

BZA CASE NO. 21010

EDENS Development
1271 5TH Street N.E.
Special Exception Relief
July 31, 2024



SUMMARY

Subject Property (Sq. 3591 Lot 3)

- Land Area: 13,634 sf
- Current Improvements: two-story structure built in approx. 1978
- Current Uses: Service (Fitness) and Art Studio
- Zone: MU-8B
(approved July 8, 2024)



RESPONSE TO COMMENTS FROM AGENCIES AND OTHERS

- ANC in support
- OP in support
- DDOT does not oppose, and the applicant agrees with DDOT's proposals
- Neighbor (JBGSmith): provided a letter of support and proposed conditions that the applicant agrees to

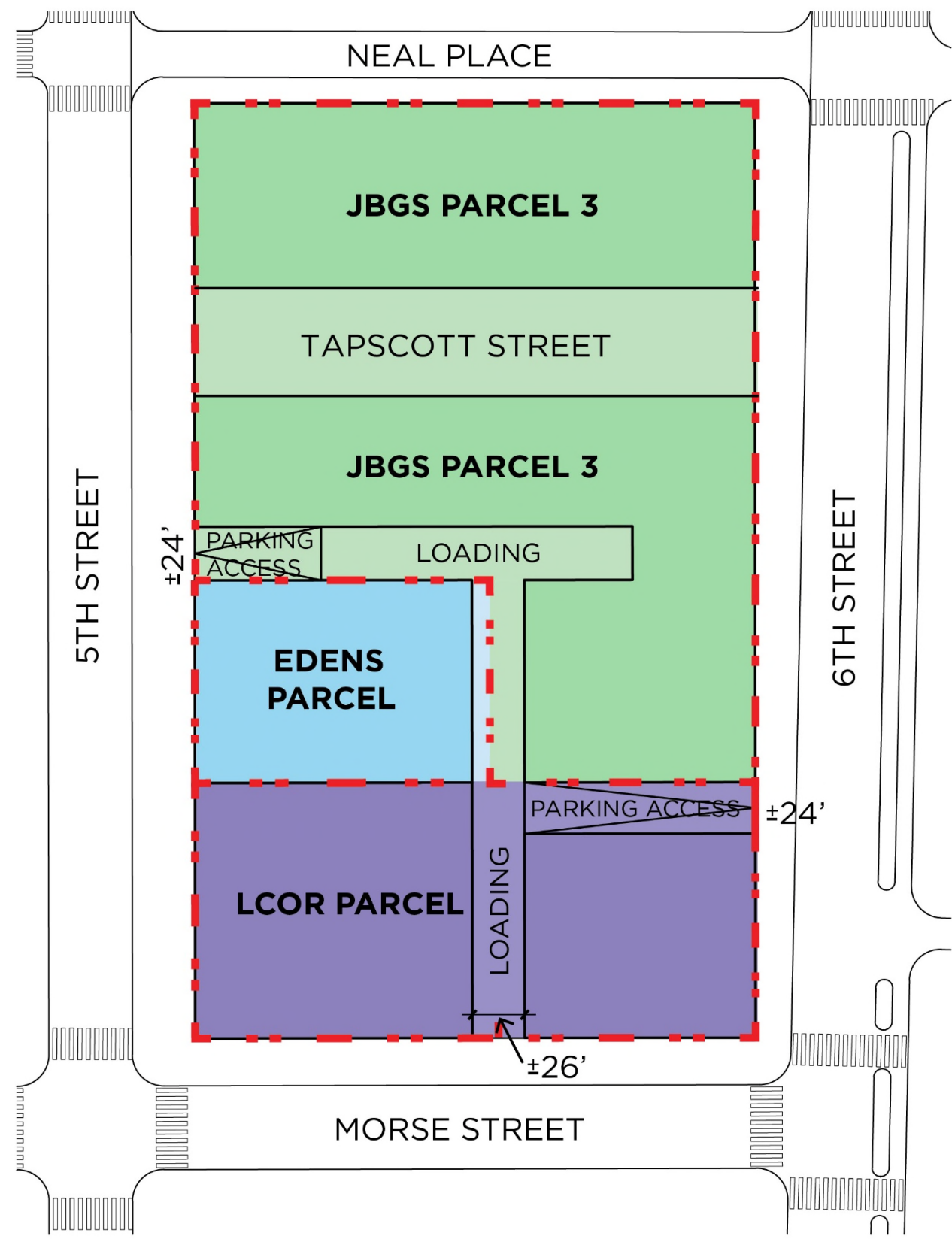


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SUMMARY OF RELIEF REQUESTED

Four special exceptions:

- **Parking**
(none provided; 26 required)
- **Loading**
(1 berth provided; 2 berths required*)
* A 2nd loading berth is required only because the project's lodging use exceeds the 50,000-100,00 sf threshold for a 2nd loading berth by a minor amount
- **Penthouse eating and drinking establishment use**
- **Rear Yard**
(10' provided; 14.5' required*)
* Per a DDOT-required easement for the Square 3591 private alley, the effective setback distance between the project and the JBGS parcel 3 building to the rear exceeds the rear yard requirement for the project and the JBGS parcel 3 building



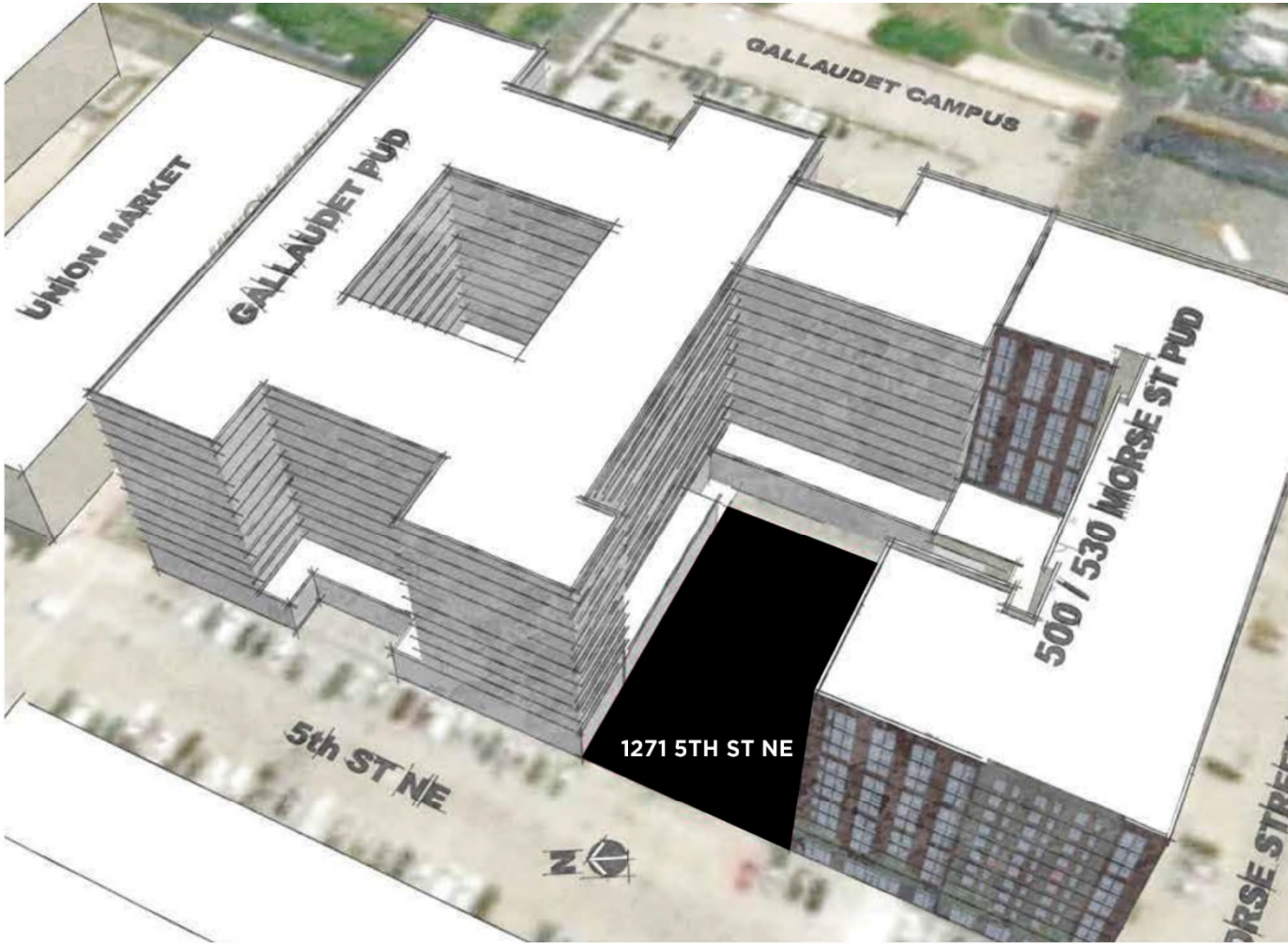
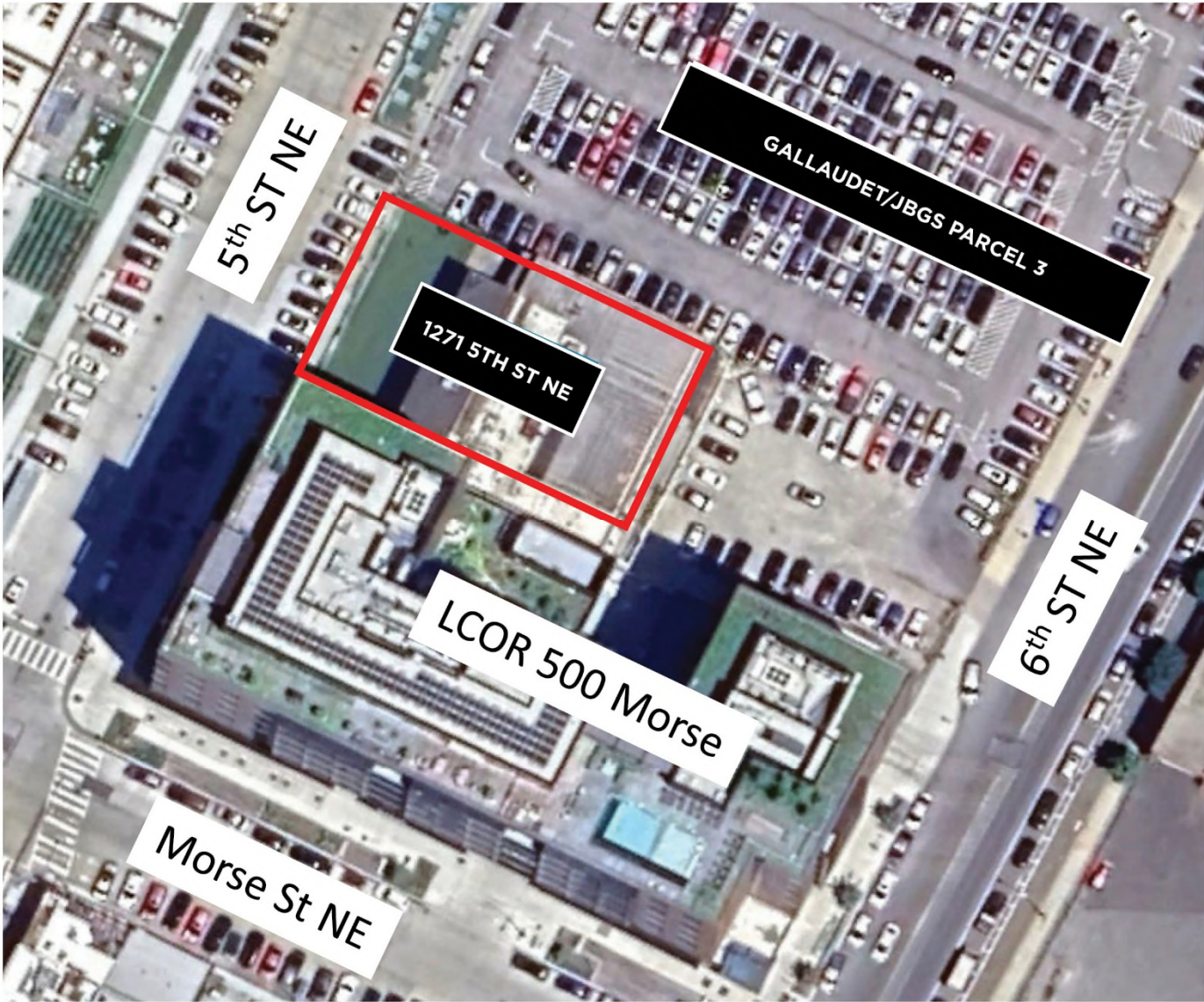
UNION MARKET DISTRICT DEVELOPMENT CONTEXT



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SITE OVERVIEW

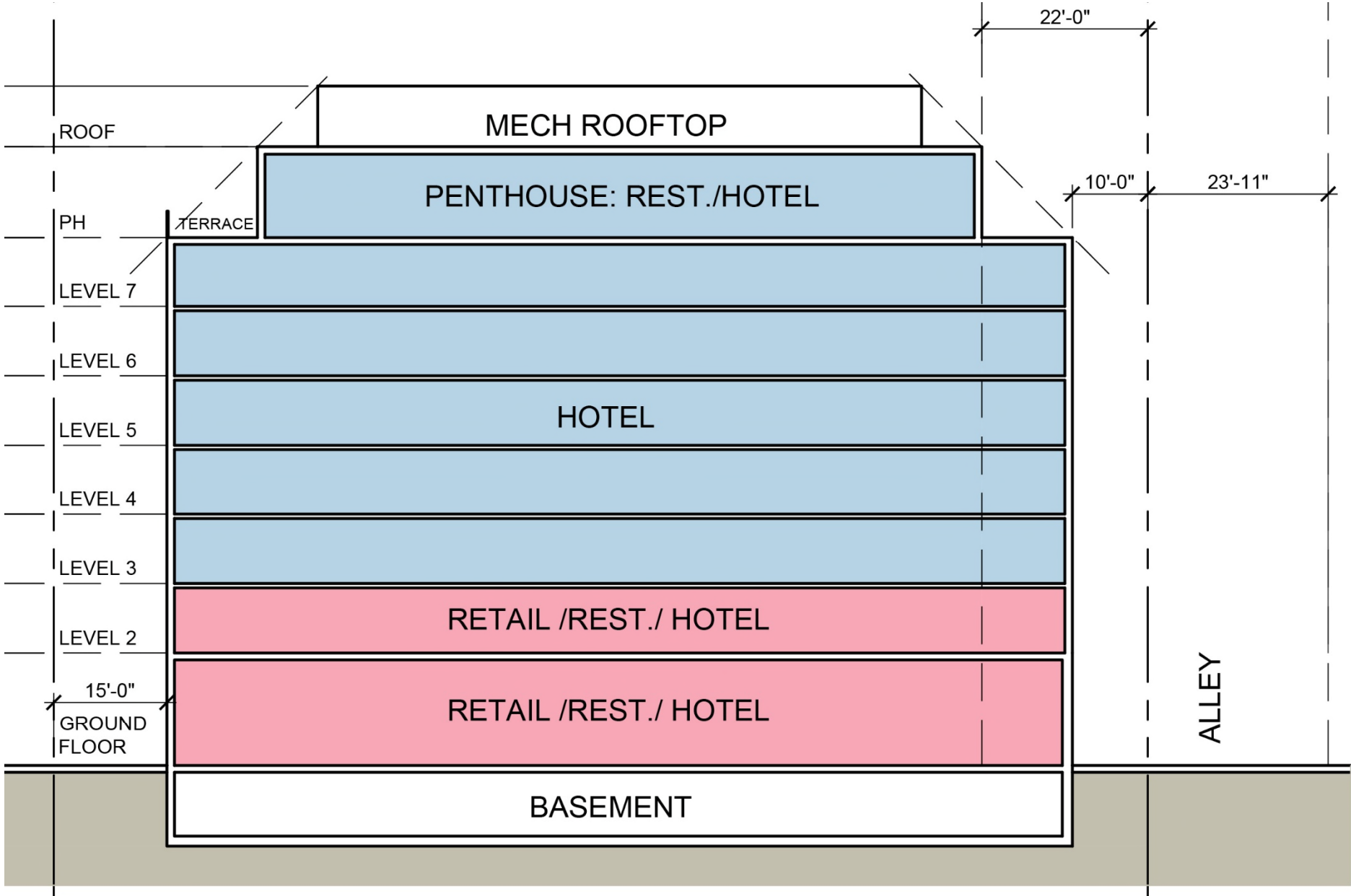


EXCERPT FROM SMALL AREA PLAN



COMMUNITY AND NEIGHBOR ENGAGEMENT

- ANC support
- Voluntary penthouse conditions:
 - Location of outdoor terrace
 - Limits on outdoor music
 - Limits on indoor music
 - Limits on hours of operation
 - Specifications for lighting design
- Support letters from two existing tenants

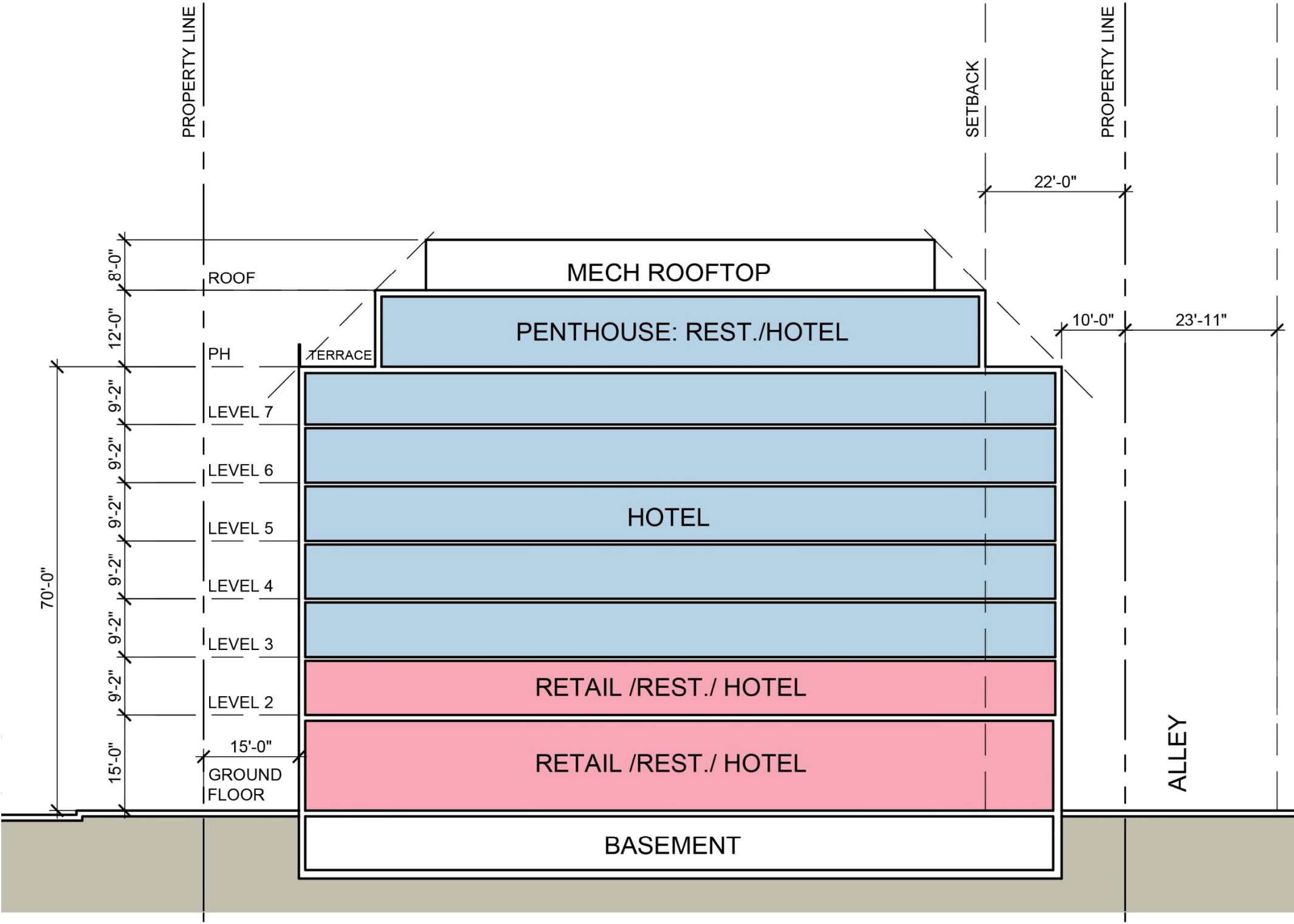


NOTES:
1) PENTHOUSE HEIGHT MAY BE UP TO A TOTAL OF 20', INCLUDING MECHANICAL ROOFTOP
2) PENTHOUSE COULD SHIFT EAST OR WEST WITHIN 1:1 SETBACK LINE.
3) PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, AND LAYOUT OF ALL INTERIOR DEMISING MAY ADJUST IN FINAL PLANS.

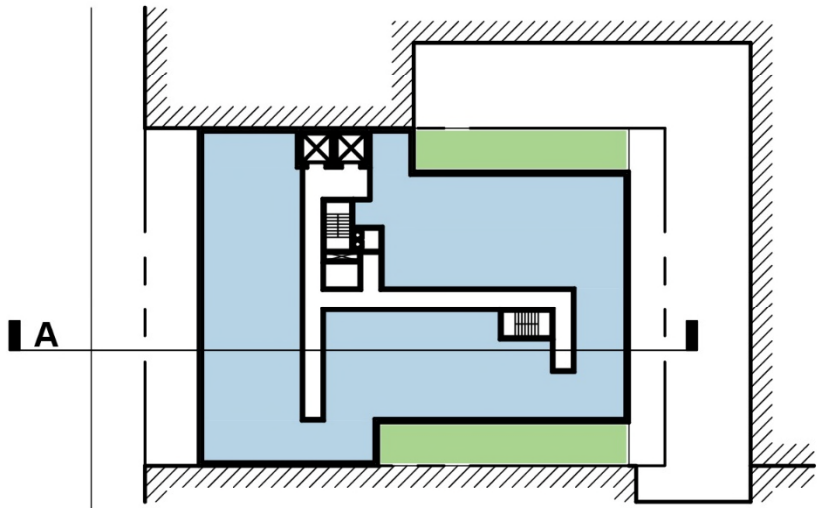
BUILDING SECTION + PROGRAM

PROGRAM

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

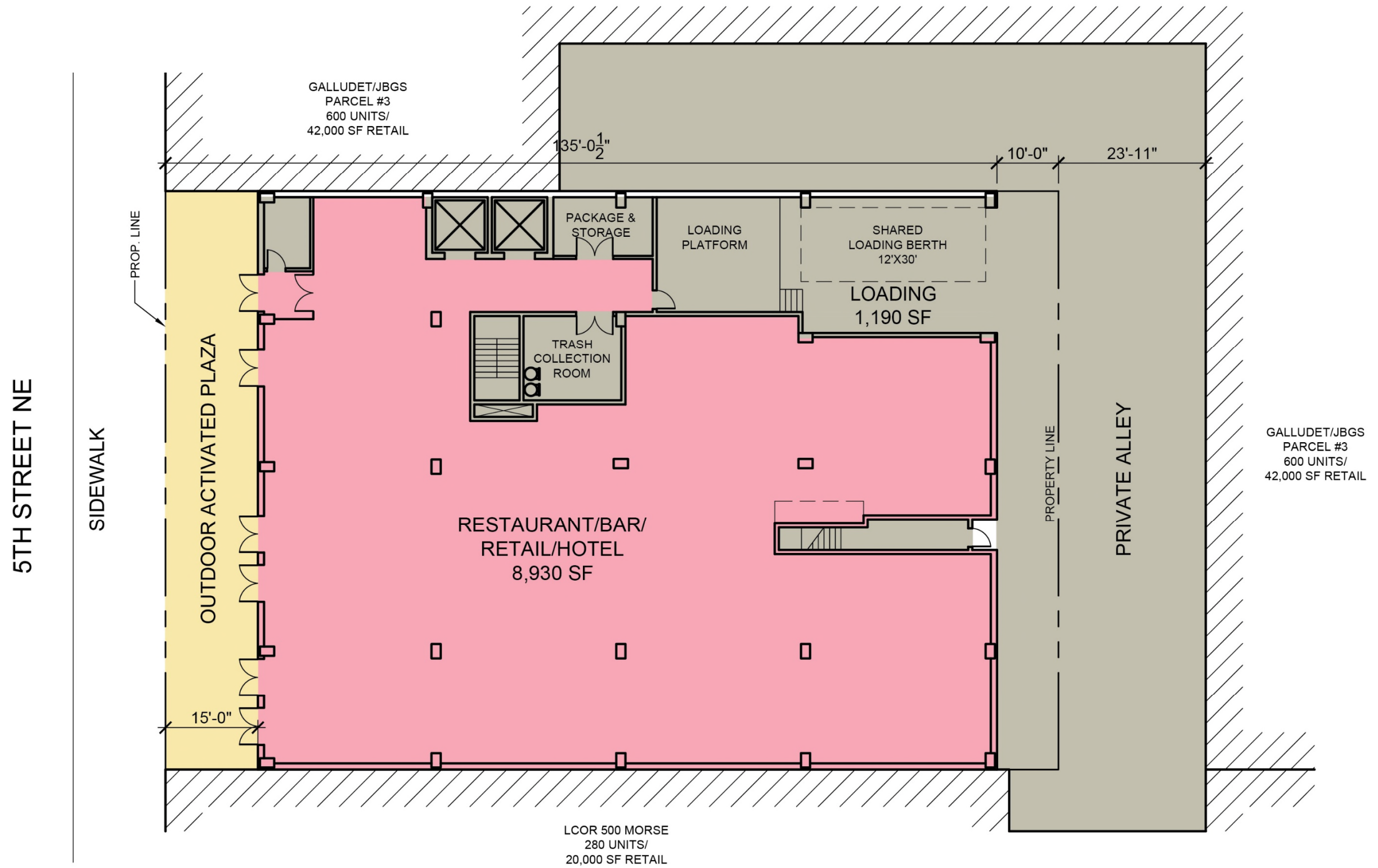


KEY PLAN



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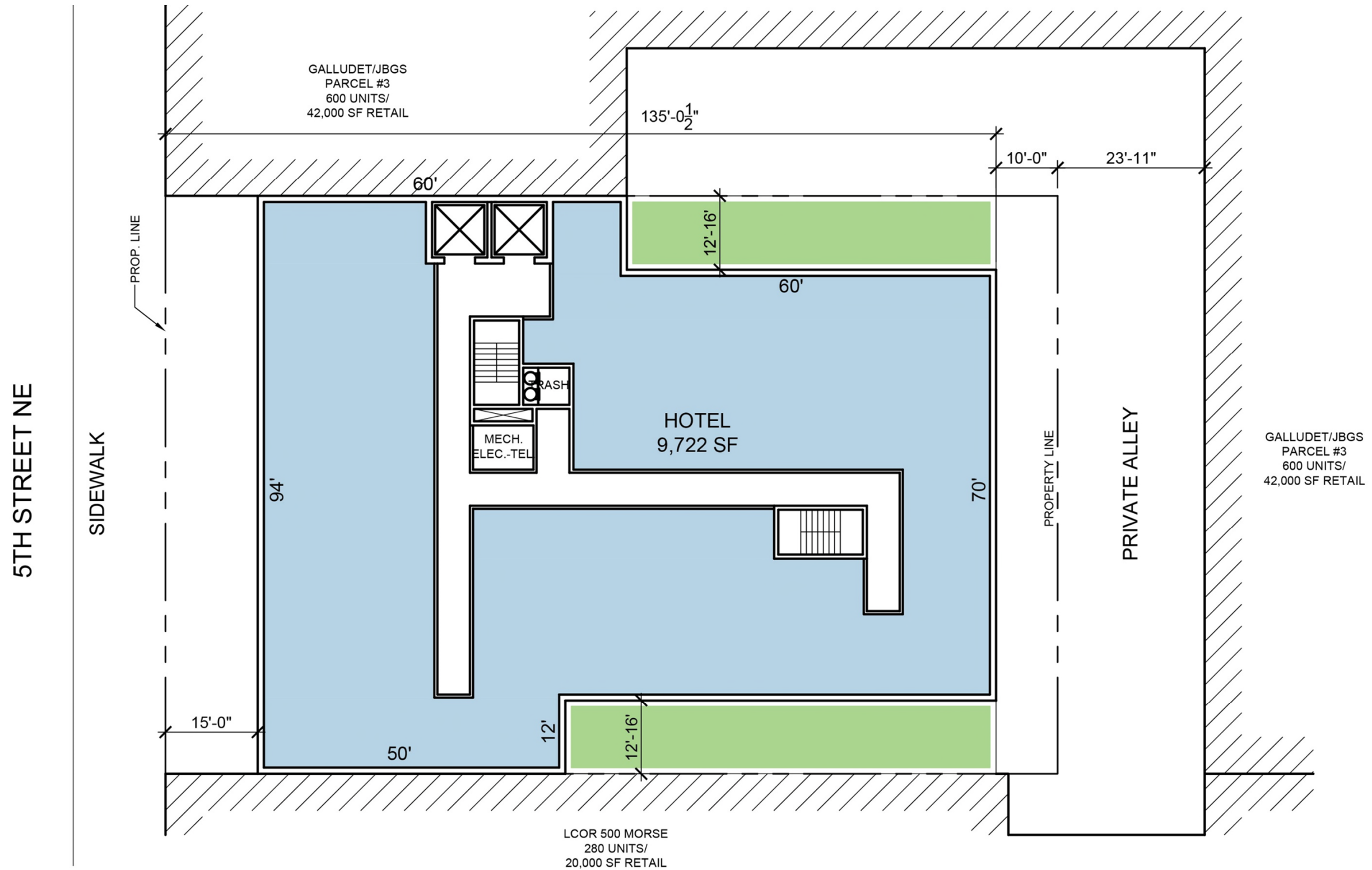
GROUND LEVEL FLOOR PLAN



NOTES:

- 1) THE RETAIL AND HOTEL SQUARE FOOTAGE PER LEVEL IS SUBJECT TO CHANGE BASED UPON THE FINAL BUILDING DESIGN. MAY INCLUDE A MEZZANINE LEVEL
- 2) PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, NUMBER OF HOTEL ROOMS AND LAYOUT OF ALL INTERIOR DEMISING MAY ADJUST IN FINAL PLANS.
- 3) LANDSCAPE AND STREETScape SHOWN FOR ILLUSTRATIVE PURPOSES ONLY; FINAL DESIGN AND CONFIGURATION ARE SUBJECT TO CHANGE PRIOR TO PERMITTING BASED ON USE, TENANT NEEDS, LOCATION OF VAULTS, AND DDOT APPROVAL OF PUBLIC SPACE PERMITS.

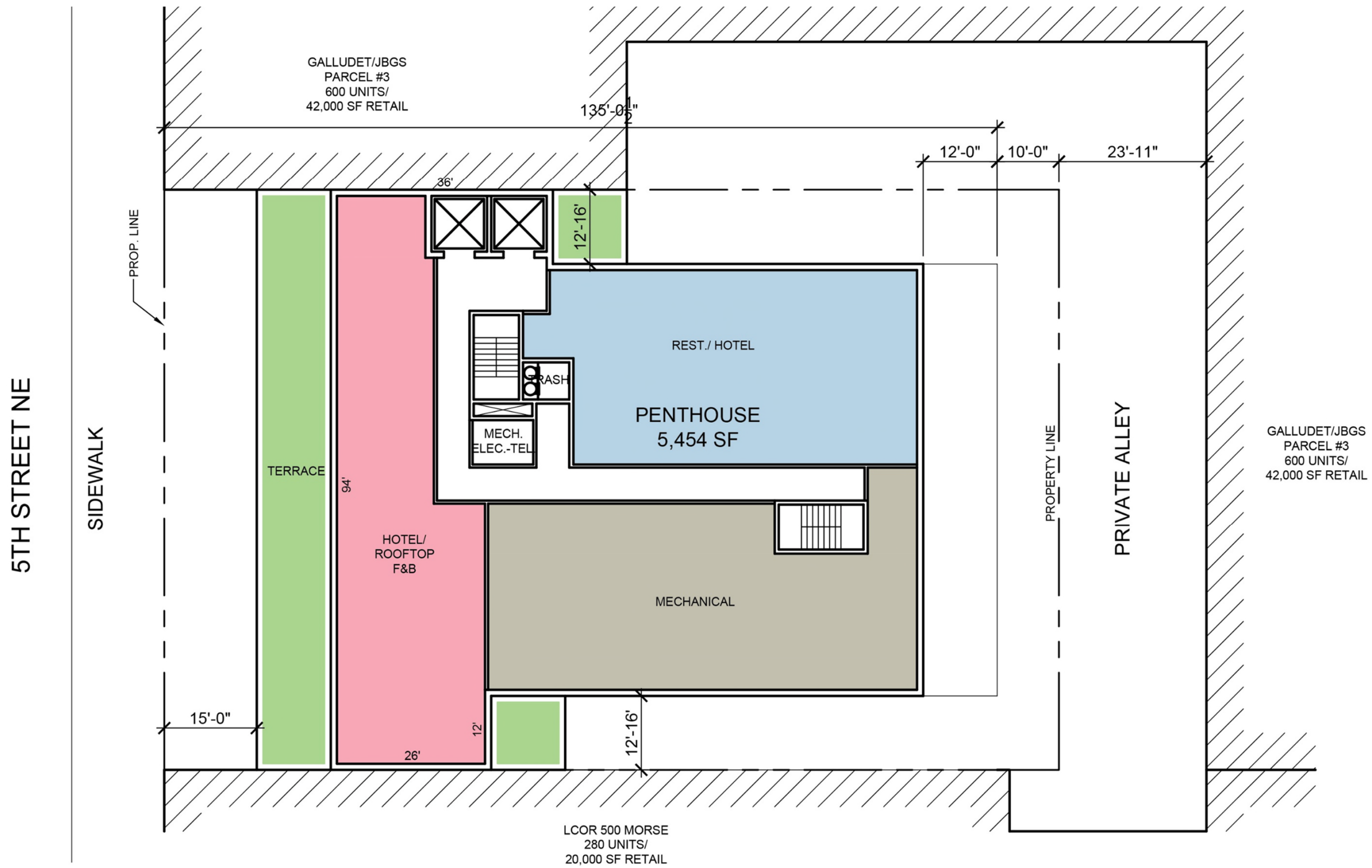
TYPICAL LEVEL FLOOR PLAN



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PENTHOUSE LEVEL FLOOR PLAN



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VIEW FROM 5TH STREET, N.E.

Following development of approved Gallaudet/JBGS Parcel 3 development



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