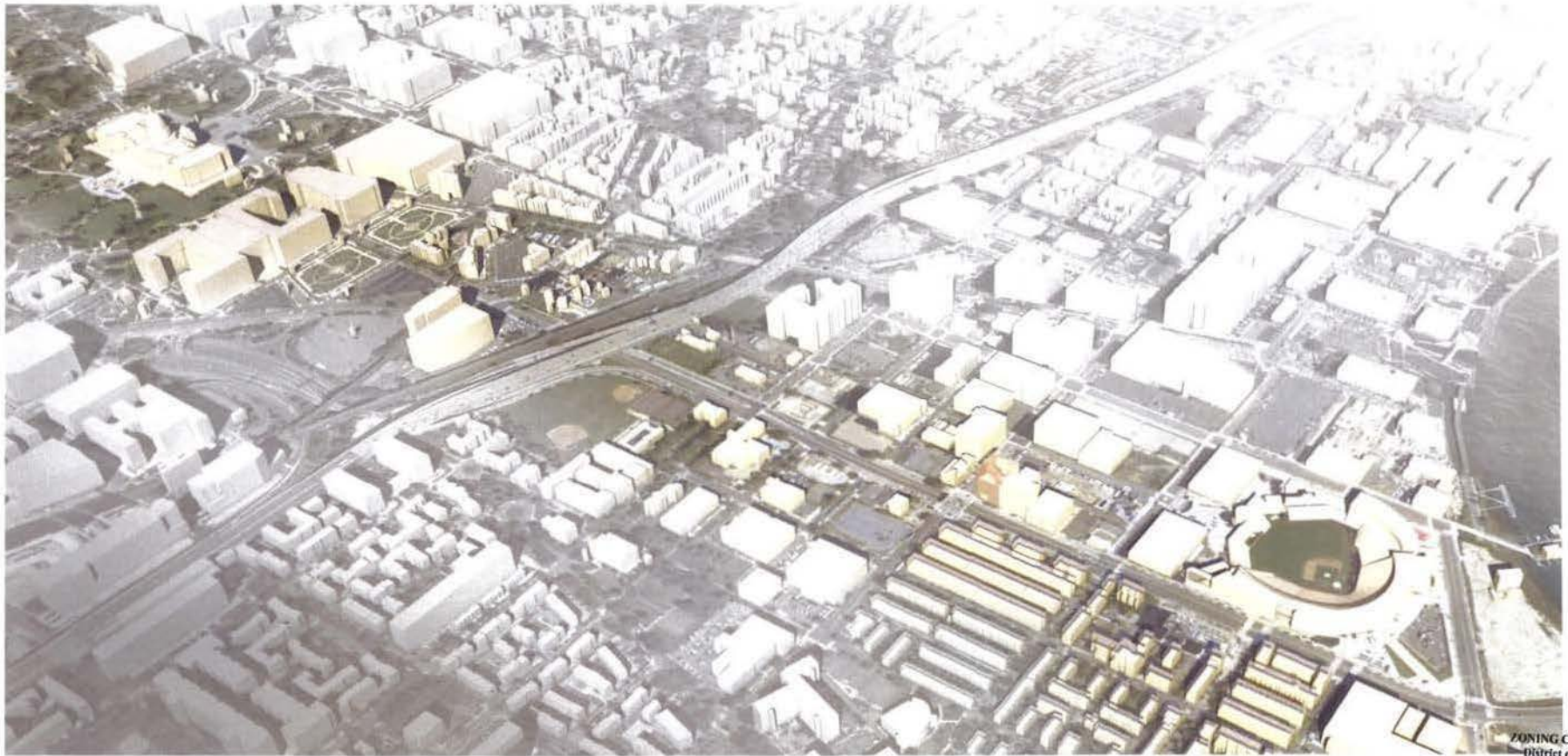


Square 700 - Lots 43 and 866
ONE M Street SE, Washington, DC
DC Zoning Commission Review



Square 700
One M Street, S.E. Washington, DC

ZONING COMMISSION
District of Columbia

CASE NO. 15-11

EXHIBIT NO. 20

ZONING COMMISSION

District of Columbia

CASE NO.15-11

EXHIBIT NO.20



Square 700 - Lots 43 & 866
S.E. Washington, DC



Square 700
One M Street, S.E. St Washington, DC

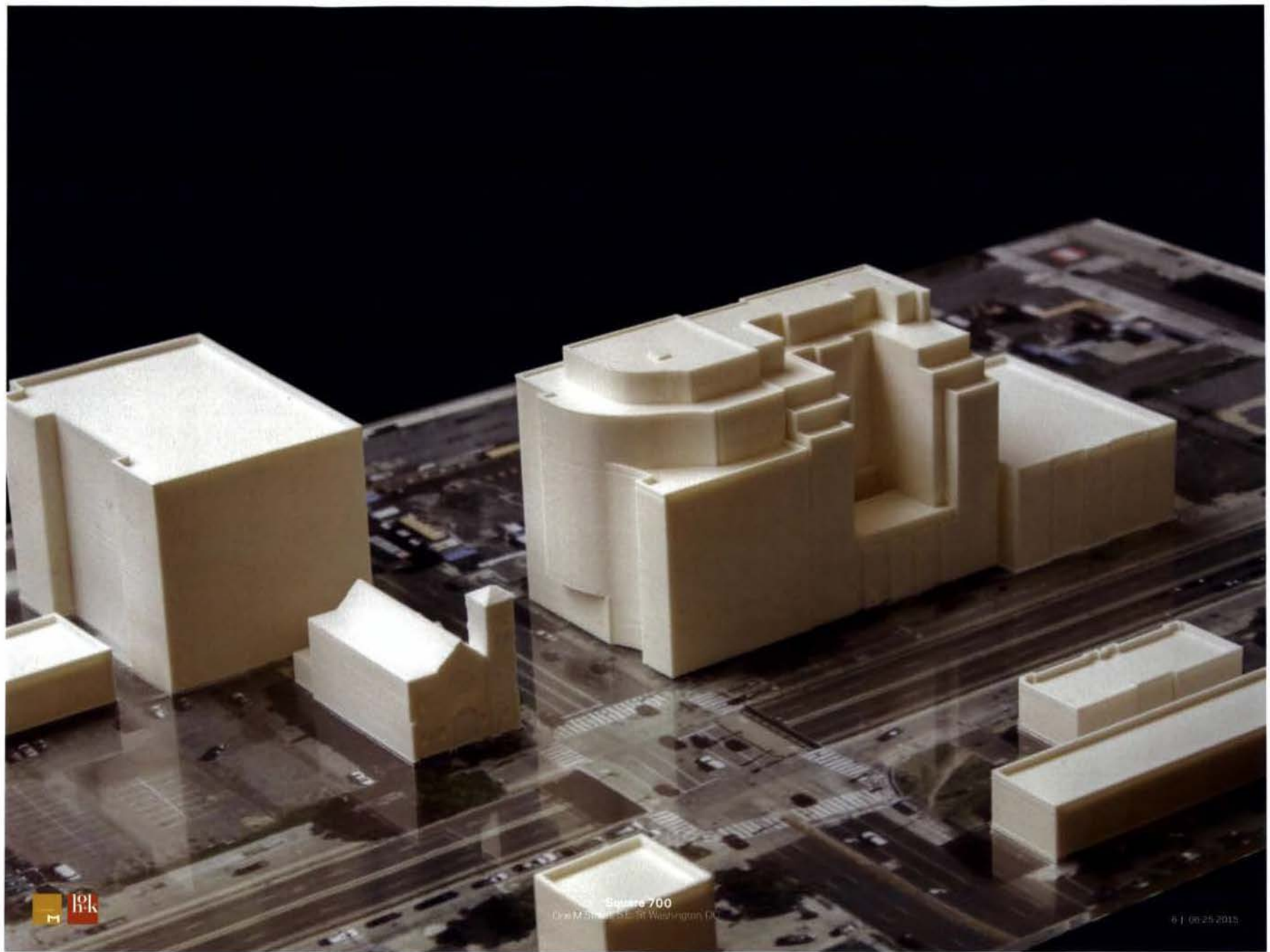


Square 700
One M Street, S.W., Washington, DC





Square 700
One M Street, S.E. 50, Washington, DC



Square 700
One M Street, N.E. Washington, DC

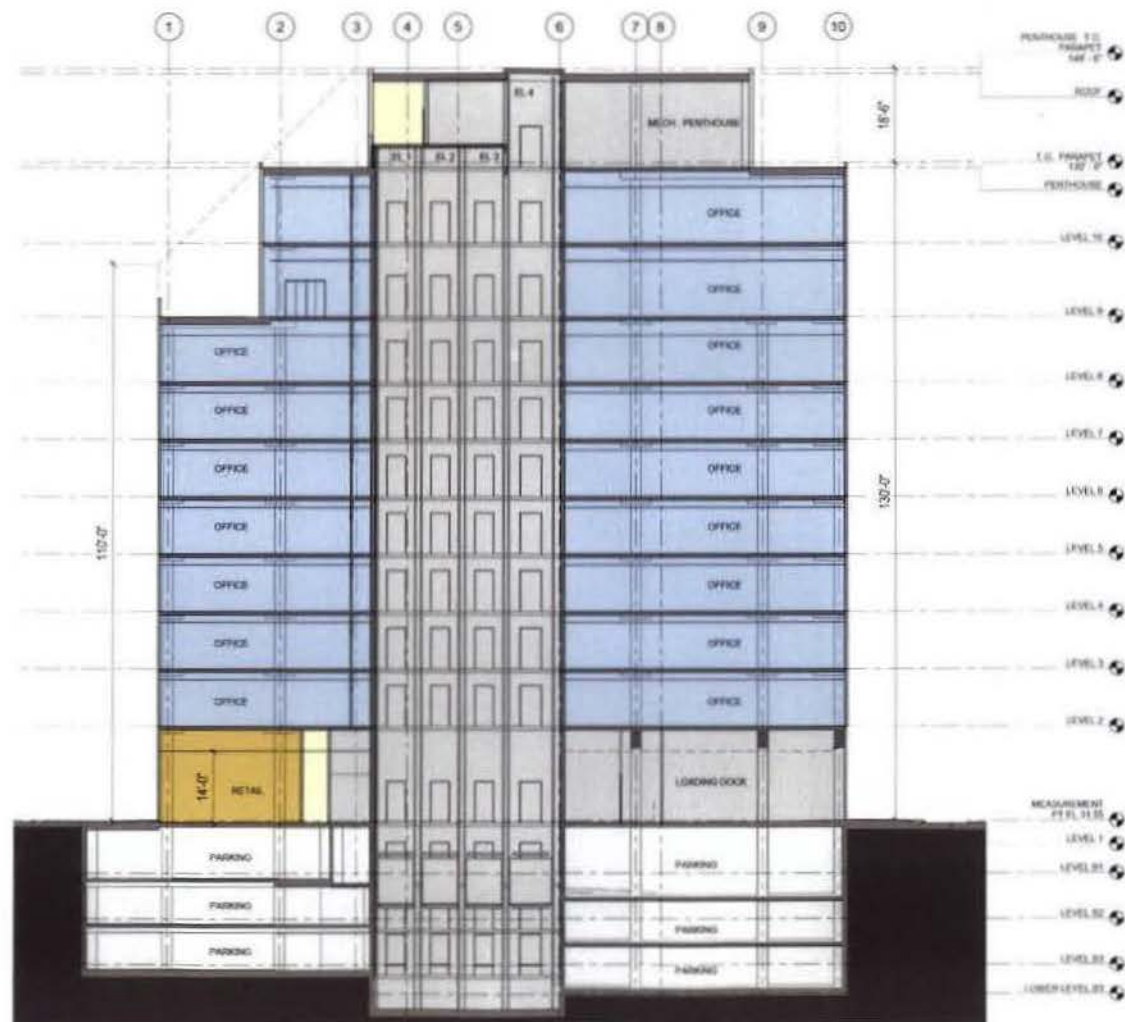


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One M Street, N.E., Washington, DC

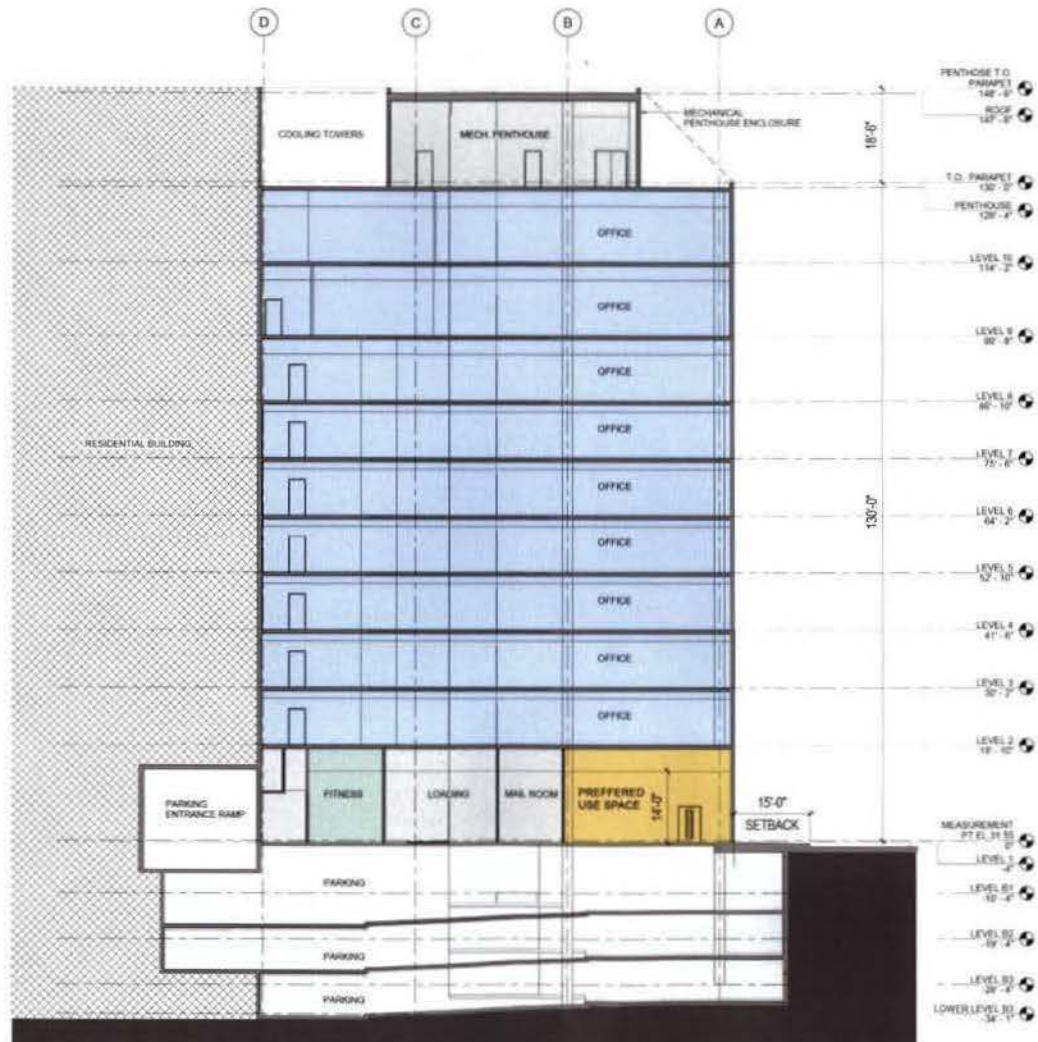
7 | 06-25-2015



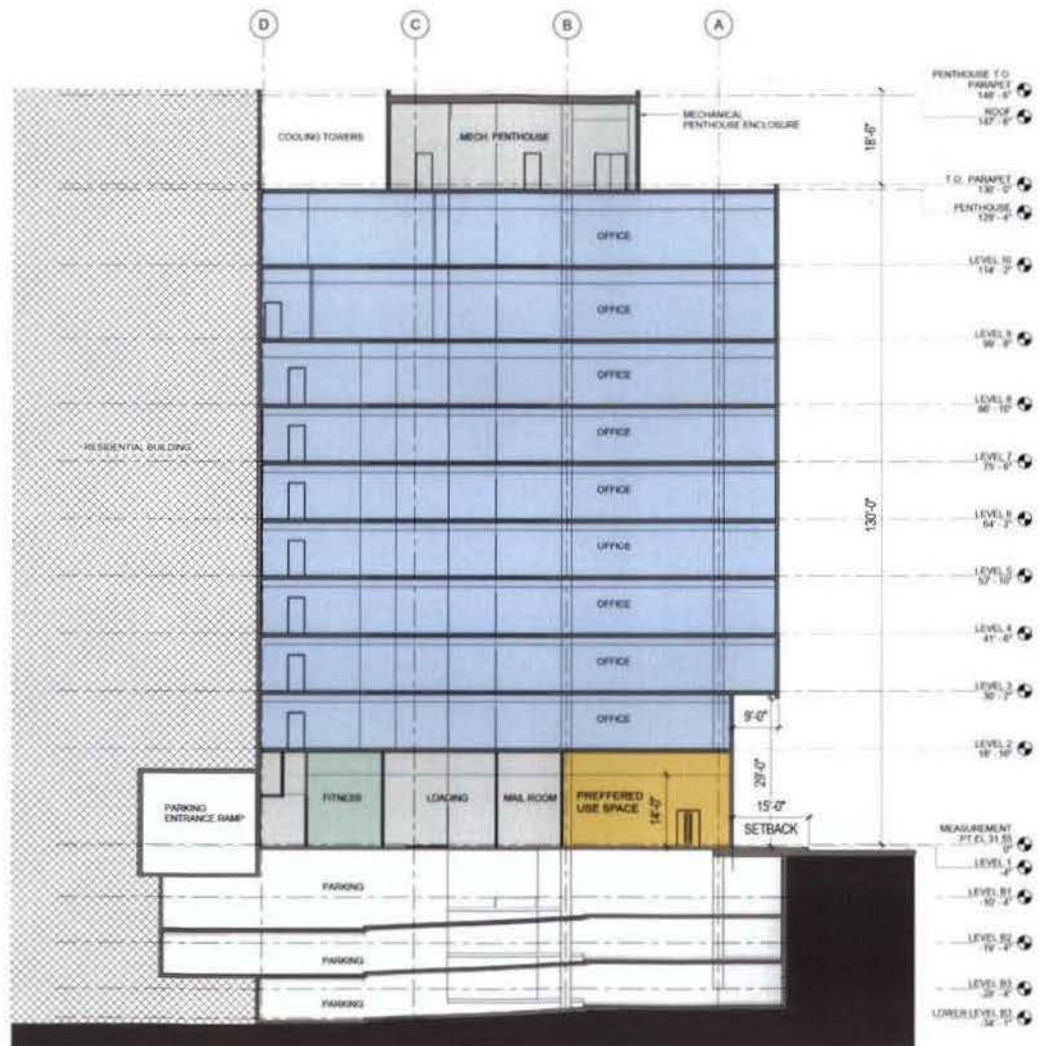




Square 700
One M Street, S.W. 50 Washington, D.C.

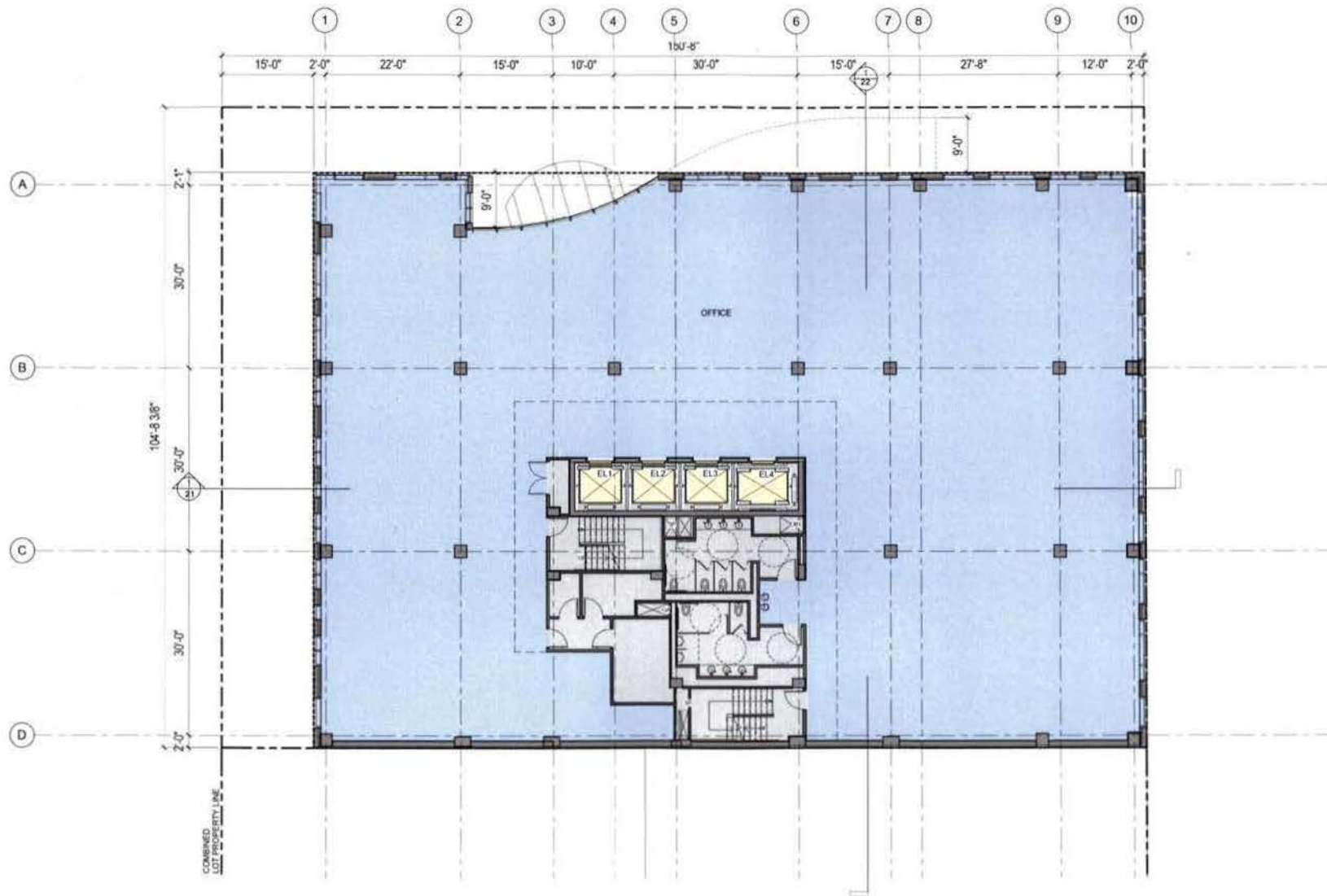


Square 700
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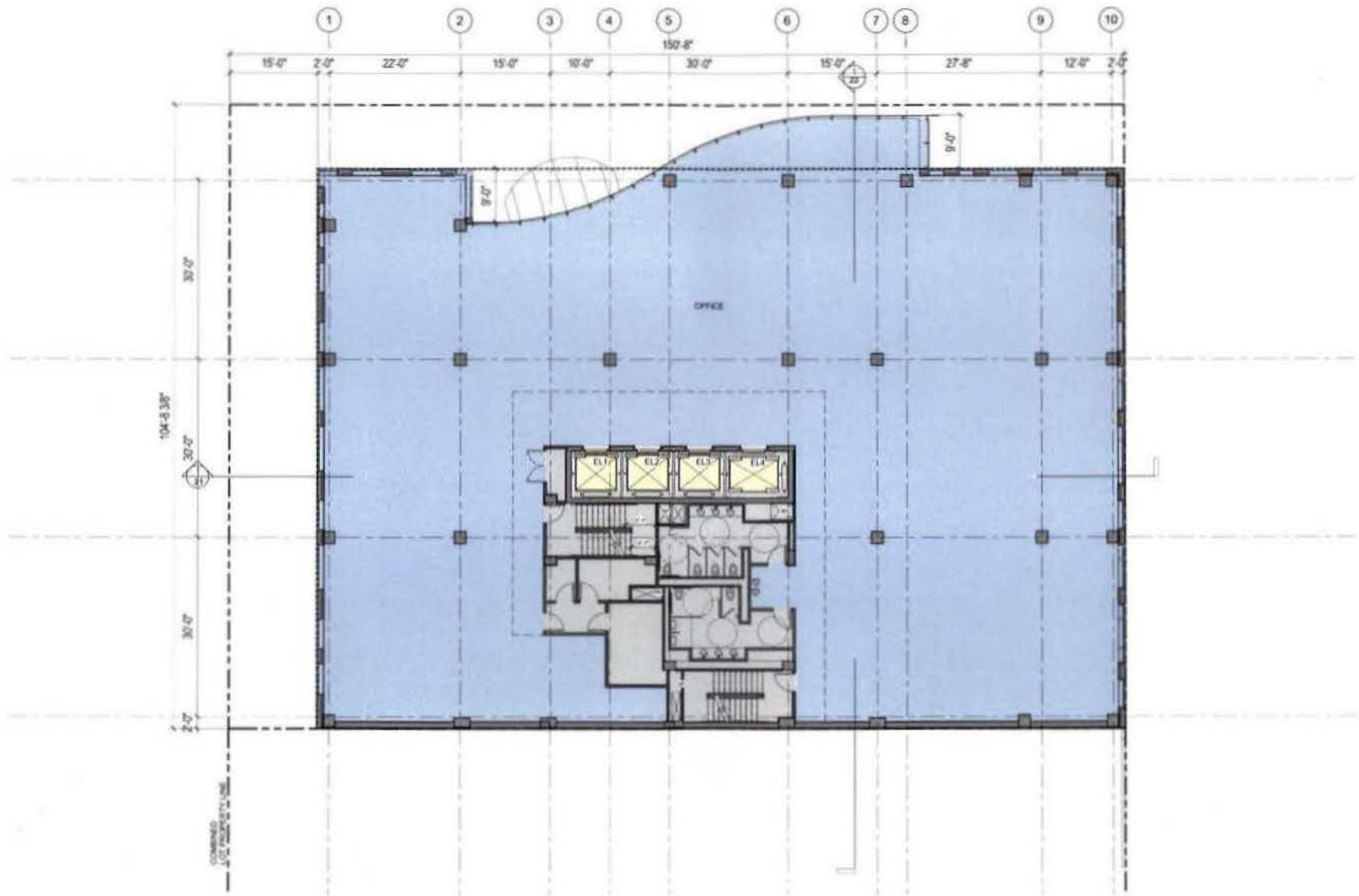


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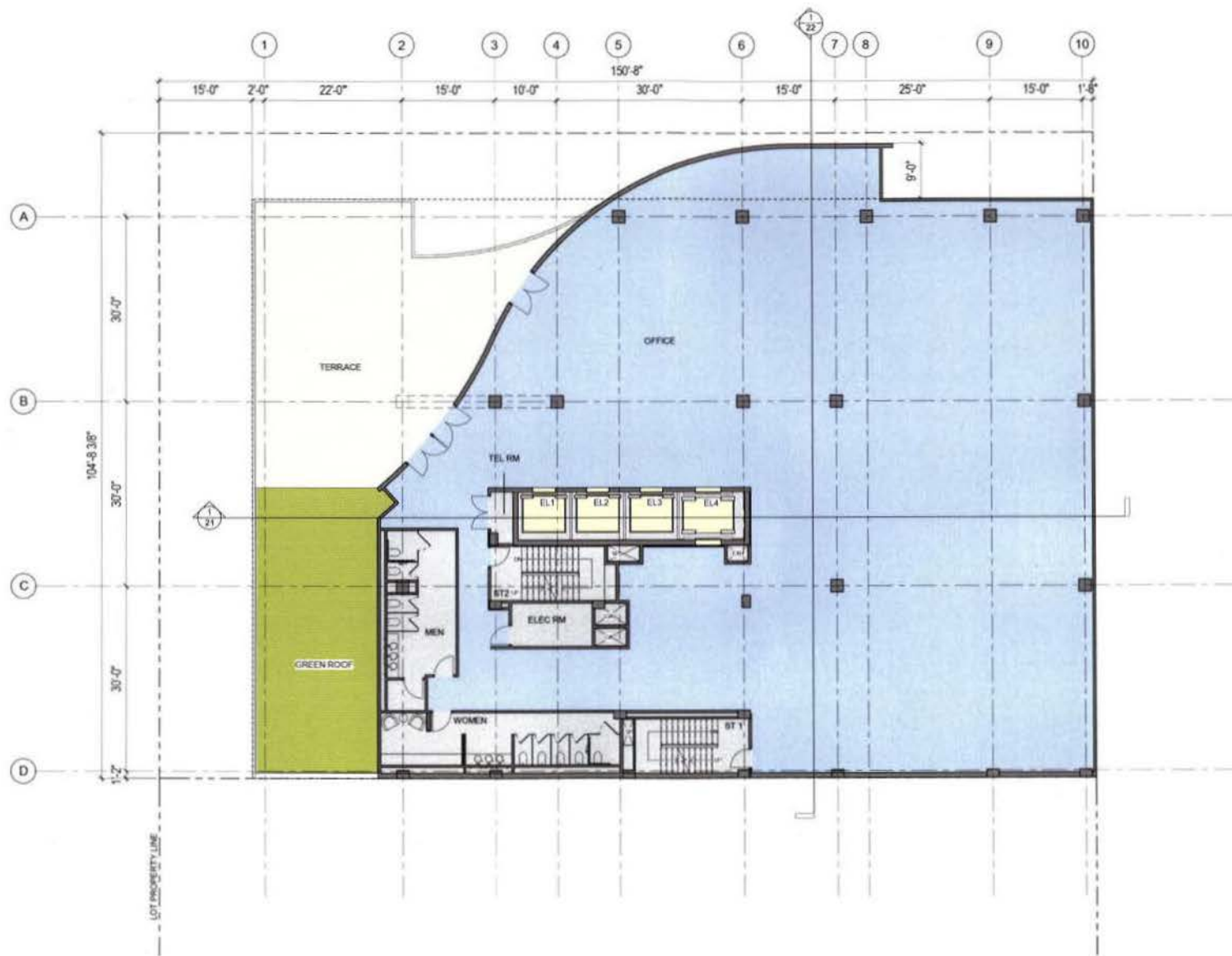
12 | 06.25.2015



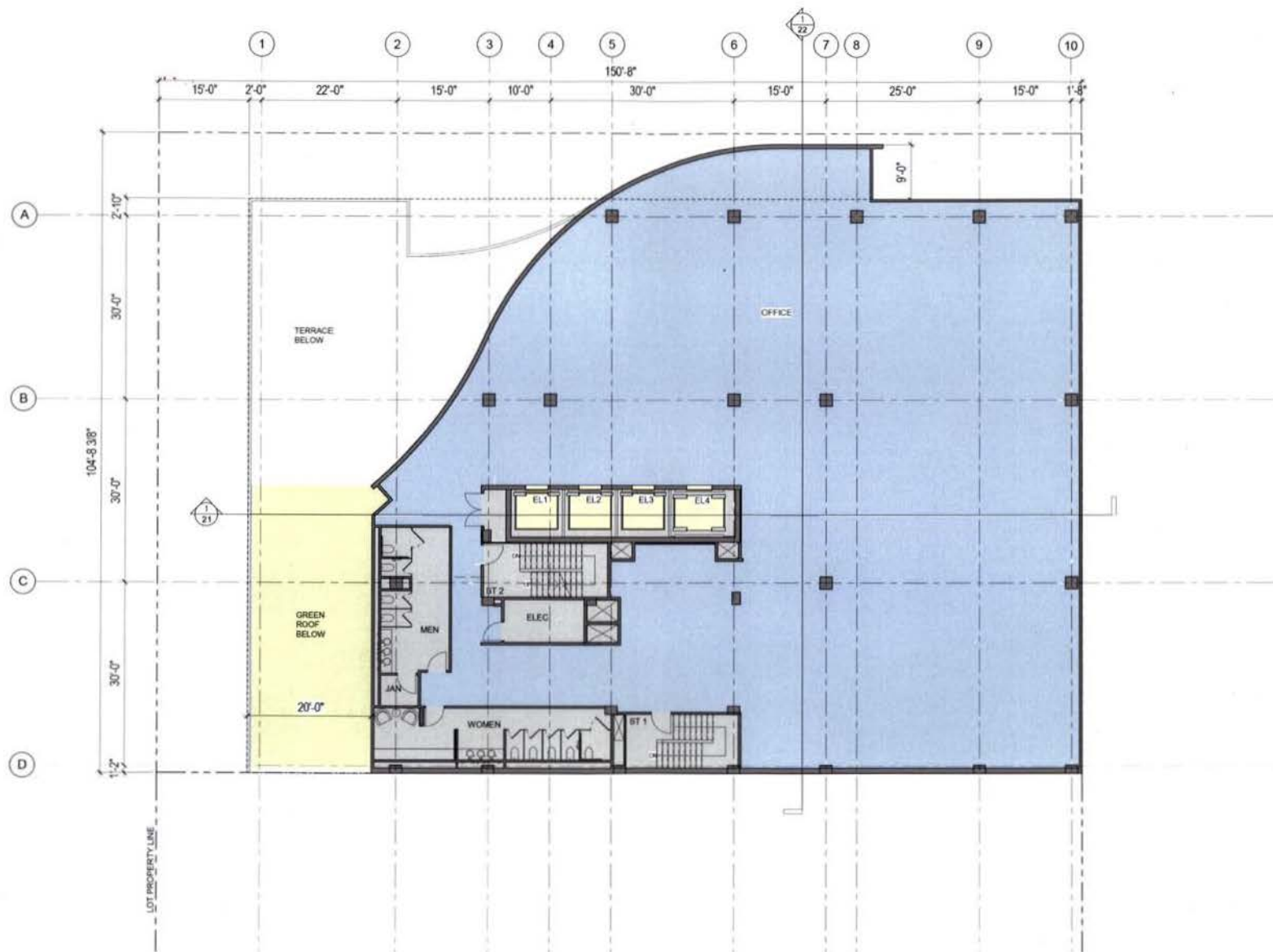
Square 700
One M Street, S.E. 51 Washington, DC



Square 700
 One M Street, S.E., Washington, DC

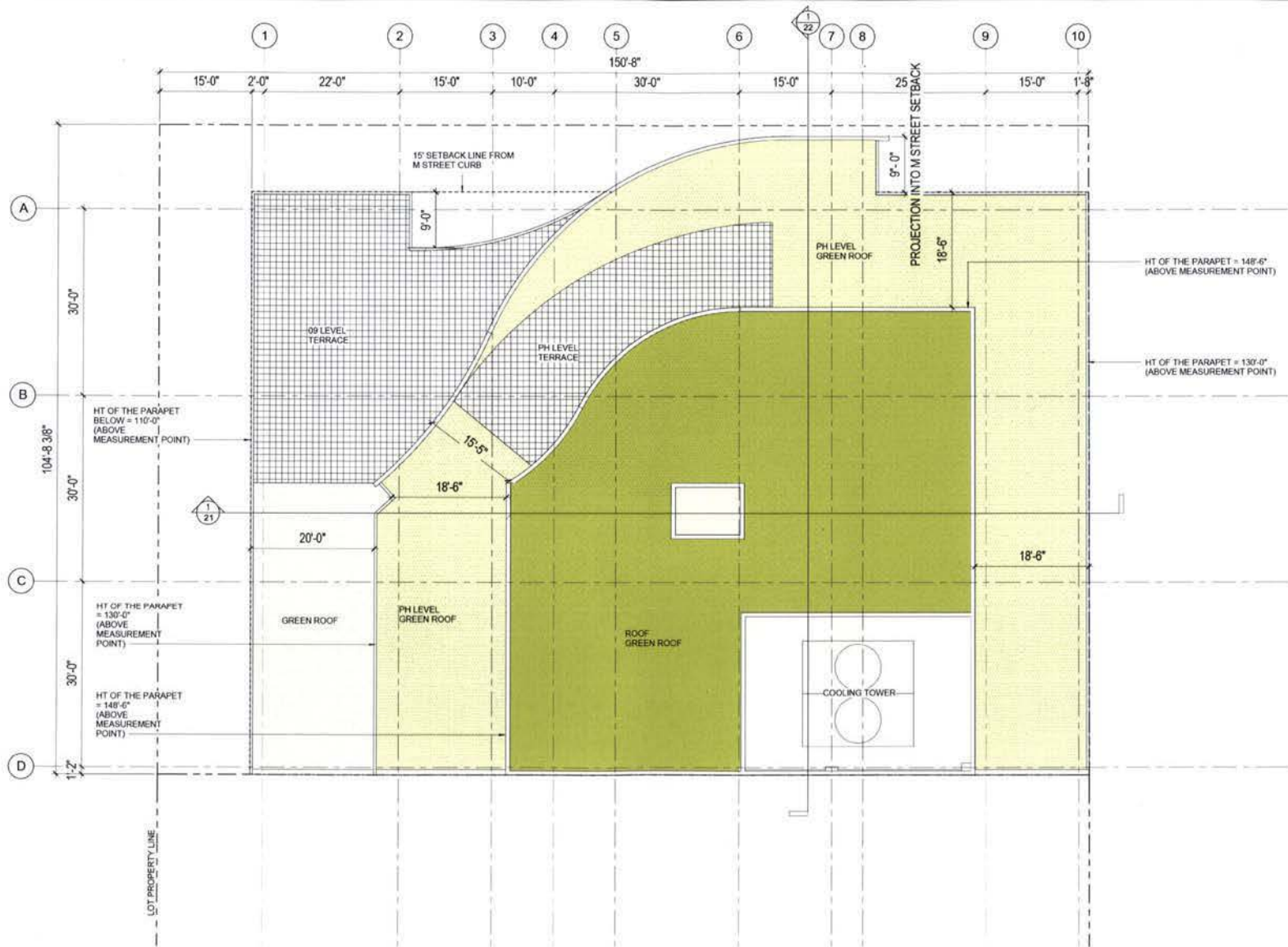


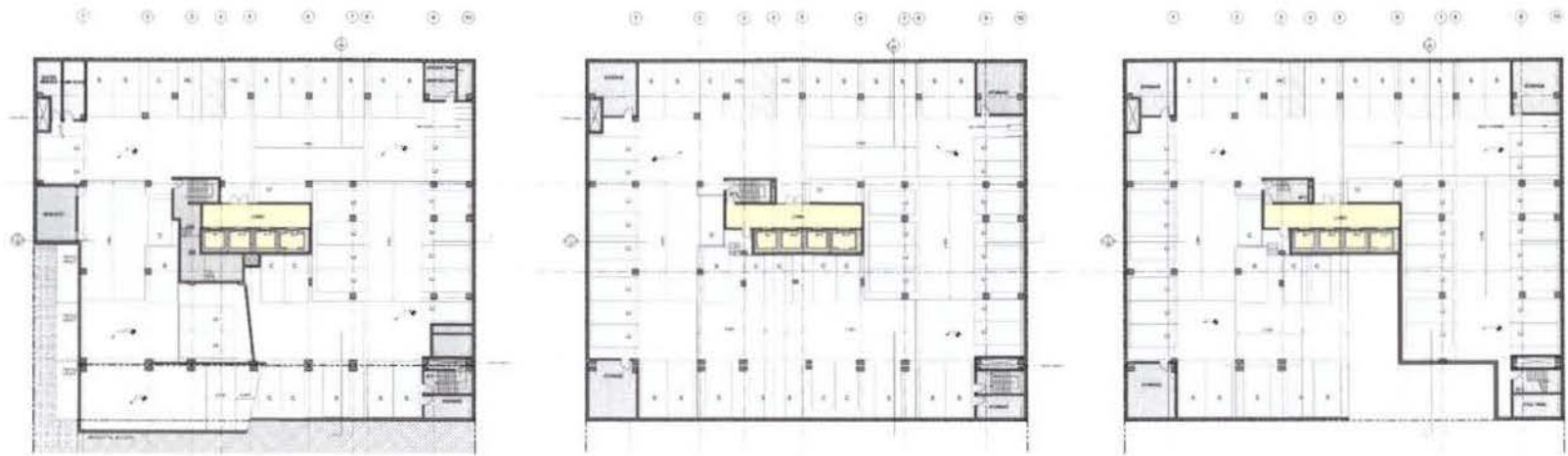
Square 700
One M Street, S.E. St Washington, DC



Square 700
One M Street, S.E. St Washington, DC







Parking Requirements per zoning:	70 parking spaces (28 compact parking spaces, 42 standard parking spaces)
Provided:	70 parking spaces (28 compact parking spaces, 42 standard parking spaces of which 5 are ADA accessible) Plus 57 additional parking spaces (9 Standard, 40 Compact spaces that comply with the zoning cluster requierment, 8 Compact spaces located in non zoning clusters)
Total parking provided:	127 parking spaces
Bike Parking Requirements:	4 bike parking spaces
Biking spaces provided :	12 bike parking spaces
(in the parking garage)	





Square 700

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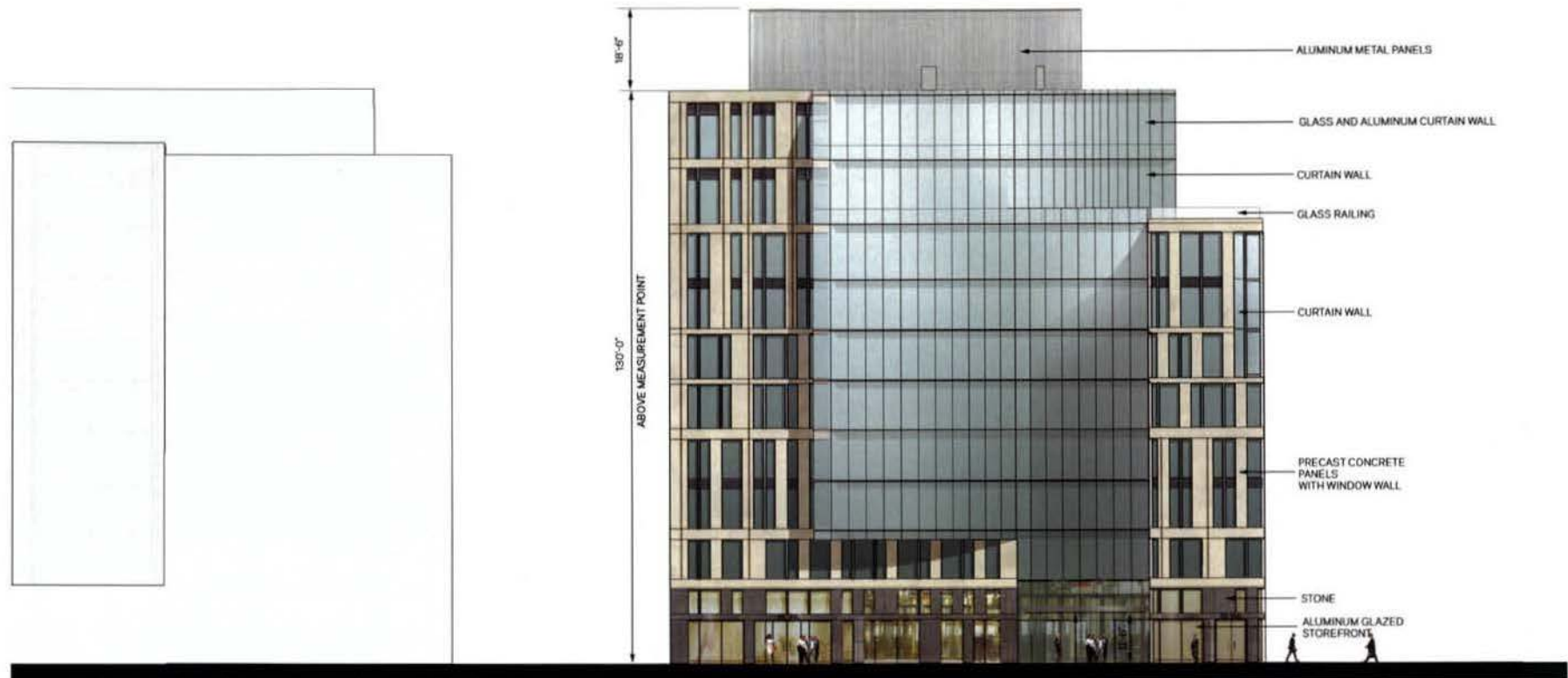


SOUTH CAPITOL ELEVATION - WEST ELEVATION





Square 700
One M Street, S.E. | St. Washington, DC



SOUTH CAPITOL ELEVATION - WEST ELEVATION





Square 700
One M Street, S.E. St Washington, DC

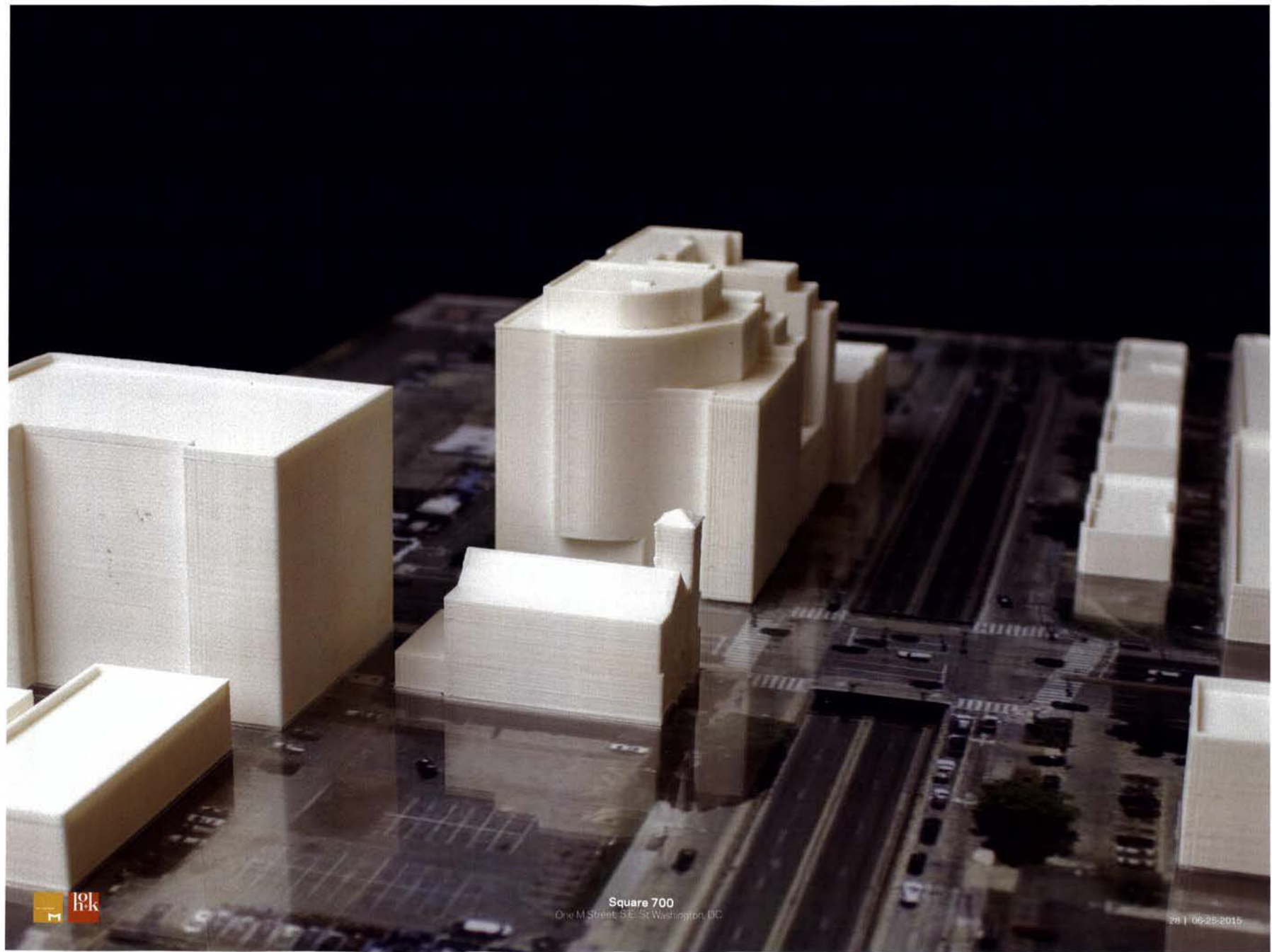


Square 700
One M Street, S.E. St. Washington, DC



VAN STREET ELEVATION - EAST ELEVATION





Square 700
One M Street, S.E., Washington, DC

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Transportation Demand Management

- TDM Leaders for the office and residential buildings
- 48 long-term bicycle parking spaces for the office and retail users
- 14 short-term bicycle spaces in public space
- Shower and locker facilities, available to all tenants of the office building
- Office employees and retail prohibited from parking in the residential parking garage
- Reserved spaces in the office garage for carpools and vanpools
- Cost of residential parking unbundled from the cost of lease or purchase.
- Two car share spaces in the residential garage for car sharing services to use with right of first refusal.
- Real-time message boards in the residential and office building lobbies

Office Loading Management Plan

- Deliveries will be permitted between 7:00 AM and 4:00 PM, seven days a week, except for when events occur at Nationals Park
- Deliveries cannot be scheduled for the period between two (2) hours when an event begins and one (1) hour after an event is completed, including during the event itself
- Building management will not schedule deliveries during Nationals Park events
- Unscheduled deliveries such as FedEx, UPS, US Postal Service or courier are not subject to the restriction
- A Loading dock manager will supervise deliveries. For vehicles larger than 20' in length, the loading dock manager or designated representative will assist vehicles backing to manage conflicts with pedestrian and vehicle traffic
- Building management will post a sign stating that all loading activities must be scheduled through building management. Deliveries by FedEx, UPS, US Postal Service or courier are excluded.
- Trucks using the loading dock will not be allowed to idle and must follow all District guidelines and regulations