

SYCAMORE & OAK
ST. ELIZABETHS EAST | PARCEL 15
CFA SUBMISSION | CONCEPT REVIEW

Adjaye Associates
6 APRIL 2023

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**MASTER PLAN:
EVOLVING CONTEXT AT ST. ELIZABETHS EAST**

WARD 8 | SITE & CONTEXT

LAND USE | PARKS | FRESH FOOD



ST. ELIZABETH'S | EAST CAMPUS MASTER PLAN

NEW CONSTRUCTION PARCELS & HISTORIC QUADS



PARCEL 15 | SITE & CONTEXT

PROPOSED DEVELOPMENT



PARCEL 1 | HORSE STABLE & DRY BARN



PARCEL 2 | 801 EAST MEN'S SHELTER



PARCEL 2 | HOSPITAL AND HOSPITAL GARAGE



PARCEL 3 | GATEWAY PAVILION



PARCEL 4 | 1902 R, I, N, BLDGS



PARCEL 5 | MAPLE QUADRANGLE BLDG 90



PARCEL 5 | MAPLE QUADRANGLE BLDG 91



PARCEL 5 | MAPLE QUADRANGLE BLDG 92



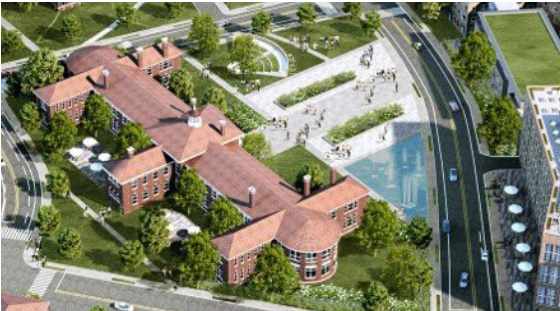
PARCEL 5 | MAPLE QUADRANGLE BLDG 93



PARCEL 6 | PARKING + MIXED USE TBD



PARCEL 7 | MIXED USE BUILDING



PARCEL 8 | INNOVATION & ENTREPRENEUR BLDG 100



PARCEL 9 | COMMERCIAL & EDUCATION



PARCEL 10 | DISTRICT TOWNS | TOWNHOUSES



PARCEL 11 | THE RESIDENCES



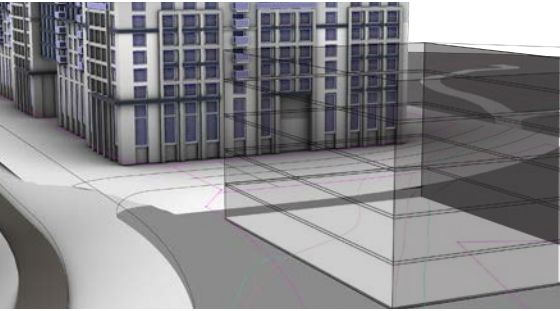
PARCEL 12 | ENTERTAINMENT SPORTS ARENA



PARCEL 13 | MIXED USE



PARCEL 14 | DISTRICT TOWNS | TOWNHOUSES



PARCEL 16 | FUTURE RESIDENTIAL | TBD



PARCEL 17 | BUILDING 1 OF 2



PARCEL 18 | METRO | LIBRARY TBD



ST. ELIZABETHS HOSPITAL



NEIGHBORHOOD | ALABAMA AVE



NEIGHBORHOOD | ALABAMA AVE



NEIGHBORHOOD | ALABAMA AVE

PARCEL 15 | SITE & CONTEXT

IMMEDIATE CONTEXT BUILDINGS



PARCEL 11 | RESIDENCES AT ST. ELIZABETHS EAST



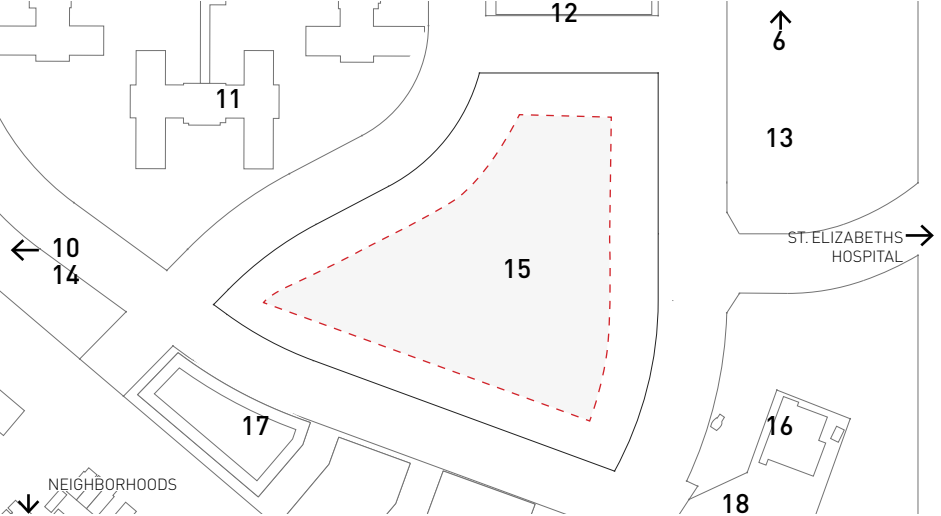
PARCEL 12 | ENTERTAINMENT & SPORTS ARENA



PARCEL 6 | PARKING & FUTURE MIXED USE



PARCEL 10 & 14 | DISTRICT TOWNS RESIDENTIAL



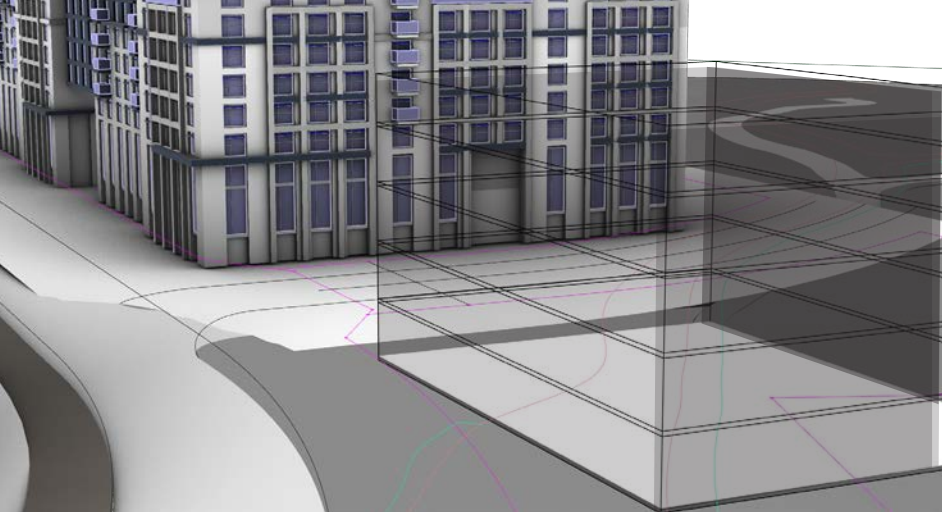
PARCEL 13 | MIXED USE



PARCEL 17 | OFFICES



PARCEL 18 | CONGRESS HEIGHTS METRO



PARCEL 16 | FUTURE RESIDENTIAL | TBD

PARCEL 15 | SITE & CONTEXT

IMMEDIATE CONTEXT | BUILDING HEIGHTS



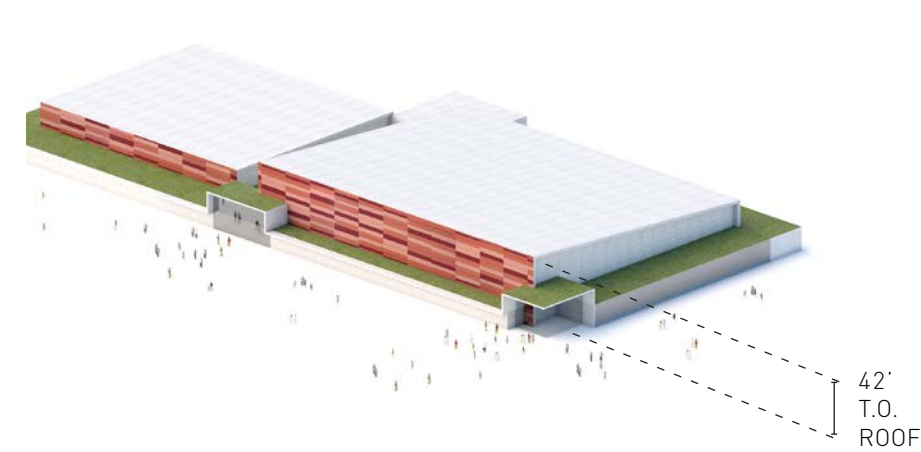
PARCEL 12 ENTERTAINMENT SPORTS ARENA



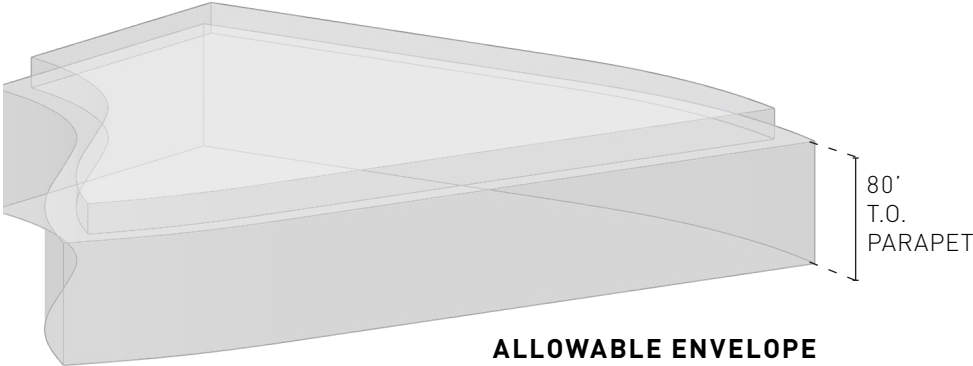
PARCEL 15



PARCEL 11 | THE RESIDENCES



42'
T.O.
ROOF

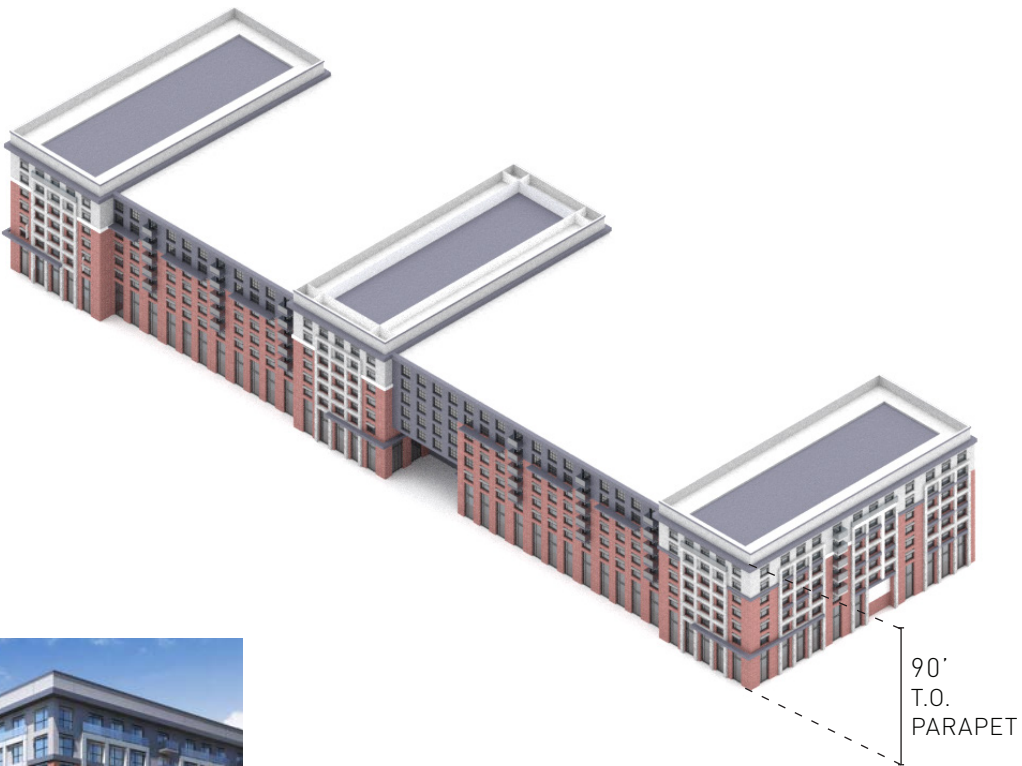


80'
T.O.
PARAPET

ALLOWABLE ENVELOPE



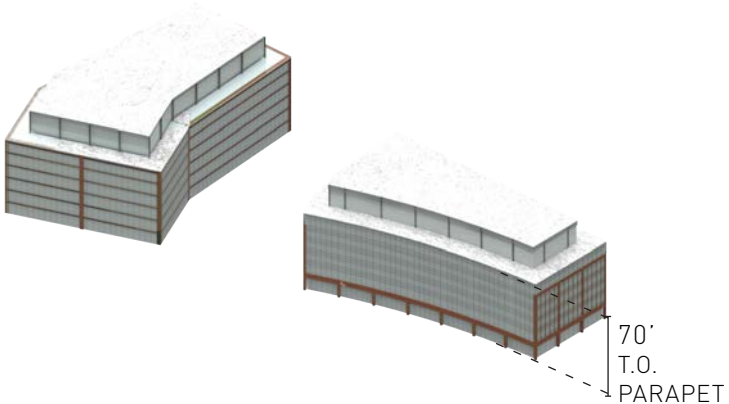
PARCEL 13 | MIXED USE



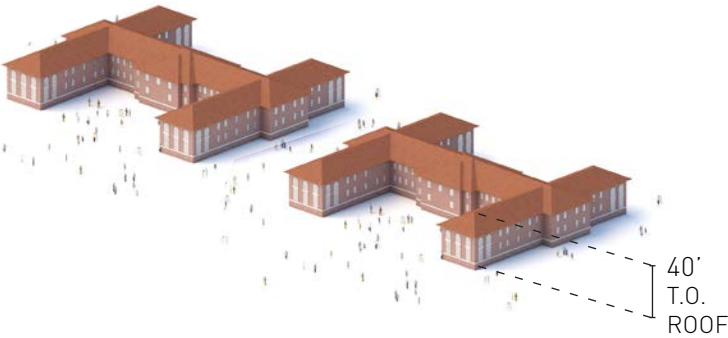
90'
T.O.
PARAPET



PARCEL 17 | OFFICES

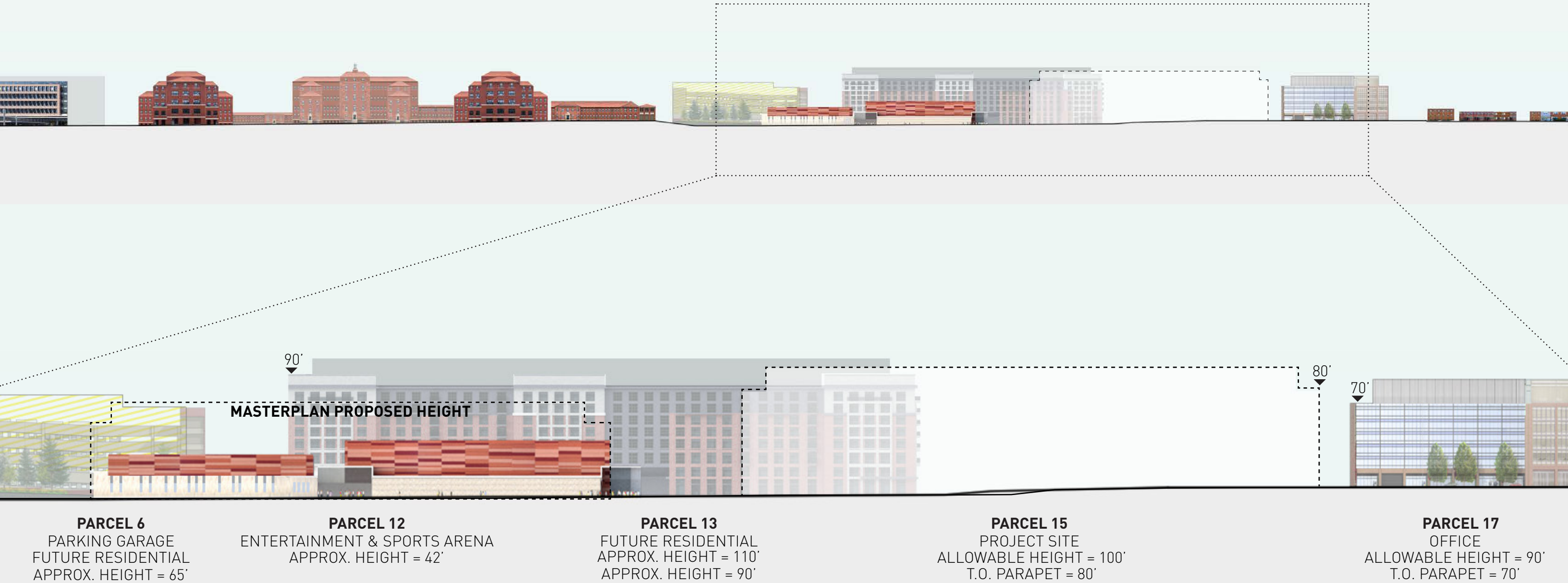
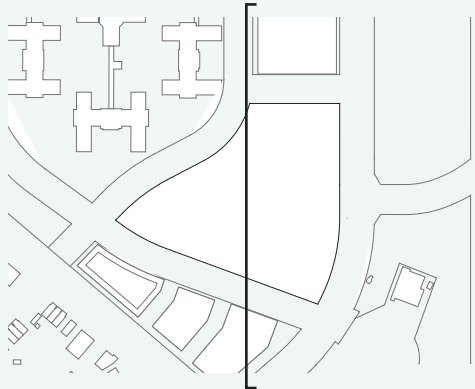


70'
T.O.
PARAPET



40'
T.O.
ROOF

PARCEL 15 | SITE & CONTEXT
ELEVATION OF BUILDING HEIGHTS



PARCEL 15 | SITE & CONTEXT
UPDATED SITE PHOTOGRAPHS



01 | OAK DRIVE



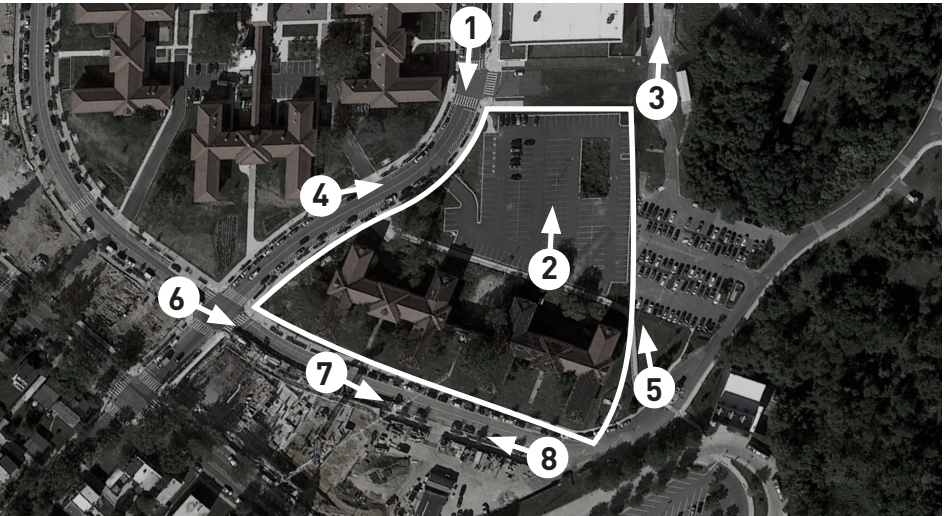
02 | INTERIM RETAIL VILLAGE



03 | 13TH STREET



04 | OAK DRIVE & INTERIM RETAIL VILLAGE



SITE PLAN



05 | INTERIM RETAIL VILLAGE



06 | SYCAMORE DR. & OAK DR.



