

Square 701 Half Street Ballpark Site

Zoning Commission Review 05.07.2015

OWNER / DEVELOPER: HALF STREET RESIDENTIAL PJV, LLC
RESIDENTIAL ARCHITECT: HORD COPLAN MACHT
RETAIL ARCHITECT: MV+A
LANDSCAPE ARCHITECT: HORD COPLAN MACHT
CIVIL ENGINEER: BOHLER ENGINEERING
STRUCTURAL ENGINEER: SK & A ENGINEERS, PLLC
MECHANICAL / ELECTRICAL / PLUMBING: GIRARD ENGINEERING

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ZONING COMMISSION
District of Columbia
CASE NO.06-46B
EXHIBIT NO.7A



Zone: CR/CG Overlay District

Theoretical Lot Area: 67,835

Scenario 1: Program FAR Residential/Retail			
Residential:	401,600 (393,700) ³	445 Units	
Hotel:	0		
Retail:	60,100 (68,000) ³		
Total:	461,700		

Scenario 2: Program FAR Residential/Hotel/Retail			
Residential:	326,500 (318,600) ³	365 Units	
Hotel:	75,100	80 Units	
Retail:	60,100 (68,000) ³		
Total:	461,700		

Zoning Regulation	CR/CG Overlay Required/Allowed	Proposed	
Height (Capital Gateway Overlay District)	110'	110'	
Square 701 FAR	8.0/9.0 CG Overlay	Scenario 1	Scenario 2
Residential		5.92	4.81
Hotel			1.11
Retail		0.89	0.89
Total FAR		6.81	6.81
Lot Occupancy %²	100% Comm./75% Res.	Scenario 1	Scenario 2
Ground Level	100% Comm./75% Res.	83% Comm.	83% Comm.
Level 2 (Res.)	100% Comm./75% Res.	60%	60%
Levels 3-7	100% Comm./75% Res.	70%	70%
Levels 8-10	100% Comm./75% Res.	67%	67%
Rear Yard			
Residential 3"/ft, 12' min	28'	28'	
Side Yard			
3"/ft or 8' min if provided	Not required	Not provided	
Open Courts			
Residential: 3"/ft of height of court, but not less than 10'	REFER TO SHEET A5		
Roof Structures⁴			
Number	4	4	
Setback	1:1	<1:1	
Parking^{1,8}			
Residential (1 per 3 units)		151	125
Hotel (1 per 4 rooms)		20	20
Retail		0	0
Total	Required	151	145
	Provided onsite	151	151
	Provided including Vault	231	231
Loading⁹		Scenario 1	Scenario 2
Residential	1-55', 1-20'	1-55', 1-20'	1-55', 1-20'
Hotel	1-30', 1-20'	1-20' Shared	1-20' Shared
Retail	2-30', 1-55', 1-20'	3-30', 1-20'	3-30', 1-20'

Note:

1. The hotel use does not have any function rooms or exhibit space.

2. Levels 2-10 are reported as residential lot occupancy.

3. Numbers in parenthesis reflect option where Level 2 of the proposed building's south wing is allocated to retail use. This option results in approximately 7,900 additional square feet of retail and an equivalent reduction in residential use.

4. Roof structure relief was previously granted.

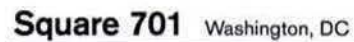
5. Loading relief was previously granted.

6. Retail parking provided in existing garage at 55 M street, SE.

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1. Half Street looking South



2. Half Street looking North



3. N Street looking East

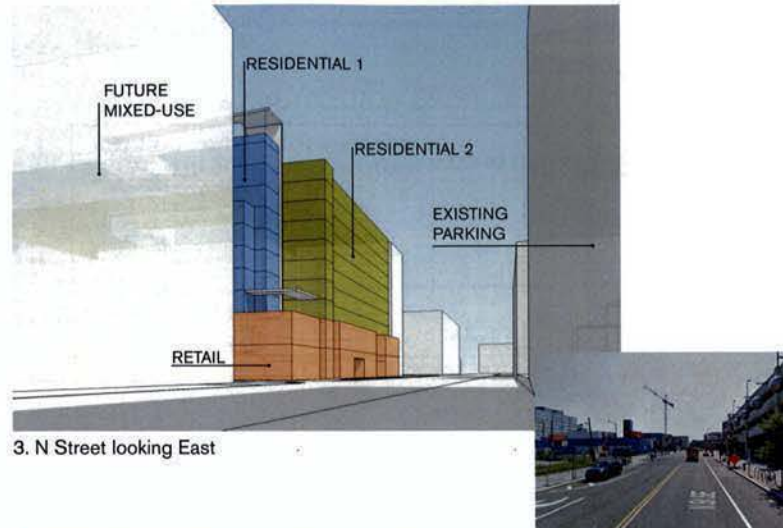


4. Site

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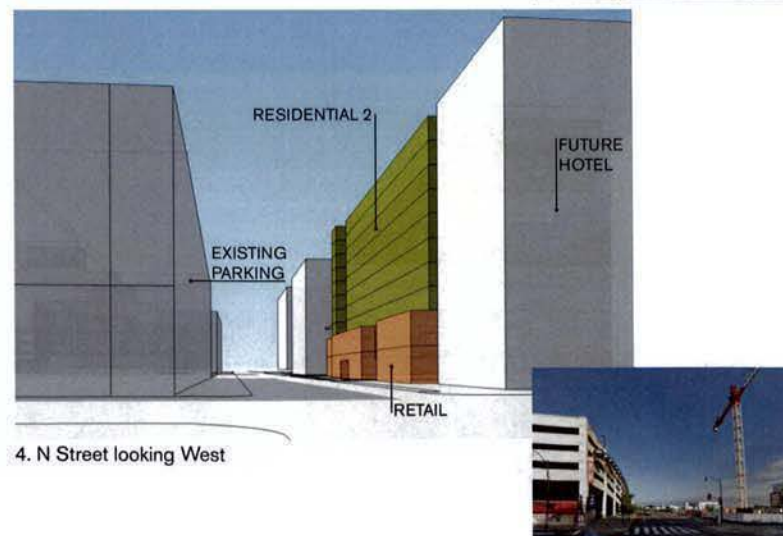
1. Half Street looking South



3. N Street looking East



2. Half Street looking North



4. N Street looking West



Parking Plan/Tabulations

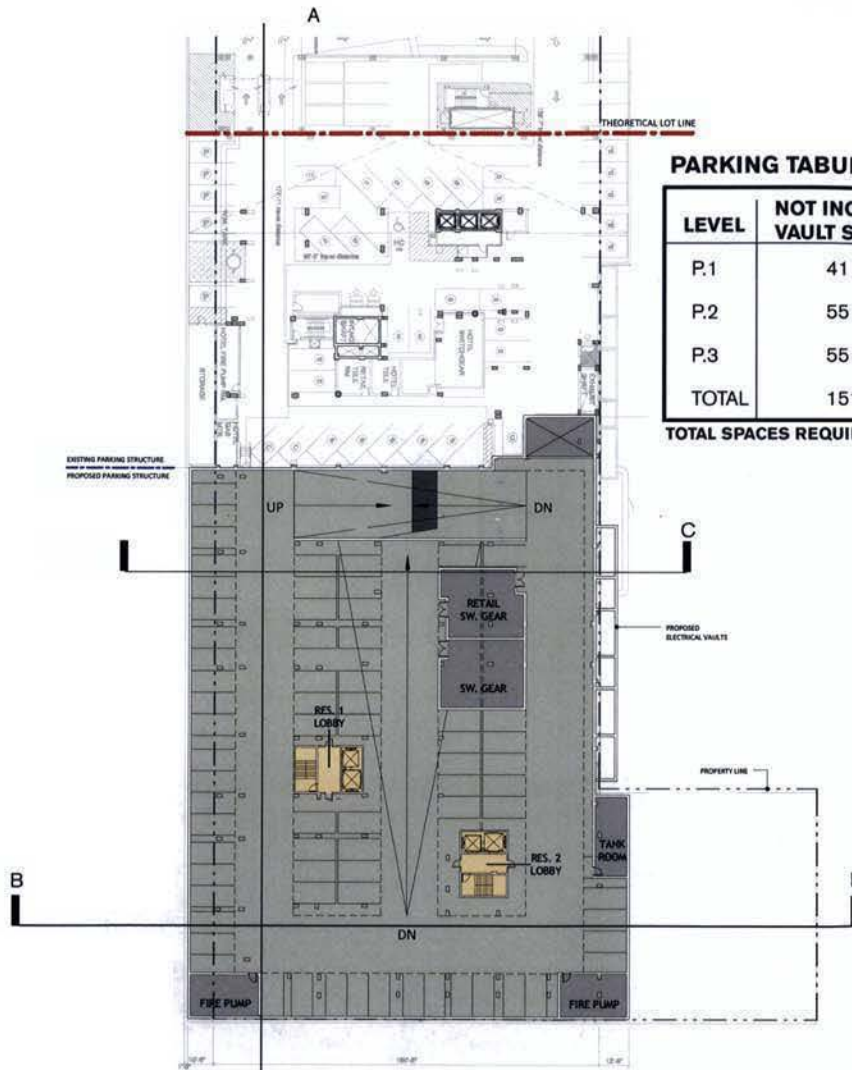
NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITIONING, 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.
2. REFER TO SHEETS L1 THRU L7 FOR STREETSCAPE.

