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1900 HALF STREET

MIXED-USE BUILDING AT 1900 HALF STREET SW WASHINGTON, DC

DC ZONING COMMISSION HEARING

JUNE 9TH, 2016

Owner / Developer
Douglas Development Corporation
 702 H Street NW, Washington,
 DC 20001

Land Use Council
Holland & Knight
 800 17th Street NW, Suite 1100
 Washington DC 20006

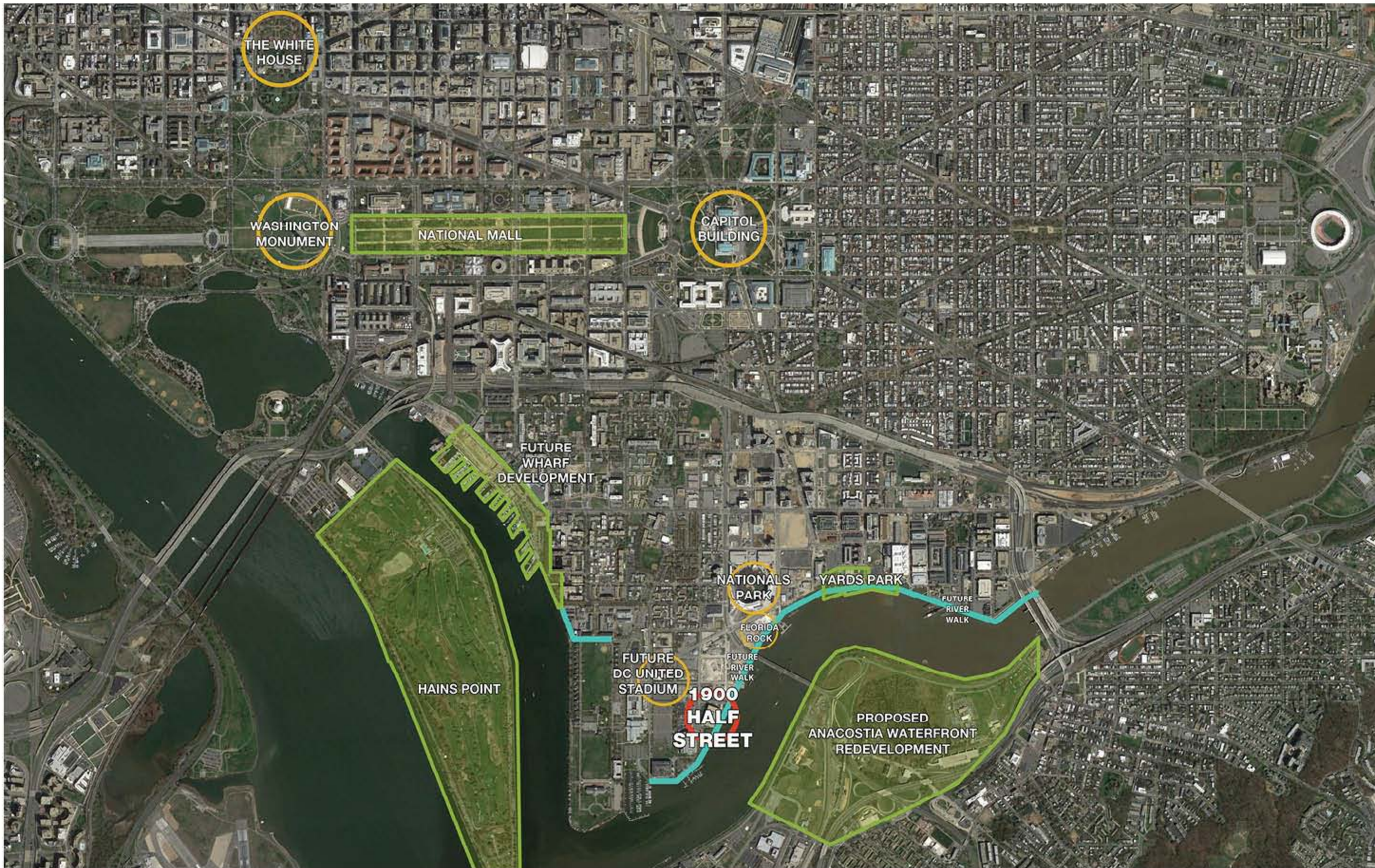
Architects & Planners
Antunovich Associates
 2200 Clarendon Blvd, Suite 1150
 Arlington, VA 22201

Civil Engineers
Dewberry Consultants LLC
 2101 Gaither Road, Suite 340
 Rockville, MD 20850

Landscape Architects
Lee and Associates Inc.
 638 Eye Street NW
 Washington, DC 20001

Traffic Engineer
Gorove Slade
 1140 Connecticut Avenue NW, Suite 600,
 Washington, DC 20001

ZONING COMMISSION
 District of Columbia
 CASE NO.16-06
 EXHIBIT NO.23



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Site Location

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A



B



C



D



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Site Photographs

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E



F



G



H



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Site Photographs

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A. PANORAMIC VIEW FROM MAIN BUILDING ENTRY



B. VIEW DOWN WATER STREET TOWARDS NATIONAL'S PARK



C. VIEW DOWN HALF STREET



D. VIEW FROM INTERSECTION OF HALF STREET AND WATER STREET

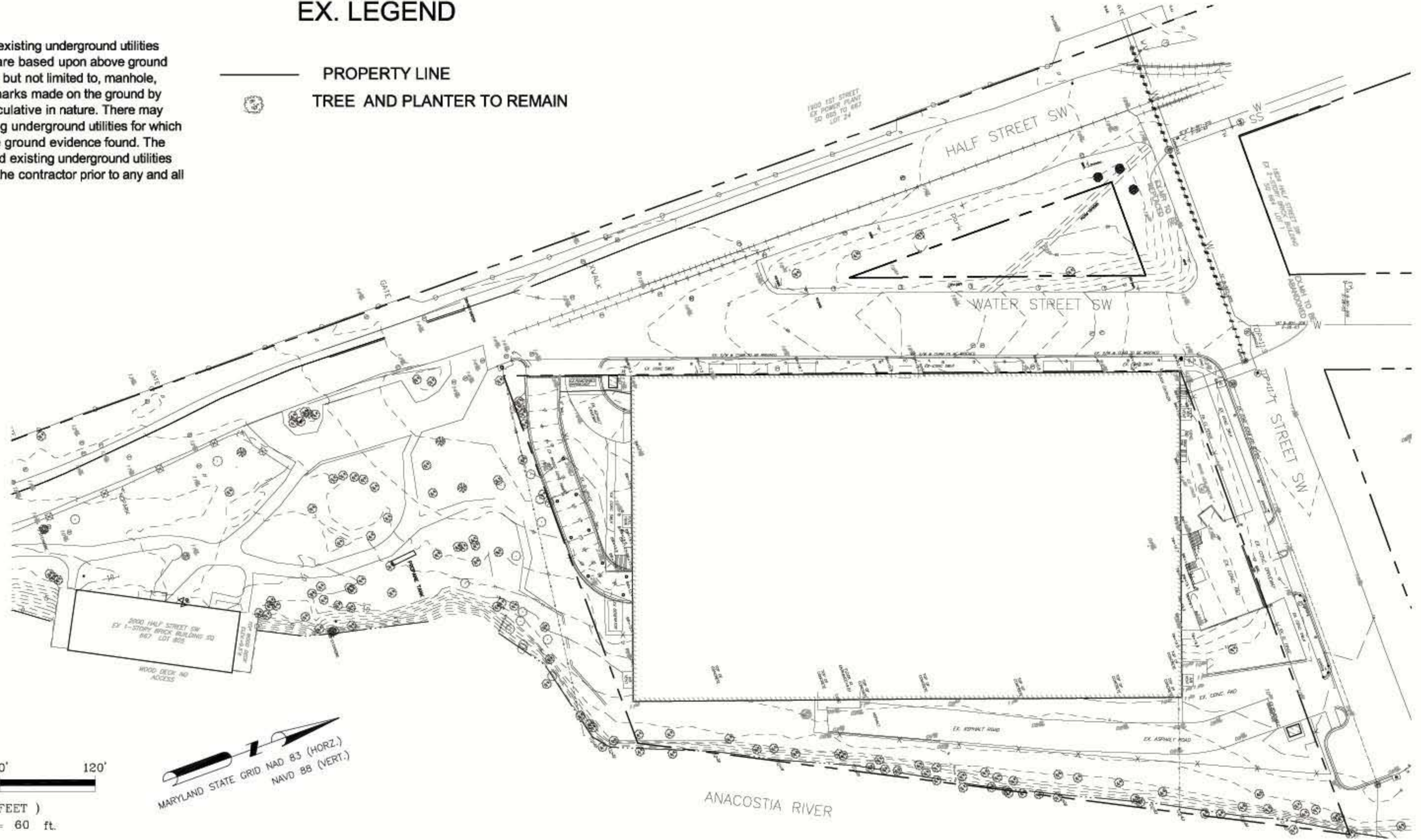
1900 HALF STREET

CAUTION!

The locations of all existing underground utilities shown on this plan are based upon above ground evidence (including, but not limited to, manhole, inlets, valves, and marks made on the ground by others) and are speculative in nature. There may also be other existing underground utilities for which there was no above ground evidence found. The exact location of said existing underground utilities shall be verified by the contractor prior to any and all construction.





EX. LEGEND

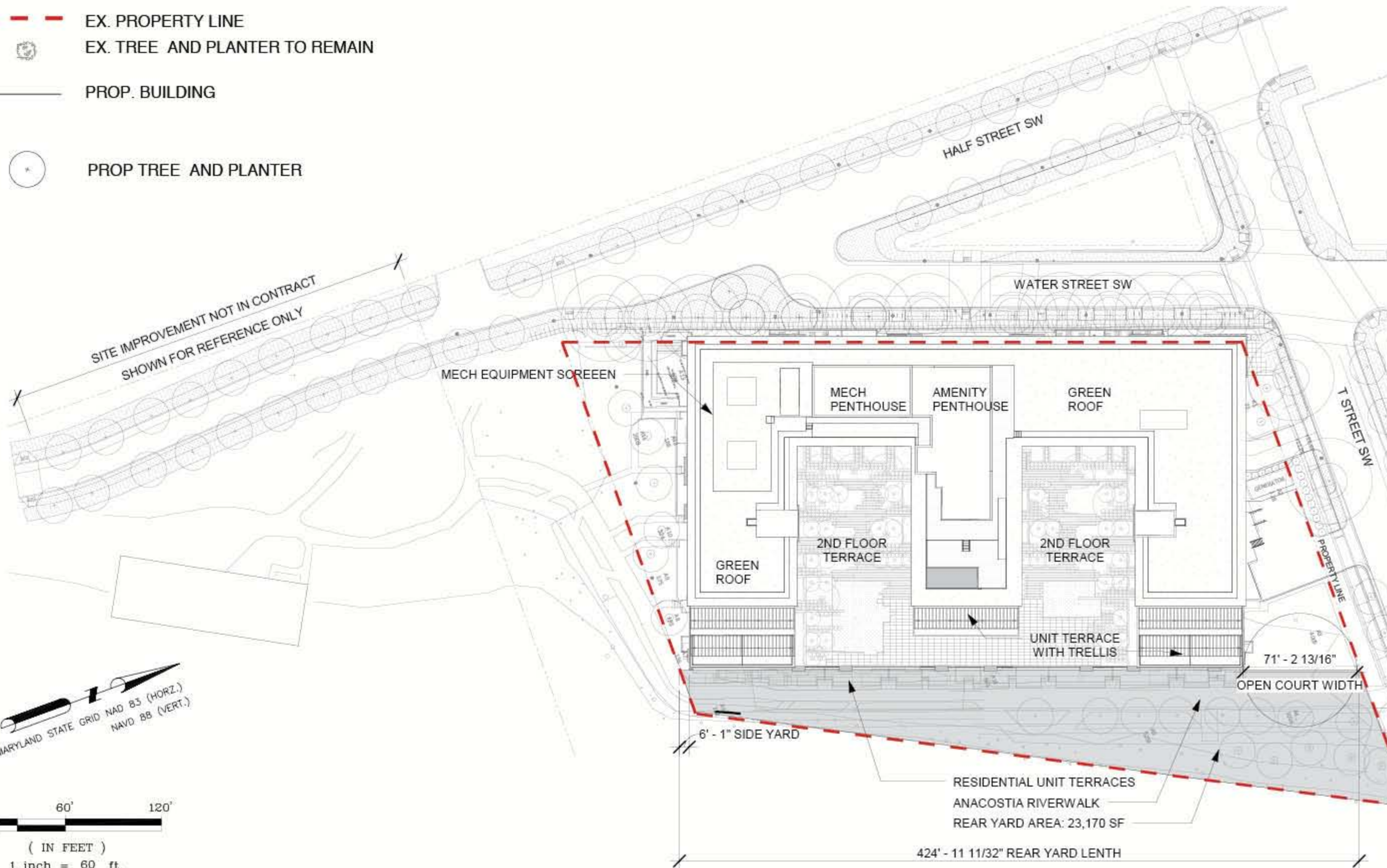
- PROPERTY LINE
- ⊙ TREE AND PLANTER TO REMAIN



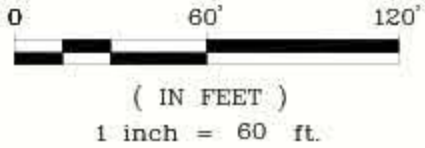
1900 HALF STREET

LEGEND

-  EX. PROPERTY LINE
-  EX. TREE AND PLANTER TO REMAIN
-  PROP. BUILDING
-  PROP TREE AND PLANTER



MARYLAND STATE GRID NAD 83 (HORZ.)
NAVD 88 (VERT.)



