

Ten|Van Street

Zoning Commission

Residential Building

December 3, 2015

ZONING COMMISSION
District of Columbia

CASE NO. 15-23

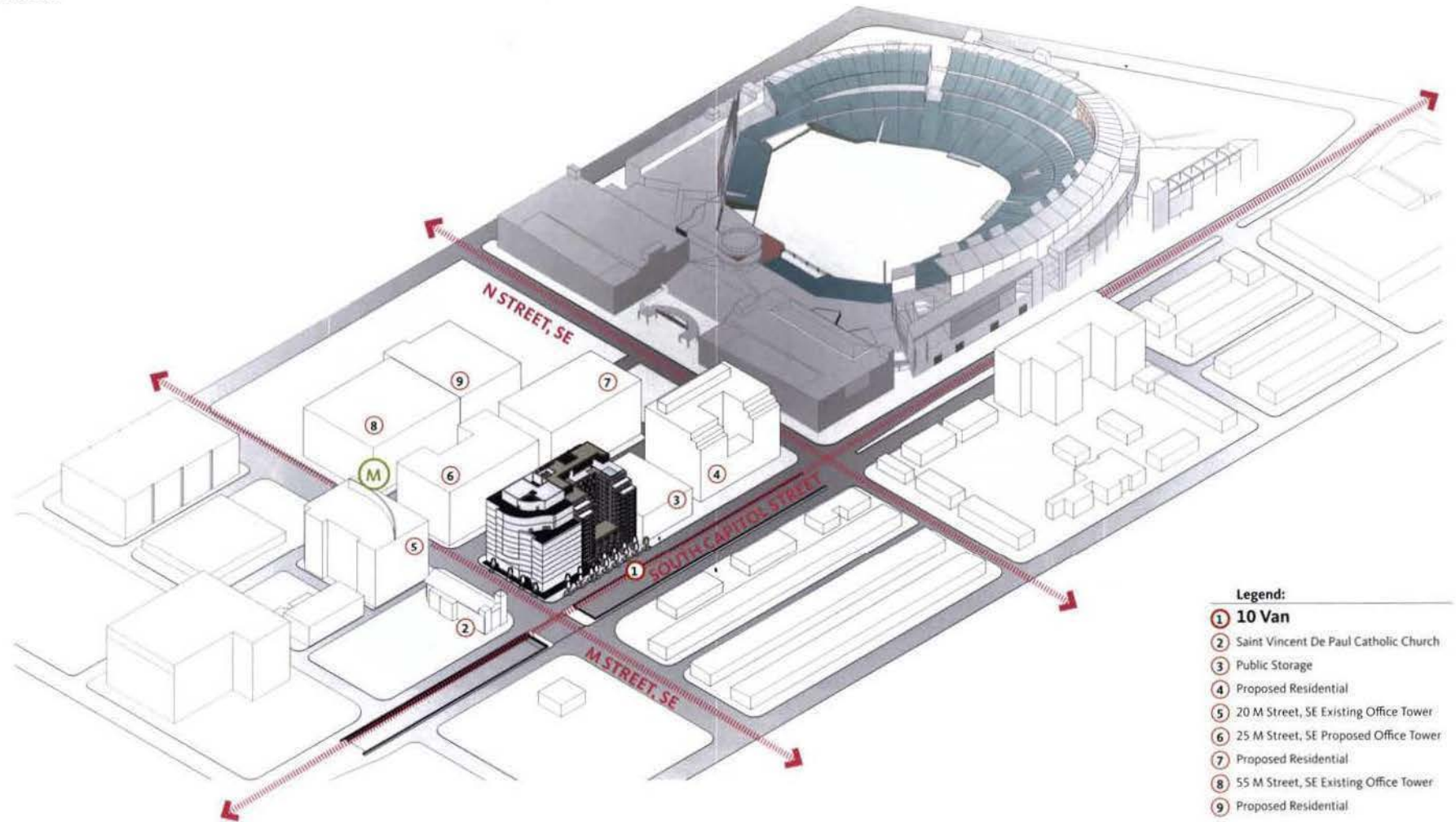
EXHIBIT NO. 23A

Gensler

ZONING COMMISSION
Exhibit A
District of Columbia
Drawings, 12/3/15
CASE NO.15-23
EXHIBIT NO.23A

Axonometric | Site with Surrounding Context from Northwest

Not to Scale



Legend:

- ① 10 Van
- ② Saint Vincent De Paul Catholic Church
- ③ Public Storage
- ④ Proposed Residential
- ⑤ 20 M Street, SE Existing Office Tower
- ⑥ 25 M Street, SE Proposed Office Tower
- ⑦ Proposed Residential
- ⑧ 55 M Street, SE Existing Office Tower
- ⑨ Proposed Residential

Not to Scale

An aerial photograph of the study area, showing a grid of streets and buildings. Four numbered points (1, 2, 3, 4) are marked with red circles. Red arrows indicate directions: from point 1 towards 'CAPITOL View' (top), from point 2 towards 'Distant View' (left), and from point 4 towards 'BALL PARK View' (bottom). A red star is also visible near the Capitol View label.

The Site takes its primary views along the wider street of South Capitol with views of the Capitol Building to the North and overlooking Buzzard Points to the West.

Views towards the Ballpark can be captured from the Rooftop of the Site with Van Street being a smaller scale.



Diagram | Property Plat Survey and Site Analysis

Not to Scale

Location: 10 Van Street, SE
Washington, DC
Lot: Square 700, Lot 43 & 866
Total Lot Size: 35,558 Square Feet

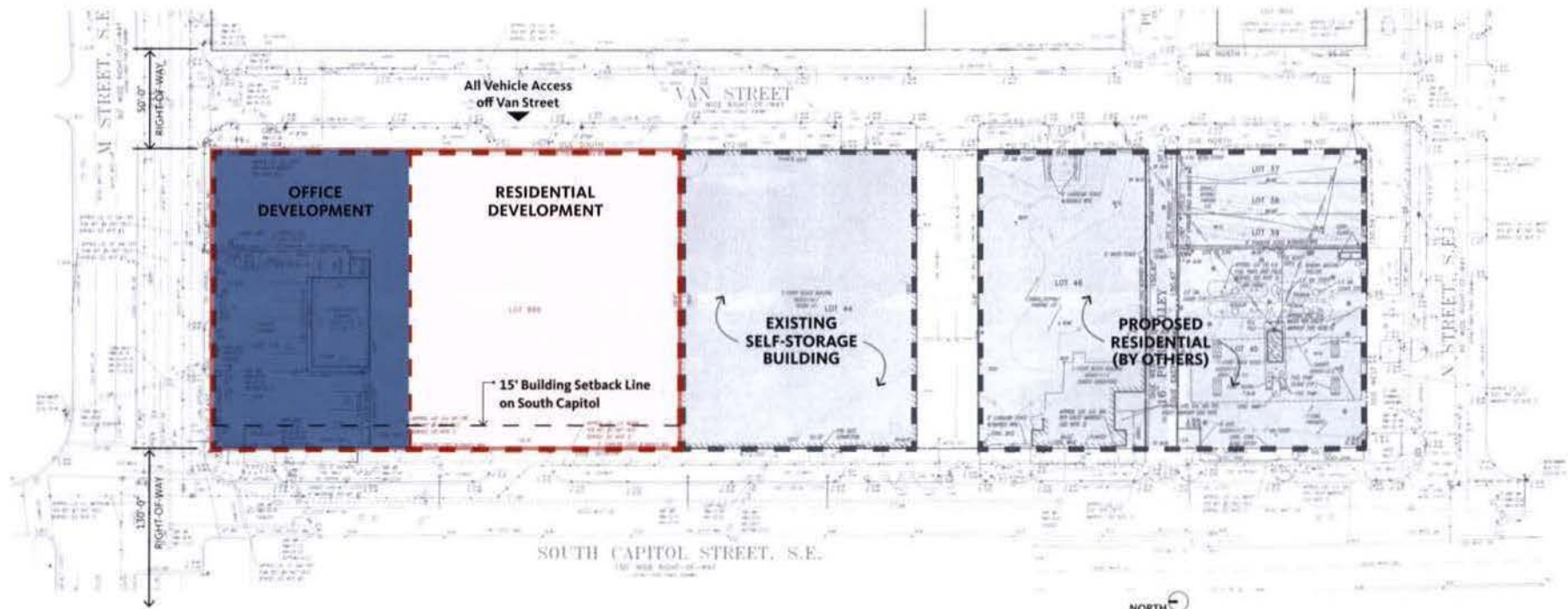


Diagram | Zoning Envelope and Analysis

Not to Scale

Zoning Analysis:

- Existing Site Area**
Square 700 - Lots 43 & 866
35,558.12 Square Feet

	Office Lot	Residential Lot
Proposed Lot Area (GSF)	15,795	19,763
- Zoning**
CR Mixed Use Commerical Residential District
CG Capitol Gateway Overlay District
- Gross Floor-Area-Ratio** 1602.1
8.5 from Combined Lot Development
1.0 Additional Bonus FAR
- Allowable Gross Floor Area**
337,802.14 Square Feet

	Proposed	Allowable
	8.46	9.50
Proposed FAR Usage (SF)	300,847	337,801

Includes:
124,362 Square Feet of Office from Order 15-11
176,485 Square Feet of Proposed Residential
- Max Percentage of Lot Occupancy** 1601.1
80% of Residential Lot = 15,800 Square Feet
Relief Requested:

	Proposed
	88.3%
Proposed Lot Coverage (SF)	17,435
- Maximum Building Height** 1605.3
130 Feet
1:1 Setback required along South Capitol above 110 Ft.
- Facade Wall along South Capitol Street** 1605.5
60% of 14,386 SqFt Facade Area = 8,632 Square Feet
8,680 Square Feet Provided
- Minimum Yard Requirements**
CG Overlay on South Capitol Street 1605.2
Side Yard 637.1
Rear yard 636.5
15 Feet for the Entire Height
No Requirement
No Requirement
- Minimum Court Dimensions**
Open Court 638.1
Closed Court 638.2

Width is 3" per foot of Height but not less than 10 Feet
88.75 Feet High at 3"/ft = 22.25 Feet
Minimum Dimension Provided: 59'-5"

