

Square 700, SE Washington, DC

Zoning Commission Review Under CG Overlay
November 12, 2008

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



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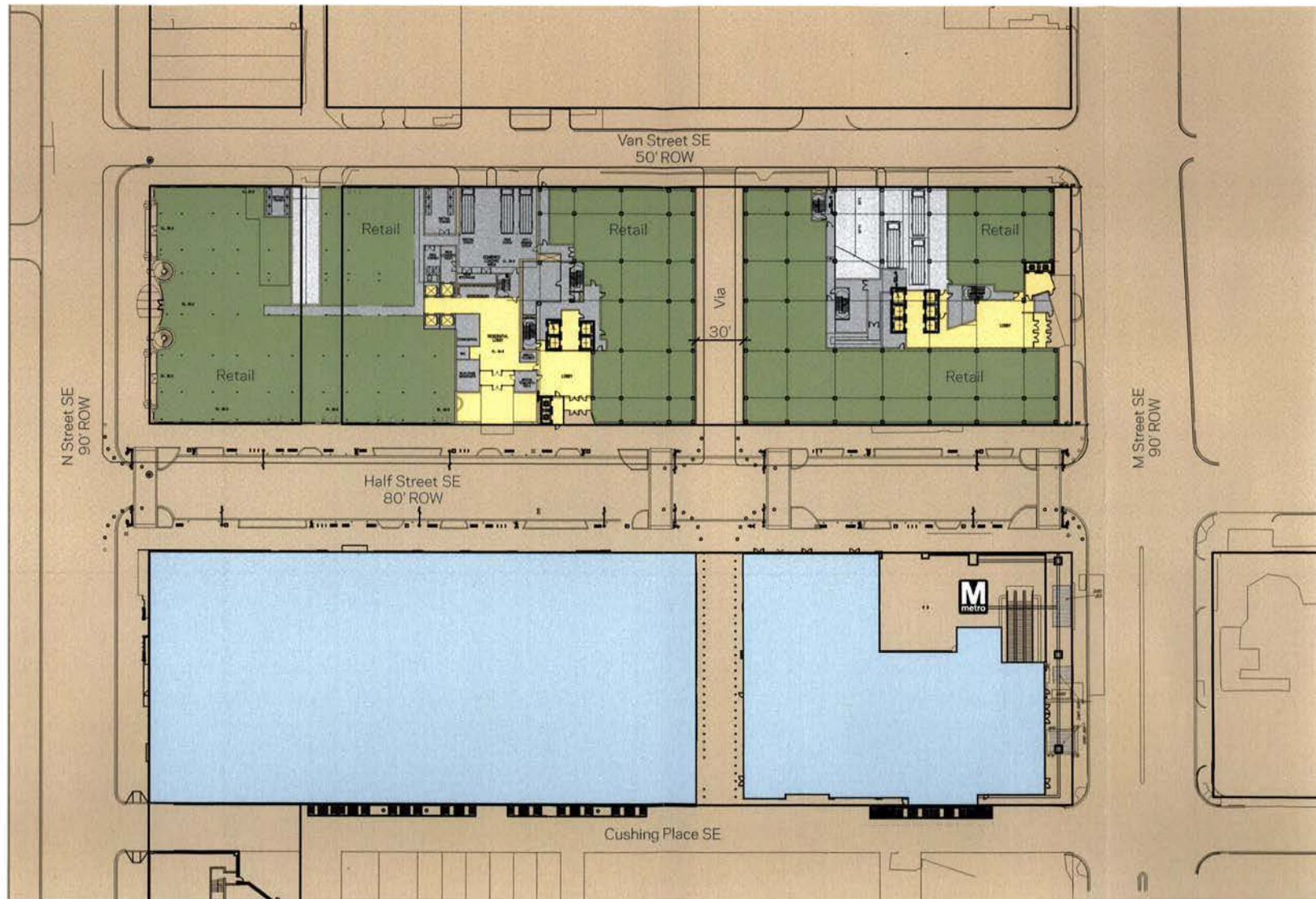


ESOCOFF & ASSOCIATES architects



HALF STREET
SQUARE 700

ZONING COMMISSION
District of Columbia
Akridge C1
CASE NO.08-30
EXHIBIT NO.3A



Site Plan



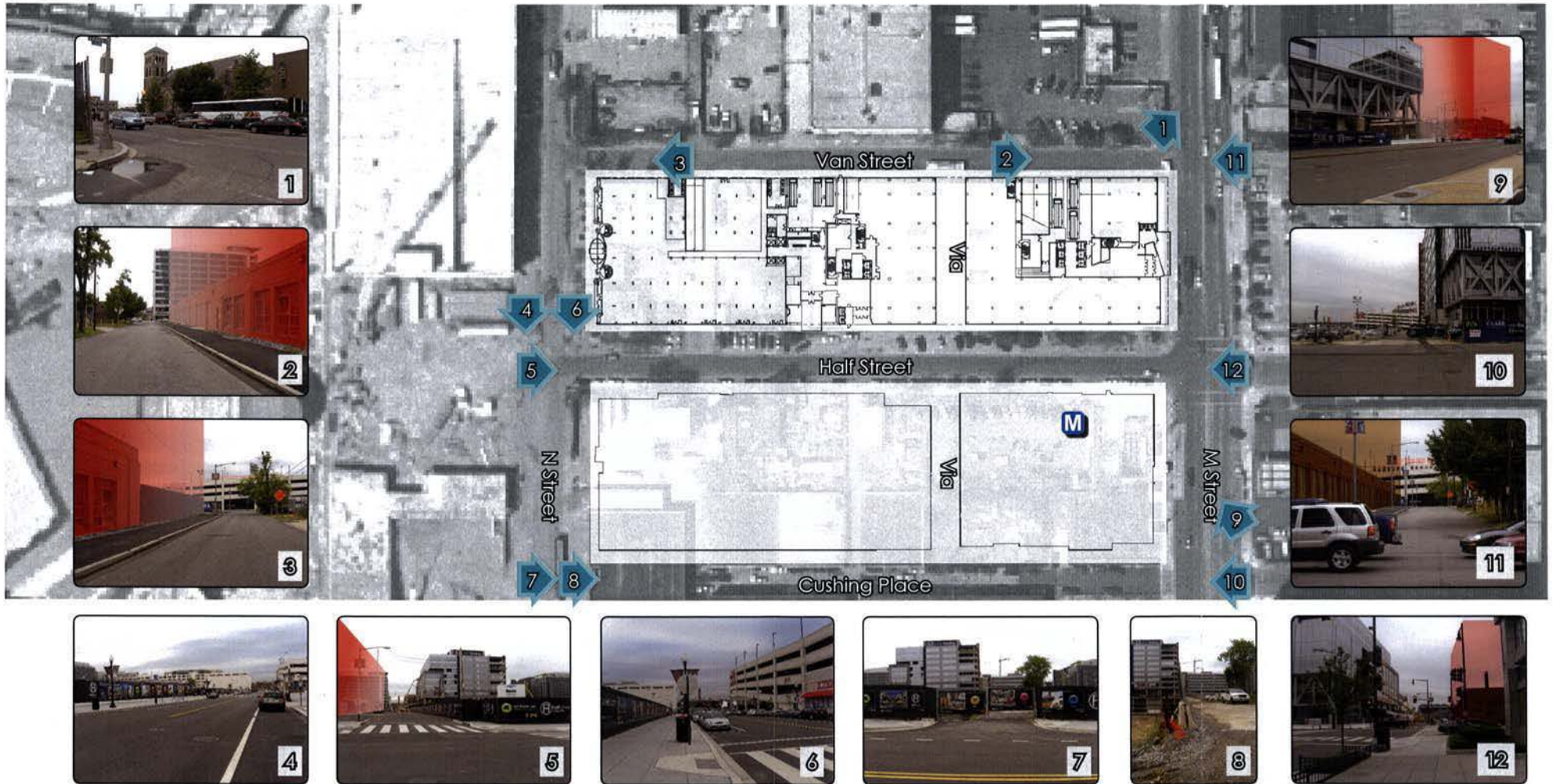
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streetsense
urban planning
landscape architecture
interior design
architectural rendering
project management

