



CITY MARKET AT O

Roadside Development

March 6, 2008
PUD Hearing



CITY MARKET AT O

Comprehensive Plan - Near NW Area

"Support development of the O street market site as a mixed use project that becomes the focal point for the 7th and 9th Street retail corridors."

Convention Center Area Strategic Development Plan

"The Comprehensive Plan and Generalized Land Use Policies Map identifies the Mount Vernon Square area as a Housing Opportunity Area, where significant housing development is encouraged to occur due to its proximity to the central employment area and to metro stations. It also includes a strong emphasis on minimizing the displacement of elderly and the need to retain and develop housing for low- and moderate-income residents."

ZONING COMMISSION
District of Columbia

CASE NO. 07-26
EXHIBIT NO. 33 1



CITY MARKET AT O

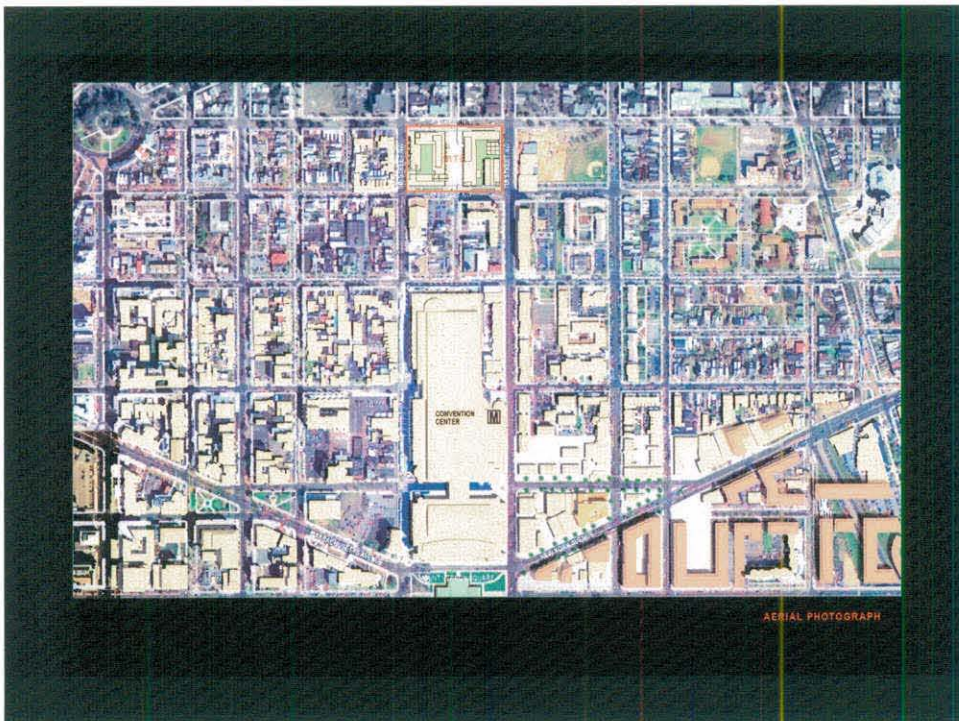
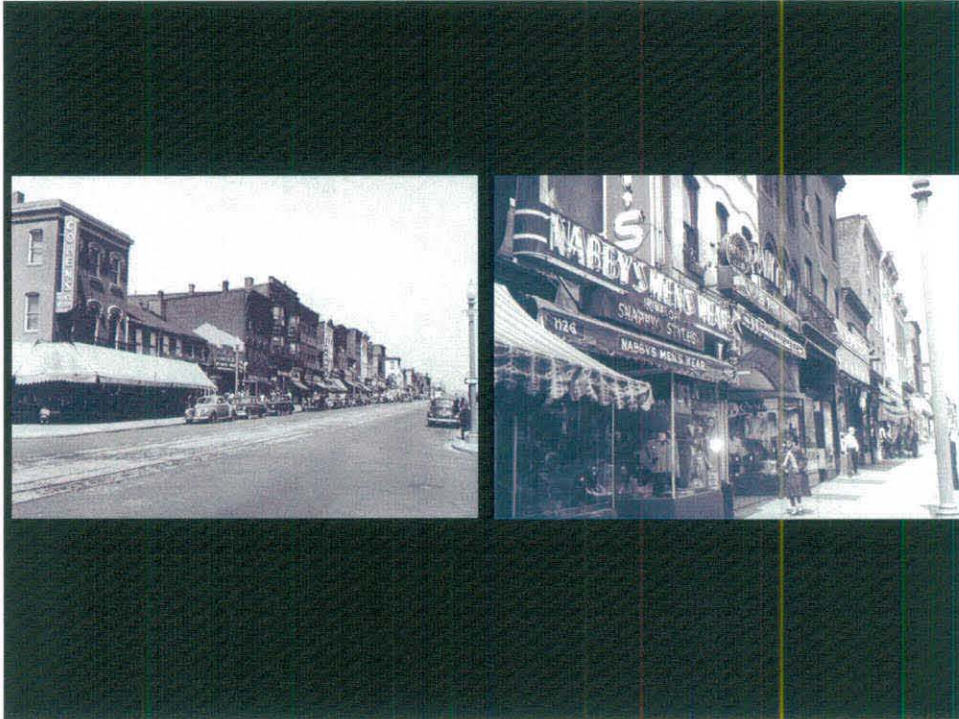
Historic Plan

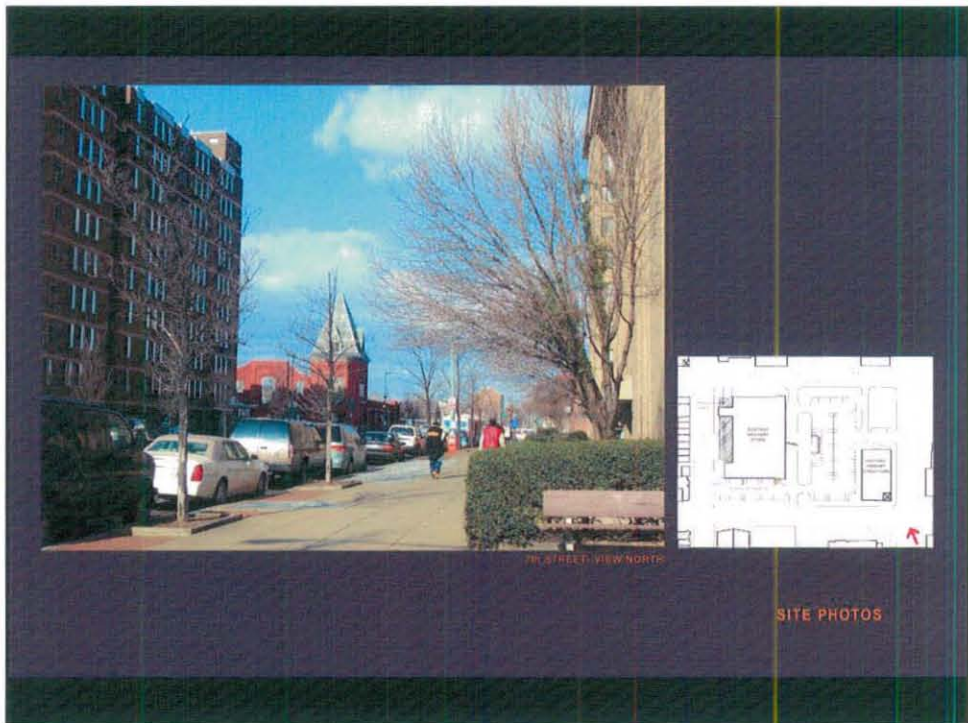
"The O Street Market is a rectangular brick commercial building that was built in 1881 for Northern Liberty Market company. It is located in northwest Washington bounded by P Street on the north, 7th Street on the east and O Street on the South, and what was formerly 8th Street on the west, a street which is now closed off for a mall walkway and parking facility."



