

# Square 701 Half Street Ballpark Site

## Zoning Commission Review 02.23.2015

|                                     |                                  |
|-------------------------------------|----------------------------------|
| 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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Feb 23, 2015

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ZONING COMMISSION  
District of Columbia  
CASE NO. 06-46B  
EXHIBIT NO. 1H



Zone: CR/CG Overlay District

Theoretical Lot Area

Area Square 701: 63,183

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

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

| Zoning Regulation                                            | CR/CG Overlay<br>Required/Allowed | Proposed     |              |
|--------------------------------------------------------------|-----------------------------------|--------------|--------------|
| Height (Capital Gateway Overlay District)                    | 110'                              | 110'         |              |
| Square 701 FAR                                               | 8.0/9.0 CG Overlay                | Scenario 1   | Scenario 2   |
| Residential                                                  |                                   | 6.36         | 5.17         |
| Hotel                                                        |                                   |              | 1.19         |
| Retail                                                       |                                   | 0.95         | 0.95         |
| Total FAR                                                    |                                   | 7.31         | 7.31         |
| Lot Occupancy %                                              | 100% Comm./75% Res.               | Scenario 1   | Scenario 2   |
| Ground Level                                                 | 100% Comm./75% Res.               | 100% Comm.   | 100% Comm.   |
| Level 2                                                      | 100% Comm./75% Res.               | 100% Comm.   | 100% Comm.   |
| Levels 3-7                                                   | 100% Comm./75% Res.               | 73%          | 73%          |
| Levels 8-10                                                  | 100% Comm./75% Res.               | 70%          | 70%          |
| 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                                              |                                   |              |              |
| Number                                                       | 4                                 | 4            |              |
| Setback                                                      | 1:1                               | 1:1          |              |
| Parking                                                      |                                   |              |              |
| Residential (1 per 3 units)                                  |                                   | 149          | 122          |
| Hotel                                                        |                                   |              | 20           |
| Retail                                                       |                                   | 0            | 0            |
| Total                                                        | Required                          | 149          | 142          |
|                                                              | Provided                          | 231          | 231          |
| Loading                                                      |                                   | 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. Ground Level and Level 2 are reported as commercial lot occupancy.

3. Numbers shown in parentheses reflect square footage distribution if 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.

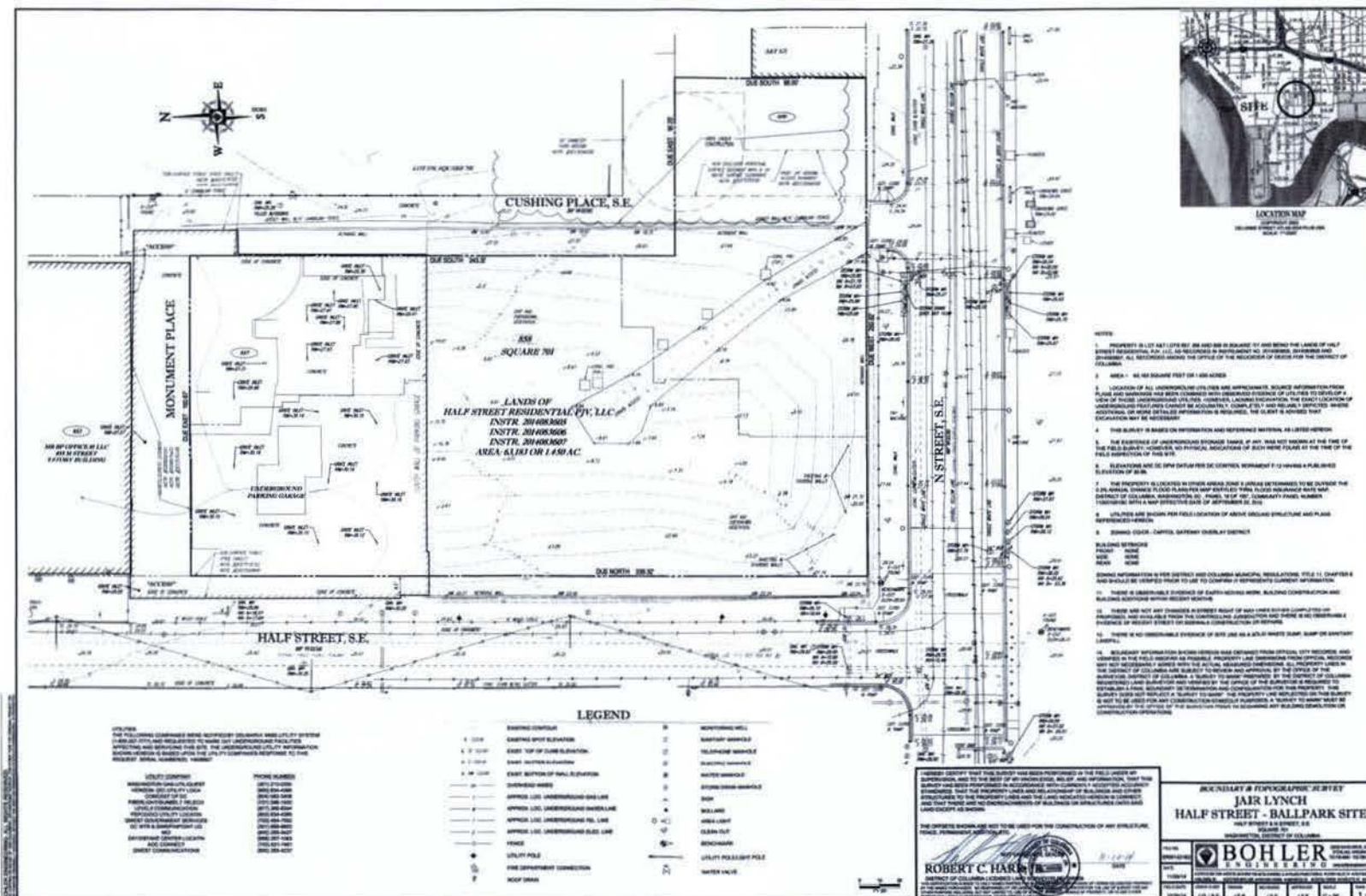
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1. Half Street looking South



2. Half Street looking North



3. N Street looking North



4. Site

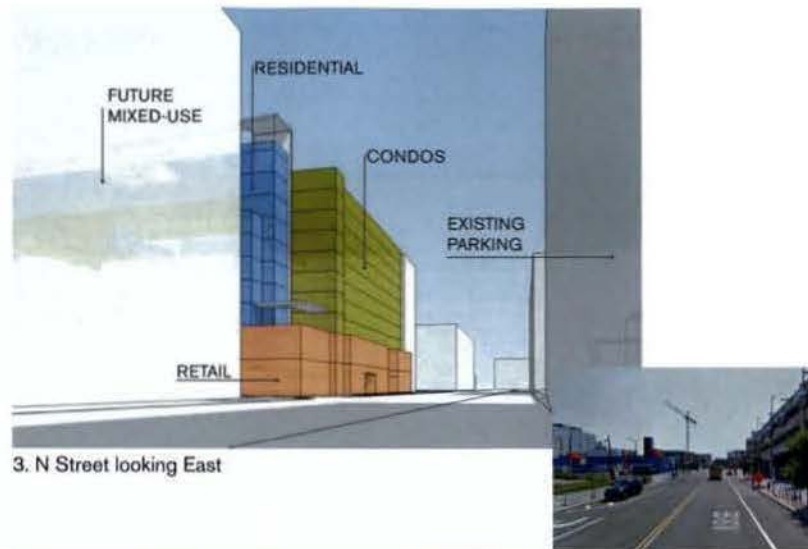
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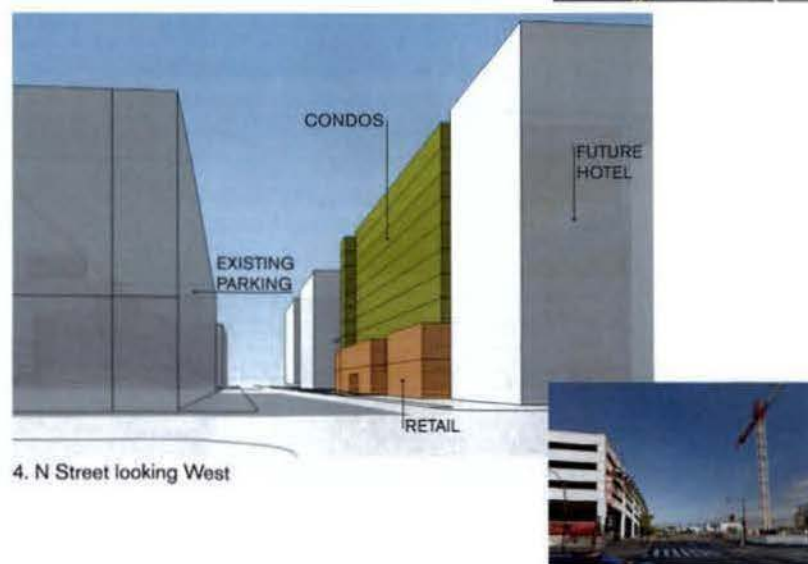
1. Half Street looking South