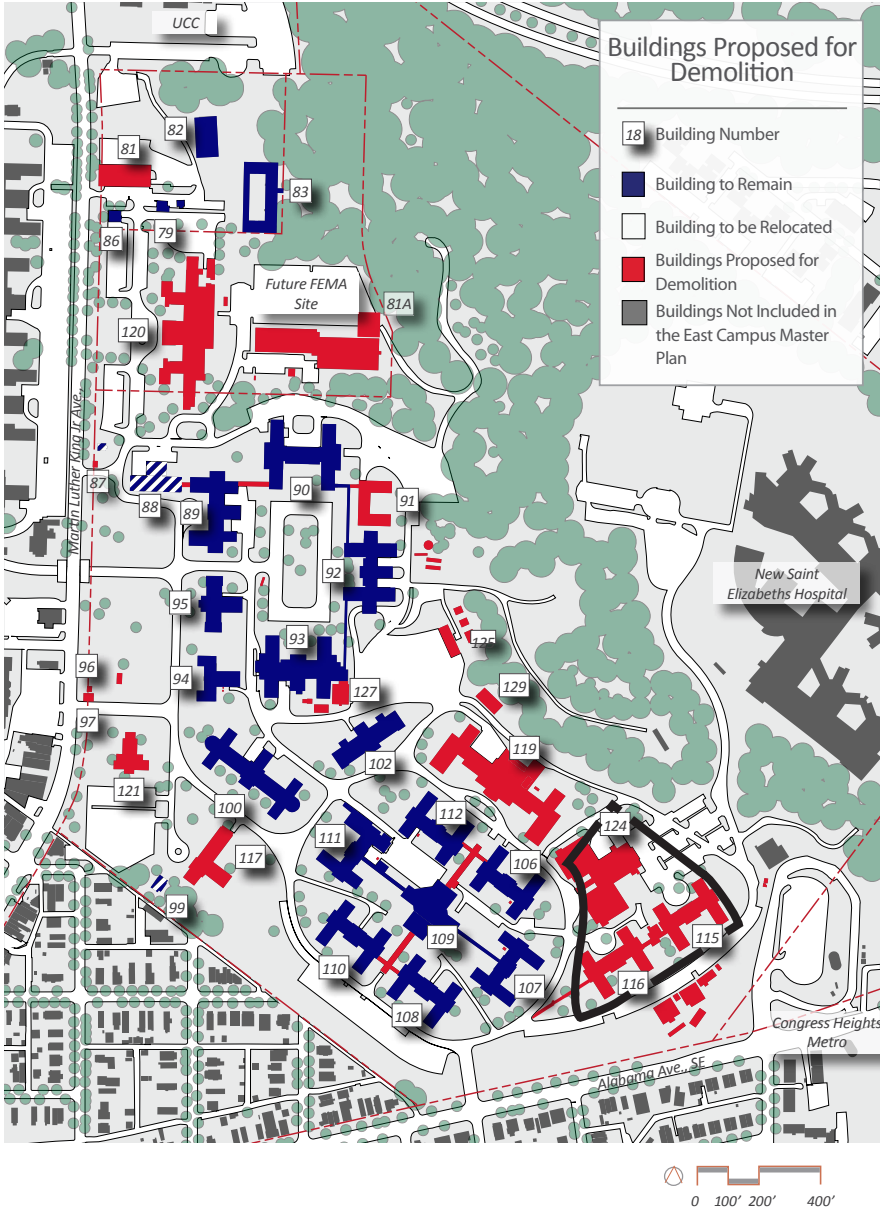
07 | SYCAMORE DR.



08 | 13TH ST. & SYCAMORE DR.

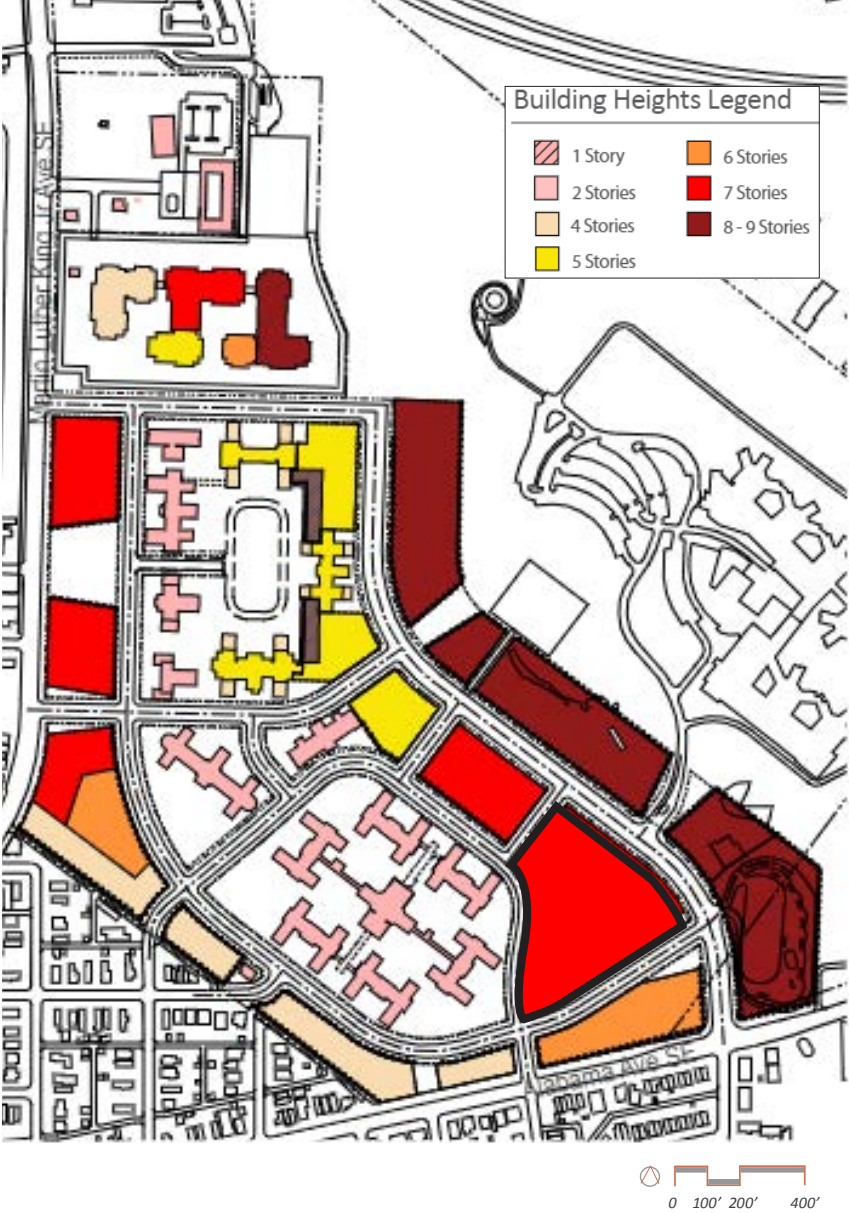
ST. ELIZABETHS EAST | MASTER PLAN
GOVERNMENT OF THE DISTRICT OF COLUMBIA - JUNE 4, 2012

PROPOSED FOR DEMOLITION Pg . 35



BUILDINGS 119 & 124 HAVE BEEN DEMOLISHED.
BUILDINGS 115 & 116 ARE ALSO PROPOSED FOR
DEMOLITION.

SUGGESTED BUILDING HEIGHTS Pg . 52



ST. ELIZABETHS EAST Pg . 81



A NEW COMMERCIAL CENTER IS PLANNED FOR THE METRO ADJACENT PARCEL.

SEE "SPECIAL MERIT" DISTINCTION &
DEVELOPMENT GOALS.

PARCEL 15 | SITE & CONTEXT

ESTIMATED BUILDING HEIGHTS



BLDG 119 P12 | ESA



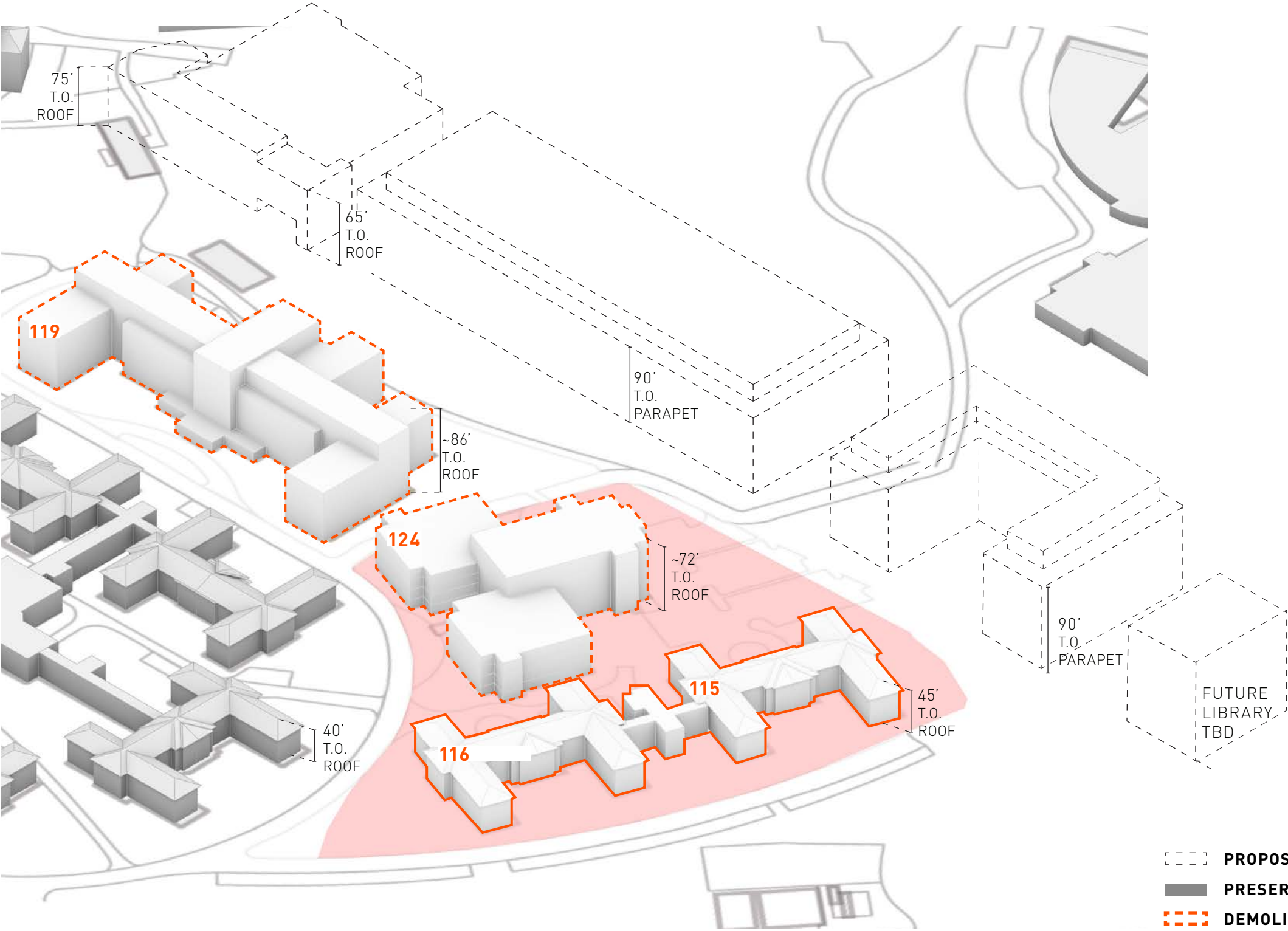
BLDG 124 P15 | SITE



BLDG 116 P15 | SITE



BLDG 115 P15 | SITE



COMMUNITY GOALS

Project Goals

01 Deliver a David Adjaye designed ~650,000 square foot multi-use development that catalyzes **opportunities for the neighboring communities.**

02 Provide a mix of uses including affordable and workforce housing, office, retail and hotel that will support **community economic sustainability.**

03 Develop innovative **community equity** participation programs that leverage economic activity to **enhance individual opportunity.**

04 Use carbon-sequestering building materials and other **sustainable technologies to maximize environmental benefit.**

05 Create safe **connections linking neighborhoods** both existing and new with clear pathways throughout the site while providing a **symbolic neighborhood commercial center.**

06 Design excellence that will **draw broad interest** and **influence the quality of new architecture** on other parcels on the East Campus and the region.

Community Benefits

01 Build **150+ affordable units** at 30-80% of the median family income. Each with private outdoor space for health & wellbeing.

02 Create an **80,000 sf public park** designed through community engagement.

03 Make a Ward 8 destination, a connective commercial center, with **30,000 SF of retail**, dining opportunities, fresh grocer and 24/7 activation.

04 **Incubate local businesses** & designers, provide opportunity for Ward 8 to spend local.

05 Make spaces for indoor & outdoor **fitness & play**. Make **fresh air & daylight** integral to all spaces.

06 Center the community around the **public forum & performance pavilion** a space for music, play, and community gathering.

ENHANCE
COMMUNITY
LIFE



INCUBATORS /
START-UPS



GATHERING SPACE /
PERFORMANCES



RECREATION /
LEISURE



RETAIL OPPORTUNITIES /
FRESH GROCERIES

ACCELERATE
LOCAL
PRACTICES



TRAINING
LOCAL WORKFORCE



SOURCING
LOCAL MATERIALS



SUPPORTING
LOCAL BUSINESSES



ENCOURAGING
COMMUNITY OWNERSHIP

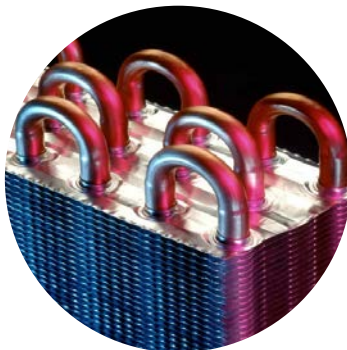
PROMOTE
RESILIENCE



RENEWABLE
ENERGY



WATER USE
REDUCTION



HEAT EXCHANGE
TECHNOLOGIES



URBAN FARMING

MODEL CARBON
POSITIVE FUTURE



TIMBER
STRUCTURE



SOLAR
SHADING



CARBON SEQUESTERING
CONCRETE



LOW EMISSIVITY
GLASS

Sustainable Architecture

01 Make a large scale **net-zero** and **carbon-neutral** example of sustainable design. Use solar and geothermal energy.

02 Sequester carbon in **mass timber** structure and **carbon capture** concrete.

03 Reduce on site construction with modern **modular construction** techniques.

04 Create varied shaded and sunny outdoor spaces, **reduce local heat island effect**, shade building facade to reduce energy load.

05 Certify sustainability achievements, making S&O the largest **LEED Platinum building** in D.C. and largest **ILFI: Living Building Challenge** in the world.

06 Always design through the tenets of **Social Equity**, **Economic Opportunity**, **Health & Wellbeing**, **Natural Environment**, and exemplary **Building Technology**.