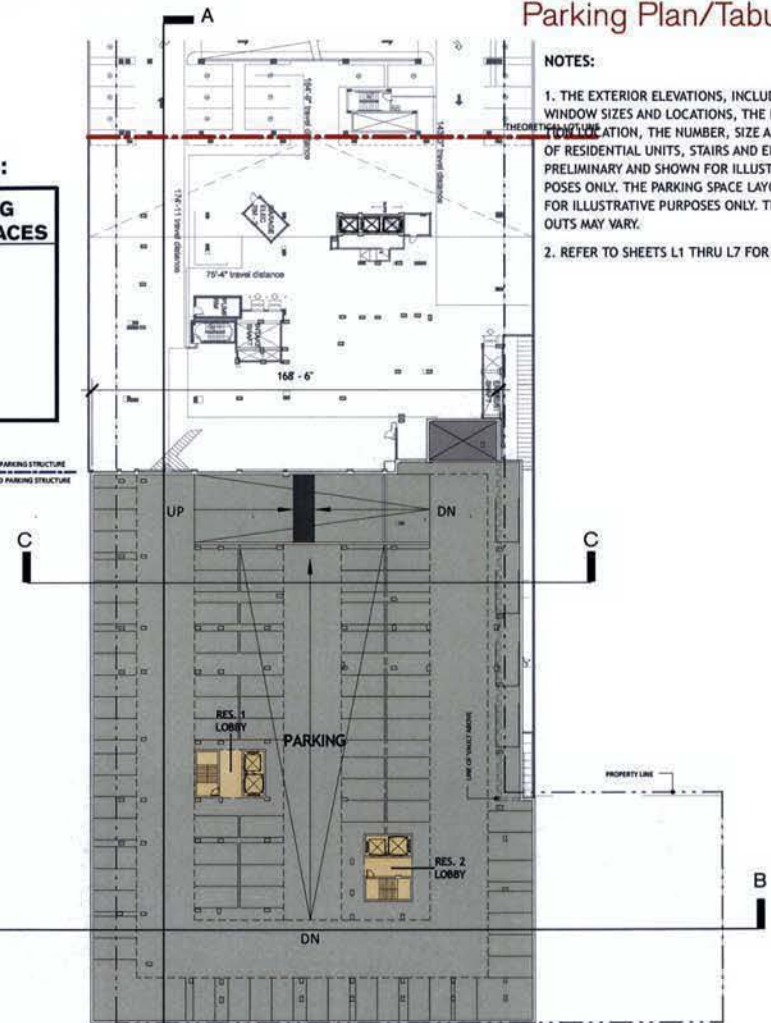
PARKING TABULATIONS & NOTES:

LEVEL	NOT INCLUDED VAULT SPACES	INCLUDING VAULT SPACES
P.1	41	65
P.2	55	79
P.3	55	79
TOTAL	151	231

TOTAL SPACES REQUIRED BY ZONING:151



P 1



P 2-3

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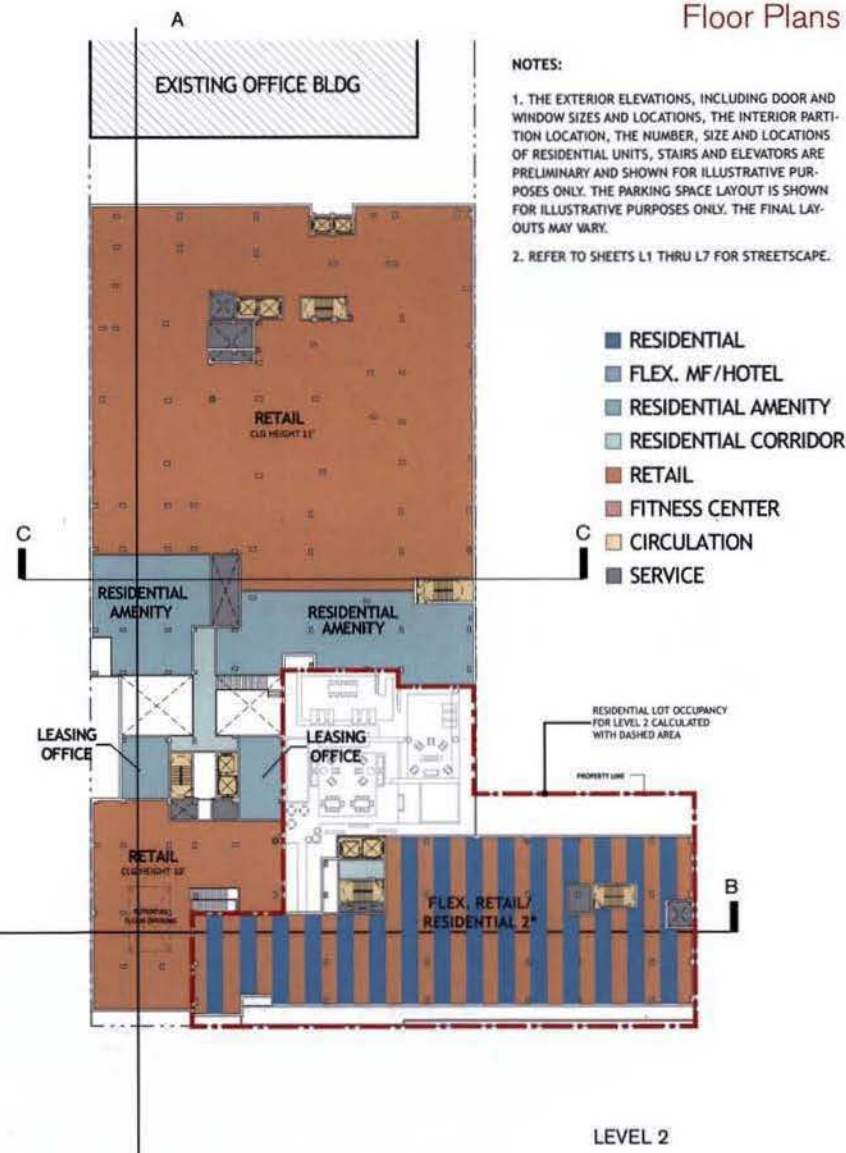
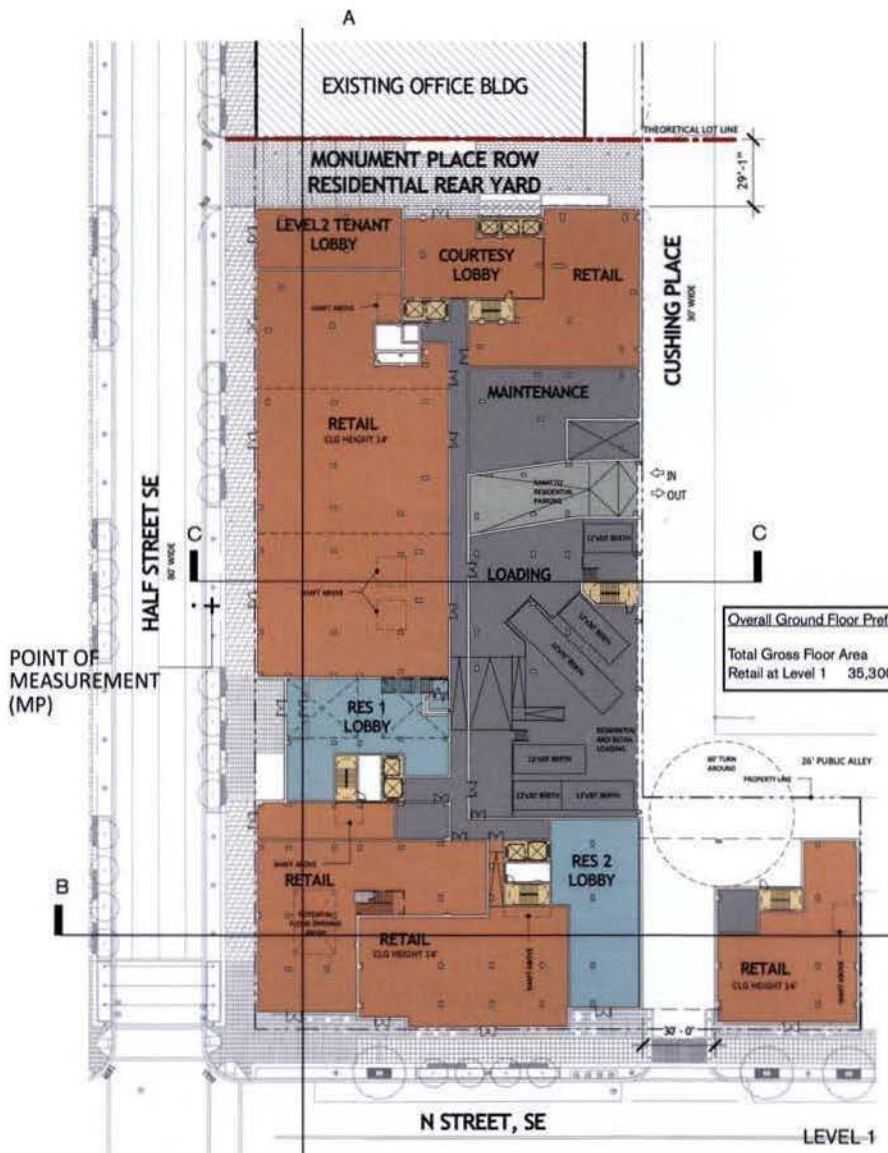


