



Square 695

ZONING DESIGN REVIEW SUBMISSION
FOR ZONING COMMISSION REVIEW UNDER THE M AND SOUTH
CAPITOL STREET SUB-AREA

OCTOBER 19, 2021



PREPARED FOR
DC ZONING COMMISSION

PREPARED BY
WC SMITH

WITH THE ASSISTANCE OF
**STUDIOS ARCHITECTURE
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VIKA CAPITOL
GOROVE SLADE
HOLLAND & KNIGHT**

ZONING COMMISSION
District of Columbia
CASE NO.21-12
EXHIBIT NO.15A1

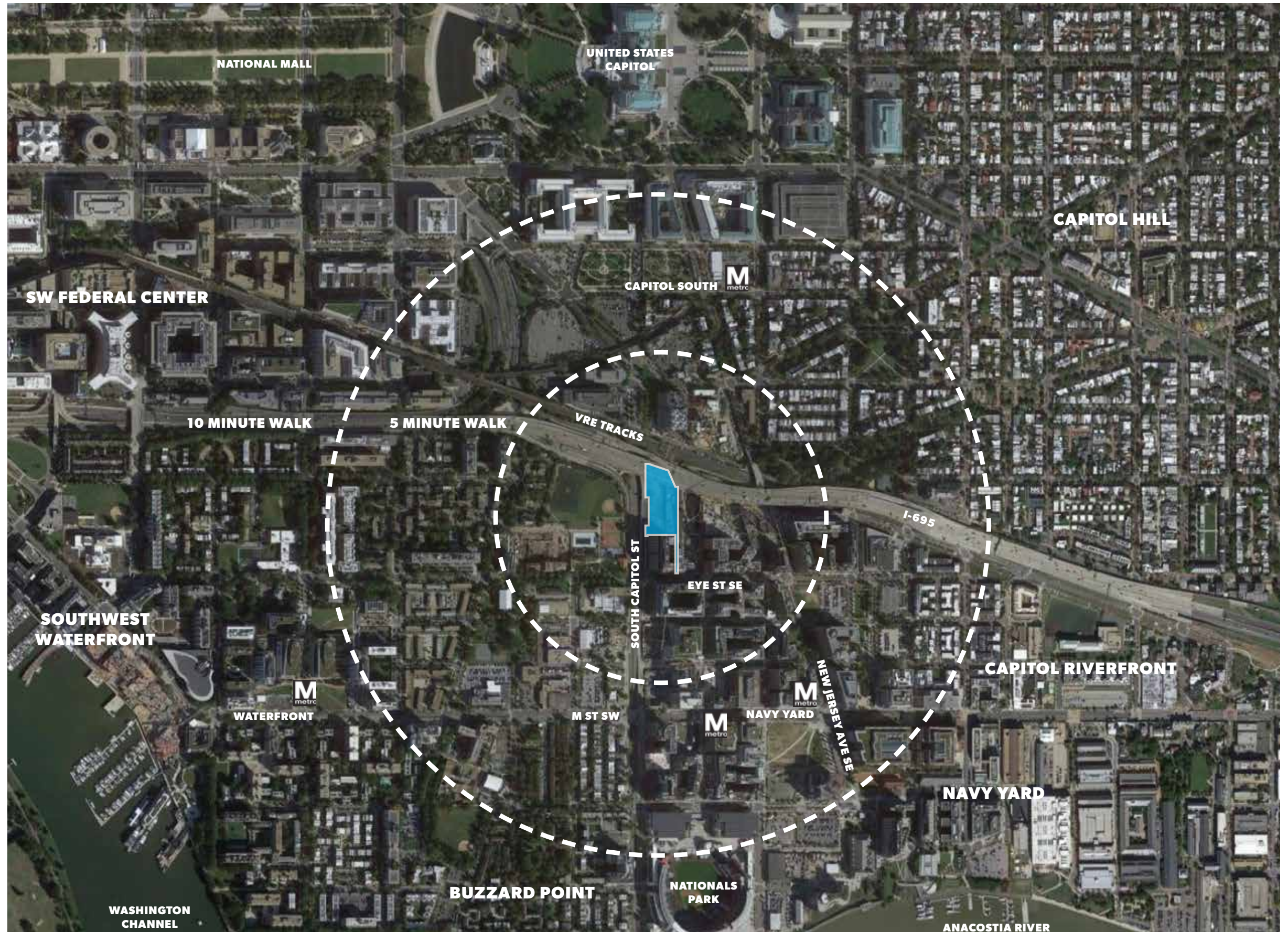
SQUARE 695

DRAWING INDEX

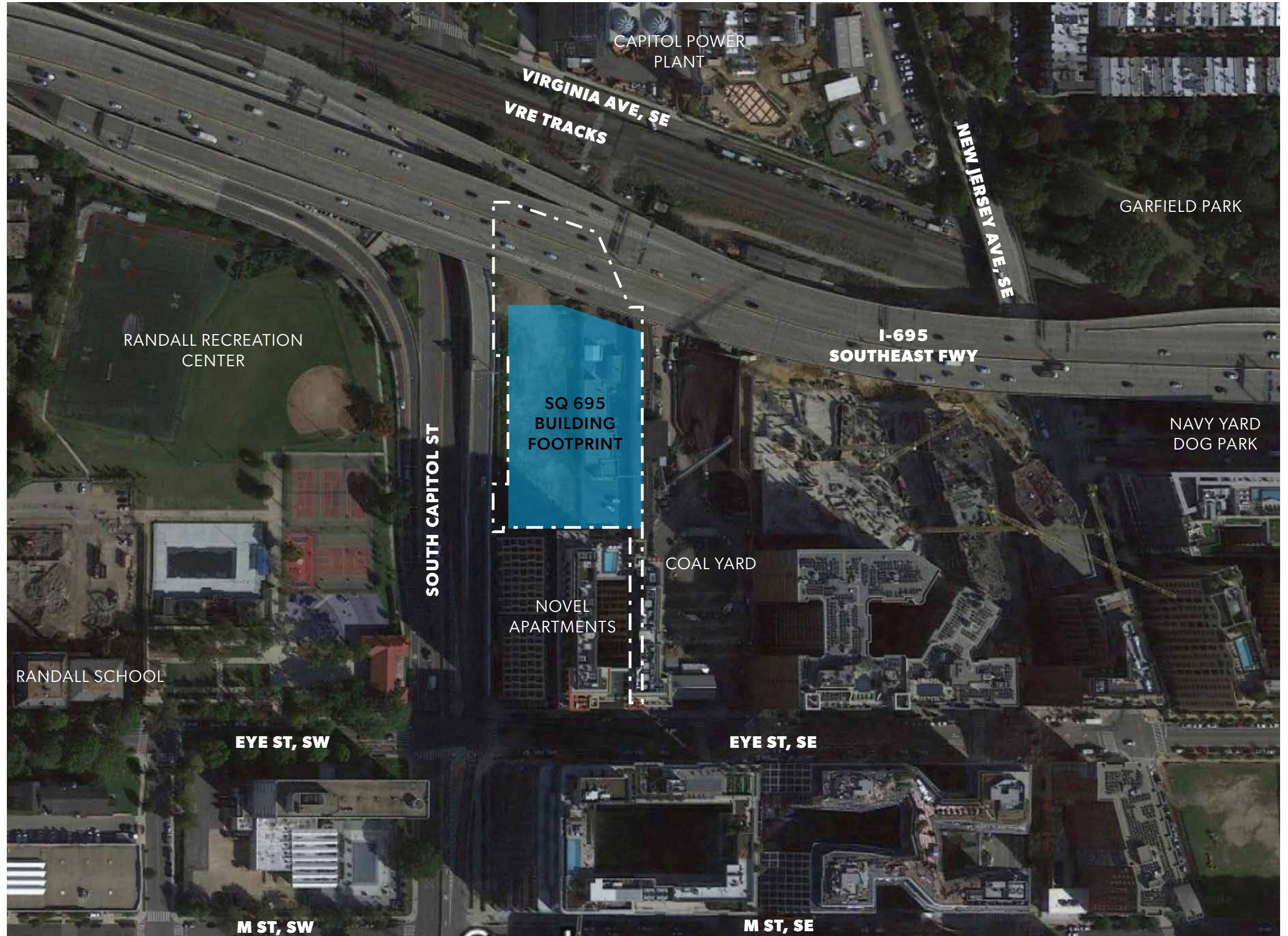
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SITE ANALYSIS NEIGHBORHOOD CONTEXT



SITE ANALYSIS CONTEXT MAP AND LOCATIONS





EYE ST, SE



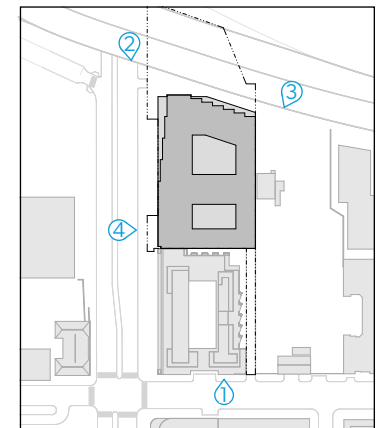
I-695 FREEWAY LOOKING SOUTH



I-695 FREEWAY LOOKING SOUTH ON S. CAPITOL ST

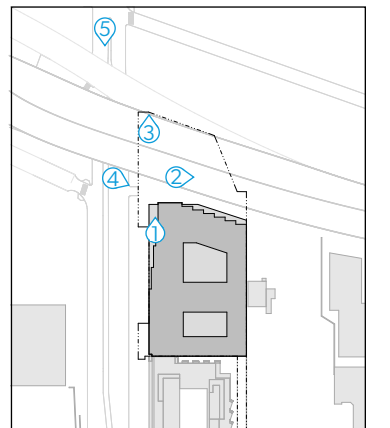


SOUTH CAPITOL ST LOOKING EAST

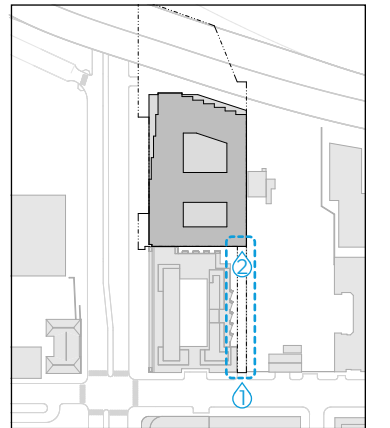
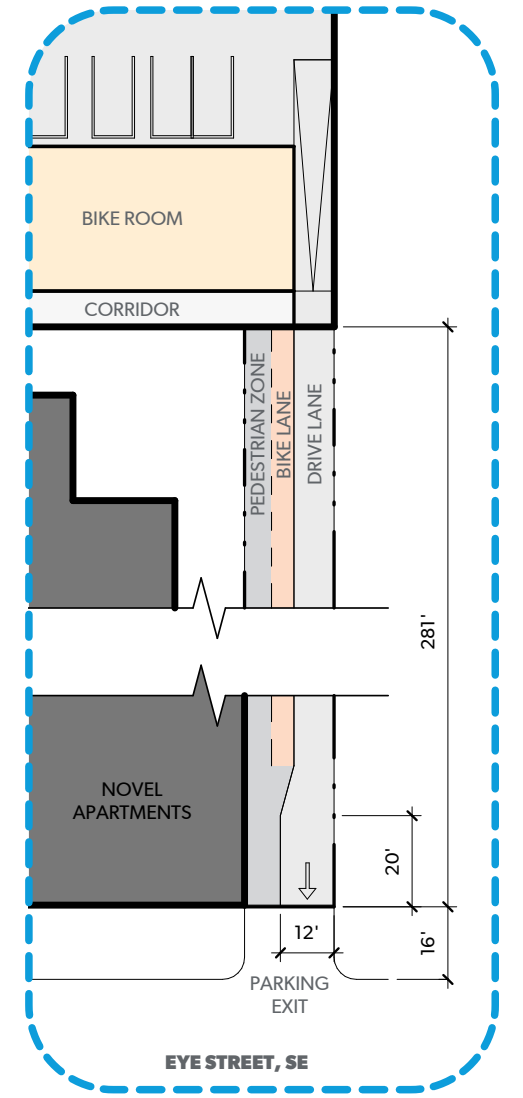


