

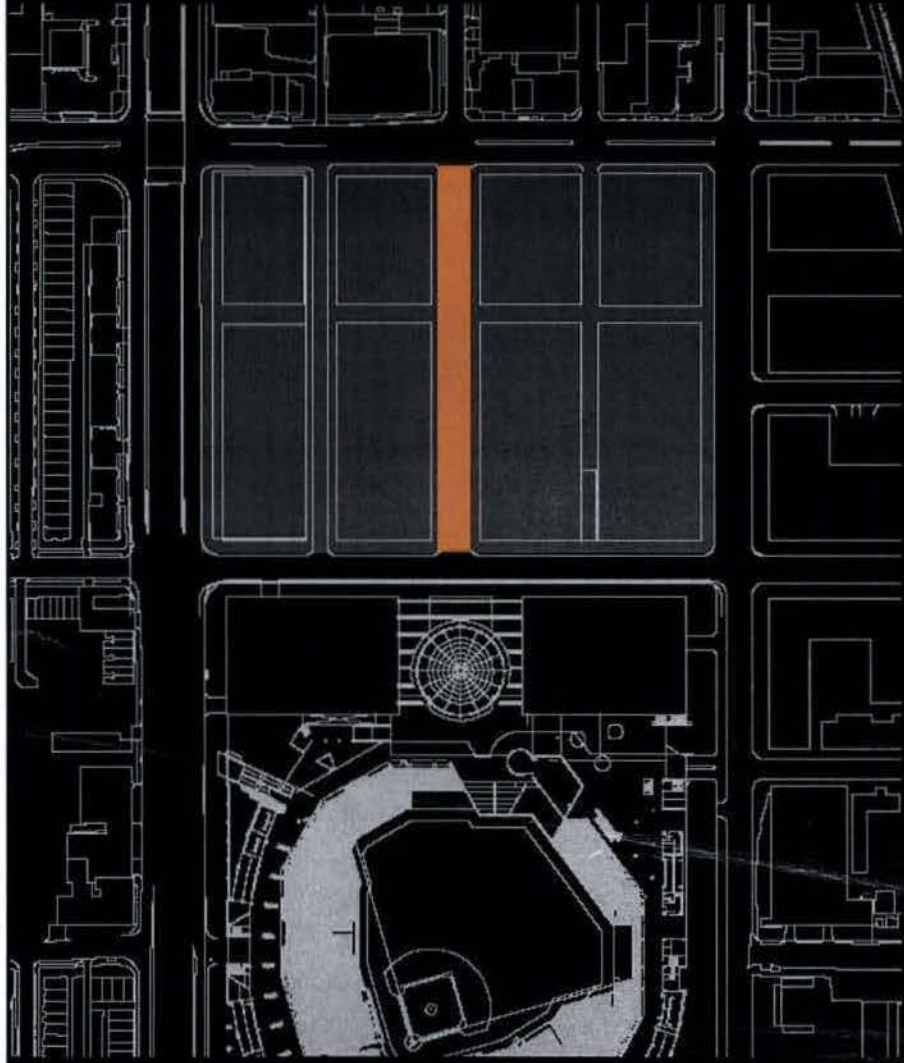
ENVISIONING HALF STREET

MONUMENT BALLPARK  
SQUARE 701, SE

WASHINGTON, DC

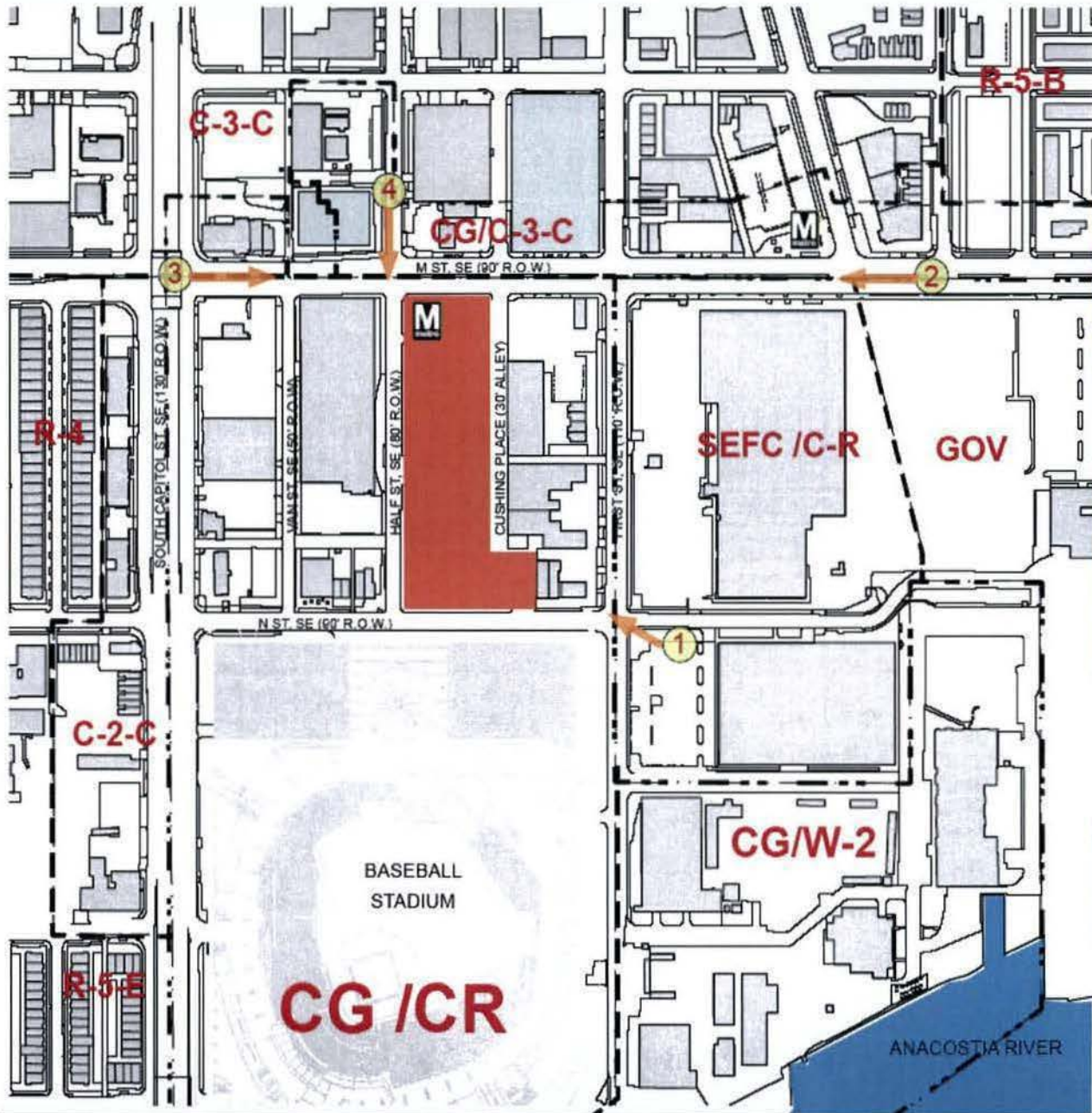
JAN 11, 2007

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MONUMENT REALTY  
SHALOM BARANES ASSOCIATES  
DAVIS, CARTER, SCOTT ASSOCIATES  
GENSLER  
LANDSCAPE ARCHITECTURE BUREAU

