

Square 700, SE Washington, DC

Zoning Commission Review Under CG Overlay Public Hearing - January 29, 2009

Owner/Developer	Akridge
Retail Architect	StreetSense
Residential Architect	Esocoff and Associates
Office Architect	HOK
Land Use Counsel	Pillsbury Winthrop Shaw Pittman, LLC
Traffic Consultant	Gorove/Slade Associates
Structural Engineer	Tadger-Cohen-Edelson Associates
Landscape Architect	HOK
MEP Engineering	Girard Engineering



DRAWINGS INDEX

C1	COVER SHEET AND DRAWINGS INDEX	M1	MODEL PHOTOGRAPHS
S1	SITE PLAN	RT1	RETAIL ELEVATIONS
S2	SITE PHOTOGRAPHS AND KEY PLAN	RT2	RETAIL ELEVATIONS
R1	RETAIL VISION	RT3	RETAIL ELEVATIONS
R2	SITE ENTRANCES ANALYSIS	RT4	RETAIL ELEVATIONS
R3	RETAIL CORNERS VISION	RT5	RETAIL ELEVATIONS
R4	HALF STREET MERCHANDISING	RT6	RETAIL ELEVATIONS
R5	VIA MERCHANDISING	RT7	RETAIL ELEVATIONS
R6	VAN STREET MERCHANDISING	RT8	RETAIL ELEVATIONS
A1	GROUND FLOOR PLAN	RT9	RETAIL ELEVATIONS
A2	2nd FLOOR PLAN	RT10	RETAIL ELEVATIONS
A3	3rd OFFICE FLOOR PLAN (3rd-4th RESIDENTIAL)	V1	VIEW DIAGRAMS
A4	4th-6th OFFICE FLOOR PLANS (5th-7th RESIDENTIAL)	V2	VIEW DIAGRAMS
A5	7th-8th OFFICE FLOOR PLANS (8th-10th RESIDENTIAL)	V3	VIEW DIAGRAMS
A6	9th OFFICE FLOOR PLAN (11th RESIDENTIAL)	SS1	SPECIALTY SIGNAGE ELEVATION
A7	PENTHOUSE LEVEL PLAN	SS2	SPECIALTY SIGNAGE ELEVATION
A8	ROOF LEVEL PLAN	SS3	SPECIALTY SIGNAGE ELEVATION
A9	PARKING PLANS	Z1	SITE SURVEY
A10	HALF STREET ELEVATION	Z2	ZONING COMPILATION
A11	N AND M STREET ELEVATIONS		
A12	VAN STREET ELEVATION		
A13	VIA ELEVATIONS		
A14	HALF STREET ELEVATION-RESIDENTIAL BUILDING WITH MATERIALS LEGEND AND IMAGES		
A15	HALF STREET ELEVATION-OFFICE BUILDINGS WITH MATERIALS LEGEND AND IMAGES		
A16	EAST WEST SECTION		
A17	NORTH SOUTH SECTION		
PO1	COMMERCIAL COMPARATIVE PROJECTIONS STUDY		
PO2	COMMERCIAL COMPARATIVE PROJECTIONS STUDY		
PR1	RESIDENTIAL COMPARATIVE PROJECTIONS STUDY		
PR2	RESIDENTIAL COMPARATIVE PROJECTIONS STUDY		
L1	PAVING DESIGN-HALF STREET CLOSED TO VEHICULAR TRAFFIC		
L2	PAVING DESIGN-HALF STREET OPEN TO VEHICULAR TRAFFIC		
L3	PAVING DESIGN		
L4	PAVING DESIGN		
L5	STREETSCAPE SECTION		

ZONING COMMISSION
District of Columbia
CASE NO. 08-30
EXHIBIT NO. 13

2009 JAN 15 PM 2:55
OFFICE OF ZONING



ESOCOFF & ASSOCIATES architects



HALF STREET
SQUARE 700

ZONING COMMISSION
District of Columbia
Akridge C1
CASE NO.08-30
EXHIBIT NO.13



Site Plan



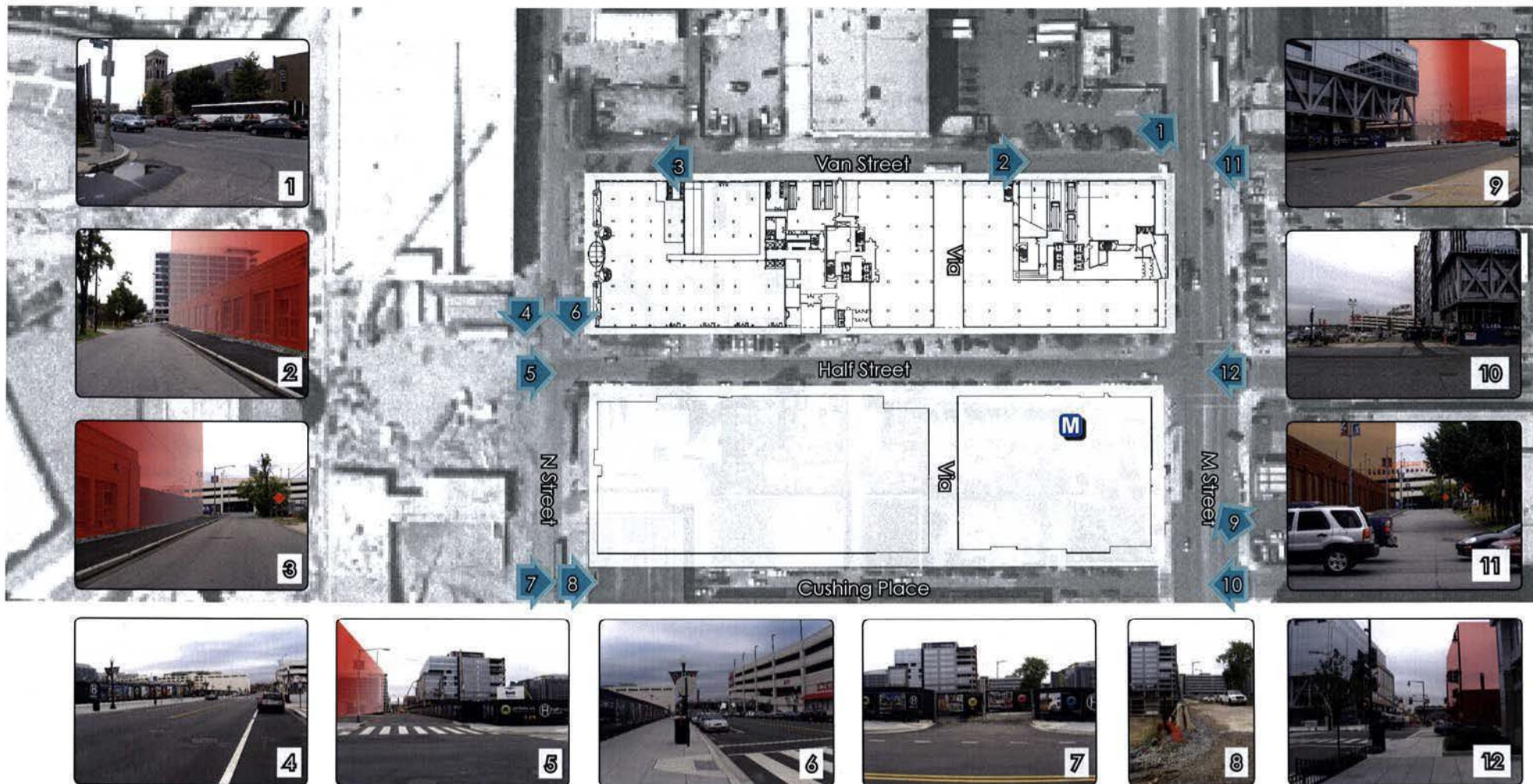
HALF STREET SQUARE 700



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Akridge S1



Site Photographs and Key Plan



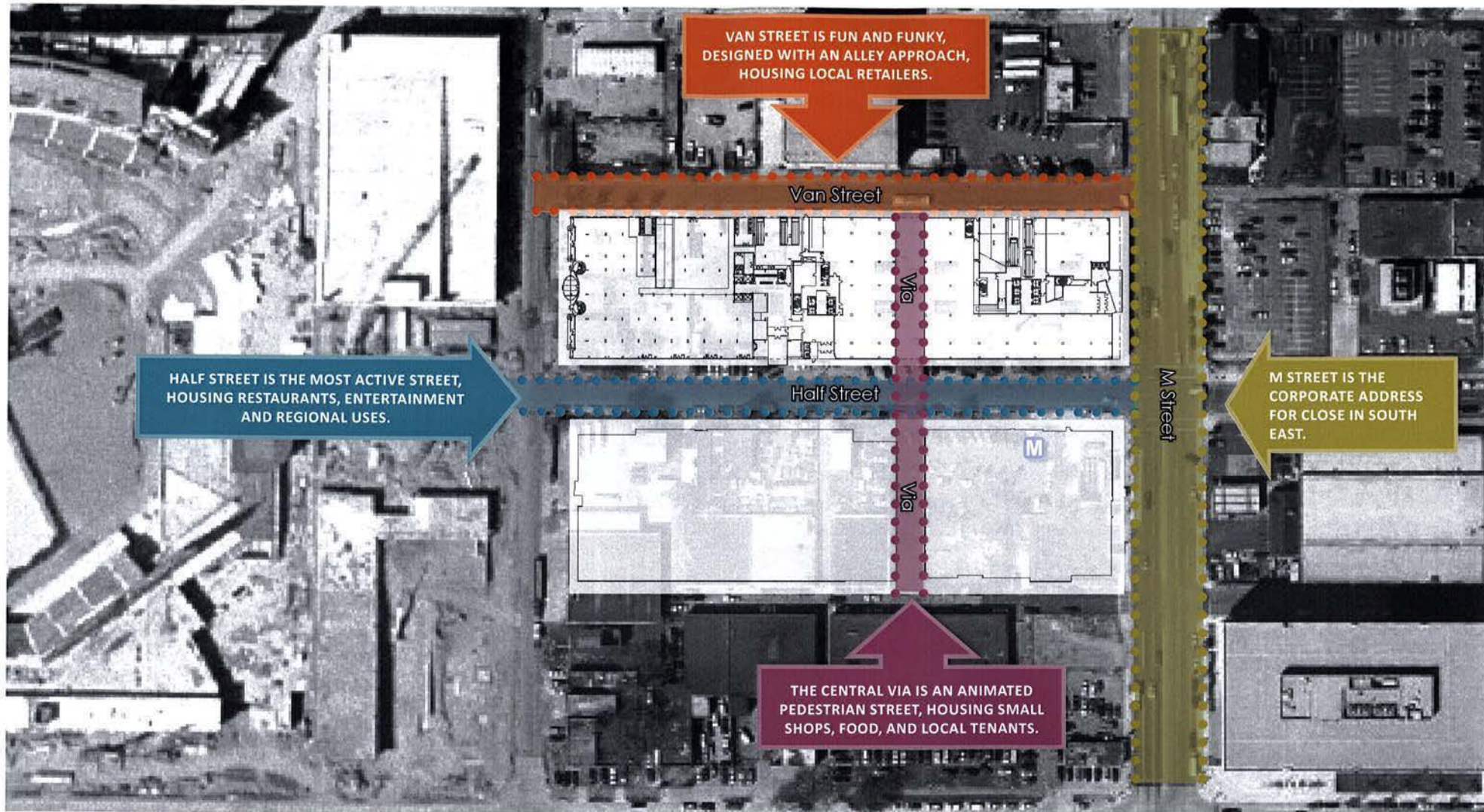
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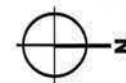
streetsense

