

PLANNED UNIT DEVELOPMENT (PUD) AND ZONING MAP AMENDMENT
CAPITOL GATEWAY MARKETPLACE
 WASHINGTON, DC



Sheet Number	Sheet Name	Sheet Number	Sheet Name
GENERAL		LANDSCAPE	
G00-00	Cover / Index	L01-01	Existing Tree Survey
G00-01	Current / Proposed Zoning Map / Vicinity Plan	L02-01	Plant List and Images
G01-01	Image Board	L02-02	Hardscape Images
G02-01	Architectural Site Plan (Rendered)	L02-03	Public Art Precedents
G02-02	Circulation Plan	L03-01	Landscape Key Plan
G03-01	Street Elevations / Site Sections	L03-02	Planting Plan
G03-02	Street Sections	L03-10	Landscape Detail Plan
G04-01	Sustainable Considerations	L03-11	Landscape Detail Plan
G04-02	Preliminary Mixed-Use Building LEED Scorecard	L03-12	Landscape Detail Plan
L03-13	Landscape Detail Plan		
ARCHITECTURE		CIVIL	
A01-01	Key Plan	C00-01	Abbreviations and Legend
WALMART		C00-10	Existing Site Area Tabulations
A02-01	Lower Level Plan	C00-11	Existing Conditions and Demo Plan
A02-02	Store Level Plan	C00-20	Zoning Tabulations
A02-03	Roof Plan	C00-21	FAR Diagram / Dimensional Site Plan
A02-11	Building Elevations	C01-01	Overall Site Development Plan
A02-12	Building Elevations	C02-01	Overall Grading and Utility Plan
A02-31	Building Section	C02-01a	Partial Grading and Utility Plan - West
A02-32	Line of Sight Diagram	C02-01b	Partial Grading and Utility Plan - East
A02-41	Rendering	C03-01	Erosion and Sediment Control Plan
A02-42	Rendering	C03-02	Stormwater Management Plan & Narrative
A02-43	Rendering	C04-01	Truck Route Exhibit
A02-44	Rendering	C04-02	Truck Movement Exhibit
A02-45	Renderings	C05-01	Conceptual Retaining Wall Details
A02-46	Renderings	C05-02	Conceptual Retaining Wall Details
A02-47	Renderings	C05-03	Conceptual Retaining Wall Renderings
A02-48	Renderings	C05-04	Conceptual Retaining Wall Images / Precedent
A02-49	Renderings		
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	Enlarged Elevations		
A03-22	Enlarged Elevations		
A03-23	Enlarged Elevations		
A03-24	Enlarged Elevations		
A03-25	Enlarged Elevations		
A03-26	Enlarged Elevations		
A03-27	Enlarged Elevations		
A03-31	Building Sections		
A03-41	Schematic Wall Sections		
A03-42	Schematic Wall Sections		
A03-51	Rendering		
A03-52	Rendering		
A03-53	Rendering		
A03-54	Rendering		
RESTAURANT			
A04-01	Floor Plan		
A04-02	Roof Plan		
A04-11	Building Elevations		
A04-31	Building Sections		
A04-41	Rendering		
A04-42	Rendering		
A04-43	Rendering		
A04-44	Rendering		
A04-45	Rendering		
A04-51	Site Features		
A04-52	Adaptation Guideline		

- GENERAL NOTES:**
- 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.
 - 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

MIXED-USE ARCHITECT:

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

WALMART/RESTAURANT 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



LAND USE ATTORNEY
Holland & Knight
 ARCHITECT - WALMART
 ARCHITECT - RESTAURANT



ARCHITECT - MIXED-USE
PERKINS+WILL
 LANDSCAPE ARCHITECT



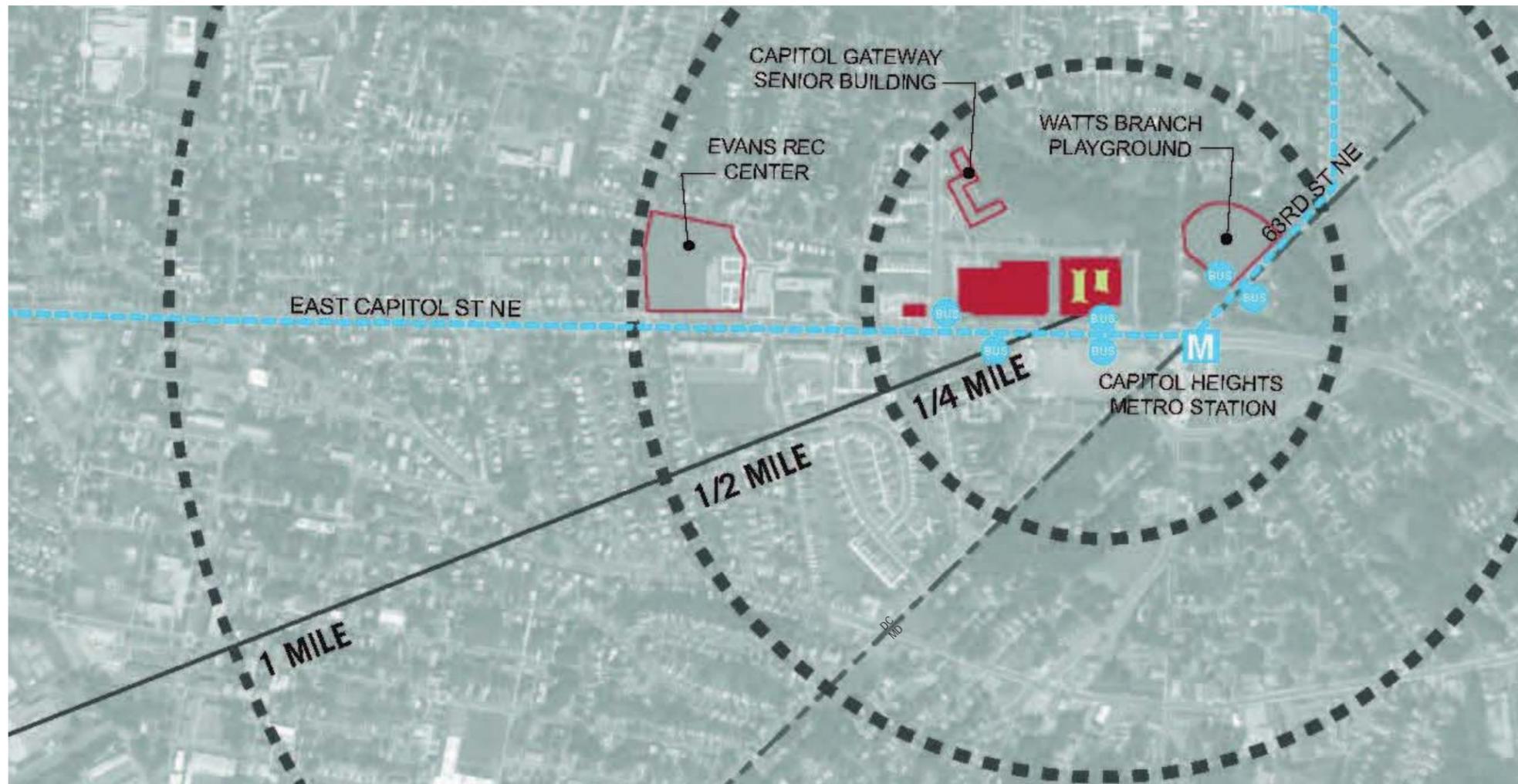
CIVIL ENGINEER
 LANDSCAPE ARCHITECT
Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE
 WASHINGTON, DC

