PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP AMENDMENT

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

Sheet Number	Sheet Name
GENERAL	
G00-00	Cover / Index
G00-01	Current / Proposed Zoning Map / Vicinity Plan
G01-01	Image Board
G02-01	Architectural Site Plan (Rendered)
G02-02	Circulation Plan
G03-01	Street Elevations / Site Sections
G03-02	Street Elevations / Site Sections
G03-03	Street Sections
G04-01	Sustainable Considerations
ARCHITECTURE	
A01-01	Key Plan
WALMART	
A02-00	Contextual Integration of WalMart
A02-01	Lower Level Plan
A02-02	Store Level Plan
A02-03	Roof Plan
A02-11	Building Elevations
A02-12	Building Elevations
A02-31	Building Section
A02-41	Rendering
A02-42	Rendering
A02-43	Rendering
A02-44	Rendering
A02-45	Rendering
A02-46	Rendering
A02-47	Rendering
A02-48	Rendering
MIXED-USE BUILDING	
A03-01	Residential Parking / Retail Plan
A03-02	Retail Parking Plan
A03-03	Amenity Level Plan
A03-04	Typical Residential Level Plan
A03-05	Roof Plan
A03-11	Building Elevations
A03-12	Building Elevations
A03-21	Detail Elevations
A03-31	Building Sections
A03-41	Rendering
A03-42	Rendering
OFFICE BUILDING	
A04-01	Parking Level Plan
A04-02	Floor Plan
A04-03	Roof Plan
A04-31	Elevations / Building Section
A04-32	Elevations / Building Section
RESTAURANT	
A05-01	Floor Plan
A05-02	Roof Plan
A05-31	Elevations / Building Section
A05-32	Elevations / Building Section
LANDSCAPE	
L01-01	Existing Tree Survey
L02-01	Plant List and Images
L02-02	Hardscape Images
L02-03	Public Art Precedents
L03-01	Landscape Key Plan (Rendered)
L03-02	Planting Plan
L03-10	Landscape Detail Plan - "Gateway"
L03-11	Landscape Detail Plan - Walmart
L03-12	Landscape Detail Plan - 58th Street and Private Street 2
L03-13	Landscape Detail Plan - Restaurant
L03-14	Landscape Detail Plan - Mixed-Use Building
L03-15	Landscape Detail Plan - Office Building and Urban Court
CIVIL	
C00-01	Abbreviations and Legend
C00-10	Existing Site Area Tabulations
C00-11	Existing Conditions and Demo Plan
C00-20	Zoning Tabulations
C00-21	FAR Diagram / Dimensional Site Plan
C01-01	Overall Site Development Plan
C02-01	Overall Grading and Utility Plan
C02-01a	Partial Grading and Utility Plan - West
C02-01b	Partial Grading and Utility Plan - East
C03-01	Erosion and Sediment Control Plan
C03-02	Stormwater Management Plan & Narrative
C04-01	Truck Route Exhibit
C04-02	Truck Movement Exhibit

GENERAL NOTES:

1. THE INTERIOR LAYOUT SHOWN OF THE BUILDINGS IS SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
2. LANDSCAPING AND SPECIAL PAVING IN PUBLIC SPACES SUBJECT TO DDOT APPROVAL AND AVAILABILITY OF MATERIALS.

APPLICANT / OWNER:

CAPITOL GATEWAY MARKETPLACE LLC., C/O:

A&R DEVELOPMENT CORP
1040 PARK AVE, SUITE 300
BALTIMORE, MD 21201
(410) 783-3200
ATTN: FERAS QUMSEYA

DC HOUSING AUTHORITY
133 N CAPITOL ST NE, SUITE 150
WASHINGTON, DC 20002-7599
(202) 727-4097
ATTN: ADRIANNE TODMAN &
KERRY L. SMYSER

LAND USE ATTORNEY:

HOLLAND & KNIGHT
800 17TH ST NW, SUITE 1100
WASHINGTON, DC 20006
(202) 862-5978
ATTN: KYRUS FREEMAN

CIVIL ENGINEER:

BOWMAN CONSULTING GROUP
14020 THUNDERBOLT PL, SUITE 300
CHANTILLY, VA 20151
(703) 464-1000
ATTN: MIKE BIRKLAND &
SCOTT DELGADO

ARCHITECT / MASTER PLANNER:

PERKINS+WILL
1250 24TH ST NE, SUITE 800
WASHINGTON, DC 20037
(202) 737-1020
ATTN: DEREK WARR

WALMART ARCHITECT:

MASSA MONTALTO ARCHITECTS
3297 RT 66
NEPTUNE, NJ 07753
(732) 918-2300
ATTN: GABE MASSA

LANDSCAPE ARCHITECT:

BOWMAN CONSULTING GROUP
14020 THUNDERBOLT PL, SUITE 300
CHANTILLY, VA 20151
(703) 464-1000
ATTN: JACK STORY

LANDSCAPE ARCHITECT:

CARVALHO GOOD, PLLC
1025 CONNECTICUT AVE NE, SUITE 1060
WASHINGTON, DC 20036
(202) 857-9720
ATTN: BRUNO CARVALHO

TRANSPORTATION ENGINEER:

GOROVE / SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVE NW, SUITE 600
WASHINGTON, DC 20036
(202) 296-8628
ATTN: JIM WATSON

LEED CONSULTANT:

SUSTAINABILITY SERVICES
1 VICTORIA FALL COURT
SPARKS, MD 21152
(410) 215-1706
ATTN: PAT THOMAS

APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
ARCHITECT
PERKINS + WILL

ARCHITECT - WALMART
MMA

LANDSCAPE ARCHITECT
cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

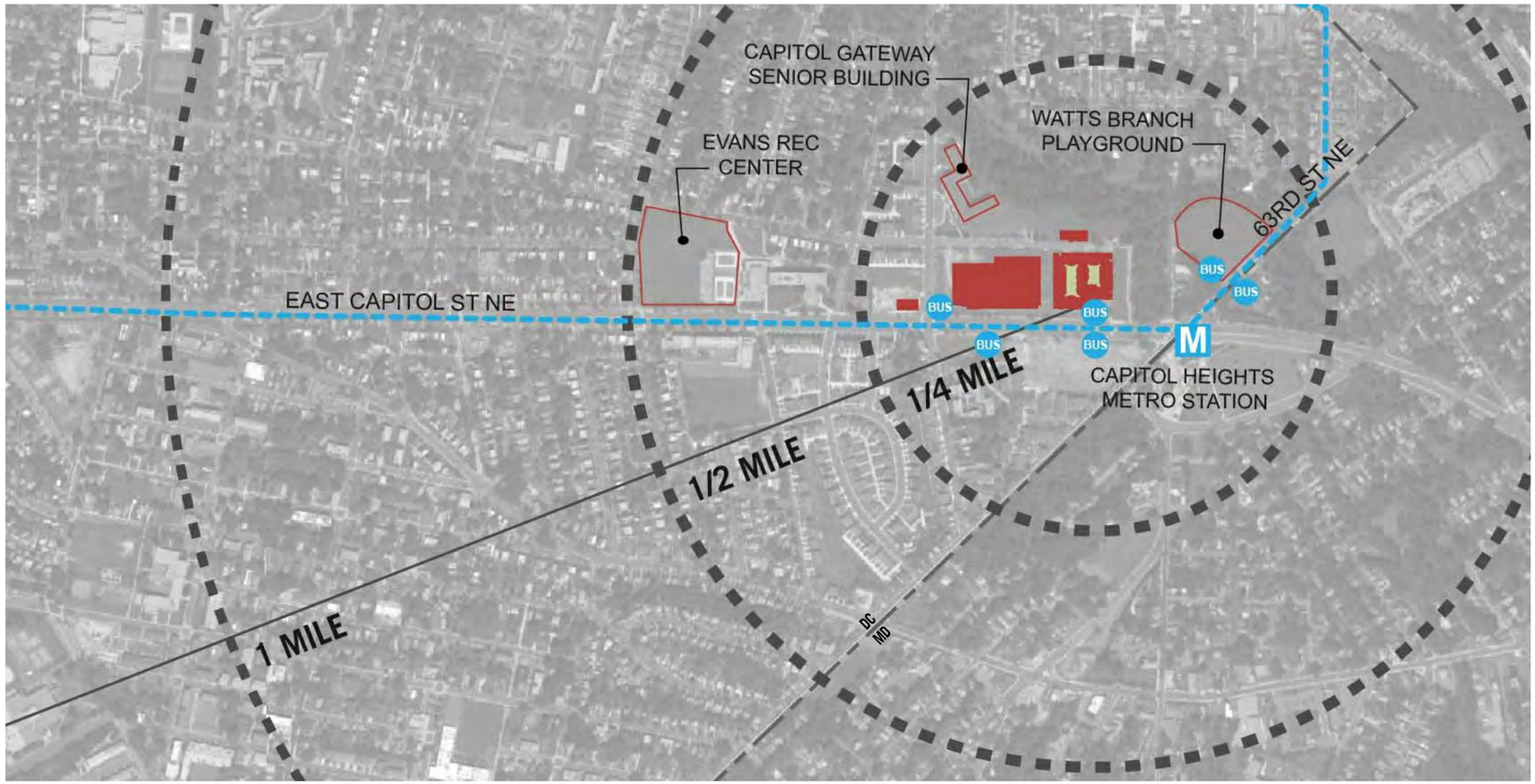
CAPITOL GATEWAY MARKETPLACE
WASHINGTON, DC

DATE
02.04.13

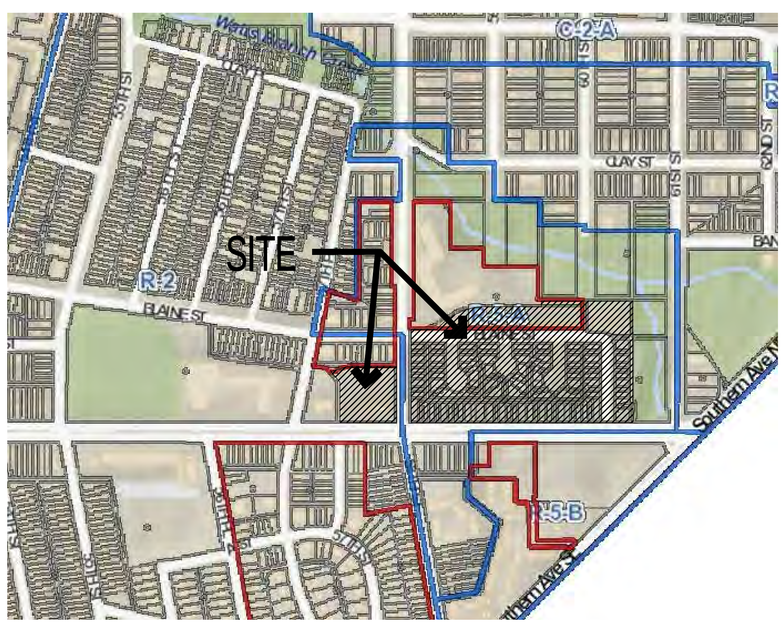
TITLE
COVER / INDEX

SHEET
G.00.00

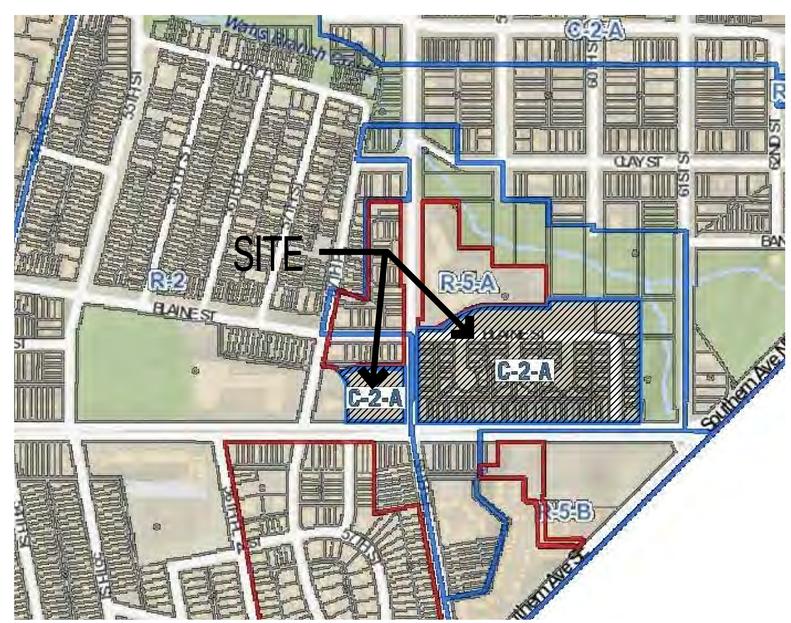
CONTINUED FROM PAGE 1