HALF STREET
SQUARE 700

Alkridge S2



Retail Vision

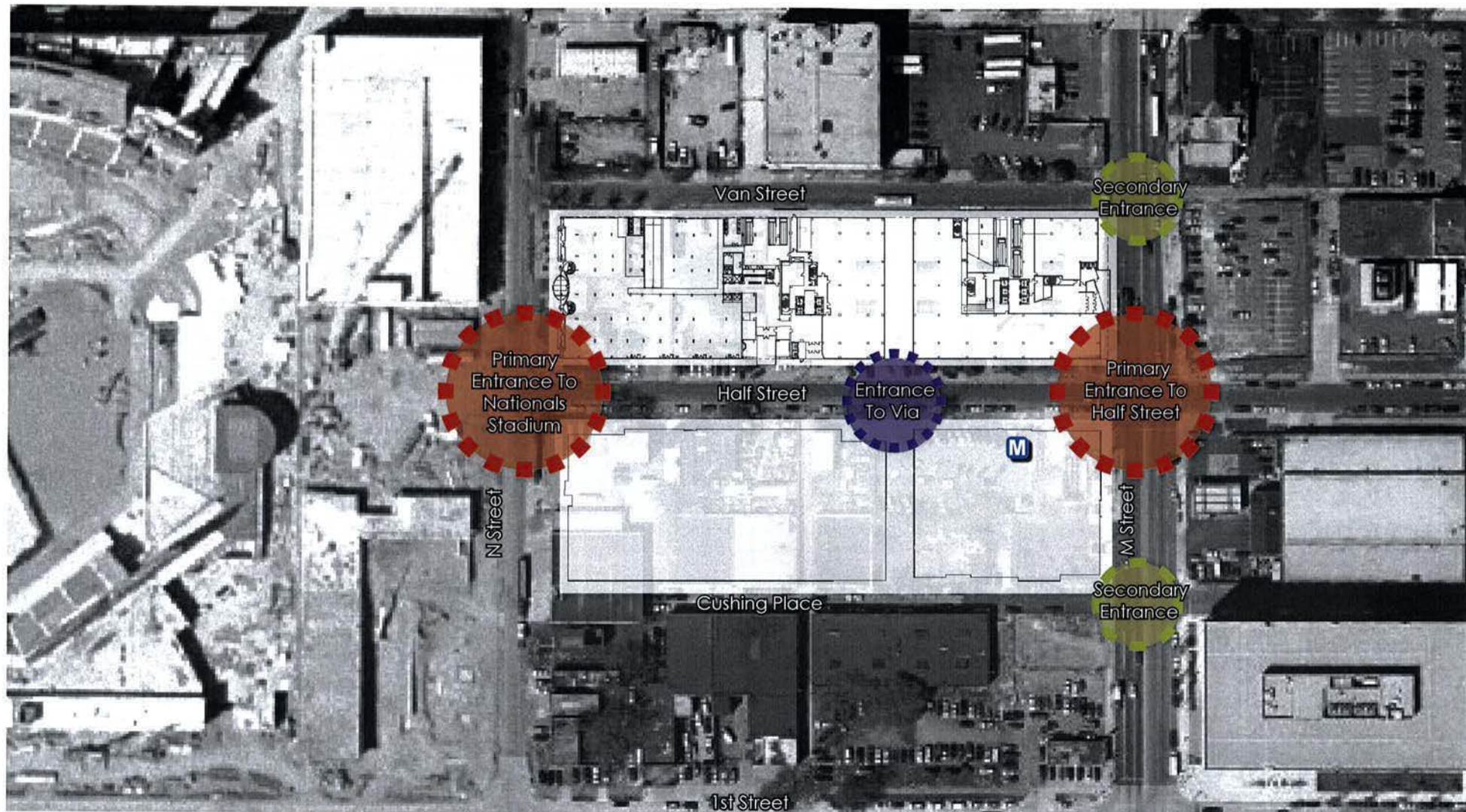


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HALF STREET
SQUARE 700

Akridge R1



Site Entrances Analysis

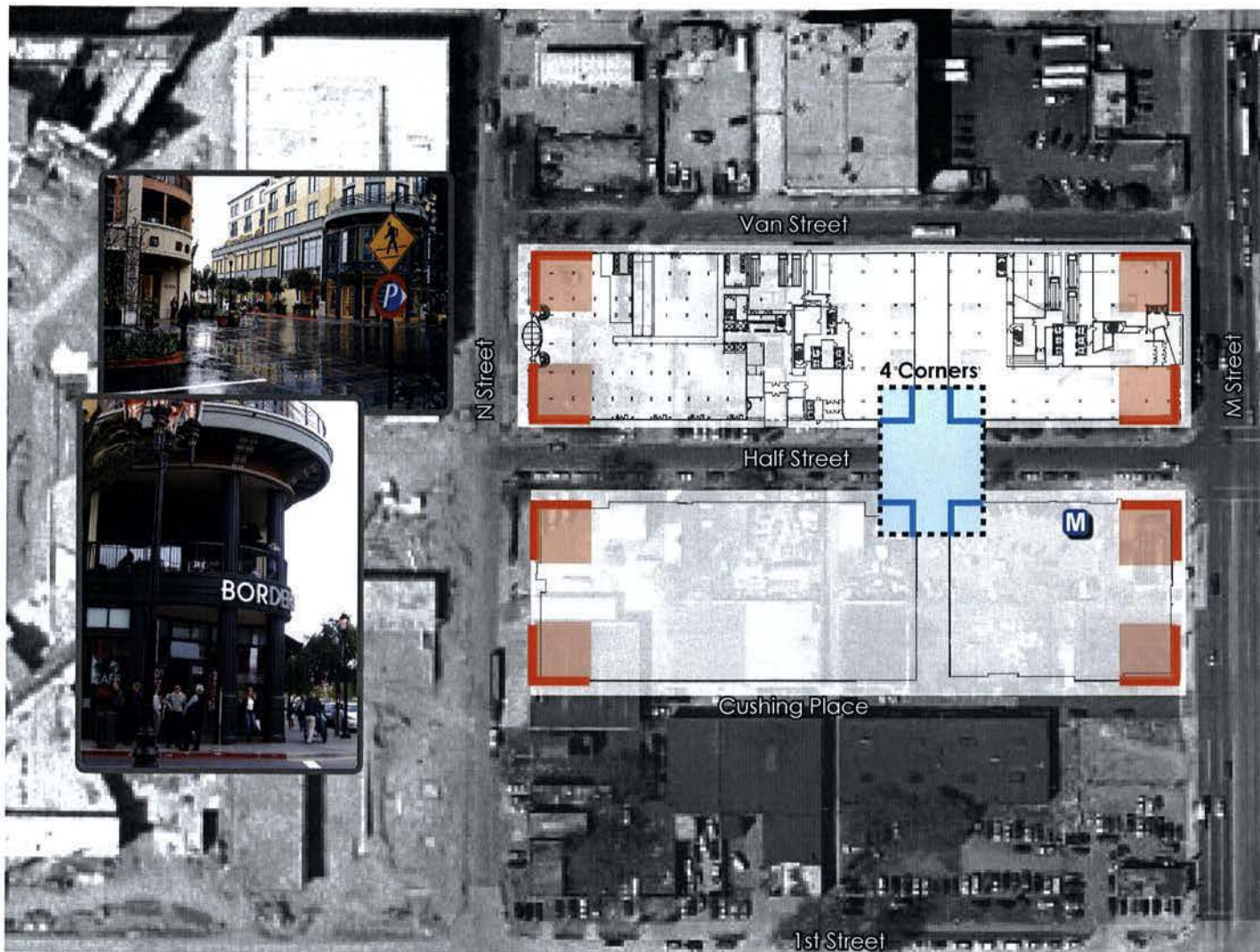


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HALF STREET
SQUARE 700

Alkridge R2



Animated Corners

Important corners define the character of this entertainment destination street. Also provides access to the ballpark

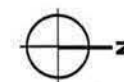


4 Corners thru Via

Vital area through the buildings - create an experience with open air vendors, lively markets stalls and attractive storefronts



Retail Corners Vision



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streetsense
1000-1000
1000-1000
1000-1000
1000-1000

HALF STREET
SQUARE 700

Alkridge R3



HALF STREET MERCHANDISING

STREET CHARACTER

A mini "Main Street" - fun, entertainment, animated, mixed use, front door, pathway to ballpark, and riverfront.

RESTAURANTS

Entertainment Driven
Themed
Fine Dining
Quick-Bite
Casual

SPECIALTY

Urban Home Goods
Fine Clothes (Men and Women's Boutiques)

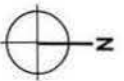
SPORTS

Sports Bar
Nike Flagship
Adidas
Under Armour
Puma
Bike Store
City Sports

NEIGHBORHOOD GOODS AND SERVICE

Specialty Grocery
Coffee

* CAN WORK FOR BOTH SIDES OF STREET

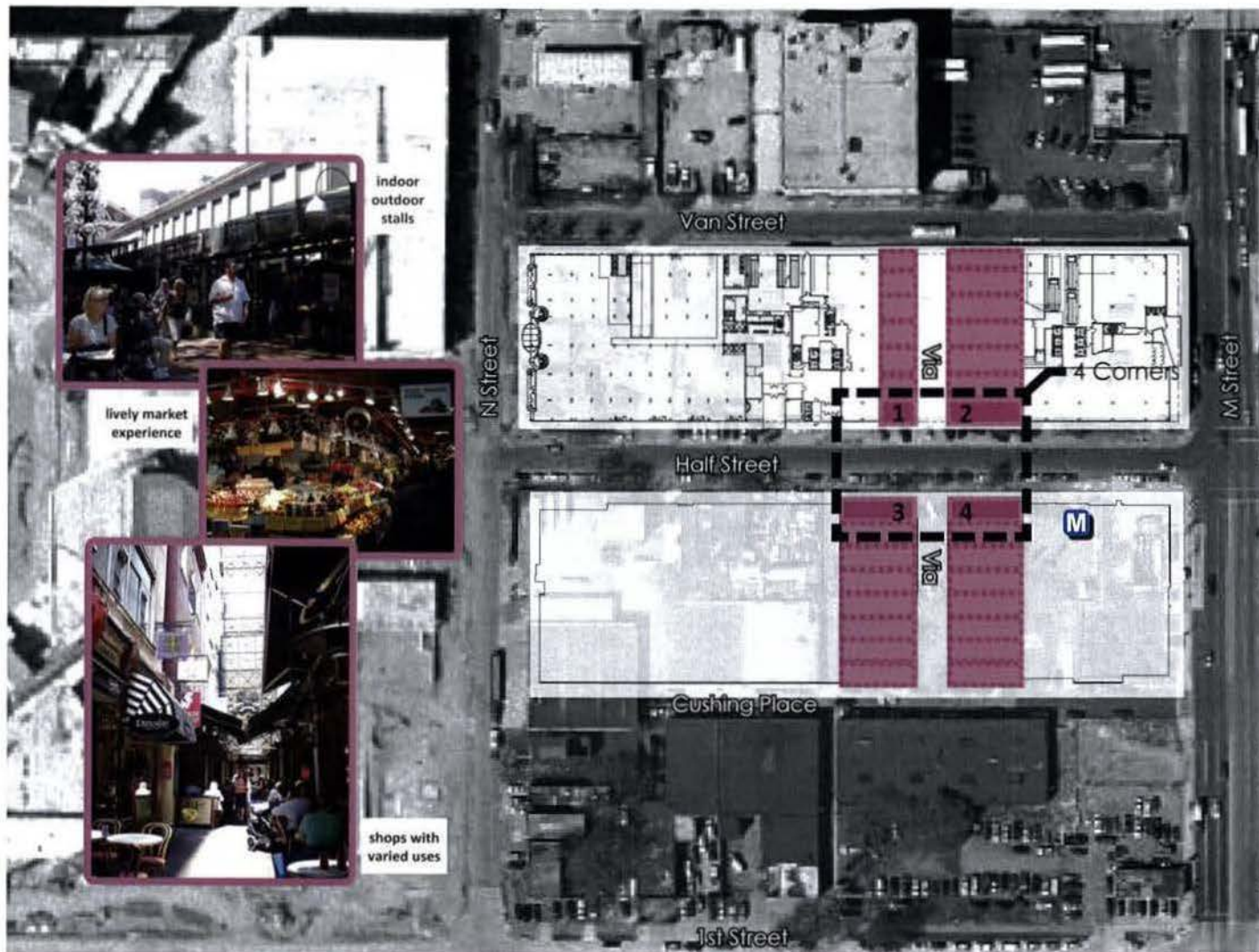


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HALF STREET
SQUARE 700

Akridge R4



VIA MERCHANDISING

STREET CHARACTER

Internal street for pedestrians only. Elegant, high ceilings, animated, storefronts, small shops, food. Food court or market. Local tenants & shop owners.

MARKET VENDORS

News Stand
Coffee
Ice Cream
Candy Shop

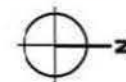


OPEN AIR VENDORS

Produce
Meats
Seafood
Flowers
Bakery
Nuts
Beverages
Quick-Bite

* EMBRACE THE FOUR CORNERS

Via Merchandising



ESOCOFF & ASSOCIATES architects



HALF STREET
SQUARE 700

Akridge R5



VAN STREET MERCHANDISING

STREET CHARACTER

Back street, local feel and flavor, raw, garage doors, bars, back of house, Yin (Van St.) to Yang (Half Street), no pavers, asphalt, concrete, industrial, brick base of building.

TENANTS

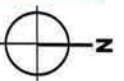
Local Food
Local Bar
Local Club
Watch Repair Shop
Shoe Repair
Ticket Broker

Entrance to small professional office, occupied by:

Graphic Designers
Architects
Landscape Architects
Software/Hi-tech
Start-up
Companies