3. N Street looking East



2. Half Street looking North



4. N Street looking West



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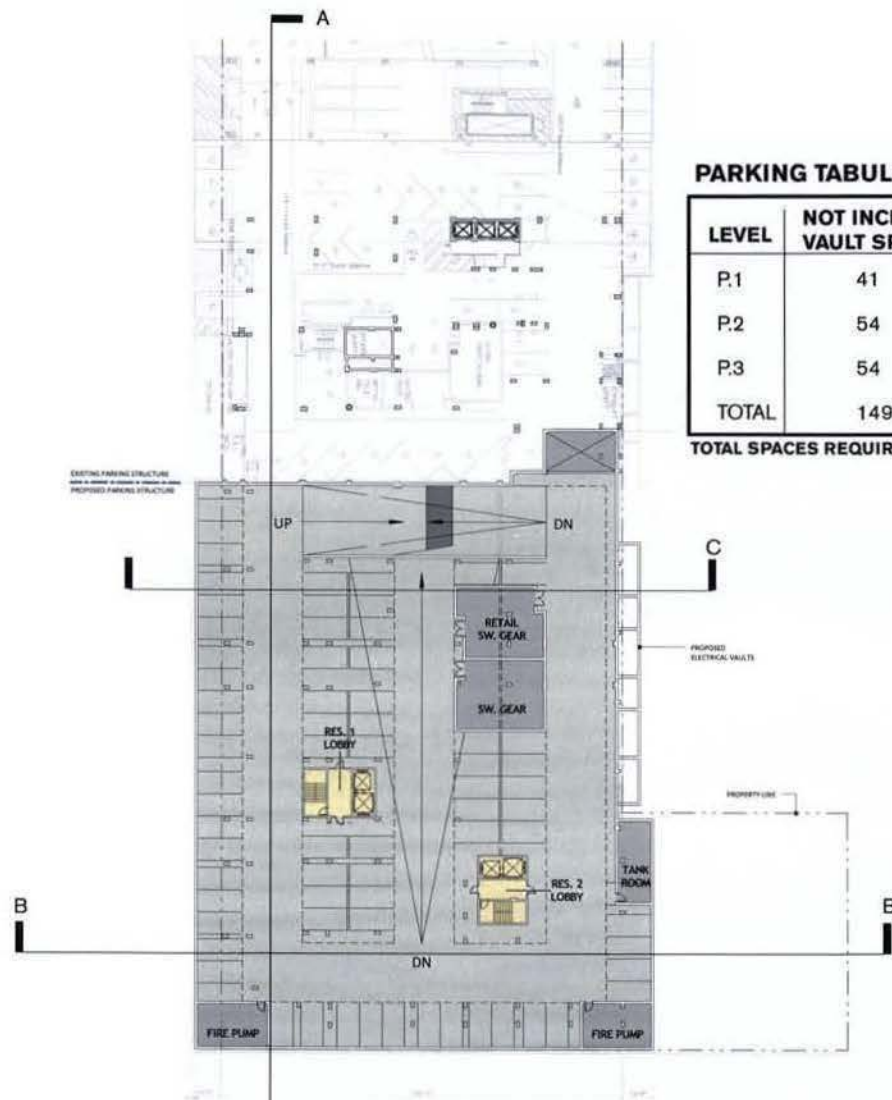
## PARKING TABULATIONS & NOTES:

| LEVEL | NOT INCLUDED VAULT SPACES | INCLUDING VAULT SPACES |
|-------|---------------------------|------------------------|
| P.1   | 41                        | 65                     |
| P.2   | 54                        | 79                     |
| P.3   | 54                        | 79                     |
| TOTAL | 149                       | 231                    |

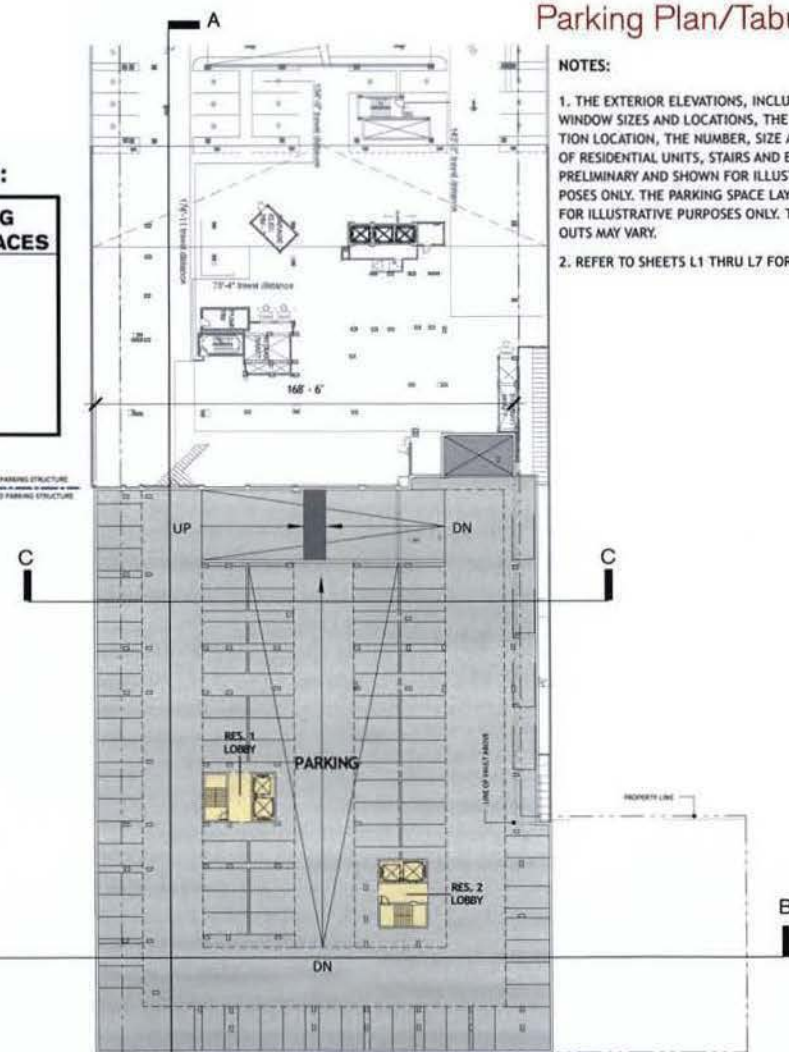
TOTAL SPACES REQUIRED BY ZONING:149

## 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 LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEETS L1 THRU L7 FOR STREETSCAPE.