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- RESIDENTIAL
- FLEX. MF/HOTEL
- RESIDENTIAL AMENITY
- RESIDENTIAL CORRIDOR
- RETAIL
- FITNESS CENTER
- CIRCULATION
- SERVICE

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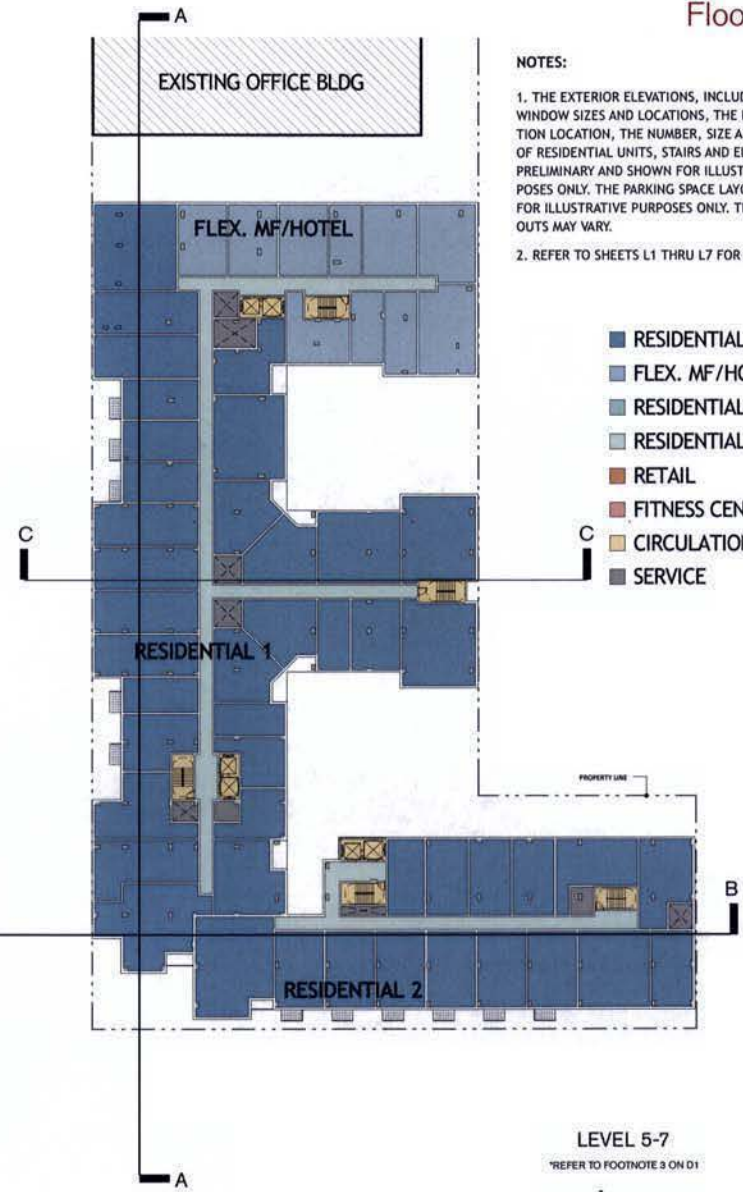
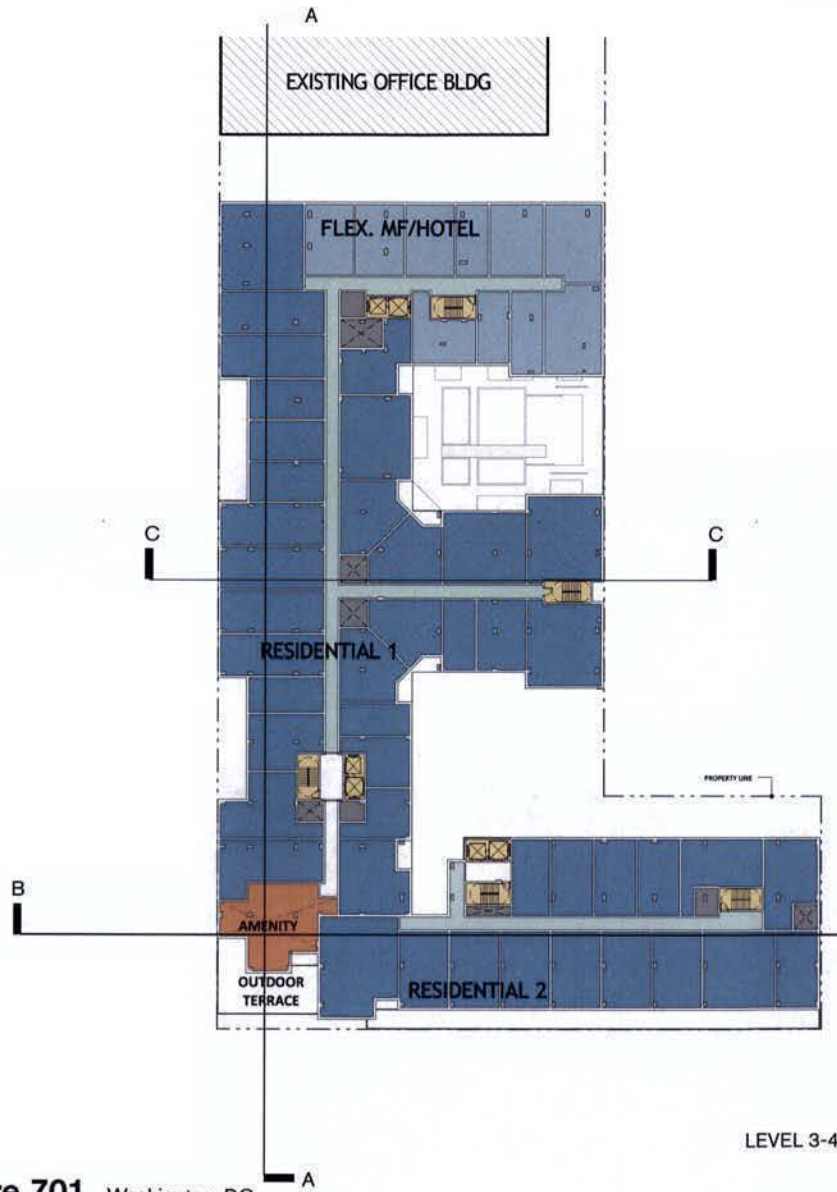
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Floor Plans

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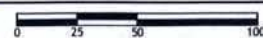
- RESIDENTIAL
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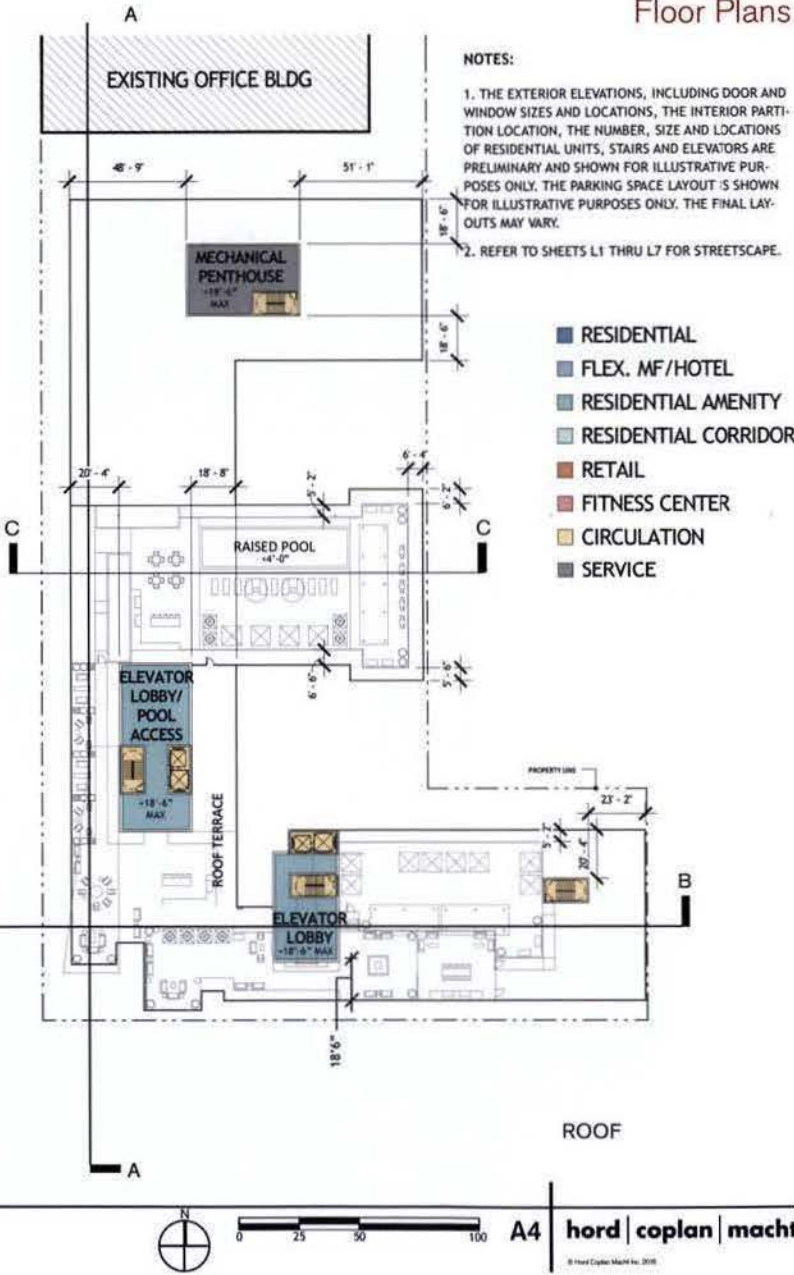