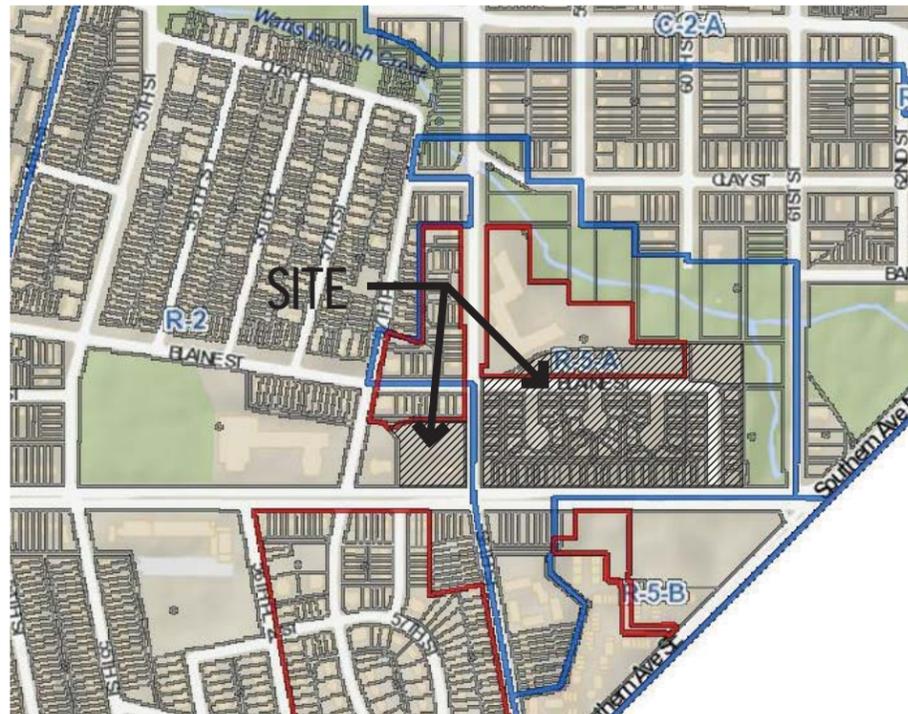
DATE
05.31.13
 TITLE

COVER / INDEX

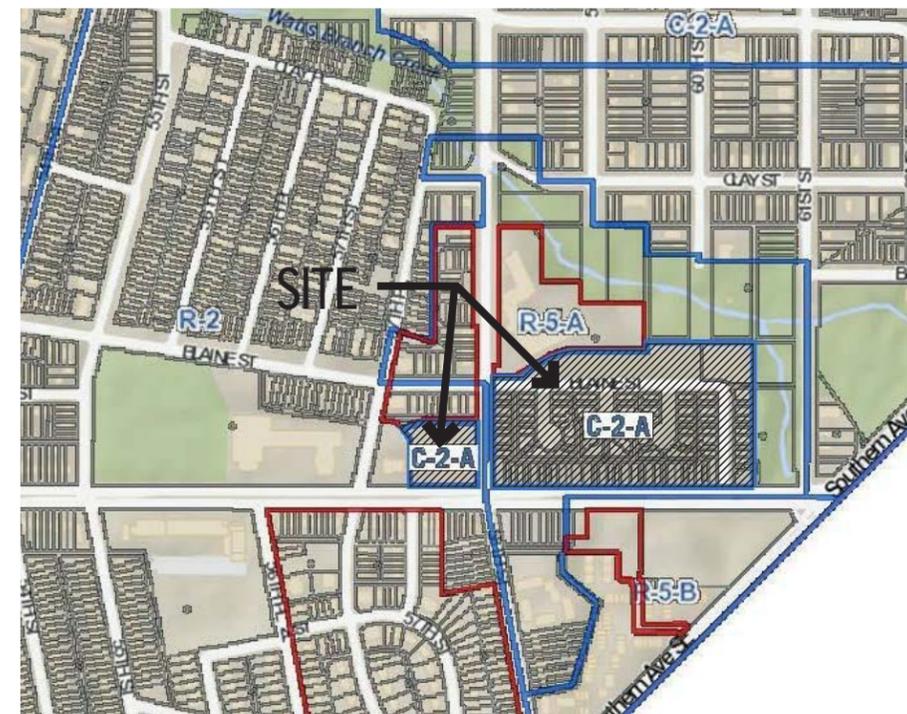
ZONING COMMISSION
 District of Columbia
 CASE NO. 12-16
 EXHIBIT NO. 2-10
G-00-00
 Page 1 of 89



