



# 1900 HALF STREET

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

Owner / Developer  
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Washington, DC 20001  
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Landscape Architects  
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June 20, 2016

## Table of Contents

### Project Overview

3	Site Location
4	Zoning & Aerial Map
5	Site Photographs
6	Site Photographs
7	View Analysis
8	Existing Site Survey
9	Proposed Site Plan
10	FAR Calculations & Area Summary
11	Zoning Analysis

### Sustainability

12	LEED Score Card
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### Architectural Character

13	Ground Floor Plan
14	Floor P1 Plan
15	Floor P2 Plan
16	Floor 2 Plan
17	Floor 3-6 Plan
18	Floor 7-8 Plan
19	Floor 9 Plan
20	Penthouse Plan
21	Roof Plan
22	Loading Dock Access
23	Building Section
24	Building Section
25	Enlarged Rooftop Sections
26	West (Water Street) Elevation
27	North Elevation
28	East Elevation
39	South Elevation
30	Proposed Materials
31	Wall Sections
32	Overall View
33	View from the Anacostia River
34	View from Half Street
35	View from Courtyard
36	View from Riverwalk

### Landscape Architecture

#### Site Analysis and Design

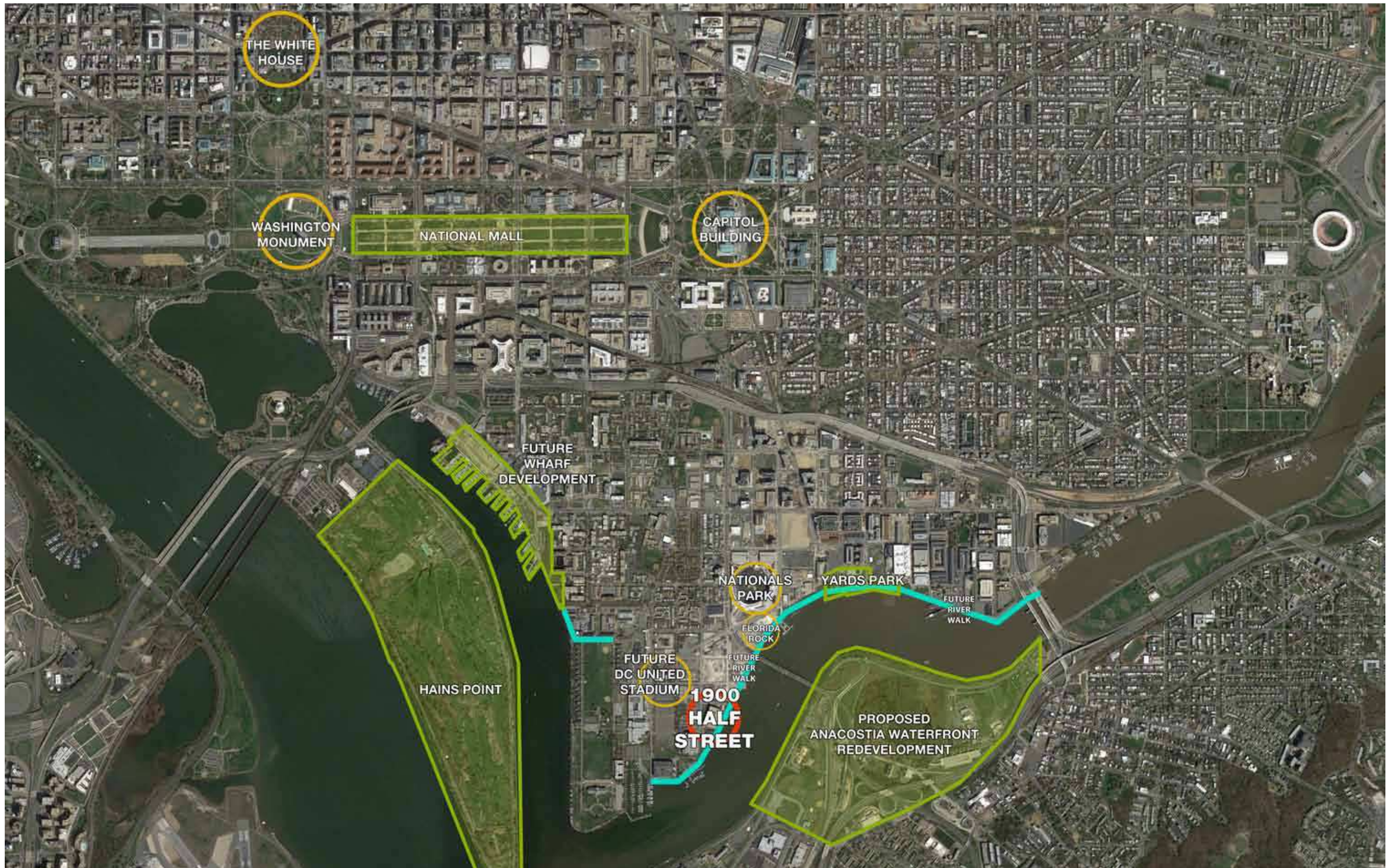
37	Buzzard Point Area
38	Site Plan Diagram
39	Public Road Improvements
40	Site Plan Diagram
41	Bicycle Routes
42	Existing Site
43	Existing Utilities
44	Site Preservation
45	Topography
46	100 Year Flood Plain
47	Sections - Anacostia Riverwalk
48	Water Street
49	Sections - Water Street
50	Site Circulation
51	Typical Site Elements
52	Landscape Planting