SUSTAINABILITY
BUILDING & SITE FEATURES



BUILDING MATERIALS

- MASS TIMBER
- MODULAR CONSTRUCTION
- CARBON SEQUESTERED CONCRETE



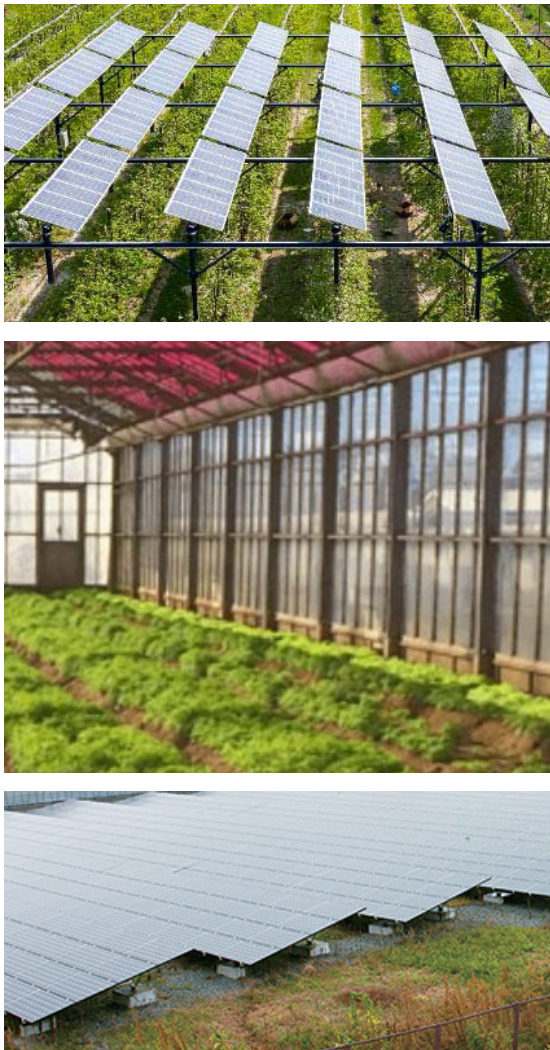
WATER

- STORMWATER REDUCTION
- RAINWATER HARVESTING
- GREY WATER REUSE
- NATURAL WATER FILTRATION
- ON-SITE WATER TREATMENT



ENERGY

- SOLAR ENERGY
- SOLAR HOT WATER
- NATURAL VENTILATION
- SOLAR SHADING
- DC LED LIGHTING
- HEAT ISLAND MITIGATION
- COOL ROOF/WALLS
- GEOTHERMAL
- SEWER HEAT CAPTURE



PROGRAM

- MOVEABLE WALLS
- RECONFIGURABLE SPACES
- SHARED AMENITIES
- SHARED UTILITIES
- FLUID USES
- TRANSIT ORIENTED
- EV CHARGING
- BICYCLE STORAGE



VEGETATION

- GREEN ROOF
- URBAN FARMING
- INDIGENOUS PLANTINGS
- COMPOSTING
- LOCAL PRODUCE
- WILDLIFE MIGRATION HABITAT



Economic Opportunity



Sycamore & Oak will **incubate** and **accelerate** eight local retail business and entrepreneurs. Selected after an extensive evaluation process, participants receive access to low-cost space, marketing support and entrepreneur network development.*



Our Chefs-in-Residence program features restaurateurs that share a commitment to serving the best **locally-sourced food**. Jose Andres Group, will offer best in class operational support and know-how.

Our ultimate goal is to build community through food by fostering an understanding of the **natural environment** related to food production. We hope is to inspire the next generation of food and farm entrepreneurs.



HISTORICAL CONTEXT:

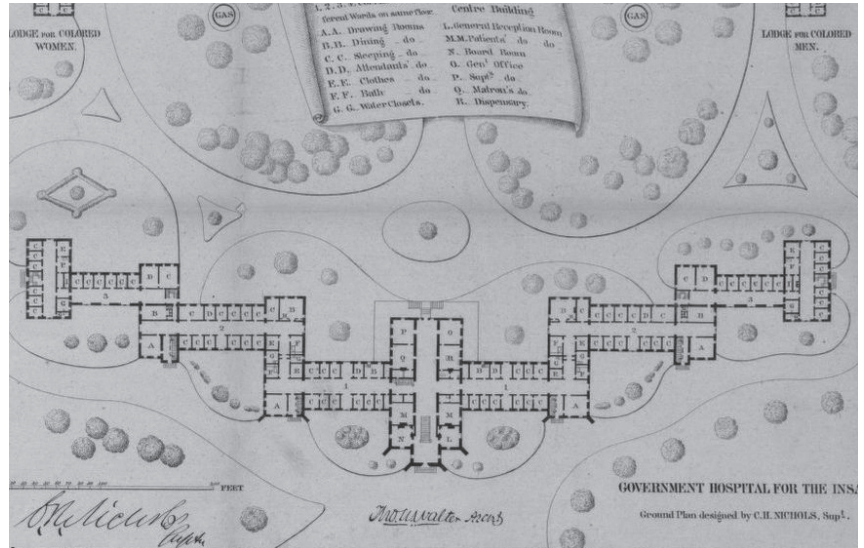
**CONTINUING THE LEGACY OF
MENTAL HEALTH, WELLNESS & SUSTAINABILITY**

Historical Context

01 Understand pre-western history.
Learn from indigenous communal living strategies.



03 Continue a legacy of mental health & wellness
through access to public outdoor space, and
covered private spaces with fresh air.



02 Respect historic campus quads and adapt planning
strategies. Do not mimic historic buildings.*

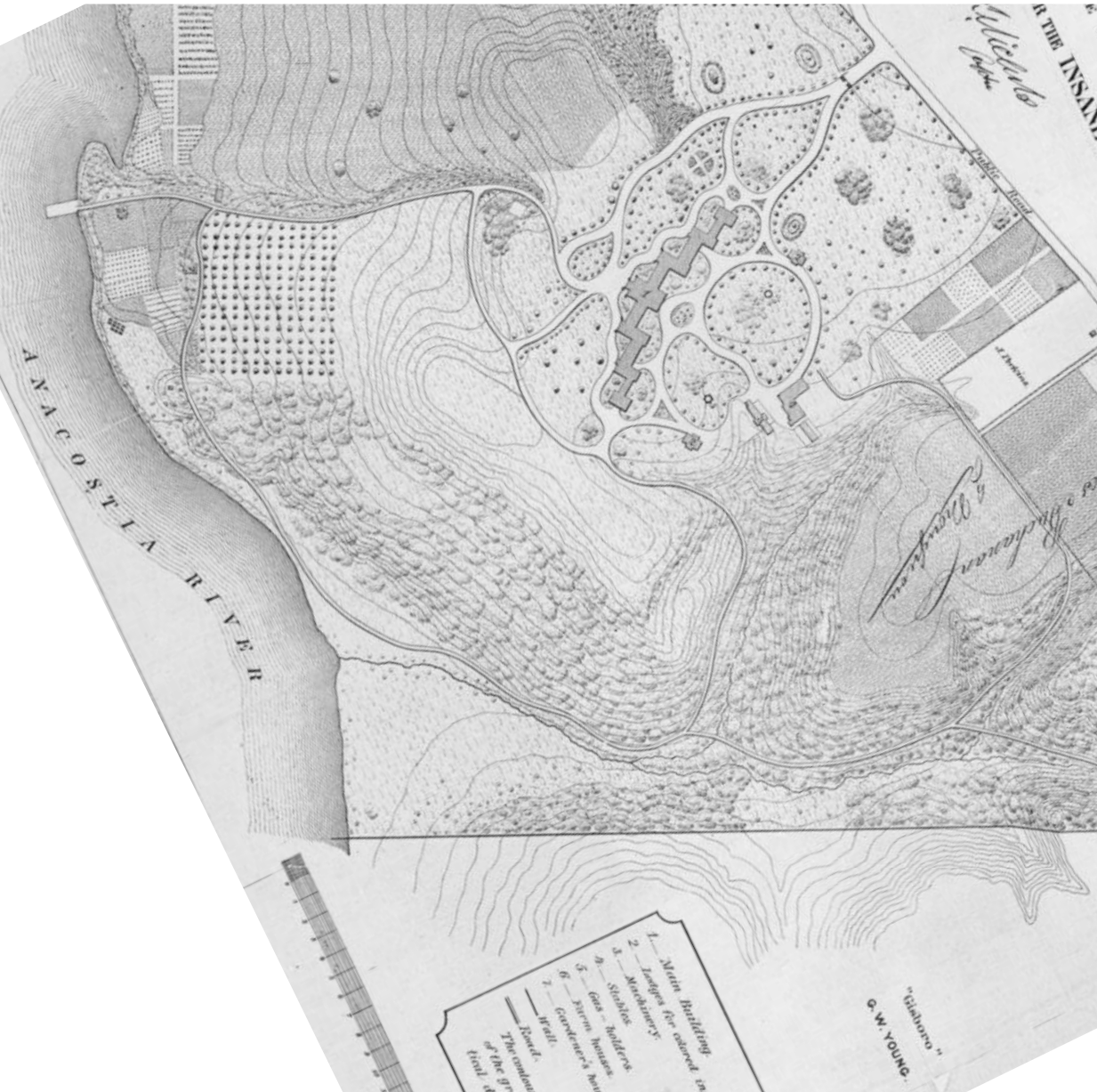
04 Redefine large scale live/work
buildings.

* St. Elizabeths East Masterplan. Pg 88

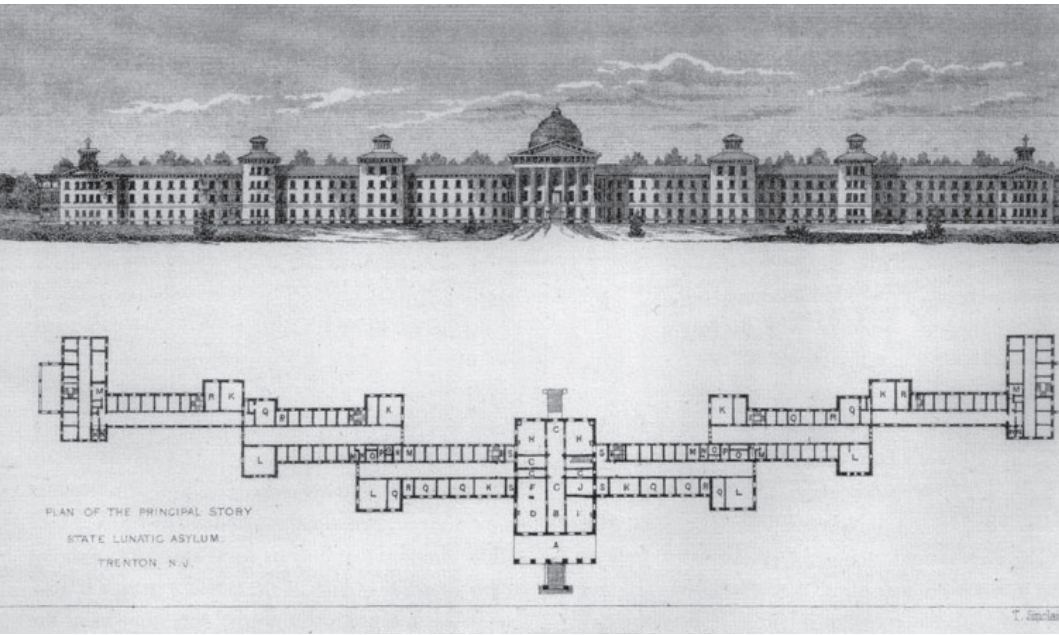
ST. ELIZABETHS EAST | HISTORY

MENTAL HEALTH & SITE PLANNING

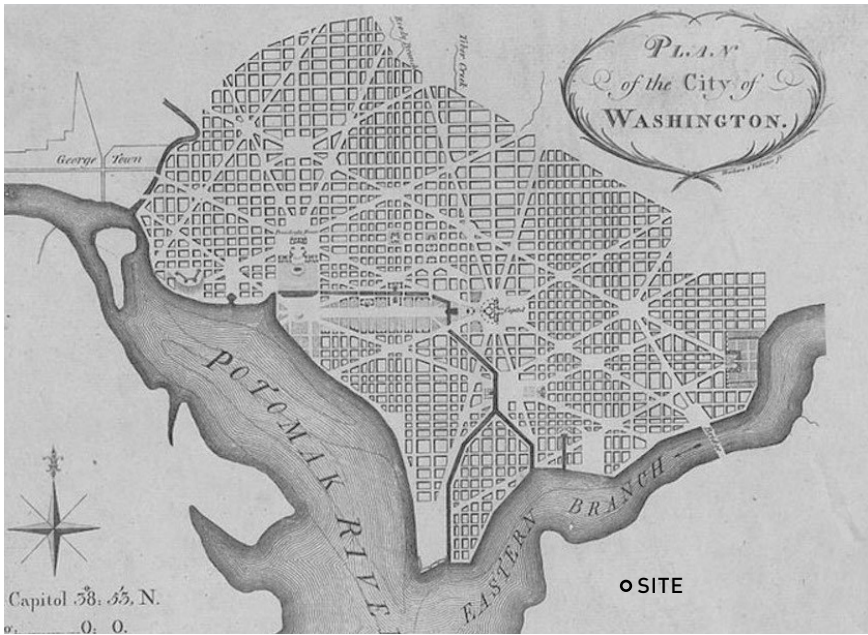
SITE FOR THE PLANNED HOSPITAL, 1860



KIRKBRIDE'S ASYLUM ARCHITECTURE



RURAL SETTING

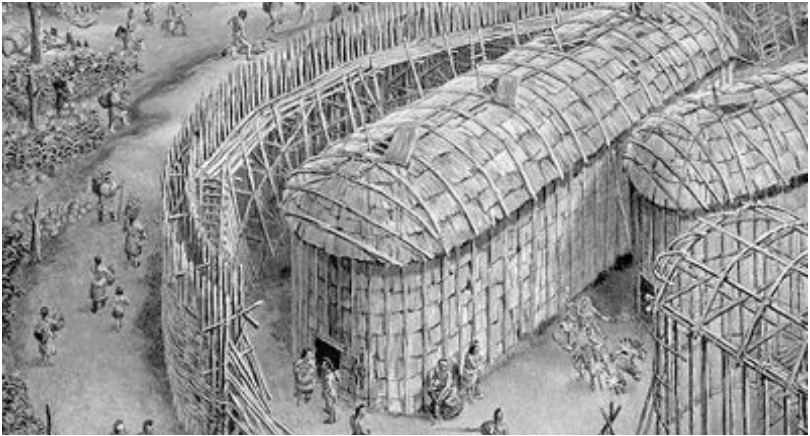
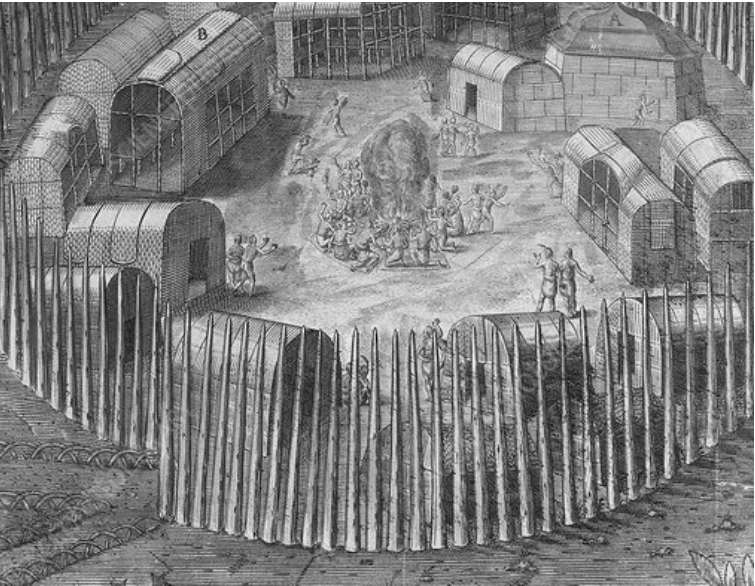


In the first half of the 19th Century, Dorothea Dix championed a movement to radically reform mental health treatment in the United States; she advocated for a transition from a penal model to a humane, rehabilitative one.



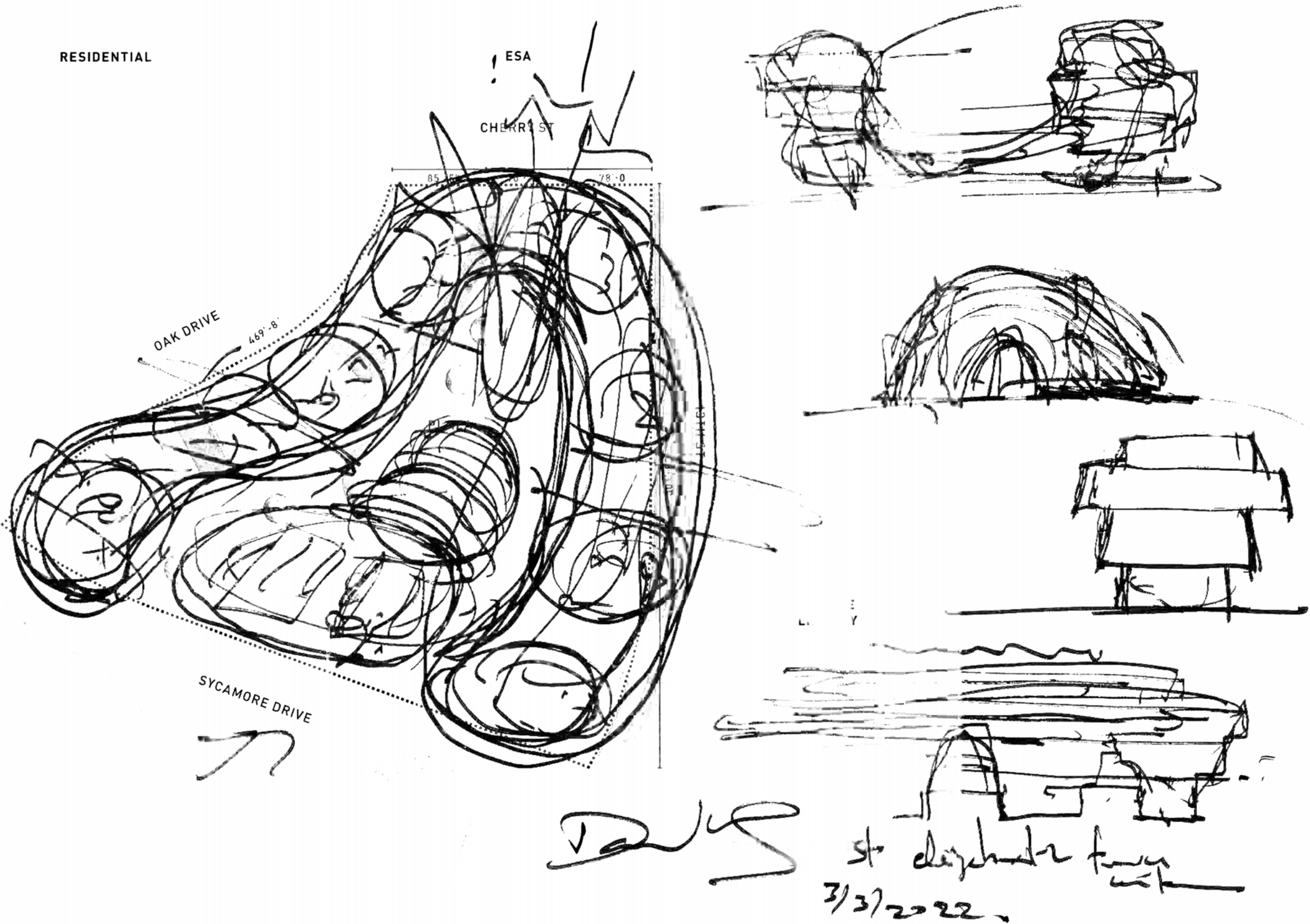
Thomas Kirkbride, also a reformer, furnished the architectural plans for these new asylum institutions; light, air, and ample acreage were necessities, according to Kirkbride, and these elements were the key drivers of his design. St. Elizabeths Hospital was the second of such institutions to be built, and the first that fell under federal control.