SITE ANALYSIS

SITE PHOTOS - ACCESS AT SOUTH CAPITOL ST



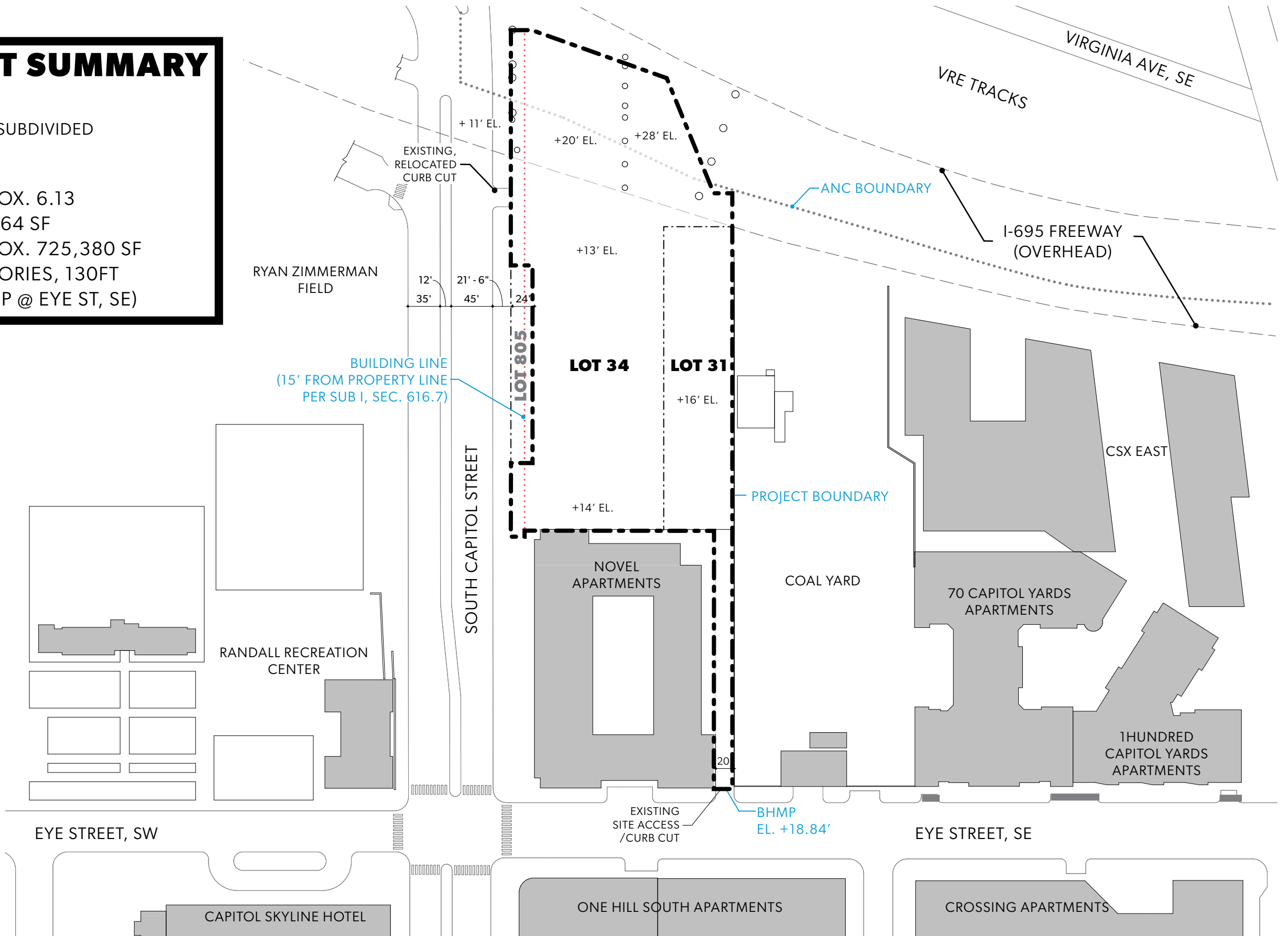
SITE ANALYSIS SITE PHOTOS - ACCESS TO EYE ST, SE



DEVELOPMENT SUMMARY

SQUARE: 0695
 LOT(S): 0031, 0034 TO BE SUBDIVIDED

EXISTING ZONING: D-5
 PROPOSED FAR: APPROX. 6.13
 COMB. LOT AREA: 118,364 SF
 PROPOSED GFA: APPROX. 725,380 SF
 PROPOSED HGT.: 13 STORIES, 130FT
 (BHMP @ EYE ST, SE)



NOTE: THIS PLAN INCORPORATES DDOT'S PROPOSED PRELIMINARY (30%) DESIGN "PAVING AND GRADING PLAN SOUTH CAPITOL STREET"

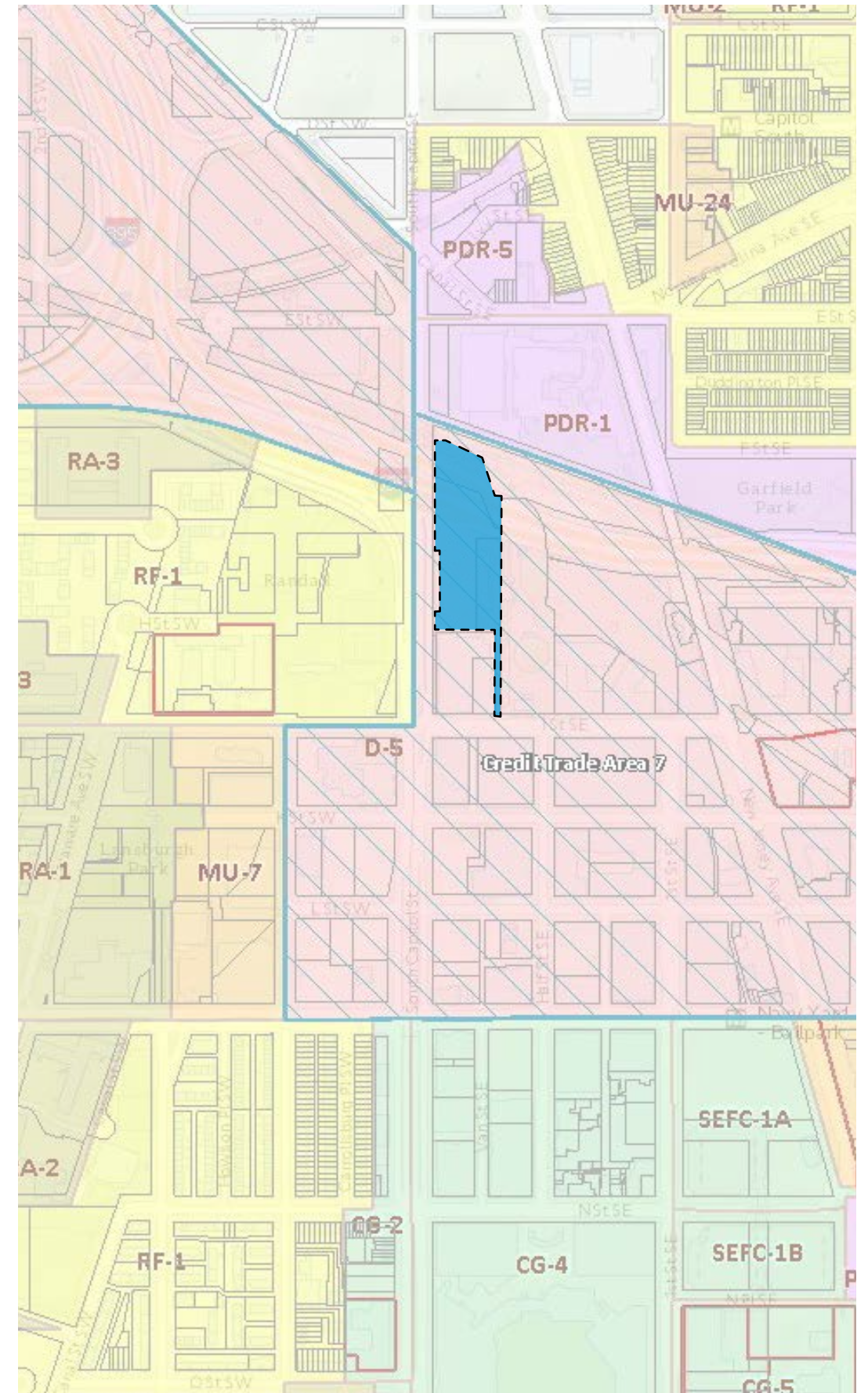
SITE ANALYSIS

DETAILED DEVELOPMENT DATA AND ZONING MAP

DETAILED DEVELOPMENT DATA

SQUARE	0695
LOT(S)	0031, 0034 TO BE SUBDIVIDED INTO SINGLE RECORD LOT
COMBINED LOT AREA	118,364 SF
PROJECT INFO	13-STORY NEW CONSTRUCTION MULTI-FAMILY RESIDENTIAL (APPROX. 520 UNITS) AND AMENITIES
ZONING OVERLAYS	M AND SOUTH CAPITOL STREETS SW SUB-AREA CREDIT TRADE AREA 7
STREET FRONTAGE	WEST - SOUTH CAPITOL STREET SOUTH - EYE STREET SE

	ZONE D-5	ALLOWED/REQUIRED	PROPOSED DEVELOPMENT
FAR	AS ACHIEVABLE BY PERMITTED HEIGHT & BULK. THE MAX NON-RESIDENTIAL FAR NOT EMPLOYING CREDITS IS 6.5 FAR.	NO LIMIT	725,380 SF 6.13 FAR
LOT OCCUPANCY		100% ALLOWED	71,300 SF 60%
BUILDING HEIGHT		130 FT	BHMP @ EYE ST, SE 130 FT
NUMBER OF STORIES		NO LIMIT	13 STORIES
PENTHOUSE	1:1 SETBACK		1:1 SETBACK ABOVE 130FT
	MAXIMUM HEIGHT	20FT	20FT
REAR YARD SETBACK	VERTICAL WALLS	VERTICAL WALLS TO ONE ROOF. SECOND STORY FOR MECHANICAL EQUIP.	VERTICAL WALLS TO ONE ROOF. SECOND STORY FOR MECHANICAL EQUIP.
	AREA = 0.4 FAR X 118,364 SF LOT SIZE	47,345 SF	18,300 SF 0.15 FAR
SIDE YARD SETBACK	2.5IN / FT OF HEIGHT	130FT @ 2.5" / 1FT = 27FT	29' - 3"
OPEN COURTS	NOT REQUIRED; IF PROVIDED: 4IN PER FOOT OF HEIGHT, 10' MIN (RESIDENTIAL); 2.5IN PER FOOT OF HEIGHT, 6' MIN (NON-RESIDENTIAL)		REFER TO COURTS DIAGRAM ON P.10
CLOSED COURTS	NOT REQUIRED; IF PROVIDED: 4IN PER FOOT OF HEIGHT, 15' MIN, AREA TWICE THE SQUARE OF THE REQUIRED WIDTH, 350 SF MIN (RESIDENTIAL); 2.5IN PER FOOT OF HEIGHT, 12' MIN, AREA TWICE THE SQUARE OF THE REQUIRED WIDTH, 250SF MIN (NON-RESIDENTIAL);		REFER TO COURTS DIAGRAM ON P.10
GREEN AREA RATIO		0.2 MIN	0.2
LOADING BERTHS		1 REQUIRED	1
LOADING PLATFORMS		1 REQUIRED	1
DELIVERY/SERVICE SPACE		1 REQUIRED	1
RESIDENTIAL PARKING	NO REQUIREMENT		272 PARKING SPACES
SHORT TERM BIKE PARKING	1 SPACE PER 20 DU	26 SHORT TERM SPACES REQUIRED	26 SHORT TERM BIKE SPACES
LONG TERM BIKE PARKING	1 SPACE PER 3 DU; 1/2 RATIO AFTER 50	112 LONG TERM SPACES REQUIRED	112 LONG TERM BIKE SPACES



SITE ANALYSIS COURTS AND YARDS ZONING COMPLIANCE

REAR YARD
130 FEET @ 2.5" / 1FT - 27 FEET

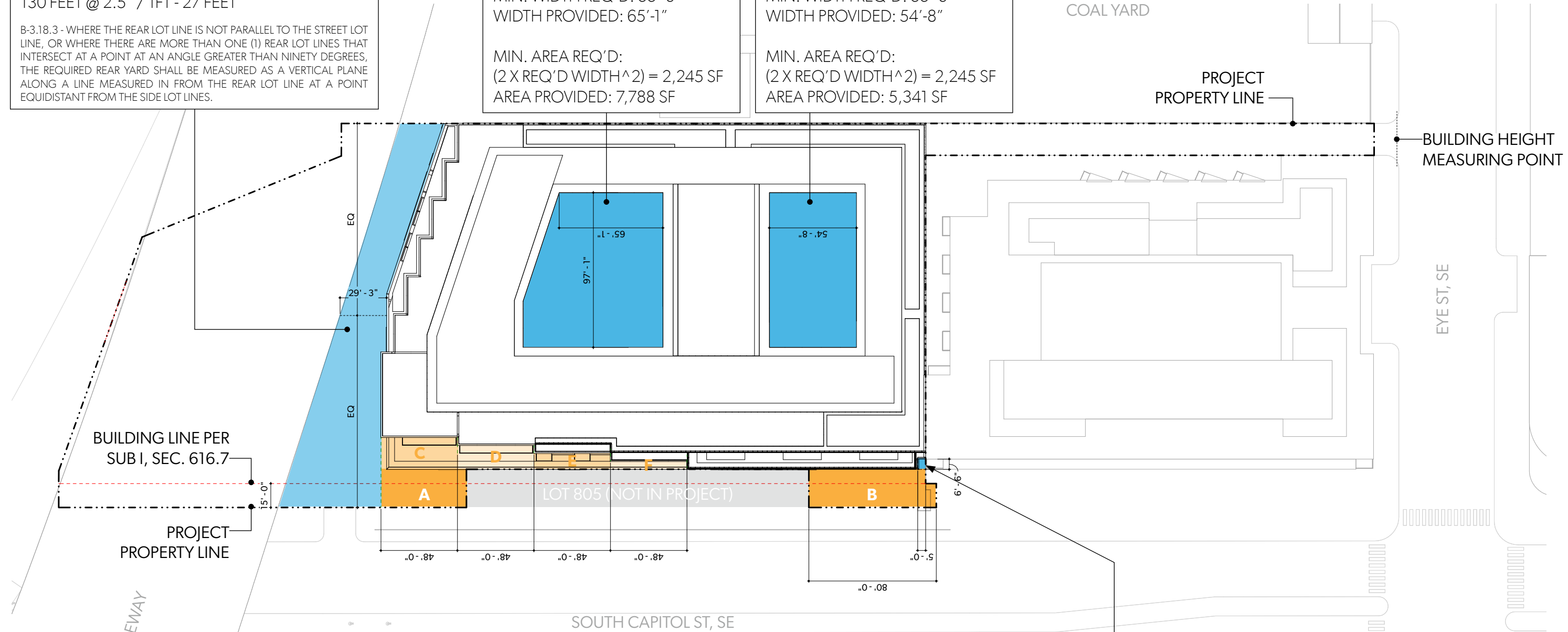
B-3.18.3 - WHERE THE REAR LOT LINE IS NOT PARALLEL TO THE STREET LOT LINE, OR WHERE THERE ARE MORE THAN ONE (1) REAR LOT LINES THAT INTERSECT AT A POINT AT AN ANGLE GREATER THAN NINETY DEGREES, THE REQUIRED REAR YARD SHALL BE MEASURED AS A VERTICAL PLANE ALONG A LINE MEASURED IN FROM THE REAR LOT LINE AT A POINT EQUIDISTANT FROM THE SIDE LOT LINES.