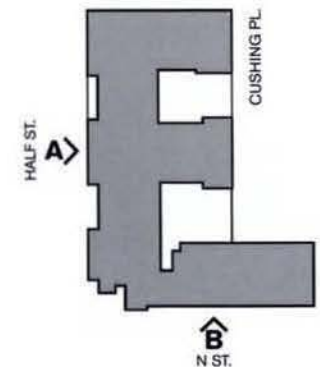
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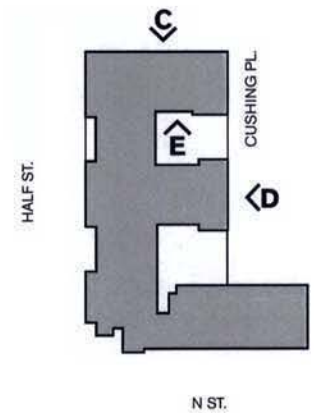
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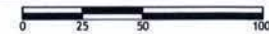
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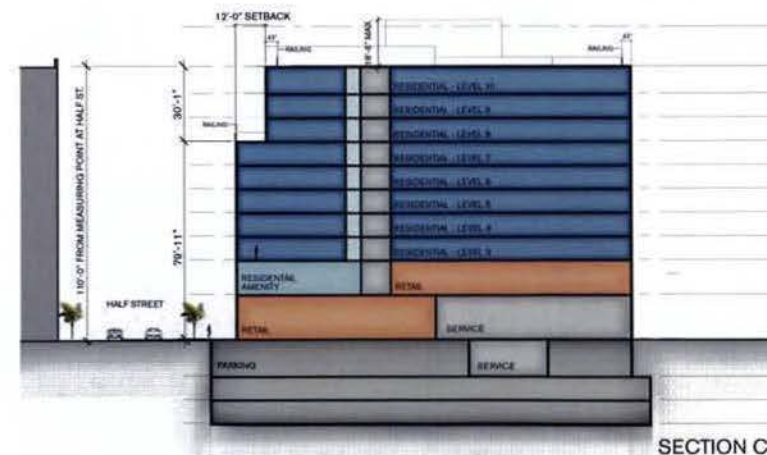
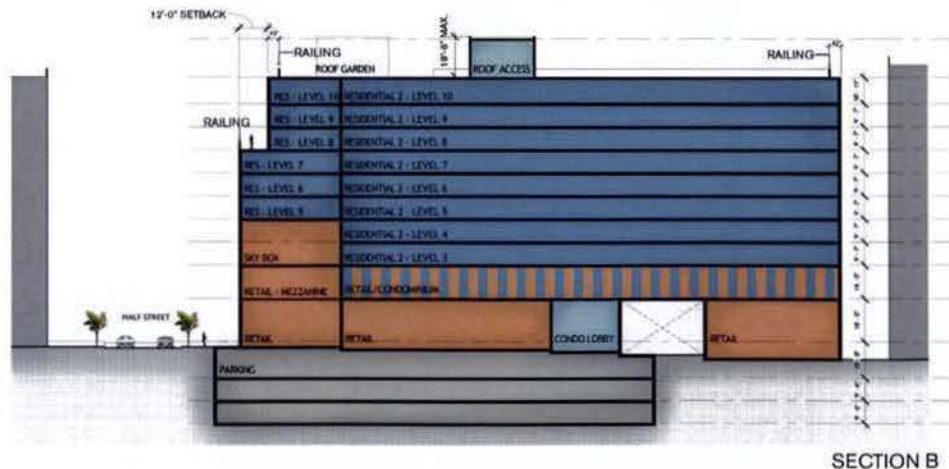
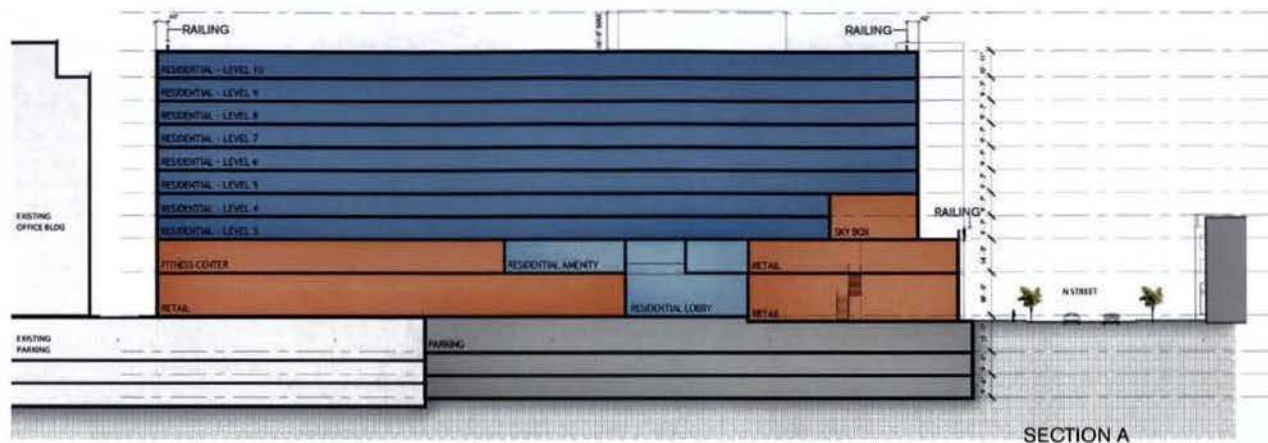


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- RESIDENTIAL
- FLEX. MF/HOTEL
- RESIDENTIAL AMENITY
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- RETAIL
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Architectural Embellishment

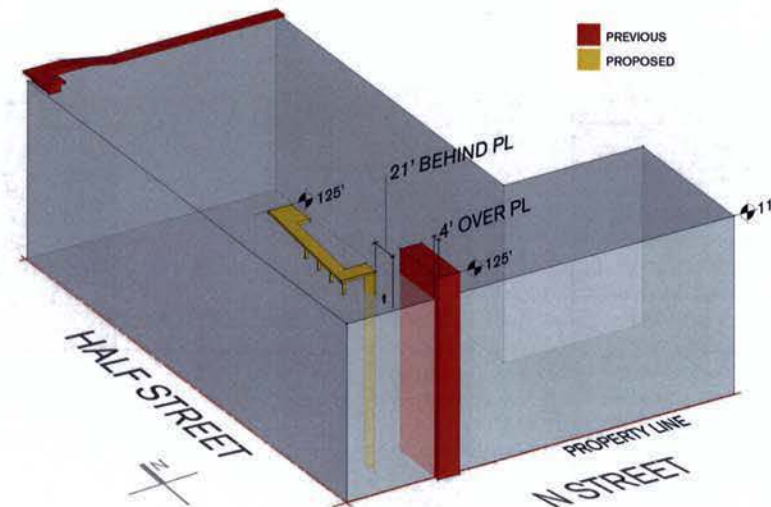
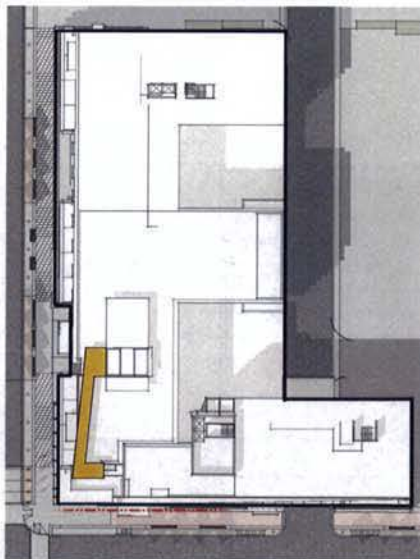
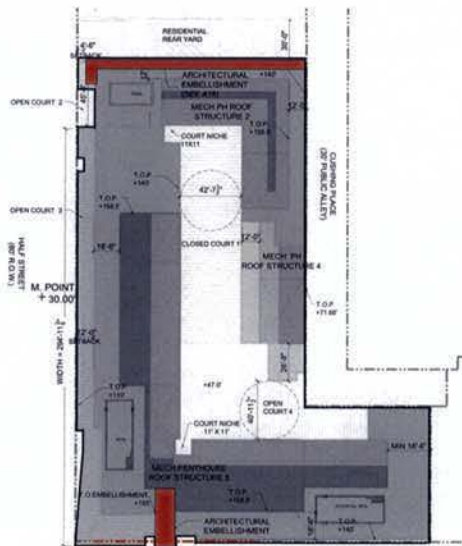
As part of the design we are proposing a single Architectural Embellishment which represents a significant reduction from the previously approved scheme on this site as follows:

- The previous scheme was approved with (2) "architectural embellishments," the current proposal includes one (1) at the southwest corner of the site.
- The total plan area of the two previously approved embellishments was 1,955 sf, the proposed area is 1,040 sf.
- The previous scheme's embellishment on the south end of the building extend over the property line by 4 feet, the proposed embellishment is set back from N Street 21 feet and 9 feet from Half Street.
- The previous scheme's embellishments was approved as a solid volumetric extrusions to the height of +125' where the current proposal consists of a light frame structure with a reduced visual profile of the same height.

