



1900 HALF STREET

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC

DC Zoning Commission Review

Owner / Developer
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ZONING COMMISSION

District of Columbia

CASE NO. 1506

EXHIBIT NO. 8A1

March 15, 2016

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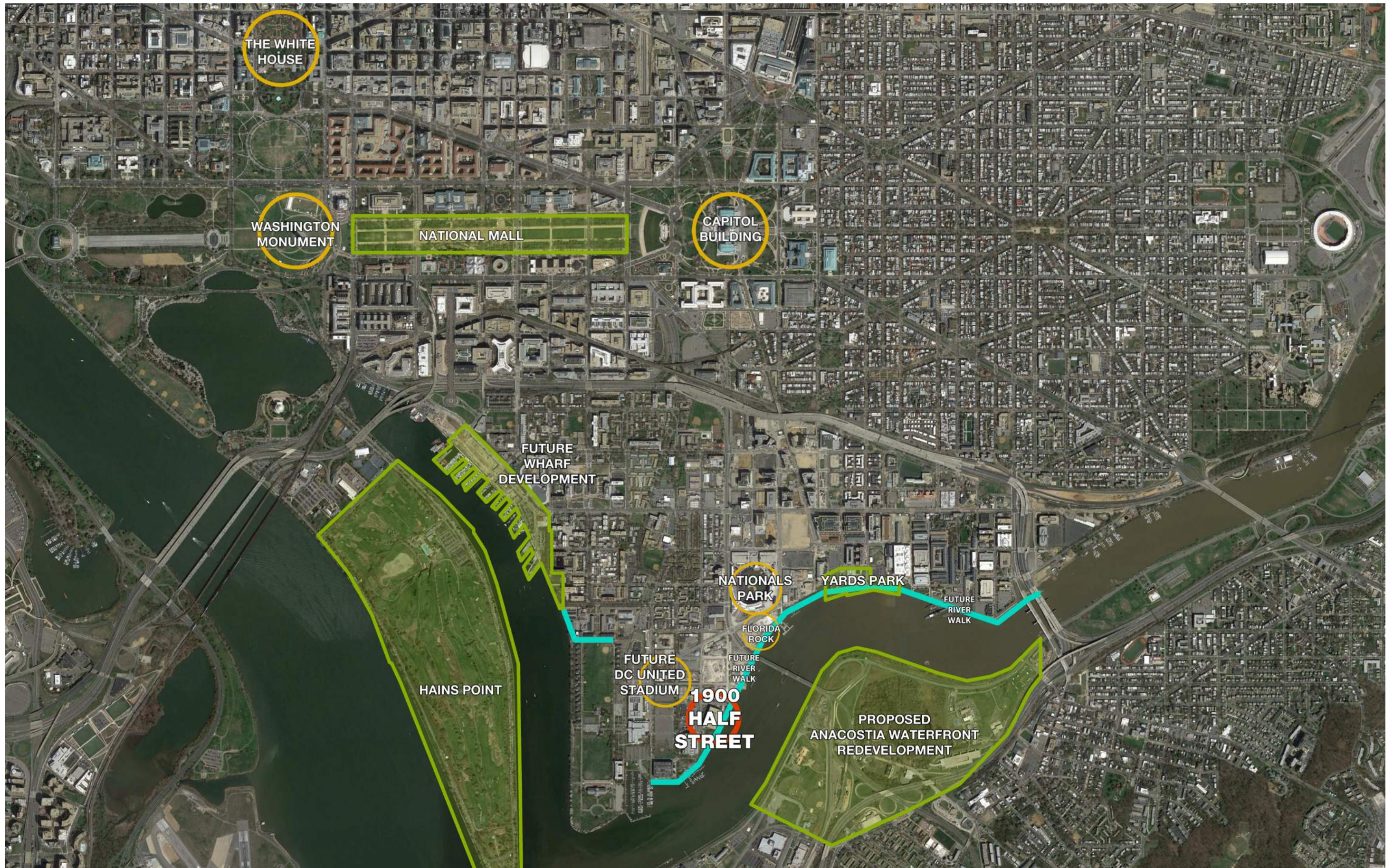
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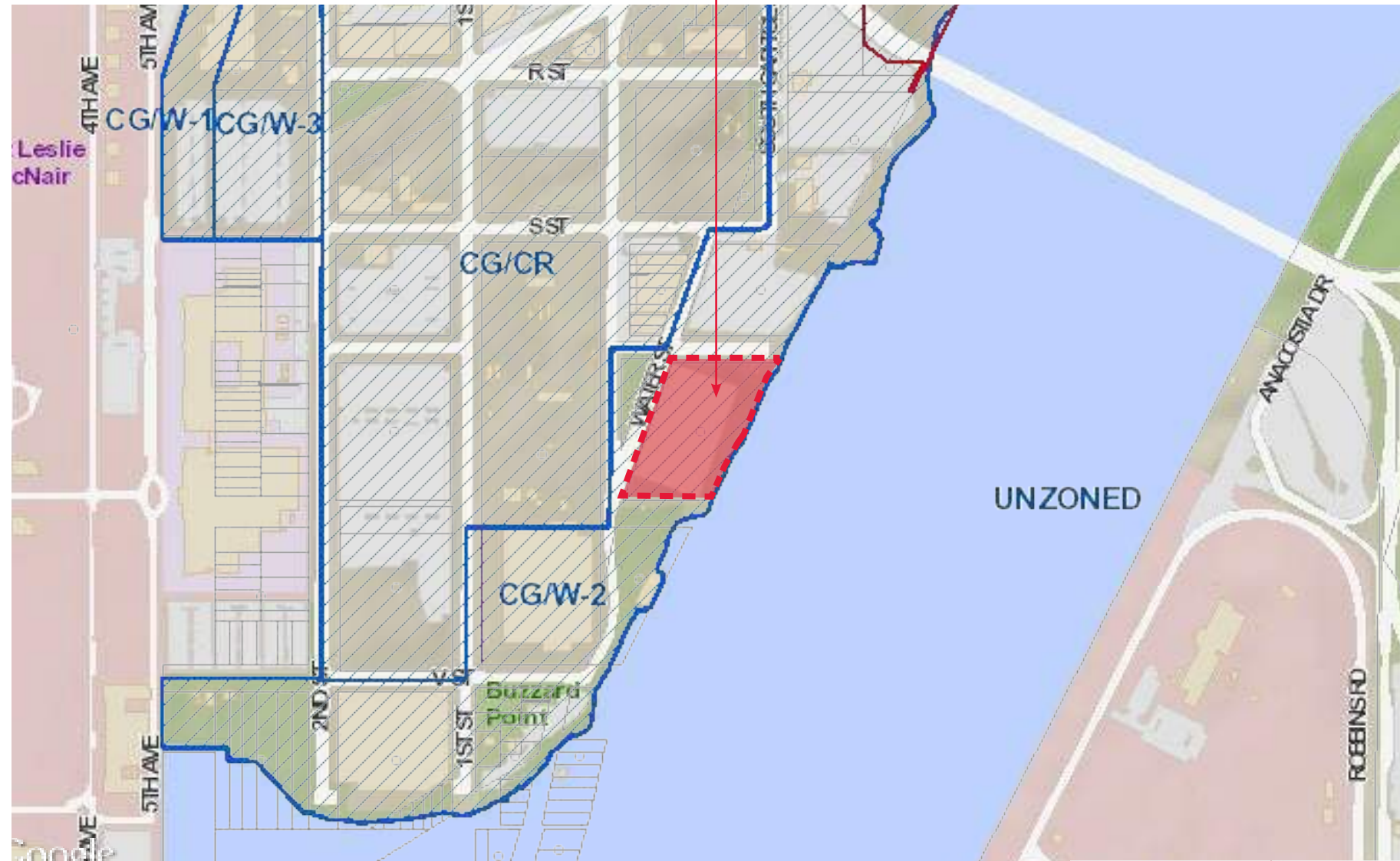
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Site Location