CLOSED COURT - 100' - 4" HIGH
4" / FT OF HEIGHT MIN.
MIN. WIDTH REQ'D: 33'-6"
WIDTH PROVIDED: 65'-1"

MIN. AREA REQ'D:
(2 X REQ'D WIDTH²) = 2,245 SF
AREA PROVIDED: 7,788 SF

CLOSED COURT - 100' - 4" HIGH
4" / FT OF HEIGHT MIN.
MIN. WIDTH REQ'D: 33'-6"
WIDTH PROVIDED: 54'-8"

MIN. AREA REQ'D:
(2 X REQ'D WIDTH²) = 2,245 SF
AREA PROVIDED: 5,341 SF



OPEN COURT A - 33' HIGH
LEVELS 1 - 4
4" / FT OF HEIGHT MIN.
MIN. WIDTH REQ'D: 11'-0"
WIDTH PROVIDED: 53'-9"

OPEN COURT C - 112'-5" HIGH (LEVELS 4 - PH)
- MIN. WIDTH REQ'D: 37'-6"
OPEN COURT D - 103'-10" HIGH (LEVELS 4 - PH)
- MIN. WIDTH REQ'D: 34'-7"
OPEN COURT E - 92'-0" HIGH (LEVELS 4 - 13)
- MIN. WIDTH REQ'D: 30'-8"
OPEN COURT F - 78'-0" HIGH (LEVELS 4 - 12)
- MIN. WIDTH REQ'D: 26'-0"

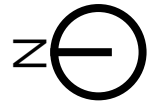
WIDTH PROVIDED FOR OPEN COURTS C-F: 48'-0"

OPEN COURT B - 110'-9" HIGH
LEVELS 1 - 12
4" / FT OF HEIGHT MIN.
MIN. WIDTH REQ'D: 36'-11"
WIDTH PROVIDED: 80'-0"

COURT NICHE - 112' HIGH
LEVELS 1 - 12
PER C-1801.2 AND 1801.3
PLAN DIMENSIONS: 5'-0" X 6'-6"

B-322.2 - WHERE A COURT IS OPEN TO A YARD OR ANY LOT LINE, THE COURT WIDTH REQUIREMENTS APPLY ONLY TO THE DIMENSION THAT IS PARALLEL OR NEARLY PARALLEL TO THE OPENING.

NO REQUIRED OPENING FOR THE ADMISSION OF LIGHT AND NATURAL VENTILATION SHALL OPEN ONTO THE COURT NICHE.



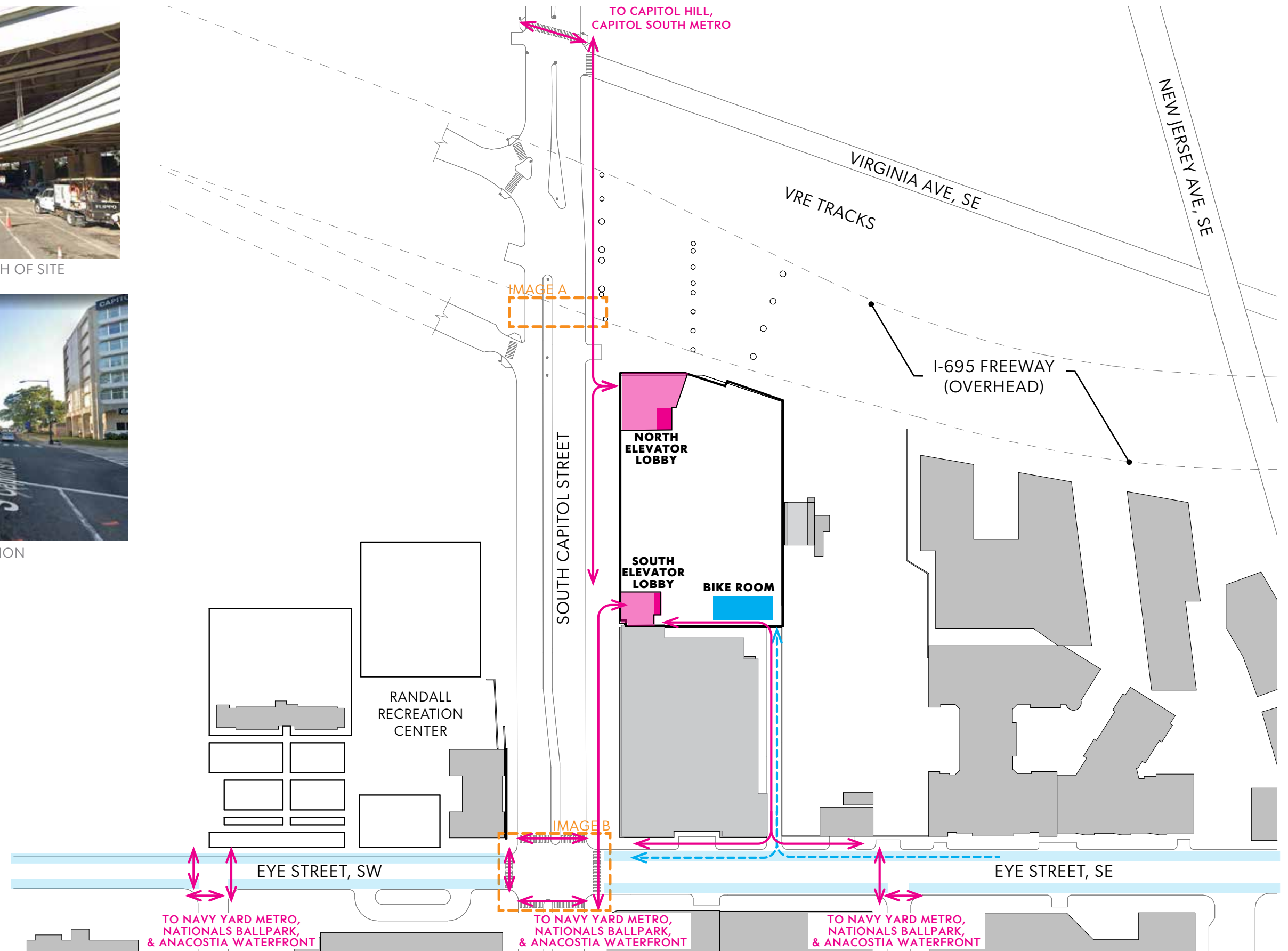
SITE ANALYSIS PEDESTRIAN AND BICYCLE CIRCULATION



IMAGE A - EXISTING INTERSECTION NORTH OF SITE

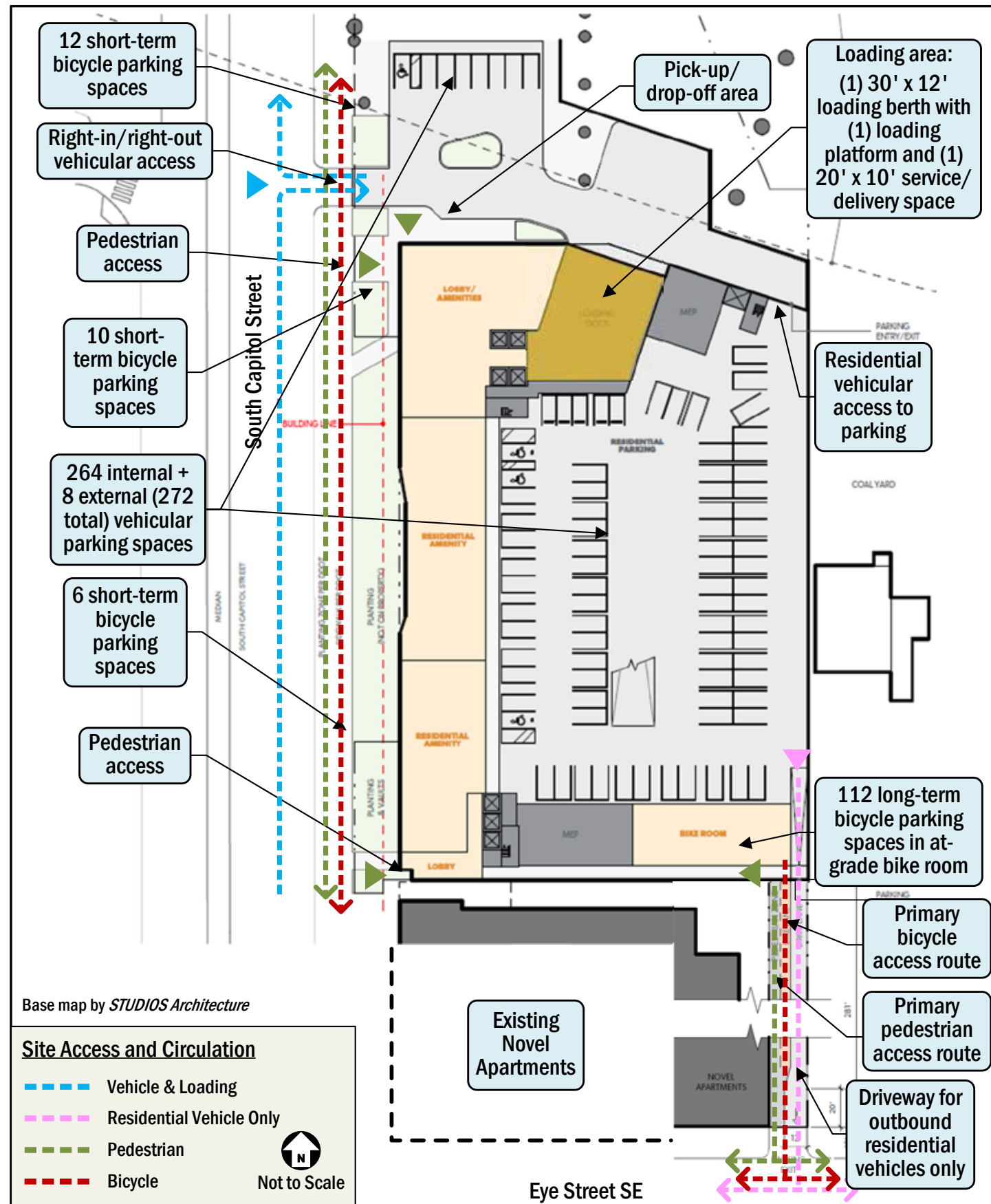


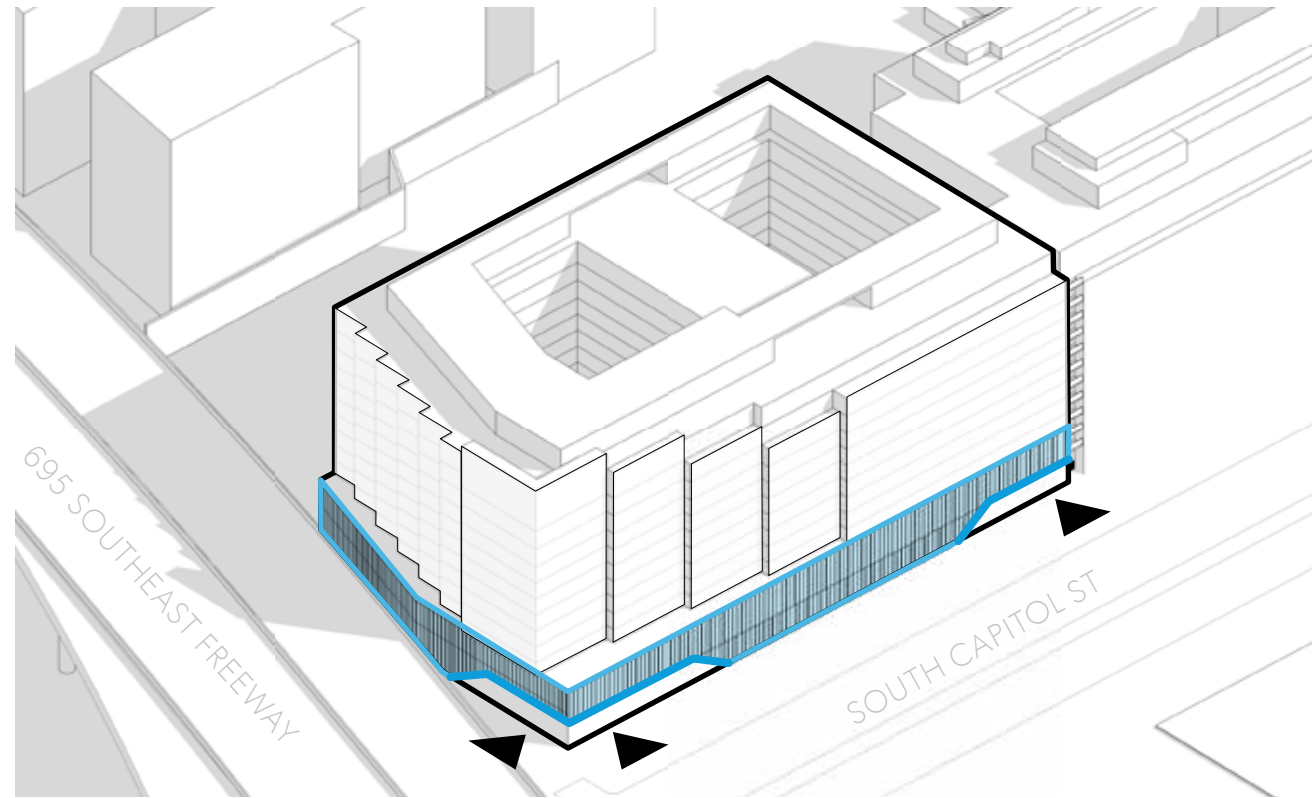
IMAGE B - EXISTING & FUTURE INTERSECTION