Width is 4" per foot of Height but not less than 15 Feet
28.5 Feet High at 4"/ft = 9.5 Feet
Minimum Dimension Provided: 25'-6"

Area is twice the square of the required court width dimension
2 x (10 Feet x 10 Feet) = 200 Square Feet
Minimum Area Provided:
25'-6" x 53'-1" = 1,351.5 Square Feet

Zoning Analysis, continued:

- Required Parking**
Apartment House or Multiple Dwelling 2101.1
1 for each 3 dwelling units
170 Units / 3 per Dwelling Unit = 57 Parking Spaces
Parking Spaces Provided: 92 Spaces
- Required Loading**
Residential Use with 50 or more dwellings 2201.1
1 Loading Berth at 55 Feet Deep
1 Loading Platform at 200 Square Feet
1 Service Space at 20 Feet Deep

Relief Requested from Provided:
1 Loading Berth at 30 Feet Deep
1 Loading Platform at 200 Square Feet
1 Service Space at 20 Feet Deep
- Bicycle Parking**
Bike Parking Spaces per DDOT 2119.2
Equal to five percent (5%) of the number of auto parking spaces
57 Required Parking * 5% = 3 Bike Spaces
Parking Spaces Provided: 60 Spaces
- Roof Structures**
Roof Structure Allowable FAR 411.7
An increase in FAR not to exceed .37 is permitted for Penthouse
Any Roof Structure FAR need not be included in required
Maximum Height 18'-6" with 1:1 Set Back Ratio
- Green Area Ratio (GAR)** 3402.1
0.20 Required
0.22 Proposed
- Massing Diagram**

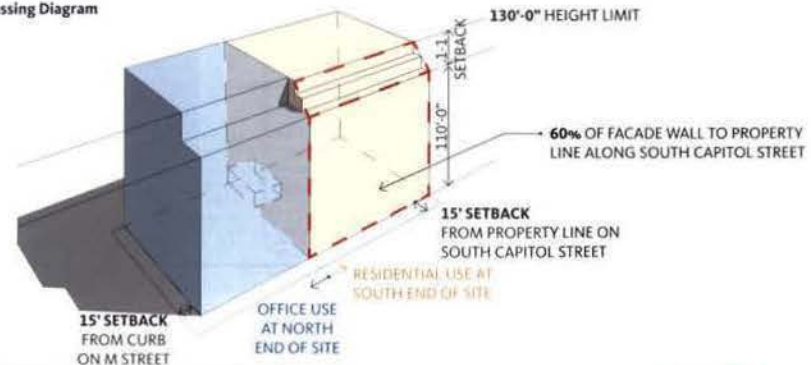


Diagram | LEED Analysis and Scorecard

Not to Scale

Identifier		Documentation by:	Y	MY	MN	N
Sustainable Sites						
SSp1	Construction Activity Pollution Prevention	Davis	R			
SSc1	Site Selection	Bohler	1			
SSc2	Development Density and Community Connectivity	Gensler	5			
SSc3	Brownfield Redevelopment	Owner				1
SSc4.1	Alternative Transportation - Public Transportation Access	Gensler	6			
SSc4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	Gensler	1			
SSc4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	Gensler	3			
SSc4.4	Alternative Transportation - Parking Capacity	Gensler			2	
SSc5.1	Site Development - Protect or Restore Habitat	HOK	1			
SSc5.2	Site Development - Maximize Open Space	HOK	1			
SSc6.1	Storm water Design - Quantity Control	Bohler	1			
SSc6.2	Storm water Design - Quality Control	Bohler	1			
SSc7.1	Heat Island Effect - Non-roof	HOK	1			
SSc7.2	Heat Island Effect - Roof	Gensler	1			
SSc8	Light Pollution Reduction	Lighting Workshop				1
			22		2	
Water						
Wp1	Water Use Reduction	WB	R			
WEc1a	Water-Efficient Landscaping - Reduce by 50%	HOK	2			
WEc1b	Water-Efficient Landscaping - Reduce by 100%	HOK	2			
WEc2	Innovative Wastewater Technologies	WB				2
WEc3a	Water Use Reduction - 30%	WB	2			
WEc3b	Water Use Reduction - 35%	WB		1		
WEc3c	Water Use Reduction - 40%	WB				1
			6	1		
Energy & Atmosphere						
EAp1	Fundamental Commissioning of Building Energy Systems	A2	R			
EAp2	Minimum Energy Performance	WB	R			
EAp3	Fundamental Refrigerant Management	WB	R			
EAc1	Optimize Energy Performance	WB	5			14
EAc2	On-Site Renewable Energy	WB				7
EAc3	Enhanced Commissioning	A2	2			
EAc4	Enhanced Refrigerant Management	WB	2			
EAc5	Measurement and Verification	WB	1			2
EAc6	Green Power	Client	2			
			12			
Materials & Resources						
MRp1	Storage and Collection of Recyclables	Gensler	R			
MRc1.1a	Maintain Interior Structural Components (55% Reuse)	Gensler				1
MRc1.1b	Maintain Interior Structural Components (75% Reuse)	Gensler				1
MRc1.1c	Maintain Interior Structural Components (95% Reuse)	Gensler				1
MRc1.2	Maintain Interior Non-Structural Components (50% Reuse)	Gensler				1
MRc2a	Construction Waste Management Divert 50% from Disposal	Davis	1			
MRc2b	Construction Waste Management Divert 75% from Disposal	Davis	1			
MRc3.1a	Materials Reuse - 5% Reuse	Davis				1
MRc3.1b	Materials Reuse - 10% Reuse	Davis				1
MRc4a	Recycled Content - 10% of Content	Davis	1			
MRc4b	Recycled Content - 20% of Content	Davis	1			
MRc5a	Regional Materials - 10% Manufactured	Davis	1			
MRc5b	Regional Materials - 20% Manufactured	Davis	1			
MRc6	Rapidly Renewable Materials - 2.5%	Davis				1
MRc7	Certified Wood -50% FSC	Davis		1		
			6	1		

Identifier		Documentation by:	Y	MY	MN	N
Indoor Environmental Quality						
IEQp1	Minimum Indoor Air Quality Performance	WB	R			
IEQp2	Environmental Tobacco Smoke (ETS) Control	Client	R			
IEQc1	Outdoor Air Delivery Monitoring	WB				1
IEQc2	Increased Ventilation	WB	1			
IEQc3.1	Indoor Air Quality Management Plan - During Construction	Davis	1			
IEQc3.2	Indoor Air Quality Management Plan - Before Occupancy	Davis			1	
IEQc4.1	Low-Emitting Materials - Adhesives and Sealants	Davis	1			
IEQc4.2	Low-Emitting Materials - Paints and Coatings	Davis	1			
IEQc4.3	Low-Emitting Materials - Flooring Systems (Green Label Plus, Floor Score, etc.)	Davis	1			
IEQc4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	Davis	1			
IEQc5	Indoor Chemical and Pollutant Source Control	WB				1
IEQc6.1	Controllability of Systems - Lighting	Lighting Workshop	1			
IEQc6.2	Controllability of Systems - Thermal Comfort	WB	1			
IEQc7.1	Thermal Comfort - Design	WB	1			
IEQc7.2	Thermal Comfort - Verification	Client				1
IEQc8.1a	Daylight and Views - Daylight/75% of Spaces	Gensler				1
IEQc8.2	Daylight and Views - Views for Seated Spaces	Gensler		1		
			9	1	1	
Innovation						
IDc1.1	Exemplary Performance: SSc2	Gensler	1			
IDc1.2	Exemplary Performance: SSc4.1	Gensler	1			
IDc1.3	Innovation in Design: Low Mercury Bulbs	WB	1			
IDc1.4	Innovation in Design: Green Hardscape Management Plan	Client	1			
IDc1.5	Innovation in Design: TBD	TBD	1			
IDc2	LEED® Accredited Professional	Gensler	1			
			6			
Regional						
RPc1	SSc5.1	HOK	1			
RPc2	SSc6.1	Bohler	1			
RPc3	WEc2	WB				1
RPc4	EAc1a	WB				1
RPc5	EAc2a	WB				1
RPc6	MRc2b	Davis	1			
			3			

Note: Each project may access a maximum of 4 regional priority credits, selecting from the 6 available.