HALF STREET SQUARE 700

Akridge S1



Site Photographs and Key Plan



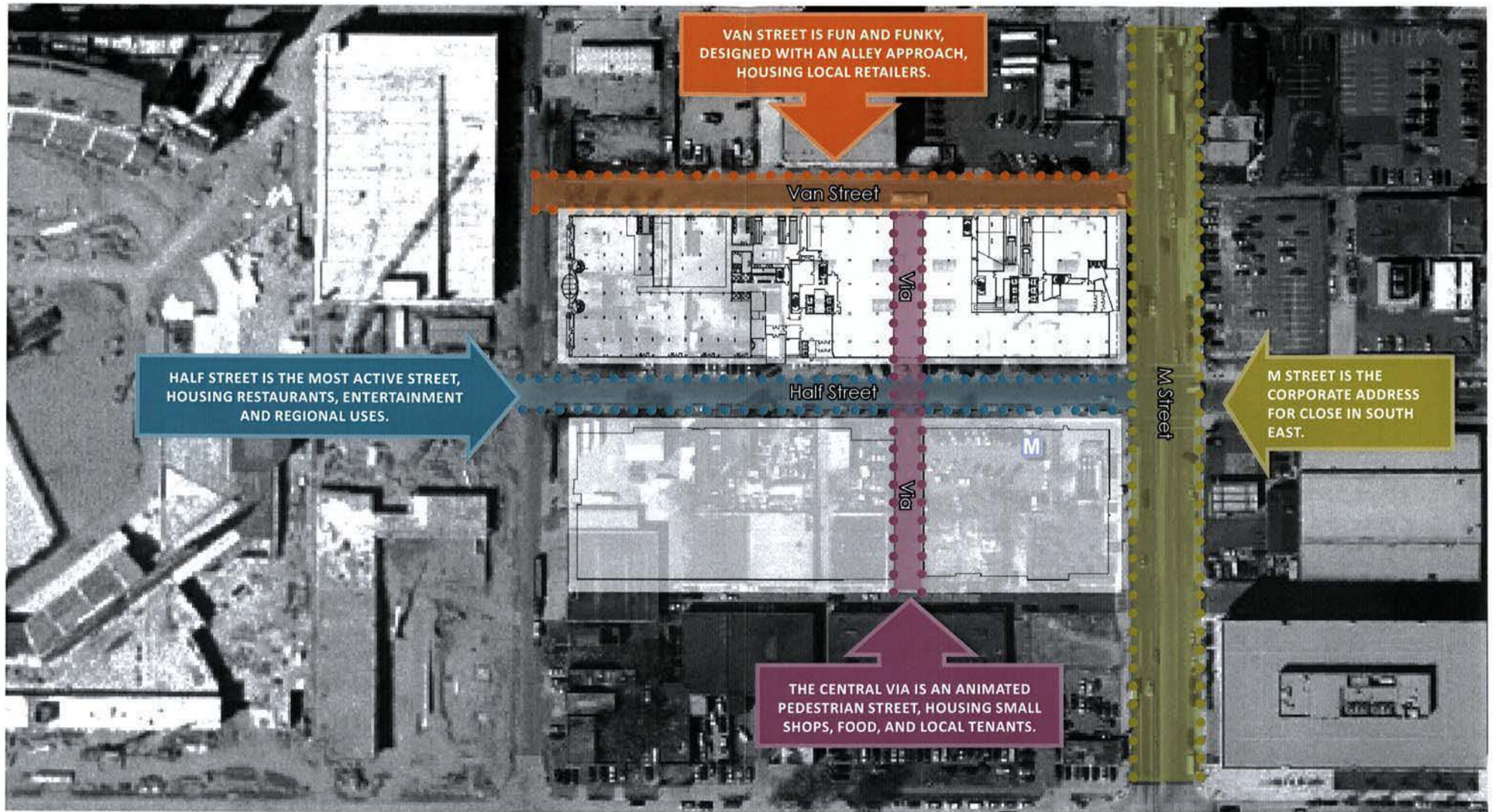
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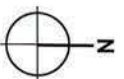
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ARCHITECTS
DESIGN
PLANNING
CONSULTING