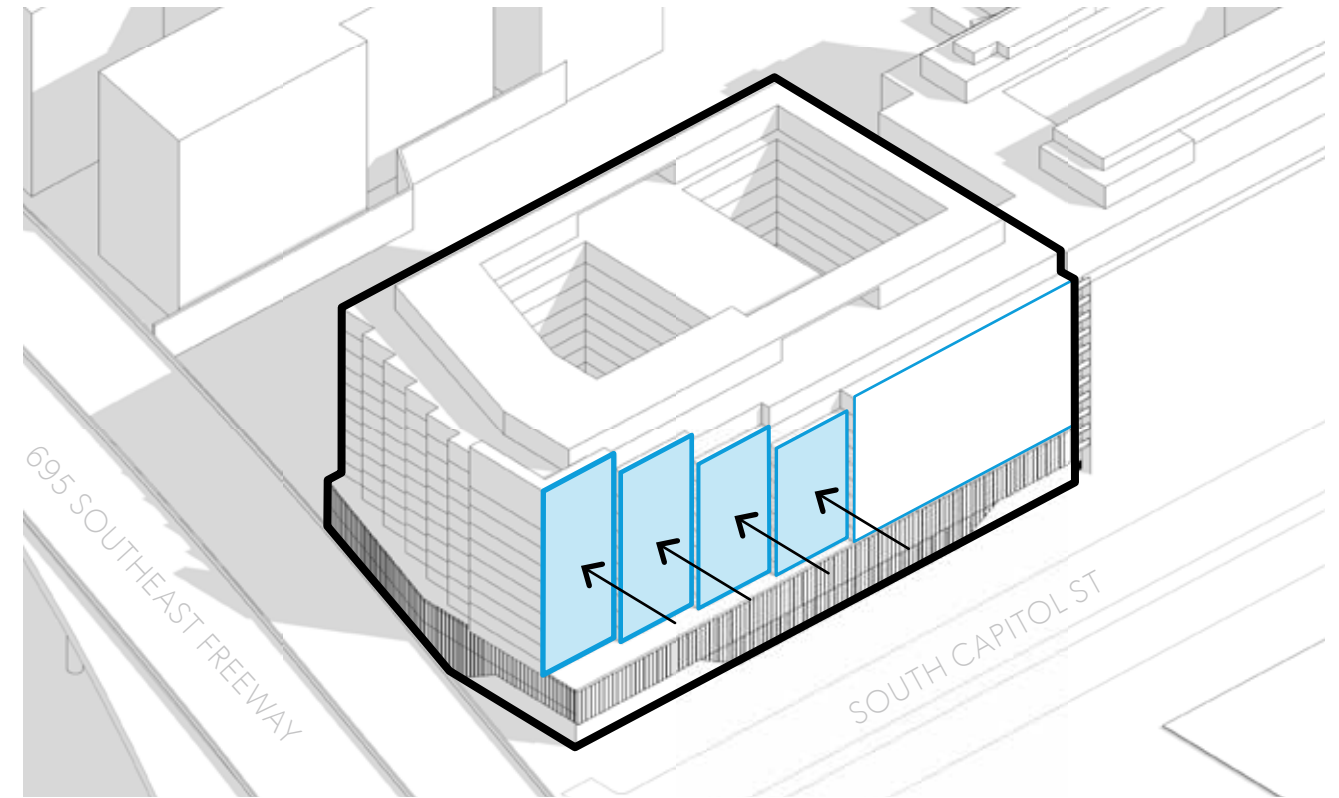
NOTE: THIS PLAN INCORPORATES DDOT'S PROPOSED PRELIMINARY (30%) DESIGN "PAVING AND GRADING PLAN SOUTH CAPITOL STREET"

