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



Sheet Number	Sheet Name
G00-00	Cover / Index
G02-02	Circulation Plan
G03-01	Street Elevations / Site Sections
G04-01	Sustainable Considerations
A03-01	Residential Parking / Retail Plan
A03-02	Retail Parking Plan
A03-03	Amenity Level Plan
C00-20	Zoning Tabulations

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:

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 SCOTT DELGADO

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 ATTN: PAT THOMAS

APPLICANT
A&R COMPANIES



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ARCHITECT - WALMART
 ARCHITECT - RESTAURANT



ARCHITECT - MIXED-USE

PERKINS + WILL

LANDSCAPE ARCHITECT



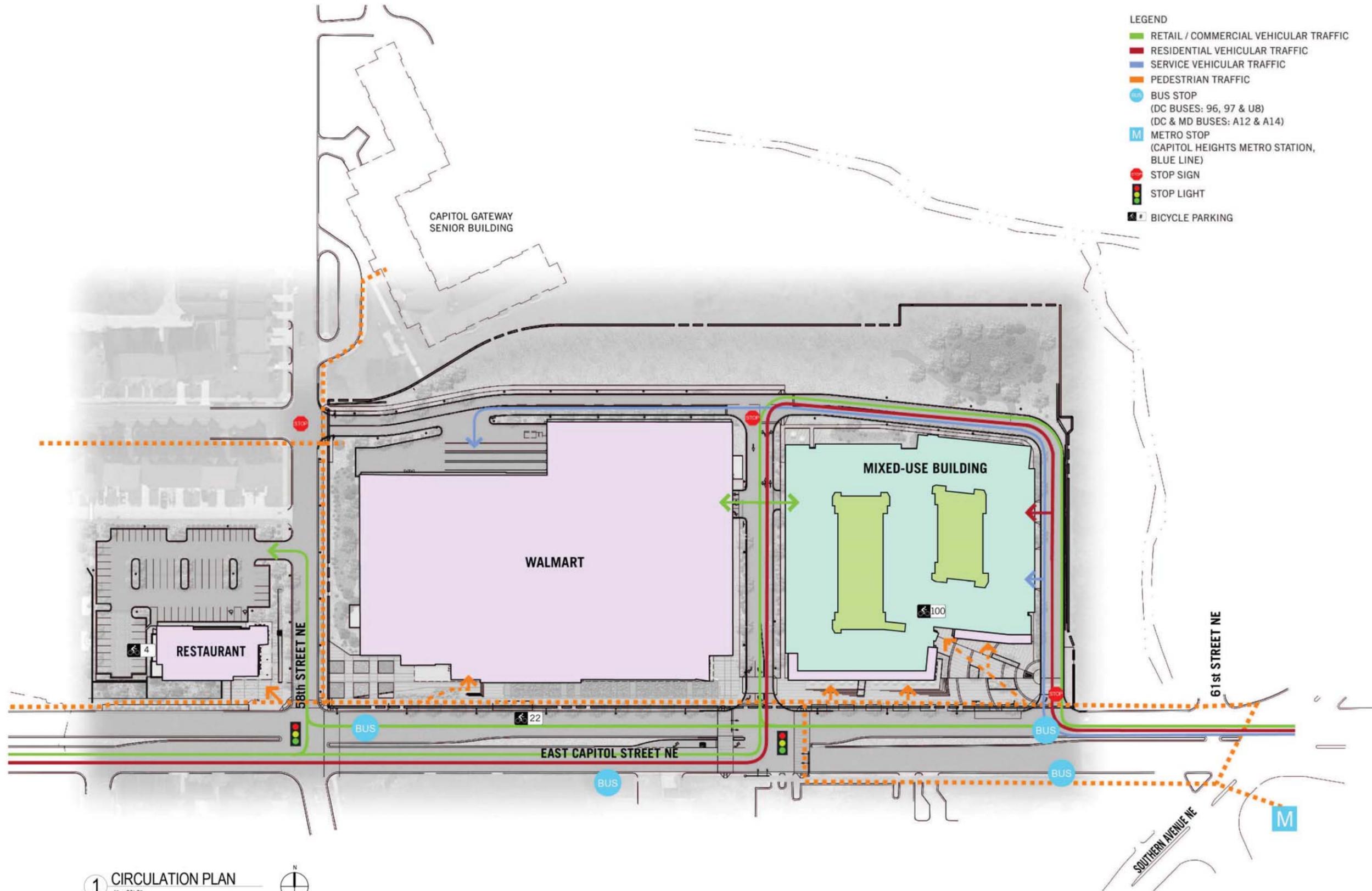
CIVIL ENGINEER
 LANDSCAPE ARCHITECT



**CAPITOL GATEWAY
 MARKETPLACE**

WASHINGTON, DC

DATE
06.20.13
 TITLE
COVER / INDEX
ZONING COMMISSION
 District of Columbia
 CASE NO. 12-16
 EXHIBIT **G.00-00**