WASHINGTON, D.C. - CONVENTION CENTER AREA- BIRD'S EYE VIEW SW

AERIAL PHOTOGRAPH









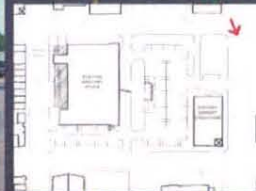
18th STREET - VIEW SOUTH



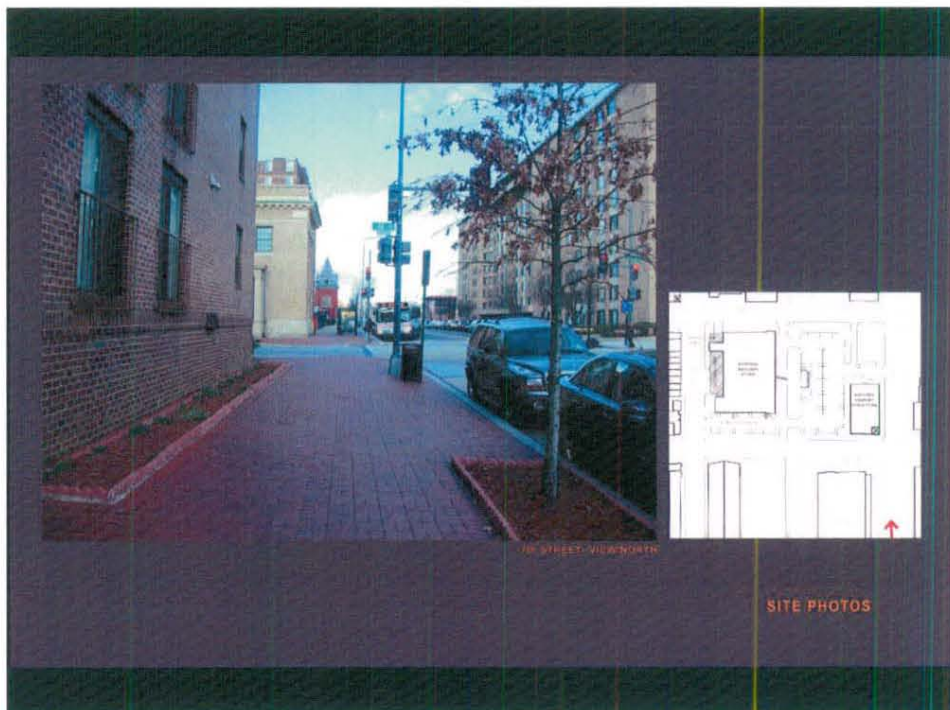
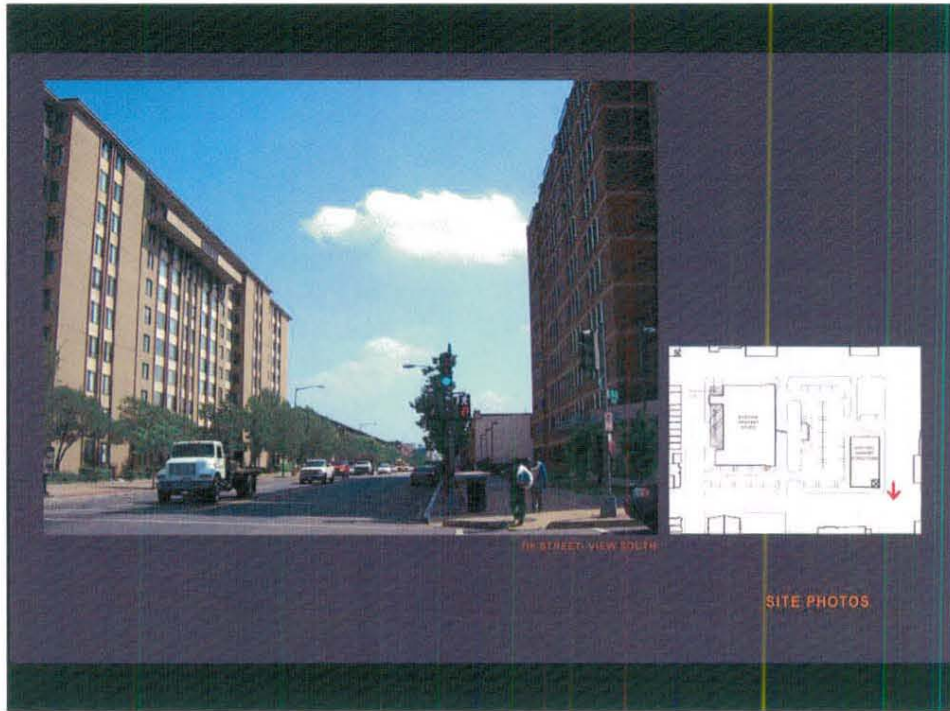
SITE PHOTOS



17th STREET - VIEW SOUTH



SITE PHOTOS

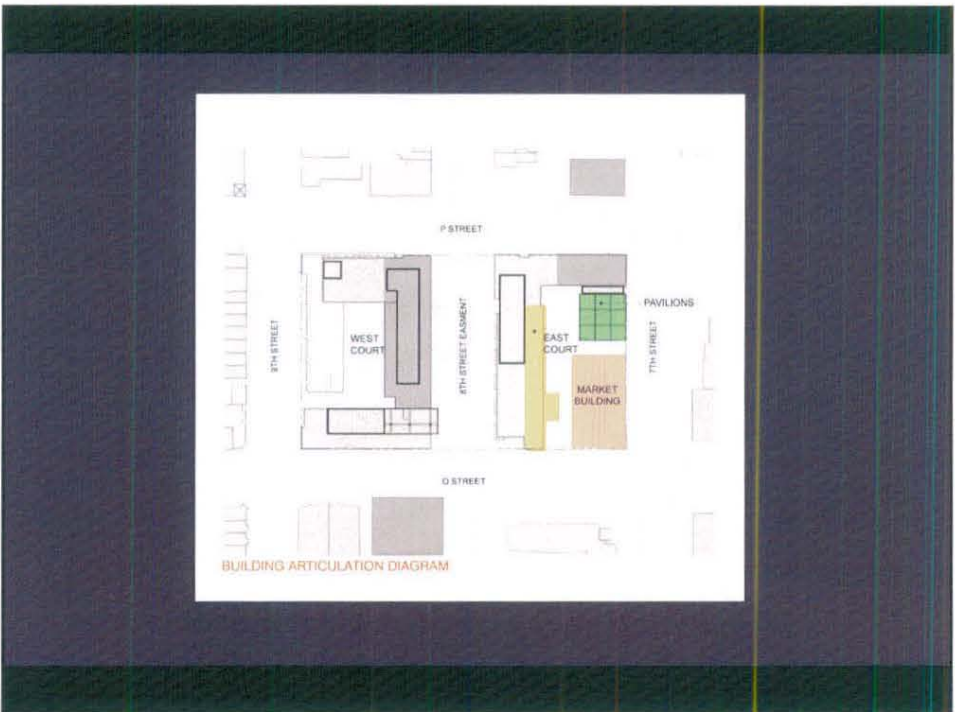


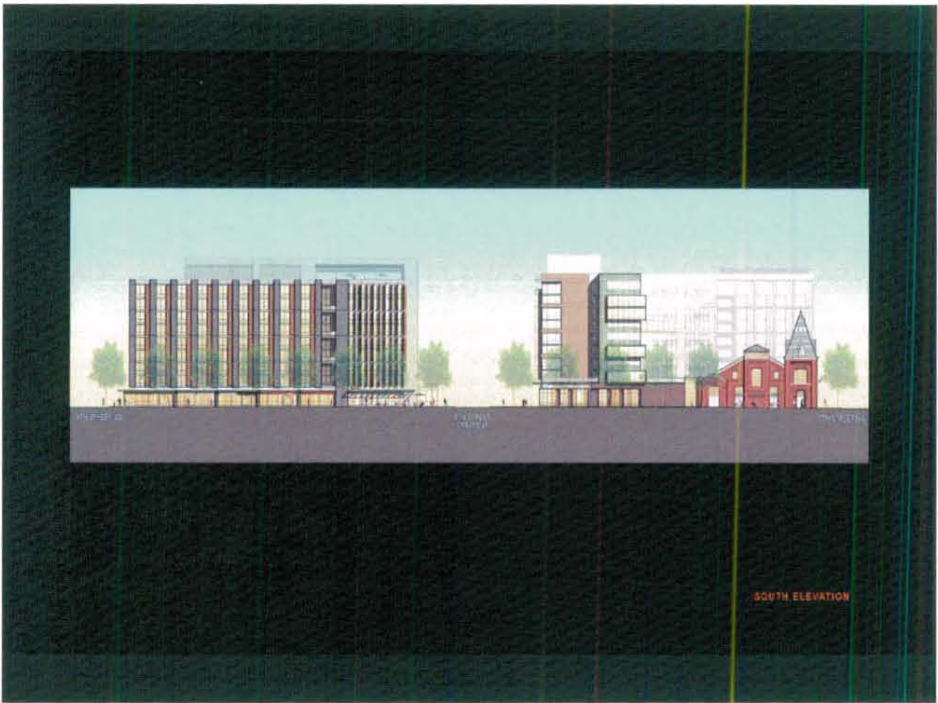
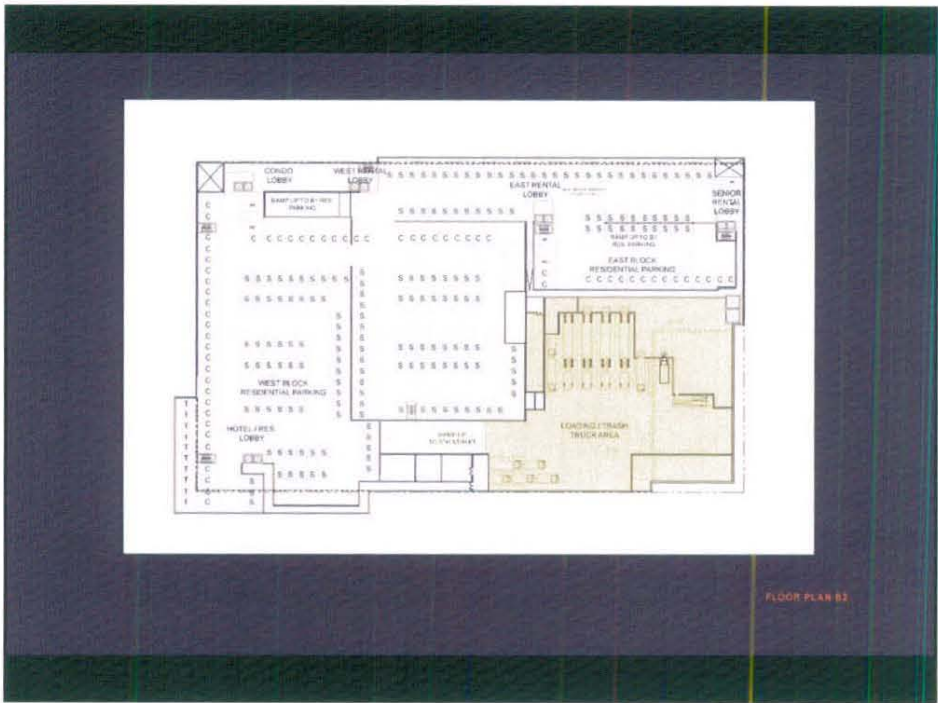


