

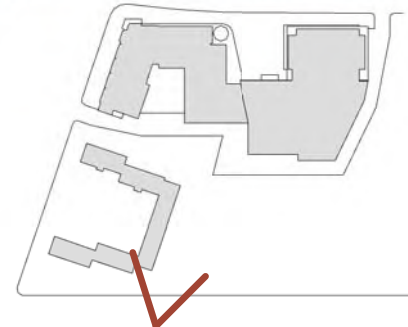


← EXISTING
CONDITIONS

Perspective View - Savannah Street West

Congress Heights

Square 5914, LLC



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ZONING COMMISSION

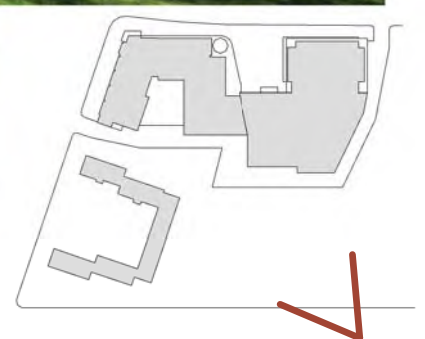
District of Columbia
CASE NO. 16-08
EXHIBIT NO. 34B



Perspective View - Savannah Street East

Congress Heights

Square 5914, LLC



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Congress Heights Building - Eight Story Office and Nine Story Residential Building

Preliminary Tabulations (Note areas are preliminary, approximate and subject to change)

3/6/2014

Office Building - Eight Stories									
Floor	Zoning Height ft. @ MP	Grade Level Spaces	Garage Spaces	Bike Spaces	Zon. Gross g.s.f.	Ret. Net n.s.f.	Gym/Amen. n.s.f.	Parking g.s.f.	WMATA Canopy g.s.f.
8	11.583				27,129				
7	11.291				29,442				
6	11.041				30,257				
5	11.041				30,257				
4	11.041				30,257				
3	11.041				30,254				
2	10.541				28,985				
1 / Ret	12.421	2			29,762	9,177	3,159	0	1,238
G1			61	37				33,964	
G2			69	40				33,964	
Totals *	90.000	2	130	77	236,343	9,177	3,159	67,928	1,238

Typical Office Floor 17.5" plenum, 7" PT slab with 3 1/2" drops, 9' ceilings = 11.041' flr / flr

*Note the Total height is listed twice, at the Measuring Point and at Lobby.

Residential Building - Nine Stories									
Floor	Zoning Height ft. @ MP	Grade Level Spaces	Garage Spaces	Bike Spaces	Zon. Gross g.s.f.	Ret. Net n.s.f.	Office Net n.s.f.	Parking g.s.f.	Units GSF 925
9	10.58				21,563				25
8	9.25				21,875				25
7	9.25				22,106				26
6	9.25				22,454				26
5	9.25				22,564				26
4	9.25				22,740				26
3	9.25				23,380				27
2	9.25				23,003				25
1 / Ret.	14.67	24		24	27,442	6,557	1,694		
G1			62	40				33,104	
Totals	90.00	24	62	64	207,127	6,557	1,694	33,104	206

Typical Residential Floor 8'-8" ceiling and 7" PT slab, with some drops in bathrooms and kitchens = 9'-3" Flr/Flr

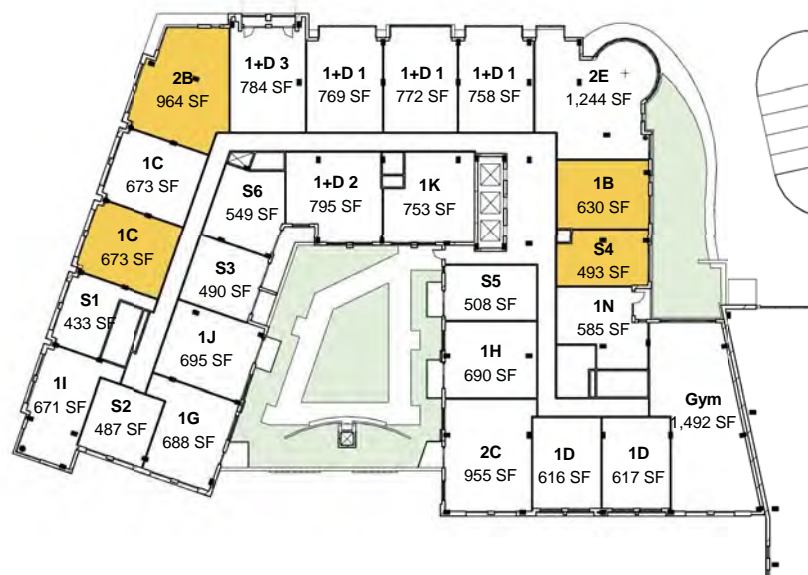
*Note the Total height is listed twice, at the Measuring Point and at Lobby.

Project Tabulation Summary

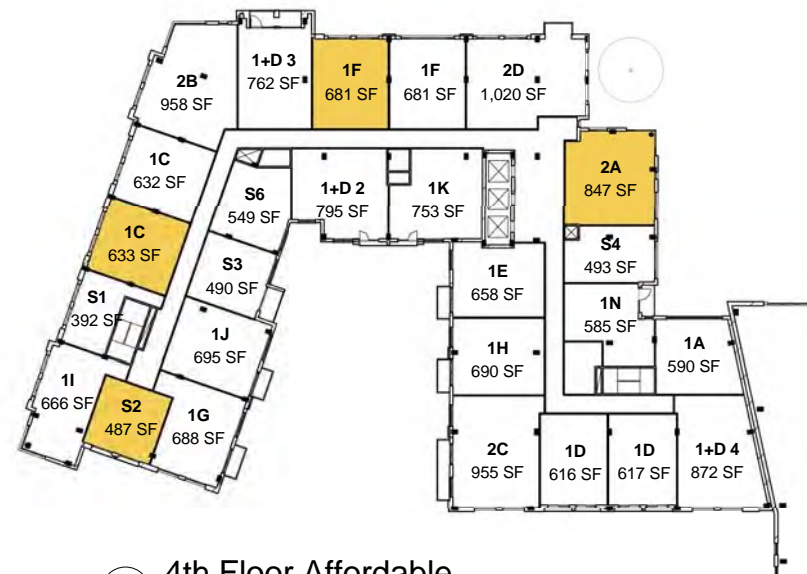
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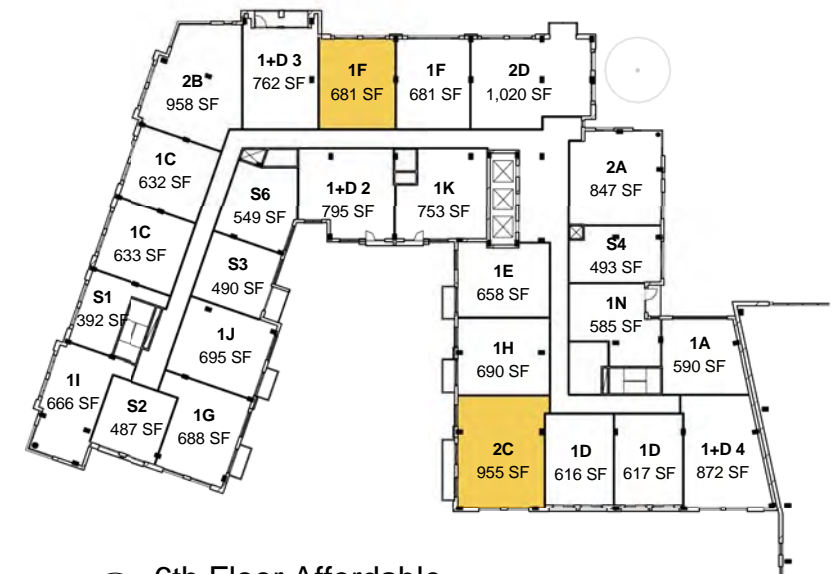
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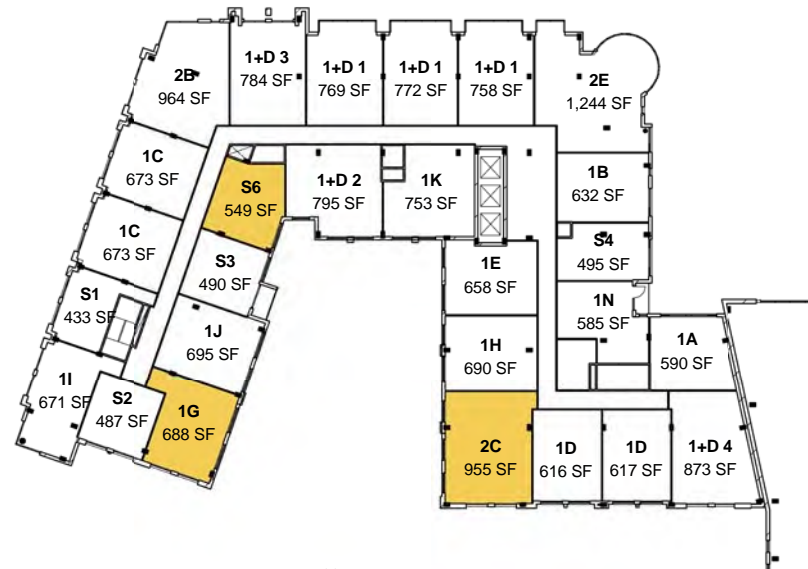
2 2nd Floor Affordable



4 4th Floor Affordable



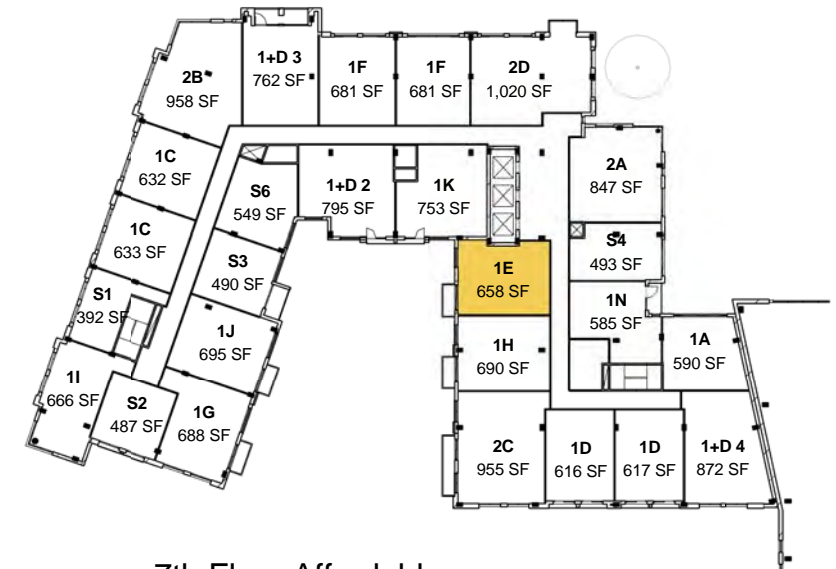
6 6th Floor Affordable



3 3rd Floor Affordable



5 5th Floor Affordable



7 7th Floor Affordable

* Unit locations are preliminary and subject to change

16 IZ (Affordable) units, which is 7.8% of 206 units:

Studio - 3 (7.7% of 39 Studios)

1 Bed - 8 (7.4% of 108 1-Beds)

2 Bed - 5 (8.5% of 59 2-Beds + 1BR+Dens combined)

141,628 sf Residential Net (Total Unit Net sf)

191,056 sf Residential Gross (Total Gross sf)

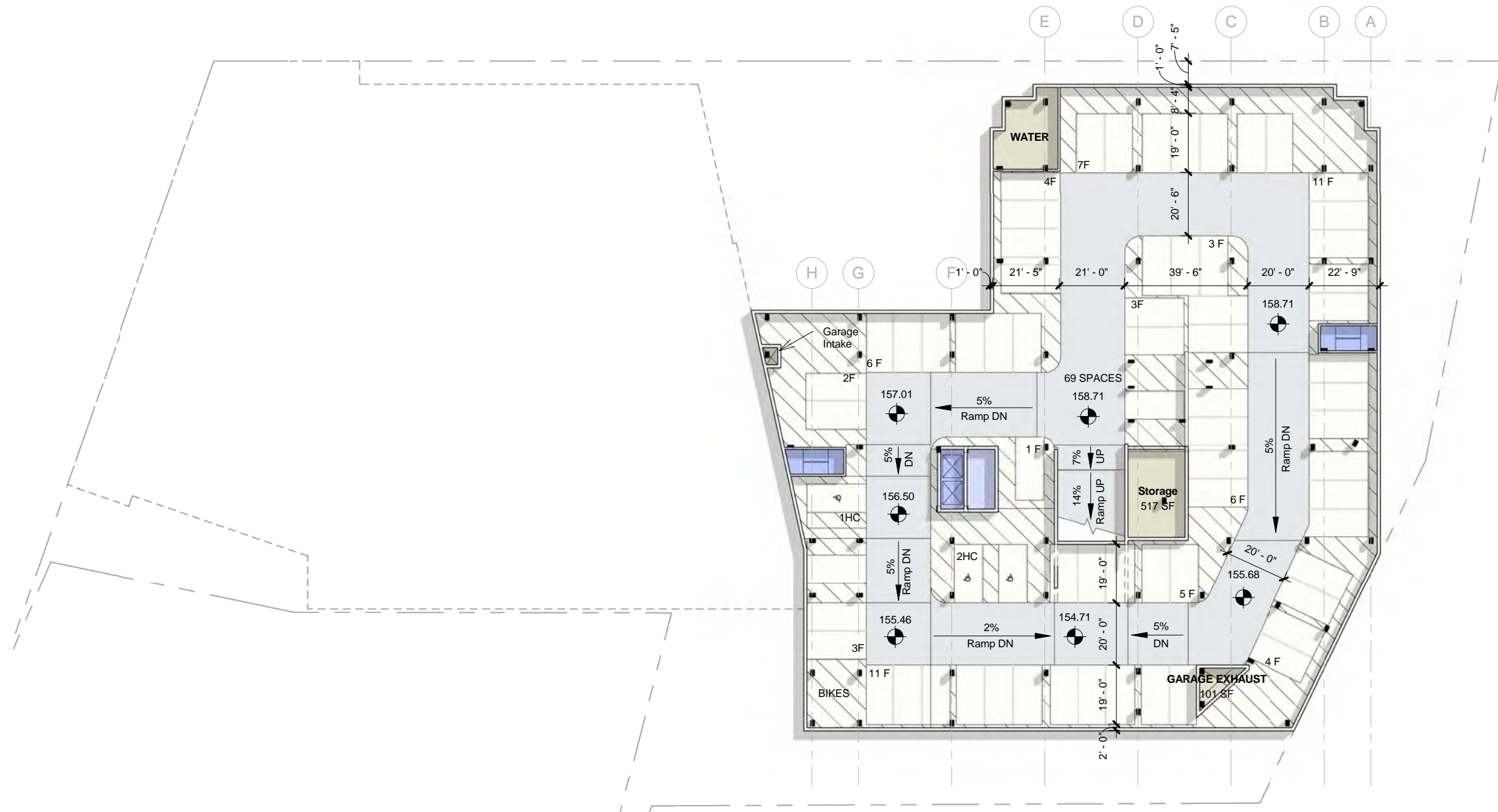
Core factor (191,056 / 141,628) = Approx. 1.35

191,056 gsf x .08 = 15,284 gsf Required for IZ

11,533 nsf x 1.35 = 15,570 gsf Provided for IZ (see chart)

Floor	Studio	1 BR	2 BR	N.S.F.
7		1		658
6		1	1	1,636
5		1	1	1,639
4	1	2	1	2,648
3	1	1	1	2,192
2	1	2	1	2,760
Total	3	8	5	11,533

Preliminary Affordable Unit Distribution



① Garage 2
1" = 40'-0"

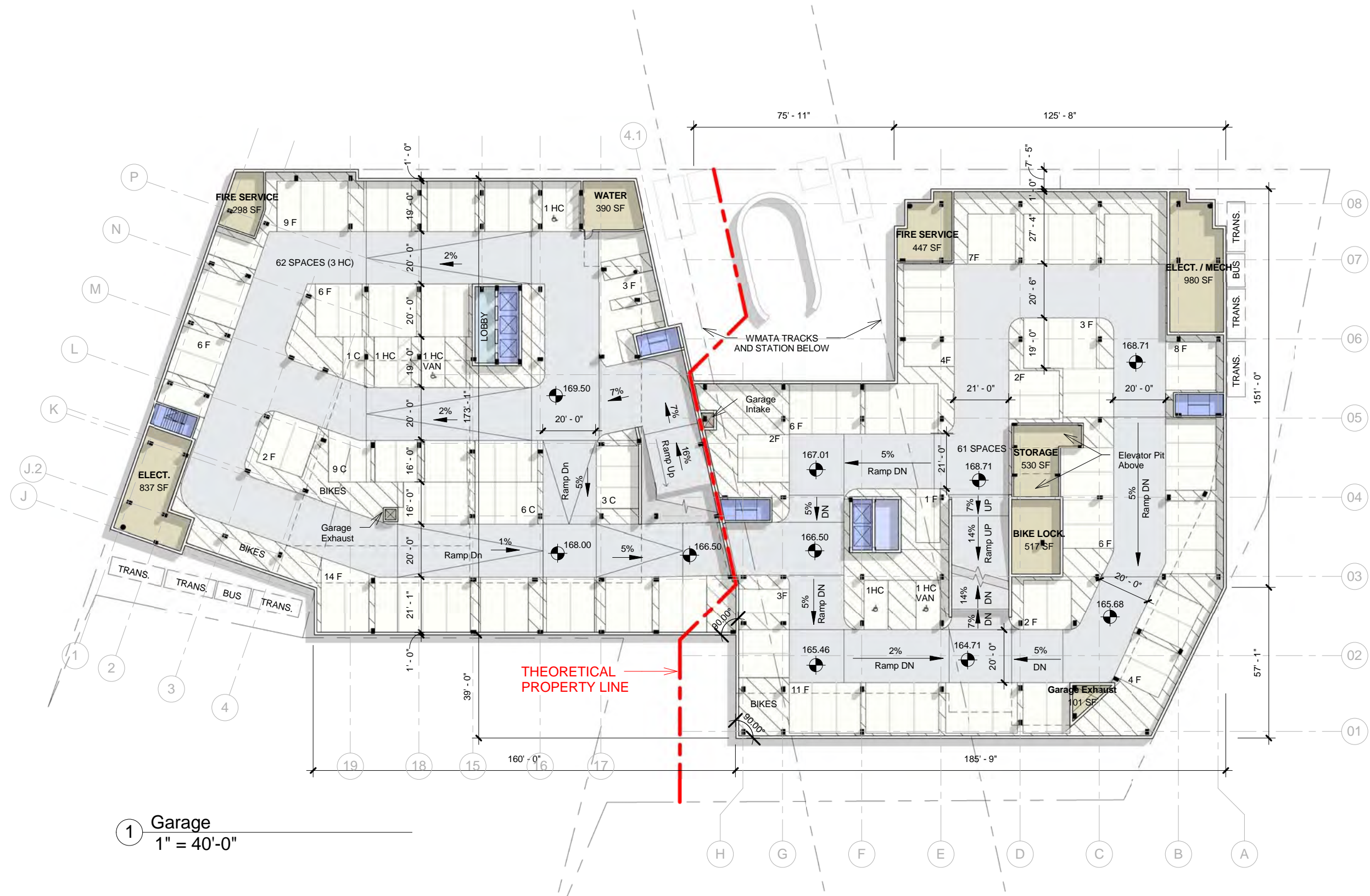


G2 Garage Plan

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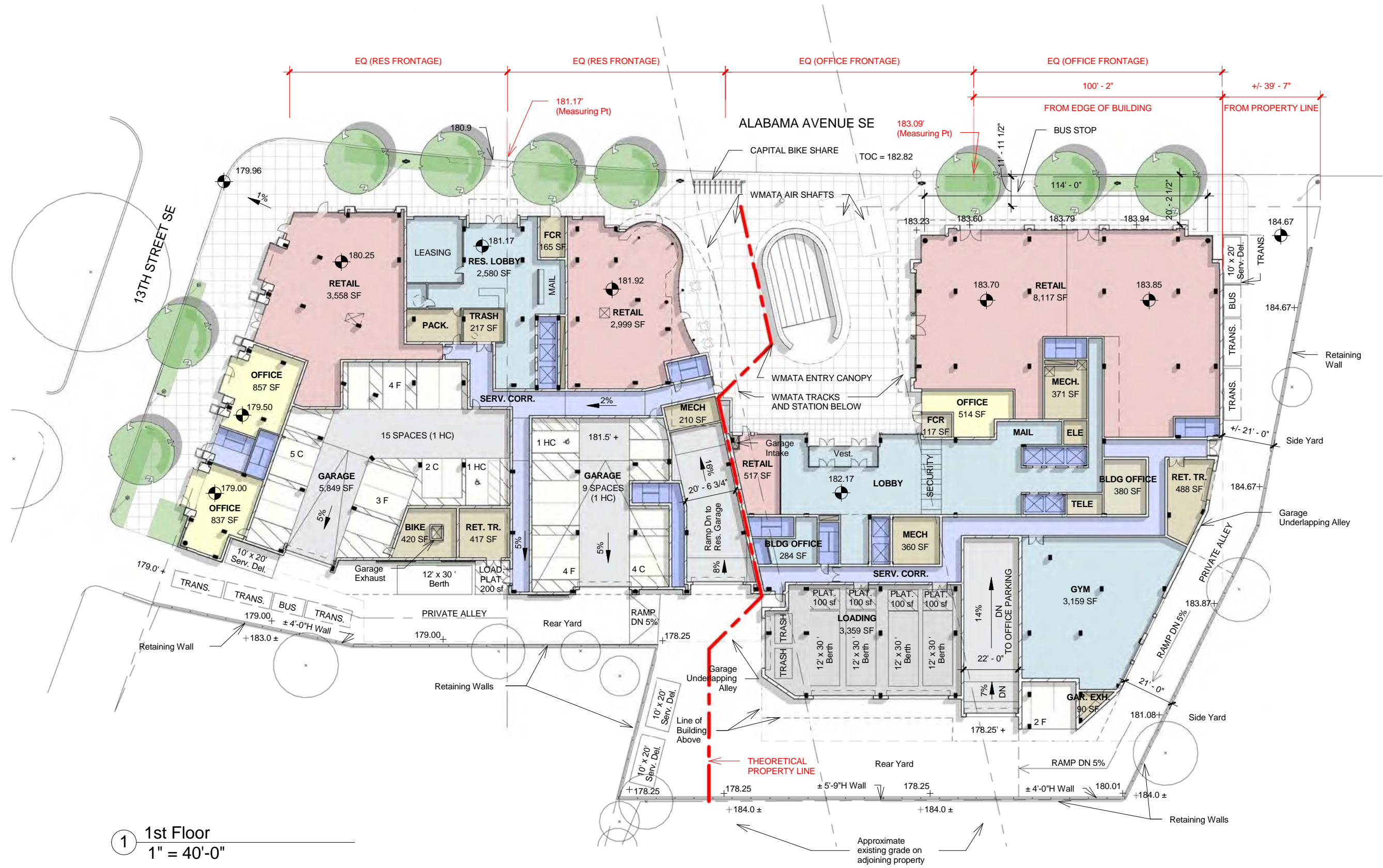
1 Garage
1" = 40'-0"

G1 Garage Plan

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1 1st Floor
1" = 40'-0"

1st Floor Plan

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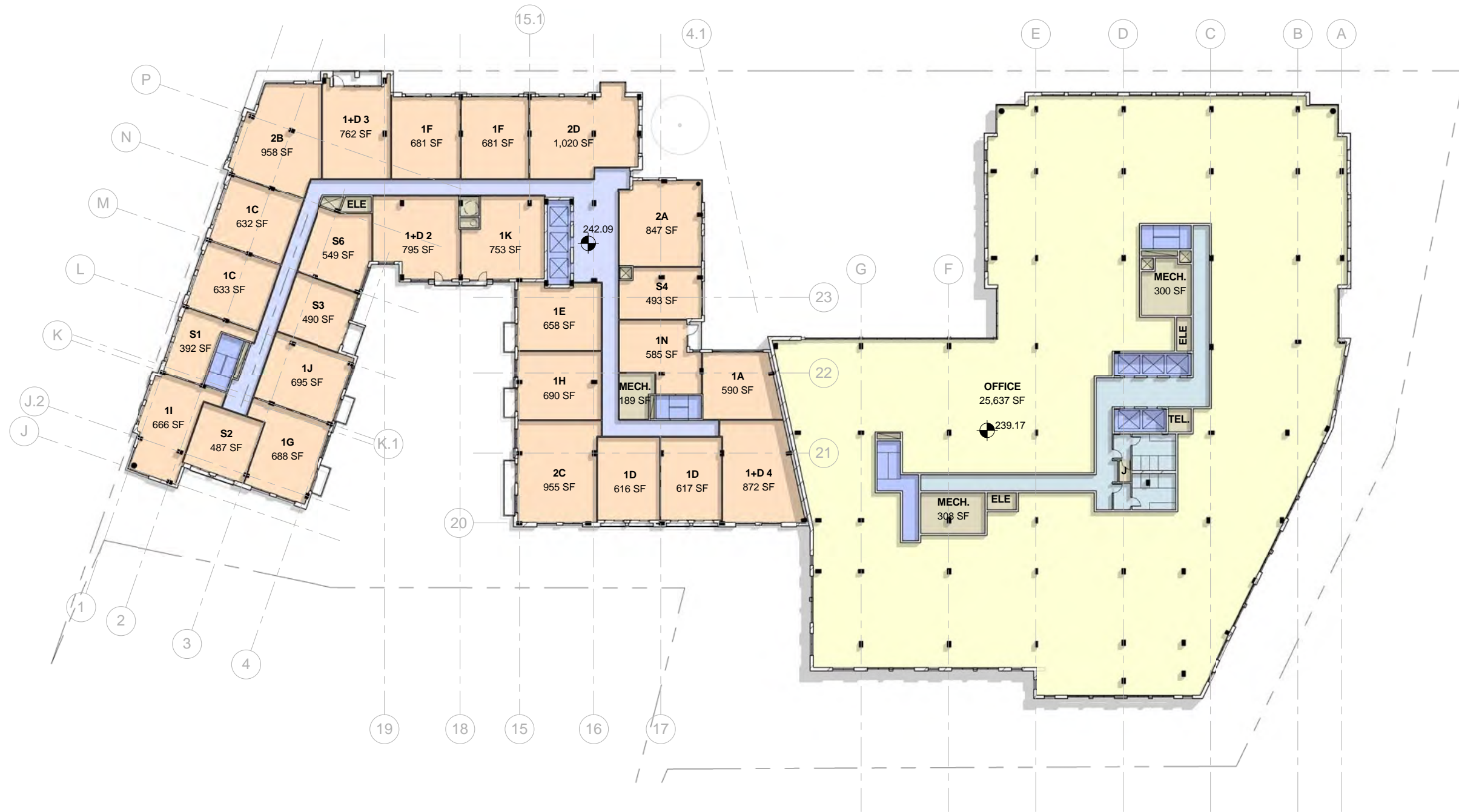
1 Office 2nd Floor
1" = 40'-0"

2nd Floor Plan

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1 Typical Floor Plan
1" = 40'-0"



Typical Floor

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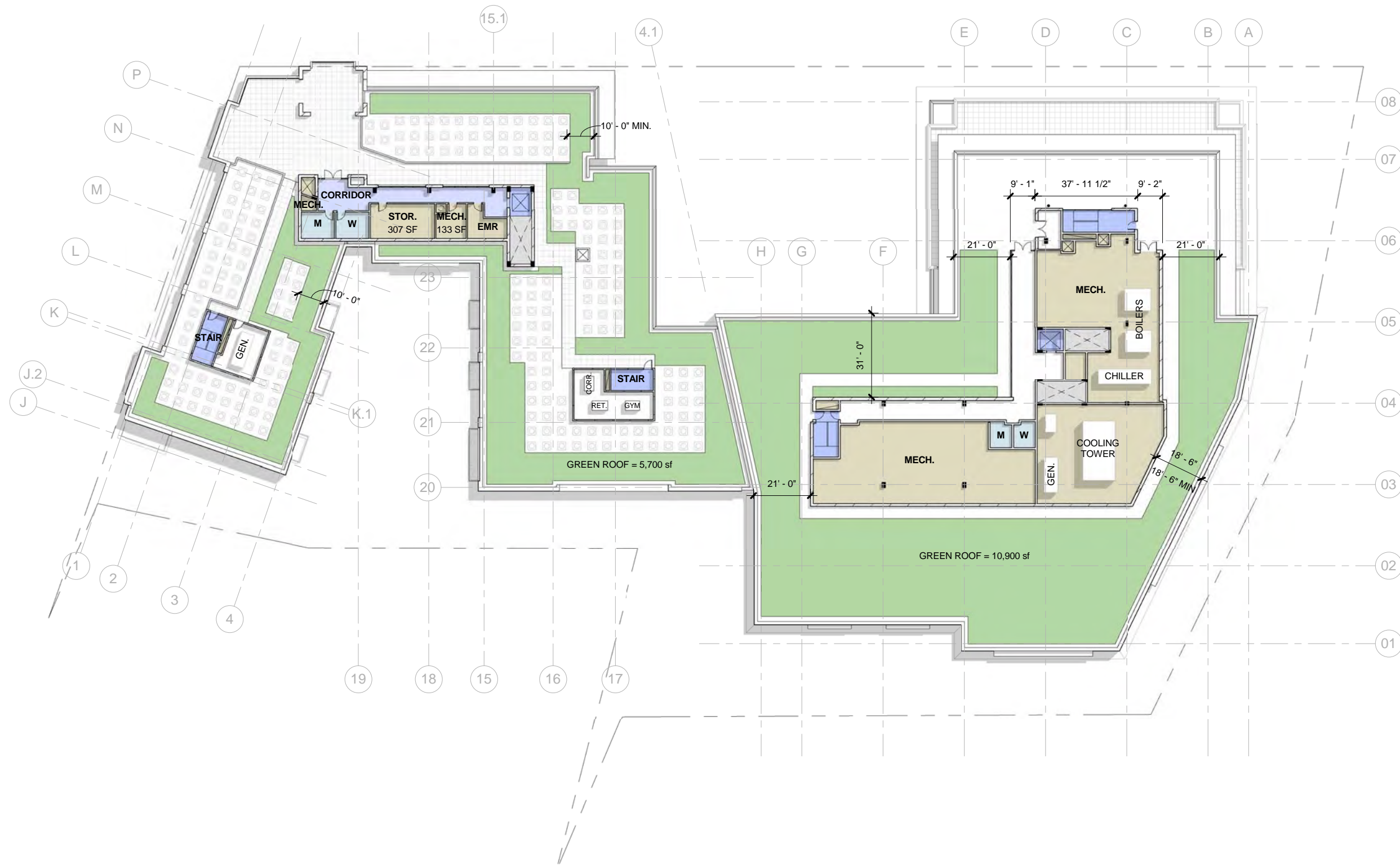
① 9th Floor (Res) / 8th Floor (Office)
1" = 40'-0"

9th Floor (Res) / 8th Floor (Office)

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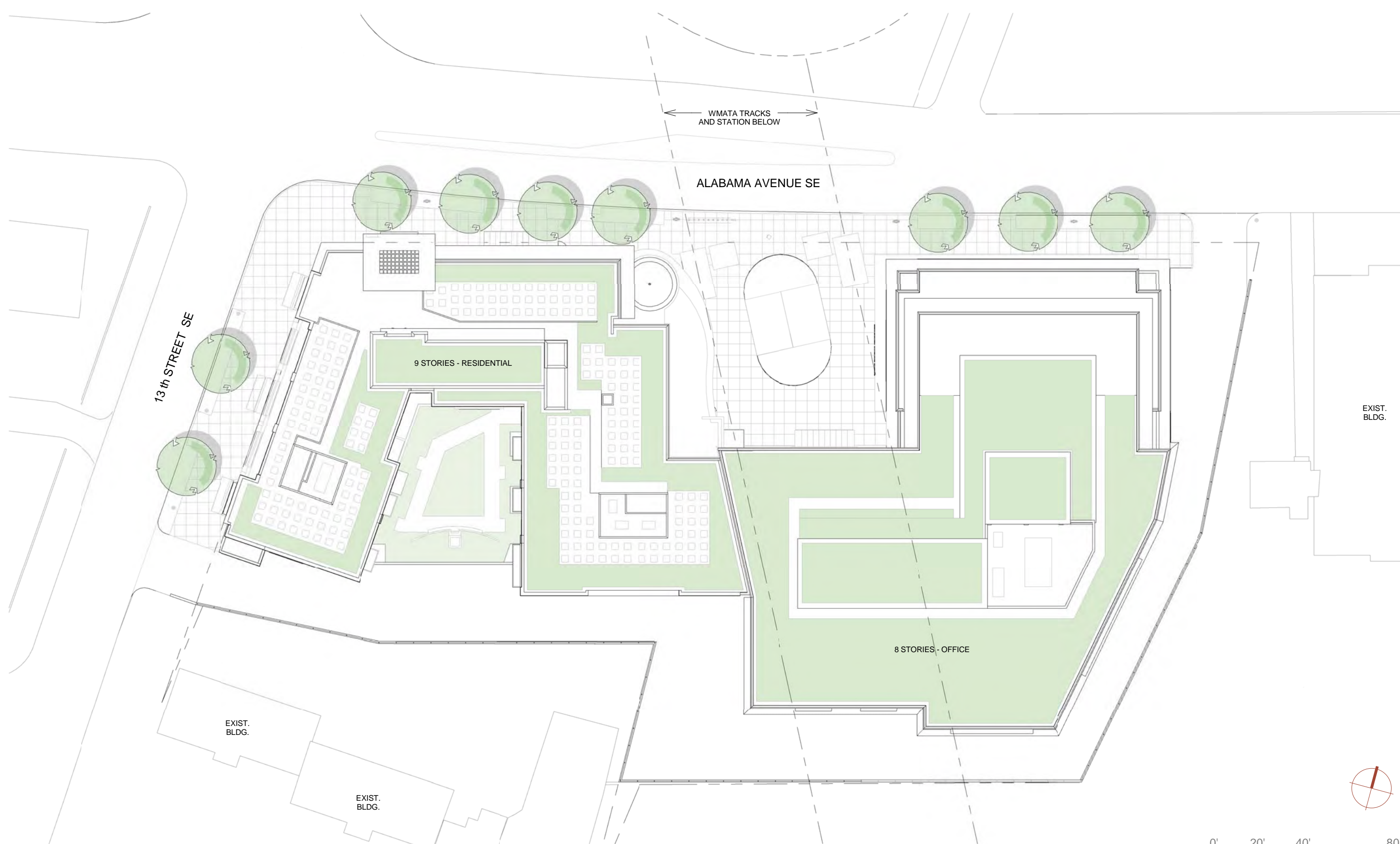


Roof Plan

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Site Plan

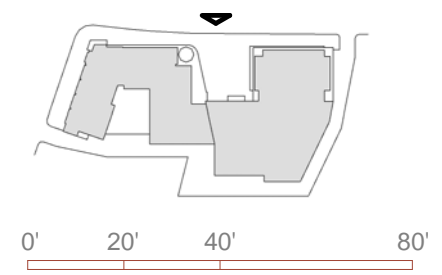
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① North Elevation
1" = 40'-0"



North Elevation - Overall

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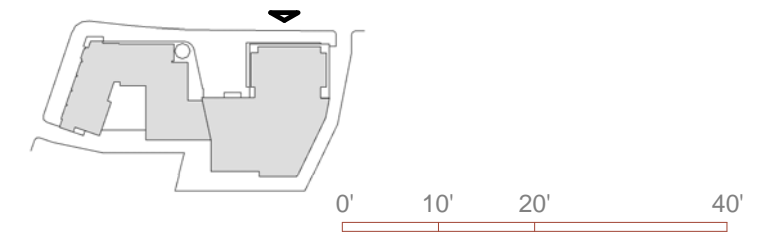
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- T.O. Penthouse
291' - 7 3/32"
- T.O. Parapet
276' - 7 3/32"
- Office Roof
273' - 1 3/32"
- Office 8th Floor
261' - 6 3/32"
- Office 7th Floor
250' - 2 19/32"
- Office 6th Floor
239' - 2 3/32"
- Office 5th Floor
228' - 1 19/32"
- Office 4th Floor
217' - 1 3/32"
- Office 3rd Floor
206' - 0 19/32"
- Office 2nd Floor
195' - 6 3/32"
- Office 1st Floor
183' - 3 1/4"
- Meas. Pt. (Office)
183' - 1 3/32"
- Garage
169' - 6"



① North Elevation - Office
1" = 20'-0"

North Elevation - Office
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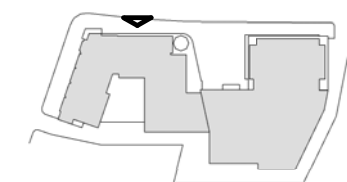
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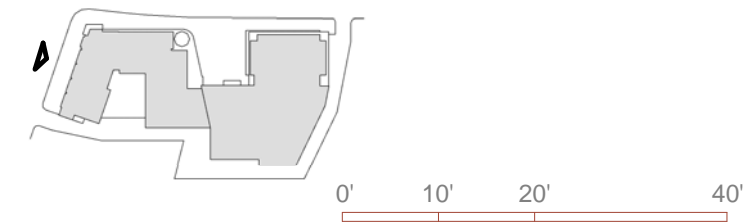
North Elevation - Residential

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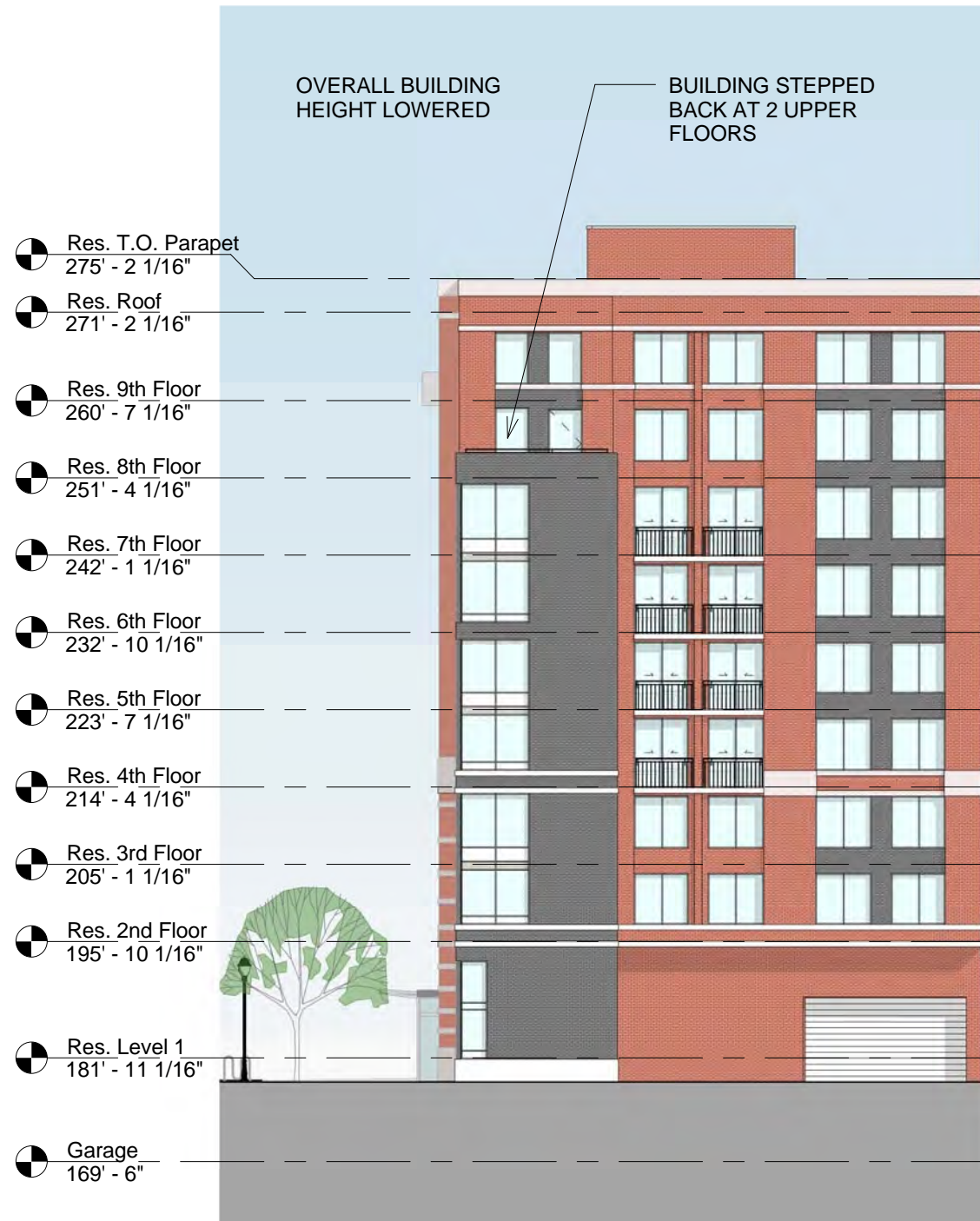


West Elevation

Congress Heights

Square 5914, LLC

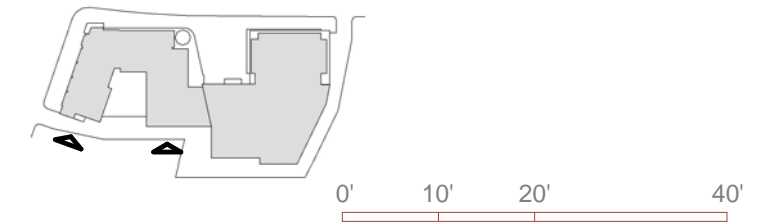
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① South Residential Elevation - West
1" = 20'-0"



② South Residential Elevation - East
1" = 20'-0"



Residential Elevations - South

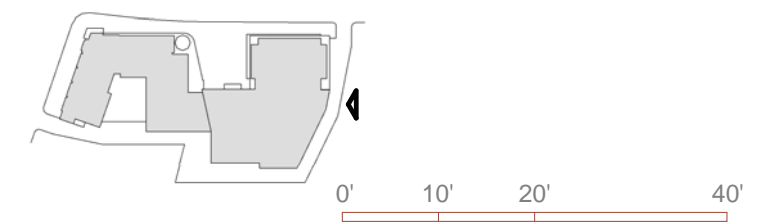
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① East Elevation - Office
1" = 20'-0"

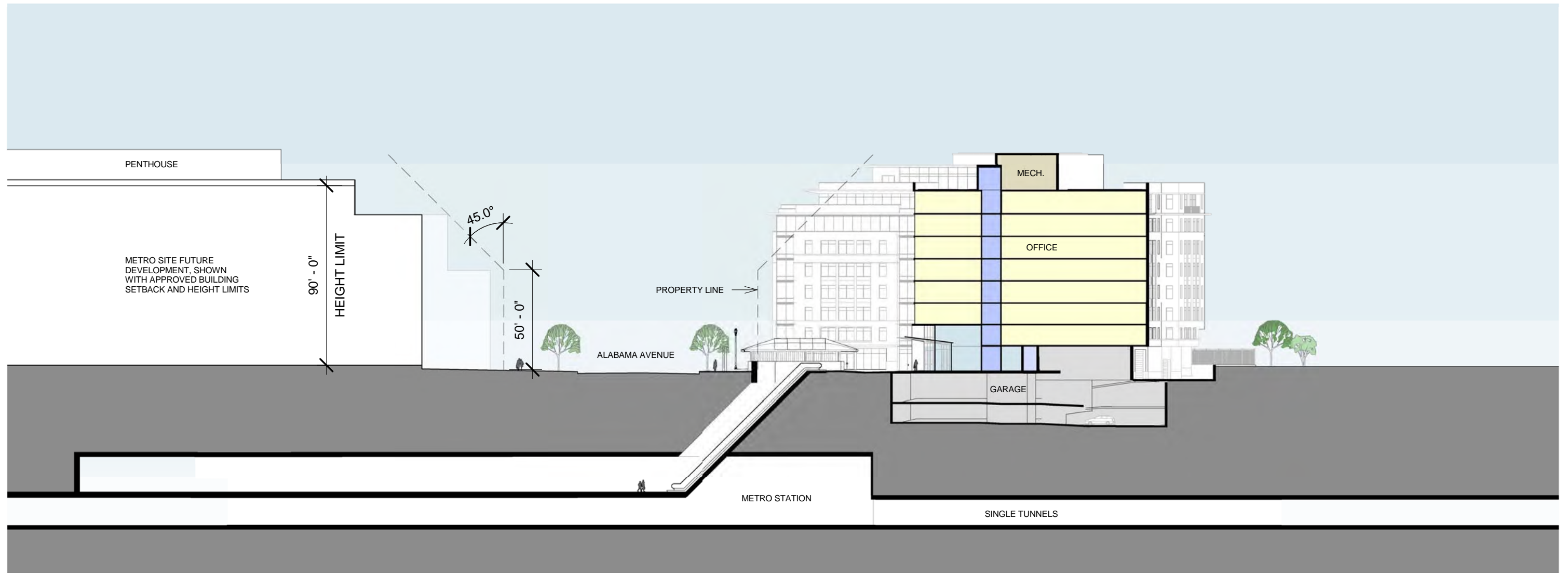


East Elevation

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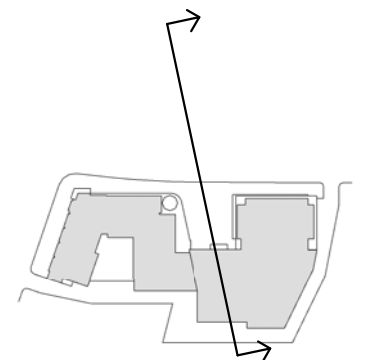


① Section Thru Alabama Ave.
1" = 50'-0"

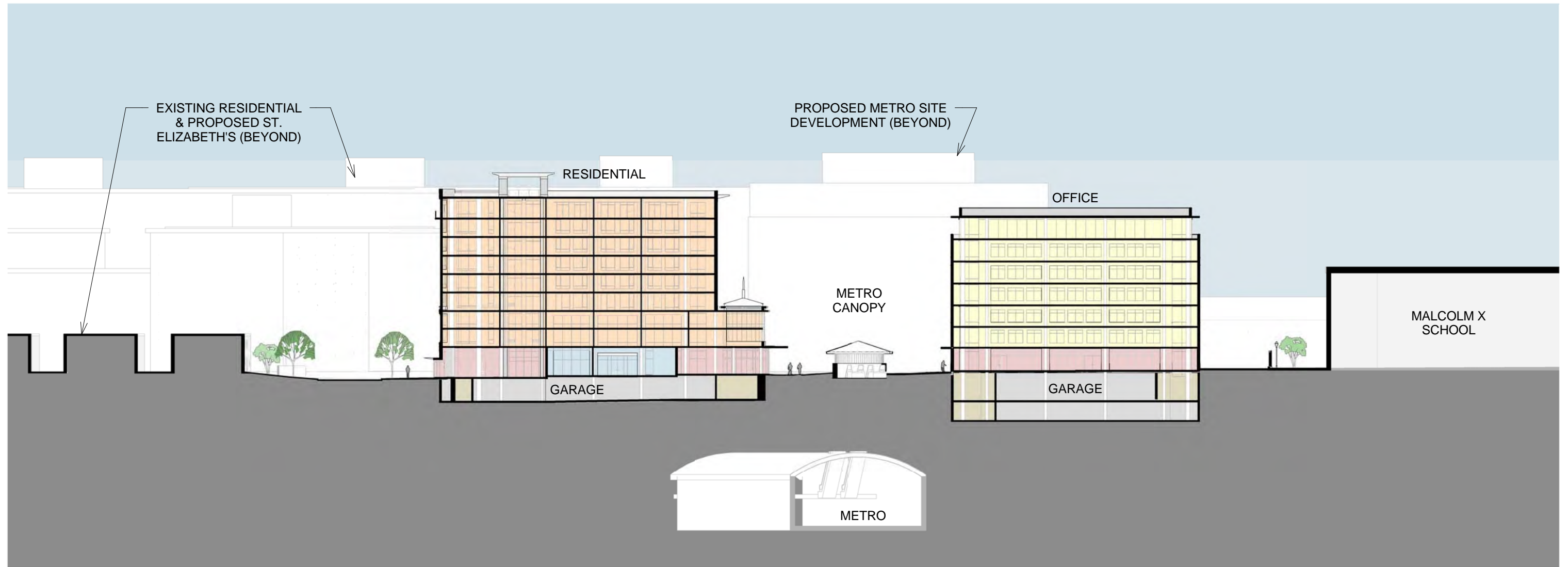
Site Section through Metro

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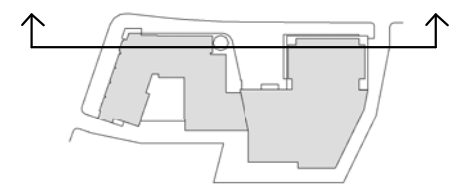


① Section Thru Metro Plaza
1" = 50'-0"

Site Section through 13th Street

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OFFICE BUILDING RETAIL



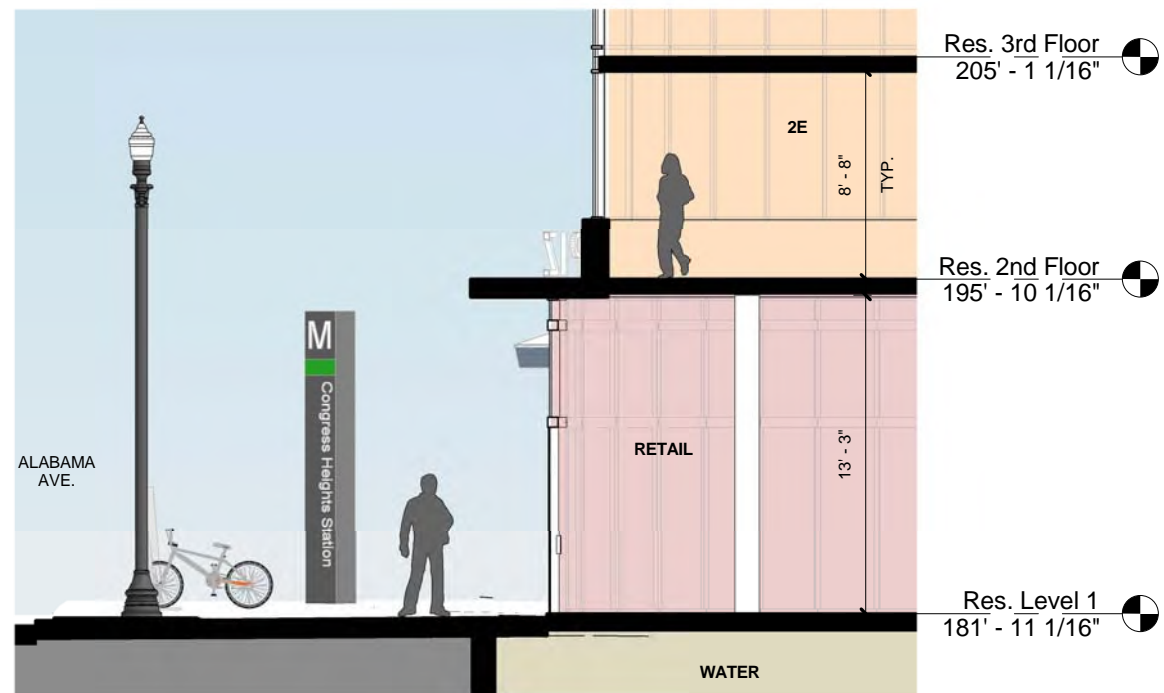
RESIDENTIAL BUILDING RETAIL AT 13TH & ALABAMA

Retail Views - Alabama Ave.

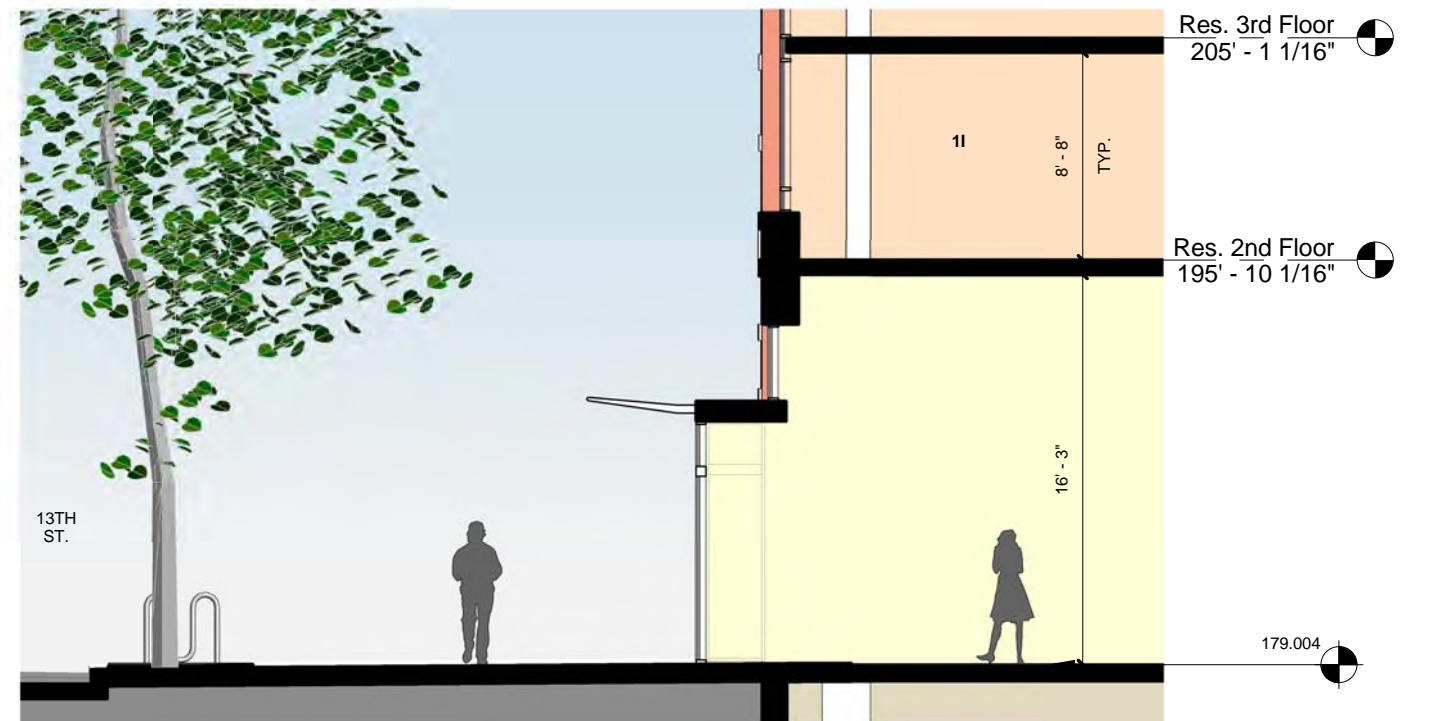
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1 Street Section - Metro Plaza Retail
1/8" = 1'-0"



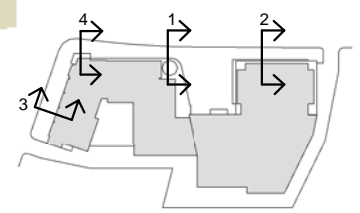
3 Street Section - South Office on 13th
1/8" = 1'-0"



2 Street Section - Office Retail
1/8" = 1'-0"



4 Street Section - Residential Corner Retail
1/8" = 1'-0"



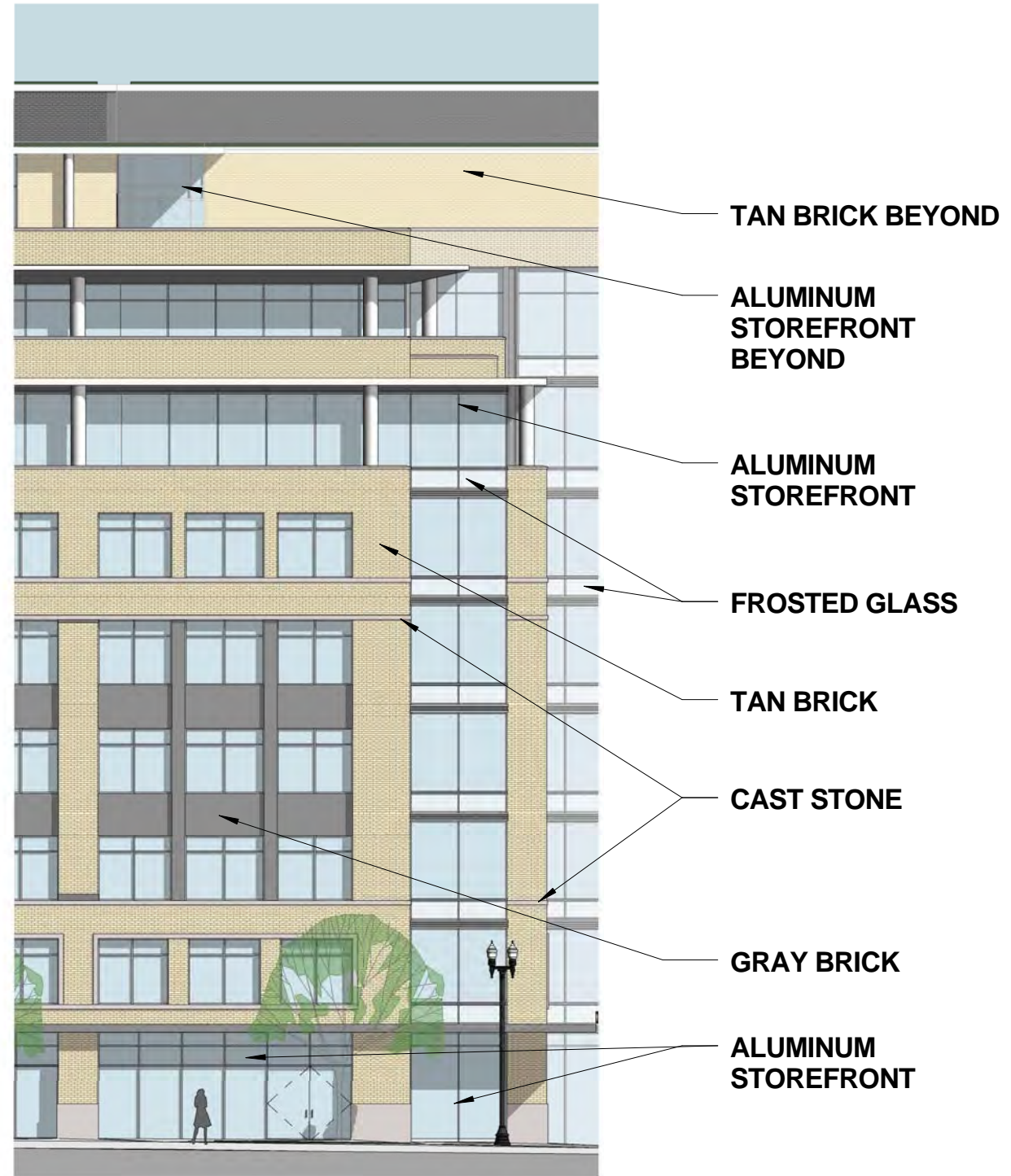
Street Sections - Retail Spaces

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① Axon of Typical Bay (Office)

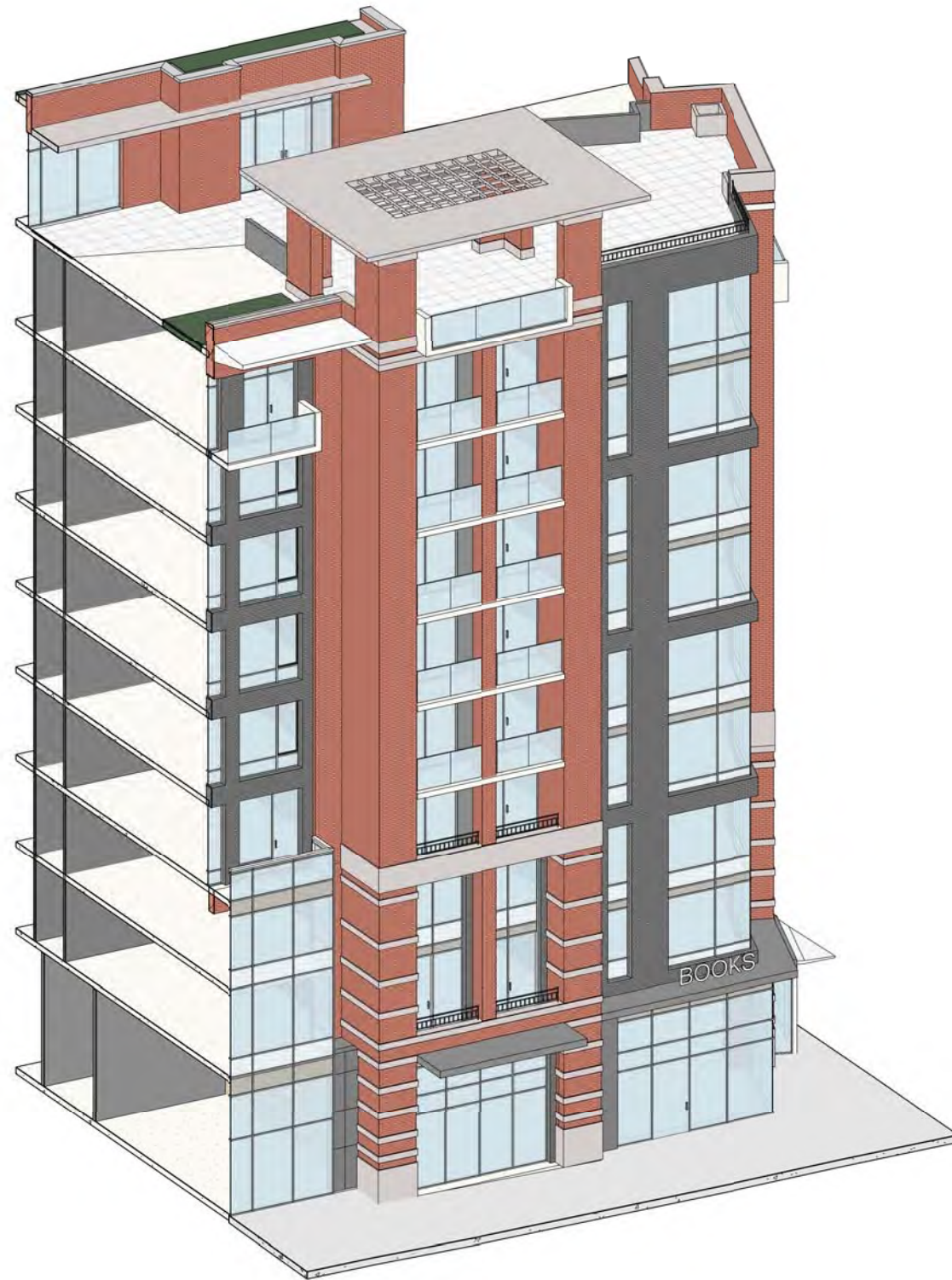


② Typical Bay Study - Office
1/16" = 1'-0"

Typical Bay Study - Office

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① Axon of Typical Bay (Residential)

Typical Bay Study - Residential

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- CAST STONE
- ALUMINUM STOREFRONT BEYOND
- FROSTED GLASS RAILING
- RED BRICK
- GRAY BRICK
- ALUMINUM STOREFRONT

② Typical Bay Study - Residential
1/16" = 1'-0"



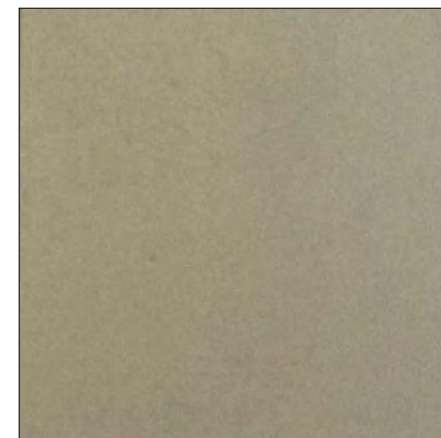
TAN BRICK - GLEN GERY - EXTRUDED - CONCORD VELOUR



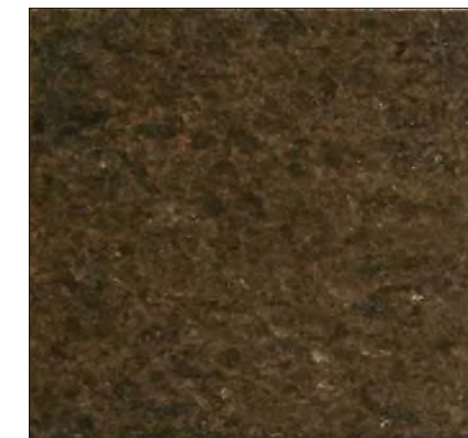
GRAY BRICK - PVB - DARK IRONSPOT, SMOOTH MODULAR



PRECAST STONE - WHITESTONE



STOREFRONT & WINDOWS



GRANITE BASE

Materials - Office

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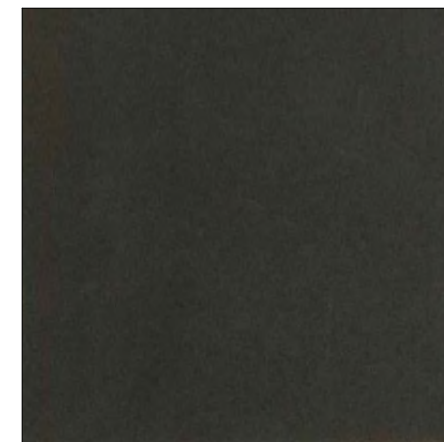
RED BRICK - GLEN GERY - RED IRONSPOT BLADECUT



GRAY BRICK - PVB - DARK IRONSPOT, SMOOTH MODULAR



PRECAST STONE - WHITESTONE



STOREFRONT & WINDOWS



GRANITE BASE

Materials - Residential

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Congress Heights

Transportation Impact Study

ZC Case No. 13-08



WELLS + ASSOCIATES





Parking (Required vs. Proposed)

Component	Office Building		Residential Building	
	Required	Provided	Required	Provided
Office	> 2kSF, 1/1,800 SF (218,561-2,000)/1,800 = 120 spaces	120 spaces	> 2kSF, 1/1,800 SF (1,886-2,000)/1,800 = 0 Spaces	14 spaces
Retail	>3kSF, 1/750 SF (10,582-3,000)/750 = 10 spaces	12 spaces	>3kSF, 1/750 SF (8,870-3,000)/750 = 8 spaces	
Residential	NA	NA	1/4 units 206/4 =52 spaces	72 spaces
Total	130 spaces	132 spaces	60 spaces	86 spaces



Loading (Required vs. Proposed)

Component	Office Building		Residential Building	
	Required	Provided	Required	Provided
Office	> 200kSF 3 berths @ 30' 3 platforms @ 100 SF 1 srvc/dlvry @ 20'	3 berths @ 30' 3 platforms @ 100 SF 1 srvc/dlvry @ 20'[†]	< 30kSF None	None
Retail	8kSF - 20kSF 1 berth @ 30' 1 platform @ 100 SF 1 srvc/dlvry @ 20'	1 berth @ 30' 1 platform @ 100 SF 1 srvc/dlvry @ 20'	None [‡]	1 berth @ 30' 1 platform @ 200 SF 2 srvc/dlvry @ 20'
Residential	NA	NA	≥ 50 units 1 berth @ 55' 1 platform @ 200 SF 1 srvc/dlvry @ 20'	
Total	4 berths @ 30' 4 platforms @ 100 SF 2 srvc/dlvry @ 20'	4 berths @ 30' 4 platforms @ 100 SF 2 srvc/dlvry @ 20'	1 berth @ 55' 1 platform @ 200 SF 1 srvc/dlvry @ 20'	1 berth @ 30' 1 platform @ 200 SF 2 srvc/dlvry @ 20'
[†] This service/delivery space will be provided on the residential lot. [‡] § 2201.2 of the DCMR indicates that if a use occupies more than 90% of the building, the loading requirements are calculated as if that use occupies the entire building.				

Relief is requested from the following:

- To provide a 30' loading berth in lieu of a 55' loading berth for the residential use
- Provide one service/delivery space for office use on residential lot



Loading Management Plan

- Designate a Loading Coordinator
 - Coordinate all loading activities for the various retail and residential deliveries
 - Inform tenants of procedures for loading and delivery operations
 - Inform tenants of DDOT's policies regarding moving trucks
 - Assist tenants when a permit is required by DDOT
- A lease provision will require all tenants to use the loading dock or designated loading area, except in special circumstances as identified below
- All tenants will be required to notify the loading coordinator before moving in or out so that the loading coordinator can ensure no conflicting loading activities will occur
- In the rare event that a truck longer than 55 feet is required, accommodations will be made in the private alley or, in accordance with DDOT policies, a permit will be acquired to establish a temporary no parking zone on an adjacent street to allow for curbside loading or unloading adjacent to the building
- No truck idling will be permitted



Trip Generation

Land Use	AM Peak Hour			PM Peak Hour			ADT
	In	Out	Total	In	Out	Total	
<i>Net Additional Site Trips</i>							
Total Trips	368	127	495	207	405	612	5,695
<i>Internal Trips</i>	3	3	6	28	28	56	674
External Trips	365	124	489	179	377	556	5,021
<i>Non-auto Trips</i>	172	68	240	100	186	286	2,669
Vehicle Trips	193	56	249	79	191	270	2,352
<i>Pass-by Trips</i>	1	1	2	9	9	18	203
Net New External Vehicle Trips	192	55	247	70	182	252	2,149

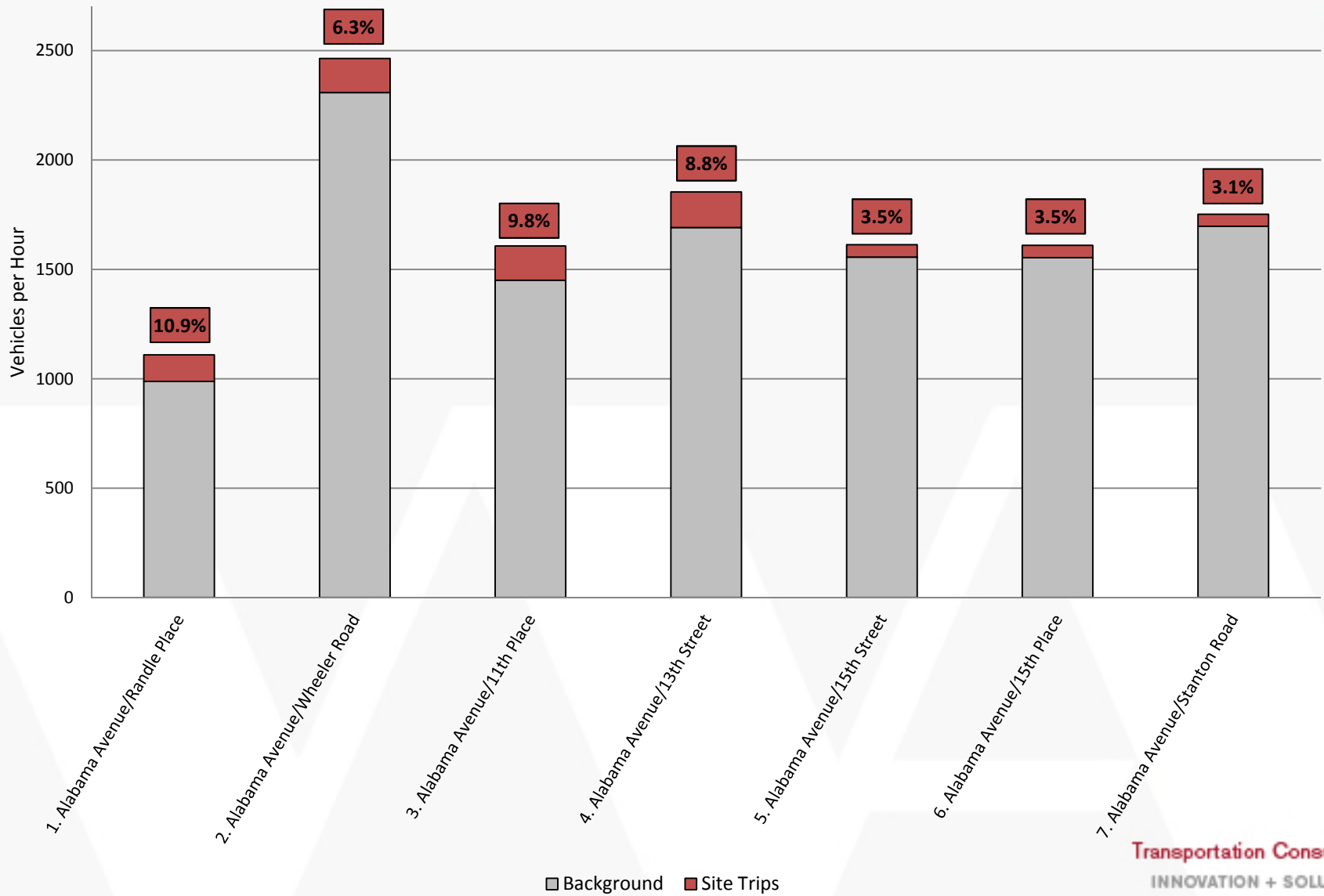


Study Intersections





Proportional Impacts – AM Peak Hour





Proportional Impacts – PM Peak Hour