1 CIRCULATION PLAN
1" = 60'-0"



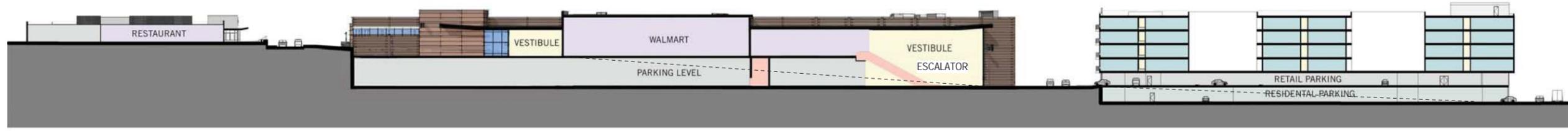
- LEGEND
- █ RETAIL / COMMERCIAL VEHICULAR TRAFFIC
 - █ RESIDENTIAL VEHICULAR TRAFFIC
 - █ SERVICE VEHICULAR TRAFFIC
 - █ PEDESTRIAN TRAFFIC
 - BUS BUS STOP
(DC BUSES: 96, 97 & U8)
(DC & MD BUSES: A12 & A14)
 - M METRO STOP
(CAPITOL HEIGHTS METRO STATION,
BLUE LINE)
 - STOP STOP SIGN
 - STOP LIGHT
 -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



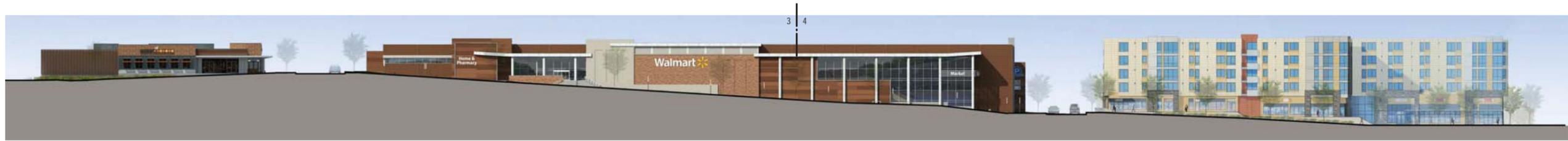
CAPITOL GATEWAY
MARKETPLACE

WASHINGTON, DC

4
2
1
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1 EAST CAPITOL STREET SECTION
1" = 40'-0"



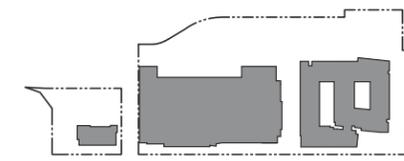
2 EAST CAPITOL STREET ELEVATION
1" = 40'-0"



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

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

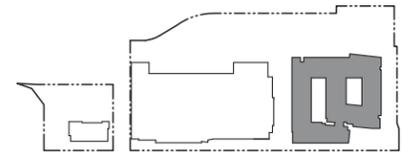
- Low-VOC Paints, Coatings, Sealants, And Adhesives Will Be Used Wherever Possible.