HISTORICAL CONTEXT
INSPIRATION | ALGONQUIAN VILLAGE



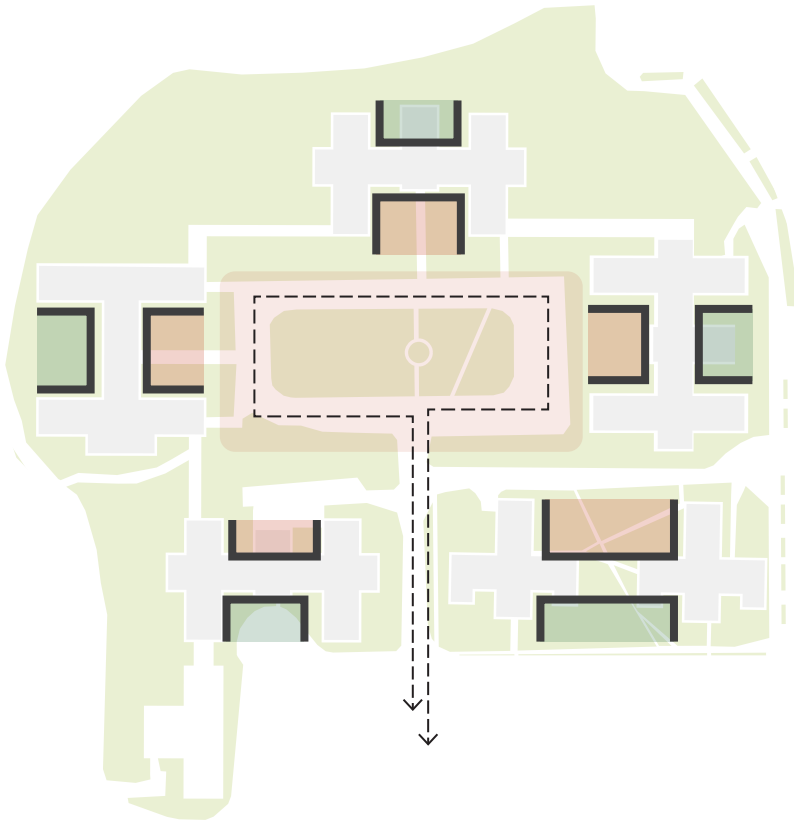
CONCEPT

SYCAMORE & OAK | CONCEPT
SKETCHES

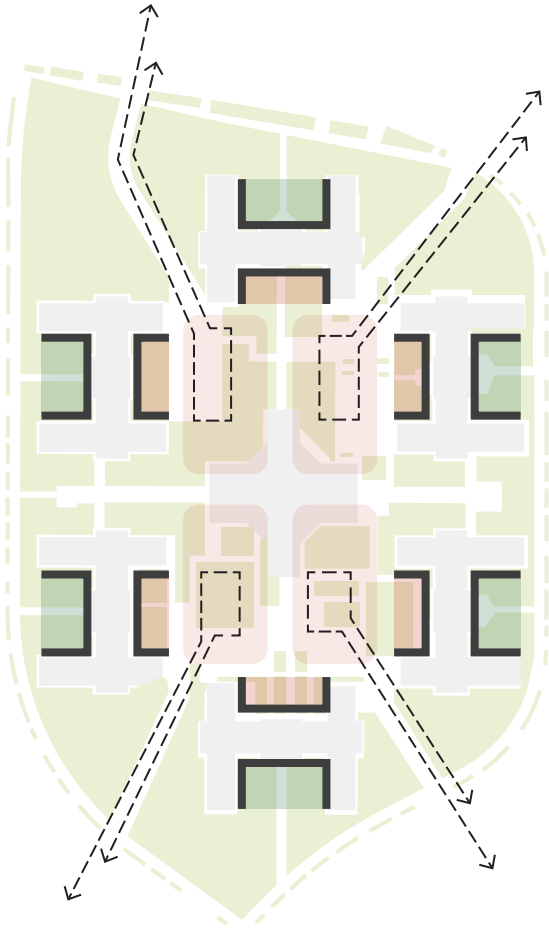


SYCAMORE & OAK | FORECOURTS & QUADS

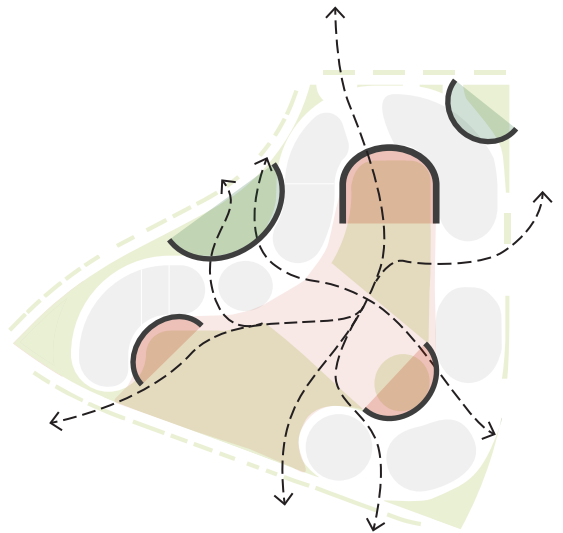
ST. ELIZABETHS EAST QUADRANGLES



PARCEL 4 | PARCEL 5
MAPLE QUADRANGLE



PARCEL 11
RESIDENCES AT ST. ELIZABETHS EAST

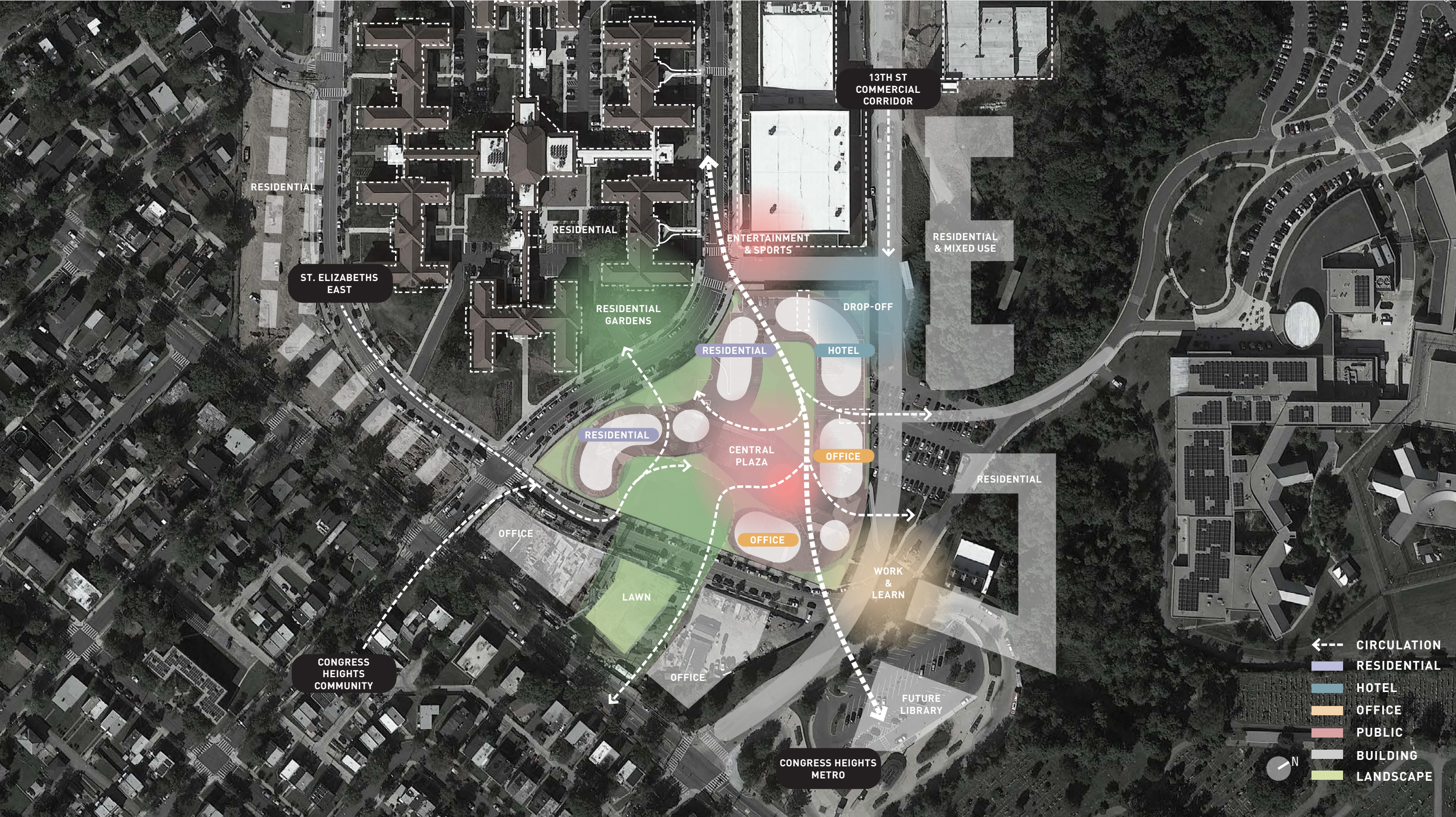


PARCEL 15
SYCAMORE & OAK

- ←--- CENTER CONNECTION
- BUILDINGS
- FORECOURT
- INNER COURT
- QUAD
- LANDSCAPING

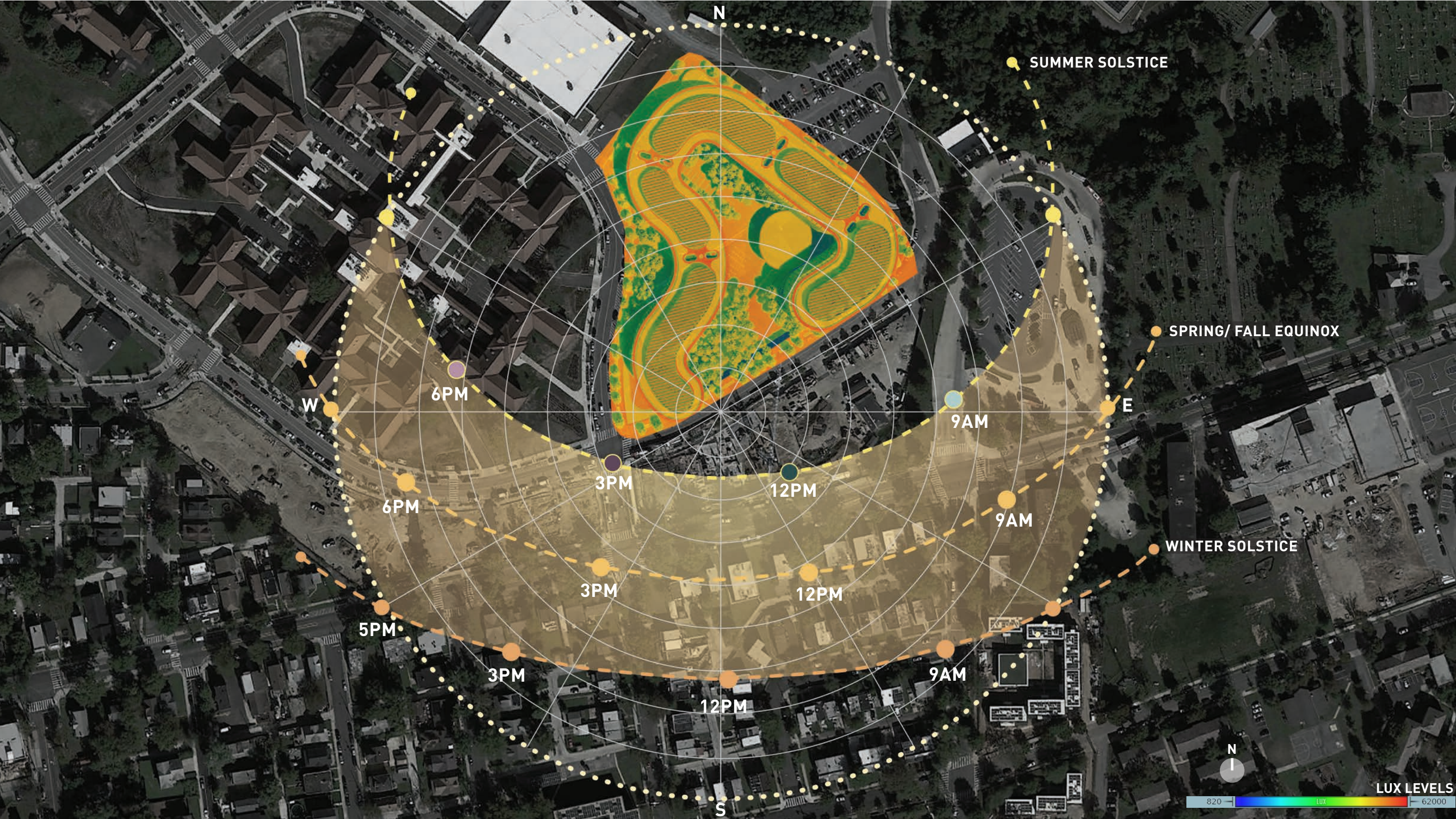
SYCAMORE & OAK | CONNECTIVITY

SITE OPPORTUNITIES & ACTIVATION



SYCAMORE & OAK | BUILDING & ENVIRONMENT

SUN STUDY | PATH DIAGRAM | SUMMER SOLSTICE



SUSTAINABILITY | BUILDING & ENVIRONMENT

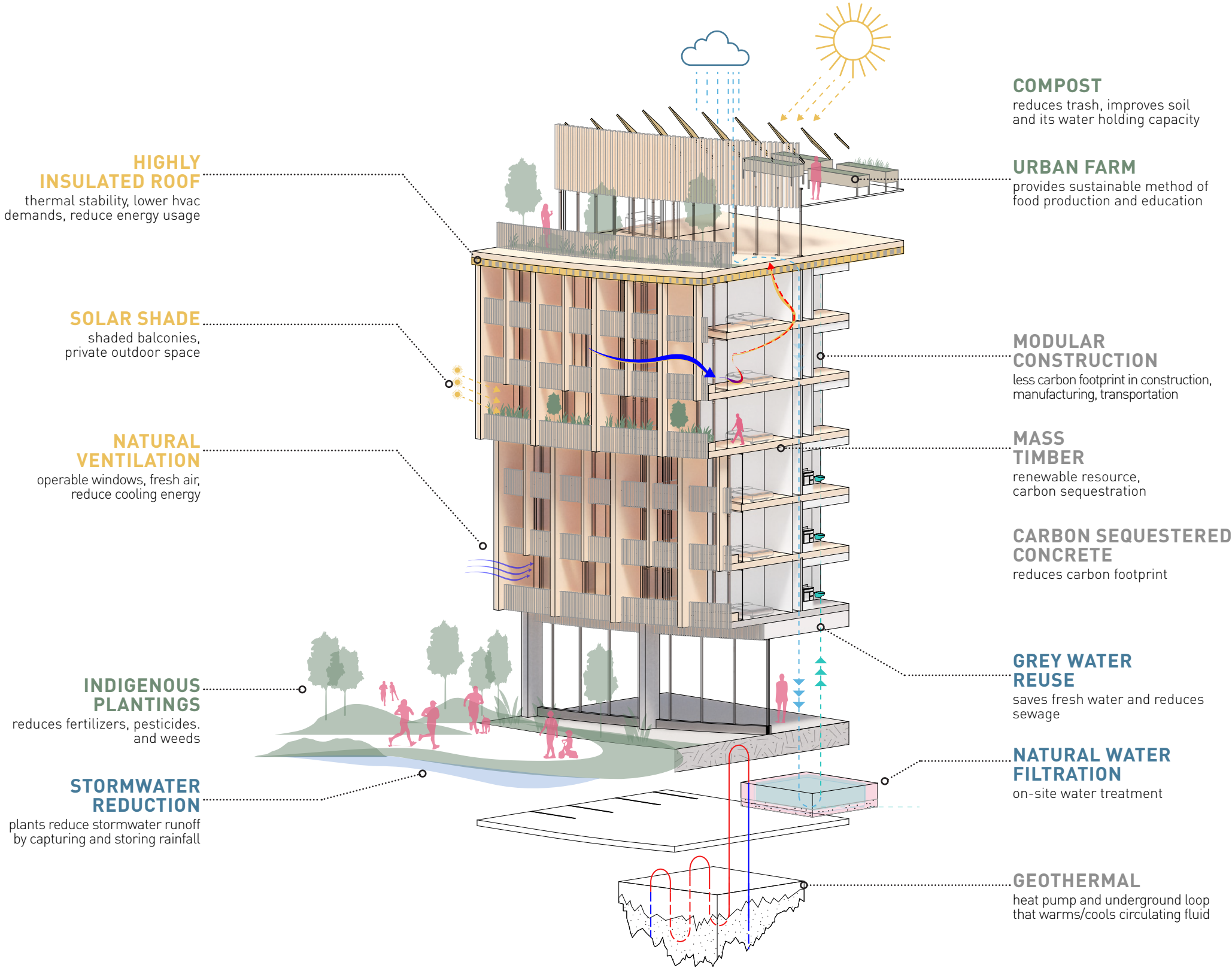
DIAGRAM | RESIDENTIAL & HOTEL



BALCONIES



PARKS AND GARDENS



GREEN ROOFS



BUILDING MATERIALS



SHARED UTILITIES

DIAGRAM | OFFICE



energy generation,
shading, space making

responds to altitude and azimuth for reduced glare and cooling energy

reduces solar heat gain or
loss, reducing green house gas
emissions

uses less energy and lasts longer



accessibility to Congress
Heights Metro Station

electric vehicle charging
stations, bicycle storage

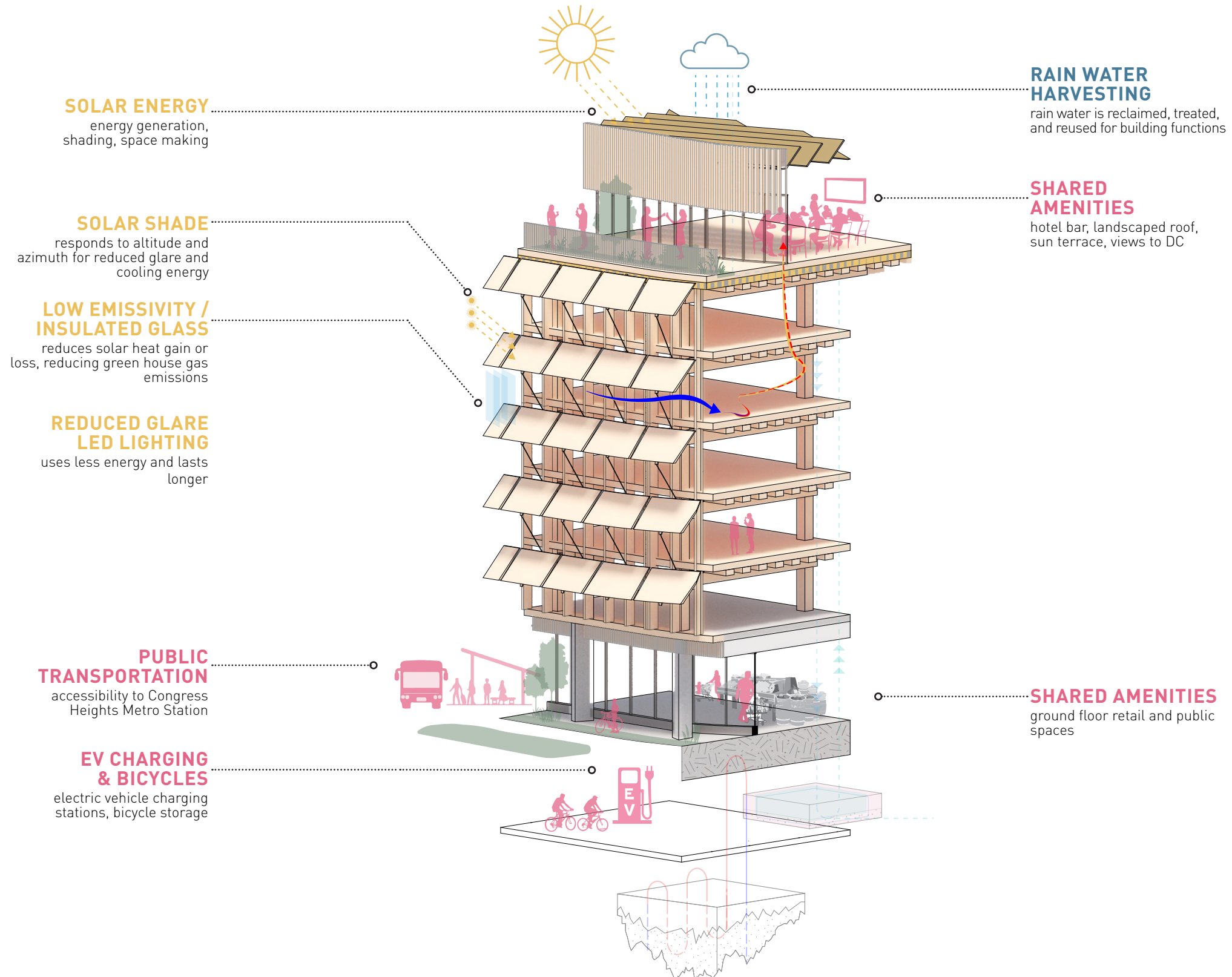


rain water is reclaimed, treated,
and reused for building functions

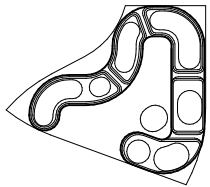
hotel bar, landscaped roof,
sun terrace, views to DC



ground floor retail and public spaces



SYCAMORE & OAK | CONCEPT
SITE ELEVATIONS



SYCAMORE & OAK | CONCEPT

GROUND FLOOR ACTIVATION



ESA COURT

GATEWAY WITH DINING & NIGHTLIFE,
SUNKEN PLAZA MITIGATES DISTURBANCE TO
ADJACENT RESIDENTS



RESIDENTIAL PLAZA

CONNECT TO SURROUNDING COMMUNITY
GENTLE SLOPES NAVIGATE GRADE CHANGE,
KEEPING THE ENTIRE PARK ACCESSIBLE TO ALL



RESTAURANT TERRACE

SUNNY & COVERED SPACES