1900 HALF STREET

Proposed Site Plan

ARCHITECTURE

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Overall View

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View from the Anacostia River

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View from Half Street

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View from Courtyard

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View from Anacostia Riverwalk

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Main Residential Lobby from Water Street

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Penthouse Lounge

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Rooftop Pool

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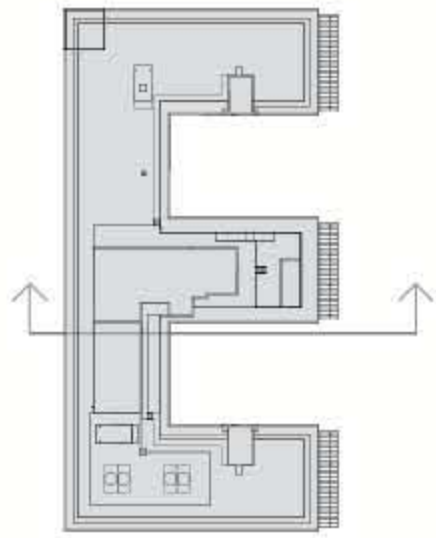


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Residential Unit

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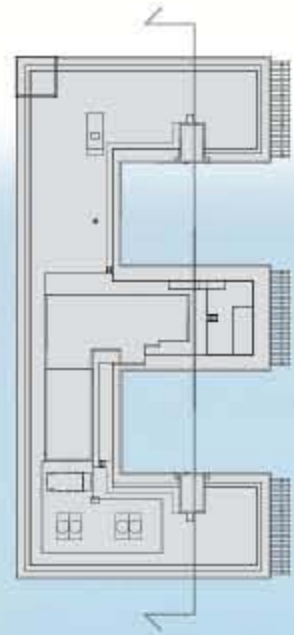


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Building Section

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Building Section

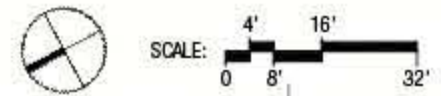
June 08, 2016

- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING

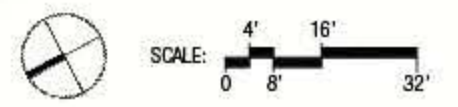


1900 HALF STREET

Ground Floor Plan



- RETAIL
- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING



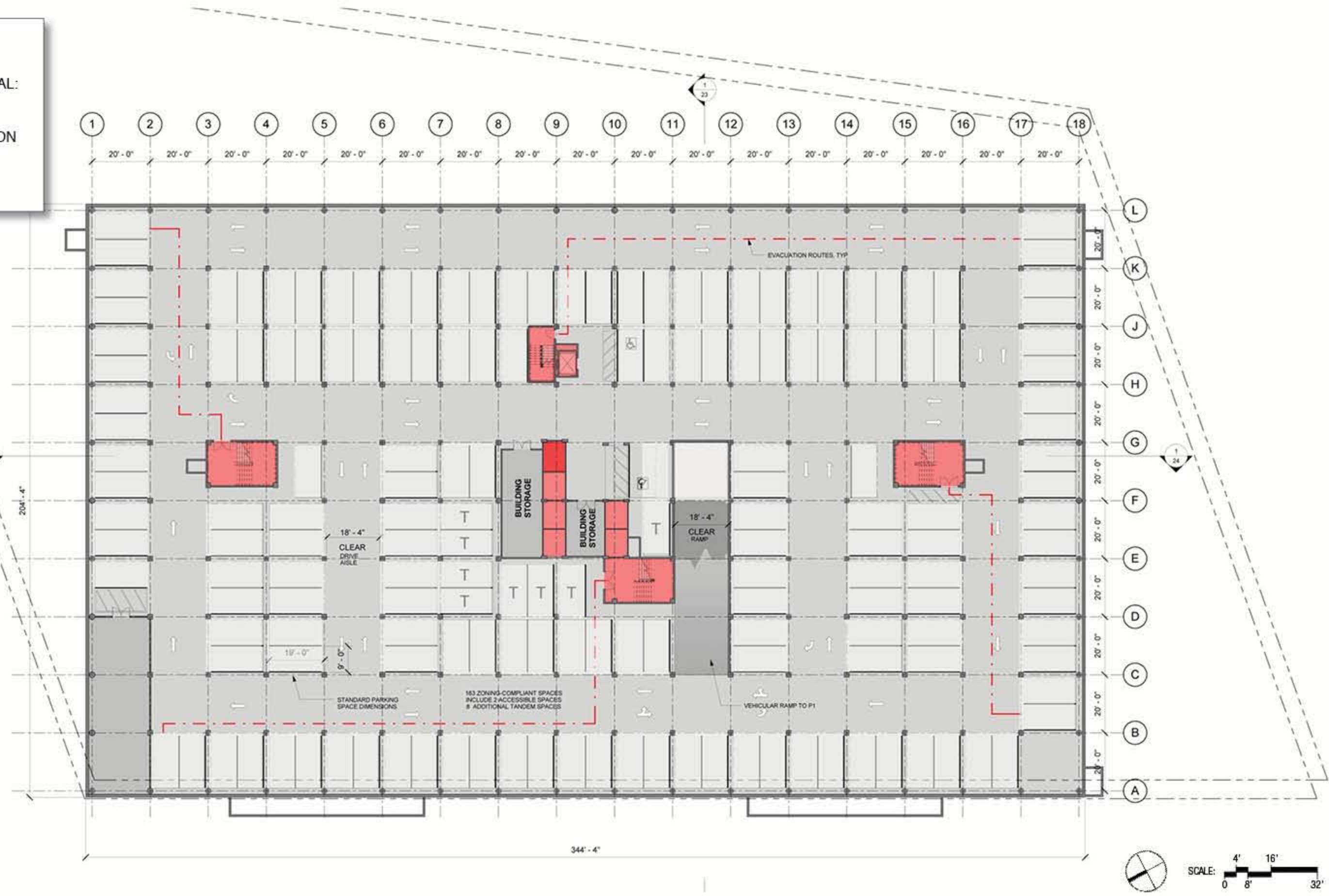
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Floor P1 Plan

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- RETAIL
- RESIDENTIAL: COMMON
- CIRCULATION
- PARKING



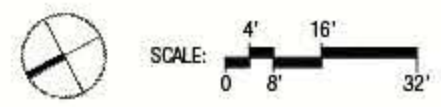
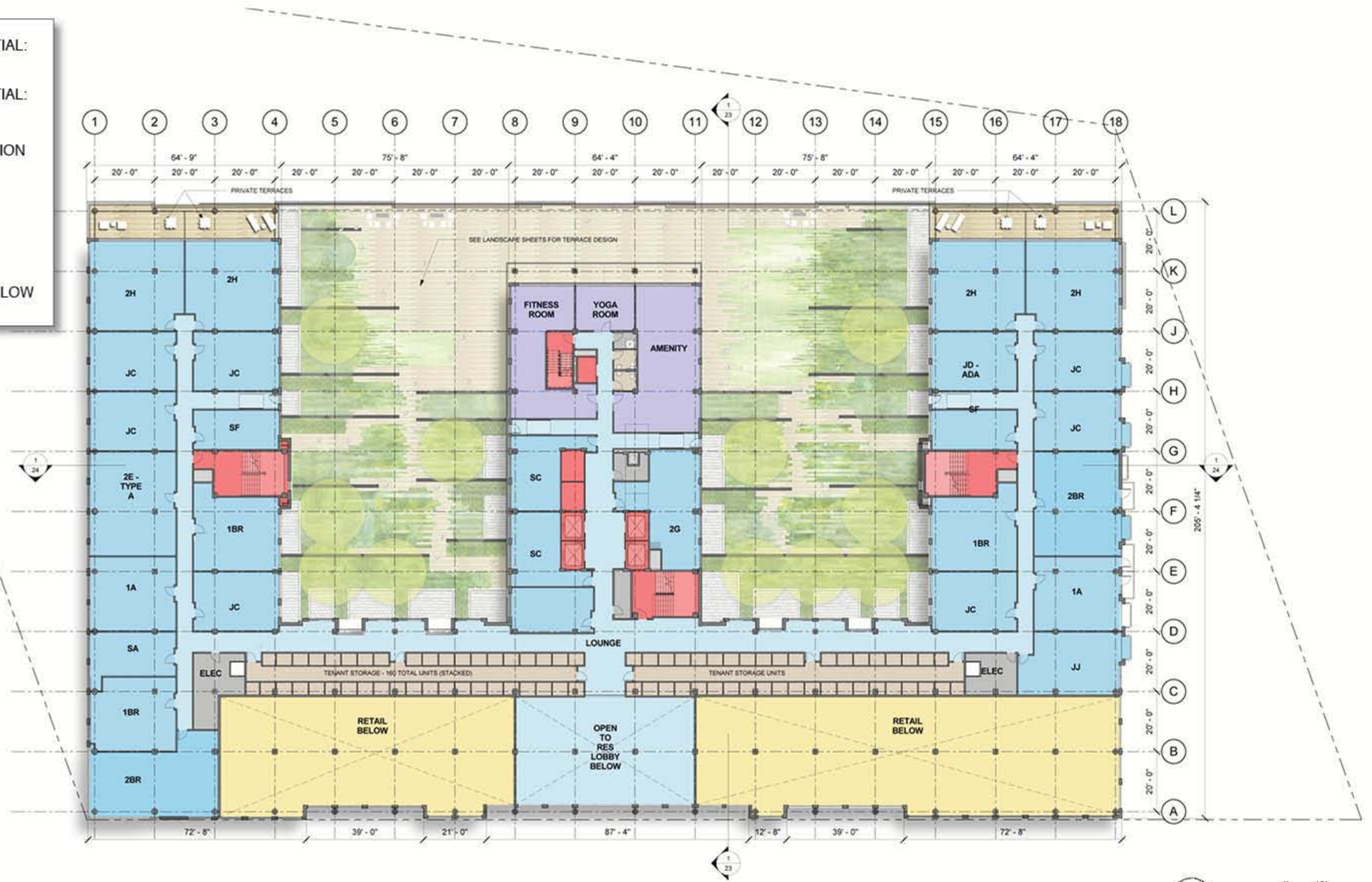
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Floor P2 Plan

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- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- AMENITY
- SERVICE
- RETAIL BELOW



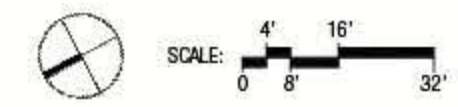
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Floor 2 Plan

June 08, 2016

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- SERVICE



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Floor 3-6 Plan

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- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- SERVICE

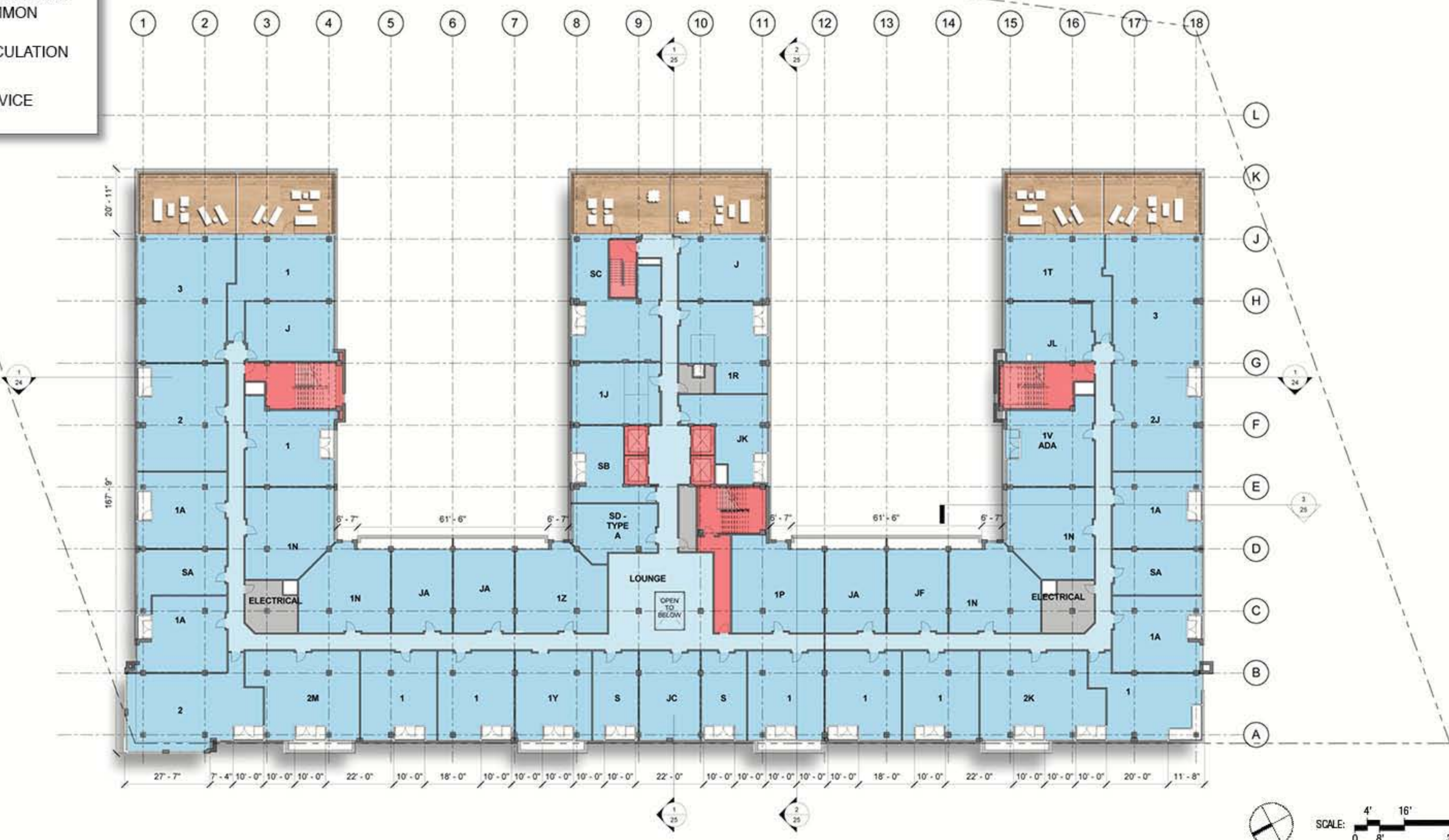


SCALE: 0 4' 8' 16' 32'