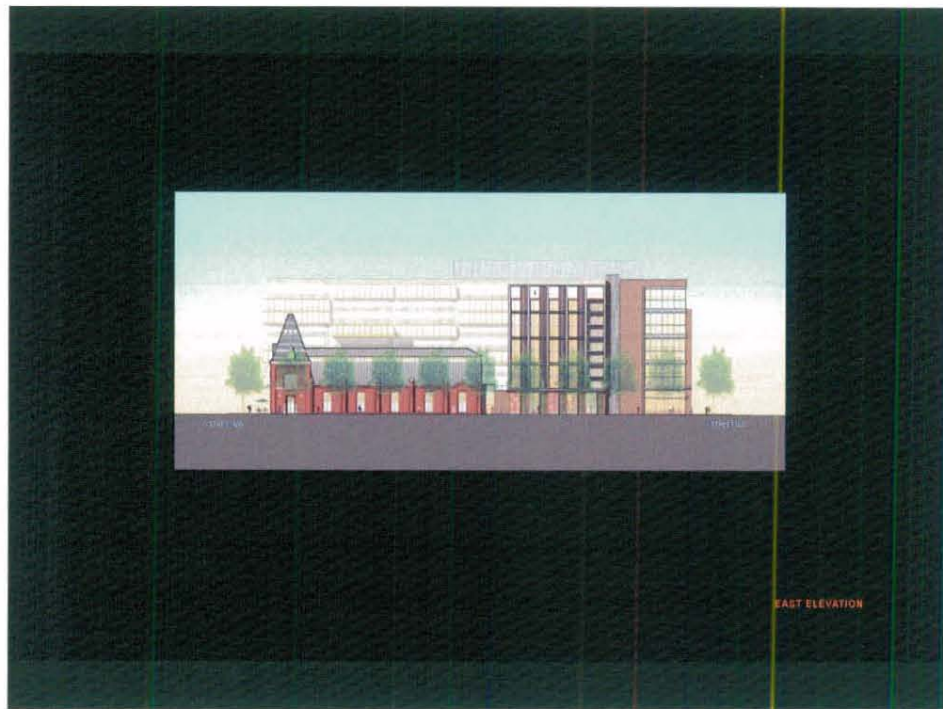
DESIGN CONCEPT - URBAN CONNECTIONS

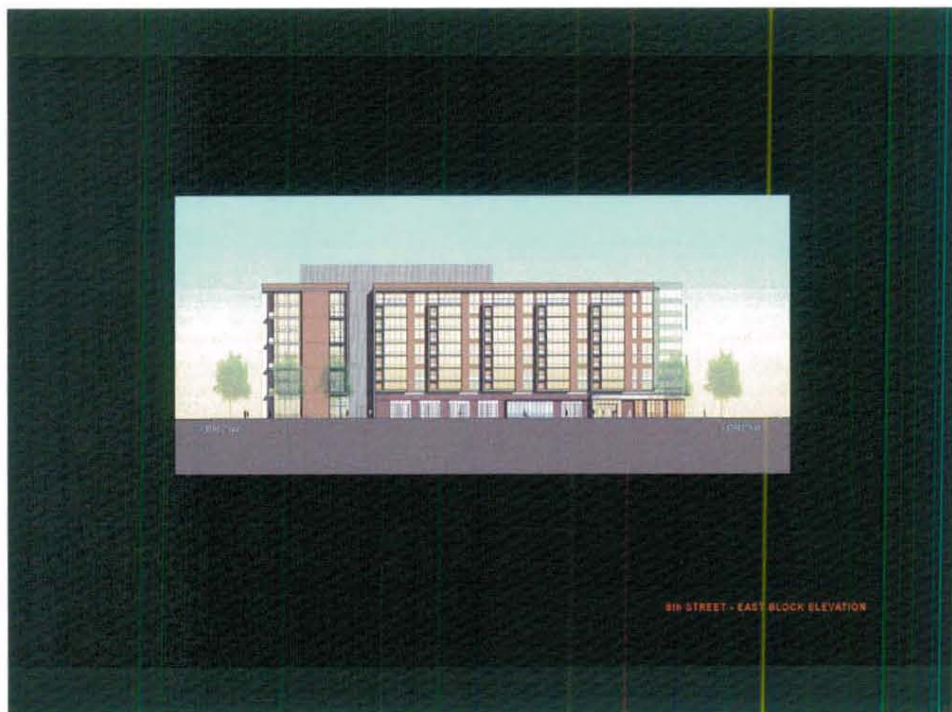
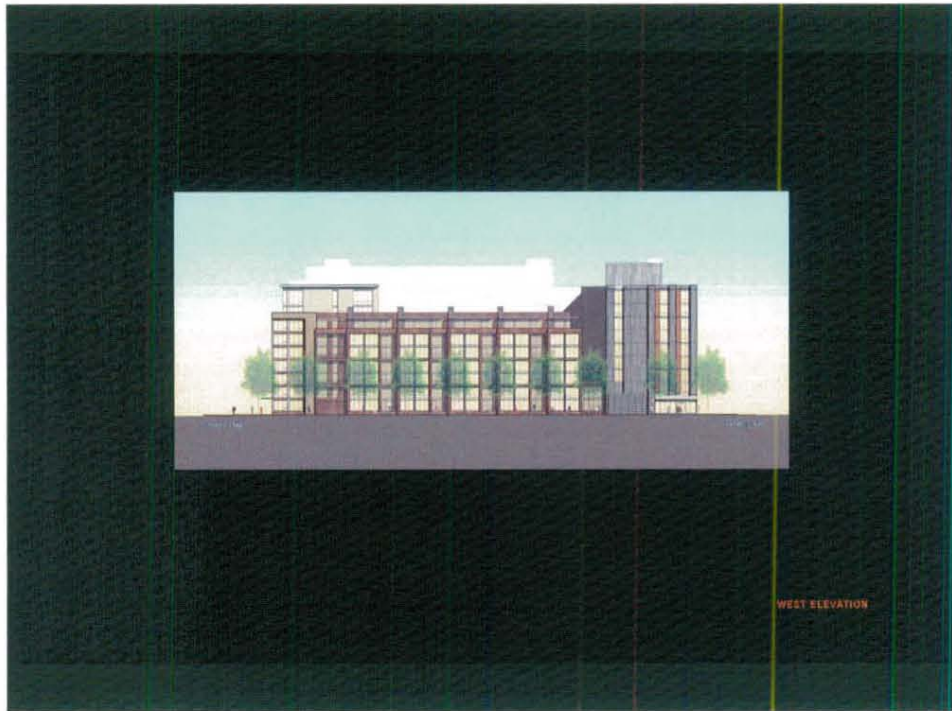


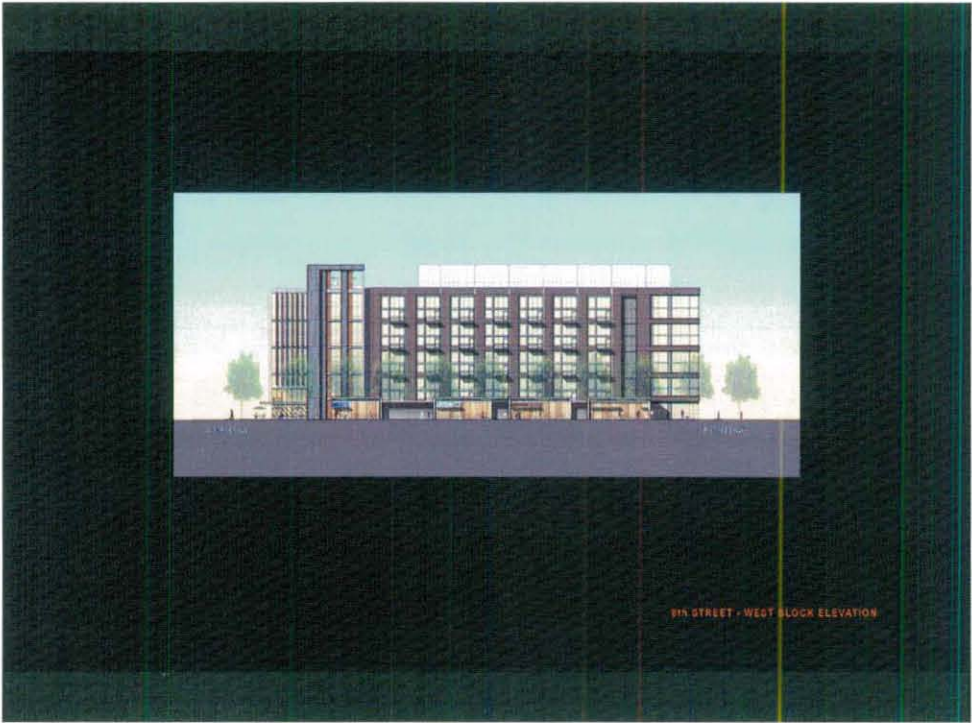
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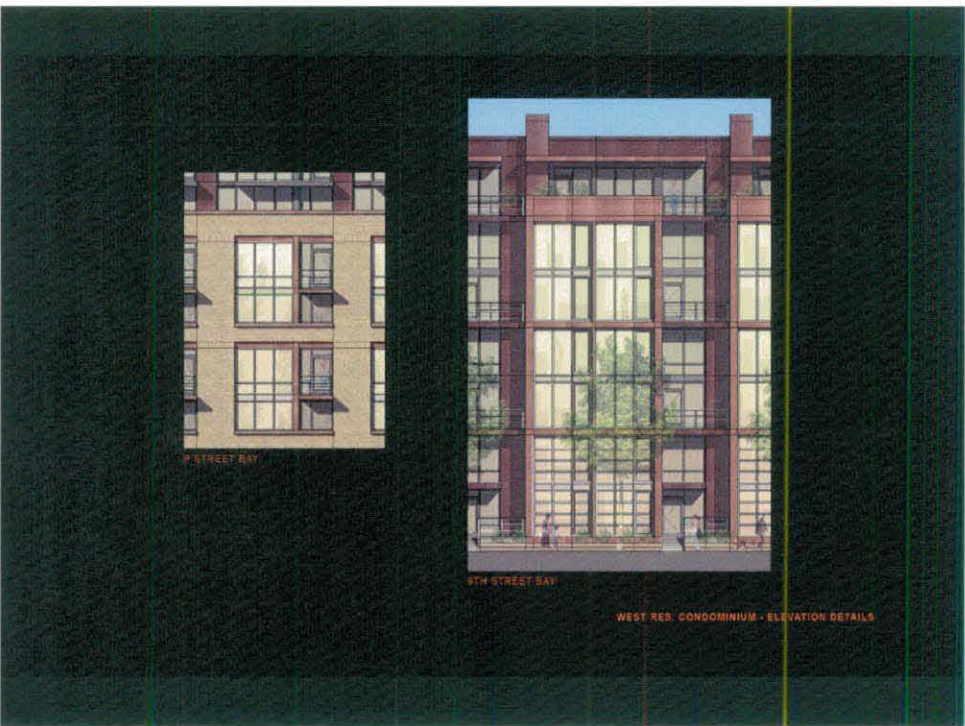
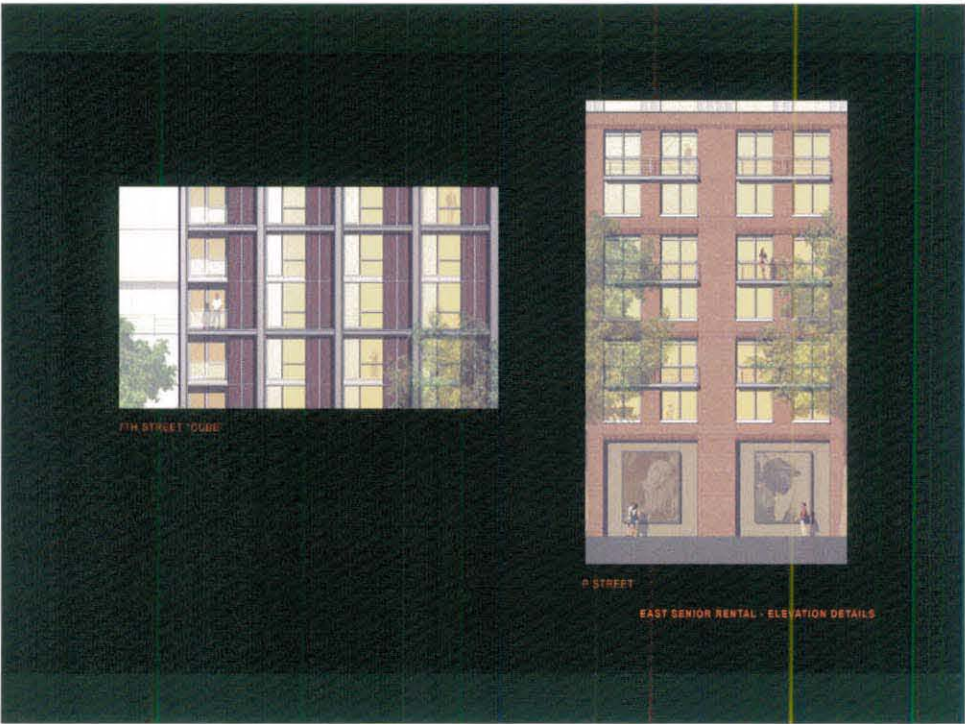














