

STOREY PARK

BOARD OF ZONING ADJUSTMENT APPLICATION

December 2012

APPLICANT: FP-Perseus/53-713, LLC

ARCHITECT: HKS, P.C.

LAND USE COUNSEL: HOLLAND & KNIGHT

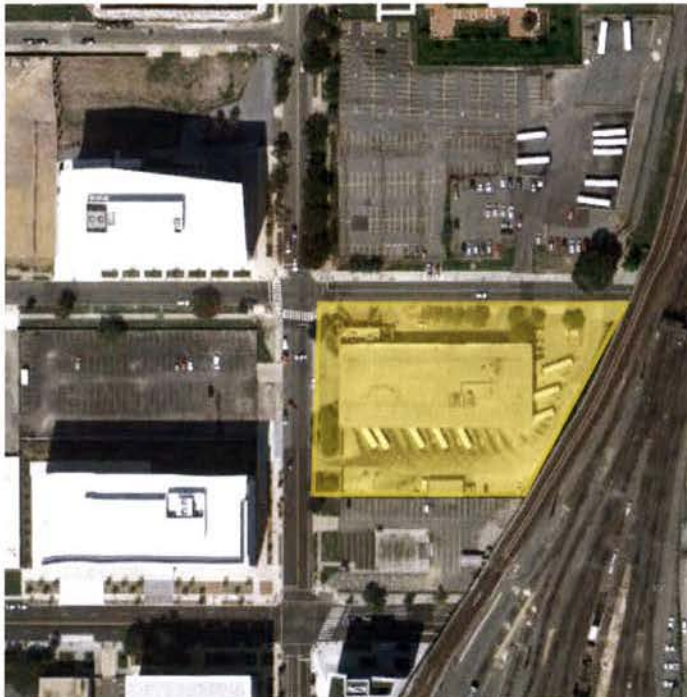


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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18516
EXHIBIT NO. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.18516
EXHIBIT NO.10

PROJECT DESCRIPTION

FP-PERSEUS/53-713, LLC IS PROPOSING TO BUILD A NEW MIXED USE BUILDING ON THE NORTHERN PORTION OF SQUARE 713 IN THE NEW EMERGING NEIGHBORHOOD OF NOMA. THE SITE'S CURRENT ADDRESS IS 1005 FIRST ST. NE. THE 71,217.24 SF. SITE IS ZONED C-3-C AND IS PART OF THE NORTH CAPITOL TRANSFERABLE DEVELOPMENT RIGHTS RECEIVING ZONE, WHICH ALLOWS FOR AN INCREASE OF DEVELOPMENT DENSITY TO 10.0 FAR THROUGH THE PURCHASE OF DENSITY FOR USE ON THE SITE. THE HEIGHT OF THE DEVELOPMENT ON THE SITE IS ALSO INCREASED TO 130 FT. AS A RESULT OF ITS FRONTAGE ON 110 FT. WIDE 1ST STREET NE. THE PROJECT WILL INCLUDE OFFICE AND RESIDENTIAL COMPONENTS ALONG WITH SUBSTANTIAL RETAIL SPACE ON ITS GROUND FLOOR, CONCOURSE LEVEL, AND POSSIBLY AT THE SECOND FLOOR.

SITUATED AT THE CORNER OF 1ST STREET NE AND L STREET, THE SITE HAS SUBSTANTIAL STREET FRONTAGE ON ITS NORTH AND WEST SIDES, RAIL YARD FRONTAGE ALONG ITS EAST SIDE, AND AN ADJACENT PARCEL ALONG ITS SOUTH SIDE WITH A PROPOSED NEW DEVELOPMENT AS WELL.

UNDERSTANDING THE UNDERLYING GOALS FOR THE PROJECT AND ITS SITE CONSTRAINTS IS IMPORTANT IN UNDERSTANDING THE NEED FOR ZONING RELIEF. THE SITE'S CONFIGURATION AND ITS PRACTICAL LIMITATIONS ARE BEHIND OUR REQUEST. THIS APPLICATION TO THE BOARD OF ZONING ADJUSTMENT IS SEEKING RELIEF FROM FOUR ZONING REQUIREMENTS:

1. RELIEF FROM §770.6(B) WHICH REQUIRES ALL ROOF STRUCTURES TO BE SETBACK FROM ALL EXTERIOR WALLS AT A DISTANCE EQUAL TO THE HEIGHT ABOVE THE ROOF. THE PROPOSED ROOF STRUCTURES ARE COMPLIANT WITH THE HEIGHT AND SETBACK REQUIREMENTS AT ALONG THE PERIMETER OF THE SITE. IT IS ALONG AN INTERNAL COURTYARD LOCATION THAT RELIEF FROM THE SETBACK REQUIREMENT IS SOUGHT FOR THE RESIDENTIAL ROOFTOP STRUCTURES. DUE TO THE INTERNAL WORKINGS OF THE RESIDENTIAL BUILDING

ITSELF, ITS GROUND FLOOR RETAIL, AND IT'S BELOW GRADE PARKING, IT IS DIFFICULT TO PROVIDE THE SETBACKS REQUIRED FOR ELEVATOR AND STAIR ROOFTOP STRUCTURES.

2. RELIEF FROM §2201.1 WHICH ESTABLISHES THE REQUIREMENTS FOR LOADING AND SERVICE/ DELIVERY VEHICLES. FOR A LARGE MIXED USE PROJECT OF THIS PROGRAM AND SCOPE, THE ZONING REQUIREMENTS FOR LOADING AND SERVICING ARE VERY LARGE AND BEYOND THE AMOUNT THAT THE PROJECT CAN PHYSICALLY ACCOMMODATE AND WELL BEYOND THE AMOUNT NEEDED TO PROPERLY SERVE THE PROJECT. WE ARE PROPOSING A SMALLER, MORE COMPACT SERVICING ARRANGEMENT WHEREIN THE VARIOUS PROJECT COMPONENTS SHARE THE SERVICING FACILITIES IN A WAY THAT CAN REDUCE THE AMOUNT REQUIRED.

3. RELIEF FROM §776 WHICH ESTABLISHES THE REQUIREMENTS FOR A CLOSED COURT(SOUTH COURT). THE INTERNAL WORKINGS OF THE RESIDENTIAL BUILDING, ITS GROUND AND 2ND FLOOR RETAIL, AND IT'S BELOW GRADE PARKING, MAKE IT IMPRACTICAL TO PROVIDE A COURTYARD WITH A WIDTH DIMENSION THAT IS CODE COMPLIANT.