1900 HALF STREET

Floor 7-8 Plan

- RESIDENTIAL: UNITS
- RESIDENTIAL: COMMON
- CIRCULATION
- SERVICE

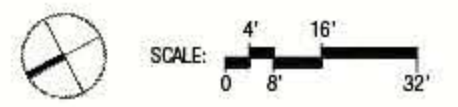
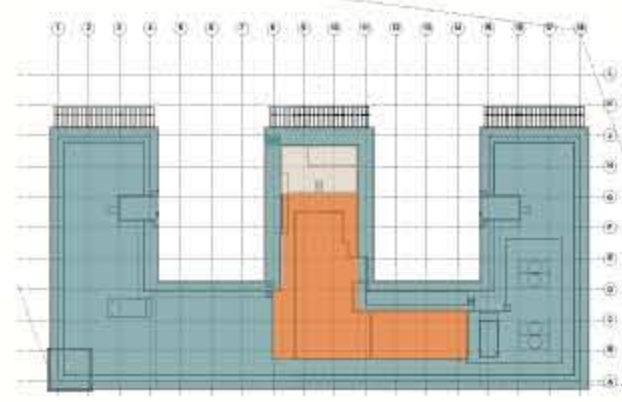
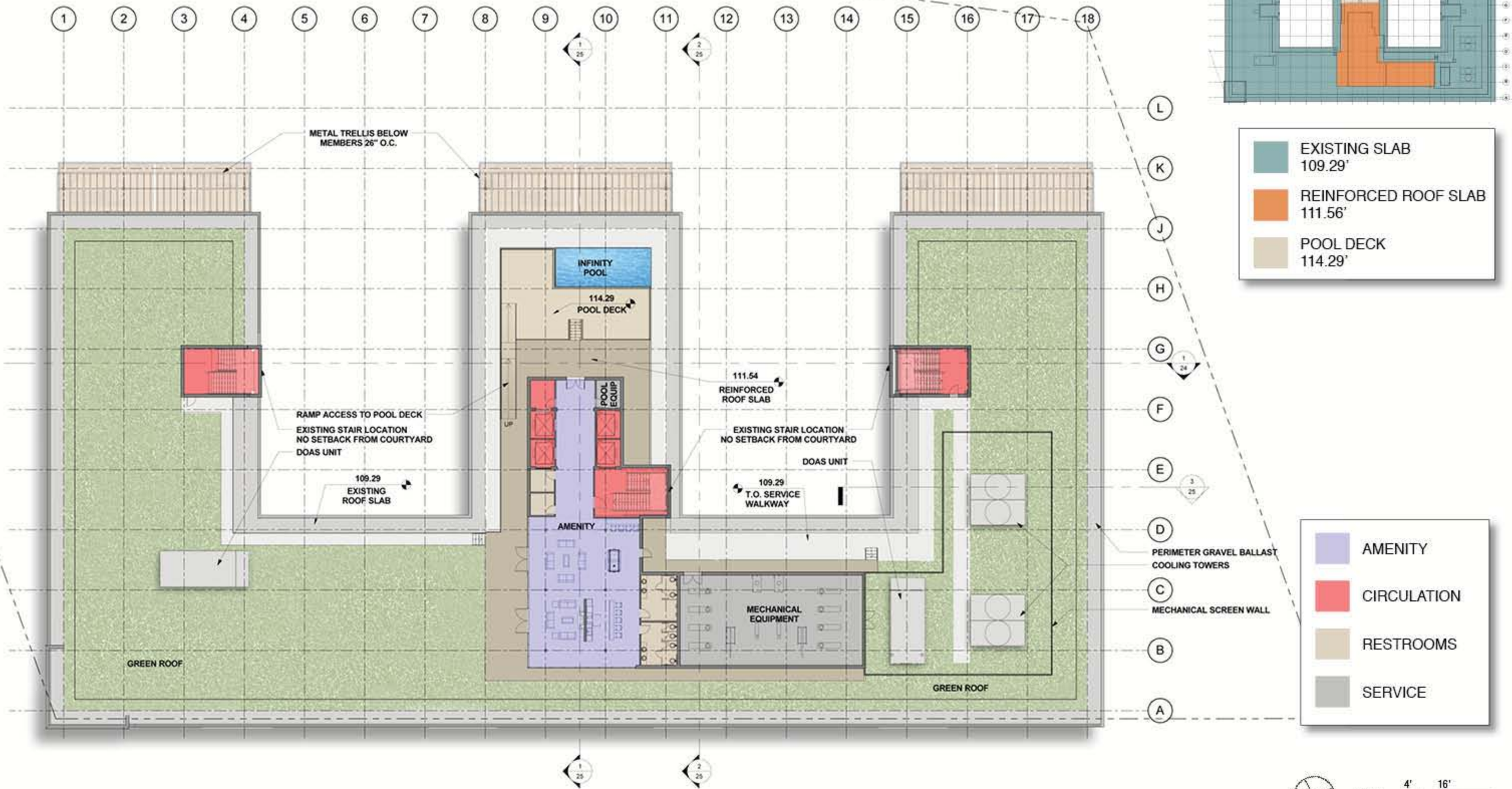


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Floor 9 Plan

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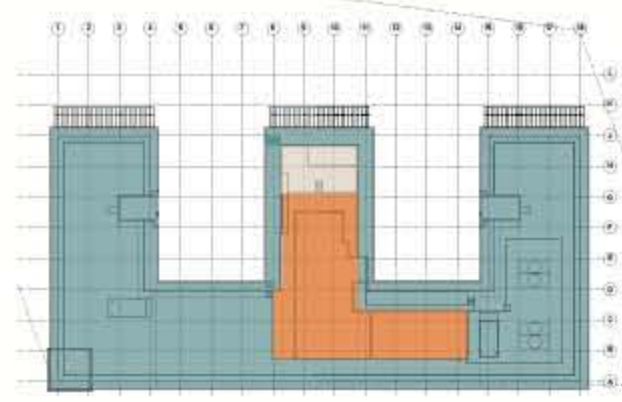
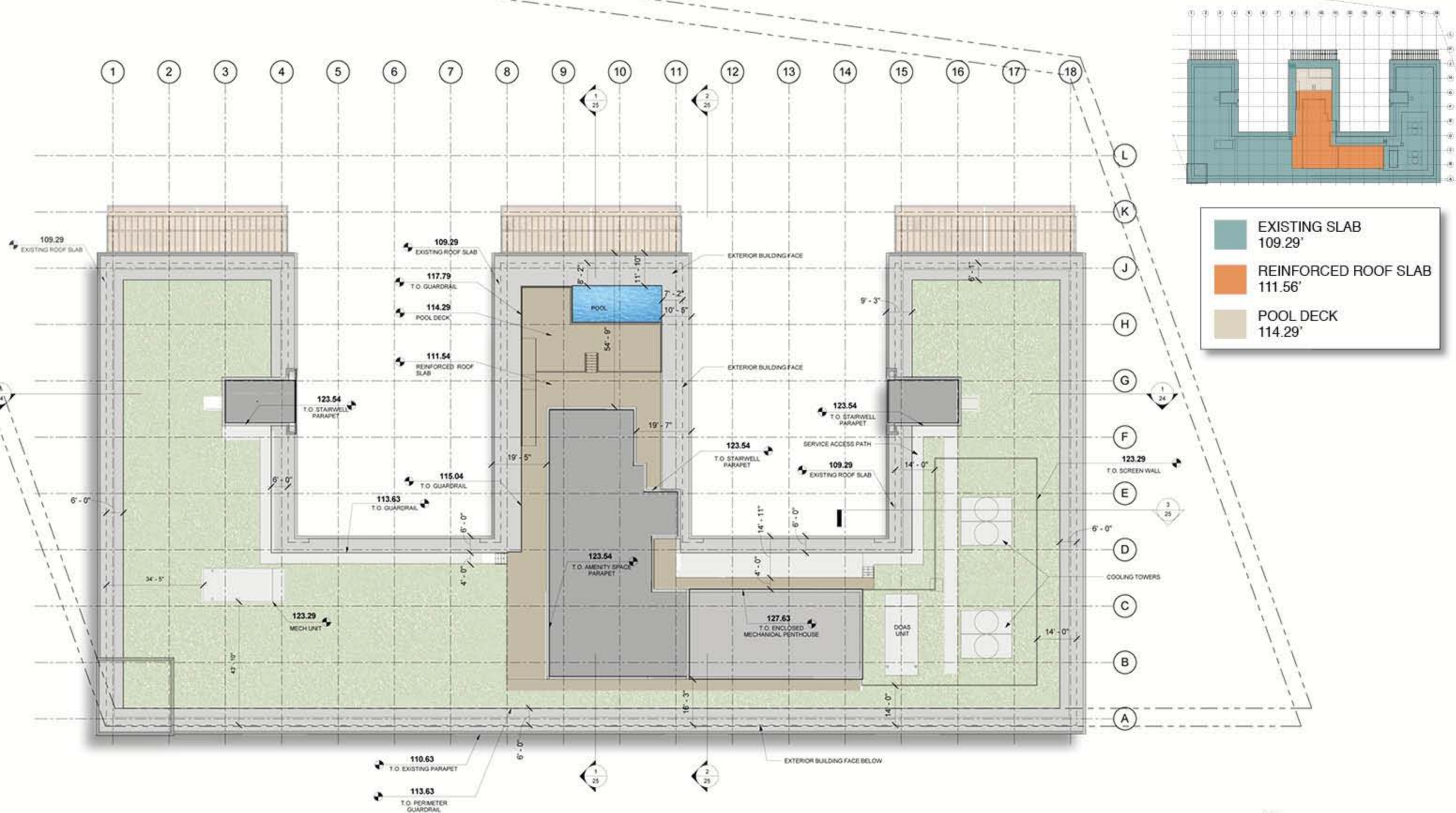


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Penthouse Plan

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	EXISTING SLAB 109.29'
	REINFORCED ROOF SLAB 111.56'
	POOL DECK 114.29'

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Roof Plan

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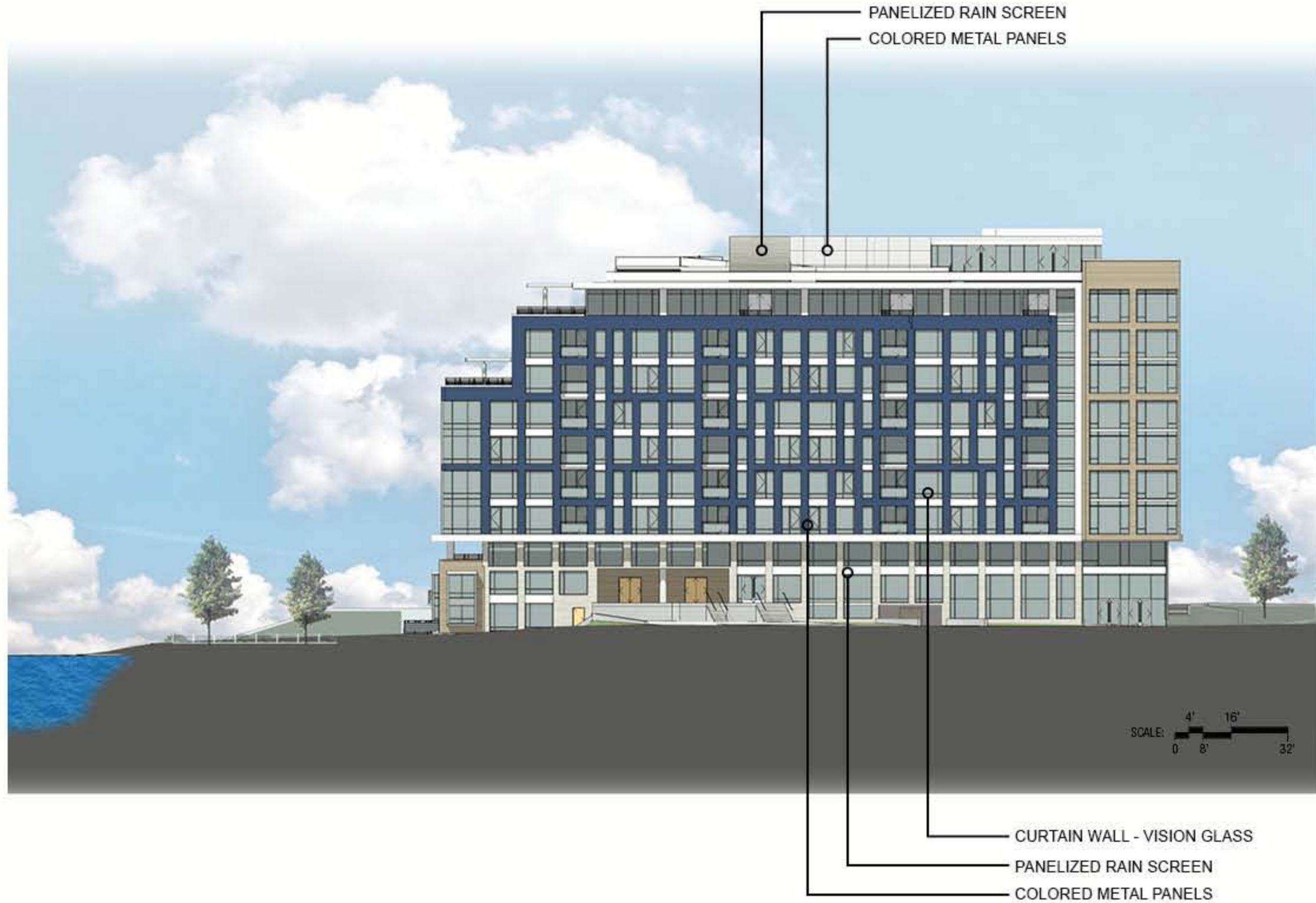


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West (Water Street) Elevation