ZONING COMMISSION  
District of Columbia  
CASE NO.06-46  
EXHIBIT NO.25

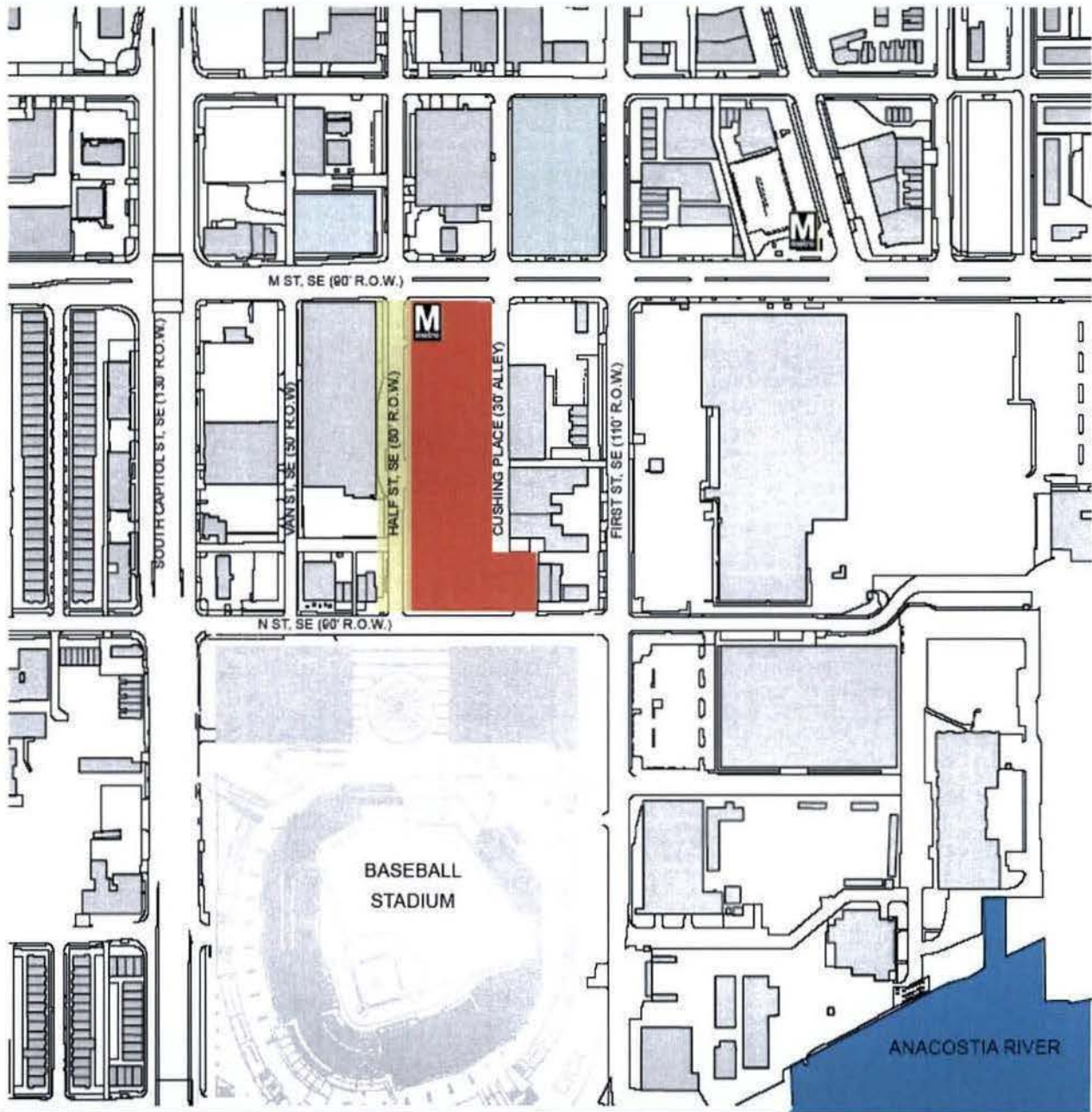


SITE CONTEXT / ZONING



ZONING COMMISSION  
District of Columbia

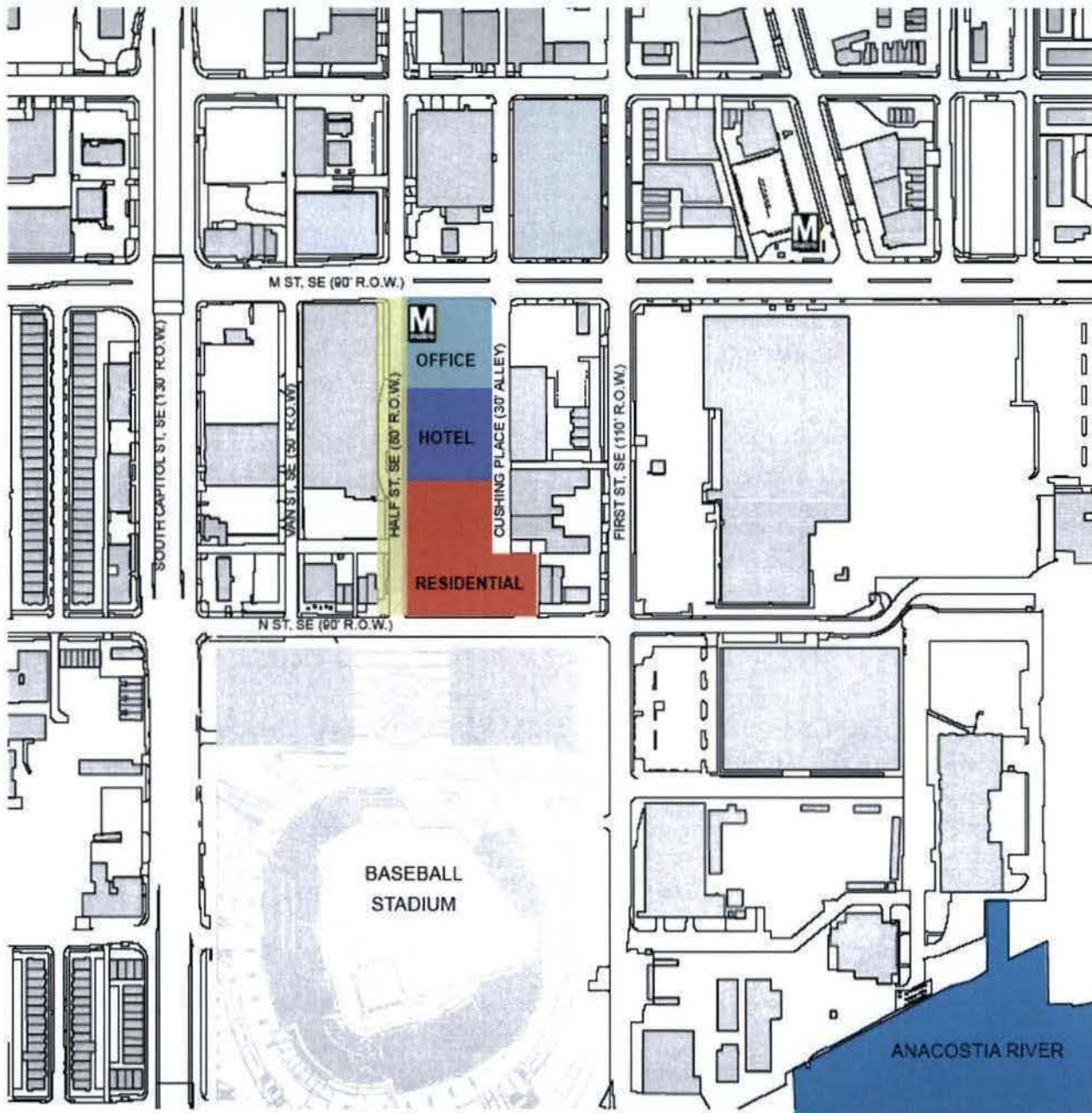
CASE NO. 66-46  
EXHIBIT NO. 25



## DESIGN PRINCIPLES

### HALF STREET VISION



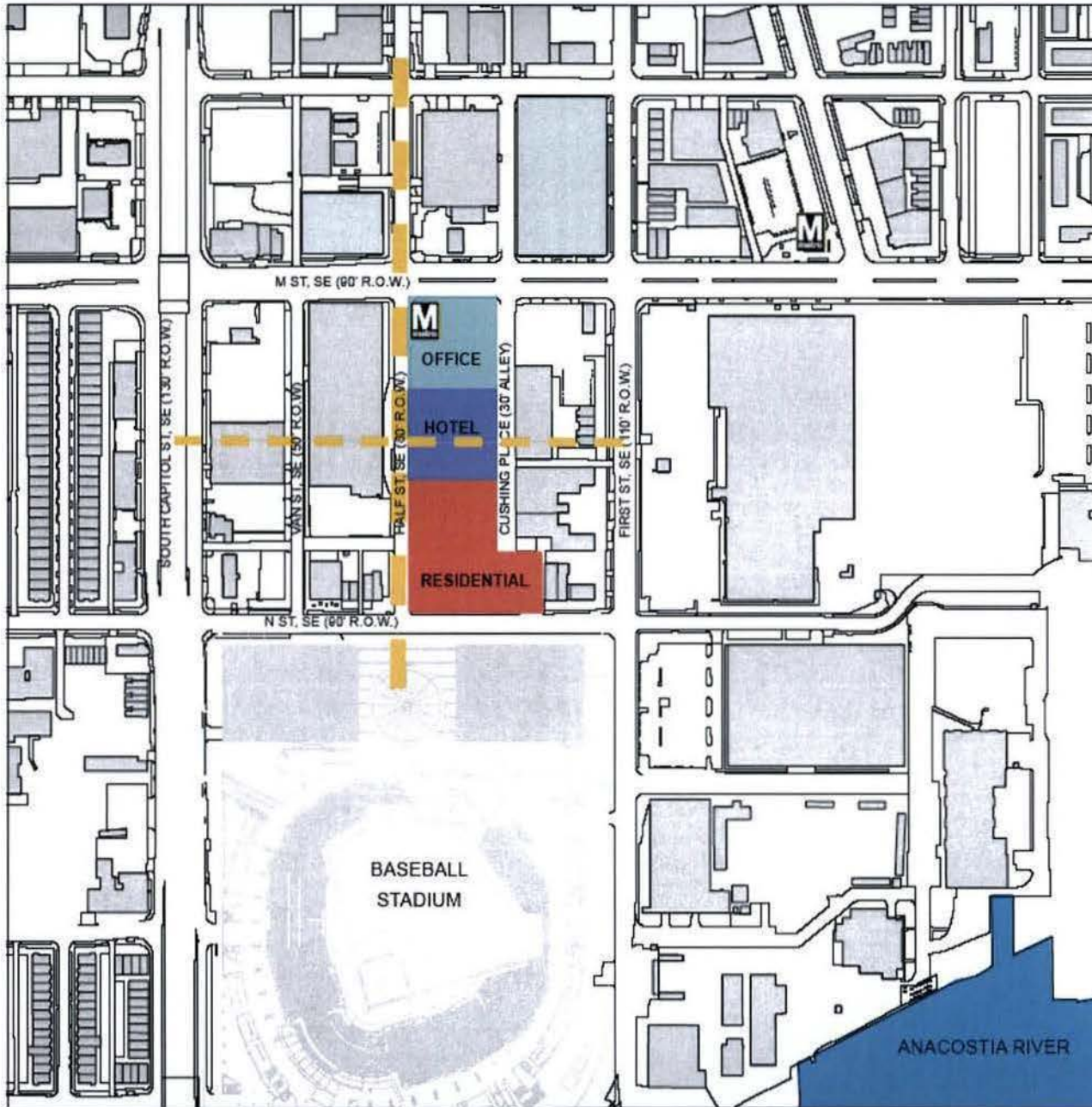


## DESIGN PRINCIPLES

HALF STREET VISION

ARCHITECTURAL USE / VARIETY





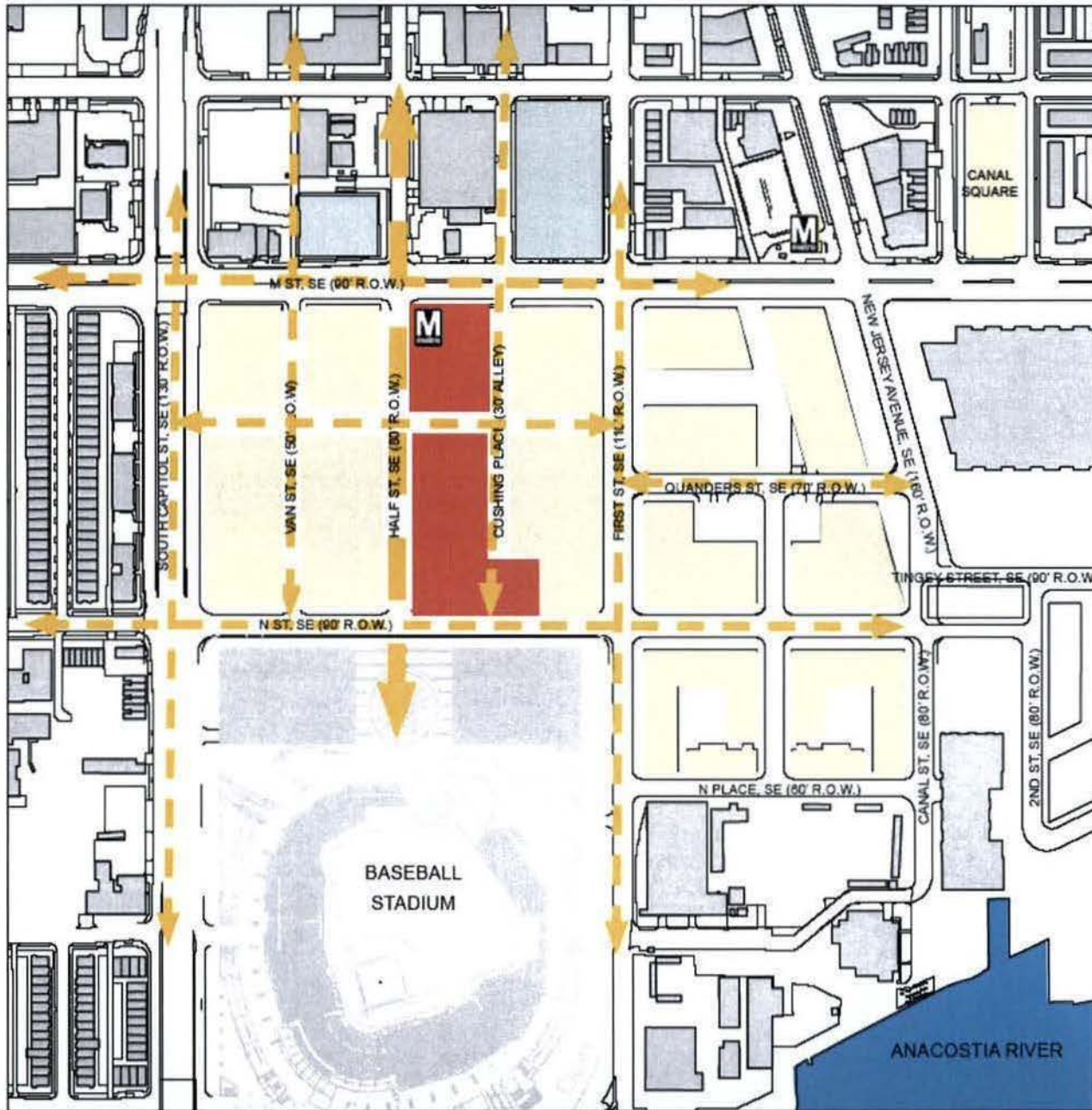
**DESIGN PRINCIPLES**

HALF STREET VISION

ARCHITECTURAL USE / VARIETY

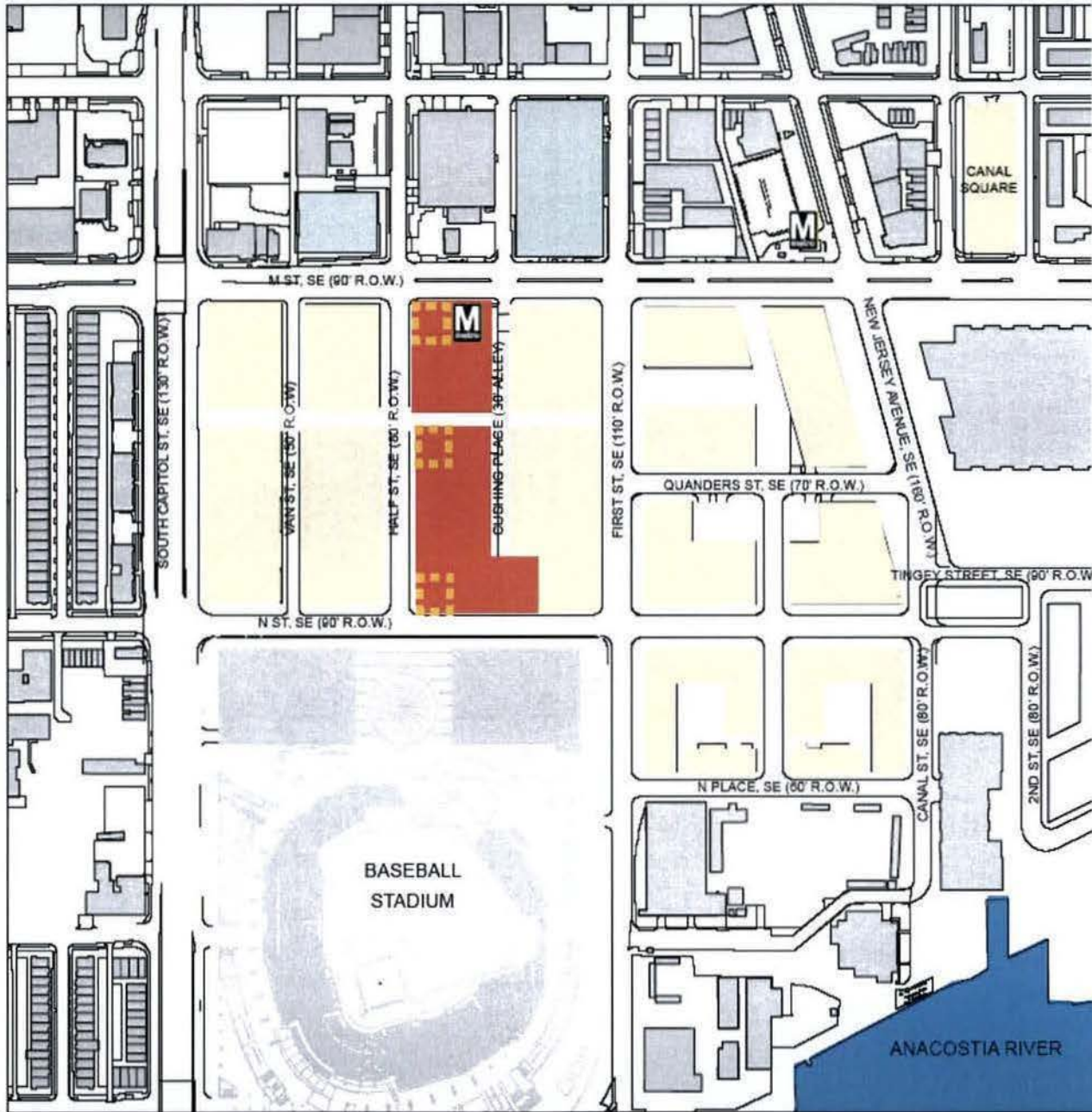
**CONNECTIVITY**





URBAN DESIGN  
STREET PATTERN



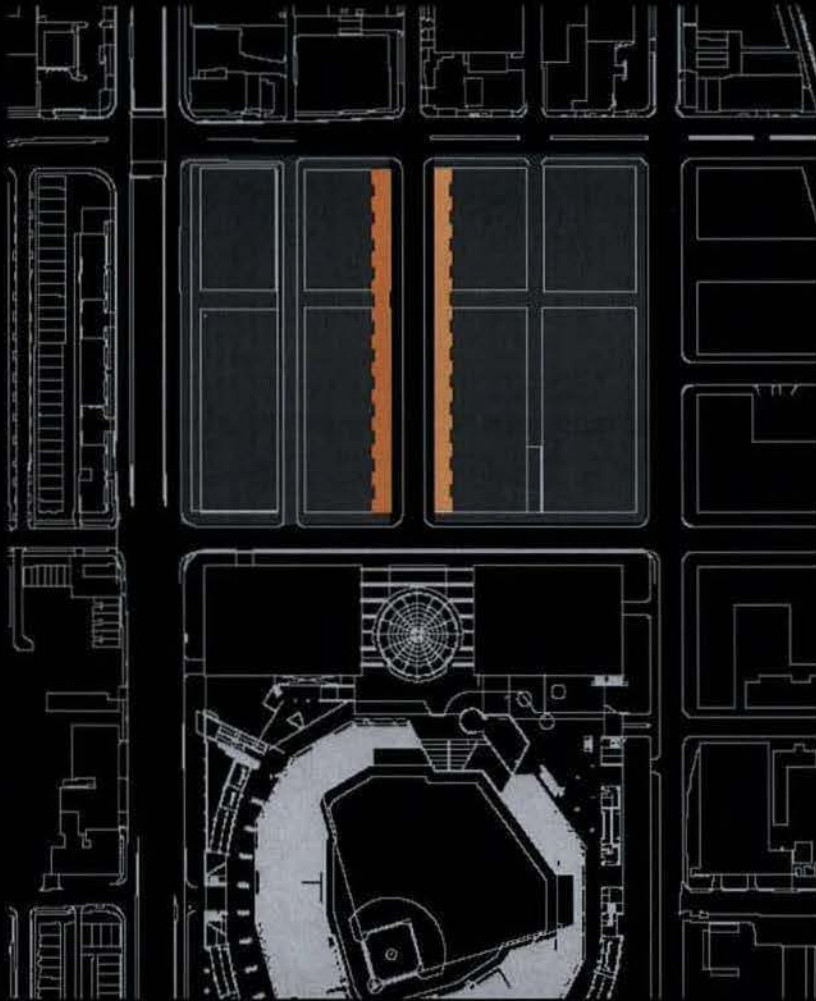


URBAN DESIGN  
STREET PATTERN  
CORNER ARTICULATION



# HALF STREET BUILDING SETBACK REQUIREMENTS

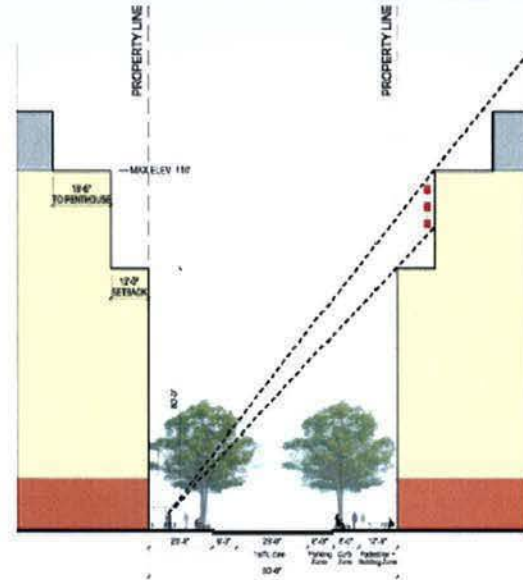
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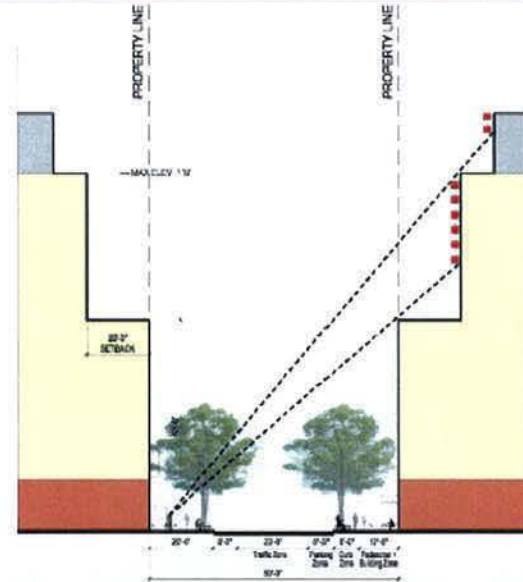
PROPOSED MASSING - 12'-0" SETBACK