- LEGEND**
- RESIDENTIAL AMENITY
 - RESIDENTIAL PARKING
 - RETAIL
 - SERVICES AND SUPPORT
 - VERTICAL CIRCULATION

GENERAL NOTE:
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① RESIDENTIAL PARKING / RETAIL PLAN
 1" = 20'-0"



APPLICANT
A&R COMPANIES

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Holland & Knight

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 ARCHITECT - RESTAURANT
MMA

ARCHITECT - MIXED-USE
PERKINS + WILL

LANDSCAPE ARCHITECT
cgl

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Bowman CONSULTING

**CAPITOL GATEWAY
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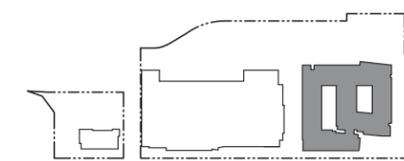
LEGEND

- RESIDENTIAL AMENITY
- RETAIL PARKING
- SERVICES AND SUPPORT
- VERTICAL CIRCULATION

1 RETAIL PARKING PLAN
1" = 20'-0"



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cgl

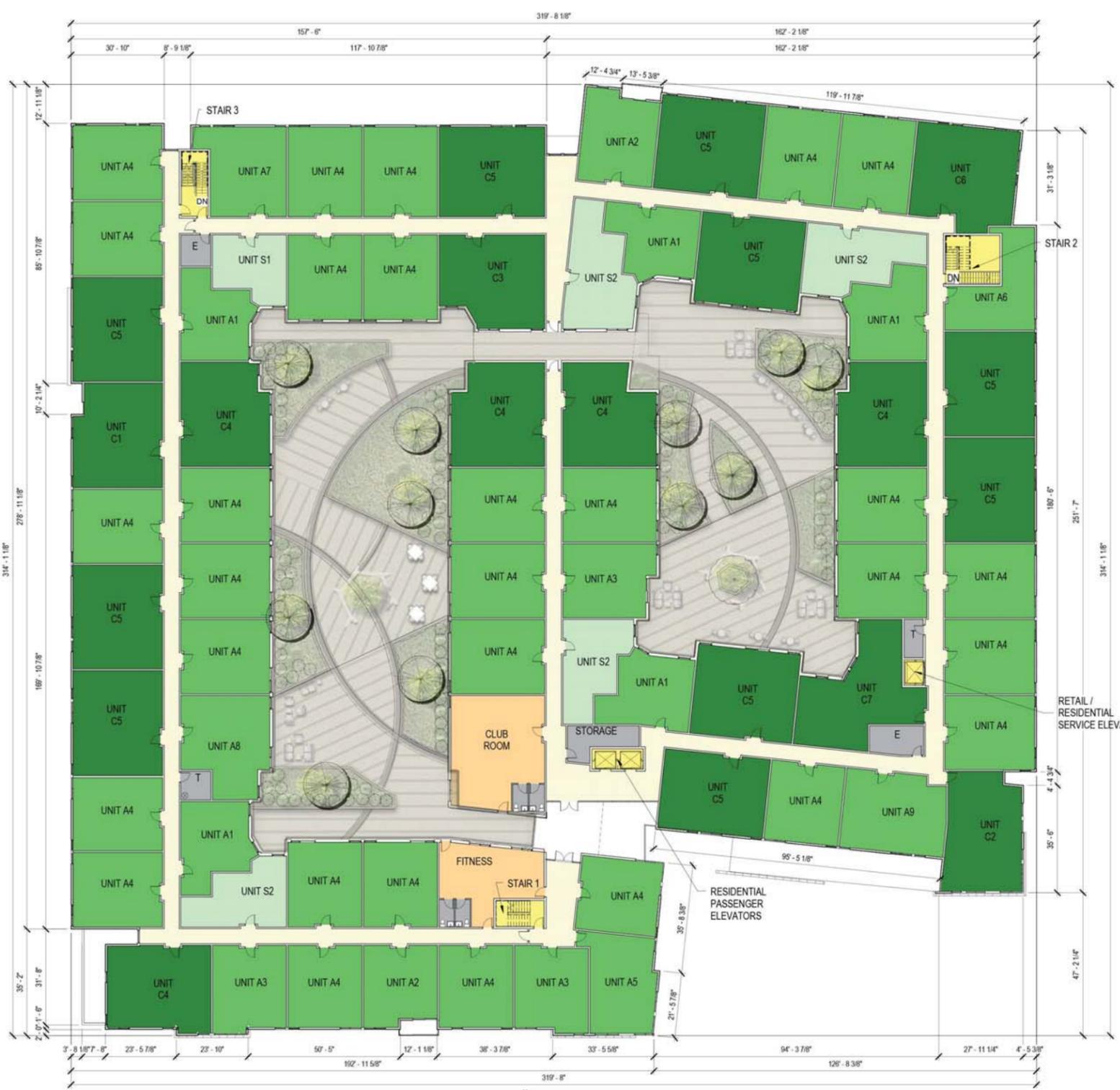
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CAPITOL GATEWAY MARKETPLACE