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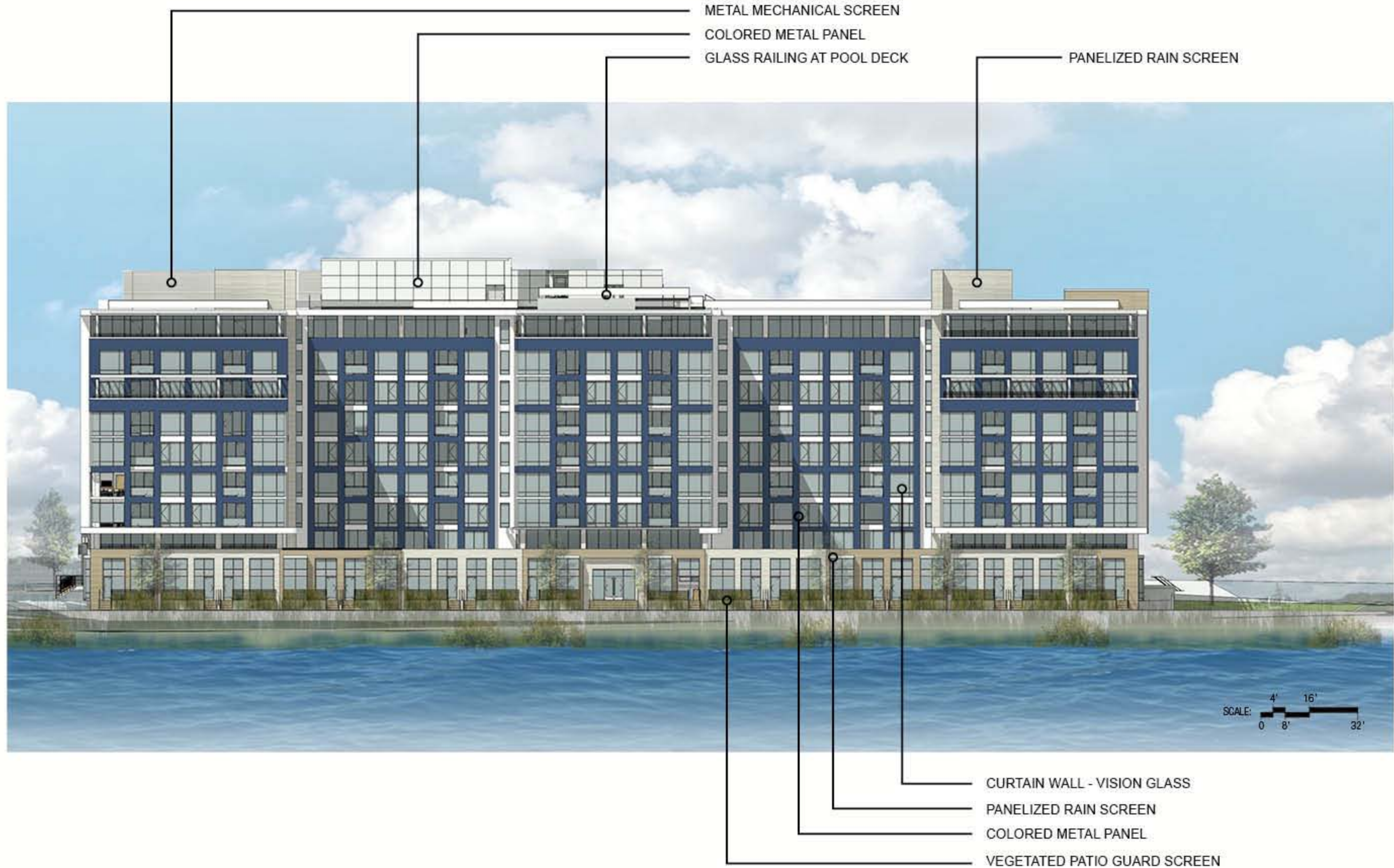


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North Elevation

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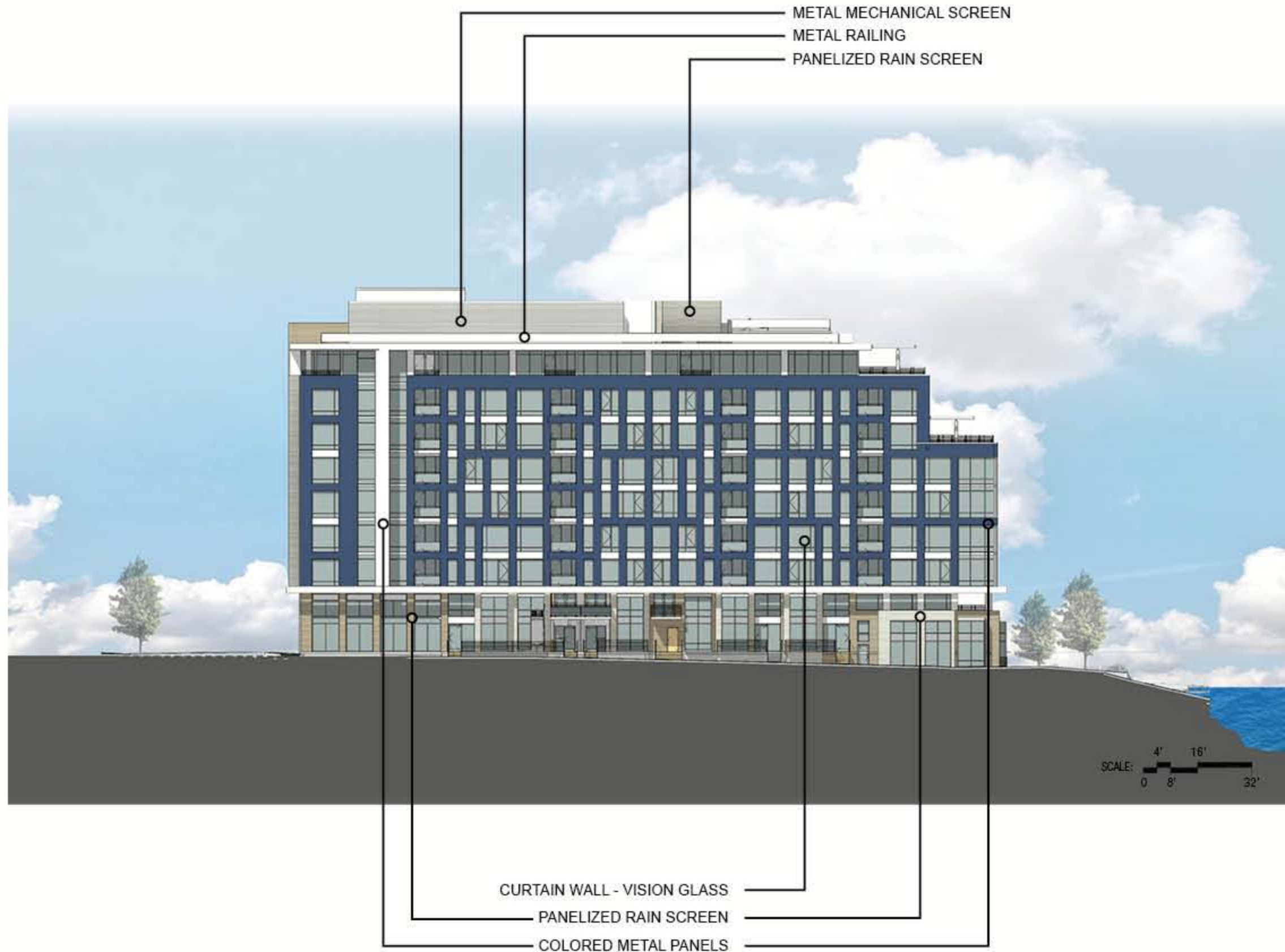


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East Elevation

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South Elevation

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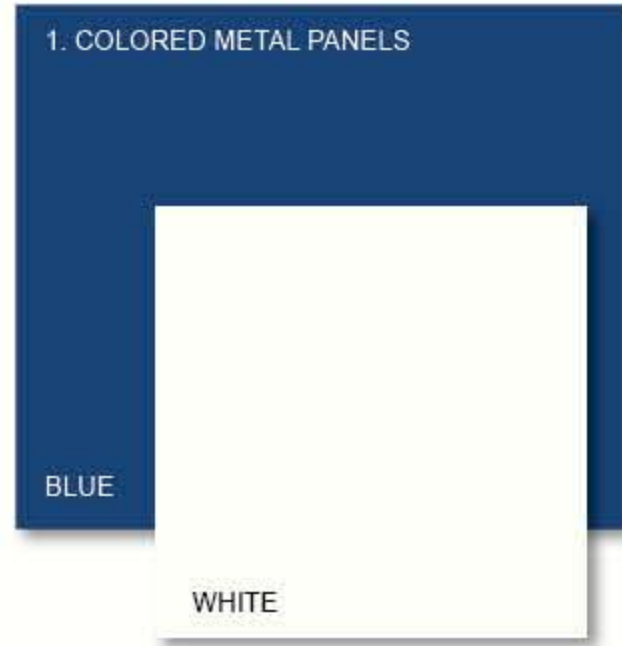
1

2

3

4

5



1900 HALF STREET

SUSTAINABLE DESIGN

1900 HALF STREET

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LEED v2009 for New Construction
 1900 Half Street
 May 6, 2016



16 6 4 Sustainable Sites Possible Points: 26

Y		Prereq 1	Construction Activity Pollution Prevention	
		Credit 1	Site Selection	1
5		Credit 2	Development Density and Community Connectivity	5
1		Credit 3	Brownfield Redevelopment	1
	6	Credit 4.1	Alternative Transportation—Public Transportation Access	6
1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		Credit 4.4	Alternative Transportation—Parking Capacity	2
1		Credit 5.1	Site Development—Protect or Restore Habitat	1
1		Credit 5.2	Site Development—Maximize Open Space	1
1		Credit 6.1	Stormwater Design—Quantity Control	1
1		Credit 6.2	Stormwater Design—Quality Control	1
1		Credit 7.1	Heat Island Effect—Non-roof	1
1		Credit 7.2	Heat Island Effect—Roof	1
		Credit 8	Light Pollution Reduction	1

6 2 2 Water Efficiency Possible Points: 10

Y		Prereq 1	Water Use Reduction—20% Reduction	
2	2	Credit 1	Water Efficient Landscaping	4
		Credit 2	Innovative Wastewater Technologies	2
4		Credit 3	Water Use Reduction	4

10 5 20 Energy and Atmosphere Possible Points: 35

Y		Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y		Prereq 2	Minimum Energy Performance	
Y		Prereq 3	Fundamental Refrigerant Management	
3	3	Credit 1	Optimize Energy Performance	19
		Credit 2	On-Site Renewable Energy	7
2		Credit 3	Enhanced Commissioning	2
2		Credit 4	Enhanced Refrigerant Management	2
1	2	Credit 5	Measurement and Verification	3
2		Credit 6	Green Power	2

8 1 5 Materials and Resources Possible Points: 13

Y		Prereq 1	Storage and Collection of Recyclables	
2	1	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof (55%, 75%, 95%)	3
		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2		Credit 2	Construction Waste Management	2
		Credit 3	Materials Reuse	1
2		Credit 4	Recycled Content	2
2		Credit 5	Regional Materials	2
		Credit 6	Rapidly Renewable Material	1
		Credit 7	Certified Wood	1

9 1 5 Indoor Environmental Quality Possible Points: 12

Y		Prereq 1	Minimum Indoor Air Quality Performance	
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1		Credit 1	Outdoor Air Delivery Monitoring	1
		Credit 2	Increased Ventilation	1
1		Credit 3.1	Construction IAQ Management Plan—During Construction	1
		Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1		Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1		Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1		Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1	Credit 5	Indoor Chemical and Pollutant Source Control	1
1		Credit 6.1	Controllability of Systems—Lighting Controls	1
1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
1		Credit 7.1	Thermal Comfort—Design	1
		Credit 7.2	Thermal Comfort—Verification	1
		Credit 8.1	Daylight and Views—Daylight	1
1		Credit 8.2	Daylight and Views—Views	1

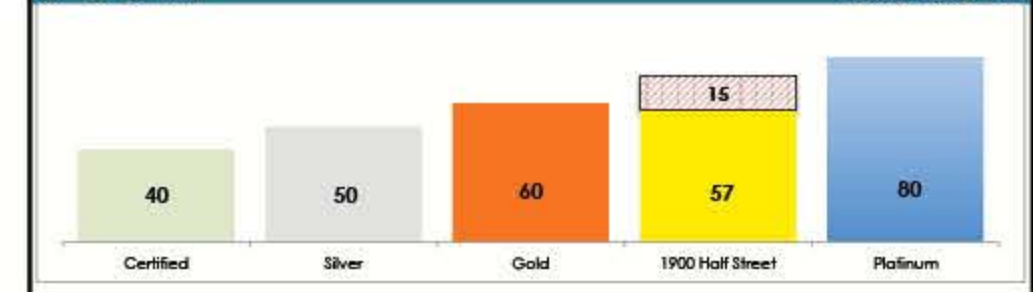
6 0 0 Innovation and Design Process Possible Points: 6

1		Credit 1.1	Innovation in Design: Exemplary Performance SSC7.1	1
1		Credit 1.2	Innovation in Design: Exemplary Performance EAc6	1
1		Credit 1.3	Innovation in Design: Exemplary Performance SSC5.2	1
1		Credit 1.4	Innovation in Design: Integrated Pest Management	1
1		Credit 1.5	Innovation in Design: Green Housekeeping	1
1		Credit 2	LEED Accredited Professional	1

2 0 2 Regional Priority Credits (20024) Possible Points: 4

		Credit 1.1	Regional Priority: EAc1 40% new/ 36% existing	1
1		Credit 1.2	Regional Priority: SSc6.1	1
1		Credit 1.3	Regional Priority: SSc5.1	1
		Credit 1.4	Regional Priority: EA Cr. 2 (1%), Wec2, or MRC1.1 (75%)	1