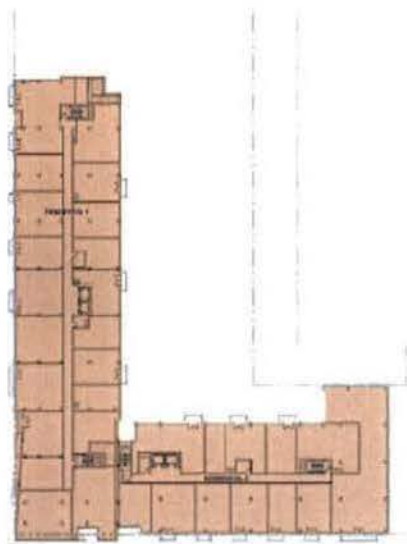
HALF STREET SECTION



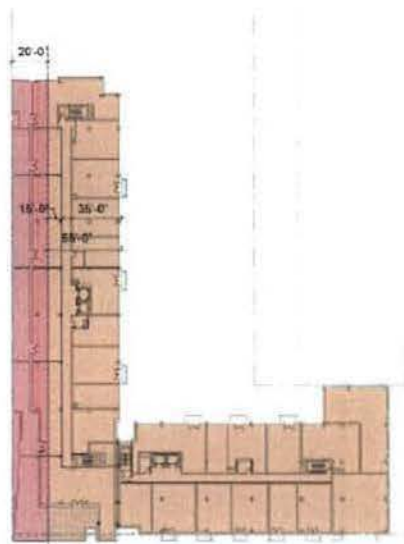
COMPARATIVE MASSING WITH 20' SETBACK



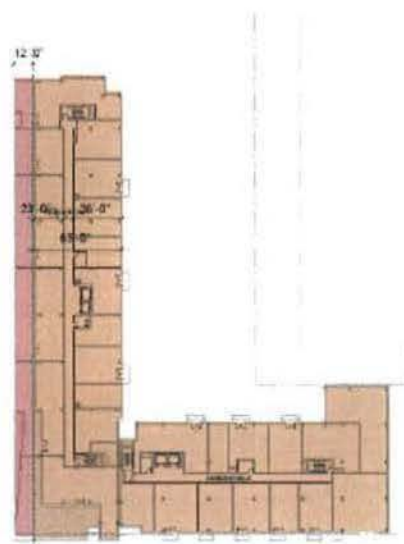
HALF STREET SECTION



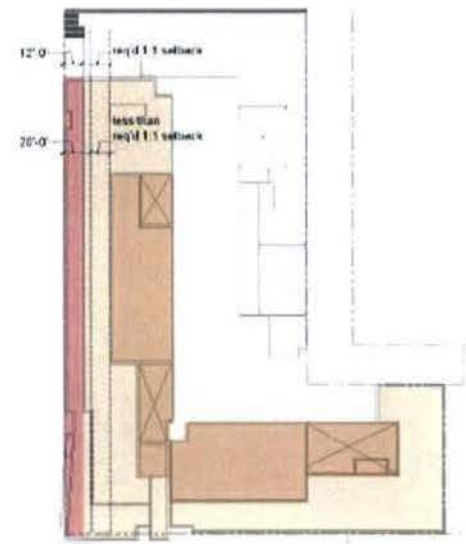
70 Residential Bar  
TYPICAL FLOOR



20' Setback  
UPPER FLOOR



12' Setback  
UPPER FLOOR

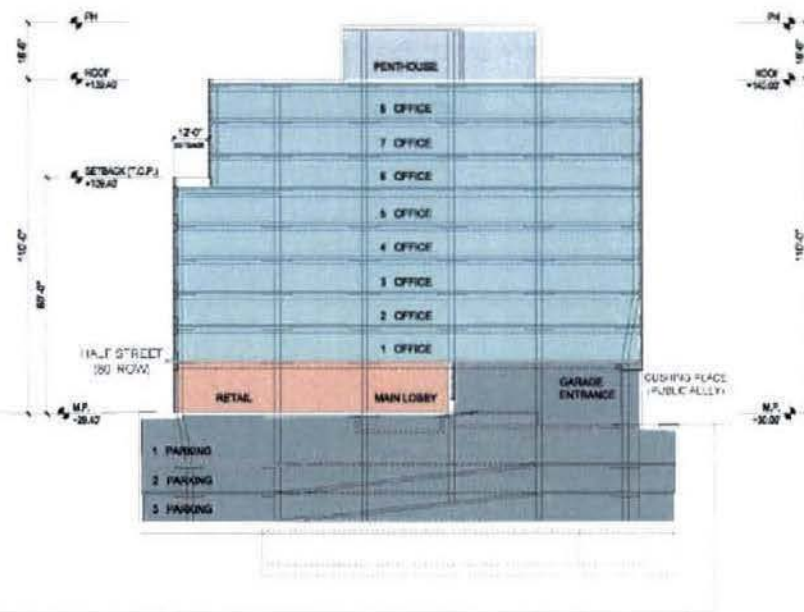


18'-6" Setback  
PENTHOUSE

Impact of Typical Upper Floor Setback on Residential Bar

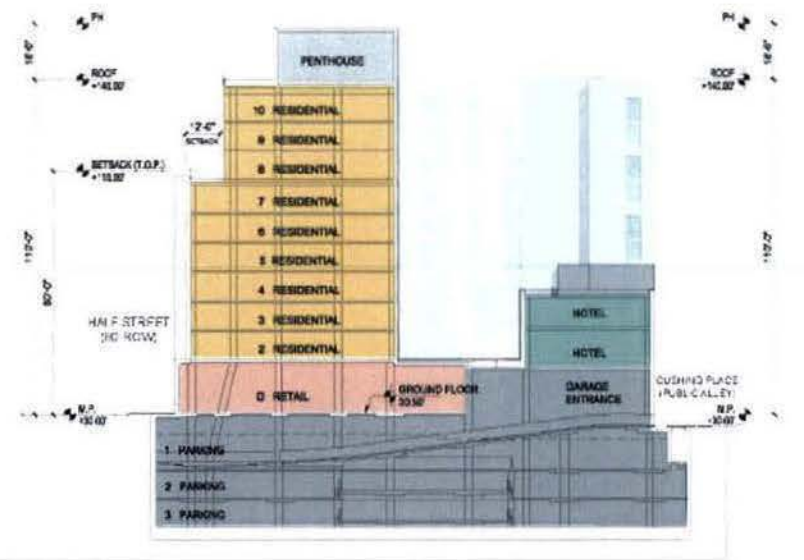
Impact of Penthouse Setback on Residential Bar

FUTURE DEVELOPMENT  
WITH SETBACK AT 80'

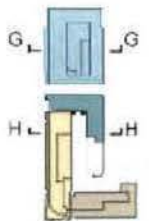


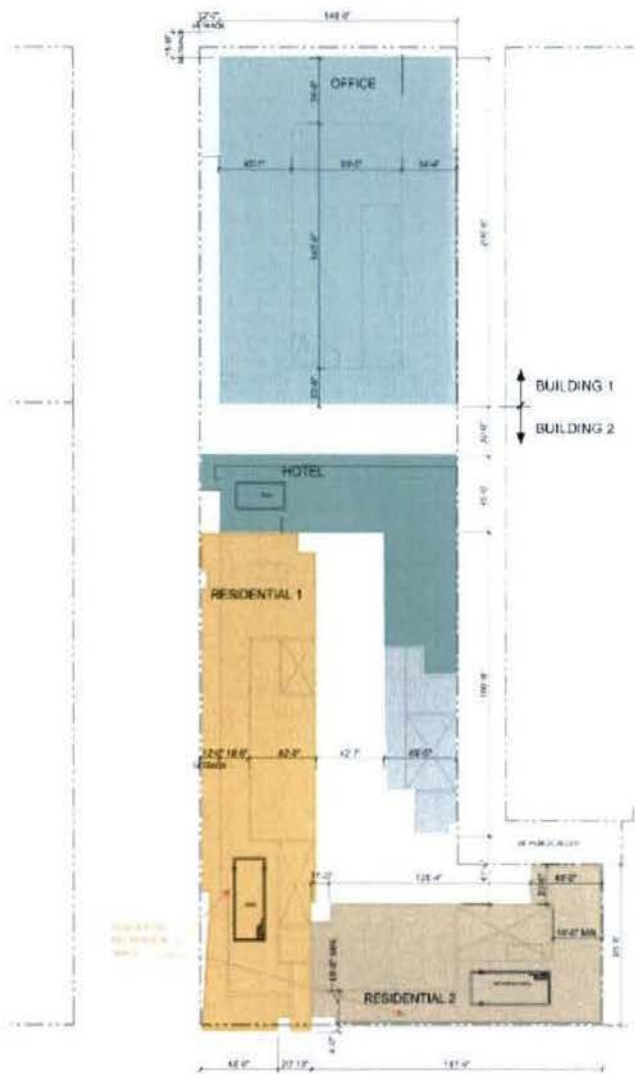
SECTION GG

FUTURE DEVELOPMENT  
WITH SETBACK AT 80'

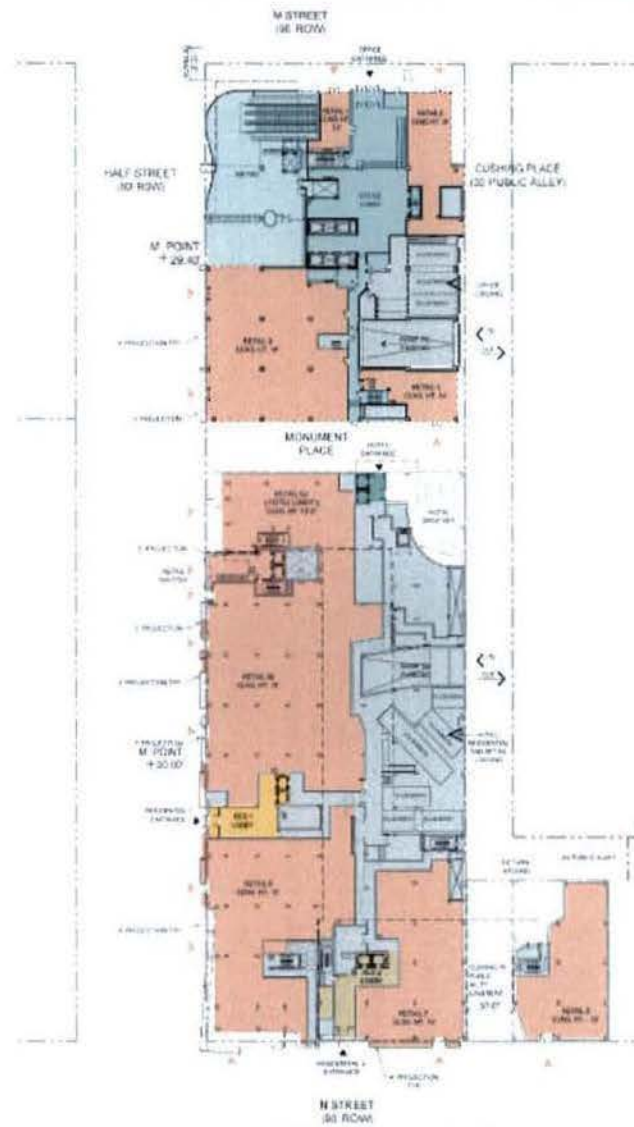


HH- SECTION/COURTYARD ELEVATION SOUTH





ROOF PLAN



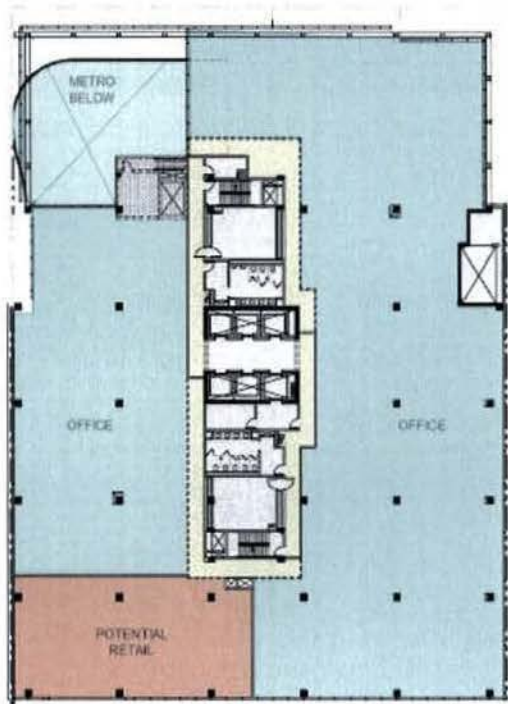
GROUND LEVEL PLAN

LEGEND:  
 RETAIL ENTRANCE

OVERALL GROUND FLOOR PREFERRED RETAIL USE

	SF	%
TOTAL GROSS FLOOR AREA	82,564	100%
RETAIL BUILDING 1	13,680	
RETAIL BUILDING 2	37,130	
TOTAL RETAIL	51,010	56.2%
WVATA	7,400	8.2%
COVERED CONNECTION FROM CUSHING PL. TO N STREET	4,000	4.3%