HALF STREET
SQUARE 700

Akridge S2



Retail Vision



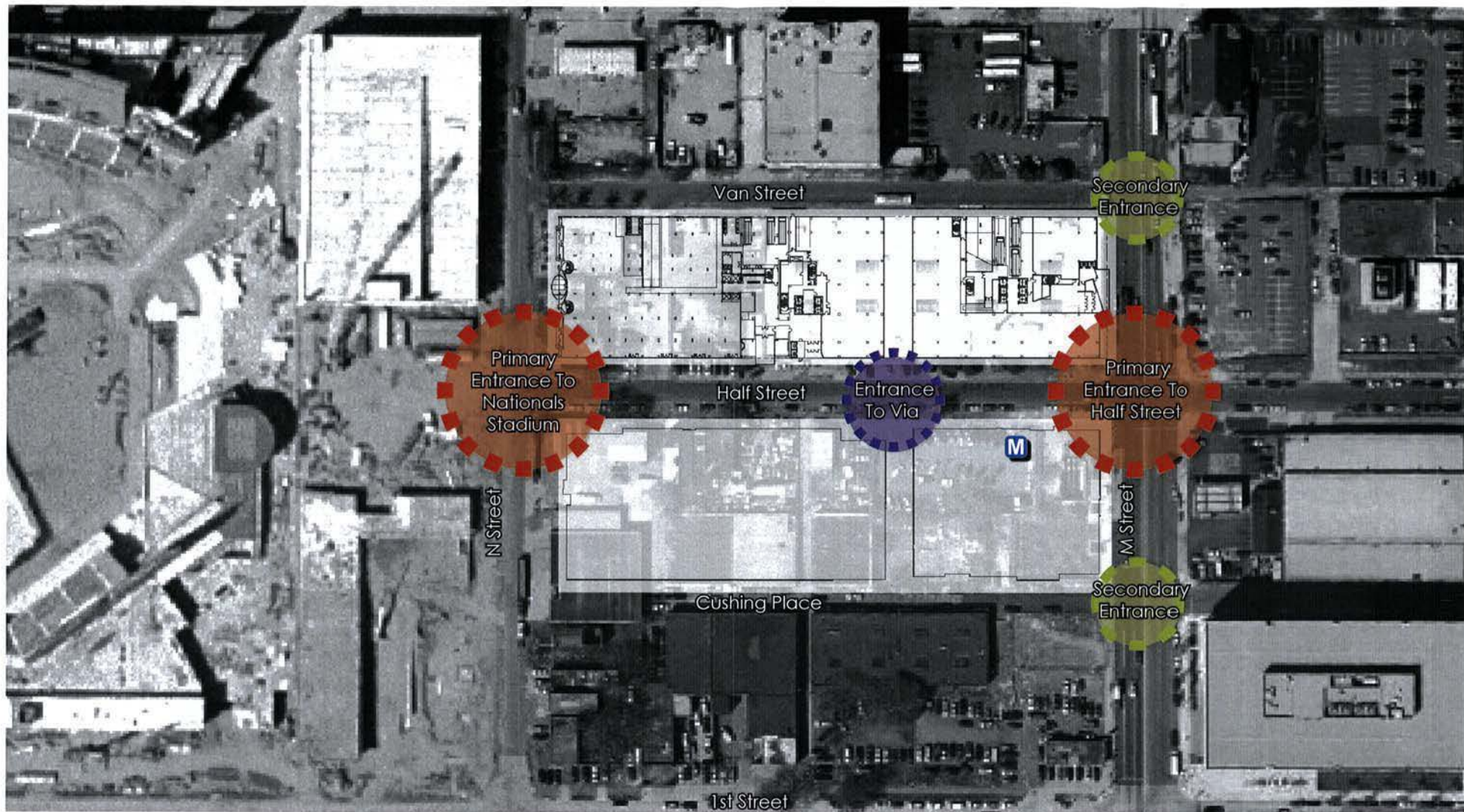
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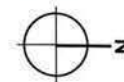
STRATEGIC
PLANNING
DESIGN
ARCHITECTURE
INTERIOR DESIGN