57 15 38 Total Possible Points: 110



1900 HALF STREET

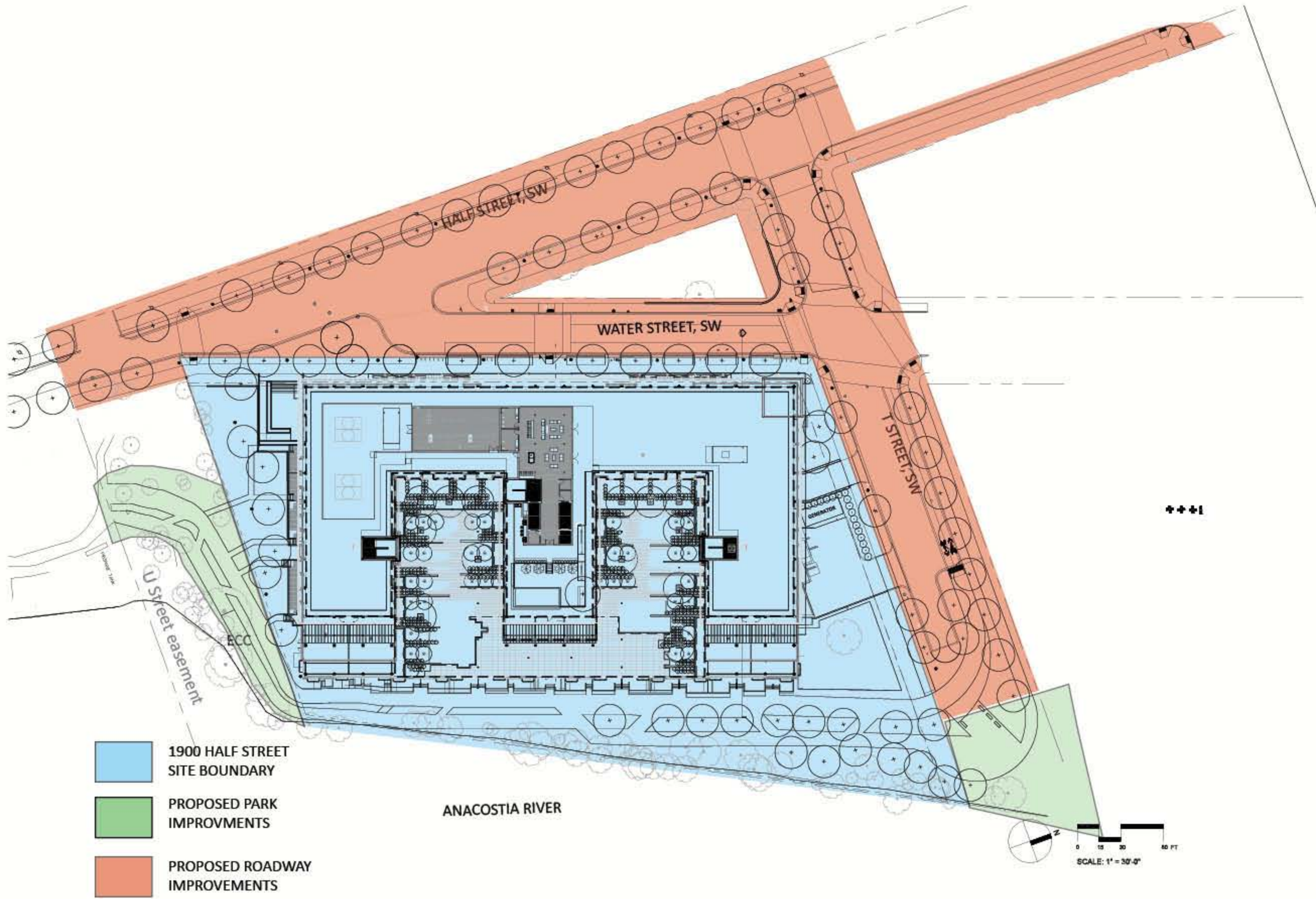
LEED Score Card

LANDSCAPE DESIGN

1900 HALF STREET

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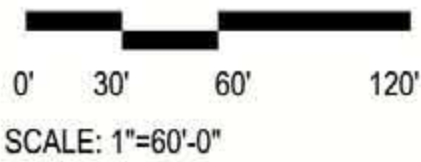
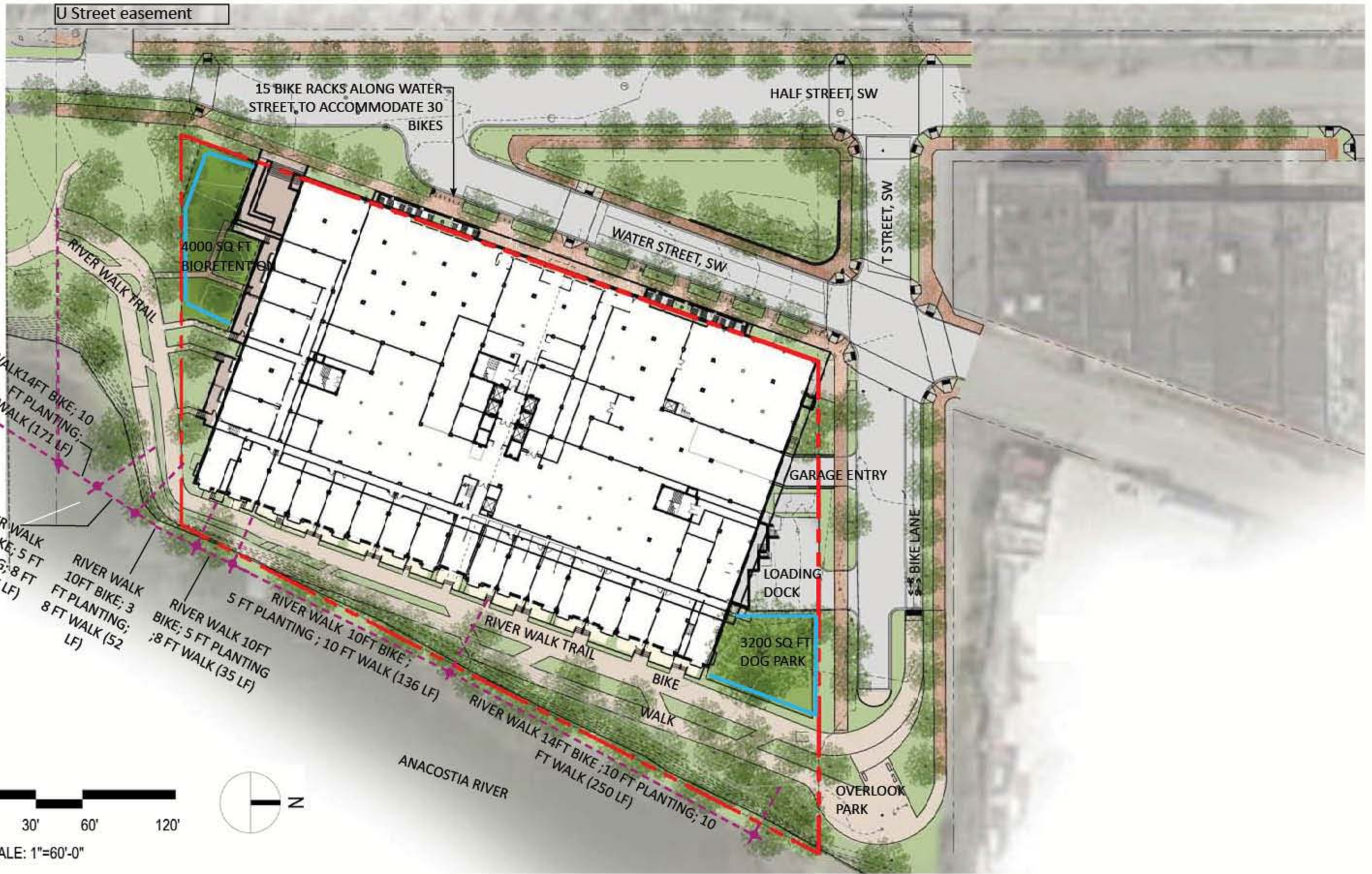
June 08, 2016



1900 HALF STREET

site plan | diagram

June 08, 2016



1900 HALF STREET

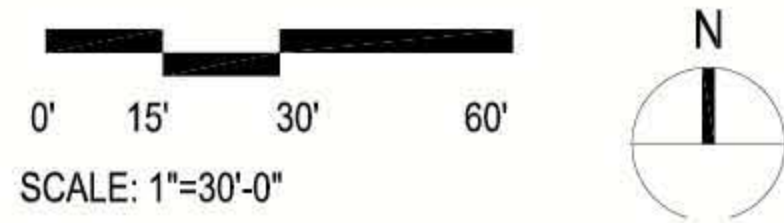
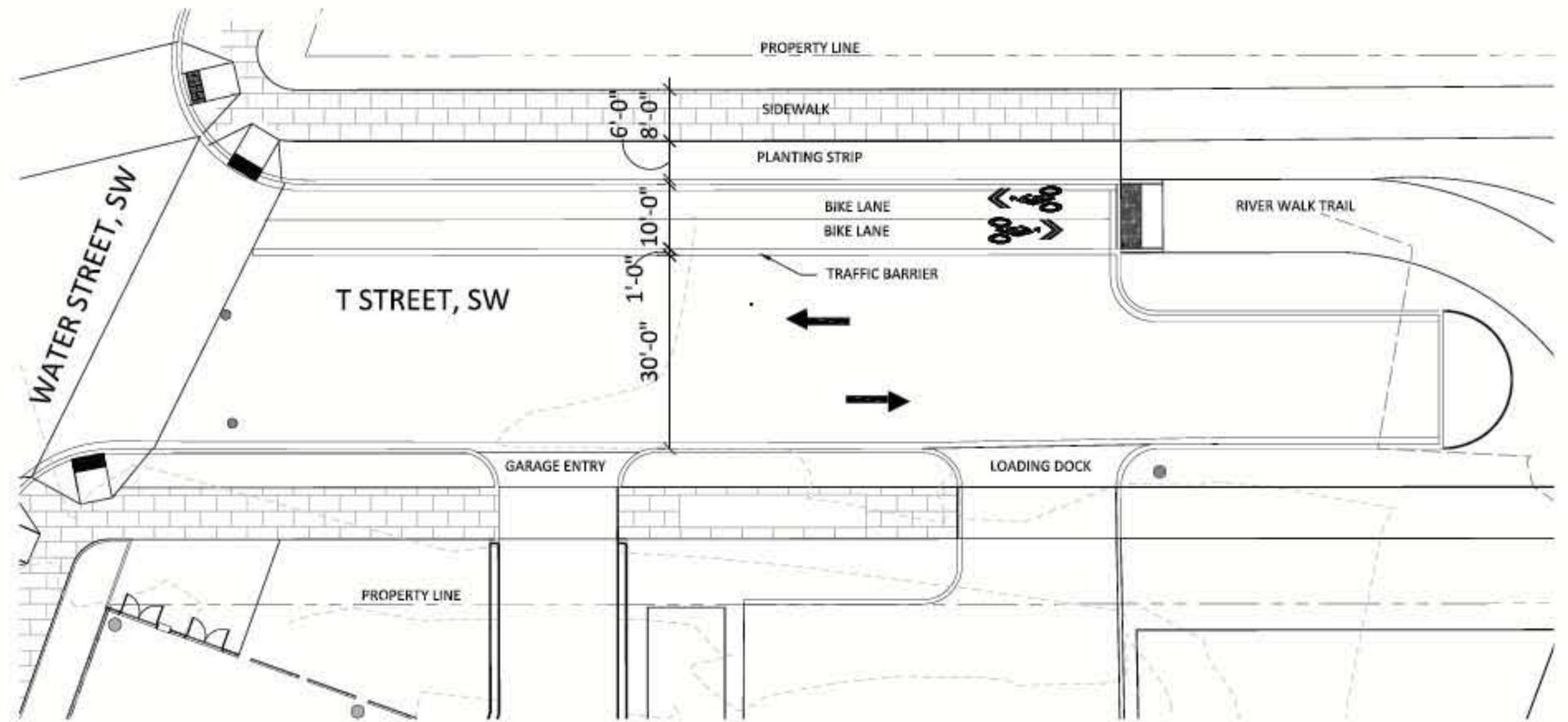
site plan | diagram

June 08, 2016



- LEGEND**
- existing shared street
 - proposed shared street
 - proposed bike route
 - point of interest

