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**DISTRICT OF COLUMBIA - OFFICE OF PLANNING**  
**A PLANNED UNIT DEVELOPMENT**  
**PRE-HEARING SUBMISSION 2008 FEB 15**  
**FOR HEARING 2008 MAR 06**

ARCHITECT: SHALOM BARANES ASSOCIATES  
 DEVELOPER: ROADSIDE DEVELOPMENT  
 LAND USE COUNSEL: HOLLAND AND KNIGHT  
 CIVIL ENGINEER: BOHLER ENGINEERING  
 TRAFFIC CONSULTANT: VANASSE, HANGEN, BRUSTLIN

ZONING COMMISSION  
 District of Columbia  
 CASE NO. OT-26  
 EXHIBIT NO. 29A

**CITY MARKET AT O**

WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | PUD Application 2008 FEB 15 | copyright ©2007 shaloma baranes associates

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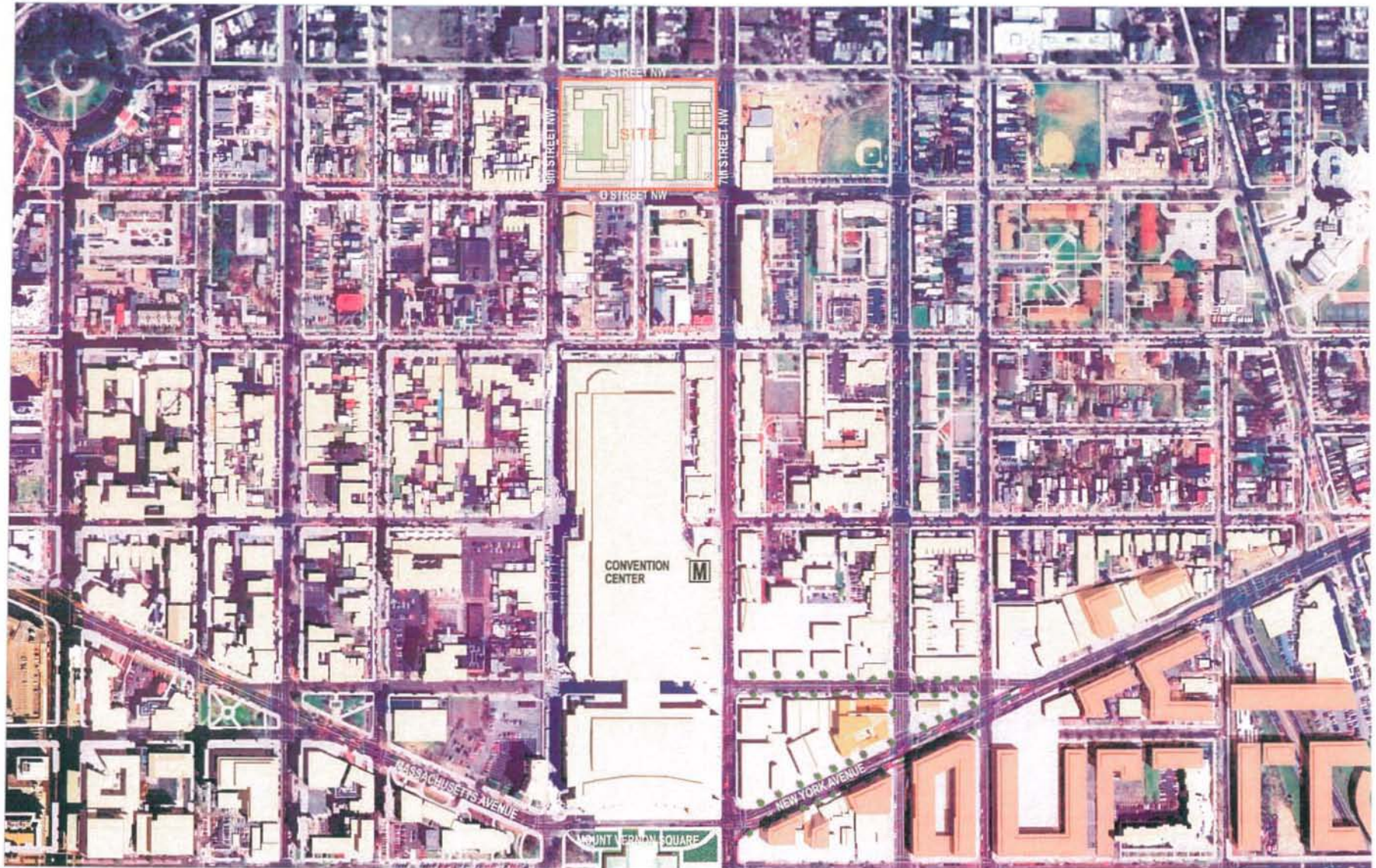
WASHINGTON, D.C. - CONVENTION CENTER AREA- BIRD'S EYE VIEW SW

EXISTING SITE  
CITY MARKET AT O

GIANT GROCERY STORE

HISTORIC MARKET





CITY MARKET AT O WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | PUD Application 2008 FEB 15 | copyright 2008 shalom baranes associates architects

AERIAL PHOTOGRAPH AP2

shalom baranes associates architects



# ZONING TABULATIONS

2/1/2008 4:42 PM

Square 398  
 Zone C-3-A Existing  
 Zone C-3-A Existing  
 Site Area: 148,600 sf

ITEMS IN GREY TONE REQUIRE A VARIANCE  
 OR SPECIAL EXCEPTION FROM ZONING

Program FAR:	
Building 1 (East)	Residential
Building 2 (West)	Residential
Total	
Residential	115,115
Parking	12,000
Residential	40,880
Subtotal	252,015
Lot 1 (or Non-Res)	420,000
Lot 2 (or Non-Res)	420,000
Lot 3 (or Non-Res)	420,000
Lot 4 (or Non-Res)	420,000
Lot 5 (or Non-Res)	420,000
Lot 6 (or Non-Res)	420,000
Lot 7 (or Non-Res)	420,000
Lot 8 (or Non-Res)	420,000
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Lot 94 (or Non-Res)	420,000
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Lot 96 (or Non-Res)	420,000
Lot 97 (or Non-Res)	420,000
Lot 98 (or Non-Res)	420,000
Lot 99 (or Non-Res)	420,000
Lot 100 (or Non-Res)	420,000

Zoning Regulation	Reg. Allowed	Proposed
Height	110'	90' / 80'

Multiple Buildings on Single Lot:  
 Max. Distance to Residence District  
 Total FAR Allowed

Residential	25'	0'
Residential	8.0 max	5.15
Residential	8.0	3.65
Hotel		0.77
Hotel		6.46
Parking		0.27
Total Non-Residential	8.0	1.50
Total FAR	8.0	5.15

Lot Occupancy %

Rear yard (2.5% (2' min))	100.0%	64.0%
Side Yard (2.7% or 6' min if provided)	22.8'	45'

Courtyards (FAR 4% (15' min Non-Res 3% (12' min))

Open Court 1A	30'	50'
Open Court 2	30'	55'
Open Court 3A	30'	47'
Open Court 3B	30'	47'
Open Court 3C	22'-4"	54'
Open Court 3D	22'-4"	122'
Open Court 4	15'	162'
Open Court 5	27'	17'-2"
Charged Court (FAR 4% (15' min Non-Res 3% (12' min))	25'	62'
Charged Court 1 - Width	1,200 ft <sup>2</sup>	8,000 ft <sup>2</sup>
Charged Court 1 - Area	1.3	6

Roof Structures

Number	5	6
Subtotal	1.3	1.3

Parking

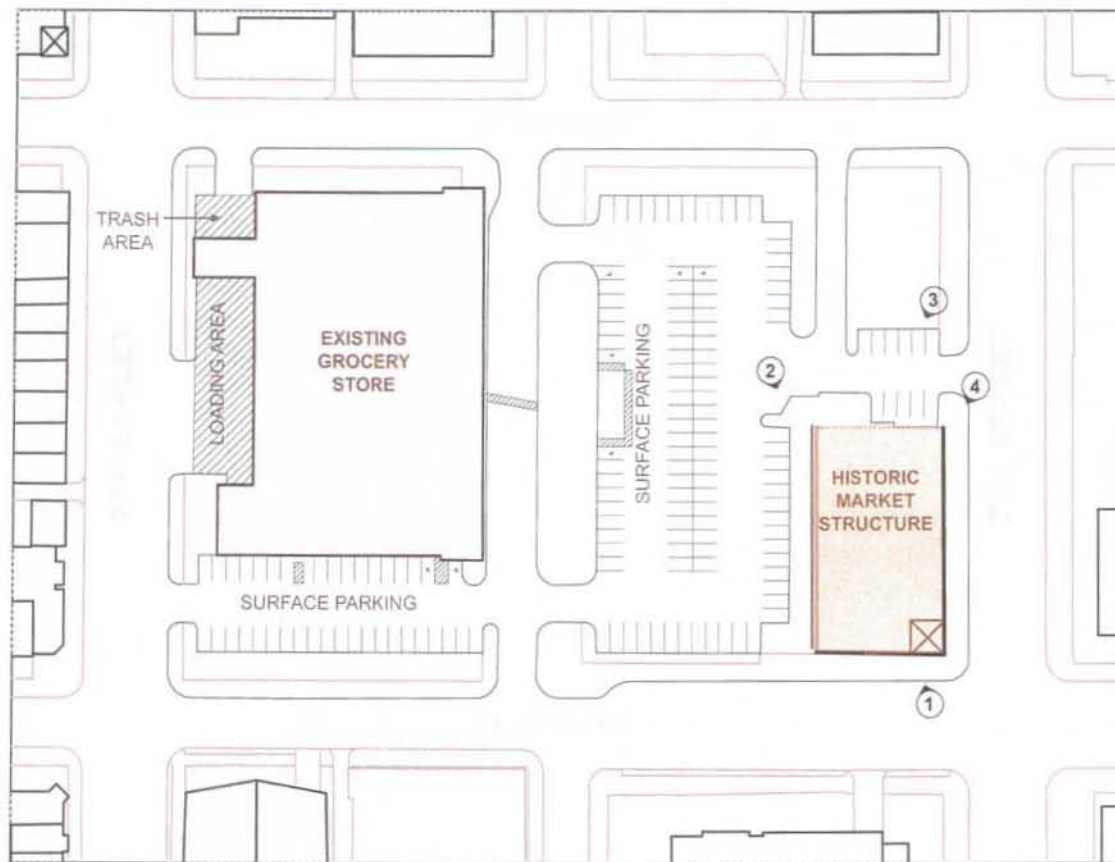
Residential (1 per 4 units)	170 min	260
Hotel (1 per 750 sq ft beyond 3,000 sq ft)	81	240
Hotel (1 per 4,000 sq ft beyond 3,000 sq ft)	311	50
Total (See note 5)		500 without valet 500 without valet

Landscaping

Residential	3.50' 3.50'	4.50' 3.50' 5.50'
Hotel	1.50' 1.50' 1.50'	
Hotel	1.50' 1.50' 1.50'	
Total	4.50' 3.50' 5.50'	

NOTES:  
 1. SEE THE ZONING PLAN ON LOT FOR COURT AND ROOF STRUCTURE LOCATIONS.  
 2. THE BUILDING HEIGHT IS BASED ON THE MEASURING POINTS TAKEN ON THE MIDPOINT OF THE O STREET FRONTAGE FOR EACH BUILDING.  
 3. THE RESIDENTIAL UNIT TOTAL BY BUILDING IS:  
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 BUILDING









9 TH & O ST. - VIEW NORTHEAST



9 TH ST. & P ST. - VIEW SOUTHEAST



7 TH ST. & O ST. - VIEW NORTHWEST

## CITY MARKET AT O

WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | PUD Application 2008 FEB 15 | (c) 2008 SHALOM BARANES ASSOCIATES, P.C.