P 1



P 2-3

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A1

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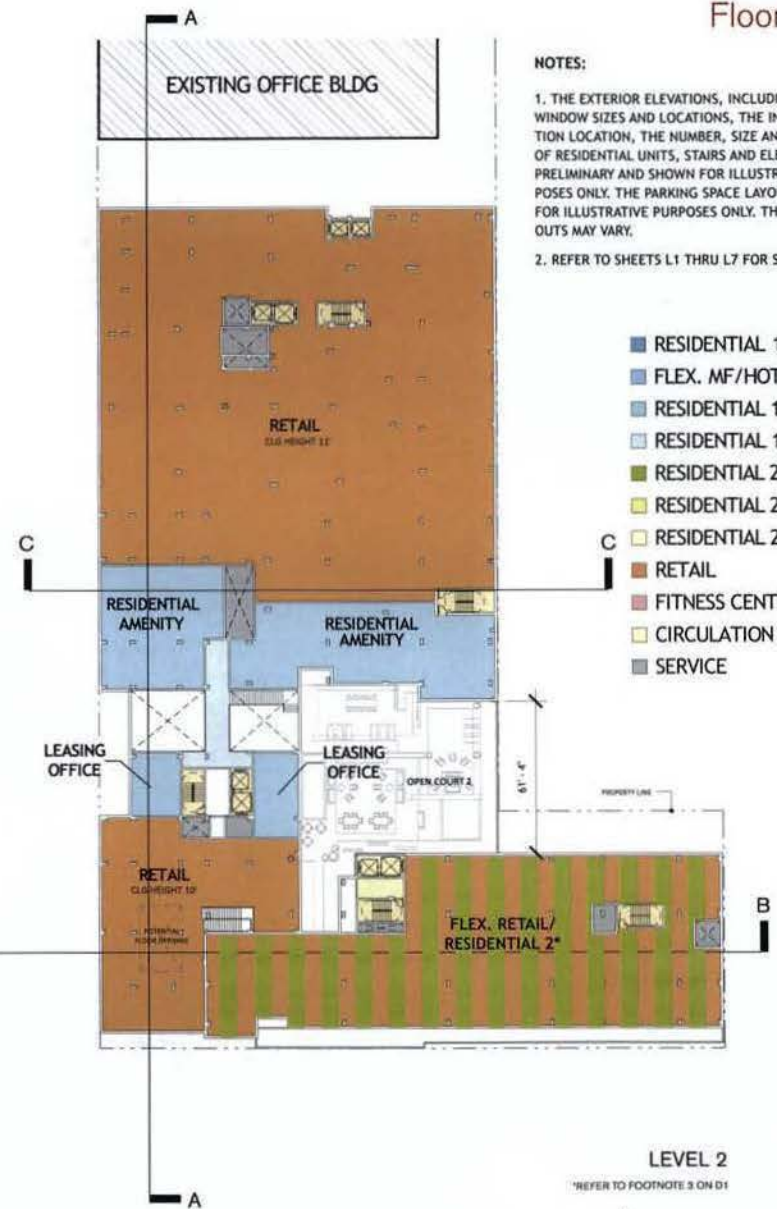
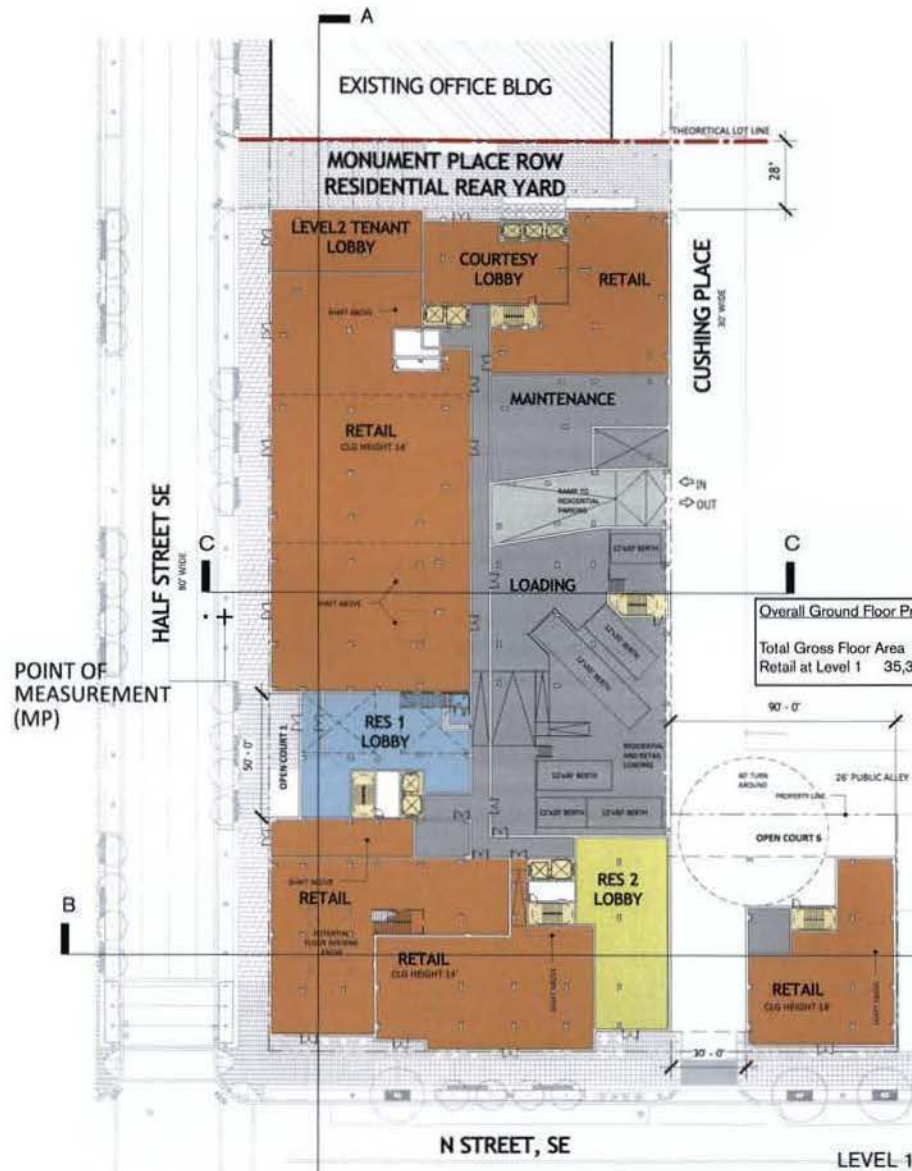
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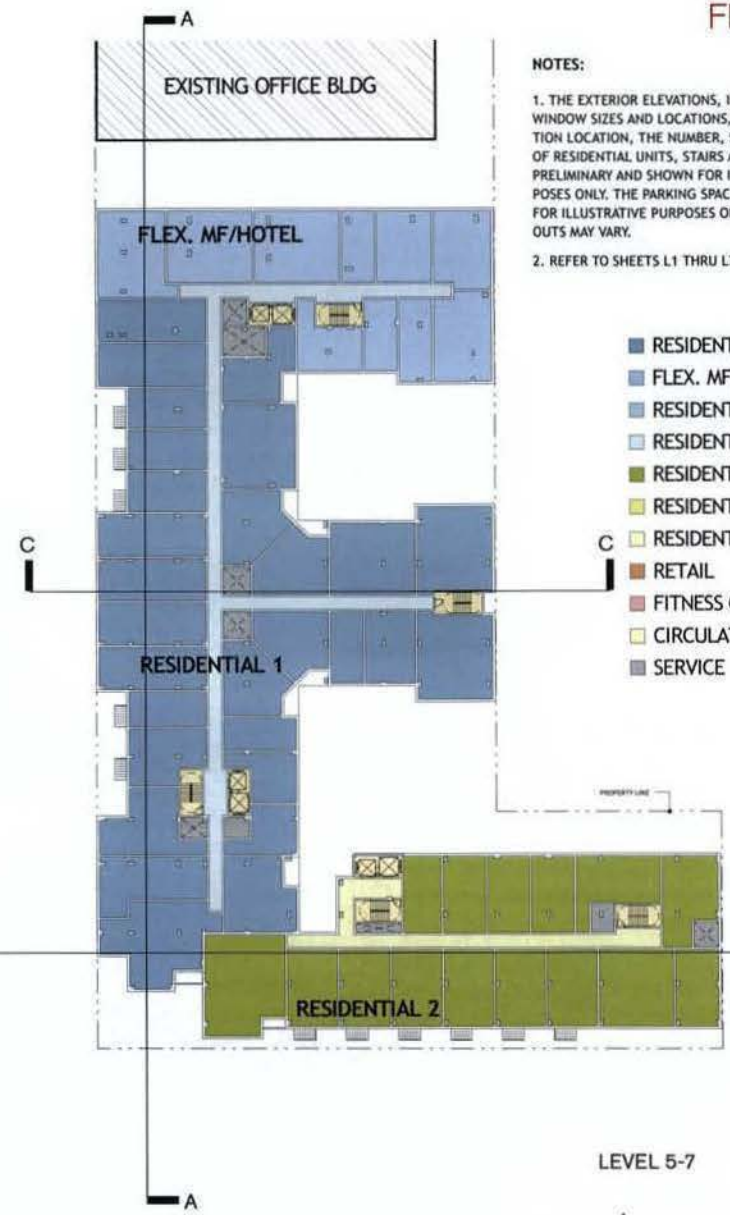
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2. REFER TO SHEETS L1 THRU L7 FOR STREETSCAPE.

- RESIDENTIAL 1
- FLEX, MF/HOTEL
- RESIDENTIAL 1 AMENITY
- RESIDENTIAL 1 CORRIDOR
- RESIDENTIAL 2
- RESIDENTIAL 2 AMENITY
- RESIDENTIAL 2 CORRIDOR
- RETAIL
- FITNESS CENTER
- CIRCULATION
- SERVICE





NOTES:

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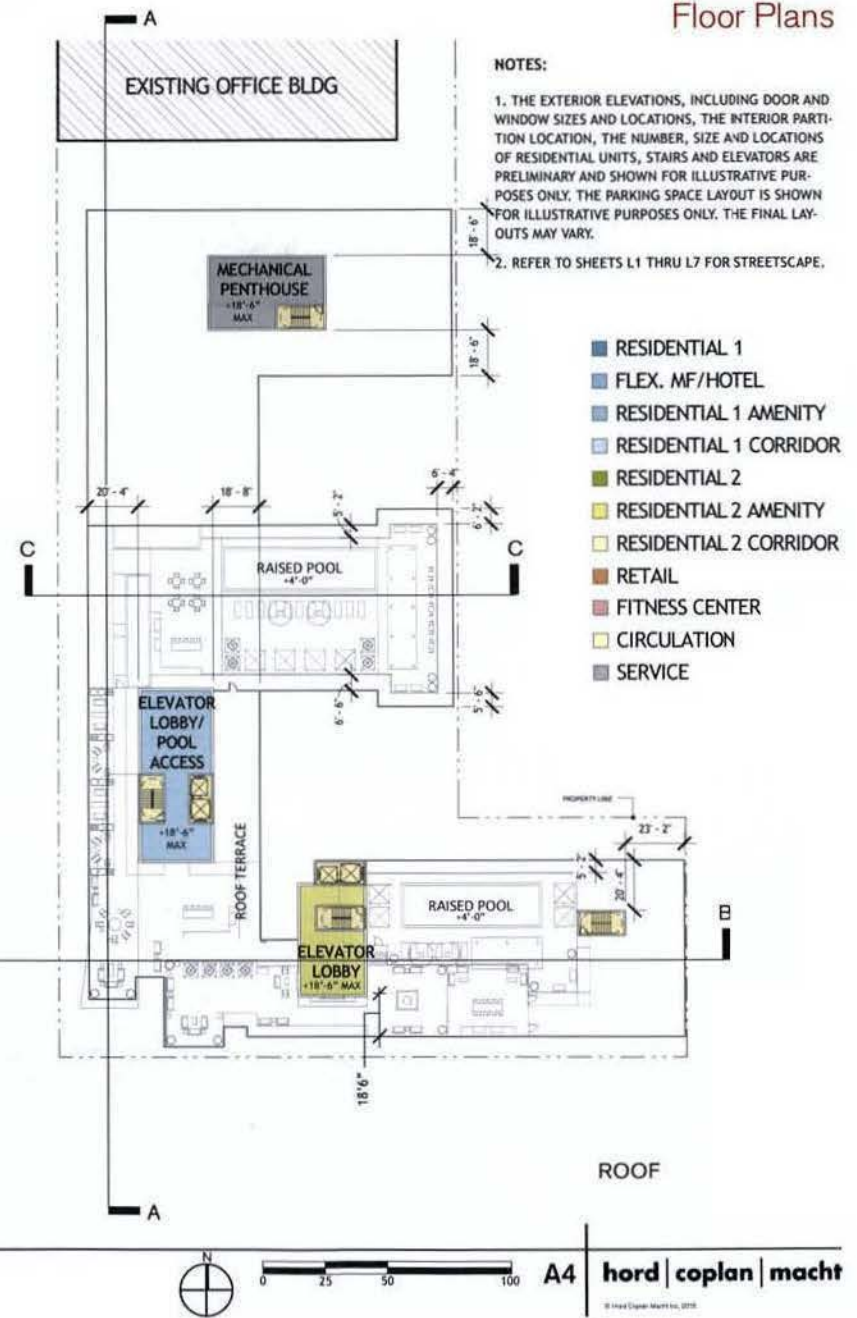
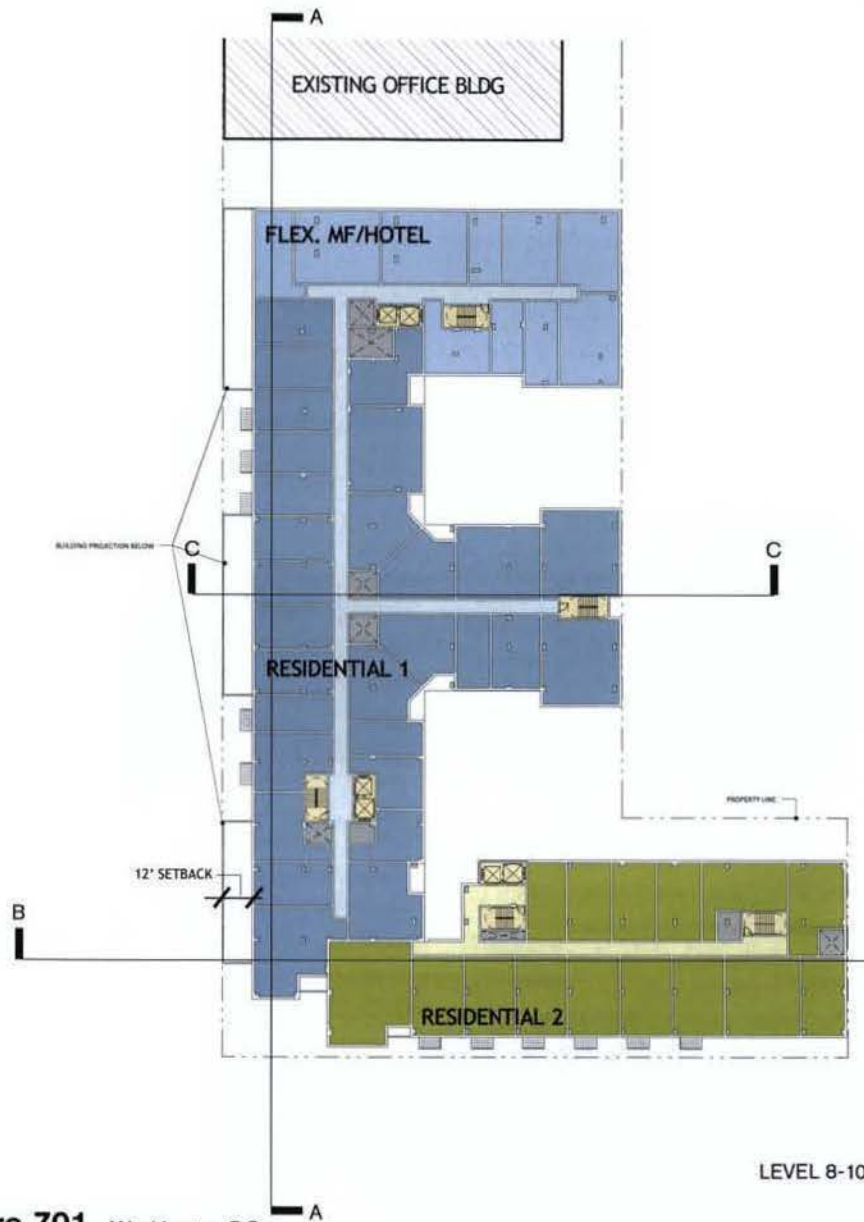
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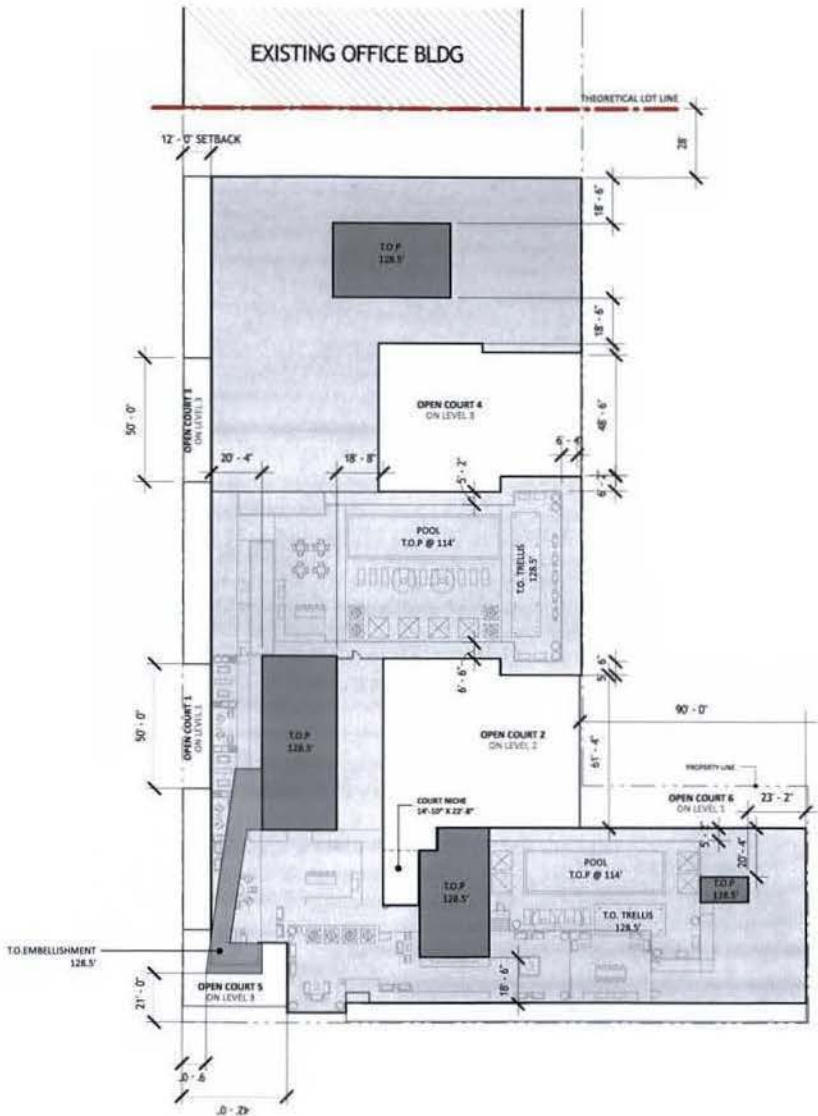