1 VICINITY MAP
NOT TO SCALE



2 CURRENT ZONING MAP
NOT TO SCALE



3 PROPOSED ZONING MAP
NOT TO SCALE

CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC



**CAPITOL GATEWAY
 MARKETPLACE**
 WASHINGTON, DC





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



CAPITOL GATEWAY
MARKETPLACE

WASHINGTON, DC

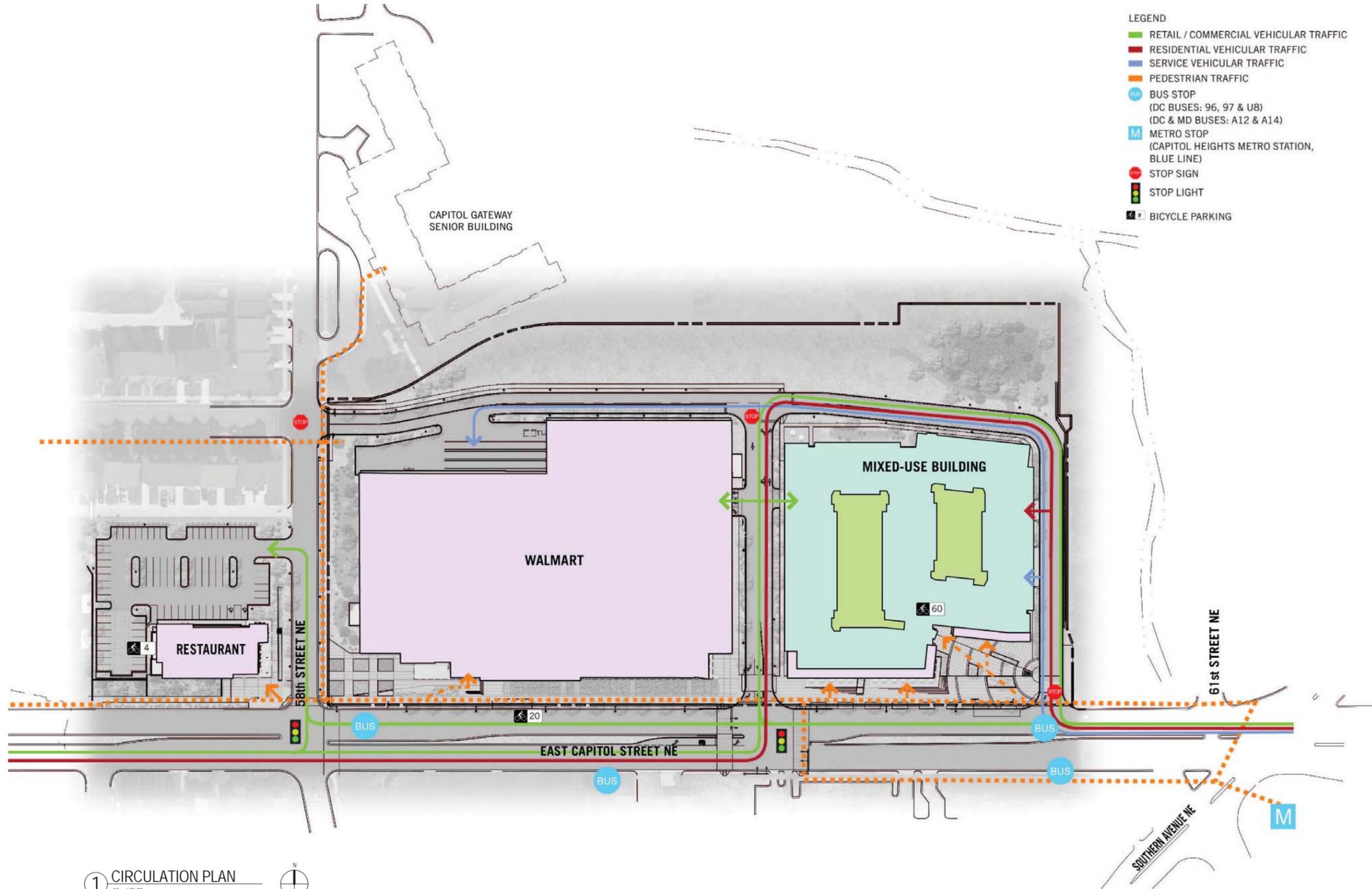
DATE
05.31.13

TITLE
ARCHITECTURAL SITE
PLAN (RENDERED)

SHEET

G.02-01
Page 4 of 89

4
2
1
0



- LEGEND**
- RETAIL / COMMERCIAL VEHICULAR TRAFFIC
 - RESIDENTIAL VEHICULAR TRAFFIC
 - SERVICE VEHICULAR TRAFFIC
 - PEDESTRIAN TRAFFIC
 - BUS STOP
(DC BUSES: 96, 97 & U8)
(DC & MD BUSES: A12 & A14)
 - METRO STOP
(CAPITOL HEIGHTS METRO STATION,
BLUE LINE)
 - STOP SIGN
 - STOP LIGHT
 - BICYCLE PARKING

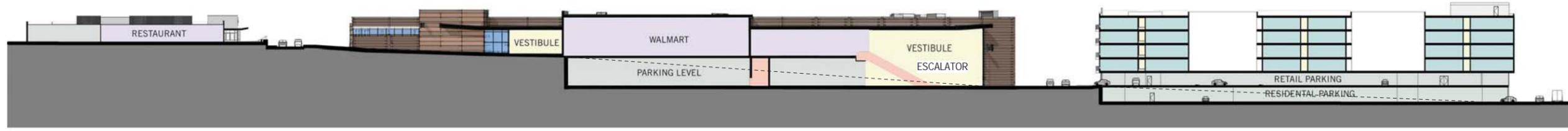
1 CIRCULATION PLAN
1" = 60'-0"



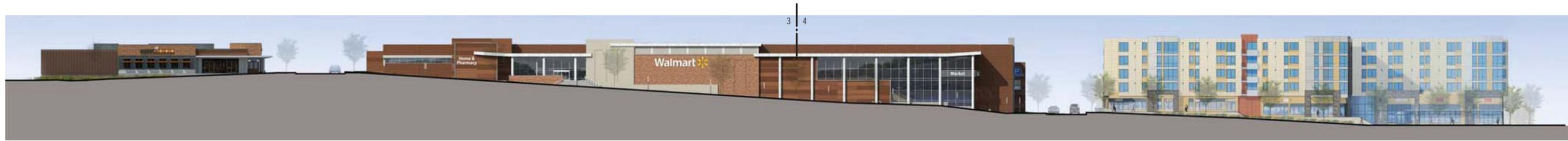
CAPITOL GATEWAY
MARKETPLACE

WASHINGTON, DC

4
3
2
1
0



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



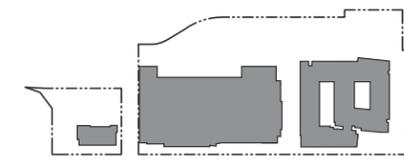
2 EAST CAPITOL STREET ELEVATION
1" = 40'-0"