7TH & P STREETS - VIEW SOUTHEAST



9TH & O STREETS - VIEW EAST



7TH & N STREETS - VIEW NORTH








### GENERAL NOTES

TIME

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	EXT	STORAGE
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SALT FENCE	SF	SF
A1 GRADE INLET PROTECTION	AI	
CARB INLET PROTECTION	CI	
TREE PROTECTION	TP	TP

- |      |   |
|------|---|
| C100 | GENERAL NOTES                             |
| C101 | EXISTING CONDITIONS PLAN                  |
| C102 | DEMOLITION PLAN                           |
| C103 | SITE AND GRADING PLAN                     |
| C104 | UTILITY PLAN                              |
| C105 | EROSION AND SEDIMENT CONTROL PLAN         |
| C106 | EROSION AND SEDIMENT CONTROL PLAN DETAILS |






## GENERAL NOTES

## 2

### GENERAL NOTES

TIME

FOR EROSION AND SEDIMENT CONTROL PRACTICES

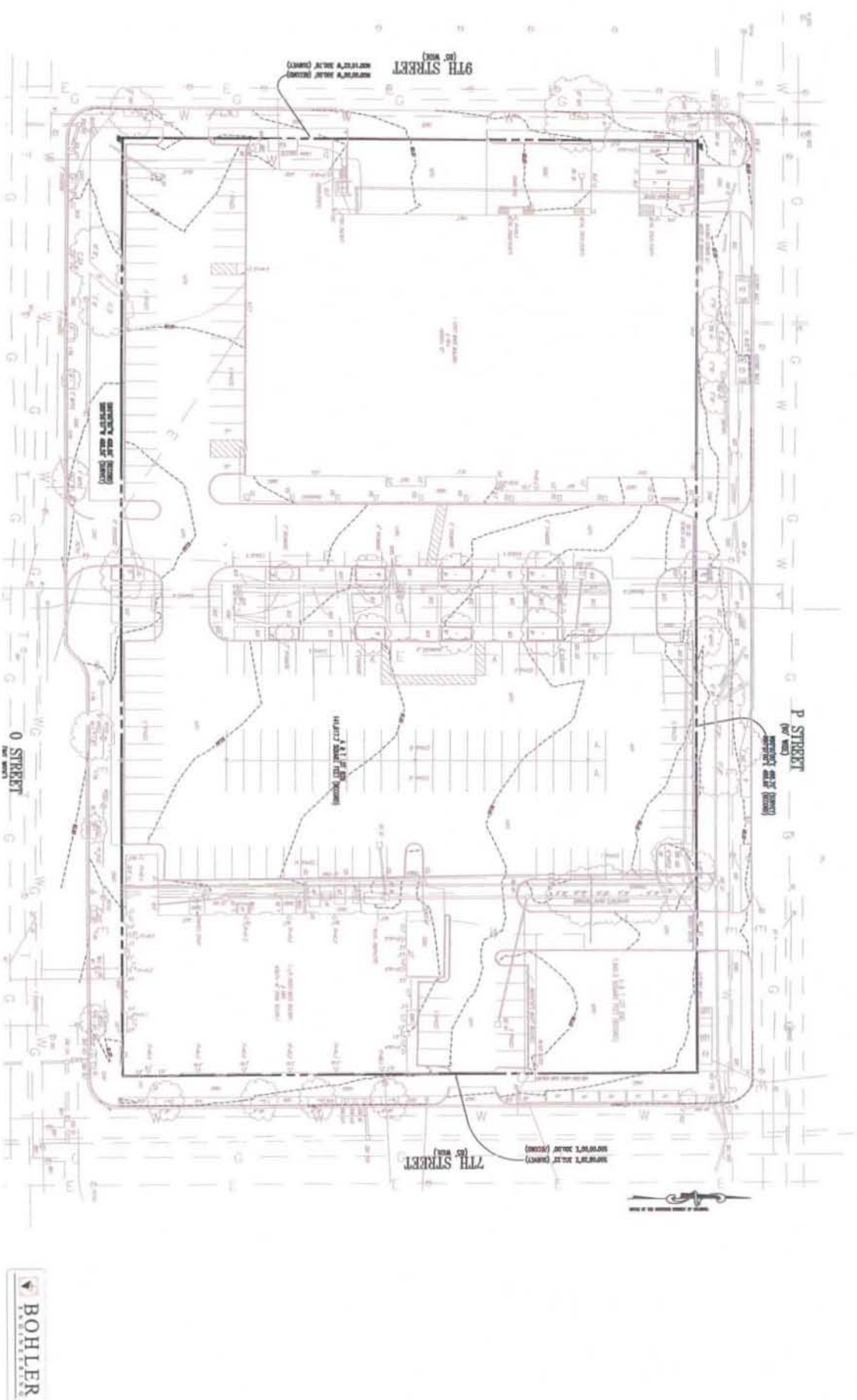
TITLE	EXT	STORAGE
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SALT FENCE	SF	SF
A1 GRADE INLET PROTECTION	AI	
CARB INLET PROTECTION	CI	
TREE PROTECTION	TP	TP

- |      |   |
|------|---|
| C100 | GENERAL NOTES                             |
| C101 | EXISTING CONDITIONS PLAN                  |
| C102 | DEMOLITION PLAN                           |
| C103 | SITE AND GRADING PLAN                     |
| C104 | UTILITY PLAN                              |
| C105 | EROSION AND SEDIMENT CONTROL PLAN         |
| C106 | EROSION AND SEDIMENT CONTROL PLAN DETAILS |