HALF STREET
SQUARE 700

Akridge R1



Site Entrances Analysis

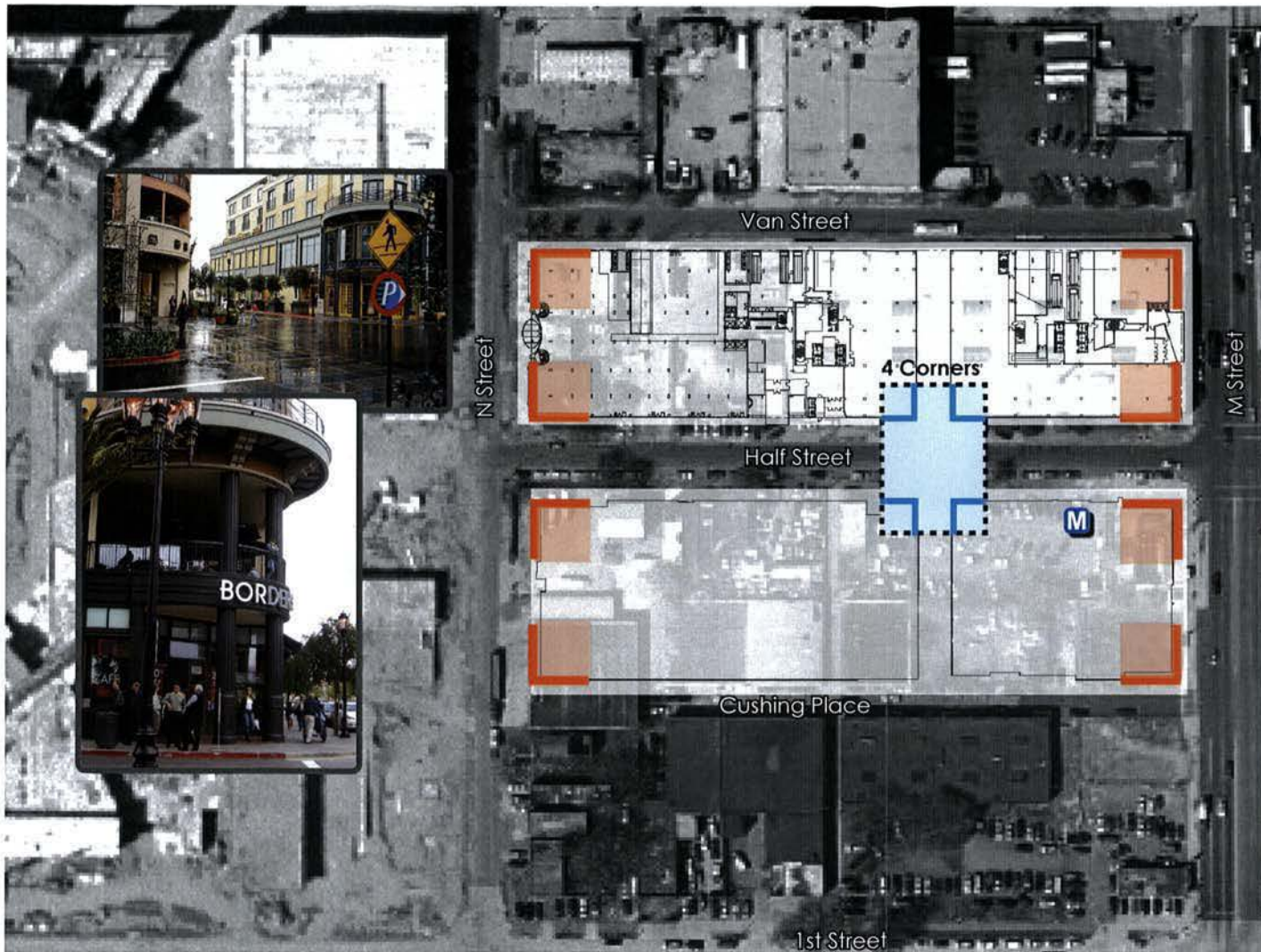


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HALF STREET
SQUARE 700

Akridge R2



Animated Corners

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

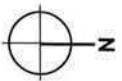


4 Corners thru Via

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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HALF STREET
SQUARE 700

Akridge 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

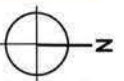
Sports Bar
Nike Flagship
Adidas
Under Armour
Puma
Bike Store
City Sports

NEIGHBORHOOD GOODS AND SERVICE

Specialty Grocery
Coffee

* CAN WORK FOR BOTH SIDES OF STREET

Half Street Merchandising

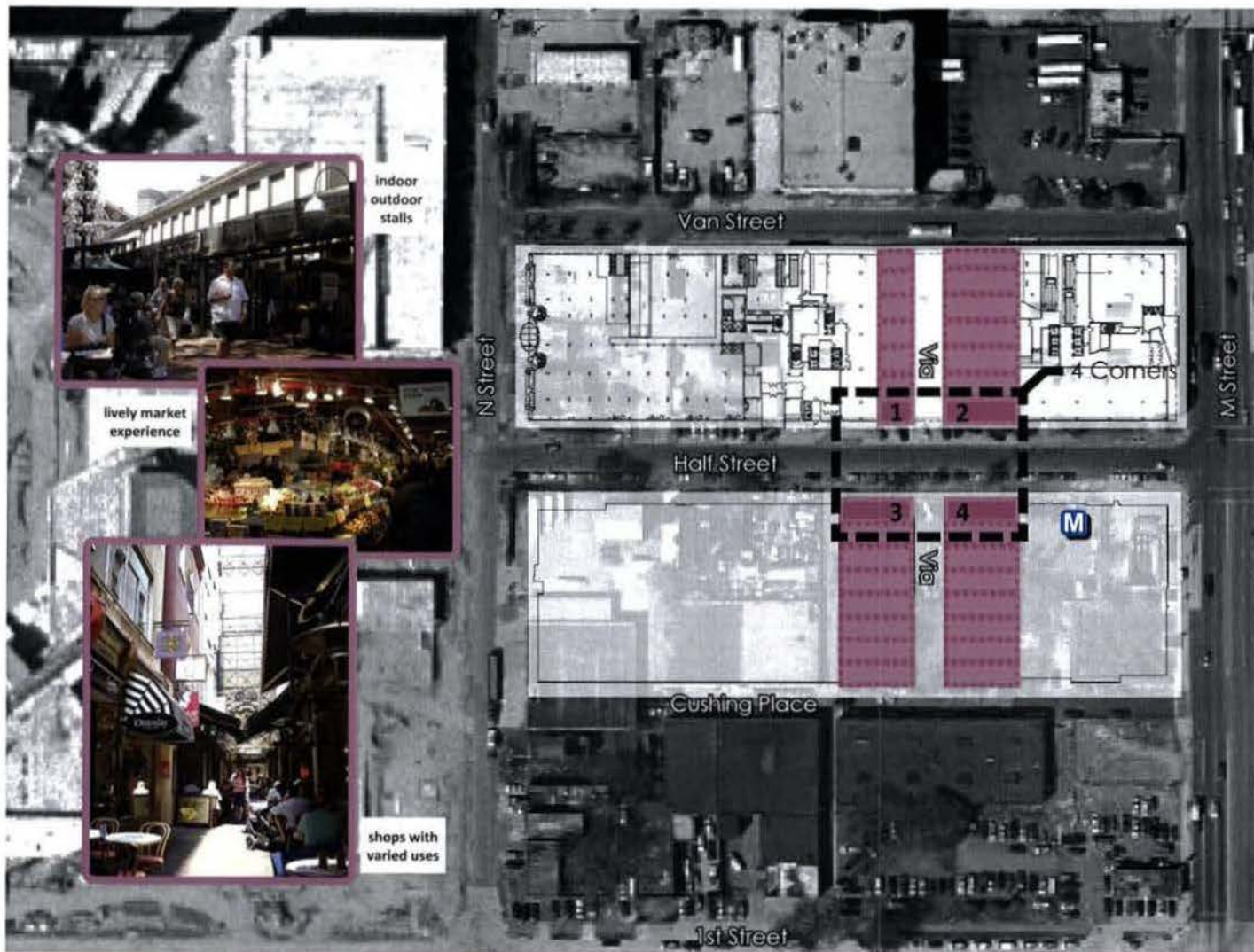


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HALF STREET
SQUARE 700

Alkridge 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

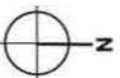


OPEN AIR VENDORS

Produce
Meats
Seafood
Flowers
Bakery
Nuts
Beverages
Quick-Bite

* EMBRACE THE FOUR CORNERS

Via Merchandising



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PLANNERS
DESIGNERS
CONSULTANTS

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

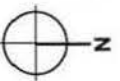
Local Food
Local Bar
Local Club
Watch Repair Shop
Shoe Repair
Ticket Broker

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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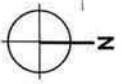
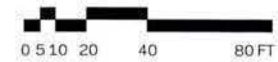
PROJECT
PLANNING
DESIGN
CONSTRUCTION
MANAGEMENT