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Project Site
 Square 666 Lot 15
 1900 Half Street SW, Washington, DC



Zoning Map

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Zoning & Aerial Map

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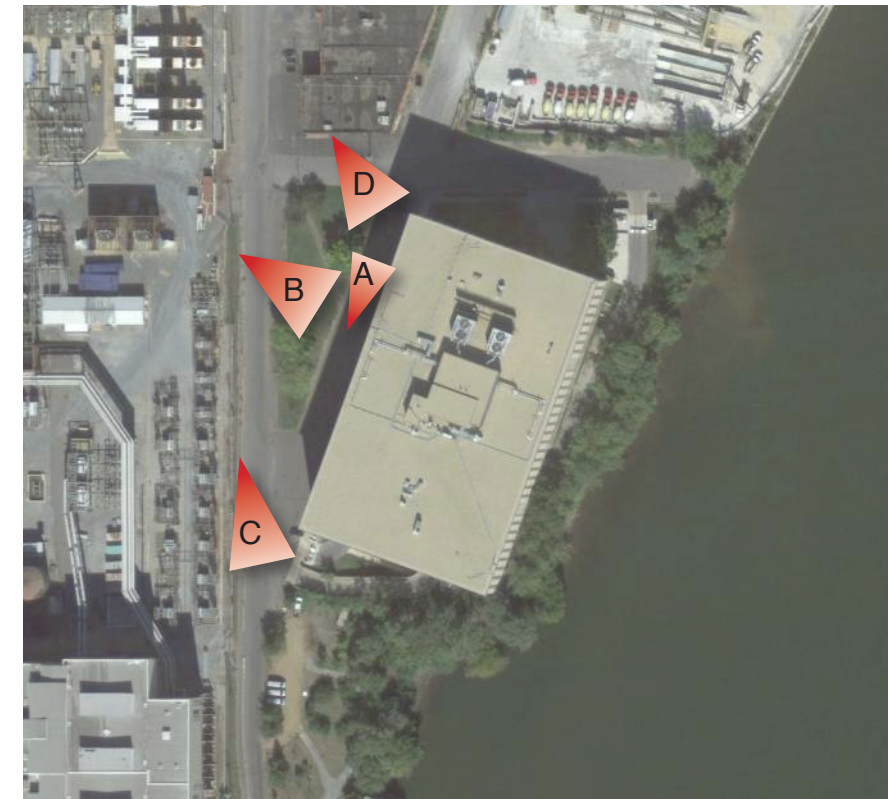
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Site Photographs