The proposed embellishment serves two primary functions as a design element:

Firstly, from a practical standpoint it serves as a shade structure for the roof top amenity terrace. This amenity is central to the design as it is the premiere location from which to observe the activity outside and inside National's Park. The structure is designed to provide shading in the afternoon and early evening to this location. As a permanent structure, it has the benefit of making less stable and more hazardous shading such as umbrellas and temporary shading in this location unnecessary. The planar geometry of the element is designed to optimize shading below while maintaining a minimal visual silhouette when viewed from afar.

Secondly, and perhaps most importantly, the element serves as an understated gateway feature to memorialize the civic importance of the unique intersection. The massing of the building is eroded and stepped at the corner in order to acknowledge the important intersection and gathering space of N Street, Half Street, and National's Park entry plaza. The embellishment is integrated into the architectural design and likewise steps back with the massing to create a vertical gesture that visually ties the active uses at the ground floor, the mezzanine, the third floor terrace and the roof terrace together.



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SOUTHWEST PERSPECTIVE



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NORTHWEST PERSPECTIVE



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SOUTHWEST PERSPECTIVE FROM NATIONALS PARK



CONCRETE



METAL WALL PANEL II



METAL WALL PANEL I



METAL WALL PANEL ACCENT



BRICK III



BRICK II



BRICK I



OPERABLE GLASS WALL

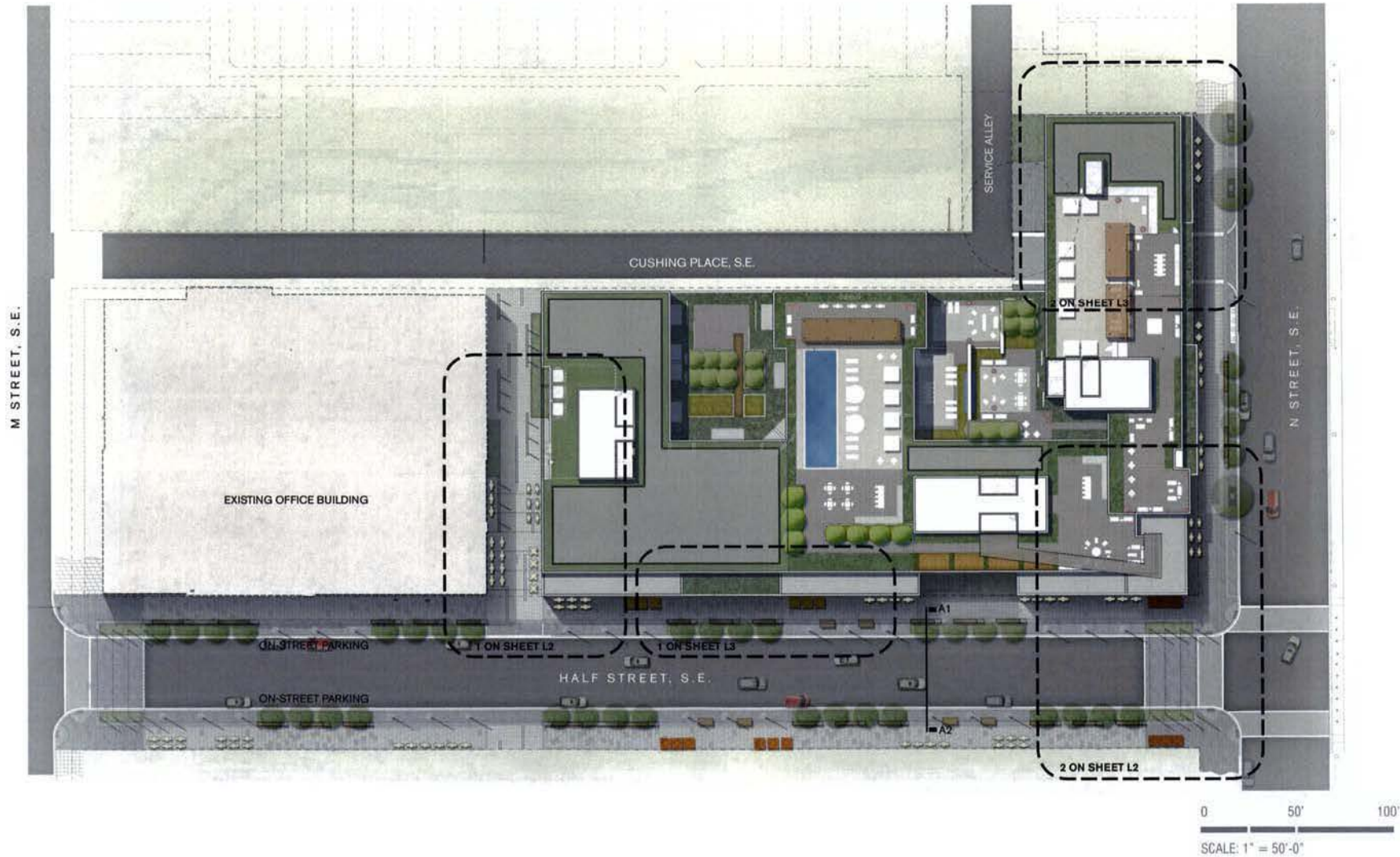
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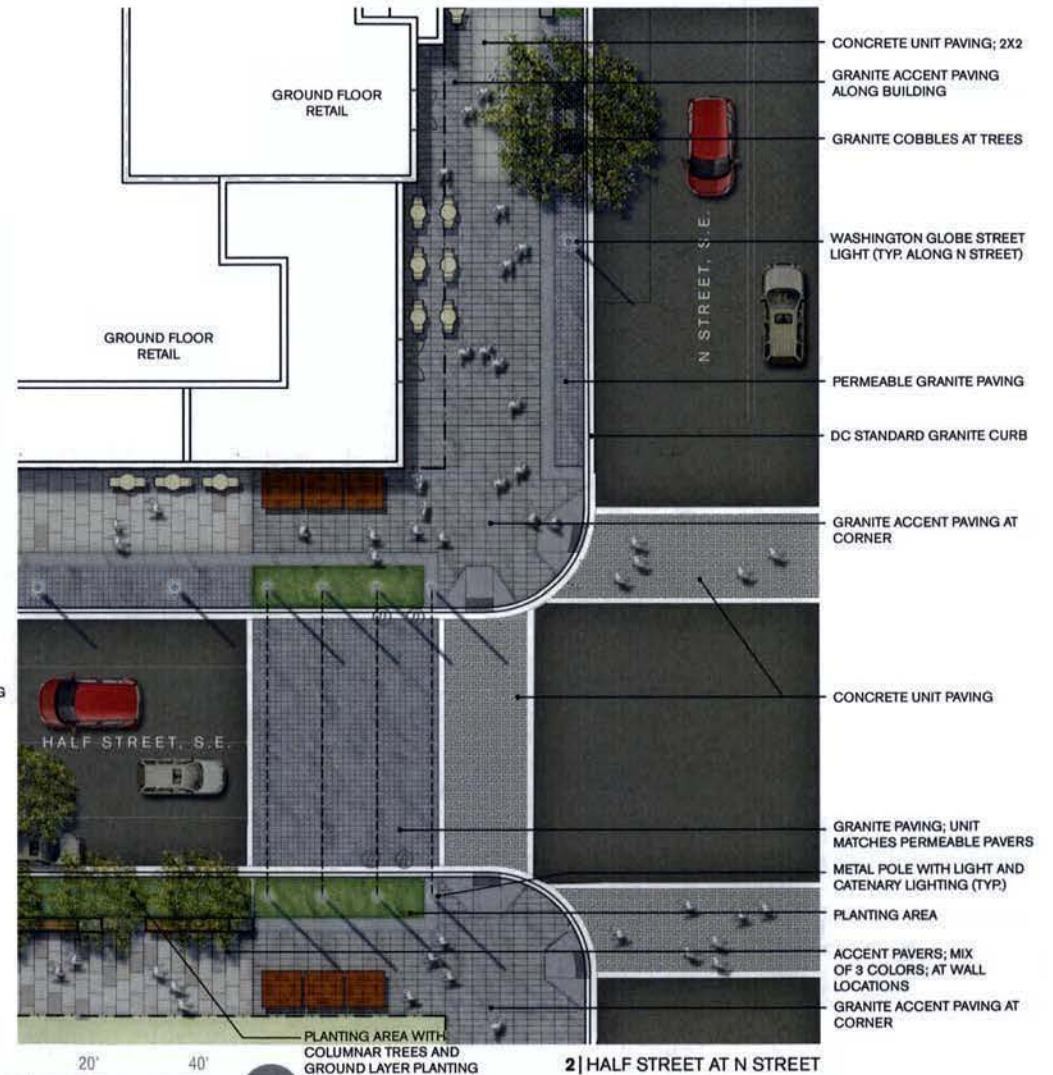
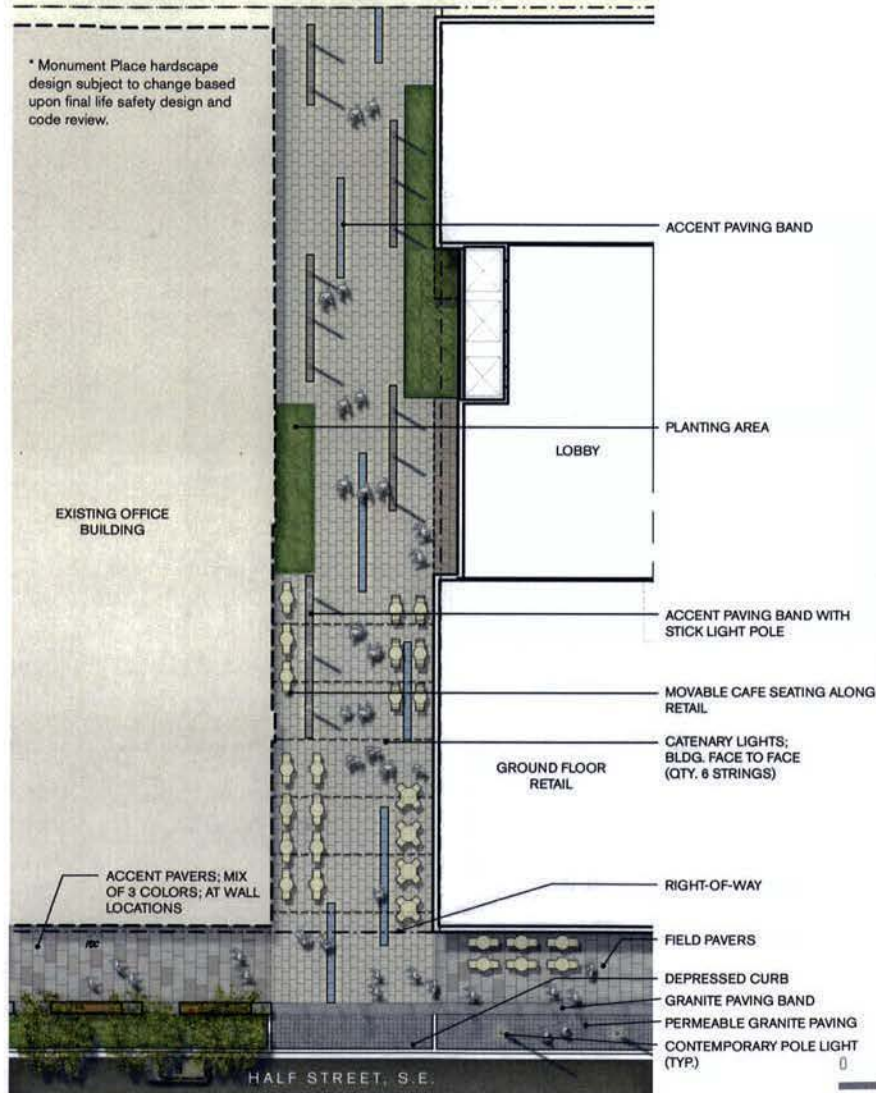


