



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



ARCHITECT - MIXED-USE  
**PERKINS + WILL**  
LANDSCAPE ARCHITECT



CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
**Bowman CONSULTING**

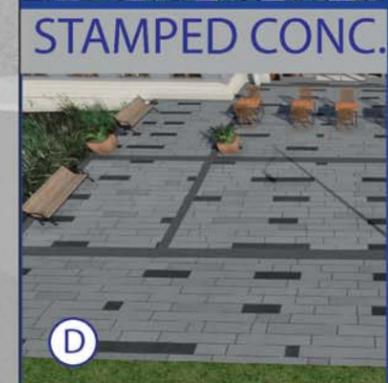
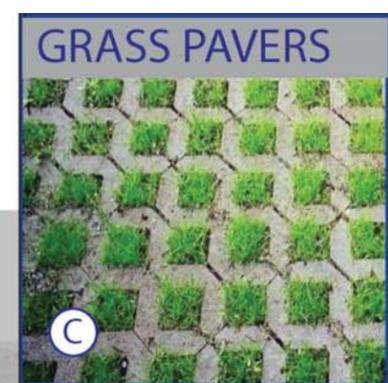
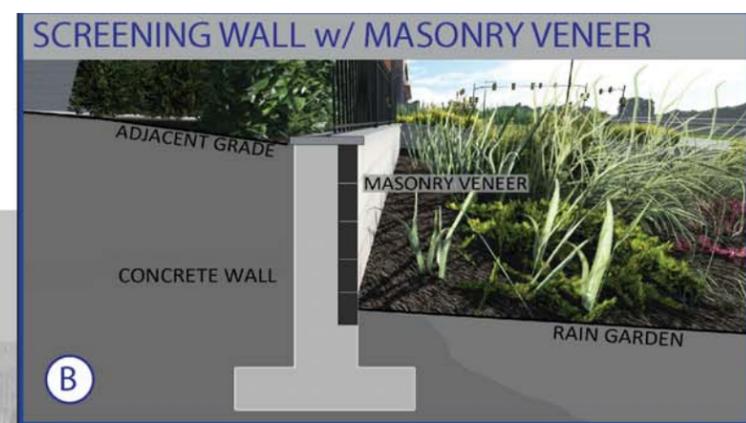
CAPITOL GATEWAY  
MARKETPLACE  
WASHINGTON, DC

WASHINGTON, DC

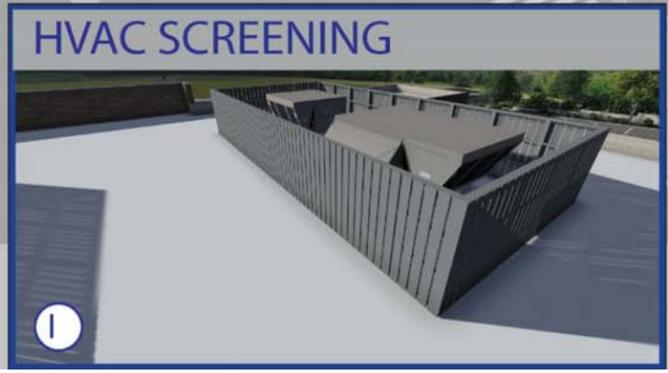
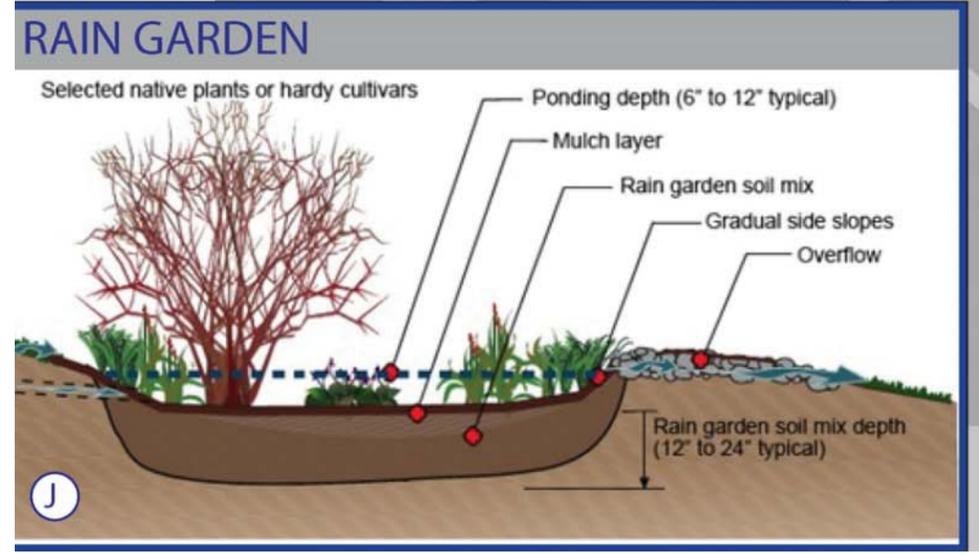
DATE  
05.31.13  
TITLE