Van Street Merchandising

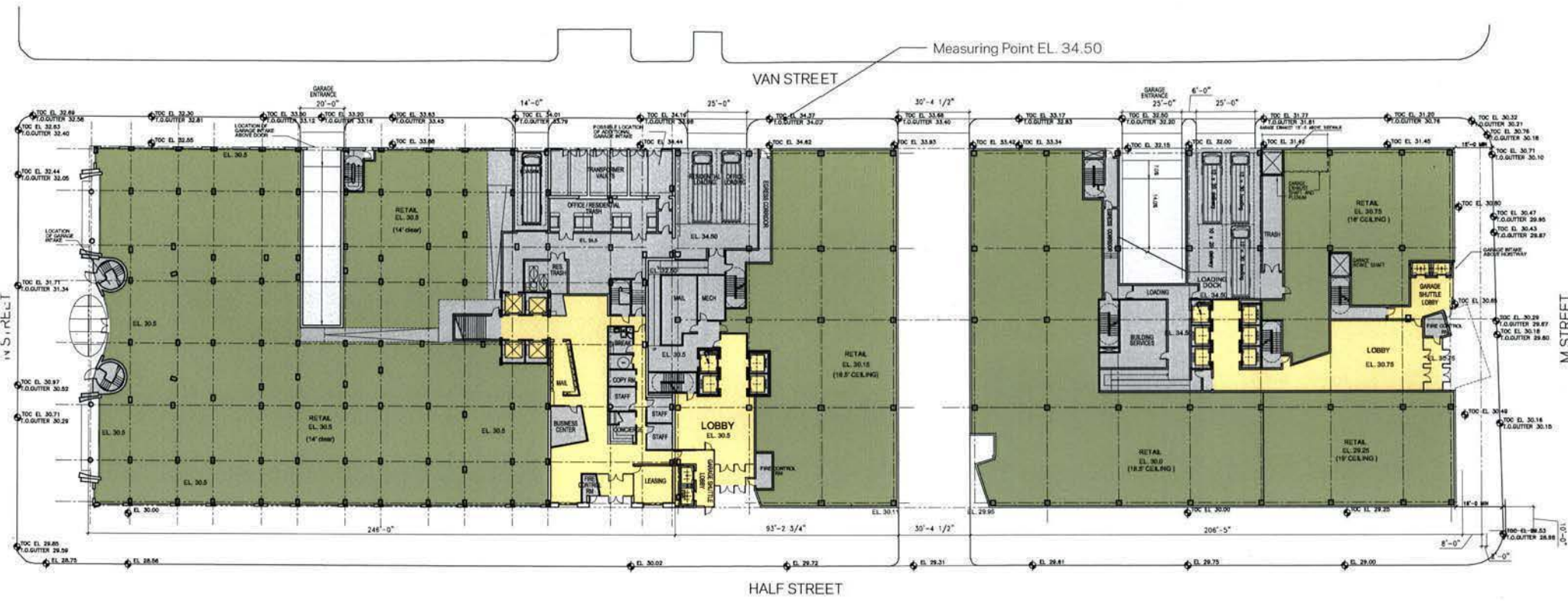


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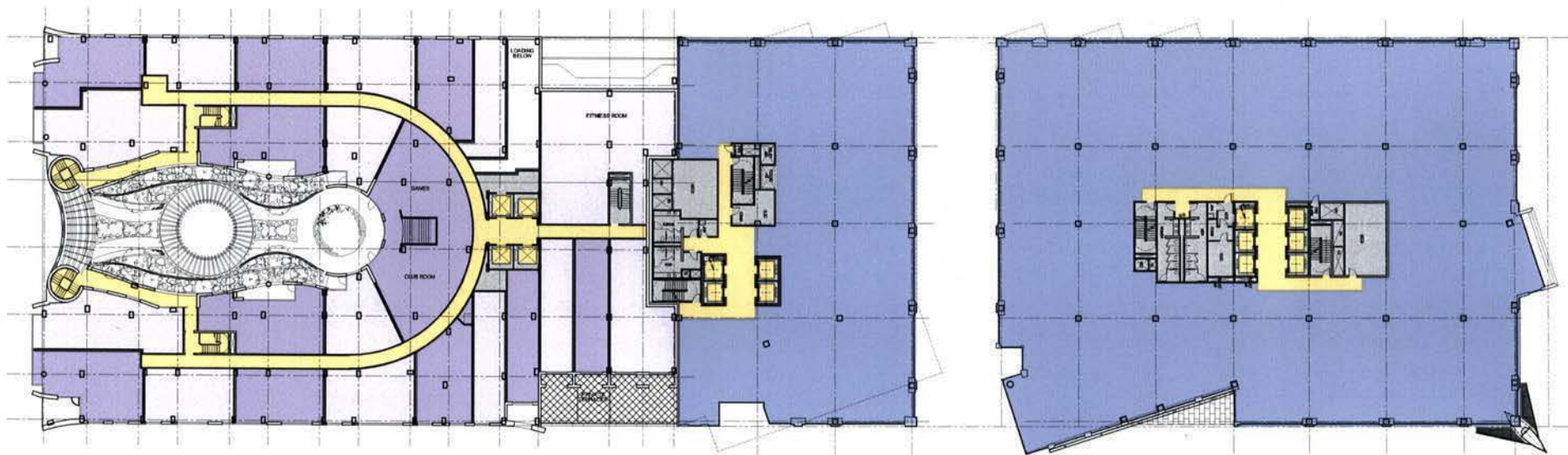
HALF STREET
SQUARE 700

Alkridge R6



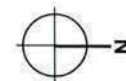
Ground Floor Plan





2nd Floor Plan

0 5 10 20 40 80 FT



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HALF STREET
SQUARE 700

Akridge A2



Level 3-4 Residential

Level 3 Office

3rd Office Floor Plan (3rd-4th Residential)

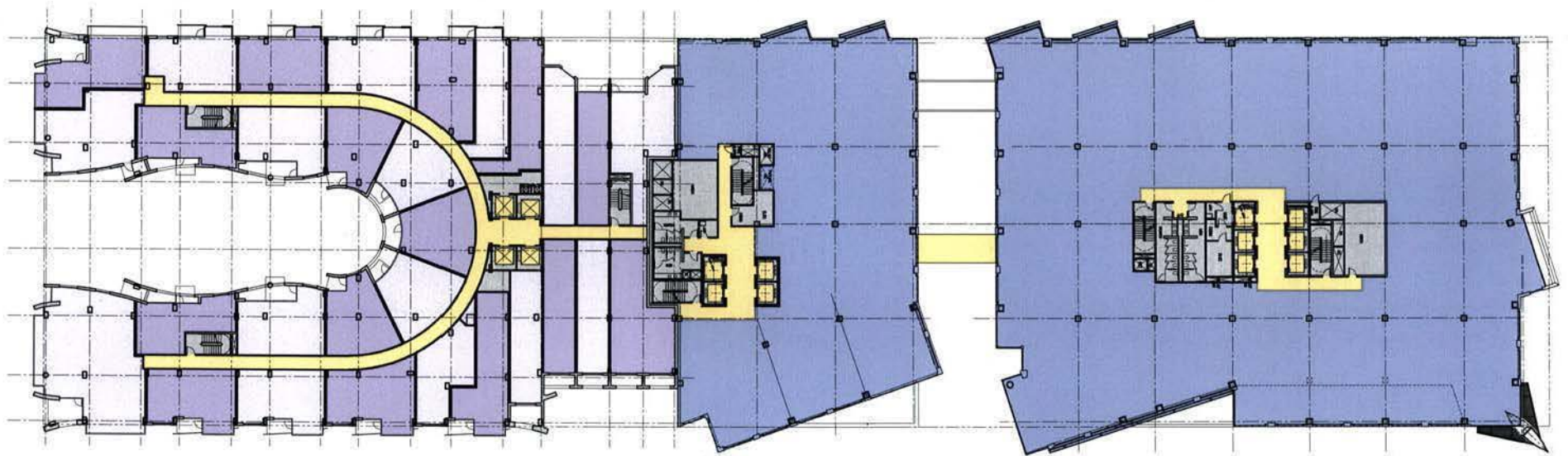


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HALF STREET
SQUARE 700

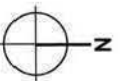
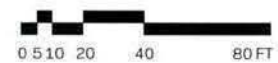
Akridge A3



Levels 5-7 Residential

Levels 4-6 Office

4th-6th Office Floor Plan (5th-7th Residential)

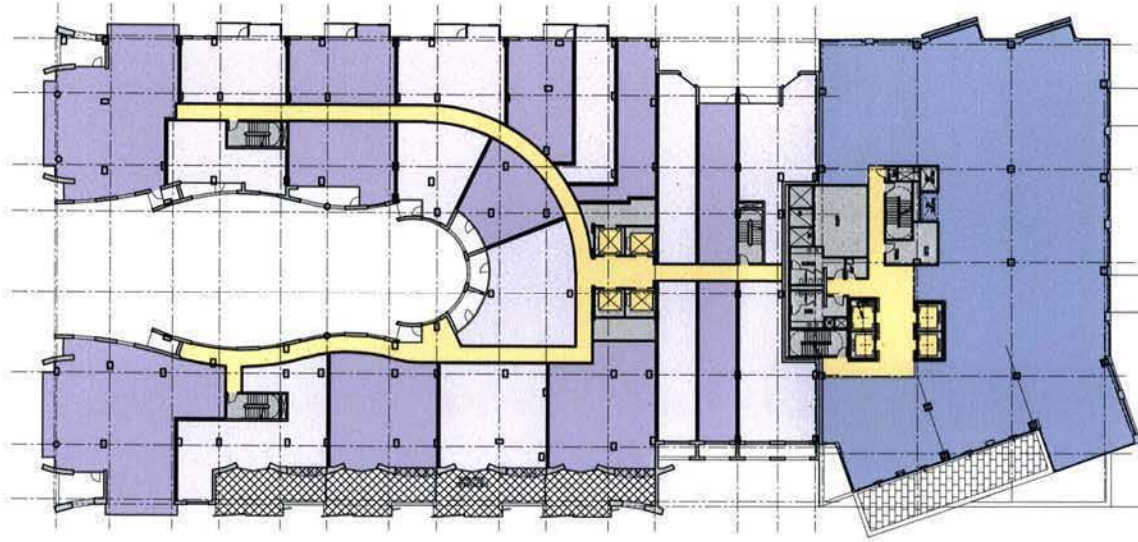


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HALF STREET
SQUARE 700

Akridge A4

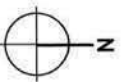


Levels 8-10 Residential



Levels 7-8 Office

7th-8th Office Floor Plan (8th-10th Residential)



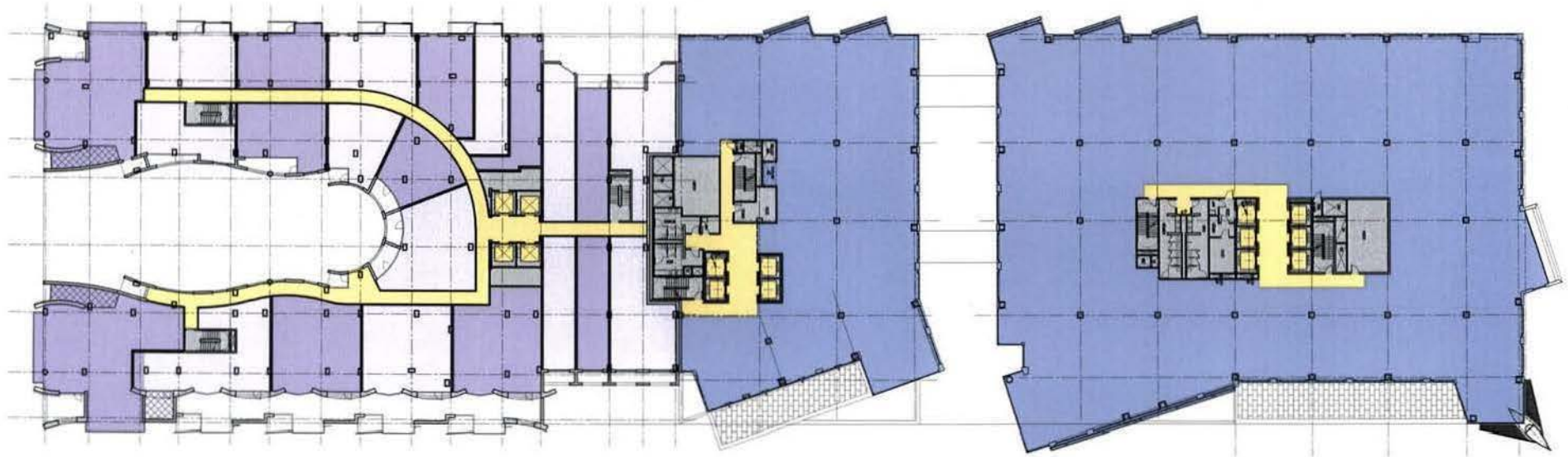
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STREET SENSE
ARCHITECTS
PLANNING & DESIGN
CONSULTANTS

HALF STREET
SQUARE 700

Akridge A5



Level 11 Residential

Level 9 Office

9th Office Floor Plan (11th Residential)

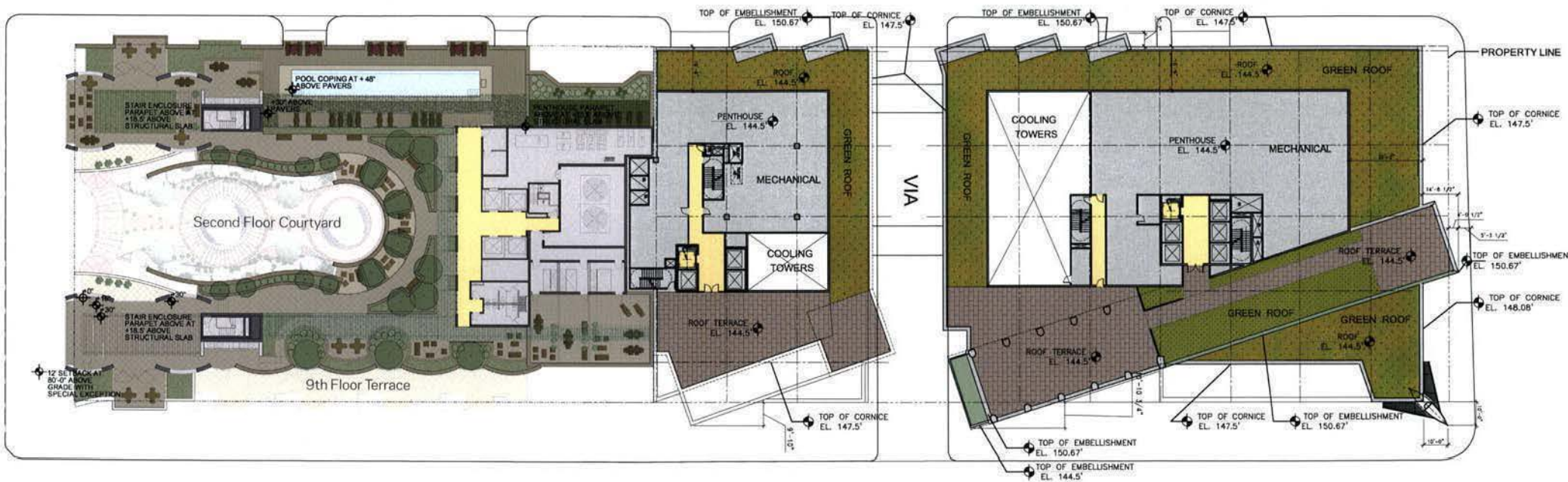


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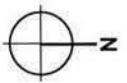
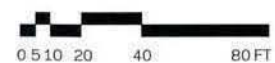


HALF STREET
SQUARE 700

Akridge A6



Penthouse Level Plan



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HALF STREET
SQUARE 700

Akridge A7



Roof Level Plan



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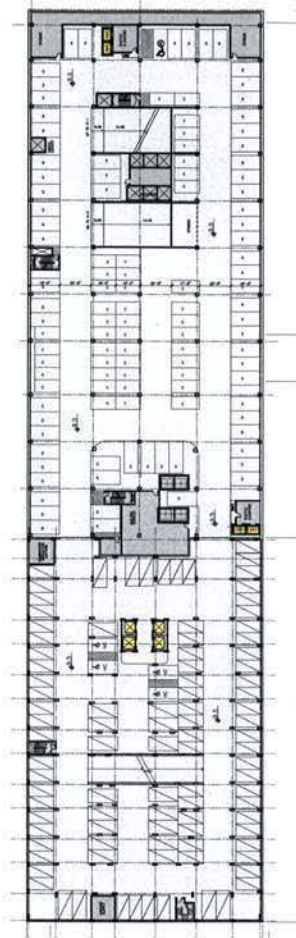
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HALF STREET
SQUARE 700