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* Monument Place hardscape design subject to change based upon final life safety design and code review.



0 20' 40'

SCALE: 1" = 20'-0"

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1 | MONUMENT PLACE



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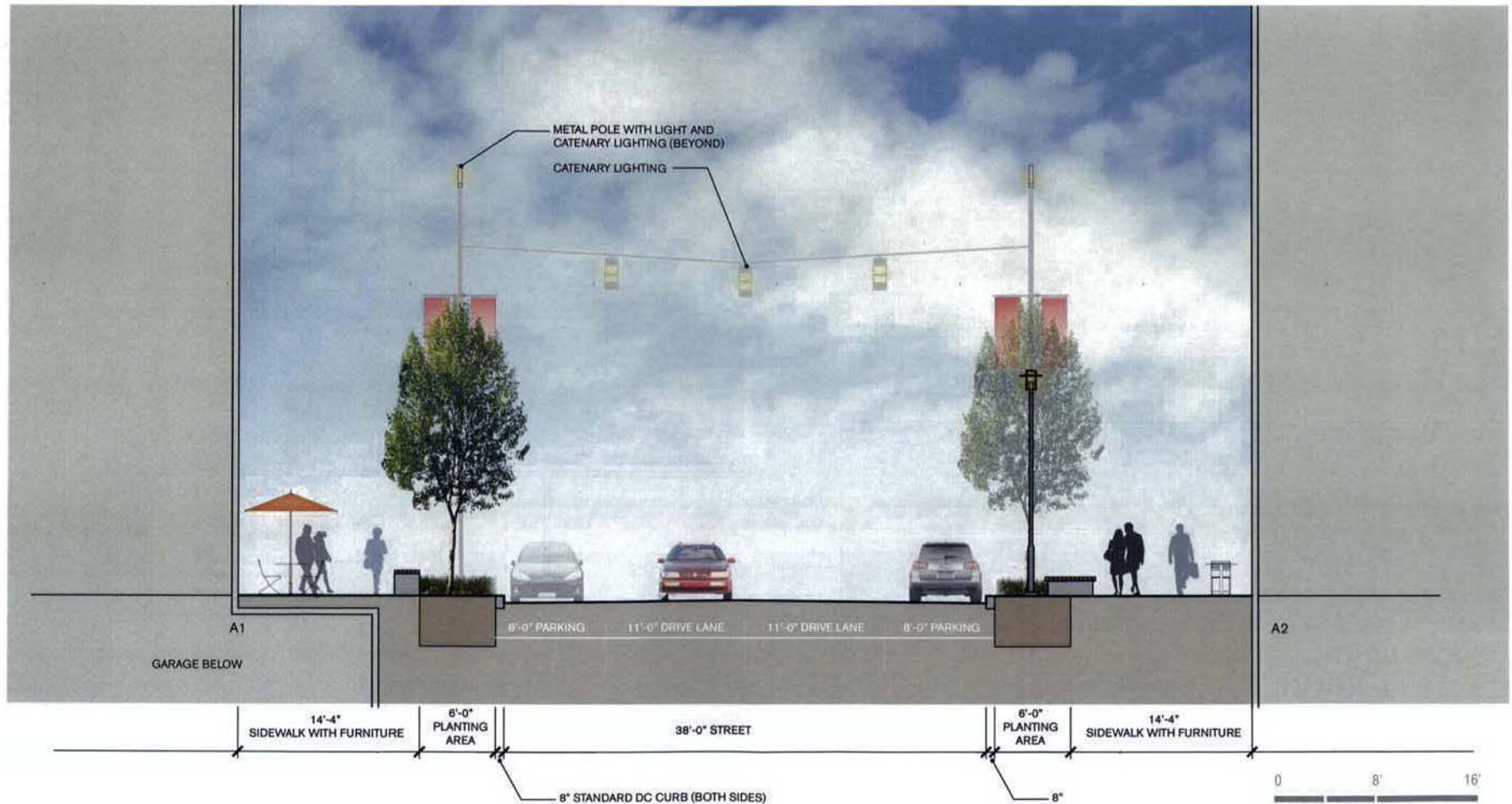
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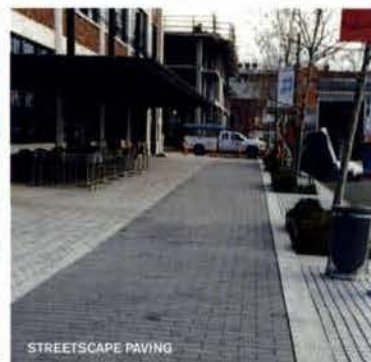


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STREETSCAPE PRECEDENTS



STREET FURNITURE



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TREES



SHRUBS



GRASSES



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NOTES

1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Ground floor retail bay elevations and storefront entrances are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and change over time with each new tenant that occupies that space.
3. The retail signage placement is for illustrative purposes only. Actual signage to be designed in coordination with tenant in accordance with applicable DC sign regulations and construction codes prior to submitting for building permits.
4. Other signage, including banners, will be designed in accordance with DC sign regulations and construction codes, including those pertaining to Designated Entertainment Areas, if applicable, at the time of permitting.