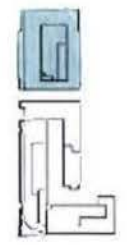


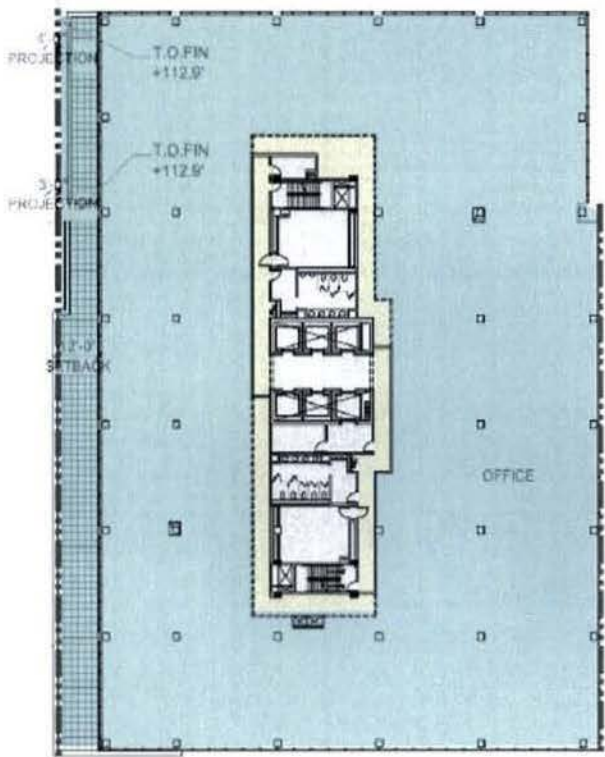
LEVEL 2 PLAN



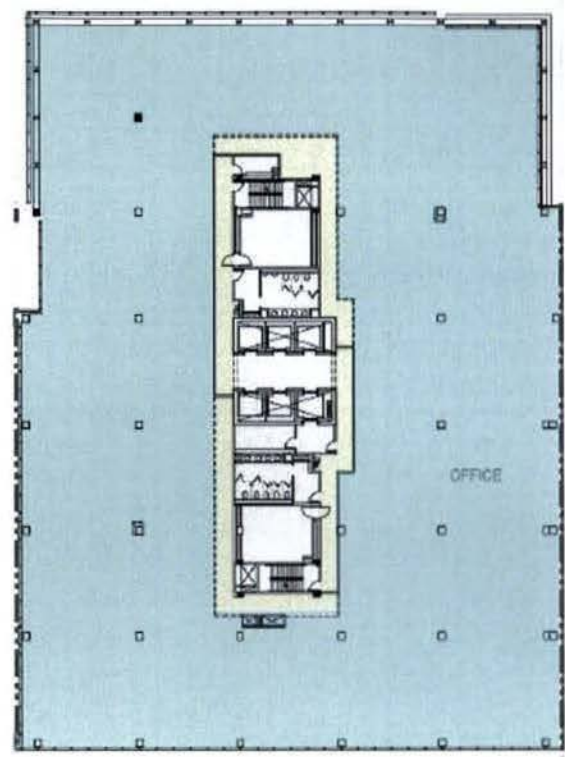
GROUND LEVEL PLAN

LEGEND:  
 ▶ RETAIL ENTRANCE

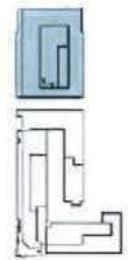


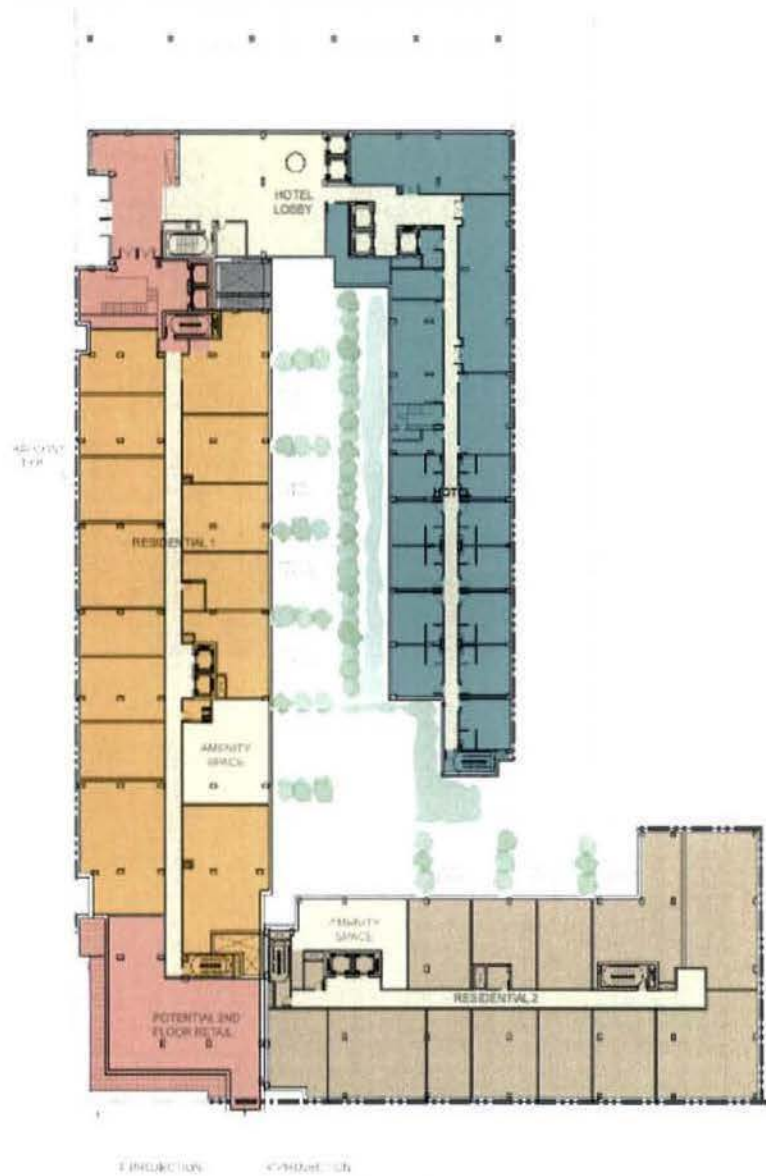


LEVELS 7, 8 & 9 PLANS

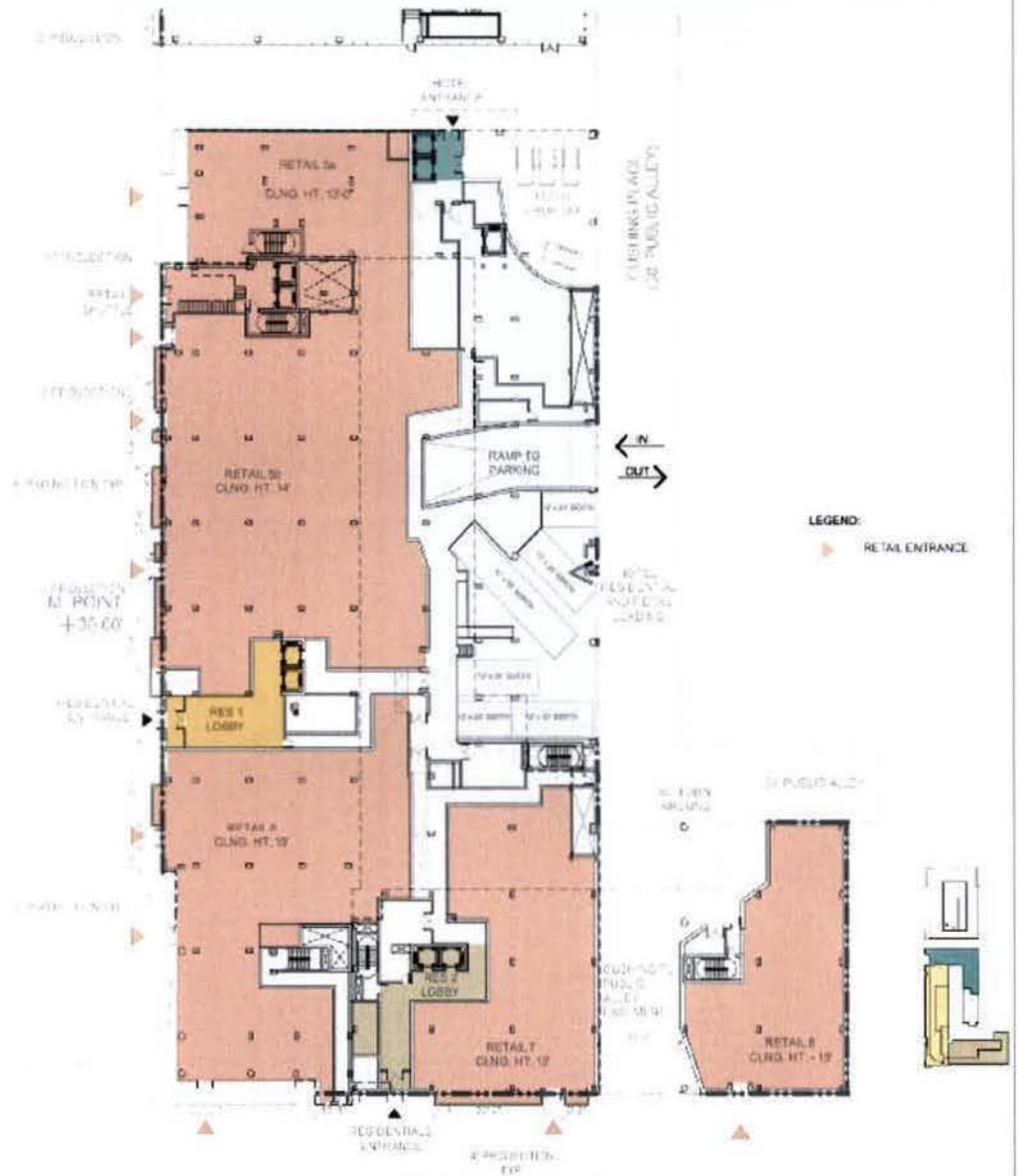


LEVELS 3 TO 6 PLANS





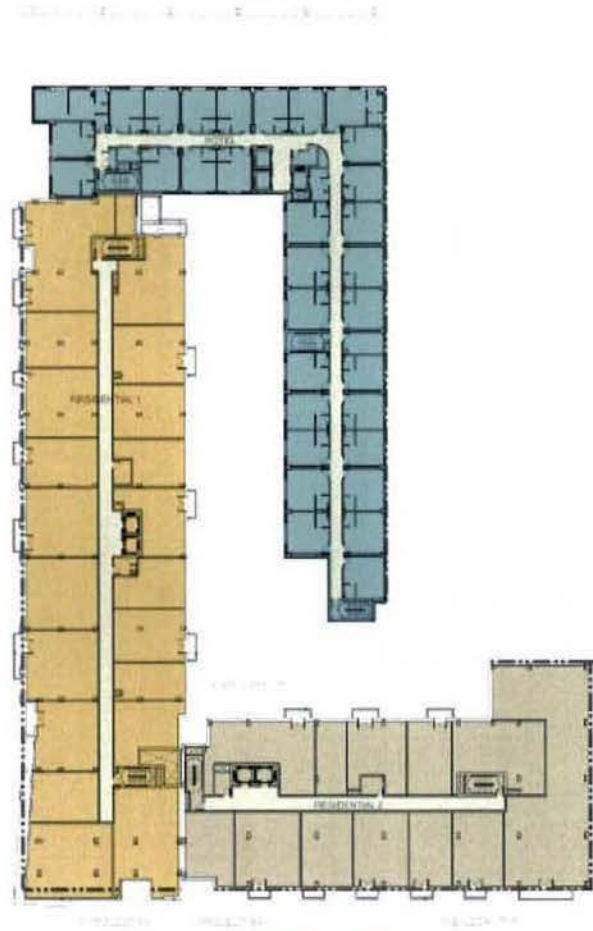
LEVEL 2 PLAN



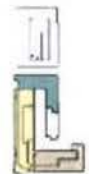
GROUND LEVEL PLAN



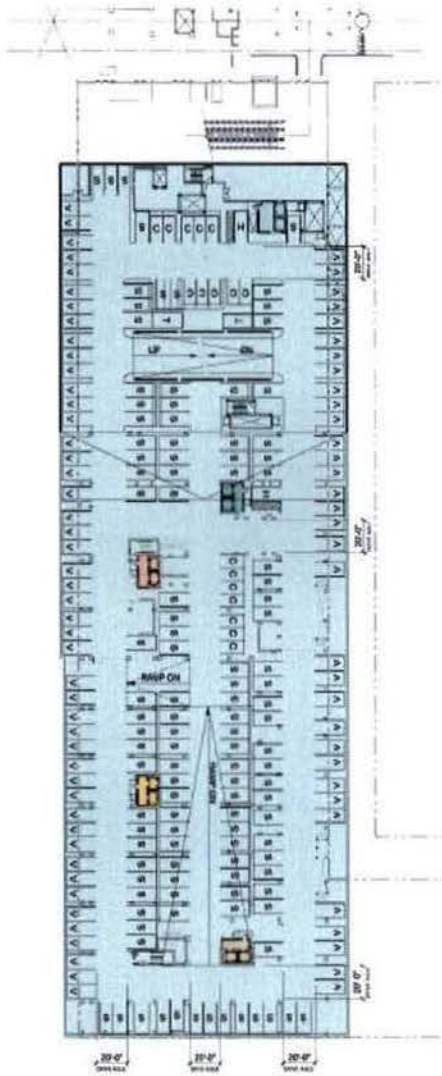
LEVELS 8 PLAN  
 (HOTEL LEVELS 4-10 SIMILAR)  
 RESIDENTIAL 1 LEVELS 8-10 SIMILAR  
 RESIDENTIAL 2 LEVELS 8-11 SIMILAR



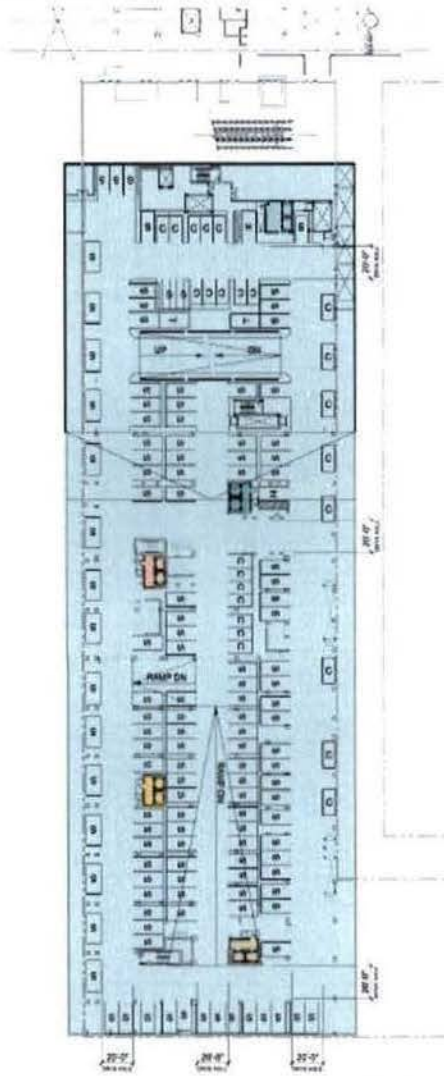
LEVELS 3 PLAN  
 (RESIDENTIAL 1&2 LEVELS 4-7 SIMILAR)



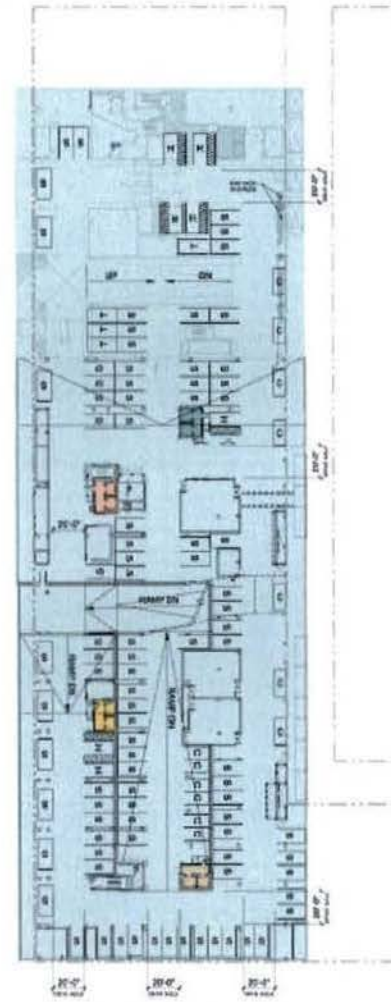




PARKING LEVEL P2 (P3 SIMILAR)  
WITH VAULT SPACES



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



PARKING LEVEL P1 PLAN  
w/o VAULT SPACES

PARKING TABULATIONS & NOTES

PARKING				
LEVEL	STANDARD 9' x 18' (S)	COMPACT 8' x 16' (C)	ACCESSIBLE 12' x 19' (A)	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 363

- 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.









OFFICE



OFFICE



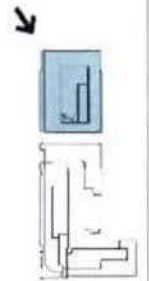
HOTEL

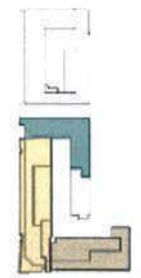
RESIDENTIAL 1



RESIDENTIAL 1

RESIDENTIAL 2











MATCH LINE



MATCH LINE



OFFICE  
D-OFFICE SOUTH ELEVATION (MONUMENT PLACE)



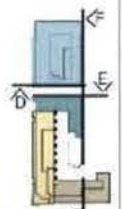
HOTEL  
E-HOTEL NORTH ELEVATION (MONUMENT PLACE)



RESIDENTIAL 1 BEYOND  
HOTEL



OFFICE  
F-EAST ELEVATION (CUSHING PLACE)





BUILDING 1

BUILDING 2

OFFICE	HOTEL	RESIDENTIAL 1	RESIDENTIAL 2
<p><u>METAL PANELS:</u></p>	<p><u>METAL PANELS</u></p>	<p><u>TERRACOTTA:</u></p>	<p><u>TERRACOTTA:</u></p>
<p>MTL-1</p>	<p>MTL-1</p>	<p>TC-1</p>	<p>TC-2</p>
	<p>FLAT PANEL</p>		
<p>MTL-2</p>	<p>MTL-2</p>		
	<p>PROFILE PANEL</p>	<p>TC-2</p>	
	<p>MTL-3</p>		
<p>LEDs    WOVEN METAL FABRIC    LEDs IMBEDDED IN METAL MESH</p>	<p>SPLIT-FACE PANEL</p>	<p><u>GLASS RAIL:</u></p>	<p><u>GLASS RAIL</u></p>
<p><u>TERRACOTTA</u></p>	<p><u>PRODEMA WOOD PANELS</u></p>		
		<p><u>METAL PANELS</u></p>	<p><u>METAL PANELS:</u></p>
<p><u>PRAIRIE STONE</u></p>	<p><u>CMU BLOCKS</u></p>	<p>MTL-1</p>	<p>MTL-1</p>
		<p>PROFILE PANEL</p>	<p>PROFILE PANEL</p>
<p>SPLIT FACE</p>	<p><u>CMU BLOCKS</u></p>	<p>MTL-2</p>	<p>MTL-2</p>
<p>SPLIT FACE</p>		<p>WHITE FLAT PANEL</p>	<p>WHITE FLAT PANEL</p>
<p>GROUND FACE</p>		<p><u>CMU BLOCKS</u></p>	<p><u>CMU BLOCKS</u></p>
<p>SPLIT FACE</p>		<p>SPLIT FACE</p>	<p>SPLIT FACE</p>
<p>GROUND FACE</p>	<p>GROUND FACE</p>	<p>GROUND FACE</p>	<p>GROUND FACE</p>