Alkridge A8



Level P1



Level P2



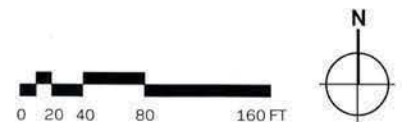
Level P3

PARKING COMPILED				
	STANDARD	COMPACT	HANDICAPPED	
P1	73	87	11	171
P2	91	118	5	214
P3	100	118	4	222
SUBTOTAL	264	323	20	607

BICYCLES PROVIDED - 157
 234 STANDARD PARKING SPACES REQUIRED (60 % OF 378)
 264 STANDARD PARKING SPACES PROVIDED (INCLUDING HANDICAPPED)

Parking Plans

HALF STREET
 SQUARE 700



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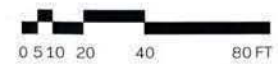


streetsense

Akridge A9



Half Street Elevation



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HALF STREET
SQUARE 700

Alkridge A10

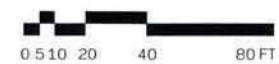


M Street



N Street

M and N Street Elevations



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HALF STREET
SQUARE 700

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Van Street Elevation



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HALF STREET
SQUARE 700

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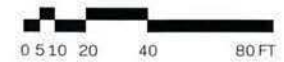


North



South

Via Elevations

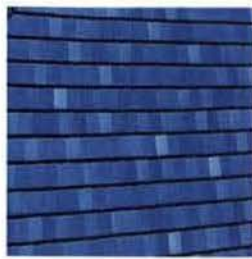


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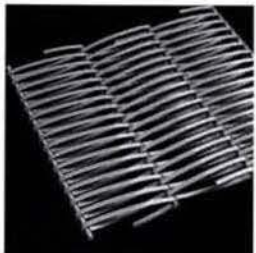
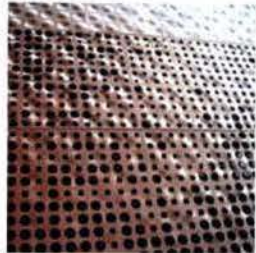


HALF STREET
SQUARE 700

Akridge A13



GLAZED CERAMICS



METAL
SCREENS



HALF STREET ELEVATION



SPANDREL GLASS



BRICK



STONE #1



STONE #2

Half Street Elevation-Residential Building



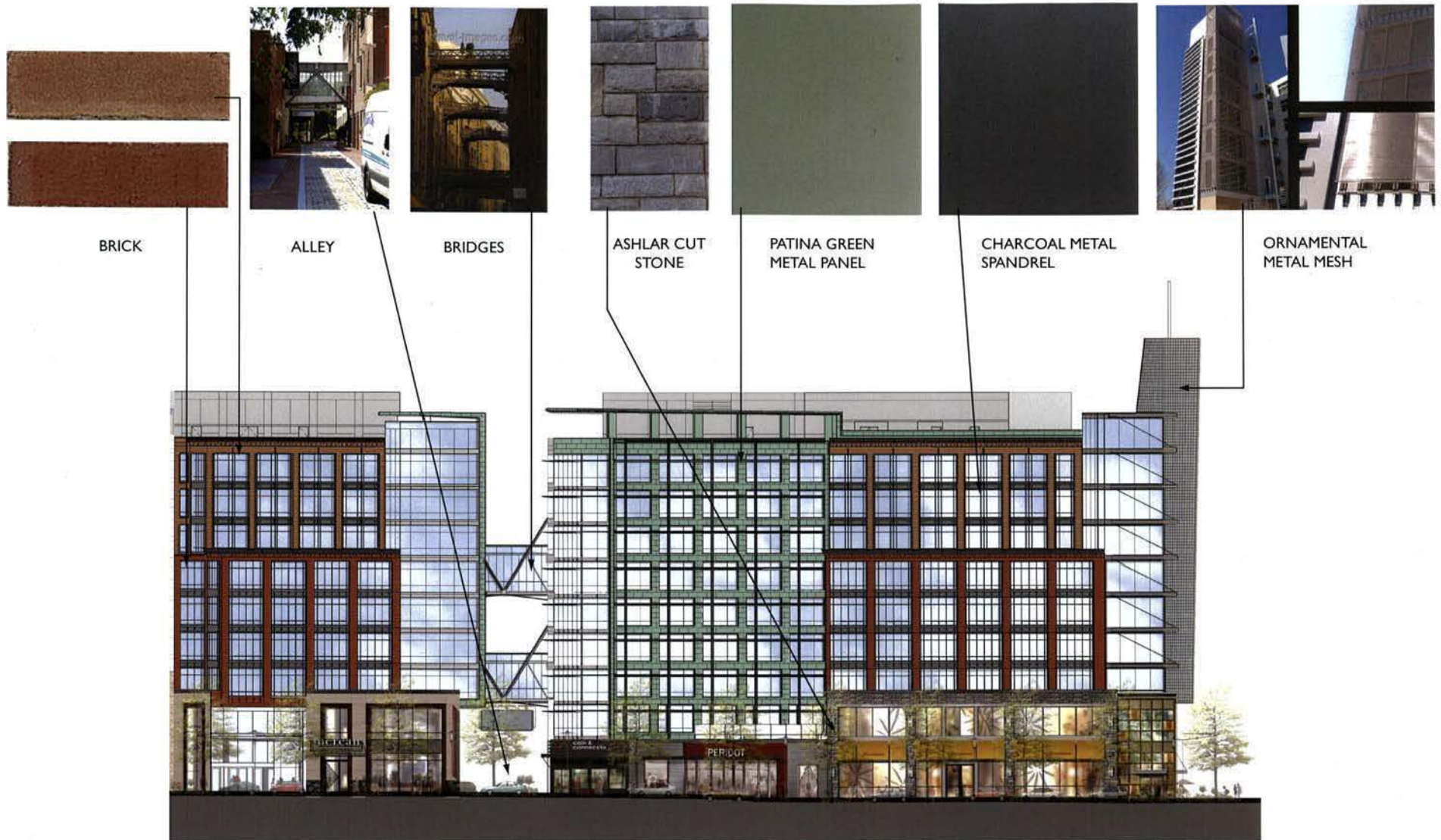
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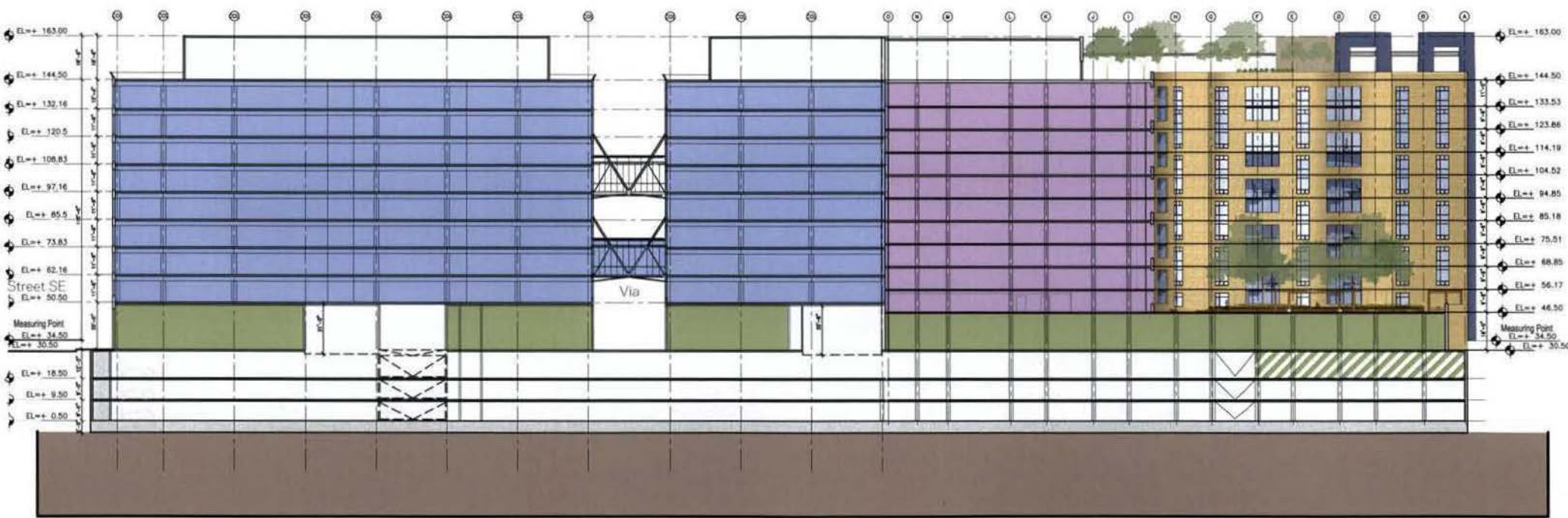
streetsense
DESIGN
CONCEPT
STRATEGY
ARCHITECTURE
INTERIOR DESIGN

HALF STREET
SQUARE 700

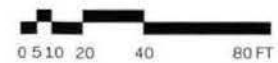
Alkridge A14



Half Street Elevation-Office Buildings with Materials Legend and Images



North-South Section



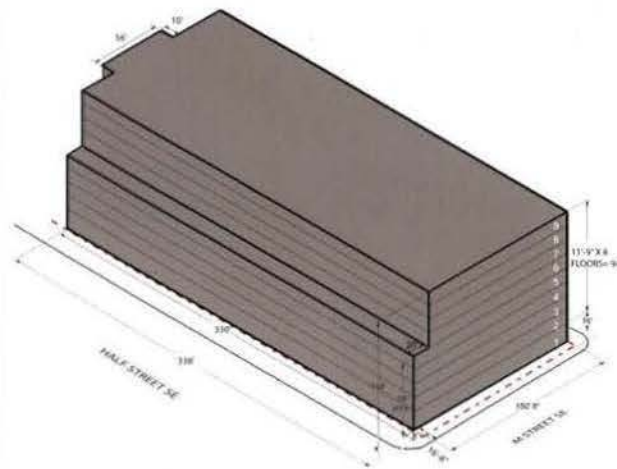
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streetsense
A COMMITMENT
TO SUSTAINABLE
DESIGN
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HALF STREET
SQUARE 700

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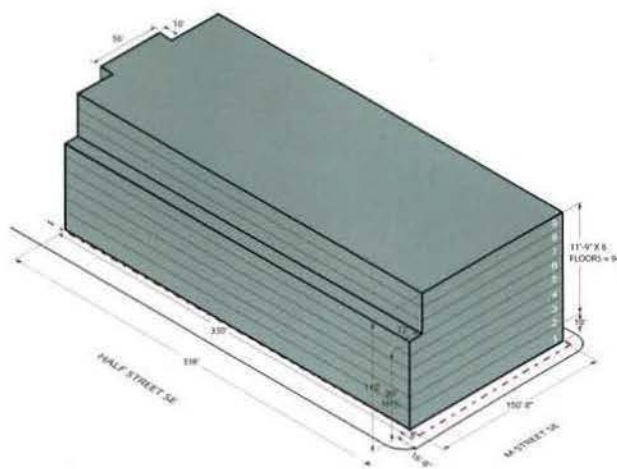


MATTER-OF-RIGHT ALLOWED DENSITY WITH SETBACK OF 20' AT 65'

GROSS FLOOR AREA BY LEVEL

1ST FLOOR	= 50,281 SF
2ND FLOOR	= 50,281 SF
3RD FLOOR	= 50,281 SF
4TH FLOOR	= 50,281 SF
5TH FLOOR	= 50,281 SF
6TH FLOOR	= 43,681 SF
7TH FLOOR	= 43,681 SF
8TH FLOOR	= 43,681 SF
9TH FLOOR	= 43,681 SF

TOTAL = 426,129 SF

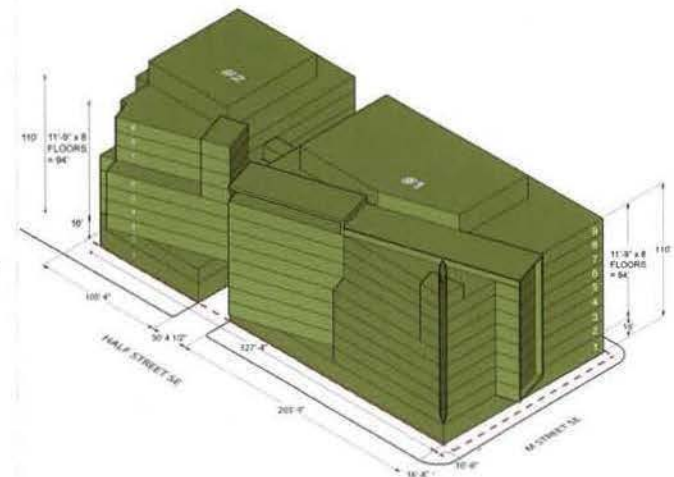


POTENTIAL DENSITY WITH SETBACK OF 12' AT 80' - PERMITTED WITH SPECIAL EXCEPTION APPROVAL

GROSS FLOOR AREA BY LEVEL

1ST FLOOR	= 50,281 SF
2ND FLOOR	= 50,281 SF
3RD FLOOR	= 50,281 SF
4TH FLOOR	= 50,281 SF
5TH FLOOR	= 50,281 SF
6TH FLOOR	= 50,281 SF
7TH FLOOR	= 46,321 SF
8TH FLOOR	= 46,321 SF
9TH FLOOR	= 46,321 SF

TOTAL = 440,649 SF



PROPOSED COMMERCIAL BUILDING

OFFICE- NORTH BUILDING #1

1ST FLOOR	= 30,338 SF
2ND FLOOR	= 30,120 SF
3RD FLOOR	= 30,603 SF
4TH FLOOR	= 30,603 SF
5TH FLOOR	= 30,603 SF
6TH FLOOR	= 30,603 SF
7TH FLOOR	= 29,204 SF
8TH FLOOR	= 29,204 SF
9TH FLOOR	= 29,204 SF

TOTAL = 270,482 SF

OFFICE- SOUTH BUILDING #2

1ST FLOOR	= 14,509 SF
2ND FLOOR	= 14,283 SF
3RD FLOOR	= 14,568 SF
4TH FLOOR	= 14,568 SF
5TH FLOOR	= 14,568 SF
6TH FLOOR	= 14,568 SF
7TH FLOOR	= 13,480 SF
8TH FLOOR	= 13,480 SF
9TH FLOOR	= 13,480 SF

TOTAL = 128,252 SF

TOTAL COMMERCIAL = 398, 734 SF
BUILDING AREA

--- PROPERTY LINE



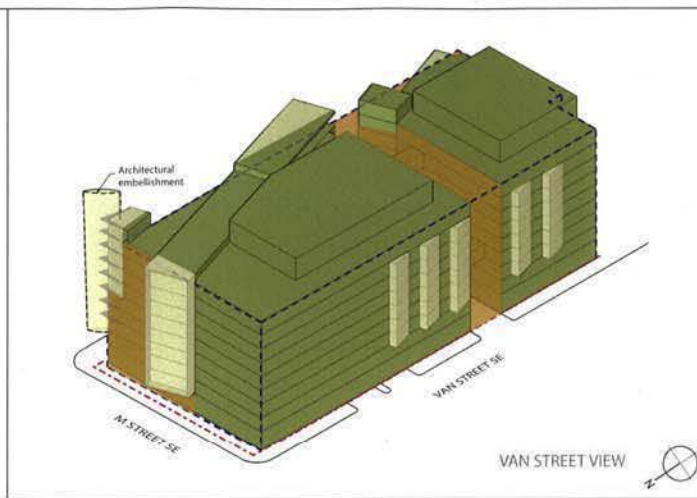
ESOCOFF & ASSOCIATES architects



with a focus on
community
development
and urban planning

HALF STREET
SQUARE 700

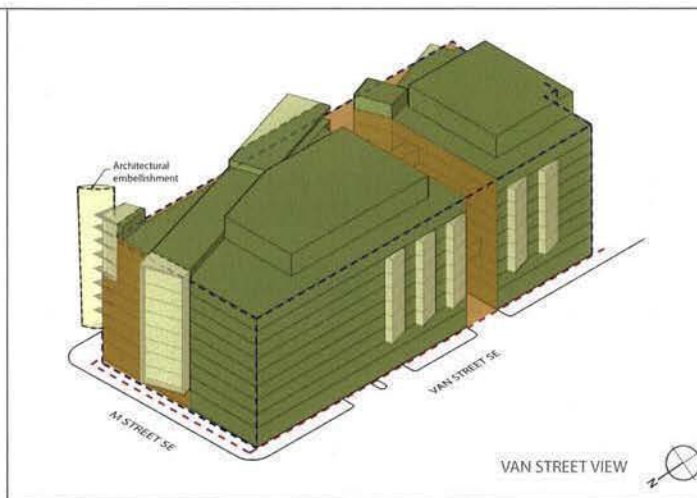
Akridge P01



COMPARATIVE STUDY TO MATTER-OF-RIGHT REQUIREMENTS



MATTER-OF-RIGHT REQUIREMENTS	= 426,129 SF
PROPOSED BUILDING	= 398,734 SF
DIFFERENCE	= 27,395 SF

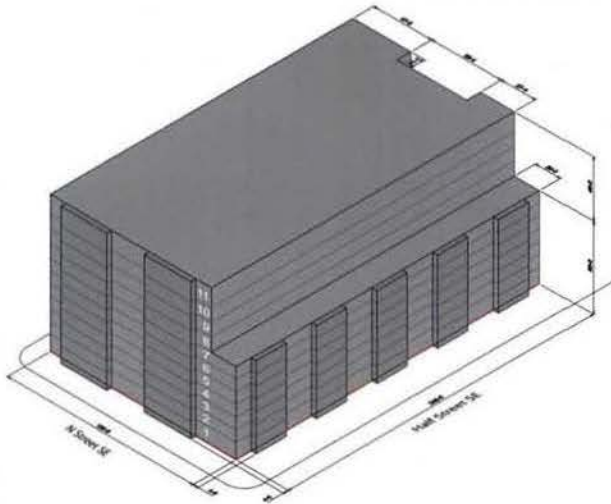


COMPARATIVE STUDY TO SPECIAL EXCEPTION REQUIREMENTS



SPECIAL EXCEPTION REQUIREMENTS	= 440,649 SF
PROPOSED BUILDING	= 398,734 SF
DIFFERENCE	= 41,915 SF

KEY	AREAS RECESSED FROM COMPARATIVE REQUIREMENT	OUTLINE OF COMPARATIVE REQUIREMENT
	PROJECTION BEYOND COMPARATIVE REQUIREMENT	PROPERTY LINE

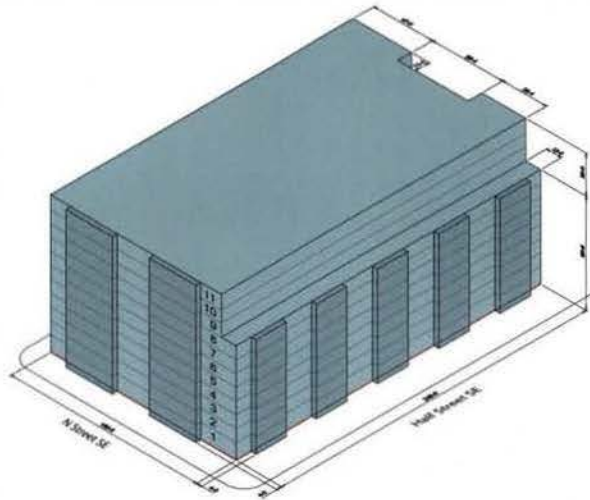


**MATTER OF RIGHT
ALLOWED DENSITY
WITH SETBACK OF 20' AT 65'**

GROSS FLOOR AREA BY LEVEL

1ST FLOOR	= 37,064 SF
2ND FLOOR	= 27,798 SF
3RD FLOOR	= 27,798 SF
4TH FLOOR	= 27,798 SF
5TH FLOOR	= 27,798 SF
6TH FLOOR	= 27,798 SF
7TH FLOOR	= 27,798 SF
8TH FLOOR	= 27,798 SF
9TH FLOOR	= 27,798 SF
10TH FLOOR	= 27,798 SF
11TH FLOOR	= 27,798 SF

TOTAL = 315,044 SF

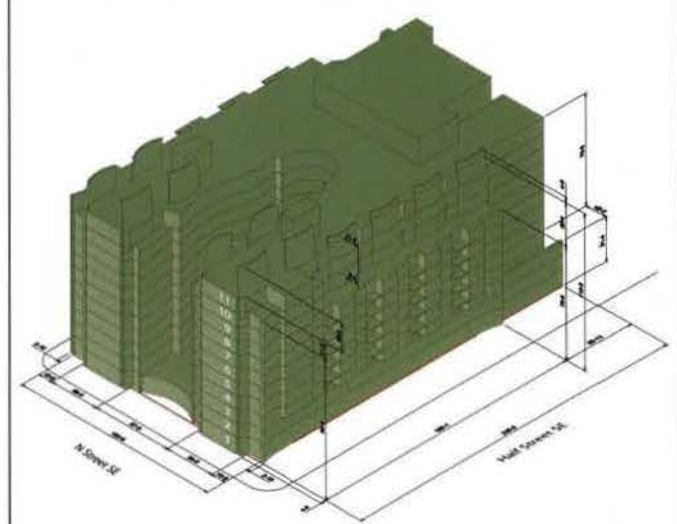


**POTENTIAL DENSITY WITH
SETBACK OF 12' AT 80' -
PERMITTED WITH SPECIAL
EXCEPTION APPROVAL**

GROSS FLOOR AREA BY LEVEL

1ST FLOOR	= 37,064 SF
2ND FLOOR	= 27,798 SF
3RD FLOOR	= 27,798 SF
4TH FLOOR	= 27,798 SF
5TH FLOOR	= 27,798 SF
6TH FLOOR	= 27,798 SF
7TH FLOOR	= 27,798 SF
8TH FLOOR	= 27,798 SF
9TH FLOOR	= 27,798 SF
10TH FLOOR	= 27,798 SF
11TH FLOOR	= 27,798 SF

TOTAL = 315,044 SF



**PROPOSED RESIDENTIAL
BUILDING**

1ST FLOOR	= 33,746 SF
2ND FLOOR	= 27,638 SF
3RD FLOOR	= 27,482 SF
4TH FLOOR	= 27,670 SF
5TH FLOOR	= 27,670 SF
6TH FLOOR	= 27,670 SF
7TH FLOOR	= 27,670 SF
8TH FLOOR	= 27,670 SF
9TH FLOOR	= 26,478 SF
10TH FLOOR	= 26,478 SF
11TH FLOOR	= 25,905 SF

TOTAL = 306,077 SF

--- PROPERTY LINE



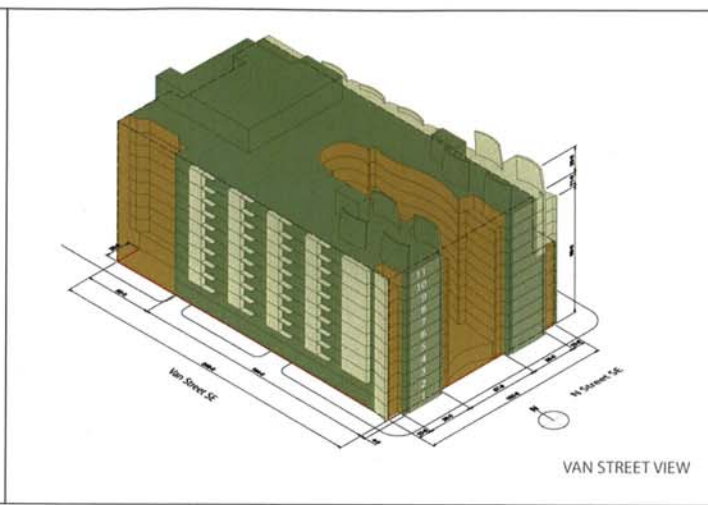
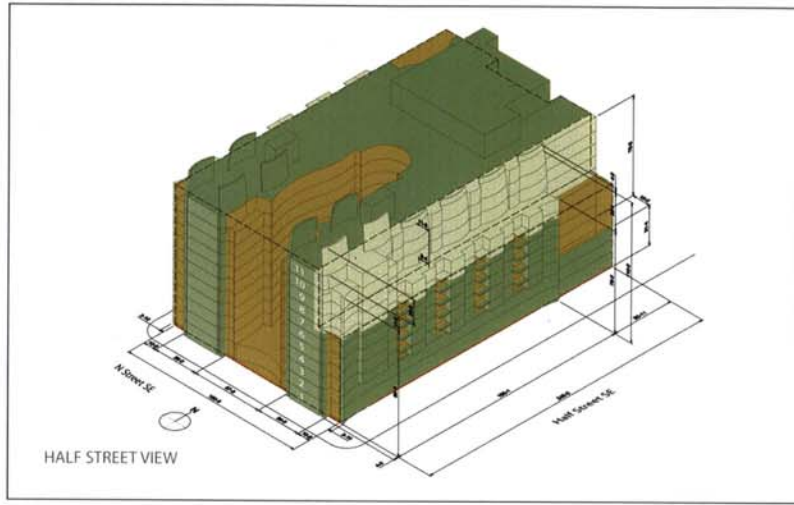
ESOCOFF & ASSOCIATES architects



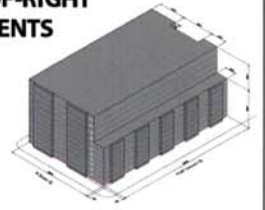
CONSULTING
DESIGN
GENERAL
ARCHITECTS
ARCHITECTS

HALF STREET
SQUARE 700

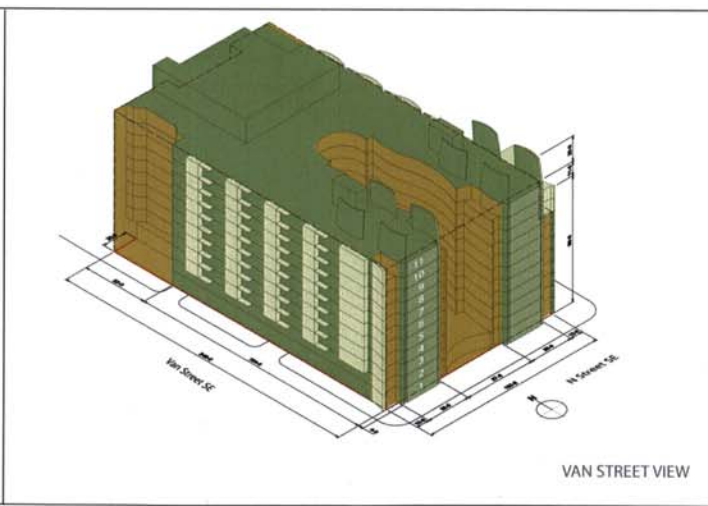
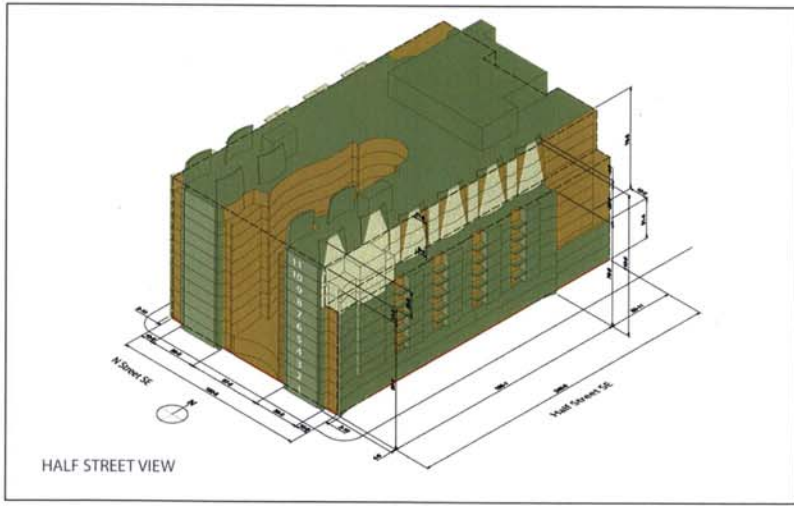
Akridge PR1



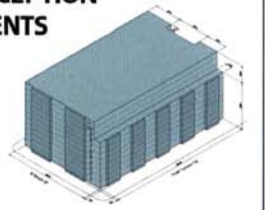
**COMPARATIVE STUDY TO
MATTER-OF-RIGHT
REQUIREMENTS**



MATTER OF RIGHT REQUIREMENTS	= 315,044 SF
PROPOSED BUILDING	= 306,077 SF
DIFFERENCE	= 8,967 SF

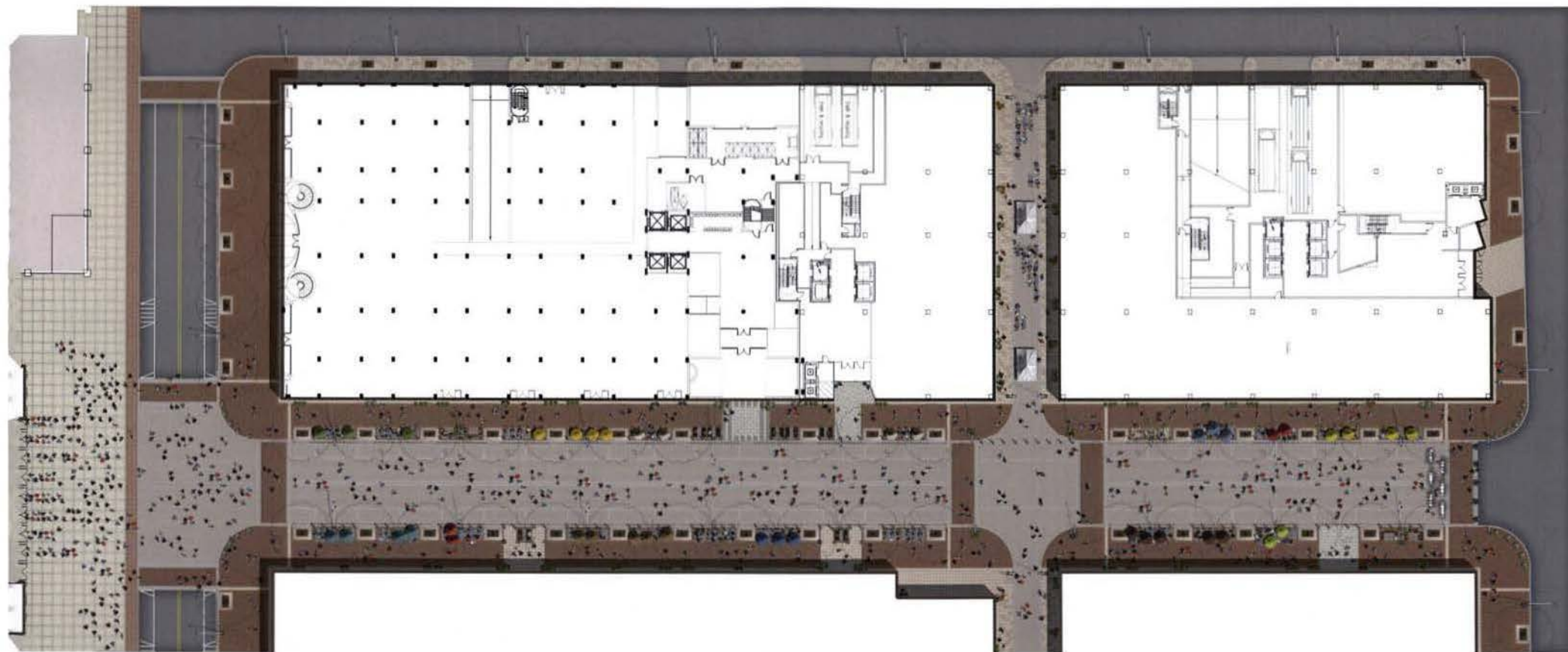


**COMPARATIVE STUDY TO
SPECIAL EXCEPTION
REQUIREMENTS**



SPECIAL EXCEPTION REQUIREMENTS	= 315,044 SF
PROPOSED BUILDING	= 306,077 SF
DIFFERENCE	= 8,967 SF

KEY	AREAS RECESSED FROM COMPARATIVE REQUIREMENT	OUTLINE OF COMPARATIVE REQUIREMENT
	PROJECTION BEYOND COMPARATIVE REQUIREMENT	PROPERTY LINE



Paving Design

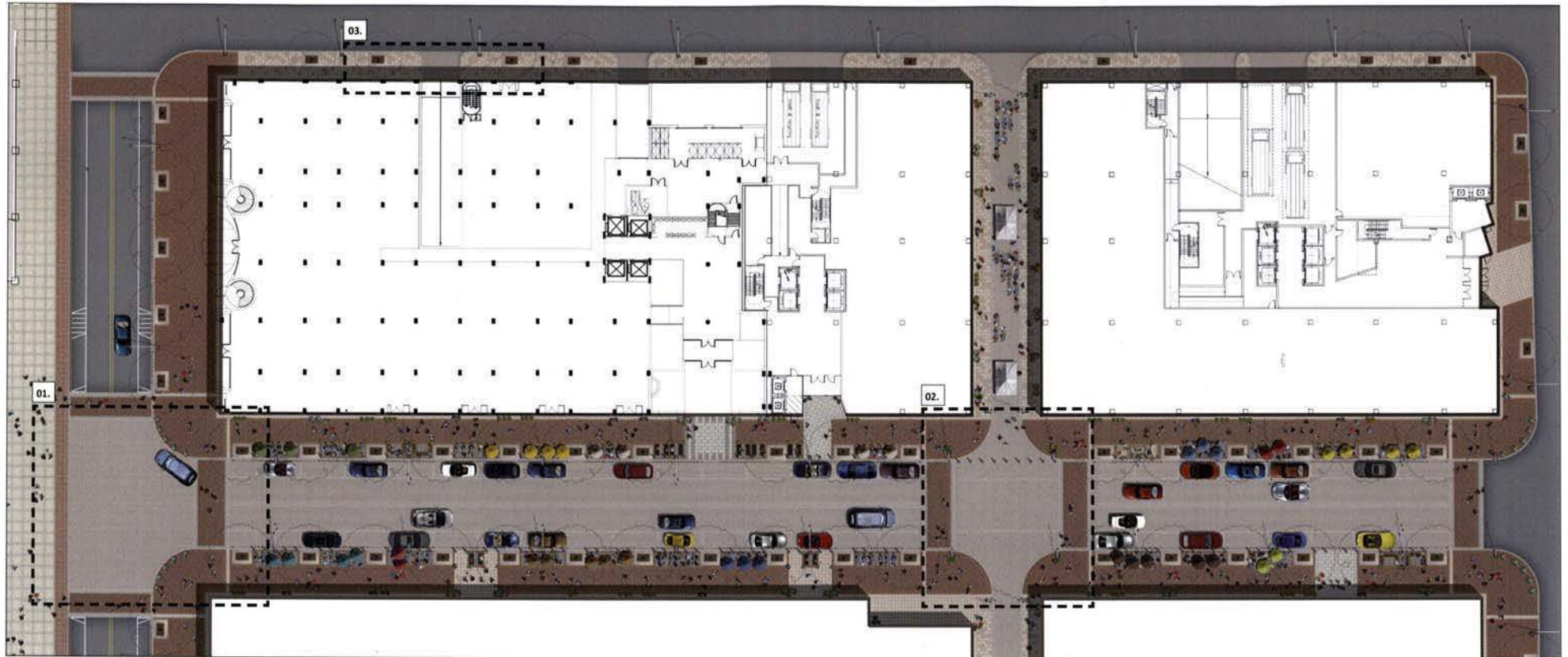
HALF STREET
SQUARE 700



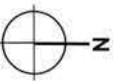
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Akridge L1



0 10 20 40 FT



Paving Design

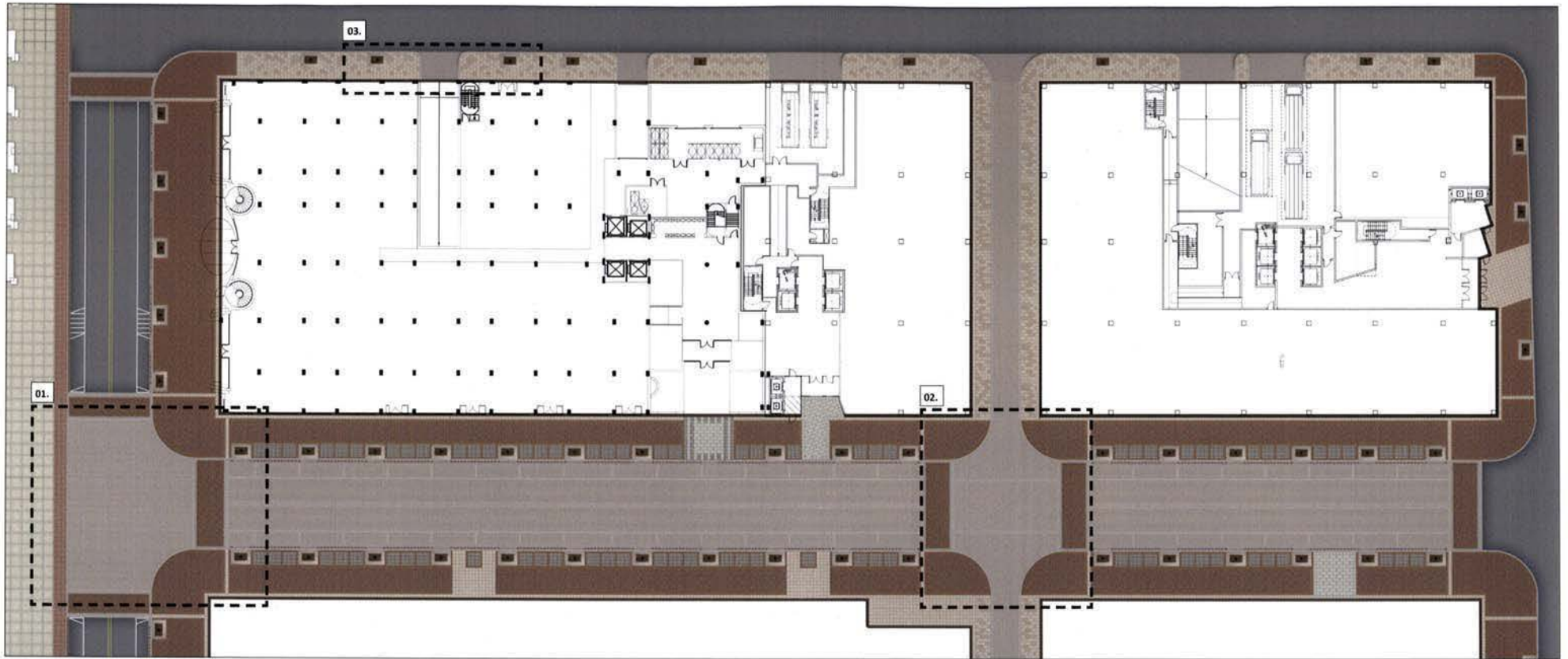
HALF STREET
SQUARE 700



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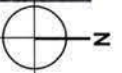


Alkridge L2



Paving Design

0 5 10 20 40 FT



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STREET SENSE
CONCEPTS
DESIGN
ARCHITECTURE
LANDSCAPE ARCHITECTURE

HALF STREET
SQUARE 700

Akridge L3

ST-## STONE PAVERS

ST-01
MATERIAL NAME / COLOR: GRANITE BELGIUM BLOCK/ GREY
DIMENSION: 4" x 4"

ST-02
MATERIAL NAME / COLOR: GRANITE BELGIUM BLOCK/ GREY
DIMENSION: 4" x 8"

ST-03
MATERIAL NAME / COLOR: GRANITE PAVES/BLUE PEARL
DIMENSION: 18" x 18"

ST-04
MATERIAL NAME / COLOR: LARGE SLATE PAVES/BLUE
DIMENSION: 18" x 24"

CR-## CONCRETE

CR-01
MANUFACTURER: HANOVER
MATERIAL NAME / COLOR: AQUALOC/SOUTH MOUNTAIN SAND/CHARCOAL
DIMENSION: VARIES

ST-## STONE PAVERS

ST-05
MATERIAL NAME / COLOR: DEPRESSED GRANITE CURB/ GRAY
DIMENSION: 4" x VARIES

ST-06
MATERIAL NAME / COLOR: GRANITE BANDING/ GRAY
DIMENSION: 4" x VARIES

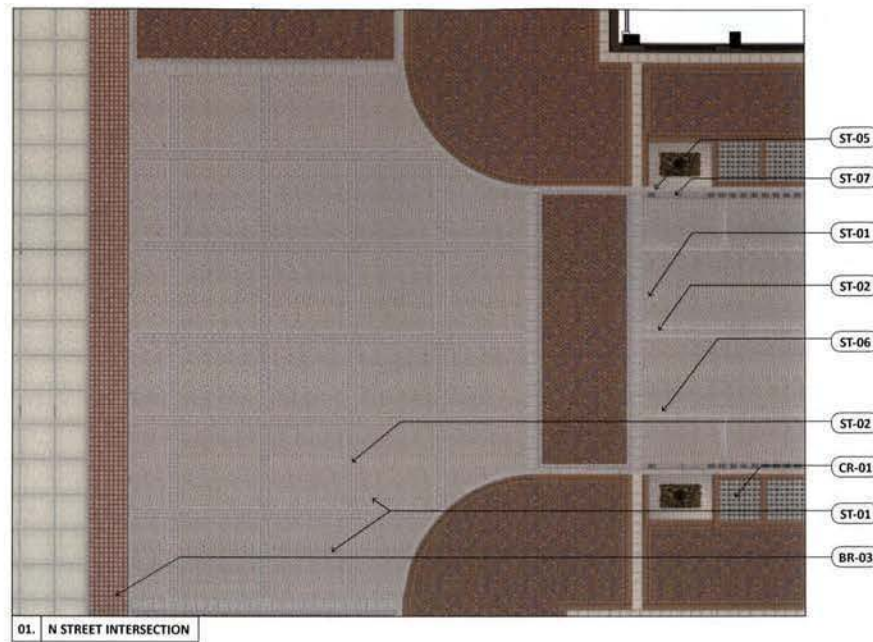
ST-07
MATERIAL NAME / COLOR: GRANITE GUTTER/ GRAY
DIMENSION: 20" x VARIES

BR-## BRICK PAVERS

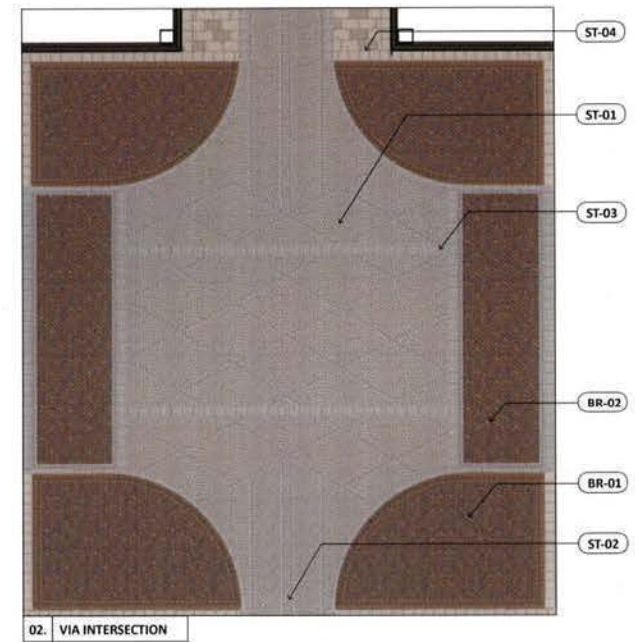
BR-01
MANUFACTURER: BELDEN
MATERIAL NAME / COLOR: PEDESTRIAN LIGHT TRAFFIC CLAY CHAMFERED PAVING BRICK/FULL RANGE RED COLOR
DIMENSION: 4" x 8"

BR-02
MANUFACTURER: BELDEN
MATERIAL NAME / COLOR: HEAVY VEHICULAR CHAMFERED CLAY PAVING BRICK/FULL RANGE RED COLOR
DIMENSION: 4" x 8"

BR-03
MATERIAL NAME / COLOR: SQUARE CLAY PAVING BRICK EXISTING AT BALLPARK SIDEWALKS/FULL RANGE RED COLOR
DIMENSION: 4" x 4"



01. N STREET INTERSECTION



02. VIA INTERSECTION



03. VAN STREET SIDEWALK

LEGEND

XX-## MATERIAL KEYNOTE
XX- REFERS TO THE MATERIAL TYPE
##- REFERS TO THE MATERIAL NUMBER

XX. DETAIL CALLOUT
##- REFERS TO DETAIL NUMBER

0 1 2 3 4 5 10 FT

N

Paving Design

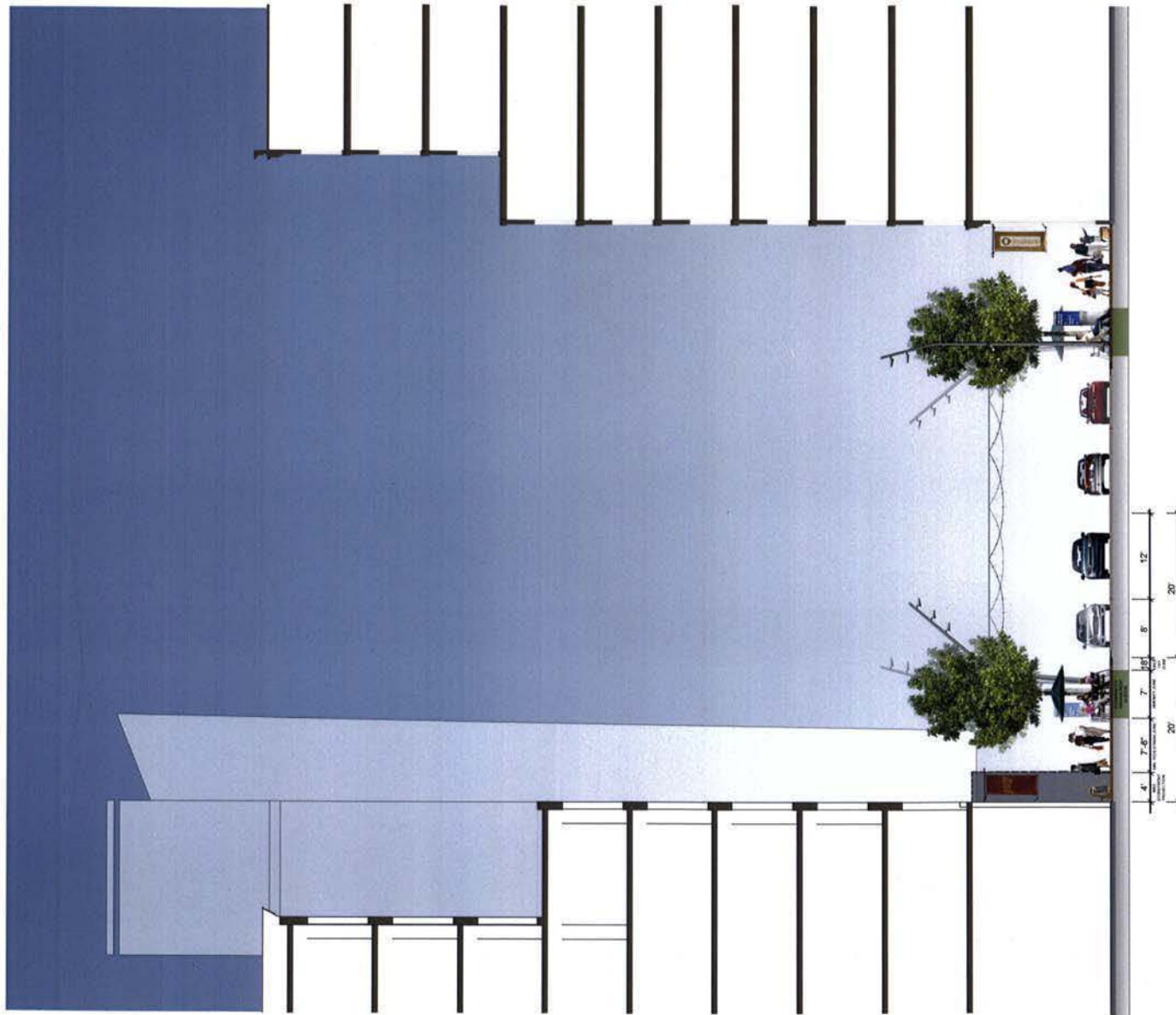
HALF STREET SQUARE 700



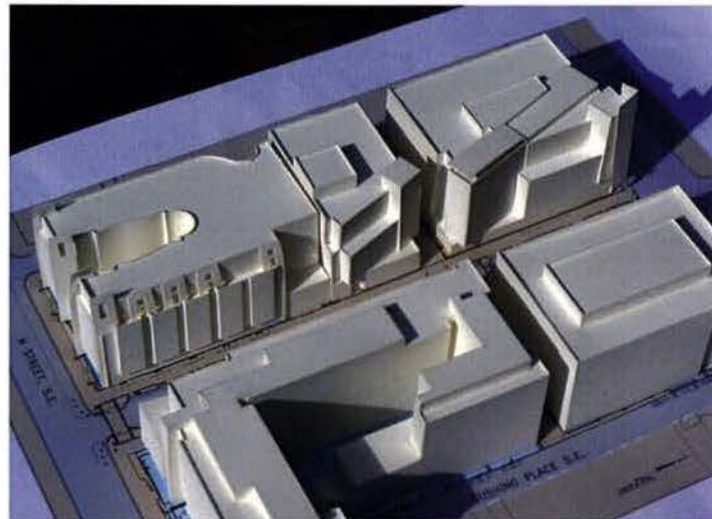
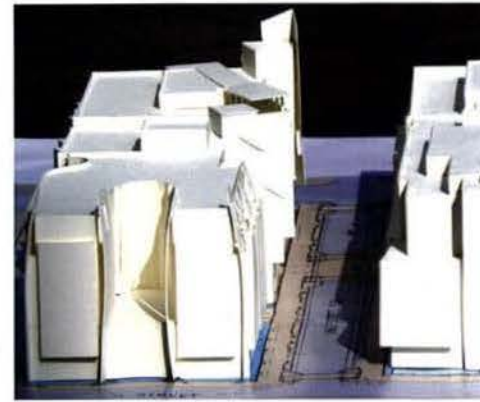
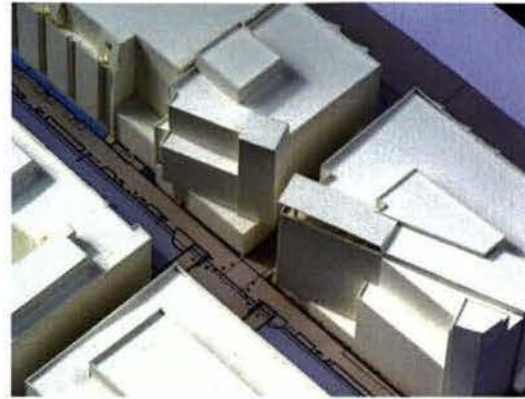
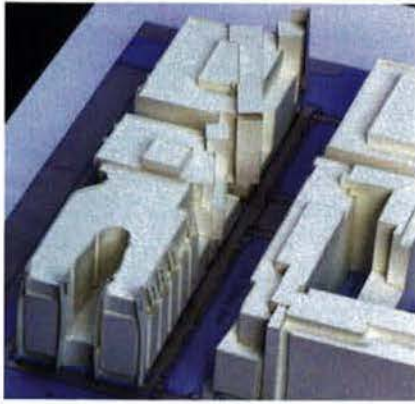
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Alkridge L4



Streetscape Sections



Model Photographs



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streetsense

HALF STREET
SQUARE 700

Alkridge M1

STORE FRONT EXAMPLES



HALF STREET ELEVATION



01 ACID ETCHED GLASS



02 FABRIC AWNING



03 WOOD PANELING



04 STOREFRONT



05 WOOD SLATS



06 BACK PAINTED GLASS



07 FRITTED GLASS



08 METAL DOOR AND FRAME



09 METAL PANELS

Retail Elevations

HALF STREET
SQUARE 700



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PLANNING
DESIGN
CONSTRUCTION

Akridge RT1

STORE FRONT EXAMPLES



HALF STREET ELEVATION



01 GLASS AWNING



03 DECORATIVE METAL GRATE



04 COLORED GLASS



07 ACID ETCHED GLASS



02 WOOD PANELS



05 METAL RAILING



08 EXPOSED STEEL FRAMING



06 PAINTED METAL AWNING

Retail Elevations

HALF STREET
SQUARE 700



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streetsense
ARCHITECTS
DESIGN
BUILD
MANAGE
OPERATE
MAINTAIN

Alkridge RT2

STORE FRONT EXAMPLES



HALF STREET ELEVATION



01 CAST STONE PANELS



02 STOREFRONT W/ TRANSLUCENT SPANDREL PANEL



04 POLISHED GRANITE BASE



03 GLASS AND METAL AWNING

Retail Elevations

HALF STREET
SQUARE 700



ESCOFF & ASSOCIATES architects



streetsense

Alkridge RT3

STORE FRONT EXAMPLES



HALF STREET ELEVATION



HALF STREET ELEVATION



01 METAL FRAMING



02 STOREFRONT



04 METAL AWNING



06 CORRUGATED METAL



03 METAL LOUVERS



05 METAL PANEL

Retail Elevations

HALF STREET
SQUARE 700



ESOCOFF & ASSOCIATES architects



ALL RIGHTS RESERVED
DESIGN: STREET SENSE
ARCHITECTS
ARCHITECTS

Akridge RT4



HALF STREET ELEVATION



01 CUT STONE



03 SCREEN PAINTED GLASS



05 COLORED GLASS



02 STOREFRONT



04 FABRIC AWNING

HALF STREET ELEVATION

Retail Elevations

HALF STREET
SQUARE 700



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PHOTOGRAPHY
BY
STREETSENSE
ARCHITECTS

Akridge RT5

STORE FRONT EXAMPLES



N STREET ELEVATION



01 METAL SLATS



03 METAL COMPOSITE PANELS



05 METAL RAILING



02 METAL COMPOSITE PANELS



04 TEXTURED GLASS

Retail Elevations

HALF STREET
SQUARE 700



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streetsense
ARCHITECTS
DESIGN + CONSTRUCTION
1000 10TH AVENUE
SUITE 1000
DENVER, CO 80202
303.733.8888

Akridge RT6

STORE FRONT EXAMPLES



PARTIAL VAN STREET ELEVATION



01 METAL LOUVERS



03 CUT STONE



05 WOOD SLATS



02 COLORED GLASS



04 BRICK



06 WOOD FRAMED WINDOW



07 GARAGE DOOR

Retail Elevations



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STREET
SENSE
ARCHITECTS
ARCHITECTS

HALF STREET
SQUARE 700

Alkridge RT7

STORE FRONT EXAMPLES



M STREET ELEVATION



01 METAL LOUVERS



03 CUT STONE



02 COLORED GLASS



04 METAL CANOPY

Retail Elevations

HALF STREET
SQUARE 700



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Alkridge RT8

STORE FRONT EXAMPLES



VIA ELEVATION - SOUTH



01 CAST STONE PANELS



02 STOREFRONT W/ TRANSLUCENT SPANDREL PANEL



03 POLISHED GRANITE BASE



04 CUT STONE



05 STEEL LINTEL



06 METAL STOREFRONT

Retail Elevations

HALF STREET
SQUARE 700



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street sense
ARCHITECTS
DESIGN
RESEARCH
CONSULTING