SITE ANALYSIS TRAFFIC AND SITE CIRCULATION

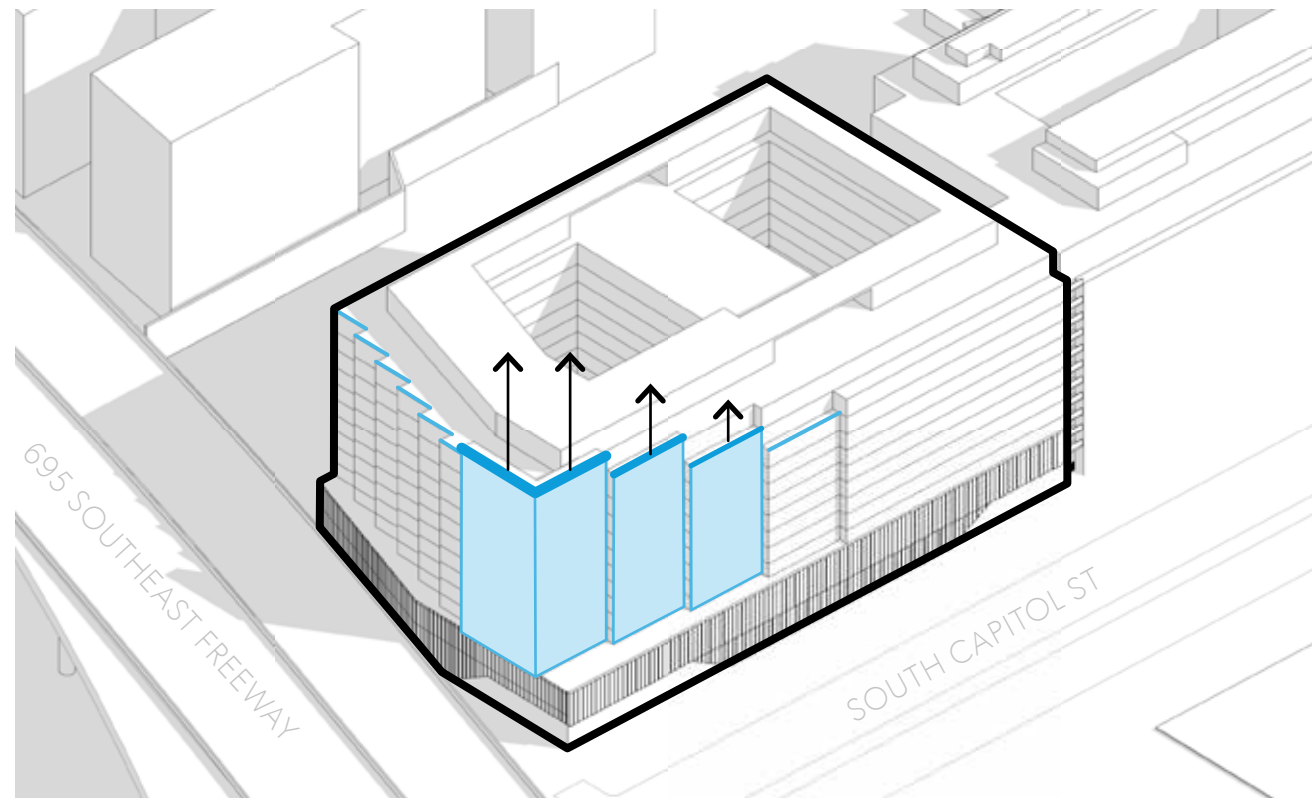




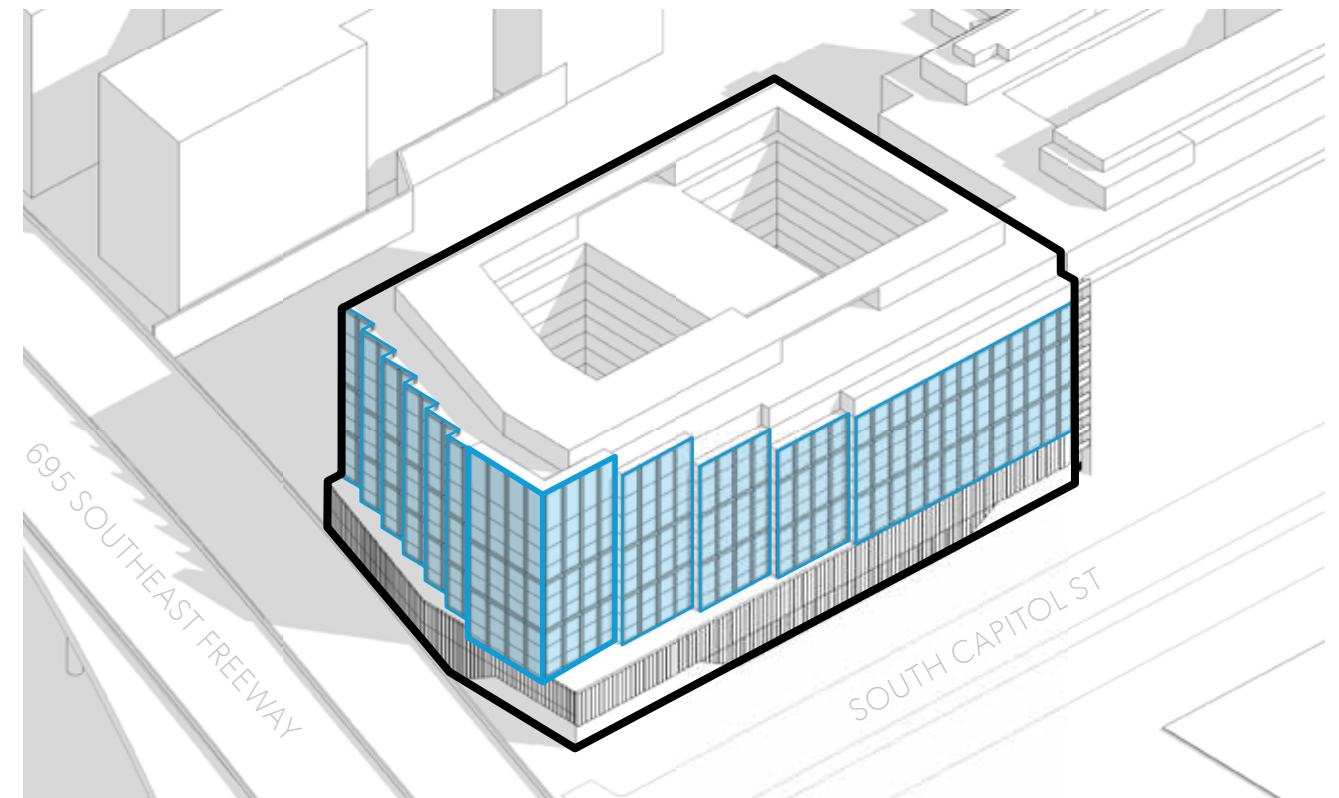
UNIFIED SCULPTURAL GESTURE AT BASE



STEP BACK ALONG VIEW CORRIDOR

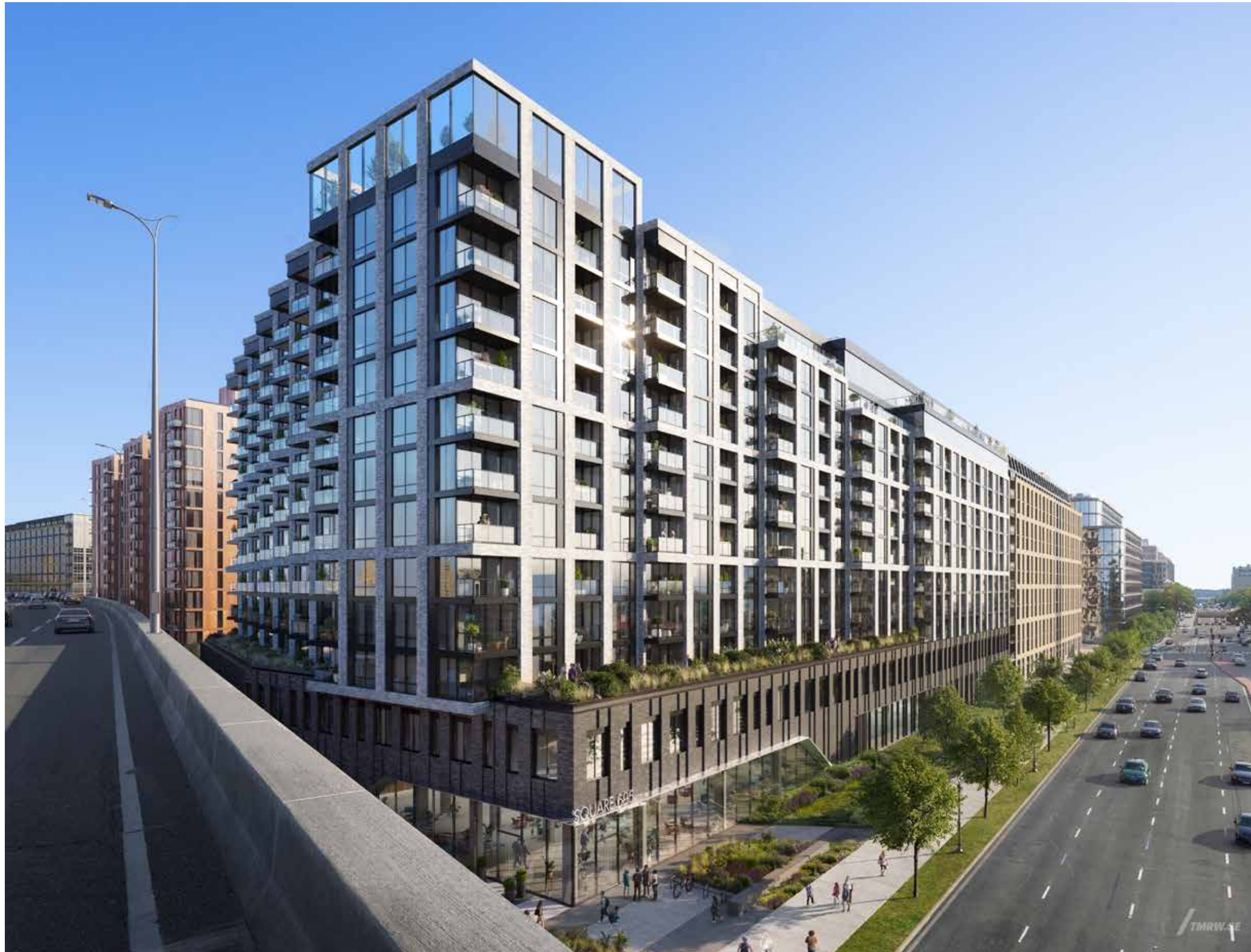


STEP UP TO CORNER

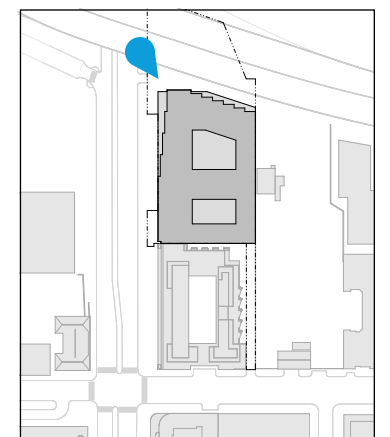


VERTICAL TOWER FACADE ARTICULATION

SQUARE 695 VIEW 1 - ENTRY FROM I-695



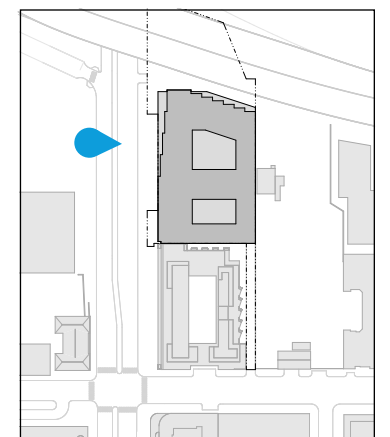
NOTE: STREETScape & LANDSCAPE ON THIS PAGE ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS.



SQUARE 695 VIEW 2 - ELEVATION ON SOUTH CAPITOL ST



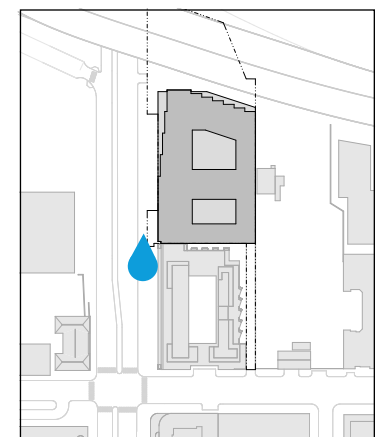
NOTE: STREETScape & LANDSCAPE ON THIS PAGE ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS.



SQUARE 695 VIEW 3 - PEDESTRIAN EXPERIENCE FROM SOUTH CAPITOL ST



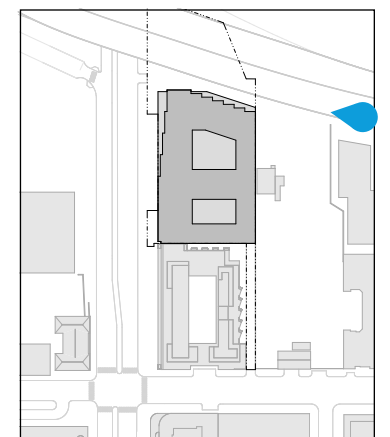
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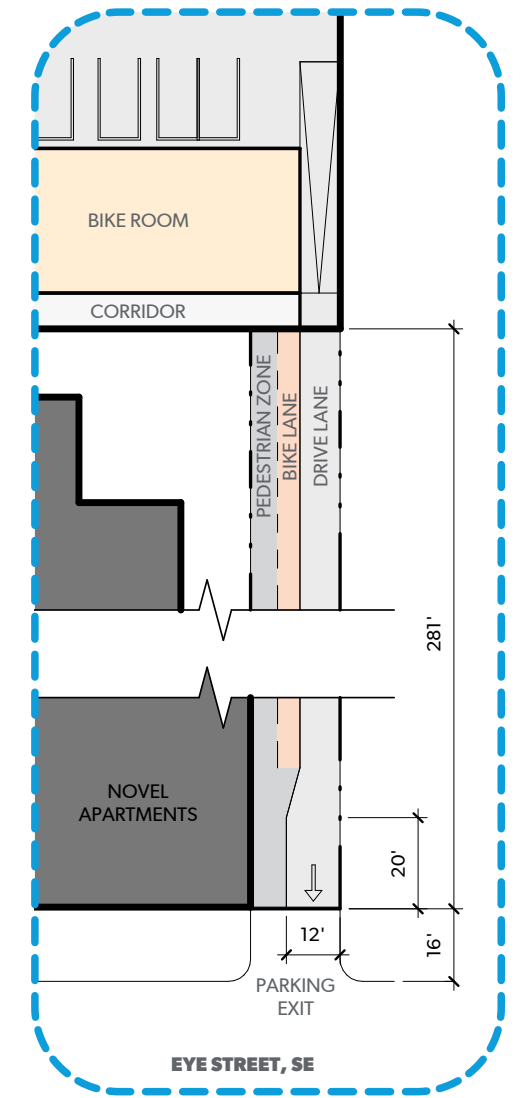
SQUARE 695 VIEW 4 - WESTBOUND FROM I-695



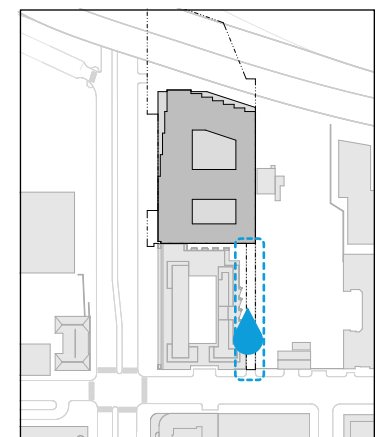
NOTE: STREETSCAPE & LANDSCAPE ON THIS PAGE ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS.



SQUARE 695 VIEW 5 - SITE ACCESS FROM EYE ST, SE



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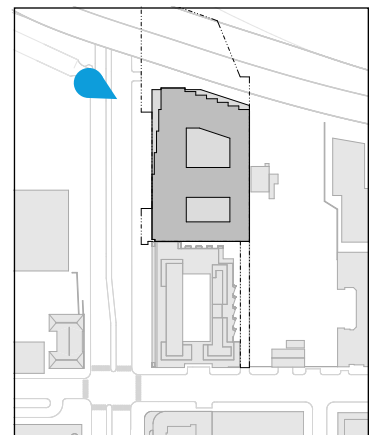


SQUARE 695

VIEW 6 - ENTRY FROM SOUTH CAPITOL ST



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VIEW ANALYSIS
NORTH UP SOUTH CAPITOL ST



EXISTING SOUTH CAPITOL ST LOOKING NORTH (TOWARDS CAPITOL BUILDING)



FUTURE SOUTH CAPITOL STREET DESIGN
(DDOT PRELIMINARY (30%) DESIGN)

FUTURE SOUTH CAPITOL ST LOOKING NORTH (TOWARDS CAPITOL BUILDING)



EXISTING SOUTH CAPITOL ST LOOKING SOUTH



FUTURE SOUTH CAPITOL STREET DESIGN
(DDOT PRELIMINARY (30%) DESIGN)