#### Courtyard

53	Courtyard Site Plan
54	Landscape Planting
55	Typical Section

#### Rooftop

56	Roof Plan & Material Images
57	Landscape Planting



# 1900 HALF STREET

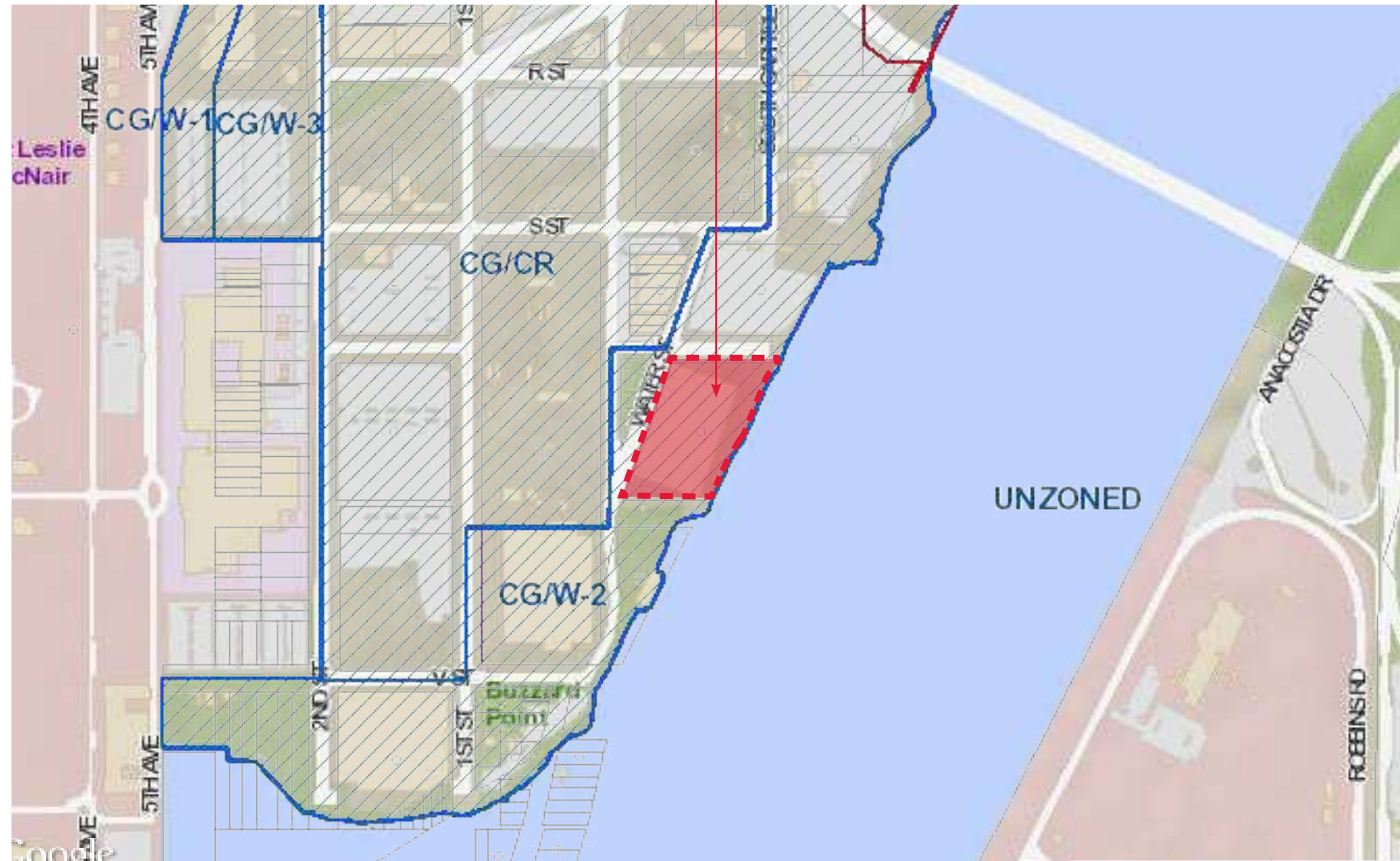
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Site Location

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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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A