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N STREET RETAIL ELEVATION



MONUMENT PLACE RETAIL ELEVATION

NOTES:

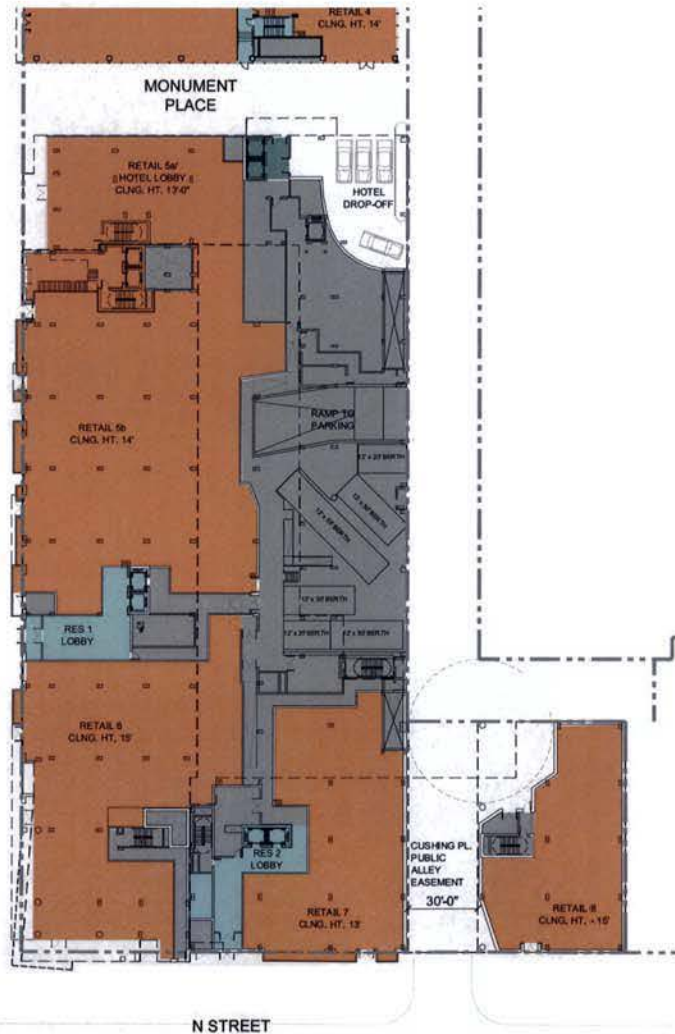
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APPENDIX:

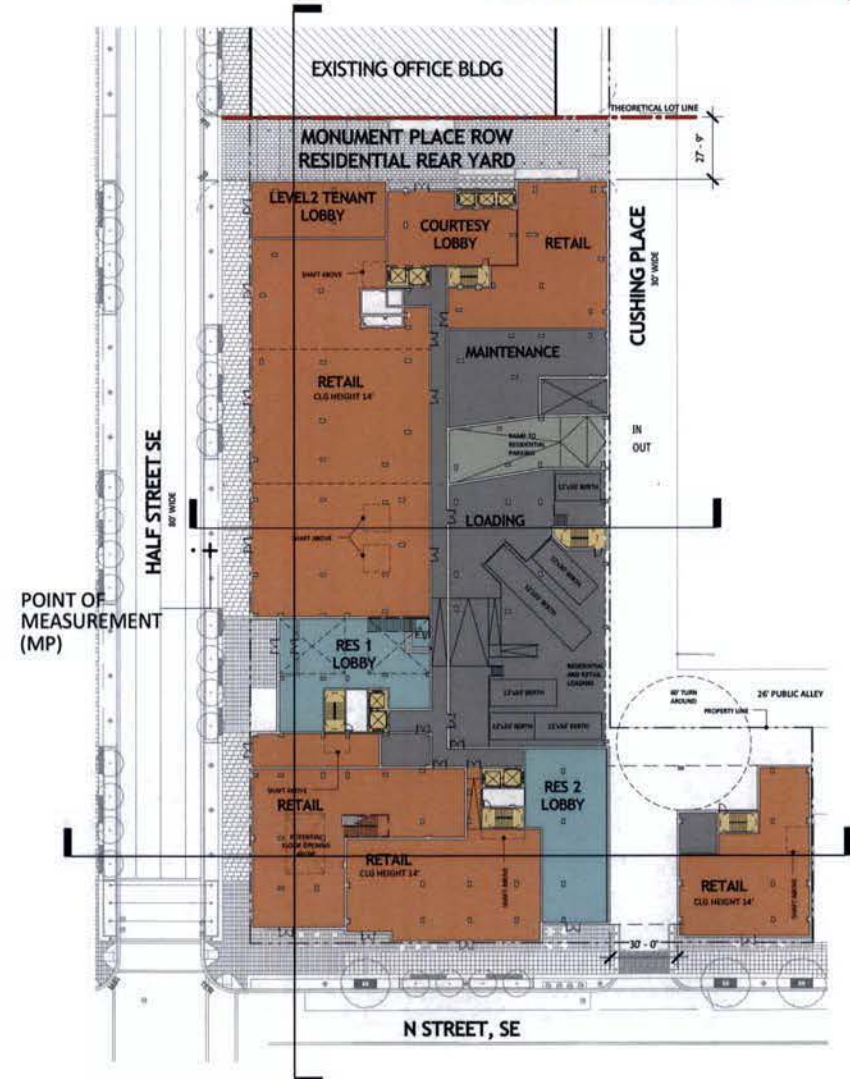
APPENDIX DRAWING INDEX

SHEET	TITLE
X1	LEVEL 1 - FLOOR PLAN COMPARISON
X2	LEVEL 2 - FLOOR PLAN COMPARISON
X3	TYPICAL LEVEL - FLOOR PLAN COMPARISON
X4	ROOF - FLOOR PLAN COMPARISON

Level 1 - Floor Plan Comparison



PREVIOUSLY APPROVED LEVEL 1



CURRENT LEVEL 1

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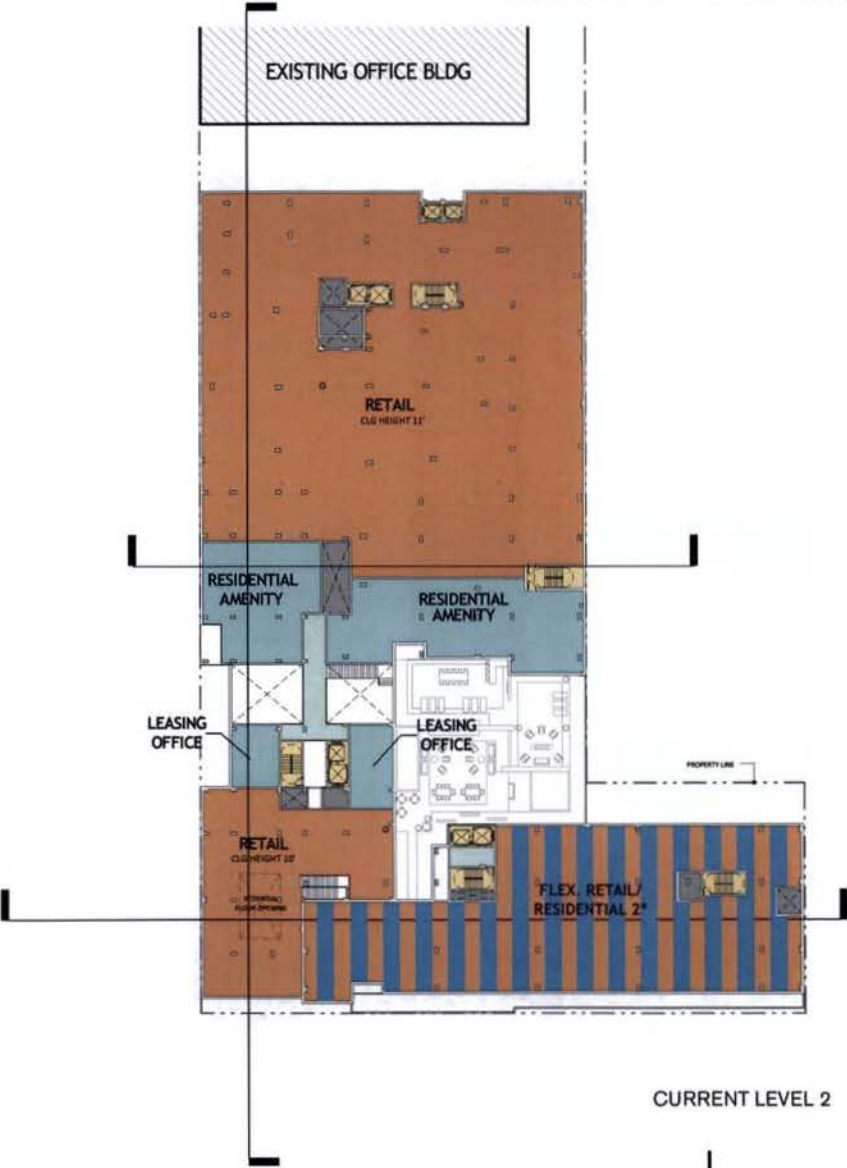
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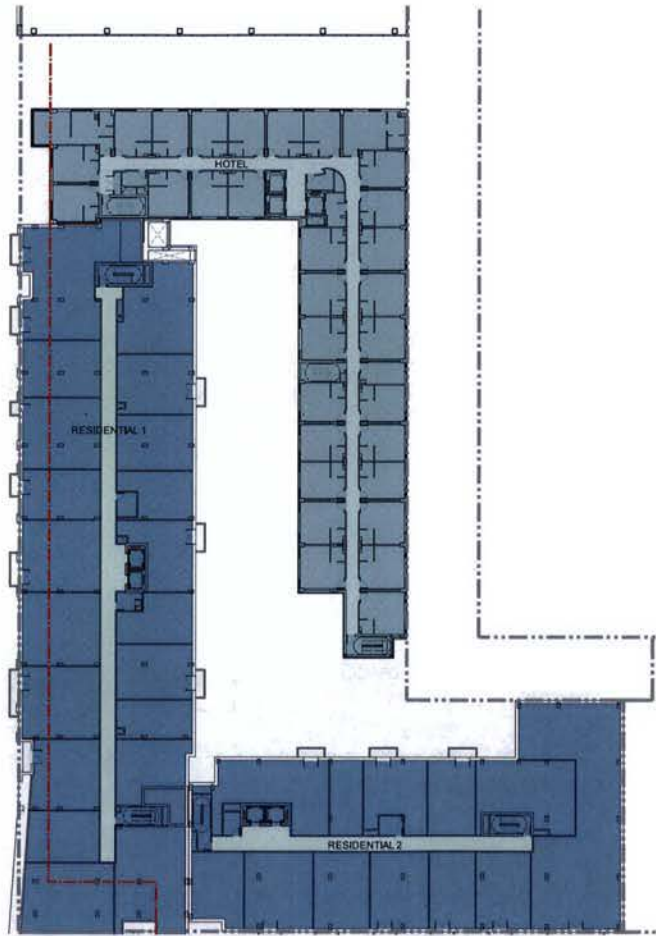