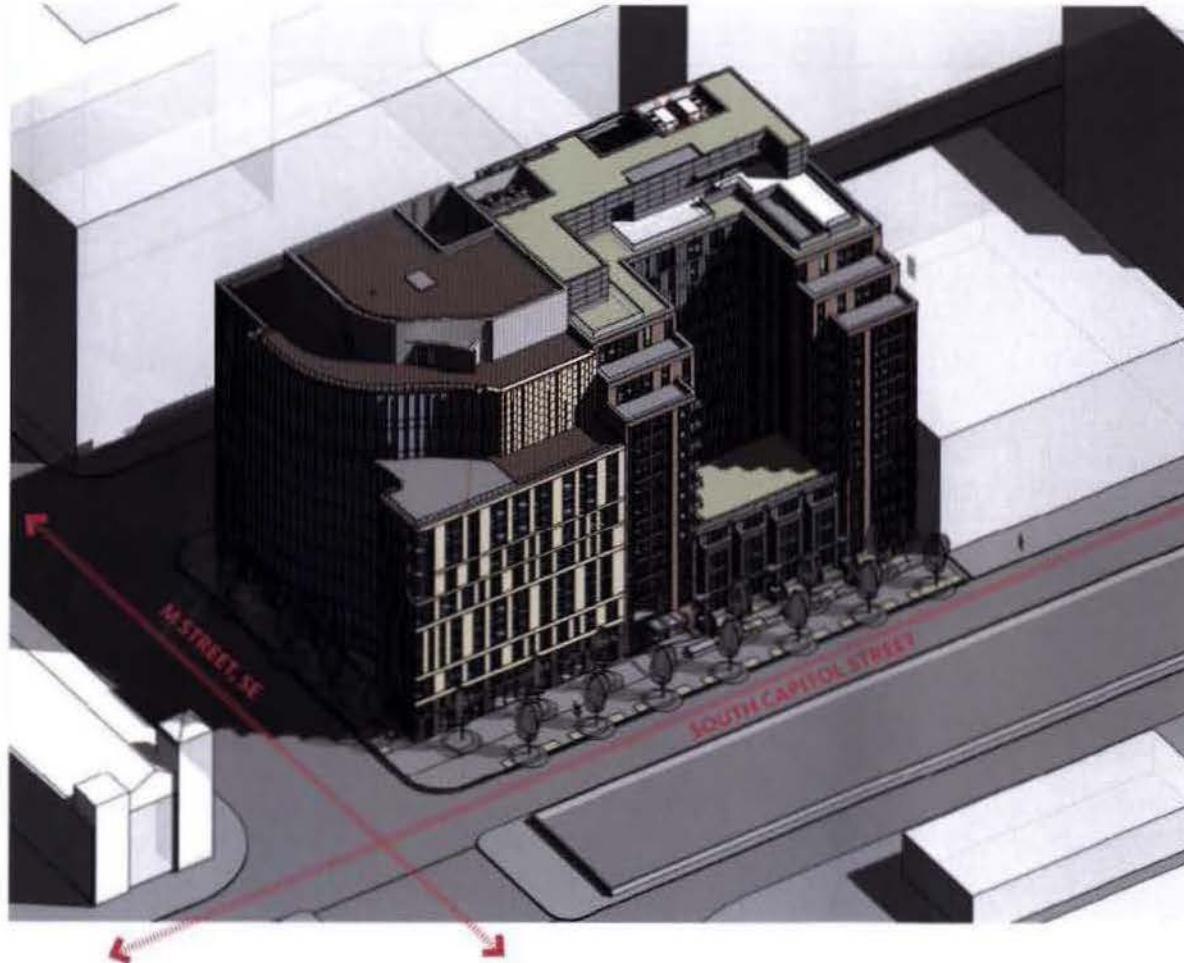
Points Required:
 Certified 40-49 points
 Silver 50-59 points
 Gold 60-79 points
 Platinum 80+ points

GOLD TARGET

Project Totals **64 3 3**

Axonometric | Building Massing with Square Footage Metrics

Not to Scale



Building Lot Area

	Total	Office Lot	Residential Lot
Proposed Lot Area (GSF)	35,558	15,808	19,750

Residential Lot Occupancy Calculations

	Proposed	Allowable
Proposed Lot Coverage (SF)	88.3%	80.0%
	17,435	15,800

* for residential lot only

Total Building FAR Calculations

	Proposed	Allowable
Proposed FAR Usage (SF)	8.46	9.50
	300,847	337,801

Includes:

124,362 Square Feet of Office from Order 15-11

176,485 Square Feet of Proposed Residential

Residential Gross Floor Area Calculations

	Proposed GSF
Gross Measured Floor Area	
Parking Level P3*	16,321
Parking Level P2*	16,321
Parking Level P1*	16,321
Ground Floor**	13,007
Second Floor	16,083
Third Floor	15,926
Fourth Floor	16,082
Fifth Floor	15,982
Sixth Floor	15,982
Seventh Floor	15,982
Eighth Floor	15,982
Ninth Floor	15,982
Tenth Floor	15,982
Eleventh Floor	15,982
Twelfth Floor	15,499
Thirteenth Floor	12,657
TOTAL	185,128
Area of Shafts	8,644
ESTIMATED TOTAL	176,485

* All cellar and parking areas are exempt from FAR t

**3,550 GSF - Penthouse

Rendering | Southwest View looking North towards the Capitol Building

Not to Scale



Rendering | Northwest View looking South
Not to Scale



Elevation | Building West Facade at South Capitol Street

Scale: 1" = 20'-0"



Rendering | Van Street View looking South towards the Ballpark

Not to Scale



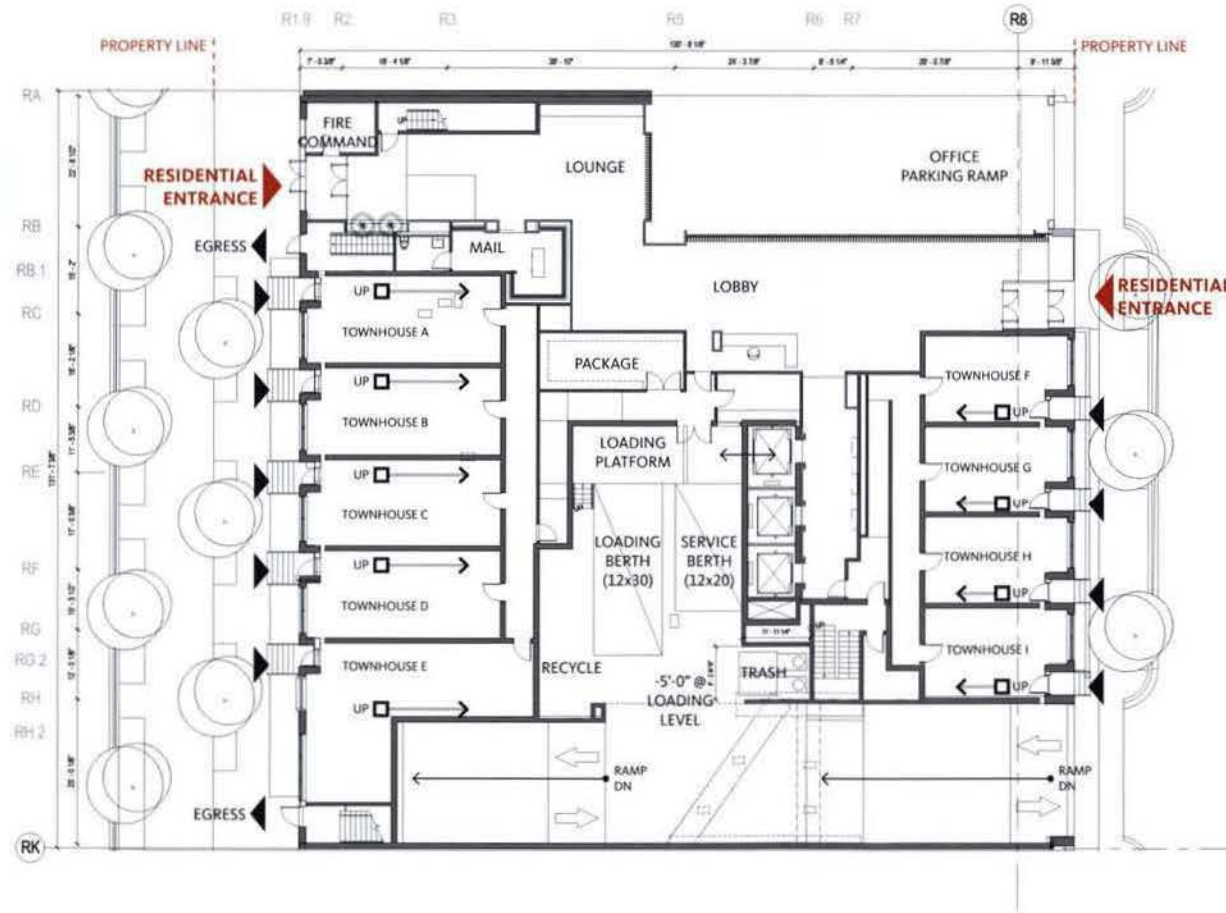
Elevation | Building East Facade at Van Street

Scale: 1" = 20'-0"



Plan | Unit Layout Diagram for Ground Floor (Level 01)

Scale: 1" = 20' 0"



Rendering | Southwest View looking North at South Capitol Street Level
Not to Scale

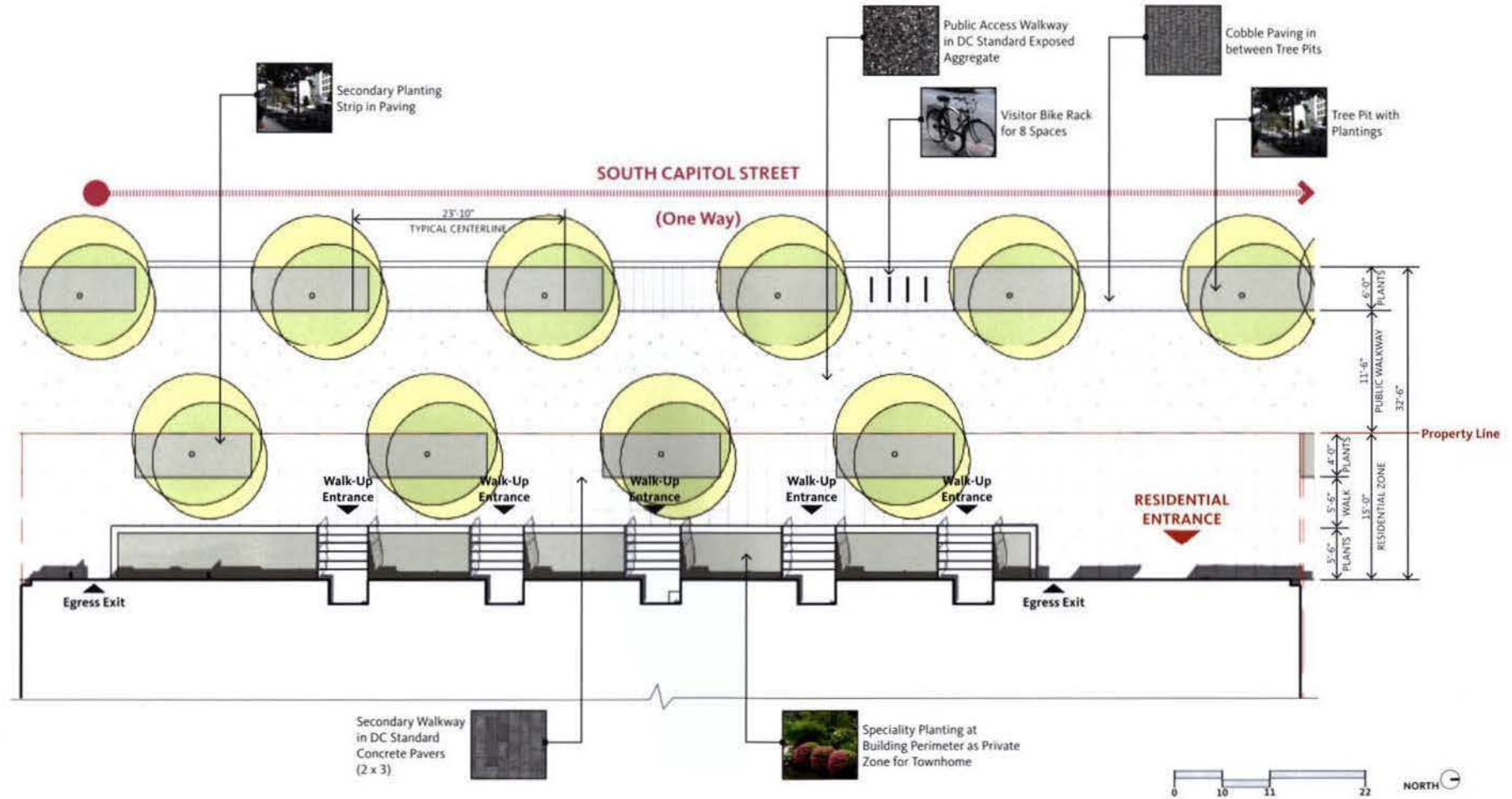


Rendering | Southwest View looking North at South Capitol Street Level illustrating Townhome Lighting
Not to Scale