FUTURE SOUTH CAPITOL ST LOOKING SOUTH

OCTOBER 19, 2021

▶ PEDESTRIAN ENTRY

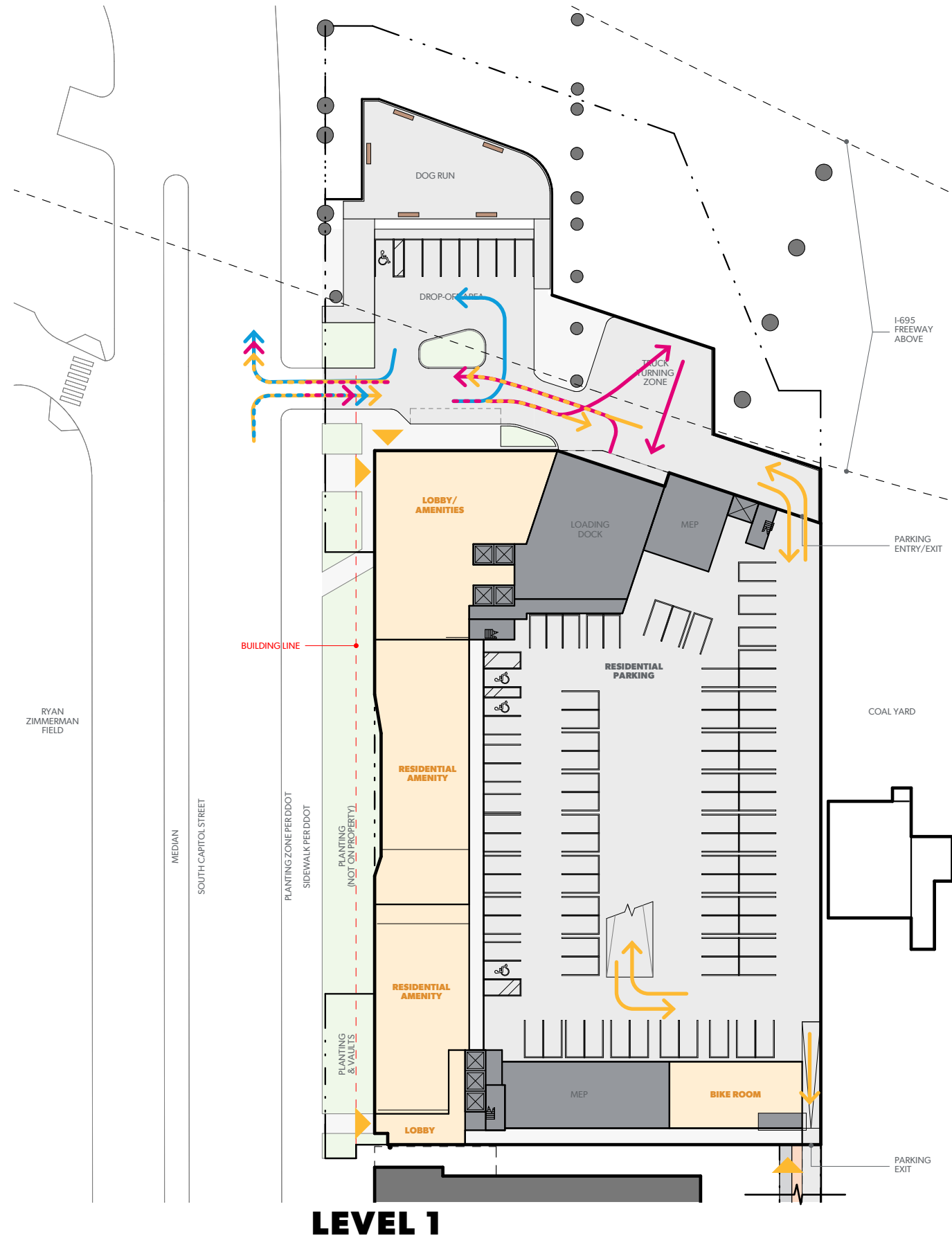
VEHICULAR TRAFFIC

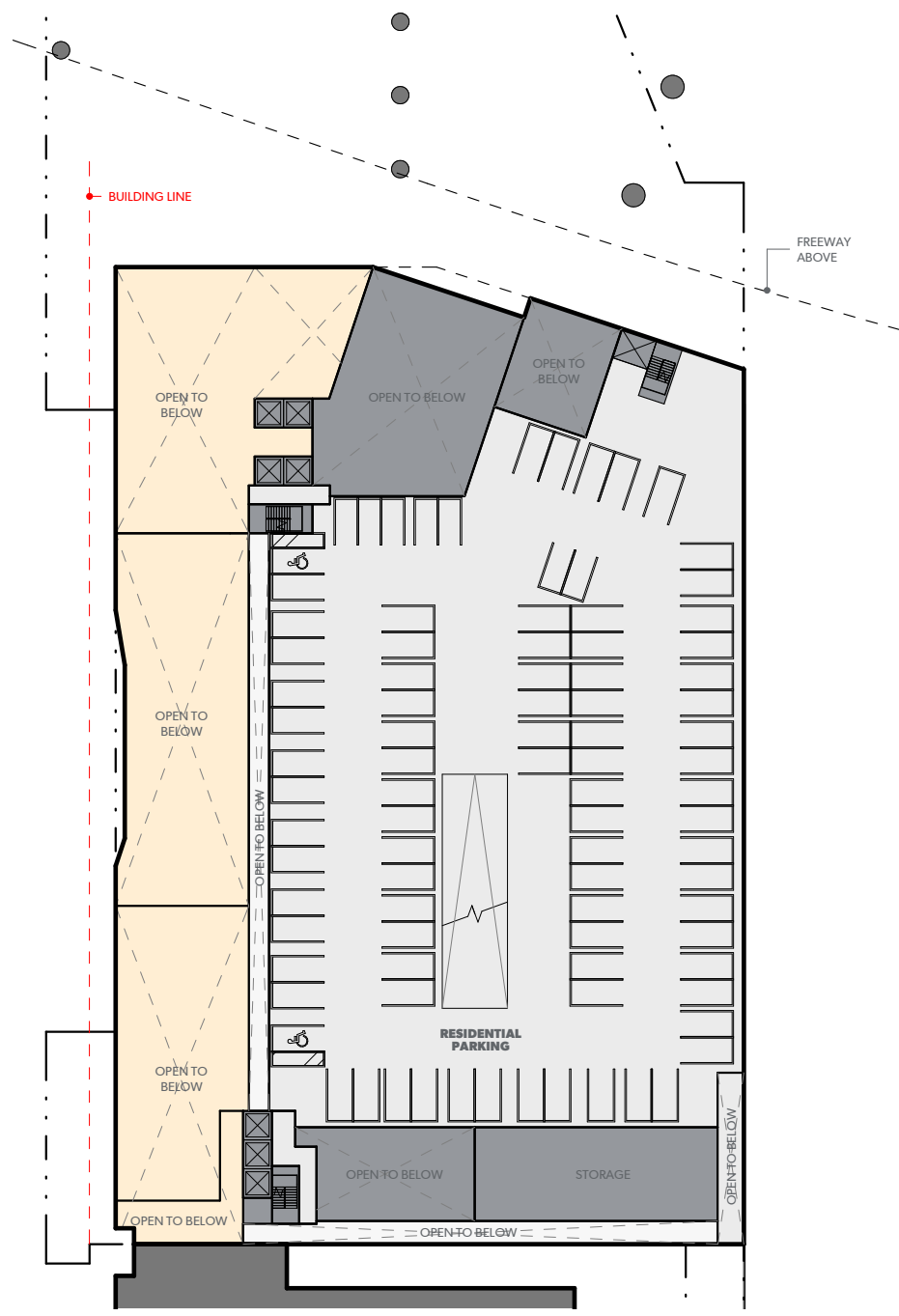
← RESIDENTIAL
SECURED PARKING

← SERVICE
TRASH
MOVE-INS
FEDEX

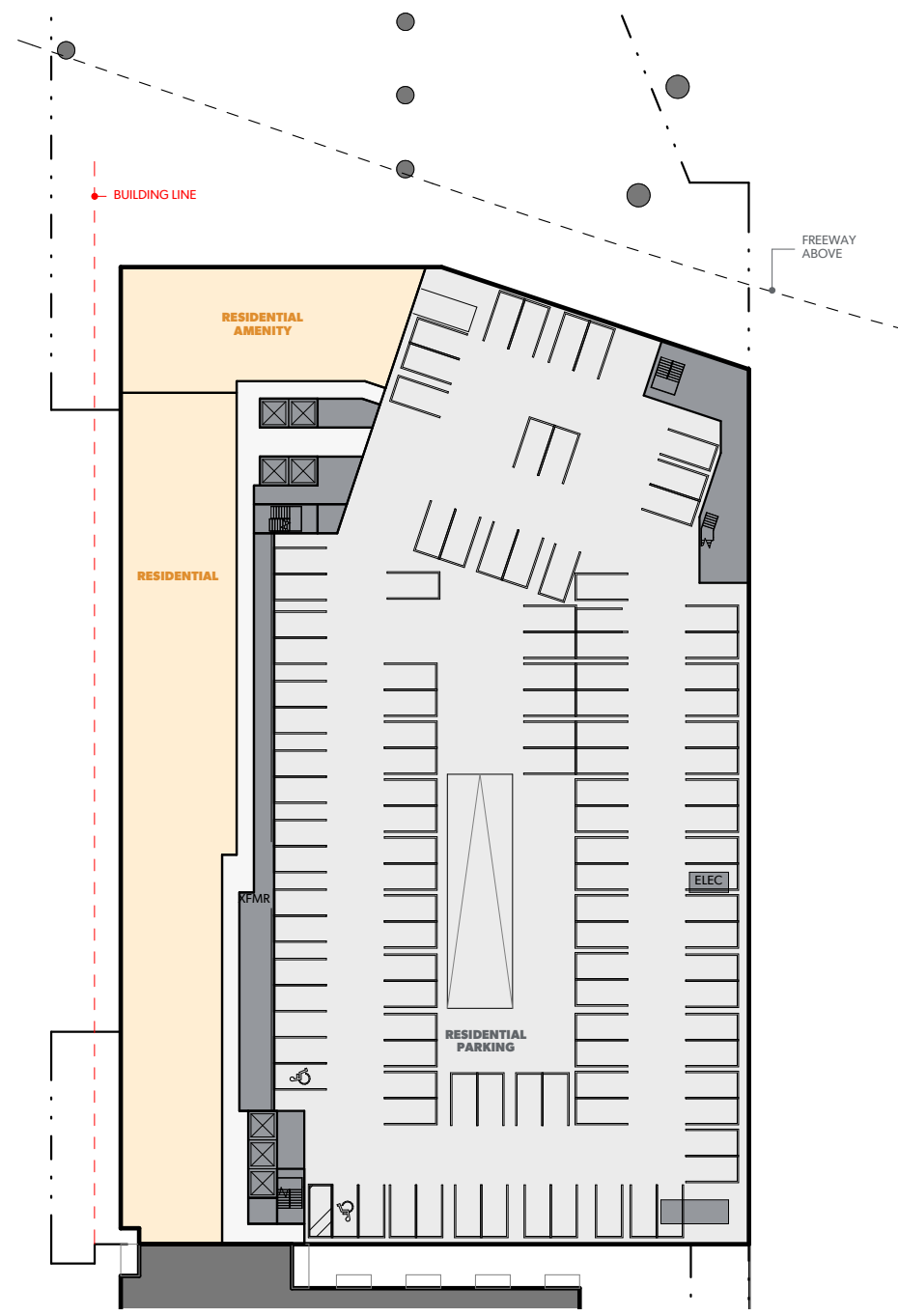
← DROP OFF
UBER
DOORDASH
INSTACART

100 FT

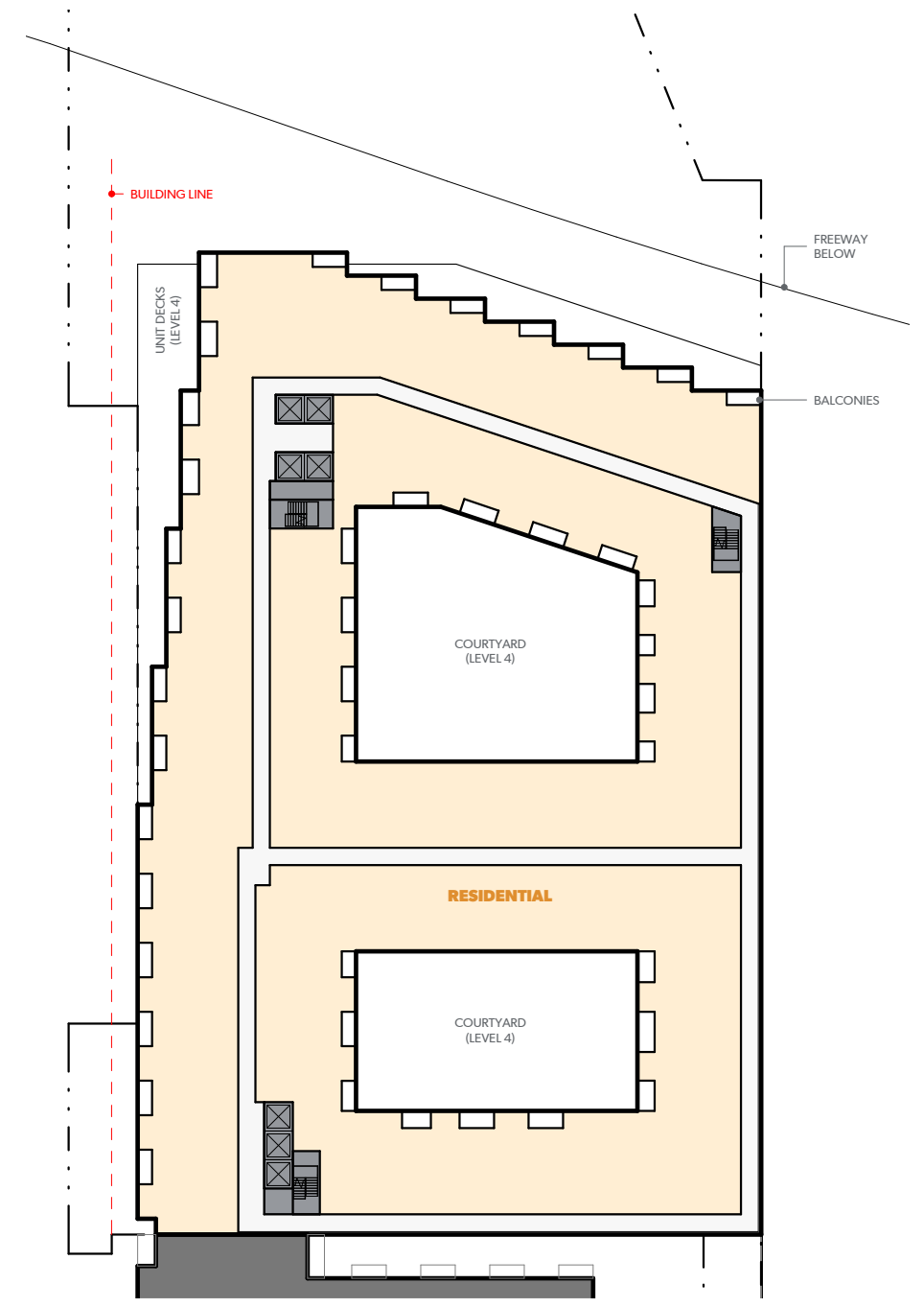




LEVEL 2



LEVEL 3