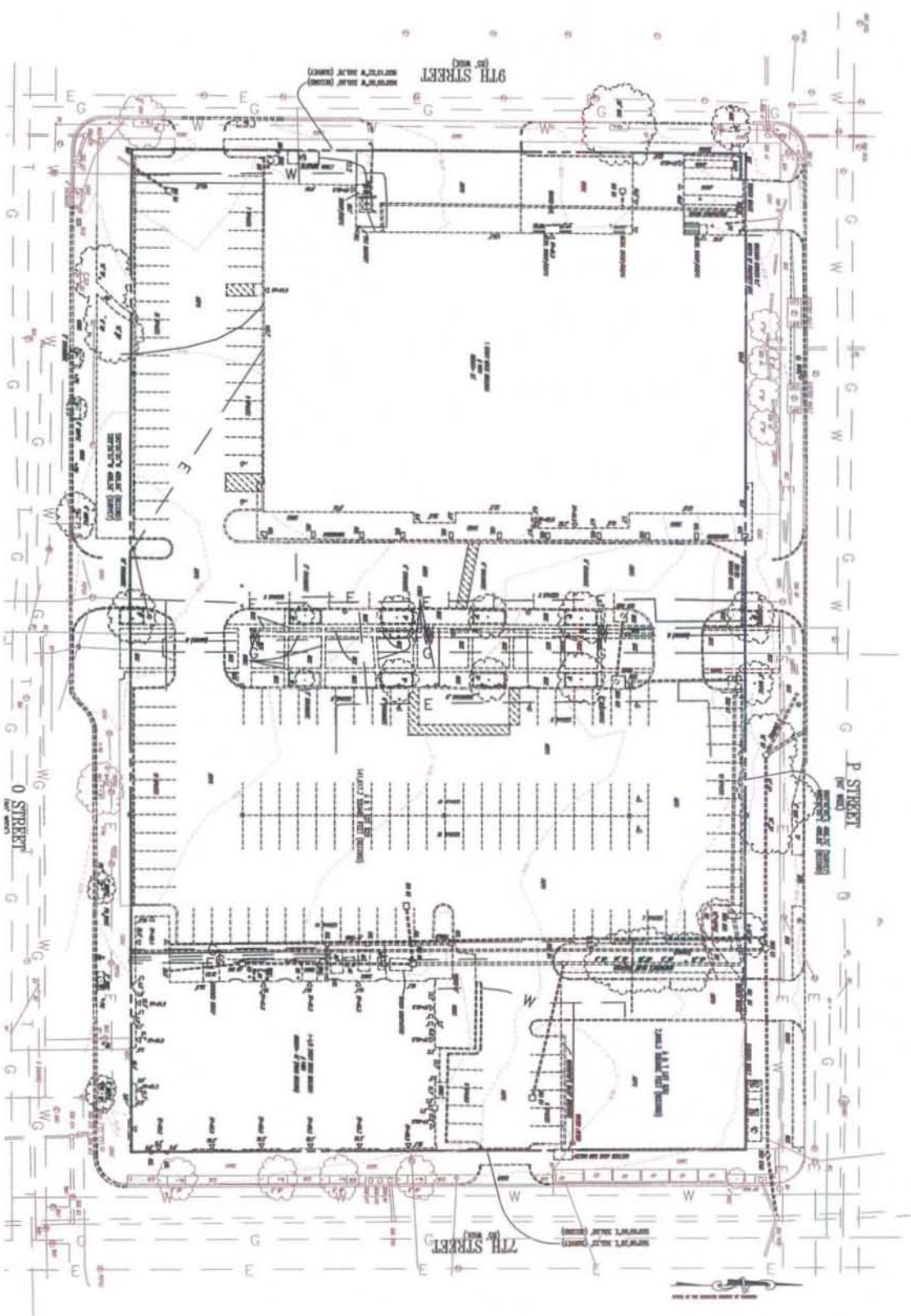


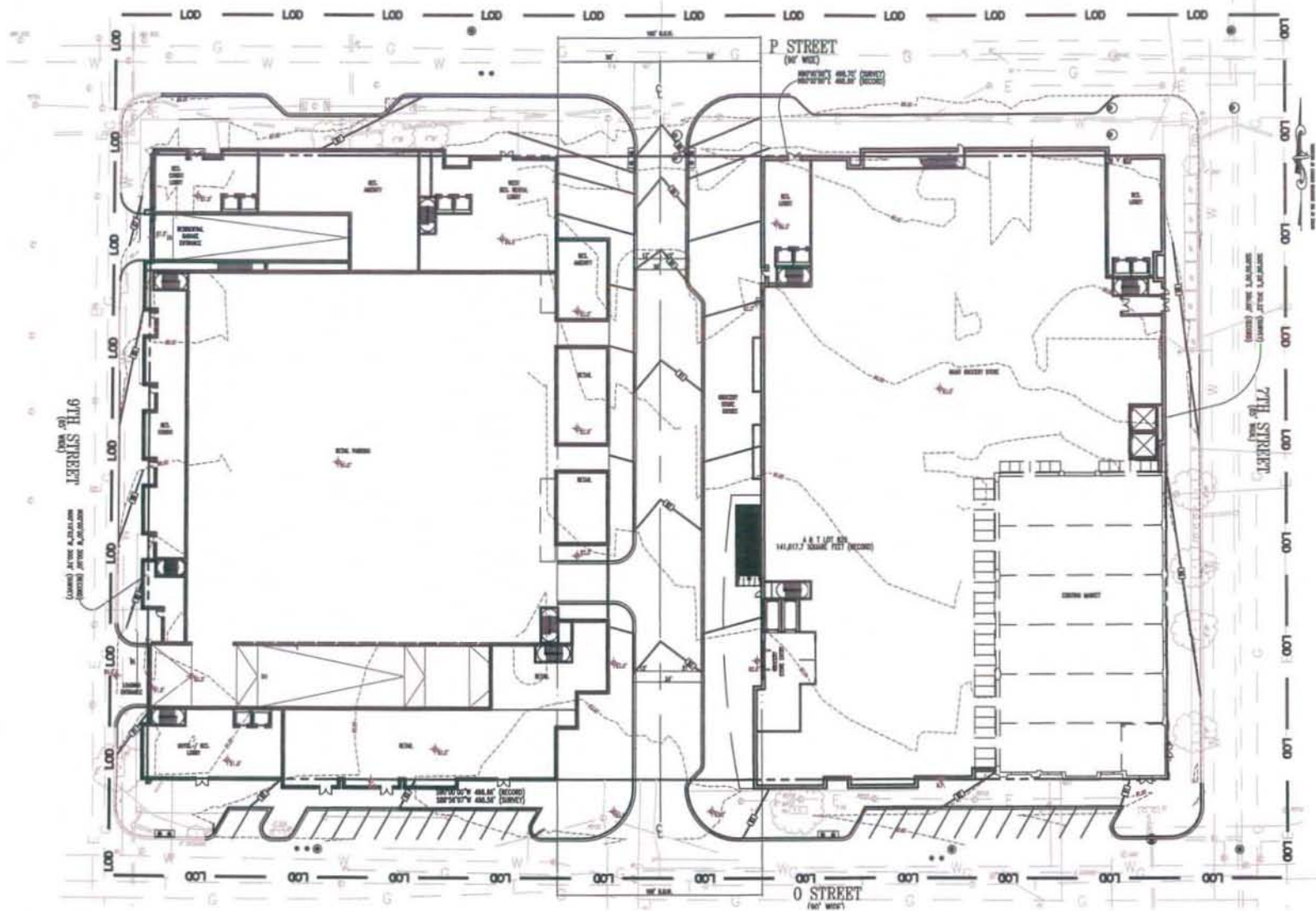
## GENERAL NOTES

## 2

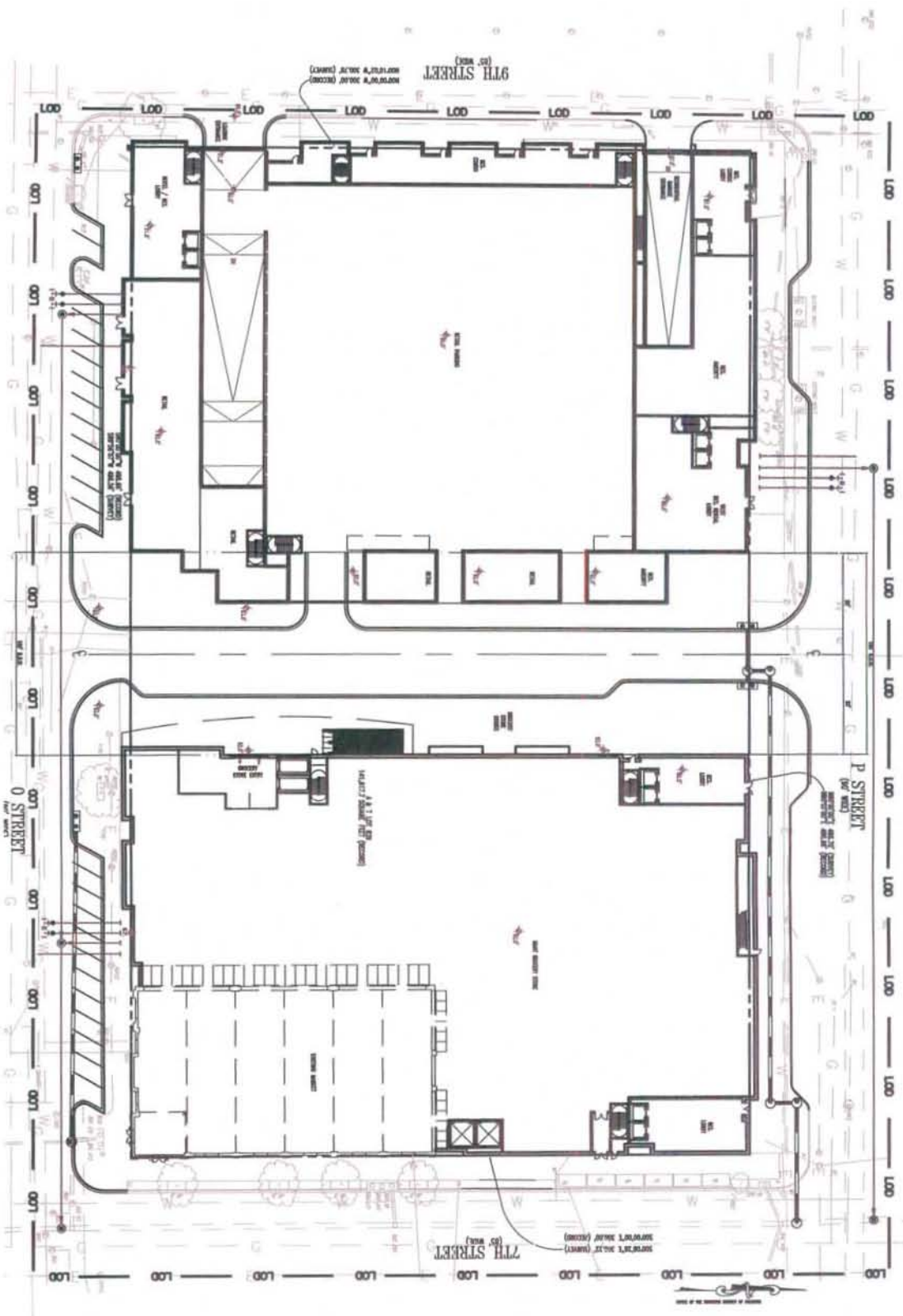


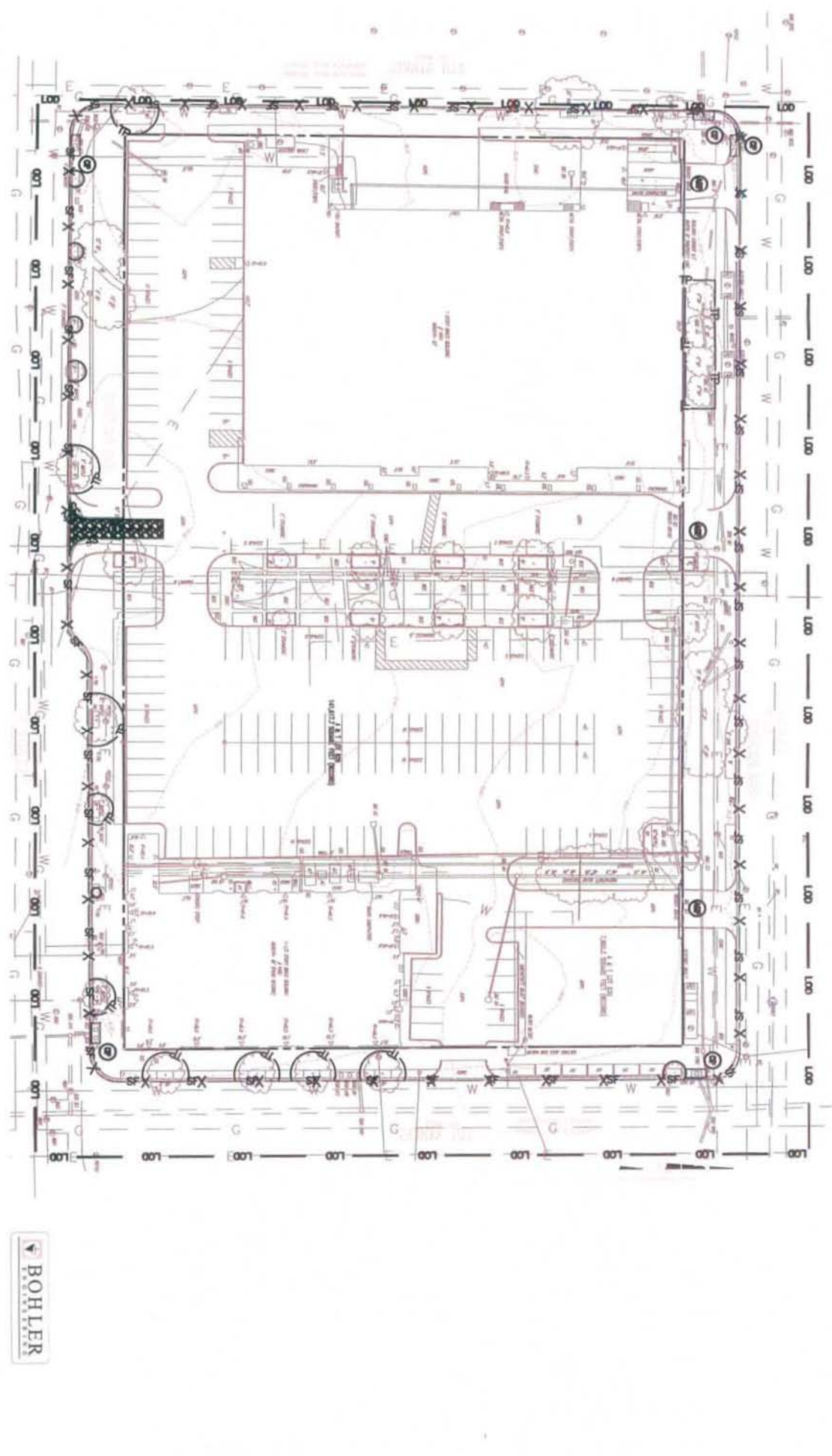














EROSION & SEDIMENT CONTROL PLAN DETAILS C7

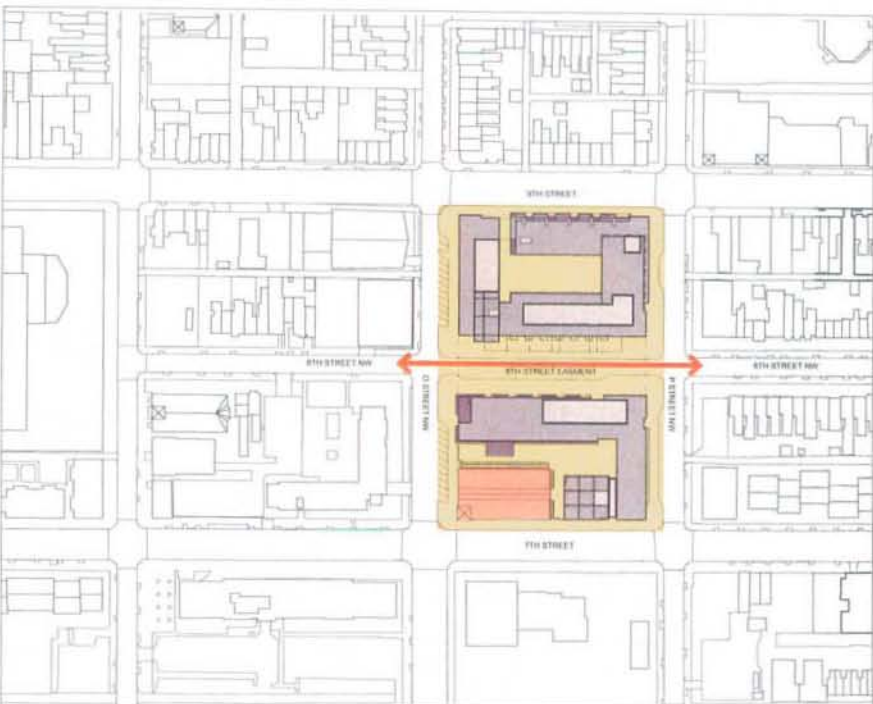


# CITY MARKET AT O WASHINGTON, D.C.

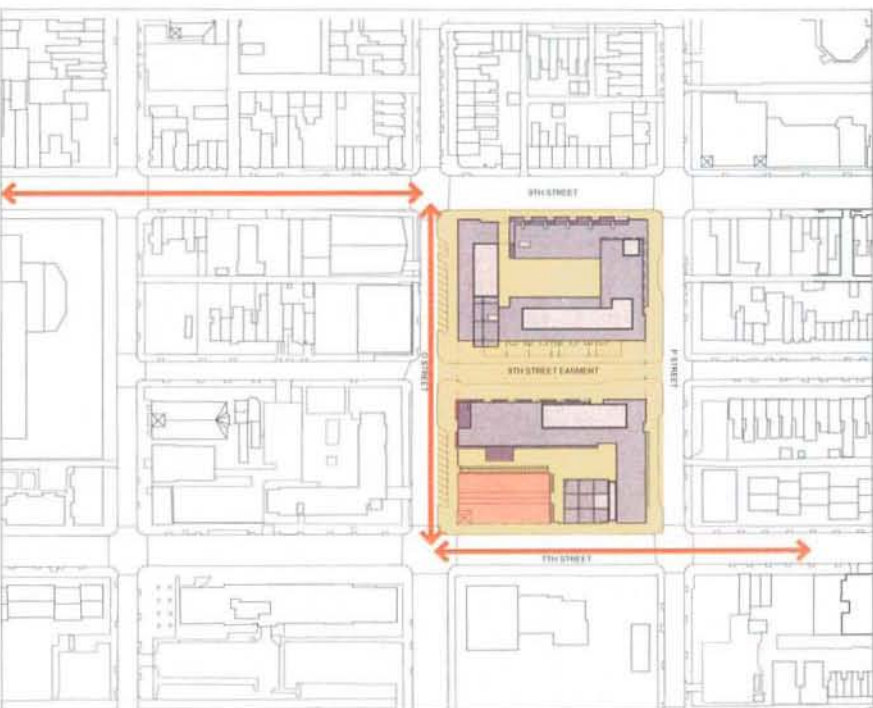
The 'City Market at O' development is a significant project for the Shaw neighborhood. It restores the urban fabric of the neighborhood in several ways that have been identified in the 'Convention Center Area Strategic Development Plan'.

Most importantly, the project restores the north-south extension of 8<sup>th</sup> Street through the site, reinforcing the Historic L'Enfant Street Plan.

## RESTORE 8TH STREET



## RETAIL CONNECTION



The project creates a important retail connection along O Street between the 9<sup>th</sup> Street retail area to the south, along the west side of the Convention Center, and 7<sup>th</sup> Street to the north, toward the Uptown Destination District Retail.

The restored historic O Street Market will be the focal point of the new development. The project will contain retail, including the new full-size grocery store, mixed-income residential, including affordable senior housing, and a possible hotel.

A highly unusual feature of the project is that the parking and loading will be located primarily below grade, with some surface level parking concealed from street views.

## DESIGN CONCEPT - URBAN CONNECTIONS

A1



- KEY
- CONDOMINIUM
  - WEST RENTAL
  - HOTEL / RES.
  - EAST RENTAL
  - SENIOR RENTAL
  - HISTORIC MARKET