RESIDENTIAL BUILDING A - VIEW SOUTH



MASSING PERSPECTIVES

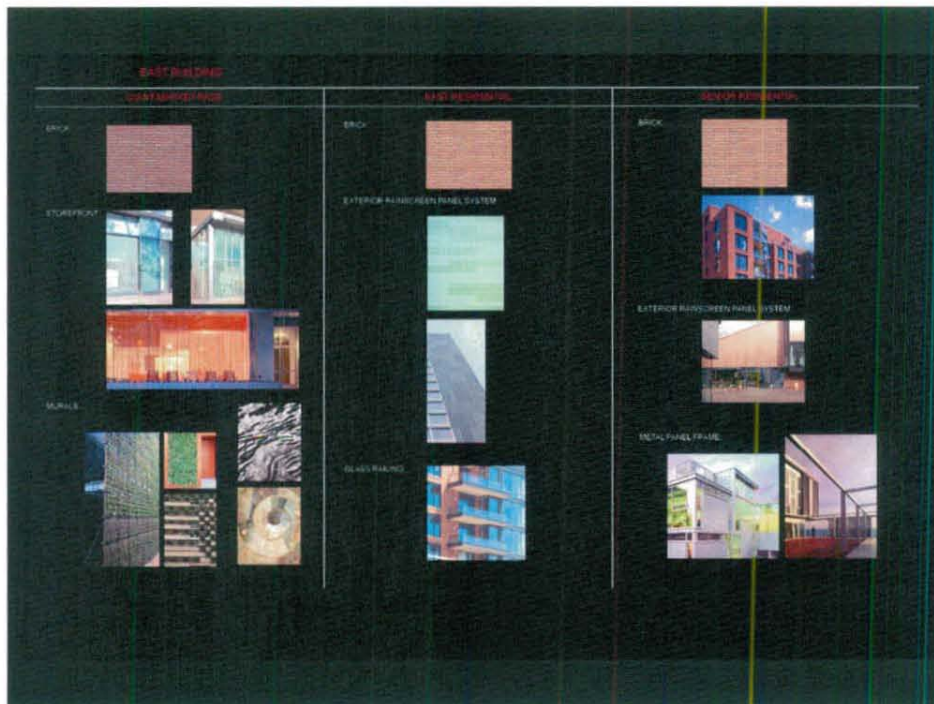
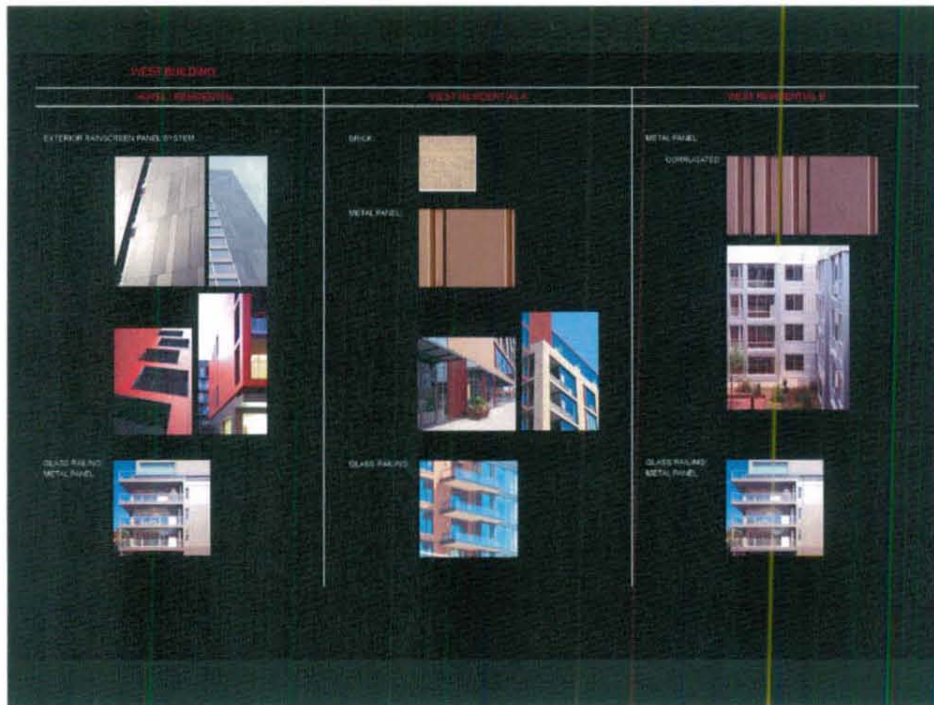