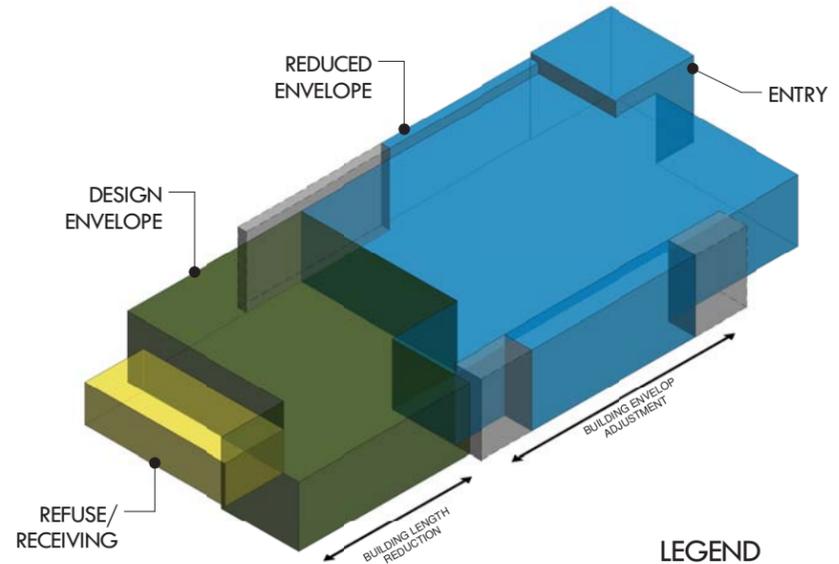
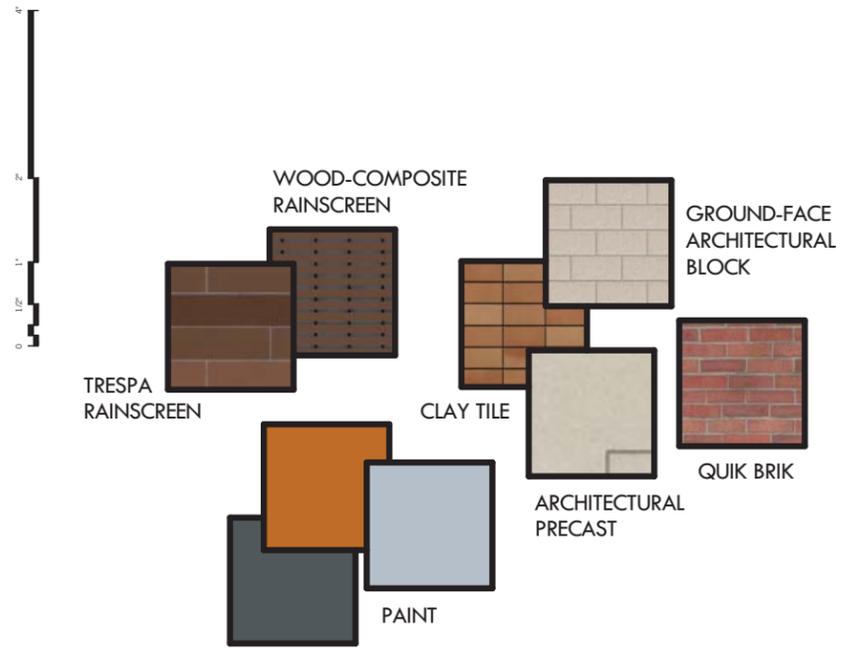
SITE FEATURES  
ZONING COMMISSION  
District of Columbia

CASE NO. 12-16  
EXHIBIT NO. 16  
**A04-51**  
Page 61 of 89



\* HEDGE NOT SHOWN IN SITE FOR CLARITY





**LEGEND**

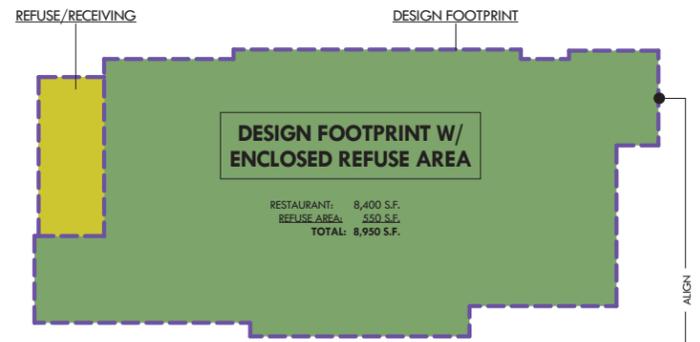
- DESIGN FOOTPRINT
- REDUCED FOOTPRINT
- REFUSE/RECEIVING

6 MATERIAL PALETTE  
A04-52 NTS

4 CONCEPTUAL 3D DIAGRAM  
A04-52 NTS



5 ENVELOPE LENGTH ADJUSTMENT  
A04-52 NTS



3 BUILDING PLAN REDUCTION  
A04-52 NTS

**Restaurant Adaptation Guideline**

The Applicant is seeking consolidated review and approval for development of the proposed restaurant on Parcel 1.

Although restaurant brands vary from one restaurateur/operator to another, the basic operations are very similar in nature. The Applicant anticipates that the restaurant tenant might want to make adjustments to the approved PUD plans in order to accommodate its operations. Thus, the Applicant is requesting flexibility to permit the restaurant operator to make minor adjustments to the approved plans provided that the adjustments (1) are consistent with the parameters described below and (2) do not materially differ from the approved plans and overall design of the development.

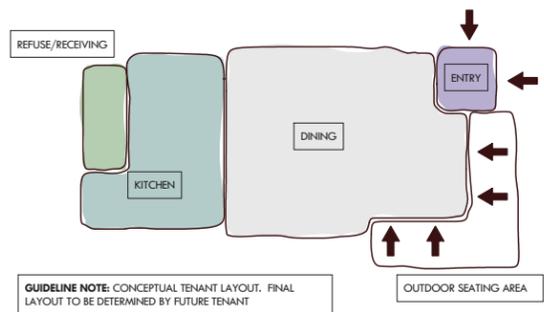
The primary façade locations along East Capitol and 58th Streets; the HVAC equipment screening; the location of the trash areas; landscaping; and the stormwater management features as shown on the plans are fixed. However, the Applicant has established the following guidelines to provide the incoming tenant flexibility in determining how to best fit its program requirements within the approved plans, if necessary:

**Building Envelope** - The building footprint shown on plans include 8,400 square feet of gross floor area. Restaurant operators can range in size from as small as 4,000 to as large as 9,000 square feet. As an example, a typical Applebees family sit-down restaurant is approximately 5,000 to 6,000 square feet.