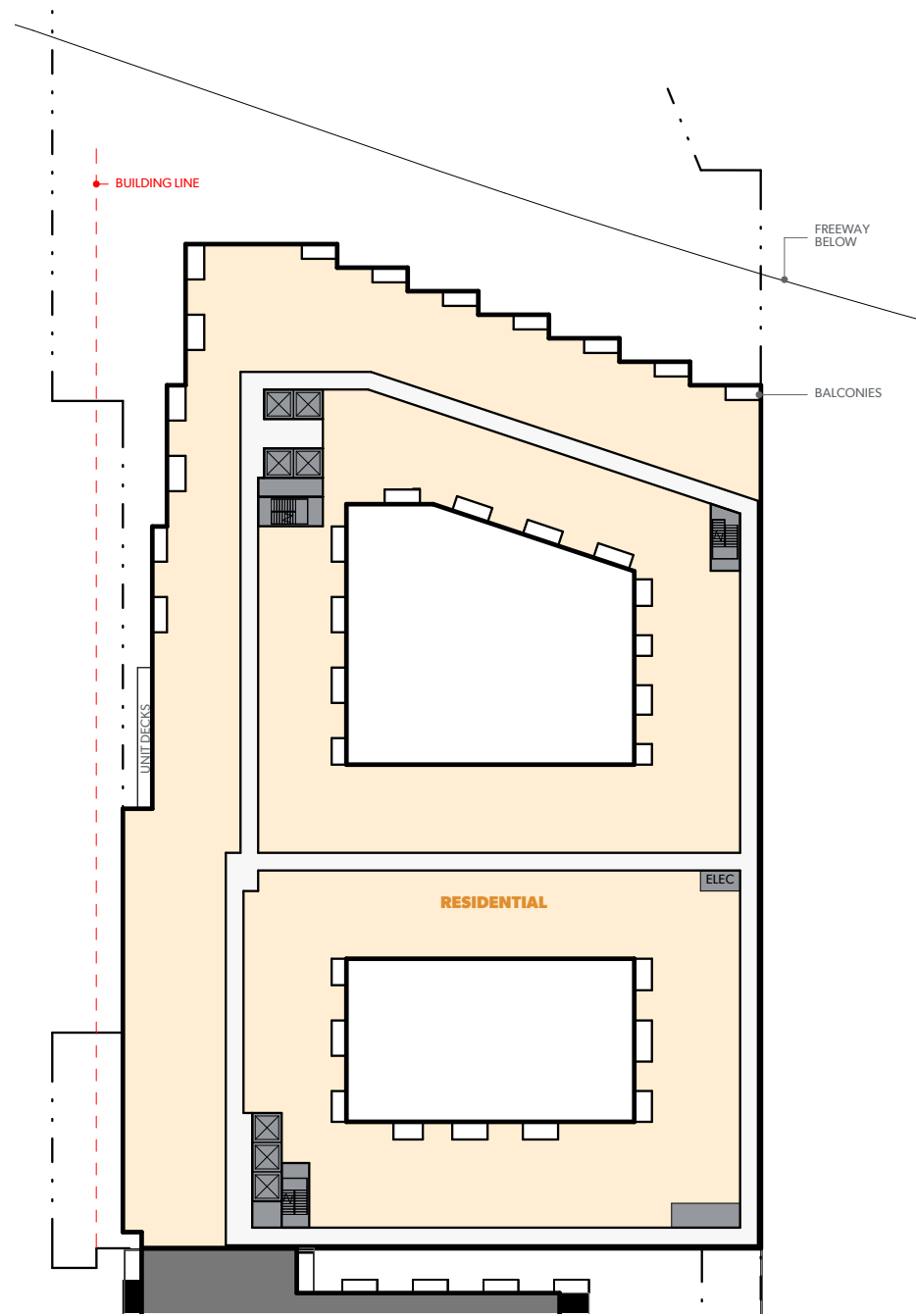


LEVELS 4-11

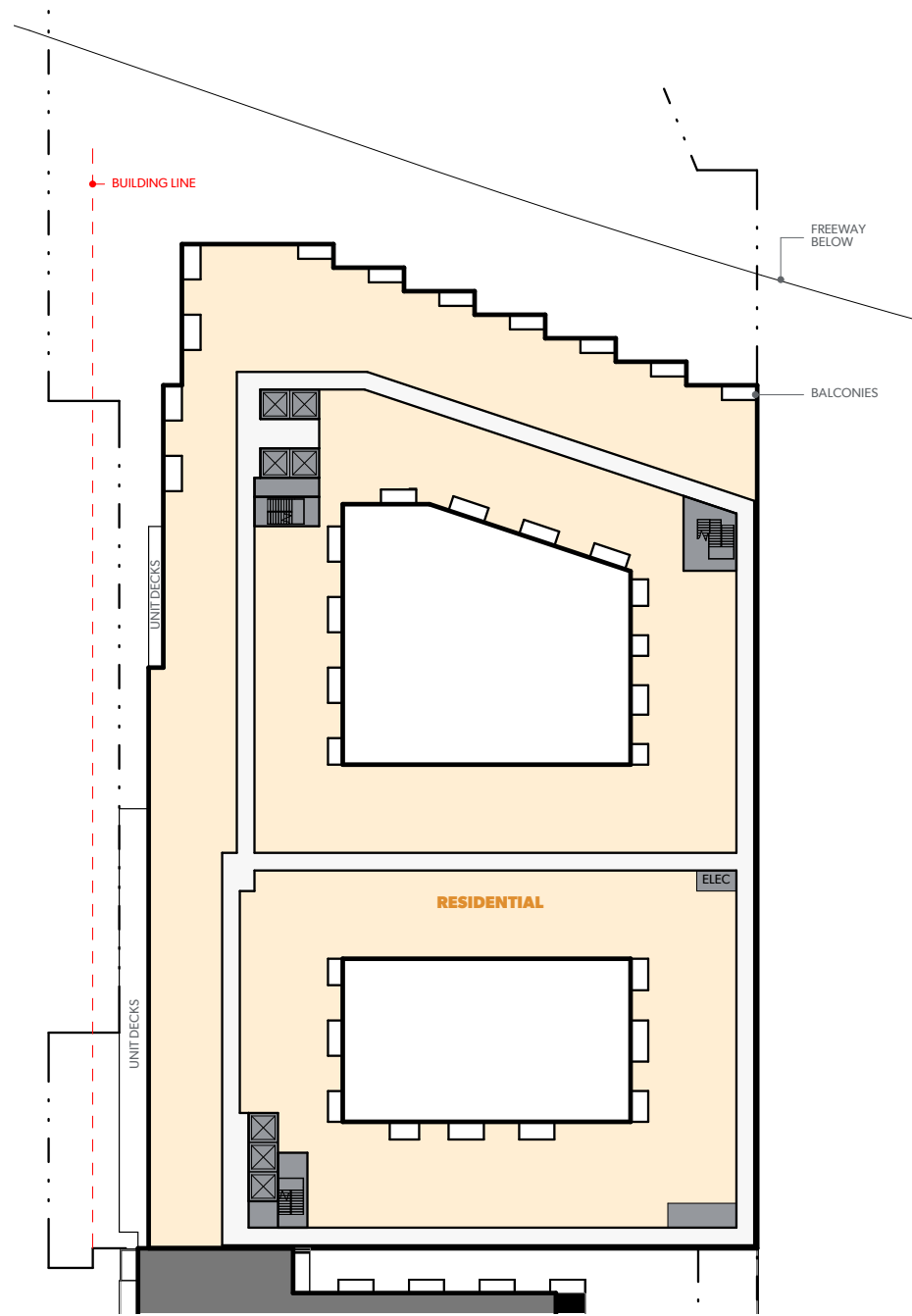
100 FT



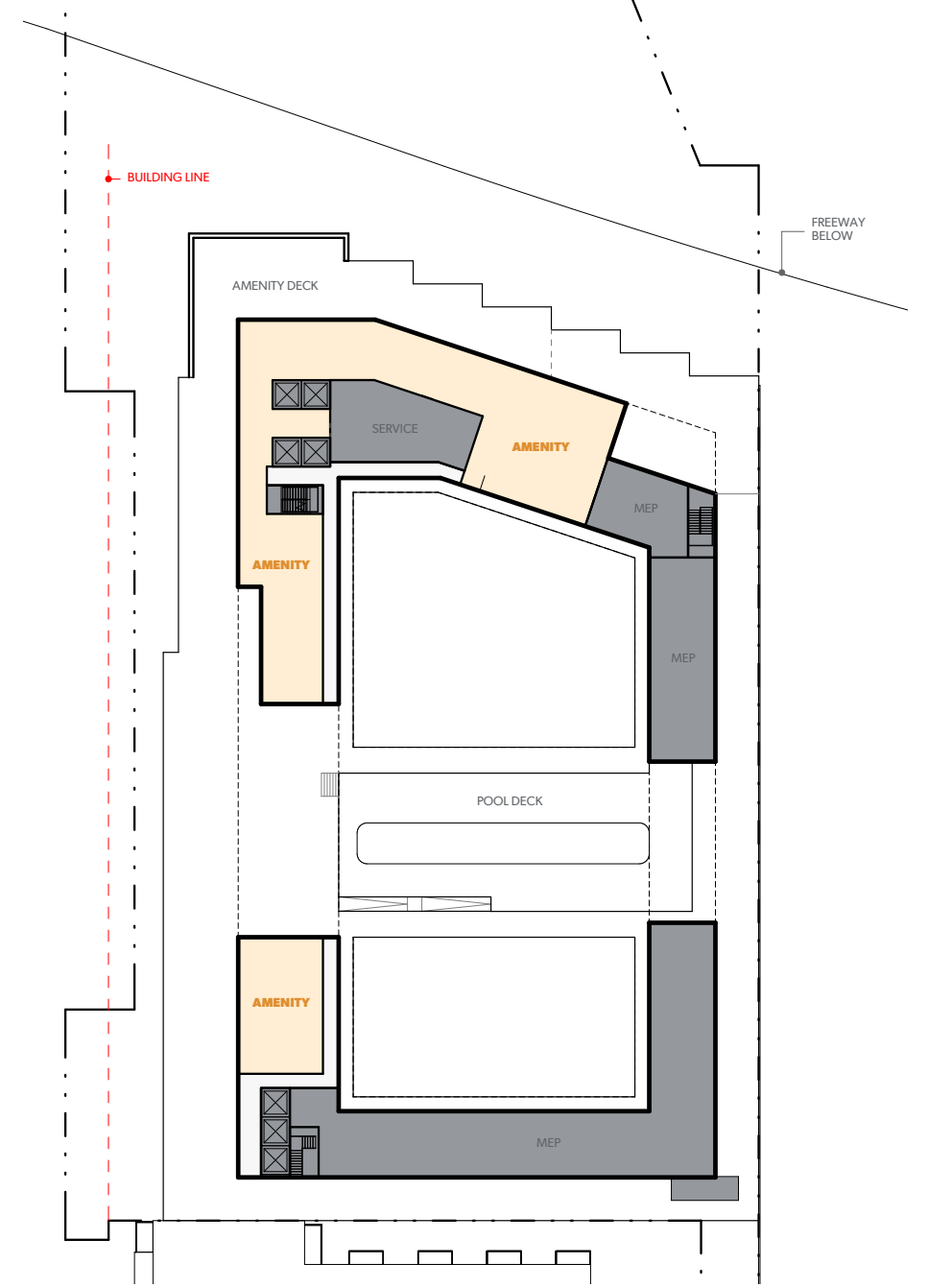
FLOOR PLANS LEVELS 12 - PENTHOUSE



LEVEL 12



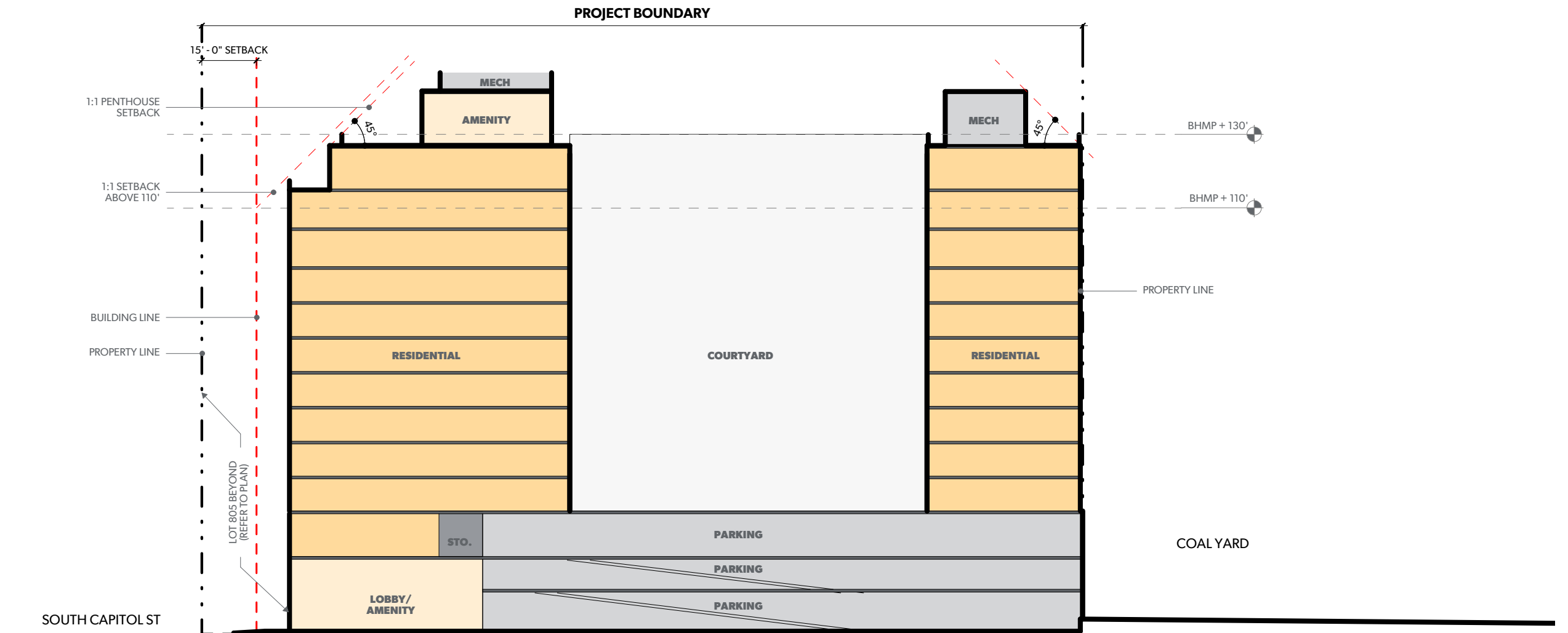
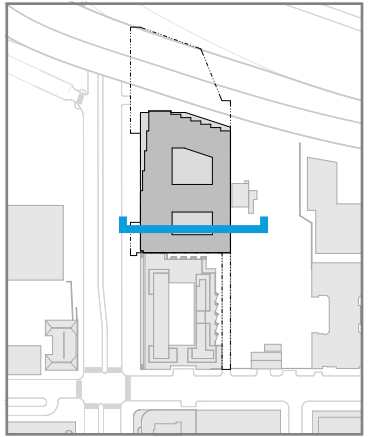
LEVEL 13



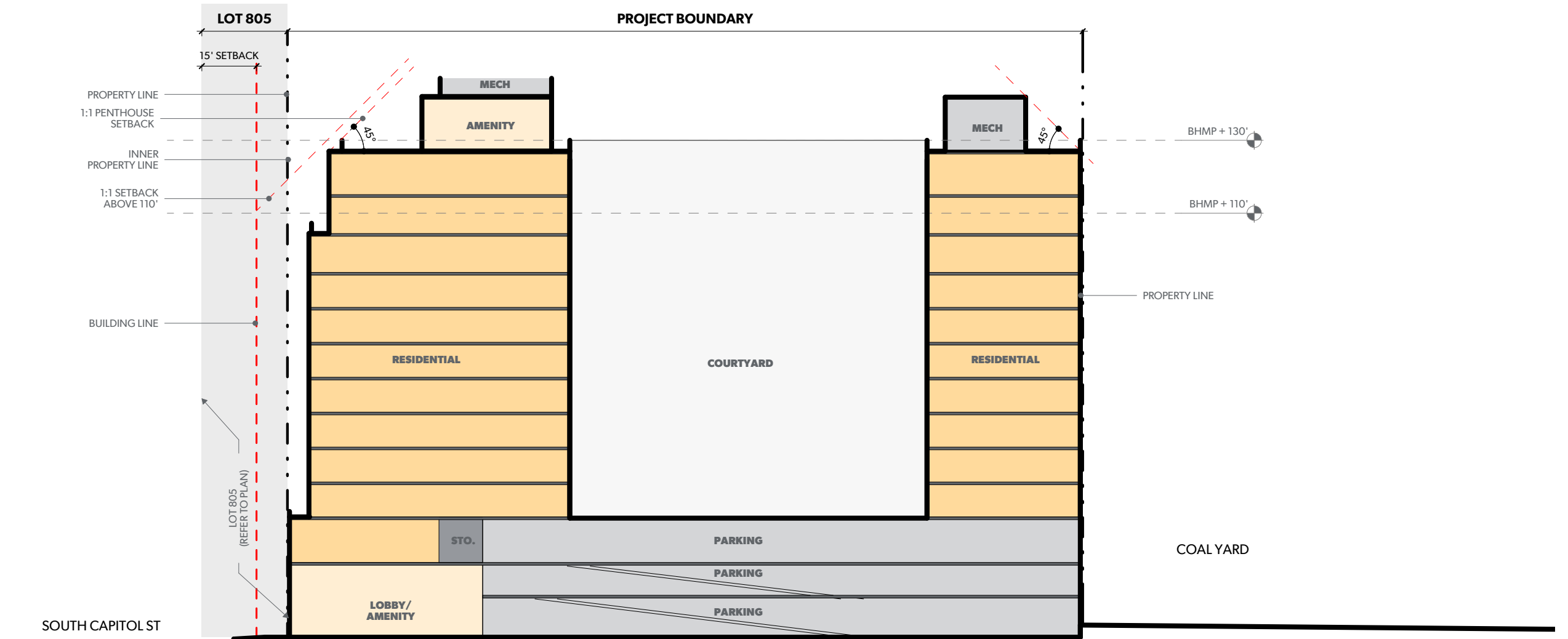
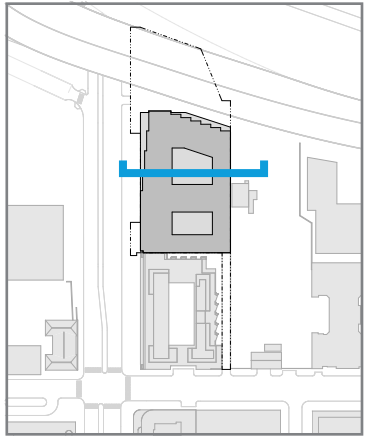
PENTHOUSE