CASE NO. 13-14
EXHIBIT NO.13A1



1 VICINITY MAP
NOT TO SCALE



2 CURRENT ZONING MAP
NOT TO SCALE



3 PROPOSED ZONING MAP
NOT TO SCALE

APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
ARCHITECT
PERKINS + WILL

ARCHITECT - WALMART
MMA

LANDSCAPE ARCHITECT
cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

TITLE
CURRENT / PROPOSED ZONING MAP / VICINITY PLAN

SHEET
G.00-01

APPLICANT

A&R COMPANIES

LAND USE ATTORNEY

Holland & Knight

MASTER PLANNER
ARCHITECT

PERKINS + WILL

ARCHITECT - WALMART

MMA

LANDSCAPE ARCHITECT

cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT

Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE

02.04.13

TITLE

IMAGE BOARD

SHEET

G01-01

1 ARCHITECTURAL SITE PLAN
1" = 50'-0"

N

APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
ARCHITECT
PERKINS + WILL

ARCHITECT - WALMART
MMA

LANDSCAPE ARCHITECT
cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

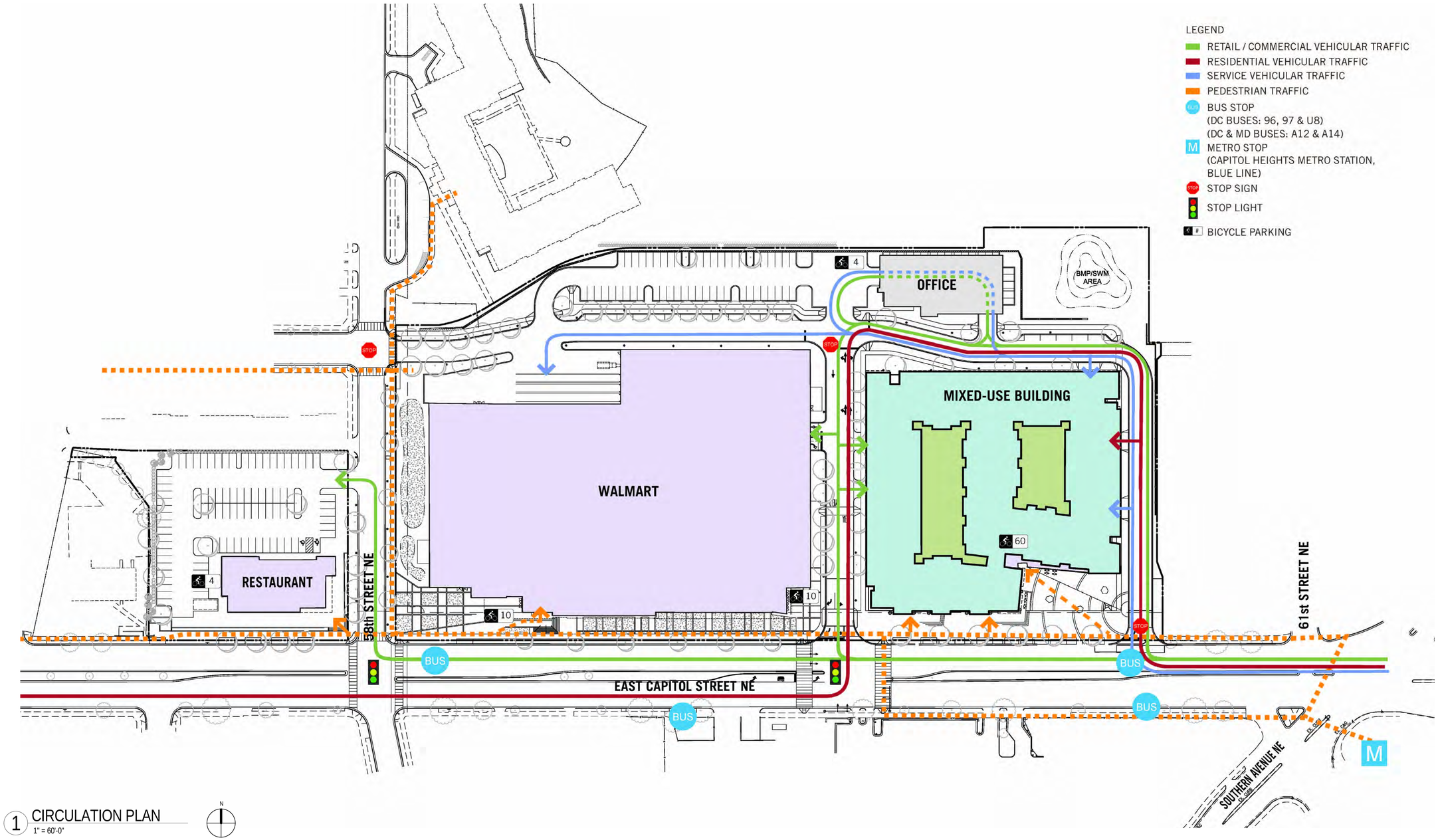
CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