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

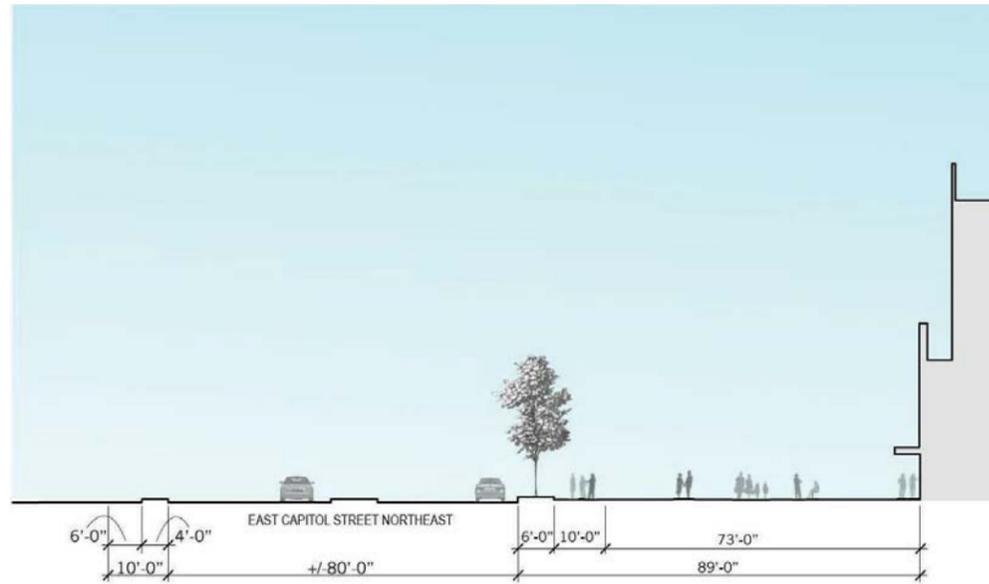


4 ENLARGED EAST CAPITOL STREET ELEVATION, EAST
1" = 20'-0"

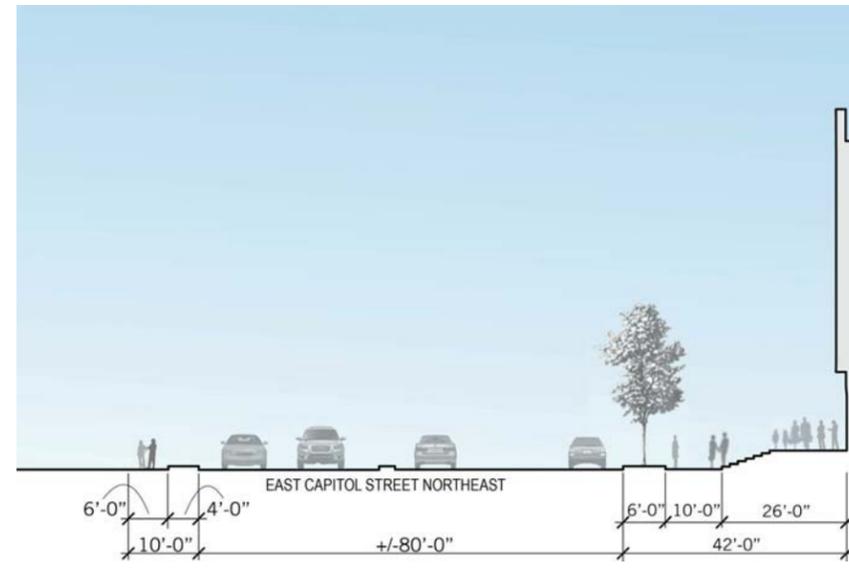


CAPITOL GATEWAY
MARKETPLACE
WASHINGTON, DC

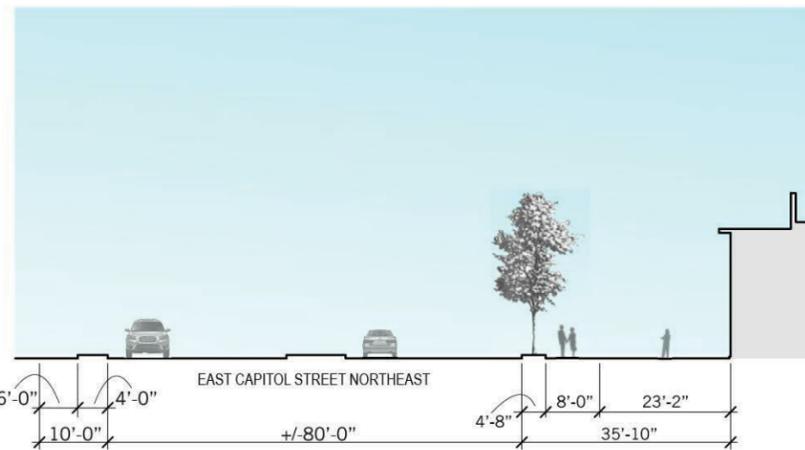
4
2
1
0
1/16"



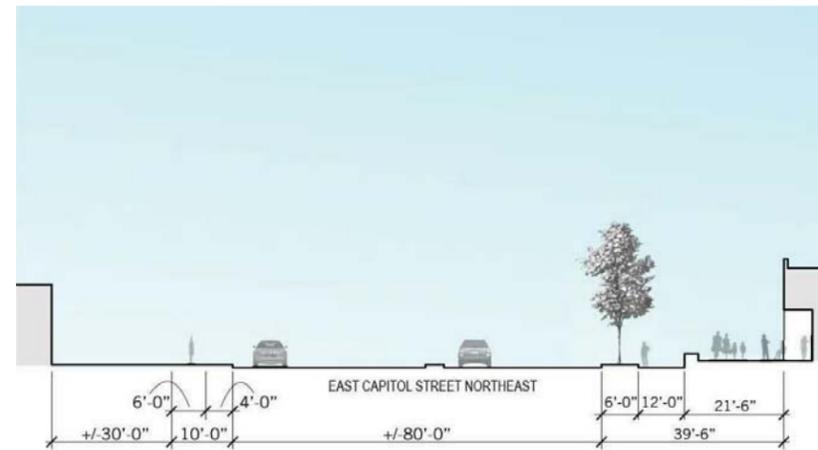
1 EAST CAPITOL STREET SECTION 1
1/16" = 1'-0"