WASHINGTON, DC



**CAPITOL GATEWAY
MARKETPLACE**
WASHINGTON, DC



LEGEND

- STUDIO
- SINGLE BEDROOM
- TWO BEDROOM
- VERTICAL CIRCULATION
- AMENITY
- SERVICE AND SUPPORT
- CORRIDOR

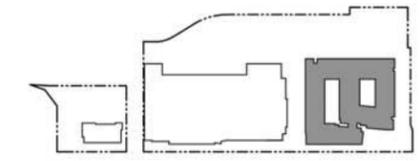
UNIT TABULATIONS

Unit Type	Beds / Baths	Net Area (Sq. ft.)	Units Per Floor				TOTAL	% of Total
			Level 02	Level 03	Level 04	Level 05		
S1	Studio	492	1	1	1	1	4	1.4%
S2	Studio	636	4	5	5	5	19	6.6%
SUBTOTAL:			5	6	6	6	23	8.0%
A1	1-BR / 1-BA	636	5	6	6	6	23	8.0%
A2	1-BR / 1-BA	673	2	2	2	2	8	2.8%
A3	1-BR / 1-BA	691	3	4	4	4	15	5.2%
A4	1-BR / 1-BA	713	29	30	30	30	119	41.3%
A5	1-BR / 1-BA	722	1	1	1	1	4	1.4%
A6	1-BR / 1-BA	787	1	2	2	2	7	2.4%
A7	1-BR / 1-BA	787	1	1	1	1	4	1.4%
A8	1-BR / 1-BA	866	1	1	1	1	4	1.4%
A9	1-BR / 1-BA	868	1	1	1	1	4	1.4%
SUBTOTAL:			44	48	48	48	188	65.3%
C1	2-BR / 2-BA	978	1	1	1	1	4	1.4%
C2	2-BR / 2-BA	979	1	1	1	1	4	1.4%
C3	2-BR / 2-BA	995	1	0	0	0	1	0.3%
C4	2-BR / 2-BA	1005	5	5	5	5	20	6.9%
C5	2-BR / 2-BA	1010	10	10	10	10	40	13.9%
C6	2-BR / 2-BA	1094	1	1	1	1	4	1.4%
C7	2-BR / 2-BA	1102	1	1	1	1	4	1.4%
SUBTOTAL:			20	19	19	19	77	26.7%
TOTAL:			69	73	73	73	288	100.0%

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- NOTES**
1. FINAL LOCATION OF DEMISING WALLS TO BE DETERMINED
 2. SEE SHEET L03-14 FOR COURTYARD LANDSCAPE PLAN

