

Square 701 Half Street Ballpark Site

Zoning Commission Review 06.15.2015

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

Square 701 Washington, DC



June 15, 2015

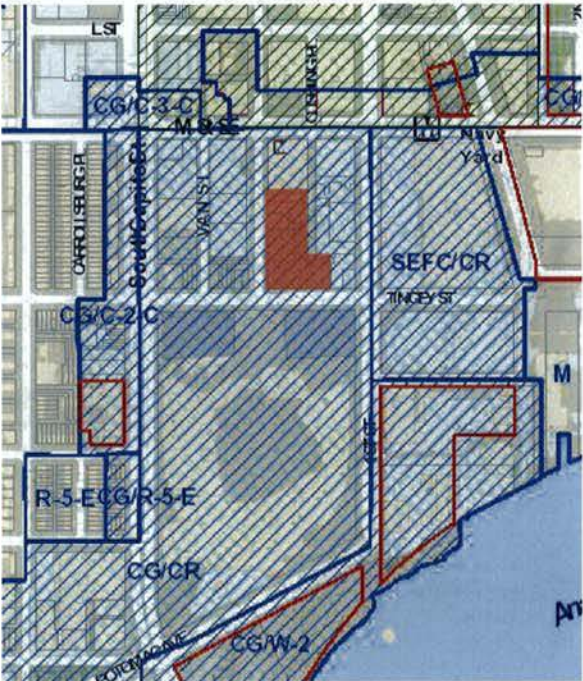
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ZONING COMMISSION
District of Columbia

CASE NO. 06-46B
EXHIBIT NO. 22

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 ZONING COMMISSION
 District of Columbia
 CASE NO.06-46B
 EXHIBIT NO.22



Zone: CR/CG Overlay District

Theoretical Lot Area: 67,835

Scenario 1: Program FAR Residential/Retail			
Residential:	402,800 (393,700) ³	445 Units	
Hotel:	0		
Retail:	60,100 (69,200) ³		
Total:	462,900		

Scenario 2: Program FAR Residential/Hotel/Retail			
Residential:	327,500 (318,400) ³	365 Units	
Hotel:	78,300	80 Units	
Retail:	55,100 (64,200) ³		
Total:	460,900		

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		5.94	4.83
Hotel			1.15
Retail		0.89	0.81
Total FAR		6.83	6.79
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.	80%	80%
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 Structures ⁴			
Number	4	4	
Setback	1:1	<1:1	
Parking ^{1,6}			
Residential (1 per 3 units)		151	125
Hotel (1 per 4 rooms)			20
Retail		0	0
Total	Required	151	145
	Provided onsite	151	151
	Provided including Vault	231	231
Loading ⁵		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 9,100 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.

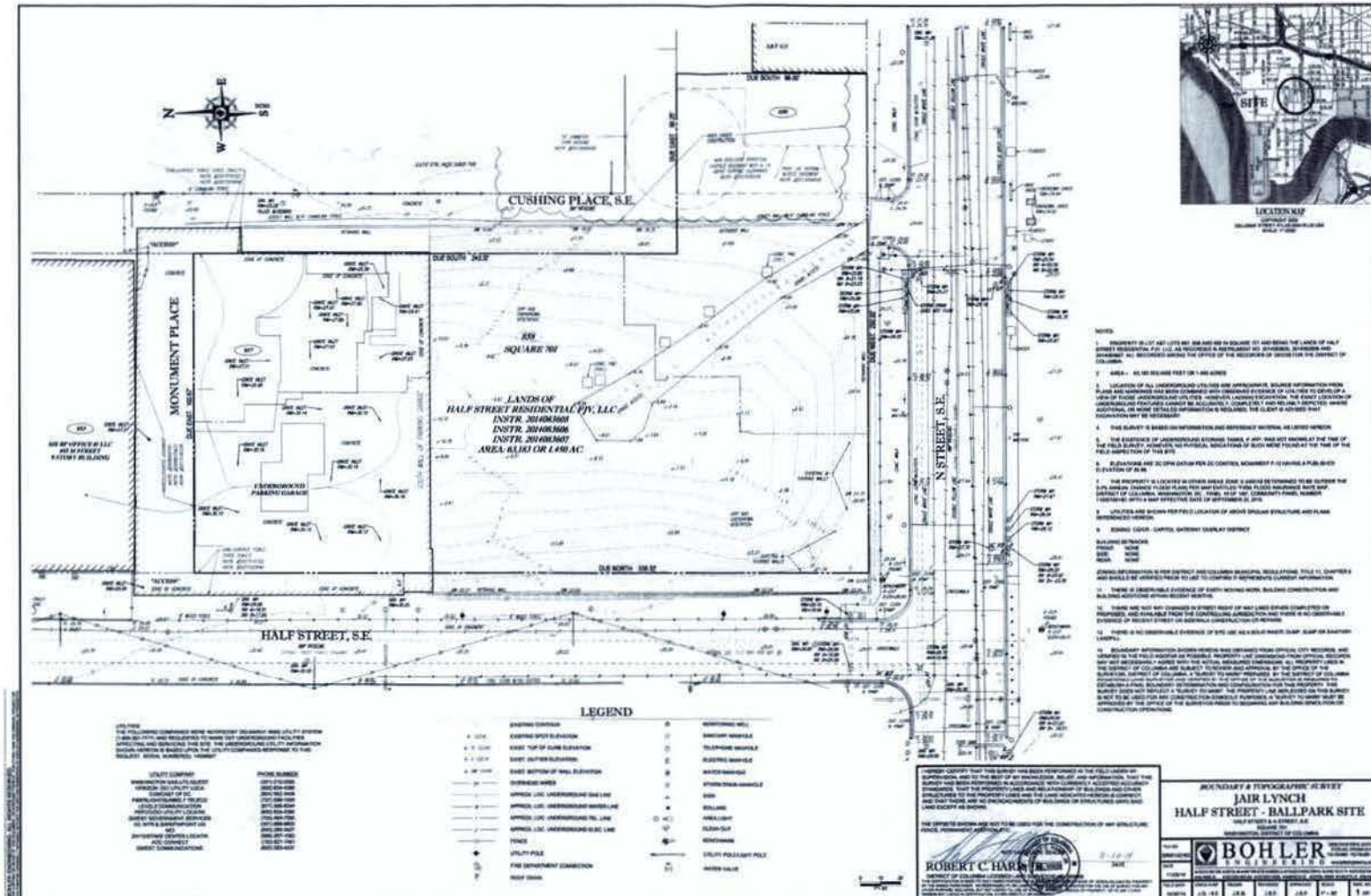
6. Retail parking provided in existing garage at 55 M street, SE.

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EXISTING CONDITIONS

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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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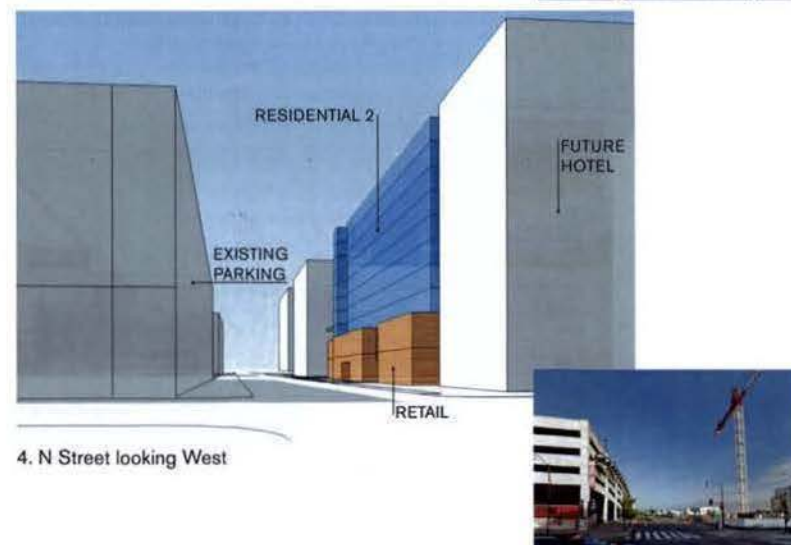
1. Half Street looking South