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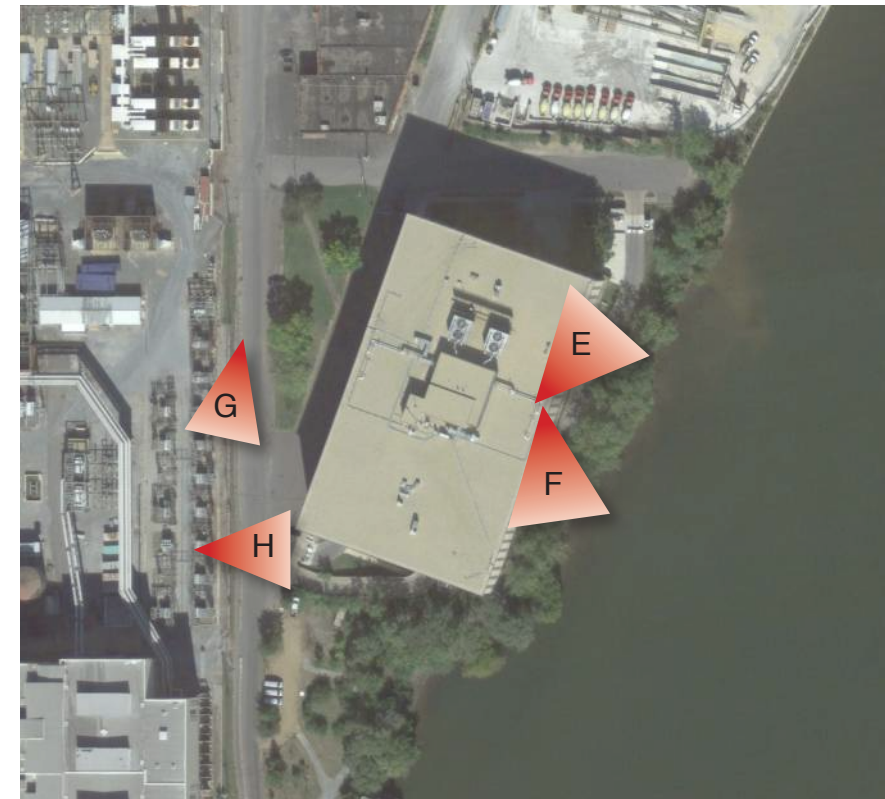
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Site Photographs

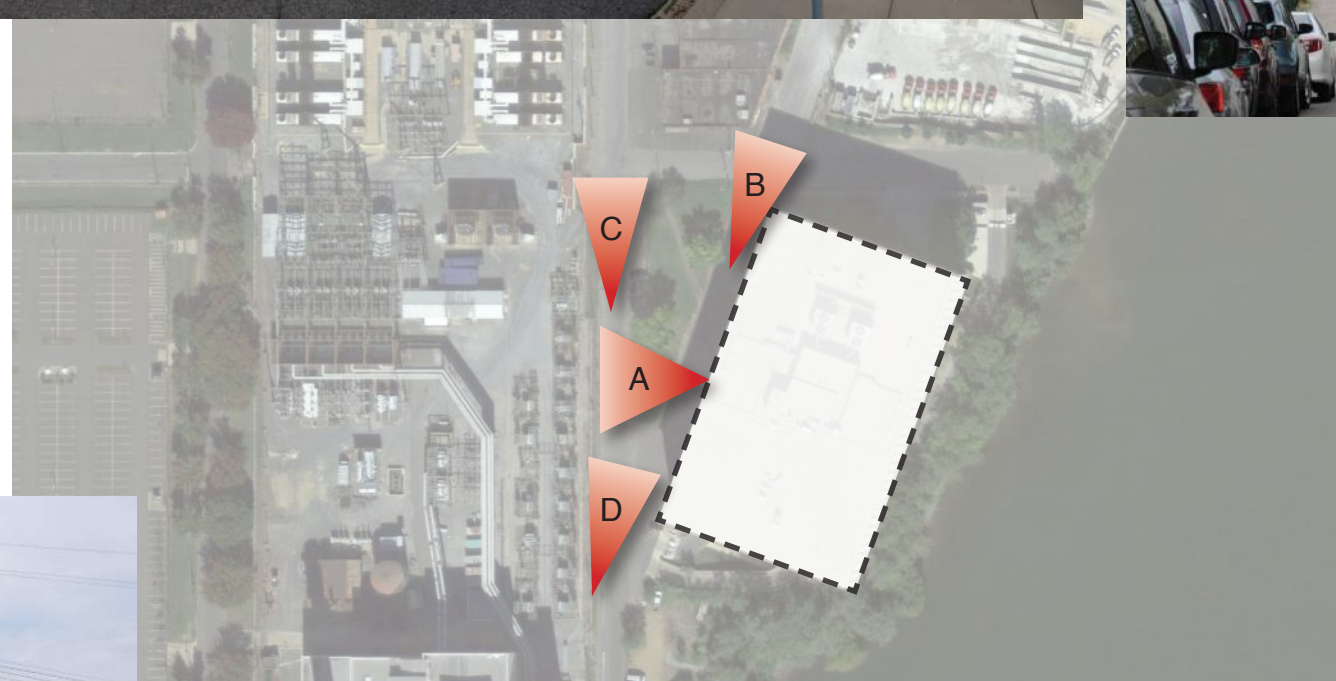
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A. PANORAMIC VIEW FROM MAIN BUILDING ENTRY