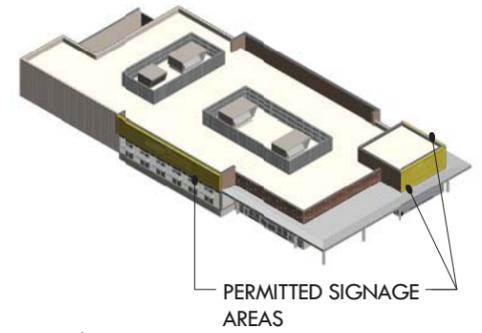
As shown on illustrations 3, 4, and 5, the building envelope could potentially be adjusted by reducing the building's length along East Capitol Street or 58th Street. Neither of these changes would compromise the core design or baseline aesthetics of the restaurant as shown on the plans.

**Building Materials** - The approved plans include a range of materials to ensure that the overall development has a consistent palette. The restaurant operator might desire flexibility to adjust the façade treatments within the range of materials and colors as shown on item 6. The Applicant has provided a list of materials and color palettes utilized in the entire development to aid the future tenant in branding its restaurant to be more in line with its corporate requirements.

**Signage** - The approved plans identify the general location, size, and parameters of the signage. Most restaurant operators have specific signage packages. Therefore, we are seeking flexibility such that the final signage can be located in the areas identified on item 2. All signage will comply with the District's sign regulations.

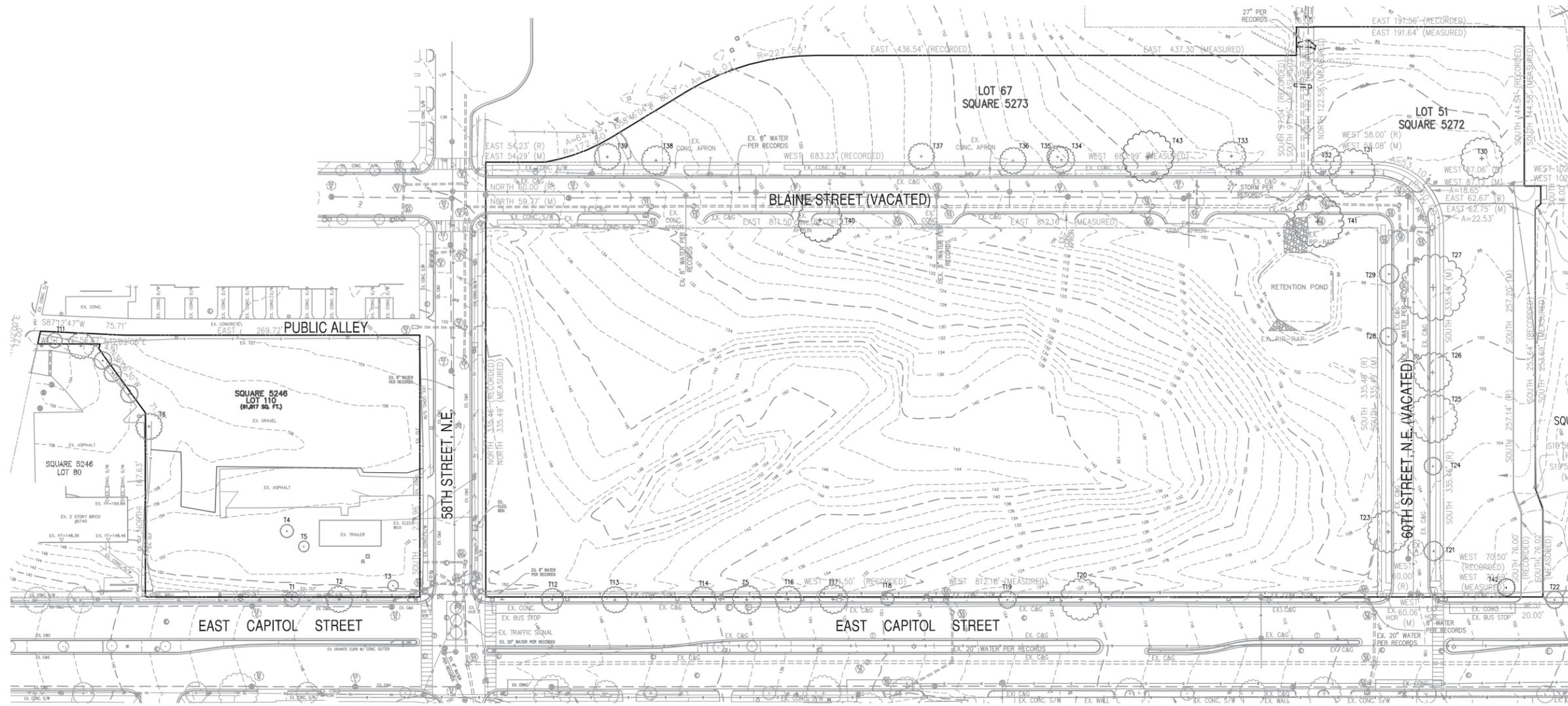


CONCEPTUAL BUBBLE DIAGRAM  
A04-52 NTS



2 SIGNAGE  
A04-52 NTS

ADAPTATION GUIDELINE



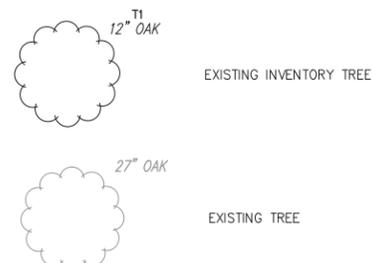
**CAPITOL GATEWAY  
 MARKETPLACE**  
 WASHINGTON, DC