1 AMENITY LEVEL PLAN
1" = 20'-0"





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	PARCEL 1		PARCEL 2		PARCEL 3		PARCEL 4		TOTAL	
	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED	ALLOWED / REQUIRED	PROVIDED
USE		Restaurant		Large-Format Retail		Undeveloped		Mixed-Use		
CURRENT ZONING		R-2		R-5-A		R-5-A		R-5-A		VARIES
PROPOSED ZONING		C-2-A		C-2-A		C-2-A		C-2-A		C-2-A
SITE AREA										
ACRES		1.42		5.83		0.68		4.04		11.98
SQUARE FEET		61,817		254,093		29,721		176,103		521,734
BUILDING FOOTPRINT		8,400		135,551		0		85,283		229,234
LOT COVERAGE		13.6%		53.3%		0.0%	75% ††	48.4%		VARIES
GROSS FLOOR AREA										
RESIDENTIAL		0		0		0		278,086		278,086
NON-RESIDENTIAL		8,400		135,551		0		23,500 †††		167,451
ABOVE-GRADE PARKING		0		0		0		62,081		62,081
TOTAL		8,400		135,551		0		363,667		507,618
FAR										
RESIDENTIAL	3.0	0.00	3.0	0.00	3.0	0.00	3.0	1.58	3.0	0.53
NON-RESIDENTIAL	2.0	0.14	2.0	0.53	2.0	0.00	2.0	0.49	2.0	0.44
TOTAL	3.0	0.14	3.0	0.53	3.0	0.00	3.0	2.07	3.0	0.97
YARD SETBACKS										
FRONT	35' *	35'-0" MIN.	35' *	35'-0" MIN.	NA	NA	35' *	35'-0" MIN.	VARIES	VARIES
REAR	15'	134'-7"	15'	VARIES (92'-3" MIN.)	NA	NA	15'	VARIES (23'-4" MIN.)	VARIES	VARIES
SIDE	6' **	20'-2"	15'	21'-6"	NA	NA	11'-3" **	32'-6"	VARIES	VARIES
SIDE	6' **	80'-11"	15'	41'-8"	NA	NA	11'-3" **	40'-6"	VARIES	VARIES
COURTS										
EAST COURT	NA	NA	NA	NA	NA	NA				
WIDTH							14'-6" ***	58'-0"		
AREA (SQUARE FEET)							450 †††	7,191		
WEST COURT										
WIDTH							14'-6" ***	58'-0"		
AREA (SQUARE FEET)							450 †††	10,750		
BUILDING HEIGHT	65'	23'-4"	65'	40'-10"	65'	NA	65'	TOP OF ROOF: 62'-9" † TOP OF PARAPET: 67'-3" †	VARIES	VARIES
PARKING										
RESIDENTIAL							159 §§	183		183
NON-RESIDENTIAL	69 ‡	90 - 100	442 ††	443 §§§	NA	NA	68 ††	79 ¶	738	622 §§§
TOTAL							227 ††	262 ¶		805
LOADING										
RESIDENTIAL										
LOADING BERTH							1 @ 55'	1 @ 30' § ¶¶¶	1 @ 55'	1 @ 30' §
LOADING PLATFORM							1 @ 200 sq. ft. ¶¶¶	1 @ 200 sq. ft. ¶¶¶	1 @ 200 sq. ft.	1 @ 200 sq. ft.
SERVICE / DELIVERY							1 @ 20'	1 @ 20' ¶¶¶	1 @ 20'	1 @ 20'
NON-RESIDENTIAL										
LOADING BERTH	1 @ 30'	1 @ 30' •	2 @ 55'	2 @ 55'	NA	NA	2 @ 30'	1 @ 30' § ¶¶¶	2 @ 55'	2 @ 55'
			1 @ 30'	1 @ 30'					4 @ 30'	3 @ 30' §
LOADING PLATFORM	1 @ 100 sq. ft.	1 @ 100 sq. ft. •	2 @ 200 sq. ft.	2 @ 200 sq. ft.	NA	NA	2 @ 100 sq. ft.	1 @ 100 sq. ft. § ¶¶¶	2 @ 200 sq. ft.	2 @ 200 sq. ft.
SERVICE / DELIVERY			1 @ 100 sq. ft.	1 @ 100 sq. ft.	NA	NA	1 @ 20'	0 @ 20' § ¶¶¶	5 @ 100 sq. ft.	3 @ 100 sq. ft. §
			1 @ 20'	1 @ 20'					3 @ 20'	1 @ 20' §
BICYCLE PARKING		4		22		NA	100	100 ¶¶		126

NOTES

- * Building Restriction Line per Plat (Book 199, Page 154)
- ** 2" per foot of height or 6' per 775.5
- *** 4" per foot of height per 776.3
- † Pursuant to 2405.3(a), applicant is seeking flexibility to increase the building height by a maximum of 5% beyond the height limit at the highest point of the parapet. Refer to sheet A03-05 for parapet elevations.
- †† With Inclusionary Zoning bonus per 2604.2
- ††† Twice the square of the minimum width or 350 square feet per 776.4
- ‡ 1 per 100 square feet in excess of 1,500 square feet
- ‡‡ 1 per 300 square feet in excess of 3,000 square feet
- ‡‡‡ Including optional mezzanine
- § Relief requested
- §§ 1 per 2 dwelling units
- §§§ 337 spaces provided on Parcel 2; 106 spaces located on Parcel 4
- ¶ Excludes 106 spaces for use by Parcel 2
- ¶¶ Within building
- ¶¶¶ Shared loading facility
- Refer to sheet C04-02 for location and configuration

**CAPITOL GATEWAY
MARKETPLACE**

WASHINGTON, DC

DATE
06.20.13
TITLE
ZONING TABULATIONS

SHEET
C00-20