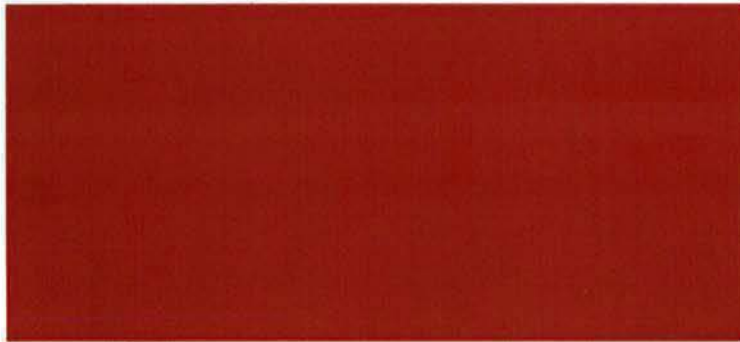


HALF STREET



SQUARE 700

ZONING COMMISSION
District of Columbia
CASE NO. 08-30
EXHIBIT NO. 21



ESOCOFF & ASSOCIATES architects



Akridge
Real Estate at the Highest Grade™

ZONING COMMISSION
District of Columbia
CASE NO.08-30
EXHIBIT NO.21A1

HALF STREET



AGENDA

PROJECT OVERVIEW

**PLANNING, RETAIL DESIGN,
STREETScape**

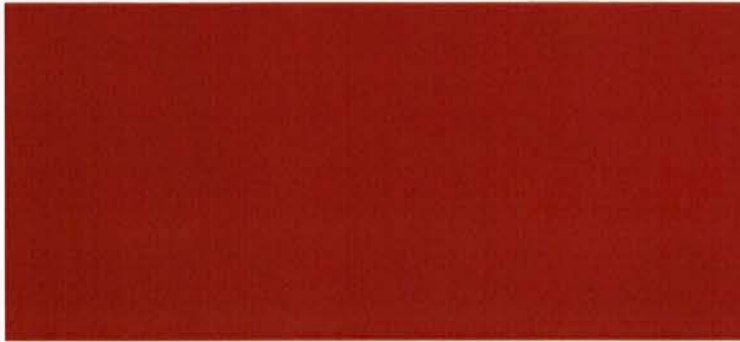
OFFICE DESIGN

RESIDENTIAL DESIGN

TRAFFIC CONSIDERATIONS

CLOSING

HALF STREET

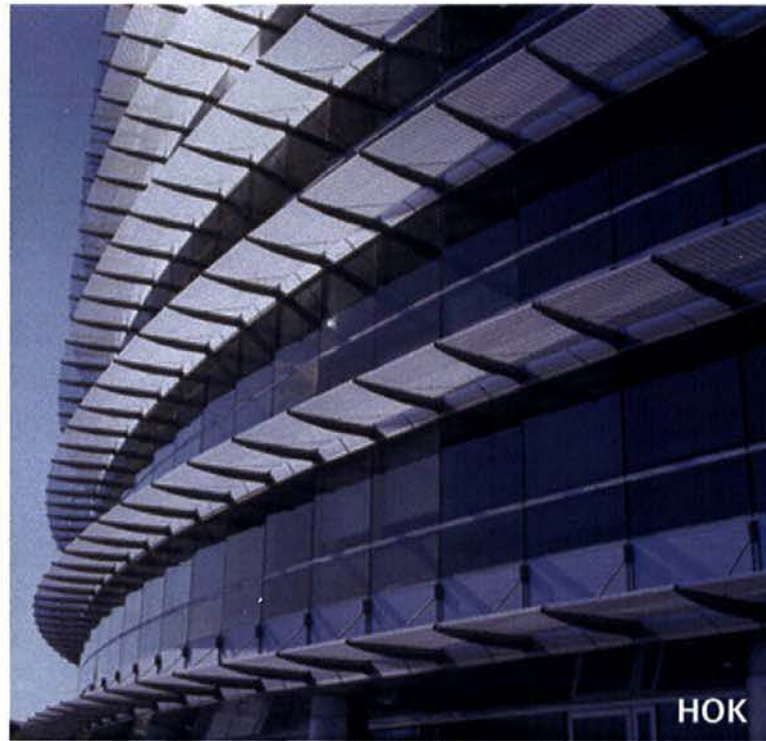
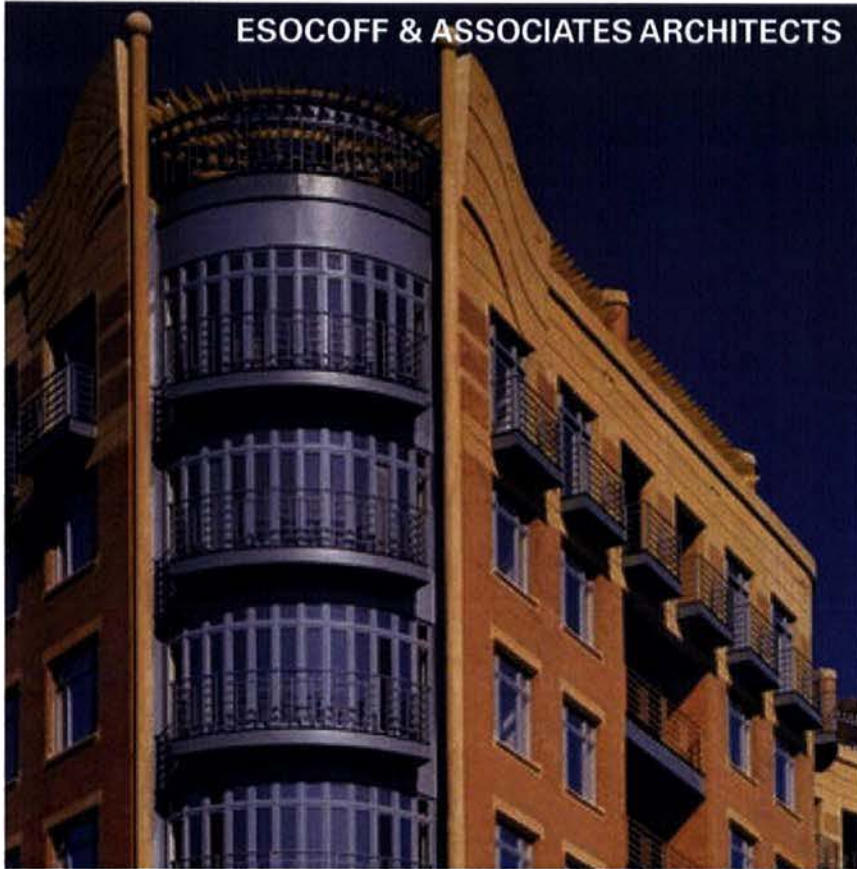