FOR DINING RAIN OR SHINE



RETAIL ALLEE

LOCAL RETAILERS SURROUND THE
GATHERING PLAZA



GATHERING PLAZA

TREE LINED PLAZA MITIGATES
HEAT ISLAND EFFECT



PUBLIC FORUM

SUN SOAKED FORUM FOR
COMMUNITY GATHERING



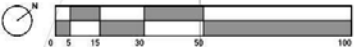
PERFORMANCE PAVILION

MULTIPURPOSE PAVILION
FOR COMMUNITY EVENTS

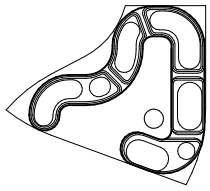


METRO PLAZA

WELCOMING PLAZA CONNECTS
TO THE CONGRESS HEIGHTS
METRO



SYCAMORE & OAK | CONCEPT
GROUND FLOOR AXON





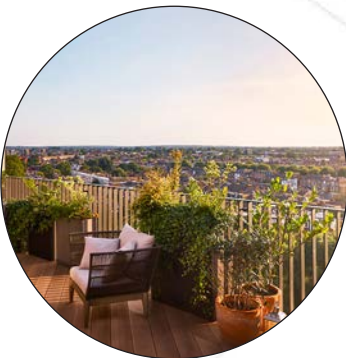
SYCAMORE & OAK | CONCEPT
SHARED ROOFSCAPE



CONNECTIVE ROOFSCAPE
MULTI-LEVEL GREEN ROOF UNITES DISTINCT PROGRAMS
& ALLOWS FOR SHARED AMENITIES, UTILITIES AND
ACCESS TO URBAN FARMING



URBAN FARMING
SHARED ACCESS TO URBAN FARMING ABOVE
RESIDENTIAL PENTHOUSE UNITS



ROOF TERRACES
PRIVATE TERRACES PROVIDE
ACCESS TO FRESH AIR &
SUNLIGHT FOR WELLBEING



SHARED PATHWAYS
CONTINUOUS CIRCULATION
VIEWS TO COMMUNITY GATHERING SPACES



WASHINGTON D.C. VIEWS
VIEWS TO THE WASHINGTON
MONUMENT & U.S. CAPITOL



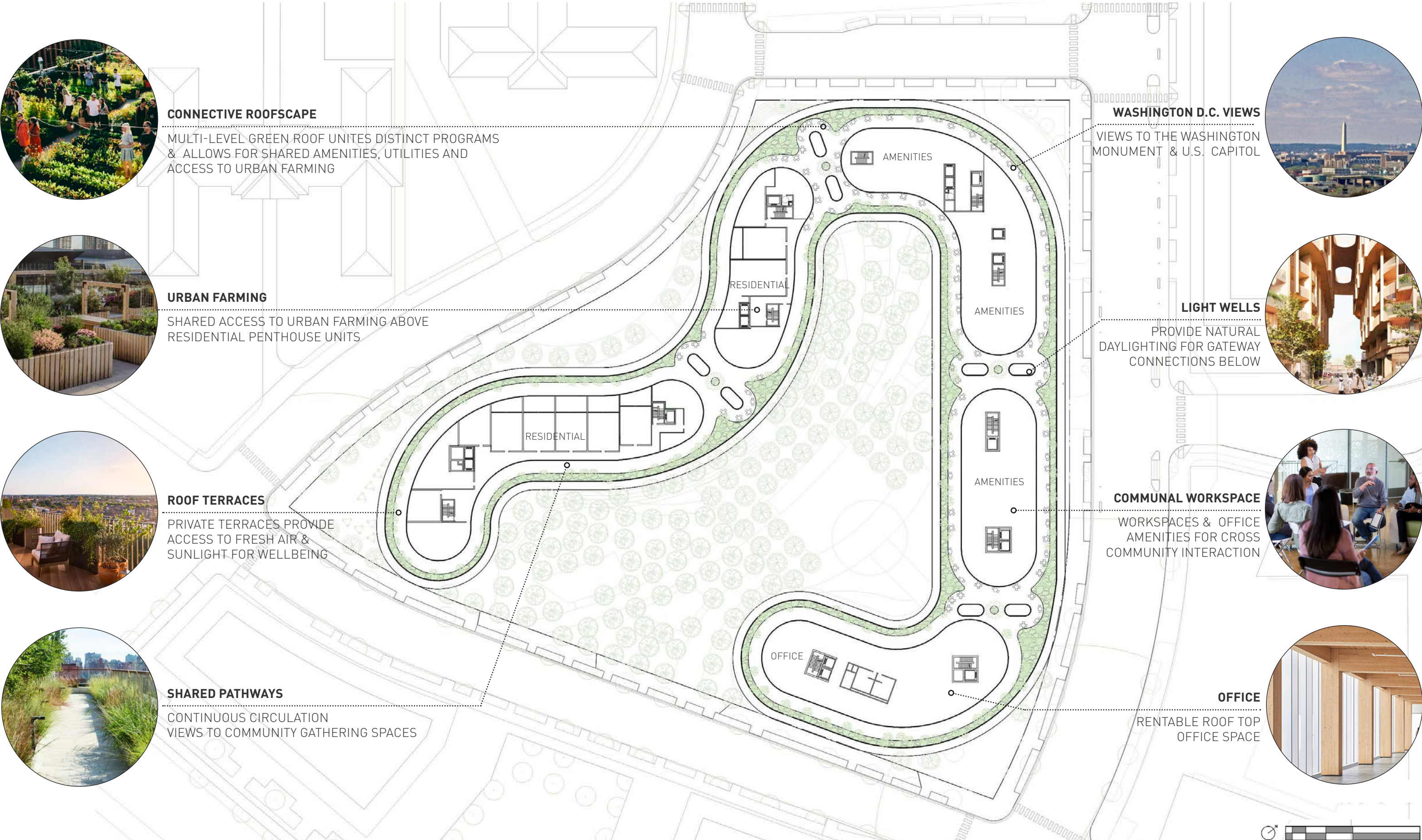
LIGHT WELLS
PROVIDE NATURAL
DAYLIGHTING FOR GATEWAY
CONNECTIONS BELOW



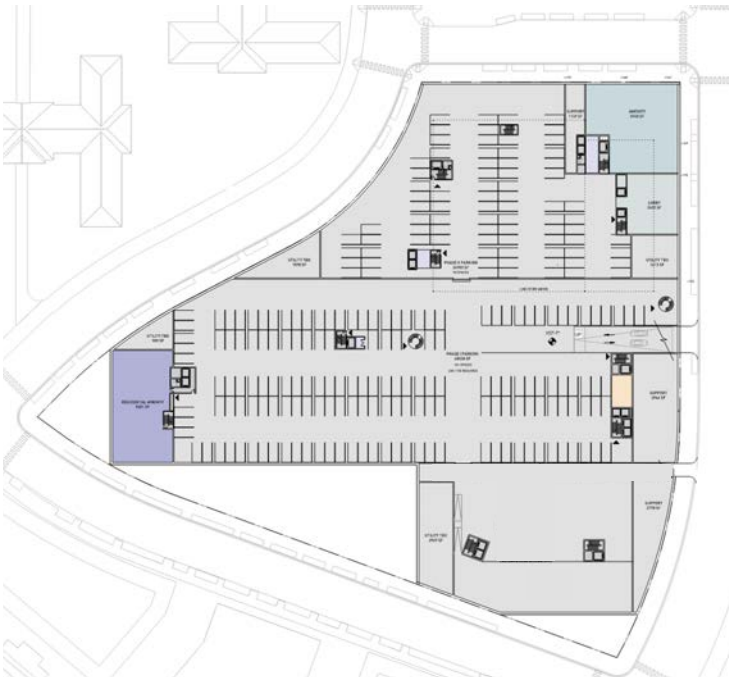
COMMUNAL WORKSPACE
WORKSPACES & OFFICE
AMENITIES FOR CROSS
COMMUNITY INTERACTION



OFFICE
RENTABLE ROOF TOP
OFFICE SPACE



SYCAMORE & OAK | CONCEPT
FLOOR PLANS



LOWER LEVEL | PARKING, LOADING, AMENITY



LEVEL 1 | GROUND FLOOR, LOBBIES, RETAIL



LEVEL 2



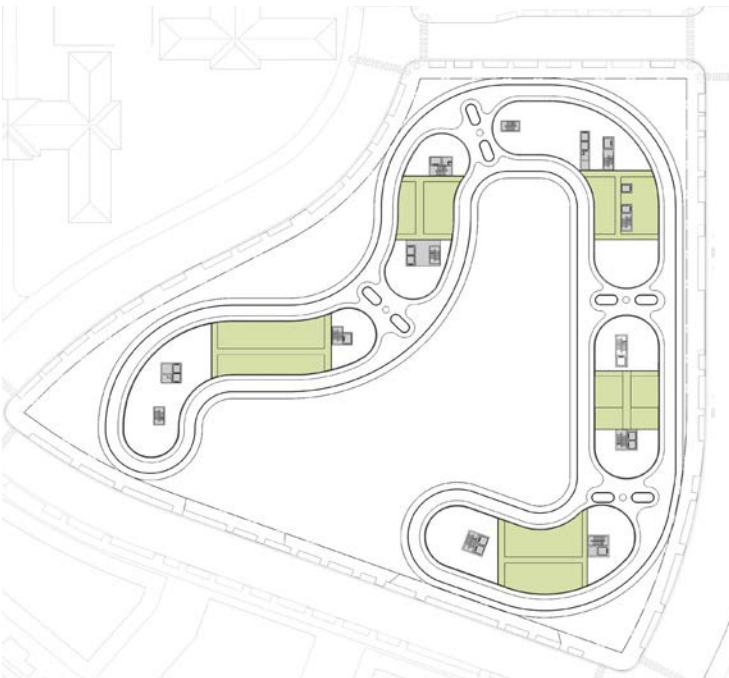
LEVEL 3-5 | TYPICAL



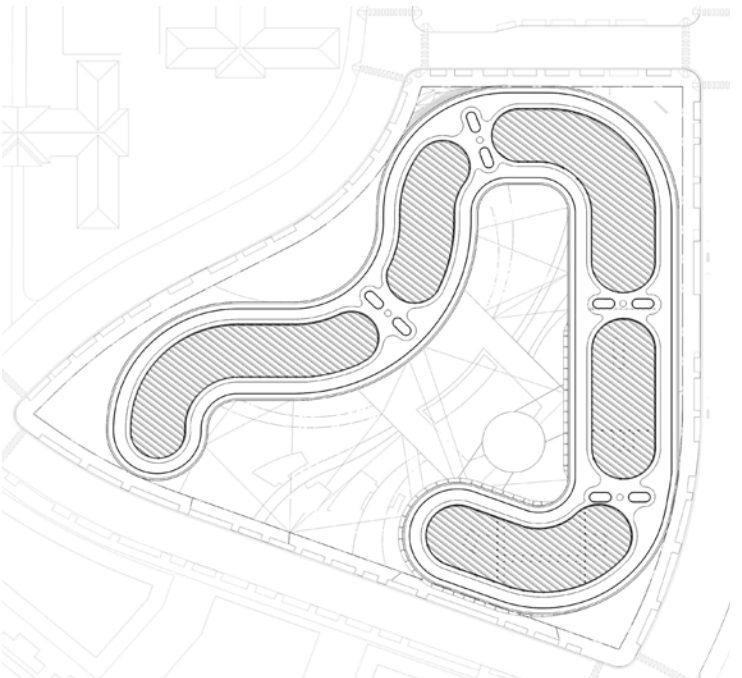
LEVEL 6-8 | TYPICAL



LEVEL 9 | PENTHOUSE, AMENITY, TERRACE



LEVEL 10 | URBAN FARMING, MECHANICAL

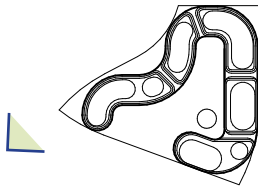


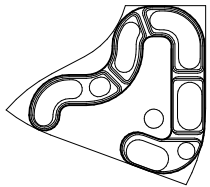
ROOF | SOLAR ARRAY, MECHANICAL

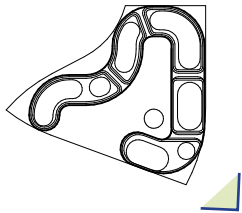
- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL
- URBAN FARMING