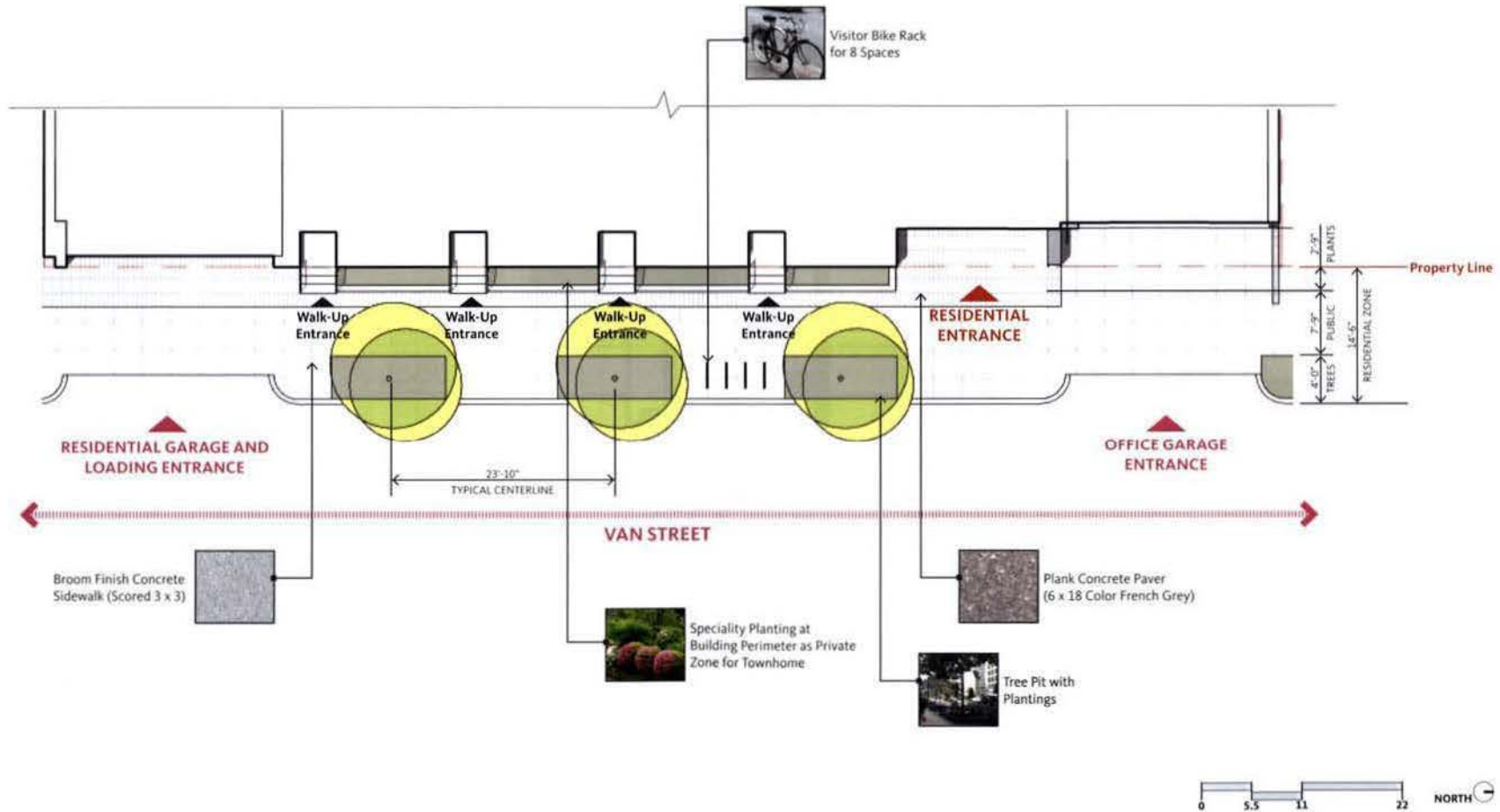
Plan | Site Streetscape along South Capitol Street (West)

Scale: 3/32" = 1' - 0"



Plan | Site Streetscape along Van Street (East)

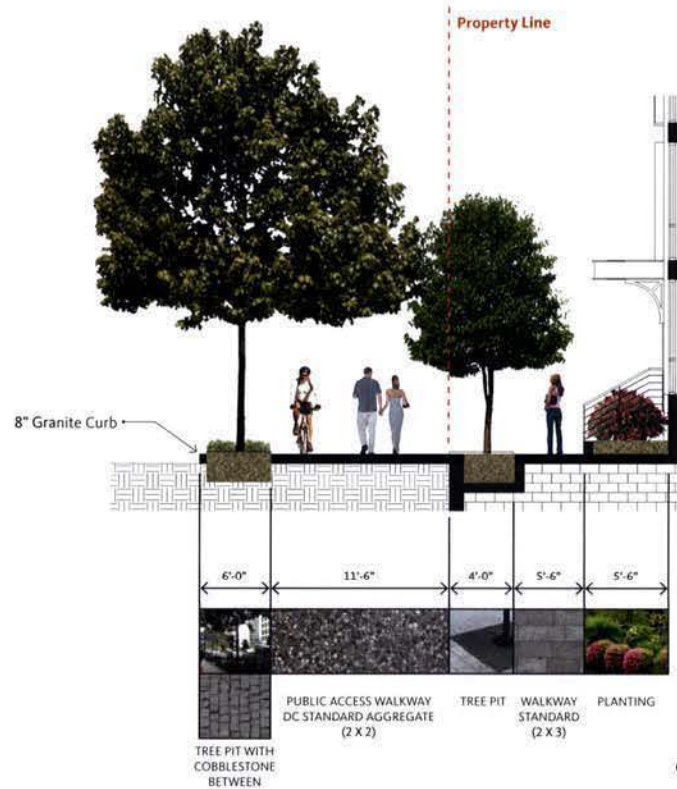
Scale: 3/32" = 1' = 0"



Sections | Site Streetscape

Scale: 1/8" = 1' - 0"

Section | Streetscape at South Capitol Street



Section | Streetscape at Van Street



Precedent | DC Standard Streetscape

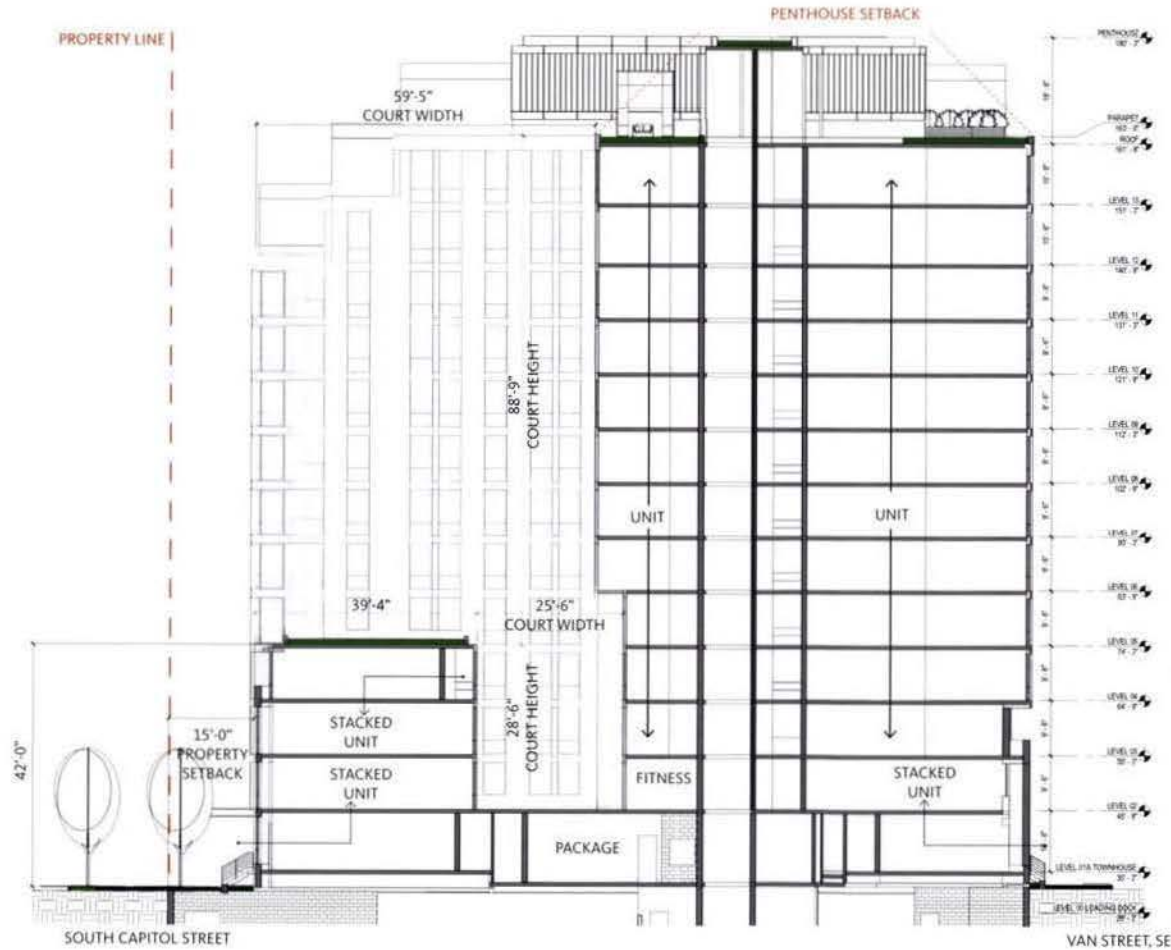


Precedent | Bike Rack

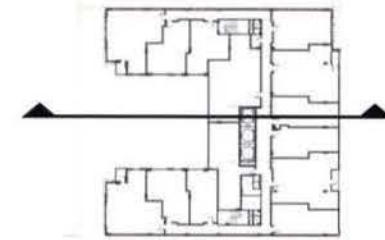


Section | North Wing looking North

Scale: 1" = 20' - 0"