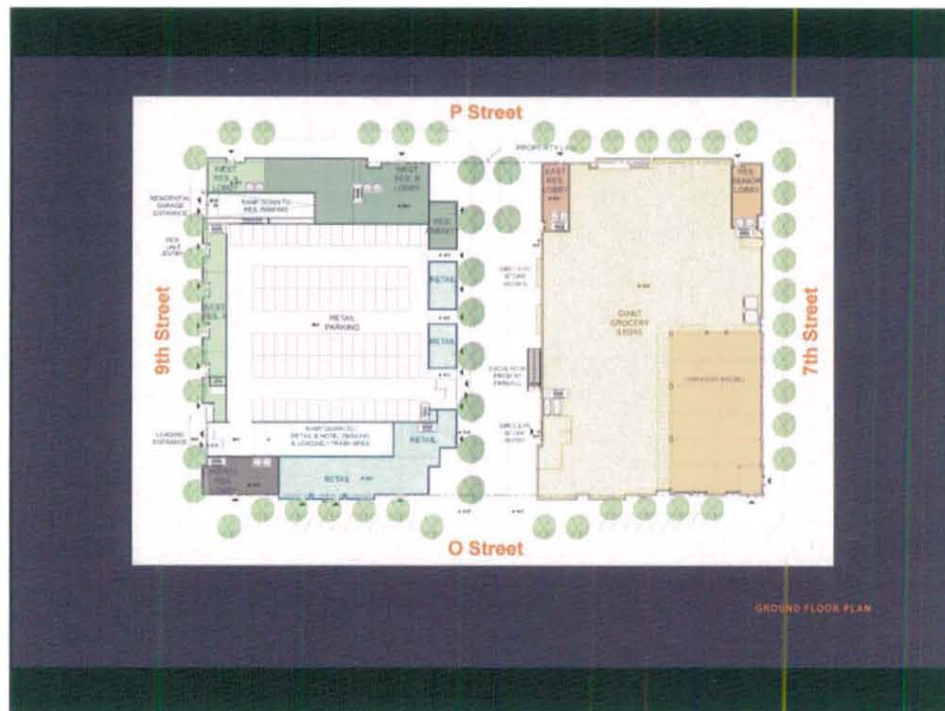
MARKET BUILDING - VIEW NORTH

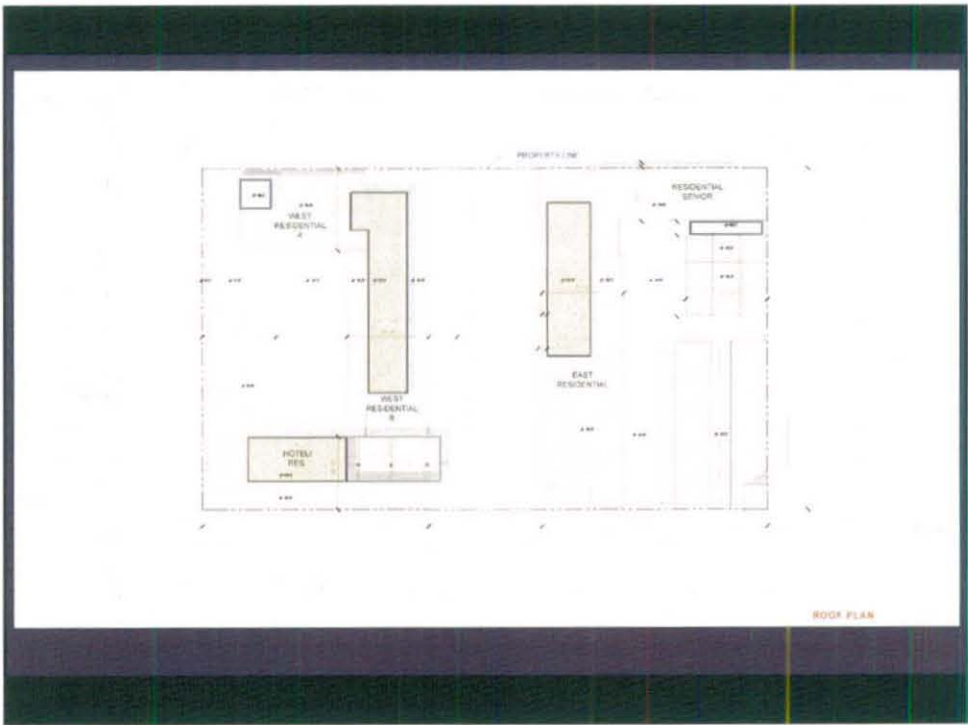


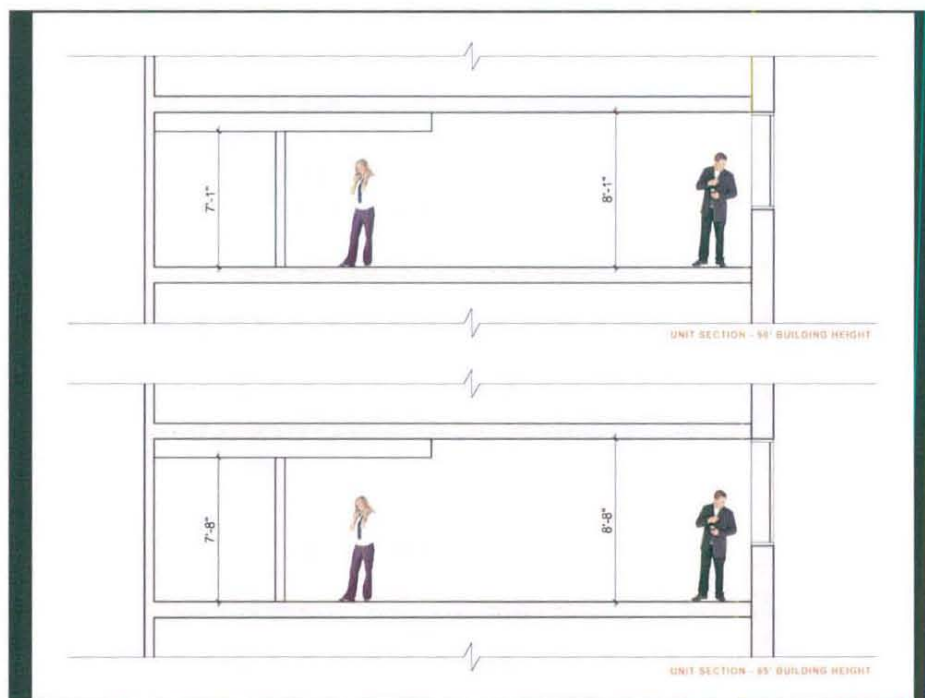
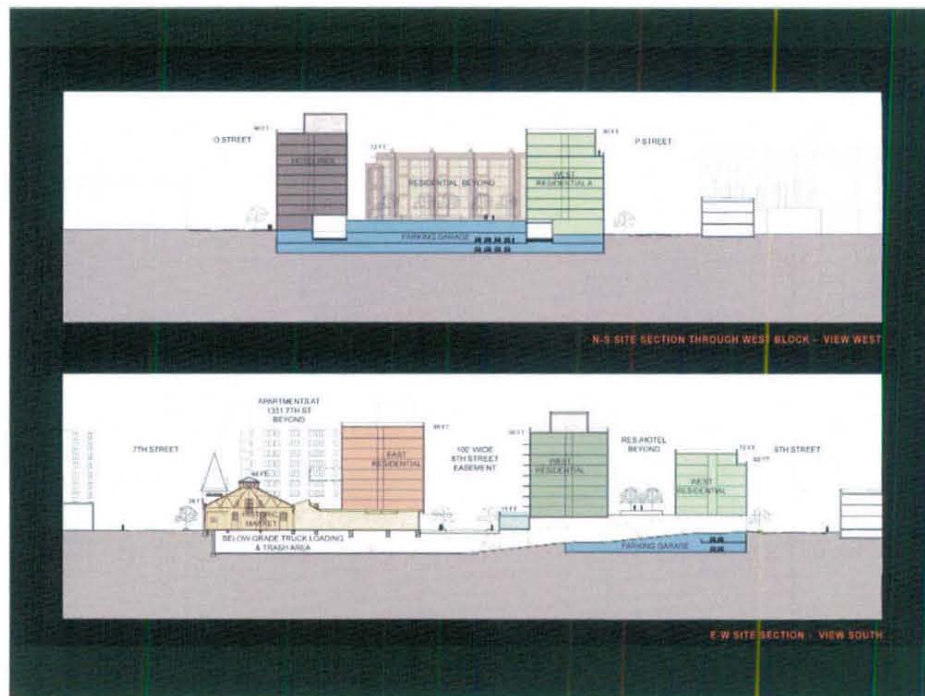
MASSING PERSPECTIVES

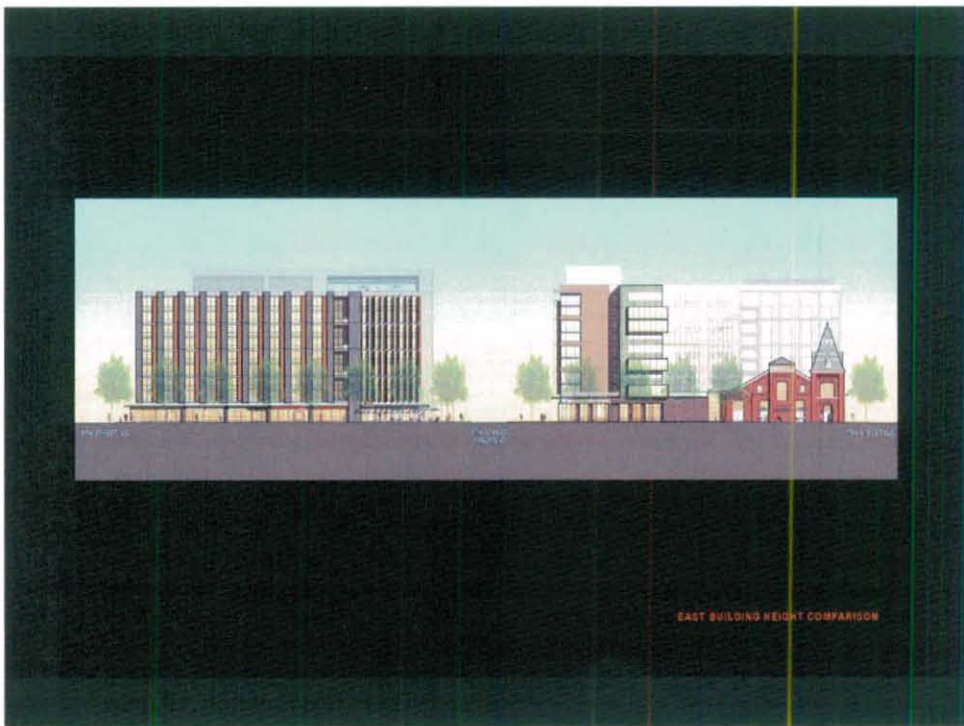
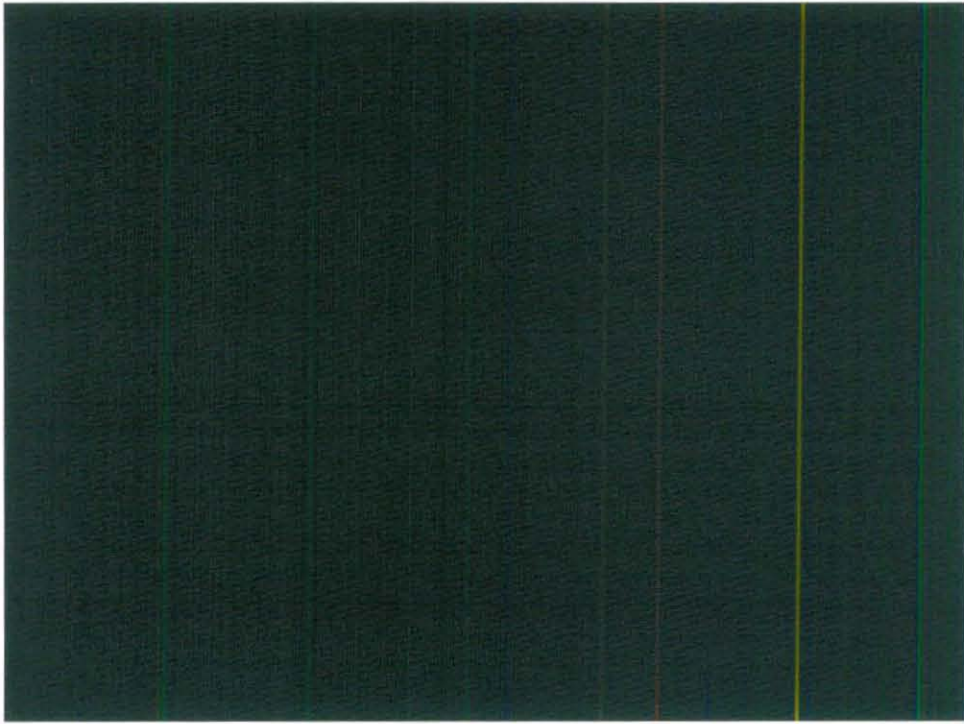






