



WASHINGTON, DC

# UNION MARKET DISTRICT

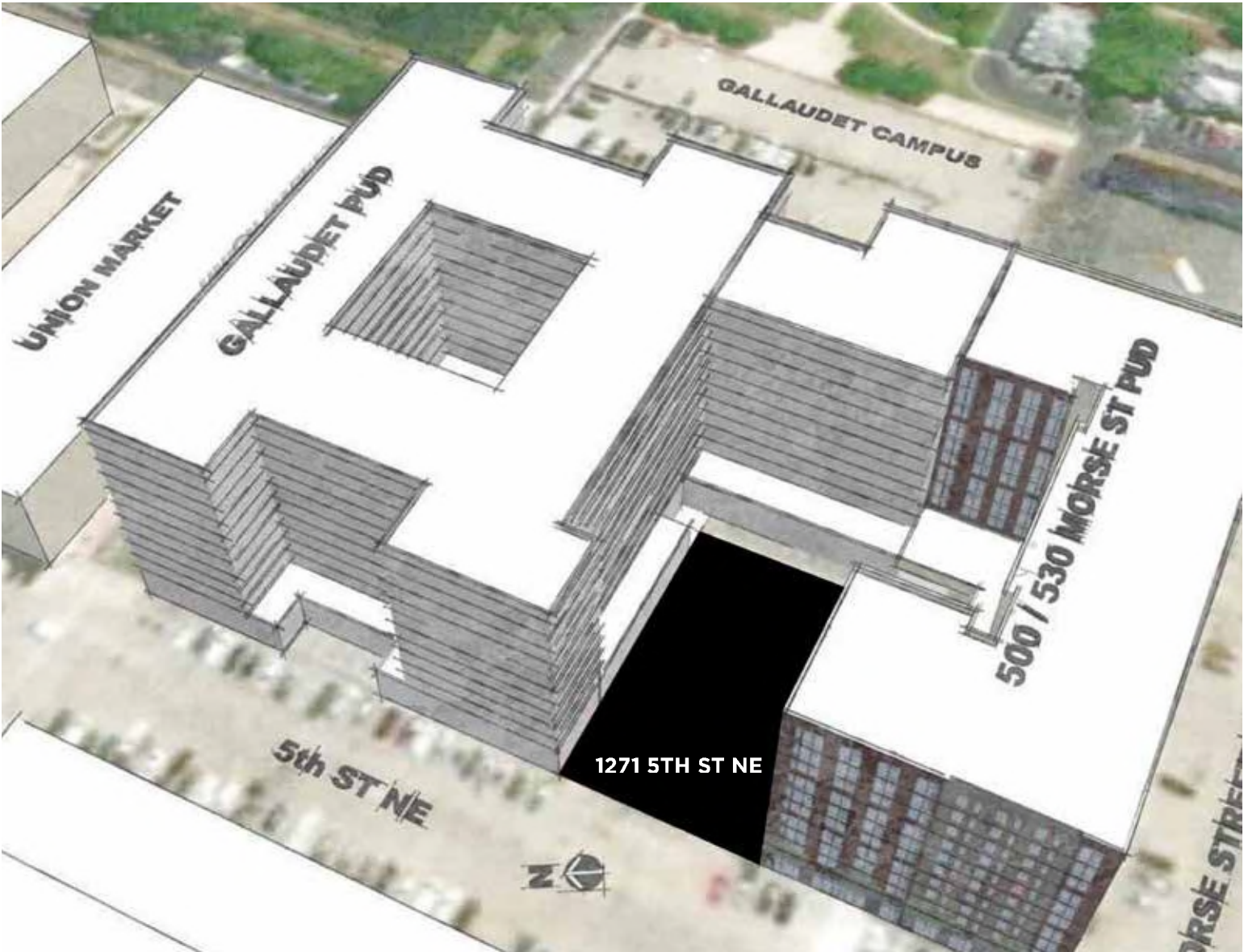
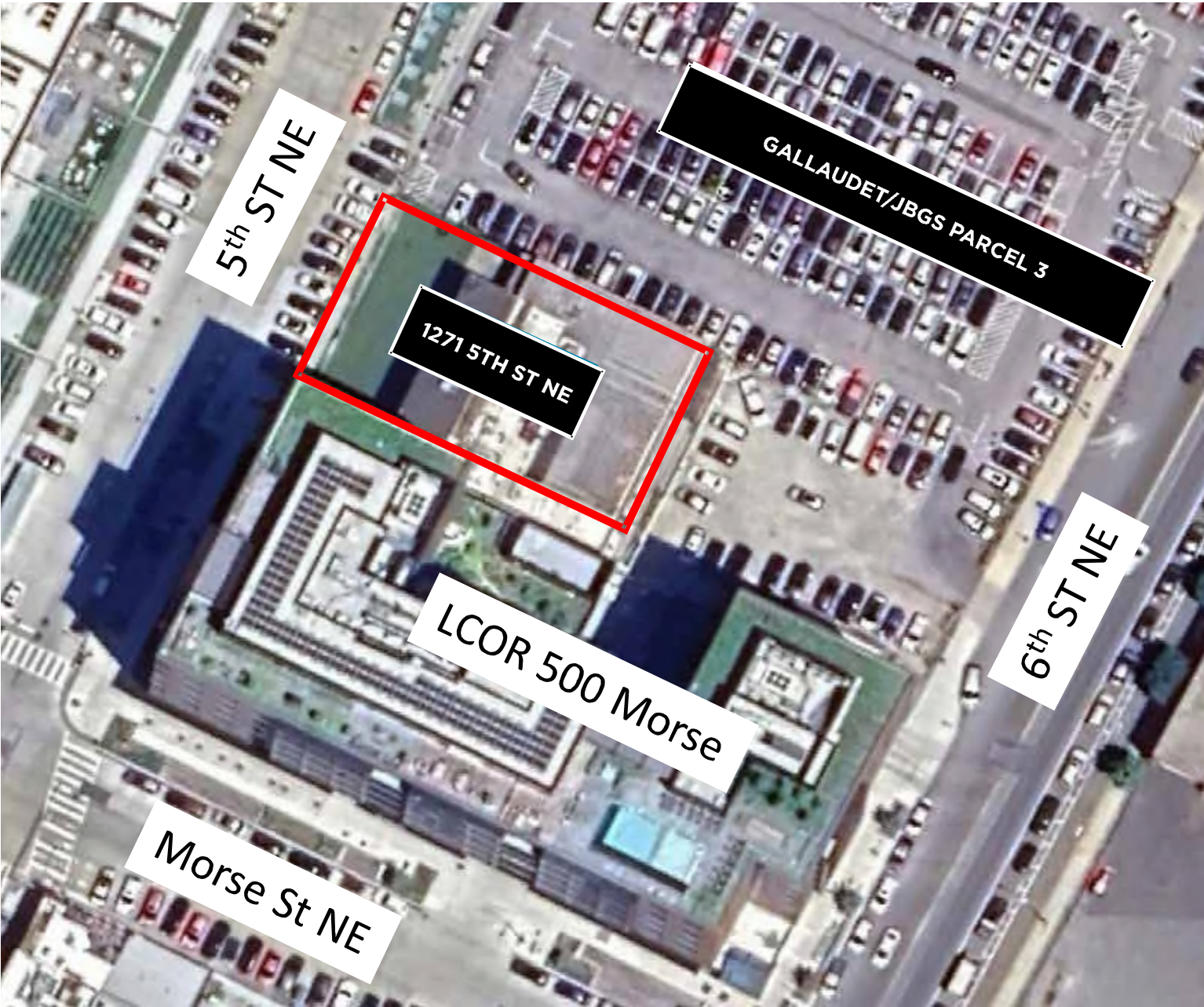
UNIONMARKETDC.COM

1271 5TH STREET NE

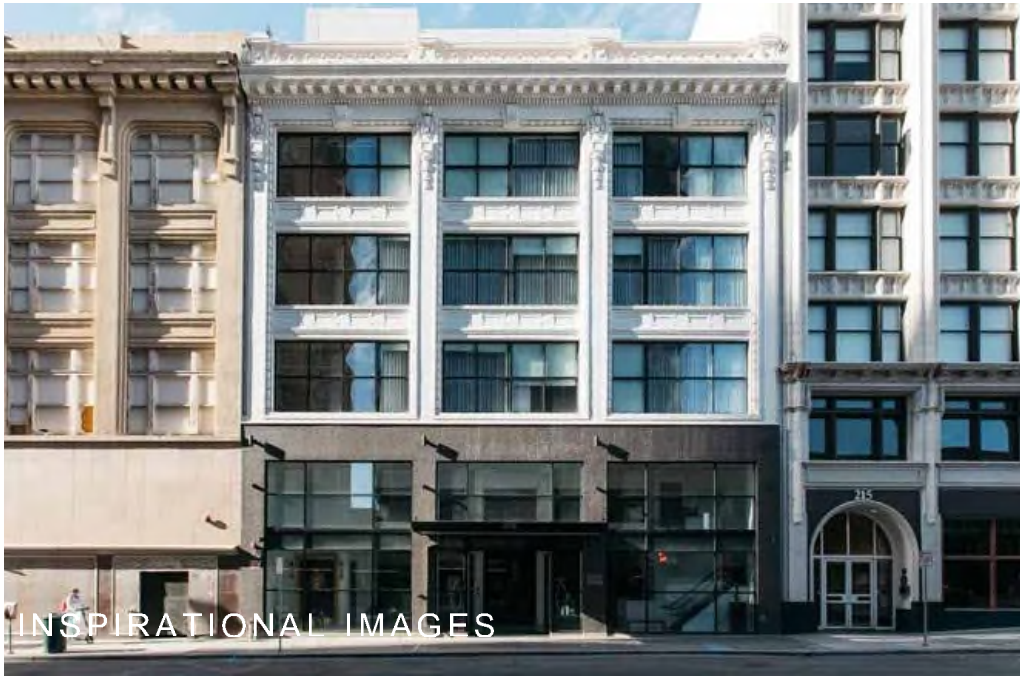
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21010  
EXHIBIT NO. 17B



# SITE OVERVIEW



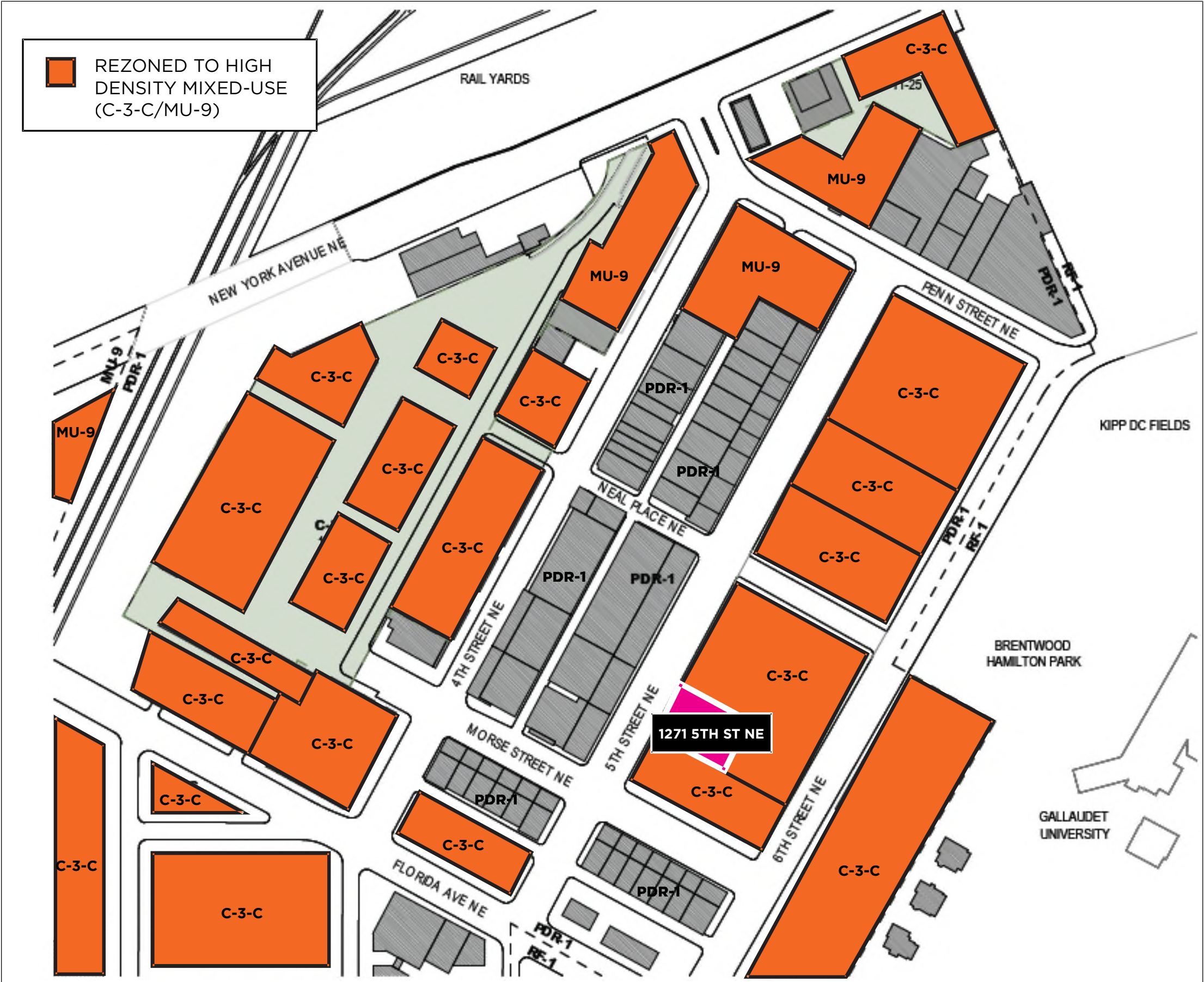




\* For illustrative and conceptual purposes only. Facade, materials, signage and final design may change. Green wall is subject to removal.



# ZONING MAP



GABLES UNION MARKET - GABLES | EDENS



GALLAUDET PARCEL 3 - JBG SMITH



THE MORSE - LCOR



# CURRENT CONDITIONS







UNION MARKET

NEAL PLACE NE

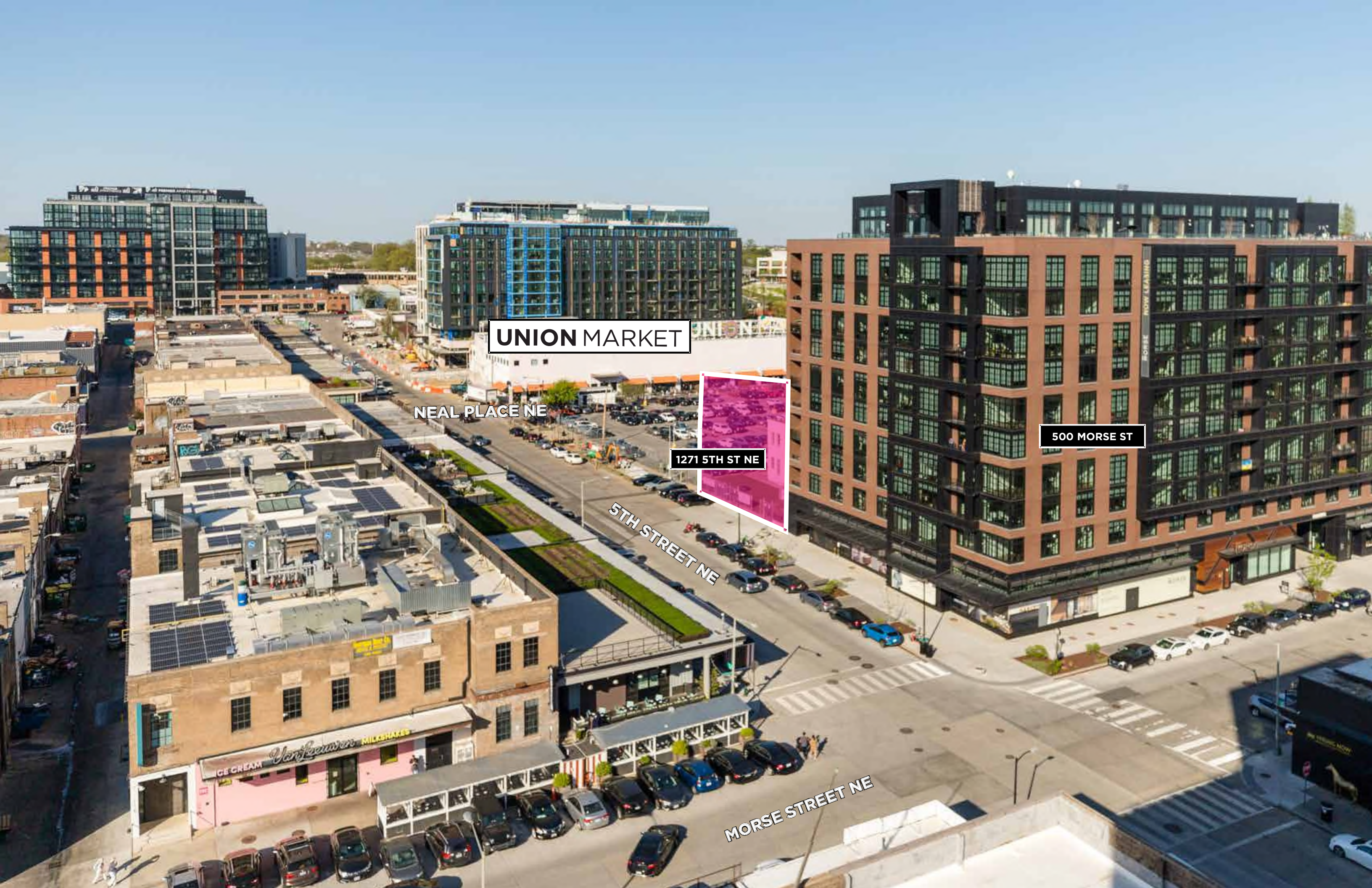
1271 5TH ST NE

4TH STREET NE

5TH STREET NE

MORSE STREET NE





UNION MARKET

NEAL PLACE NE

1271 5TH ST NE

5TH STREET NE

500 MORSE ST

MORSE STREET NE



1271 5TH STREET NE  
BUILDING SECTION + PROGRAM

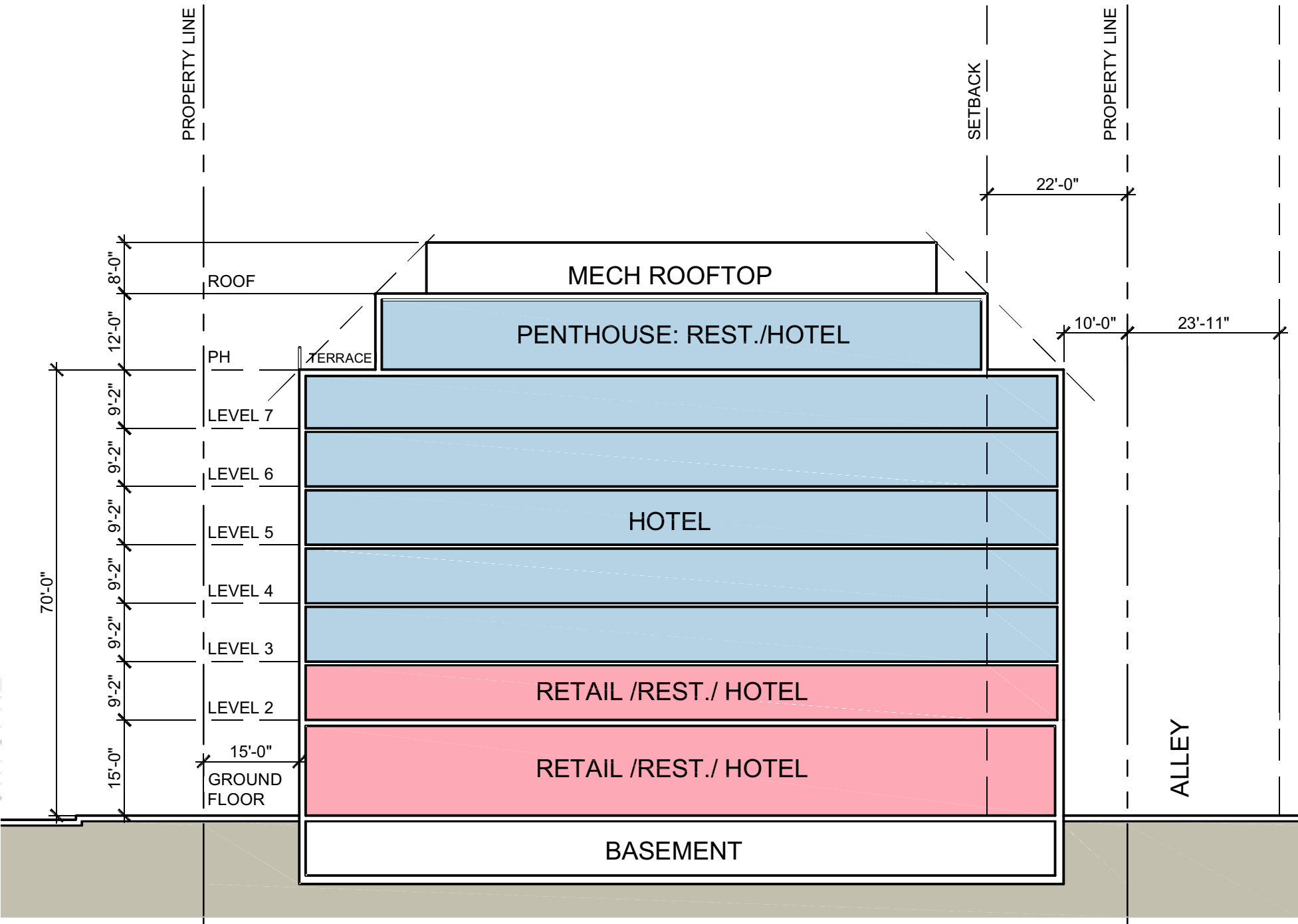
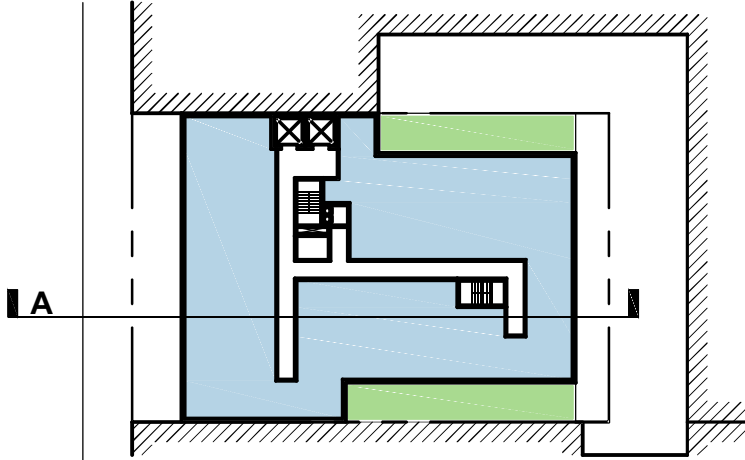
**PROGRAM**

LAND AREA	13,634 SF
GFA	68,170 SF
FAR	5.0
PENTHOUSE	5,454 SF
PENTHOUSE FAR	0.4

**NOTES:**

- (1) PENTHOUSE HEIGHT MAY BE UP TO TOTAL OF 20', INCLUDING MECH. ROOFTOP.  
(2) PENTHOUSE COULD SHIFT EAST OR WEST WITHIN 1:1 SETBACK LINE.

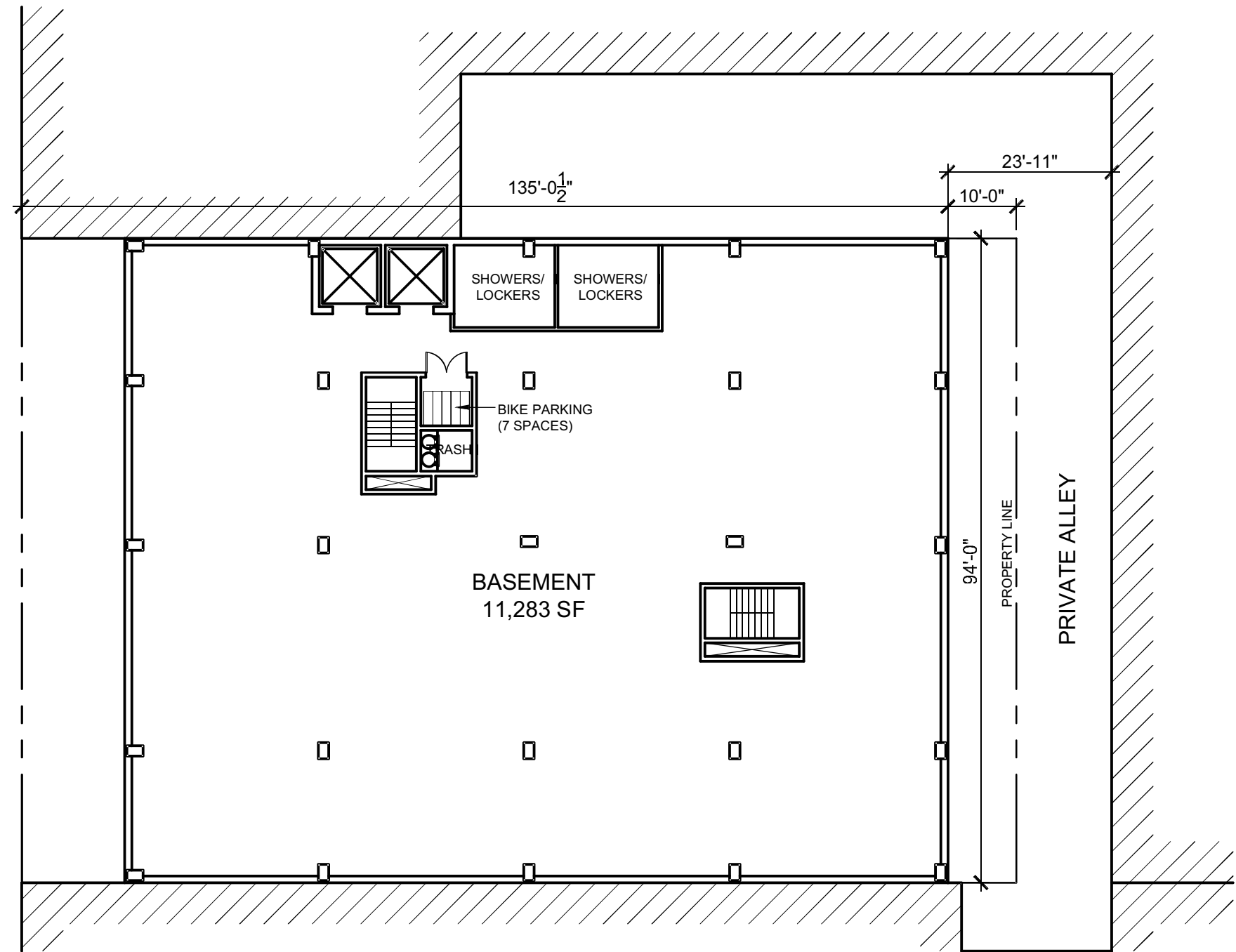
**KEY PLAN**





1271 5TH STREET NE

**BASEMENT LEVEL FLOOR PLAN**



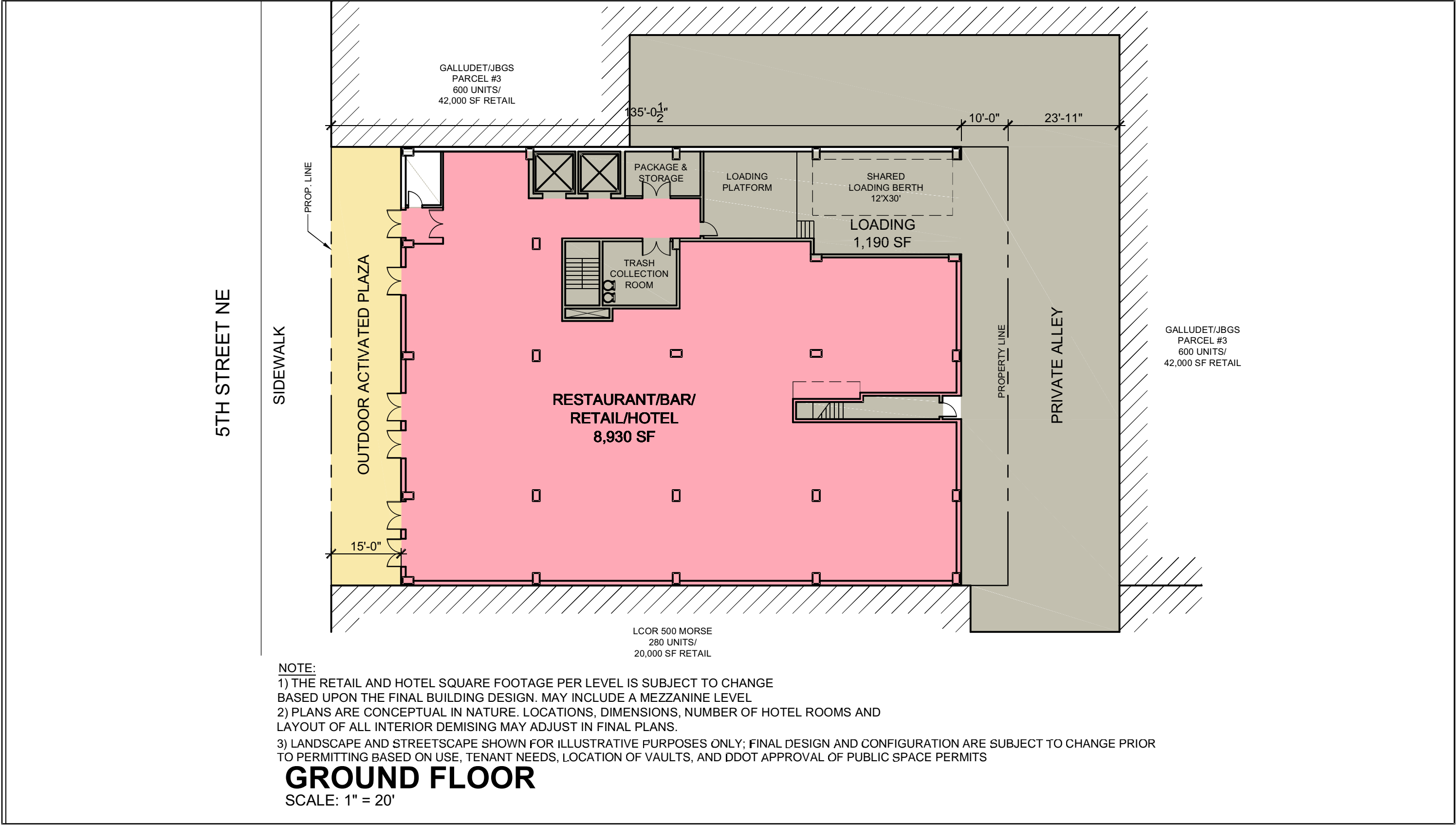
**BASEMENT**  
SCALE: 1" = 20'

NOTE:  
1) THE BASEMENT SQUARE FOOTAGE IS SUBJECT TO CHANGE  
BASED UPON THE FINAL BUILDING DESIGN.  
2) PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, AND  
LAYOUT OF ALL INTERIOR DEMISING MAY ADJUST IN FINAL PLANS.



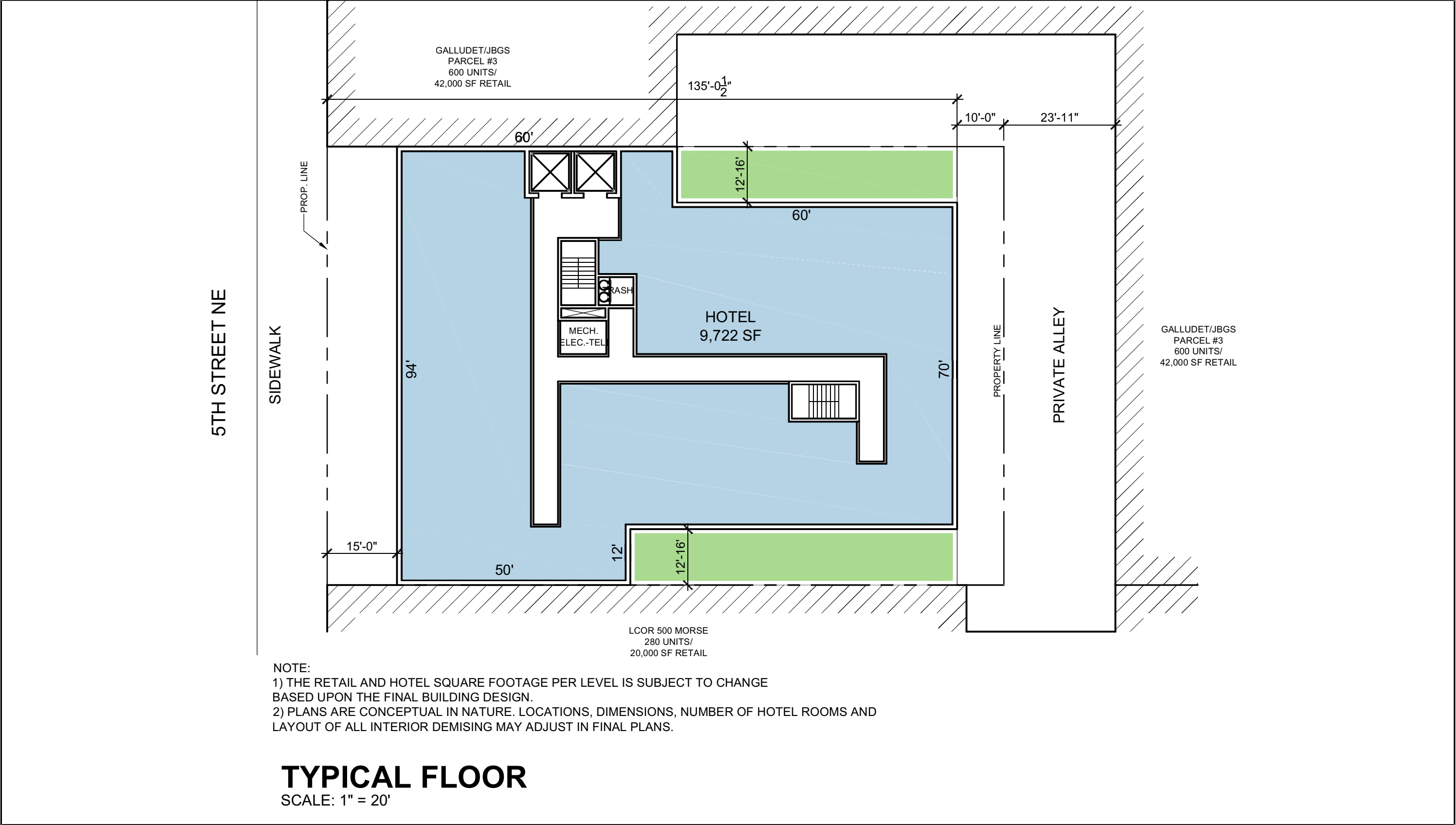
1271 5TH STREET NE

GROUND LEVEL FLOOR PLAN



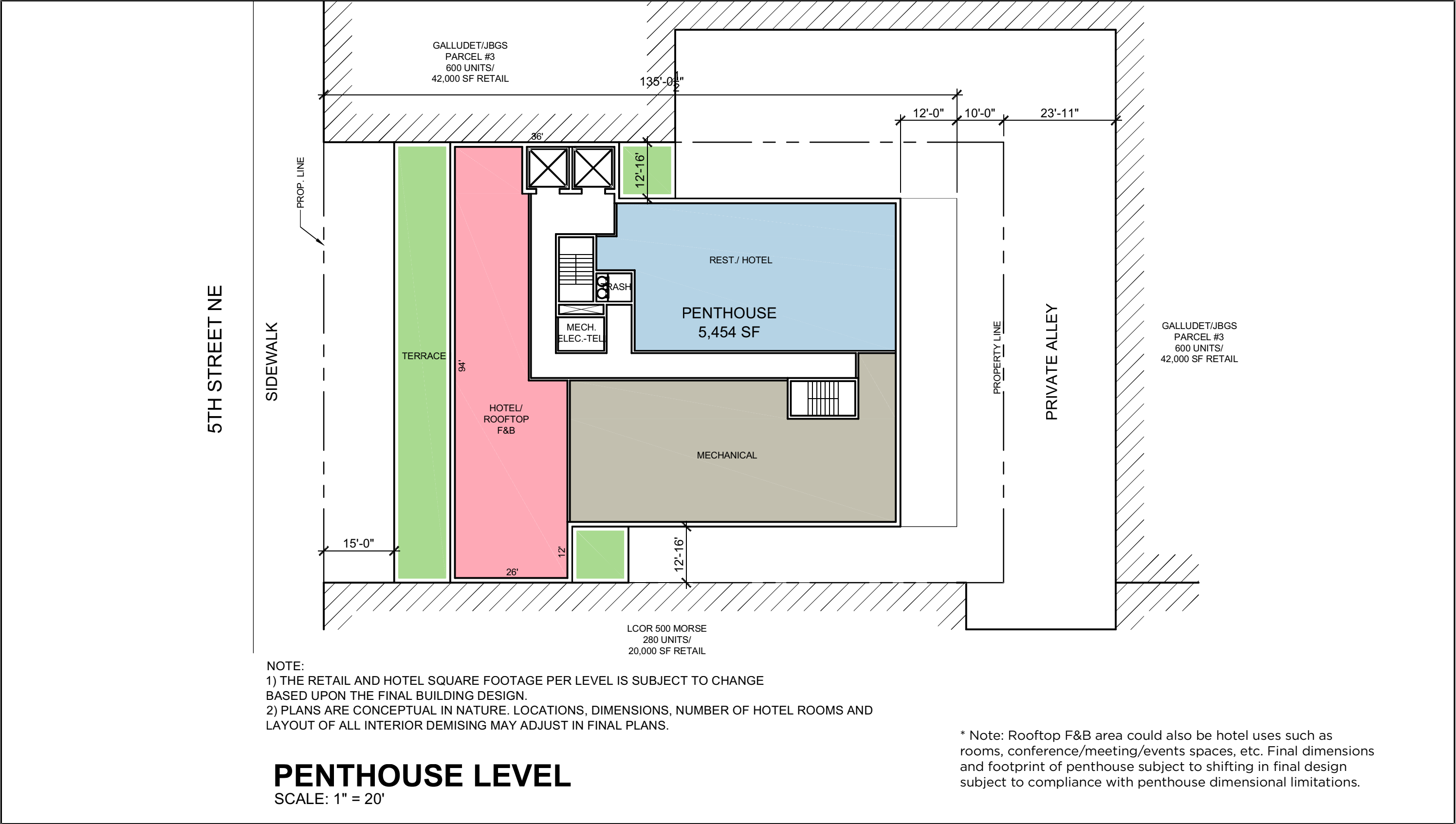


1271 5TH STREET NE  
TYPICAL LEVEL FLOOR PLAN



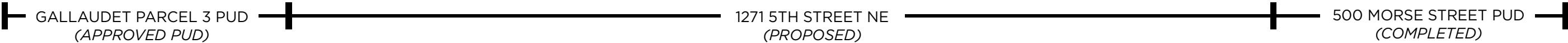


1271 5TH STREET NE  
PENTHOUSE LEVEL FLOOR PLAN\*





# VIEW FROM 5TH ST: POST GALLAUDET/JBGS PARCEL #3 DEVELOPMENT



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DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., July 26, 2023

Plat for Building Permit of :

SQUARE 3591 LOT 3

Scale: 1 inch = 30 feet

Recorded in Book 156 Page 83

Receipt No. 23-05369

Drawn by: A.S.

Furnished to: DIANA HERNDON

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

*Rama D. Patel*

Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have ~~have no~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~have no~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.  
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Sheila Nale*

Date: 08/03/2023

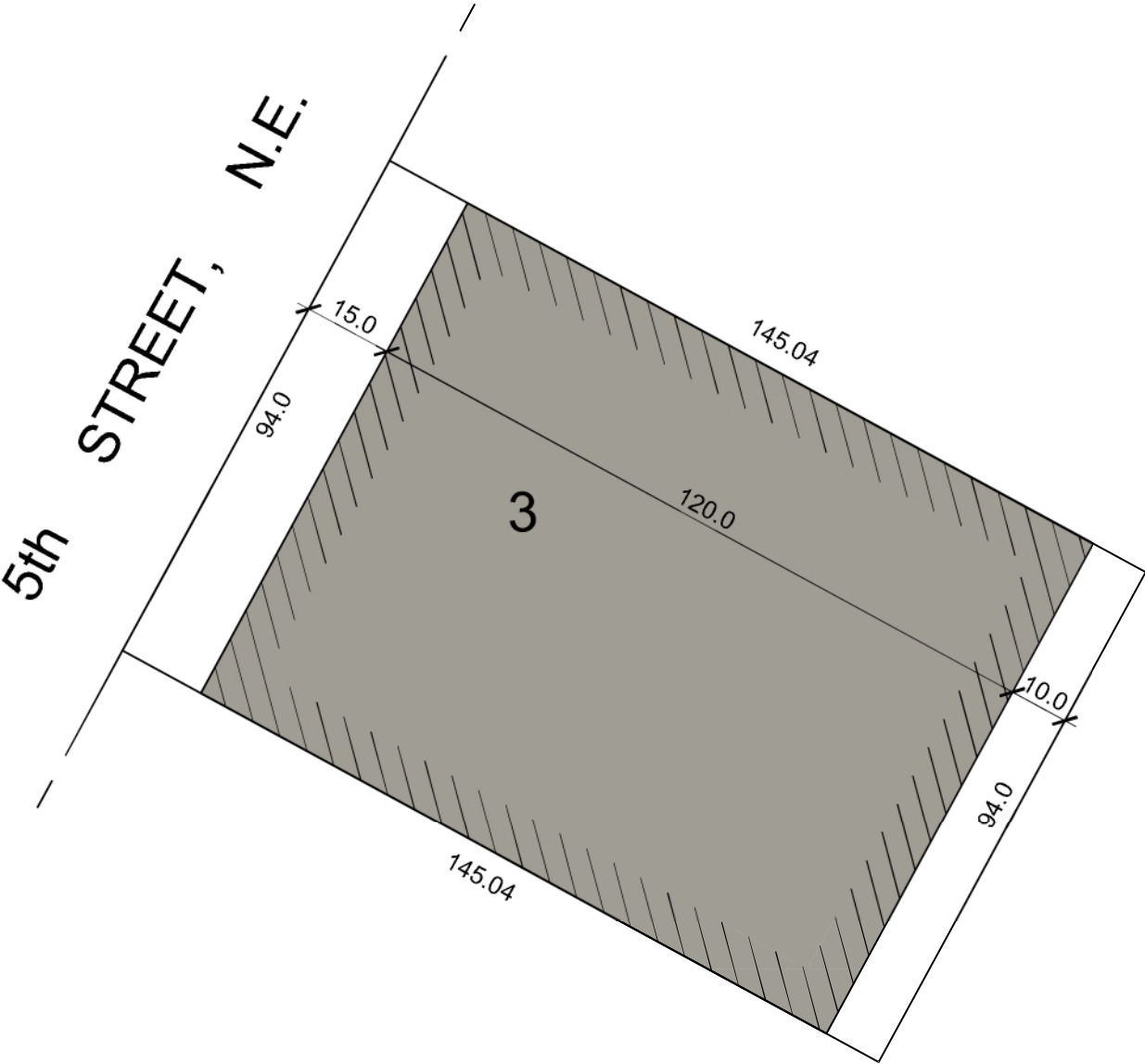
Printed Name: Sheila Nale Relationship  
to Lot Owner: AGENT

If a registered design professional, provide license number  
PE908575 and include stamp below.



SCALE: 1:30

SQUARE 3591





# PARKING OVERVIEW

1,000+ RETAIL GARAGE SPACES & 350+ STREET SPACES

## LEGEND

### EXISTING PARKING GARAGE SPACES

	OPEN TO PUBLIC	RESIDENTIAL / OFFICE	TOTAL
1	23	116	139
2	151	123	274
3	74	126	200
4	204	321	525
5	107	108	215
6	0	139	139
7	11	109	120
8	26	226	252
9	6	121	127
Total	602	1,389	1,991

### PARKING GARAGE SPACES TO BE CONSTRUCTED\*

	OPEN TO PUBLIC	RESIDENTIAL / OFFICE	TOTAL
10	160	160	320
11	70	325	395
12	82	217	299
13	36	128	164
14	73	181	254
Total	421	1,011	1,432

### TOTAL EXISITING & PLANNED PARKING

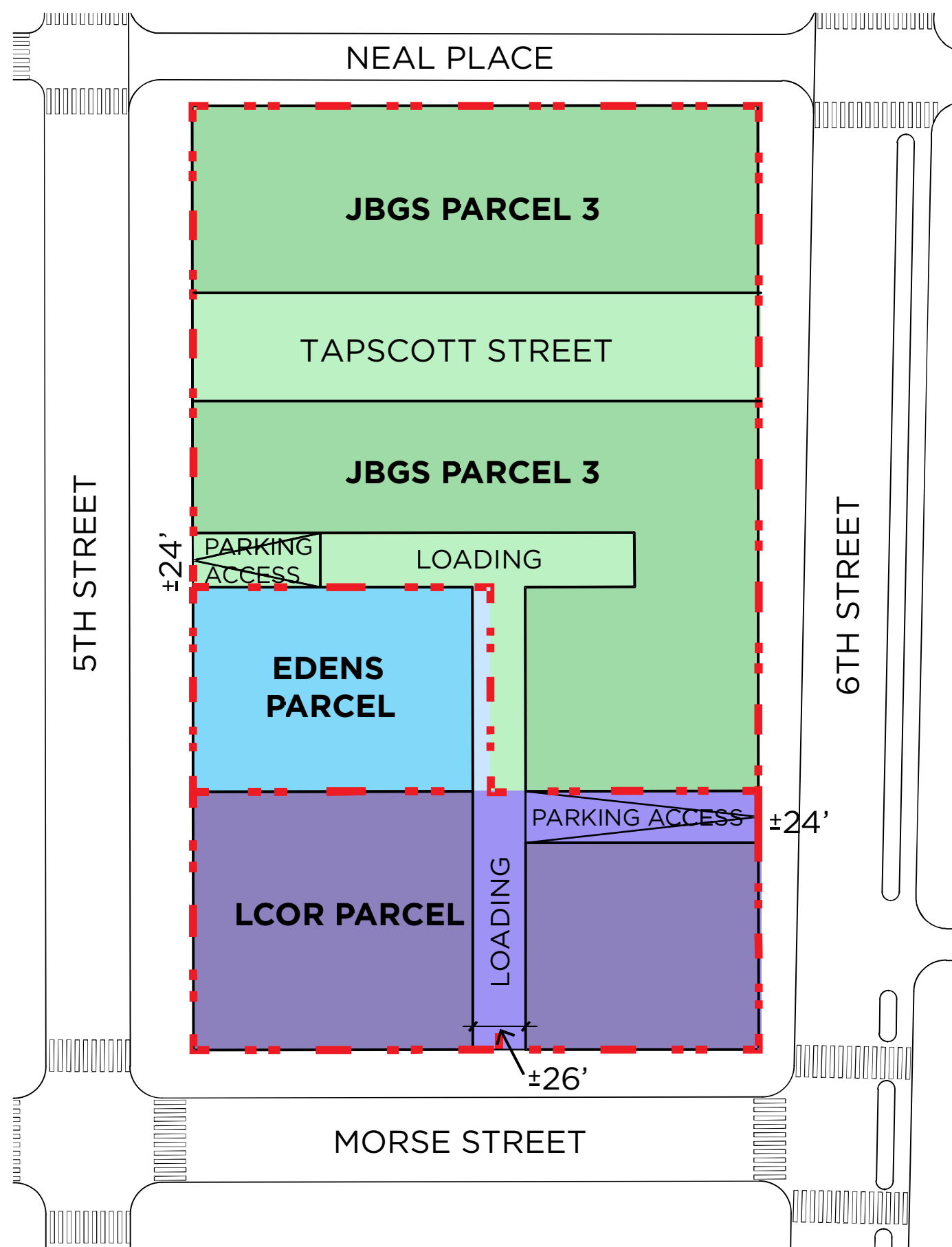
	OPEN TO PUBLIC	RESIDENTIAL / OFFICE	TOTAL
Total	1,023	2,400	3,423



\* Approximate based on the last provided plans, but not yet final plans for each property, so exact spaces per property may be different.



# BLOCK PLAN





# ZONING SUMMARY TABLE

	Required / Permitted by Code	Proposed	Special Exception Requested
Lot Area	13,634	13,634	No
Total GFA	68,170	68,170	No
Total FAR	5.0	5.0	No
Penthouse Uses GFA	5,454	5,454	Yes
Penthouse FAR	0.40	0.40	No
Building Height (excluding Penthouse)	70'	70'	No
Penthouse Height	up to 20'	up to 20'	No
Penthouse Setbacks	up to 20'	up to 20'	No
Lot Occupancy	100%	up to 83%	No
Court Widths	>12' (varies)	>12' (varies)	No
Court Areas (per)	> 250 SF (varies)	> 250 SF (varies)	No
Side Yard	0'	0'	No
Rear Yard	12'	10'	Yes
Parking	26 spaces	0 spaces	Yes
<u>Loading (up to 20k SF retail)</u>			
Loading Berth & Platform	2 @ 12' x 30'	1 @ 12' x 30'	Yes
Delivery Space	None	None	No
Bicycle Parking (short term)	7	10	No
Bicycle Parking (long term)	7	7	No
Shower Facilities	2	2	No
Lockers	3	3	No
Green Area Ratio	0.25	0.25	No