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PROJECT DESCRIPTION

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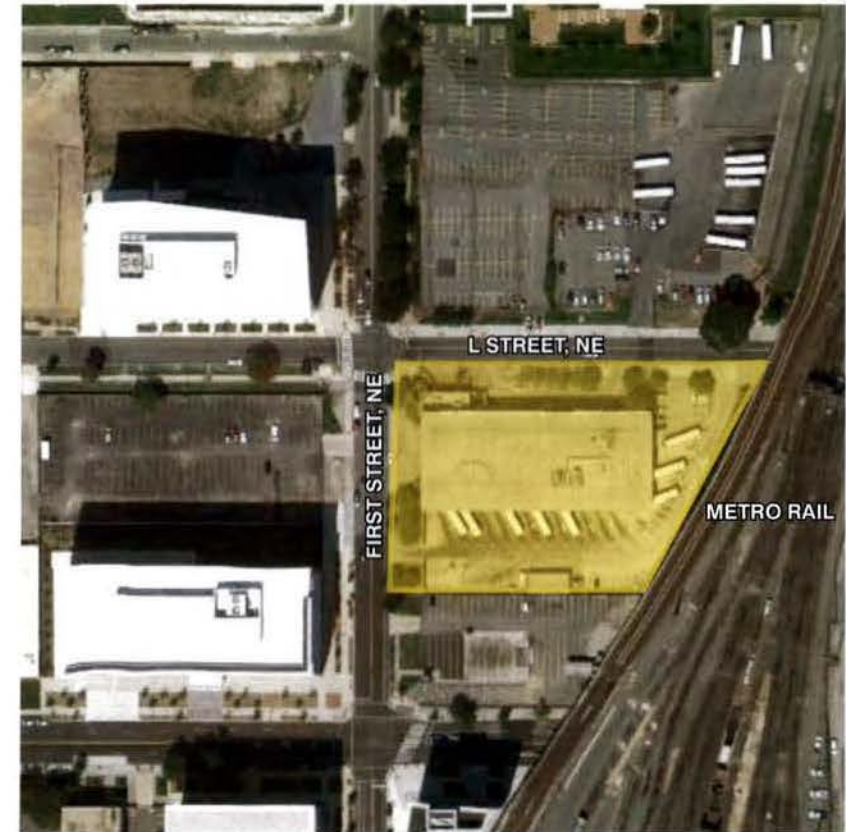
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ZONING TABULATIONS		
DEVELOPMENT STANDARD:	PERMITTED/REQUIRED:	PROVIDED:
LOT AREA	71,217 SF	71,217 SF
ZONING DISTRICT	C-3-C	C-3-C
BUILDING HEIGHT (§1709.21) W/TDR'S	130'	130'
FLOOR AREA RATIO (§1709.21) W/TDR'S	10	9.5
GROSS FLOOR AREA		
OFFICE		346,072 SF
GROCERY		25,000 SF ¹
RETAIL		34,977 SF ¹
RESIDENTIAL		270,217 SF
TOTAL:	712,170 SF	676,266 SF
LOT OCCUPANCY (§772.1)	100%	UP TO 100%
REAR YARD (§774.1, §774.9)	2 1/2 IN PER FT = 27'-1" 12' MIN	COURT PROVIDED IN LIEU OF REAR YARD
SIDE YARD (§775)	NA	NA
COURT (§776)		
COURT A (OPEN COURT) (§776.3)	WIDTH: 4 IN PER FT OF HEIGHT (113') = 37'-8" 15' MIN AREA: NO LIMIT	WIDTH: 54'-6" ± MIN ²
COURT B (CLOSED COURT) (§776.3) (§776.4)	WIDTH: 4 IN PER FT OF HEIGHT (113') = 37'-8" 15' MIN AREA: 2 X WIDTH ² = 2838 SF	WIDTH: 15' AREA: 1588 SF
ROOF STRUCTURE (§411, §770.6)		
HEIGHT	18'-6"	18'-6"
AREA	.37 FAR	.37 FAR MAX
SETBACK	1:1 MIN (18'-6" MIN)	REFER TO SHEET 5 AND 6
PARKING (§2101, §2118.7)		
OFFICE (340,236 SF)	IN EXCESS OF 2,550 SF, 1 PER 1800 SF = 191 SPACES	286 SPACES
GROCERY (25,000 SF)	IN EXCESS OF 180 SF, 1 PER 750 SF = 33 SPACES	200 SPACES
RETAIL (31,737 SF)	IN EXCESS OF 270 SF, 1 PER 750 SF = 47 SPACES	110 SPACES
RESIDENTIAL (295 UNITS)	.25 PARKING SPACES PER UNIT = 74 SPACES	88 SPACES
TOTAL	345 SPACES	684 SPACES
LOADING (§2201)		
OFFICE		
12' X 30' BERTH/100 SF PLATFORMS	3	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	0	
RETAIL		
12' X 30' BERTH/100 SF PLATFORMS	1	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	1	
GROCERY		
12' X 30' BERTH/100 SF PLATFORMS	1	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	1	
RESIDENTIAL		
12' X 30' BERTH/100 SF PLATFORMS	0	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	1	
TOTALS:		
12' X 30' BERTH/100 SF PLATFORMS	5	2 ³
10' X 20' SERVICE/DELIVERY SPACE	4	4 ³
12' X 55' BERTH/200 SF PLATFORMS	3	3 ³ (*DESIGNED ALSO AS 12' X 30' BERTHS)

1. RETAIL SPACE AT CELLAR LEVEL IS NOT INCLUDED IN THE FAR CALCULATION.

2. ADJUSTMENTS TO THE COURT MASSING AND DIMENSION, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCUR AS THE DESIGN ADVANCES

3. REFER TO SHEET #13



AREAS OF REQUESTED ZONING RELIEF:

1. ROOF STRUCTURES
2. LOADING BERTHS
3. COURT B (SOUTH COURT)

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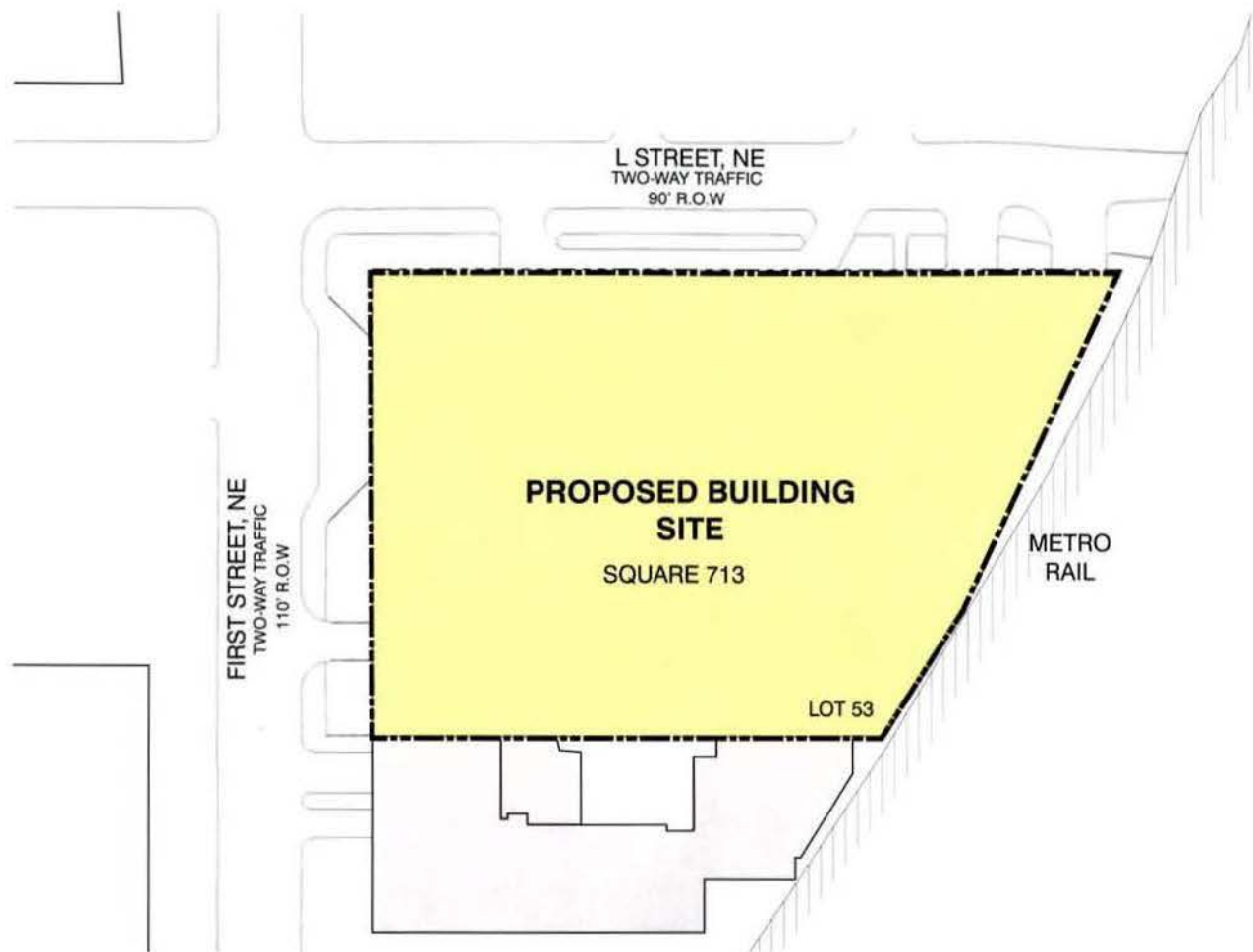
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ZONING DATA SUMMARY

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SITE AREA

TOTAL SITE AREA	71,217.24 SF
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PROPOSED BUILDING GROSS FLOOR AREAS

RETAIL GROSS FLOOR AREA	59,977 SF
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RESIDENTIAL GROSS FLOOR AREA	270,217 SF
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OFFICE GROSS FLOOR AREA	346,072 SF
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TOTAL GROSS FLOOR AREA	676,266 SF
------------------------	------------