3. N Street looking East



2. Half Street looking North



4. N Street looking West



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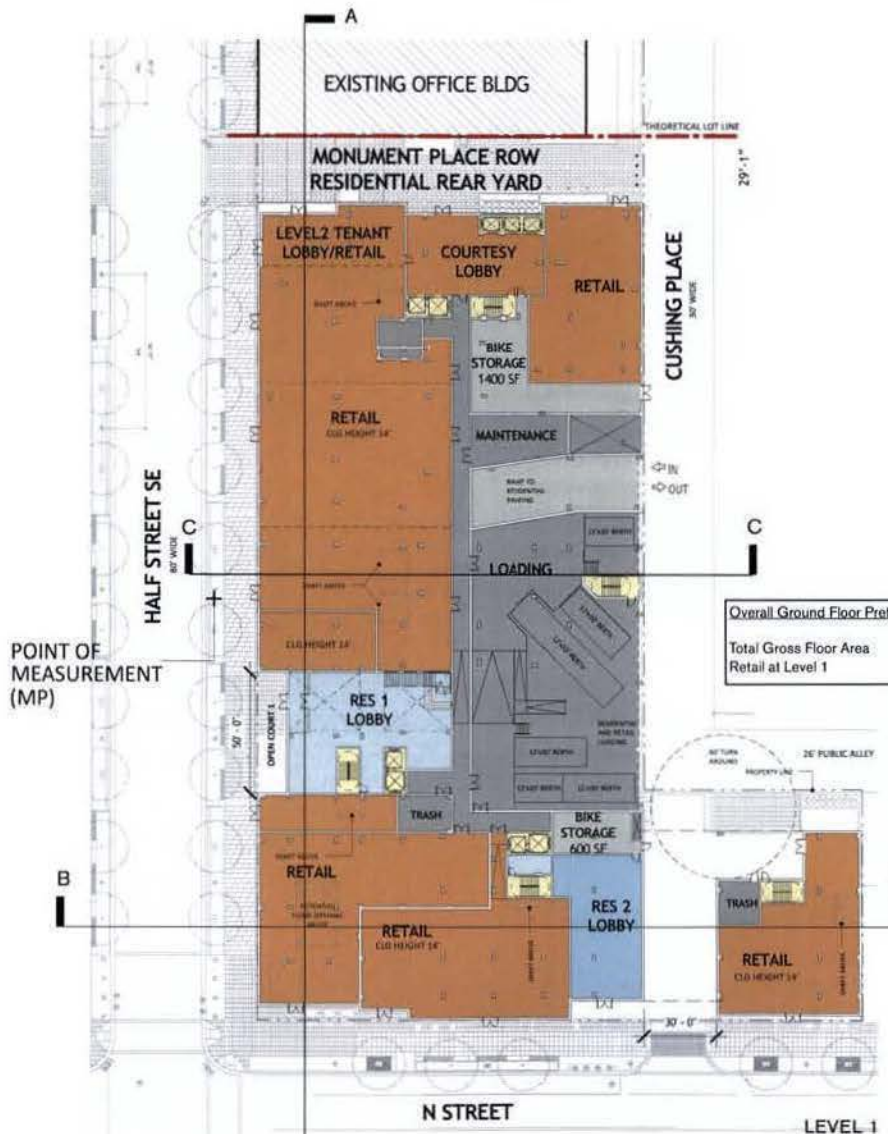
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LEVEL	NOT INCLUDED VAULT SPACES	INCLUDING VAULT SPACES
P.1	41	65
P.2	55	79
P.3	55	79
TOTAL	151	231

2. REFER TO SHEETS L1 THRU L6 FOR STREETSCAPE.



Overall Ground Floor Preferred Retail Use		
	SF	%
Total Gross Floor Area	46,500	100%
Retail at Level 1	35,300	75.9%



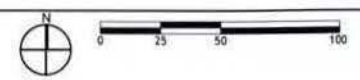
- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATION, THE NUMBER, SIZE AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 2. REFER TO SHEETS L1 THRU L6 FOR STREETSCAPE.

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

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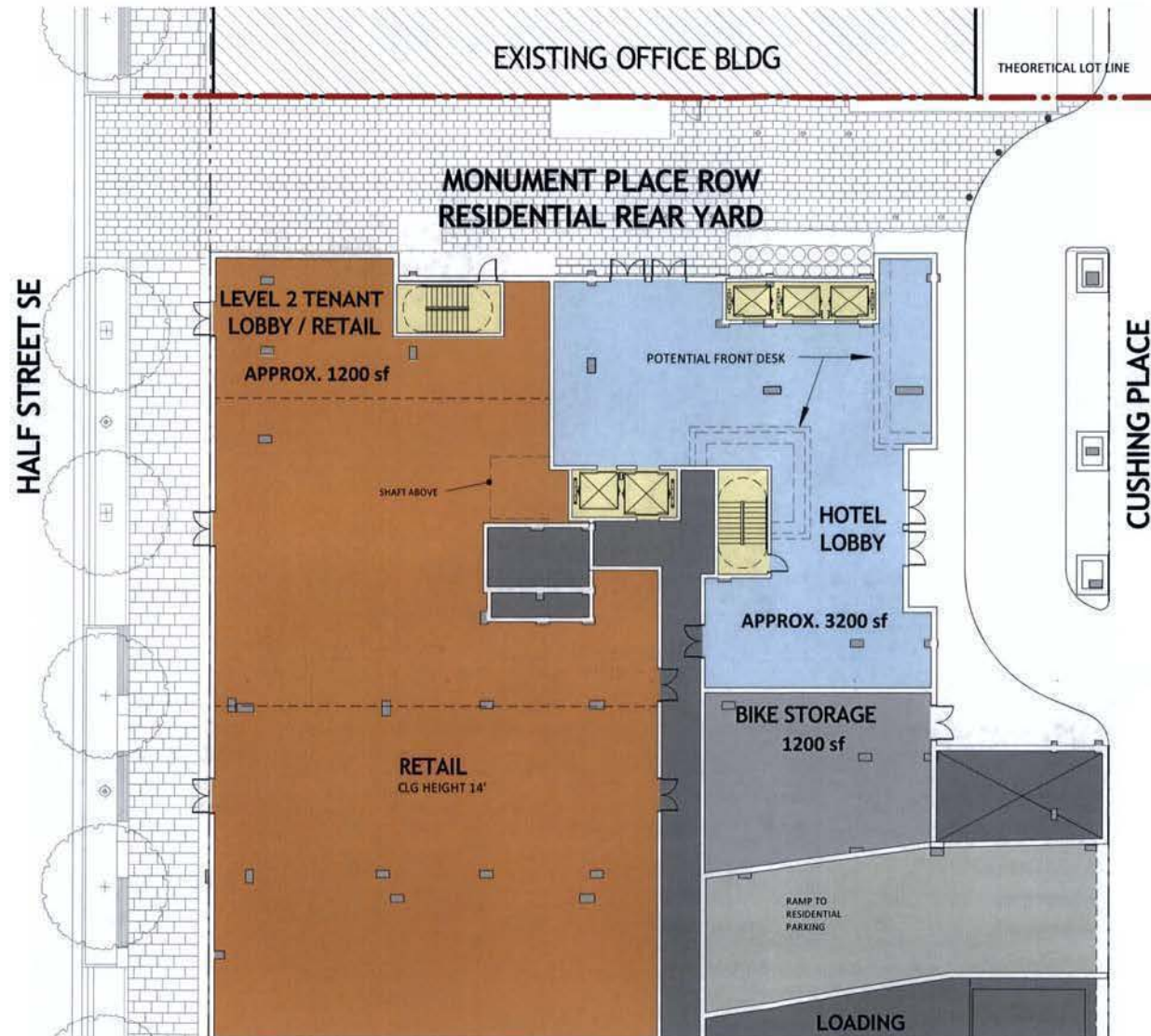
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- RESIDENTIAL
- FLEX. MF/HOTEL
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- SERVICE

Overall Ground Floor Preferred Retail Use		
	SF	%
Total Gross Floor Area	43,700	100%
Retail at Level 1	30,300	71.6%

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0 15 30 60 A2.1

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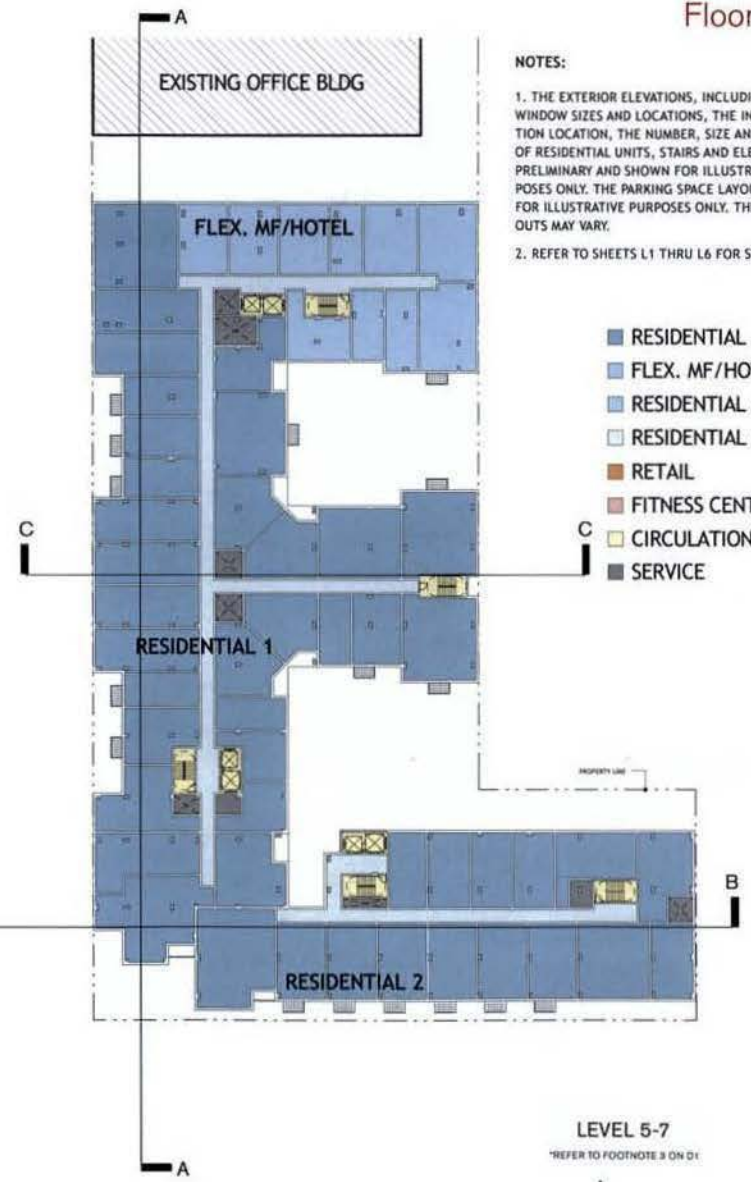
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LEVEL 3-4