HALF STREET
SQUARE 700

Akridge R6



Ground Floor Plan



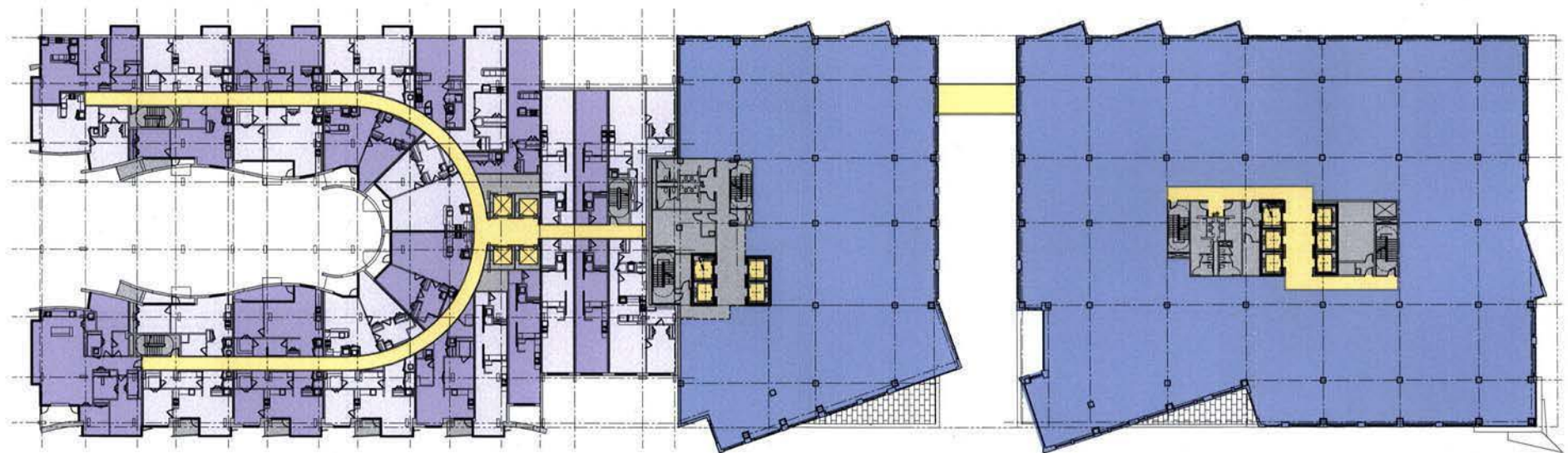
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ARCHITECTS
DESIGN
BUILD
MANAGE

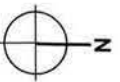
HALF STREET
SQUARE 700

Akridge A1



Lower Level Plan

0 5 10 20 40 80 FT

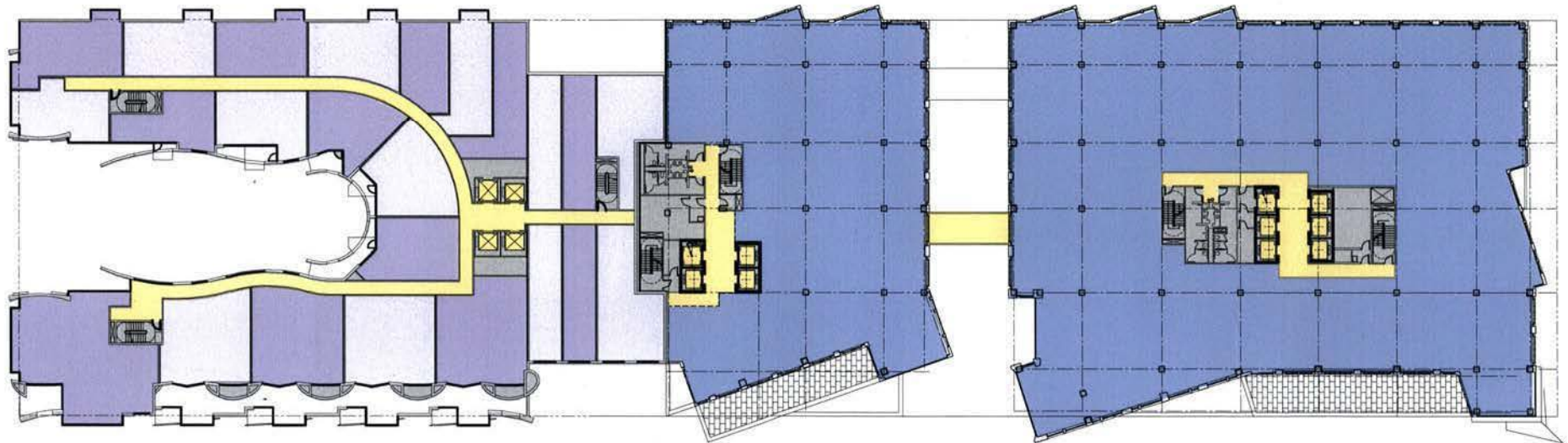


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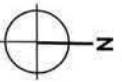
HALF STREET
SQUARE 700

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Upper Level Plan

0 5 10 20 40 80 FT



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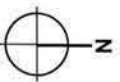
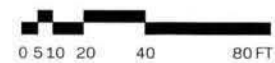