FAR = 9.50

ZONING DISTRICT:
C-3-C

TDR RECEIVING ZONE:
NORTH CAPITOL

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SITE DEVELOPMENT PLAN

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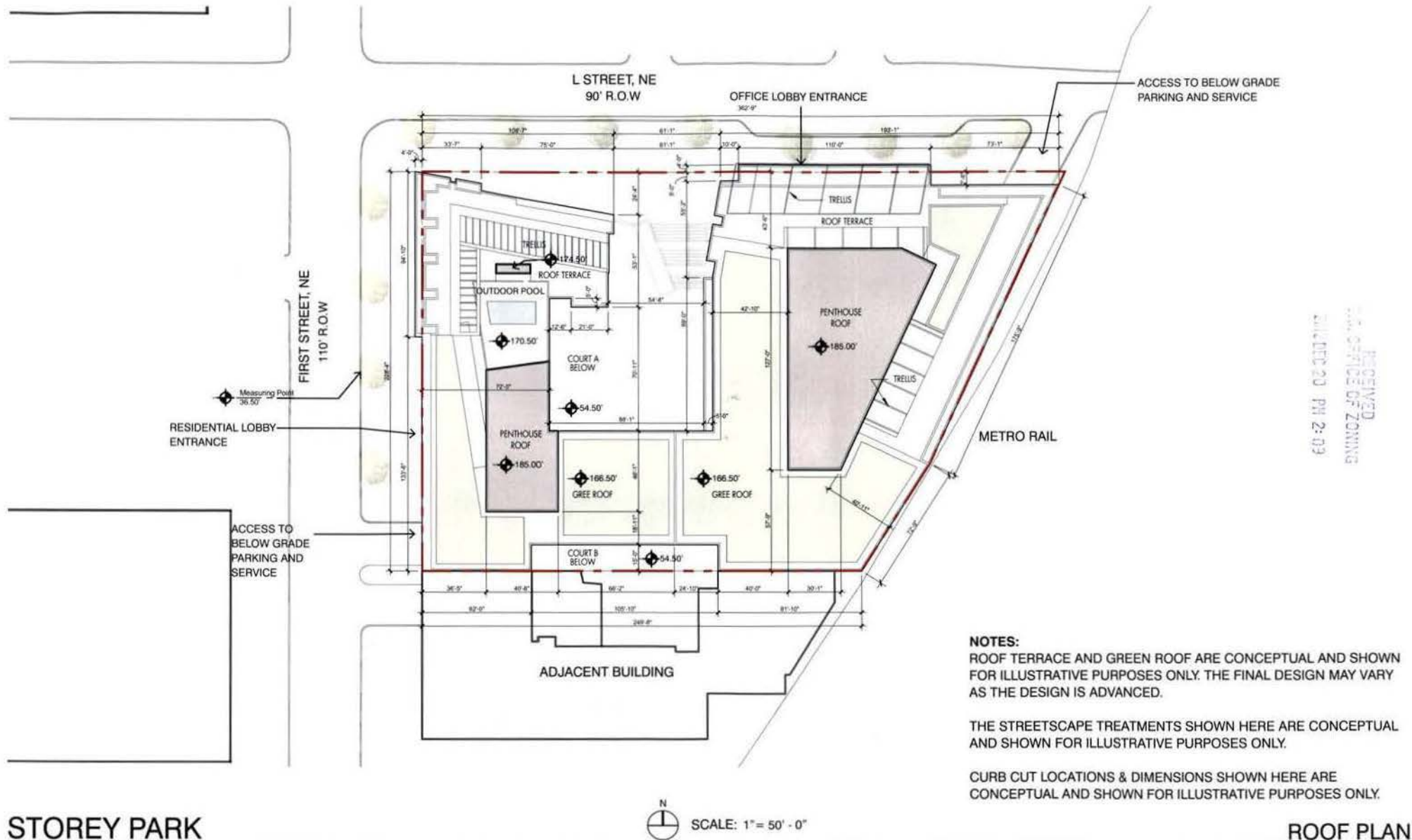
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VIEW TOWARD L STREET

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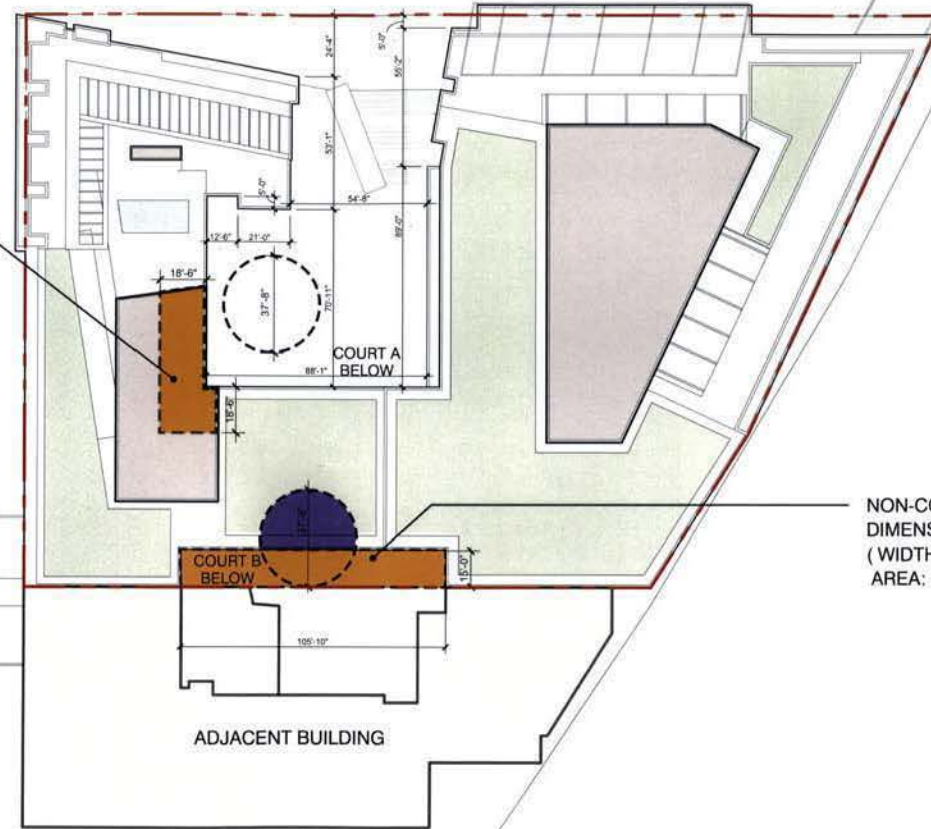
ROOF PLAN

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L STREET, NE

NON-COMPLYING
ROOF STRUCTURE
SET BACK
ROOF STRUCTURE
HEIGHT: 18'-6"

FIRST STREET, NE



NON-COMPLYING COURT
DIMENSION
(WIDTH: 15' X 105'-10"
AREA: 1,588 SF)

ADJACENT BUILDING

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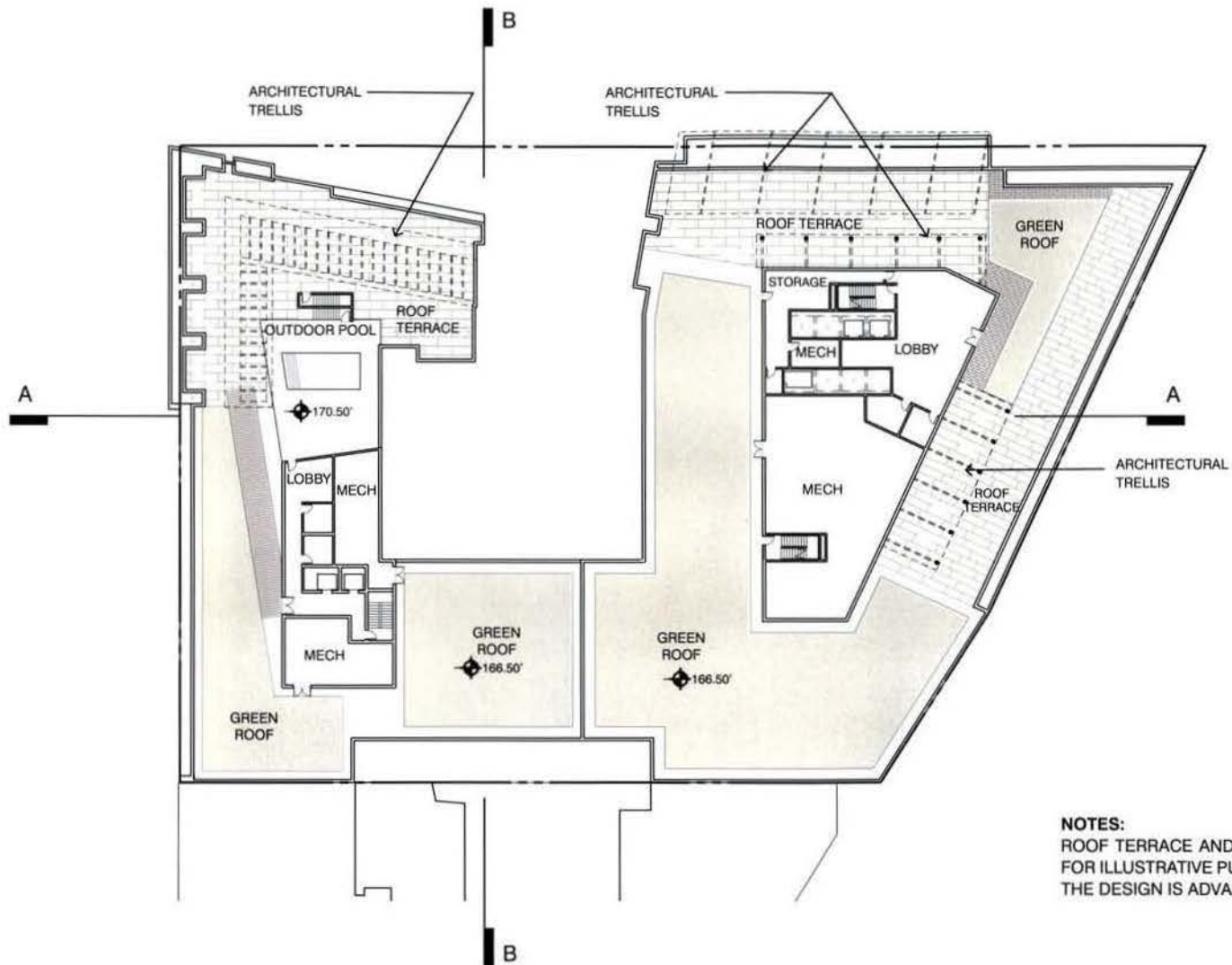
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ZONING RELIEF DIAGRAM