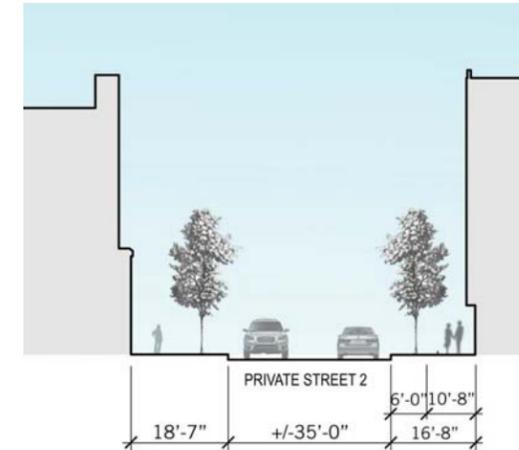
2 EAST CAPITOL STREET SECTION 2
1/16" = 1'-0"



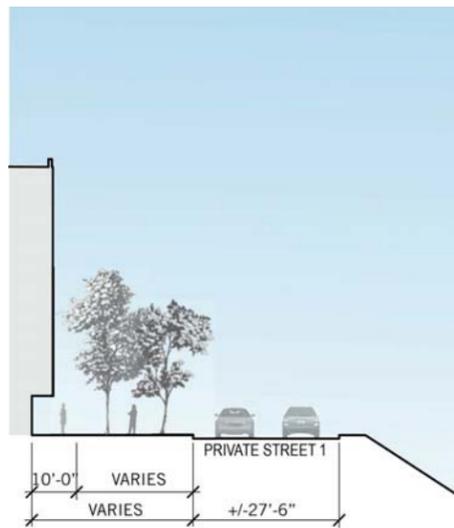
3 EAST CAPITOL STREET SECTION 3
1/16" = 1'-0"



4 EAST CAPITOL STREET SECTION 4
1/16" = 1'-0"



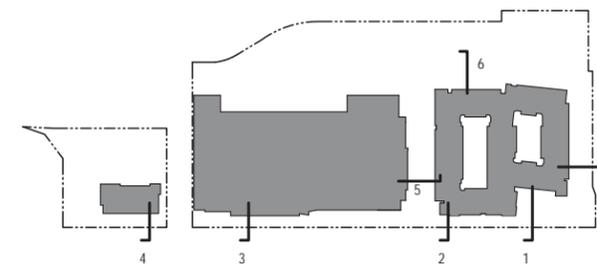
5 PRIVATE STREET 2 SECTION
1/16" = 1'-0"



6 PRIVATE STREET 1 SECTION 1
1/16" = 1'-0"



7 PRIVATE STREET 1 SECTION 2
1/16" = 1'-0"



CAPITOL GATEWAY
MARKETPLACE

WASHINGTON, DC

SITE FEATURES

Community Connectivity

- All Buildings Are Within Walking Distance To Multiple Transportation Options, Including Bus And Metro.
- All Buildings Are Within Walking Distance Of Neighborhood Services And Amenities Such As Banks, Churches, Laundromats, Community Centers, And Parks.
- Buildings Will Offer Amenities And Services Currently Lacking In The Surrounding Neighborhood, Such As Fresh Produce And Groceries, And Small- And Large-format Retail.

Bioretention Basins

- Utilization of basins to slow and treat on-site stormwater runoff. Stormwater is directed to the basin and then percolates through the system where it is treated by a number of physical, chemical and biological processes. The slowed, cleaned water is allowed to infiltrate native soils or directed to nearby stormwater drains or receiving waters.

Bioretention Systems

- Bioretention Systems will capture, cycle and immobilize stormwater pollutants to treat urban runoff. For effective stormwater management, the combination of landscape vegetation and a specially designed filter media allows bacteria, metals, nutrients and total suspended solids (TSS) to be removed naturally.

Restaurant Rain Gardens

- Rain Gardens will be used to detain and treat stormwater runoff from impervious surfaces, while maintaining an aesthetic appeal. Stormwater will be allowed to slowly infiltrate into engineered soils and sub-soils and drain into an existing storm system or receiving water. Specially selected vegetation will serve as both a form of stormwater treatment and an attractive landscape feature.

High-recycled Content And Regionally Sourced Materials

- Materials And Finishes With A High Percentage Of Recycled Content Will Be Used Where Possible.
- Locally-sourced Materials And Finishes Will Be Used Where Possible.

Water Efficient Landscaping

- Landscaping will use climate-tolerant plants that do not require a permanent irrigation system and will survive on rainfall after initial establishment.
- Minimize the amount of site area covered with turf by using native grasses and mulch.