WHITE METAL PANEL  
PROTRUDES 4' FROM BUILDING FACADE

TERRACOTTA CLADDING  
PROTRUDES 3' FROM BUILDING FACADE

HALO-LIT DIMENSIONAL LETTERING

VINYL GRAPHICS AT GLASS PLANE

CLEAR GLASS STOREFRONT  
PROTRUDES 4' FROM BUILDING FACADE

## RETAIL BASE PALETTE



Terracotta



White Metal Panels



Flush Wood Panels



Silver Metal



Stone Cladding

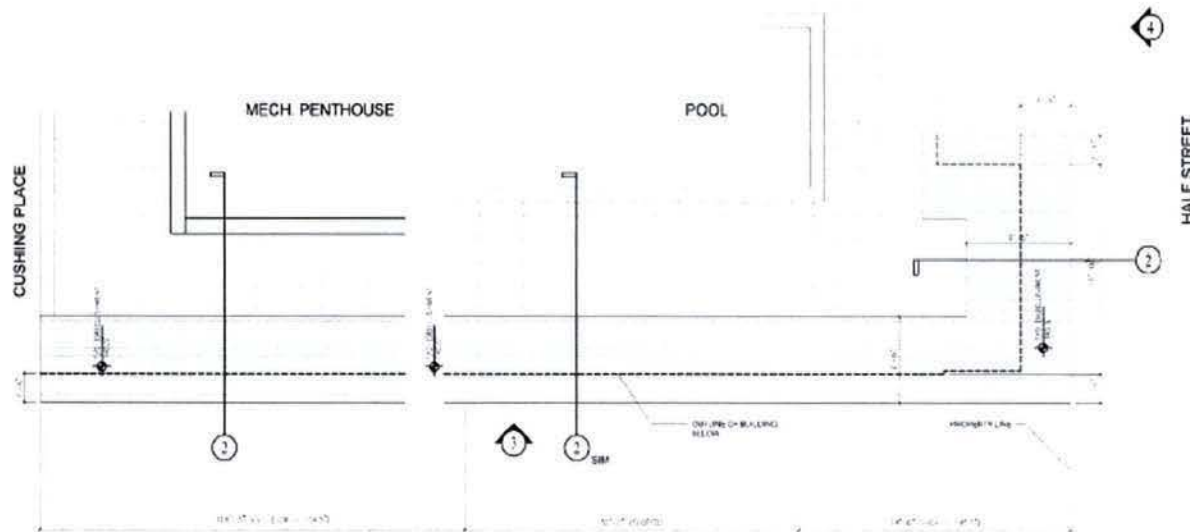


Glazed Ceramic Tile

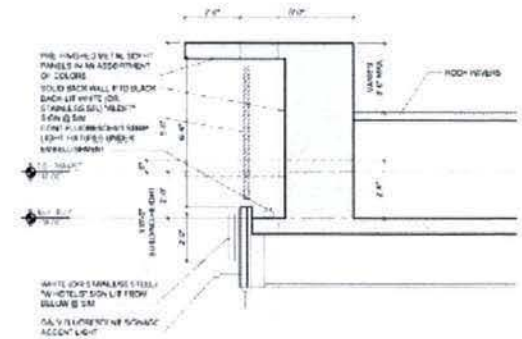
Clear Tempered Glass



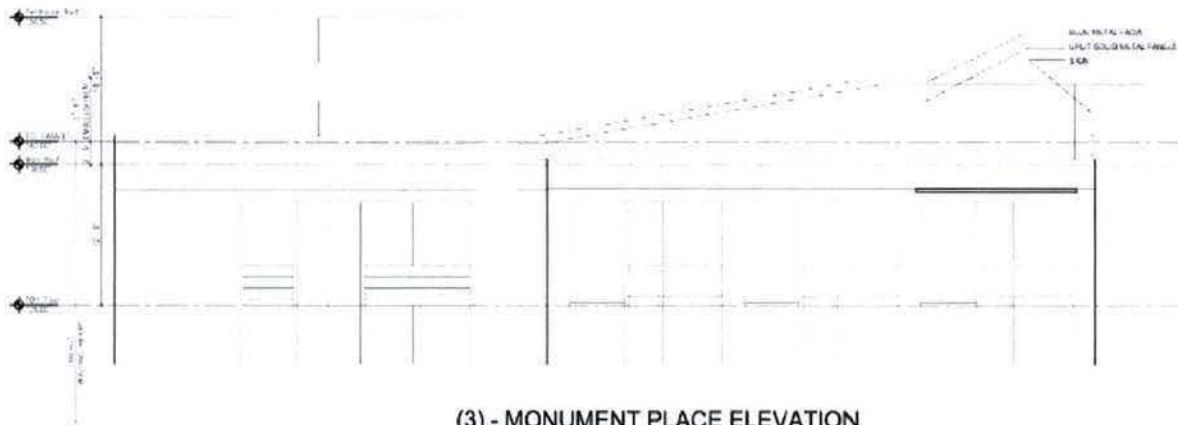




(1) - HOTEL ROOF PLAN



(2)- SIGNAGE/EMBELLISHMENT SECTION DETAIL

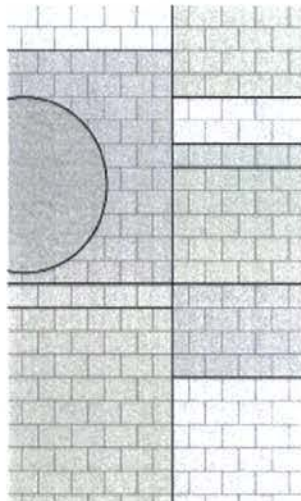


(3) - MONUMENT PLACE ELEVATION

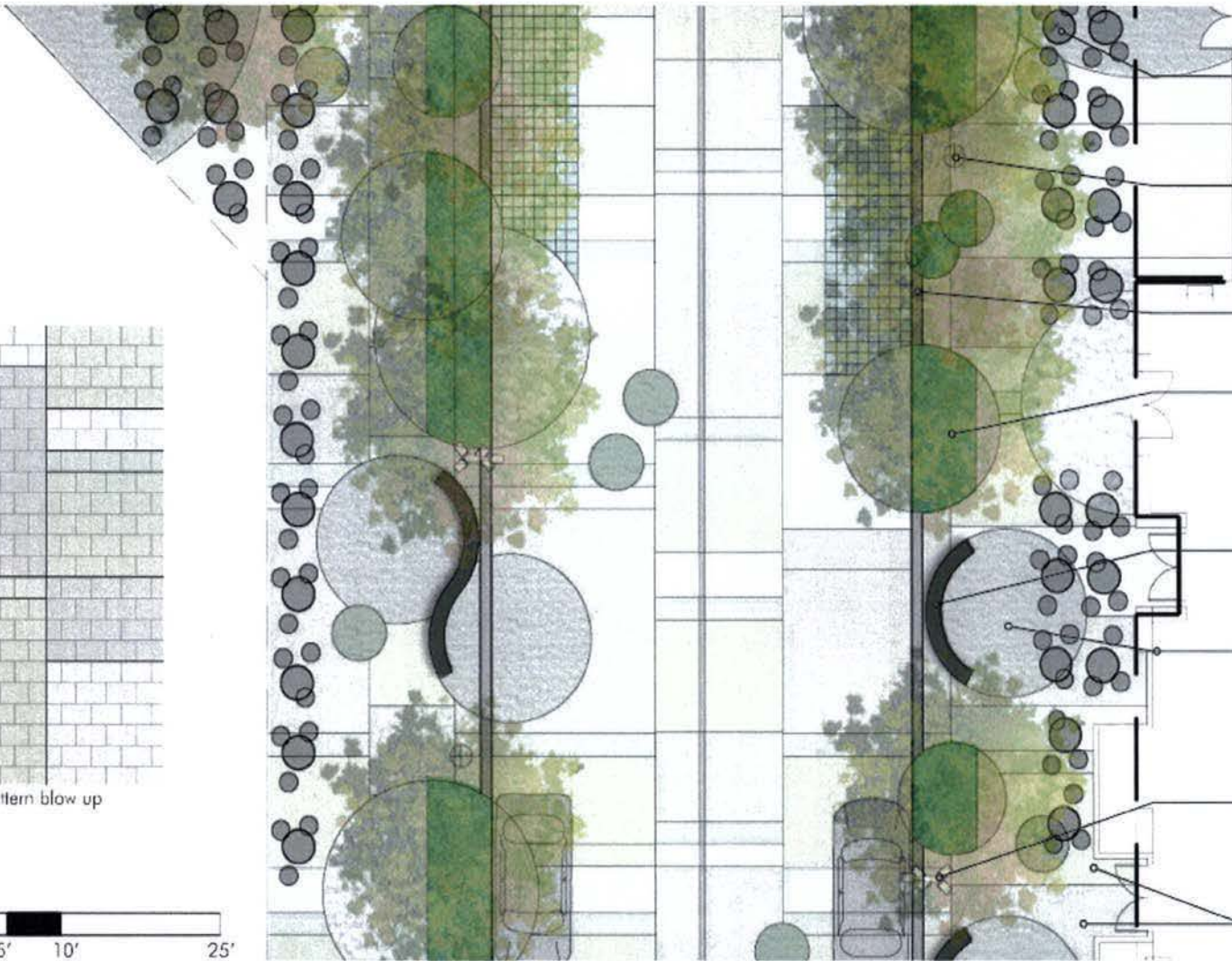
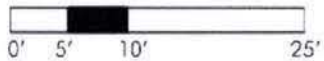


(4) - HALF STREET ELEVATION





pavement pattern blow up



cafe seating

litter receptacle  
by Landscape Forms

trench drain to  
detention area  
by Urban Accessories

detention plantings:  
canopy trees,  
flowering shrubs  
and perennials

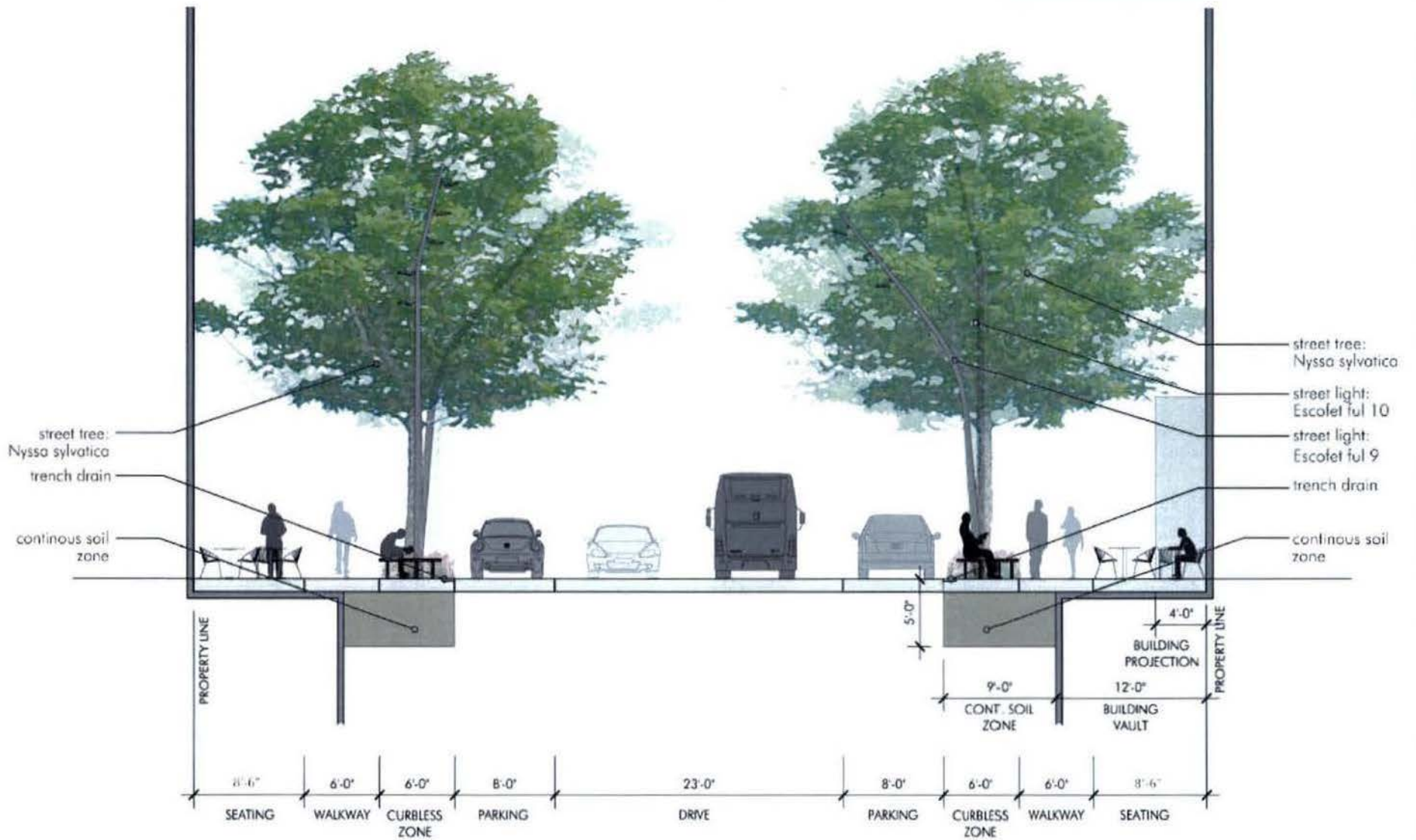
curved wood bench by  
Sitecraft

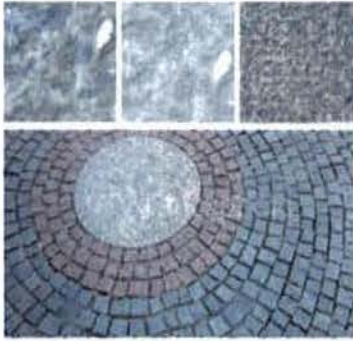
cobble paving  
by Eurocobble

street lights by Escofet

concrete pavers  
by Honover







Concrete Pavers by Hanover (top)  
Concrete Cobbles by Eurocobble (bottom)

Bike Rack by Creative Pipe



Aerial Street Cam by Cablecam



Pitch Litter Receptacle by Landscape Forms



Full Series Street Lights by Escalot



Trench Drain by Urban Accessories



Stormwater Detention Area



Underlit Curved Wood Bench by Sitecraft



Soft Rush



Blueflag Iris



Lady Fern

Chokecherry



Redtwig Dogwood



Canna Lily



Virginia Sweetspire



Black Tupelo



Santana Row - California



Santana Row - California



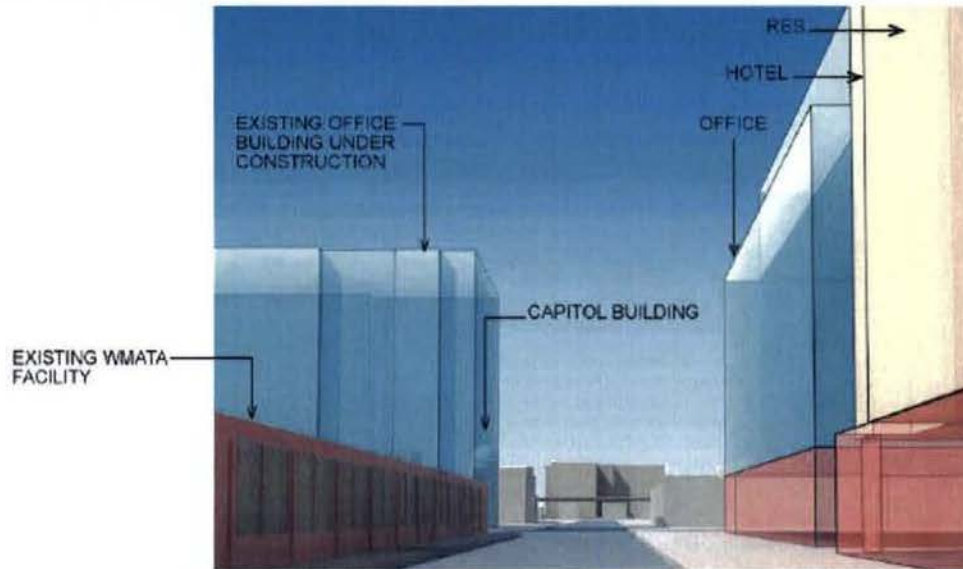
Verkehrsberuhigung - Germany



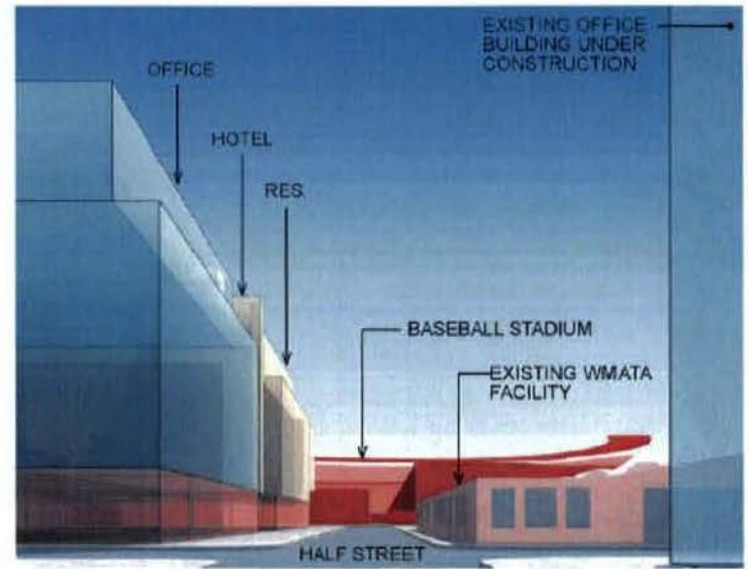
Clematis Street - Florida



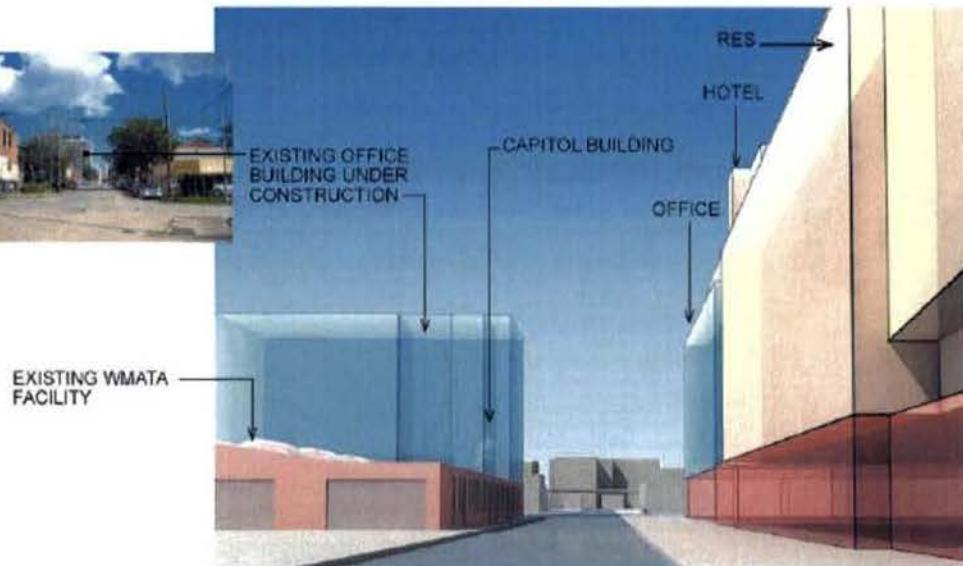
Woonert - Holland



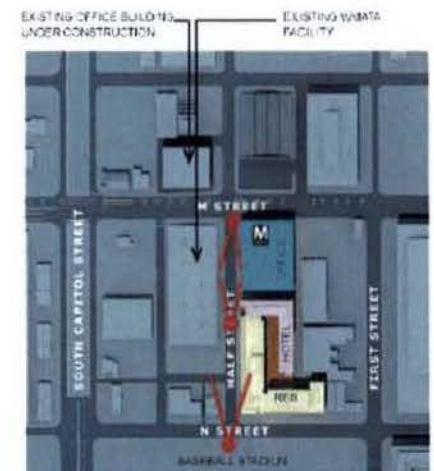
VIEW NORTH OF HALF STREET TOWARDS CAPITOL BUILDING (NOT VISIBLE)



