

BZA CASE NO. 21010

EDENS Development
1271 5TH Street N.E.
Special Exception Relief
Nov. 20, 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
(final action Sept. 12, 2024; written order Nov. 15, 2024)



ZONING MAP AMENDMENT TO THE MU-8B

- The Zoning Commission approved an amendment to the Zoning Map on Sept. 12 and issued the written order memorializing that amendment on Nov. 15



RESPONSE TO COMMENTS FROM AGENCIES AND OTHERS

- ANC in support (Ex. 12)
- OP in support (Ex. 18)
- DDOT does not oppose (Ex. 19), and the applicant agrees with DDOT's proposals
- Neighbors: in support (JBGSmith provided a letter of support and proposed conditions that the applicant agrees to at Ex. 23)
- Commercial Tenants in Support (Ex. 14 and 15)

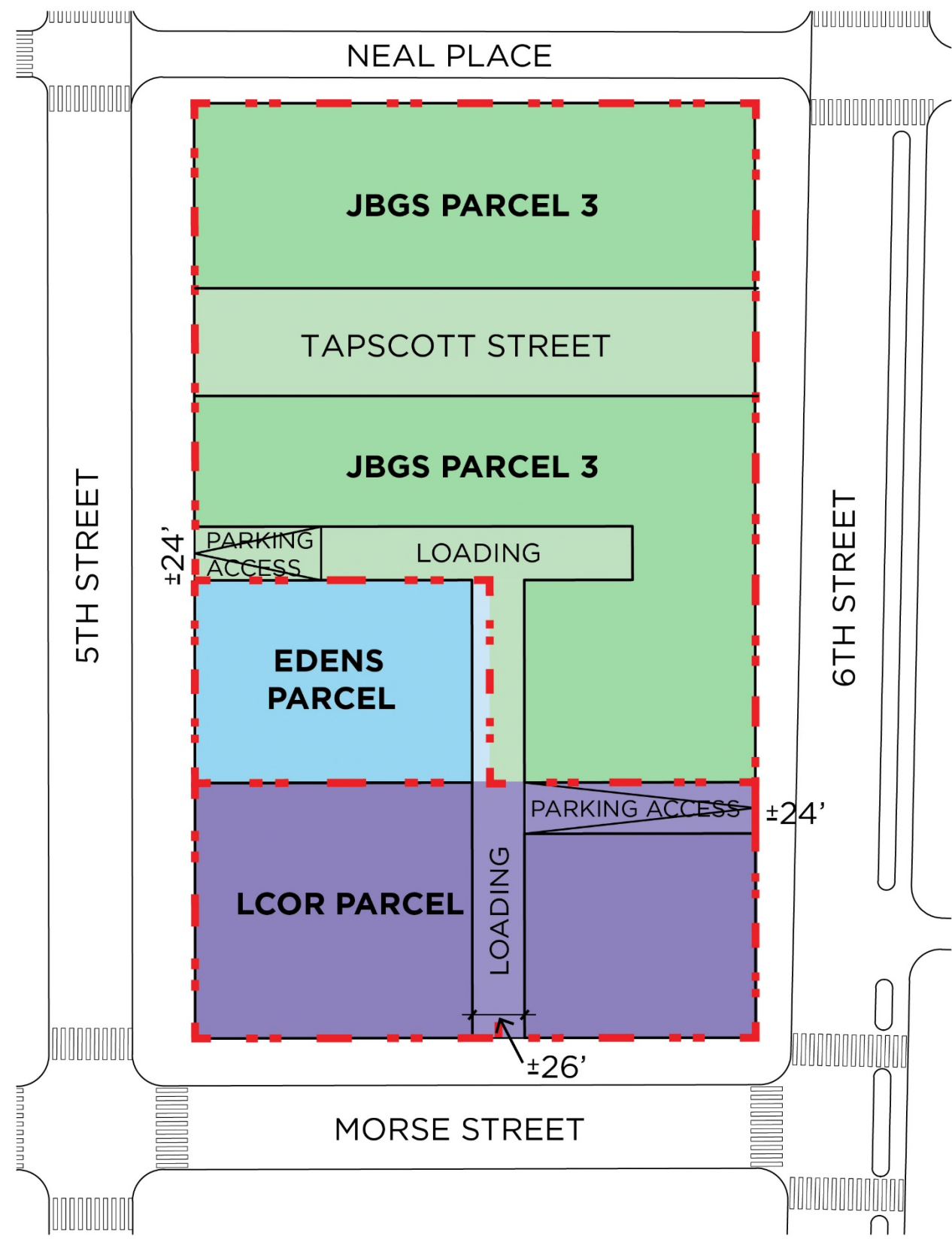


FOR ILLUSTRATIVE AND CONCEPTUAL PURPOSES ONLY. FAÇADE, MATERIALS, SIGNAGE AND FINAL DESIGN MAY CHANGE.
GREEN WALL IS SUBJECT TO REMOVAL OR REDESIGN.