Plan | Key Plan showing Section Cut



Open Court:

Court Required Dimension per DC Zoning 11-638.1:
88.75 Feet High at 3"/ft = 22.25 Feet
* Minimum Dimension of 10 Feet Required

Minimum Dimension Provided: 59'-5"

Closed Court:

Court Required Dimension per DC Zoning 11-638.2:
28.5 Feet High at 4"/ft = 9.5 Feet
* Minimum Dimension of 15 Feet Required

Minimum Dimension Provided: 25'-6"

Court Required Area per DC Zoning 11-638.2:
2 x (9.5 Feet x 9.5 Feet) = 180.5 Square Feet

**Minimum Area Provided:
25'-6" x 53'-1" = 1,351.5 Square Feet**



Plan | Unit Layout Diagram for Second Floor (Level 02)

Scale: 1" = 20' - 0"



Plan | Unit Layout Diagram for Third Floor (Level 03)

Scale: 1" = 20' - 0"



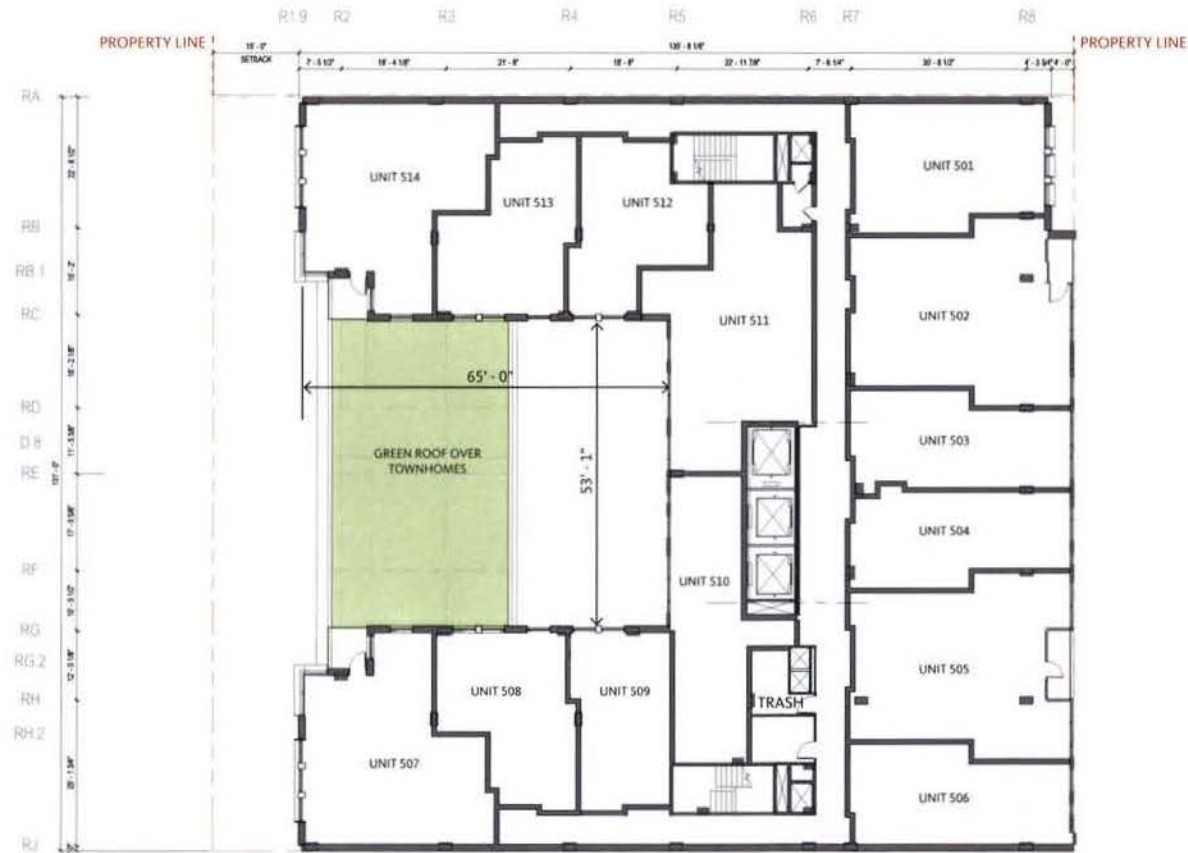
Plan | Unit Layout Diagram for Fourth Floor (Level 04)

Scale: 1" = 20' - 0"



Plan | Unit Layout Diagram for Fifth Floor (Level 05)

Scale: 1" = 20' - 0"



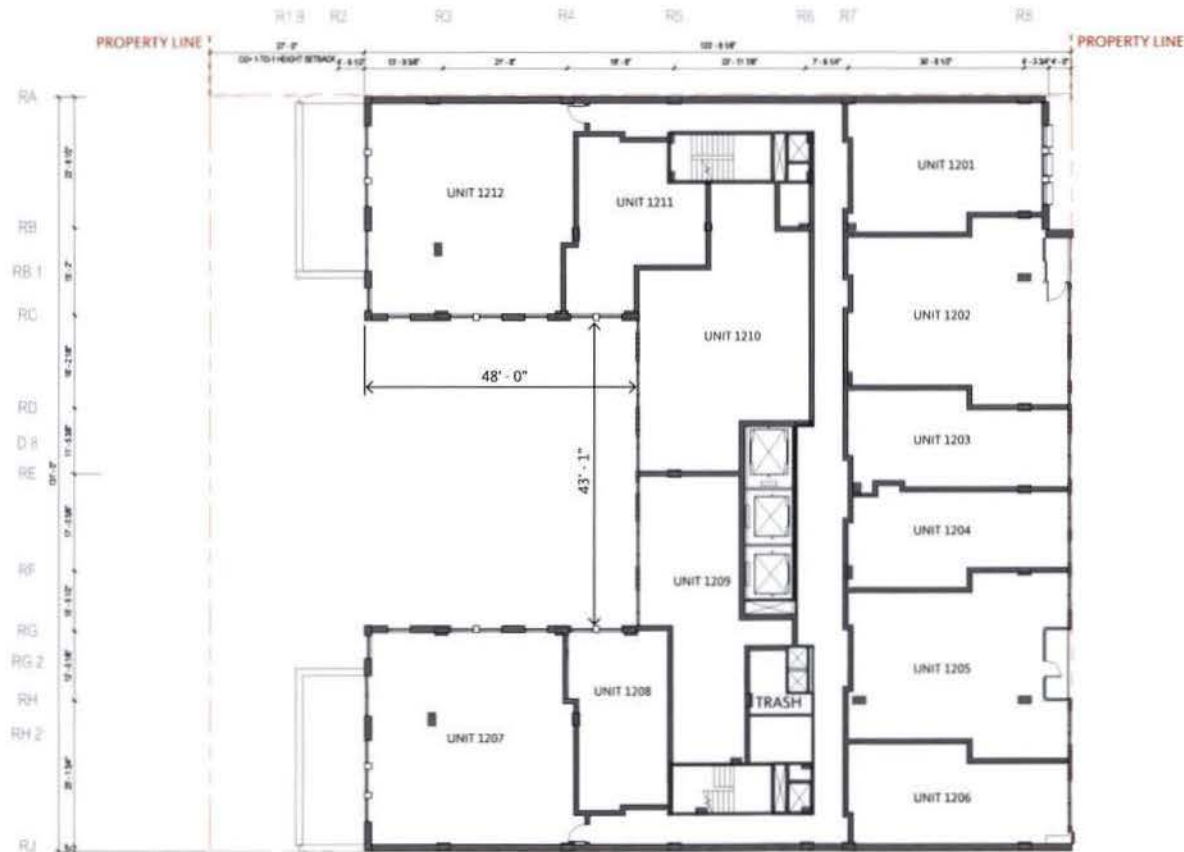
Plan | Unit Layout Diagram for Typical Floors (Levels 06-11)

Scale: 1" = 20' - 0"



Plan | Unit Layout Diagram for Twelfth Floor (Level 12)

Scale: 1" = 20' - 0"

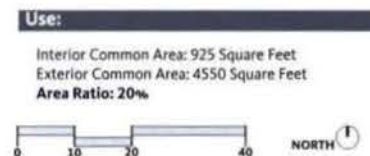


Plan | Unit Layout Diagram for Thirteenth Floor (Level 13)

Scale: 1" = 20' - 0"



Scale: 1" = 20' - 0"