**Existing Tree Inventory**  
 Date of site visit (s): December 22, 2010  
 Certified Arborist: Gregg D. Eberly, MA-4616A

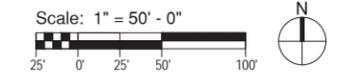
Tree Number	Caliper (D.B.H.)	Botanical Name	Common Name	Condition Rating	Species Rating
1	10	Ulmus americana	American Elm	0.6	0.6
2	10	Celtis occidentalis	Hackberry	0.6	0.6
3	3	Thuja occidentalis	Eastern Arborvitae	0.72	0.6
4	3	Quercus phellos	Willow Oak	0.72	0.7
5	3	Quercus phellos	Willow Oak	0.72	0.7
6	6	Acer rubrum	Red Maple	0.72	0.7
11	6	Acer rubrum	Red Maple	0.72	0.7
12	14	Ulmus americana	American Elm	0.76	0.6
13	14	Celtis occidentalis	Hackberry	0.72	0.6
14	12	Celtis occidentalis	Hackberry	0.72	0.6
15	16	Celtis occidentalis	Hackberry	0.72	0.6
16	12	Ulmus americana	American Elm	0.6	0.6
17	14	Celtis occidentalis	Hackberry	0.76	0.6
18	6	Celtis occidentalis	Hackberry	0.76	0.6
19	14	Ulmus americana	American Elm	0.48	0.6
20	22	Ulmus americana	American Elm	0.6	0.6
21	12	Quercus rubra	Red Oak	0.76	0.7
22	8	Celtis occidentalis	Hackberry	0.68	0.6

Tree Number	Caliper (D.B.H.)	Botanical Name	Common Name	Condition Rating	Species Rating
23	20	Quercus rubra	Red Oak	0.76	0.7
24	10	Quercus rubra	Red Oak	0.8	0.7
25	22	Quercus rubra	Red Oak	DEAD	0.7
26	18	Quercus rubra	Red Oak	0.76	0.7
27	30	Quercus rubra	Red Oak	0.72	0.7
28	12	Quercus rubra	Red Oak	0.48	0.7
29	12	Quercus rubra	Red Oak	0.6	0.7
30	20	Quercus phellos	Willow Oak	0.76	0.7
31	22	Quercus rubra	Red Oak	0.72	0.7
32	16	Quercus phellos	Willow Oak	0.76	0.7
33	14	Pinus virginiana	Virginia Pine	0.8	0.5
34	12	Ulmus americana	American Elm	0.48	0.6
35	14	Pinus virginiana	Virginia Pine	0.8	0.5
36	24	Quercus phellos	Willow Oak	0.8	0.7
37	14	Pinus virginiana	Virginia Pine	0.8	0.5
38	16	Quercus phellos	Willow Oak	0.8	0.7
39	14	Pinus virginiana	Virginia Pine	0.8	0.5
40	20	Quercus rubra	Red Oak	DEAD	0.7
41	22	Quercus rubra	Red Oak	DEAD	0.7
42	10	Ulmus americana	American Elm	0.72	0.6
43	24	Quercus phellos	Willow Oak	DEAD	0.7