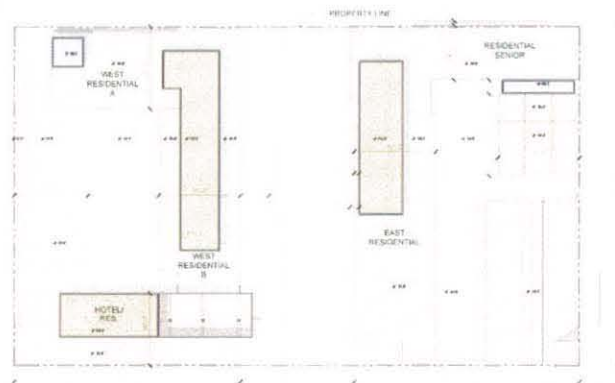




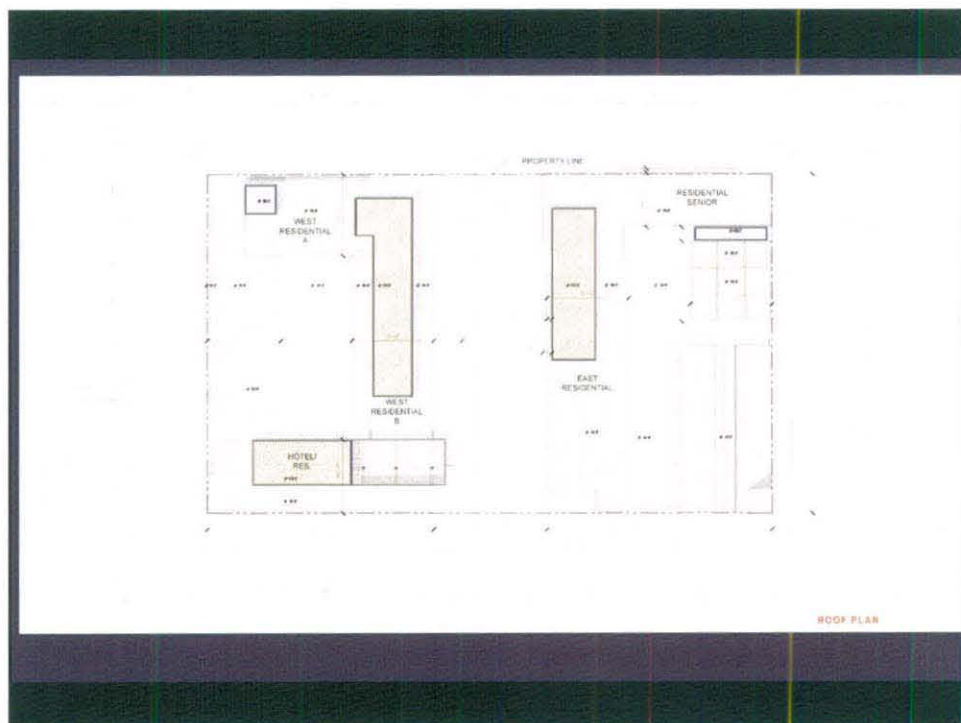
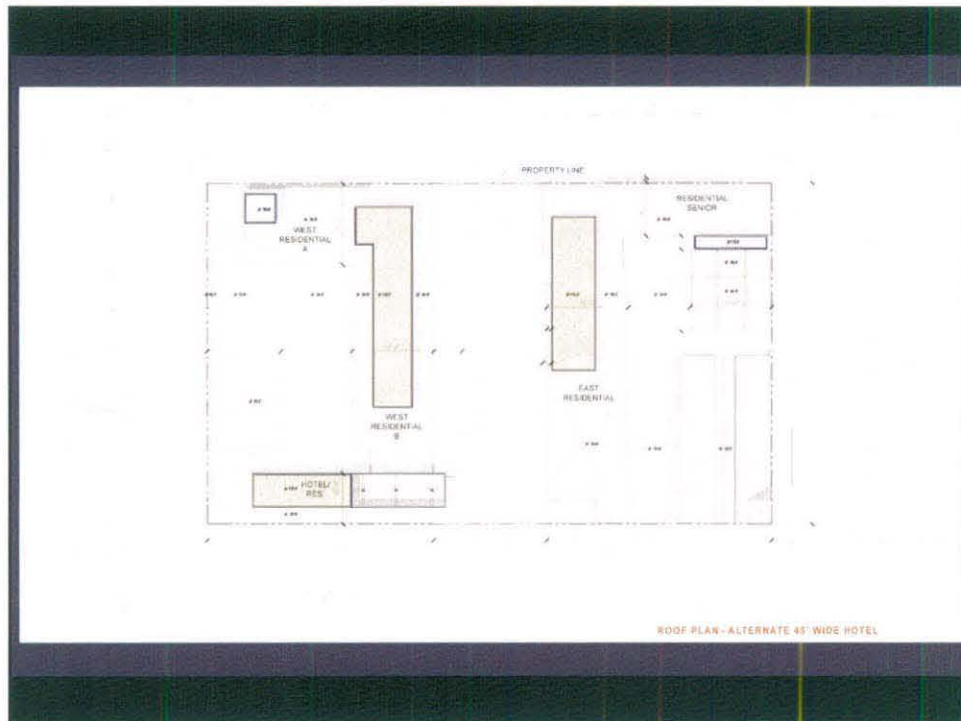


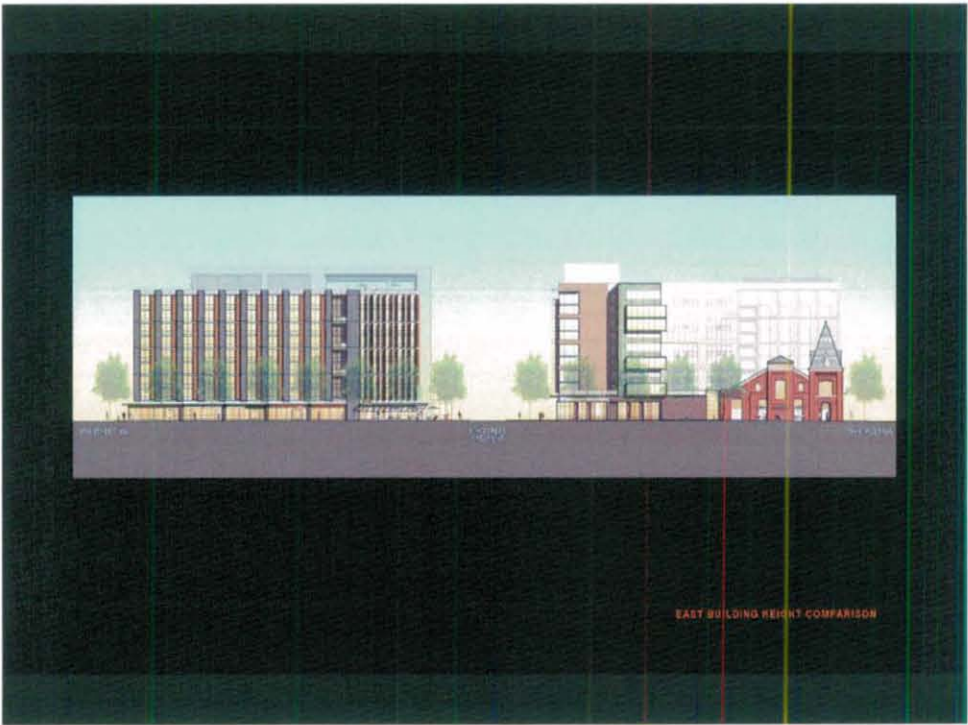
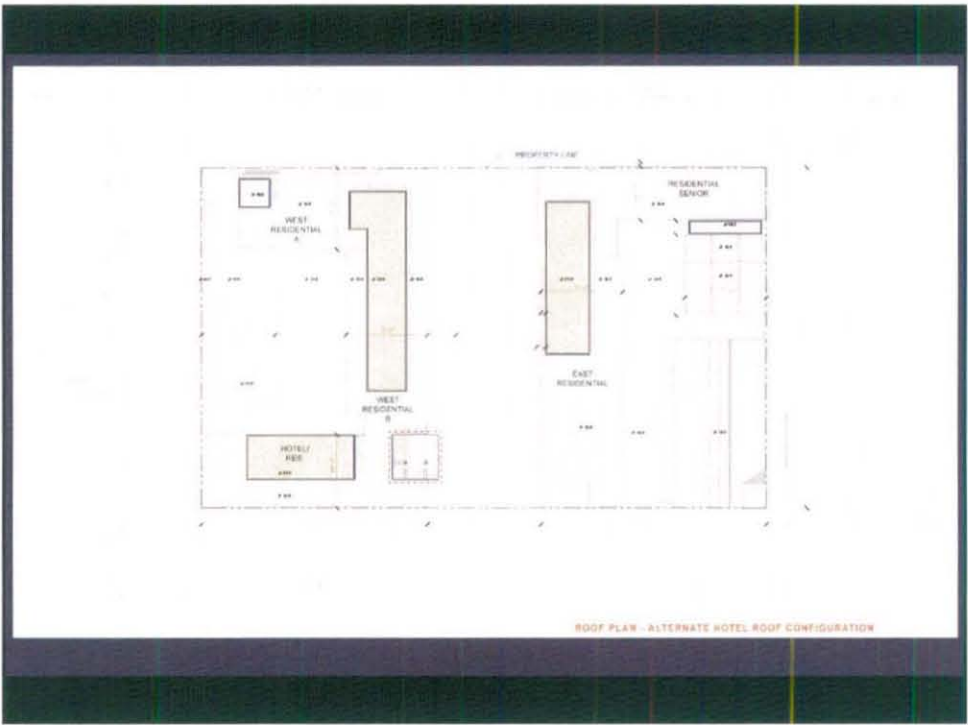