B. VIEW DOWN WATER STREET TOWARDS NATIONAL'S PARK



C. VIEW DOWN HALF STREET



D. VIEW FROM INTERSECTION OF HALF STREET AND WATER STREET

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View Analysis

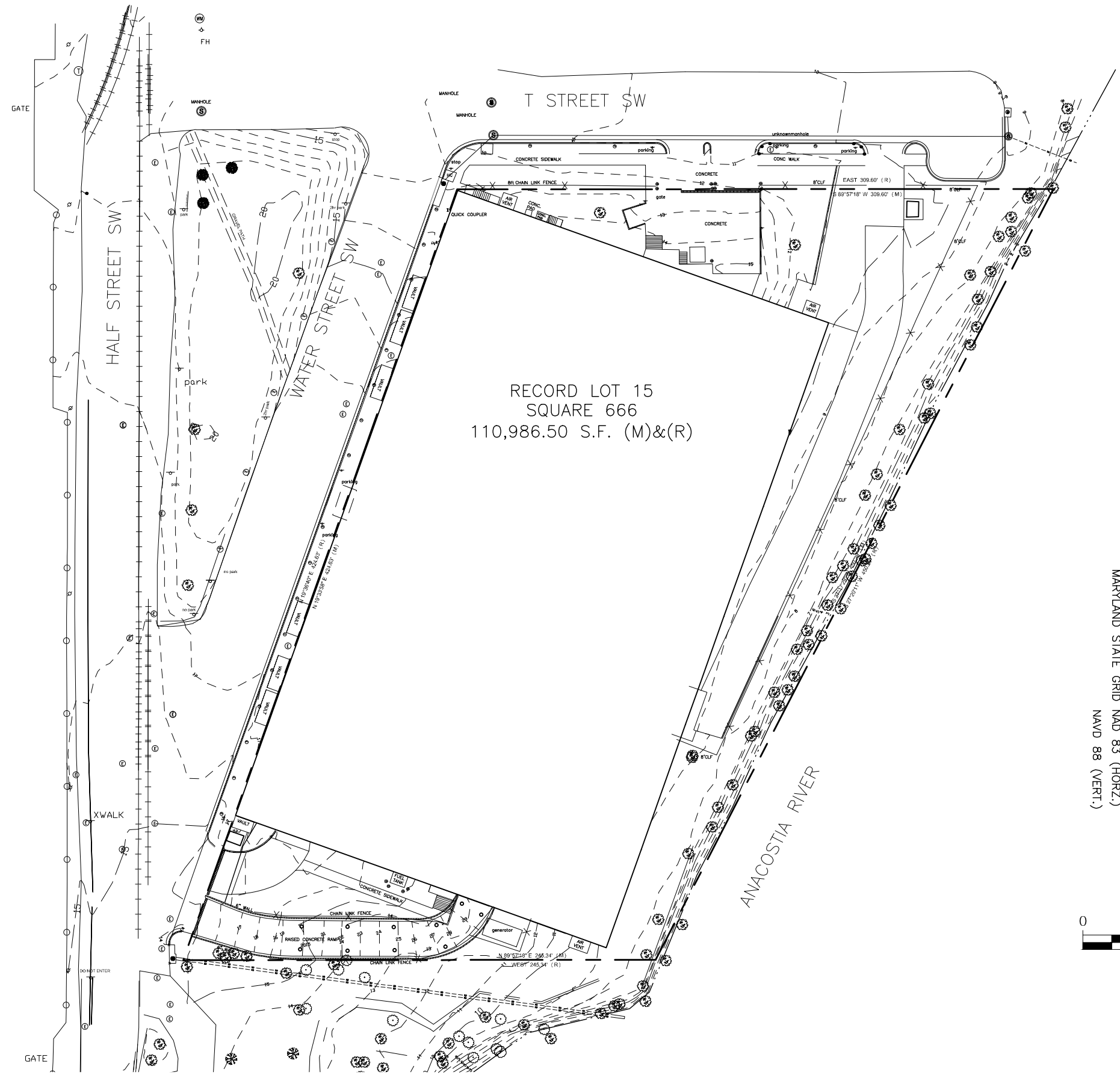
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CAUTION!