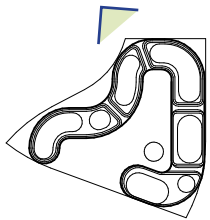


SYCAMORE & OAK | VISION
VIEW FROM SYCAMORE & OAK | RESIDENTIAL

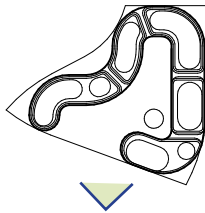


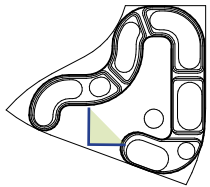


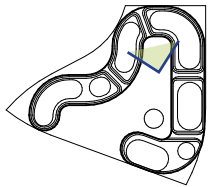


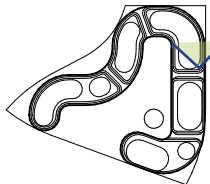


SYCAMORE & OAK | VISION
VIEW FROM SOUTH | PARK CONNECTION

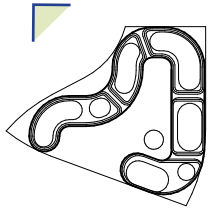




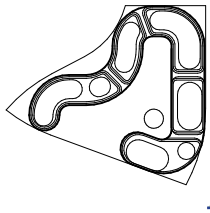




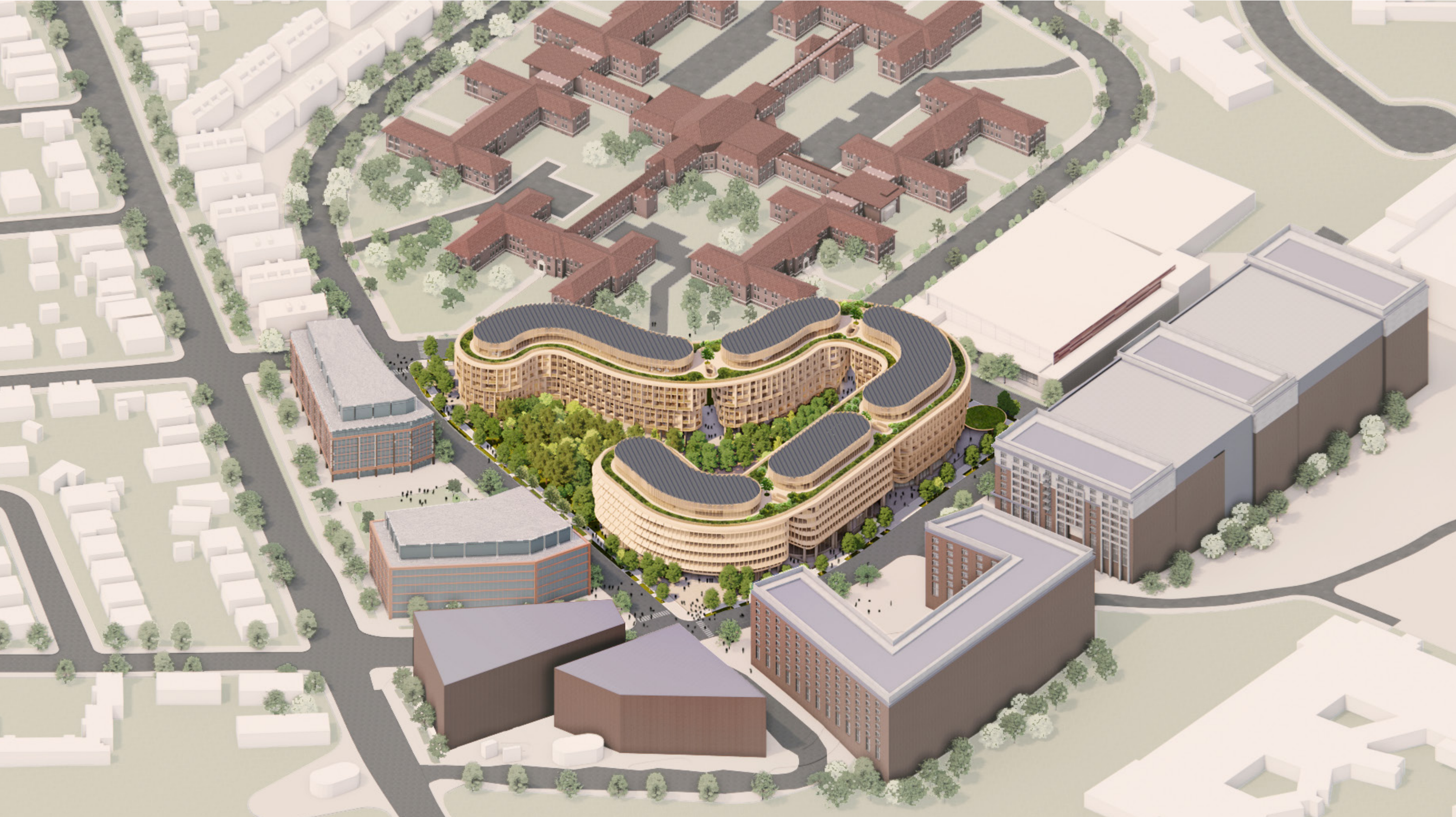
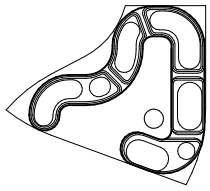
SYCAMORE & OAK | VISION
AXON | BIRDS EYE VIEW FROM NORTH WEST



SYCAMORE & OAK | VISION
AXON | BIRDS EYE VIEW FROM SOUTH EAST



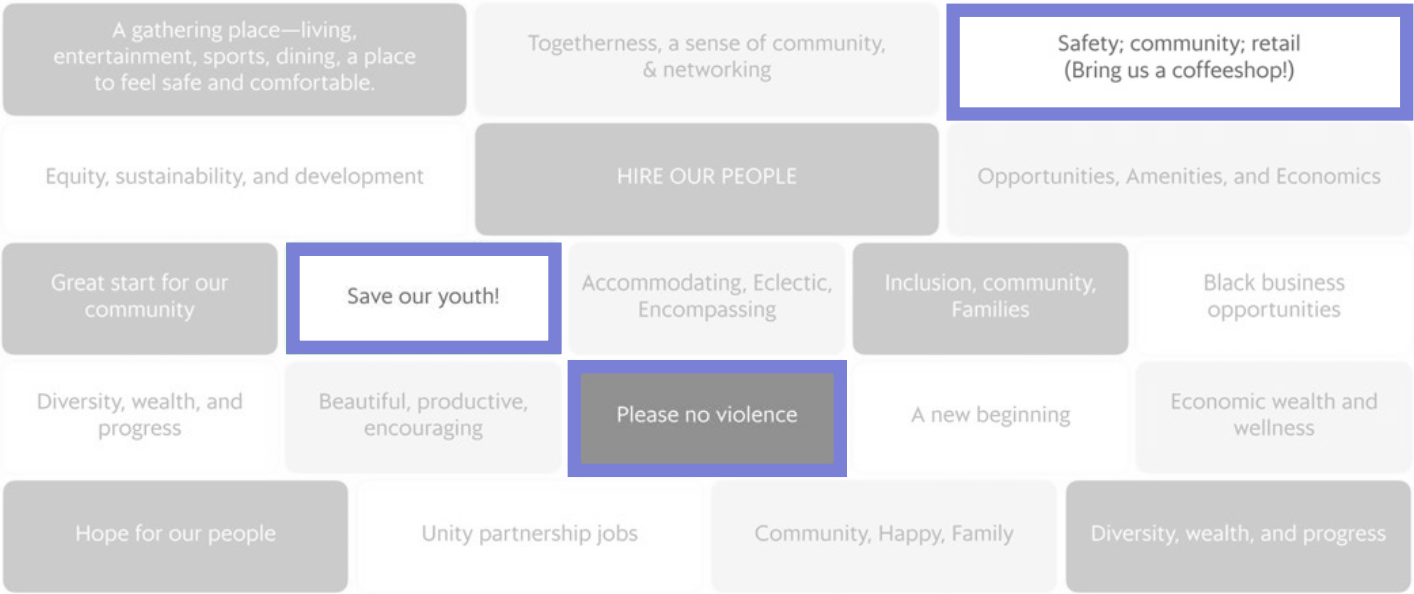
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AXON | BIRDS EYE VIEW FROM SOUTH EAST



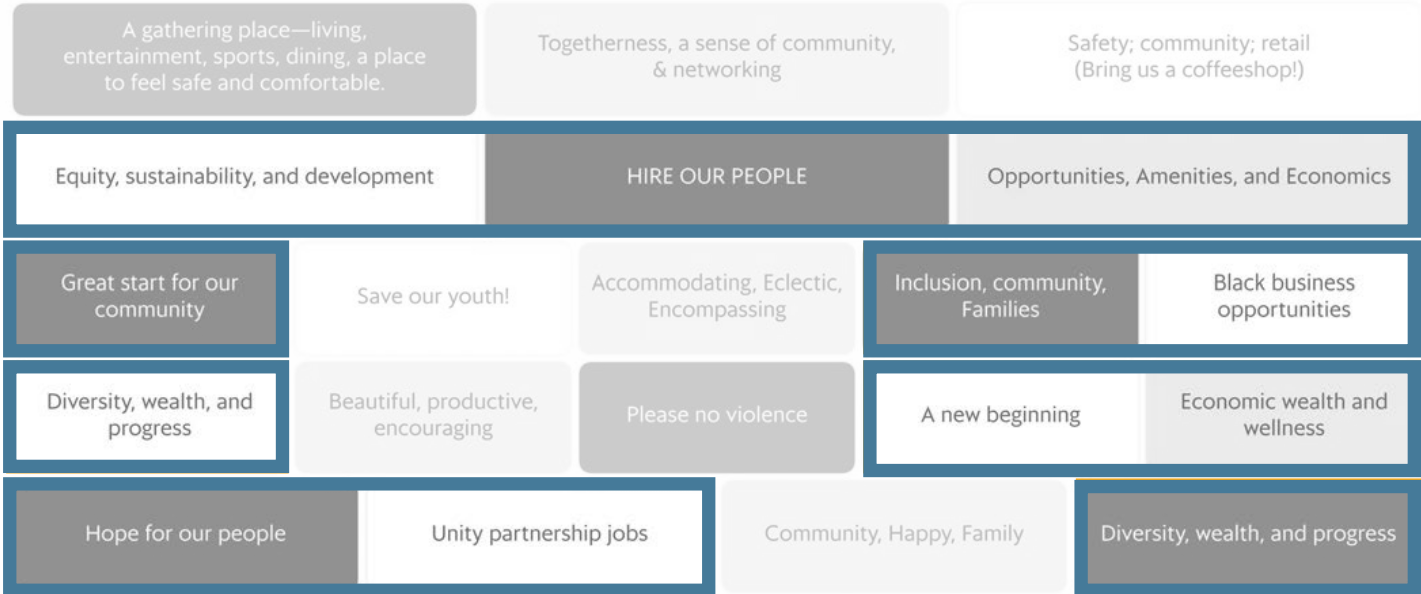
**COMMUNITY ENGAGEMENT:
SHARED LANDSCAPE**

Community Voices

“The Future of Parcel 15 is...” A Sense of Safety



“The Future of Parcel 15 is...” Economic Opportunity



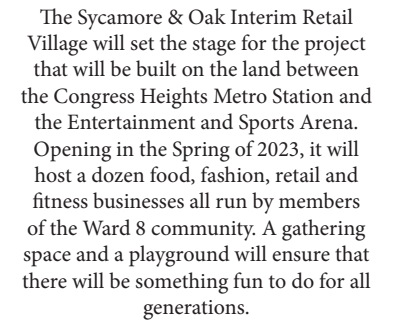
“The Future of Parcel 15 is...” A Place for Gathering



