

# Aerial View from Southeast



ZONING COMMISSION  
District of Columbia  
CASE NO. 12-16  
EXHIBIT NO. 37A2

# View from Northeast

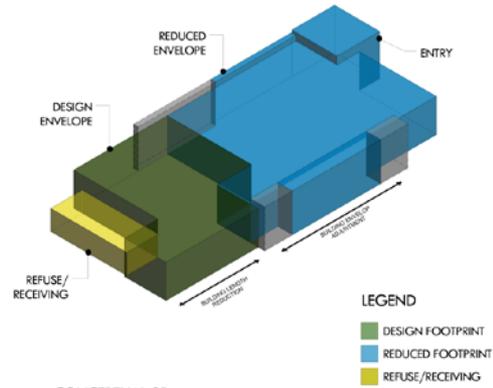


# View from Southeast





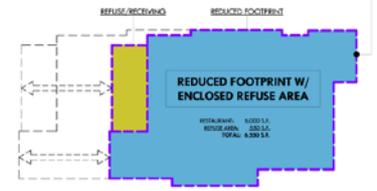
6 MATERIAL PALETTE  
A04-52 NTS



CONCEPTUAL 3D  
4 DIAGRAM  
A04-52 NTS



ENVELOPE LENGTH  
5 ADJUSTMENT  
A04-52 NTS



BUILDING PLAN  
3 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 P&ID 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.

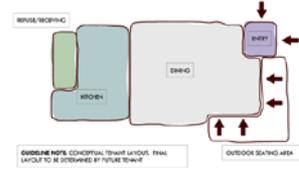
The primary facade locations along East Capital and 58th Streets, the HVAC equipment screening; the location of the trash areas; landscaping; and the stormwater management features as shown on the plans are fixed. However, the Applicant has established the following guidelines to provide the licensor 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 Capital 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 facade requirements 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  
1 DIAGRAM  
A04-52 NTS



2 SIGNAGE  
A04-52 NTS

ADAPTATION GUIDELINE



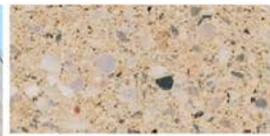
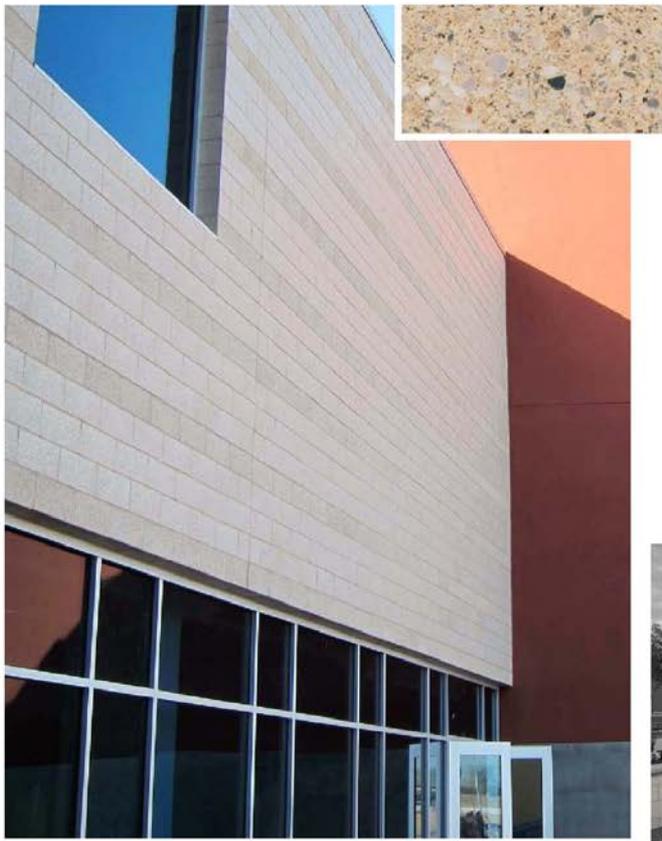
**CAPITOL GATEWAY MARKETPLACE**

WASHINGTON, DC

**RESTAURANT**

**TERRA COTTA RAINSCREEN**

MATERIAL SAMPLES



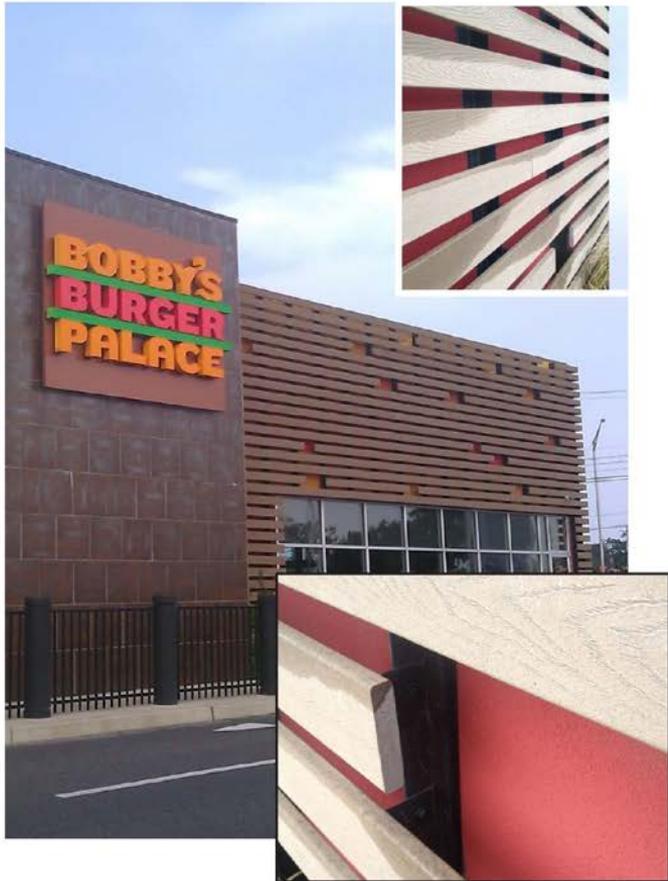
**CAPITOL GATEWAY MARKETPLACE**

WASHINGTON, DC

**RESTAURANT**

**GROUND FACE ARCHITECTURAL BLOCK**

MATERIAL SAMPLES



**CAPITOL GATEWAY MARKETPLACE**

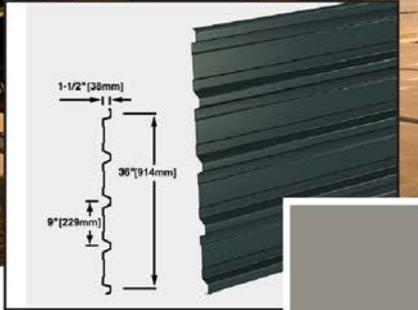
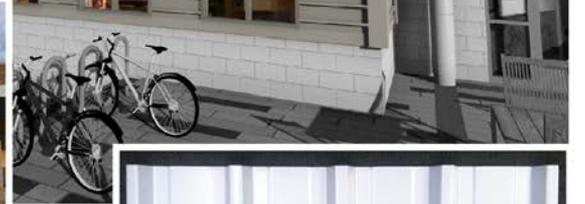
WASHINGTON, DC

**RESTAURANT**

**COMPOSITE DECKING RAINSCREEN**

MATERIAL SAMPLES





**CAPITOL GATEWAY MARKETPLACE**

WASHINGTON, DC

**RESTAURANT**

**ARCHITECTURAL METAL PANEL AND CANOPY**

MATERIAL SAMPLES



**CAPITOL GATEWAY MARKETPLACE**

WASHINGTON, DC

**RESTAURANT**

**SOLID PHENOLIC RESIN PANELS**

MATERIAL SAMPLES



# Sustainable Site Considerations

- 2.64 Acres of Green Space (22% of PUD Area)





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- 39,000 SF of Permeable Pavers (7.5% of PUD Area)
- 30% of PUD Area is Permeable, and Captures 85% of Runoff.



# Sustainable Site Considerations

- 2.64 Acres of Green Space (22% of PUD Area)
- 39,000 SF of Permeable Pavers (7.5% of PUD Area)
- 30% of PUD Area is Permeable, and Captures 85% of Runoff.
- 6,500 SF Landscaped Urban Plaza, and 17,900 SF of Landscaped Courtyards



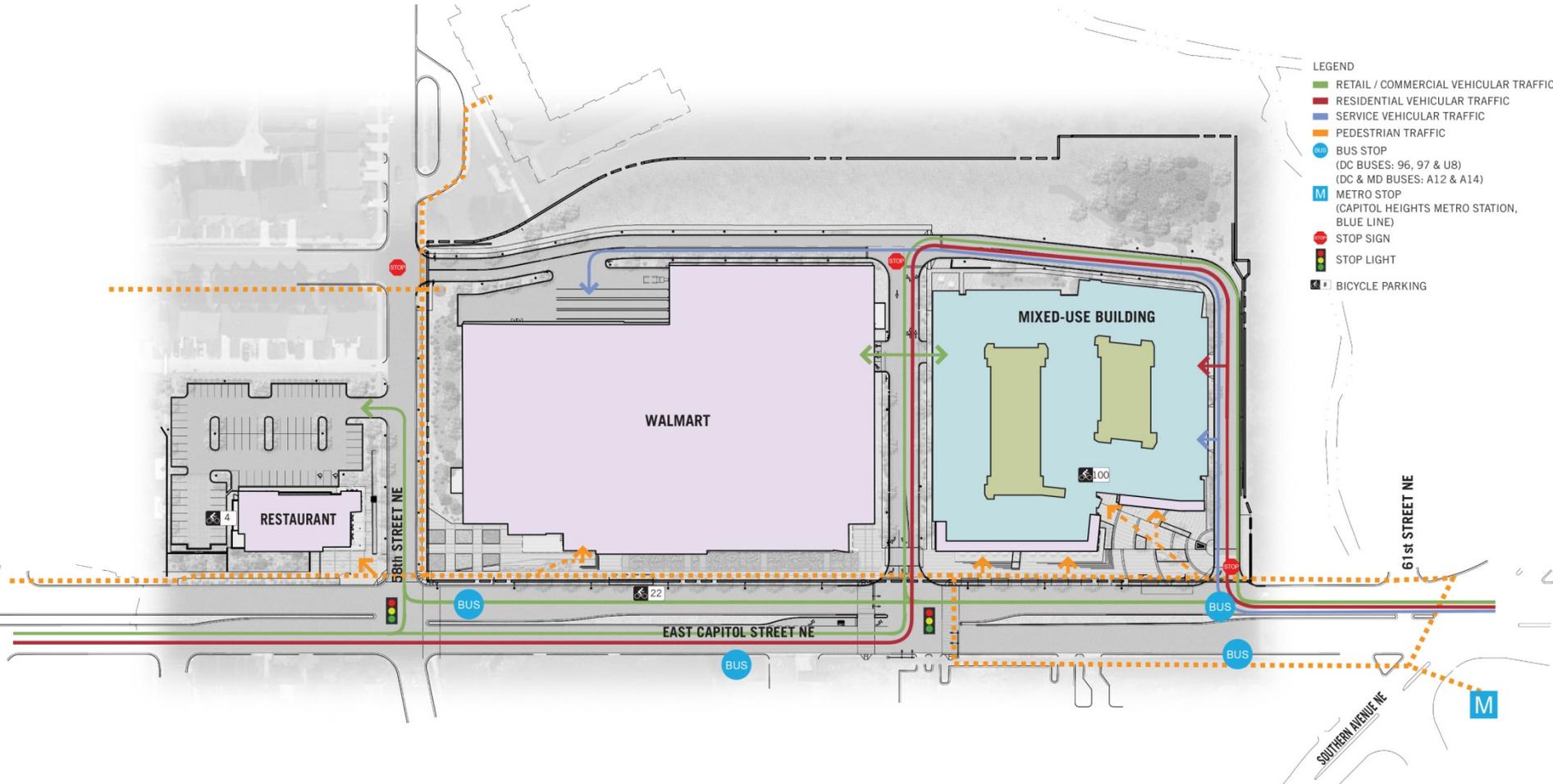
Total green space for both the restaurant and mixed-use parcels = 114,900 SF  
Total of 39,000 SF of pervious pavers for the total site.



# Existing Road Network



# Circulation Plan



- 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

# Loading Relief

## Mixed-Use (Parcel 4) Loading

Loading	Zoning Requirement	Proposed	Relief Sought
55' Loading Berths	1 – 55' Berth	0 – 55' Berths	1 – 55' Berth
30' Loading Berths	2 – 30' Berths	2 – 30' Berths	N/A
200 SF Loading Platforms	1 – 200 SF Platform	1 – 200 SF Platform	N/A
100 SF Loading Platforms	2 – 100 SF Platforms	1 – 100 SF Platform	1 – 100 SF Platform
20' Service/Delivery Spaces	2 – 20' Spaces	1 – 20' Space	1 – 20' Space

# DDOT Conditions

1. **Close East Capitol Street medians at 61<sup>st</sup> Street and Private Street 1.**
2. **Review & upgrade signal at East Capitol Street/58<sup>th</sup> Street intersection.**
3. **Relocate East Capitol Street bus stop to align with Private Street 2.**
4. **Install real-time Transit Information Screen in residential lobbies.**
5. **Provide bicycle parking per District law and Zoning requirements.**
6. **Upgrade pedestrian amenities at East Capitol Street/Southern Avenue intersection.**
7. **Provide direct connection to Marvin Gaye Trail.**



# Parking

Parcel	Zoning Requirement	Proposed Supply	Projected Demand
Parcel 1 (Restaurant)	69 Spaces	90-100 Spaces	101 Spaces
	1/100 sf in excess of 1.5 ksf	10.7-11.9 per 1.0 ksf	12.0 per 1.0 ksf
Parcel 2 (Walmart)	442 Spaces	443 Spaces	426 Spaces
	1/300 sf in excess of 3.0 ksf	3.27 per 1.0 ksf	3.14 per 1.0 ksf
Parcel 4 (Residential)	159 Spaces	183 Spaces	174 Spaces
	0.50 per unit	0.57 per unit	0.55 per unit
Parcel 4 (Non-Residential)	68 Spaces	79 Spaces	79 Spaces
	1/300 sf in excess of 3.0 ksf	3.36 per 1.0 ksf	3.36 per 1.0 ksf
Total	738 Spaces	795-805 Spaces	780 Spaces