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



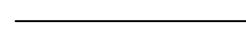

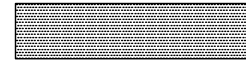


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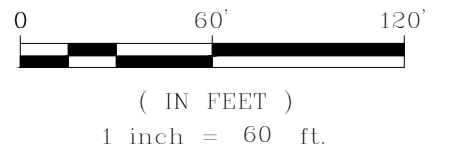
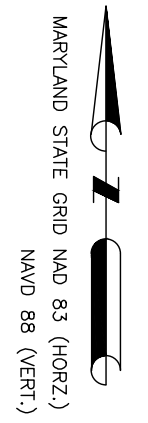
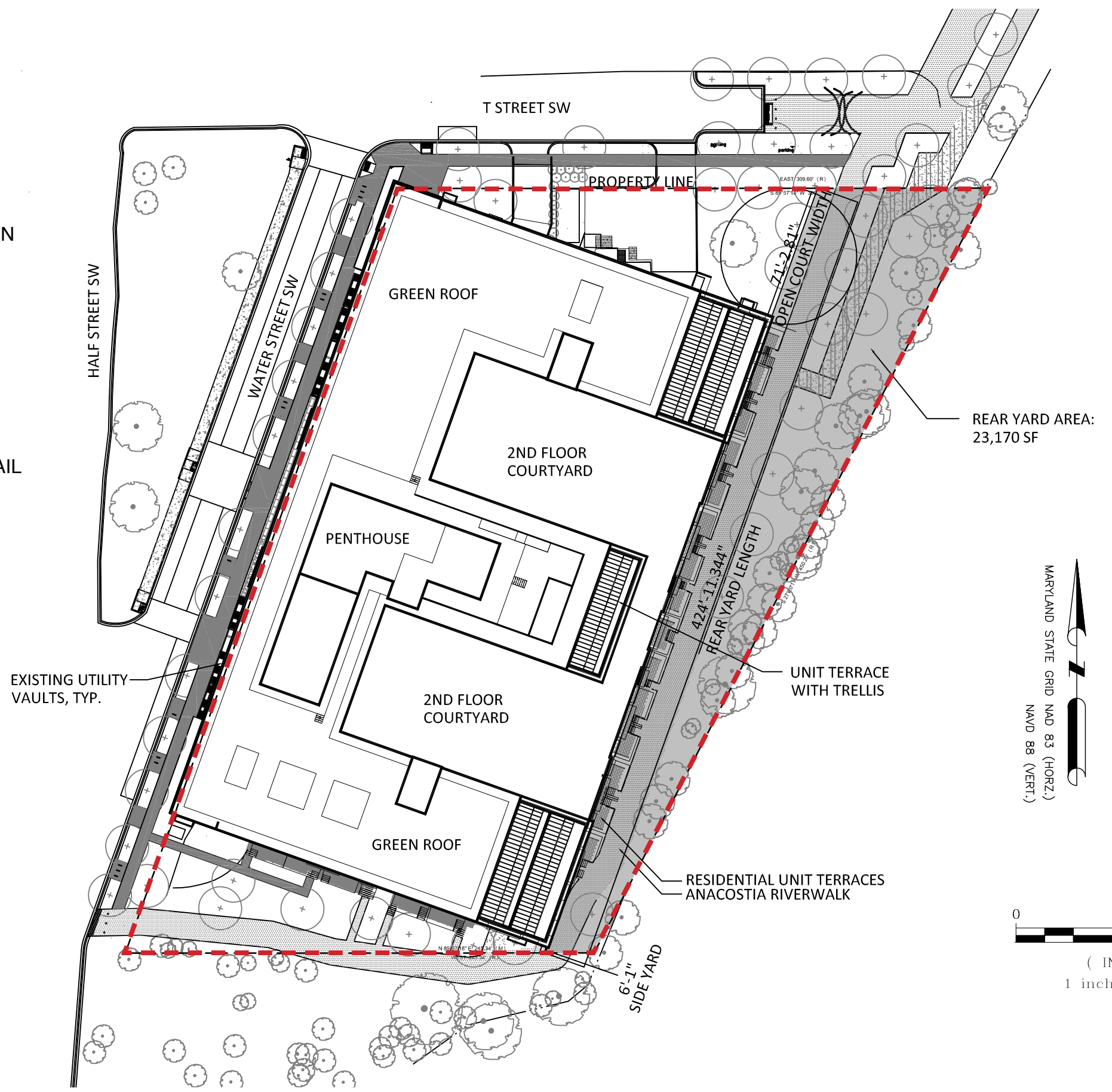
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Existing Site Survey

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LEGEND

-  EX. PROPERTY LINE
-  EX. TREE AND PLANTER TO REMAIN
-  PROP. BUILDING
-  PROP TREE AND PLANTER
-  PROP ANACOSTIA RIVERWALK TRAIL
-  PROP CONCRETE SIDEWALK
-  PROPOSED DRIVEWAY



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Proposed Site Plan

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PROPOSED FAR CALCULATIONS					
LEVEL	SERVICE	PARKING	RETAIL	RESIDENTIAL	GROSS FLOOR AREA (included in FAR)
PH				5,094	5,094
9	500			39,223	39,723
8	500			44,116	44,616
7	500			44,116	44,616
6	500			46,510	47,010
5	500			46,510	47,010
4	500			46,510	47,010
3	500			46,510	47,010
2	500			41,656	42,156
1	3,844	14,773	18,813	27,215	64,645
P1	175	29,803	5,219	17,148	52,345
P2					0
TOTAL	8,019	44,576	24,032	404,608	481,235
Land Area (SF)	110,988			FAR	4.34

EXISTING
GROSS FLOOR AREA
70,297
70,297
70,297
70,297
70,297
70,297
70,297
70,297
69,061
67,482
37,306
0
665,928
6.00

PARKING CALCULATIONS	
Required Residential Parking	1 per 3 units x 462 units 154 Spaces Total
Required Retail Parking	24,032 sf - 3000 sf / 1 per 750 sf 28 Spaces Total
Total Parking Spaces Required	182 Spaces Total
Total Parking Spaces Provided	312 Spaces Total*

*plus an additional 12 tandem spaces

AREA USE SUMMARY											
LEVEL	SERVICES	PARKING		RETAIL		RESIDENTIAL				GROSS BUILDING AREA (total square footage)	
		SPACES	TOTAL SF	RSF	TOTAL SF	UNIT COUNT	COMMON	RSF (Units)	TOTAL SF		EFFICIENCY
PH							5,094	0	5,094		5,094
9	500					46	6,785	32,438	39,223	83%	39,723
8	500					54	7,400	36,716	44,116	83%	44,616
7	500					54	7,400	36,716	44,116	83%	44,616
6	500					56	7,342	39,168	46,510	84%	47,010
5	500					56	7,342	39,168	46,510	84%	47,010
4	500					56	7,342	39,168	46,510	84%	47,010
3	500					56	7,342	39,168	46,510	84%	47,010
2	500					46	8,522	33,134	41,656	80%	42,156
1	3,844	31	14,773		18,813	22	10,773	16,442	27,215	60%	64,645
P1		110	48,101		5,219	16	5,459	12,013	17,472	69%	70,792
P2	35	171	67,415		321		2,295	0	2,295		70,066
TOTAL	7,879	312	130,289	0	24,032	462	78,002	324,131	404,932	79%	569,748