  - 8th STREET 100' EASEMENT



BUILDING USE DIAGRAM

#### DESIGN CONCEPT

The design concept for the site is guided by the idea of expressing the multiple individual buildings and uses which make up the development program. The site's immediate architectural context consists of a varied group of buildings both in architectural style and scale. The site is located between the new convention center/Mount Vernon Square and Shaw neighborhoods. An authentic expression of the various buildings, of which there are 5 in addition to the retail and existing market building, will allow an appropriately organic quality to emerge on the site. This approach, taken with the re-introduction of the 100' 8th street right of way, reinforces the finer 'grain' of buildings on the site and allows the buildings to relate to both the similarly scaled structures in the surrounding context and importantly the historic O Street Market building.

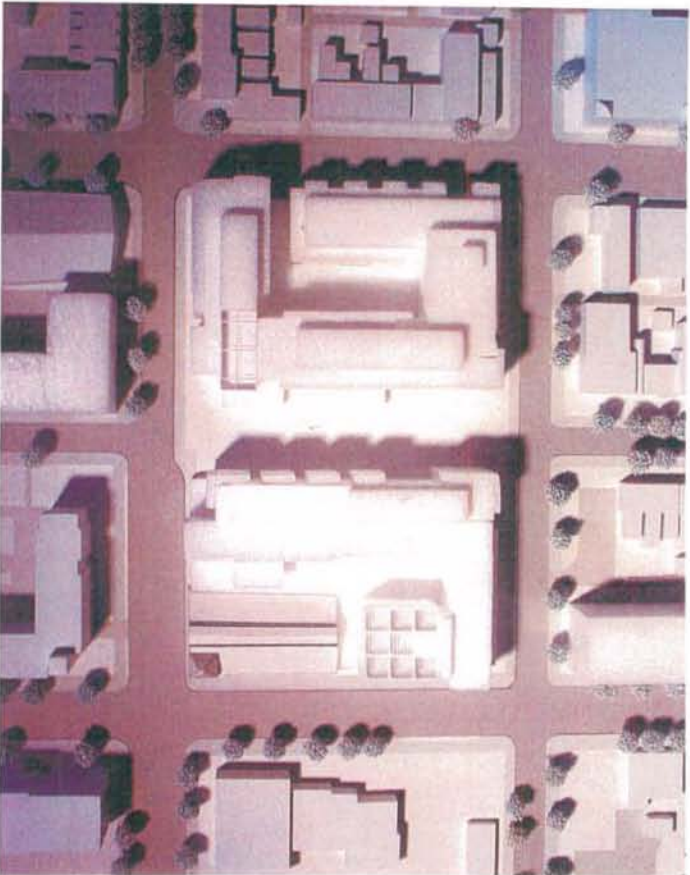


BUILDING ARTICULATION DIAGRAM

#### HISTORIC O STREET MARKET

Special architectural consideration is given to the historic market building which anchors the eastern side of the site. Here, in response to the scale and stature of the existing market building, additional massing setbacks and building articulation are proposed. Two wings, on the north and west of the market form an exterior court space which frames the existing market. These wings are further articulated to suggest two 'pavilions', which relate in scale to the existing market building, and which together with the existing market will read as three 'pavilions' in a larger courtyard.