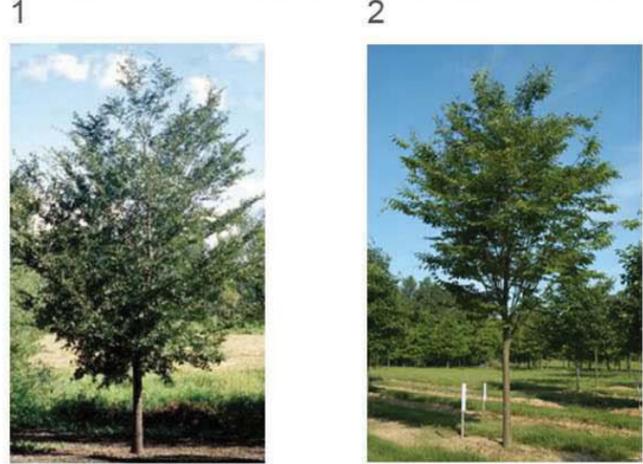
**LEGEND**



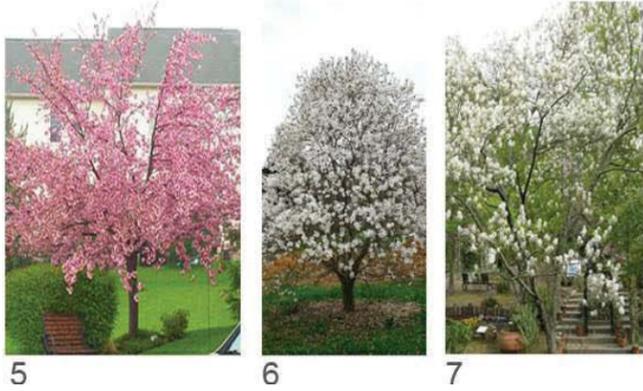
- Note:
- Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.  
**Rating: 90-100 (Excellent), 70-89 (Good), 50-69 (Fair), 25-49 (Poor), 05-24 (Very Poor)**
  - Species Rating based on Mid-Atlantic Tree Species Rating Guide.
  - All trees indicated as "Remove" are to be cleared from the site due to construction impacts.
  - Trees included in this inventory had critical root zones located in or near subject area.
  - NEITHER THE PROJECT ARBORIST NOR BOWMAN CONSULTING CONDONE THE IMPLEMENTING OF ANY SUGGESTED REMOVAL TECHNIQUES WITHOUT THE AGREEMENT OF THE ADJACENT PROPERTY OWNER.
  - All trees with a minimum of 3" D.B.H. were rated.
  - Special Tree as defined by the Washington D.C. Urban Forest Preservation Act of 2002, is a tree within the District of Columbia that has a minimum circumference of fifty-five inches or a diameter of 17.50 inches. Special trees must get a removal permit in order to be removed. Special trees must be replaced by (A) a quantity of saplings whose aggregated circumference equals or exceeds the circumference of the Special Tree to be removed, (B) by paying into the Tree Fund, at a tree replacement fee of \$35 per inch of circumference of each Special Tree to be removed, (C) or a combination of both.



**SHADE TREES**



**ORNAMENTAL TREES**



**EVERGREENS & SHRUBS**



**GRASSES & GROUNDCOVERS**



**VERTICAL PLANTING**



**LEGEND:**

TREES

- 1. HONEY LOCUST
- 2. WILLOW OAK
- 3. PRINCETON ELM
- 4. JAPANESE ZALKOVA
- 5. OKAME CHERRY
- 6. STAR MAGNOLIA
- 7. AMELANCHIER

SHRUBS & EVERGREENS

- 8. BARBERRY
- 9. BLACKHOW VIBURNUM
- 10. NELLY STEVENS HOLLY
- 11. MILKWEED
- 12. WITCH HAZEL
- 13. YEW
- 14. YELLOW TWIG DOGWOOD
- 15. BUFFORD HOLLY

GRASSES AND GROUNDCOVER

- 16. HEAVY METAL SWITCH GRASS
- 17. FOUNTAIN GRASS
- 18. LIRIOPE
- 19. PACHYSANDRA
- 20. DAYLILY
- 21. PERIWINKLE
- 22. HANSE HERNS SWITCH GRASS
- 23. JOE RYE WEED

VERTICAL PLANTING

- 24. EUONYMOUS VINE
- 25. CLIMBING HYDRANGEA
- 26. FERN LIVING WALL



"TWIG" PRECAST BENCH BY ESCOFET WITH BIO-RENTION AREA AT GATEWAY PLAZA



NEOCOMBO METAL BENCH BY LANDSCAPE FORMS ALONG E. CAPITOL STREET



STEEL BIKE RACK OPTIONS ALONG STREETSCAPES



STAINLESS STEEL BOLLARDS



AUSTIN TRASH RECEPTACLE BY LANDSCAPE FORMS



"CHARLIE" TABLE AND BENCHES BY LANDSCAPE FORMS AT MULTI-FAMILY COURTYARD AND RETAIL FRONTAGES AT GATEWAY PLAZA



COURTYARD FURNITURE FOR MULTI-FAMILY COURTYARD



10" X 24" CONCRETE PAVERS ALONG E. CAPITOL STREET FRONTAGE



LIGHT COLUMNS BY HESS AMERICA AT GATEWAY PLAZA AND WALMART PLAZA



SOLARA PLANTERS BY LANDSCAPE FORMS AT MULTI-FAMILY COURTYARD AND RESTAURANT TERRACE



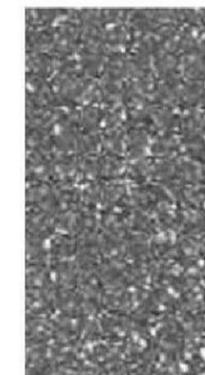
LINEAR PRE-CAST CONCRETE SEAT WALL ADJACENT TO PLANTING AREA



GRASS PAVE AT RESTAURANT PARKING LOT



PLANKSTONE PAVERS BY HANOVER PAVERS ALONG E. CAPITOL STREET FRONTAGE, MULTI-FAMILY COURTYARD AND RESTAURANT TERRACE



CHARCOAL (BANDS)



NATURAL



BLUE STONE (BANDS)



GRAY

HANOVER PAVERS SELECTED PAVING COLORS ALONG GATEWAY PLAZA, E. CAPITOL STREET FRONTAGE, MULTI-FAMILY COURTYARD AND RESTAURANT TERRACE