PROPOSED BIKE CIRCULATION T STREET TRANSITION



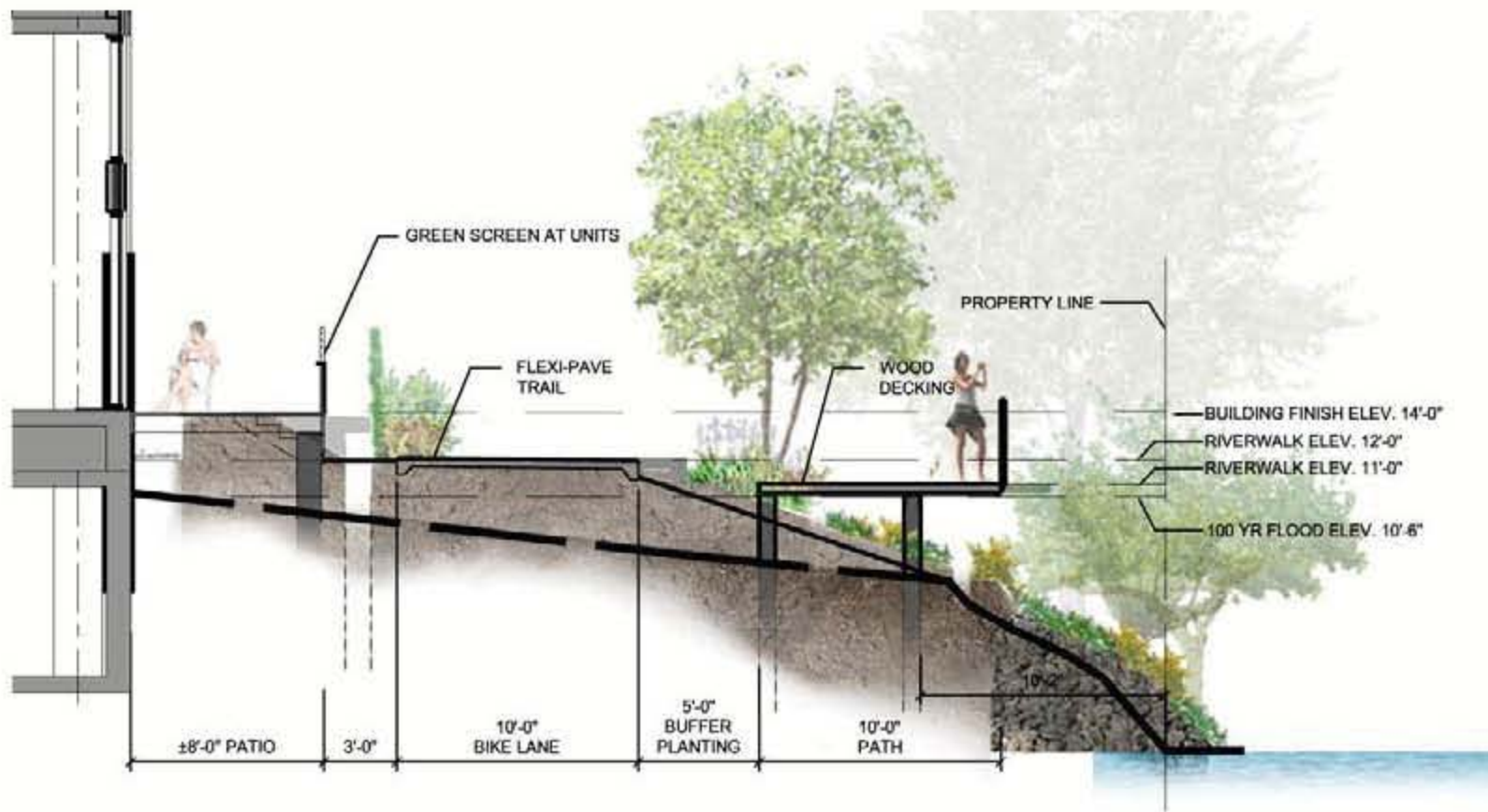
1900 HALF STREET

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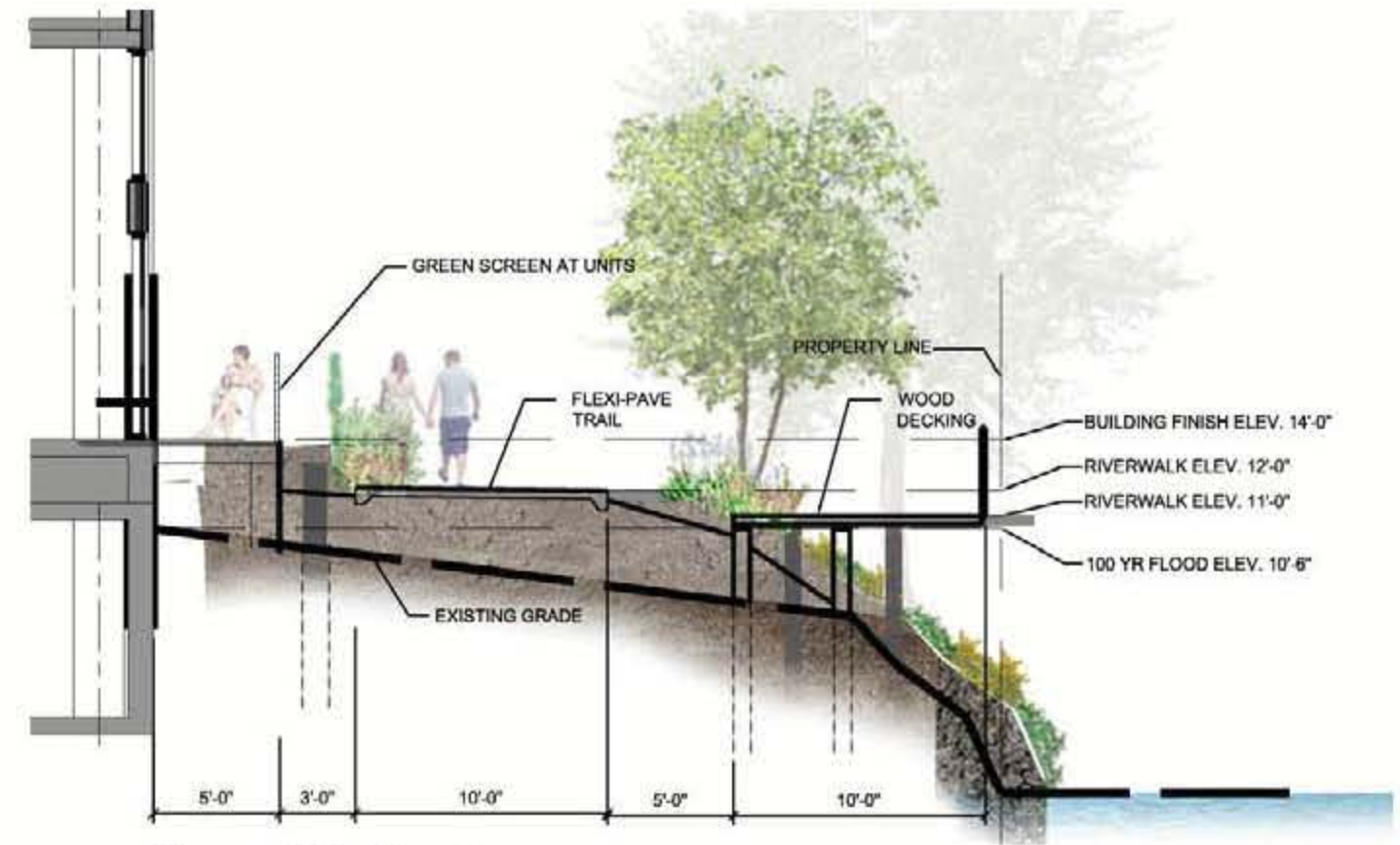
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site analysis | bicycle routes

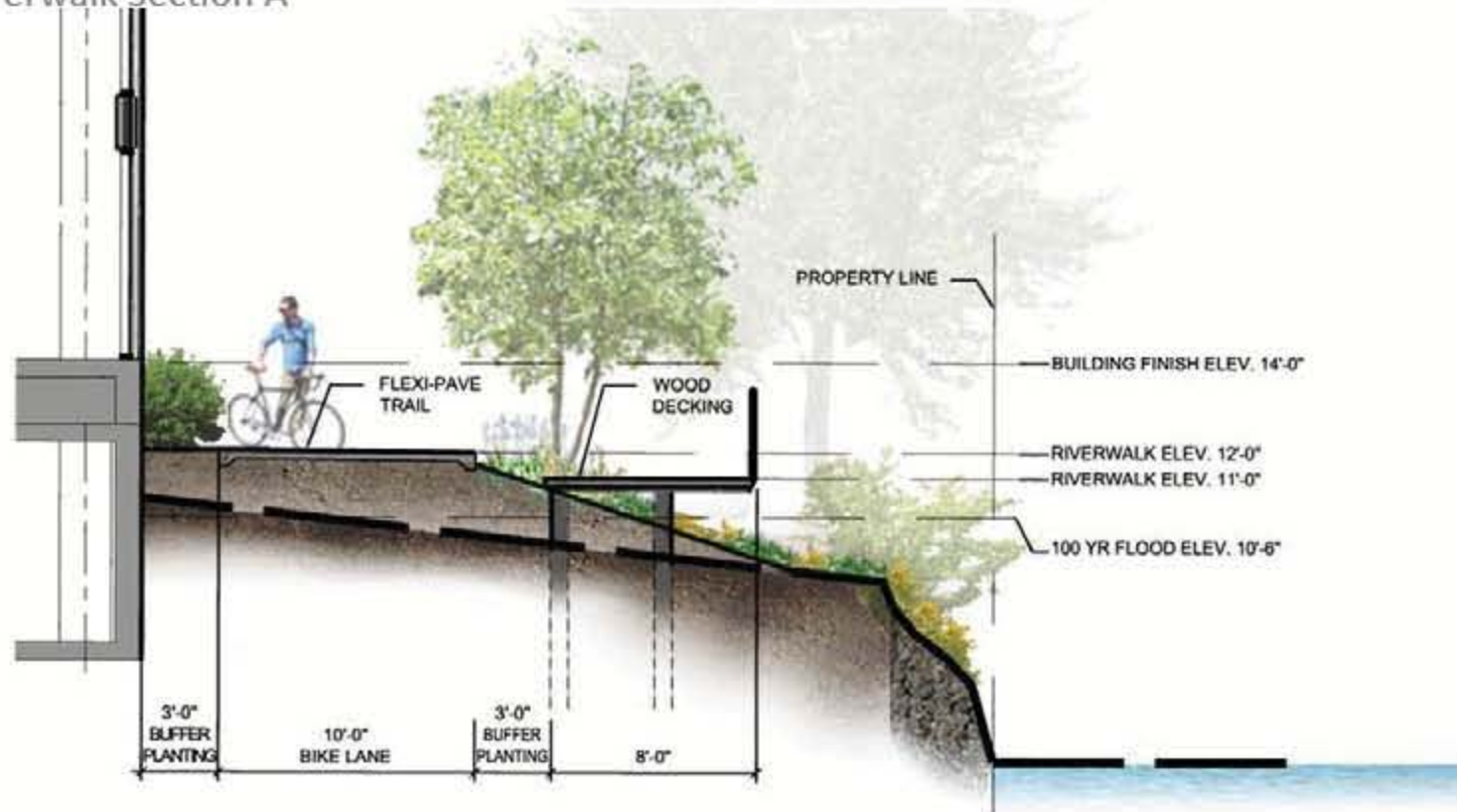
June 08, 2016



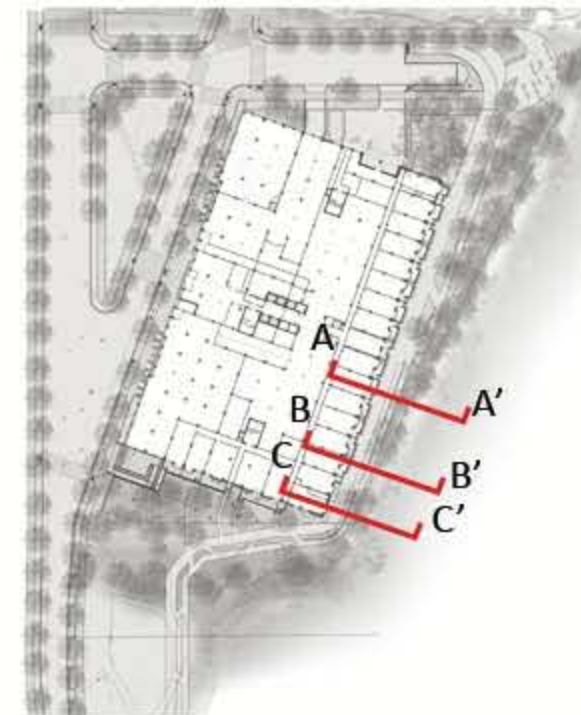
Riverwalk Section A



Riverwalk Section B



Riverwalk Section C



Key Plan

1900 HALF STREET

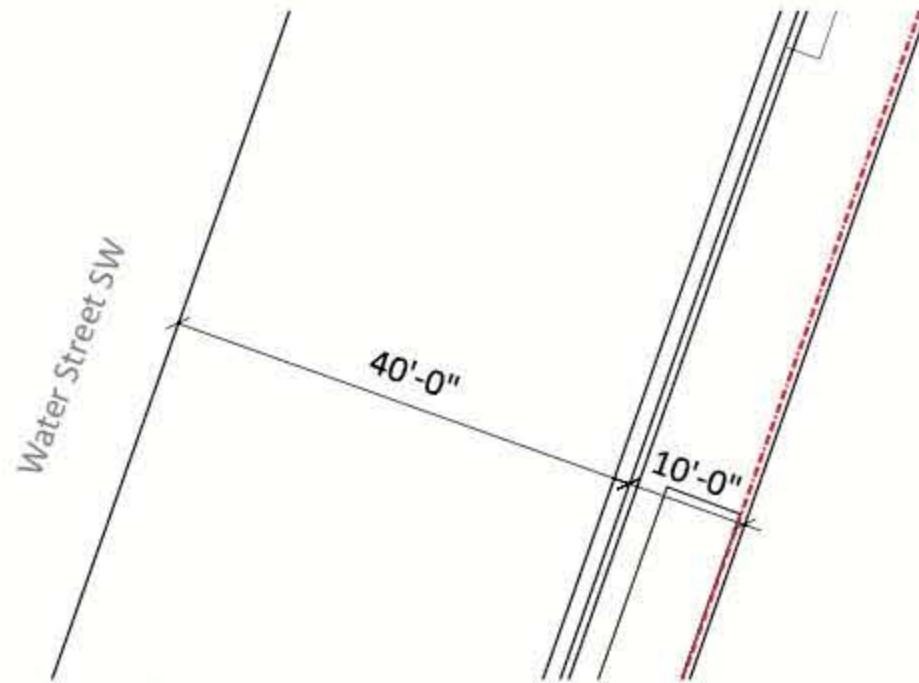


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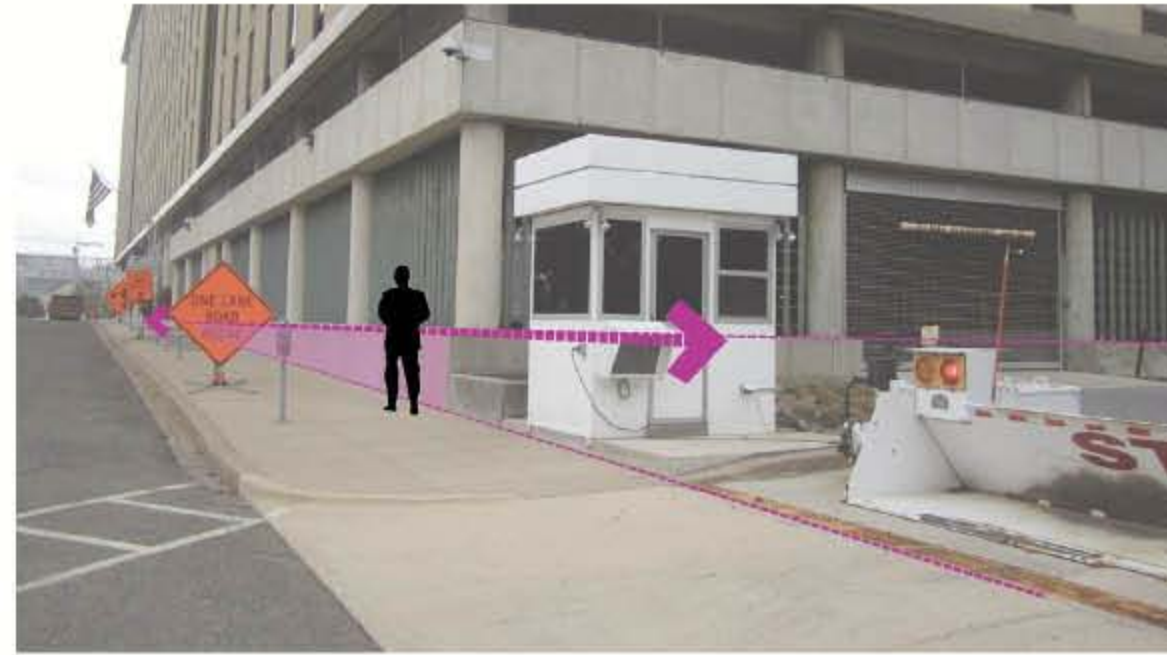
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View from Anacostia Riverwalk