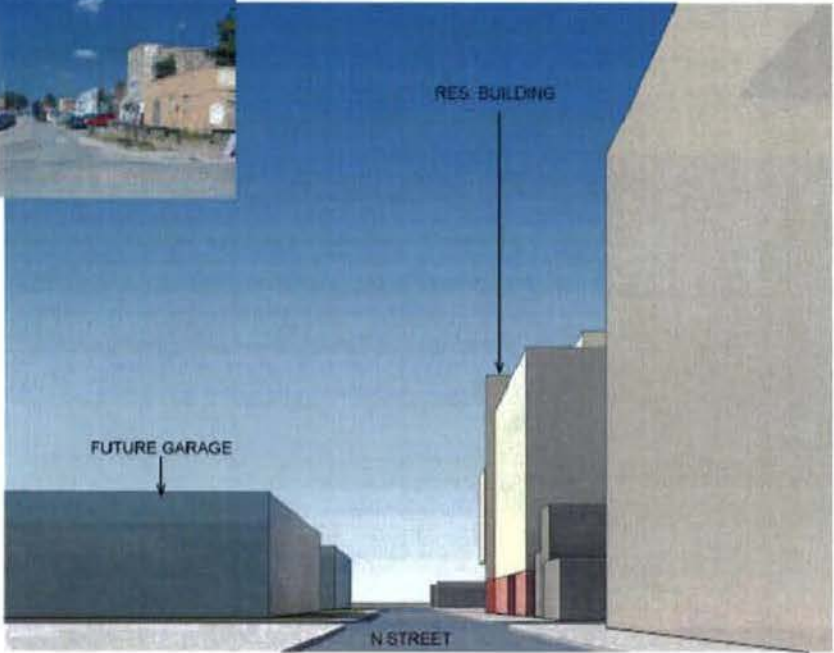
VIEW SOUTH OF HALF STREET TOWARDS NEW BASEBALL STADIUM AS FOCAL POINT



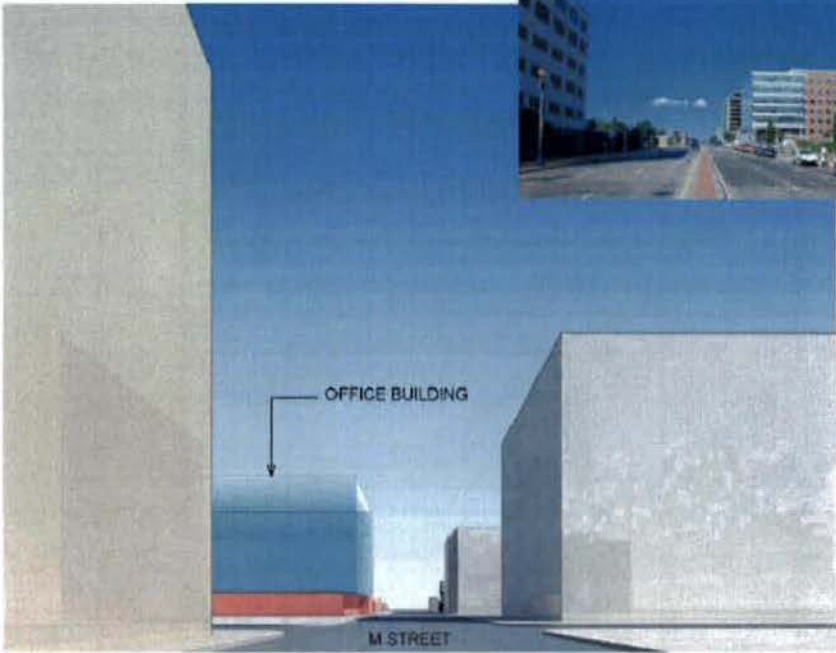
VIEW NORTH OF HALF STREET TOWARDS CAPITOL BUILDING (NOT VISIBLE)



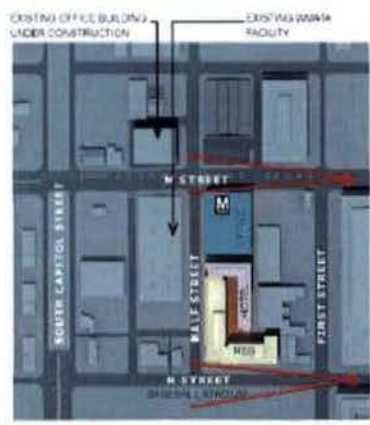




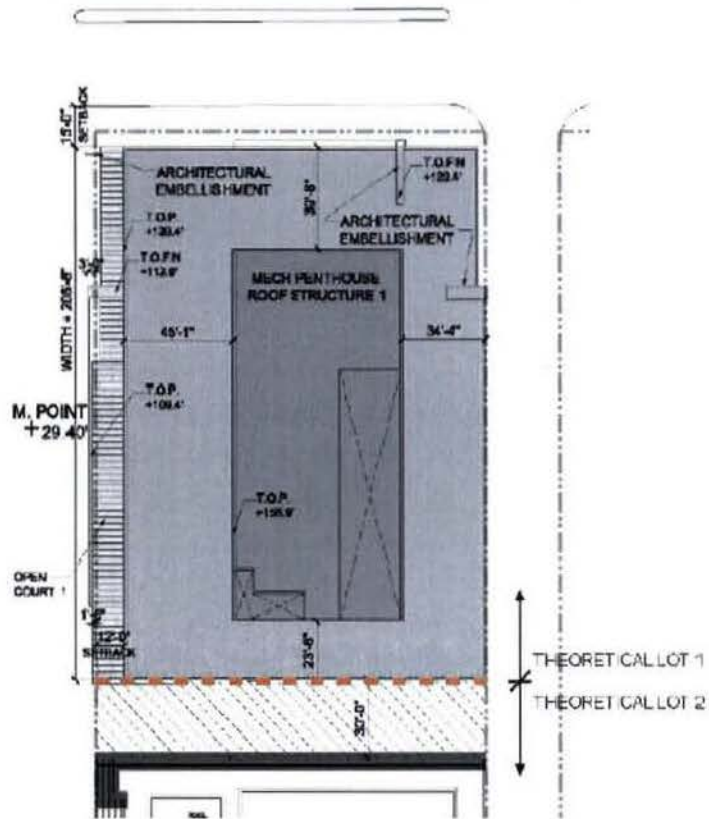
VIEW WEST OF N STREET



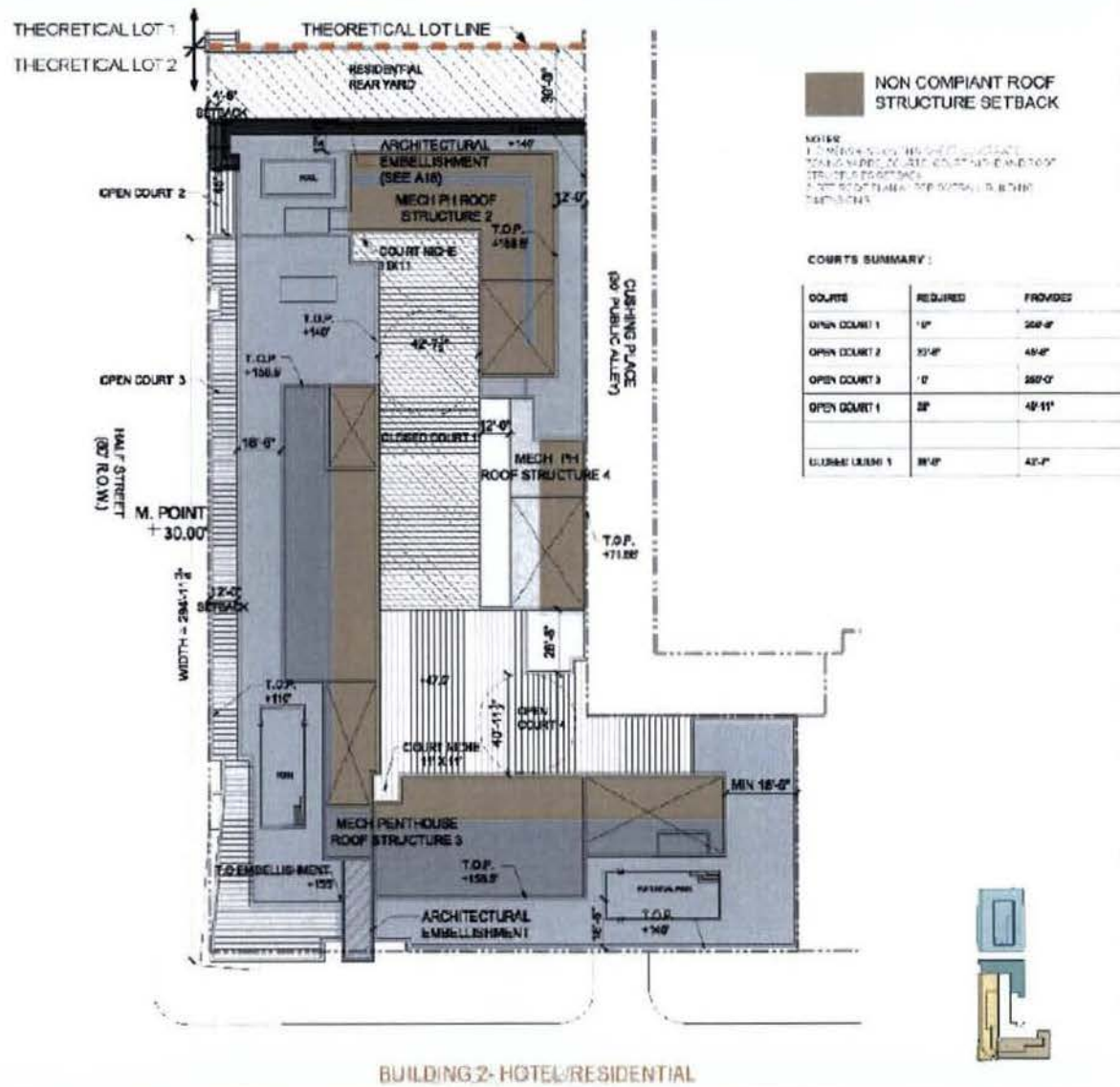
VIEW WEST OF M STREET TOWARDS CAPITOL STREET



KEY PLAN



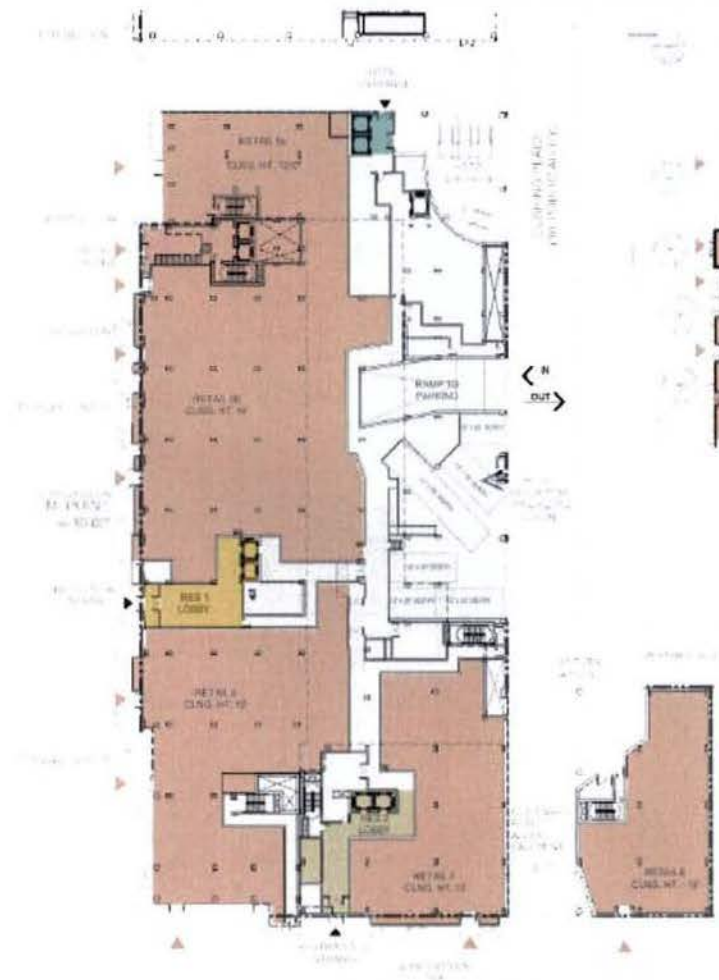
BUILDING 1- OFFICE



BUILDING 2- HOTEL/RESIDENTIAL



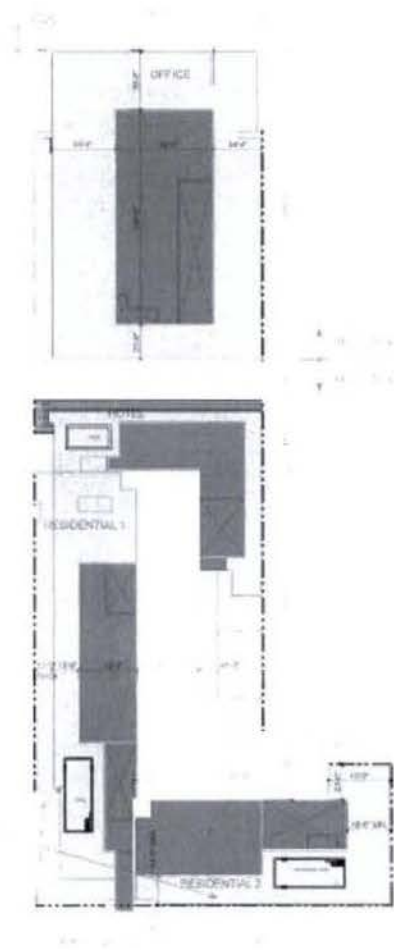
LEVEL 2 PLAN



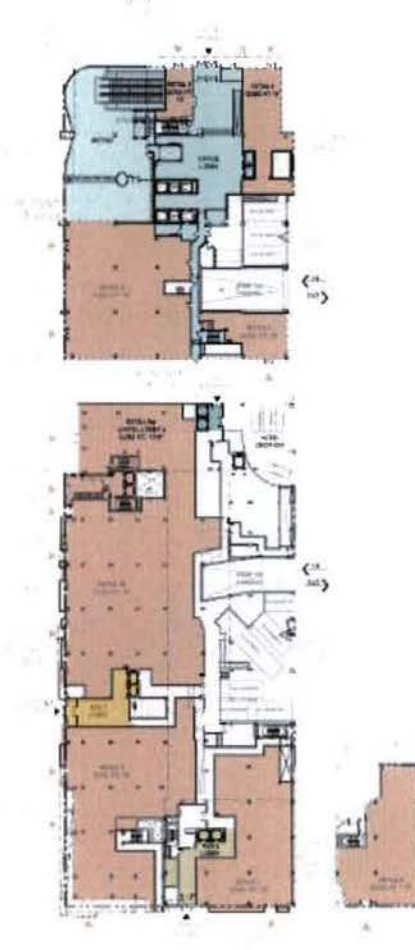
GROUND LEVEL PLAN



GROUND LEVEL PLAN: OPTION 2



ROOF PLAN

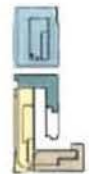


GROUND LEVEL PLAN

**LEGEND**

■ RENTAL ENTRANCE

ITEM	UNIT	NO. OF UNITS
OFFICE	SQ. FT.	1,000
RESIDENTIAL 1	SQ. FT.	10,000
RESIDENTIAL 2	SQ. FT.	10,000
COMMON	SQ. FT.	1,000
TOTAL	SQ. FT.	22,000