**CAPITOL GATEWAY  
 MARKETPLACE**  
 WASHINGTON, DC

# CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC



COMMUNITY BEACON INTERNALLY LIT



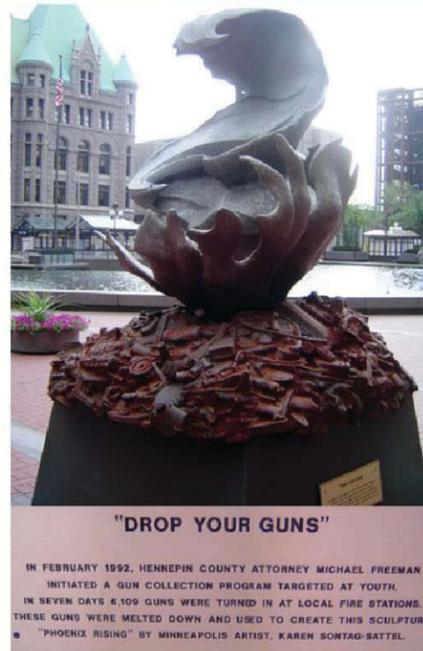
HISTORICALLY FOCUSED INTERPRETIVE SIGN



CUSTOM METAL SCULPTURE ART COLUMN



LIGHT ART COLUMN



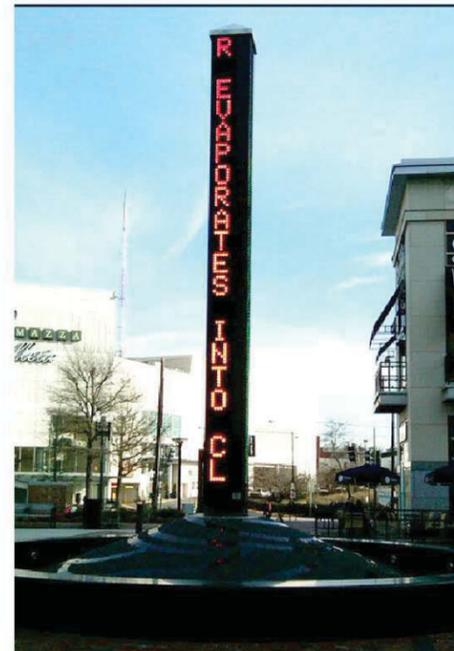
COMMUNITY ACTIVISM INSPIRED ART



INTERPRETIVE COLUMN



MOSAIC ART COLUMNS



STREAMING LED COLUMN



INFORMATION SIGN/ LIGHT BEACON

REFER TO SHEETS L03-10 AND L03-14 FOR PROPOSED PUBLIC ART LOCATIONS ALONG E. CAPITOL STREET



- APPLICANT  
**A&R COMPANIES**
- LAND USE ATTORNEY  
**Holland & Knight**
- ARCHITECT - WALMART  
ARCHITECT - RESTAURANT  
**MMA**
- ARCHITECT - MIXED-USE  
**PERKINS + WILL**  
LANDSCAPE ARCHITECT  
**cgl**
- CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
**Bowman CONSULTING**

**CAPITOL GATEWAY  
MARKETPLACE**  
WASHINGTON, DC

**PRELIMINARY PLANT PALETTE**

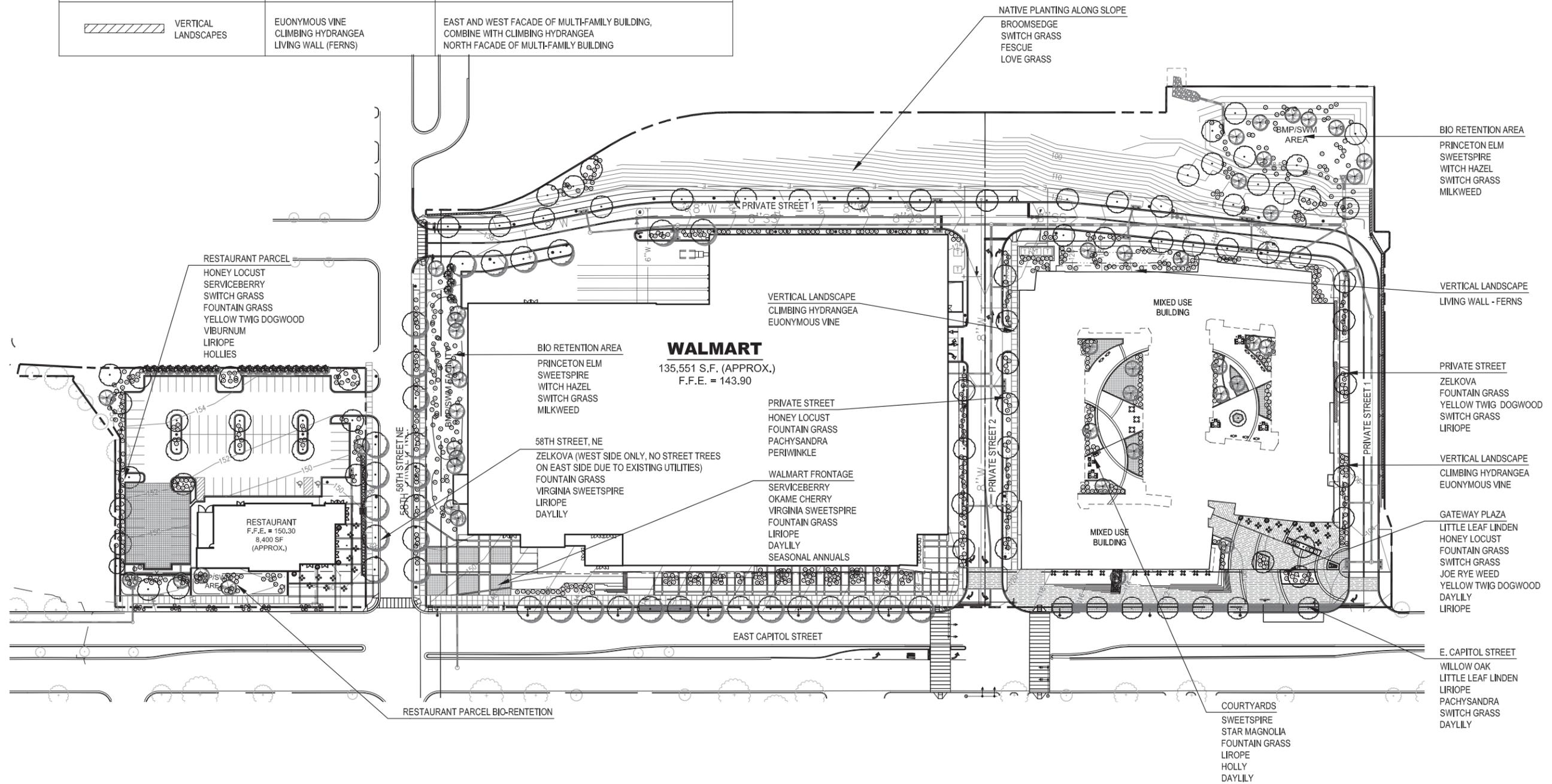
SYMBOL/ DESIGNATION	COMMON NAME	LOCATION
STREET TREE/ LARGE SHADE TREE	WILLOW OAK ZELKOVA HONEY LOCUST LITTLE LEAF LINDEN	STREET TREE ALONG E. CAPITOL STREET STREET TREE ALONG 58 TH STREET AND PRIVATE STREETS STREET TREE ALONG PRIVATE STREET 2 AND PARKING LOT TREE STREET TREE ALONG PRIVATE STREETS AND PARKING LOT TREE
ORNAMENTAL TREE	SERVICEBERRY (AMELANCHIER) OKAME CHERRY STAR MAGNOLIA	ACCENT AREAS, PARKING LOT AREAS, MULTI-FAMILY COURTYARD ACCENT AREAS, PLAZAS ACCENT AREAS, PLAZAS, MULTI-FAMILY COURTYARD
EVERGREENS & SHRUBS	BARBERRY MILKWEED WITCH HAZEL VIBURNUM YEW YELLOW TWIG DOGWOOD BUFFORD HOLLY VIRGINIA SWEETSPIRE	NATIVE AND ADAPTIVE SHRUBS TO BE UTILIZED WITHIN BIO-RETENTION AREAS, PARKING LOT ISLANDS AND LANDSCAPE VERGES ALONG PRIVATE ROADS.
GROUNDCOVERS AND GRASSES	BROOMSEDGE SWITCH GRASSES LIRIOPE PERIWINKLE PACHYSANDRA MILKWEED DAYLILY JOE RYE WEED	NATIVE AND ADAPTIVE SHRUBS TO BE UTILIZED WITHIN BIO-RETENTION AREAS, PARKING LOT ISLANDS AND LANDSCAPE VERGES ALONG PRIVATE ROADS.
VERTICAL LANDSCAPES	EUONYMOUS VINE CLIMBING HYDRANGEA LIVING WALL (FERNS)	EAST AND WEST FACADE OF MULTI-FAMILY BUILDING, COMBINE WITH CLIMBING HYDRANGEA NORTH FACADE OF MULTI-FAMILY BUILDING