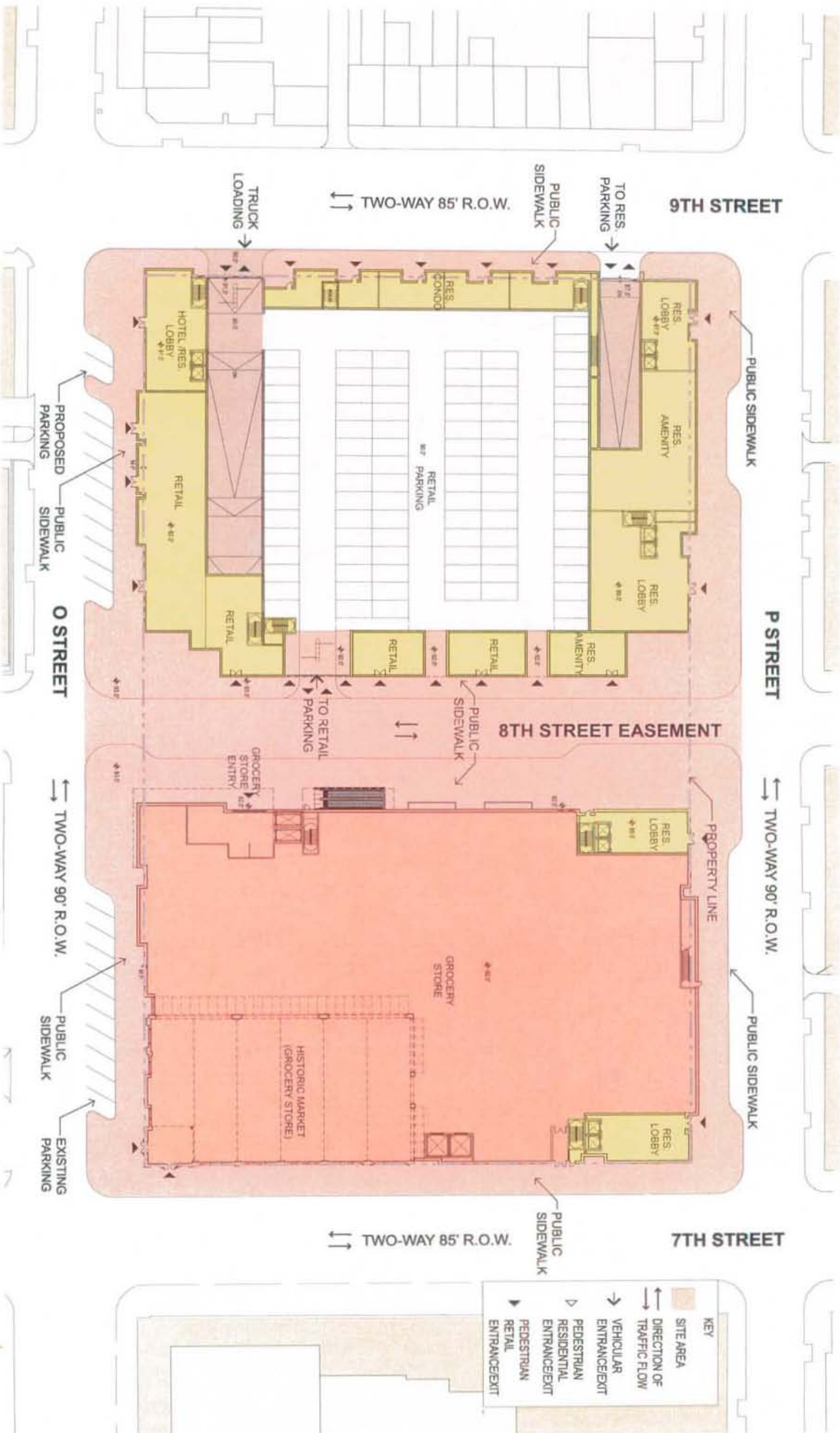
MASSING VIEW FROM SOUTH-EAST



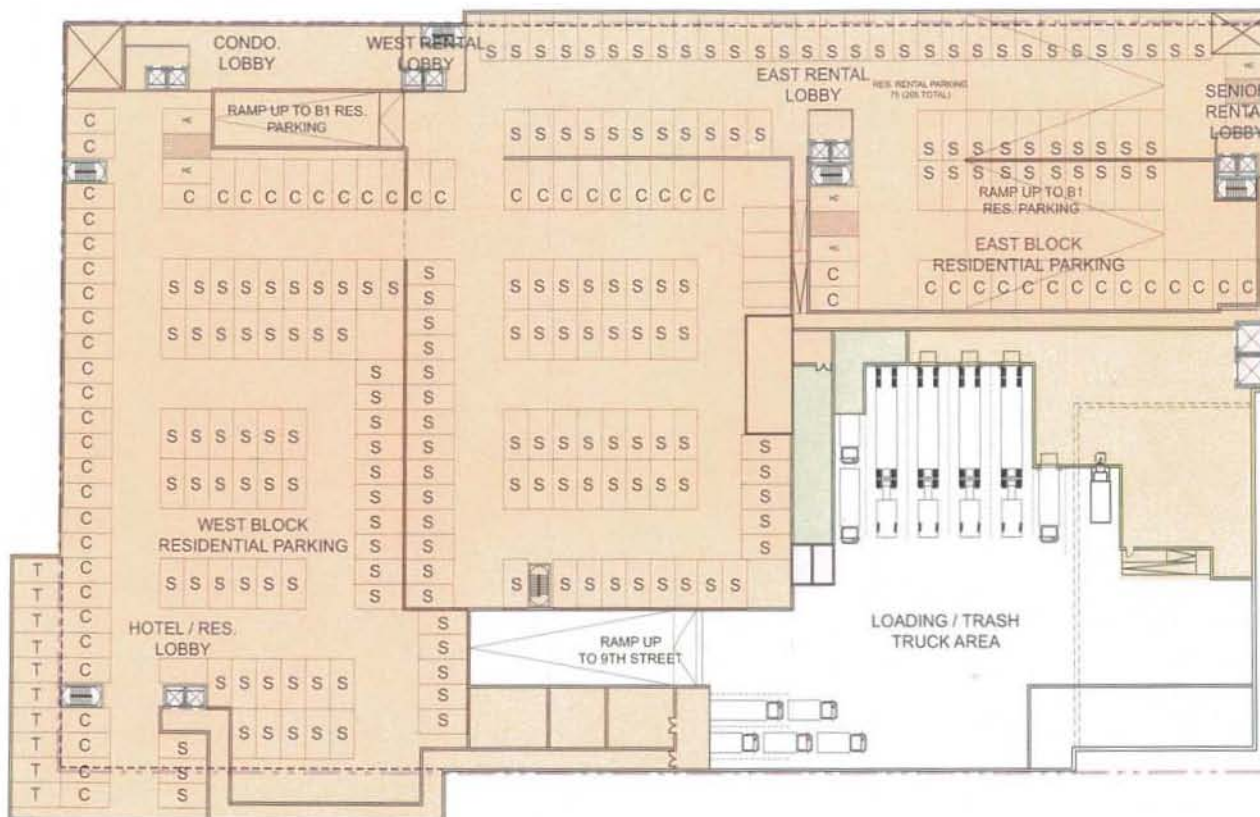




## SITE CIRCULATION PLAN | A5







- NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
  2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, 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.
  3. ALL SPOT ELEVATIONS ARE RELATING TO THE MEASURING POINT +B1.5 TAKEN AT THE CENTER OF THE O STREET CURB FOR EACH BUILDING.

PARKING TABULATIONS	TOTAL
GROUND FLOOR	81
B1 LEVEL	226
B2 LEVEL	263
	569

S = STANDARD PARKING SPACE (10'-0" X 20'-0"), C = COMPACT PARKING SPACE (8'-0" X 16'-0"), HC = ACCESSIBLE PARKING SPACE (13'-0" X 19'-0")

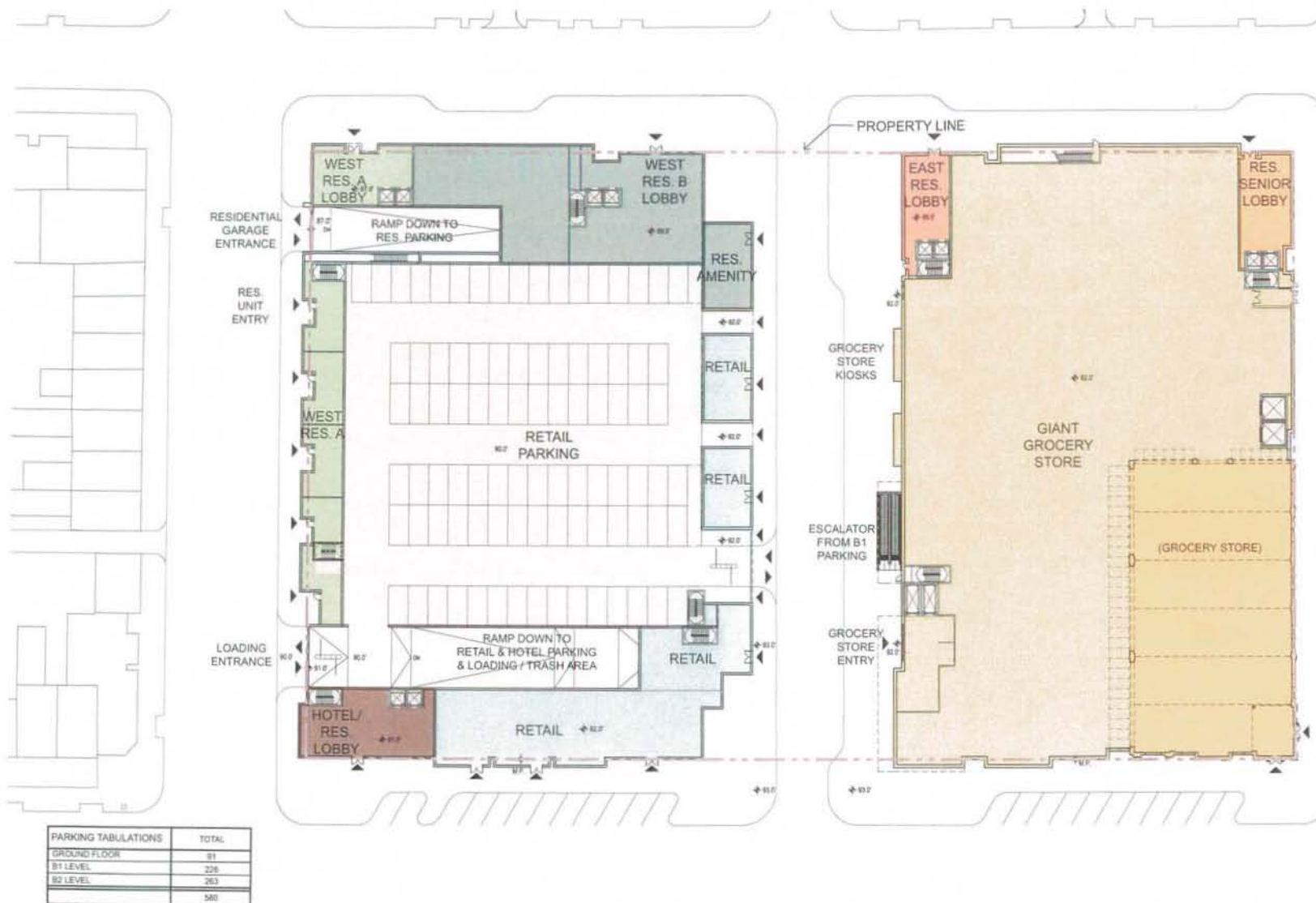
**CITY MARKET AT O** WASHINGTON, D.C.

ROADSIDE DEVELOPMENT / PUD Application 2008 FEB 15 | ARCHITECT: SHALOM BARANES ASSOCIATES



**FLOOR PLAN B2** A6

shalom baranes associates architects



S = STANDARD PARKING SPACE (10'-0" X 20'-0"), C = COMPACT PARKING SPACE (8'-0" X 16'-0"),  
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  3. ALL SPOT ELEVATIONS ARE RELATING TO THE MEASURING POINT +91.5' TAKEN AT THE CENTER OF THE O STREET CURB FOR EACH BUILDING.





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  3. ALL SPOT ELEVATIONS ARE RELATING TO THE MEASURING POINT #1/5 TAKEN AT THE CENTRE OF THE 0 STREET CURB FOR EACH BUILDING.

