

# Capitol Gateway Marketplace PUD Presentation

06.20.2013



ZONING COMMISSION  
District of Columbia  
CASE NO. 12-15  
EXISTING TMA

Capitol Gateway Marketplace; Washington, DC

# Location



# Previous Site Plan



# Current Site Plan



58TH STREET

PRIVATE STREET 1 I

WALMART

RESTAURANT

PRIVATE STREET 2

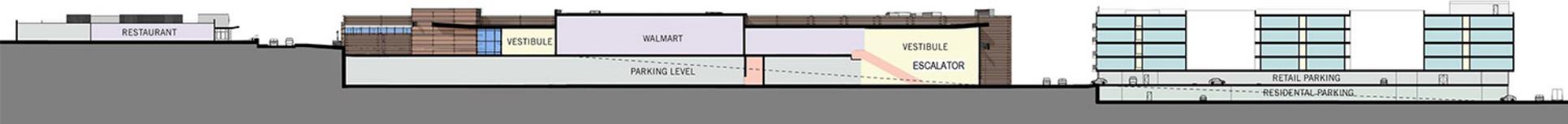
MIXED-USE BUILDING

URBAN PLAZA

PRIVATE STREET 1

EAST CAPITOL STREET NE

# East Capitol Section and Elevation



Street Section



Street Elevation

# Mixed-Use Building

Previous View from Southeast



# Mixed-Use Building

Current View from Southeast



# Previous South Elevation



# Current South Elevation



# View from Southwest



# View from Northeast



# Exterior Finishes



Cementitious Panel



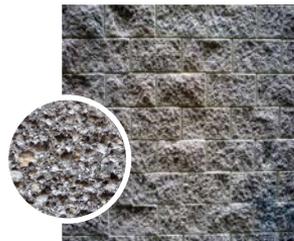
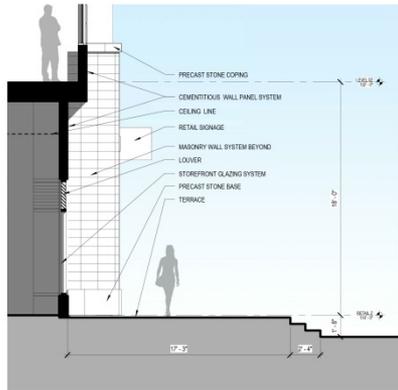
Metal Panel