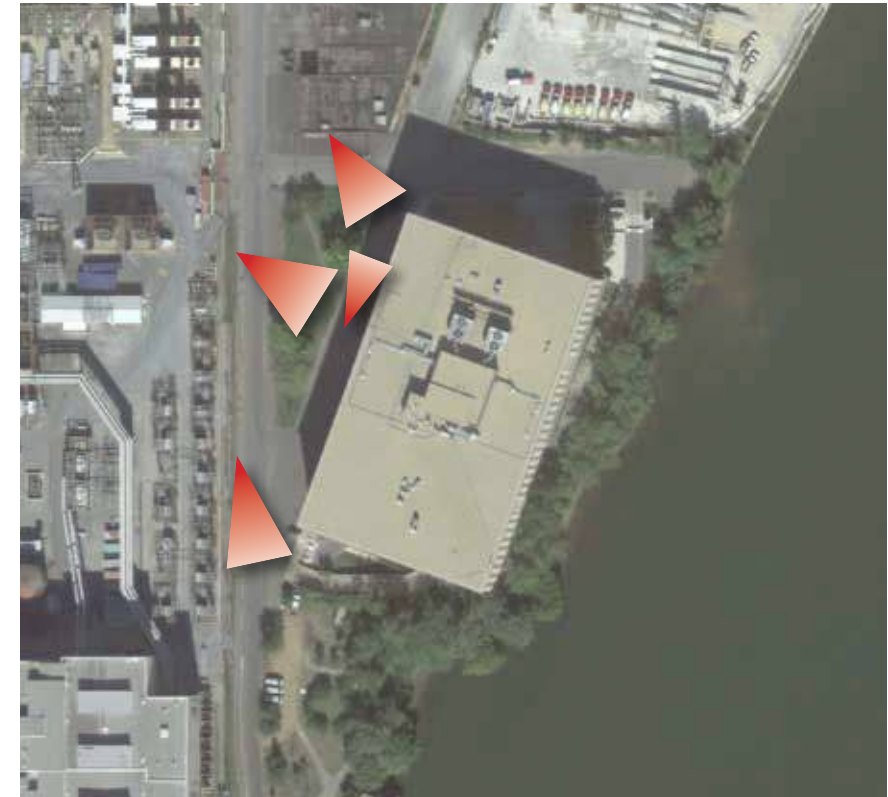
B



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

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## View Analysis

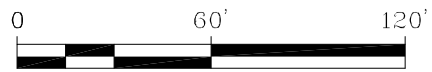
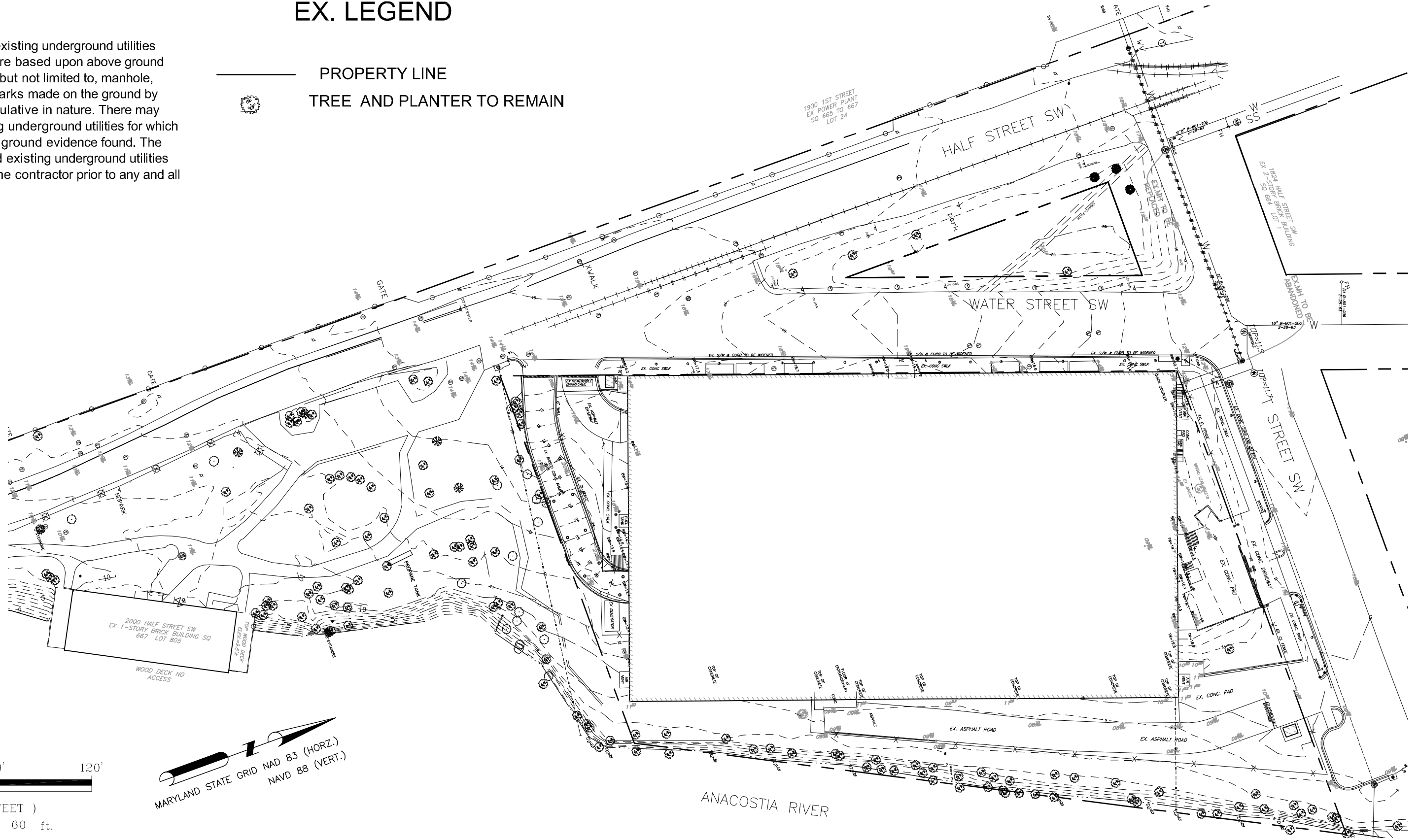
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**CAUTION!**

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



( IN FEET )  
1 inch = 60 ft.

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

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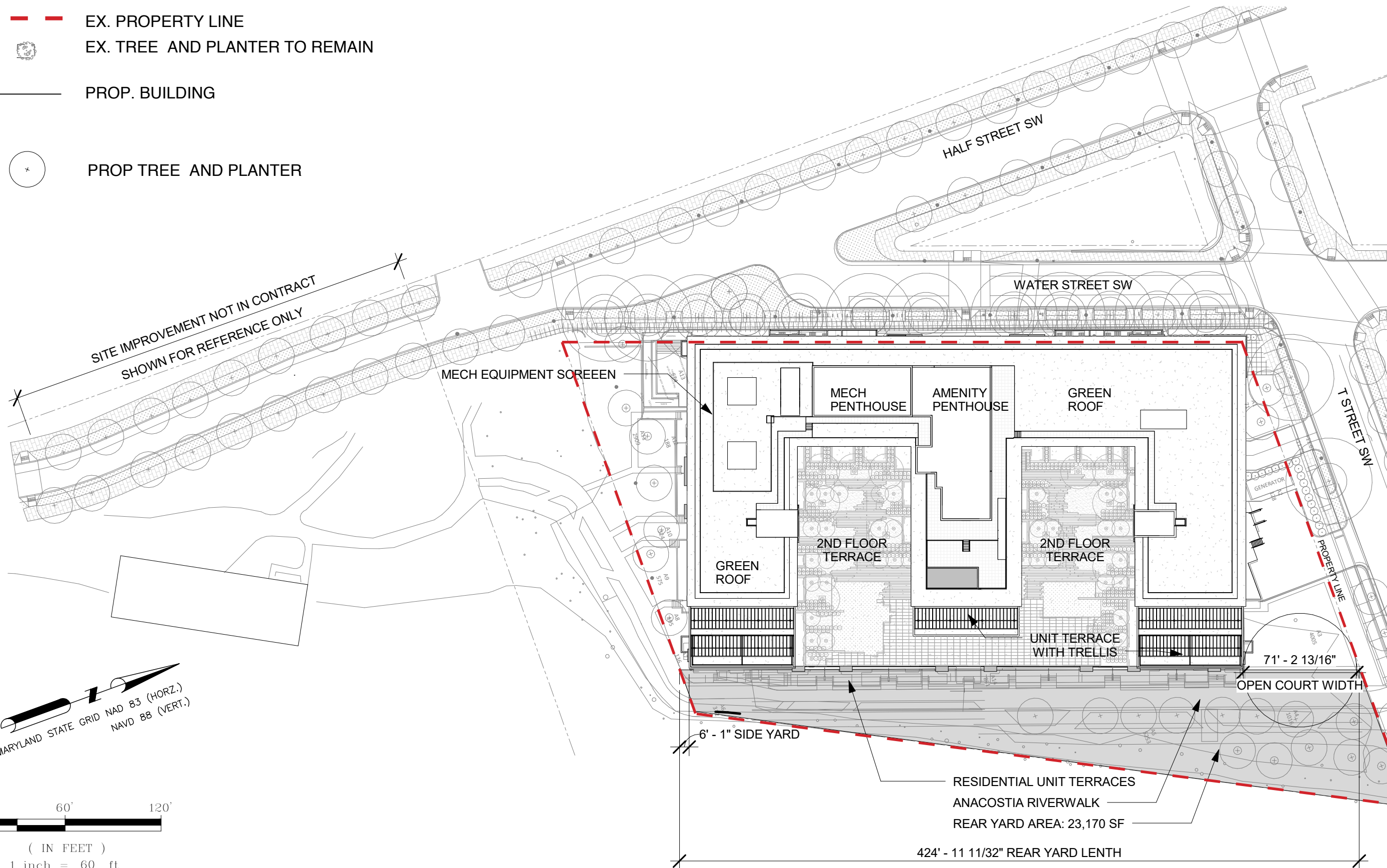
# Existing Site Survey