LEVEL 5-7

*REFER TO FOOTNOTE 3 ON D1

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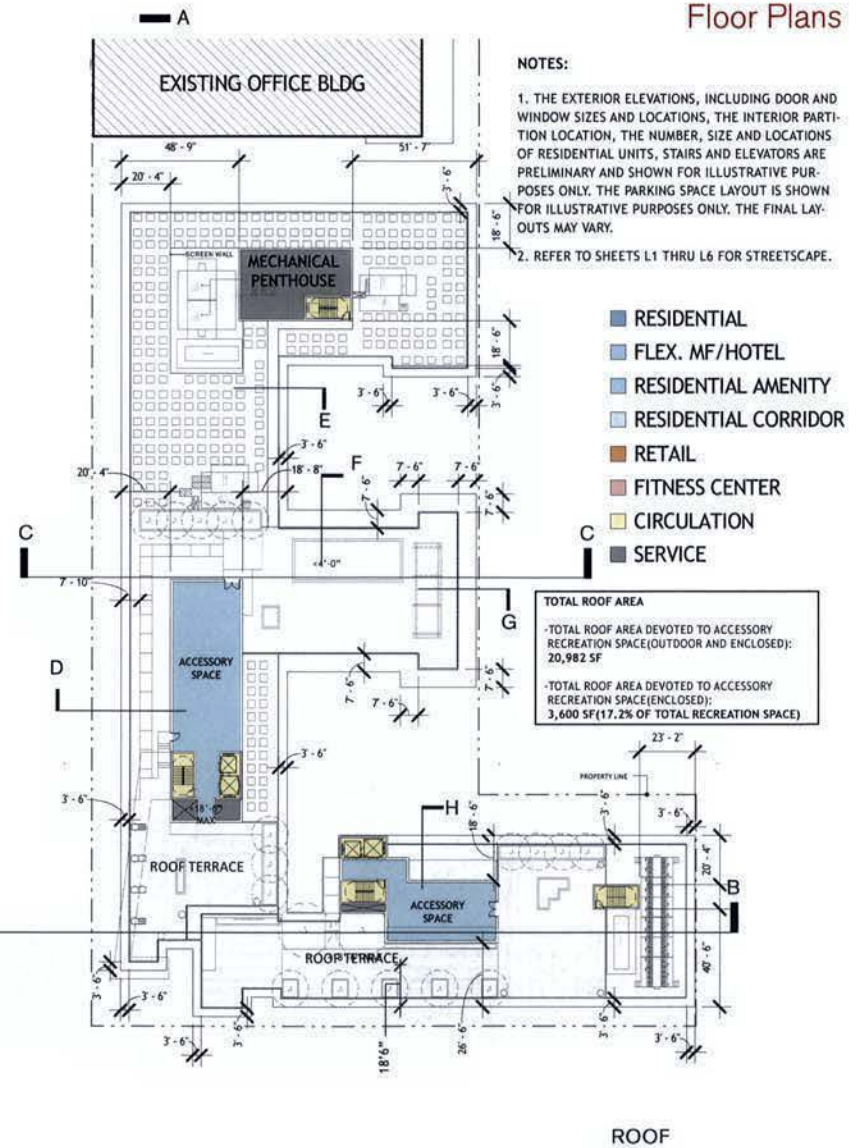
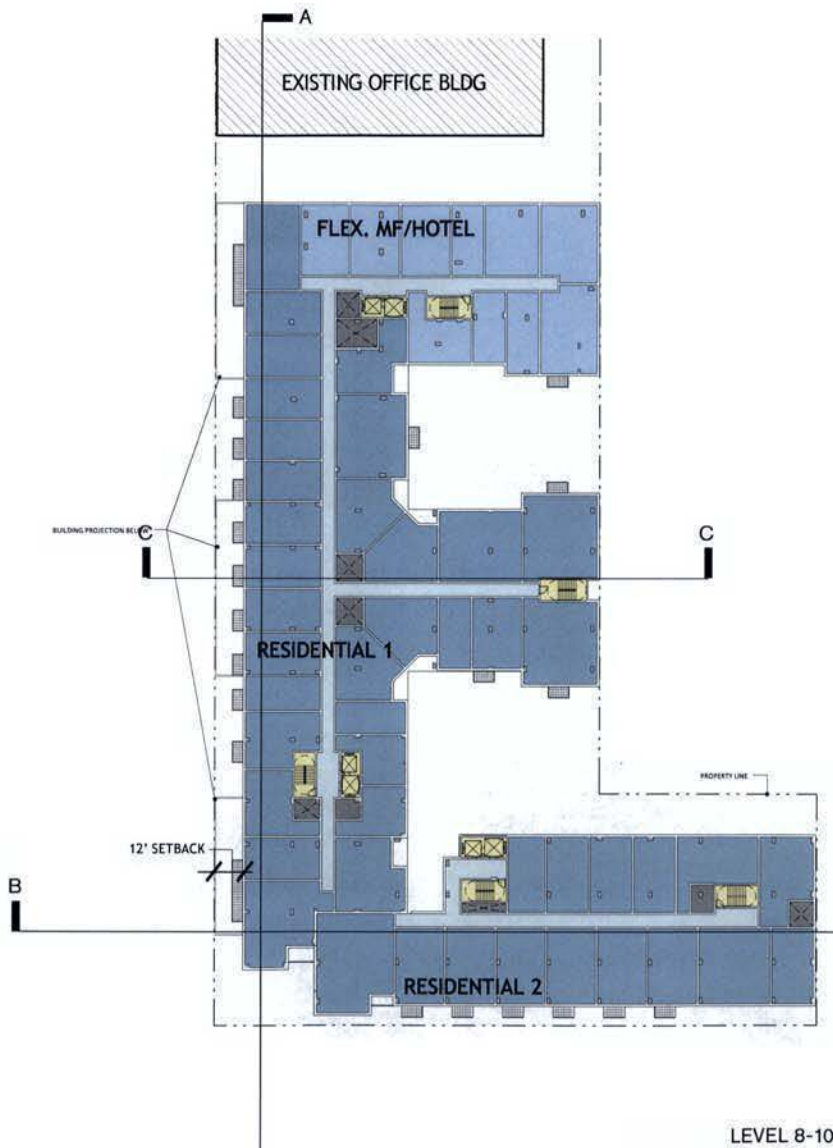
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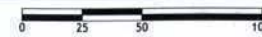
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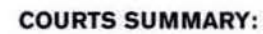
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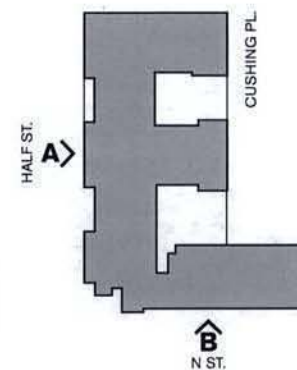
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OPEN COURT 1	REQUIRED	PROVIDED	HEIGHT
OPEN COURT 1	27'-6"	50'	110'
OPEN COURT 2	23'	61'-4"	92'
OPEN COURT 3	19'-6"	50'	78'
OPEN COURT 4	19'-6"	48'-6"	78'
OPEN COURT 5	19'-6"	42'	78'
OPEN COURT 6	28'-6"	90'	114'