HALF STREET
SQUARE 700

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Roof Level Plan

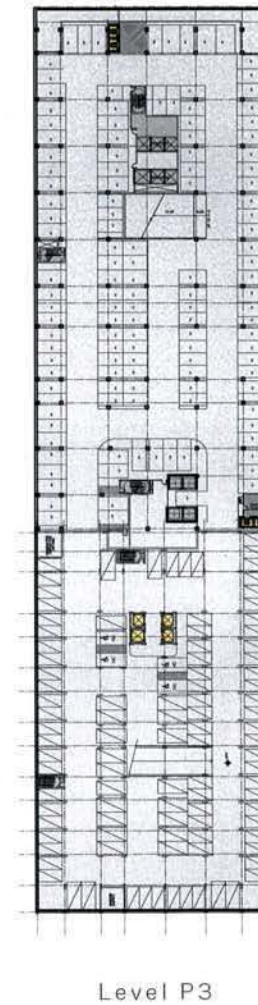
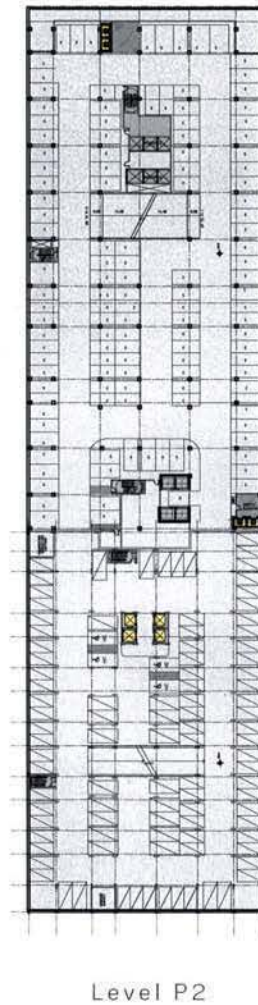
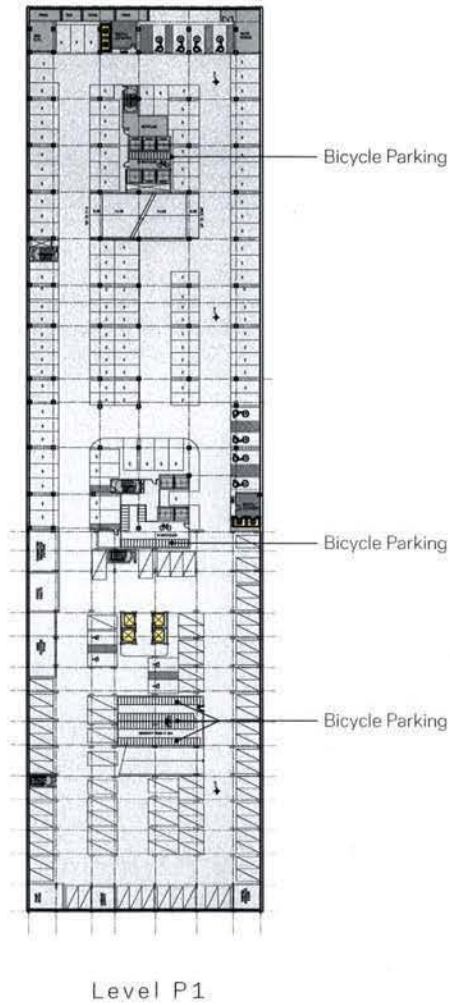


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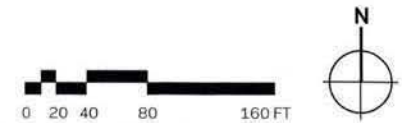
HALF STREET
SQUARE 700

Akridge A4



PARKING COMPIATION				
	STANDARD	COMPACT	HANDICAPPED	
P1	77	120	12	209
P2	88	134	4	226
P3	90	137	4	231
SUBTOTAL	255	291	20	566

BICYCLES PROVIDED - 147
 224 STANDARD PARKING SPACES REQUIRED (86 % OF 272)
 275 STANDARD PARKING SPACES PROVIDED (INCLUDING HANDICAPPED)



Parking Plans

HALF STREET
 SQUARE 700



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ARCHITECT
 CONSULTANT
 DESIGN
 DESIGN CONSULTANT
 DESIGN CONSULTANT

Akridge A5



Half Street Elevation



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HALF STREET
SQUARE 700

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M Street Elevation



N Street Elevation

Elevations



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HALF STREET
SQUARE 700

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Half Street SE



North Elevation

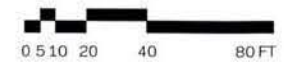
Van Street SE



Half Street SE

South Elevation

Via Elevations



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HALF STREET
SQUARE 700

Akridge A8



YELLOW
MANKATO
STONE



BUFF
BRICK



GREY HONED
MANKATO
STONE



BACKPAINTED
GLASS



ROMAN
BRICK



ALLEY



BRIDGES



ASHLAR CUT
STONE



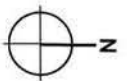
COPPER



MESH



Half Street Elevation with
Materials Legend and Images



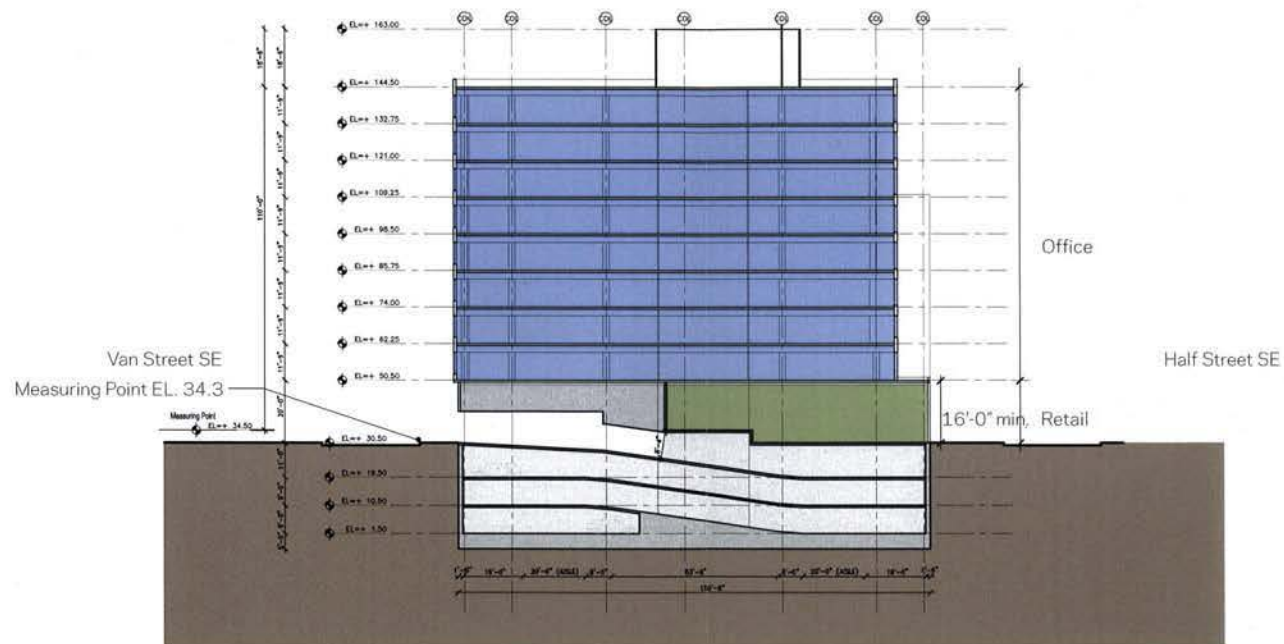
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REPRESENTED BY
STREETSENSE
ARCHITECTS
1000 N. 1ST ST.
SUITE 100
MINNEAPOLIS, MN 55401
TEL: 612.594.1000