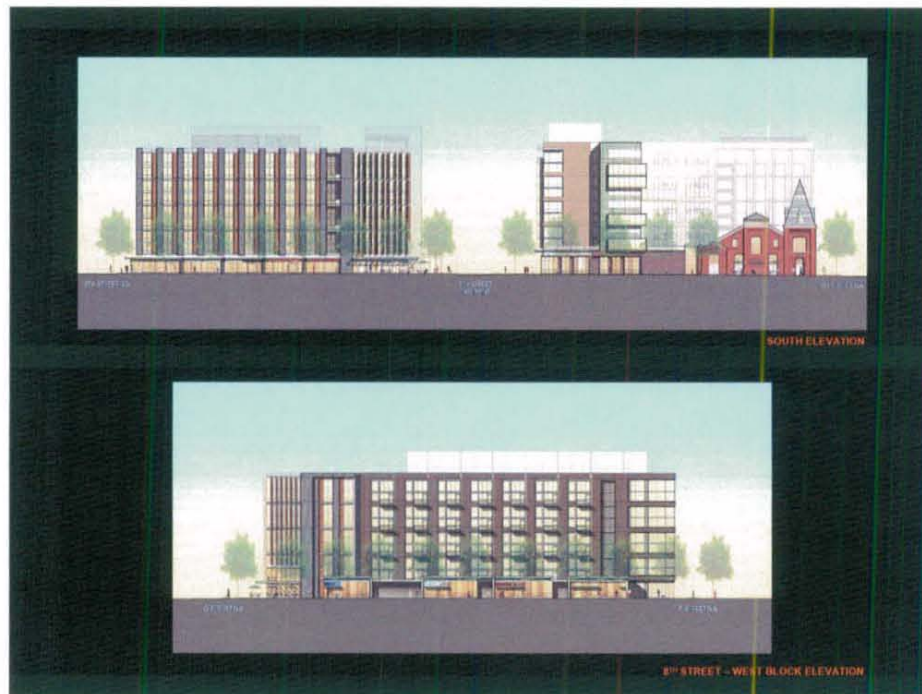
EAST BUILDING HEIGHT COMPARISON



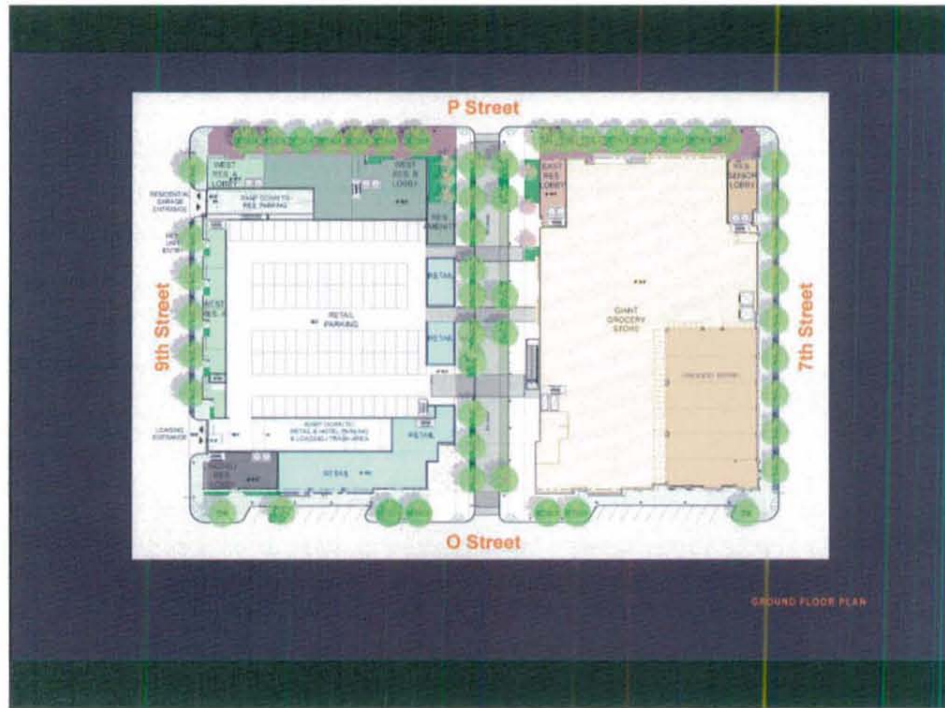
ROOF PLAN







City Market at O									
Roadside Development									
LEED-NC Credit Scorecard									
March 6, 2008									
Points Achieved									
26 Points Possible									
20 Points Not Possible									
Certified: 26, 32 points Silver: 33, 36 points Gold: 39, 51 points Platinum: 52 or more points									
T	P	N	Sustainable Sites				T	P	N
Y			Prereq 1: Construction Activity Pollution Prevention				Y		
1			Credit 1: Site Selection				1		
1			Credit 2: Development Density & Community Connectivity				1		
1			Credit 3: Stormwater Management				1		
1			Credit 4.1: Alternative Transportation, Public Transportation Access				1		
1			Credit 4.2: Alternative Transportation, Bicycle Storage & Changing Rooms				1		
1			Credit 4.3: Alternative Transportation, Low-Speed and Fuel-Efficient Vehicles				1		
1			Credit 4.4: Alternative Transportation, Parking Capacity				1		
1			Credit 5.1: Site Disturbance, Protection or Restoration of Open Space				1		
1			Credit 5.2: Site Disturbance, Maximum Open Space				1		
1			Credit 5.3: Stormwater Design, Quantity Control				1		
1			Credit 5.4: Stormwater Design, Quality Control				1		
1			Credit 7.1: Heat Island Effect, Non-Roof				1		
1			Credit 7.2: Heat Island Effect, Roof				1		
1			Credit 8: Light Pollution Reduction				1		
T	P	N	Water Efficiency				T	P	N
1			Credit 1.1: Water Efficient Landscaping, Reduce by 50%				1		
1			Credit 1.2: Water Efficient Landscaping, No Potable Use or Irrigation				1		
1			Credit 2: Innovative Water-saving Technologies				1		
1			Credit 3.1: Water Use Reduction, 20% Reduction				1		
1			Credit 3.2: Water Use Reduction, 30% Reduction				1		
T	P	N	Energy & Atmosphere				T	P	N
P			Prereq 1: Fundamental Building Systems Commissioning				1		
Y			Prereq 2: Minimum Energy Performance				1		
1			Prereq 3: Fundamental Refrigerant Management				1		
1			Credit 1.1: Optimize Energy Performance 10.5%				1		
1			Credit 1.2: Optimize Energy Performance 14%				1		
1			Credit 1.3: Optimize Energy Performance 17.5%				1		
1			Credit 1.4: Optimize Energy Performance 21%				1		
1			Credit 1.5: Optimize Energy Performance 24.5%				1		
1			Credit 1.6: Optimize Energy Performance 28%				1		
1			Credit 1.7: Optimize Energy Performance 31.5%				1		
1			Credit 1.8: Optimize Energy Performance 35%				1		
1			Credit 1.9: Optimize Energy Performance 38.5%				1		
1			Credit 1.10: Optimize Energy Performance 42%				1		
1			Credit 2.1: Renewable Energy, 2.5%				1		
1			Credit 2.2: Renewable Energy, 7.5%				1		
1			Credit 2.3: Renewable Energy, 12.5%				1		
1			Credit 3: Enhanced Commissioning				1		
1			Credit 4: Enhanced Refrigerant Management				1		
T	P	N	Energy & Atmosphere (Cont.)				T	P	N
1			Credit 5: Measurement & Verification				1		
1			Credit 6: Green Power				1		
T	P	N	Materials & Resources				T	P	N
Y			Prereq 1: Storage & Collection of Recyclables				1		
1			Credit 1.1: Building Reuse, Maintain 75% of Existing Shell				1		
1			Credit 1.2: Building Reuse, Maintain 95% of Shell				1		
1			Credit 1.3: Building Reuse, Maintain 95% of Interior Non-Structural				1		
1			Credit 2.1: Construction Waste Management, Divert 50%				1		
1			Credit 2.2: Construction Waste Management, Divert 75%				1		
1			Credit 3.1: Material Reuse, Specify 5%				1		
1			Credit 3.2: Material Reuse, Specify 10%				1		
1			Credit 4.1: Recycled Content, 10% (post-consumer + 1/2 pre-consumer)				1		
1			Credit 4.2: Recycled Content, 20% (post-consumer + 1/2 pre-consumer)				1		
1			Credit 5.1: Local/Regional Materials, 10% Extracted, Processed and Manufactured				1		
1			Credit 5.2: Local/Regional Materials, 20% Extracted, Processed and Manufactured				1		
1			Credit 6: Rapidly Renewable Materials				1		
1			Credit 7: Certified Wood				1		
T	P	N	Indoor Environmental Quality				T	P	N
Y			Prereq 1: Minimum IAQ Performance				1		
Y			Prereq 2: Environmental Tobacco Smoke (ETS) Control				1		
1			Credit 1: Outdoor Air Delivery Monitoring				1		
1			Credit 2: Increased Ventilation				1		
1			Credit 3.1: Construction IAQ Management Plan, During Construction				1		
1			Credit 3.2: Construction IAQ Management Plan, Before Occupancy				1		
1			Credit 4.1: Low-Emitting Materials, Adhesives & Sealants				1		
1			Credit 4.2: Low-Emitting Materials, Paints & Coatings				1		
1			Credit 4.3: Low-Emitting Materials, Carpet				1		
1			Credit 4.4: Low-Emitting Materials, Composite Wood and Agglomerate Products				1		
1			Credit 5: Indoor Chemical & Pollutant Source Control				1		
1			Credit 6.1: Control of Systems, Lighting				1		
1			Credit 6.2: Control of Systems, Thermal Comfort				1		
1			Credit 6.3: Thermal Comfort, Design				1		
1			Credit 7.2: Thermal Comfort, Ventilation				1		
1			Credit 8.1: Daylight & Views, Daylight 75% of Spaces				1		
1			Credit 8.2: Daylight & Views, Views for 90% of Spaces				1		
T	P	N	Innovation & Design Process				T	P	N
1			Credit 1.1: Innovation in Design: All existing under cover (507.1, Exemplary Post.)				1		
1			Credit 1.2: Innovation in Design: Use of a Recent Market				1		
1			Credit 1.3: Innovation in Design: Loading Area below grade				1		
1			Credit 1.4: Innovation in Design				1		
1			Credit 1.5: LEED® Accredited Professional				1		