BUILDING SECTION EAST/WEST SECTION - SOUTH END OF SITE



BUILDING SECTION EAST/WEST SECTION - AT LOT 805

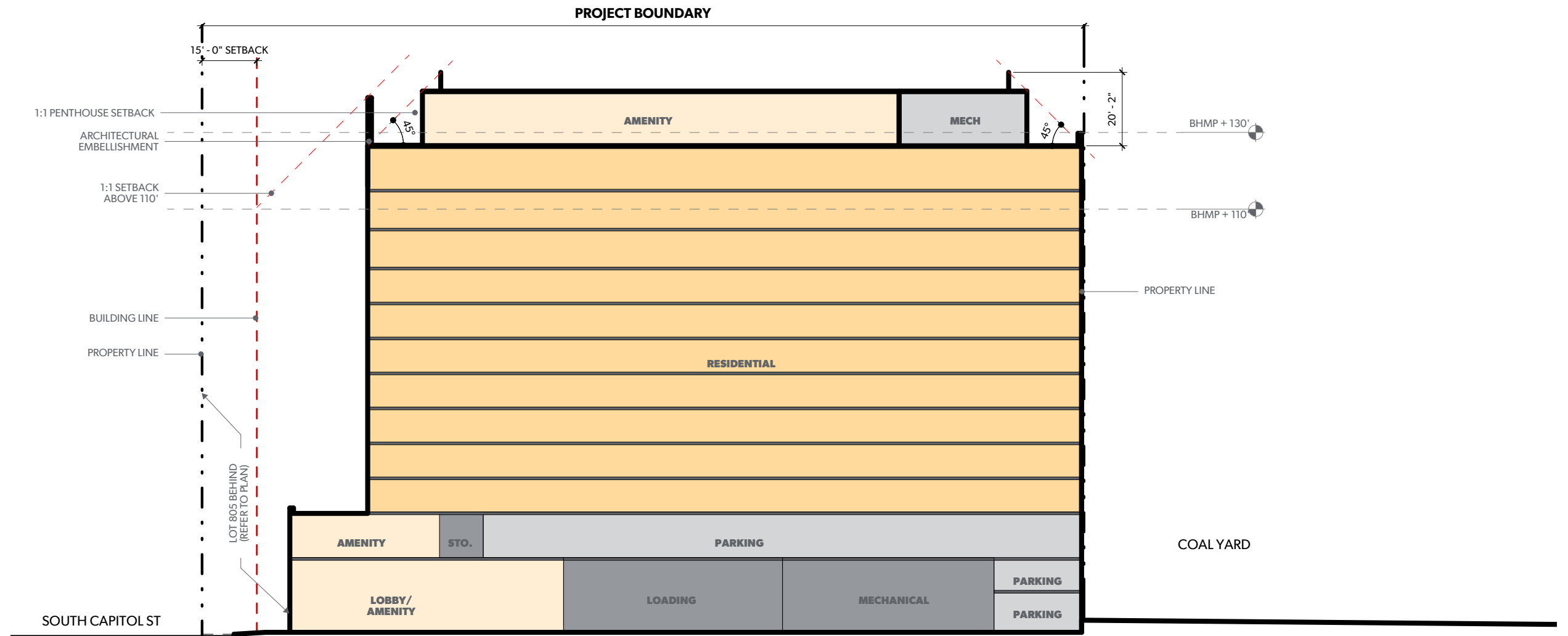
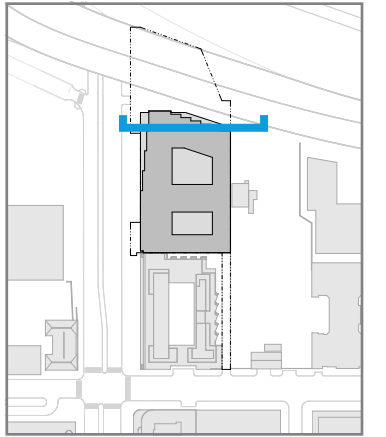


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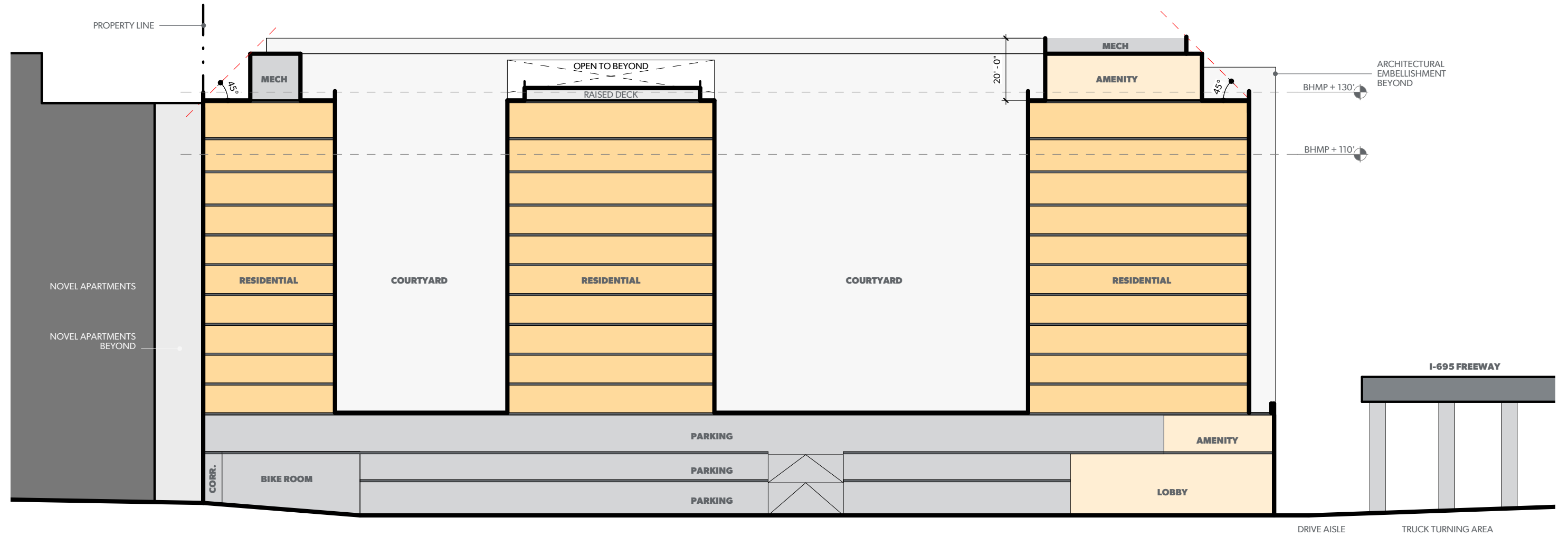
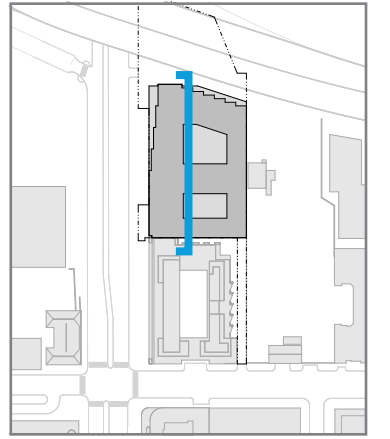
STUDIOS
architecture

wcsmith

BUILDING SECTION EAST/WEST SECTION - NORTH END OF SITE



BUILDING SECTION NORTH/SOUTH SECTION

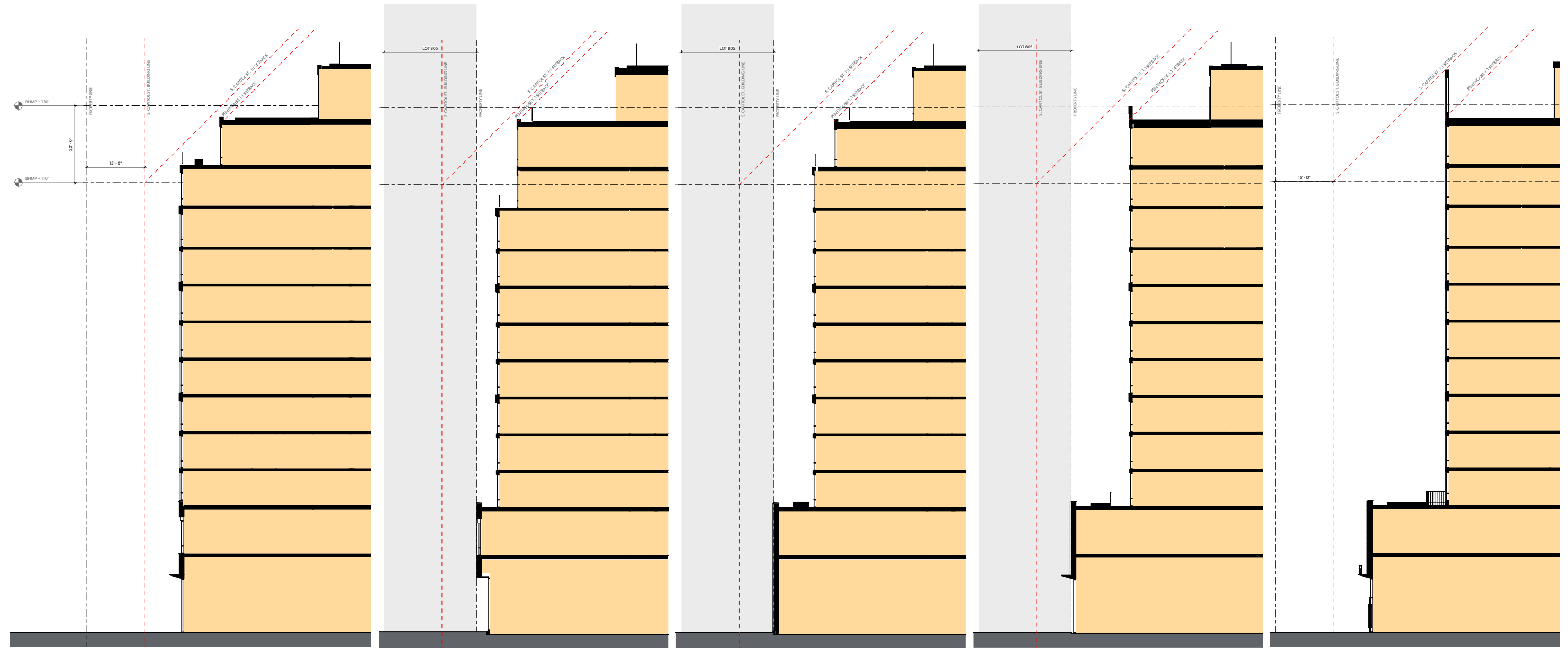
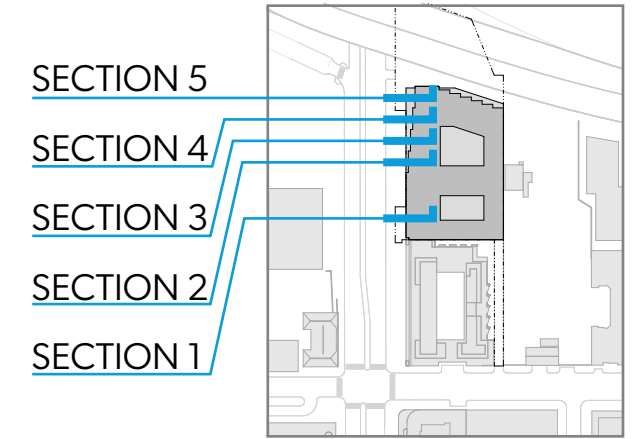


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BUILDING SECTION SOUTH CAPITOL ST SETBACK



SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5
SEE ARCHITECTURAL EMBELLISHMENT DIAGRAMS

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SECTION I-695 SOUTHEAST FREEWAY PENTHOUSE SETBACK