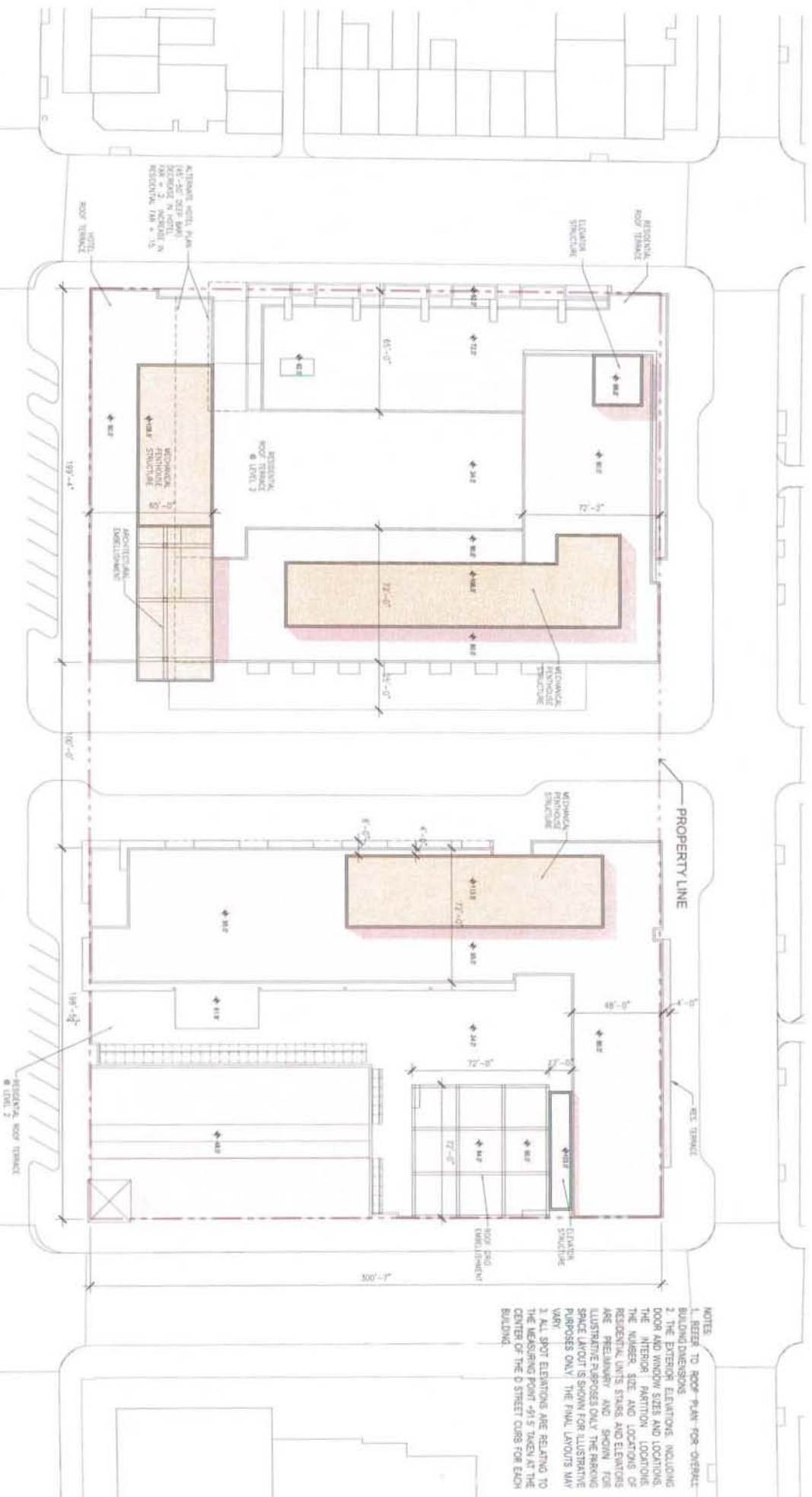


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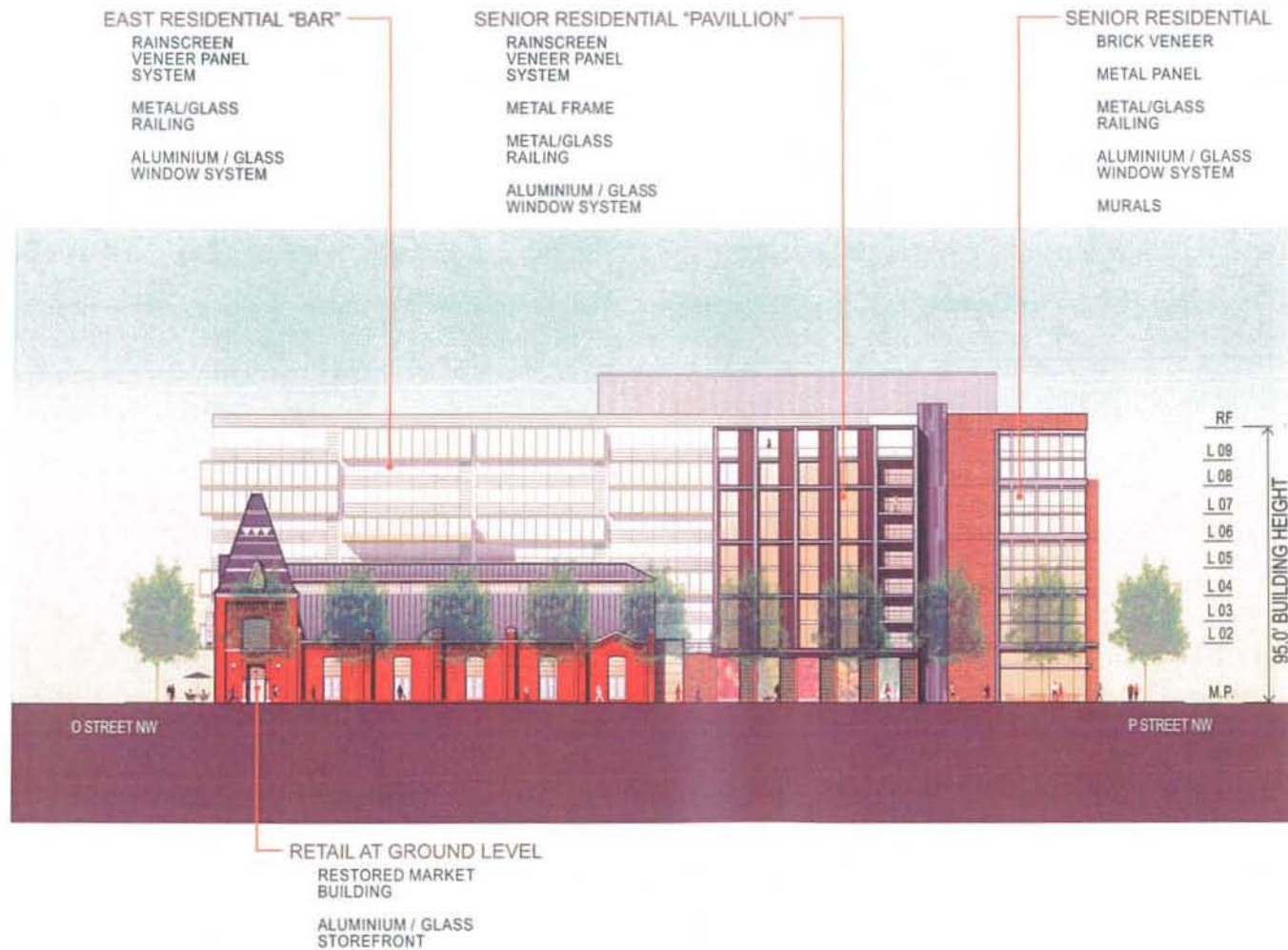


ALUMINIUM / GLASS  
WINDOW SYSTEM

ALUMINIUM / GLASS  
WINDOW SYSTEM



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#### NOTES

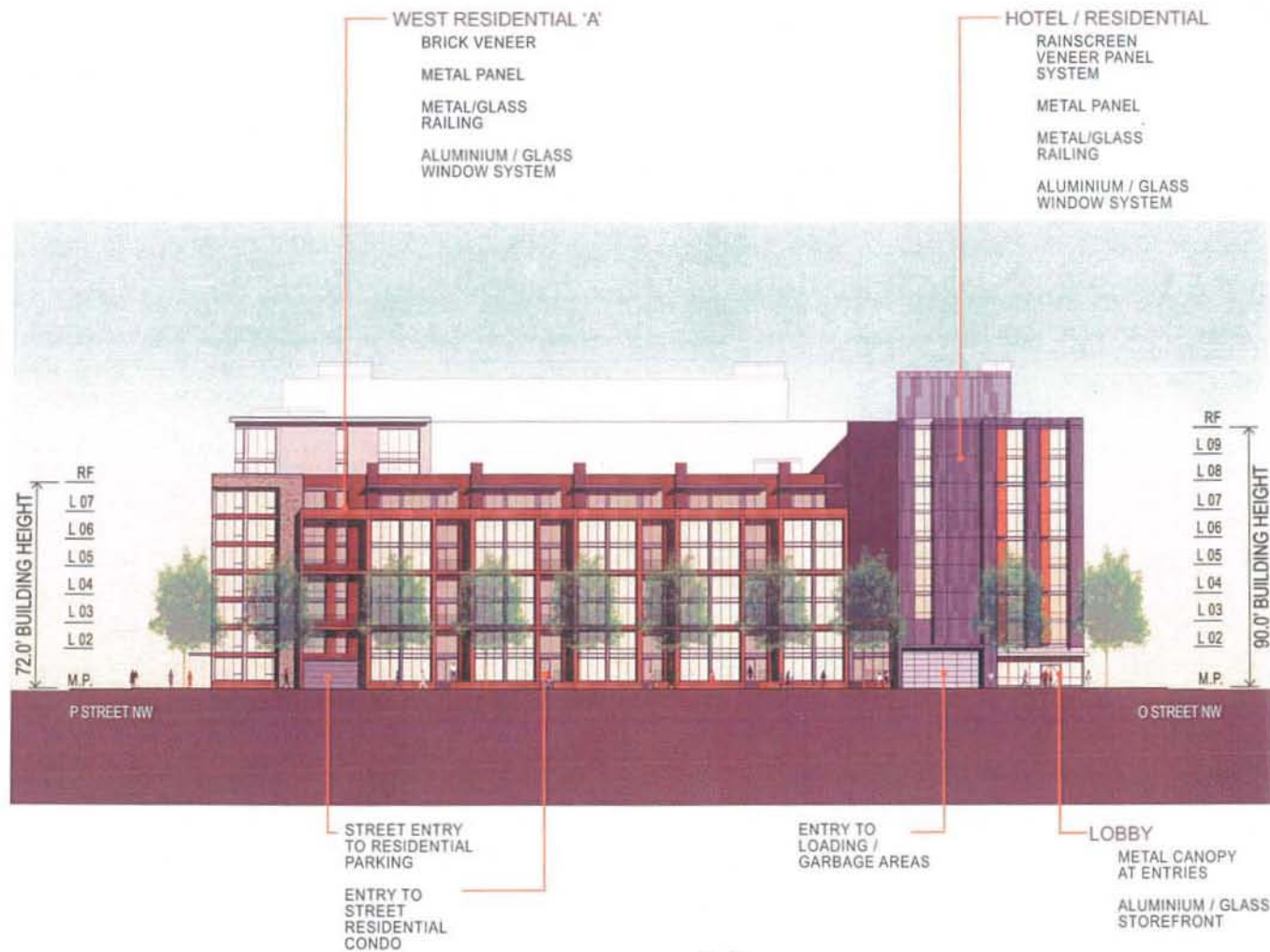
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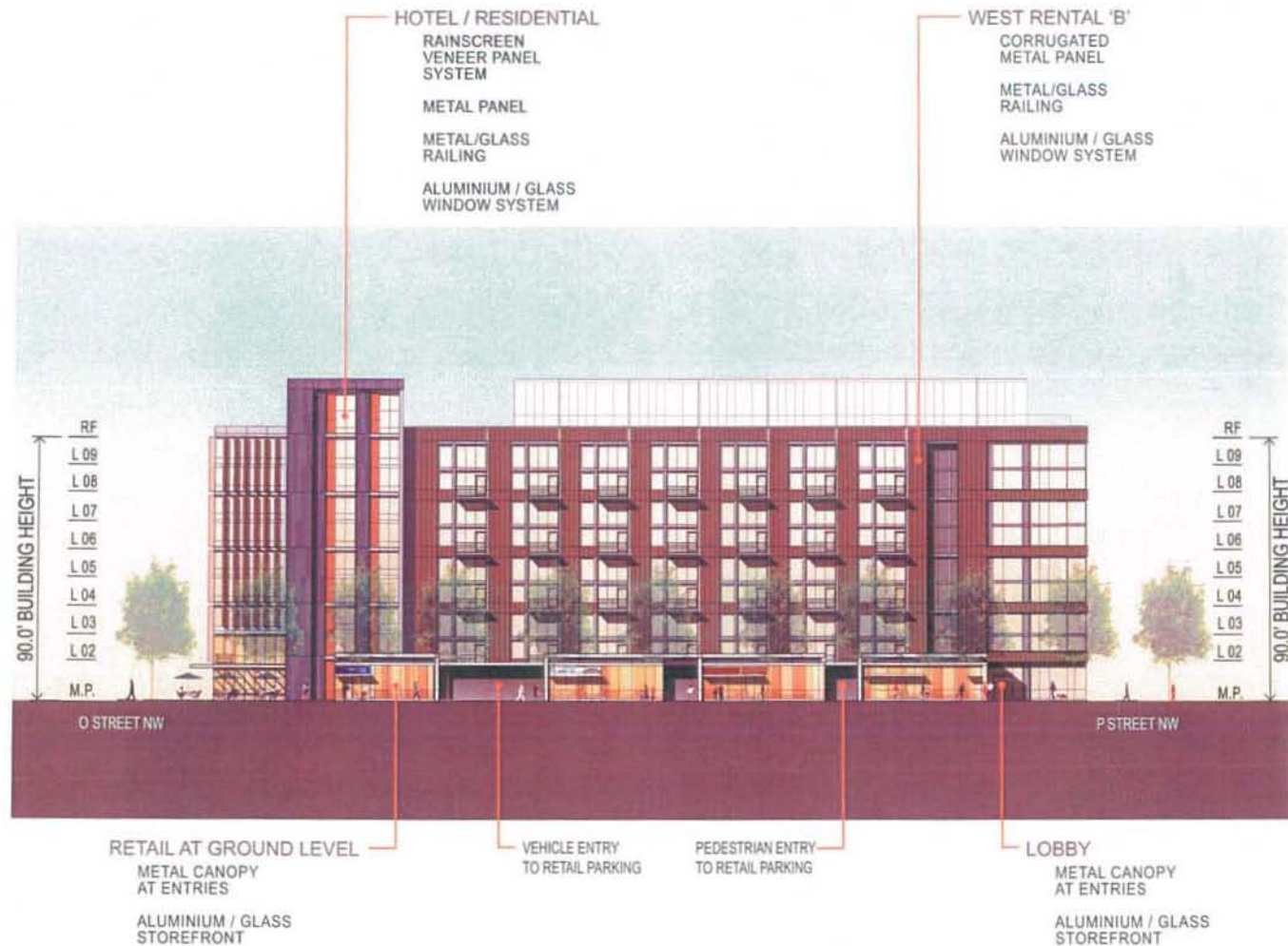
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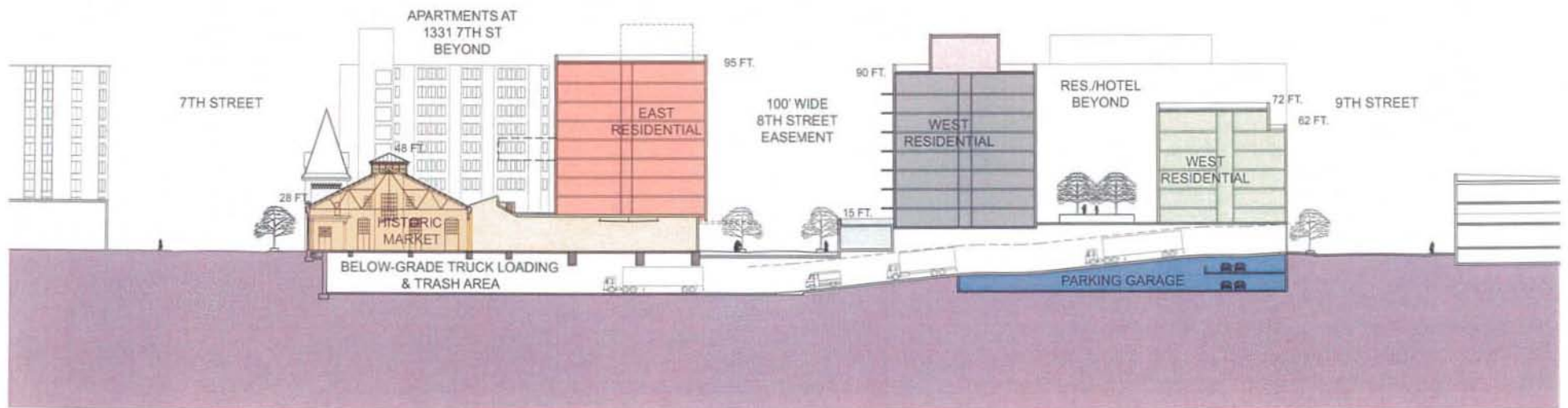
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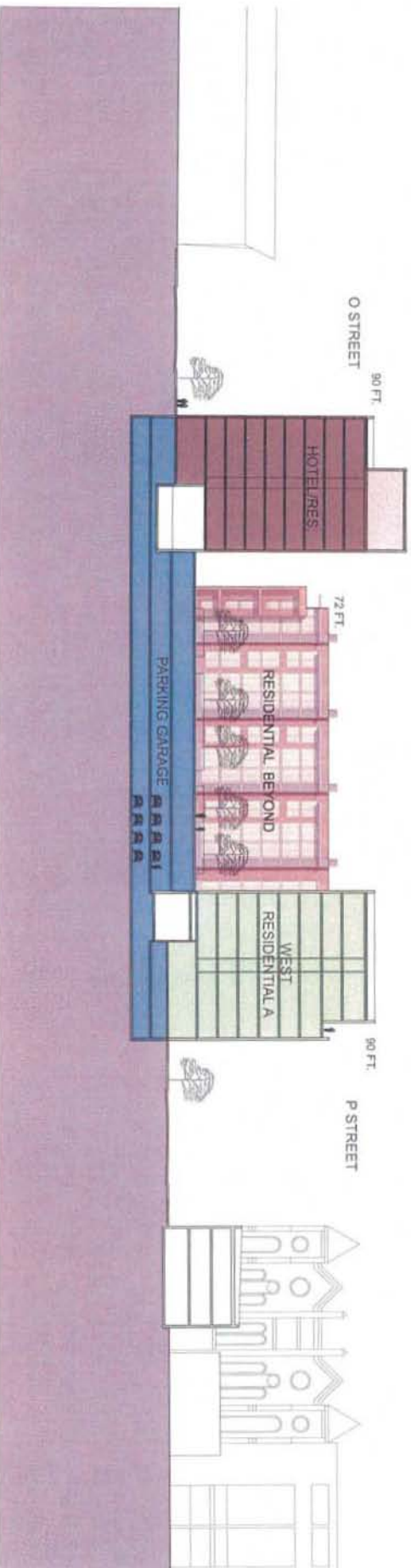


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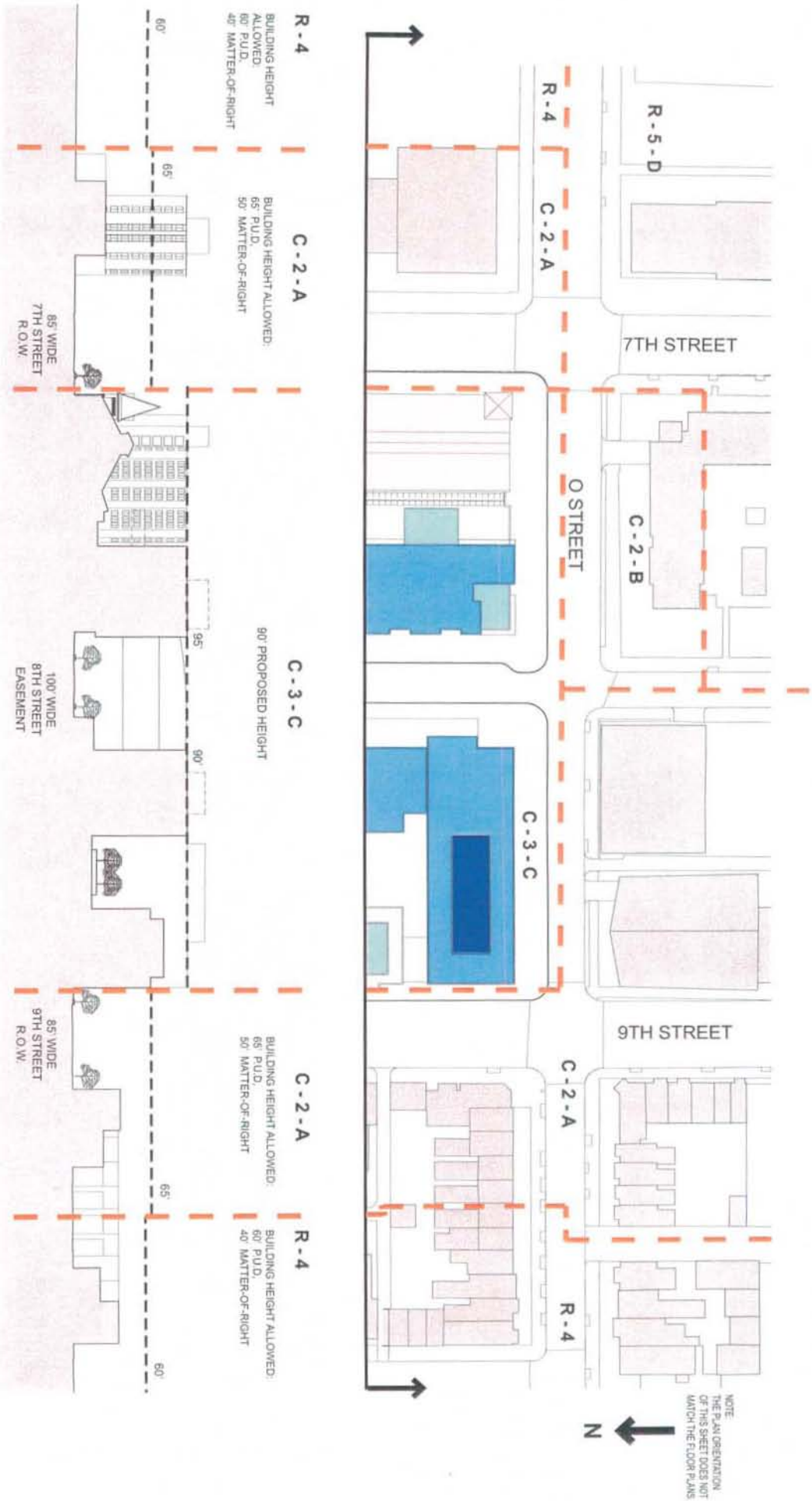
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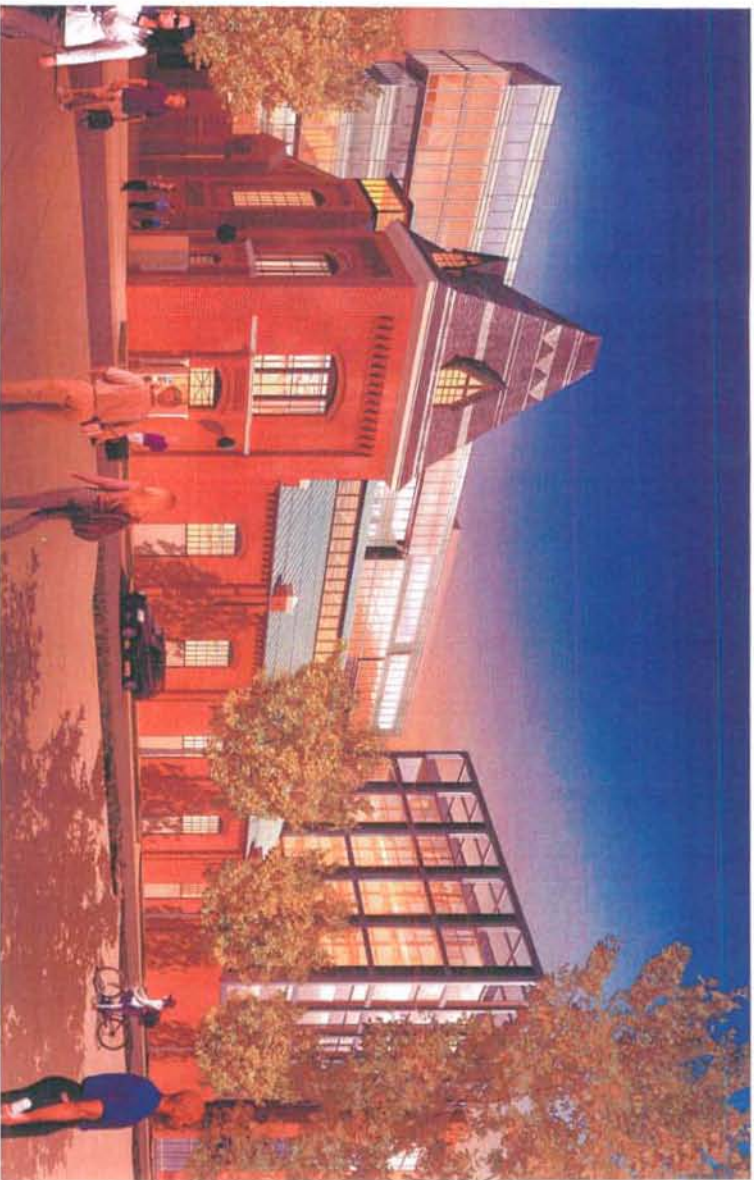