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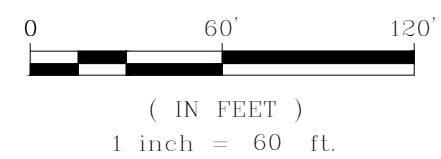


# LEGEND

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



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



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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	600			33,215	33,815
1	3,844	14,773	18,813	5,032	42,462
P1	175	29,803	5,219	17,148	52,345
P2					0
<b>TOTAL</b>	<b>8,119</b>	<b>44,576</b>	<b>24,032</b>	<b>373,984</b>	<b>450,711</b>
Land Area (SF)	110,988			FAR	4.06

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 427 units 142 Spaces Total
Required Retail Parking	24,032 sf - 3000 sf / 1 per 750 sf 28 Spaces Total
<b>Total Parking Spaces Required</b>	<b>170 Spaces Total</b>
<b>Total Parking Spaces Provided</b>	<b>300 Spaces Total*</b>

\*plus an additional 11 tandem spaces

	Required/Permitted	Existing Conditions	Proposed/Provided	Relief Requested
<b>Zoning Classification</b>	W-2 with Capital Gateway Overlay			
<b>FAR (CG Overlay)</b>	4.0 FAR in W-2 (§ 931.3) + 1.0 FAR for residential (§ 1603.4)	6.0 FAR	4.06 FAR	
<b>Land Area</b>	110,988 SF	110,988 SF	110,988 (no change)	
<b>Gross Floor Area</b>	443,952 SF	665,928 SF	450,711 SF	
<b>Lot Occupancy</b>	75%	63.6%	63.6% (no change)	
<b>Building Height</b>	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 mechanical penthouse spaces and rooftop use for residential conversion.
<b>Penthouse Number</b>	1; separate enclosure for egress stairs permitted	1, with additional unenclosed equipment	1, with additional unenclosed equipment (plus separate egress stairs)	Multiple roof structures due to mechanical equipment spread over large roof plane and conversion to residential use
<b>Penthouse Heights</b>	1 height for habitable space; 1 height for mechanical space; 1 height for screen wall (§ 411.9)	16'-5"	Habitable space 12'-0" Mechanical space 16'-1" Screen wall 14'	
<b>Penthouse Setbacks</b>	1:1 setback ratio	Complies with 1:1 setback ratio	Existing stairwells and elevator overruns to remain. New openings in the slab creates setbacks less than 1:1 at interior courts only.	Special exception requested for setbacks at courtyard walls.
<b>Parking Requirement</b> Residential Retail  Total	1 per 3 units x 427 units = 142 spaces 1 per 750 sf in excess of 3,000 sf x 24,032 sf = 28 spaces  170 spaces	   691 parking spaces	   300 zoning-compliant spaces + 12 tandem spaces = 312 total spaces	
<b>Bicycle Parking Requirement</b> Residential  Retail	"Bicycle Commuter and Parking Expansion Act of 2007" Section 6(b)(1): 1 space per 3 units x 427 units = 142 spaces  per § 2119: 5% of required vehicle parking spaces x 28 = 1 space	No existing bicycle parking	210 spaces (residential, long-term; interior) 22 spaces (residential, short-term; exterior) 12 spaces (retail, long-term; interior) 7 spaces (retail, short-term; exterior)	
<b>Loading Berth</b> 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'
<b>Loading Platform</b> Residential Retail	(1) @ 200 sf (2) @ 100 sf	(1) @ 211 sf (1) @ 301 sf	(1) @ 211 sf (no change) (1) @ 301 sf (no change)	
<b>Service/Delivery Loading Spaces</b> 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
<b>Courts: Minimum Width</b>	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	
<b>Rear Yard (§ 933)</b>	24,120 SF / 424.95' = 56.76'		23,170sf / 424.945' = 54.52'	
<b>Side Yard (§ 934)</b>	If provided, 8'-0" minimum	6'-1" side yard	6'-1" (existing non-conforming condition)	



**LEED v2009 for New Construction**

1900 Half Street  
June 15, 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

**12 7 16 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	
5	5	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

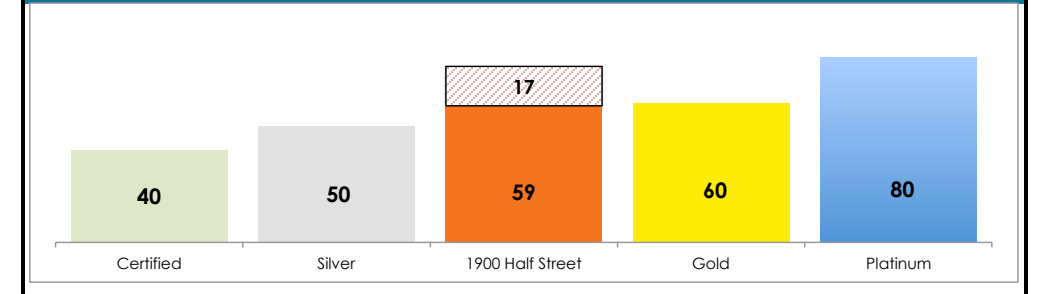
**6 0 0 Innovation and Design Process Possible Points: 6**