PROJECT OVERVIEW



ABOUT AKRIDGE

ESOCOFF & ASSOCIATES ARCHITECTS



HOK



STREETSENSE

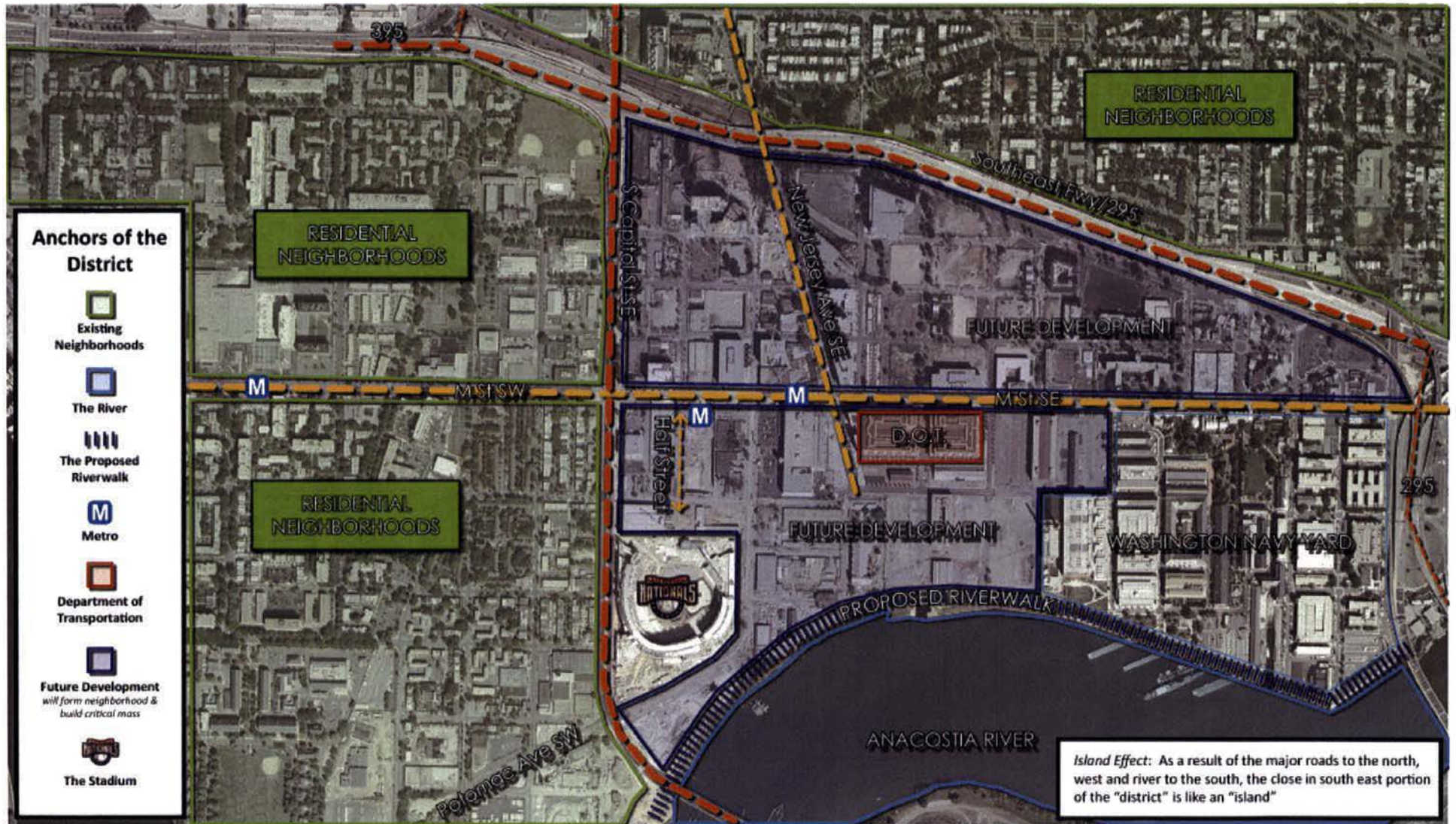


DESIGN TEAM

HALF STREET



**PLANNING/RETAIL DESIGN/
STREETSCAPE**



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HALF STREET SQUARE 700

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- = Primary Street
- = Secondary Street
- = Tertiary Streets
- = Specialty Street
- - - = Waterfront Promenade