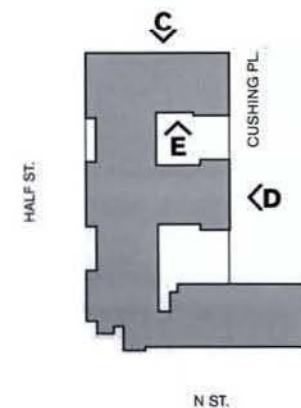
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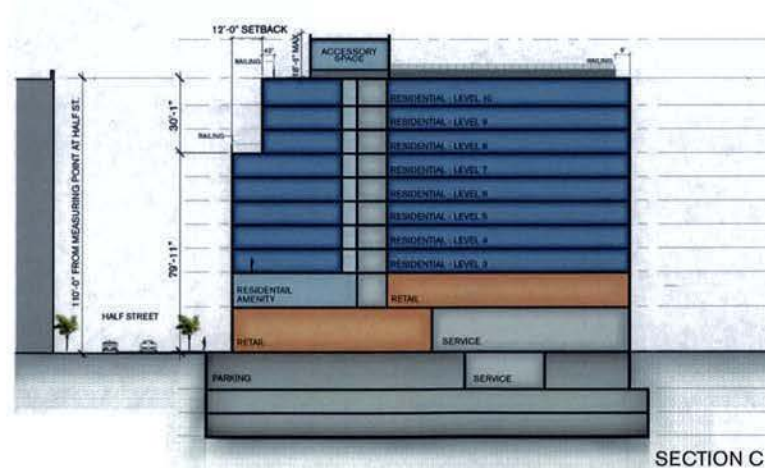
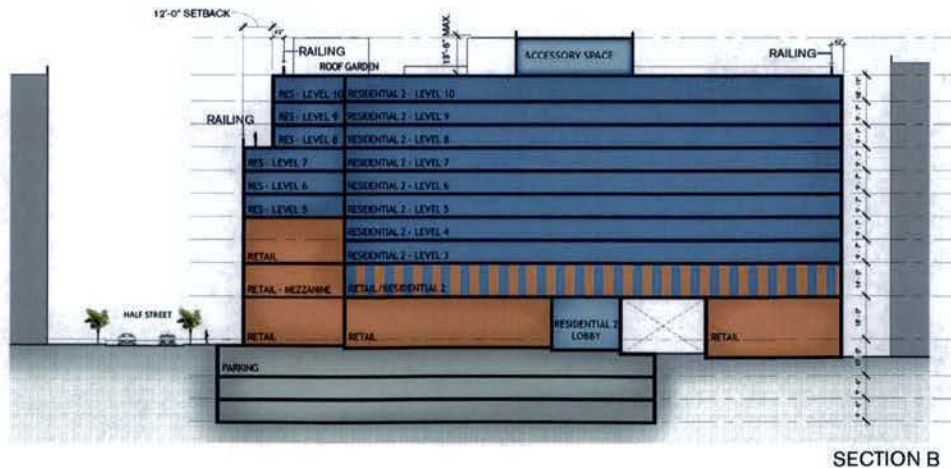
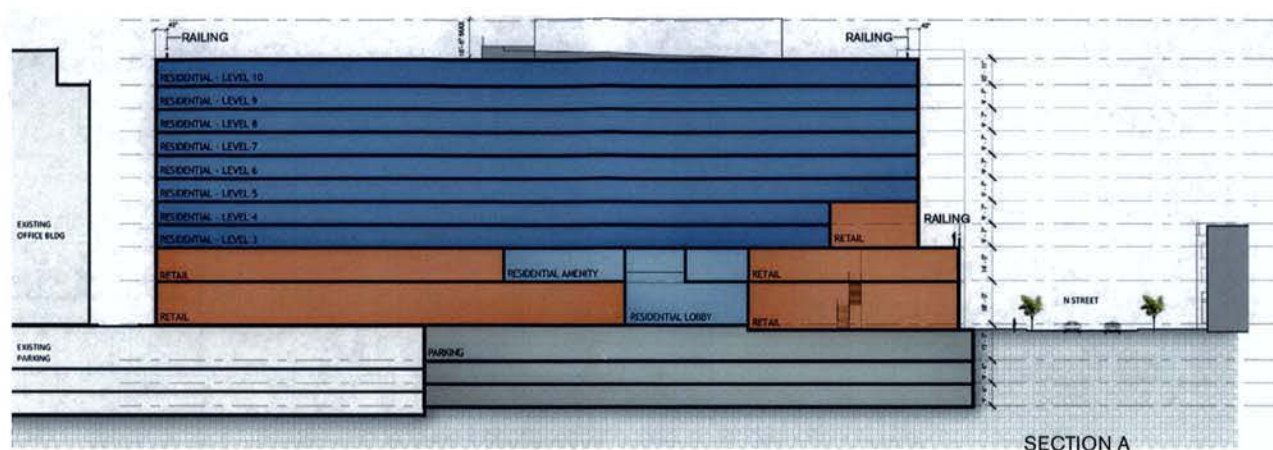


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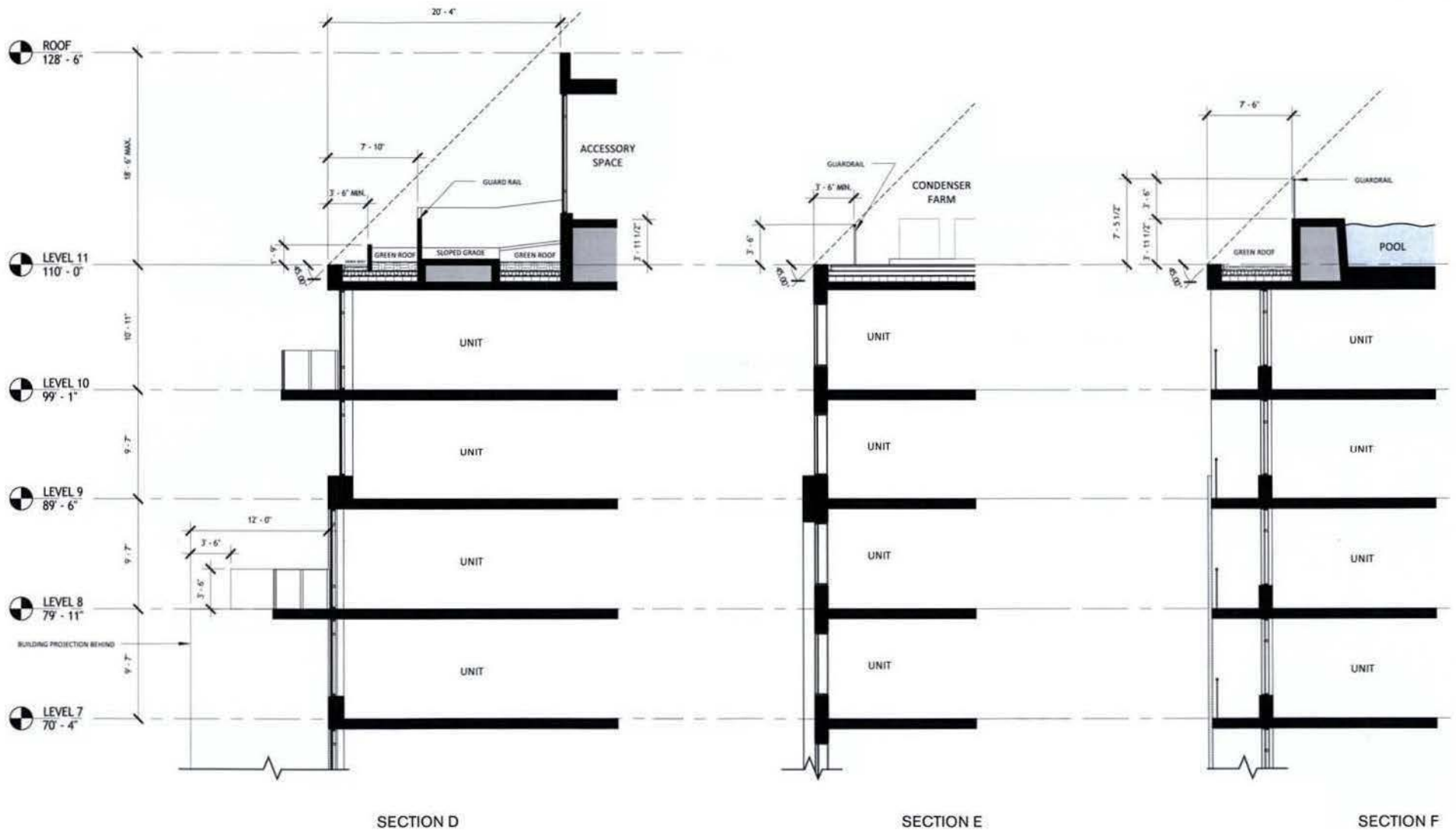