PREVIOUSLY APPROVED LEVEL 2

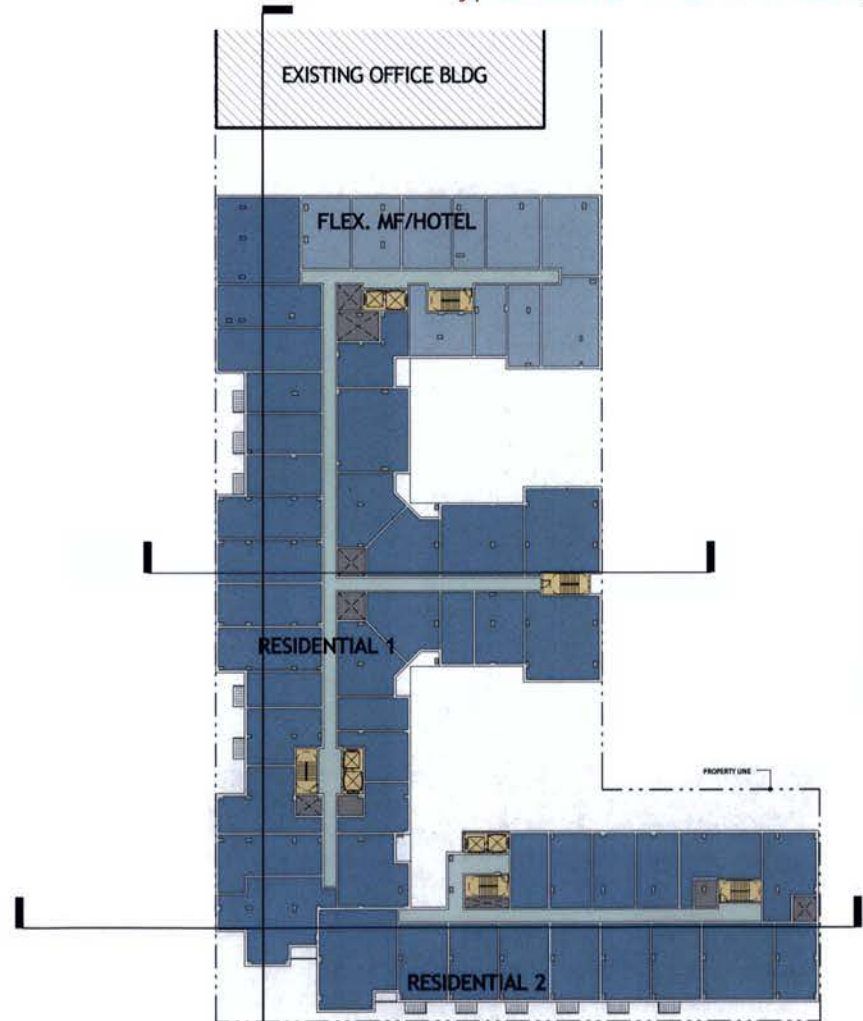


CURRENT LEVEL 2

Typical Level - Floor Plan Comparison



PREVIOUSLY APPROVED RESIDENTIAL LEVEL



CURRENT TYPICAL RESIDENTIAL LEVEL

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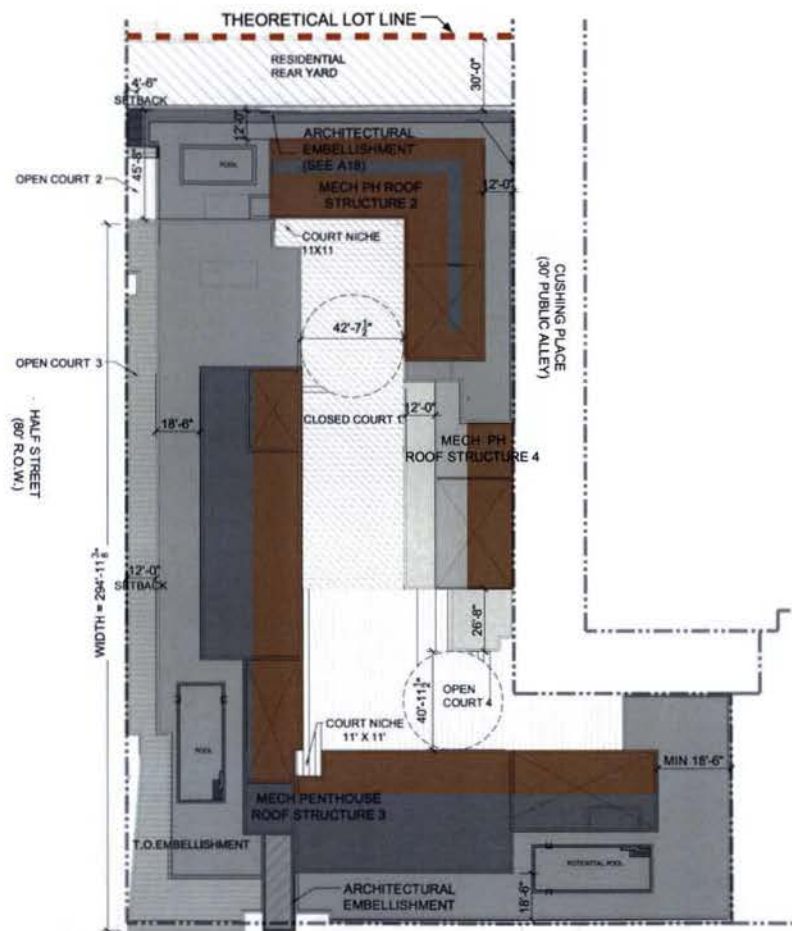


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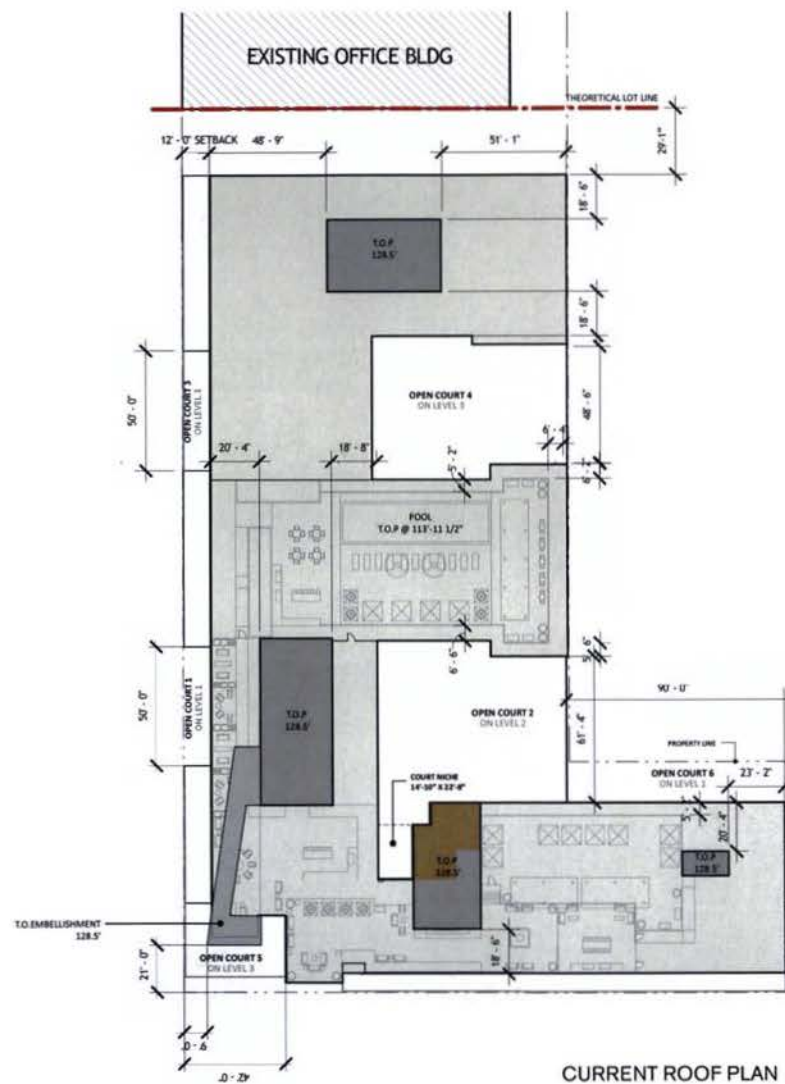
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Roof - Floor Plan Comparison



PREVIOUSLY APPROVED ROOF PLAN



CURRENT ROOF PLAN

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