Zone: CRGG Overlay District  
 Site Area: Combined Lot Development  
 Square 701 102,494 s  
 Square 702 (SHP 43, 46, 49, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) 69,670 s  
 Total 172,164 s

Program FAR	
Building 1: Office	8,410
Office	271,000
Retail	13,950
Subtotal	279,850
Building 2: Hotel	105,500
Hotel	27,130
Residential	328,150
Subtotal	462,750
Lot: Total Non-Res.	442,500
Lot: 1st Flr	328,150
Lot: TOTAL	712,650

Zoning Regulation	CRGG Overlay	
	Reg'd/Allowed	Proposed
Height   Height as in Capital Gateway Overlay District	110'	110'
Total FAR Allowed	7.0 max	
FAR-Combined Lot Development (10)		
Residential (10)	7.0 max	2.10
Office		1.32
Retail		0.34
Hotel		0.69
Total Non-Residential	75 min, 3.0 max	2.31
Total FAR	7.0	5.41
FAR-Square 701 Lot		
Residential	7.0 max	1.12
Office		2.71
Retail		0.50
Hotel		1.23
Total Non-Residential	75 min, 3.0 max	4.52
Total FAR	7.0	7.44
Max single lot FAR	8.38	7.44
Let Occupancy %	100% veh, 75% retail	varies by floor
Building 1:		
Ground Level	100.0%	80.0%
Retail Levels 2-3	75.0%	75.0%
Retail Levels 4-7	75.0%	87.0%
Retail Levels 8-10	15.0%	80.0%
Required Public Space (Open to sky or 10' vertical clearance)	not required (or preferred use 100%)	not provided
Rear yard		
Building 1: Non-Residential	none required	none provided
Building 2: Residential: 7'6", 12' min	26'	30'
Side Yard (7'6" or 8' min if provided)	none required	none provided

**Zoning Notes:**

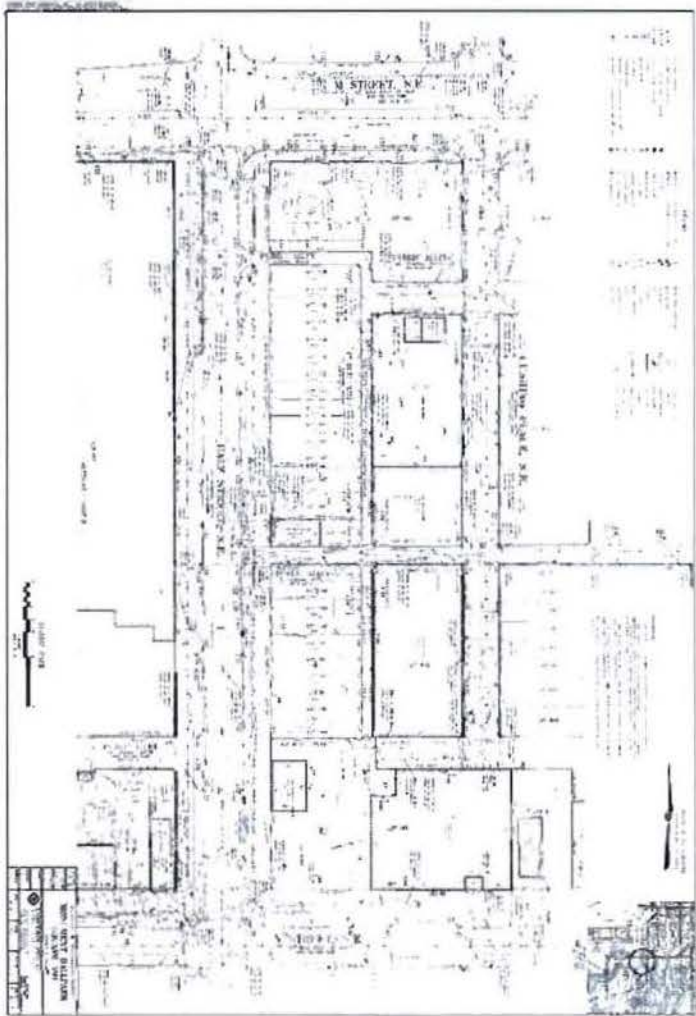
1. TERMS IN CAPS REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING.
2. FOR ZONING PURPOSES, BUILDING 1 AND BUILDING 2 ARE ON A SINGLE LOT OF RECORD. FOR ZONING TABULATIONS, BUILDING 1 AND BUILDING 2 ARE TO BE SEPARATELY TREATED AS TOTAL FLOORS PER FLOOR - CHARTER 25.
3. BUILDING 1 HEIGHT IS BASED ON MAIN STREET FRONTAGE WHICH IS 90'. BUILDING 2 HEIGHT IS BASED ON W STREET FRONTAGE WHICH IS 84'.
4. SEE SHEET A4 FOR BUILDING 1 AND BUILDING 2 MEASURING POINT LOCATIONS.
5. OVERALL GROUND FLOOR PREFERRED RETAIL USE IS 36.2% ON BUILDING 2. GROUND FLOOR PREFERRED RETAIL USE IS 36.2% ONLY ON BUILDING 1. GROUND FLOOR PREFERRED RETAIL USE IS 40%. SEE A4 FOR PREFERRED USE TABULATION.
6. FOR ZONING COURTS & FLOOR STRUCTURES SETBACK DIMENSIONS SEE A7.
7. GROUND FLOOR RETAIL CEILING HEIGHT IS 14'-0" FOR MOST RETAIL SPACE EXCEPT AS SHOWN ON A1 AND FOR BACK OF HOUSE AND SERVICE AREAS WHICH TOTAL APPROXIMATELY 30% OF GROUND FLOOR RETAIL.
8. PREFERRED USE AT STREET FRONTAGE, PREFERRED RETAIL STREETWALL, AND GROUND FLOOR PERCENTAGE CALCULATIONS INCLUDE MECH FLOOR AND FACADE AREAS.
9. THE RESIDENTIAL RECREATION SPACE WHICH TOTALS 4,800 SF WILL BE PROVIDED AS FOLLOWS:  
 - 2ND FLOOR LOBBY AREA: 1,500 SF  
 - 2ND FLOOR COURTYARD AND MANS ROOF TERRACES: 3,300 SF

Count - open (1) (Res. 3'18 10 min)	see court calculation on A7	no relief required
Count - open (2) (Non-Res. 3'2'6 6 min)	see court calculation on A7	no relief required
Count - open (3) (Res. 4'18 12 min)	see court calculation on A7	no relief required
Count - open (4) (Non-Res. 3'2'6 12 min)		
Recreation Space	10% of total Gross area	1.5%
Roof Structures		
Number (1 per story)	4	4
Sublots	One to One	varies-see sheet A7
Parking (10)	Height/Amount	Proposed
Residential (1 per 2 units)		10
Office (1 per 1000 sq ft)		154
Retail (1 per 750 sq ft)		80
Hotel (1 per 4 rms & 1 per 3000 sq ft of hotel room)		54
Total	388	412 to 543 (varies w/ units)
Loading		
Residential	1-55, 1-20 berth	1-55, 1-20
Office	3-30', 1-20'	3-30'
Retail	1-40', 1-30', 1-20'	2-30', 1-20'
Hotel	1-50', 1-20'	1-30'
Total	2-50', 3-30', 4-20'	1-50', 6-30', 2-20'

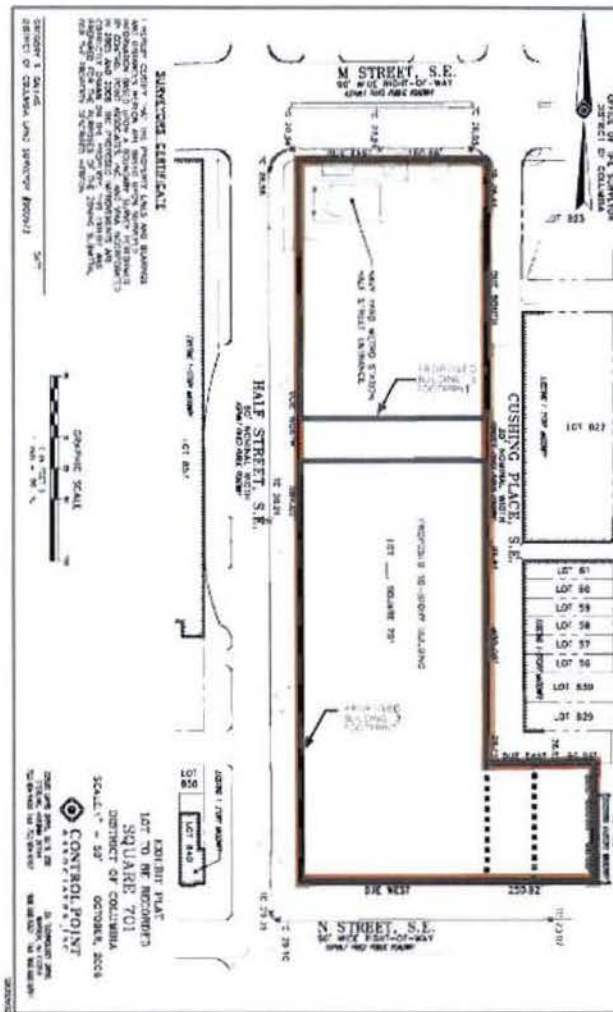
**CG Overlay Issues**

Half Street		
Setback Height	60'-10"	80'
Setback Width	20'-8"	12'
Preferred Retail % (R)	75%	50%
Retail Ceiling Height		
Primary Retail Space	14'	14'
Back of House Retail Space (F)	14'	11'
Retail 5'-6" on half St and Retail 7' on half St	14'	12'
Parking/Loading Driveway	None allowed	None provided
100% preferred use at street frontage (R)	100%	40%
W Street		
Preferred Retail %	35%	45%
15' setback from setbacks	15'	10'
100% preferred use at street frontage (R)	100%	40%
50% of structural preferred retail (R)	50%	45%
Retail Ceiling height (F)	14'	14/11'

10. DOES NOT INCLUDE RESIDENTIAL OR NON-RESIDENTIAL FAR TO BE CONSTRUCTED IN SQUARE 100. FAR MAY BE SEEN LOCATED AS PERMITTED BY ZONING REGULATIONS.  
 11. SEE A4 FOR PARKING TABULATIONS.

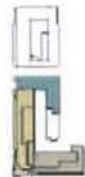
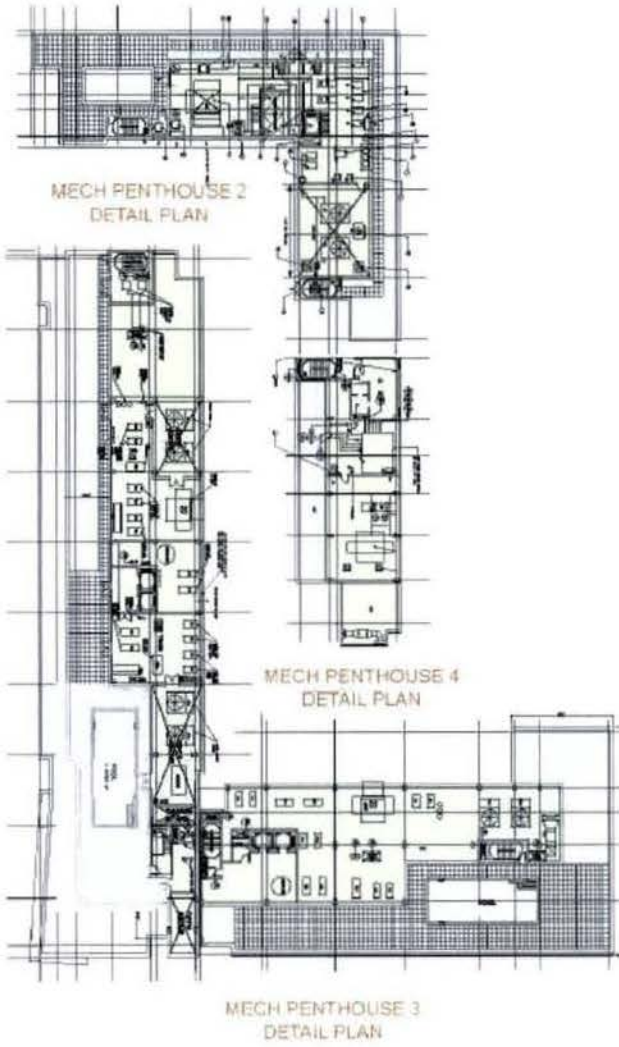


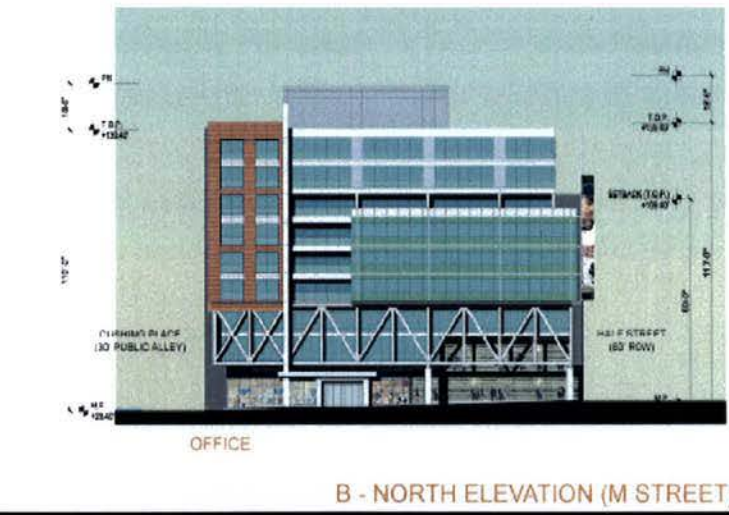
EXISTING CONDITIONS



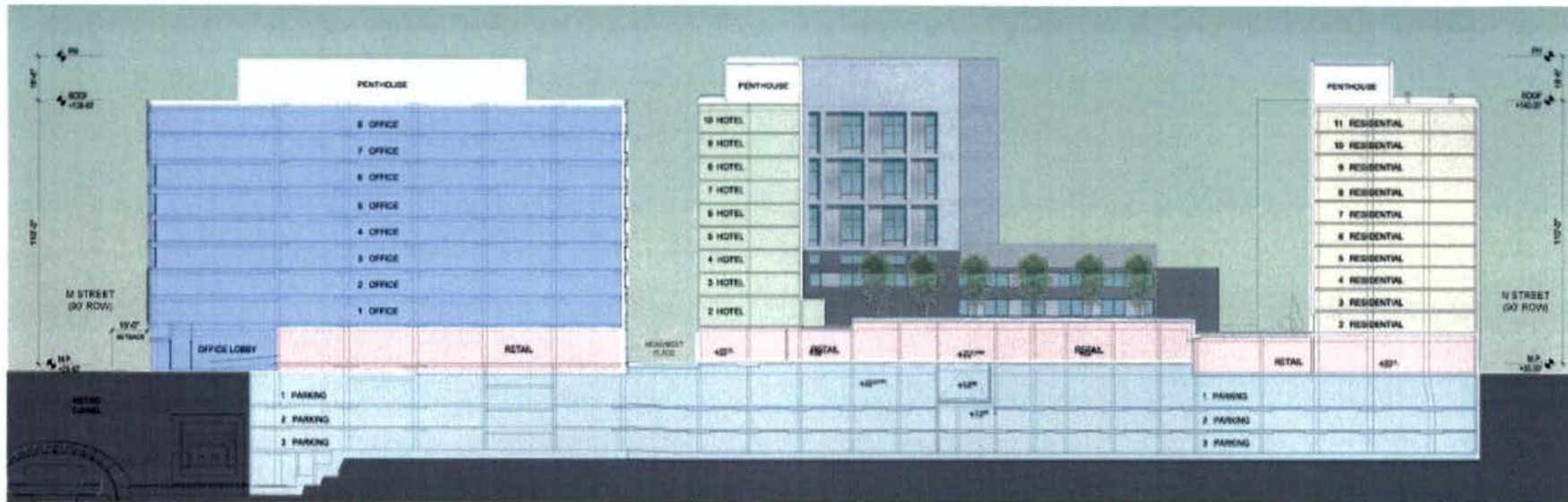
PROPOSED PLAT

 PROPOSED LOT TO BE RECORDED









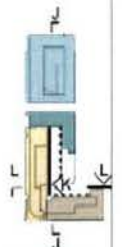
SECTION JJ



K- RESIDENTIAL 1 WEST (COURTYARD)