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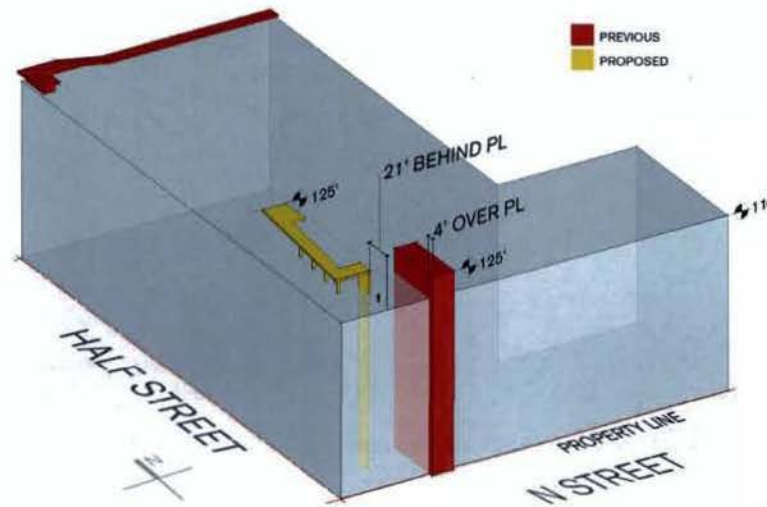
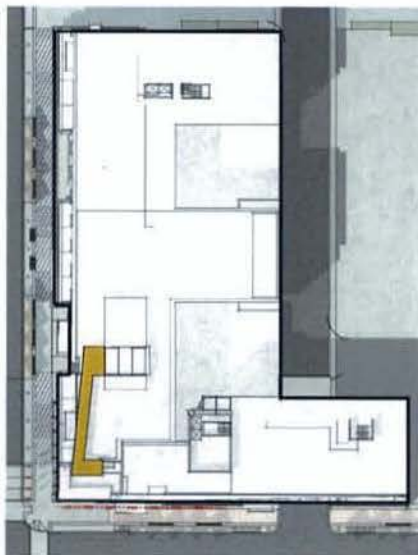
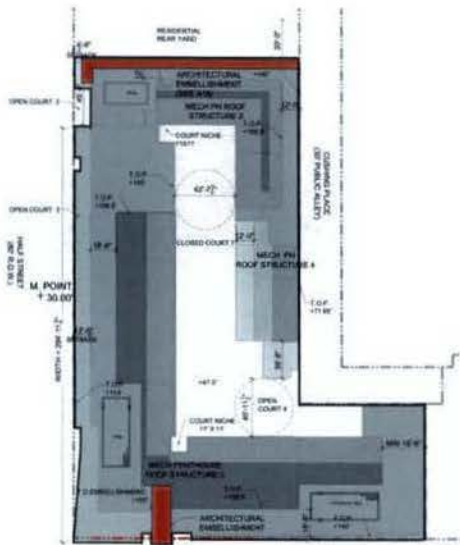
As part of the design we are proposing a single Architectural Embellishment which represents a significant reduction from the previously approved scheme on this site as follows:

- 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 embellishment 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



NORTHWEST PERSPECTIVE

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SOUTHWEST PERSPECTIVE FROM NATIONALS PARK



METAL PANEL II



METAL PANEL I



METAL WALL PANEL ACCENT



FIBER CEMENT PANEL



BRICK III



BRICK II



BRICK I



OPERABLE GLASS WALL

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METAL PANEL II



METAL PANEL I



FIBER CEMENT PANEL



BRICK III



BRICK I



MONUMENT PLACE PERSPECTIVE

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METAL PANEL II



FIBER CEMENT PANEL



BRICK III



BRICK I



CUSHING PLACE PERSPECTIVE

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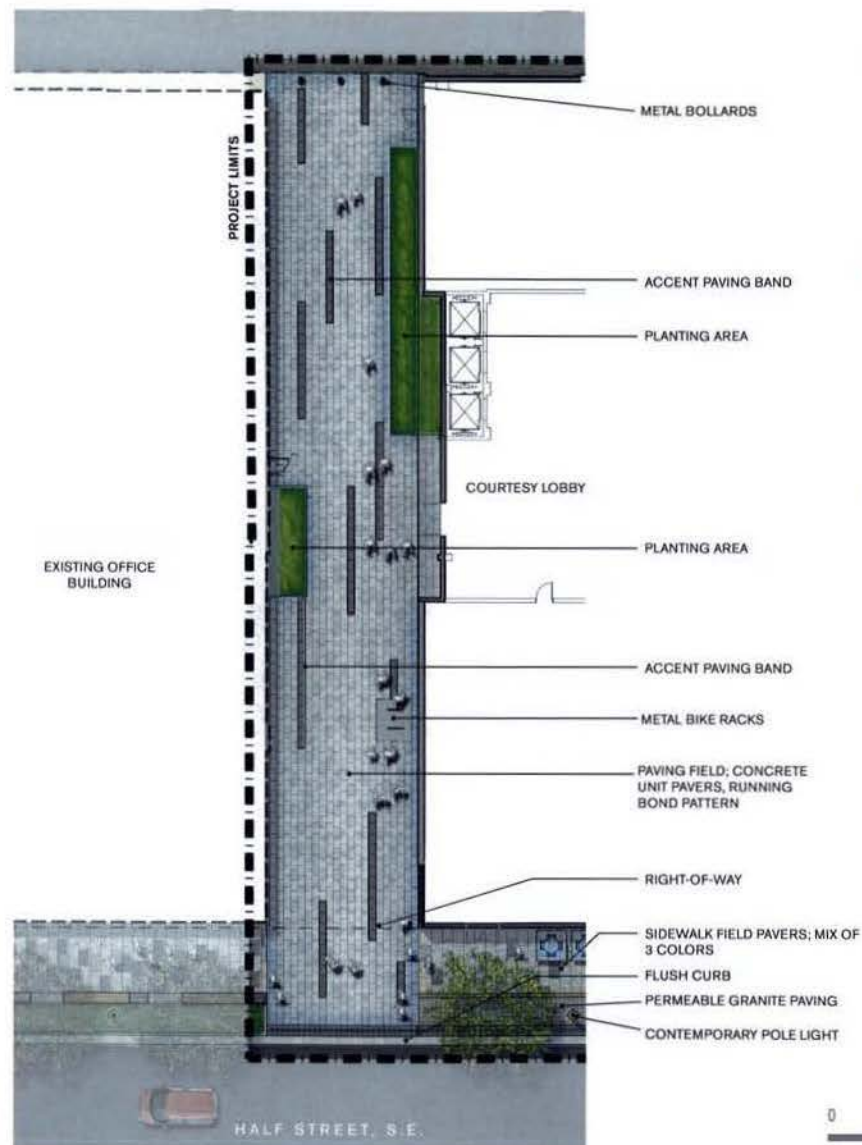
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NOTE
• Streetscape design is subject to change based upon DDOT review and approval.

0 20' 40'
SCALE: 1" = 20'-0"