Unit Mix		
Room Type	Units	%
STUDIO	56	12%
JR. 1 BR	119	26%
1 BR	148	32%
1 BR + DEN	48	10%
2 BR	43	9%
3 BR	12	3%
1-STORY LOFT	36	8%
TOTAL	462	

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FAR Calculations & Area Summary

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	Required/Permitted	Existing Conditions	Proposed/Provided	Relief Requested
Zoning Classification	W-2 with Capital Gateway Overlay			
FAR (CG Overlay)	4.0 FAR in W-2 (§ 931.3) + 1.0 FAR for residential (§ 1603.4)	6.0 FAR	4.34 FAR	
Land Area	110,988 SF	110,988 SF	110,988 (no change)	
Gross Floor Area	443,952 SF	665,928 SF	481,235 SF	
Lot Occupancy	75%	63.6%	63.6% (no change)	
Building Height	60' (W-2) (§ 930.1) 70' (CG Overlay) (§ 1603.4)	90'-0" (from top of curb at centerline on Water Street)	90' (no change) for 76% of the building area 92'-3" for 20% of the building area 95' for 4% of the building area	Additional height due to structural accommodations for rooftop amenity and mechanical penthouse spaces.
Penthouse Number	1	1, with additional unenclosed equipment	1, with additional unenclosed equipment	Multiple roof structures due to mechanical equipment spread over large roof plane
Penthouse Heights	12'-0" for amenity spaces 18'-6" for mechanical spaces	16'-5"	12'-0" 16'-1" maximum	
Parking Requirement Residential Retail Accessible (60" wide access aisle) Van accessible (96" wide access aisle) Total	1 per 3 units x 462 units = 154 spaces 1 per 750 sf in excess of 3,000 sf x 24,032 sf = 28 spaces 7 spaces (included in total) 1 space (included in total) 182 spaces	691 parking spaces	312 zoning-compliant spaces + 12 tandem spaces = 324 total spaces	
Bicycle Parking Requirement Residential Retail	"Bicycle Commuter and Parking Expansion Act of 2007" Section 6(b)(1): 1 space per 3 units x 462 units = 152 spaces per § 2119: 5% of required vehicle parking spaces x 28 = 1 space	No existing bicycle parking	248 spaces (residential, long-term) 23 spaces (residential, short-term) 4 spaces (retail, long-term) 7 spaces (retail, short-term)	
Loading Berth Residential Retail	(1) @ 55' deep (2) @ 30' deep	(1) @ 40' deep (1) @ 30' deep	(1) @ 40' deep (no change) (1) @ 30' deep (no change)	Variance requested: - Reduction of number of berths from 3 to 2 and reduction of size from 55' to 40'
Loading Platform Residential Retail	(1) @ 200 sf (2) @ 100 sf	(1) @ 211 sf (1) @ 301 sf	(1) @ 211 sf (no change) (1) @ 301 sf (no change)	
Service/Delivery Loading Spaces Residential Retail	(1) @ 20' deep (1) @ 20' deep	(1) @ 20' deep	(1) @ 20' deep (no change)	Variance requested: Reduction of number of service/delivery spaces from 2 to 1
Courts: Minimum Width	4 in. per foot of height x 110' (at north facade) = 36'-8" 4 in. per foot of height x 92'-3" (at inner courtyards) = 30'-9"	North facade open court: 71'-2"	North facade open court: 71'-2" (no change) Inner courtyards: 71'-1" open width	
Rear Yard	24,120sf / 424.945' = 56.76'		23,170sf / 424.945' = 54.52'	
Penthouse Setbacks	1:1 setback ratio	Complies with 1:1 setback ratio	Existing stairwells and elevator overruns to remain. New openings in the slabs creates setbacks less than 1:1 at interior courts only.	Special exception requested for setbacks at courtyard walls.
Side yard	If provided, 8'-0" minimum	6'-1" side yard	6'-1" (existing non-conforming condition)	
Green Area Ratio (GAR)	0.3 (W-2)	N/A	Exempt per § 3401.3: alterations to existing building not to exceed 100% of assessed value of building within any twelve-month period.	