Plaza Open Space / Restore Habitat

- Urban Plaza provides relief from urban density as well as an opportunity for vegetation in an urban context.
- Plant steep sloped areas with native or adapted grasses to control runoff and promote habitat.
- Design parking and roadways to preserve open land that provides connections to adjacent riparian corridor.

Permeable Pavement

- Surface runoff will be reduced through the use of pervious paving materials.
- Surface runoff will be filtered through the soil below the permeable pavement reducing the pollutants.

Alternative Transportation

- Multiple indoor and outdoor bike storage and bike rental areas make bicycle travel convenient and appealing.
- Preferred parking provided for low-emitting and fuel-efficient vehicles in the Mixed-Use building

BUILDING FEATURES

Covered Parking

- The Majority Of Onsite Parking Is Under Cover, Dramatically Reducing The Heat Island Effect And Reducing The Amount Of Impervious Land Coverage.
- Light Pollution Is Reduced By Minimizing The Need For Brightly-lit Surface Parking.



High-albedo

- The Heat Island Effect Will Be Further Mitigated Through The Use Of High-albedo In Most Areas.

Construction Waste Reduction

- All New Construction Will Divert A Minimum Of 75% Of Construction Waste From Landfills.

Storage And Collection Of Recyclables

- All Buildings Will Contain Dedicated, Easily-accessible Areas For Storage And Collection Of Recycled Materials.

No Smoking Buildings

- All Buildings Will Be Designated Non-smoking Buildings.

Water Use Reduction

- Demand For Potable Water Will Be Reduced Through The Use Of Low-flow Plumbing Fixtures And Water Closets.

Energy Conservation

- Energy Demand Will Be Reduced Through A Variety Of Means, Including High-efficiency HVAC Equipment, Solar Shading, High-efficiency Lighting, Enhanced Insulation, And Occupancy Sensors.
- The Walmart Building Will Utilize A Central Energy Management System (EMS) In Order To Reduce Energy Use.

Non-ozone Depleting Refrigerants

- Non-ozone Depleting Refrigerants Will Be Used In All Building HVAC Systems.
- Fire Suppression Systems Will Utilize Non-ozone Depleting Fire Retardants.

Daylight Harvesting

- The Walmart Building Will Utilize A Daylight Harvesting System Employing Skylights And Lighting Controls To Dramatically Reduce The Need For Artificial Lighting When Natural Light Is Available.

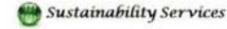
Low-emitting Materials And Finishes

- Low-VOC Paints, Coatings, Sealants, And Adhesives Will Be Used Wherever Possible.

0 1 2 3 4



LEED 2009 for New Construction
CAPITAL GATEWAY MARKETPLACE - Mixed Use
 Preliminary - June 2013



52 0 58

Project Total Possible Points: 110
 Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

20 0 6

Sustainable Sites Possible Points: 26

Y	F	N	Prereq	Credit	Description	Points	Discipline	Category	Notes
Y			Prereq 1		Construction Activity Pollution Prevention		Civil	BC	ESC Plan
				1	Site Selection	1	Civil	BC	Site Plan
5				2	Development Density and Community Connectivity	5	Civil	BC	Meets community connectivity requirements
				3	Brownfield Redevelopment	1	Owner	ABR	Not defined as brownfield
6				4.1	Alternative Transportation—Public Transportation Access	6	Civil	BC	Exemplary access
1				4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	Arch	PW	Bike storage for Residents; no changing rooms req'd
3				4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	Arch	PW	Preferred parking
				4.4	Alternative Transportation—Parking Capacity	2	Owner	ABR	Determined during detail design
				5.1	Site Development—Protect or Restore Habitat	1	Arch	PW	Not attainable
1				5.2	Site Development—Maximize Open Space	1	Landsc	CG	Requirements met
				6.1	Stormwater Design—Quantity Control	1	Civil	BC	Not attainable
1				6.2	Stormwater Design—Quality Control	1	Civil	BC	Requirements met
1				7.1	Heat Island Effect—Non-roof	1	Landsc	CG	Undercover parking, EP
1				7.2	Heat Island Effect—Roof	1	Arch	PW	Green, non-vegetated roof
				8	Light Pollution Reduction	1	Arch	PW	Determined during detail design

6 0 4

Water Efficiency Possible Points: 10

Y	F	N	Prereq	Credit	Description	Points	Discipline	Category	Notes
Y			Prereq 1		Water Use Reduction—20% Reduction		MEP	tbd	Low flow showerheads & aerators
4				1	Water Efficient Landscaping	2 to 4	Landsc	CG	No irrigation
				2	Innovative Wastewater Technologies	2	na	na	Not attainable
2				3	Water Use Reduction	2 to 4	MEP	tbd	Determined during detail design