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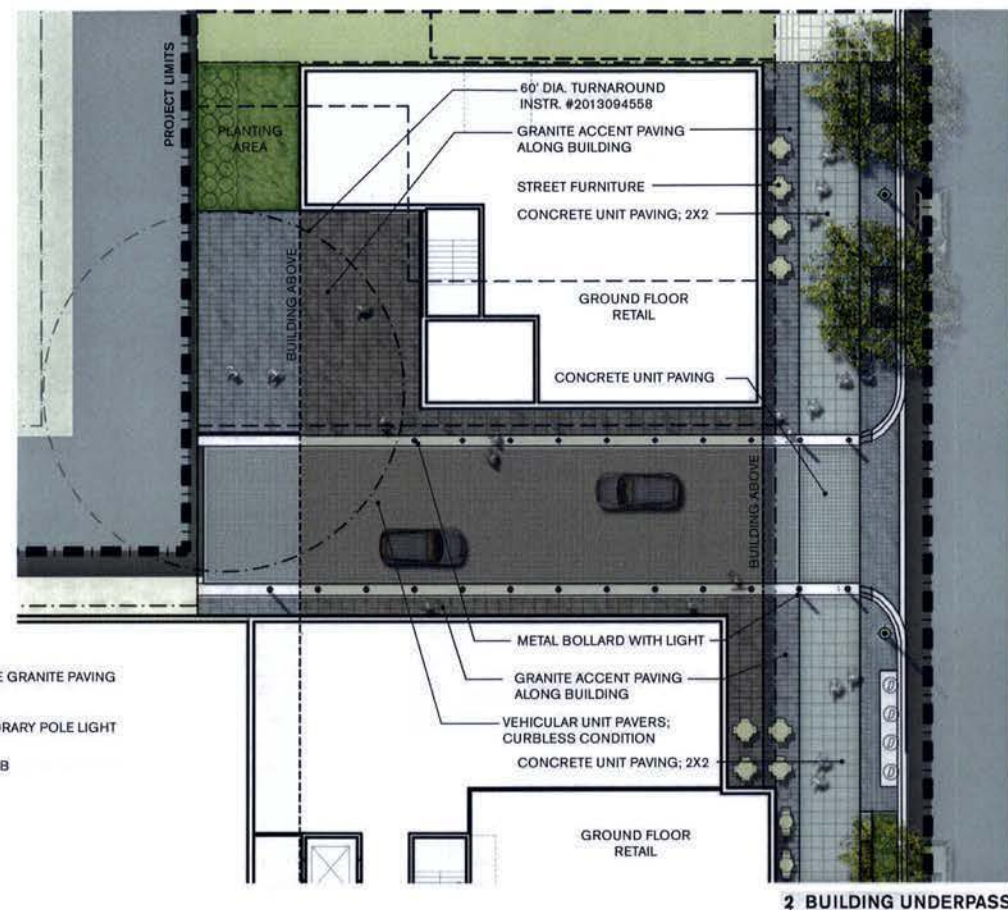
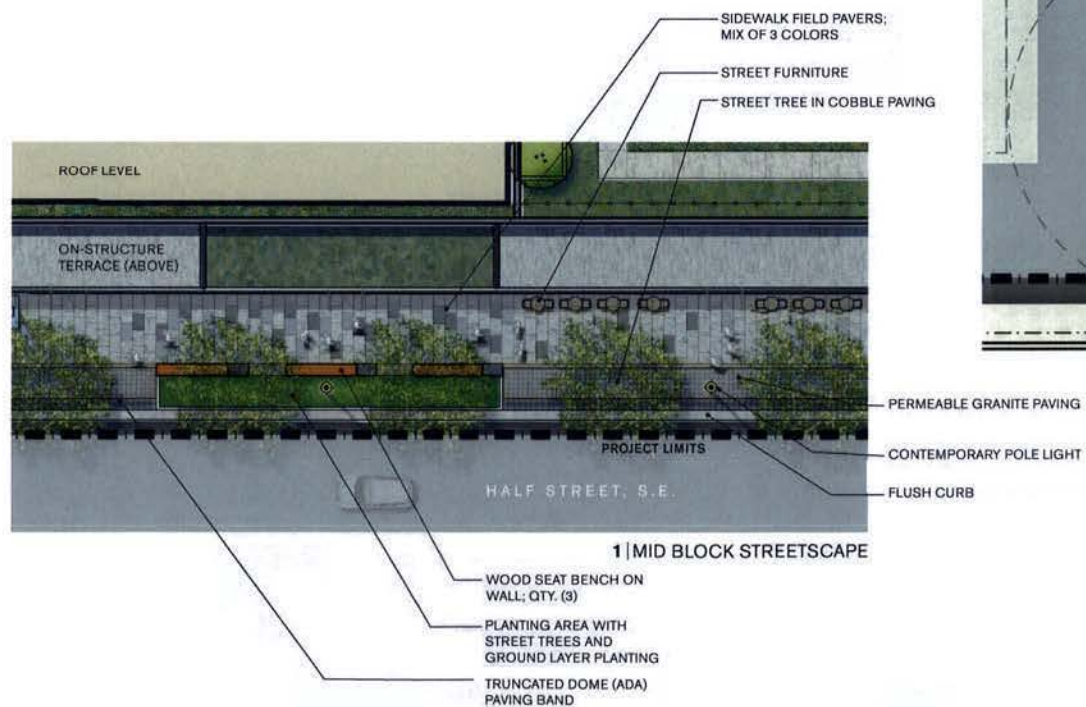
1 | MONUMENT PLACE



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NOTE
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0 20' 40'
SCALE: 1" = 20'-0"

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Roof Level Landscape Plan

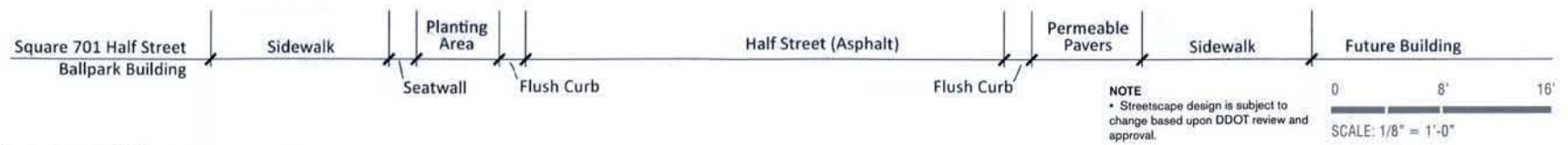


- 1 SWIMMING POOL
- 2 SHADE STRUCTURE
- 3 OUTDOOR BAR / GRILLING AREA
- 4 SEATING AREA WITH MOVABLE FURNITURE
- 5 GLASS GUARD RAIL
- 6 METAL GUARD RAIL
- 7 CONCRETE WALK
- 8 FOUNTAIN FEATURE
- 9 MECHANICAL UNITS
- 10 RAISED PLANTER WITH TREES

NOTE

- Temporary / movable rooftop furniture layout is shown for illustrative purposes and is subject to change.
- All permanent landscape structures on roof will comply with required height restrictions and setback requirements.

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STREETSCAPE PRECEDENTS



STREETSCAPE



STREETSCAPE SEATING



STREETSCAPE PAVING



MONUMENT PLACE PAVING



GAMEDAY



TRASH RECEPTACLE



METAL BOLLARD WITH LIGHT



CONTEMPORARY LIGHTING

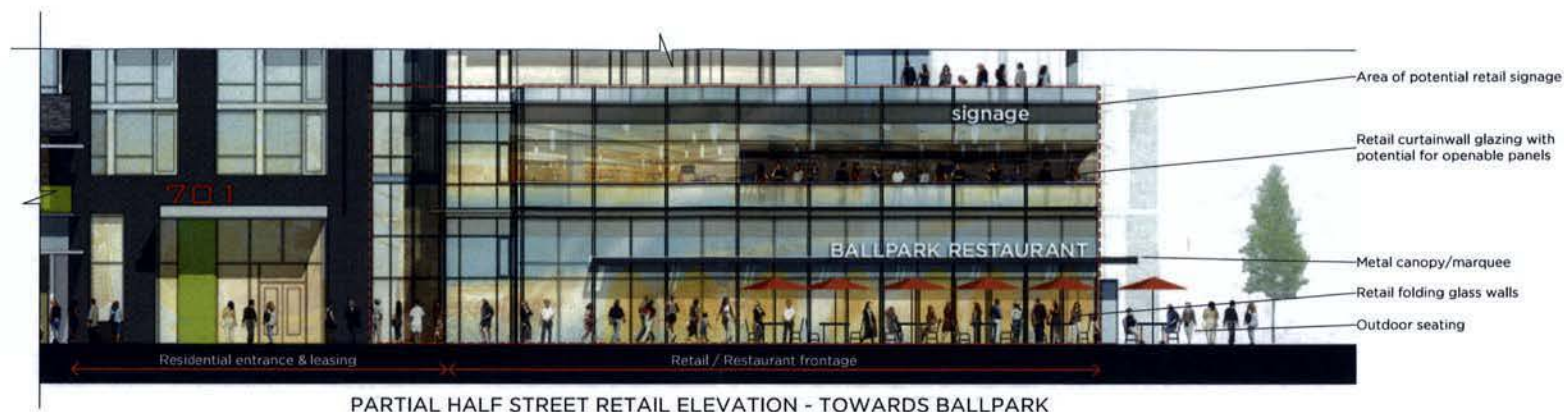
STREET FURNITURE



BIKE RACKS



CONTEMPORARY POLE LIGHT



PARTIAL HALF STREET RETAIL ELEVATION - TOWARDS M STREET

NOTES:

- 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.