CONTEXT SECTION - VIEW SOUTH A20



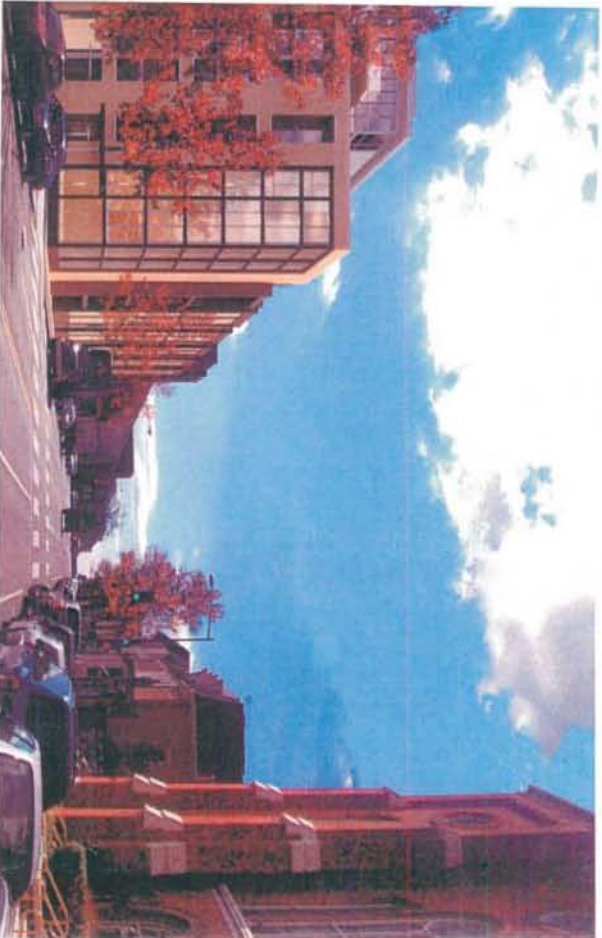




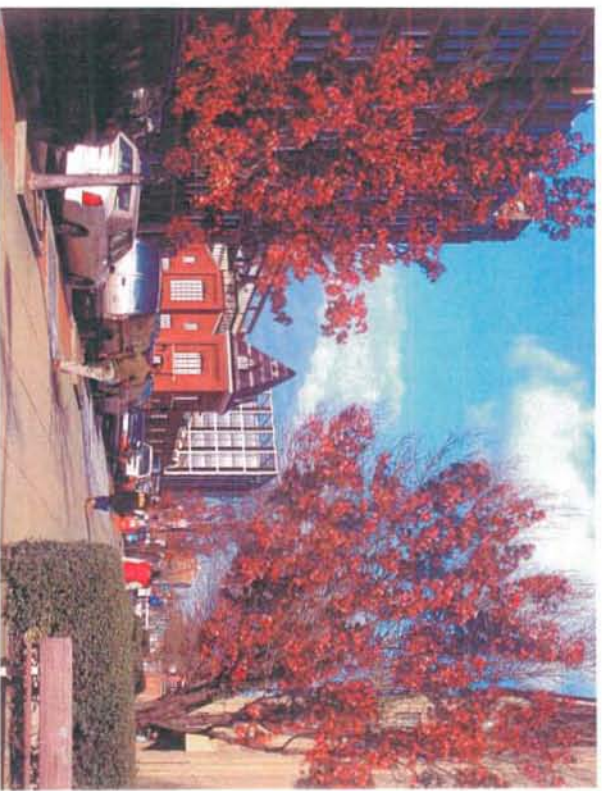
MARKET BUILDING - VIEW WEST



SITE CONTEXT PLAN



9th ST CONDO. - VIEW SOUTH



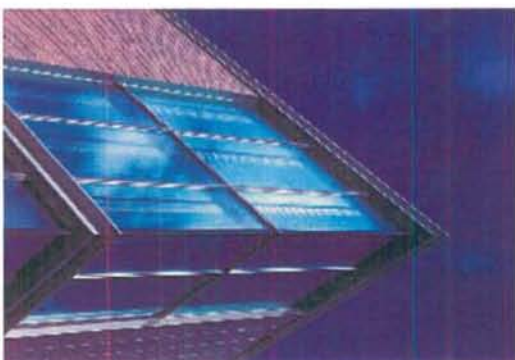
MARKET BUILDING - VIEW NORTH







BRICK MASONRY



TERRA COTTA



METAL PANEL



CONCRETE PANEL



## EXTERIOR MATERIALS

In response to the existing market building and to reinforce the individual buildings which form the program, a rich material palette is proposed. While the predominant material on the site will be brick masonry, additional materials such as terra-cotta panels, colored fiber reinforced-concrete panels, and metal panels are being considered as primary materials for the 'pavilions' and as accent materials elsewhere on the site.

## CITY MARKET AT O

WASHINGTON, D.C.



## WEST BUILDING

### HOTEL / RESIDENTIAL

EXTERIOR RAINSCREEN PANEL SYSTEM:



GLASS RAILING/  
METAL PANEL:



### WEST RESIDENTIAL A

BRICK:



METAL PANEL:



GLASS RAILING:



### WEST RESIDENTIAL B

METAL PANEL:

CORRUGATED



GLASS RAILING/  
METAL PANEL:



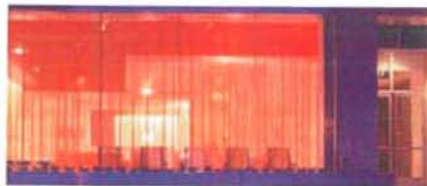
## EAST BUILDING

### GIANT/MARKET BASE

BRICK:



STOREFRONT:



MURALS:



### EAST RESIDENTIAL

BRICK:



EXTERIOR RAINSCREEN PANEL SYSTEM:



GLASS RAILING:



### SENIOR RESIDENTIAL

BRICK:



EXTERIOR RAINSCREEN PANEL SYSTEM:



METAL PANEL FRAME:







COLOR



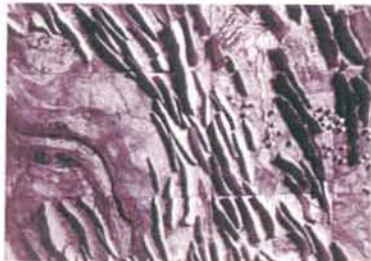
RELIEF



CRAFT

#### URBAN MURALS

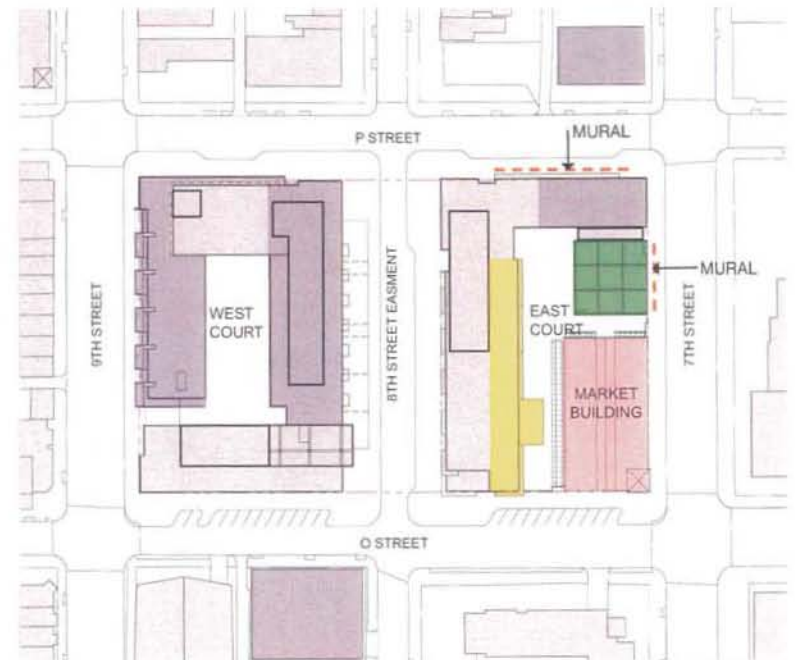
To enliven the project at street level, wall murals are proposed for patrons of the grocery store. They may be used for large scale graphics hinting at the building activities within or present a narrative about the rich history of the neighborhood and the market. The goal is to commission local Artists for their design and execution. Possible mediums are paint, ceramic tile mosaic, or more modern materials such as glass and metal.



TEXTURE



NARRATIVE



MURAL LOCATIONS