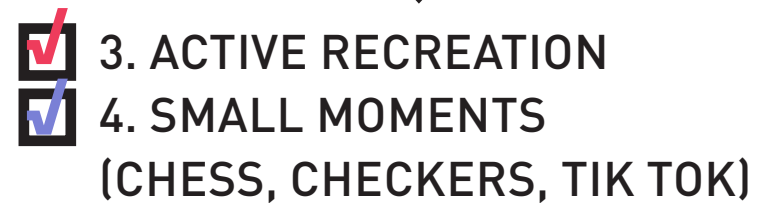
FEEDBACK AS SITE PROGRAMMING



COMMUNITY FEEDBACK CARDS



SYCAMORE & OAK

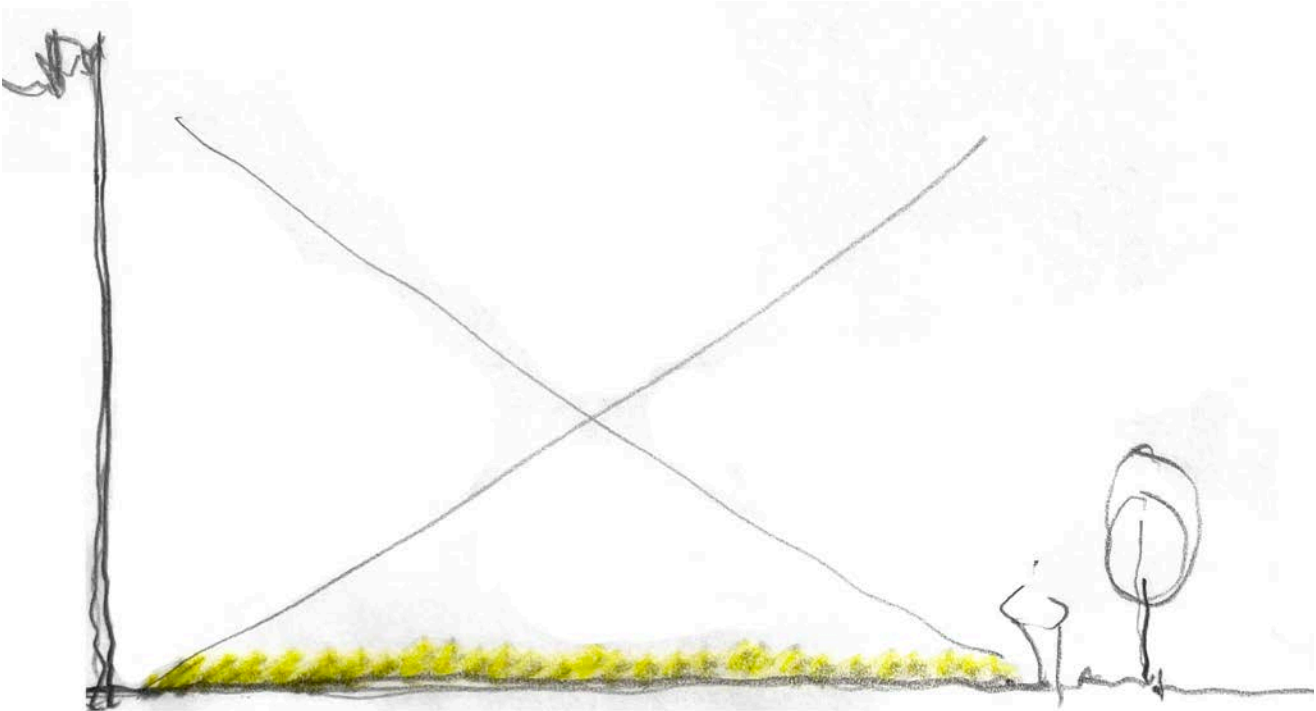


LANDSCAPE CONTEXT ANALYSIS

AMBIENT GREEN SPACES



A SCARCITY OF TREES AND LAWNS WITHOUT PROGRAMMING
CREATE AMBIENT GREEN SPACES



LANDSCAPE CONTEXT ANALYSIS

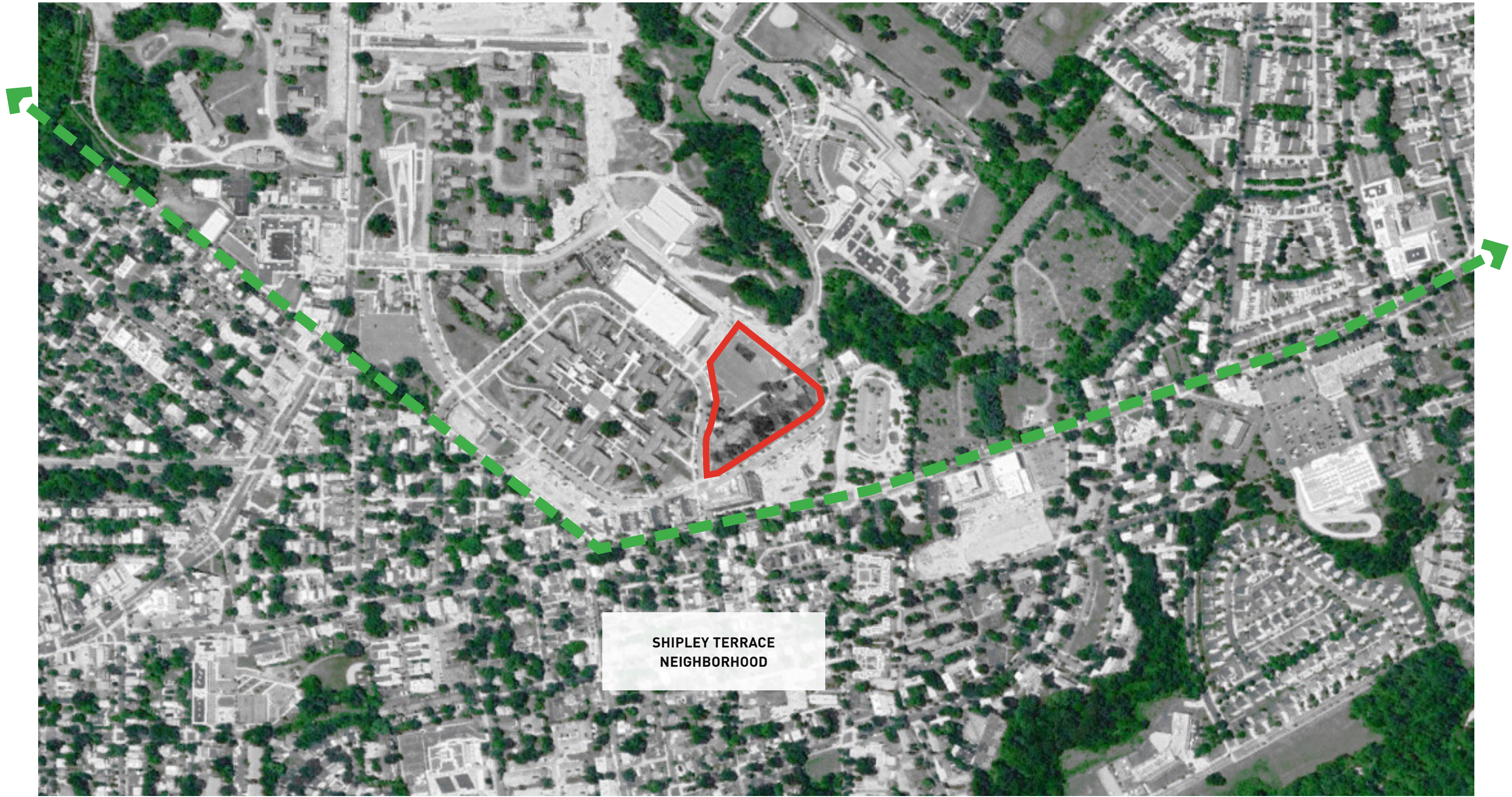
URBAN HEAT ISLAND



LEGEND



LANDSCAPE CONTEXT ANALYSIS
STREET GRID & TREE CANOPY COVERAGE



LANDSCAPE ANALYSIS

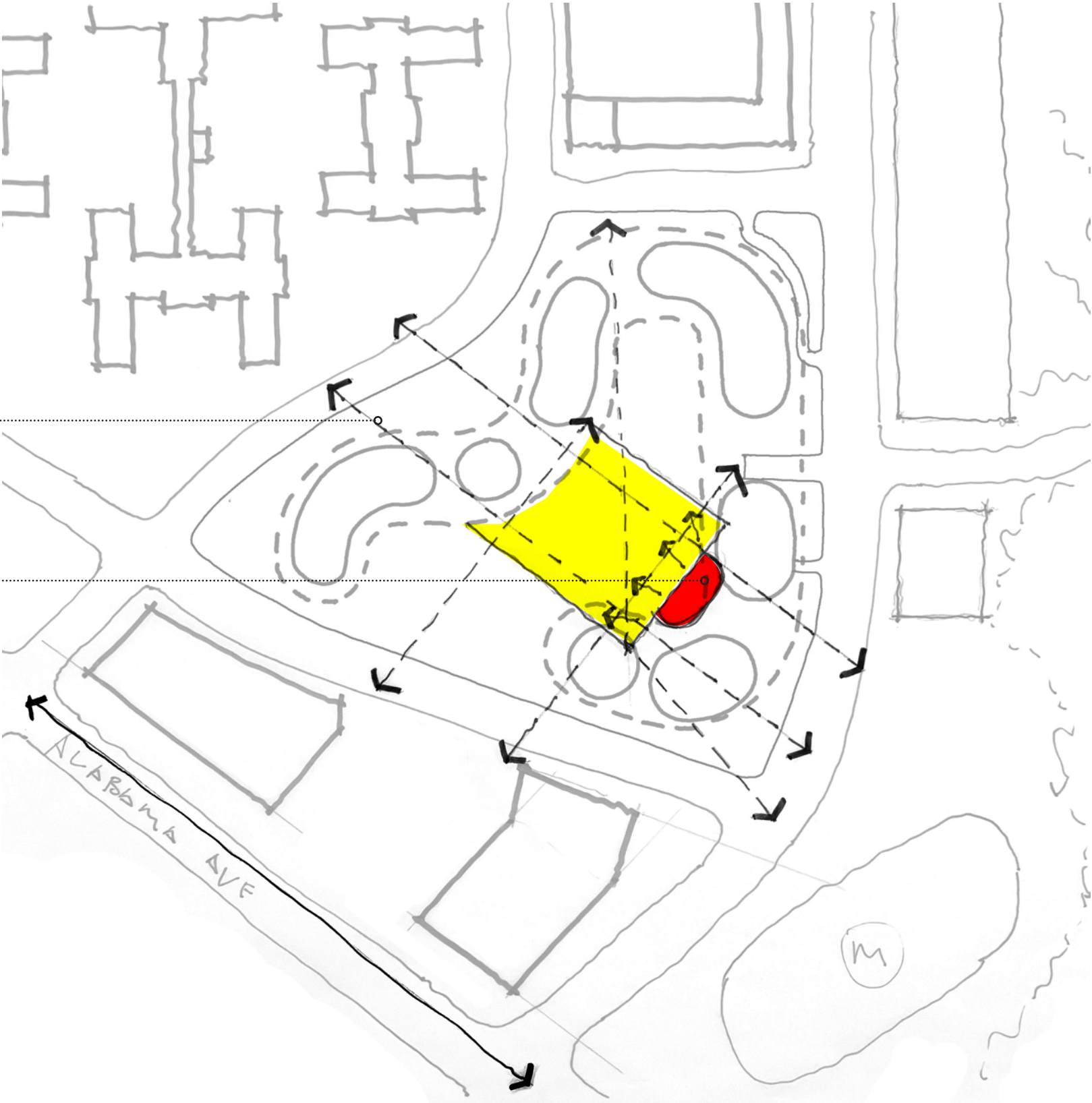
STREET GRID & PAVILION

CROSSROADS

INTEGRATING INTO THE CONGRESS HEIGHTS
EAST-WEST STREET GRID

PAVILION

ACTIVATES THE HEART OF THE GATHERING PLAZA



LANDSCAPE
SITE PLAN



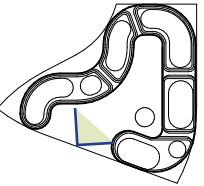
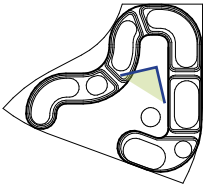
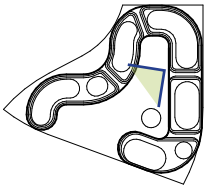
LANDSCAPE
SITE PROGRAMMING



GRADING PLAN



LANDSCAPE VIGNETTES
POTENTIAL ACTIVITIES



MATERIALS & REFERENCES

REFERENCE PHOTOGRAPHS



Jardim da Cordoaria, Porto, Portugal



Jardim da Cordoaria, Porto, Portugal



Water Play Feature at North End Parks, Boston, MA



Place des Vosges, Paris, France



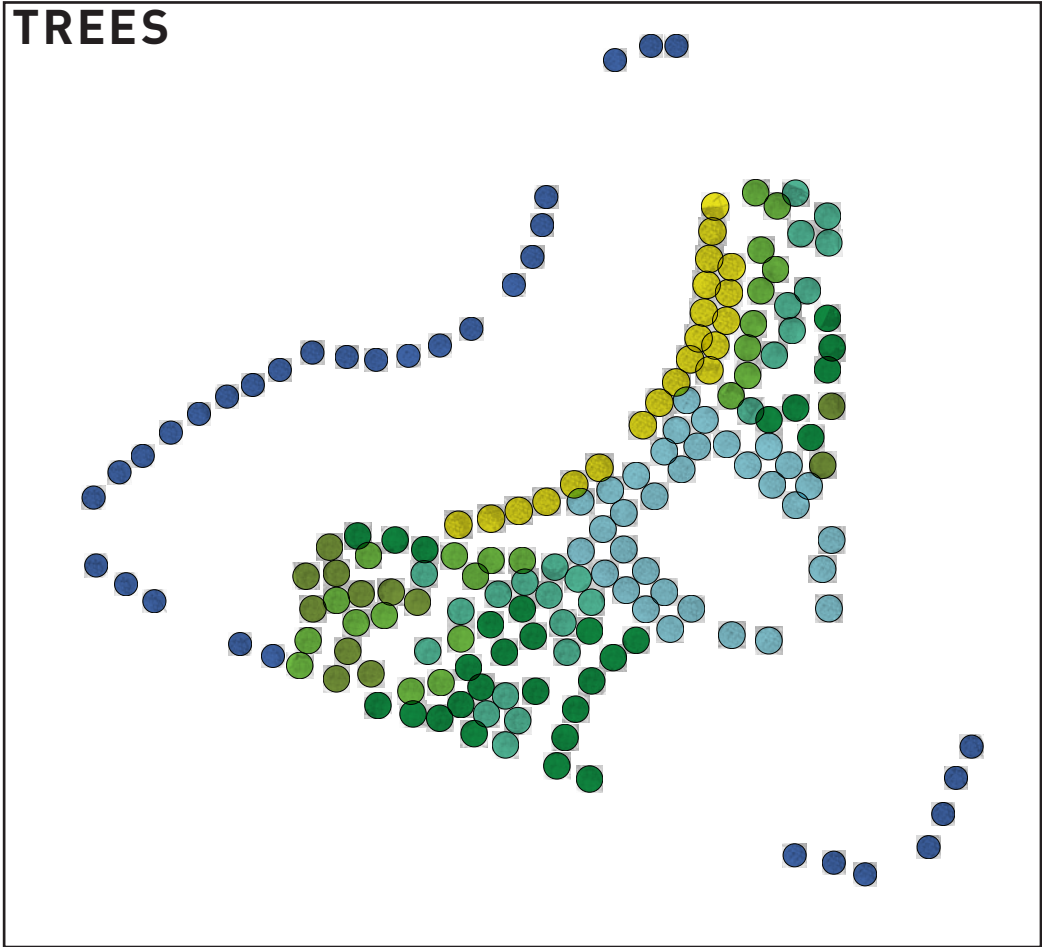
Granite Pavers



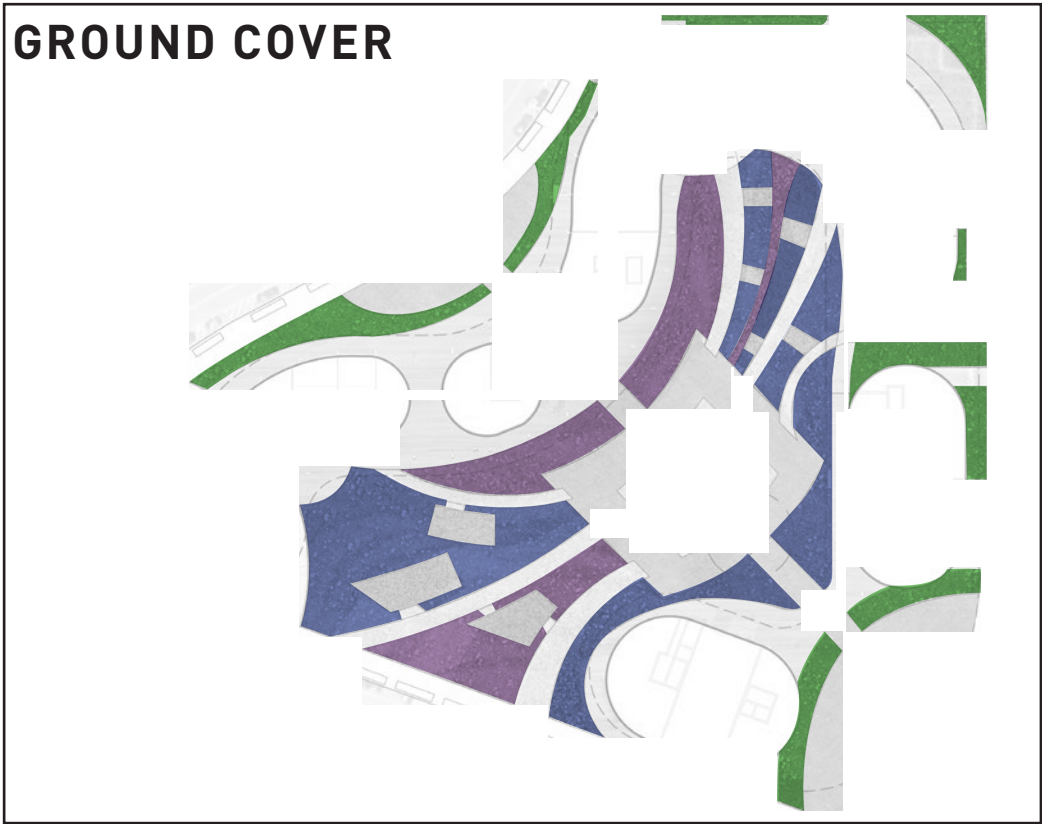
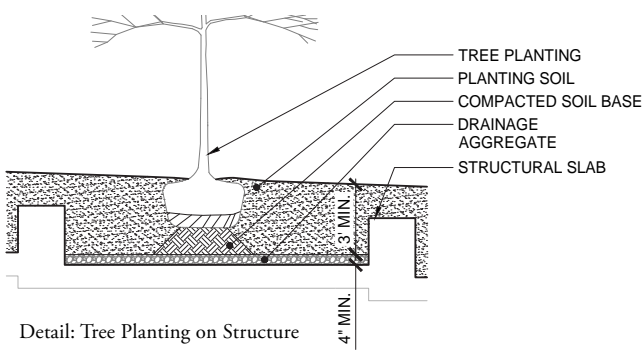
Stabilized gravel

PLANTING PALETTE

TREE CANOPY & GROUND COVER



	Plazas	 London Plane <i>Platanus × acerifolia</i>	 Pin Oak <i>Quercus palustris</i>	 Flowering Dogood <i>Cornus alternifolia</i>
	Welcome Gateway + North of Gathering Plaza	 Sweetbay Magnolia <i>Magnolia virginiana</i>	 Eastern Redbud <i>Cercis canadensis</i>	 Flowering Dogood <i>Cornus alternifolia</i>
		 Crape Myrtle <i>Lagerstroemia indica</i>	 River Birch <i>Betula nigra</i>	 Fragrant Snowbell <i>Syrinx obassia</i>
	West Arcade	 Honey Locust <i>Gleditsia Triacanthos</i>	 Zelkova <i>Zelkova serrata</i>	 Eastern Redbud <i>Cercis canadensis</i>
	Gathering Plaza	 Honey Locust <i>Gleditsia Triacanthos</i>	 Zelkova <i>Zelkova serrata</i>	 Eastern Redbud <i>Cercis canadensis</i>



	Mix 1: Street Plazas Native/Pollinators	 Little Bluestem <i>Schizachyrium scoparium</i>	 Virginia Sweetspire bill <i>Itea virginica</i>	 Switchgrass <i>Panicum virgatum</i>
	Mix 2: Thresholds	 Japanese andromeda <i>Pieris japonica</i>	 Common Lilac <i>Syringa vulgaris</i>	 Sweet pepperbush <i>Clethra alnifolia</i>
	Mix 3: Welcome Gateway + North of Gathering Plaza	 Bottlebrush grass <i>Elymus hystrix</i>	 Indian Grass <i>Sorghastrum nutans</i>	 Bee Balm <i>Monarda fistulosa</i>

ZONING SUMMARY

PARCEL 15 | ZONING SUMMARY

WASHINGTON D.C. ZONING REGULATIONS OF 2016

Zoning Summary: 1110 Oak Drive, SE				
03.17.2023 - DRAFT (per 2016 DCOZ Regs)				
ADDRESS	SQUARE	LOTS	LOTS AREA	
1110 Oak Drive, SE	5868S	0810		
		Net Land Area, gsf	(DMPED RFP lot area)	186,932
			*(Tax Lot record)	186,769
ZONE				St.E-15
WARD				8
ANC				8C
Commissioners	Salim Adofo (Chairperson), Georgette Joy Johnson, Joyce M. Doyle, Amanda Beale, Dascha Cleckley*, Erca Green, Cheryl Moore, Robbie Woodland			
Single Member District (SMD)	Dascha Cleckley			
Congress Heights Community TDC	Timothy White			
DMPED, Deputy Mayor	John Falcicchio			
DMPED, Dir. St. Elizabeths East	Latrena Owens			
Mayor's Agent	J. Peter Byrne			
HISTORIC DISTRICT				
		Historic Structures, Buildings 115/116		yes
		CFA		yes
		NCPC		no
		HPO/HPRB		yes
		BZA	(matter-of-right)	no
		ZC / ZA		yes
		Mayor's Agent		yes
		ANC		yes
FAR, max DCMR 11-K § 602, B § 304				
			FAR	Gross Floor Area
	K§ 602.1	Matter of Right (1.2 FAR min. residential)	2.5	467,330
	K§ 602.2.b	Additional Density (above grade parking or any permitted use)	1.0	186,932
		Total Site Density	3.5	654,262
		Proposed Site Building Use	3.12	582,750
B§ 304.7 GFA shall include basements, elevator shafts, and stairwells at each story; floor space used for mechanical equipment (with structural headroom of six feet, six inches (6 ft., 6 in.), or more); penthouses (unless otherwise specified); attic space (whether or not a floor has actually been laid, providing structural headroom of six feet, six inches (6ft., 6 in.), or more); interior balconies; and mezzanines.				
B§ 304.8 GFA shall not include cellars, exterior balconies that do not exceed a projection of six feet (6 ft.) beyond the exterior walls of the building, all projections beyond the lot line that may be allowed by other Municipal codes, vent shafts, and pipe chase shafts above the ground floor, atriums above the ground floor, ramps on the ground floor leading down to areas of parking on a lower level; and in residential zones, the first floor or basement area designed and used for parking or recreation spaces provided that not more than fifty percent (50%) of the perimeter of that space may be comprised of columns, piers, walls, or windows, or similarly enclosed				
Cellar: That portion of a story partly below grade where the finished floor of the ground floor is less than five feet (5 ft.) above the adjacent natural or finished grade, whichever is the lower elevation.				
USE, proposed DCMR 11-B § 200				
			Parcel 15, Total, gsf	
	B § 200.2.(aa)	Residential (required 288 units)	289,680	
	B § 200.2.(w)	Hotel	81,973	
	B § 200.2.(s)	Office	175,946	
	B § 200.2.(bb)	Retail	32,699	
	B § 200.2.(m)	Entertainment	2,452	
		Total	582750	