June 08, 2016

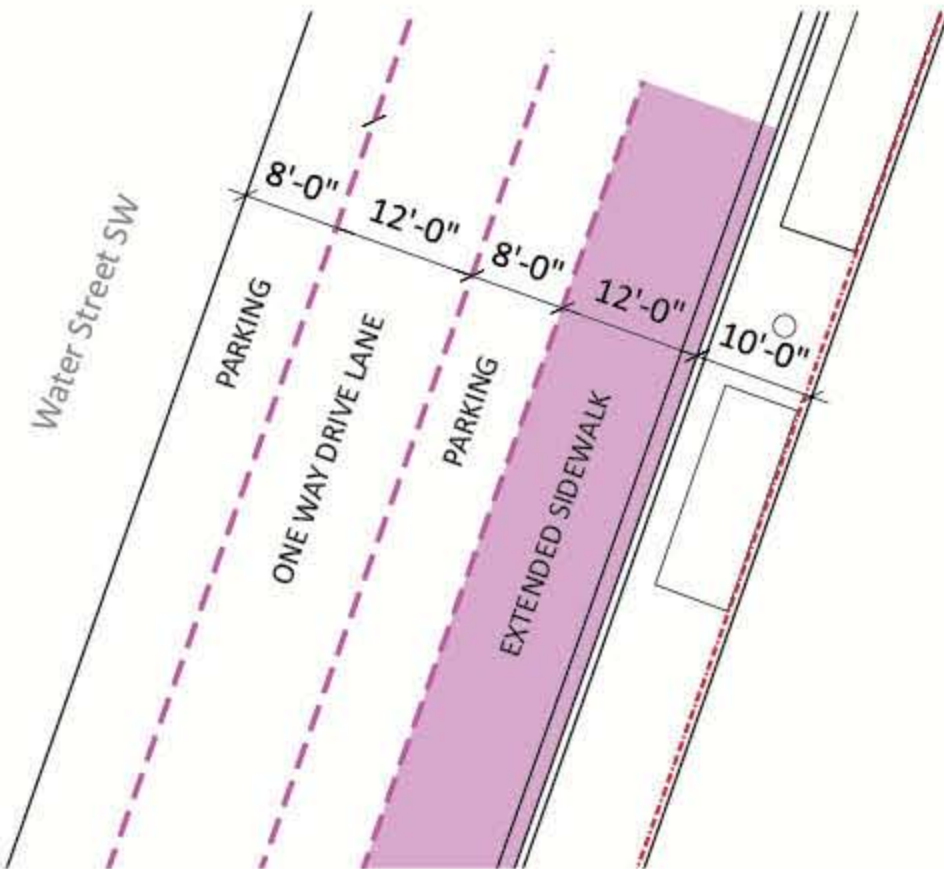


Existing condition at Water Street



Water Street at southern end of building

ADDITIONAL INFORMATION
Grading of Water Street creates a difficult situation to connect the existing sidewalk with proposed retail entrances on the Ground Floor. Addition space in the pedestrian zone will provide room to incorporate ADA accessible entry points and provide additional green space along this expanse.

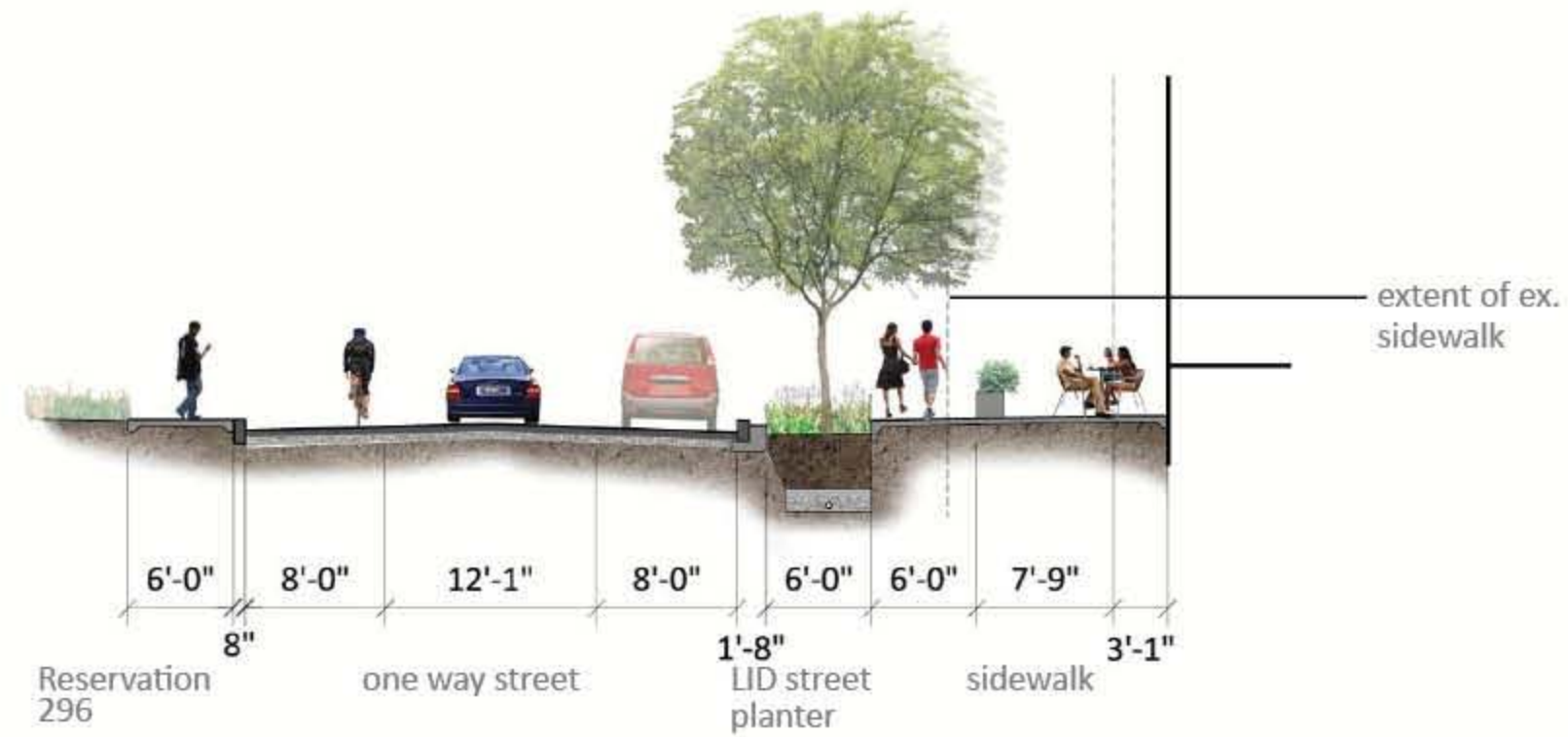


Proposed condition at Water Street to explore solutions to grading conflicts at retail entrances and expansion of pedestrian space

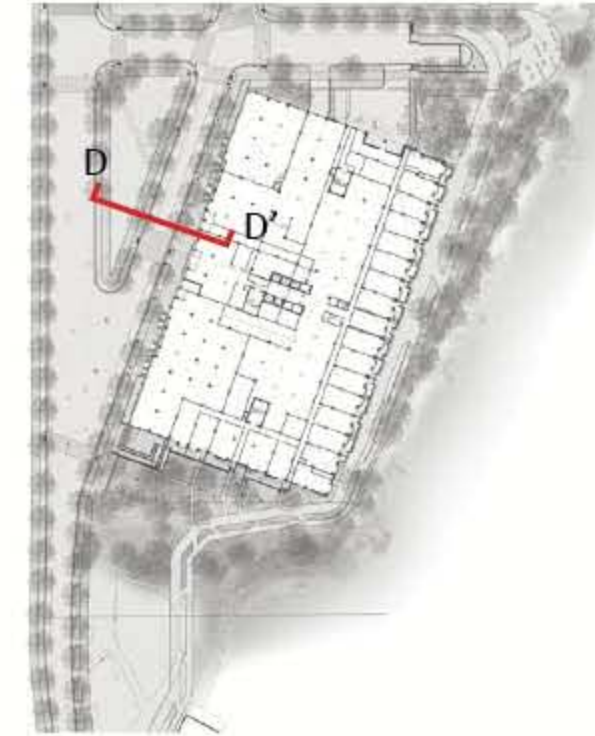


Water Street at northern end of building

1900 HALF STREET

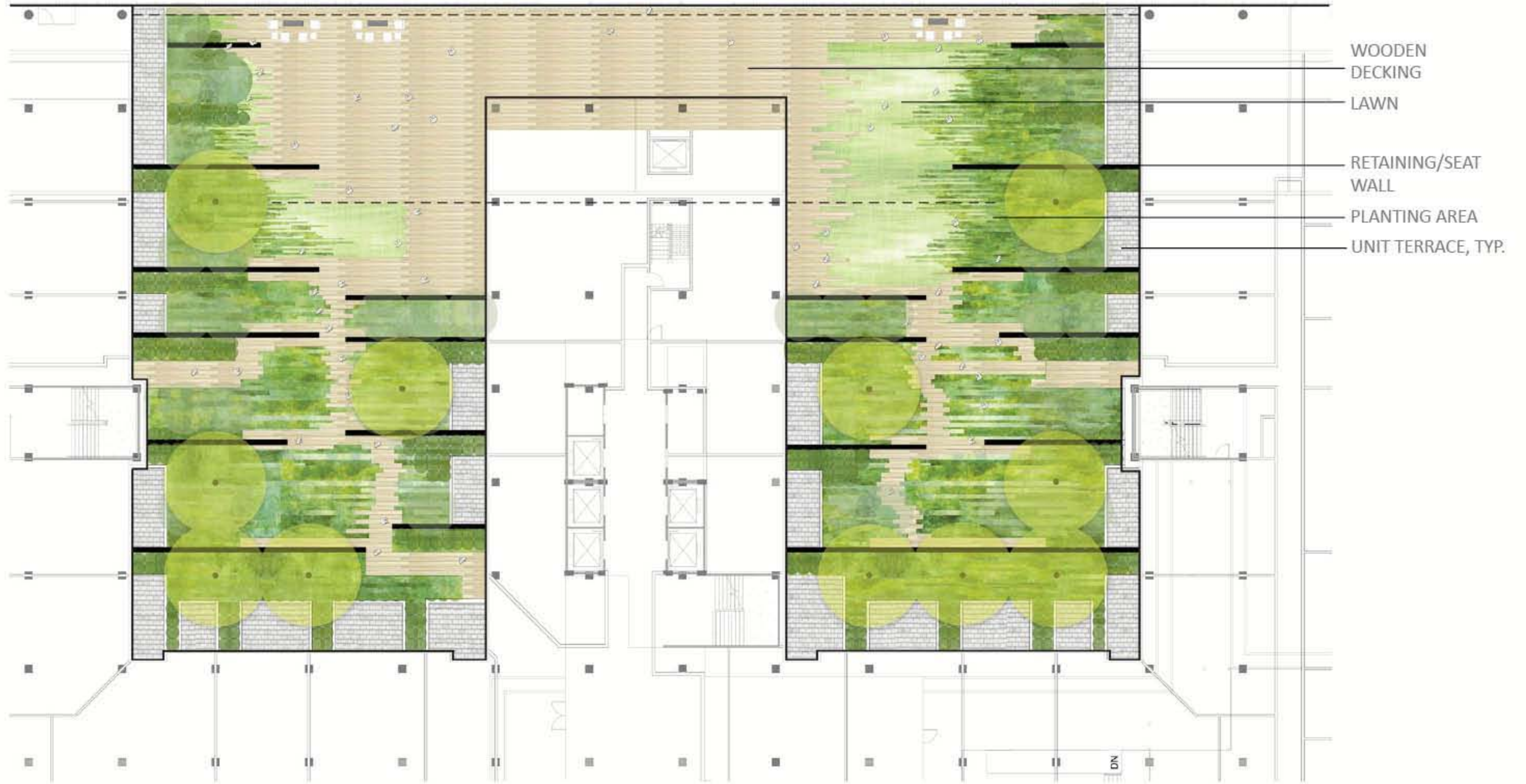


Water Street Section D



Key Plan

1900 HALF STREET



1900 HALF STREET

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site plan | level 2 courtyard