6 0 29

Energy and Atmosphere Possible Points: 35

Y	F	N	Prereq	Credit	Description	Points	Discipline	Category	Notes
Y			Prereq 1		Fundamental Commissioning of Building Energy Systems		CxA	tbd	OPR & BOD; CxA Plan
Y			Prereq 2		Minimum Energy Performance		MEP	tbd	Meet ASHRAE 90.1 2007
Y			Prereq 3		Fundamental Refrigerant Management		MEP	tbd	Zero CFC
1				1	Optimize Energy Performance	1 to 19	MEP	tbd	Minimum 12% savings
				2	On-Site Renewable Energy	1 to 7	Arch	PW	Not attainable
2				3	Enhanced Commissioning	2	CxA	tbd	Determined during detail design, proposal
2				4	Enhanced Refrigerant Management	2	MEP	tbd	Zero CFC
1				5	Measurement and Verification	3	MEP	tbd	EnergyStar portfolio
				6	Green Power	2	Owner	ABR	Determined during detail design

4 0 10

Materials and Resources Possible Points: 14

Y	F	N	Prereq	Credit	Description	Points	Discipline	Category	Notes
Y			Prereq 1		Storage and Collection of Recyclables		Arch	PW	Dedicated space
				1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	na	na	Not applicable
				1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	na	na	Not applicable
2				2	Construction Waste Management	1 to 2	GC	tbd	Minimum 50%; target 75%
				3	Materials Reuse	1 to 2	GC	tbd	Minimum 5%
1				4	Recycled Content	1 to 2	GC	tbd	Minimum 10%
1				5	Regional Materials	1 to 2	GC	tbd	Minimum 10%
				6	Rapidly Renewable Materials	1	GC	tbd	Not attainable
				7	Certified Wood	1	GC	tbd	Minimum 50% FSC required

10 0 5

Indoor Environmental Quality Possible Points: 15

Y	F	N	Prereq	Credit	Description	Points	Discipline	Category	Notes
Y			Prereq 1		Minimum Indoor Air Quality Performance		MEP	tbd	Meets ASHRAE 62.1 2007 and code
Y			Prereq 2		Environmental Tobacco Smoke (ETS) Control		Owner	ABR	No Smoking Policy
				1	Outdoor Air Delivery Monitoring	1	MEP	tbd	Not attainable
				2	Increased Ventilation	1	MEP	tbd	To be determined during detail design
1				3.1	Construction IAQ Management Plan—During Construction	1	GC	tbd	IAQ Plan following SMACNA
1				3.2	Construction IAQ Management Plan—Before Occupancy	1	GC	tbd	Requires testing & possibly flushing, by floor
1				4.1	Low-Emitting Materials—Adhesives and Sealants	1	GC	tbd	Spec standard
1				4.2	Low-Emitting Materials—Paints and Coatings	1	GC	tbd	Spec standard
1				4.3	Low-Emitting Materials—Flooring Systems	1	GC	tbd	Spec standard
				4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1	GC	tbd	Not attainable
1				5	Indoor Chemical and Pollutant Source Control	1	MEP	tbd	Based on detail design
1				6.1	Controllability of Systems—Lighting	1	MEP	tbd	Based on detail design
1				6.2	Controllability of Systems—Thermal Comfort	1	MEP	tbd	Based on detail design
1				7.1	Thermal Comfort—Design	1	MEP	tbd	Based on detail design
				7.2	Thermal Comfort—Verification	1	Owner	ABR	Residential not eligible for this credit
				8.1	Daylight and Views—Daylight	1	Arch	PW	To be determined during detail design
1				8.2	Daylight and Views—Views	1	Arch	PW	To be determined during detail design

6 0 0

Innovation and Design Process Possible Points: 6

Y	F	N	Prereq	Credit	Description	Points	Discipline	Category	Notes
1				1.1	Innovation in Design: Specific Title	1			Target - Exemplary Alternative Transportation, SS4.1
1				1.2	Innovation in Design: Specific Title	1			Target - Exemplary Heat Island - SS7.1
1				1.3	Innovation in Design: Specific Title	1			Target - Green Education Program
1				1.4	Innovation in Design: Specific Title	1			Target - Tenant Guidelines for Retail
1				1.5	Innovation in Design: Specific Title	1			Target - Energy Star appliances
1				2	LEED Accredited Professional	1			Architect

0 0 4

Regional Priority Credits Possible Points: 4

Y	F	N	Prereq	Credit	Description	Points	Discipline	Category	Notes
				1.1	Regional Priority: Specific Credit	1			SS c5.1 &/or SS c6.1
				1.2	Regional Priority: Specific Credit	1			WE c2
				1.3	Regional Priority: Specific Credit	1			EA c1 (40%) &/or EA c2 (1%)
				1.4	Regional Priority: Specific Credit	1			MR c1 (75%)



LAND USE ATTORNEY
Holland & Knight
 ARCHITECT - WALMART
 ARCHITECT - RESTAURANT



ARCHITECT - MIXED-USE
PERKINS + WILL
 LANDSCAPE ARCHITECT



CIVIL ENGINEER
 LANDSCAPE ARCHITECT
Bowman CONSULTING

CAPITOL GATEWAY MARKETPLACE
 WASHINGTON, DC

4
2
1
0 20'



① KEY PLAN
1" = 50'-0"



CAPITOL GATEWAY
MARKETPLACE

WASHINGTON, DC

DATE	05.31.13
TITLE	KEY PLAN
SHEET	