Cementitious Siding



Low - E Glazing



Split-Face CMU



Precast Concrete

# Exterior Finishes



Cable Rail



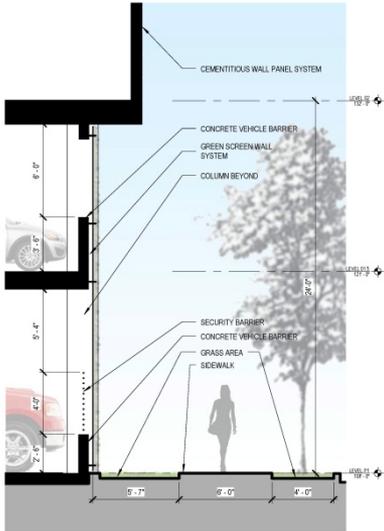
Low-E Glazing



Cementitious Siding



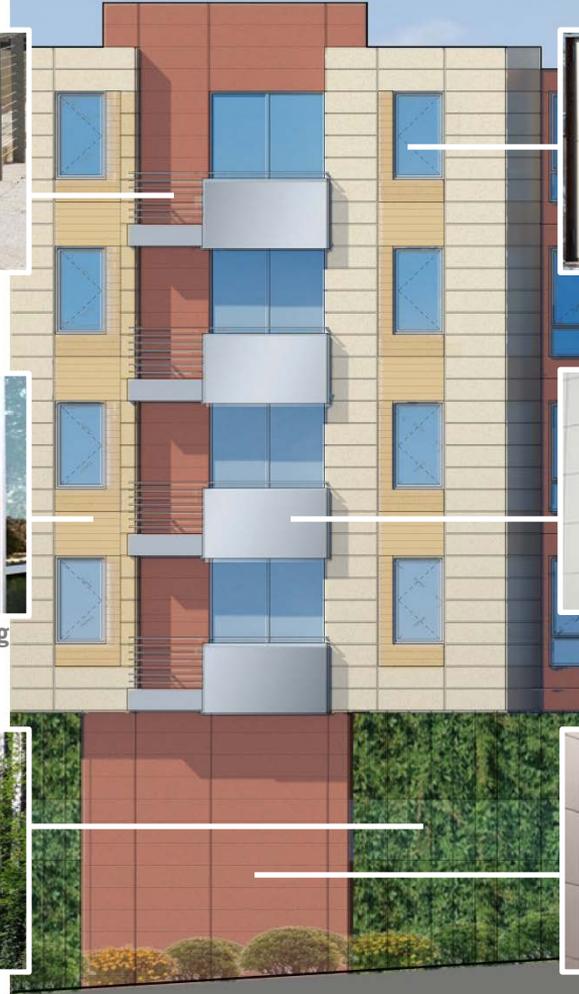
Metal Panel



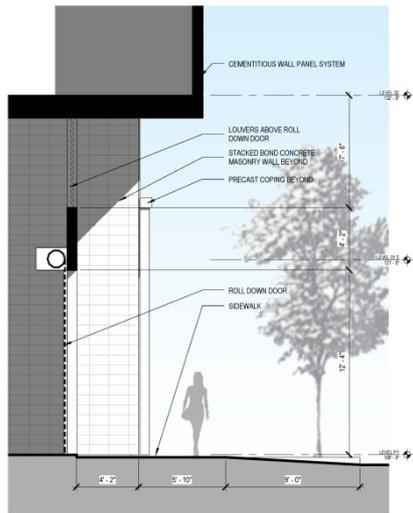
Green Screen



Cementitious Panel



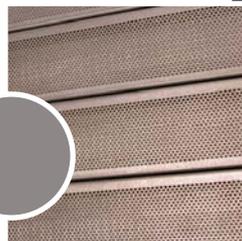
# Exterior Finishes



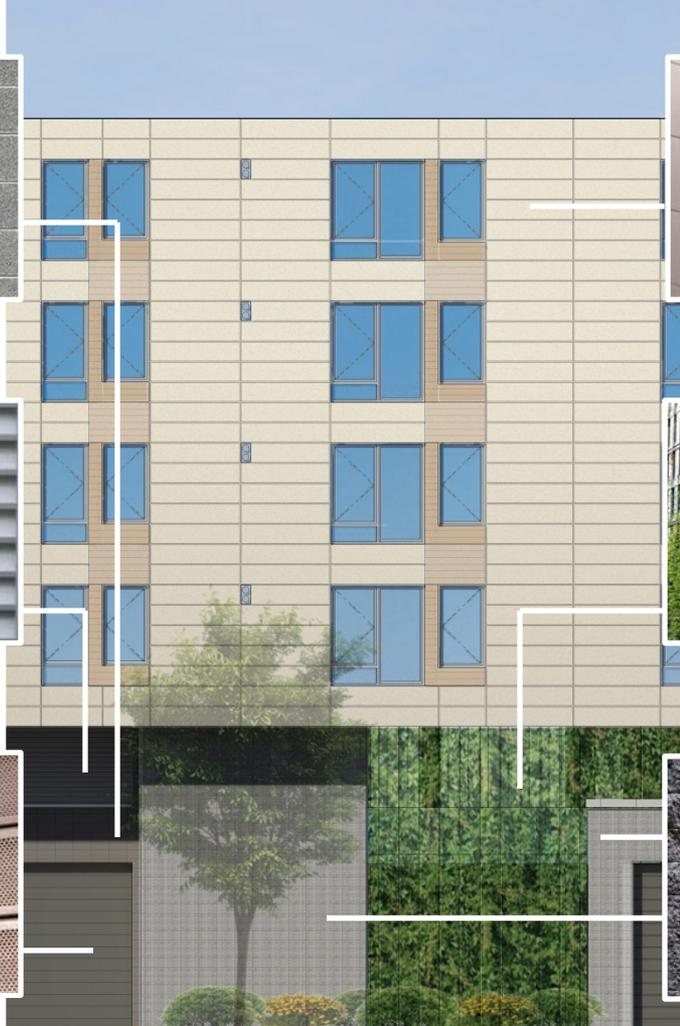
Ground-Face CMU



Aluminum Louver  
Color to Match  
Adjacent



Perforated Metal  
Roll-Up Door



Cementitious Panel



Green Screen



Split-Face CMU



# Residential Parking Level



## LEGEND

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

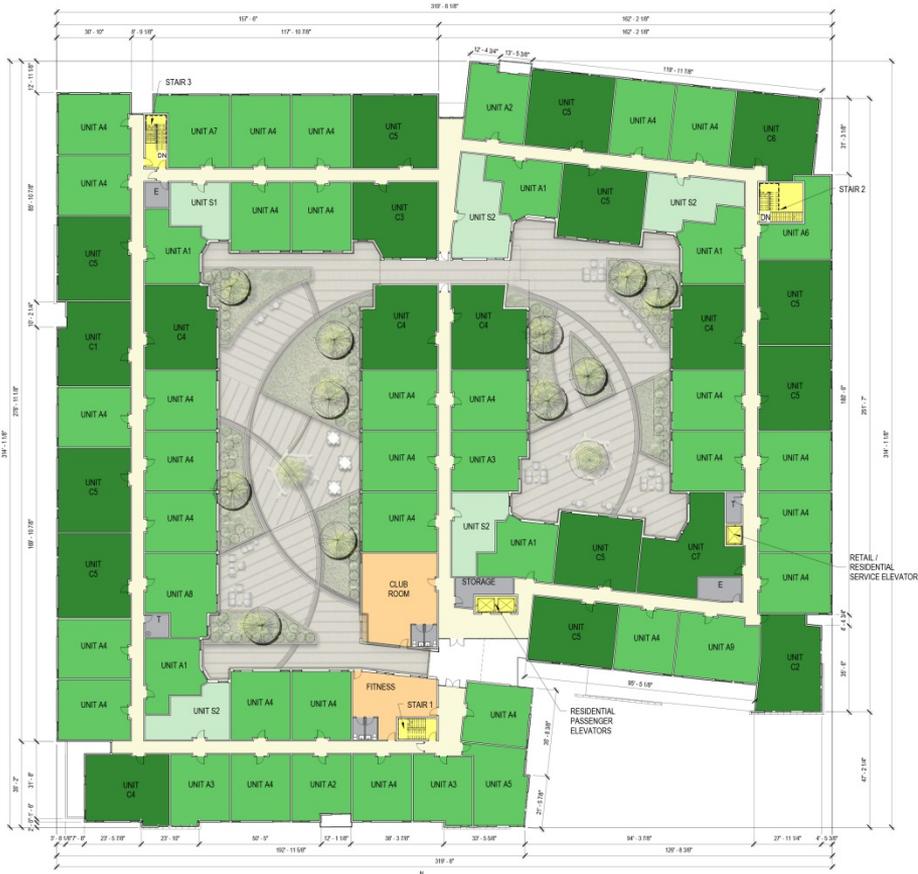
# Retail Parking Level



## LEGEND

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

# Typical Residential Level



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



# LEED 2009 for New Construction and Major Renovations

Mixed Use - Capital Gateway

6/11/2013

## Project Checklist

### 20 6 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			4.1	Alternative Transportation—Public Transportation Access	6
1			4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	4.4	Alternative Transportation—Parking Capacity	2
1			5.1	Site Development—Protect or Restore Habitat	1
			5.2	Site Development—Maximize Open Space	1
	1		6.1	Stormwater Design—Quantity Control	1
1			6.2	Stormwater Design—Quality Control	1
1			7.1	Heat Island Effect—Non-roof	1
1			7.2	Heat Island Effect—Roof	1
1			8	Light Pollution Reduction	1

### 6 4 Water Efficiency Possible Points: 10

Y	?	N			
			Prereq 1	Water Use Reduction—20% Reduction	
4			Credit 1	Water Efficient Landscaping	2 to 4
	2		2	Innovative Wastewater Technologies	2
2	2		3	Water Use Reduction	2 to 4

### 6 29 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
1	18		Credit 1	Optimize Energy Performance	1 to 19
	7		2	On-Site Renewable Energy	1 to 7