N STREET RETAIL ELEVATION



MONUMENT PLACE RETAIL ELEVATION

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R2

mv+a

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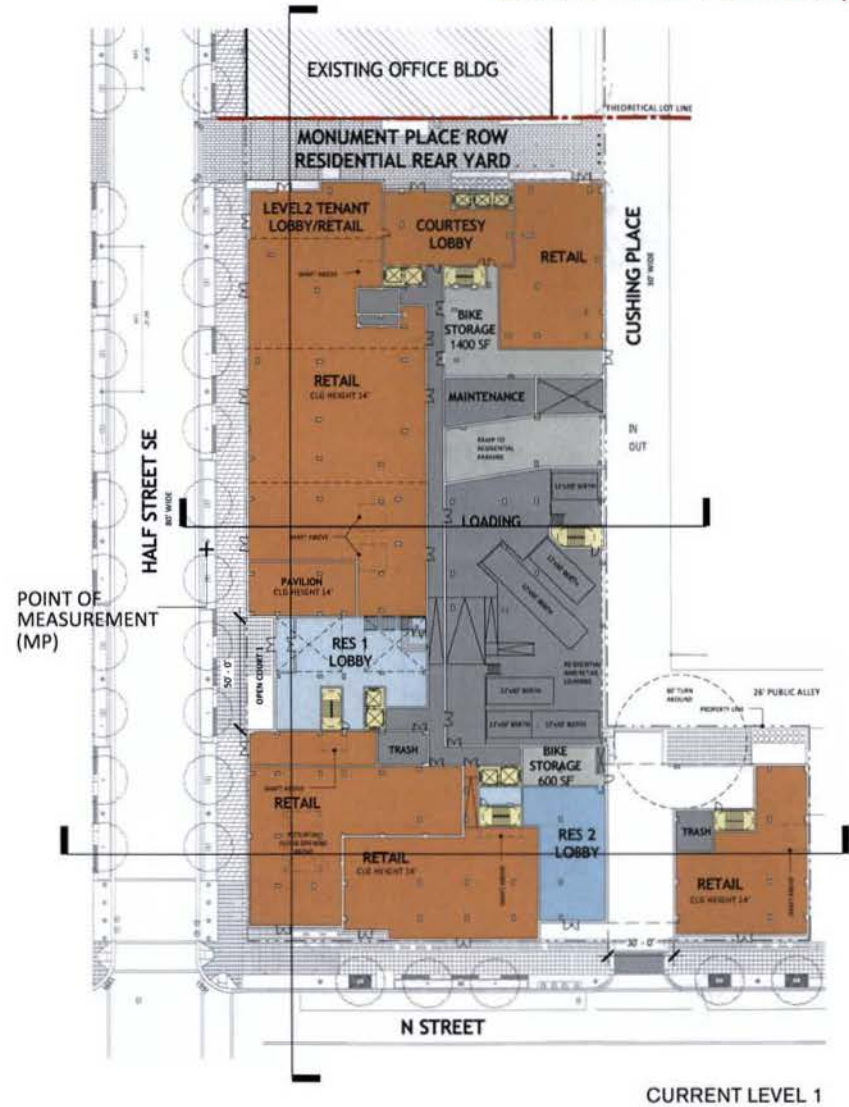
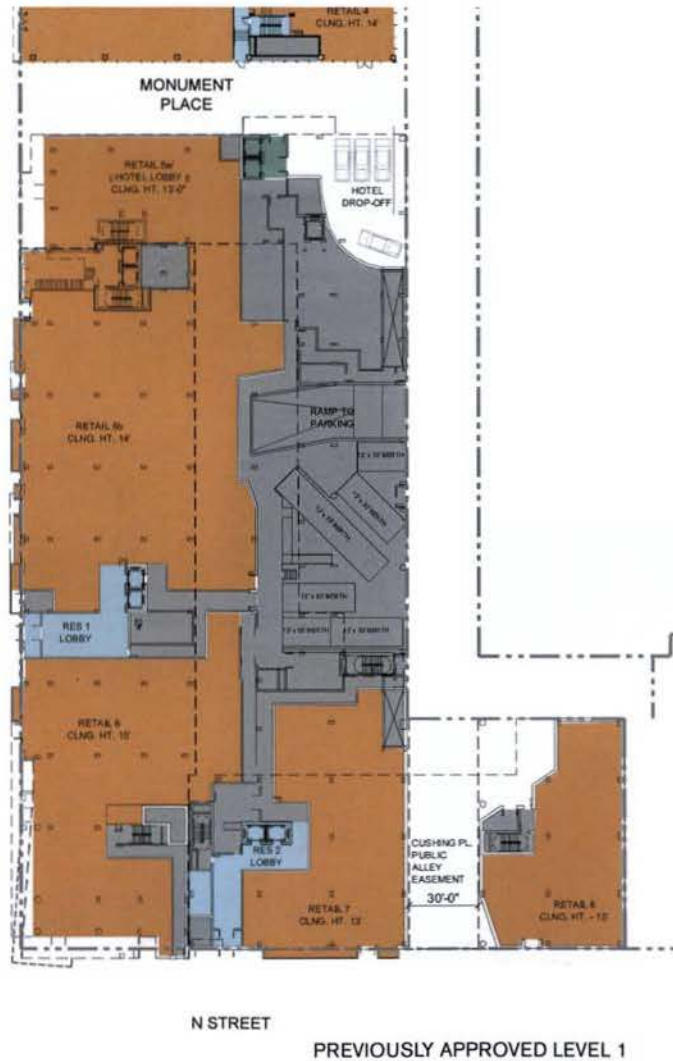
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APPENDIX:

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



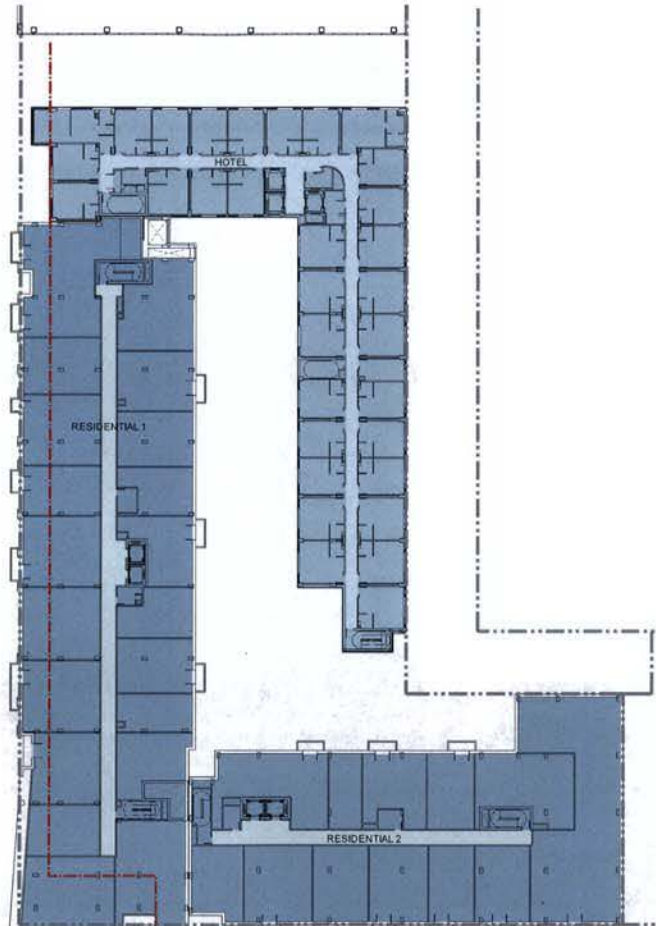
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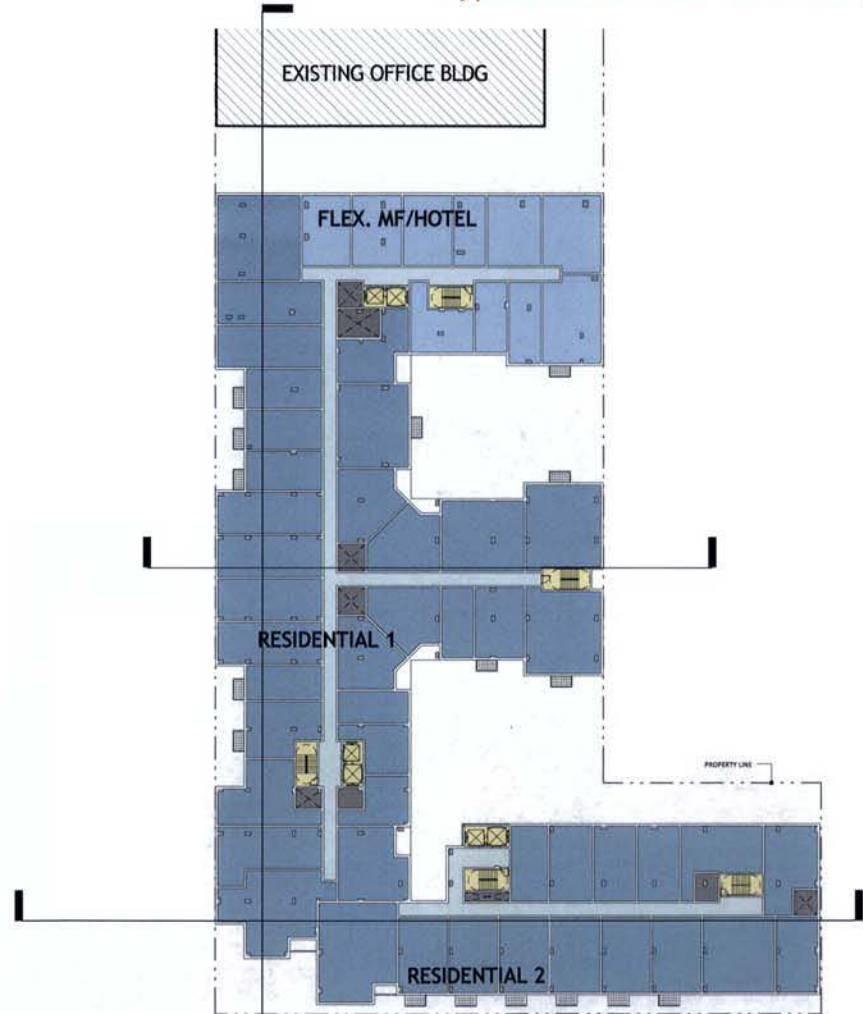
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PREVIOUSLY APPROVED RESIDENTIAL LEVEL