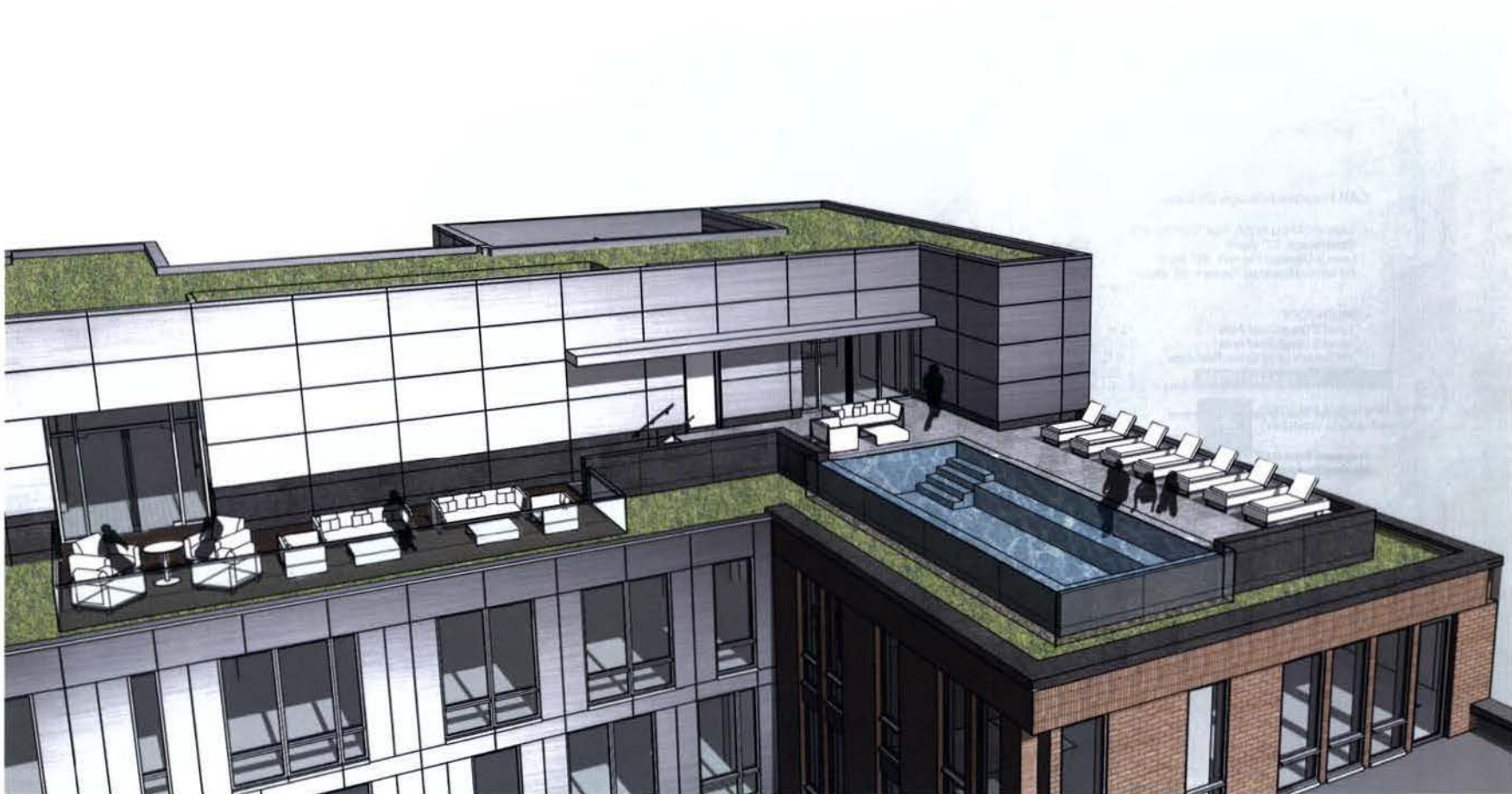
Rendering | Aerial Perspective at East Roof Terrace

Not to Scale



Rendering | Aerial Perspective at West Roof Terrace

Not to Scale



Plan | Proposed Green Area Ratio

Not to Scale

VAN STREET, S.E.

GAR Proposed Design Strategy

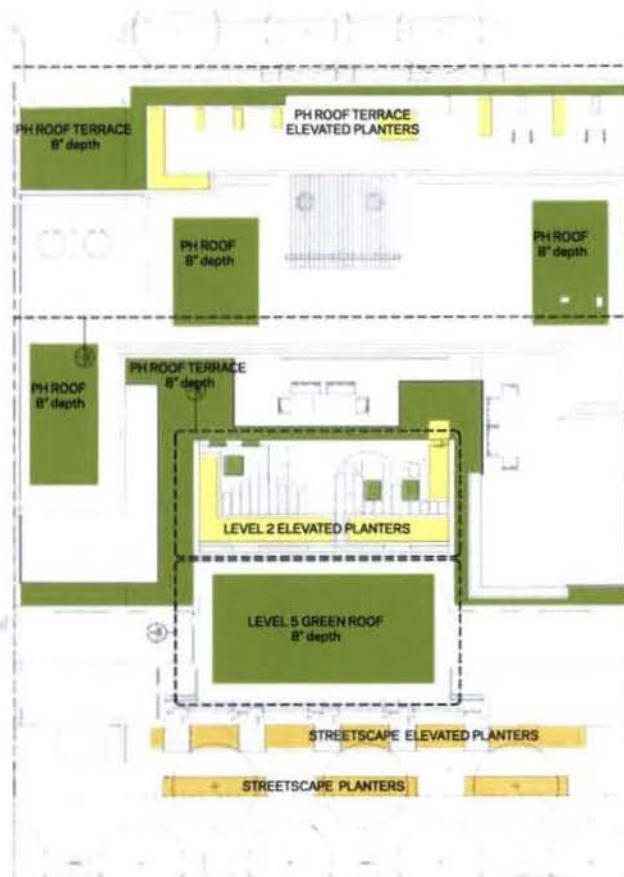
- LANDSCAPED AREA, >24" DEPTH SOIL
 - Streetscape, 32" depth 525 sf
 - Level 2 Elevated Planters, 36" depth 375 sf
 - PH Terrace Elevated Planters, 36" depth 179 sf
 - Total = 1,079 sf

- GREEN ROOF
 - Level 2 Green Roof Area 71 sf
 - Level 5 Green Roof Area 1,027 sf
 - PH Terrace Level Green Roof Area 1,871 sf
 - PH Roof Green Roof 1,292 sf
 - Total Green Roof Area = 4,261 sf

- 3 Street Trees (inside property line)

Proposed Total GAR = 0.22
Minimum Required GAR = 0.20

² Minimum 8" green roof soil depth



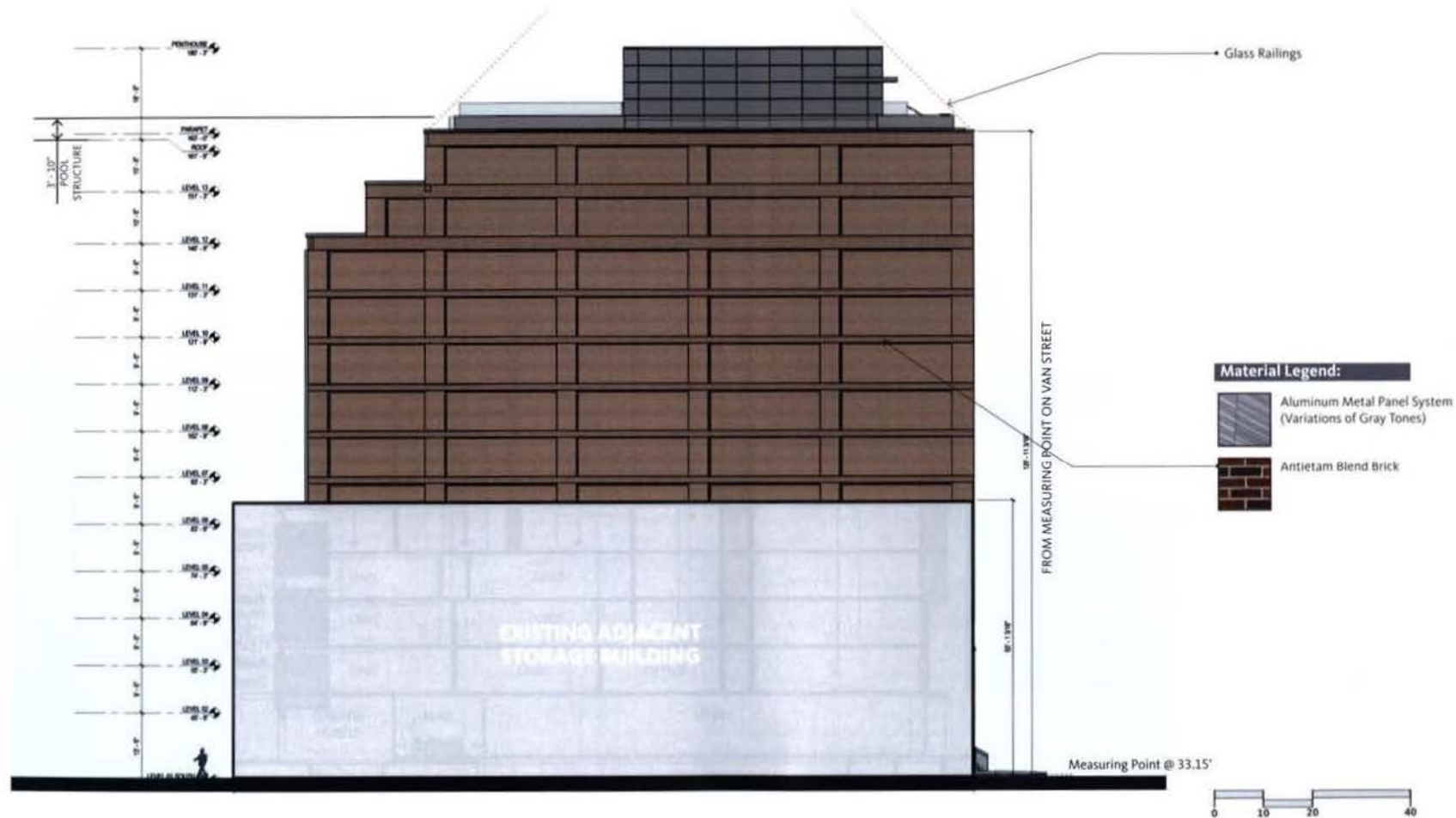
SOUTH CAPITOL STREET, S.E.