USE, proposed			DCMR 11-B § 200	
			Parcel 15, Total, gsf	
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B § 200.2.(bb)	Retail		32,699	
B § 200.2.(m)	Entertainment		2,452	
Total			582750	
PREFERRED USE REQUIREMENTS			DCMR 11-K § 619	
			Required, Parcel 15	Provided, Parcel 15
K §619.1	Preferred uses shall include any use within the arts, design, and creation; eating and drinking establishments; retail; general service; or financial service use categories described in Subtitle B, Chapter 2			
K §619.2c	Each building that faces the following streets or locations in the following zones shall devote not less than fifty percent (50%) of the gross floor area of the ground floor preferred uses: StE-15: facing Sycamore Drive, S.E., 13th Street, S.E., Oak Drive, SE; or the park		24,543	tbd
Total, Parcel 15			24,543	tbd
K §619.3	Not addition to the preferred use requirements of Subtitle K §619.2, each building in the StE-15 and StE-17 zones shall devote additional square footage to the preferred uses on the ground floor in an amount sufficient that all buildings in the StE-15 and StE-17 zones collectively provide an additional six thousand six hundred and twenty square feet (6,620 sq.ft.) devoted to preferred uses on the ground floor across the StE-15 and StE-17 zones .		<u>Required, Parcels 15 & 17</u>	<u>Parcel 15</u>
			0	6620
K §619.4	Not less than fifty percent (50%) of the surface area of the street wall, including building entrances, of those building frontages described in Subtitle K §§ 619.2 and 619.3 shall be devoted to doors or display windows having clear or low emissivity glas			
K §619.5	Preferred uses shall provide direct, exterior access to the ground level			
K §619.6	The minimum floor-to-ceiling height for portions of the ground floor level devoted to preferred uses shall be fourteen feet (14 ft.).			
HEIGHT, max			DCMR 11-K § 603, and B § 307	
Table K § 603.1	"Matter of Right", max.	(includes parapet, does not include penthouse)	80'	
B § 307.1	BHMP (Parcel 15)	(the mid point at Sycamore Drive seems to be at the highest elevation)	(above sea level)	181.00'
	Max. Building Height Elevation		(above sea level)	261.00'
			Residential Building 01	(above sea level) +/- 261.00'
			Residential Building 02	(above sea level) +/- 261.00'
			Office Building	(above sea level) +/- 261.00'
			Hotel	(above sea level) +/- 261.00'
B §307.1	In other than residential zones, as defined in Subtitle A § 101.9, and except as permitted elsewhere in this section and the regulations, the building height measuring point (BHMP) shall be established at the level of the curb, opposite the middle of the front of the building, and the building height shall be the vertical distance measured from the BHMP to the highest point of the roof or parapet or to a point designated by a specific zone district; except that Alley Lots shall be regulated by Subtitle B § 307.8.			
ROOF STRUCTURES & PENTHOUSE			DCMR 11-C § 1500-1507, K § 611	
			Permitted	Provided
	Max. Height		20' max Habitable / 20' max Mech	20'
	Stories	(2-story permitted for mech space)	2	2
C §1505.1c	Max. Habitable Area (Parcel 15)	not included in FAR (≤ 0.4 FAR)	74,708	44,226
				PH Habitable
			Residential	22,243
			Hotel	6,256
			Office	15,727
Total PH Habitable Area				44,226

PARCEL 15 | ZONING SUMMARY

WASHINGTON D.C. ZONING REGULATIONS OF 2016

LOT OCCUPANCY,			DCMR 11-K § 604	
Sub. K §604.1				
St.E-15 Zone	Permitted	Permitted	Provided	
	Residential Use	75% (max)	26.7%	
	Non-Residential Use	no limit	26.3%	
YARDS REQUIREMENTS,			DCMR 11-K § 605 thru 606	
B-34 § definitions	Yard - An exterior space, other than a court, on the same lot with a building or other structure. A yard required by the provisions of this title shall be open to the sky from the ground up, and shall not be occupied by any building or structure, except as specifically provided in this title. No building or structure shall occupy in excess of fifty percent (50%) of a yard required by this title.			
K §605.1	Front Setback	Required	Provided	
	Rear Yard Setback	none required	none	
	Side Yard Setback	none required	none	
A §304.2	The Zoning Administrator is authorized, under Section A-304.2(c) Deviations not to exceed the lesser of ten percent (10%) or twelve inches (12 in.) of the linear requirements governing minimum rear yard, minimum side yard, and court width; and (d) Deviations not to exceed two percent (2%) of the linear frontage limitation for eating/drinking establishments in Subtitle K § 811.9(a).			

PARKING, (Table C §701.5)					DCMR 11-K § 608, 11-C § 700	
	Gross Area (SF)	Required	50% Reduction	Provided		
* Residential + PH habitable	288 (units)	95	47	tbd		
Hotel + PH habitable	97,235	48	24	tbd		
Office + PH habitable	202,244	99	49	tbd		
Retail	32,699	42	21	tbd		
Entertainment	2,452	5	2	tbd		
Total	334,630	289	145	238		

NOTE: Residential parking requirements are determined by number of units and not gross floor area

K §608.1 The cumulative total of all parking spaces, including below-grade, surface, and above-grade structured parking, shall not exceed a total of **four thousand eight hundred (4,800) parking spaces**, exclusive of parking on the StE-2 or StE-18 zone, existing surface parking lots, historic structures, and any parking associated with existing District of Columbia Government facilities.

K §608.6 Parking spaces shared by more than one (1) use is permitted

K §608.9 Parking spaces provided within a structure shall be located at least 20' from all lot lines that abut public streets, **unless** the surface of parking spaces is at **least 10' below grade, at all points along the building frontage.**

C §701.4 and 701.5 Retail category 1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft.

Lodging (hotel) category 0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft

Residential category, 1 per 3 dwelling units in excess of 4 units,

Office category 0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft., except Medical Office 1 per 1000 sq.ft in excess of 3,000 sq. ft

Education, Public category .25 per 1,000 sq. ft.

Entertainment category 2 per 1,000 sq. ft.

C §701.6 701.6 If two (2) or more uses are located on a single lot or in a single building and the applicable parking standard for such uses exempts an initial floor area (for example, the first 3,000 sq. ft. of gross floor area), only one exempt floor area may be deducted from the total combined parking requirements for the uses and the exempt floor area shall be pro-rated among uses.

C §701.7 If two (2) or more uses are located on a single lot or in a single building, the number of parking spaces provided on-site, or off-site in accordance with Subtitle C § 701.8(b), must equal the total number of parking spaces required for all uses, except when parking is shared among uses as provided in Subtitle C § 701.9. If a single use falls into more than one (1) use category for which different parking minimums apply, the greater number of parking spaces shall apply.

C §701.9 **Parking spaces, whether required or not, may be shared among more than one (1) use, whether the uses are on the same lot or on separate lots. Parking spaces that are shared among more than one (1) use shall be subject to the following conditions:**

(a) The spaces shall not serve as required parking for any other use during the days and times each use they serve is in operation;

(b) Parking may be shared: (1)Between uses and a parking site within the same zone; or (2)Between uses and a parking site within an R and RF zone; or (3)Between a use in an R or RF zone and a parking site in any other zone; but (4)May not be shared between a parking site within an R or RF zone and a use located in any other zone;

(c) Unless under common ownership, a written agreement shall remain in effect between the owner of the parking area and the owner of the use for which the parking spaces are required (the use), and shall include the obligation set forth in Subtitle C § 701.9;

(d) A draft of the written agreement shall be provided as part of any building permit application associated with either the site of the parking area or the site for which the parking spaces are required. The final, original written agreement shall be filed with the Zoning Administrator prior to the issuance of the first certificate of occupancy for the use and any amendment or successor agreement must be filed no later than ten (10) days following execution by the parties; and

(e) The Zoning Administrator shall maintain a file of all written agreements and amendments for the lot where the use is located and the lot providing the required parking spaces.

LOADING, (Table C §901.1,					DCMR 11-K § 609, 11-C § 900	
	Gross Area (SF)	Required Berths	Required Platforms	Provided		
* Residential + PH habitable	288 (units)	1 loading berths, 1 service delivery	1	-		
Hotel + PH habitable	97,235	3 loading berths, no service delivery	3	-		
Office + PH habitable	202,244	3 loading berths, 1 service delivery	2	-		
Retail	32,699	2 loading berths, 1 service delivery	2	-		
Entertainment	2,452	no requirements less than 50,000 SF	-	-		
Parcel 15, Total	334,630	* 9 loading berths, 3 service delivery	8		3 loading berths, 1 service delivery, 3 platform spaces	

NOTE: Residential loading requirements are determined by number of units and not gross floor area

*** See C §902.2 for reduction in the loading berths and platform requirements**

Loading - 3 loading berths, 1 service delivery; Platforms - 3 @100SF per platform (minimum)

K §609.3 Loading entrances shall not be closer than 32' from the intersection of an alley

K §609.4 Loading entrances shall not be closer than 60' from the closest intersection of a street

Table C §901.1 **see requirements per use group and gross floor area**

C §901.4 Each loading berth is to be accompanied by (1) loading platform

C §901.8 When 2 or more uses share a building or structure, the uses may share loading **as long as internal access is provided from all shared uses** requiring loading

C §901.9 **For a building or structure having three (3) or more required loading berths in one (1) location, the loading berths may be stacked**

C §902.1 **When two (2) or more non-residential uses in the same use category share a building or structure, all of the uses in the same use category shall be added together to derive the total gross floor area, to determine the required number of berths and spaces for that use category.**

C §902.2 **When two (2) or more uses in different use category share a building or structure, the building/structure is only required to provide enough berths for the use group that requires the highest requirement, and not the combination of requirements for all use categories provided that all uses that require loading have access to the loading area.**

C §902.3 At least one (1) loading berth shall be provided when the sum of the gross floor area of the separate uses exceeds the minimum gross floor area requiring loading berths for any one of the separate uses

C §902.4 (a) Gross floor area does not include floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space or space devoted exclusively to bicycle storage or support (lockers and showers) facilities; and (b) Gross floor area shall include penthouse habitable space except that recreation space for tenants of the building or other ancillary space associated with a rooftop deck shall not be included.

C §903.1 Except as provided in this section, all loading berths and service/delivery spaces shall be located as follows: (a) Within the building or structure... (b) **Within the rear yard of the building they are intended to serve.** (c) **Within a court or side yard...**

C §903.4 All loading platforms shall be located contiguous and with unobstructed access to the loading berth and shall have unobstructed access to an entrance to the building or structure

C §905.2 **All loading berths shall be a minimum of twelve feet (12 ft.) wide, have a minimum depth of thirty feet (30 ft.) and have a minimum vertical clearance of fourteen feet (14 ft.)**

C §905.3 **All service/delivery spaces shall be a minimum of ten feet (10 ft.) wide, have a minimum depth of twenty feet (20 ft.), and have a minimum vertical clearance of ten feet (10 ft.).**

C §905.4 **All loading berths shall be accompanied by one (1) adjacent loading platform that meets the following requirements:**

(a) A loading berth that is less than fifty-five feet (55 ft.) deep shall have a platform that is at least one hundred square feet (100 sq. ft.) and at least eight feet (8 ft.) wide;

(b) A loading berth that is fifty-five feet (55 ft.) deep or greater shall have a platform that is at least two hundred square feet (200 sq. ft.) and at least twelve feet (12 ft.) wide;

(c) Loading platforms shall have a minimum vertical clearance of ten feet (10 ft.); and

C §908.2 **(d) A loading platform floor shall consist of one (1) horizontal level**
Screening is not required **if the loading area is in a rear yard** and separated from all contiguous property by at least 25'

BICYCLE PARKING, (Table C §80					calculation based on gross floor area per section: DCMR 11-K § 610, 11-C § 800	
	Gross Area (SF)	Required - Long Term	Required - Short Term	Provided		
* Residential + PH habitable	288	72	14	tbd		
Hotel + PH habitable	97,235	9	2	tbd		
Office + PH habitable	202,244	65	5	tbd		
Retail	32,699	3	8	tbd		
Public, Education	2,452	0	0	tbd		
TOTAL	334,630	148	29	tbd		

NOTE: Residential loading requirements are determined by number of units and not gross floor area

C §801.1 When bicycle parking spaces are required, signs shall be posted in a prominent place at each entrance to the building or structure stating where bicycle parking spaces are located

C §801.2 A property owner shall provide and maintain all required bicycle parking spaces so long as the structure that the bicycle parking spaces are designed to serve exists. Maintenance of required bicycle parking spaces shall include keeping all racks and spaces clear of snow, ice, and any other obstructions.

C §801.3 Where required bicycle parking is provided as racks, the racks must meet the following standards:

(a) The bicycle frame and one (1) wheel can be locked to the rack with a high security U-shaped shackle lock without removing a wheel from the bicycle;

PARCEL 15 | ZONING SUMMARY

WASHINGTON D.C. ZONING REGULATIONS OF 2016

INCLUSIONARY ZONING,		DCMR 11-C § 1000
C §1001.6	<div><div>The requirements of this chapter shall not apply to:</div><div>(a)</div><div>Any development subject to a mandatory affordable housing requirement that exceeds the requirements of this chapter as a result of District law or financial subsidies funded in whole or in part by the Federal or District Government and administered and/or monitored by the Department of Housing and Community Development (DHCD), the District of Columbia Housing Finance Agency (DCHFA), or the District of Columbia Housing Authority (DCHA);</div></div>	
COURTS,		DCMR 11-C § 1800, DCMR 11-K does not set requirements for Courts in St. Elizabeths zone,
	Open Court Width	TBD
	Closed Court Width	TBD
	Closed Court Area	TBD
	Court Niche	TBD
	Irregular Court	Yes
B §B-13	<div>Court: An unoccupied space, not a court niche, open to the sky, on the same lot with a building, which is bounded on two (2) or more sides by the exterior walls of the building or by two (2) or more exterior walls, lot lines, or yards. A court may also be bounded by a single curved wall of a building</div> <div>Court, Closed: A court surrounded on all sides by the exterior walls of a building, or by exterior walls of a building and side or rear lot lines, or by alley lines where the alley is less than ten feet (10 ft.) in width.</div> <div>Court Niche: an indentation, recess, or decorative architectural treatment of the exterior wall of a building, not a court, which opens onto a street, yard, alley, or court.</div> <div>Court, Open: A court opening onto a street, yard, or an alley not less than ten feet (10 ft.) wide.</div>	
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.	
B §322.3	Court width requirements are expressed as a ratio of required width to height of a court. The height of a court is measured from the base of the court, even where the base may be on an upper story of a building.	
B §322.4	If the court is not rectangular, the width shall be the diameter of the largest circle that may be inscribed in a horizontal plane within the court.	
C §1800.1	Where a court is provided for a building or portion of a building it shall be provided with the area and dimensions required in each zone or as prescribed in the applicable subtitle.	
C §1801.1	<div>In the case of a building devoted to both residential and nonresidential uses, the minimum width and area of a court shall be computed as follows:</div> <div>(a) When the residential and nonresidential uses are located on different floors of the building, the width and area requirements shall be computed for each use at the plane of each floor of the building; and</div> <div>(b) When the residential and nonresidential uses are located on the same floor of the building, the width and area requirements for that plane shall be computed based on the requirements for a residential building.</div>	
C §1801.2	No required opening for the admission of light and natural ventilation shall open onto a court niche where the ratio between the width of court niche and the depth of court niche is less than two to one (2:1)	
C §1801.3	No portion of a court niche shall be farther than three feet (3 ft.) from a point where the court niche is less than three feet (3 ft.) wide.	
GAR,		N/A, DCMR 11-K does not set requirements for GAR on St. Elizabeths.
PLAZA,		DCMR 11-C § 1700
C §1700.1	Plaza regulations are intended to provide spaces in private developments that serve as transitional spaces between streets or pedestrian rights-of-ways and the entrances of buildings. These spaces are intended for public use, and may also be used for temporary commercial displays and other activities, such as café seating. The plaza regulations are intended to ensure that such spaces are appropriately designed, including suitable lighting and landscaping	
C §1700.2	Plaza space required by specific zones and subject to the standards of this chapter are intended to be publically accessible and are encouraged to be built adjoining other plazas to maximize open space.	
C §1700.3	Plaza regulations apply only on lots of ten thousand square feet (10,000 sq. ft.) or more in area in the MU-10, MU-22, MU-29, and CG-4 zones.	

PLEASE NOTE: Calculations and areas are subject to modification during the course of the design documentation