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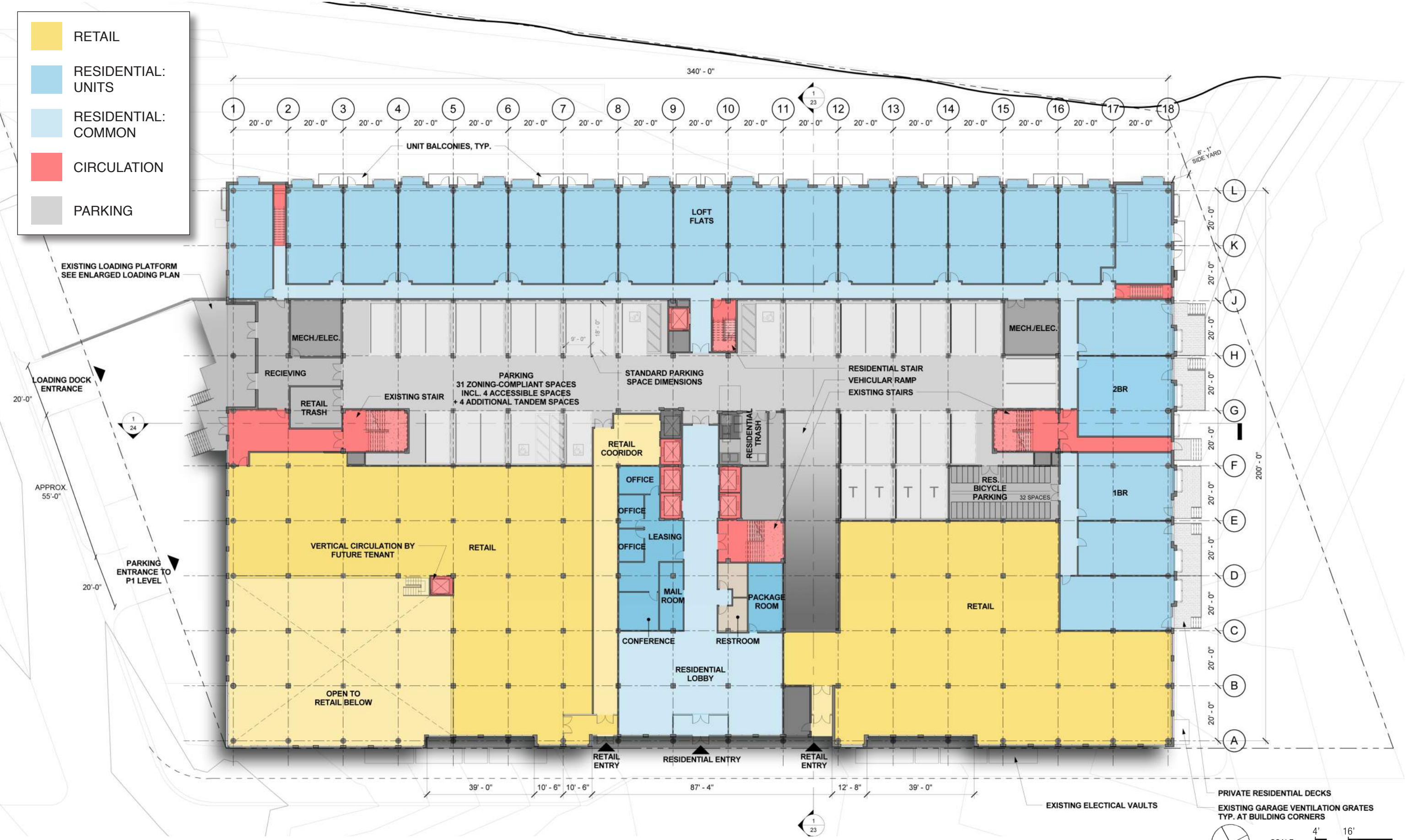
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Zoning Analysis

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



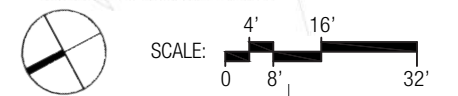
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Ground Floor Plan

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



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Floor P1 Plan

March 15, 2016



- RETAIL
- RESIDENTIAL:
COMMON
- CIRCULATION
- PARKING



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Floor P2 Plan

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



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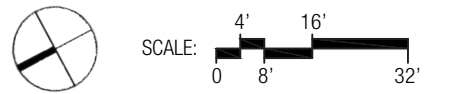
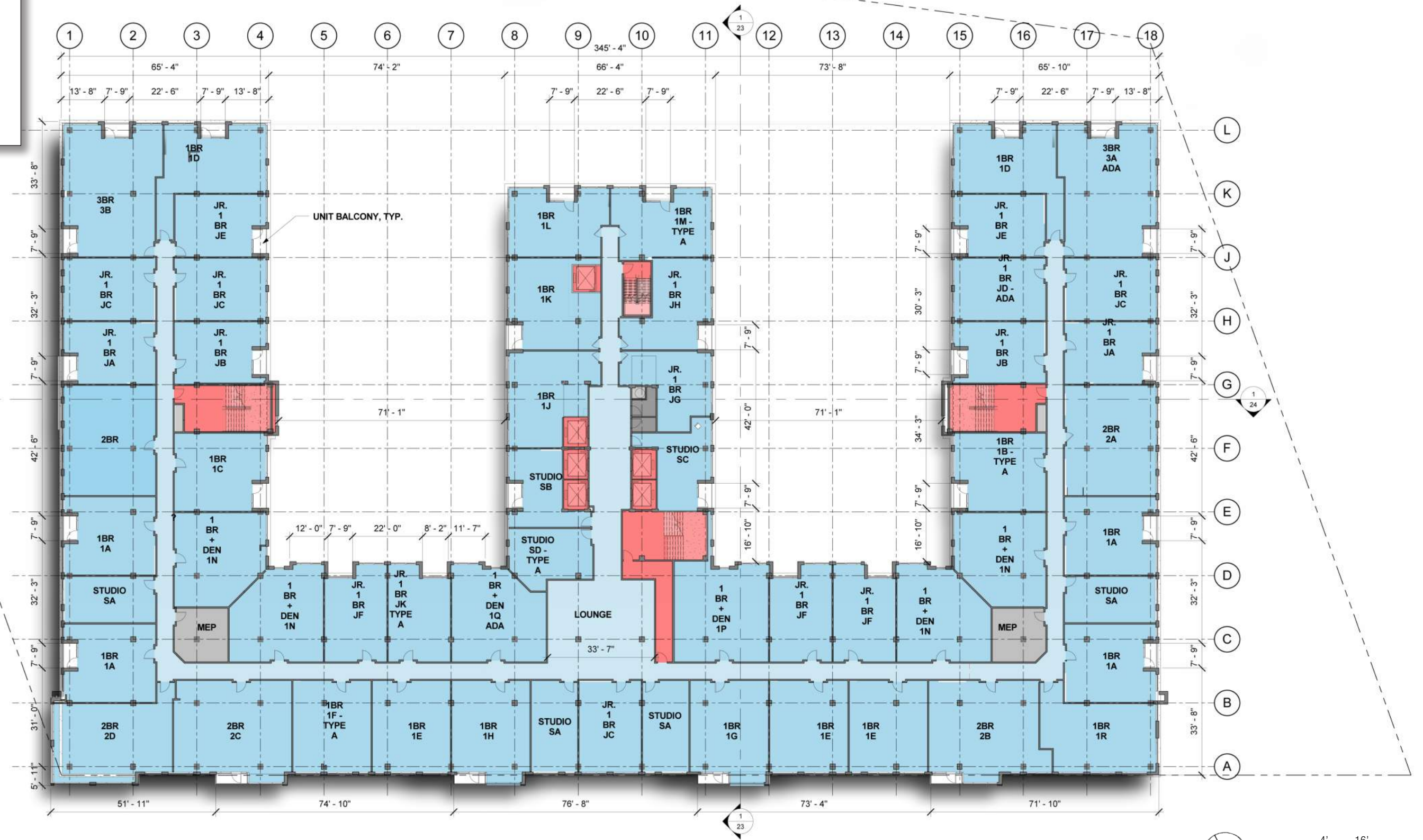
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Floor 2 Plan