NORTH

Green Area Ratio Scorecard			
Project Name	10 Van Street, S.E.	Score	0.22
Area (sq ft)	10,795	Score	0.22
Landscape Elements			
A. Landscaped areas (select one of the following for each area)			
1. Landscaped area with a soil depth of less than 24"	Score	0.0	
2. Landscaped area with a soil depth of 24" or greater	Score	0.0	547.5
3. Non-vegetation facilities	Score	0.0	
B. Plantings (credit for plants in landscaped areas from Section A)			
1. Broadleaved, or other plants less than 2" tall at maturity	Score	0.2	113.0
2. Plants, not including grasses, 2" or taller at maturity - calculated at 5 sq ft per plant (equivalently planted no closer than 36" on center)	Score	0.0	
3. Tree canopy for all trees less than 12" to 18" diameter at equivalent - calculated at 50 sq ft per tree	Score	0.0	70.0
4. Tree canopy for trees less than 18" to 24" diameter at equivalent - calculated at 150 sq ft per tree	Score	0.0	
5. Tree canopy for trees less than 24" to 36" diameter at equivalent - calculated at 250 sq ft per tree	Score	0.0	
6. Tree canopy for trees less than 36" to 48" diameter at equivalent - calculated at 400 sq ft per tree	Score	0.0	
7. Tree canopy for trees less than 48" to 60" diameter at equivalent - calculated at 600 sq ft per tree	Score	0.0	
8. Tree canopy for trees less than 60" to 72" diameter at equivalent - calculated at 800 sq ft per tree	Score	0.0	
9. Vegetated wall, screenings on a vertical surface	Score	0.0	
C. Vegetated or "green" roofs			
1. Over at least 12" and less than 18" of growth medium	Score	0.0	
2. Over at least 18" of growth medium	Score	0.0	1,027.5
D. Permeable Paving ¹			
1. Permeable paving over at least 12" and less than 24" of soil or gravel	Score	0.0	
2. Permeable paving over at least 24" of soil or gravel	Score	0.0	
3. Other	Score	0.0	
4. Enhanced tree growth systems ²	Score	0.0	
5. Permeable energy generation	Score	0.0	
6. Approved water features	Score	0.0	
E. Bonus			
1. Native plant species	Score	0.0	
2. Landscaping in food cultivation	Score	0.0	
3. Harvested stormwater irrigation	Score	0.0	
Total Score			
Score	0.22	Score	0.22

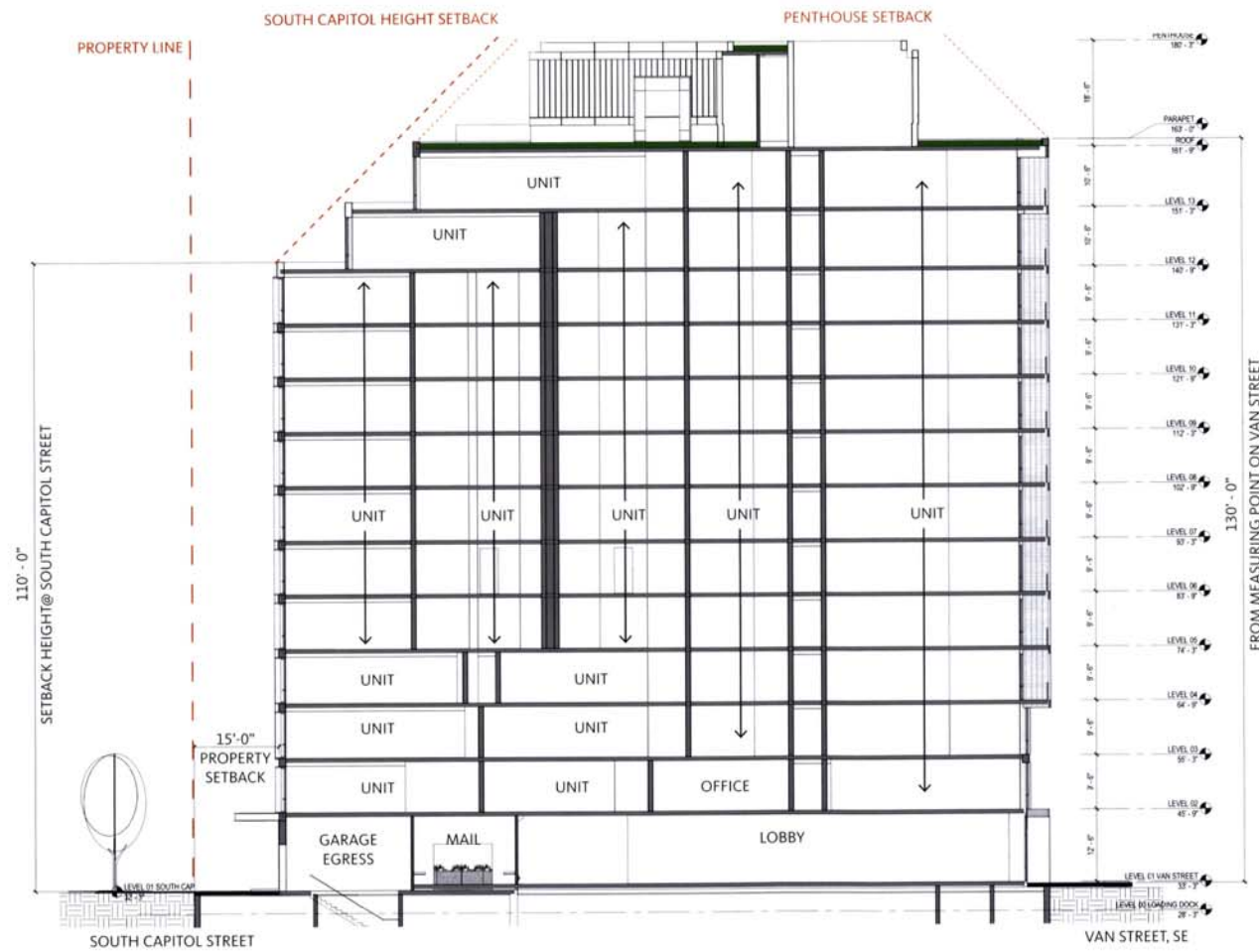
Elevation | Building South Facade

Scale: 1" = 20'-0"



Section | North Wing looking North

Scale: 1" = 20' - 0"

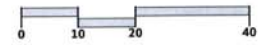


Plan | Key Plan showing Section Cut



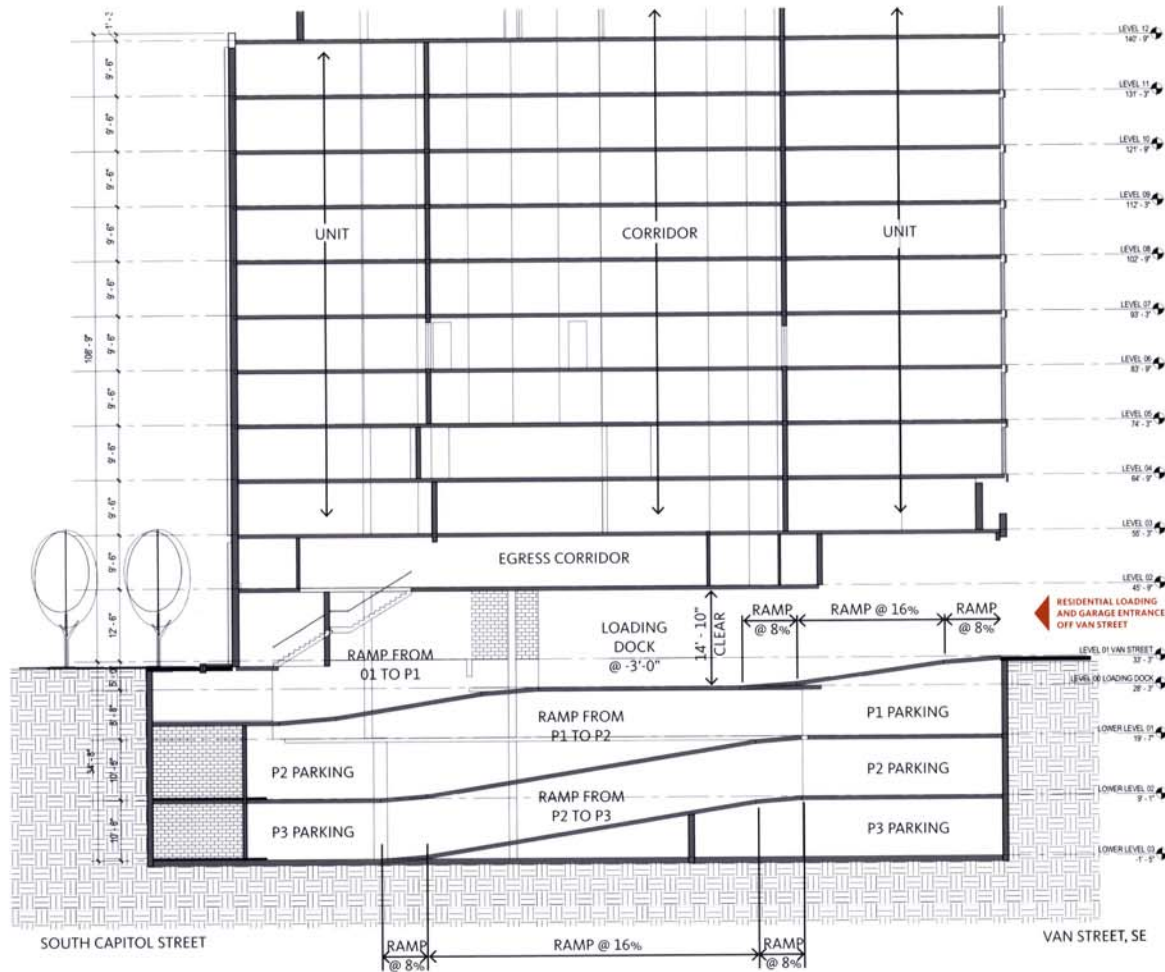
Matrix | Floor-to-Floor and Building Height