O Street Market - Paving Materials

OPTION 1.



Gray white
Beige

A. Concrete Paver- 24' x 24'



Black and Brown

B. Oversize brick - 1 3/4' x 4' x 12'; Black
B1. Oversize brick - 1 3/4' x 4' x 12'; Brown



Gray white
Beige

C. Concrete Paver - 8' x 8'

OPTION 2.



Gray white
Beige

A. Narrow Concrete Paver- 3' x 4' x 24'



Black and Brown

B. Oversize brick - 1 3/4' x 4' x 12'; Black
B1. Oversize brick - 1 3/4' x 4' x 12'; Brown



Gray white
Beige

C. Narrow Concrete Paver- 3' x 4' x 9'

O Street Market - Typical Paving



Concrete Pavers - 24' x 36'



Brick Running Bond



Granite Curb and Brick Gutter



Handicap Ramp



Flush Curb



Pedestrian Plaza

O Street Market - Planting - DRAFT

STREET TREES



9th Street
Quercus falcata
Southern Red Oak



7th Street
Ulmus parvifolia
Chinese Elm



O Street
Acer rubrum
Red Maple



P Street
Quercus phellos
Willow Oak



8th Street
Tilia cordata
Little Leaf Linden

ACCENT FLOWERING TREES



Lagerstroemia x indica
Crepe Myrtle



Pyrus Okame
Okame Cherry



Magnolia stellata 'Galaxy'
Galaxy Magnolia

TREE PITS



Continuous Tree Pit with
Parking



Tree Pit with Fence

O Street Market - Site Furniture - DRAFT



Traditional Bench



Trash Receptacle



Bike Rack



Newspaper Corral



Multi-bay Parking Meter



Directional Signage



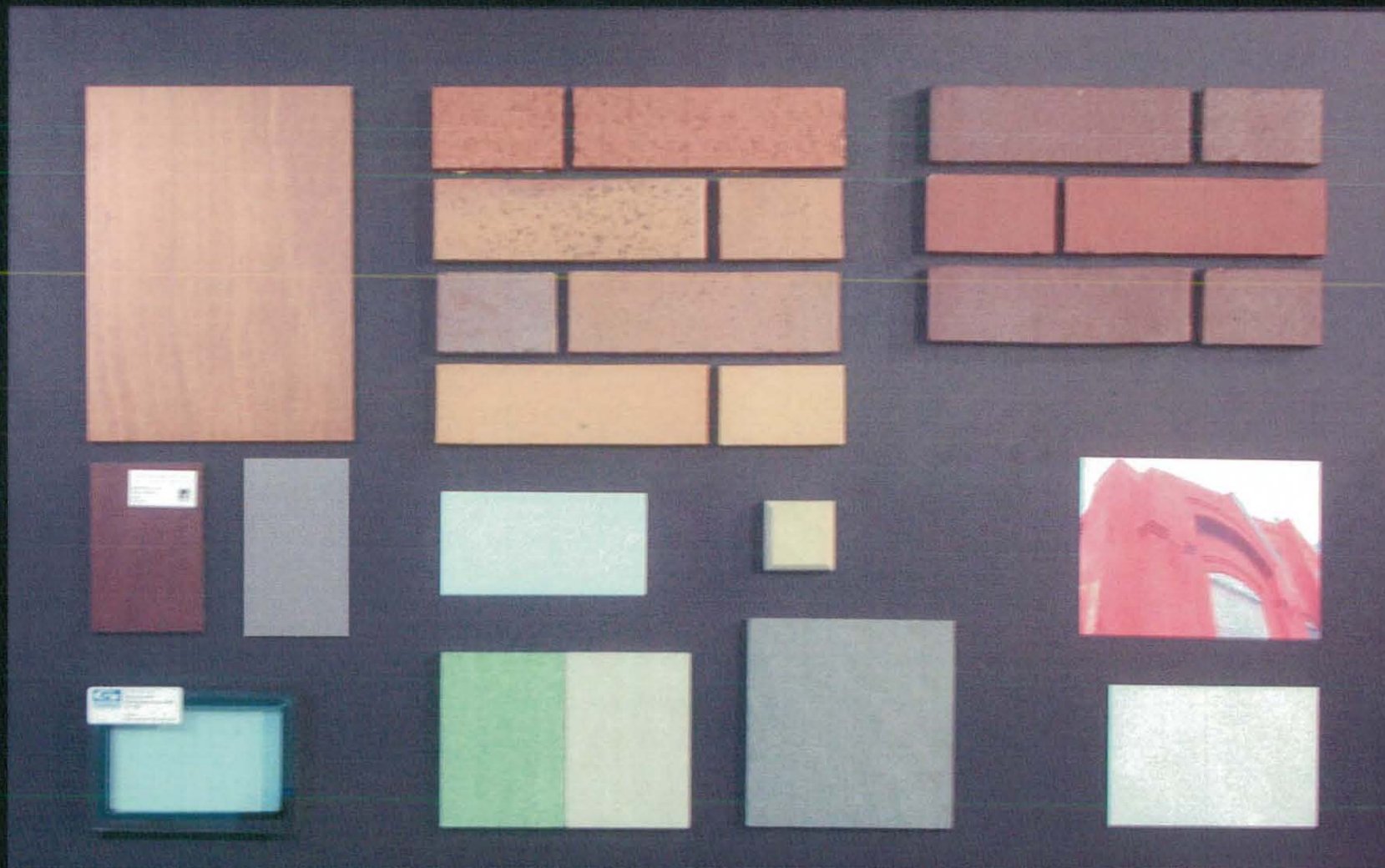
Historic Signage



Single Washington Globe



Teardrop Light



STREET MARKET PROJECT

WASHINGTON, D.C.

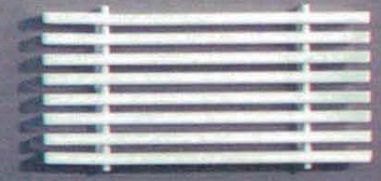
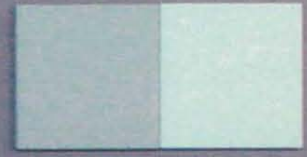
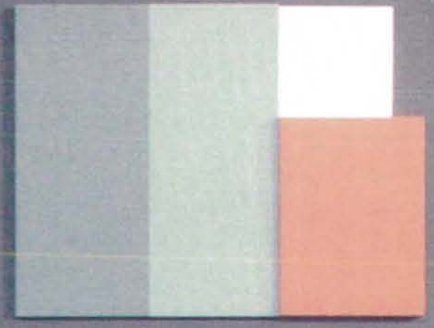
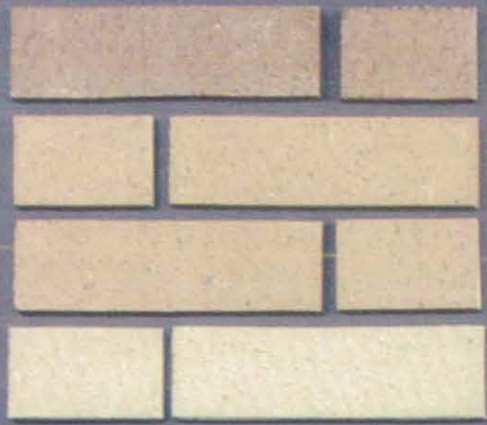
ROADSIDE DEVELOPMENT PID Application 2009 MAR 06

BUILDING MATERIALS KEY - WEST BLOCK

Shelton Associates, Inc.



EAST BLOCK



O STREET MARKET PROJECT WASHINGTON, D.C.
ROADSIDE DEVELOPMENT PUD Application 2009 MAR 06

BUILDING MATERIALS KEY - EAST BLOCK
shades to be used