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PENTHOUSE / ROOF PLAN

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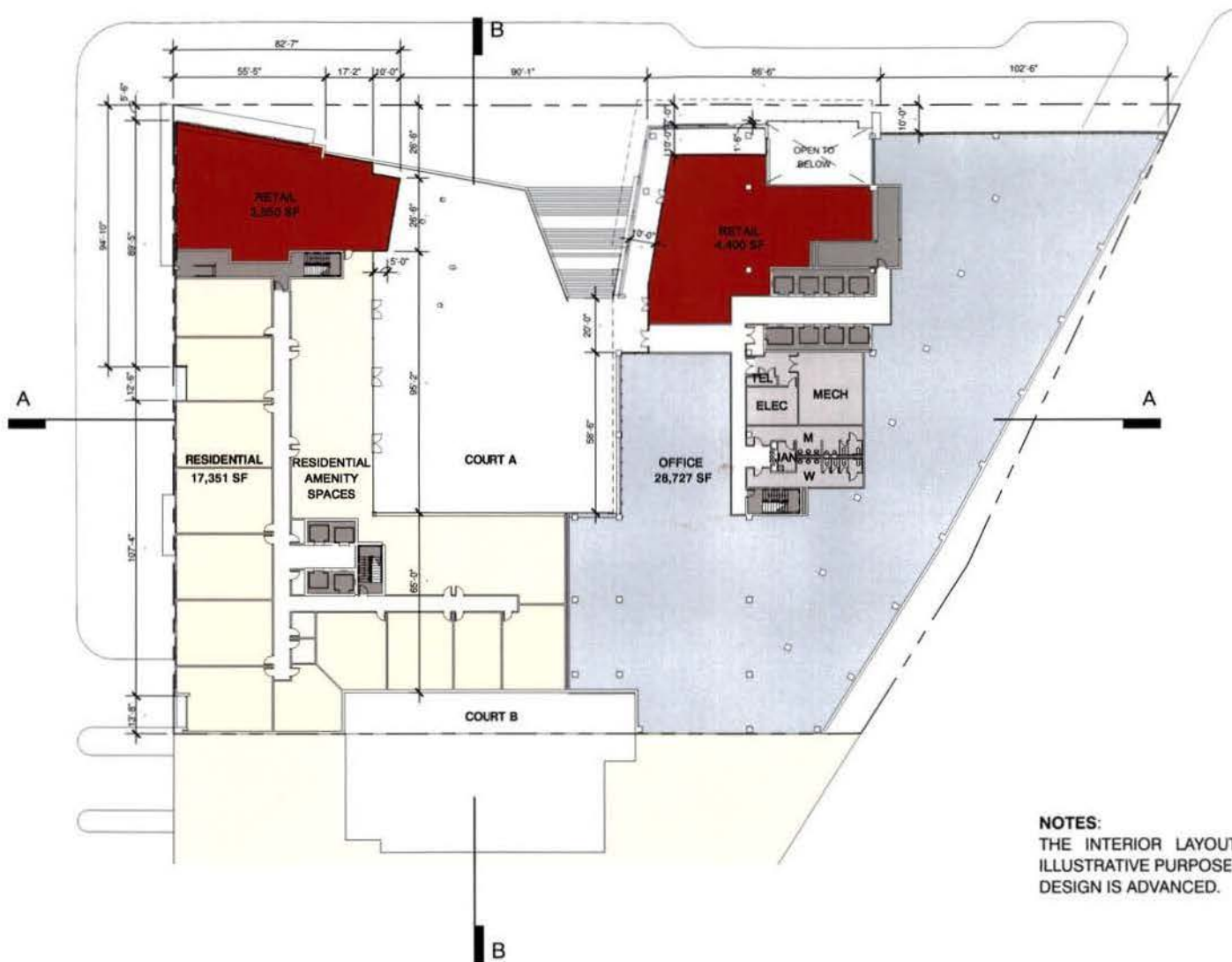
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GROUND FLOOR PLAN

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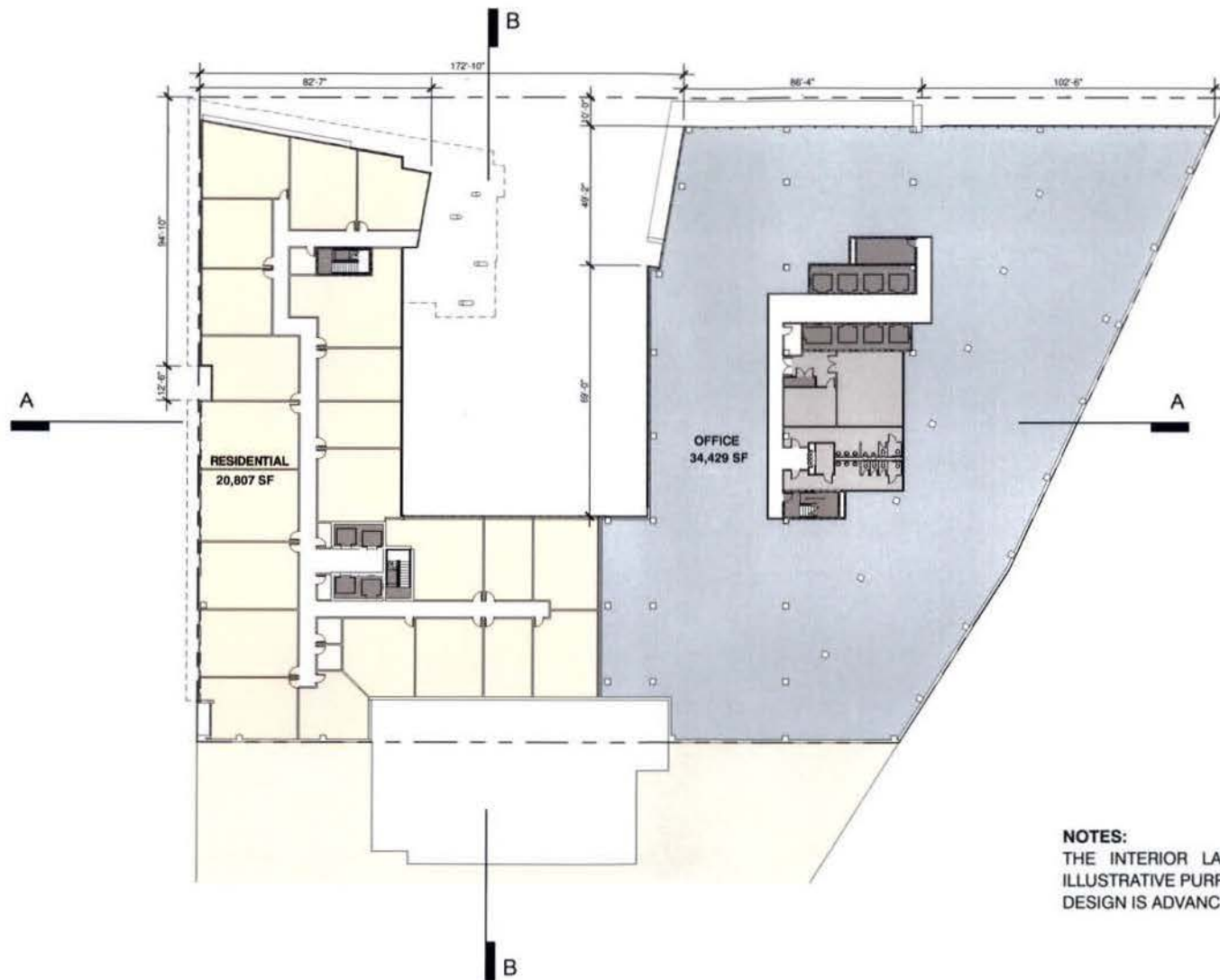
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2ND FLOOR PLAN