HALF STREET
SQUARE 700

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East-West Section

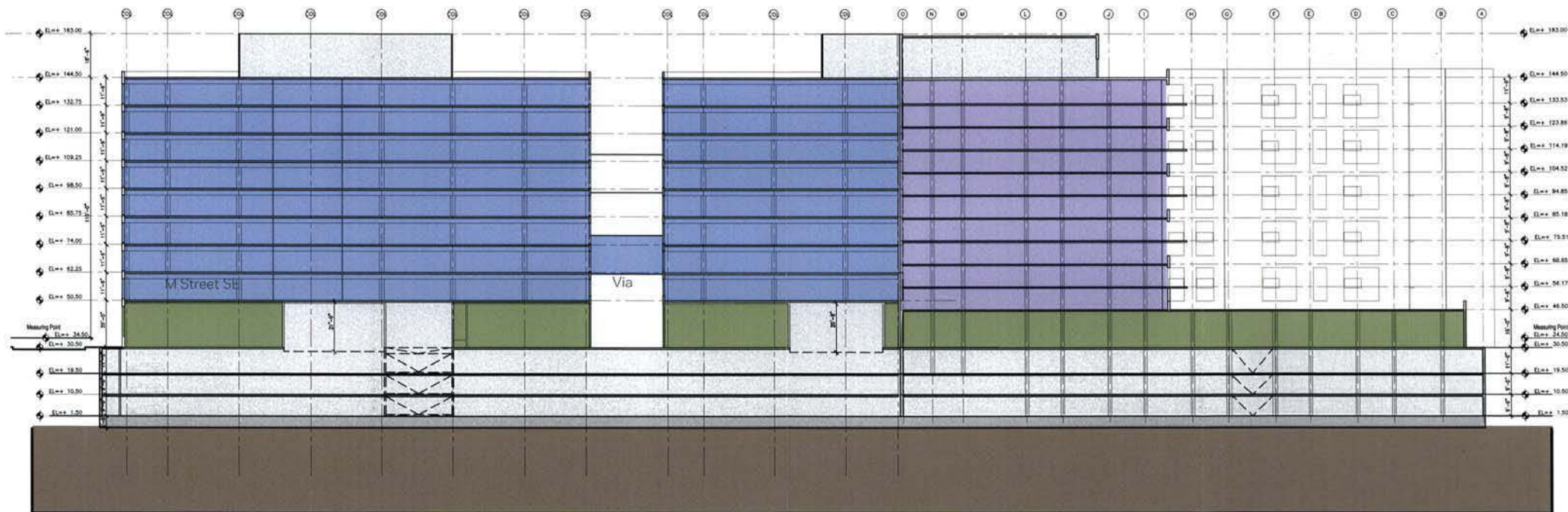
HALF STREET
SQUARE 700



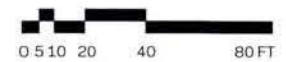
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Alkridge A10



North-South Section



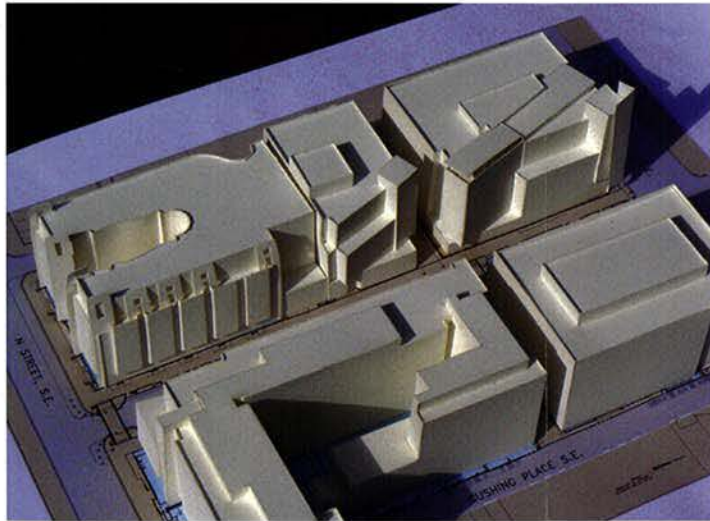
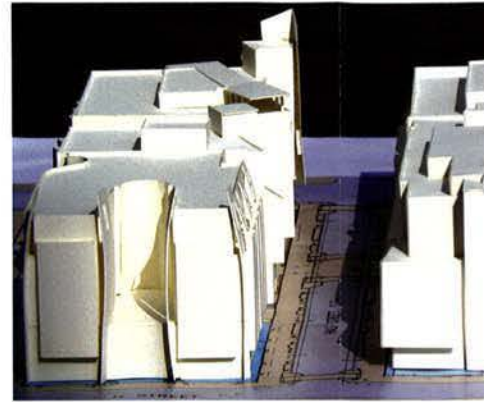
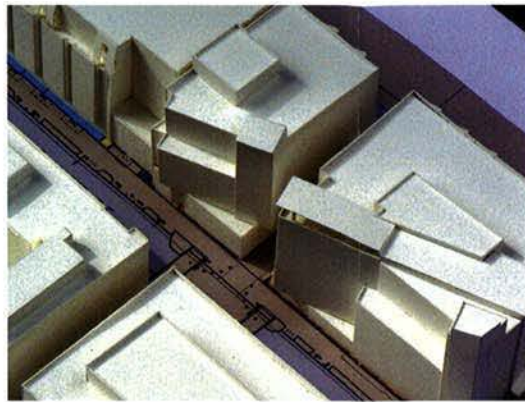
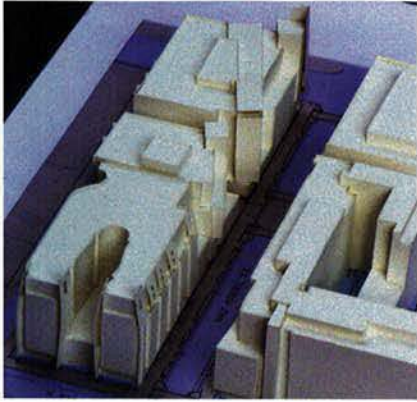
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streetsense
strategic planning
urban design
architectural design

HALF STREET
SQUARE 700

Akridge A11



Model Photographs



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urban design
planning
landscape
interior design
historic preservation