CURRENT TYPICAL RESIDENTIAL LEVEL

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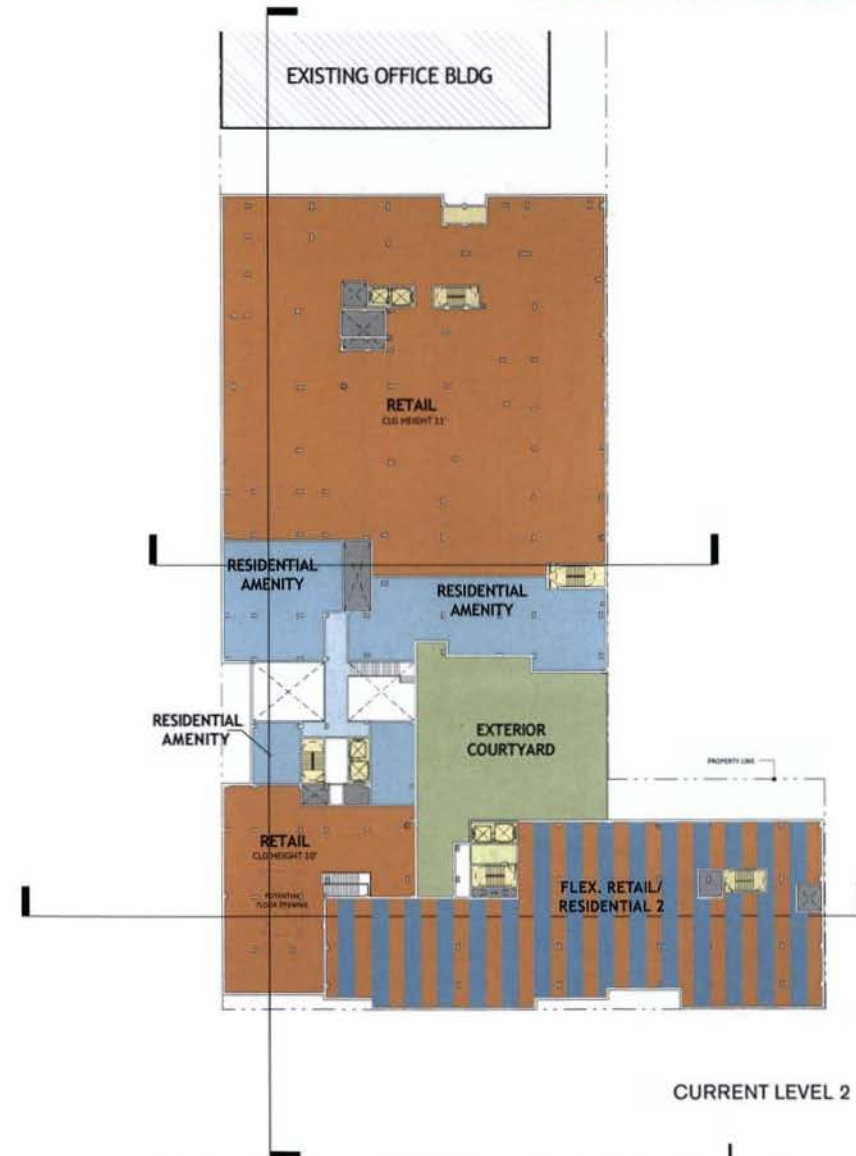
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Level 2 - Floor Plan Comparison



PREVIOUSLY APPROVED LEVEL 2



CURRENT LEVEL 2

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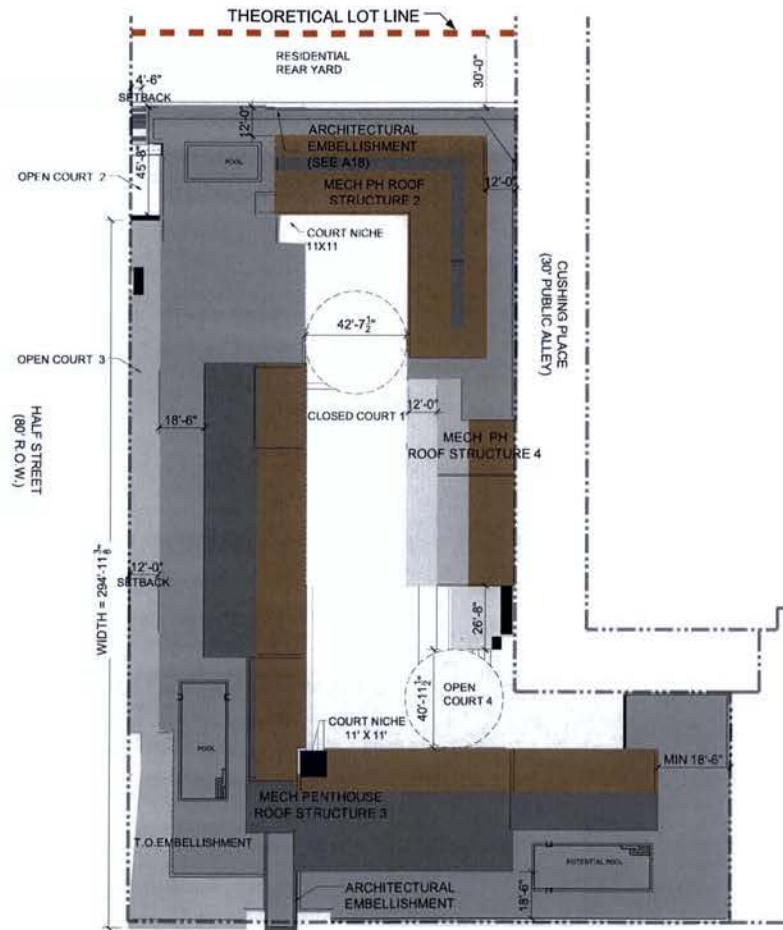


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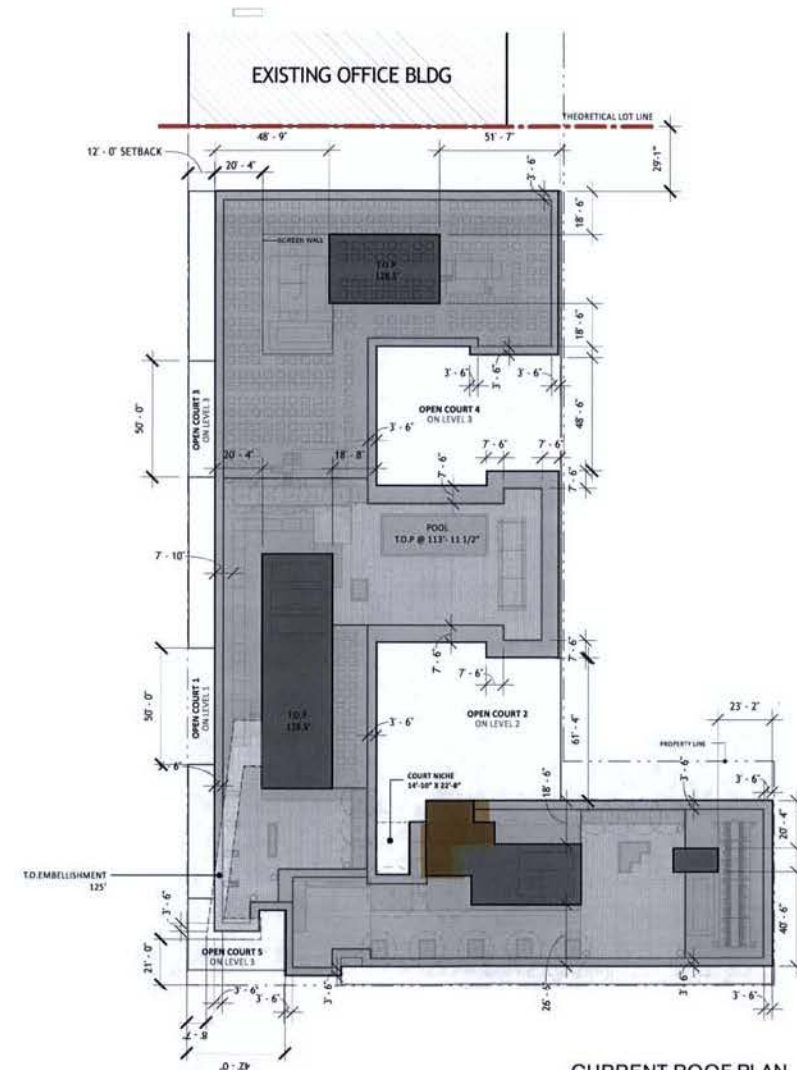
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Roof - Floor Plan Comparison



PREVIOUSLY APPROVED ROOF PLAN



CURRENT ROOF PLAN

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