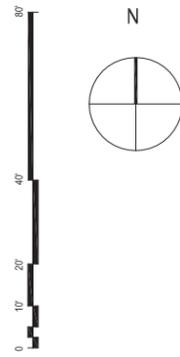
**SURFACE PARKING LANDSCAPE REGULATIONS**

RESTAURANT PARCEL	TOTAL SURFACE AREA DEVOTED TO PARKING 10% REQUIRED LANDSCAPE AREA LANDSCAPE AREA PROVIDED CANOPY TREES REQUIRED CANOPY TREES PROVIDED	29,768 SF 2,977 SF 3,551 SF 17 18
WALMART	TOTAL SURFACE AREA DEVOTED TO PARKING 10% REQUIRED LANDSCAPE AREA LANDSCAPE AREA PROVIDED CANOPY TREES REQUIRED CANOPY TREES PROVIDED	N/A N/A N/A N/A 34
MIXED USE	TOTAL SURFACE AREA DEVOTED TO PARKING 10% REQUIRED LANDSCAPE AREA LANDSCAPE AREA PROVIDED CANOPY TREES REQUIRED CANOPY TREES PROVIDED	N/A N/A N/A N/A 23

- NOTES:
1. LANDSCAPING AND PAVING IN PUBLIC ROW SUBJECT TO DDOT APPROVAL
  2. TREES SHALL BE PLANTED A MIN. OF 4FT FROM ANY PROTECTIVE BARRIER
  3. SURFACE PARKING AREAS SHALL PROVIDE THE EQUIVALENT OF ONE (1) CANOPY TREE FOR EVERY FIVE (5) PARKING SPACES
  4. LANDSCAPING ND THE PERIMETER OF THE PARKING AREA MAY COUNT TOWARDS THE AREA REQUIREMENT OF 1510.3 UP TO A DISTANCE OF 6FT FROM THE PAVEMENT
  5. STREET TREES ALONG E. CAPITOL STREET AT 35 FT TO 40 FT ON CENTER
  6. STREET TREES ALONG 58TH STREET AND PRIVATE STREETS AT 30 FT ON CENTER
  7. MIN. STREET TREE CALIPER AT PLANTING = 3" DBH

TOTAL ON-SITE CANOPY TREES PROVIDED	75
TOTAL STREET CANOPY TREES PROVIDED	50
ADDITIONAL TREES PROVIDED ALONG BIO RETENTION AREA AND NORTH SLOPE	16
<b>TOTAL CANOPY TREES PROVIDED</b>	<b>141</b>





- SHADE TREES:  
WILLOW OAK  
HORNBEAM  
ZELKOVA
- BIO-FILTRATION AREA  
WITCH HAZEL  
SWITCH GRASS  
MILKWEED  
YELLOW/ RED TWIG DOGWOOD