A3

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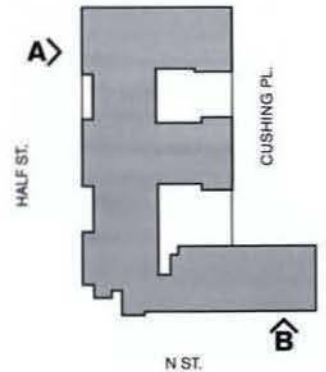
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COURTS SUMMARY:

| 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'   |



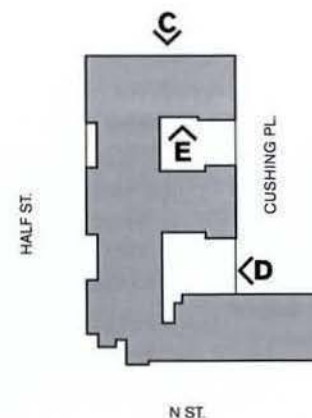
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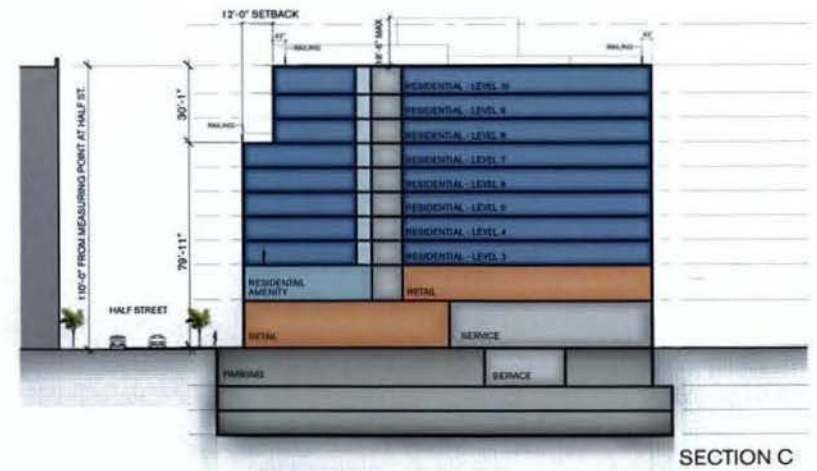
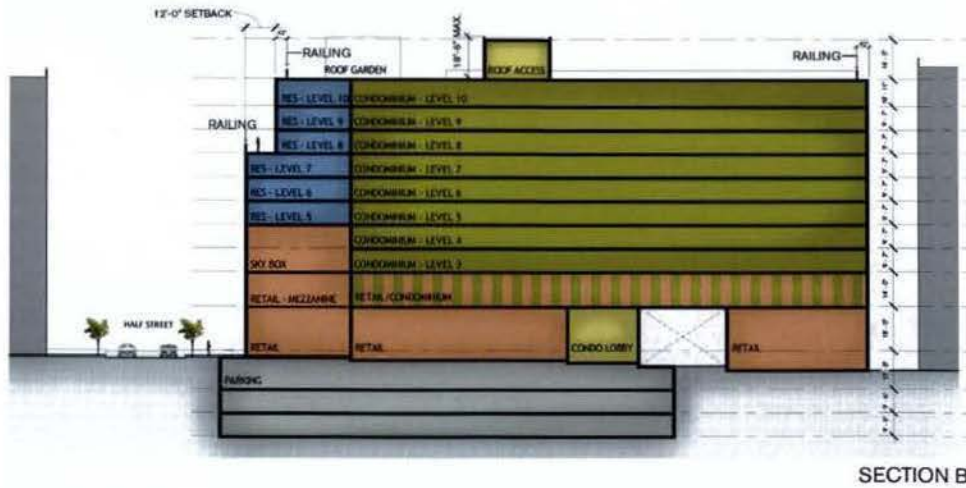
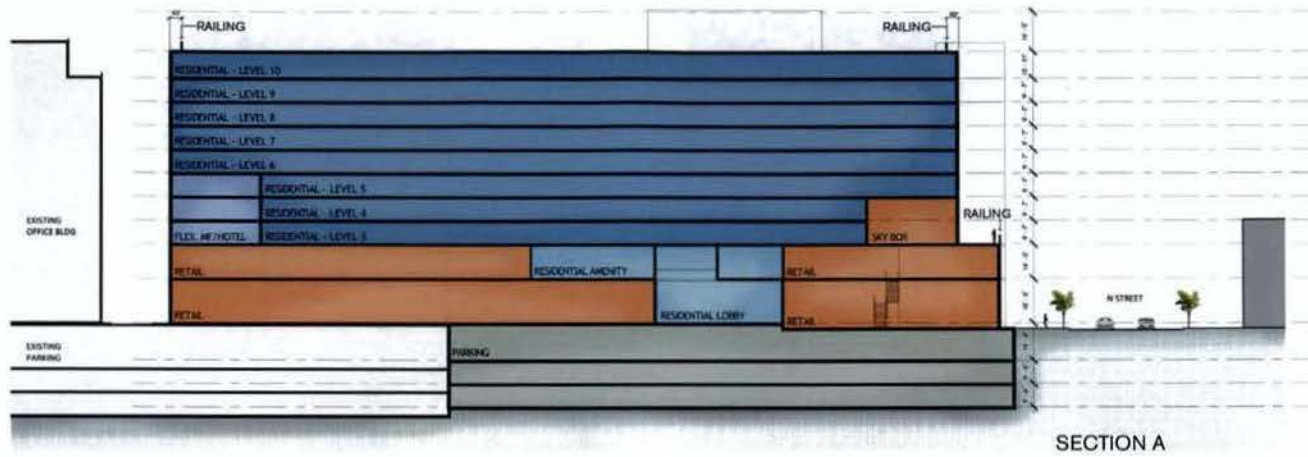


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- RESIDENTIAL 1
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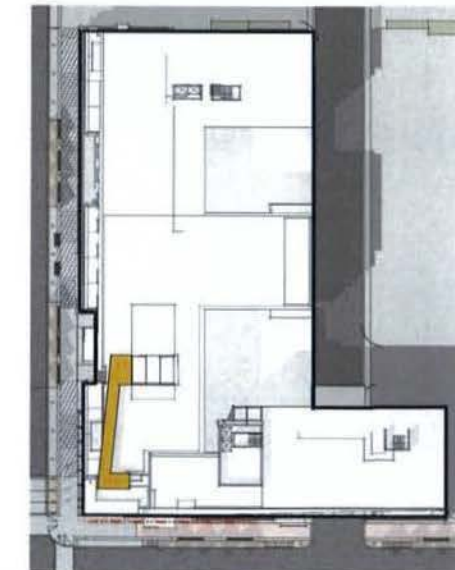
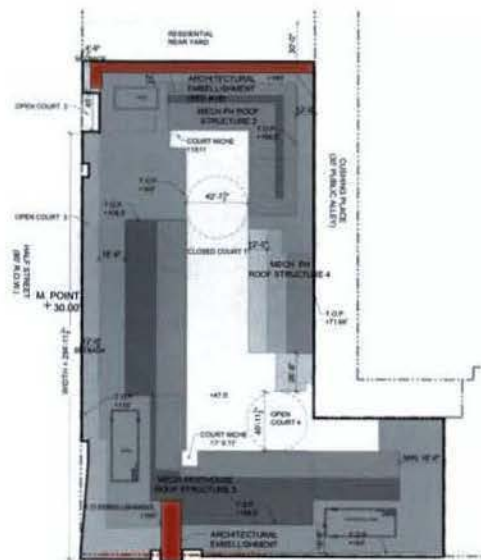
As part of the design we are proposing a single Architectural Embellishment which represents a significant reduction from the previously approved scheme on this site as follows:

- 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 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.

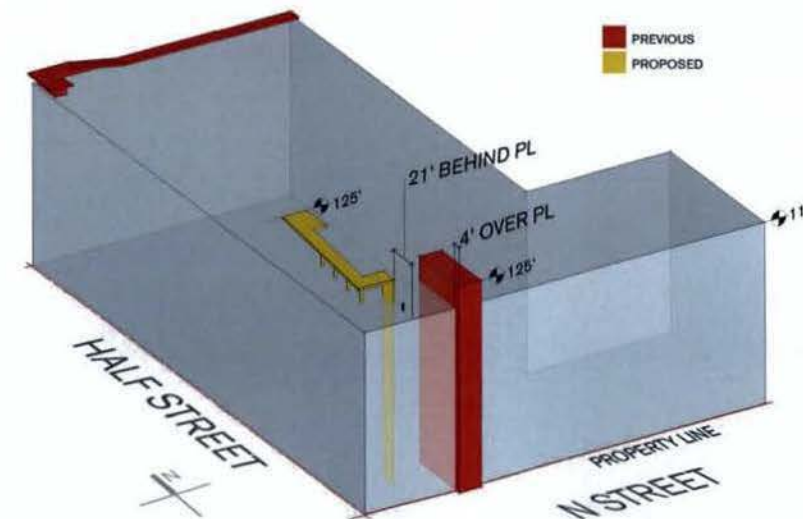
Secondly, and perhaps most importantly, the element serves as an understated gateway feature to memorialize the civic importance of the unique intersection. The massing of the building is eroded and stepped at the corner in order to acknowledge the important intersection and gathering space of N Street, 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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NORTHWEST PERSPECTIVE

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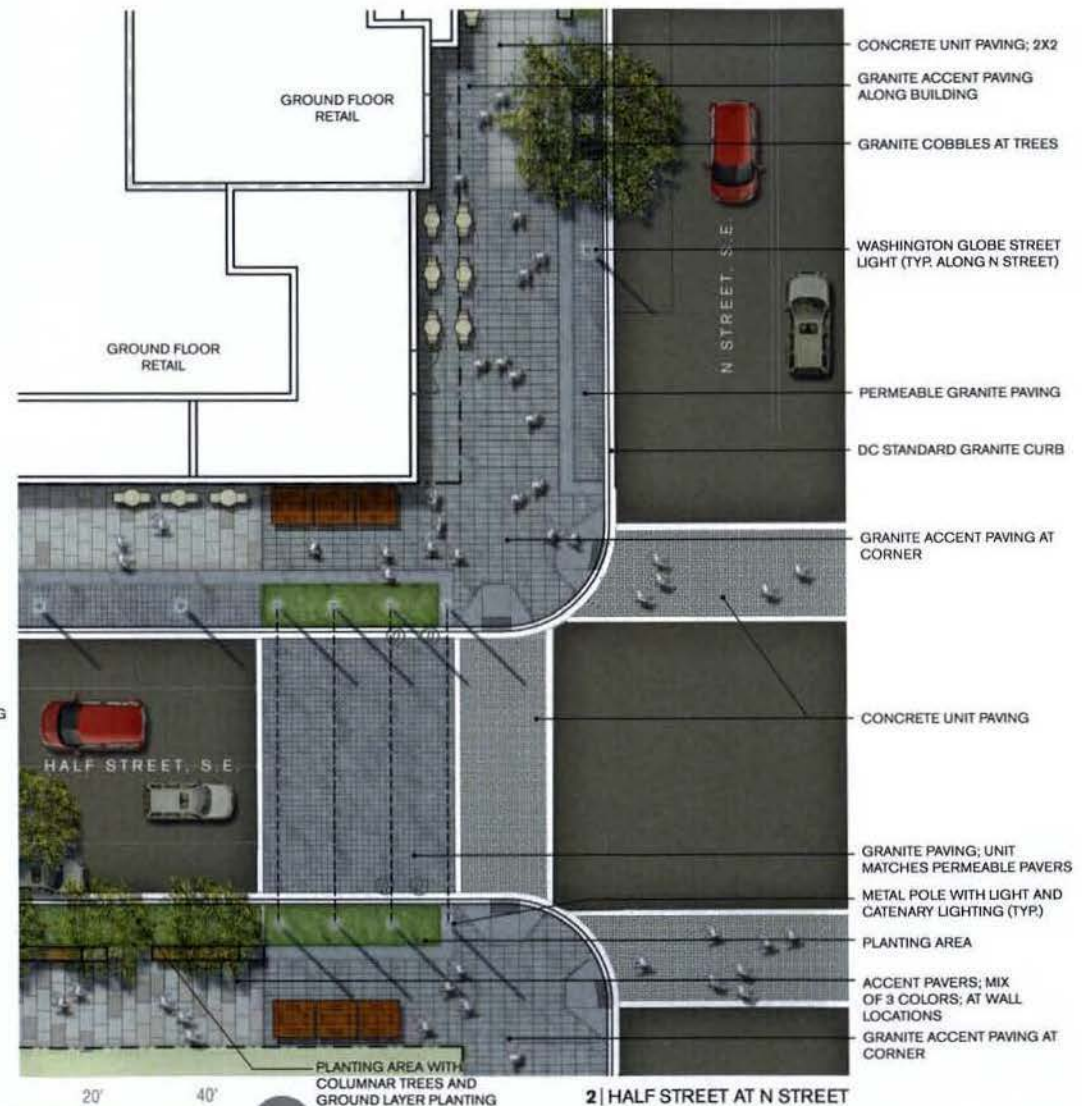
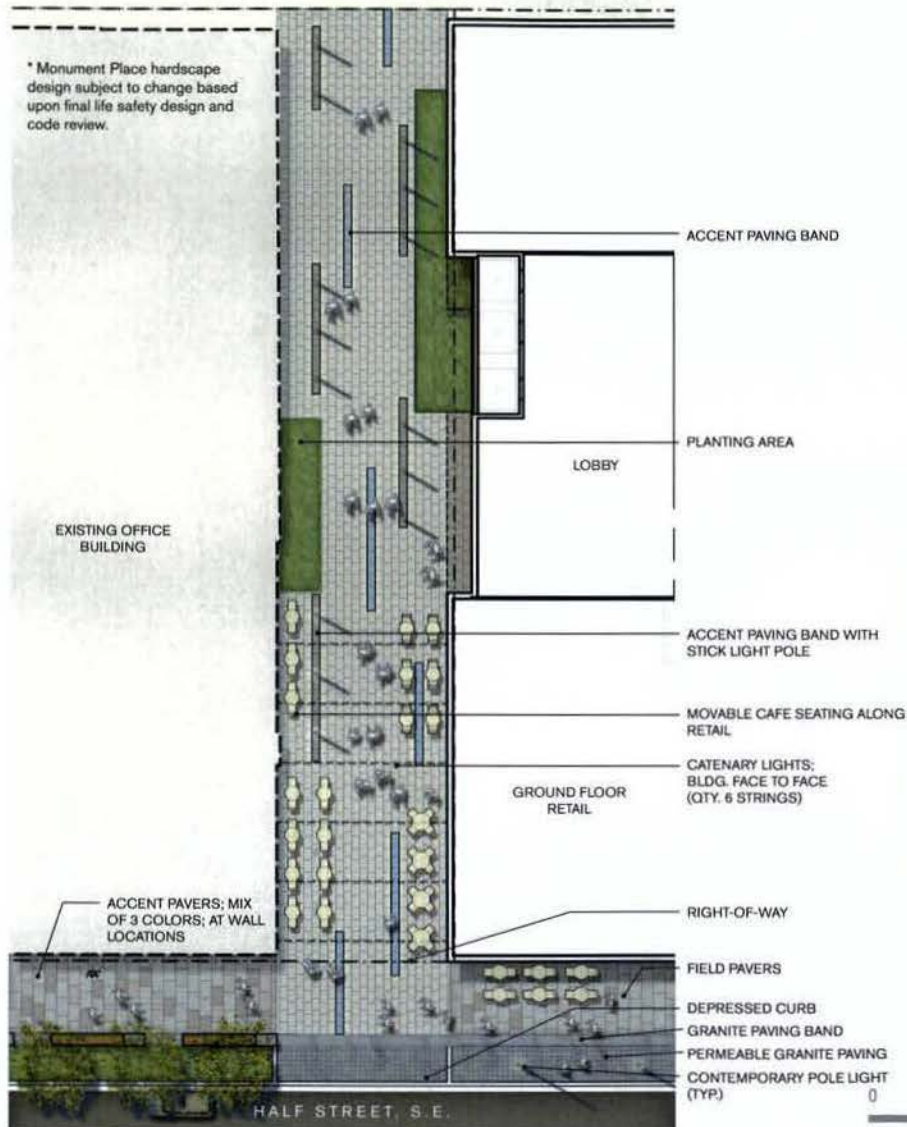
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0 20' 40'

SCALE: 1" = 20'-0"

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1 | MONUMENT PLACE



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0 20' 40'

SCALE: 1" = 20'-0"

Ballpark Square 701

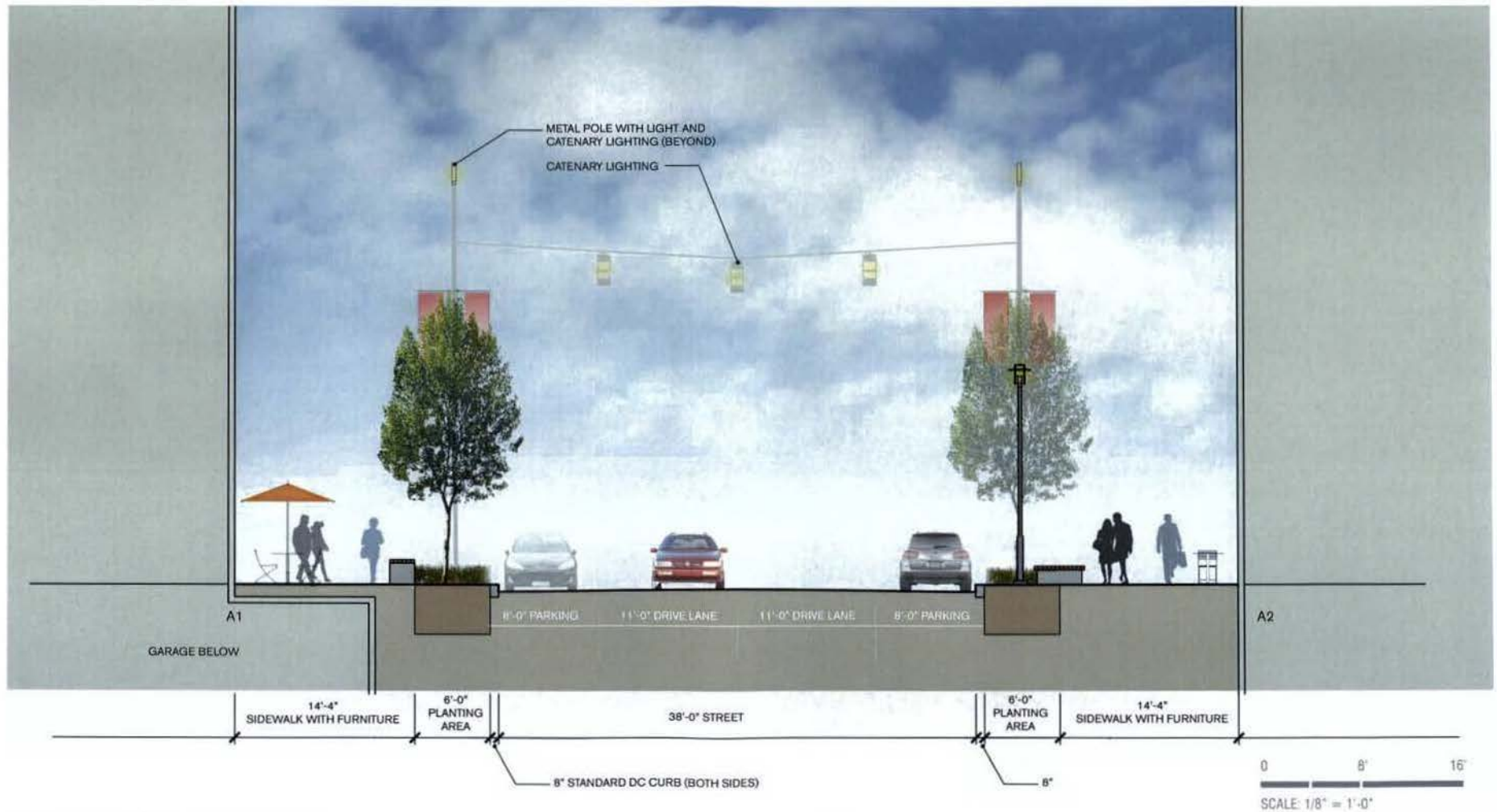
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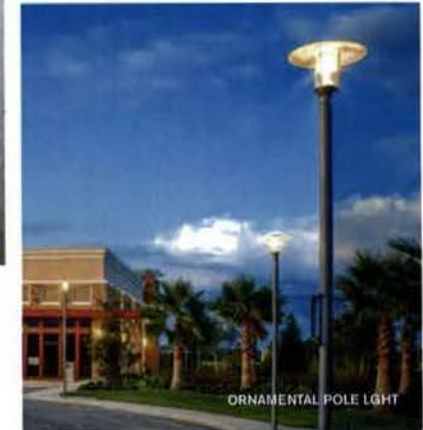


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STREETSCAPE PRECEDENTS



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.
3. Tenant signage used to define the tenant's premises to be designed in coordination with retail tenant, in accordance with DC sign regulations for such uses.
4. Distinctive signage for the Ball park district will be designed in accordance with the requirements outlined in the DC sign regulations for Designated Entertainment Areas.

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N STREET RETAIL ELEVATION



MONUMENT PLACE RETAIL ELEVATION

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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. Tenant signage used to define the tenant's premises to be designed in coordination with retail tenant, in accordance with DC sign regulations for such uses.
4. Distinctive signage for the Ball park district will be designed in accordance with the requirements outlined in the DC sign regulations for Designated Entertainment Areas.

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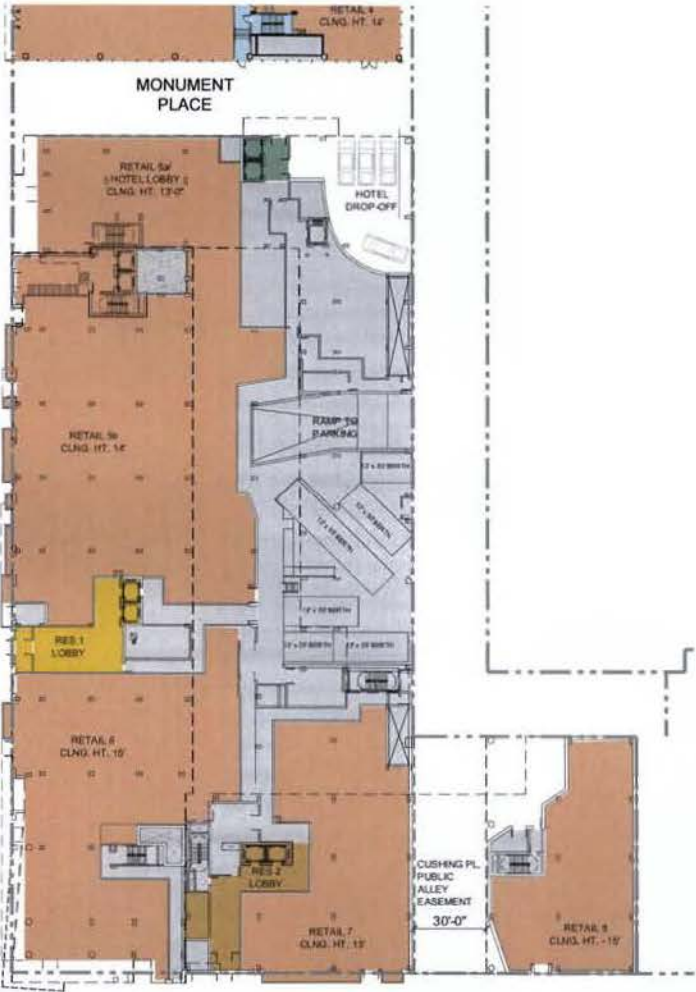


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## APPENDIX:

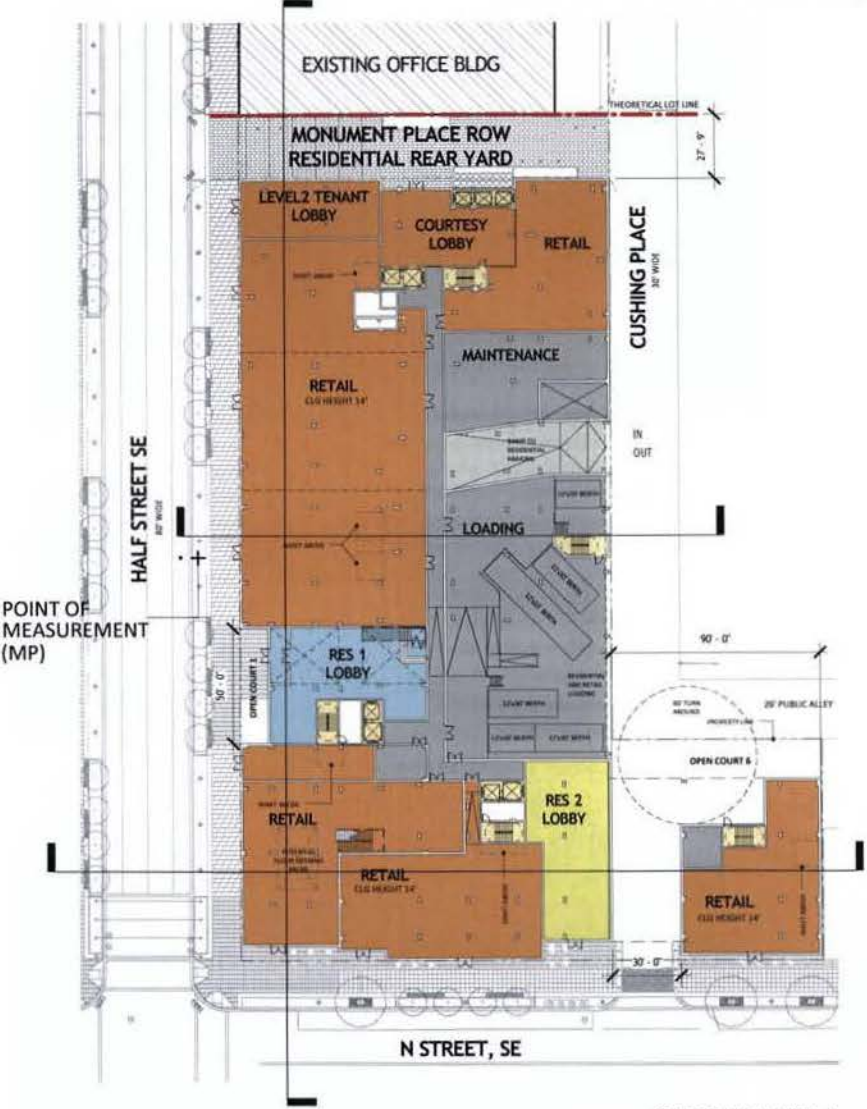
### APPENDIX DRAWING INDEX

| 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          |



N STREET

PREVIOUSLY APPROVED LEVEL 1



POINT OF MEASUREMENT (MP)

CURRENT LEVEL 1



PREVIOUSLY APPROVED LEVEL 2

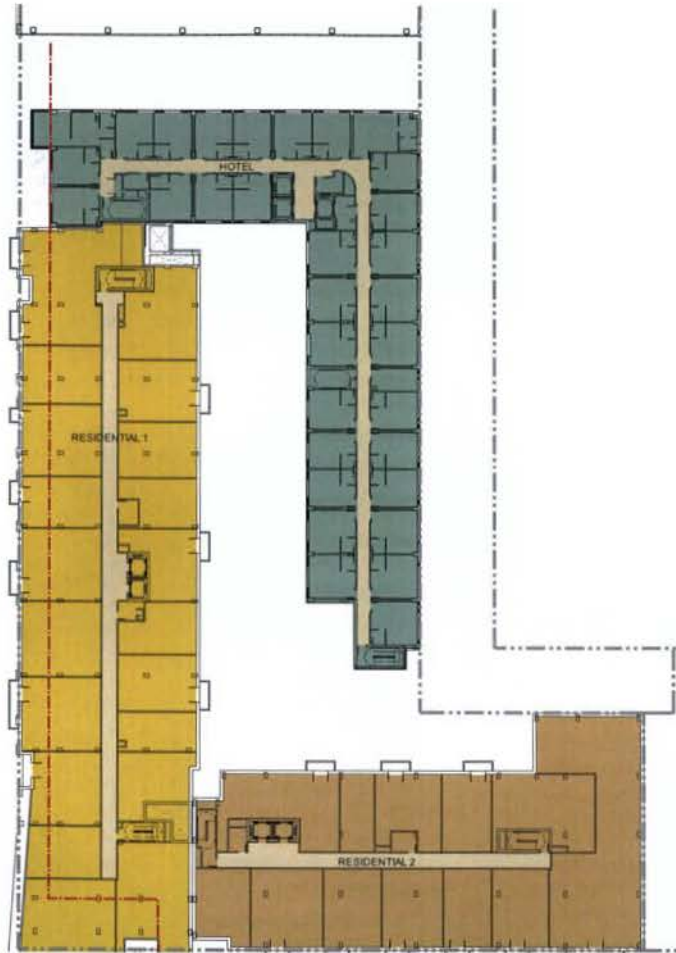


CURRENT LEVEL 2

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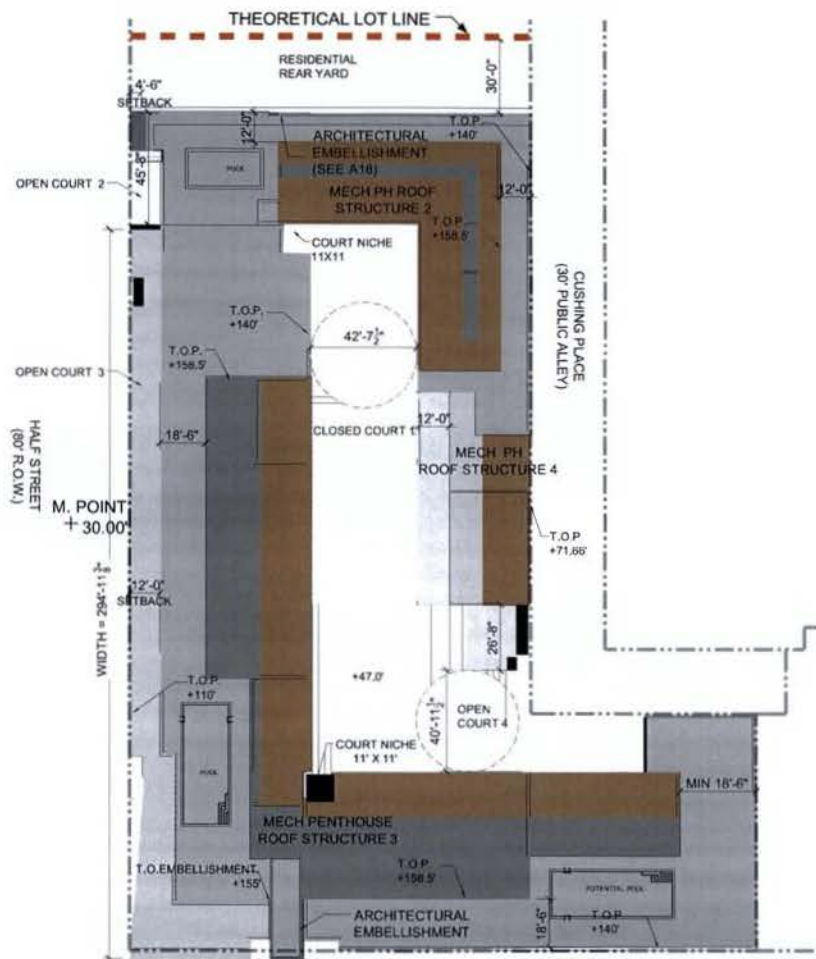
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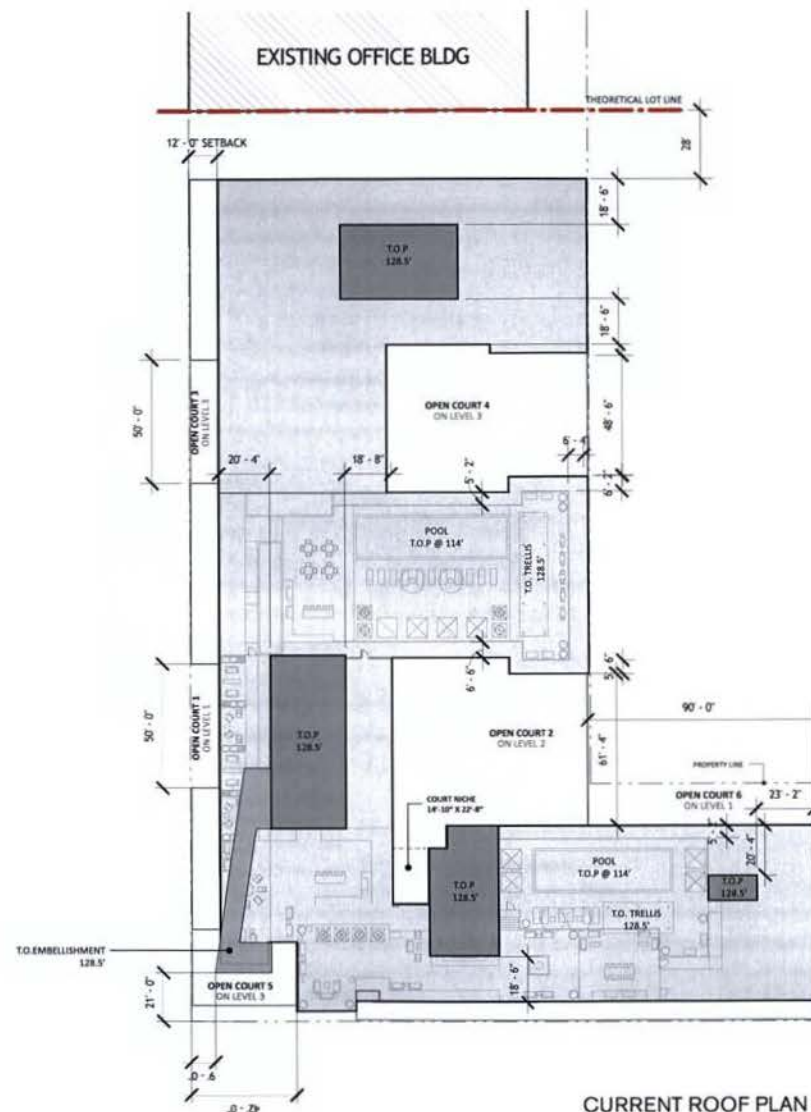
PREVIOUSLY APPROVED RESIDENTIAL LEVEL



CURRENT TYPICAL RESIDENTIAL LEVEL



PREVIOUSLY APPROVED ROOF PLAN



CURRENT ROOF PLAN

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