Akridge RT9

STORE FRONT EXAMPLES



VIA ELEVATION - NORTH



01 WOOD paneled folding door system



02 CAST STONE BASE



03 TRANSLUCENT GLASS



04 CUT STONE



05 STEEL LINTEL

Retail Elevations



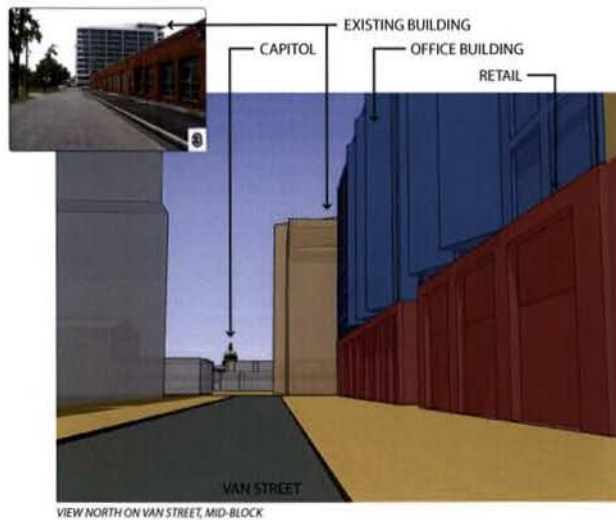
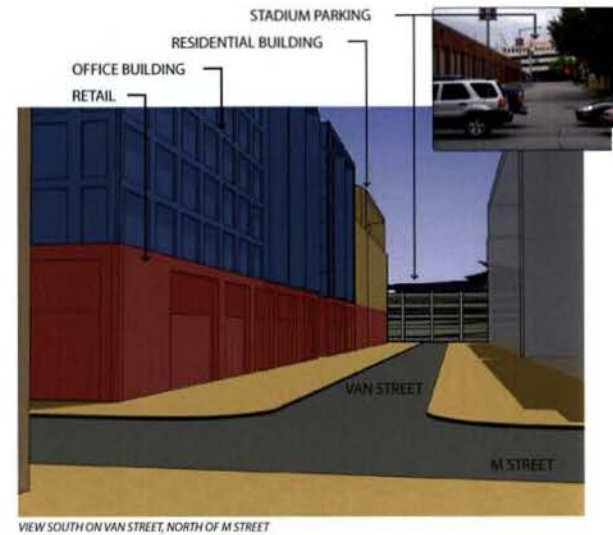
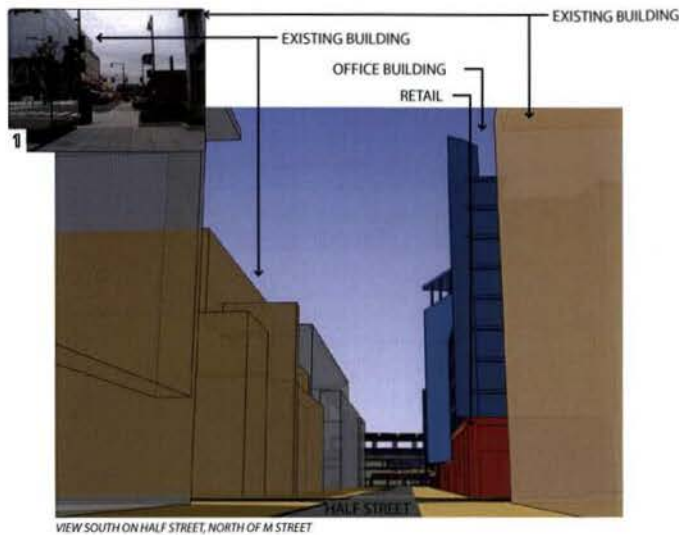
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STREET
SENSE
DESIGN
ARCHITECTURE
INTERIOR DESIGN

HALF STREET
SQUARE 700

Akridge RT10



View Diagrams

HALF STREET
SQUARE 700

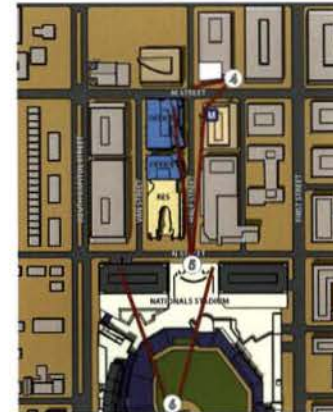
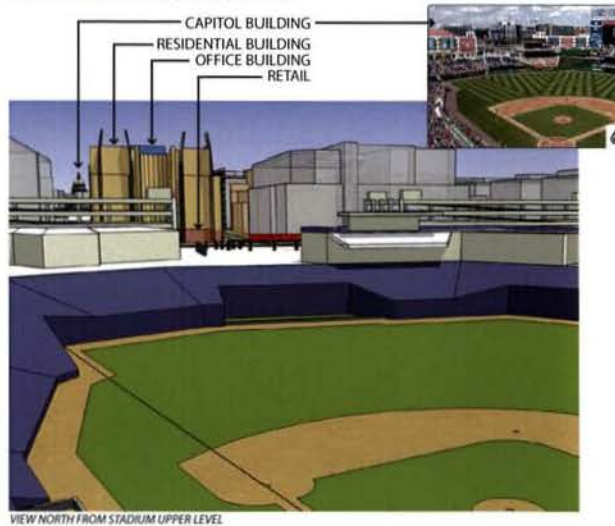
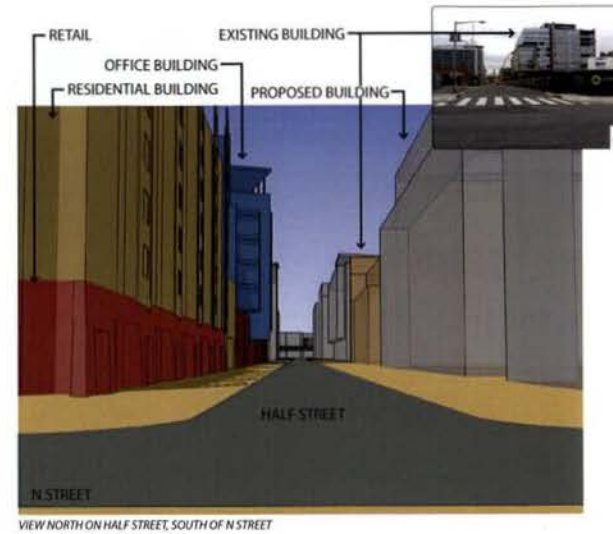
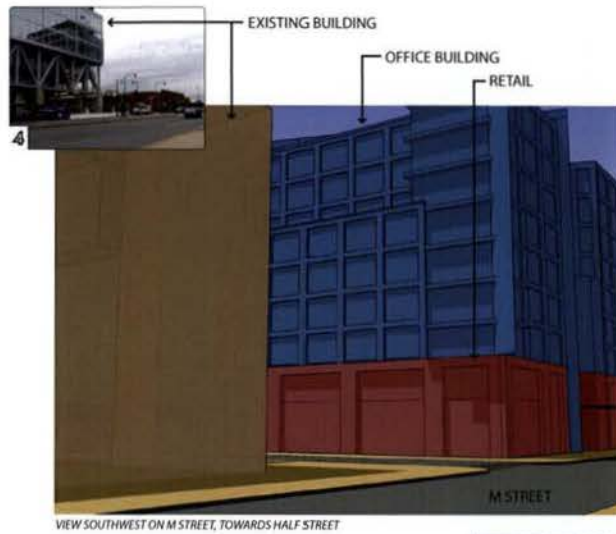


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STREET SCENE
ANALYSIS
DESIGN
PROCESS
DESIGN
PROCESS

Akridge v1



View Diagrams

HALF STREET
SQUARE 700



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JOHN JOHNSON
CLARENCE
STREET
RETAIL PROJECT
ARCHITECTURE

Akridge V2



VIEW OF THE PROJECT TOWARDS THE BALLPARK



VIEW OF THE PROJECT FROM THE BALLPARK



VIEW OF THE PROJECT FROM THE BALLPARK



View Diagrams

HALF STREET
SQUARE 700



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Alkridge V3



HALF STREET ELEVATION



VAN STREET ELEVATION

 **HEROIC GRAPHIC AREA** Signage is typified by full motion-video, spectacular neon, and illuminated supergraphics.

 **PROJECTION ON SUBSTRATE** Signage spans Via, and features video and animations projected on an organic shaped material.



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HALF STREET
SQUARE 700

Akridge SS1



M STREET ELEVATION



N STREET ELEVATION



VIA ELEVATION SOUTH



VIA ELEVATION NORTH

 **HEROIC GRAPHIC AREA** Signage is typified by full motion-video, spectacular neon, and illuminated supergraphics.

 **PROJECTION ON SUBSTRATE** Signage spans Via, and features video and animations projected on an organic shaped material.



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HALF STREET
SQUARE 700

Akridge SS2



Heroic Graphic Area – Sign examples.



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strategies
solutions
analysis
design
construction
management

HALF STREET
SQUARE 700

Alkridge^{SS3}

Zoning Boundary Plan & Tabulations				
Zone:		CG-CR Overlay District		
Site Area:				
Square 700:				
Lots 33, 802, 840, 841, 850, 857, 864, 865, 868, 871 and 872		87,989 sf		
Program FAR:				
Office		370,019 sf		
Residential		280,952 sf		
Retail		53,840 sf		
TOTAL		704,811 sf		
		Total Non-Residential	423,859 sf	
		Total Residential	280,952 sf	
		TOTAL	704,811 sf	

Zoning Regulations				Capitol Gateway Overlay District (CG-CR)	
	Required / Allowed		Proposed		
Height (Height Act in CG-Overlay District)	110-ft		110-ft		
Total FAR Allowed					
Combined Lot Development	9.0 Max		8.01 FAR		
FAR - Square 700 Lot					
Residential	9.0 Max		3.19 FAR		
Office			4.21 FAR		
Retail			0.61 FAR		
Total Non-Residential	3.0 Max		4.82 FAR		
TOTAL FAR	9.0 Max		8.01 FAR		
Lot Occupancy					
Overall Building	100% Comm / 75% Resi		93%		
Residential Component - 2nd Floor	75%		79.8% (residential only)		
			81.8% (whole building)		
Required Public Space	none required		none provided		
Rear Yard	none required		none provided		
Side Yard	none required		none provided		
Courts - Open					
Residential	3-in / foot		24.5-ft		
Non-Residential	2.5-in / foot		--		
					Varies between 27-ft and 50-ft
Courts - Closed					None Planned
Residential	4-in / foot		--		
Non-Residential	2.5-in / foot		--		
					None Planned
Roof Structure					
Number	One per core		3		
Setbacks	One to One		One to One		
					More than 3
					Varies

Parking				
	Required / Allowed		Provided	
	Ratio	Number	Ratio	Number
Scenario 1: Ground Floor Retail Only				
Residential	1 / 3 Units	94	0.75 / 1 Unit	210
Office	1 / 1,800 sf > 2,000 sf	205	1 / 1,400 sf	265
Retail	1 / 750 sf > 3,000 sf	68	2.4 / 1,000 sf	129
Car Share	--	0	0.5 / 100 spaces	3
TOTAL		367		607
Bicycle Parking	--	0	0.2 / 1,000 sf	147
Scenario 2: Concourse Level Retail on South End of Building				
Residential	1 / 3 Units	94	0.75 / 1 Unit	210
Office	1 / 1,800 sf > 2,000 sf	205	1 / 1,400 sf	265
Retail	1 / 750 sf > 3,000 sf	78	1.2 / 1,000 sf	88
Car Share	--	0	0.5 / 100 spaces	3
TOTAL		377		566
Bicycle Parking	--	0	0.2 / 1,000 sf	147

Loading		
	Required / Allowed	Provided
North Loading Dock		
Office & Retail	3-30', 1-20'	3-30', 1-20'
South Loading Dock		
Office, Residential & Retail	2-55', 1-30', 2-20'	3-30'

CG Overlay Issues		
	Required / Allowed	Provided
Half Street		
Setbacks		
Setback Height:	65'± 15'	Varies
Setback Width:	20'-8"	Varies
Preferred Retail % of GFA	75%	69%
Retail Ceiling Height		
Primary Retail Space	14'	Varies 14' to 18'
Back of House Retail Space	14'	14'
Parking/Loading Driveways	None allowed	None provided
Preferred use at street frontage except for building entrances & fire control	100%	100%
Surface area of Streetwall dedicated to display windows	50%	≥50%
M Street		
Setbacks		
Full height building wall 15-ft from curb	15' from curb	Varies
Preferred Retail % of GFA	35%	69%
Retail Ceiling Height		
Primary Retail Space	14'	Varies 14' to 18'
Back of House Retail Space	14'	14'
Parking/Loading Driveways	None allowed	None provided
Preferred use at street frontage except for building entrances & fire control	100%	100%
Surface area of Streetwall dedicated to display windows	50%	≥50%

Requested Relief		
	Required / Allowed	Provided
Preferred Retail % of GFA		
Half Street	75%	69%
Setbacks		
Half Street		
Setback Height:	65' plus 15'	Varies
Setback Width:	20' less 8"	Varies
M Street		
Setback Height:	15' from curb	Varies
Loading		
North Loading Dock		
Office & Retail	3-30', 1-20'	3-30', 1-20'
South Loading Dock		
Office, Residential & Retail	2-55', 1-30', 2-20'	3-30'
Roof Structures		
Setbacks	One to One	Varies
Lot Occupancy		
Residential Component - 2nd Floor	75%	79.8%

Notes		
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Zoning Tabulation



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PLANNING
DESIGN
CONSTRUCTION
ARCHITECTURE

HALF STREET
SQUARE 700

Alkridge Z2