SURFACE PARKING ON-SITE TREE REQUIREMENT (REFER TO SHEET L03-02)

SITE TREES REQUIRED	N/A
SITE TREES PROVIDED	23

CLIMBING HYDRANGEA AND EUONYMUS VINES REFER TO A03-11 FOR ELEVATIONS A03-12 FOR EAST AND WEST ELEVATIONS

- RAISED PLANTER WITH ORNAMENTAL TREES AND UNDERSTORY PLANTING. REFER TO PLANTING PLAN ON SHEET L03-01
- SWEETSPIRE  
STAR MAGNOLIA  
AMELANCHIAR  
KOUSA DOGWOOD  
RED AND YELLOW TWIG DOGWOOD  
FOUNTAIN GRASS  
LIRIOPE  
HOLLIES  
PACHYSANDRA

TABLES AND CHAIRS  
REFER TO SHEET L02-02

PRE CAST BENCH WITH RAISED PLANTER AND SHADE TREE  
REFER TO SHEET L02-02

COURTYARD FURNITURE  
REFER TO SHEET L02-02

GREENSCREEN SURROUNDING TRANSFORMER PAD

COURTYARD FURNITURE - REFER TO SHEET L02-02

TABLES AND CHAIRS - REFER TO SHEET L02-02

PRE CAST BENCH WITH RAISED PLANTER AND SHADE TREE  
REFER TO SHEET L02-02

DECORATIVE CONCRETE PAVER PATTERN TO MATCH GATEWAY PLAZA - REFER TO SHEET L03-10

SHADE TREES IN LINEAR BIO-FILTRATION AREAS - ZELKOVA  
WILLOW OAK  
LITTLELEAF LINDEN

DECORATIVE CONCRETE PAVER BANDS.

TABLES AND CHAIRS  
LITTLE LEAF LINDEN  
HONEY LOCUST  
FOUNTAIN GRASS  
SWITHC GRASS  
JOE RYE WEED

PUBLIC ART REFER TO PRECEDENCE IMAGES ON SHEET L02-03

DECORATIVE CONCRETE PAVER RAISED CROSSWALK

DECORATIVE CONCRETE PAVING  
SHADE TREES IN 5' X 16' TREE PITS  
WILLOW OAK  
ZELKOVA  
LITTLELEAF LINDEN

PERVIOUS CONCRETE PAVERS

RELOCATED BUS STOP

TERRACED PLANTER

HOLLIES  
RED/YELLOW TWIG DOGWOOD  
LIRIOPE  
FOUNTAIN GRASS

TABLES AND CHAIRS WITH SHADE UMBRELLAS

RETAIL TERRACES

CONCRETE STEPS

BENCHES, TRASH RECEPTACLES AND BIKE RACKS. REFER TO SHEET L02-02

APPLICANT  
**A&R COMPANIES**

LAND USE ATTORNEY  
**Holland & Knight**

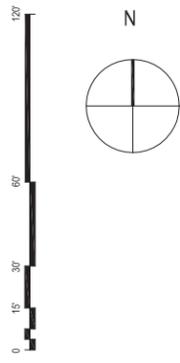
ARCHITECT - WALMART  
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**MMA**  
ARCHITECT - MIXED-USE  
**PERKINS + WILL**  
LANDSCAPE ARCHITECT  
**cgl**  
CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
**Bowman CONSULTING**

# CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC

DATE  
05.31.13

TITLE  
LANDSCAPE DETAIL PLAN:  
"GATEWAY PLAZA",  
"MIXED-USE PLAZA" AND  
"MIXED-USE COURTYARD"



SURFACE PARKING ON-SITE TREE REQUIREMENT (REFER TO SHEET L03-02)

SITE TREES REQUIRED	N/A
SITE TREES PROVIDED	34

- APPLICANT  
**A&R COMPANIES**
- LAND USE ATTORNEY  
**Holland & Knight**
- ARCHITECT - WALMART  
ARCHITECT - RESTAURANT  
**MMA**
- ARCHITECT - MIXED-USE  
**PERKINS + WILL**  
LANDSCAPE ARCHITECT
- cgl**
- CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
**Bowman CONSULTING**



SHADE TREES:  
ZELKOVA  
WILLOW OAK  
PRINCETON ELM

EVERGREEN SCREEN:  
NELLIE STEVENS HOLLY

LOADING ZONE

PARKING ENTRANCE

SHADE TREES WITH UNDERSTORY PLANTING  
HONEY LOCUST  
HORNBEAM  
FOUNTAIN GRASS  
PACHYSANDRA  
LIRIOPE

NATIVE/ ADAPTIVE PLANTING  
MILKWEED  
JOE RYE WEED  
SWITCH GRASS  
FOUNTAIN GRASS  
LIRIOPE  
DAYLILIES  
KNOCK OUT ROSES

DECORATIVE CONCRETE PAVER FIELD  
DECORATIVE CONCRETE PAVER BANDS

SHADE TREES IN CONTINUOUS 5' WIDE PLANTING VERGE  
ZELKOVA  
WILLOW OAK  
LITTLELEAF LINDEN  
LIRIOPE UNDERSTORY

BIO RETENTION PITS  
SWEETSPIRE  
STAR MAGNOLIA  
AMELANCHIAR  
KOUSA DOGWOOD  
RED AND YELLOW  
TWIG DOGWOOD  
SWITCH GRASS  
WITCH HAZEL  
LIRIOPE

DECORATIVE CONCRETE  
PAVER PLAZA TO MATCH  
MIXED USE BUILDING

SEASONAL ANNUAL BEDS

# CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC