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

ZONING COMMISSION
District of Columbia
CASE NO. 15-11
EXHIBIT NO. 23A



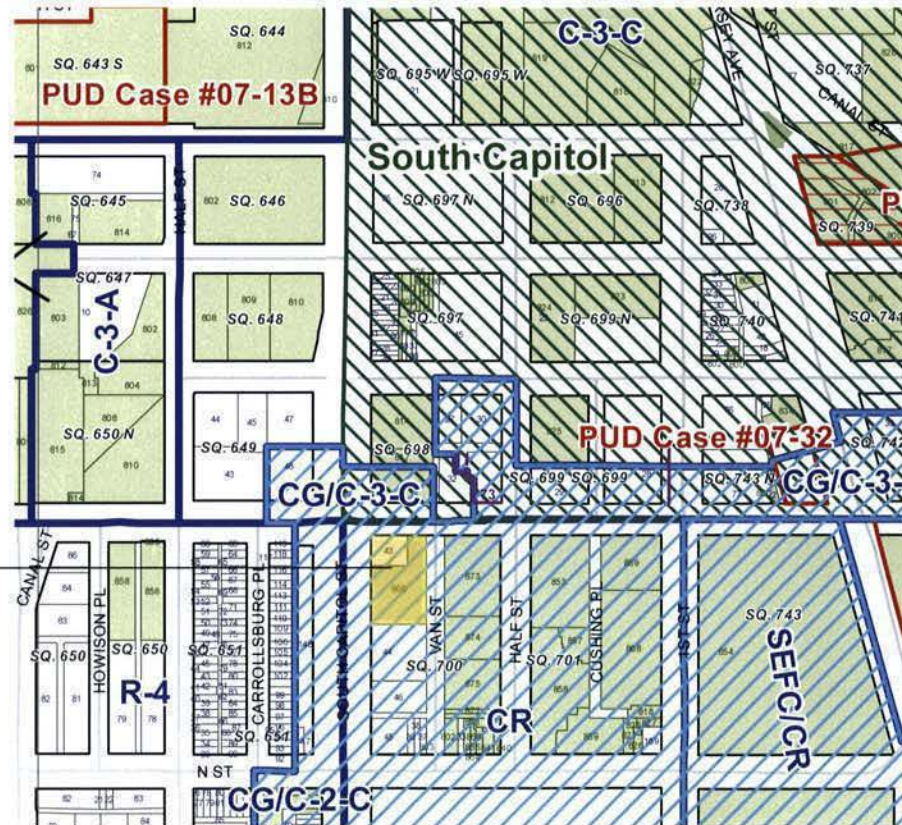
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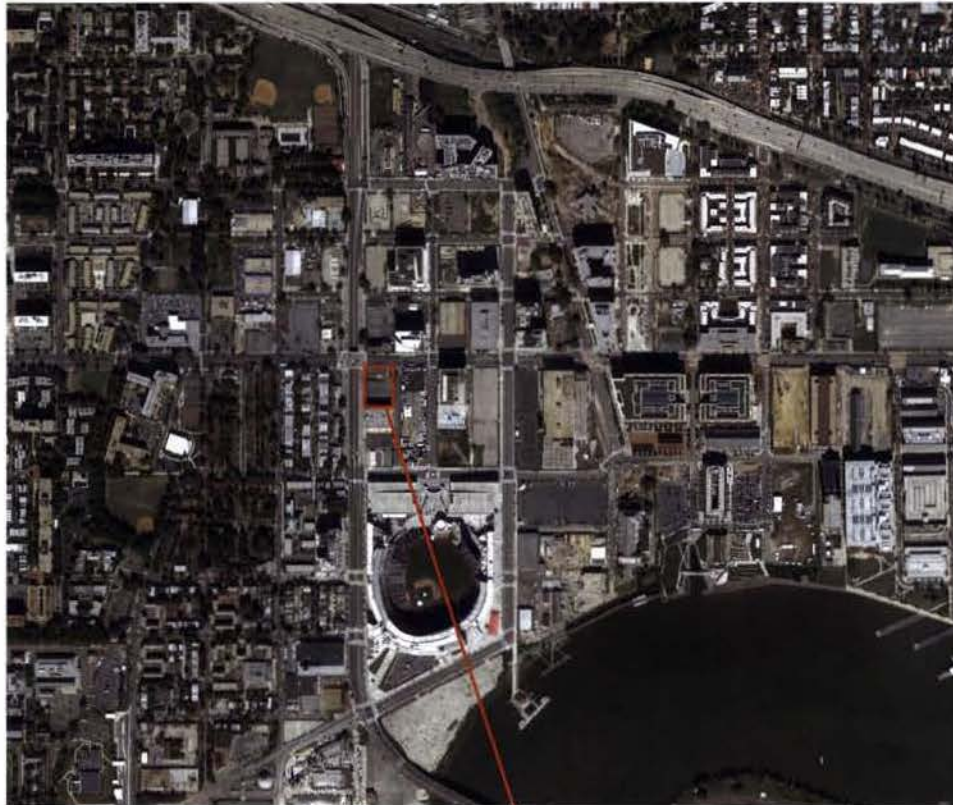
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PROJECT OVERVIEW

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





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



Site Location Map



Square 700

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



1



Existing Site Context



5





1



2



3



4



5



6

Architectural Context



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NOTE: GAR IGREEN AREA RATIO = 0.22

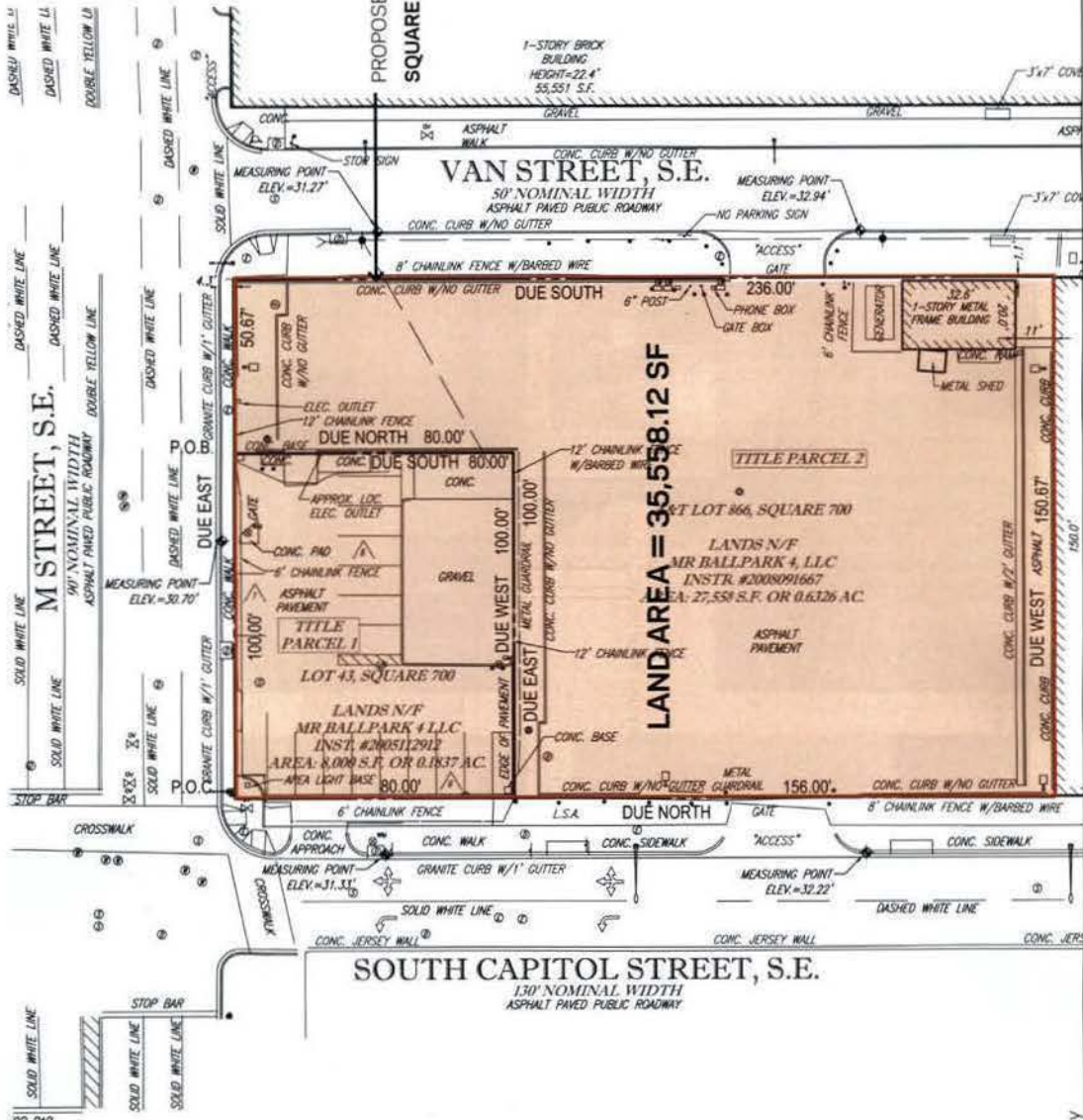


Site Plan

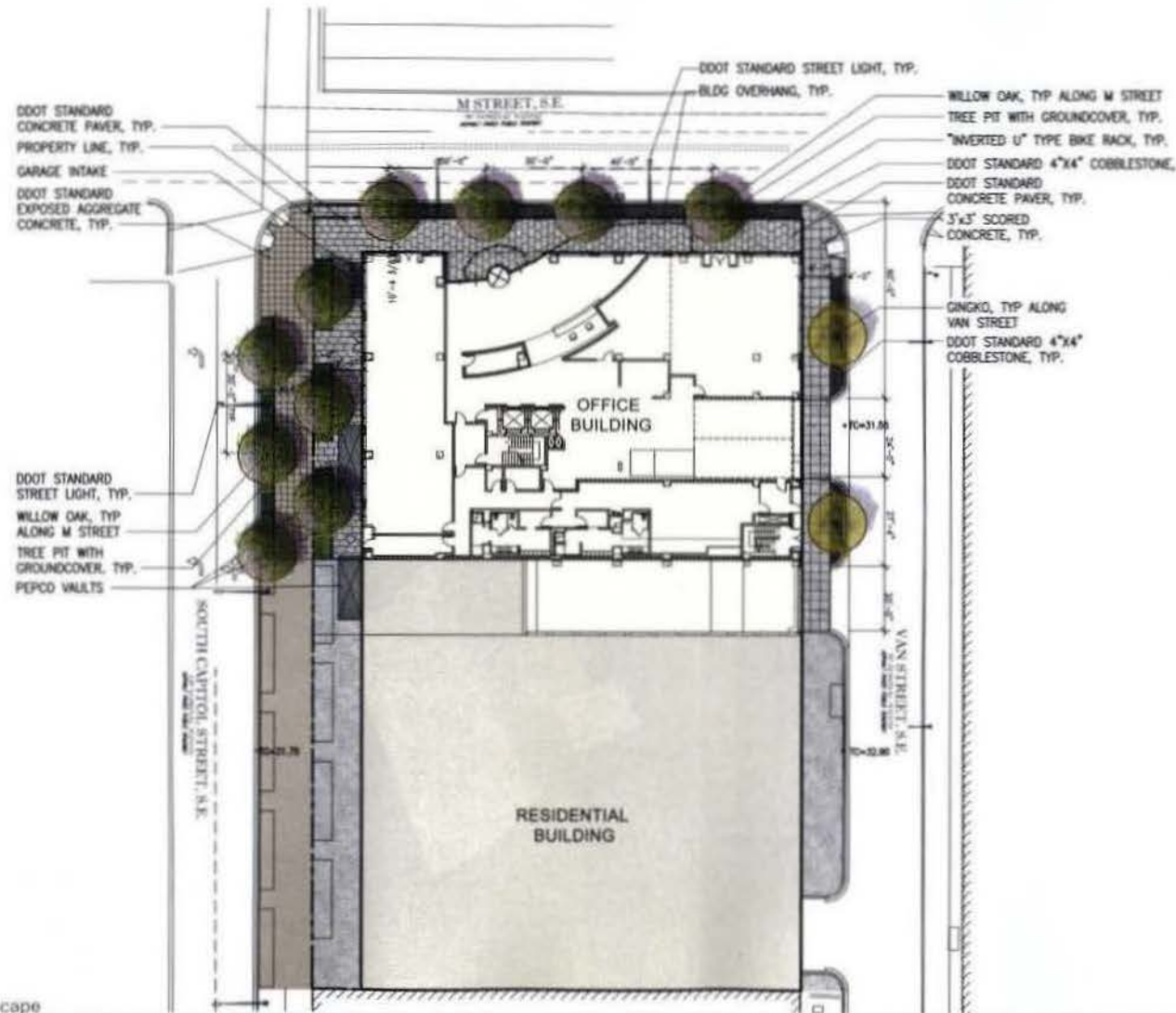


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NOTE: GAR (GREEN AREA RATIO) = 0.22



Site Plan - Streetscape



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

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Zoning Requirements:

Zoning Classification:	CG/CR
FAR Permitted with CLD's upon zoning commission review:	9.5
Land Area:	35,558.12 SF (Combined lots 43 and 866)
GFA Permitted with CLD's:	337,802.14 GFA
Max. Building Height:	130 Feet (based off South Capitol ST.)
Parking Requirements:	70 parking spaces (28 compact parking spaces, 42 standard parking spaces)
	Office in CR: 1 space per 1800 sf in excess of 2000 sf (124,499gsf-2000)/1800=68 ps Retail in CR: 1 space per 750 in excess of 3000 sf (4,227gsf-3000)/750,0= 2 ps Provided: 127 parking spaces (46 Standard, 46 zoning compatible compact spaces, 30 compact spaces, 5 accessible)
Bike Parking Requirements:	4 bike parking spaces Provided: 48
Loading Requirements:	(2) 30' deep berths + (1) 20' deep service/ delivery space (2) 100 sf loading platforms **Based on office requirements since office space makes up more than 90% of total area
Loading Provided:	(2) 30' deep berths + (1) 20' deep service/ delivery space (2) 100 sf loading platforms
Setbacks:	15' setback from property line along South Capitol Street 15' setback from curb along M Street 1:1 setback above 110' height along South Capitol Street
Additional Requirements:	"14' clear height for "preferred use" spaces along M Street "Preferred Use" spaces should account for 35% or more of the floor area **minimum "Preferred Use" spaces area based on floor area: 13,567sf *35%=4,748sf

Area Schedule:

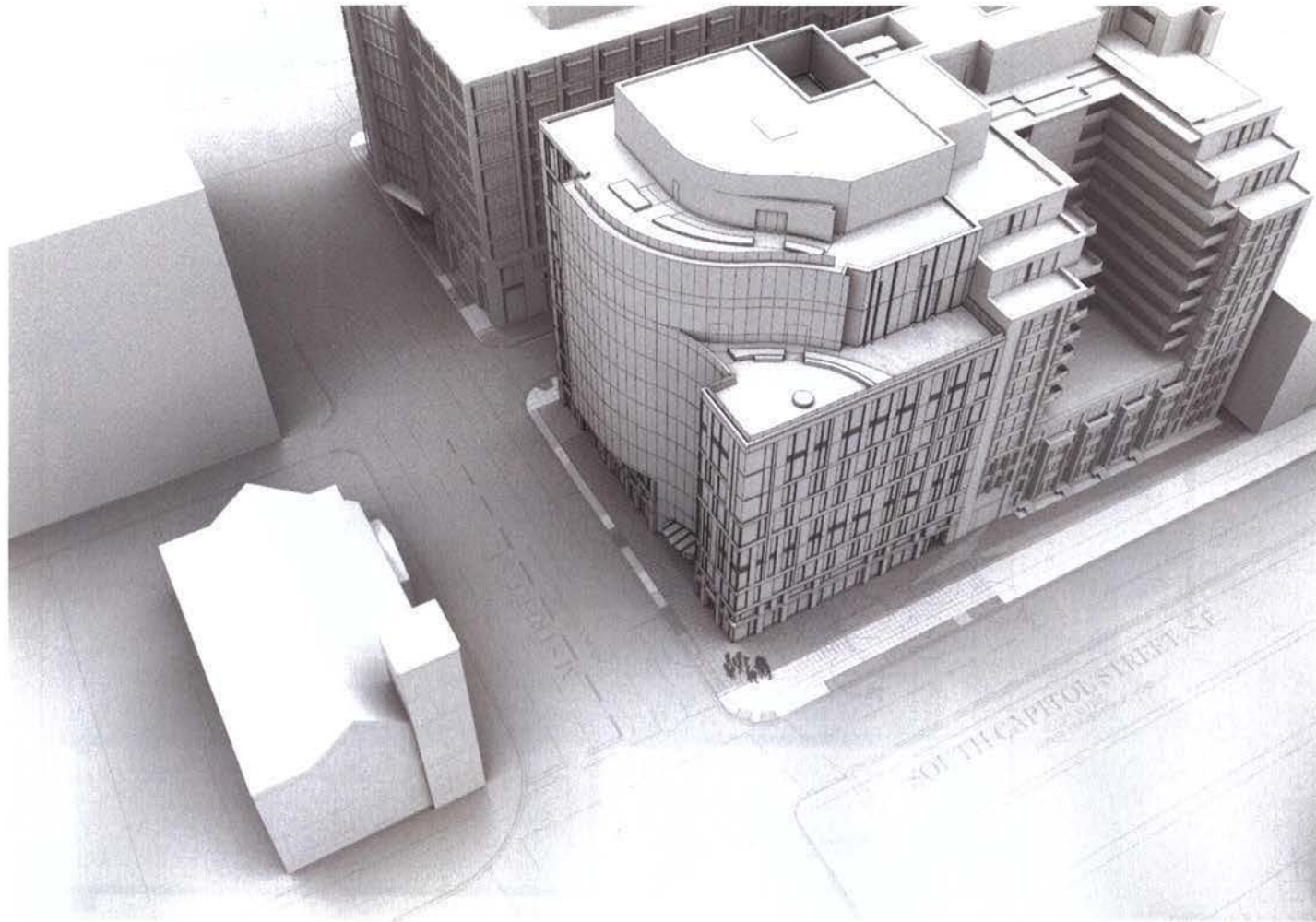
LEVEL	FLOOR TYPE	FLOOR AREA (SF)
LEVEL 1	RETAIL/BROADCASTING STUDIO/OFFICE	13,567
LEVEL 2	OFFICE	12,873
LEVEL 3	OFFICE	12,873
LEVEL 4	OFFICE	12,873
LEVEL 5	OFFICE	12,873
LEVEL 6	OFFICE	12,873
LEVEL 7	OFFICE	12,873
LEVEL 8	OFFICE	12,873
LEVEL 9	OFFICE	10,342
LEVEL 10	OFFICE	10,342
MECH PH	MECH EQUIPMENT/ TERRACE ACCESS	4,388
TOTAL AREA		128,750

Retail and other "Preferred Use" Area: 4,761 SF (35.09% of the ground level)

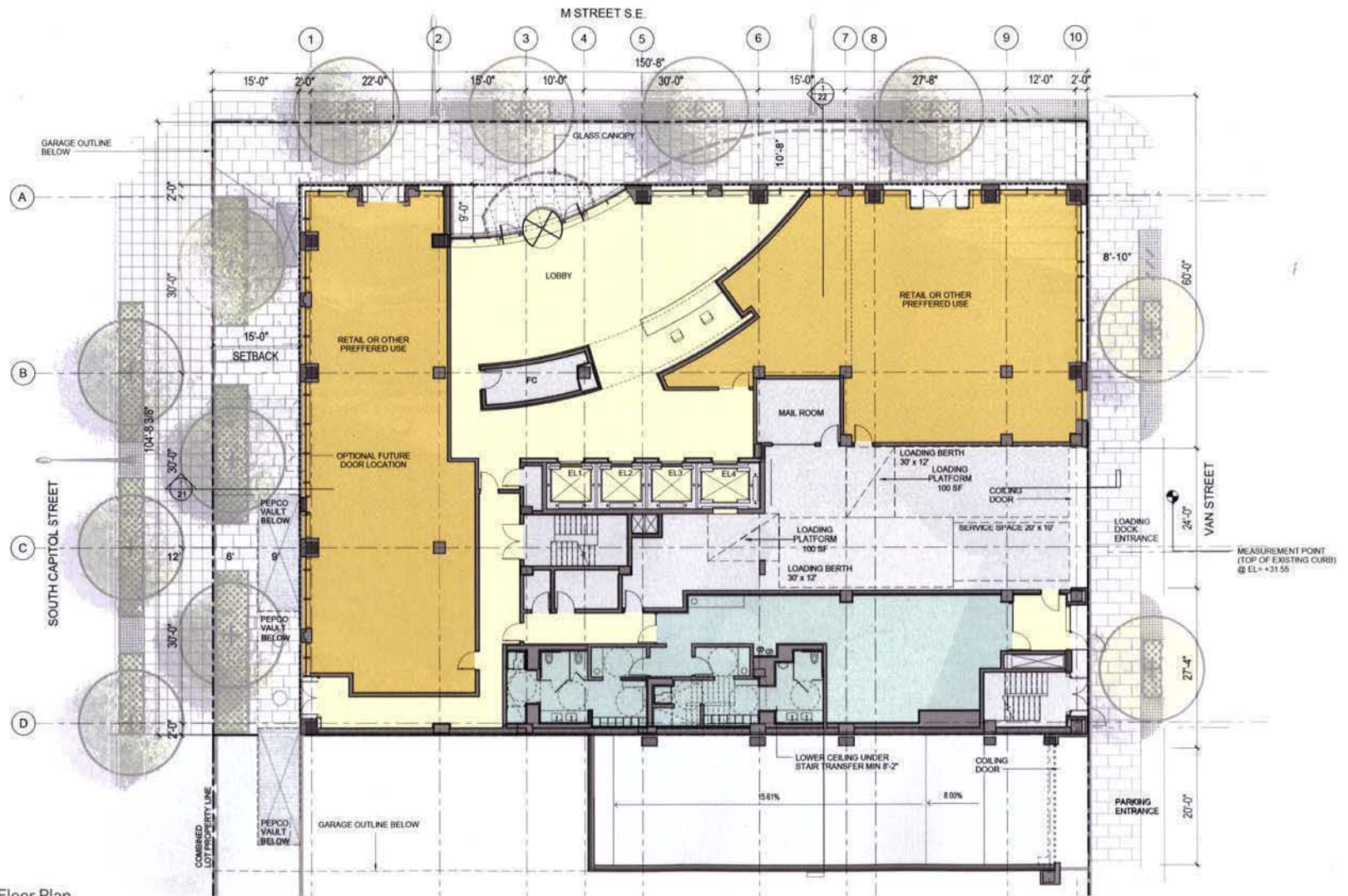
** Retail and "preferred use" ceiling height is 14' or more
50% of the surface area of the streetwall of the building along M Street is devoted to display windows except for decorative accent, and to entrances to commercial uses of the building.
100% of the building's street frontage along M Street, except for space devoted to building entrances is occupied by retail or other "preferred use" occupancy.

GAR (Green Area Ratio): 0.22

ARCHITECTURAL CHARACTER



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

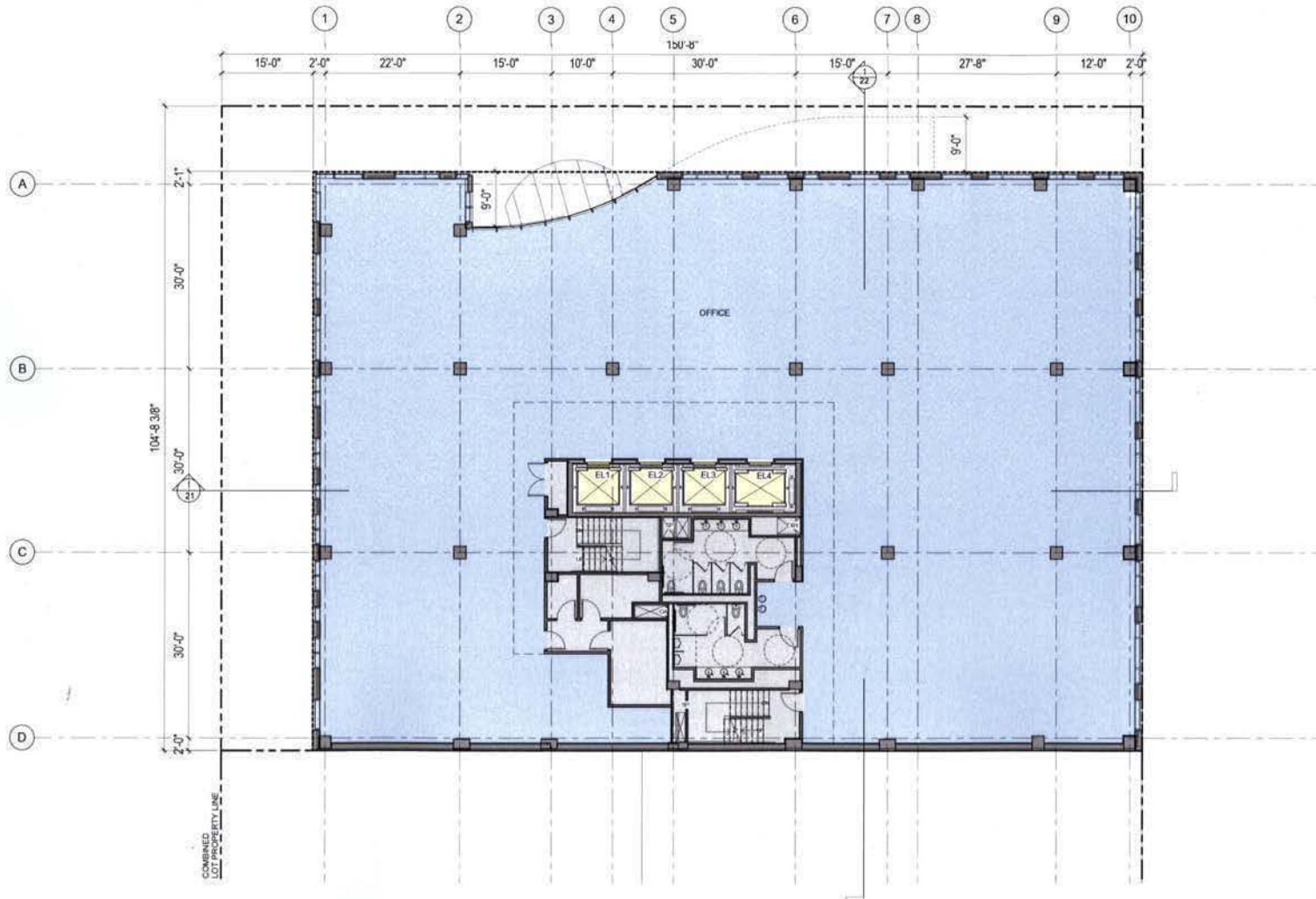


Ground Floor Plan



Square 700

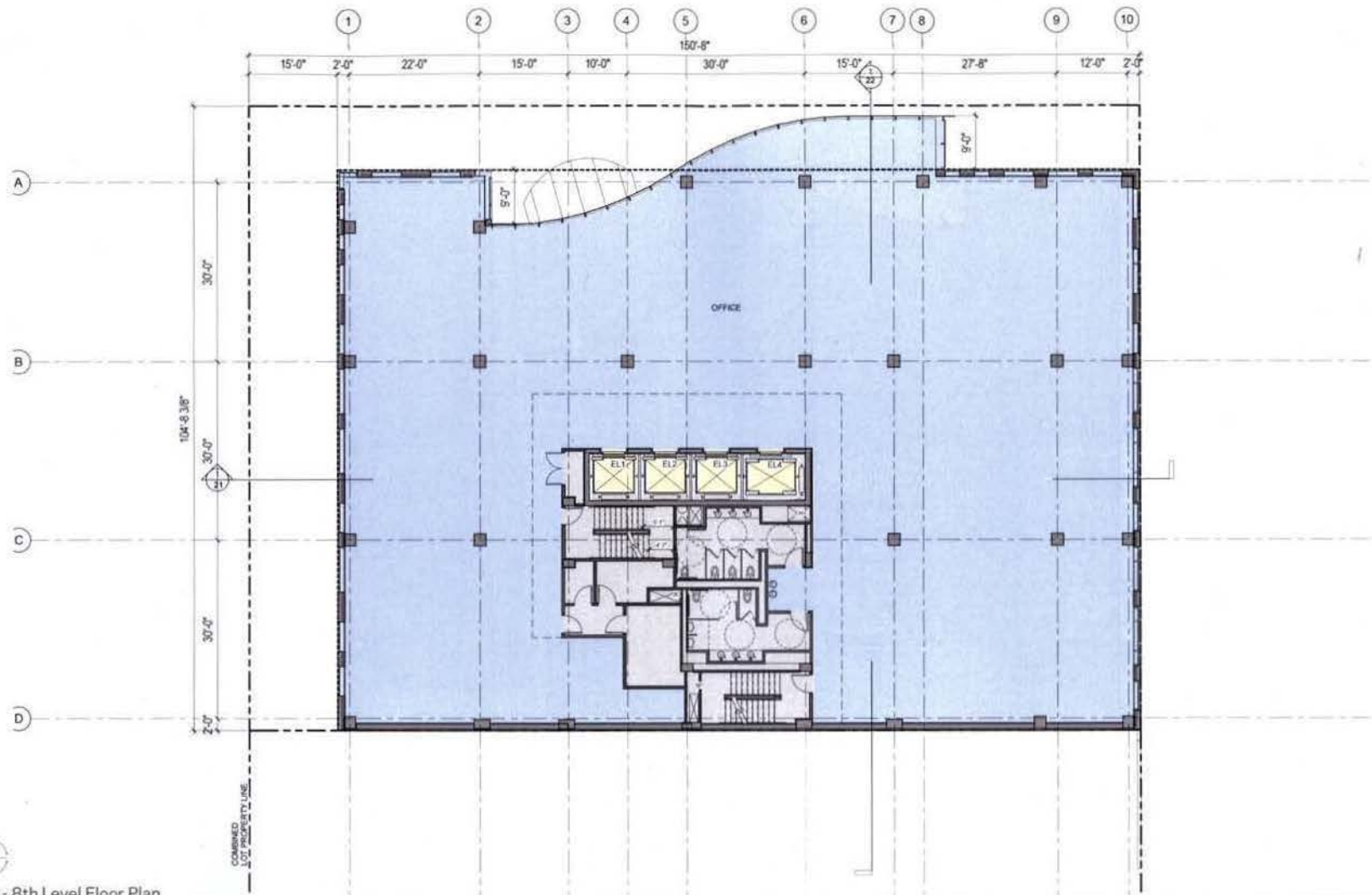
One M Street, S.E. St Washington, DC



2nd Level Floor Plan



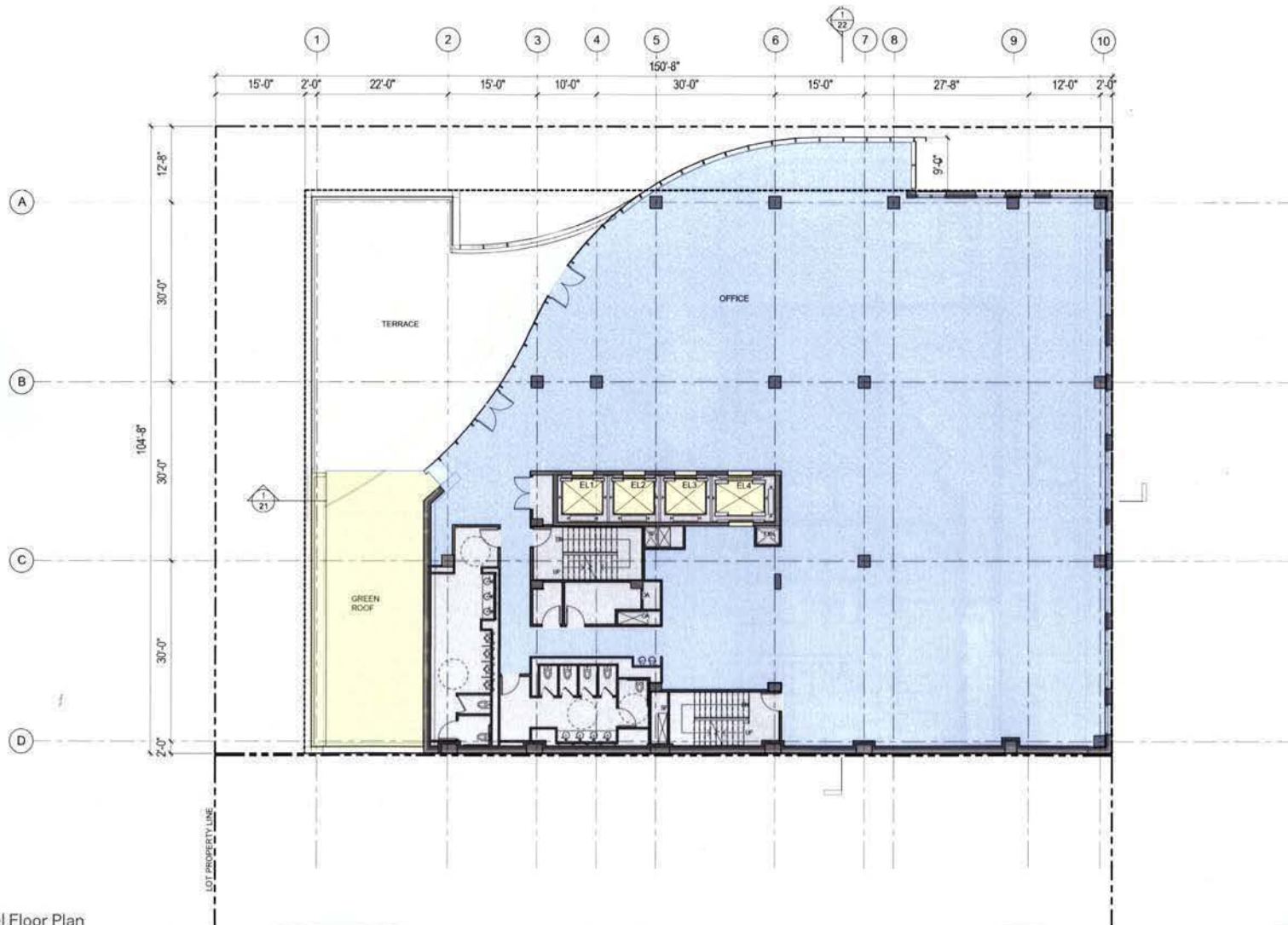
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3rd - 8th Level Floor Plan



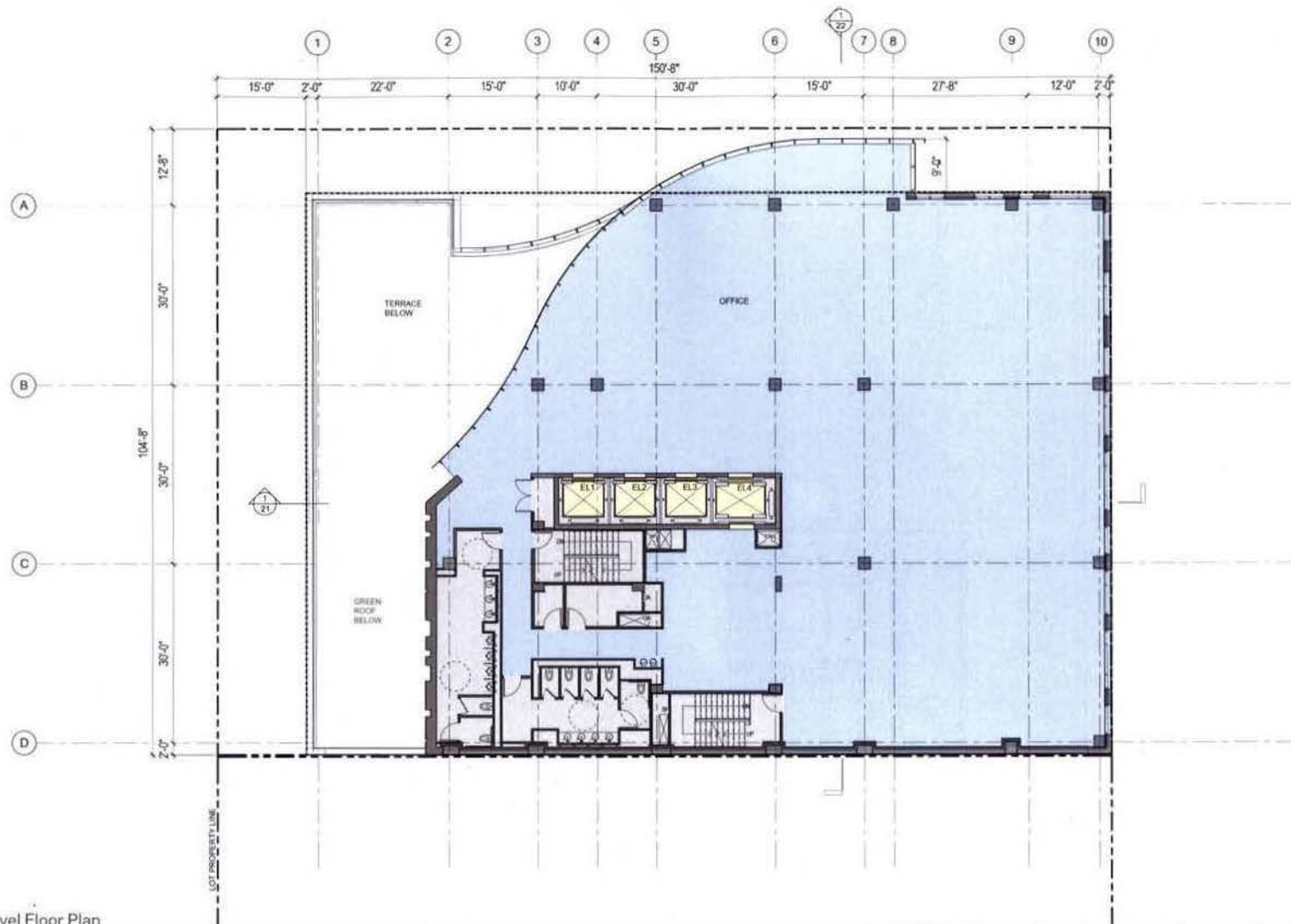
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9th Level Floor Plan



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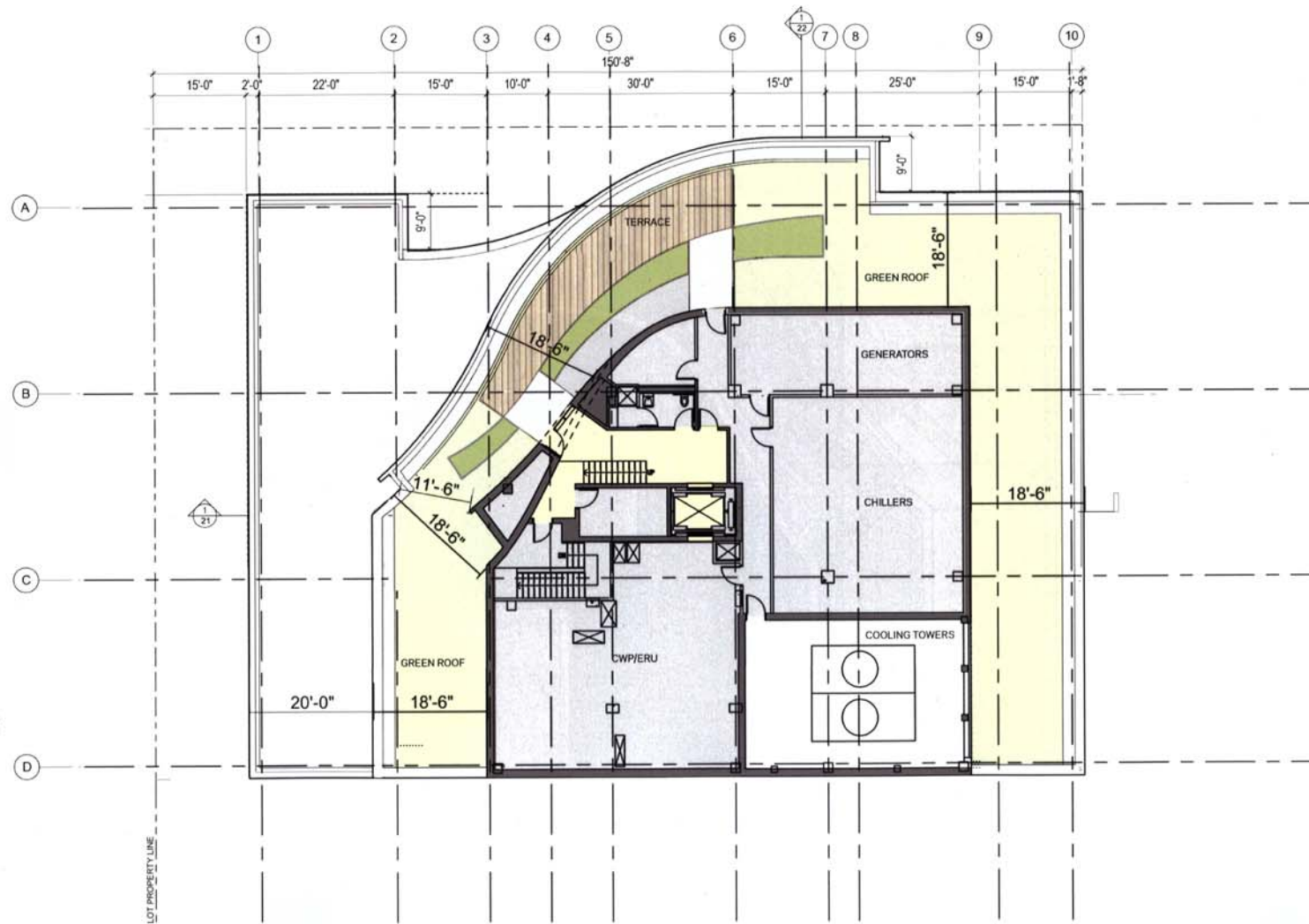


10th Level Floor Plan



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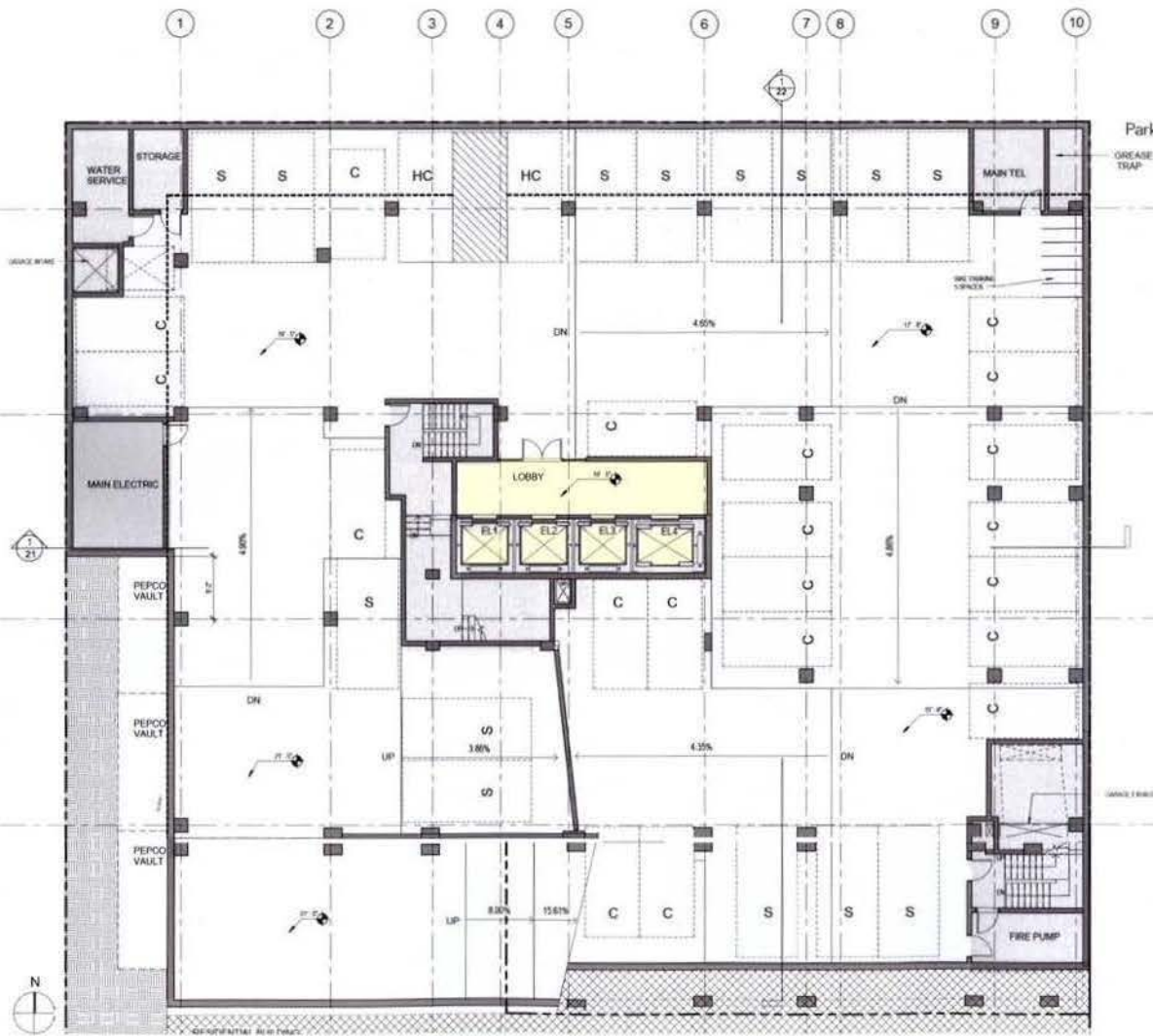


Mech PH Level Floor Plan



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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 requirement, 8 Compact spaces located in non zoning clusters)
Total parking provided: 127 parking spaces

Bike Parking Requirements:

4 bike parking spaces

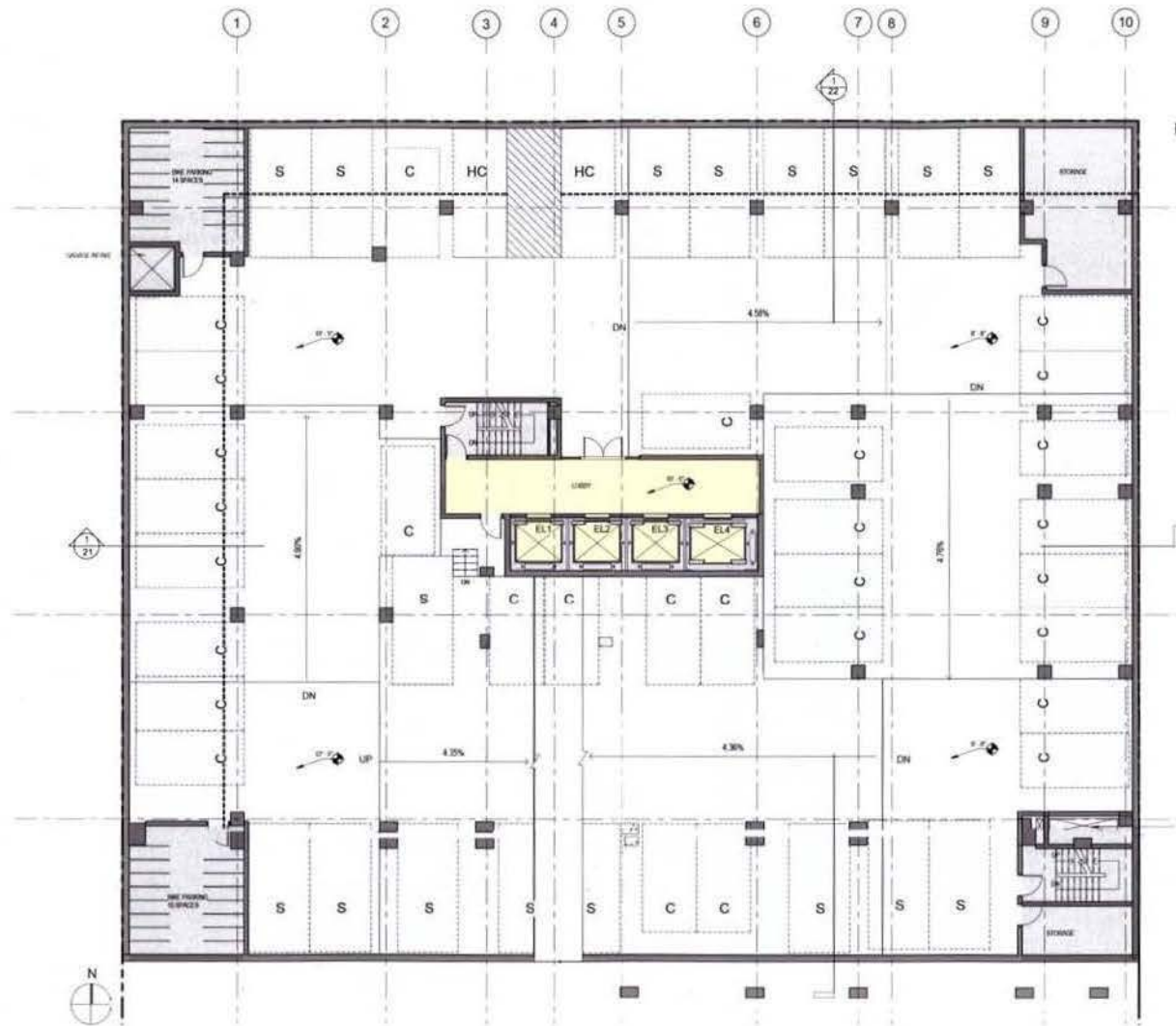
Biking spaces provided :

48 bike parking spaces
(in the parking garage)

Parking Level B1 Plan



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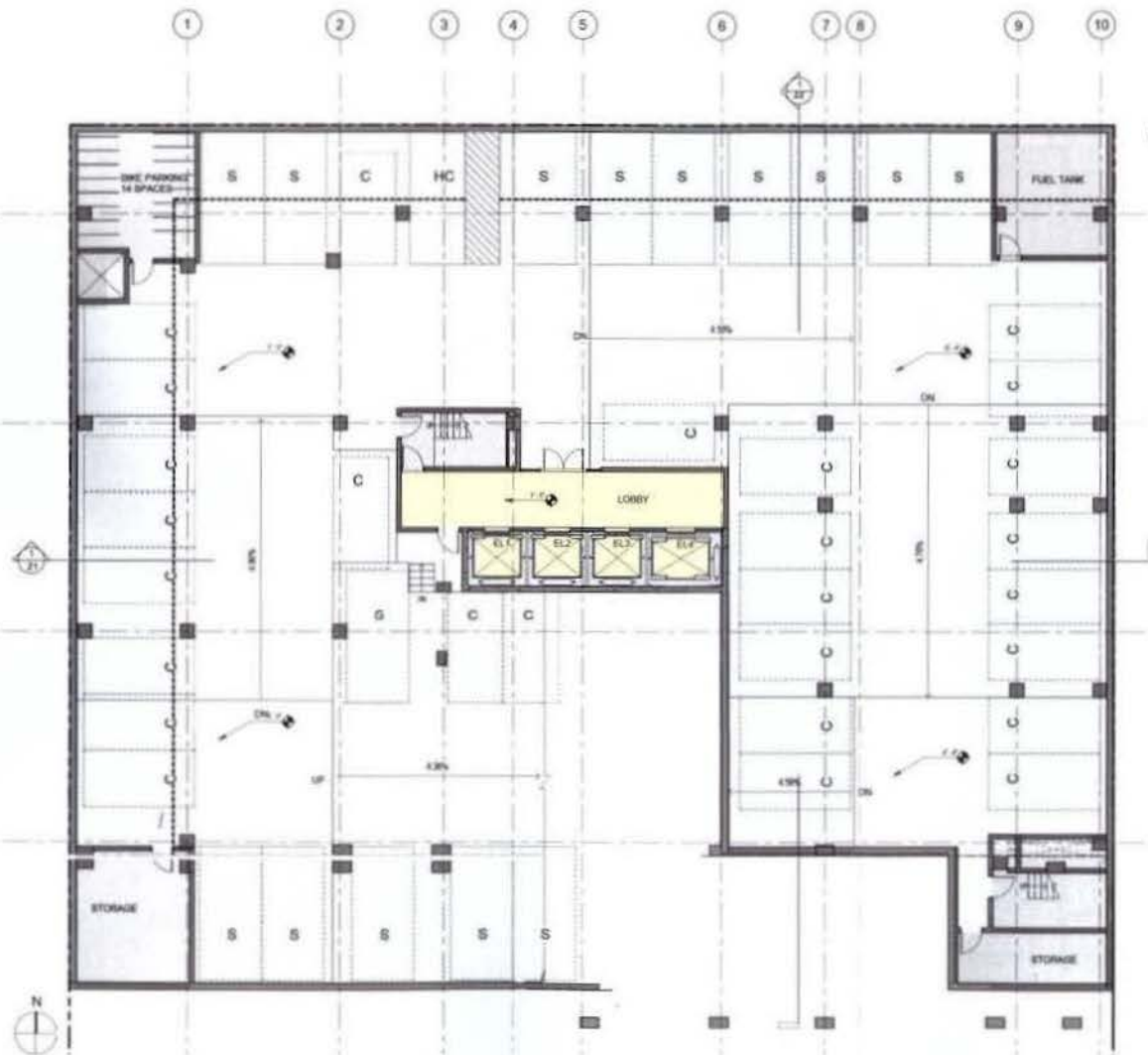


Parking Level B2 Plan



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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 requirement, 8 Compact spaces located in non zoning clusters)
Total parking provided:	127 parking spaces
Bike Parking Requirements:	4 bike parking spaces
Biking spaces provided :	48 bike parking spaces (in the parking garage)



Parking Level B3 Plan

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 requirement,
8 Compact spaces located in non zoning clusters)

Total parking provided:

127 parking spaces

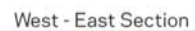
Bike Parking Requirements:

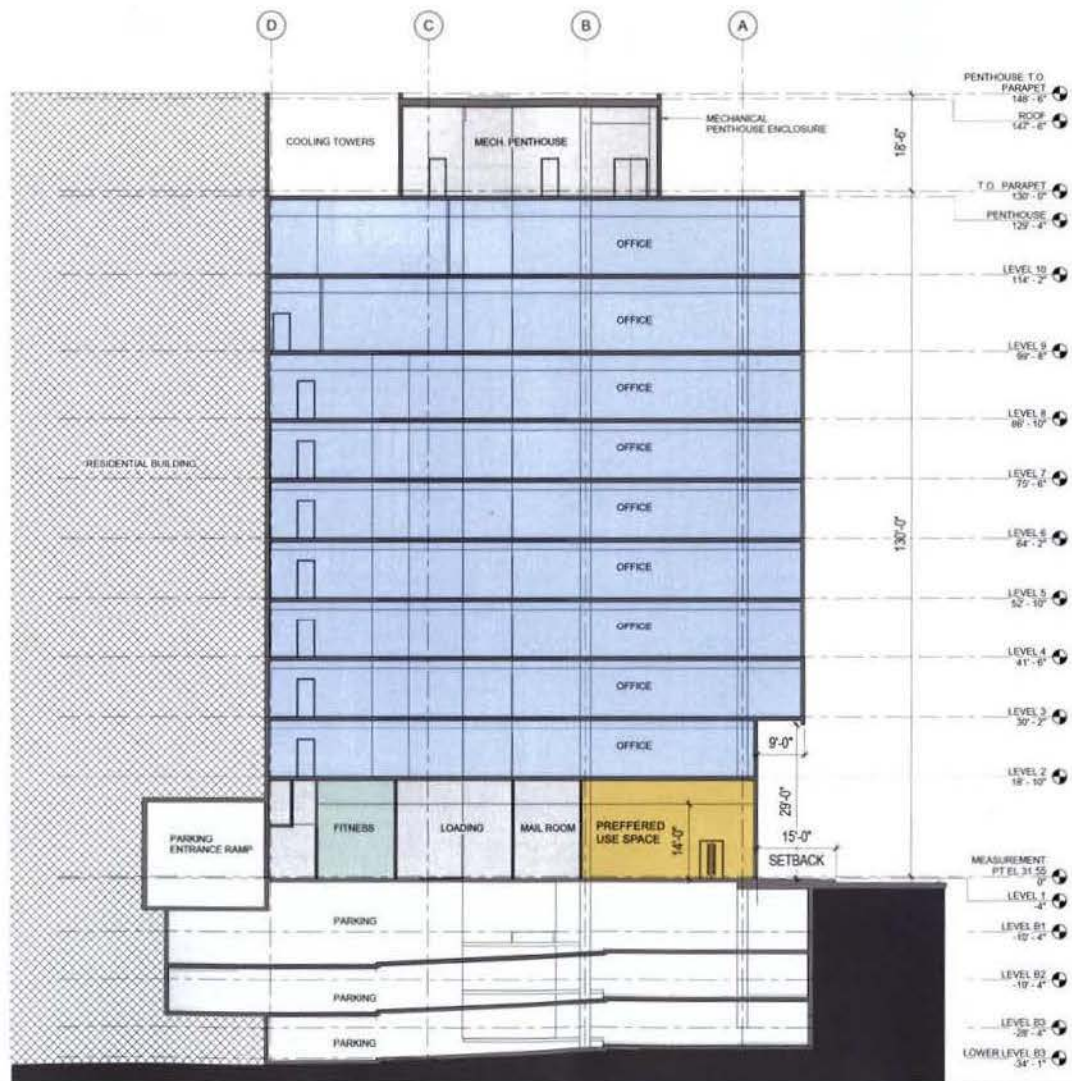
4 bike parking spaces

Biking spaces provided :

48 bike parking spaces
(in the parking garage)







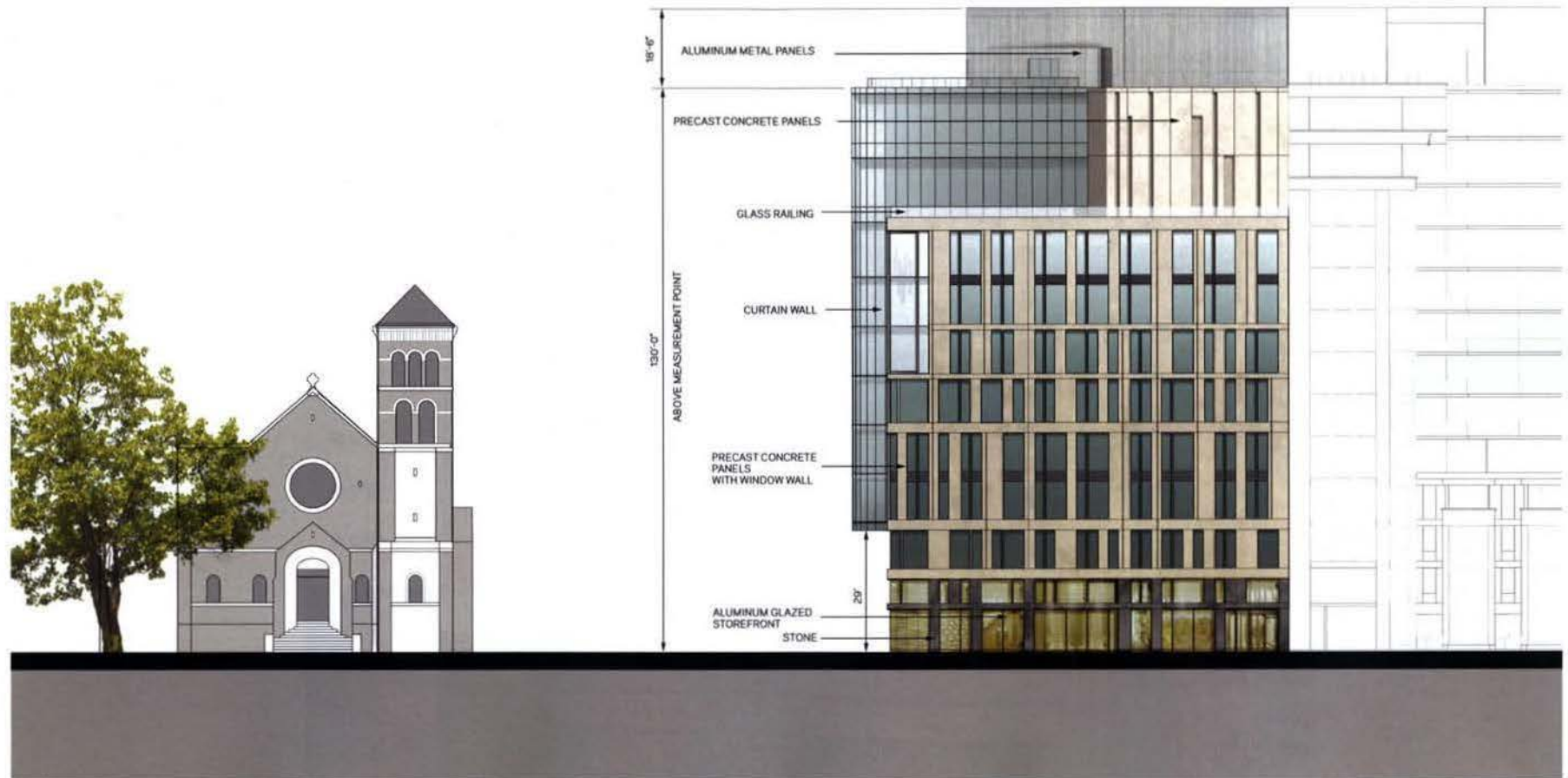
North - South Section



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- WEST ELEVATION (SOUTH CAPITOL STREET) NOTES:**
1. 60% OF STREET WALL REQUIRED TO BE ON THE SETBACK LINE.
 2. 100.% OF THE WALL IS PROVIDED ON THE SET BACK LINE



South Capitol Elevation

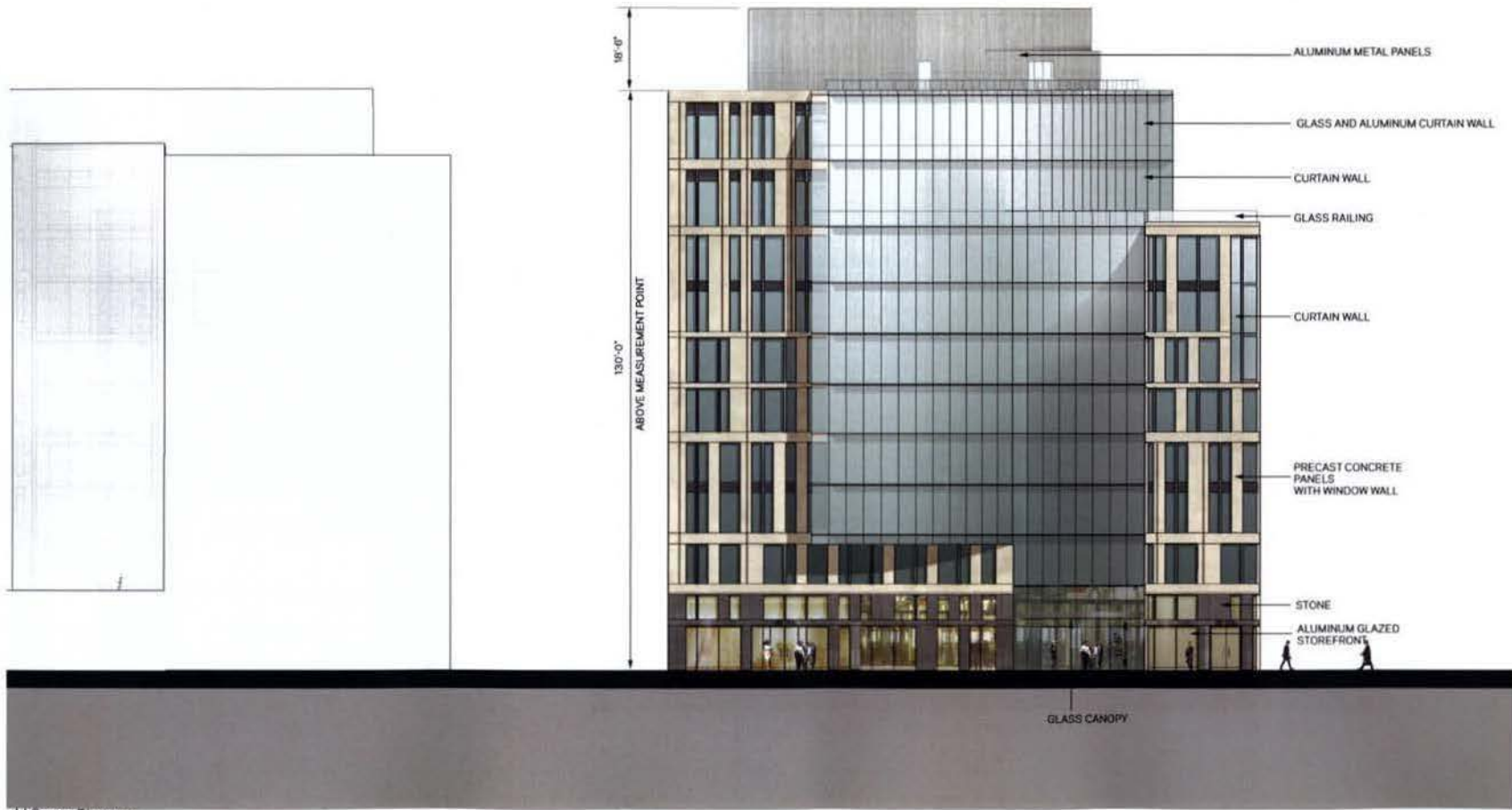


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NORTH ELEVATION (M STREET) NOTES:

1. 50% OF THE STREET WALL AT GROUND LEVEL IS DEDICATED TO DISPLAY WINDOWS OTHER THAN COMMERCIAL ENTRANCES
2. 14'-0" CLEAR HEIGHT CEILING AT GROUND FLOOR PREFERRED USE SPACES



M Street Elevation

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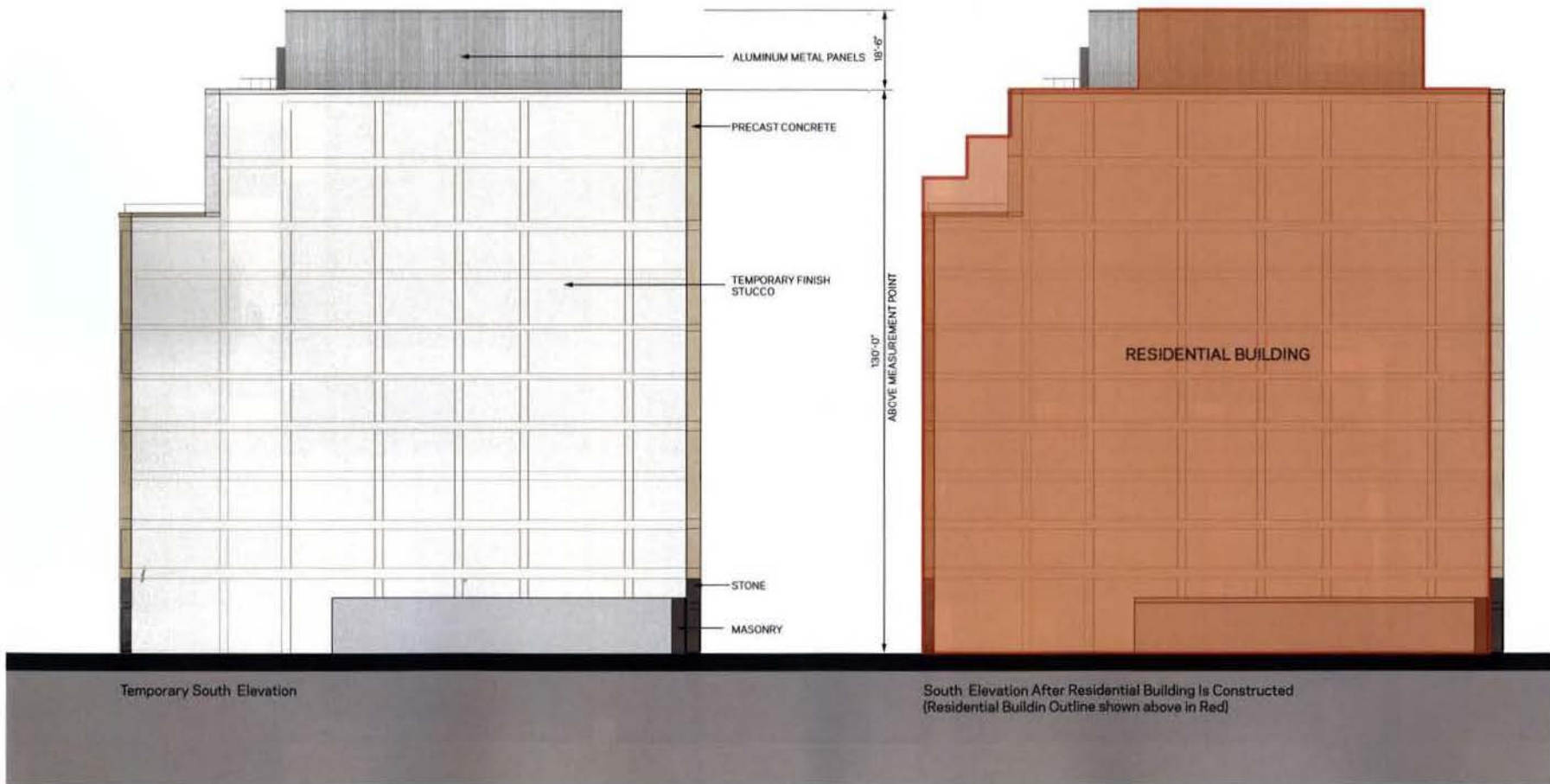




Van Street Elevation



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Temporary South Elevation



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PENTHOUSE ENCLOSURE



ROOF TERRACE



PRECAST CONCRETE WALL WITH WINDOW WALL



CURTAIN WALL



CURTAIN WALL
SPECIAL
EXPRESSION

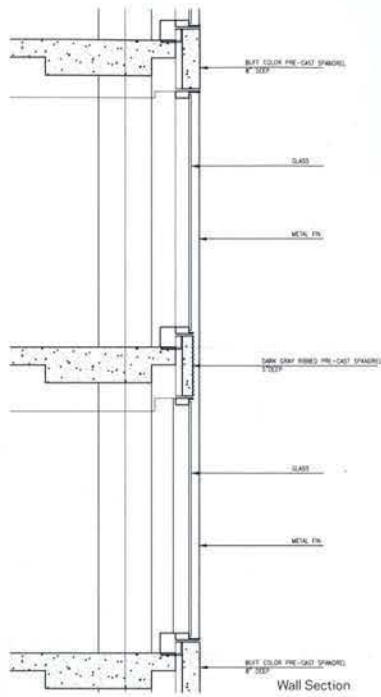


GRANITE WALL

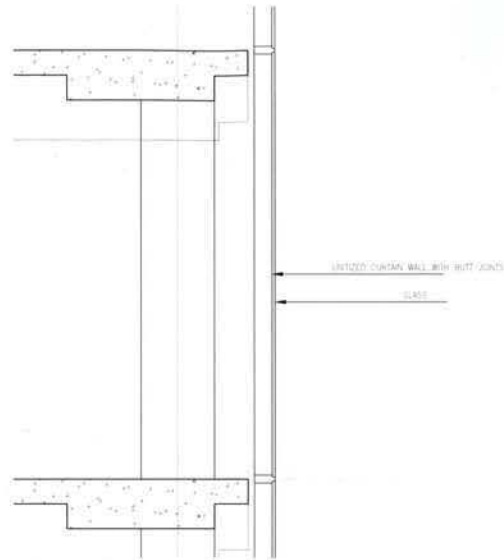


GASS CANOPY

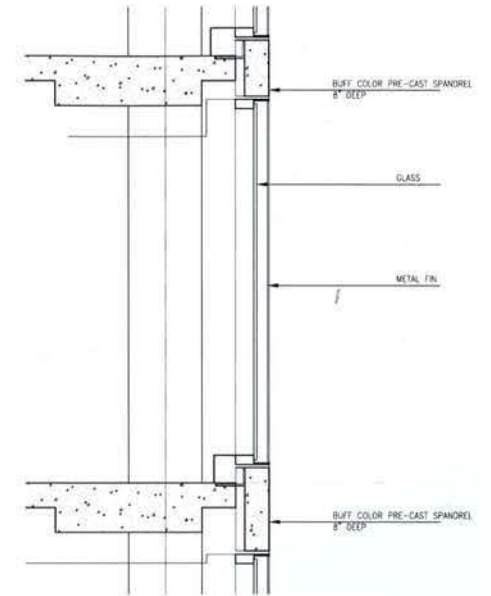




Wall Section



Wall Section



Wall Section



West Elevation



North Elevation



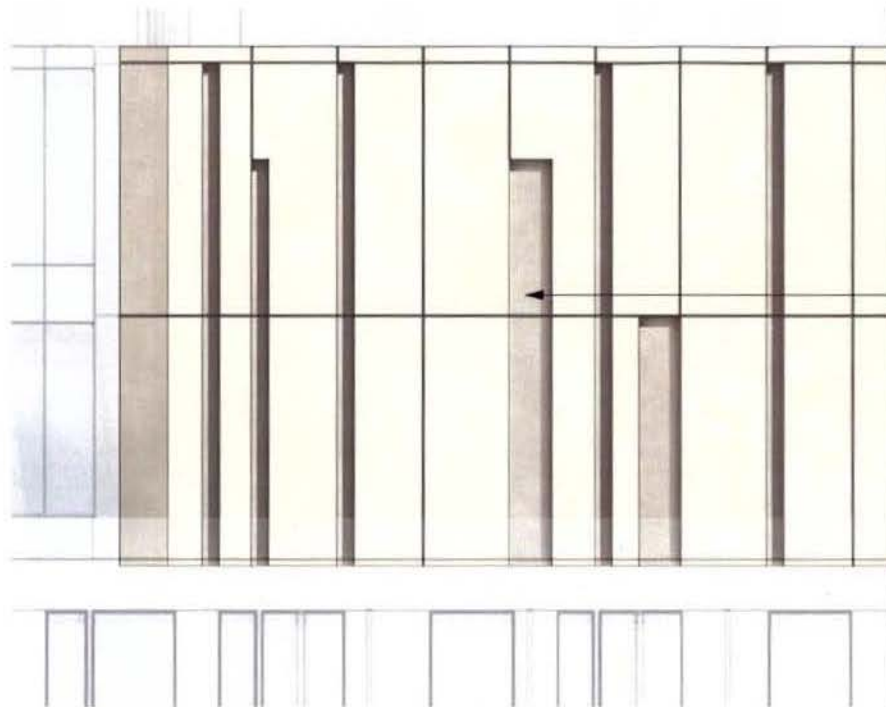
East Elevation

Wall Sections



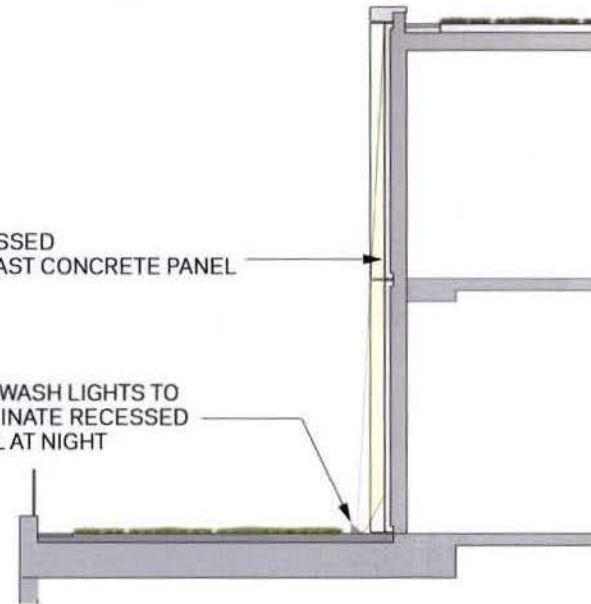
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RECESSED
PRECAST CONCRETE PANEL

WALL WASH LIGHTS TO
ILLUMINATE RECESSED
PANEL AT NIGHT



Terrace Wall Section and Elevation



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Terrace Wall Perspective View



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



NORTH FACADE - OPTION 1

PROPOSED RETAIL SIGNAGE LOCATION
PROPOSED HEIGHT ABOUT 2'

APPROXIMATED LOCATION
FOR NAB LOGO
PROPOSED HEIGHT ABOUT 4'

ADDRESS LOCATION

APPROXIMATED LOCATION
FOR TENANT PLAQUE
PROPOSED HEIGHT ABOUT 4'

PROPOSED RETAIL
SIGNAGE LOCATION
PROPOSED HEIGHT ABOUT 2'



NORTH FACADE - OPTION 2

PROPOSED RETAIL SIGNAGE LOCATION
PROPOSED HEIGHT ABOUT 2'

ADDRESS LOCATION

APPROXIMATED LOCATION
FOR TENANT PLAQUE
PROPOSED HEIGHT ABOUT 4'

PROPOSED RETAIL
SIGNAGE LOCATION
PROPOSED HEIGHT ABOUT 2'

APPROXIMATED LOCATION
FOR NAB LOGO
PROPOSED HEIGHT ABOUT 4'



Signage

PROPOSED RETAIL
SIGNAGE LOCATION



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View From The Corner of M street, S.E. and South Capitol Street, S.E.



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



View From M Street, S.E. towards East



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



View From M Street, S.E. towards West



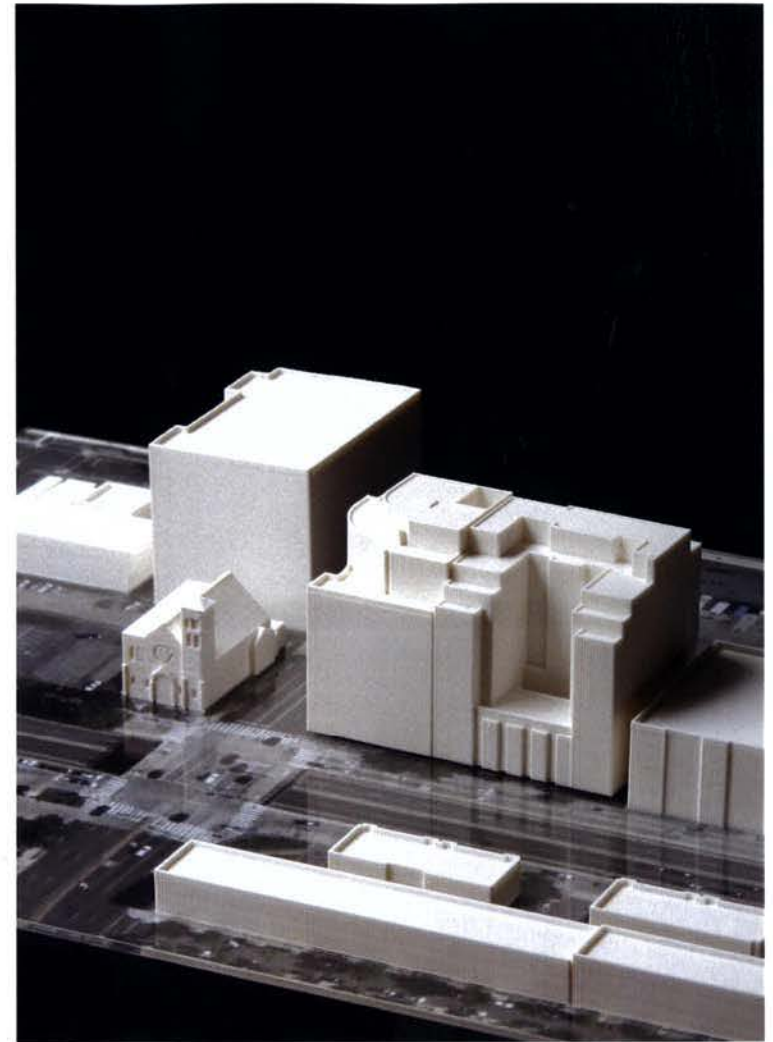
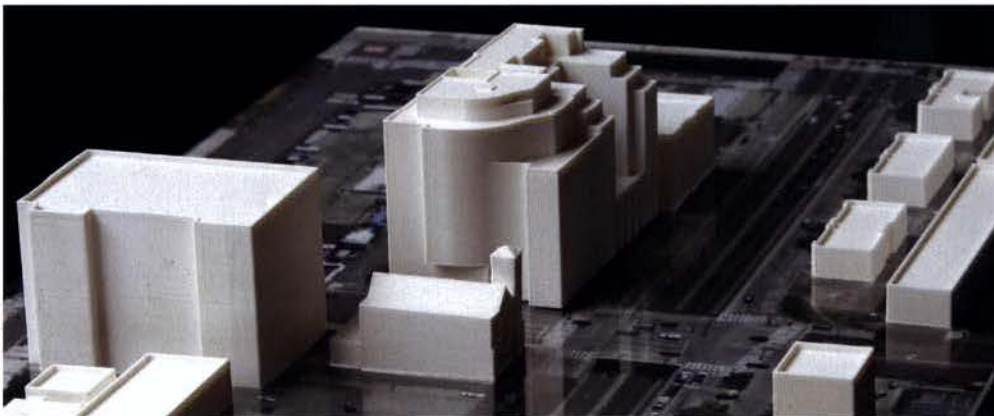
Square 700
One M Street, S.E. St Washington, DC



View From South Capitol, S.E. Towards the Capitol



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



Physical Model Photos



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

SUSTAINABLE DESIGN

Developer/Owner: Monument - Amy Phillips
 Tenant: NAB - Chorman Romano
 Architect: HOK - Duncan Kirk, Monika Kurnov
 Interior Architect: Hickok Cole
 Civil: Bohler - M. Brian Werrel
 MEP: WB - Ray Doyle
 Landscape: HOK - Stacy Gibson
 LEED: HOK - Vanessa Hostick
 CxA: A2 - Adam Shrivinski

Total Possible Points

Comments/Next Steps	Responsibility
	Owner/Developer
	HOK
	HOK
	HOK/WB
	WB

Y

Y	C	Prereq 1	Construction Activity	Pollution Prevention	0		Civil/Contractor
1		D	Credit 1	Site Selection	1	Previously Developed - Infill	HOK
5		D	Credit 2	Development Density & Community Connectivity	5	Opt 2 - Access to Amenities	HOK
1		D	Credit 3	Brownfield Redevelopment	1	Site confirmed as a brownfield. Document w VCP.	Developer/Contractor/H
5		D	R Credit 4.1	Alternative Transportation: Public Transportation Access	6	Metro + Bus Access. Pursue Exemplary Performance	HOK
2		D	R Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	2		HOK
3		D	R Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3		HOK
		D	Credit 4.4	Alternative Transportation: Parking Capacity	2		
1		C	Credit 5.1	Site Development: Protect or Restore Habitat	1		Landscape/HOK
1		D	Credit 5.2	Site Development: Maximize Open Space	1		Landscape/HOK
1		D	(R) Credit 6.1	Stormwater Design: Quantity Control	1		Civil/MEP
1		D	Credit 6.2	Stormwater Design: Quality Control	1		Civil/MEP
1		C	Credit 7.1	Heat Island Effect: Non-Roof	1	100% underground parking - document Exemplary Performance	HOK
1		D	Credit 7.2	Heat Island Effect: Roof	1		HOK
	Y	D	Credit 8	Light Pollution Reduction	1	Consider v4 path with B.U.G. rated exterior lights	HOK
1		D	Credit 9	Tenant Design & Construction Guidelines	1		Owner/Developer
25	1			28 Points Available	28		

Water Efficiency									
Y		D	R	Prereq 1	Water Use Reduction	0		WB	
	2	2		D	R	Credit 1	Water Efficient Landscaping	4	Landscape/WB
				D		Credit 2	Innovative Wastewater Technologies	2	WB
	3	1		D	R	Credit 3	Water Use Reduction (30% = 2; 35% = 3; 40% = 4)	4	WB
	5	3					10 Points Available	10	
Energy & Atmosphere									
Y			C	R	Prereq 1	Fundamental Commissioning of the Building Energy Systems	0	A2 had been contracted	CxA
Y			D	R	Prereq 2	Minimum Energy Performance	0		WB
Y			D		Prereq 3	Fundamental Refrigerant Management	0		WB
	4	7		D	R	Credit 1	Optimize Energy Performance	21	WB
				D		Credit 2	On-Site Renewable Energy	4	
	2			C	R	Credit 3	Enhanced Commissioning	2	CxA
	2			D		Credit 4	Enhanced Refrigerant Management	2	WB
	1	2		D	R	Credit 5.1	Measurement & Verification: Base Building	3	WB
	3			D	R	Credit 5.2	Measurement & Verification: Tenant Sub-metering	3	WB
		2		C		Credit 6	Green Power	2	Owner/Developer/HOI
	12	11					37 Points Available	37	
Materials & Resources									
Y			D		Prereq 1	Storage & Collection of Recyclables	0		HOK
				C		Credit 1	Building Reuse: Maintain Existing Walls, Floors & Roof (25% = 1 Point; 3%	5	
	2			C	R	Credit 2	Construction Waste Management (50% = 1 Point; 75% = 2 Points)	2	CONST
				C		Credit 3	Materials Reuse	1	
	2			C		Credit 4	Recycled Content (10% = 1 Point; 20% = 2 Points)	2	CONST
	2			C		Credit 5	Regional Materials (10% = 1 Point; 20% = 2 Points)	2	CONST
	1			C		Credit 6	Certified Wood	1	CONST
	7	0					13 Points Available	13	

Indoor Environmental Quality									
☐	☐	☐	☐	☐	Prereq 1	Minimum IAQ Performance	0		WB
☐	☐	☐	☐	☐	Prereq 2	Environmental Tobacco Smoke (ETS) Control	0		HOK/Owner/Developer
☐	☐	☐	☐	☐	R Credit 1	Outdoor Air Delivery Monitoring	1		WB
☐	☐	☐	☐	☐	Credit 2	Increased Ventilation	1		WB
☐	☐	☐	☐	☐	R Credit 3	Construction IAQ Management Plan; During Construction	1		CONST
☐	☐	☐	☐	☐	Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1		CONST
☐	☐	☐	☐	☐	Credit 4.2	Low-Emitting Materials: Paints & Coatings	1		CONST
☐	☐	☐	☐	☐	R Credit 4.3	Low-Emitting Materials: Flooring Systems	1		CONST
☐	☐	☐	☐	☐	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1		CONST
☐	☐	☐	☐	☐	R Credit 5	Indoor Chemical & Pollutant Source Control	1		HOK/WB
☐	☐	☐	☐	☐	Credit 6	Controllability of Systems: Thermal Comfort	1		WB
☐	☐	☐	☐	☐	Credit 7	Thermal Comfort: Design	1		WB
☐	☐	☐	☐	☐	Credit 8.1	Daylight & Views: Daylight (75% = 1 Point)	1		HOK
☐	☐	☐	☐	☐	Credit 8.2	Daylight & Views: Views	1		HOK
☐	☐	☐	☐	☐	12 Points Available		12		
Innovation & Design Process									
☐	☐	☐	☐	☐	R Credit 1.1	Innovation in Design: Green Housekeeping (borrow from LEED EB)	1		HOK/Owner/Developer
☐	☐	☐	☐	☐	R Credit 1.2	Exemplary Performance: Heat Island Non-roof	1		HOK
☐	☐	☐	☐	☐	R Credit 1.3	Innovation in Design: Borrow v4 EQ Acoustic Performance	1		HOK
☐	☐	☐	☐	☐	R Credit 1.4	Exemplary Performance: Public Transit Access	1		HOK
☐	☐	☐	☐	☐	R Credit 1.5	Innovation in Design: Low Mercury Lighting (borrow from LEED EB)	1		CONST
☐	☐	☐	☐	☐	Alternate	EP Heat Island Roof, Green Education			HOK
☐	☐	☐	☐	☐	Alternate	Cooling Tower Water Management (LEED-EB)			WB
☐	☐	☐	☐	☐	R Credit 2	LEED Accredited Professional	1		HOK
☐	☐	☐	☐	☐	6 Points Available		6		
Regional Priority: 20003									
☐	☐	☐	☐	☐	Credit 1	Regional Priority: EAc1 Optimize Energy Performance 40%	1		WB
☐	☐	☐	☐	☐	R Credit 1	Regional Priority: SSC5.1 Protect or Restore Habitat	1		HOK/Landscape
☐	☐	☐	☐	☐	R Credit 1	Regional Priority: SSC6.1 Stormwater Quantity	1		WB/Civil
☐	☐	☐	☐	☐	Credit 1	Regional Priority: WEC2 Innovative Wastewater technologies	1		WB
☐	☐	☐	☐	☐	4 Points Available		4		
☐	☐	☐	☐	☐	Total		110		
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above									