TITLE
ARCHITECTURAL SITE PLAN (RENDERED)

SHEET
G.02-01



1 CIRCULATION PLAN
1" = 60'-0"

APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
ARCHITECT
PERKINS + WILL

ARCHITECT - WALMART
MMA

LANDSCAPE ARCHITECT
cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE

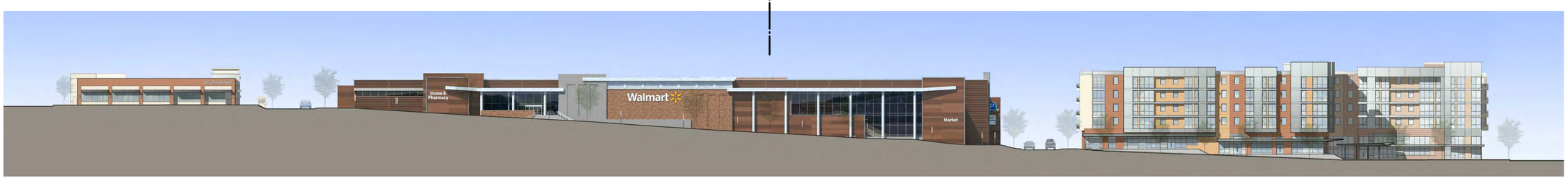
WASHINGTON, DC

DATE
02.04.13

TITLE
CIRCULATION PLAN

SHEET
G.02-02

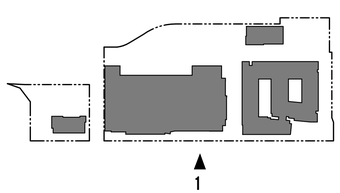
2 | 3



1 EAST CAPITOL STREET ELEVATION
1" = 40'-0"

2 ENLARGED EAST CAPITOL STREET ELEVATION, WEST
1" = 20'-0"

3 ENLARGED EAST CAPITOL STREET ELEVATION, EAST
1" = 20'-0"



APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
ARCHITECT
PERKINS + WILL

ARCHITECT - WALMART
MMA

LANDSCAPE ARCHITECT
cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

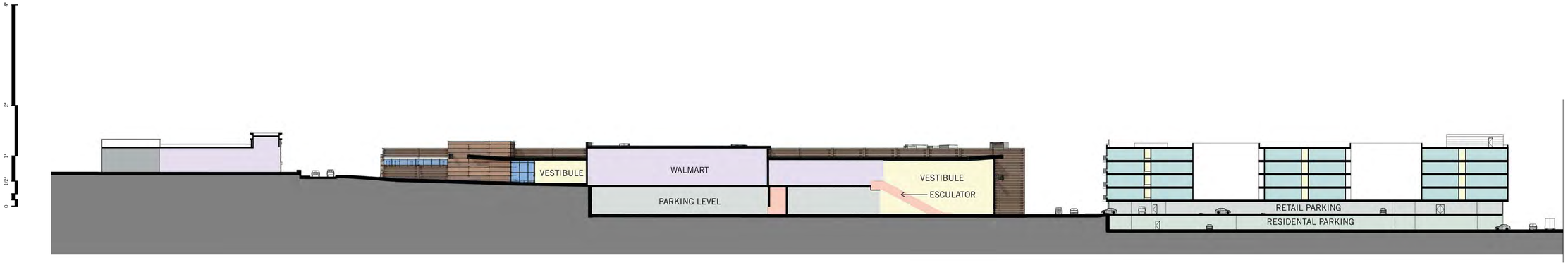
CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

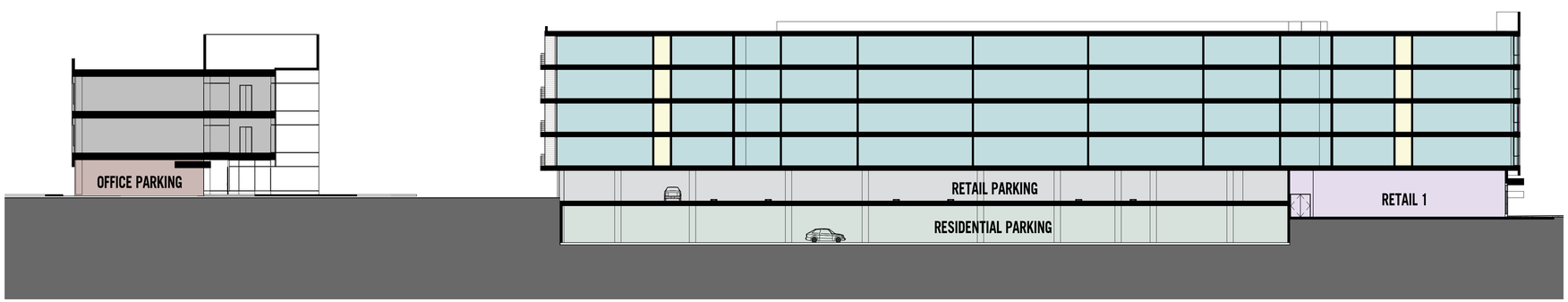
TITLE
STREET ELEVATIONS AND SITE SECTIONS

SHEET
G.03-01



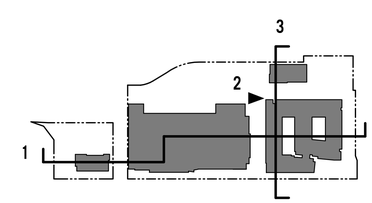
1 STREET SECTION 1
1" = 40'-0"

2 STREET ELEVATION
1" = 20'-0"



3 STREET SECTION 2
1" = 20'-0"

LEGEND
- CORRIDOR
- SERVICES AND SUPPORT
- VERTICAL CIRCULATION
- RETAIL PARKING
- RESIDENTIAL PARKING
- OFFICE PARKING
- RESIDENTIAL
- RETAIL
- OFFICE



APPLICANT
A&R COMPANIES

LAND USE ATTORNEY
Holland & Knight

MASTER PLANNER
ARCHITECT
PERKINS + WILL

ARCHITECT - WALMART
MMA

LANDSCAPE ARCHITECT
cgla

CIVIL ENGINEER
LANDSCAPE ARCHITECT
Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE
02.04.13

TITLE
STREET ELEVATIONS AND SITE SECTIONS

SHEET
G.03-02