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

**59 17 34 Total Possible Points: 110**



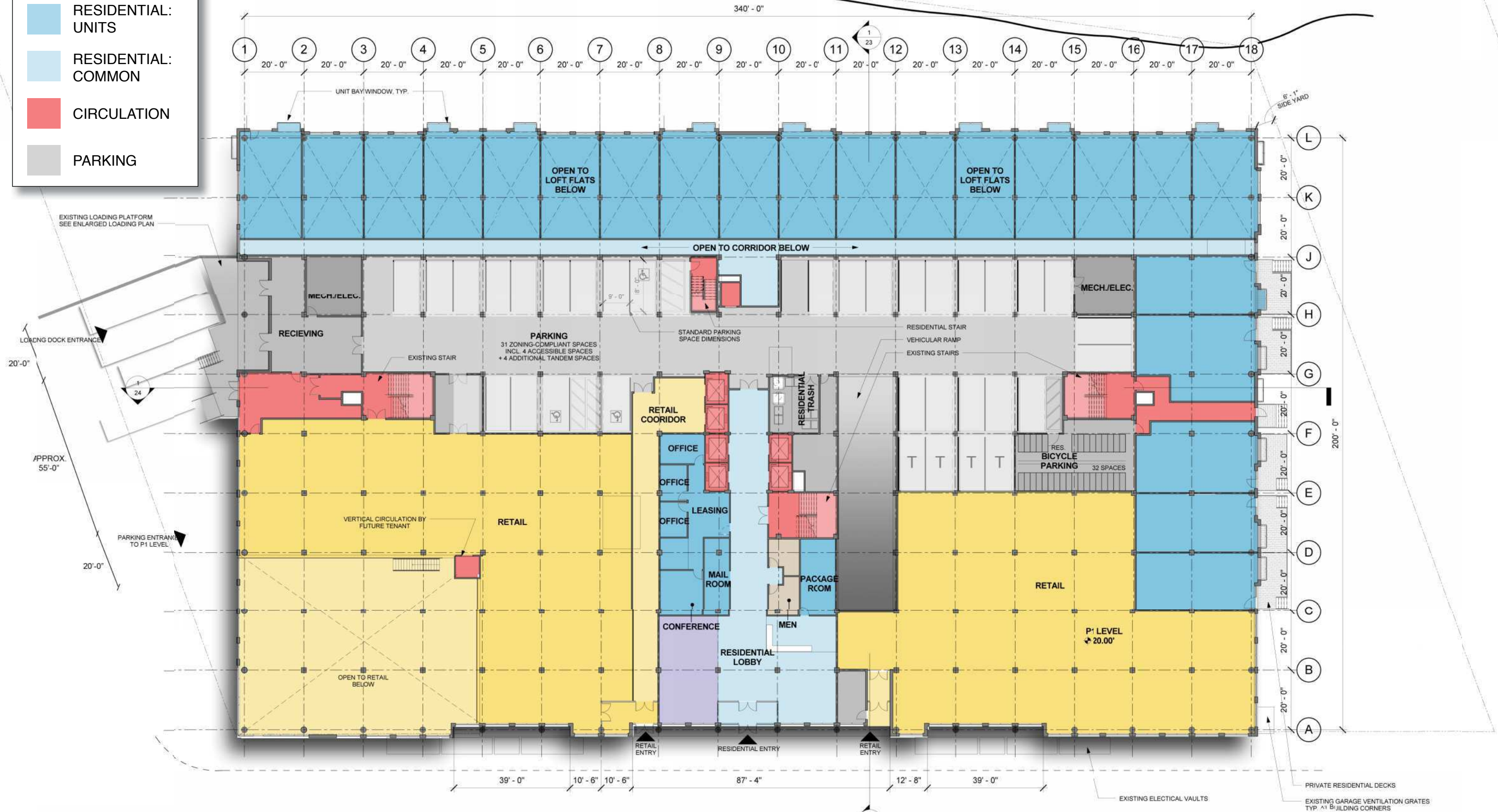
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**LEED Score Card**

June 20, 2016

- 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



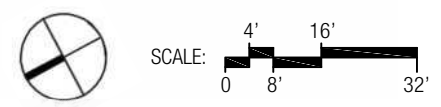
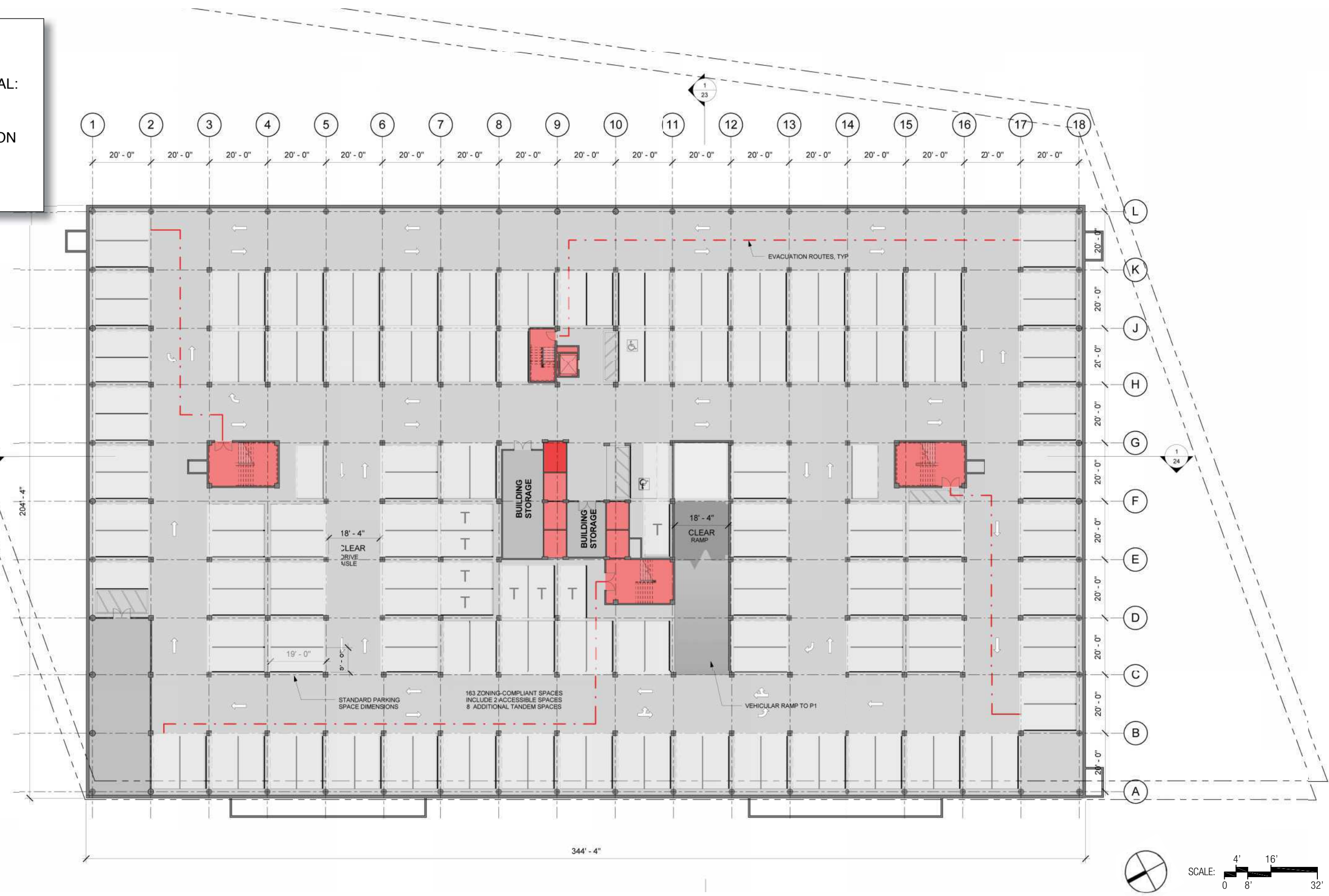
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## Floor P1 Plan

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- RETAIL
- RESIDENTIAL:  
COMMON
- CIRCULATION
- PARKING



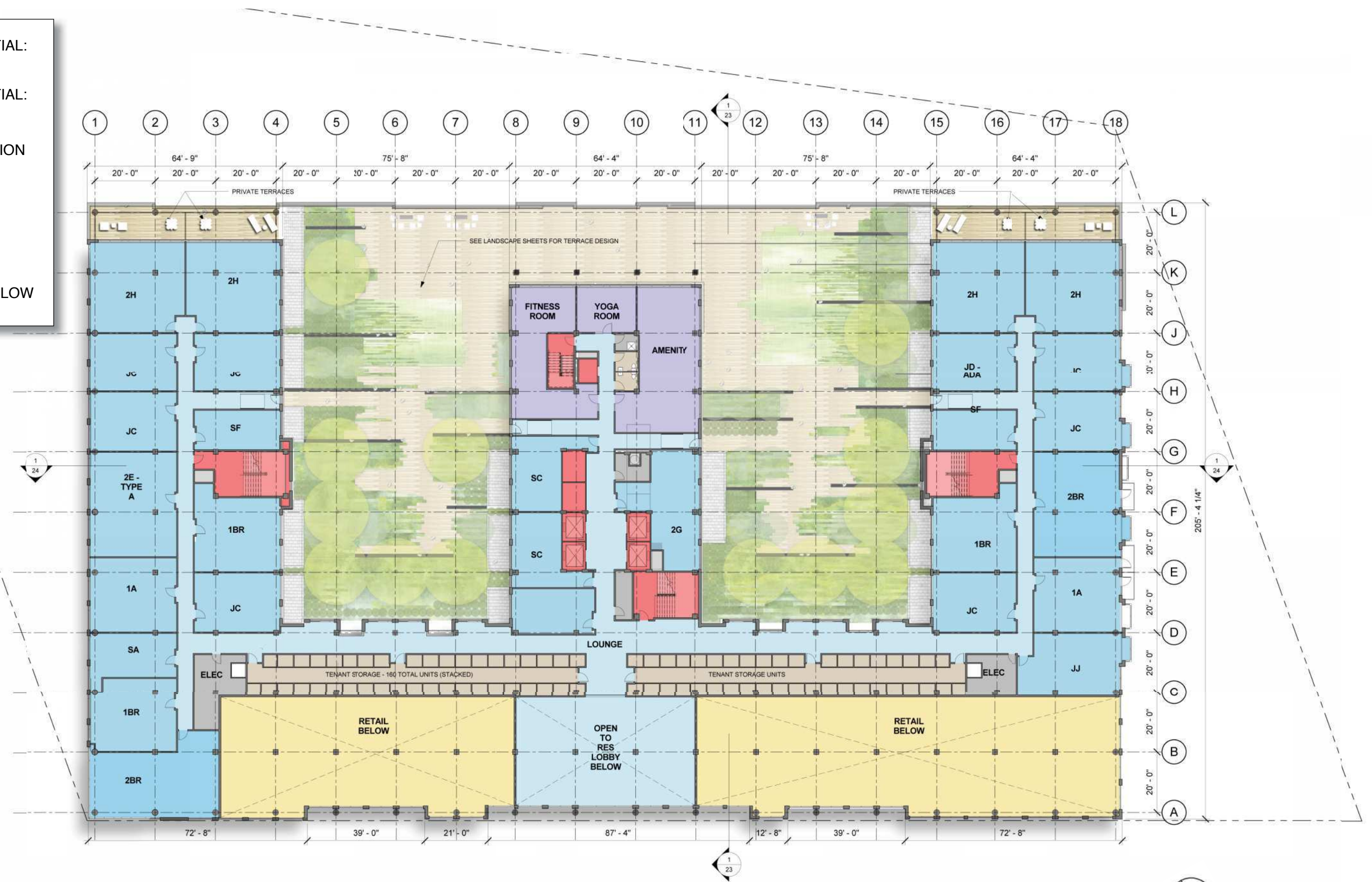
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## Floor P2 Plan

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



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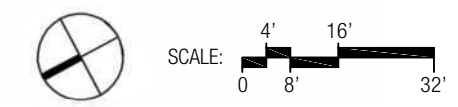
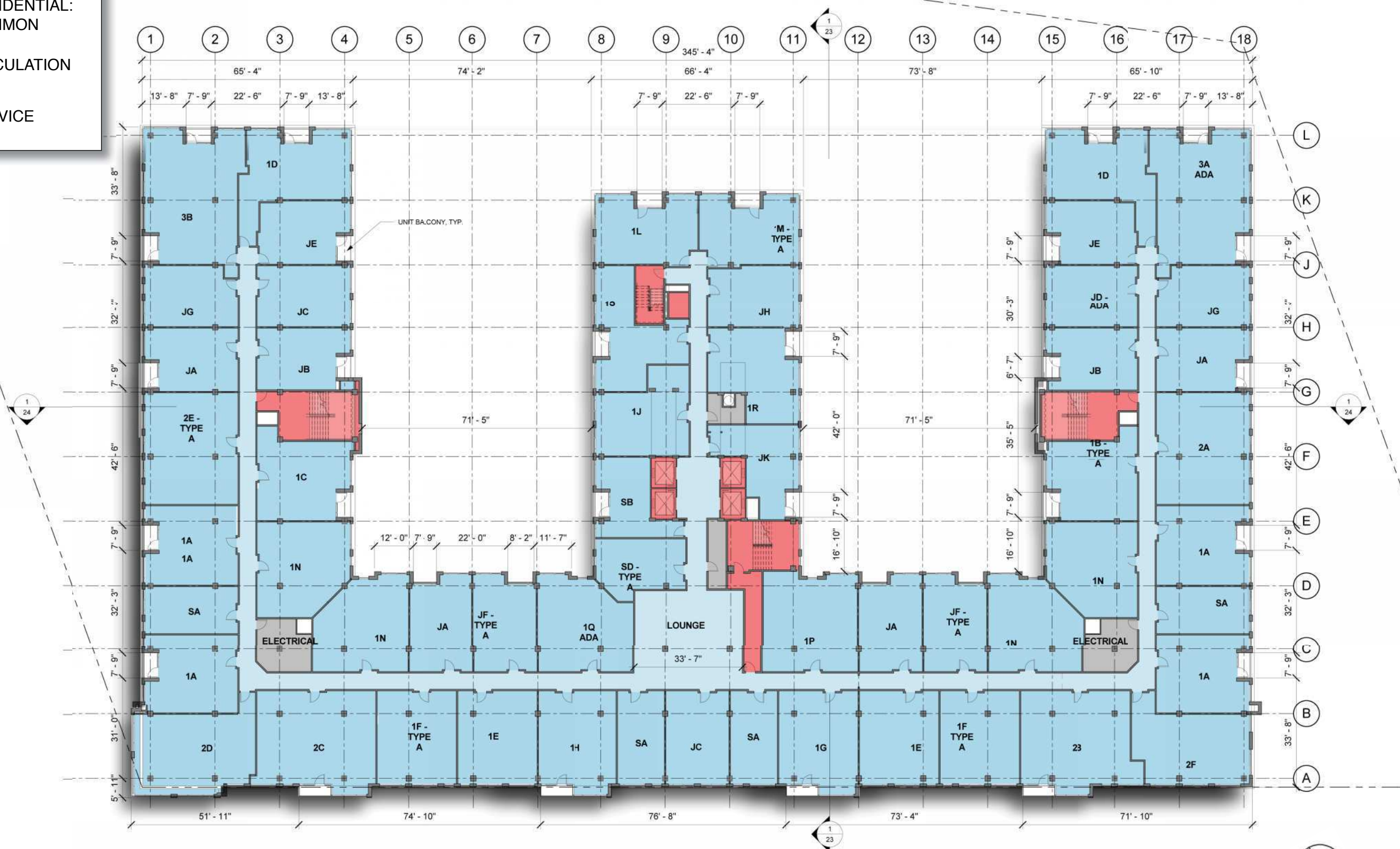
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## Floor 2 Plan

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



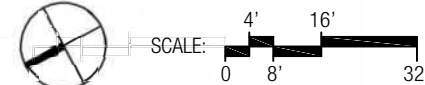
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## Floor 3-6 Plan

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



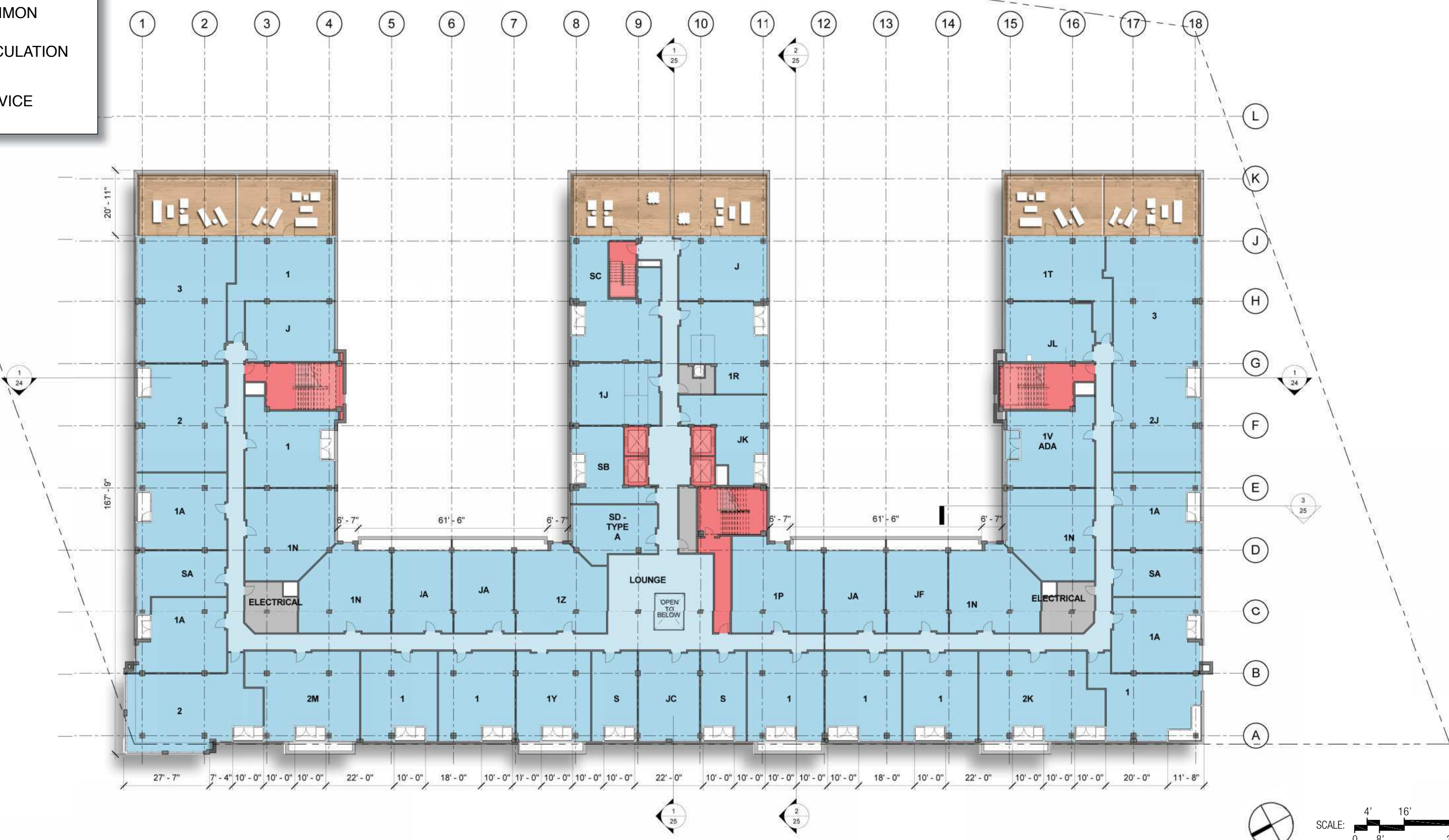
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## Floor 7-8 Plan

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

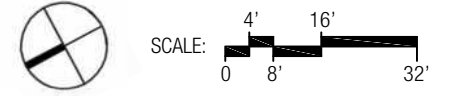
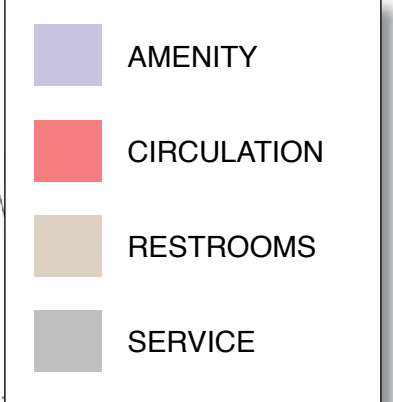
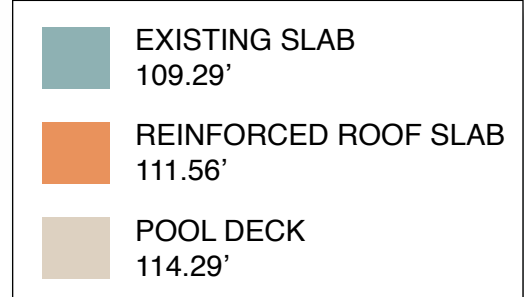


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## Floor 9 Plan

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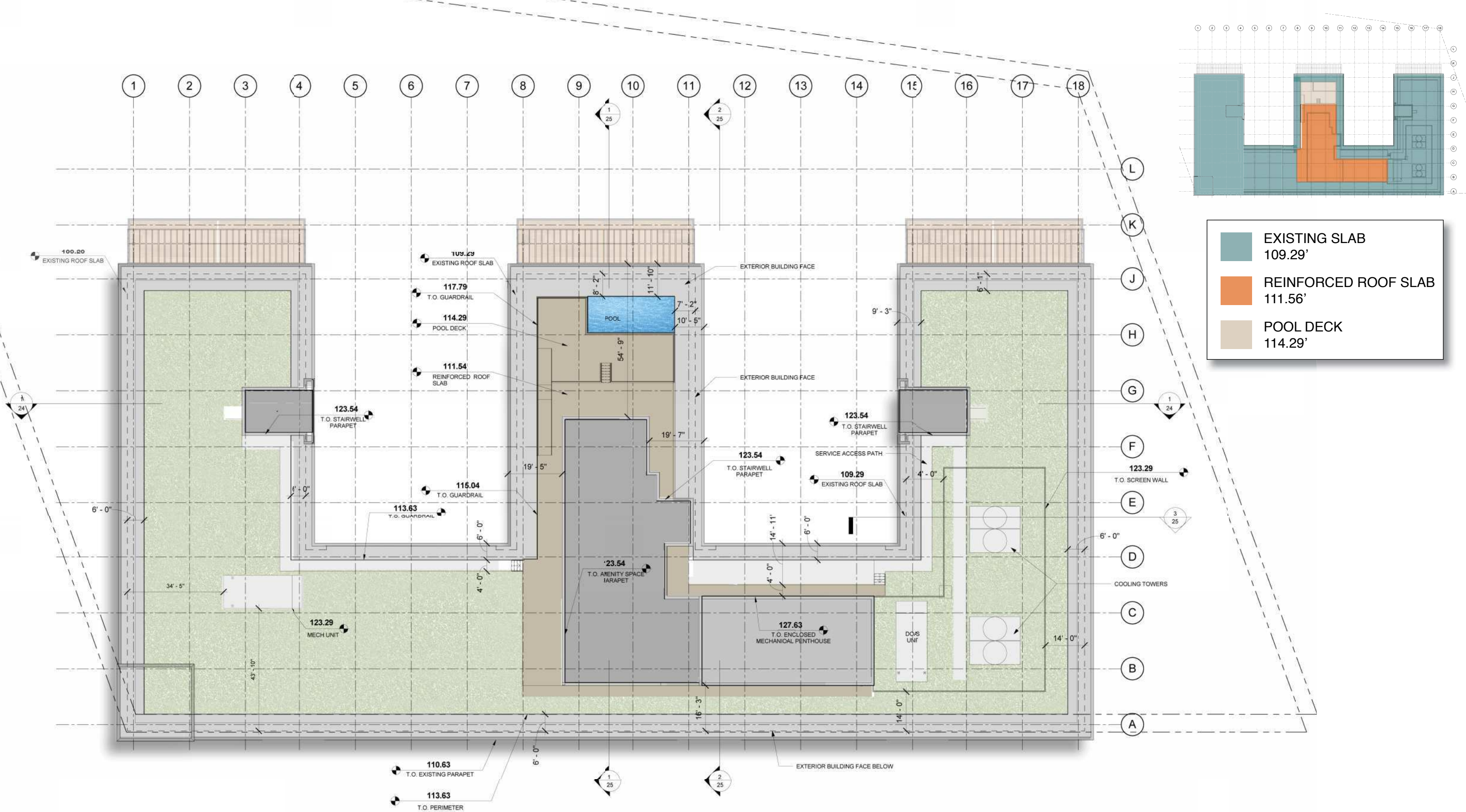





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## Penthouse Plan

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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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