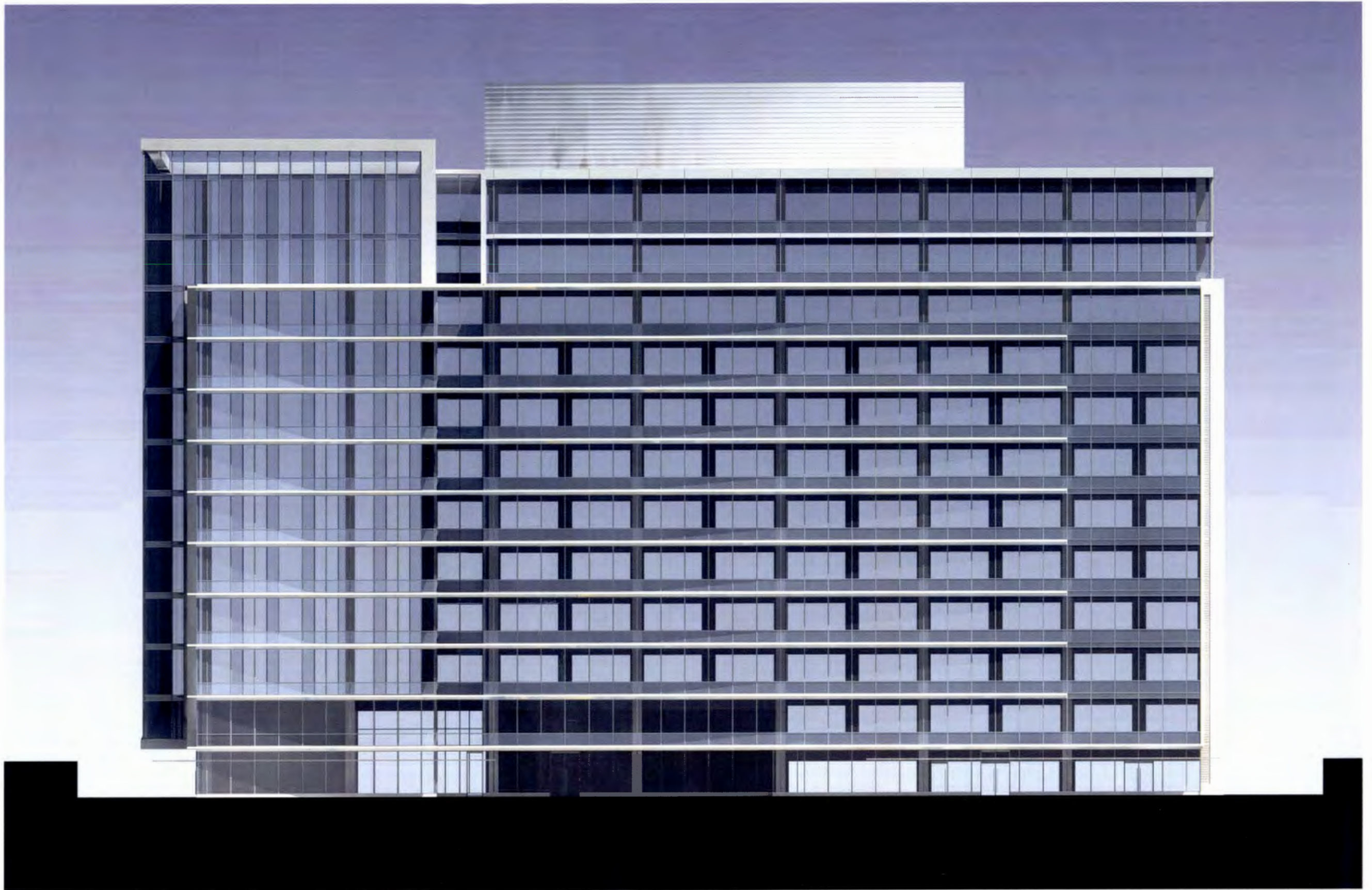


Existing Building
in Foreground



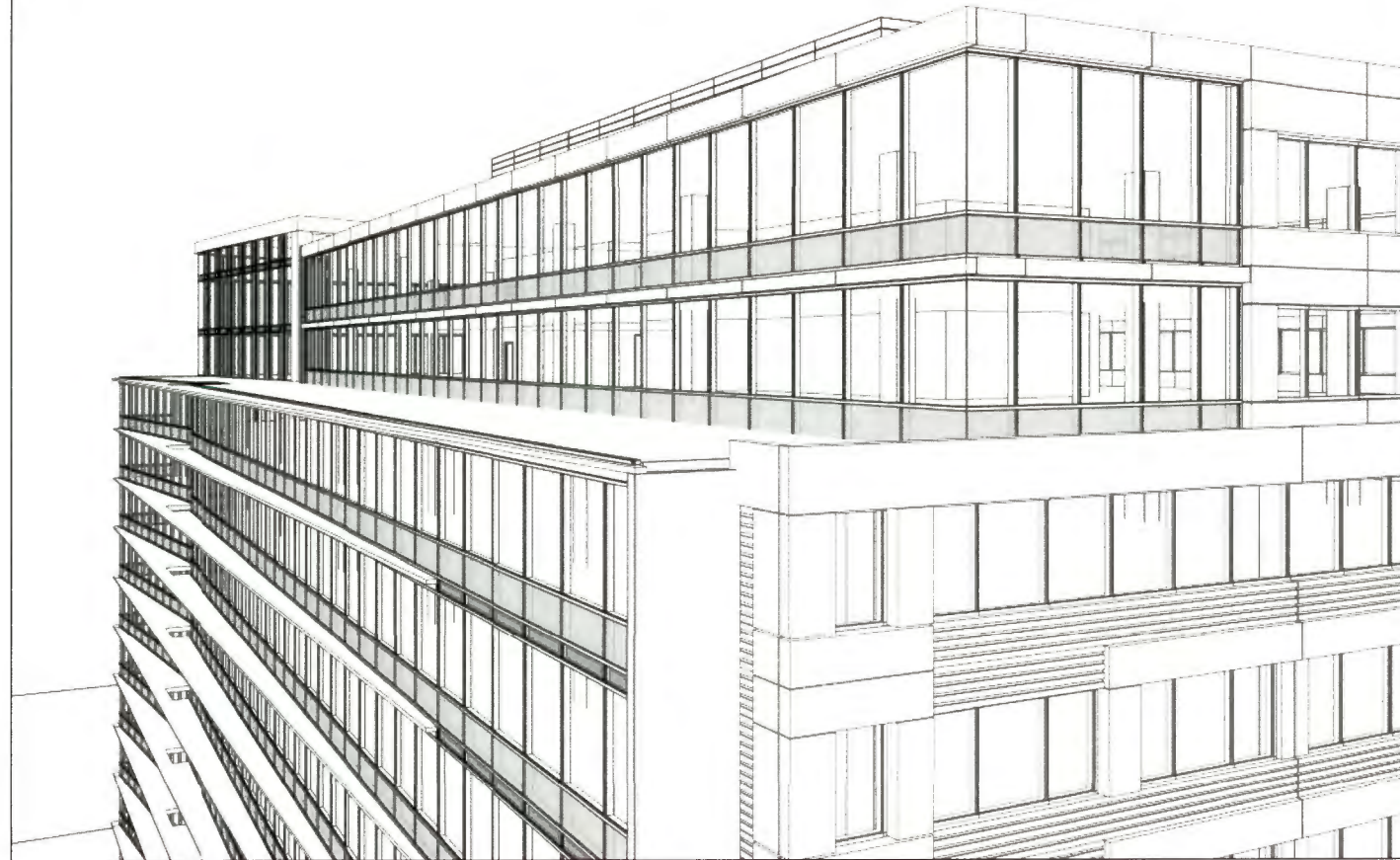


Building Elevation - East



Building Elevation - West

SW Upper Level View



NE Retail View

SW Retail View



SE Upper Level View

Building Views