SUMMARY OF RELIEF REQUESTED

Four special exceptions:

- **Parking**
(none provided; up to 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



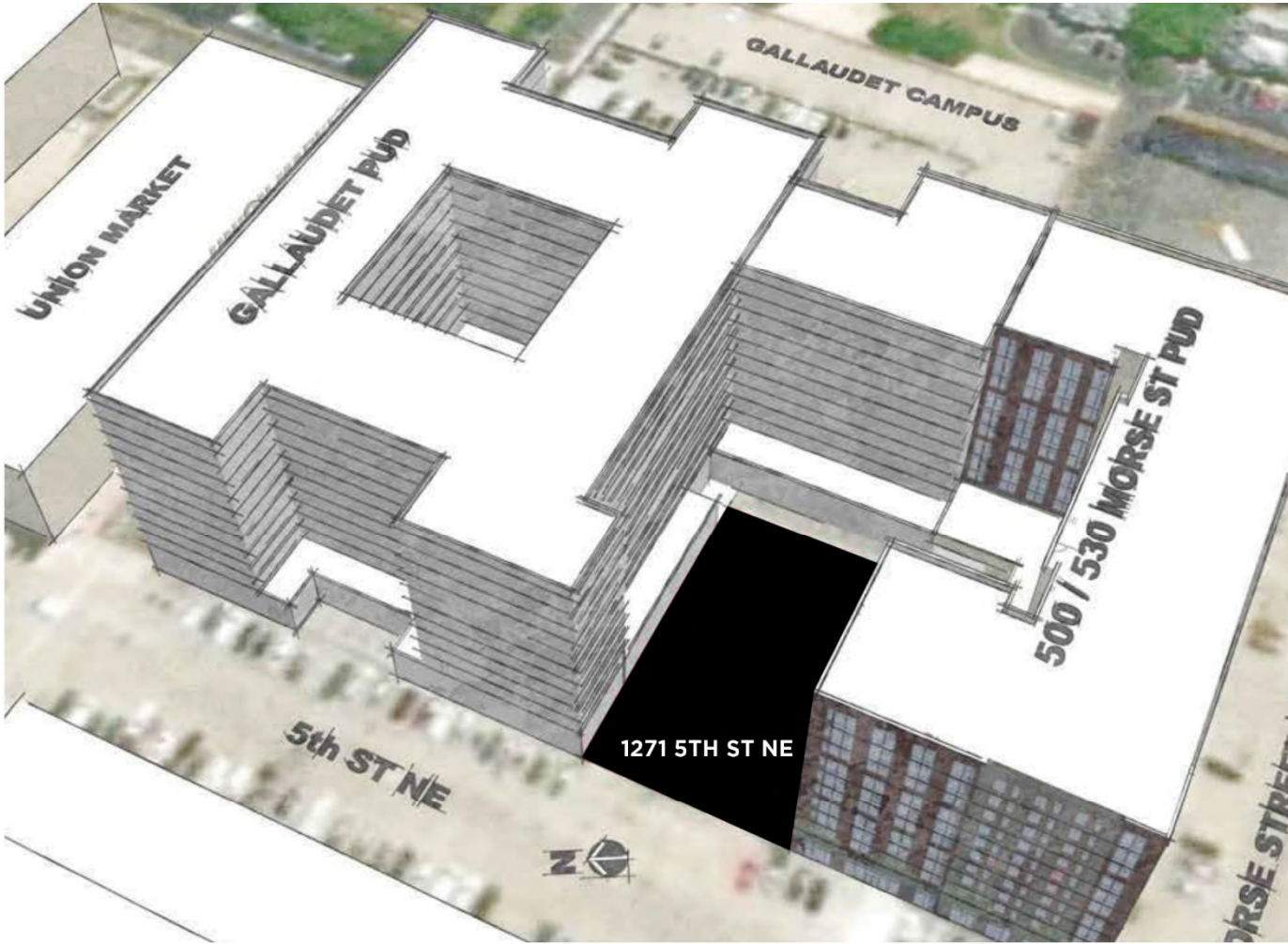
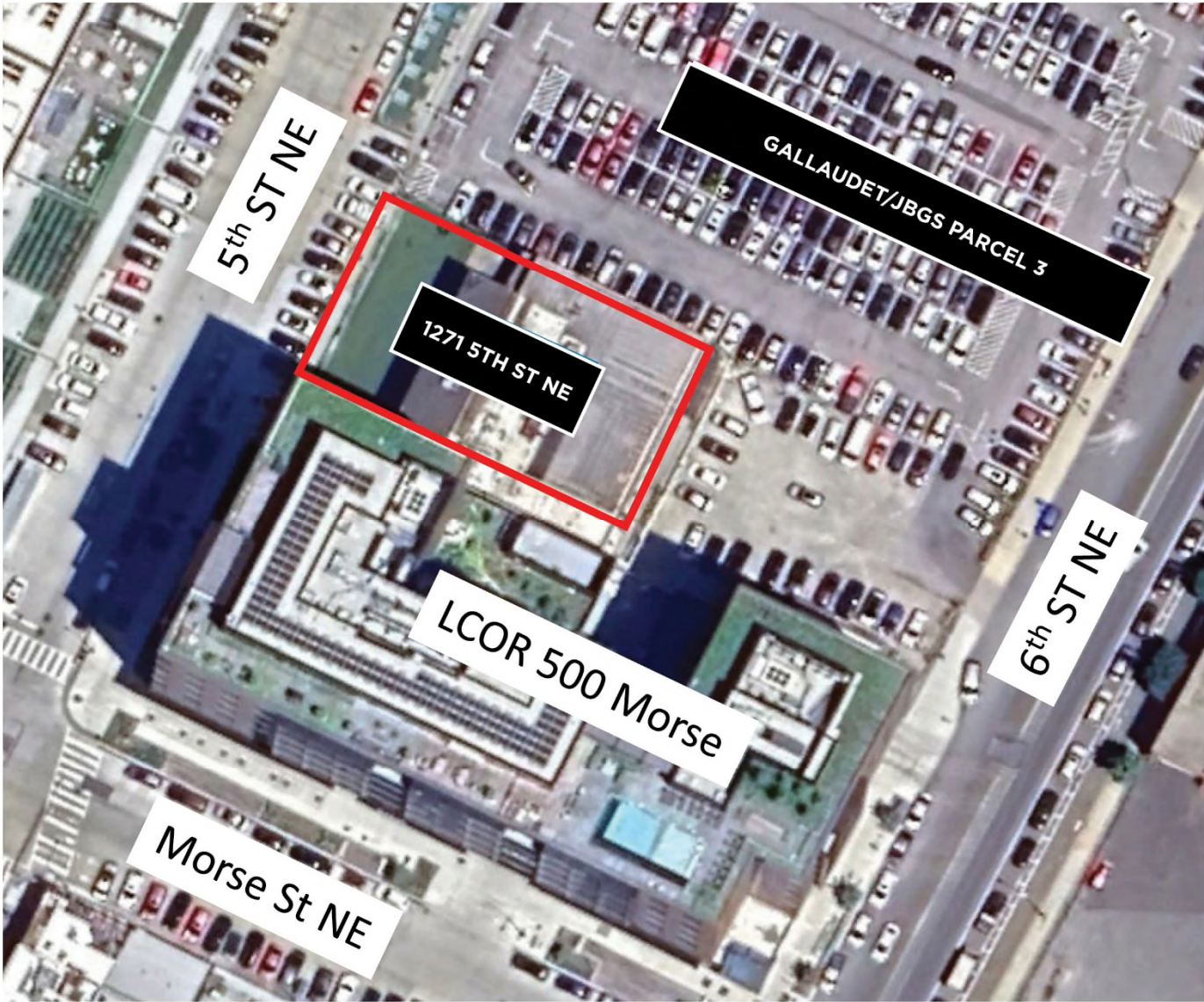
UNION MARKET DISTRICT DEVELOPMENT CONTEXT



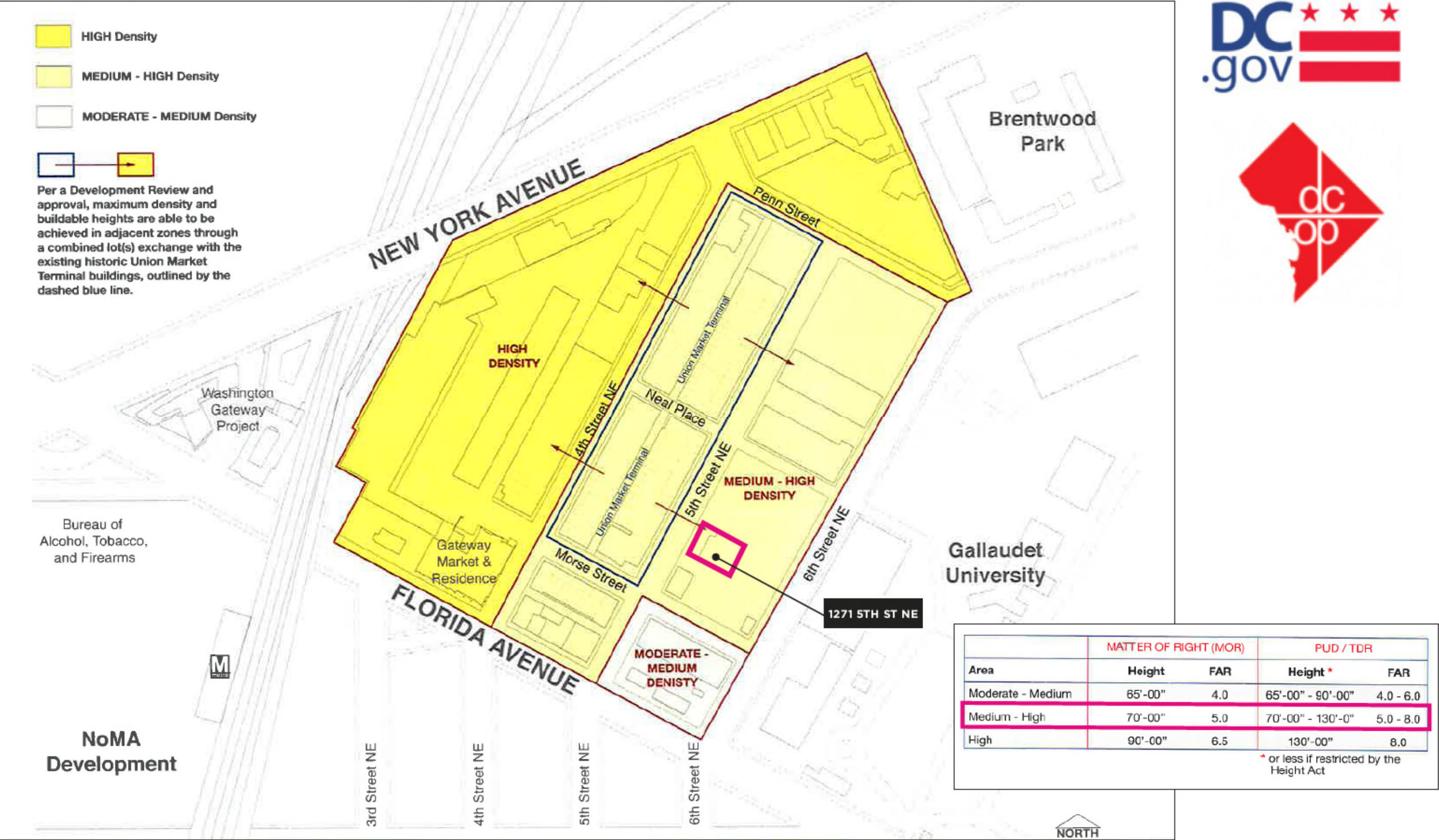
UNION MARKET DISTRICT DEVELOPMENT CONTEXT



SITE OVERVIEW



EXCERPT FROM SMALL AREA PLAN



DC

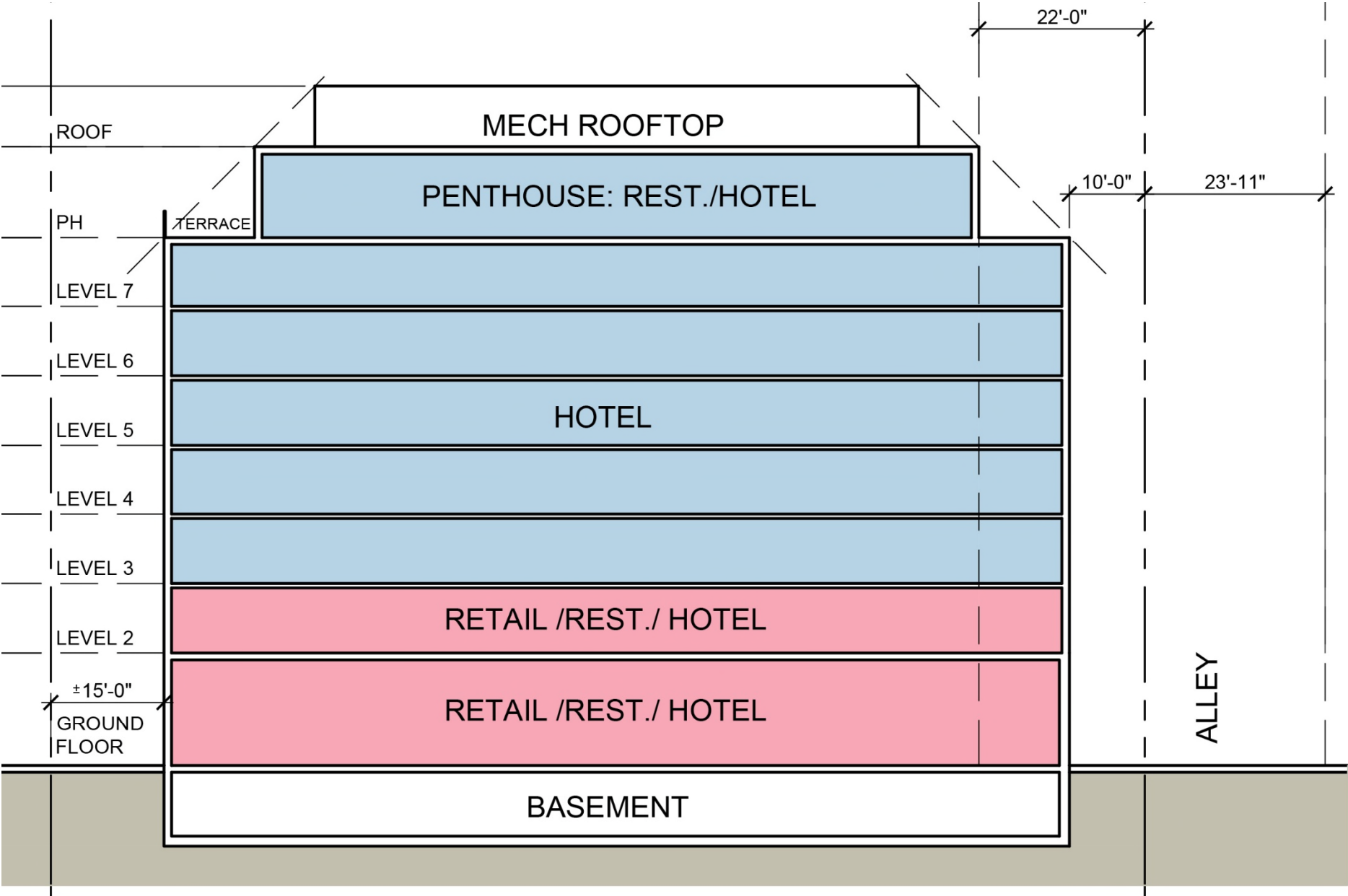
.gov

dc

op

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

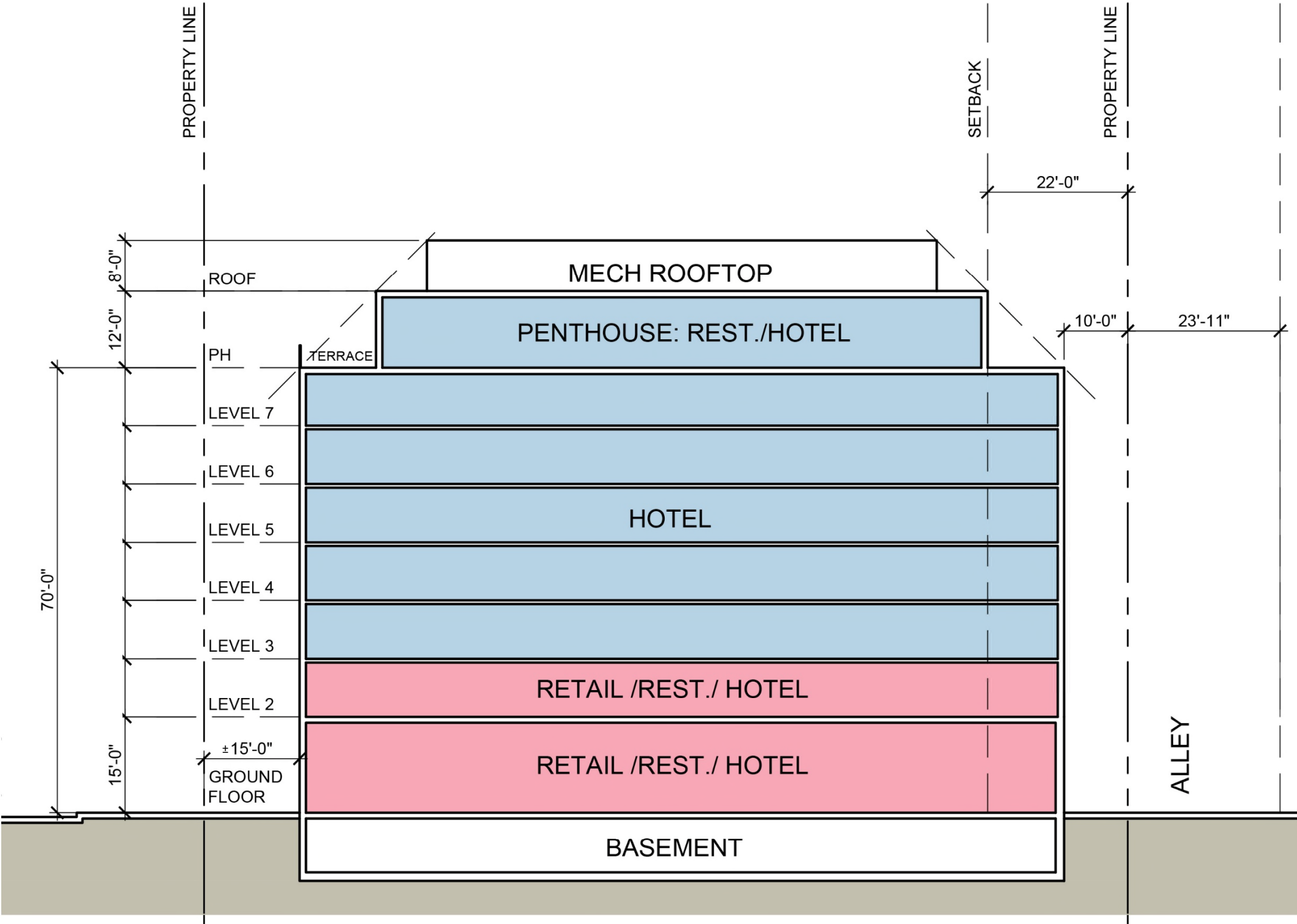


NOTES:
1) PENTHOUSE HEIGHT MAY BE UP TO A TOTAL OF 20', INCLUDING MECHANICAL ROOFTOP
2) PENTHOUSE COULD SHIFT EAST OR WEST WITHIN 1:1 SETBACK LINE.
3) PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, AND LAYOUT OF ALL INTERIOR DEMISING MAY ADJUST IN FINAL PLANS.

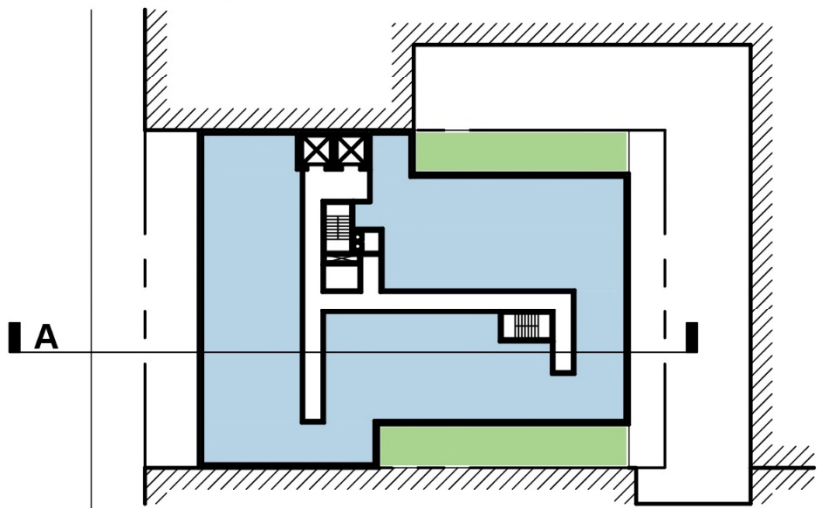
BUILDING SECTION + PROGRAM

PROGRAM

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

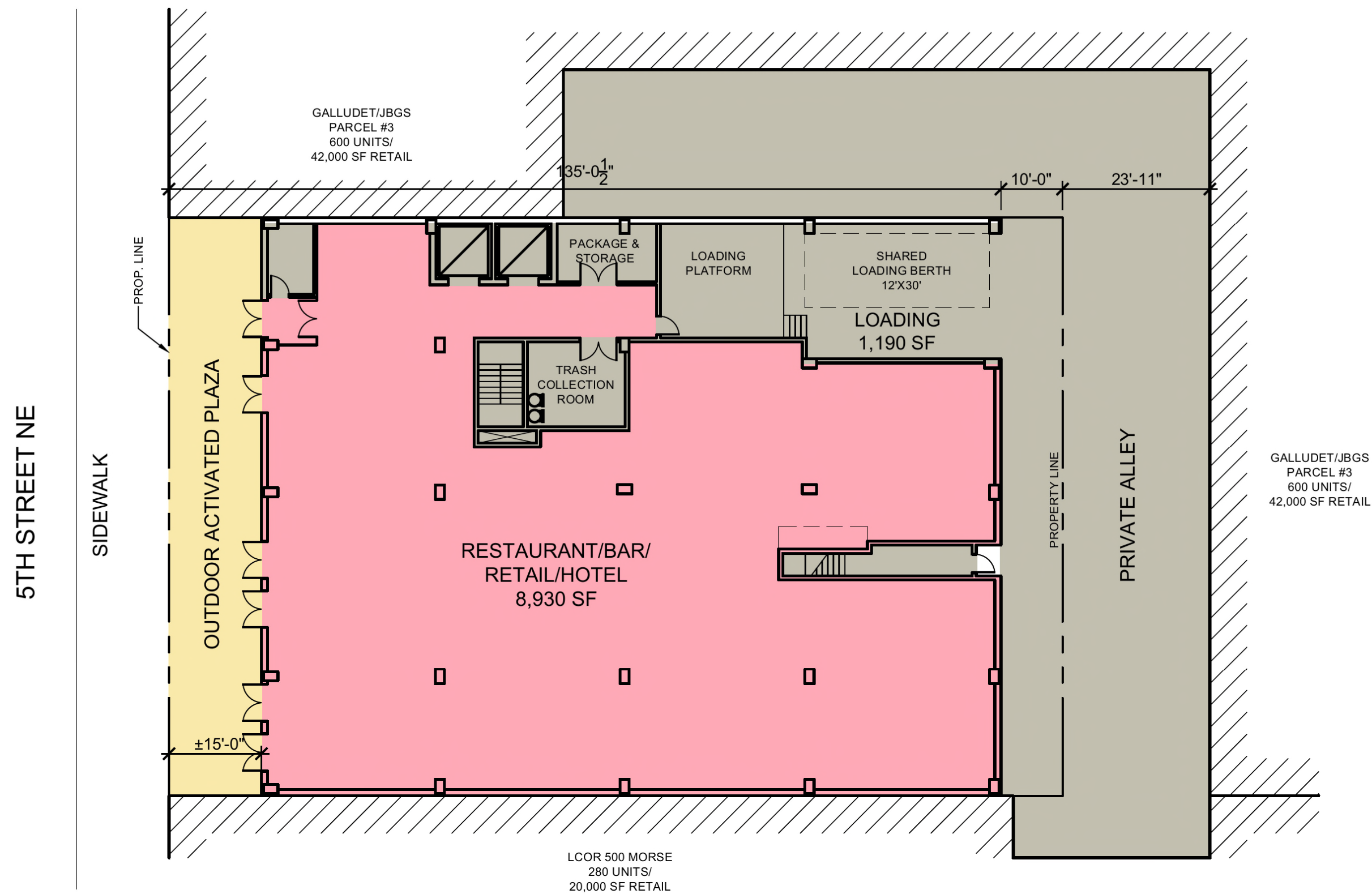


KEY PLAN



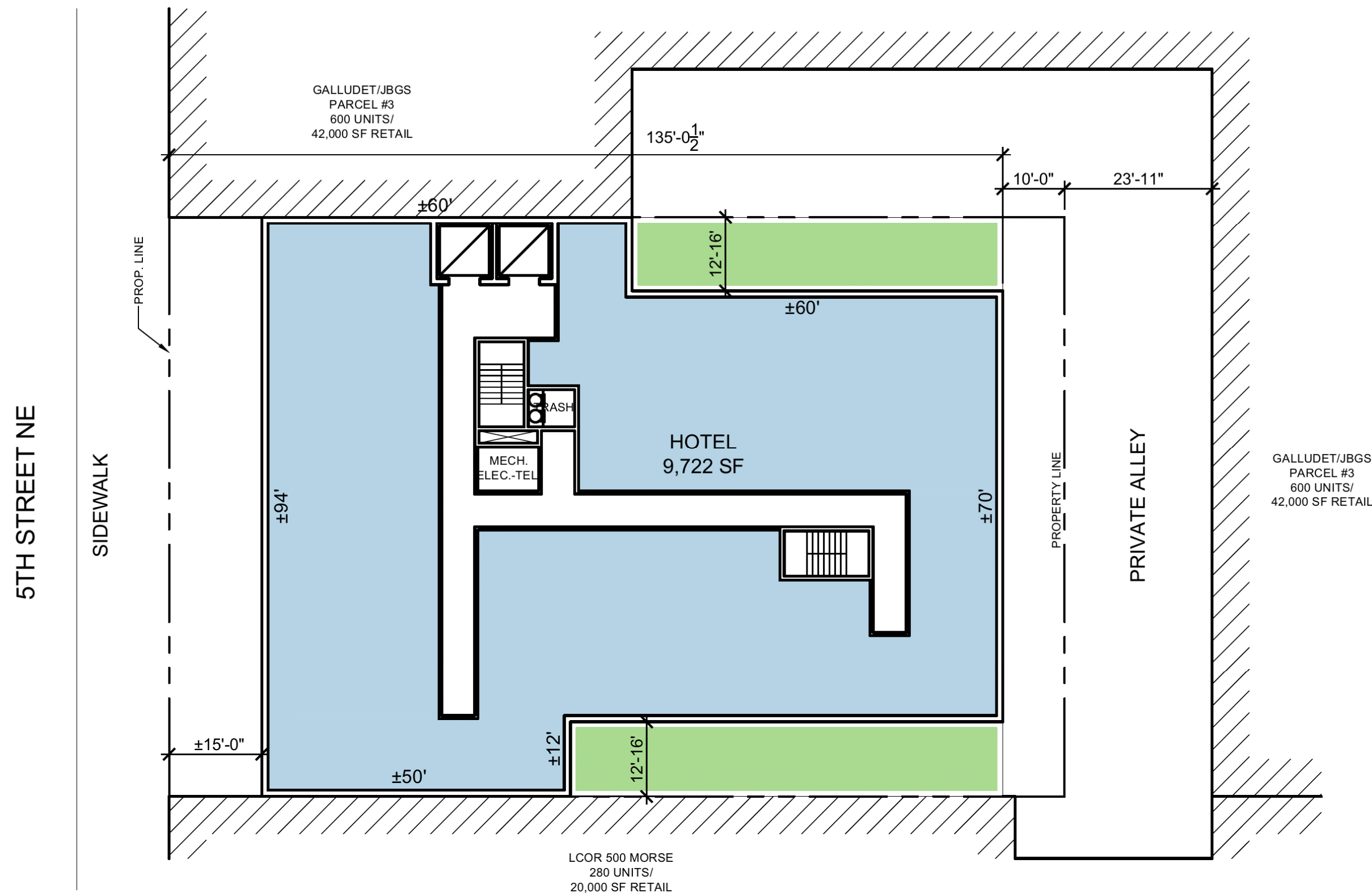
- NOTES:
- 1) PENTHOUSE HEIGHT MAY BE UP TO A TOTAL OF 20', INCLUDING MECHANICAL ROOFTOP
 - 2) PENTHOUSE COULD SHIFT EAST OR WEST WITHIN 1:1 SETBACK LINE.
 - 3) PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, AND LAYOUT OF ALL INTERIOR DEMISING MAY ADJUST IN FINAL PLANS.

GROUND LEVEL FLOOR PLAN

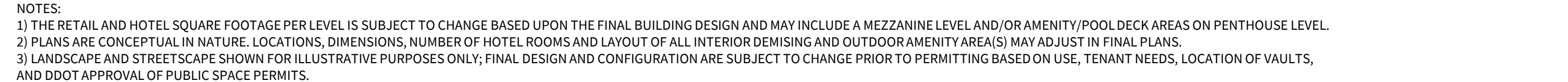


- NOTES:
- 1) THE RETAIL AND HOTEL SQUARE FOOTAGE PER LEVEL IS SUBJECT TO CHANGE BASED UPON THE FINAL BUILDING DESIGN AND MAY INCLUDE A MEZZANINE LEVEL AND/OR AMENITY/POOL DECK AREAS ON PENTHOUSE LEVEL.
 - 2) PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, NUMBER OF HOTEL ROOMS AND LAYOUT OF ALL INTERIOR DEMISING AND OUTDOOR AMENITY AREA(S) 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



- NOTES:
- 1) THE RETAIL AND HOTEL SQUARE FOOTAGE PER LEVEL IS SUBJECT TO CHANGE BASED UPON THE FINAL BUILDING DESIGN AND MAY INCLUDE A MEZZANINE LEVEL AND/OR AMENITY/POOL DECK AREAS ON PENTHOUSE LEVEL.
 - 2) PLANS ARE CONCEPTUAL IN NATURE. LOCATIONS, DIMENSIONS, NUMBER OF HOTEL ROOMS AND LAYOUT OF ALL INTERIOR DEMISING AND OUTDOOR AMENITY AREA(S) 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.



VIEW FROM 5TH STREET, N.E.

Following development of approved Gallaudet/JBGS Parcel 3 development



FOR ILLUSTRATIVE AND CONCEPTUAL PURPOSES ONLY. FAÇADE, MATERIALS, SIGNAGE AND FINAL DESIGN MAY CHANGE.
GREEN WALL IS SUBJECT TO REMOVAL OR REDESIGN.

PARKING OVERVIEW

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. EXACT SPACES PER PROPERTY MAY CHANGE.

BLOCK PLAN