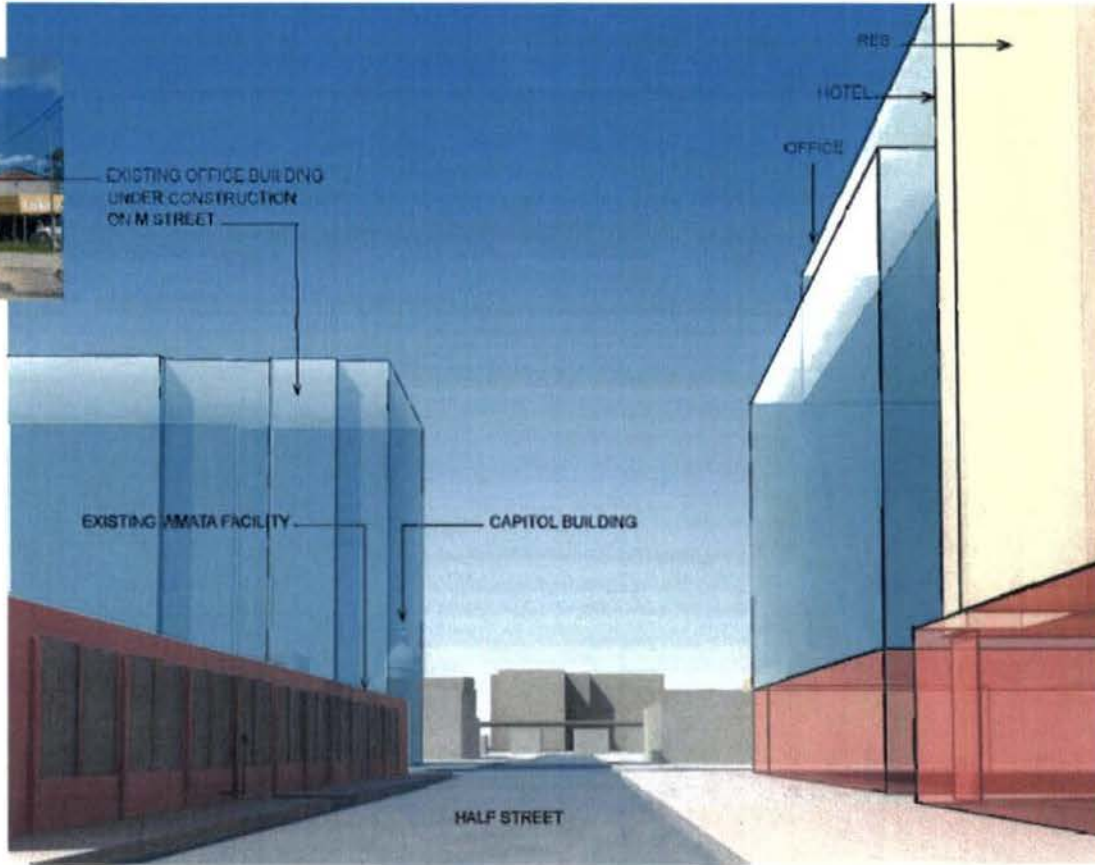


L-RESIDENTIAL 2 NORTH (COURTYARD SECTION)

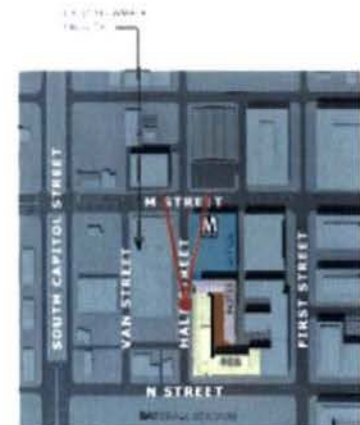




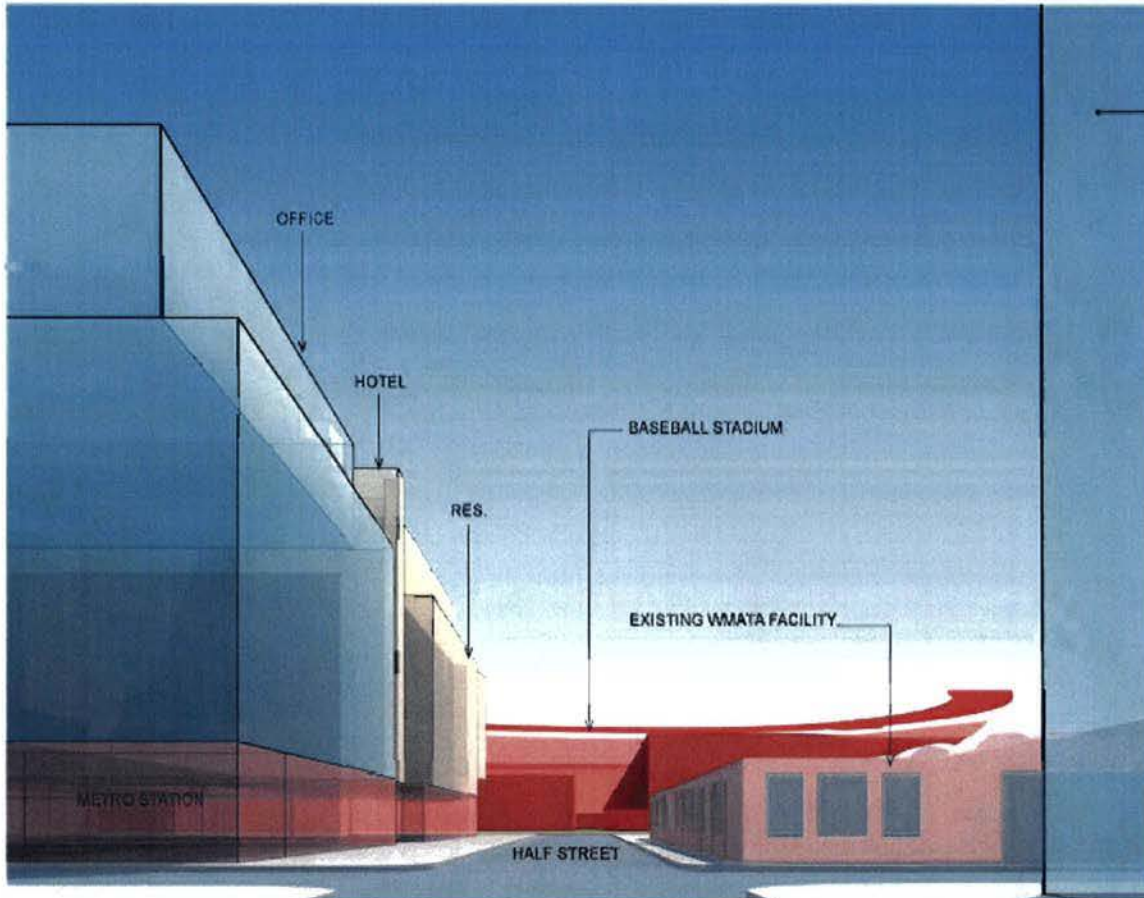
EXISTING OFFICE BUILDING  
UNDER CONSTRUCTION  
ON M STREET



VIEW NORTH OF HALF STREET TOWARDS CAPITOL BUILDING, NOT VISIBLE

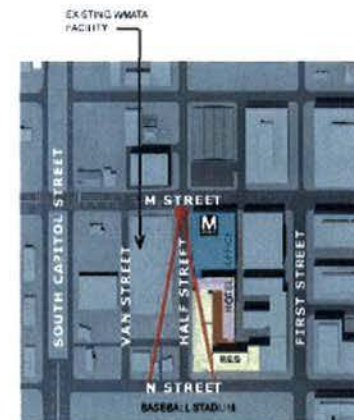


KEY PLAN

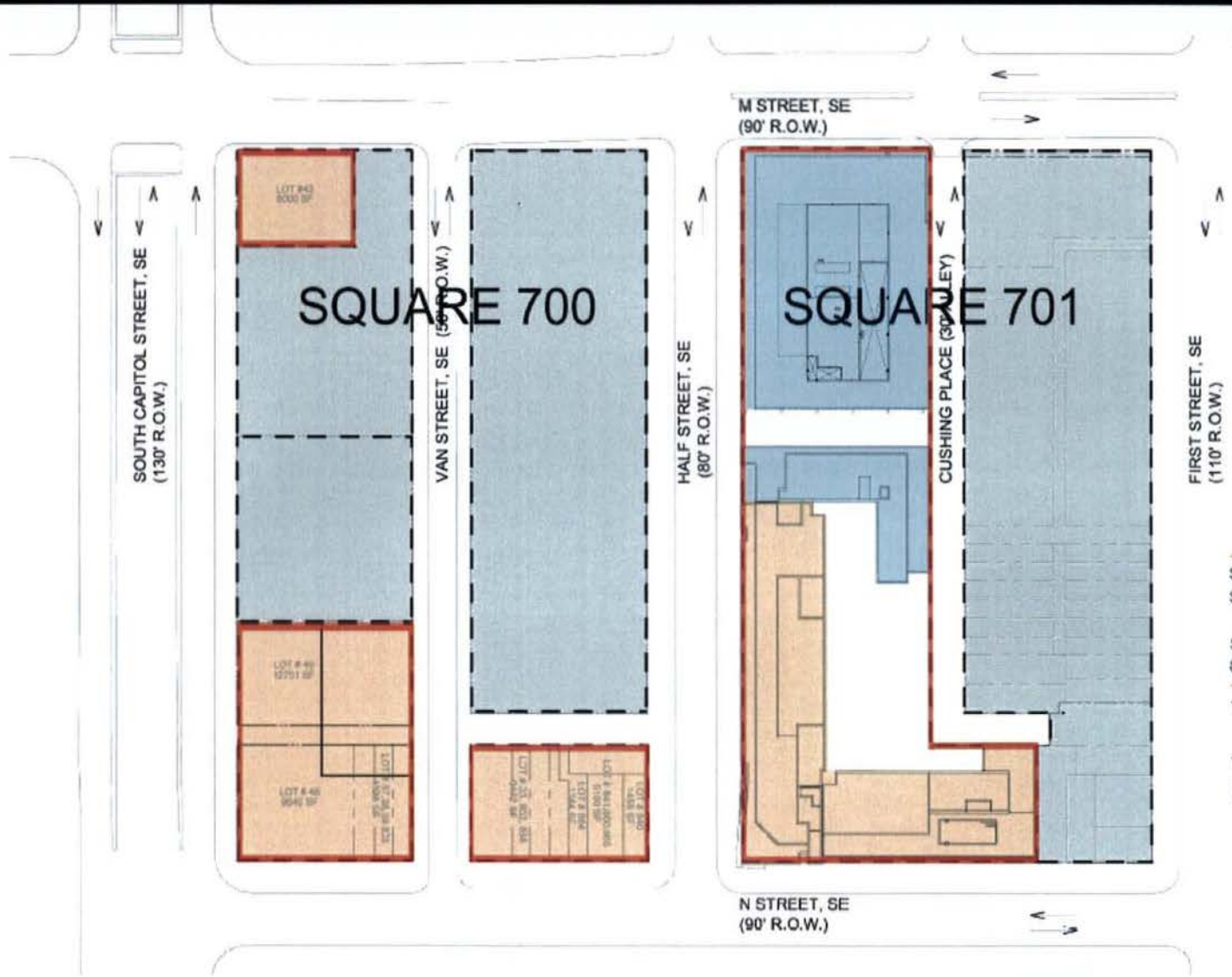




VIEW SOUTH OF HALF STREET TOWARDS NEW BASEBALL STADIUM AS FOCAL POINT

EXISTING OFFICE BUILDING UNDER CONSTRUCTION



KEY PLAN



 NON - RESIDENTIAL USE  
 RESIDENTIAL USE

**COMBINED LOT DEVELOPMENT**

SITE AREA	102,494.4 SF
SQUARE 701	
SITE AREA	49,680 SF
SQUARE 700	
<b>TOTAL AREA</b>	<b>152,174 SF</b>
<b>TOTAL NON RES. FAR ( 3.0)</b>	<b>456,522 SF</b>
<b>TOTAL FAR ( 7.0)</b>	<b>1,062,218 SF</b>





ENTRY DOORS BY TENANT

ILLUMINATED DIMENSIONAL SIGNAGE

LED BACKLIT LIGHT SLOTS WITH ACRYLIC FASCIA

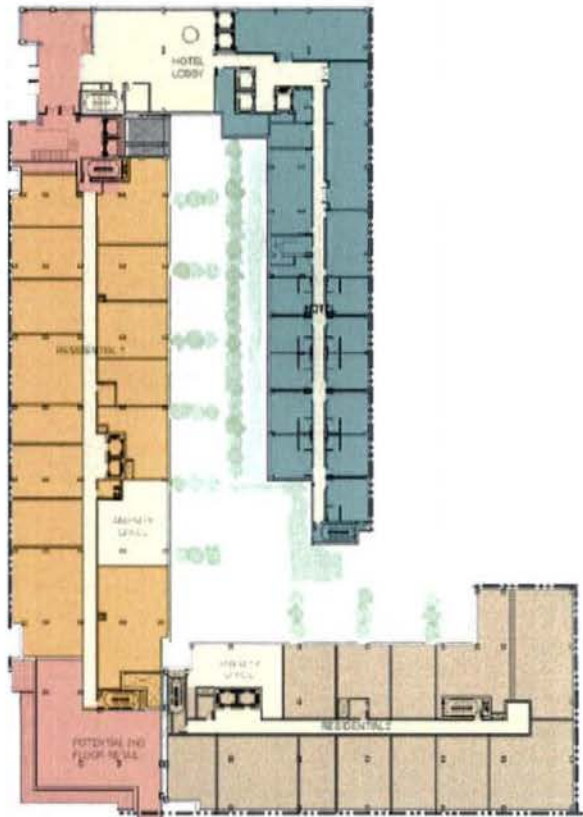
ILLUMINATED DIMENSIONAL SIGNAGE

VERTICAL COLORED LED LIGHT SLOTS SET INTO STOREFRONT

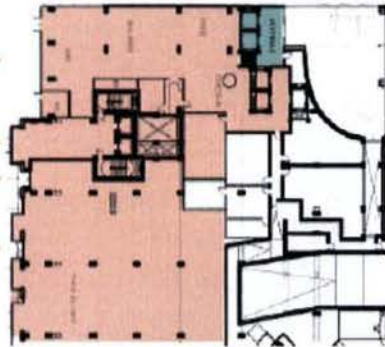
FLUSH WOOD PANELS

NOVA WALL OPERABLE PANEL DOORS

OUTDOOR SEATING

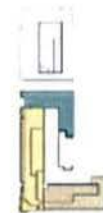


LEVEL 2 PLAN



GROUND LEVEL PLAN, OPTION 2

FGFRD  
HOTEL ENTRANCE







WINDUPPER PANEL  
 (MULTIFUNCTIONAL BUILDING FACADE)

PERFORATED METAL PANEL (SCREEN)

TRANSITIVE GLAZING  
 (MULTIFUNCTIONAL BUILDING FACADE)

BRICK (MULTIFUNCTIONAL UTILITY)

GLASS (WIND)

REFLECTIVE GLAZING (MULTIFUNCTIONAL)

GLASS (WIND) (MULTIFUNCTIONAL BUILDING FACADE)

CONCRETE