	Existing Slab	Existing Elevation
Building Elevations (FT)		
Parking Level P3*	-10'-6"	1.00
Parking Level P2*	-10'-6"	11.50
Parking Level P1*	-11'-3"	22.00
Ground Floor	0'-0"	33.25
Second Floor	12'-6"	45.75
Third Floor	9'-6"	55.25
Fourth Floor	9'-6"	64.75
Fifth Floor	9'-6"	74.25
Sixth Floor	9'-6"	83.75
Seventh Floor	9'-6"	93.25
Eighth Floor	9'-6"	102.75
Ninth Floor	9'-6"	112.25
Tenth Floor	9'-6"	121.75
Eleventh Floor	9'-6"	131.25
Twelfth Floor	9'-6"	140.75
Thirteenth Floor	10'-6"	151.25
Main Roof	10'-6"	161.75
Parapet*	1'-4"	163.00
Penthouse Roof	18'-6"	180.25
*Building Height with Proposed Measuring Point		
	163.00	129.85



Section | Layout Diagram at Parking Garage Ramp looking North

Scale: 1" = 20' - 0"



Plan | Key Plan showing Section Cut



Parking Requirements:

Required Parking per DC Zoning 11-2101:
163 Units / 3 per Dwelling Unit = 55 Parking Spaces

Parking Spaces Provided: 92 Spaces

Allowable Compact Spaces per DC Zoning 11-2115:
40% of 92 Spaces = 36 Spaces
29 Compact Spaces Provided

Accessible Spaces per IBC 2012 Table 1106.1:
3 Spaces + 1 Van Space = 4 Total Accessible Spaces

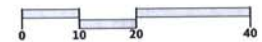
Bike Parking Requirements:

Equal to five percent (5%) of Auto Parking Spaces
55 Required Parking * 5% = 3 Bike Spaces
Parking Spaces Provided: 60 Spaces

Required Parking per DC DDOT:

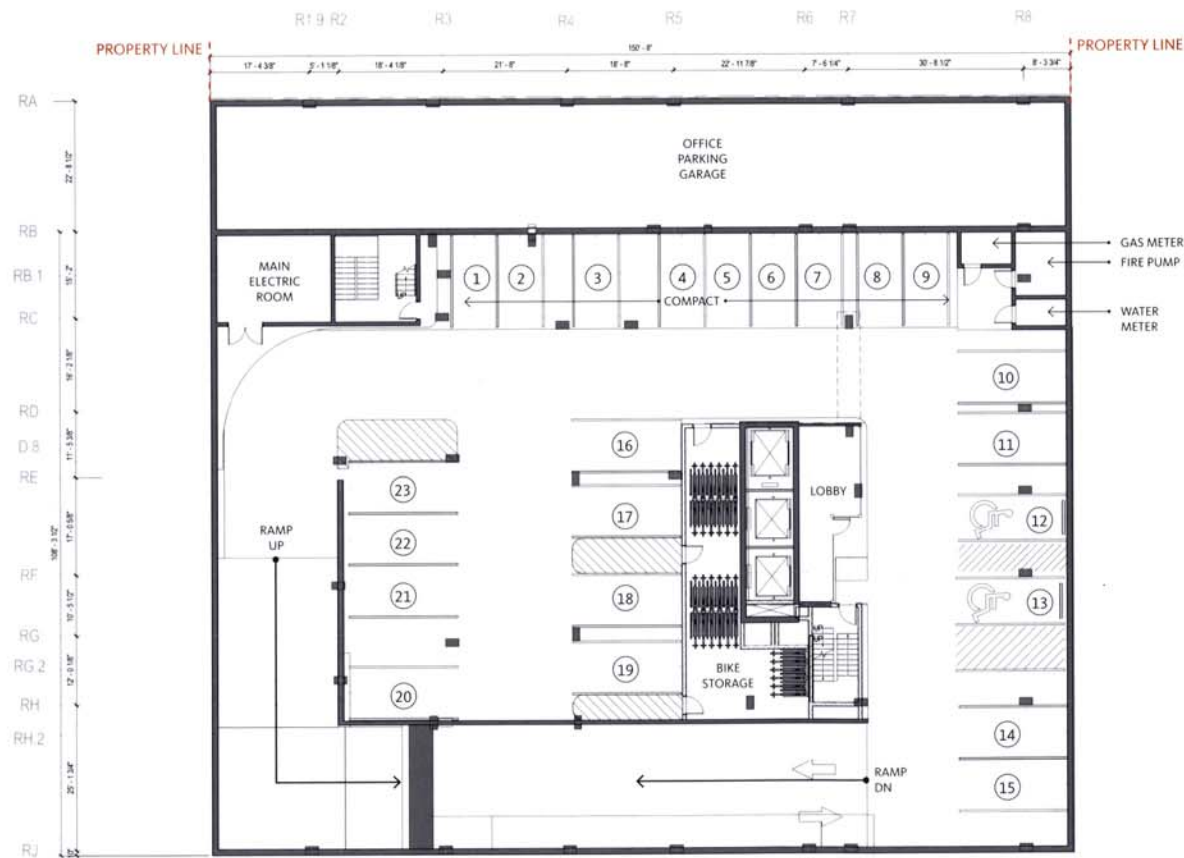
163 Units / 3 per Dwelling Unit = 55 Bike Spaces
Parking Spaces Provided: 60 Spaces

Visitor Spaces
163 Units / 20 Dwelling Unit = 9 Bike Spaces
Parking Spaces Provided: 16 Spaces



Plan | Layout Diagram for P1 Parking Floor (Lower Level 01)

Scale: 1"=20'-0"



Residential Parking Mix Calculations

	Standard	Compact	Handicap	TOTAL PER FLOOR
Lower Level 01	12	9	2	23
Lower Level 02	22	10	1	33
Lower Level 03	25	10	1	36
TOTAL PER UNIT TYPE	59	29	4	92
TOTAL UNIT COUNT				

23 PARKING SPACES ON THIS LEVEL



Plan | Layout Diagram for P2 Parking Floor (Lower Level 02)

Scale: 1" = 20' - 0"



Residential Parking Mix Calculations

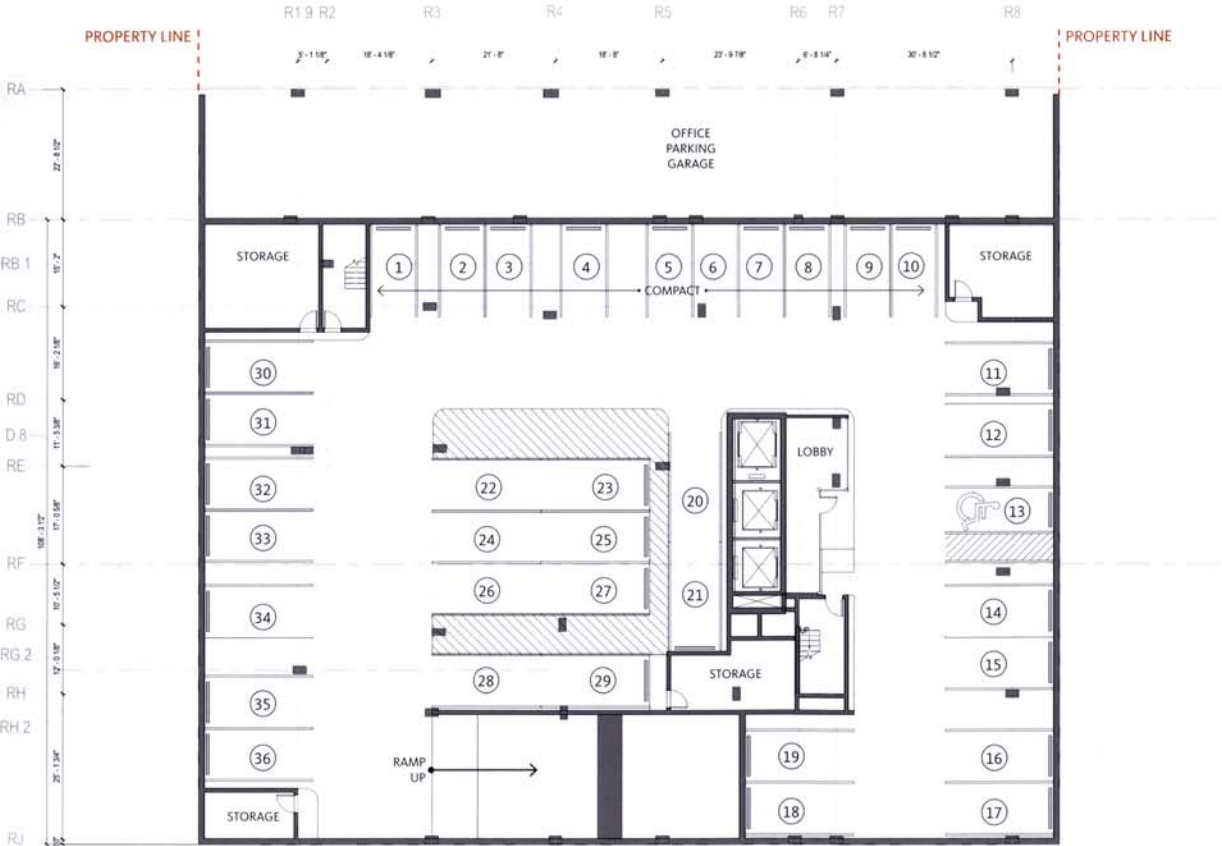
	Standard	Compact	Handicap	TOTAL PER FLOOR
Lower Level 01	12	9	2	23
Lower Level 02	22	10	1	33
Lower Level 03	25	10	1	36
TOTAL PER UNIT TYPE	59	29	4	92
TOTAL UNIT COUNT				

33 PARKING SPACES ON THIS LEVEL



Plan | Layout Diagram for P3 Parking Floor (Lower Level 03)

Scale: 1" = 20' - 0"



Residential Parking Mix Calculations

	Standard	Compact	Handicap	TOTAL PER FLOOR
Lower Level 01	12	9	2	23
Lower Level 02	22	10	1	33
Lower Level 03	25	10	1	36
TOTAL PER UNIT TYPE	59	29	4	92
TOTAL UNIT COUNT				

36 PARKING SPACES ON THIS LEVEL



Ten|**Van** Street

Zoning
Commission
Residential Building