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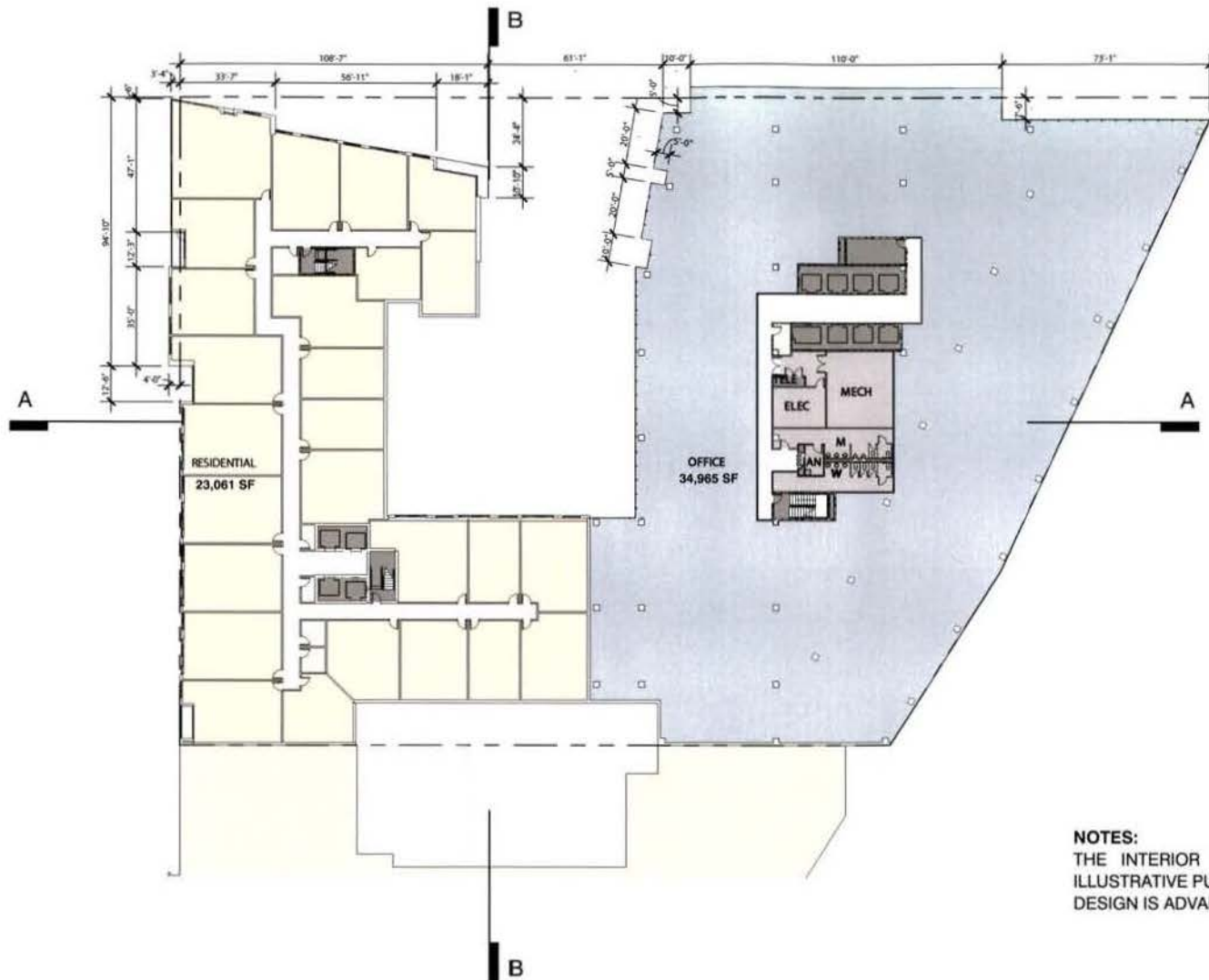
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3RD FLOOR PLAN

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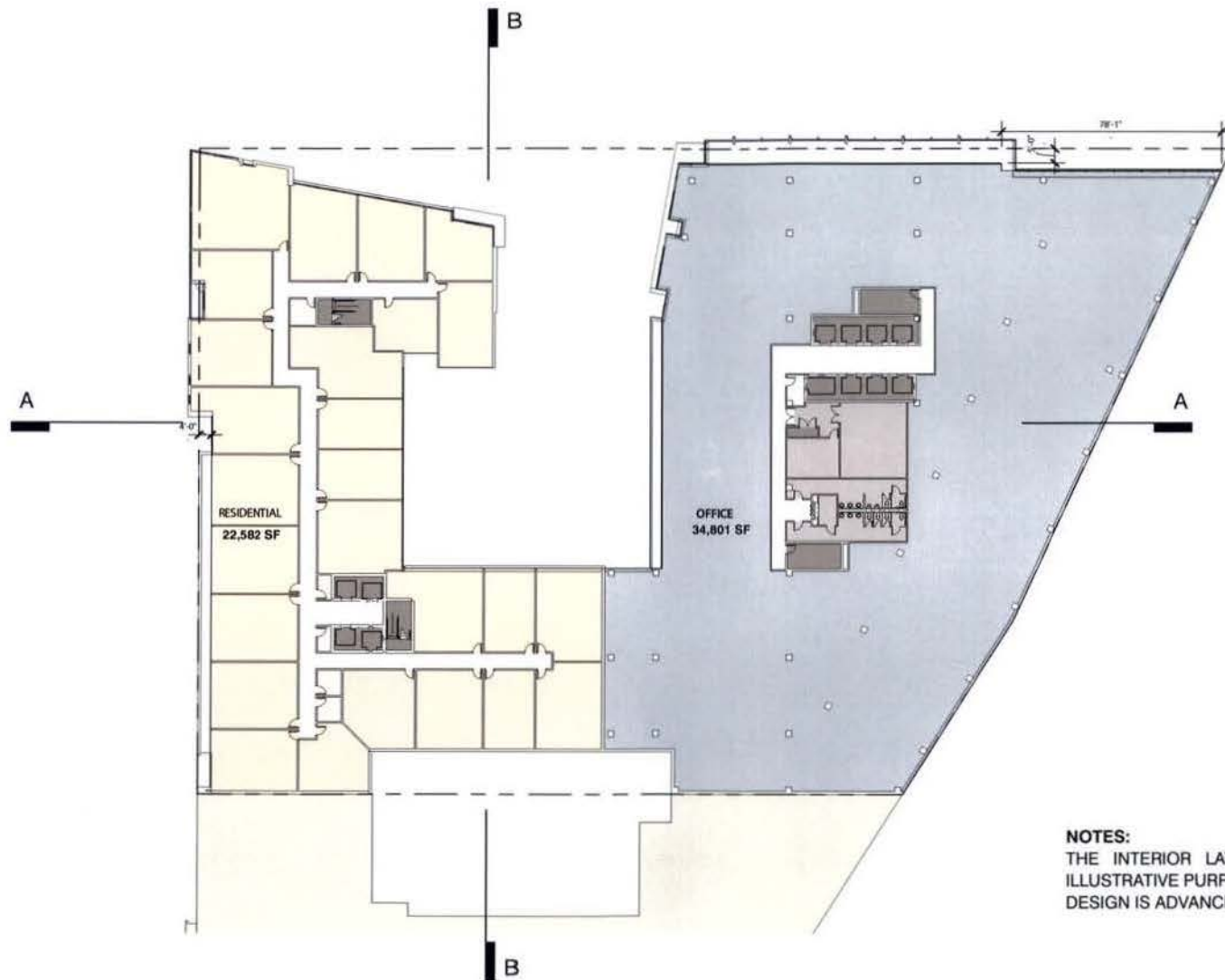
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TYPICAL FLOOR PLAN
 (RESIDENTIAL 4TH -12TH, OFFICE 4TH-10TH)

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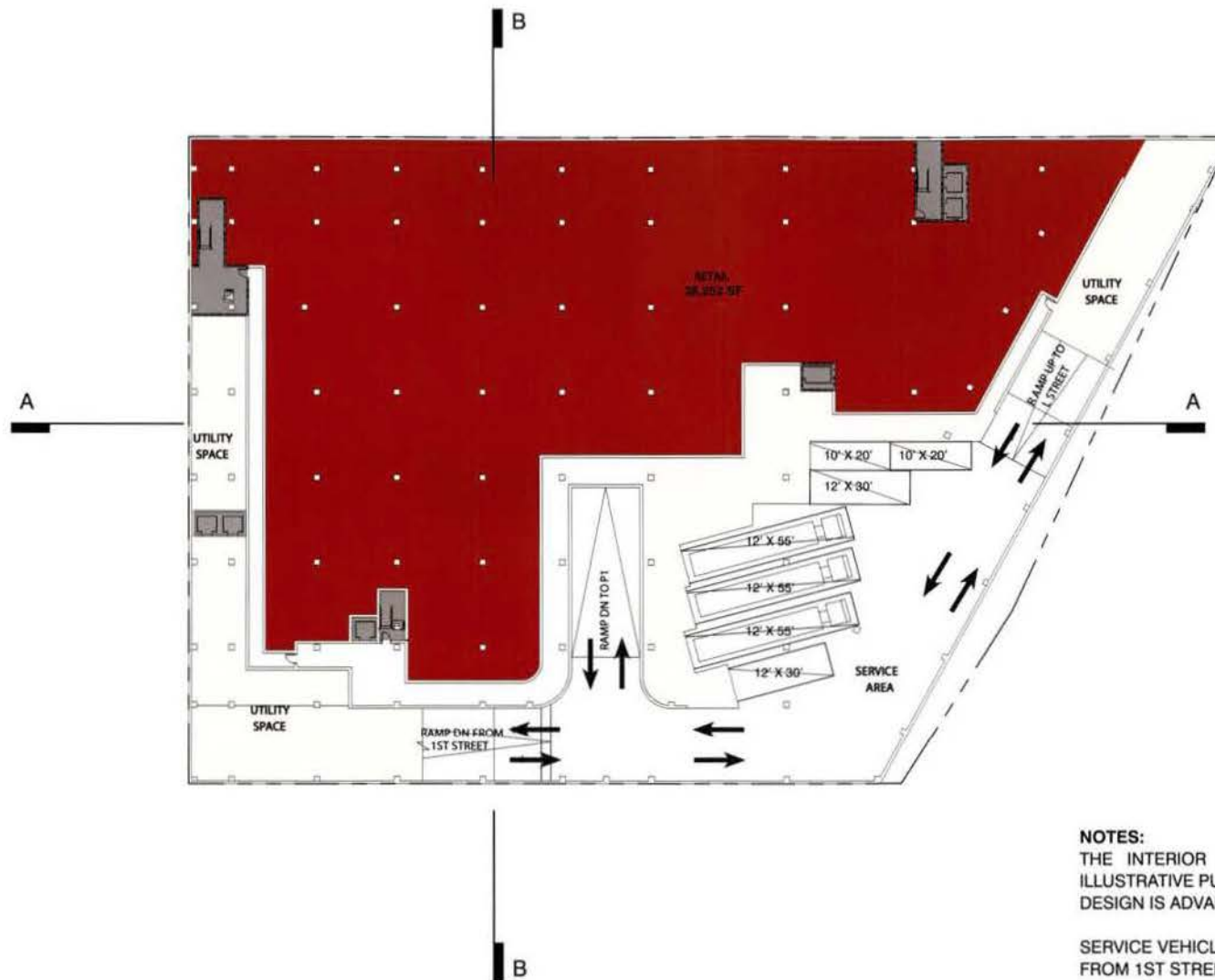
RESIDENTIAL 13TH AND OFFICE 11TH FLOOR PLAN

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12



LOADING

	REQUIRED	PROVIDED
12' X 30' BERTHS	5	2
10' X 20' SERVICE DELIVERY	4	4*
12' X 55' BERTHS	3	3**

*2 SPACES ARE LOCATED AT P1 LEVEL
 **DESIGNED ALSO AS 12' X 30' BERTHS

NOTES:

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SERVICE VEHICLE ACCESS IS ONE WAY TRAFFIC ONLY (RAMP DOWN FROM 1ST STREET AND EXIT OUT THROUGH RAMP TO L STREET).

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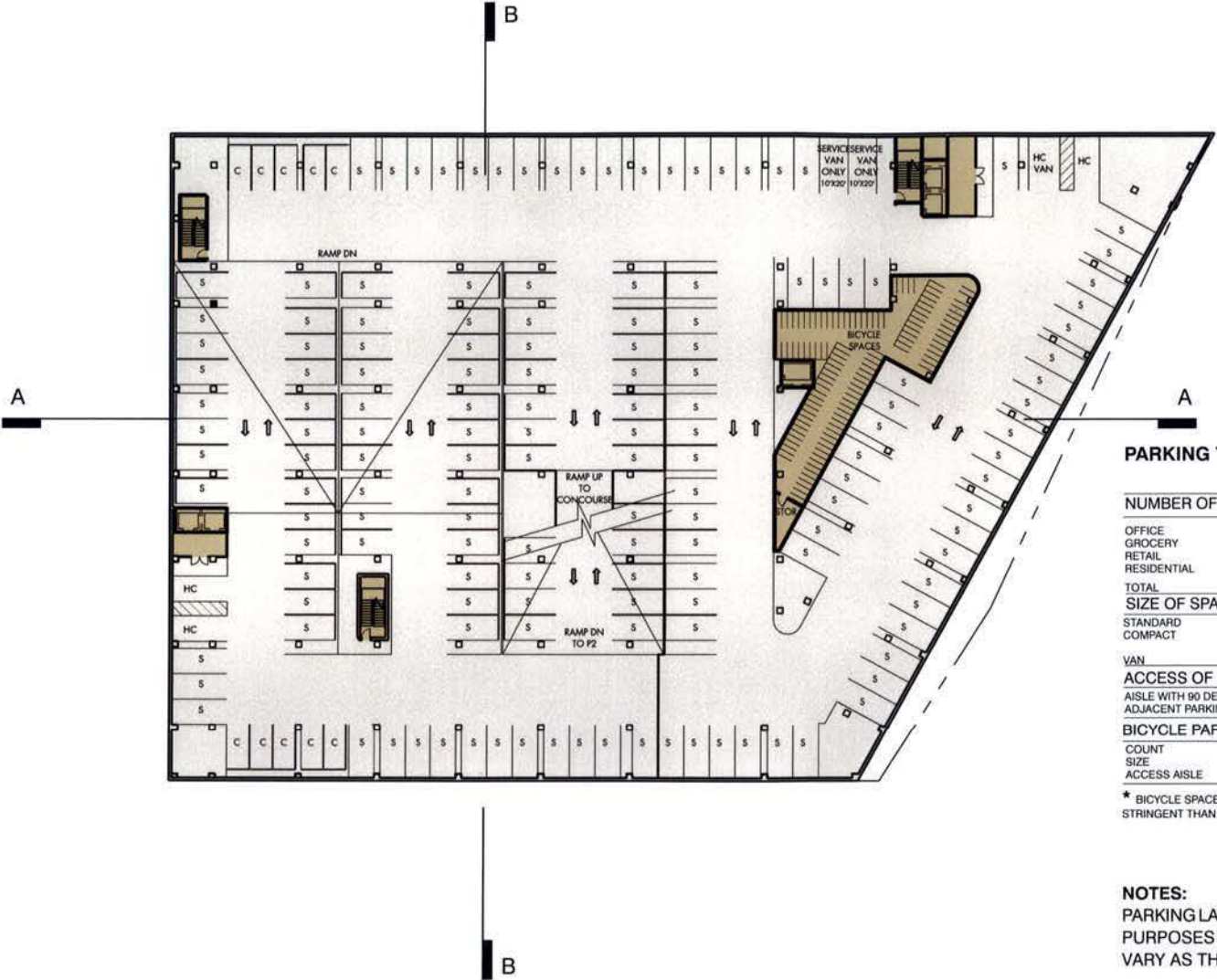
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CONCOURSE FLOOR PLAN

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P1 LEVEL PARKING

	PROVIDED
NUMBER OF SPACES	164
BICYCLE PARKING	99

PARKING TABULATIONS

	REQUIRED	PROVIDED
NUMBER OF SPACES		
OFFICE	IN EXCESS OF 2,550 S.F. 1 PER 1800 S.F. = 191	286
GROCERY	IN EXCESS OF 180 S.F. 1 PER 750 S.F. = 33	200
RETAIL	IN EXCESS OF 270 S.F. 1 PER 750 S.F. = 47	110
RESIDENTIAL	.25 PARKING SPACES PER UNIT = 74	88
TOTAL	345	684
SIZE OF SPACES		
STANDARD	9' X 19', WITH 6'-6" MINIMUM CLEARANCE	9' X 19', WITH 6'-6" MINIMUM CLEARANCE
COMPACT	8' X 16', WITH 6'-6" MINIMUM CLEARANCE	8' X 16', WITH 6'-6" MINIMUM CLEARANCE (TOTAL 40 SPACES)
VAN	9' X 19', WITH 7'-2" MINIMUM CLEARANCE	9' X 19', WITH 7'-2" MINIMUM CLEARANCE
ACCESS OF SPACES		
aisle WITH 90 DEGREE ADJACENT PARKING	20'	20' MIN
BICYCLE PARKING		
COUNT	5% OF REQUIRED PARKING SPACE = 21	99 SPACES *
SIZE	2' X 6'	2' X 6'
ACCESS AISLE	5'	5'

* BICYCLE SPACES PROVIDED IS BASED ON DDOT REQUIREMENT 1 SPACE PER EVERY 3 RESIDENTIAL UNITS, WHICH IS MORE STRINGENT THAN ZONING REQUIRED.

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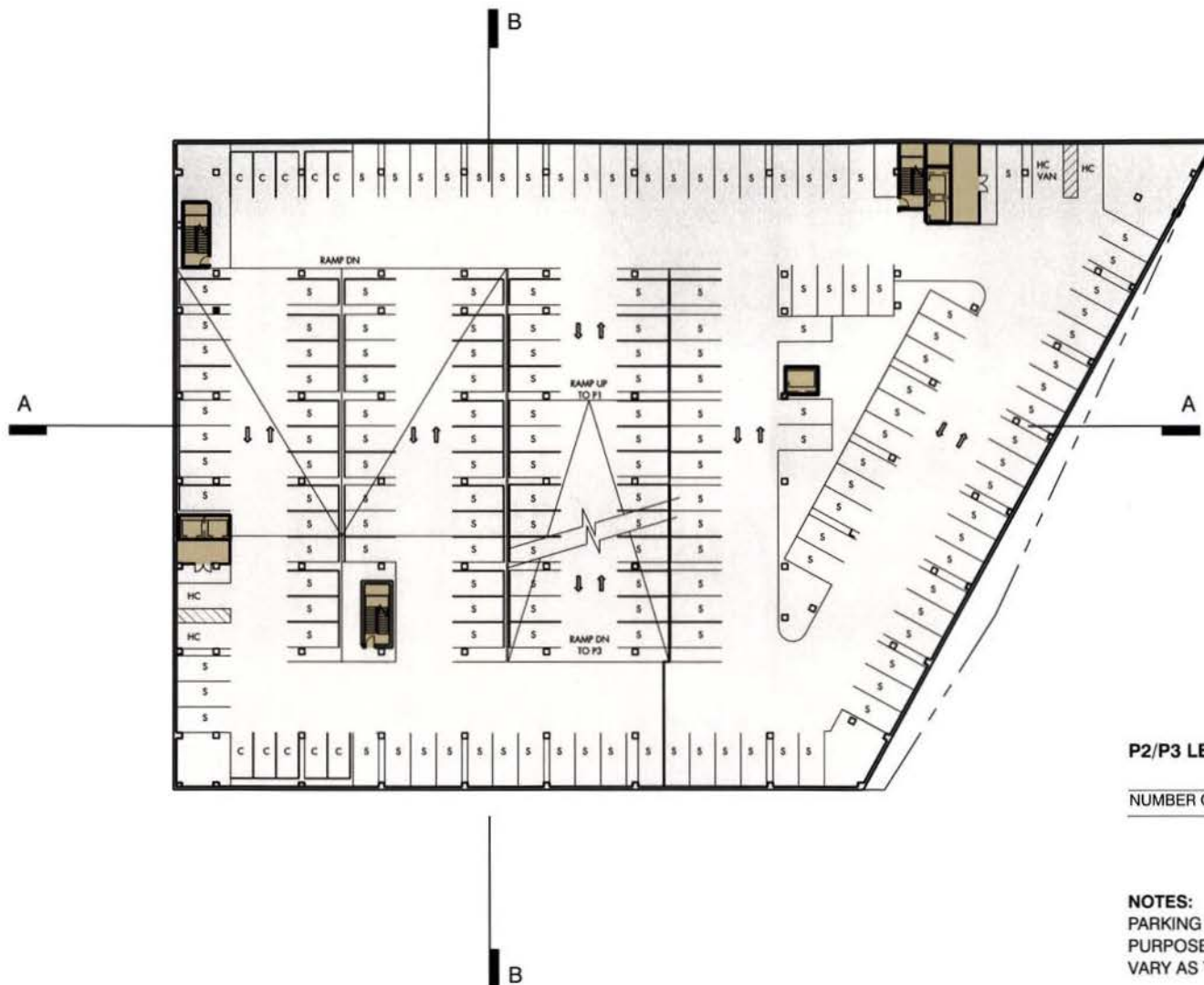
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P1 PARKING FLOOR PLAN

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P2/P3 LEVEL PARKING

	PROVIDED
NUMBER OF SPACES	175

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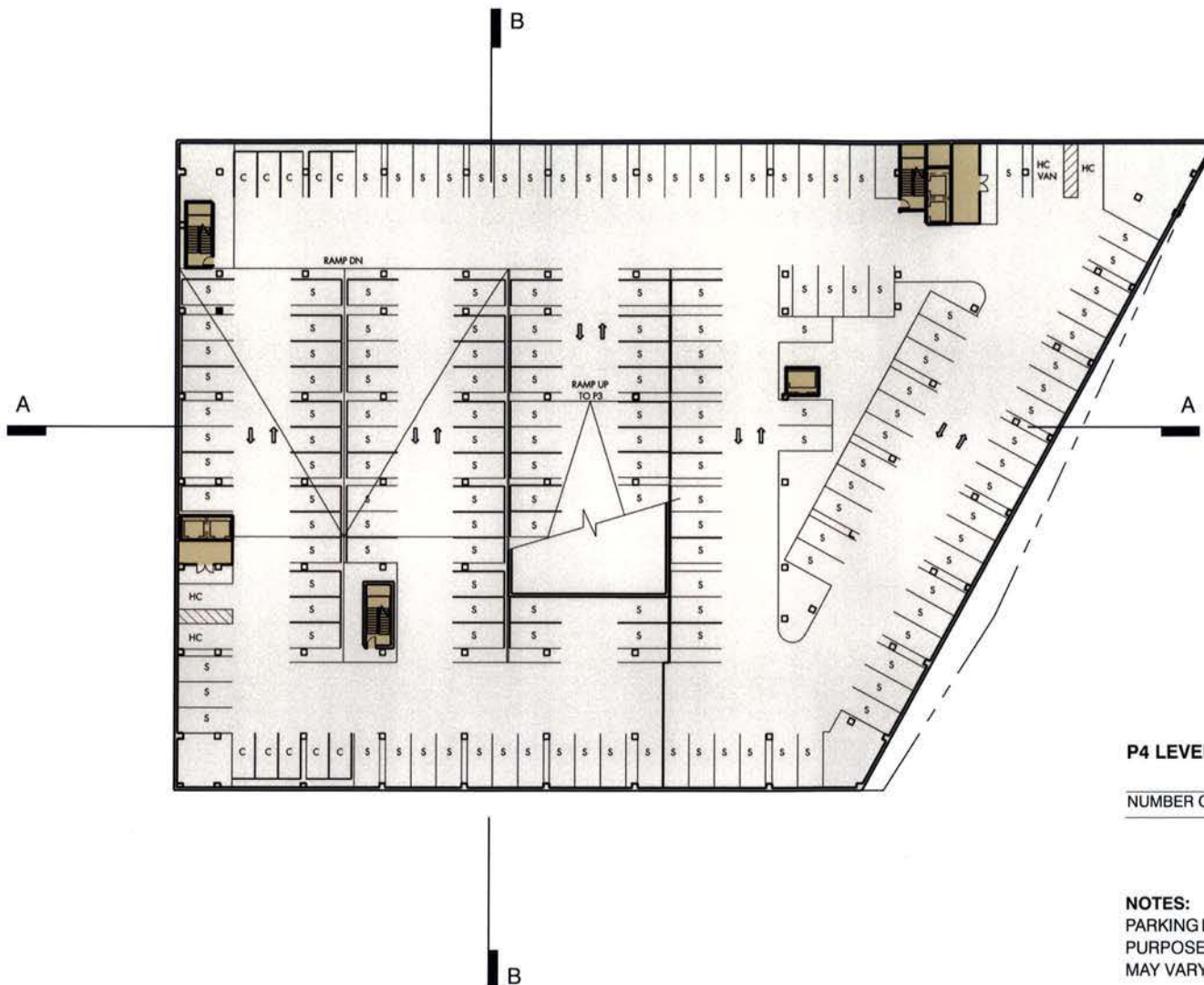
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TYPICAL PARKING FLOOR PLAN (P2 - P3)

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P4 LEVEL PARKING

	PROVIDED
NUMBER OF SPACES	170

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POSSIBLE P4 PARKING FLOOR PLAN

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VIEW TOWARD FIRST STREET

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VIEW AT L STREET PLAZA

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Penthouse Roof	185.00'
Residential Roof	166.50'
Residential 13	156.25'
Residential 12	147.00'
Residential 11	137.75'
Residential 10	128.50'
Residential 09	119.25'
Residential 08	110.00'
Residential 07	100.75'
Residential 06	91.50'
Residential 05	82.25'
Residential 04	73.00'
Residential 03	63.75'
Level 02	54.50'

Office Penthouse Roof	185.00'
Office Roof	166.50'
Office 11	153.50'
Office 10	142.50'
Office 09	131.50'
Office 08	120.50'
Office 07	109.50'
Office 06	98.50'
Office 05	87.50'
Office 04	76.50'
Office 03	65.50'
Level 02	54.50'
Measuring Point	36.50'



SOUTH COURT (COURT B) ELEVATION

NORTH ELEVATION

NOTE:
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BOARD OF ZONING ADJUSTMENT APPLICATION

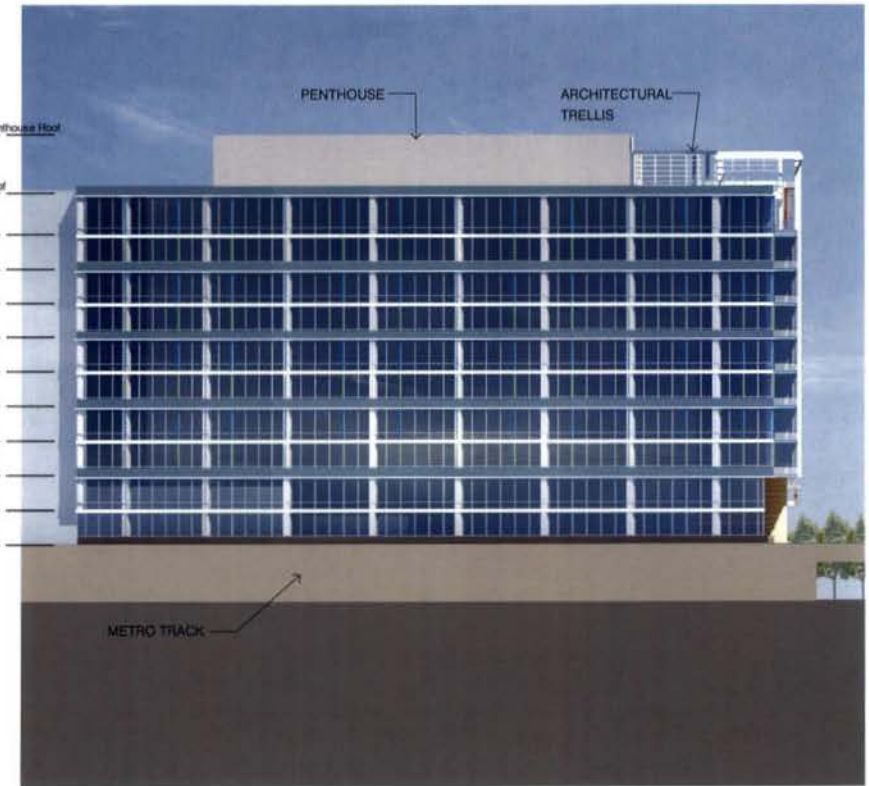
NORTH AND SOUTH ELEVATIONS

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WEST ELEVATION



EAST ELEVATION

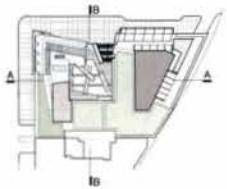
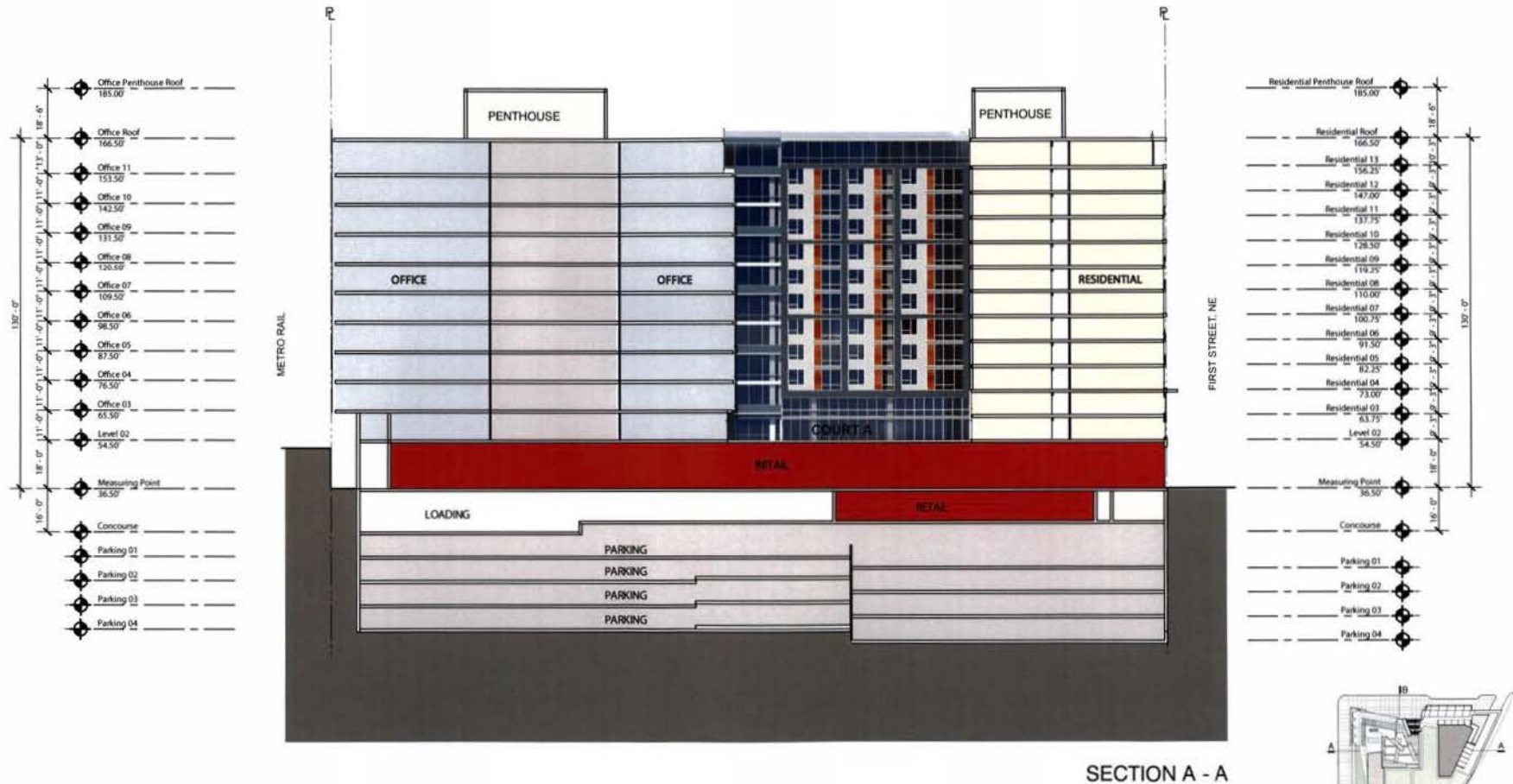
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SCALE: 1" = 40' - 0"

EAST AND WEST ELEVATIONS



STOREY PARK

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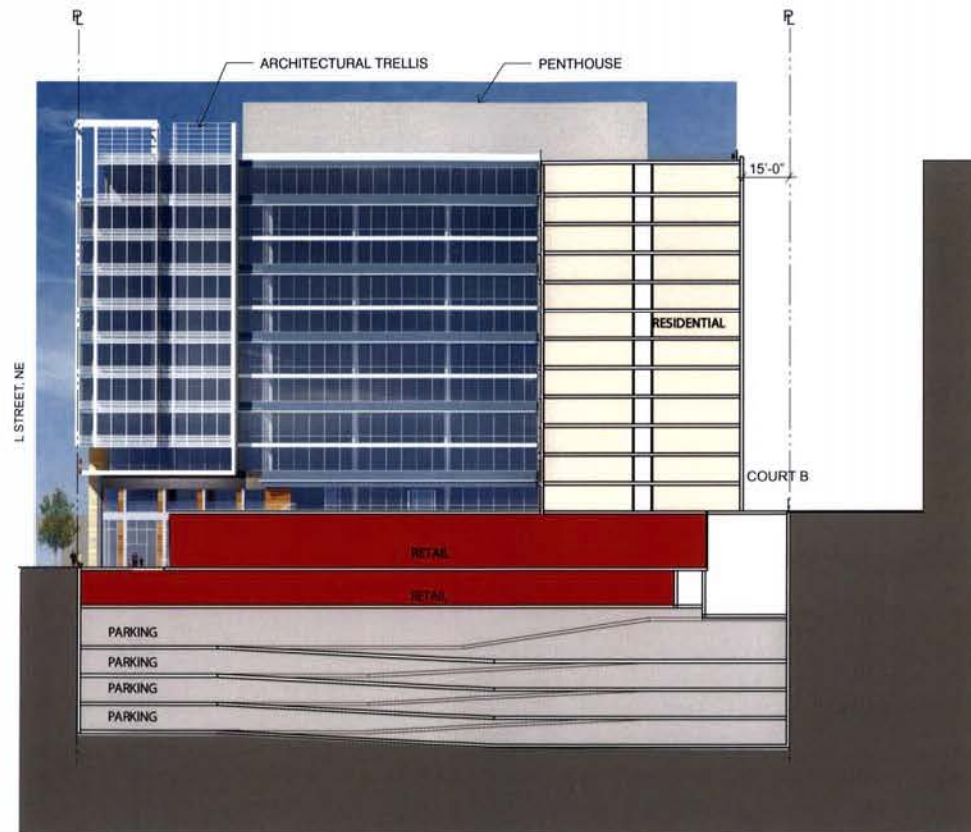
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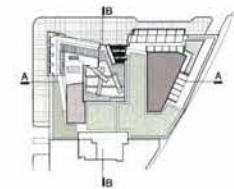
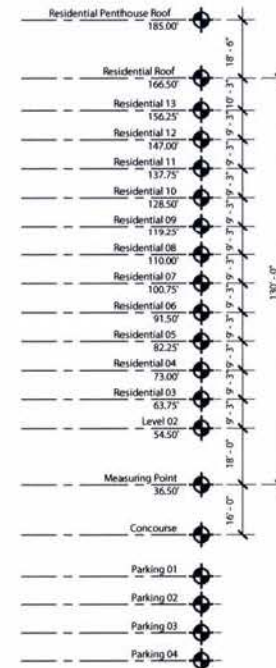
BUILDING SECTIONS

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SECTION B - B



STOREY PARK

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SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

BUILDING SECTIONS

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