June 08, 2016



Low Area @ Center of
Courtyard to drain and
accommodate paths

Soil Mound up to 30"+
@ Column Heads
to plant Canopy Trees

24" CMU
Wall
to retain
soil
depth

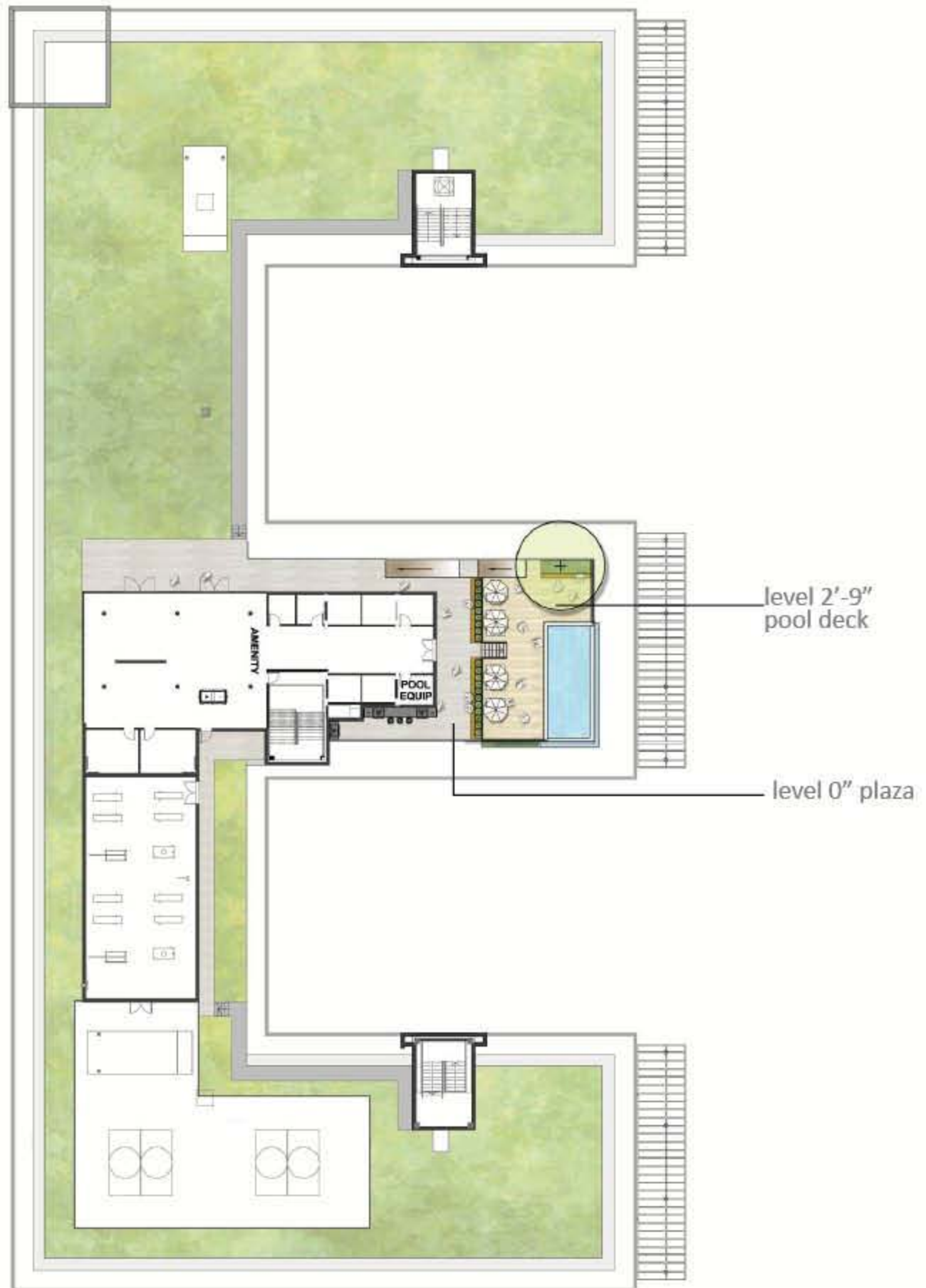
Private
Terrace

1900 HALF STREET

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sections | level 2 typical section

June 08, 2016



pool with infinity edge



combined planting and seating

1900 HALF STREET

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site plan & precedent images | rooftop

June 08, 2016

TRANSPORTATION

1900 HALF STREET

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1900 Half Street SW Transportation Overview



GOROVE / SLADE

Transportation Planners and Engineers

Site Location



Project Transportation Characteristics

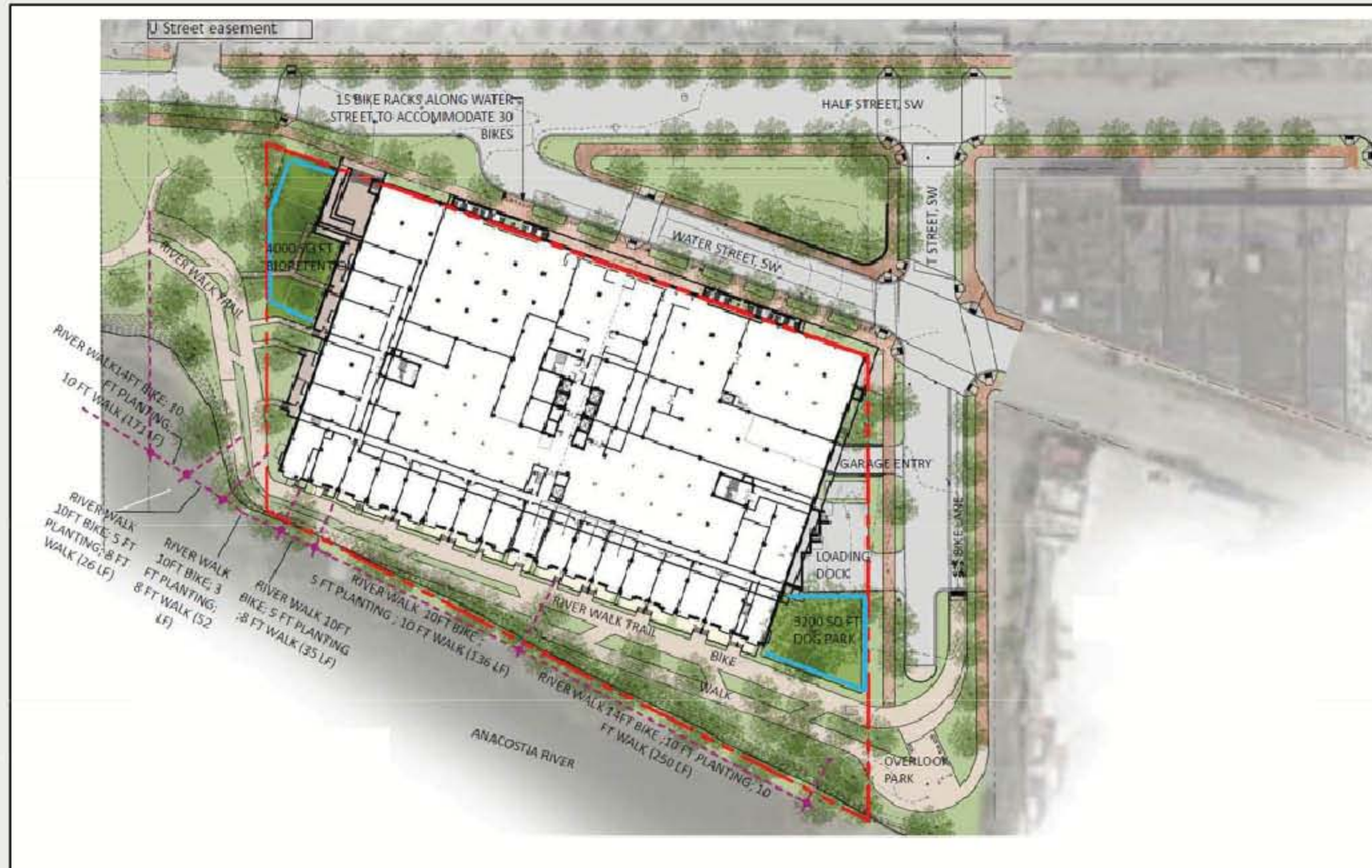
- Parking and loading access from T Street.
 - 312 total parking spaces (300 zoning-compliant spaces).
- Pedestrian access from Water Street as well as proposed Riverwalk.
- 232 long-term and 30 short-term bicycle parking spaces.
- Introducing transportation network improvements to the neighborhood:
 - Reconstructing adjacent roadways to DDOT standards.
 - Constructing new sidewalks, pedestrian ramps, and crosswalks along Half Street, T Street, and Water Street.
 - Constructing cycle track along T Street and Riverwalk Trail.
- Implementation of Transportation Demand Management (TDM) Plan.



Existing Transportation Facilities



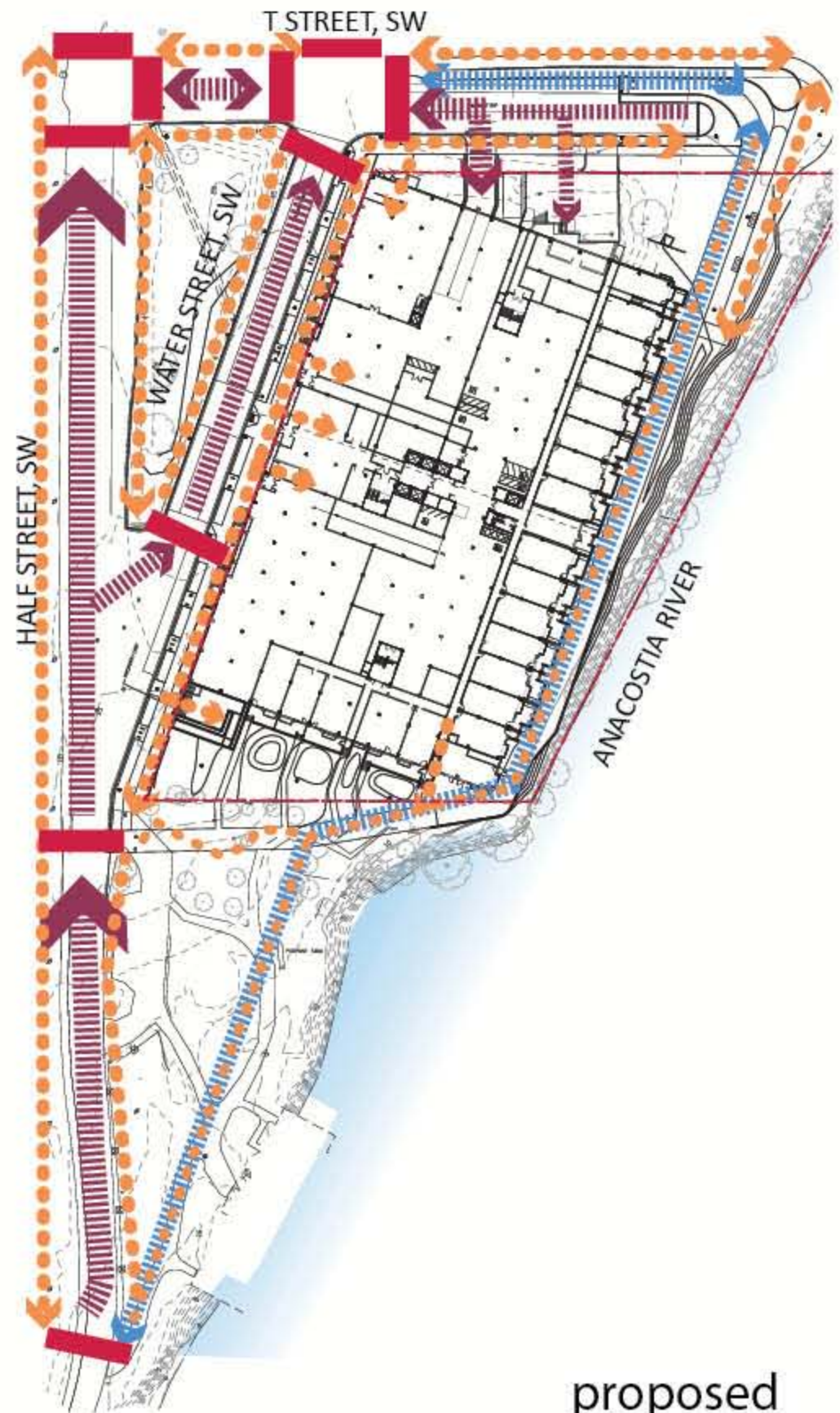
Proposed Site Plan



Site Analysis | Circulation

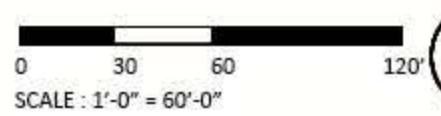


existing



proposed

- LEGEND
- property line
 - proposed crosswalks
 - vehicular traffic/
SHARED BIKE LANES
 - sidewalks
 - dedicated bike lanes
 - shared pedestrian/
bike path



TDM Elements

- TDM Plan Elements include:
 - Designate TDM coordinator.
 - Provide TDM materials to new residents in the Residential Welcome Package materials.
 - Bicycle parking to exceeds required amounts.
 - Provide bicycle repair stations within the bicycle rooms.
 - Install Transportation Information Center Display within the residential lobby.
 - Offer one-year Capital Bikeshare membership to all residents.
 - Install a Capital Bikeshare station on-site.



DDOT Conditions

- Provide a more robust TDM plan that includes:
 - TransitScreen.
 - One-year Capital Bikeshare memberships.
 - Install Capital Bikeshare station.
- Design and construct cycle track along T Street between the Riverwalk and Water Street.
- Design and install appropriate pavement markings, signage, and curb extensions as needed along both blocks of Water Street north and south of T Street.
- Construct sidewalk along at least one side of Half Street between T Street and S Street.