2			3	Enhanced Commissioning	2
2			4	Enhanced Refrigerant Management	2
1	2		5	Measurement and Verification	3
	2		6	Green Power	2

### 4 10 Materials and Resources Possible Points: 14

Y	?	N			
			Prereq 1	Storage and Collection of Recyclables	
	3		1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			2	Construction Waste Management	1 to 2
	2		3	Materials Reuse	1 to 2

### Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		5	Regional Materials	1 to 2
		1	6	Rapidly Renewable Materials	1
		1	7	Certified Wood	1

### 10 5 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
		1	1	Outdoor Air Delivery Monitoring	1
		1	2	Increased Ventilation	1
1			3.1	Construction IAQ Management Plan—During Construction	1
1			3.2	Construction IAQ Management Plan—Before Occupancy	1
1			4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			4.2	Low-Emitting Materials—Paints and Coatings	1
1			4.3	Low-Emitting Materials—Flooring Systems	1
		1	4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			5	Indoor Chemical and Pollutant Source Control	1
1			6.1	Controllability of Systems—Lighting	1
1			6.2	Controllability of Systems—Thermal Comfort	1
1			7.1	Thermal Comfort—Design	1
		1	7.2	Thermal Comfort—Verification	1
		1	8.1	Daylight and Views—Daylight	1
1			8.2	Daylight and Views—Views	1

### 6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			1.1	Innovation in Design: Specific Title	1
1			1.2	Innovation in Design: Specific Title	1
1			1.3	Innovation in Design: Specific Title	1
1			1.4	Innovation in Design: Specific Title	1
1			1.5	Innovation in Design: Specific Title	1
1			2	LEED Accredited Professional	1

### 4 Regional Priority Credits Possible Points: 4

Y	?	N			
		1	1.1	Regional Priority: Specific Credit	1
		1	1.2	Regional Priority: Specific Credit	1
		1	1.3	Regional Priority: Specific Credit	1
		1	1.4	Regional Priority: Specific Credit	1

### 52 58 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



# Walmart

Previous View from Northeast