HALF STREET
SQUARE 700

Akridge M1



View of the Project from the Ballpark



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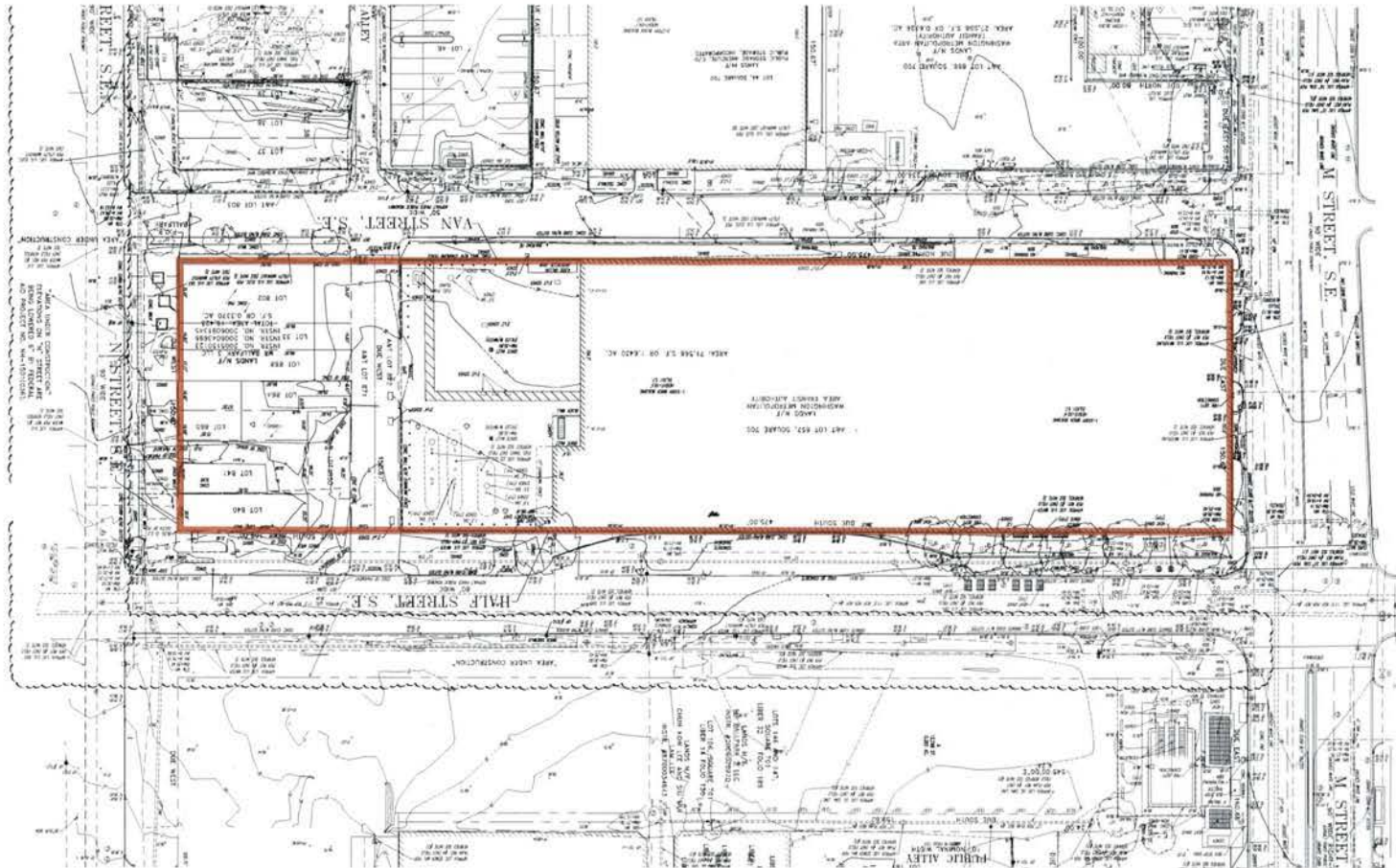
DESIGNED
CONCEPT
GENERAL
DESIGN
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

HALF STREET
SQUARE 700

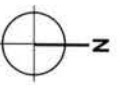
Akridge v1



Views of the Project from the Ballpark
and Towards the Ballpark



Site Survey



HALF STREET
SQUARE 700



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DESIGN
CONSULTING
ARCHITECTURE

Akridge Z1

Zoning Boundary Plan & Tabulations			
Zone:		CGCR 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:	363,735 sf	Total Non-Residential	420,522 sf
Residential	274,430 sf	Total Residential	274,430 sf
Retail	56,787 sf		
TOTAL	694,952 sf	TOTAL	694,952 sf

Zoning Regulations			
Capitol Gateway Overlay District (CGCR)			
	Required / Allowed		Proposed
Height (Height Act in CG Overlay District)	110-ft		110-ft
Total FAR Allowed			
Combined Lot Development	9.0 Max		7.90 FAR
FAR - Square 700 Lot			
Residential	9.0 Max		3.12 FAR
Office	-		4.13 FAR
Retail	-		0.65 FAR
Total Non-Residential	3.0 Max		4.78 FAR
TOTAL FAR	9.0 Max		7.90 FAR
Lot Occupancy			
Overall Building	100% Comm / 75% Resi		93%
Residential Component - 2nd Floor	75%		75%
Required Public Space	none required		none provided
Rear Yard	none required		none provided
Side Yard	none required		none provided
Courts - Open	Required / Allowed		Provided
Residential	3-in / foot	24 5-ft	Varies between 27-ft and 50-ft
Non-Residential	2.5-in / foot	--	None Planned
Courts - Closed			
Residential	4-in / foot	--	None Planned
Non-Residential	2.5-in / foot	--	None Planned
Roof Structure			
Number	One per core	3	More than 3
Setbacks	One to One	One to One	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	203	1 / 1,800 sf	203
Retail	1 / 750 sf > 3,000 sf	76	4.4 / 1,000 sf	250
Car Share	--	0	0.5 / 100 spaces	3
TOTAL		373		666
Bicycle Parking	--	0	0.4 / 1,000 sf	247
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	203	1 / 1,800 sf	203
Retail	1 / 750 sf	103	2.6 / 1,000 sf	200
Car Share	--	0	0.5 / 100 spaces	3
TOTAL		400		616
Bicycle Parking	--	0	0.4 / 1,000 sf	247

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'	4-30'

CG Overlay Inner		
	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'	15'
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
Loading		
South Loading Dock		
Office, Residential & Retail	2-55', 1-30', 2-20'	4-30'
Roof Structures		
Setbacks	One to One	Varies
Number	3	More than 3

Notes

Zoning Tabulation



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HALF STREET
SQUARE 700

Akridge Z2