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



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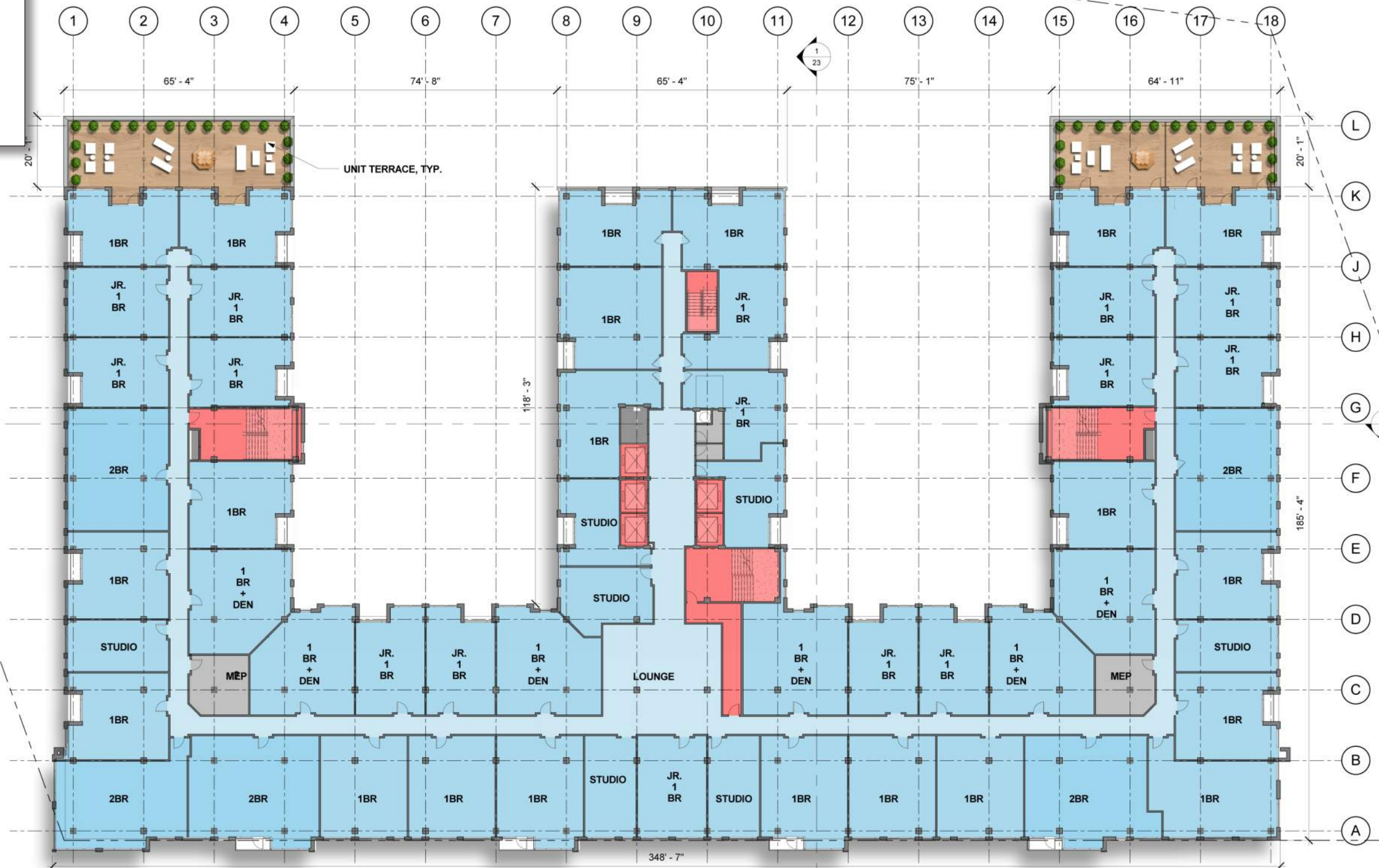
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Floor 3-6 Plan

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



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Floor 7-8 Plan

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