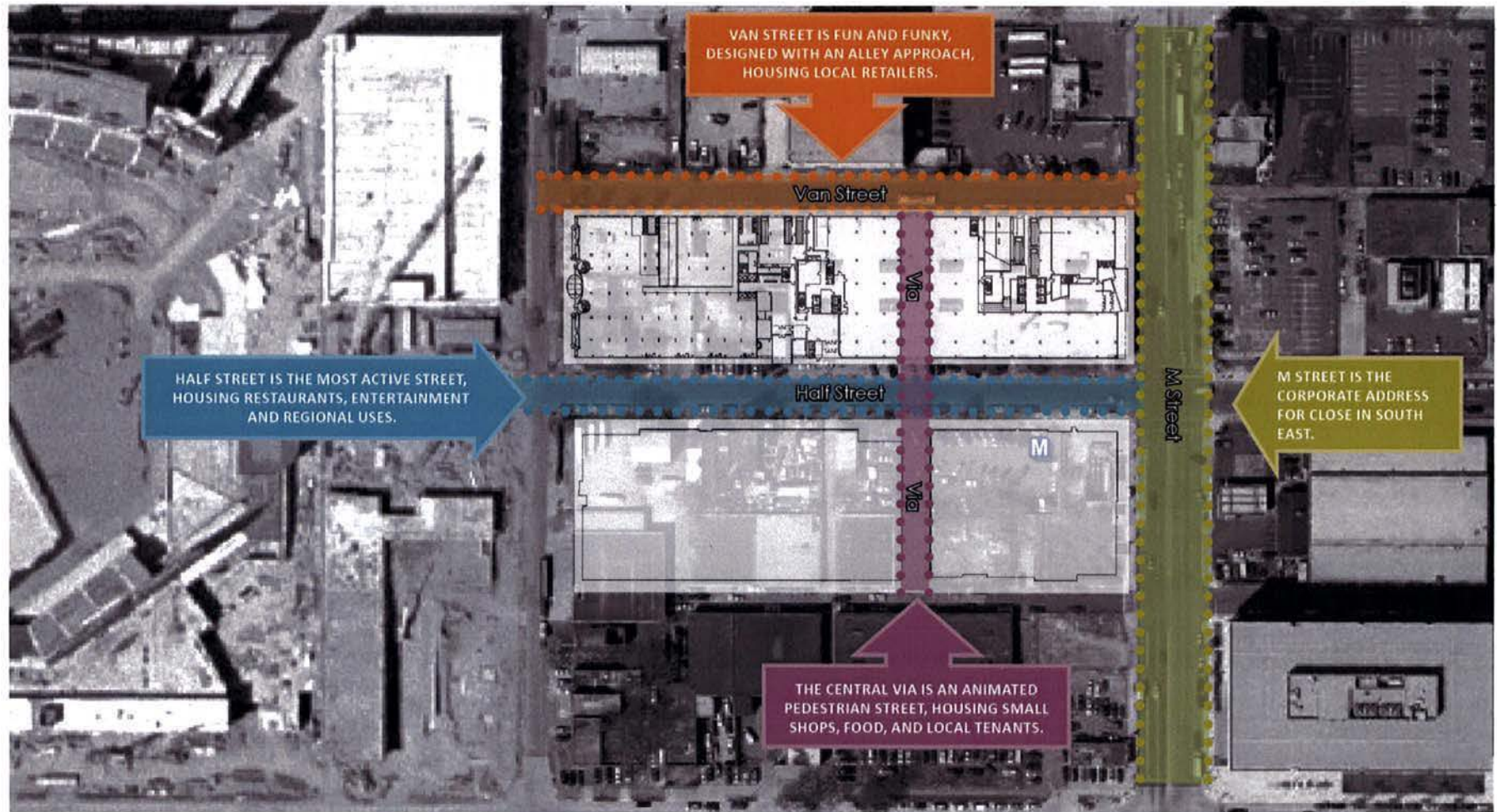
ESOCOFF & ASSOCIATES architects



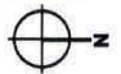
street sense

HALF STREET SQUARE 700

Akridge



Retail Vision



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PLANNING
DESIGN
CONSTRUCTION
MANAGEMENT
PUBLIC CONSULTATION

HALF STREET SQUARE 700

Alkridge



Site Entrances Analysis

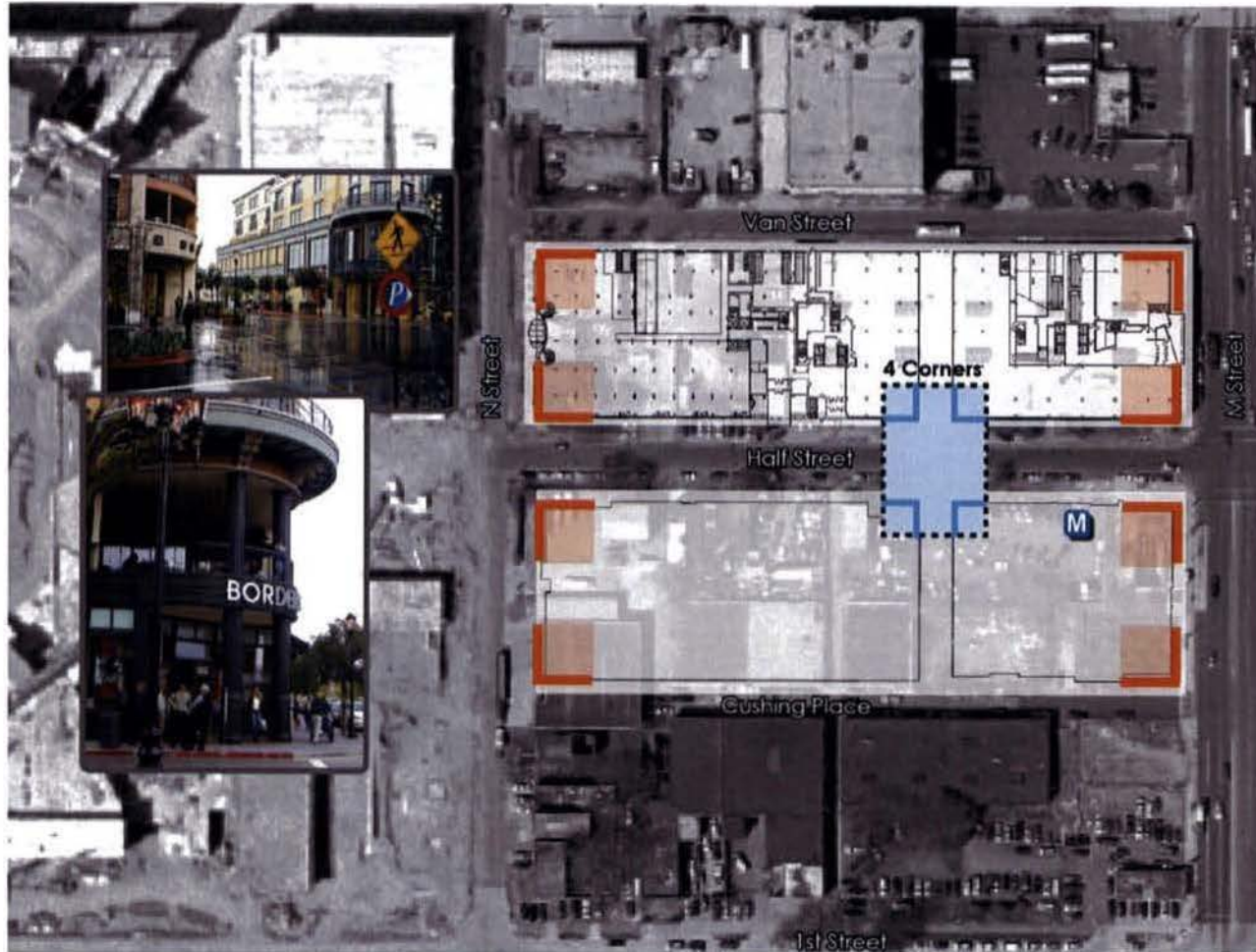


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HALF STREET SQUARE 700

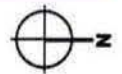
Akridge



- 
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

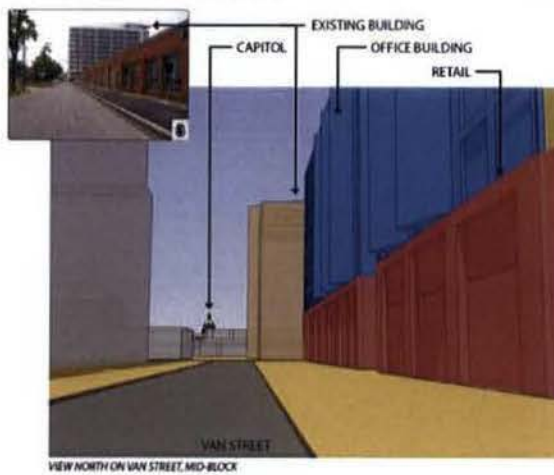
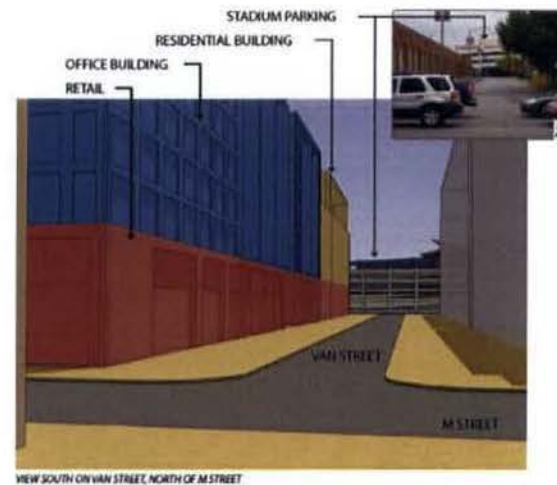
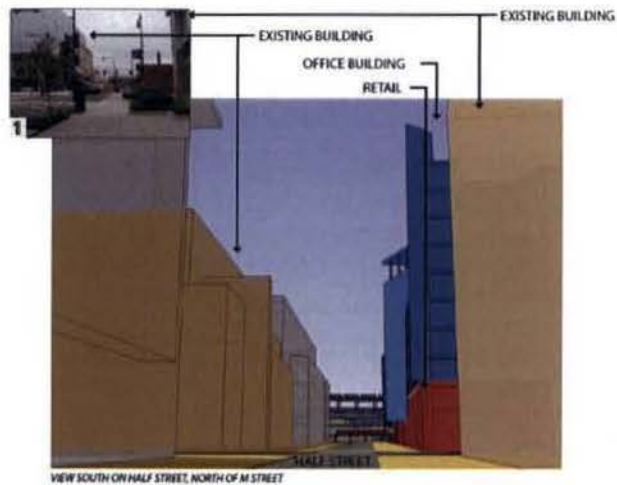


ESOCOFF & ASSOCIATES architects



HALF STREET SQUARE 700

Akridge



View Diagrams

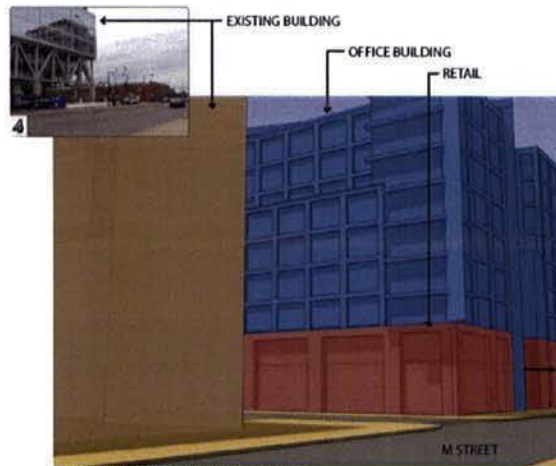


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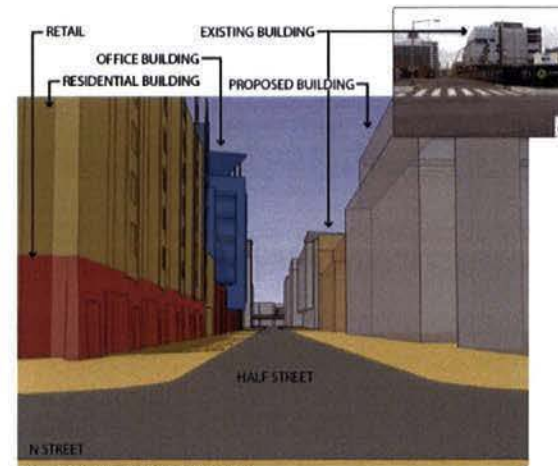


HALF STREET SQUARE 700

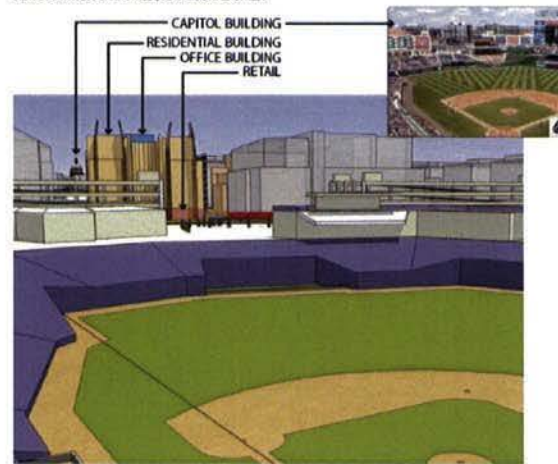
Akridge



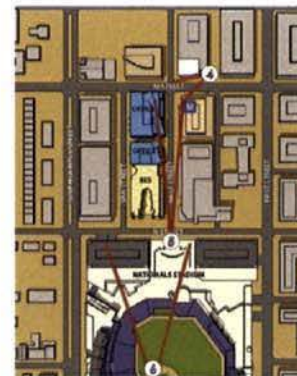
VIEW SOUTHWEST ON M STREET, TOWARDS HALF STREET



VIEW NORTH ON HALF STREET, SOUTH OF N STREET



VIEW NORTH FROM STADIUM UPPER LEVEL



View Diagrams



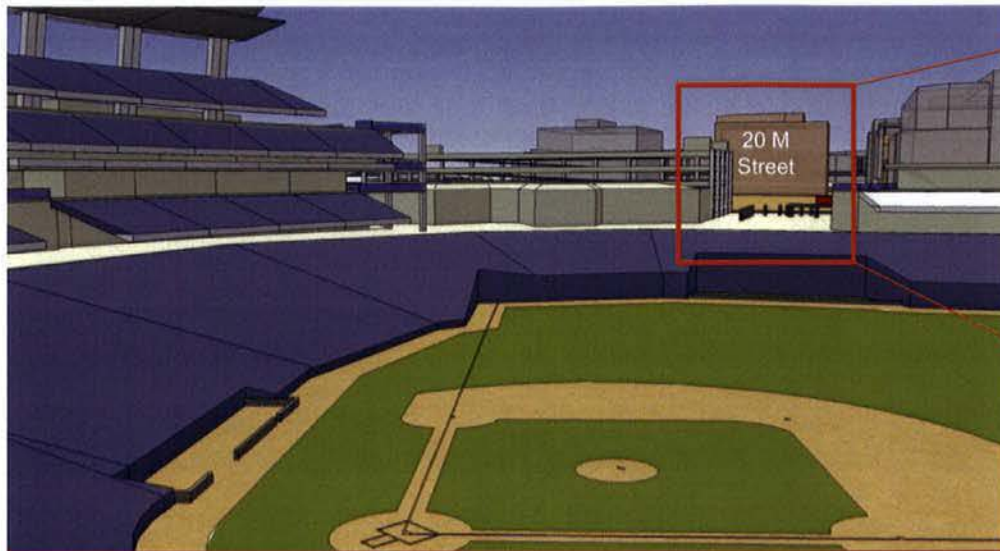
ESOCOFF & ASSOCIATES | architects



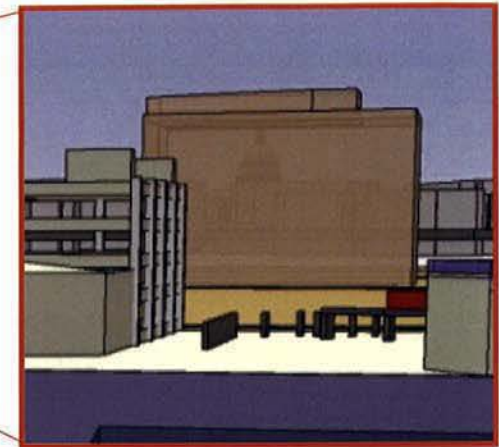
urban
planning
architecture
interior design
landscape architecture

HALF STREET SQUARE 700

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EXISTING VIEW FROM 1ST BASE STANDS



PLANNED VIEW FROM 1ST BASE STANDS



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HALF STREET SQUARE 700

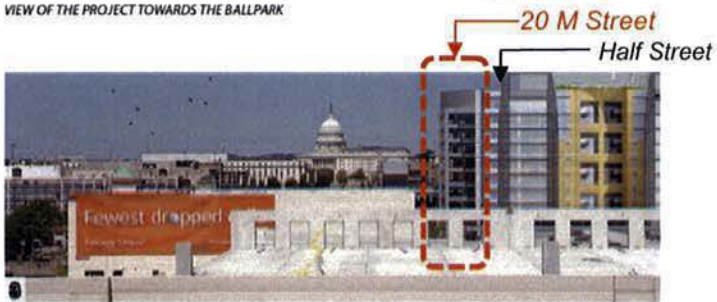
Akridge



VIEW OF THE PROJECT TOWARDS THE BALLPARK



VIEW OF THE PROJECT FROM THE BALLPARK



VIEW OF THE PROJECT FROM THE BALLPARK



View Diagrams

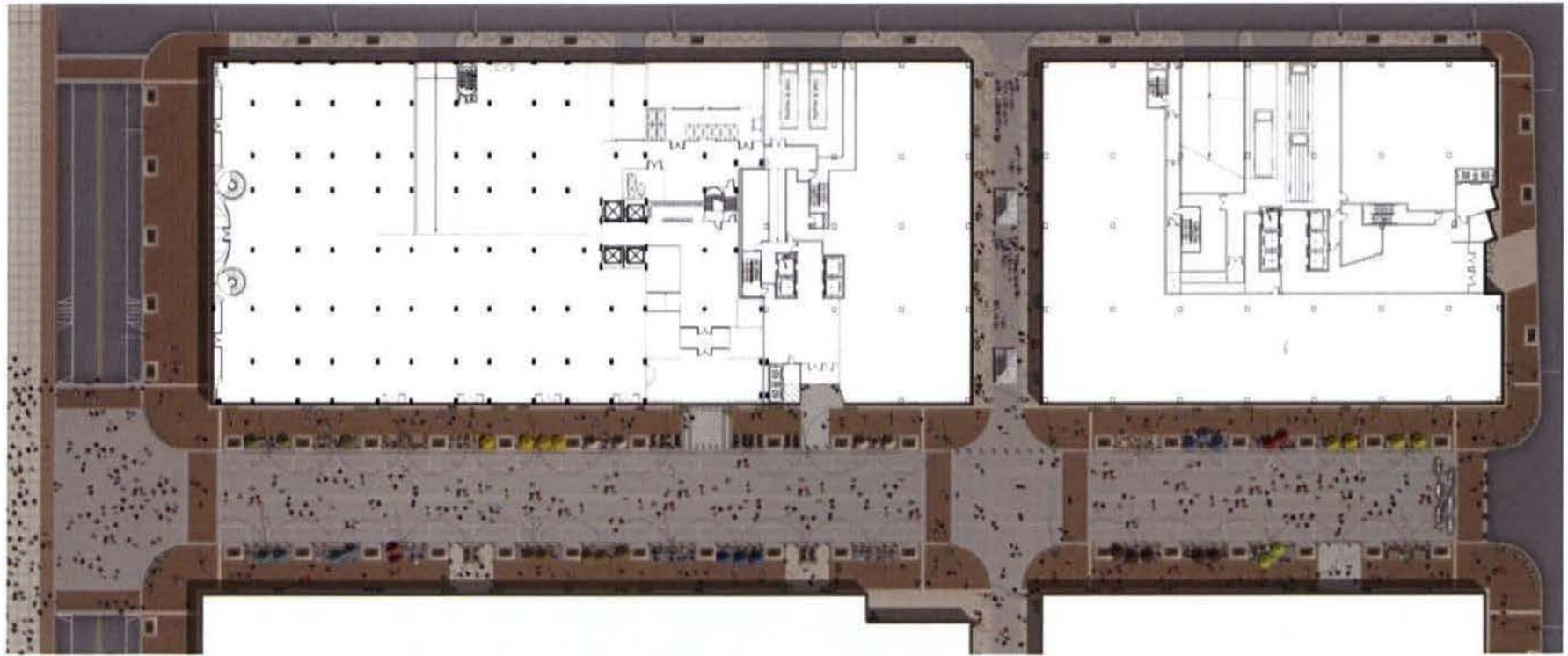


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HALF STREET SQUARE 700

Alkridge

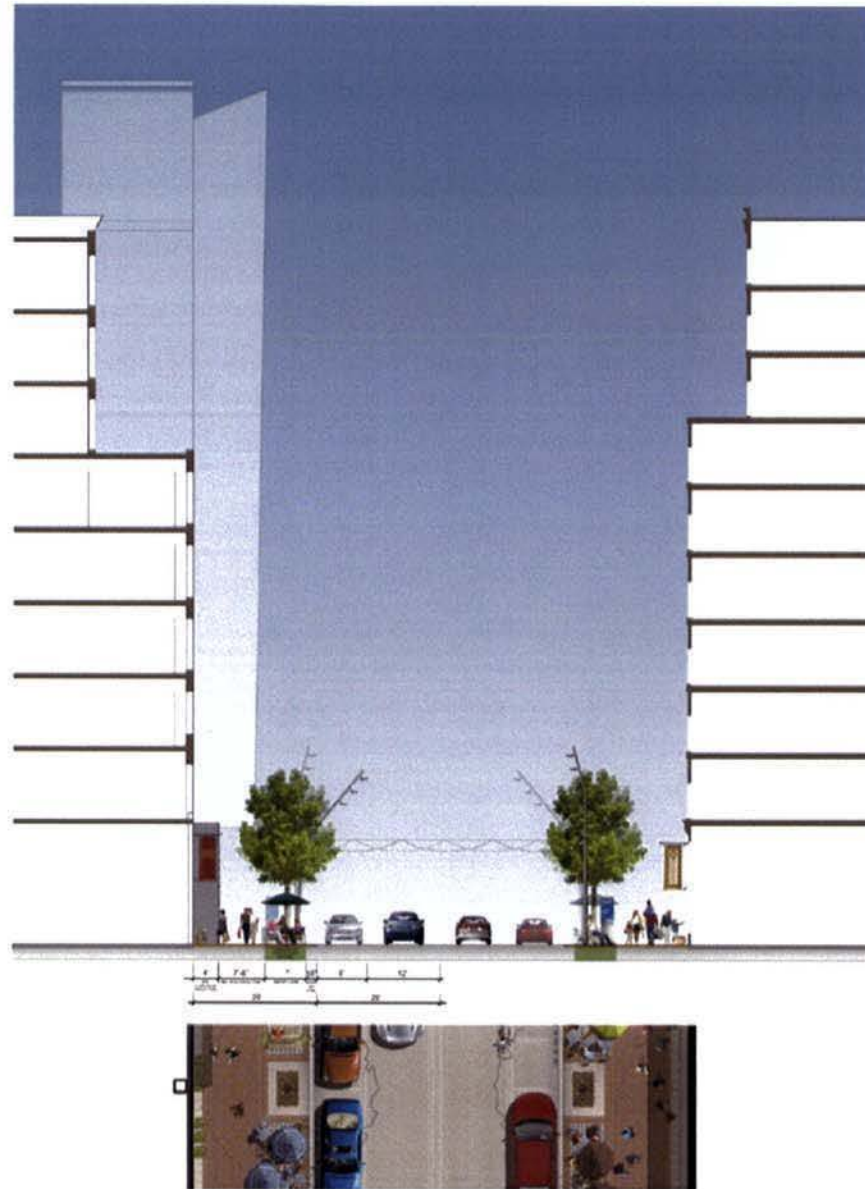


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HALF STREET SQUARE 700

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Streetscape Sections

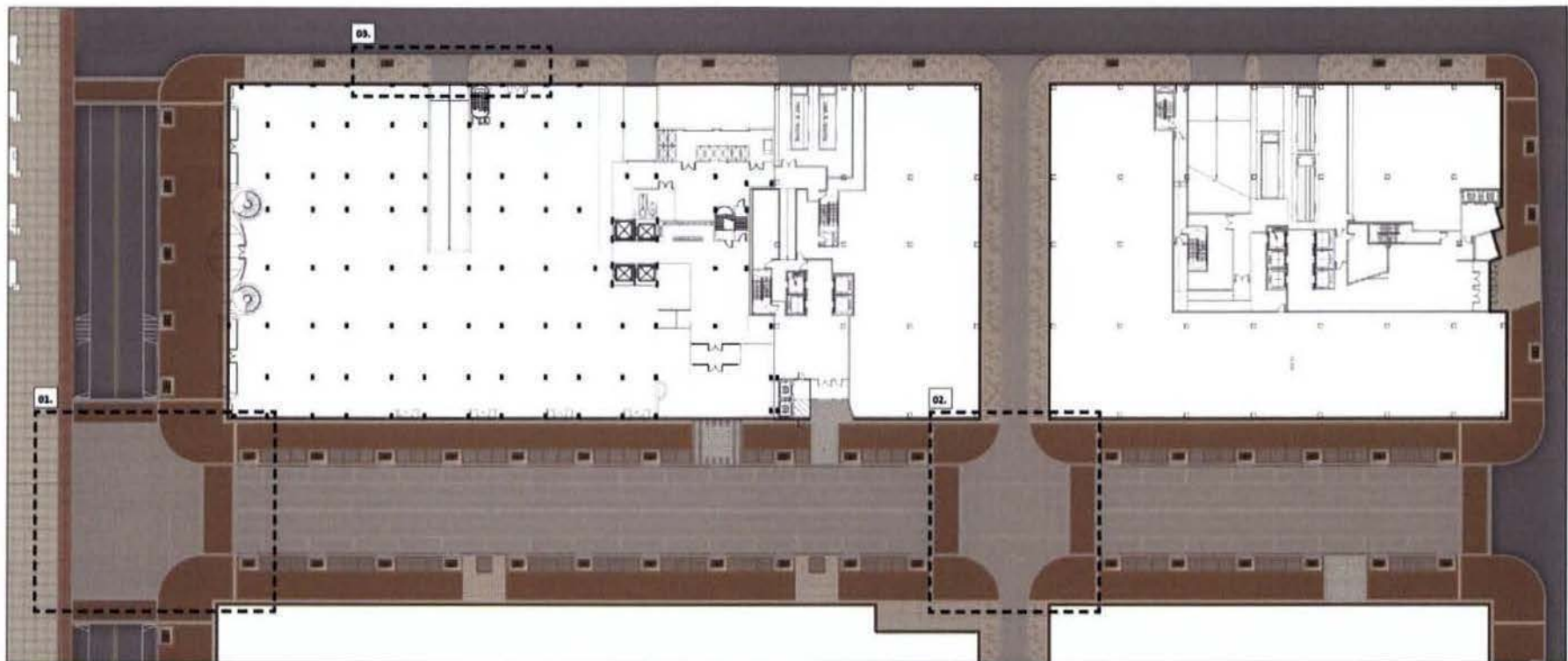


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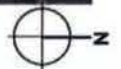


HALF STREET SQUARE 700

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Paving Design

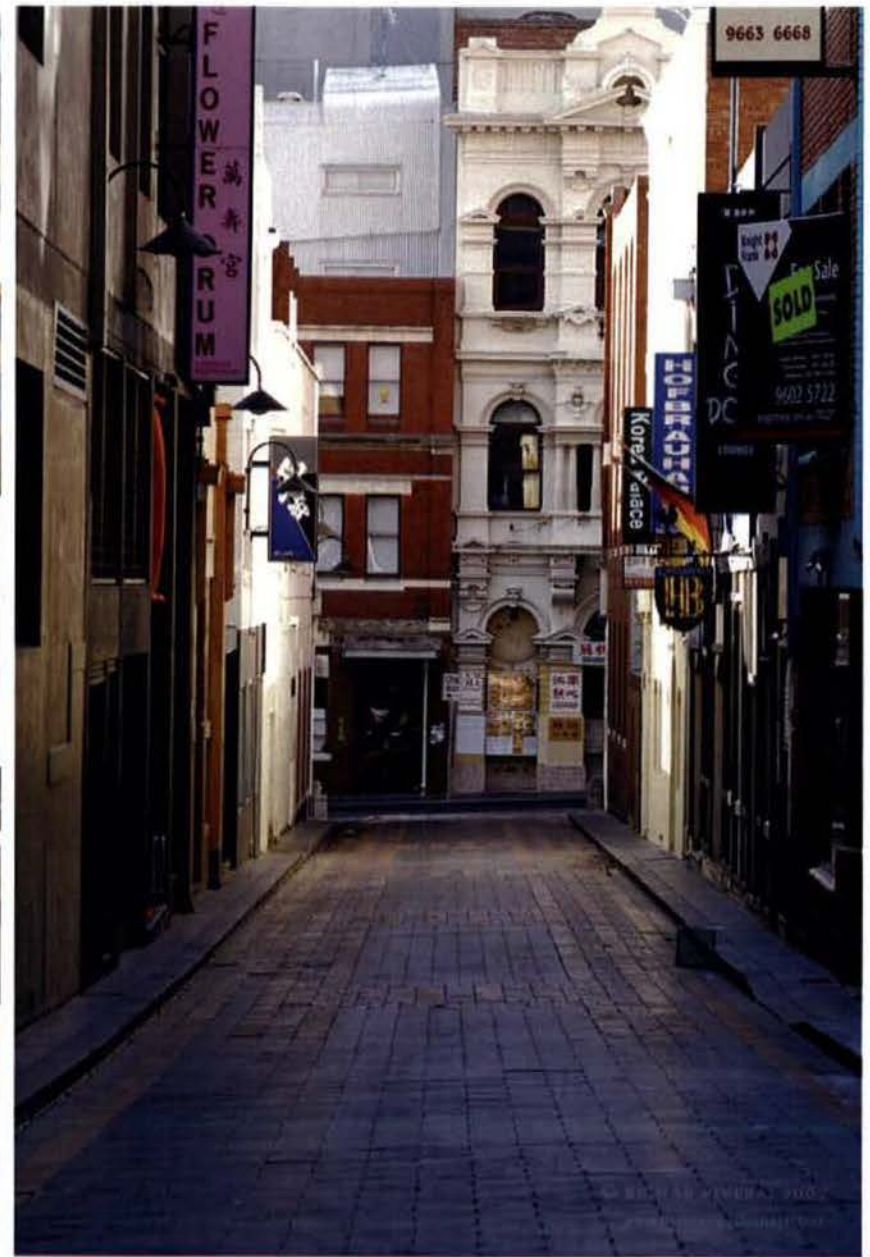


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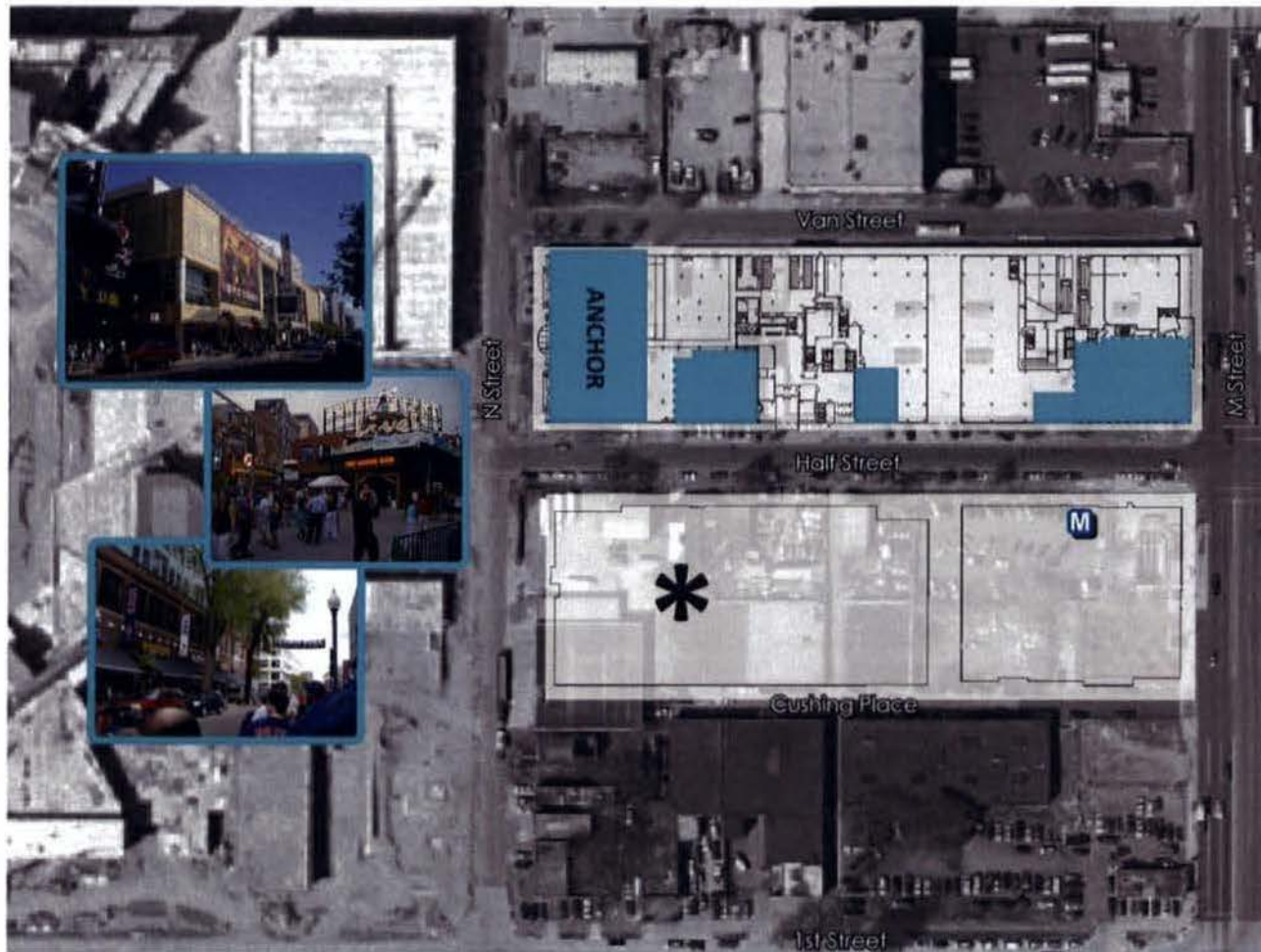
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STREET SENSE
A COMMITMENT TO
COMMUNITY
AND SUSTAINABILITY

HALF STREET SQUARE 700

Akridge



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)

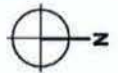
SPORTS

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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ARCHITECTS
PLANNERS
ENGINEERS
INTERIORS
LANDSCAPE ARCHITECTS

HALF STREET SQUARE 700

Alkridge

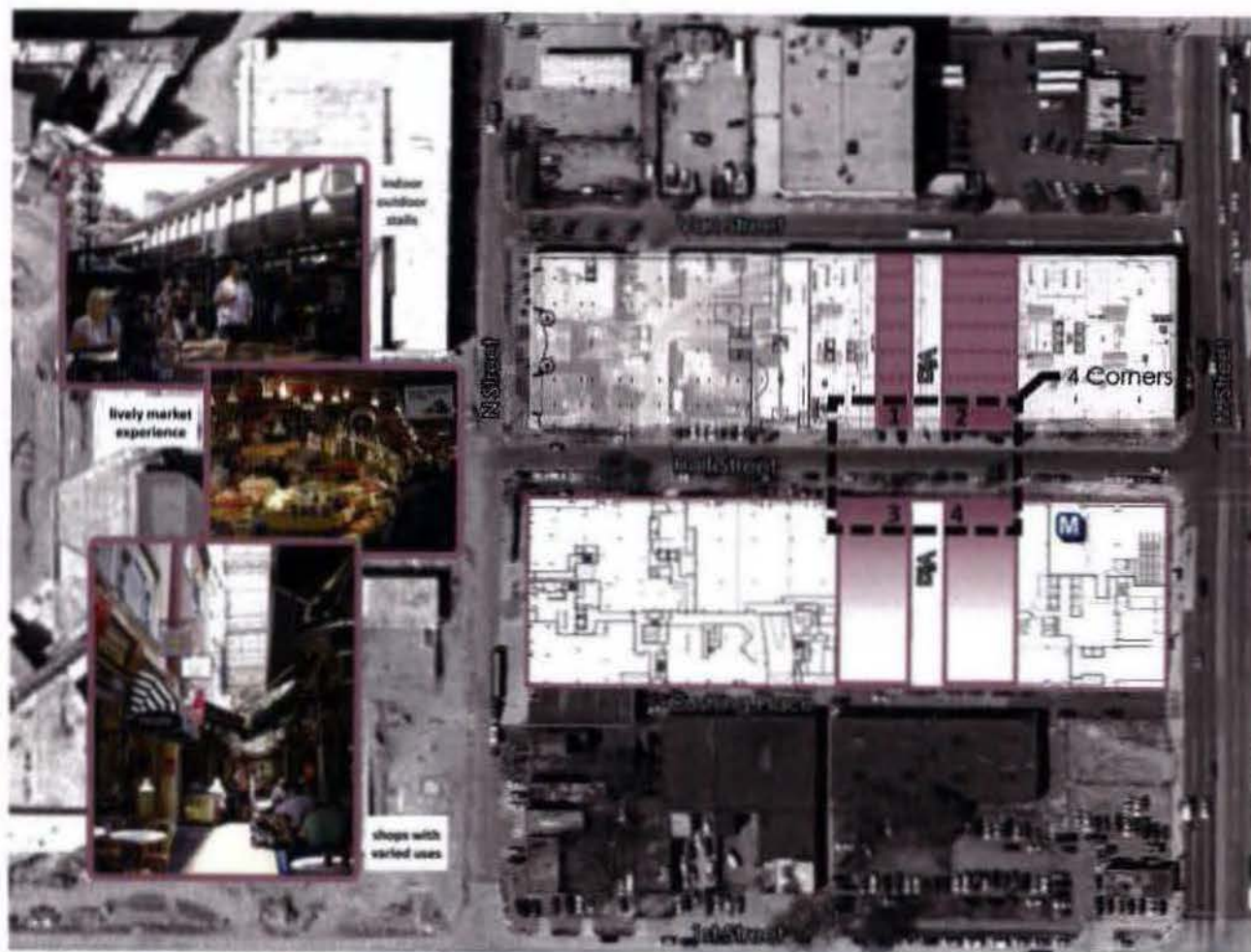


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VIA MERCHANDISING

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



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HALF STREET SQUARE 700

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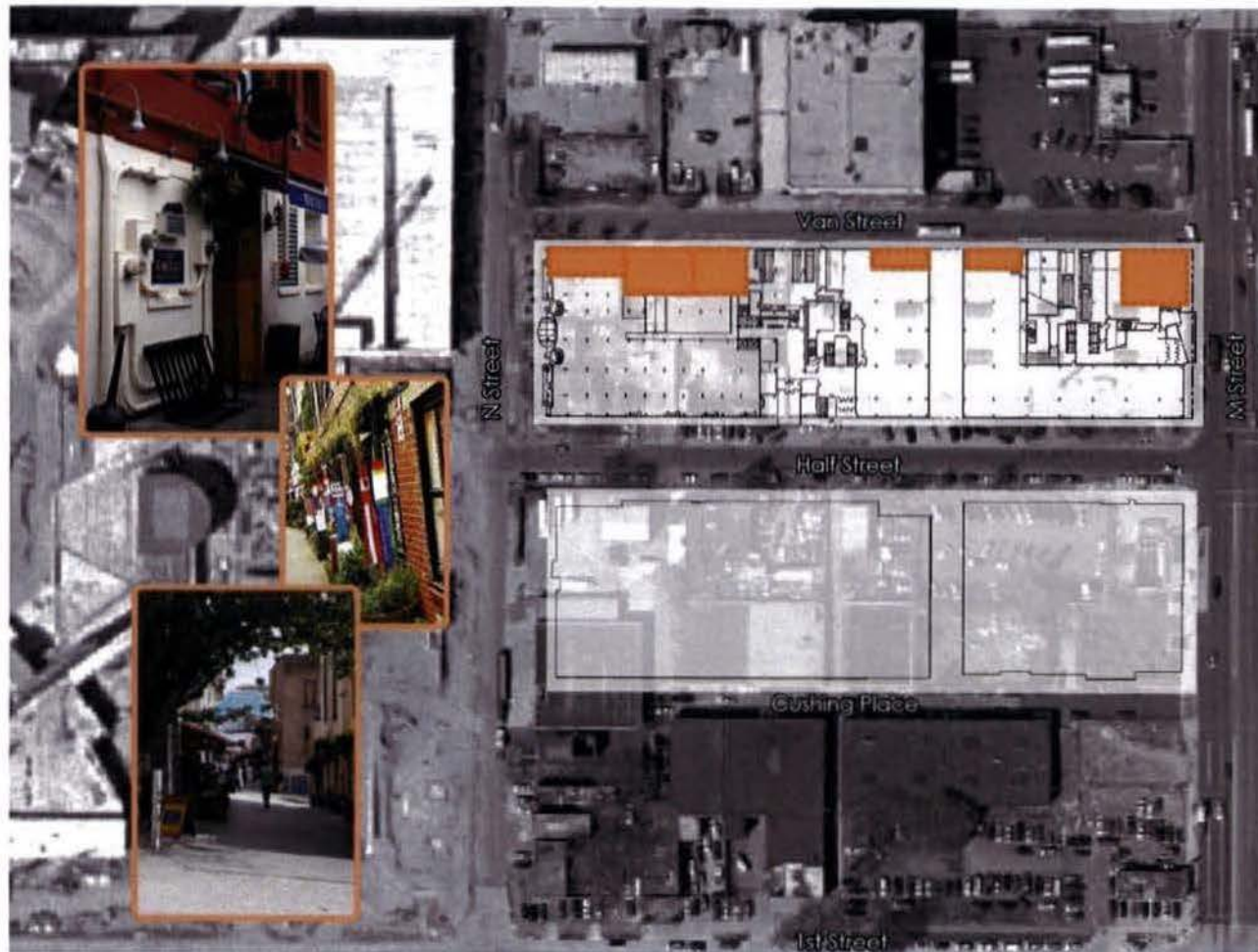


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HALF STREET SQUARE 700

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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

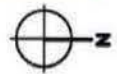
Local Food
Local Bar
Local Club
Watch Repair Shop
Shoe Repair
Ticket Broker

Entrance to small professional office, occupied by:

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



Van Street Merchandising

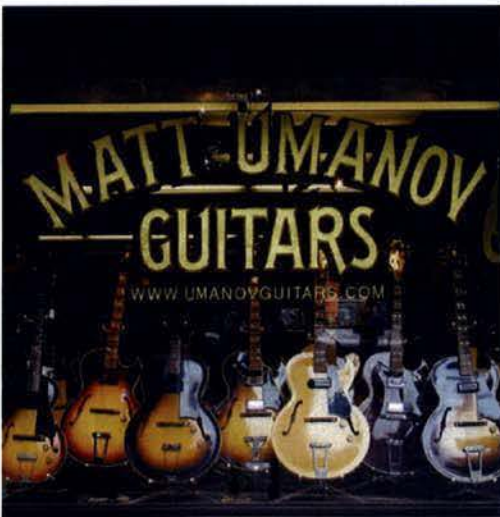
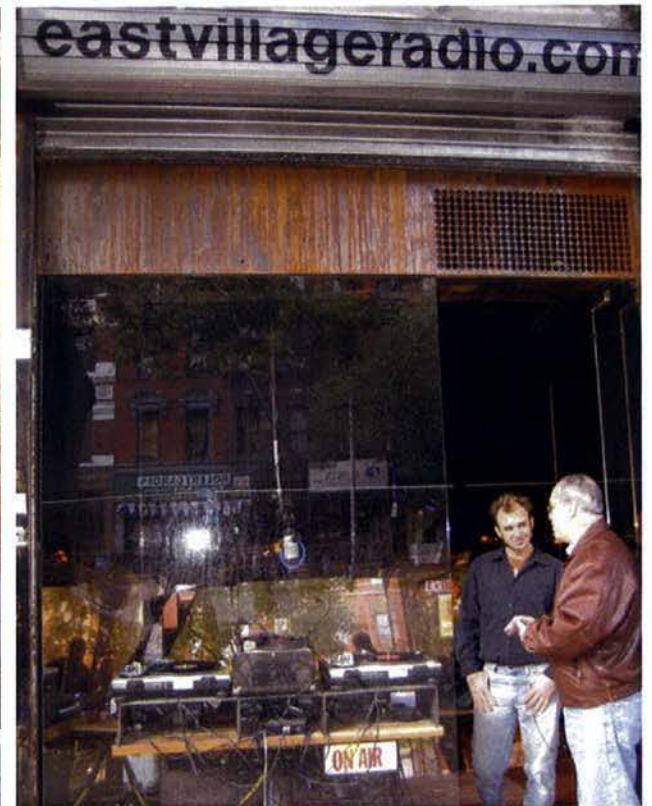


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streetsense

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ARCHITECT
PLANNING
ENGINEERING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

HALF STREET SQUARE 700

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STORE FRONT EXAMPLES



HALF STREET ELEVATION



01 ACID ETCHED GLASS



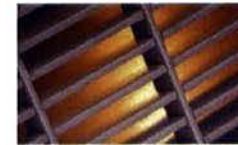
02 FABRIC AWNING



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



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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



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STORE FRONT EXAMPLES



HALF STREET ELEVATION



CAST STONE PANELS



STOREFRONT TO TRANSLUCENT
SPANDREL PANEL



POLISHED GRANITE BASE



GLASS AND METAL JOINTING

Retail Elevations



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street

700

HALF STREET

HALF STREET SQUARE 700

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STORE FRONT EXAMPLES



HALF STREET ELEVATION



HALF STREET ELEVATION



01 METAL FRAMING



03 STOREFRONT



04 METAL AWNING



04 CORRUGATED METAL



02 METAL LOUVERS



05 METAL PANEL

Retail Elevations



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ARCHITECTS
DESIGNERS
PLANNERS
CONSULTANTS
ARCHITECTS

HALF STREET SQUARE 700

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HALF STREET ELEVATION



01 CUT STONE



03 SCREEN PAINTED GLASS



05 COLORED GLASS



02 STOREFRONT



04 FABRIC AWNING

HALF STREET ELEVATION

Retail Elevations



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streetsense
architects
interior design
landscape architecture
urban planning

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STORE FRONT EXAMPLES



N STREET ELEVATION



01 METAL GLAZES



02 METAL COMPOSITE PANELS



03 METAL RAILING



04 METAL COMPOSITE PANELS



05 TEXTURED GLASS

Retail Elevations



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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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HALF STREET SQUARE 700

Akridge

STORE FRONT EXAMPLES



M STREET ELEVATION



01 METAL LOUVERS



03 CUT STONE



02 COLORED GLASS



04 METAL CANOPY

Retail Elevations



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ARCHITECTURE
PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN

HALF STREET SQUARE 700

Akridge

STORE FRONT EXAMPLES



VIA ELEVATION - SOUTH



01 CAST STONE PANELS



02 STOREFRONT W/ TRANSLUCENT SPANDREL PANEL



03 POLISHED GRANITE BASE



04 CUT STONE



05 METAL STOREFRONT



06 STEEL LINTEL

Retail Elevations



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streetsense
COMMERCIAL
RESIDENTIAL
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

HALF STREET SQUARE 700

Akridge

STORE FRONT EXAMPLES



VIA ELEVATION - NORTH



01 WOOD PANELED FOLDING DOOR SYSTEM



02 CAST STONE BASE



03 CUT STONE



04 TRANSLUCENT GLASS



05 STEEL LINTEL

Retail Elevations



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street sense

HALF STREET SQUARE 700

Alkridge