

THE HIGHLINE AT UNION MARKET

320 FLORIDA AVENUE, N.E.
WASHINGTON DC

Square: 3587
Lot: 0004

March 25, 2016
PUD MINOR MODIFICATION FOR PUD 15-01



OWNER / APPLICANT 320 Florida Owner, LLC	DEVELOPER Level 2 Development, LLC	LAND USE COUNSEL Holland & Knight, LLP	ARCHITECT Eric Colbert & Associates, PC	CIVIL ENGINEER CAS Engineering	TRAFFIC CONSULTANT Gorove/Slade Associates, Inc.	LANDSCAPE ARCHITECT Lee and Associates, Inc.
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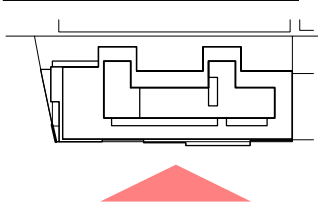
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3. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.

KEY PLAN



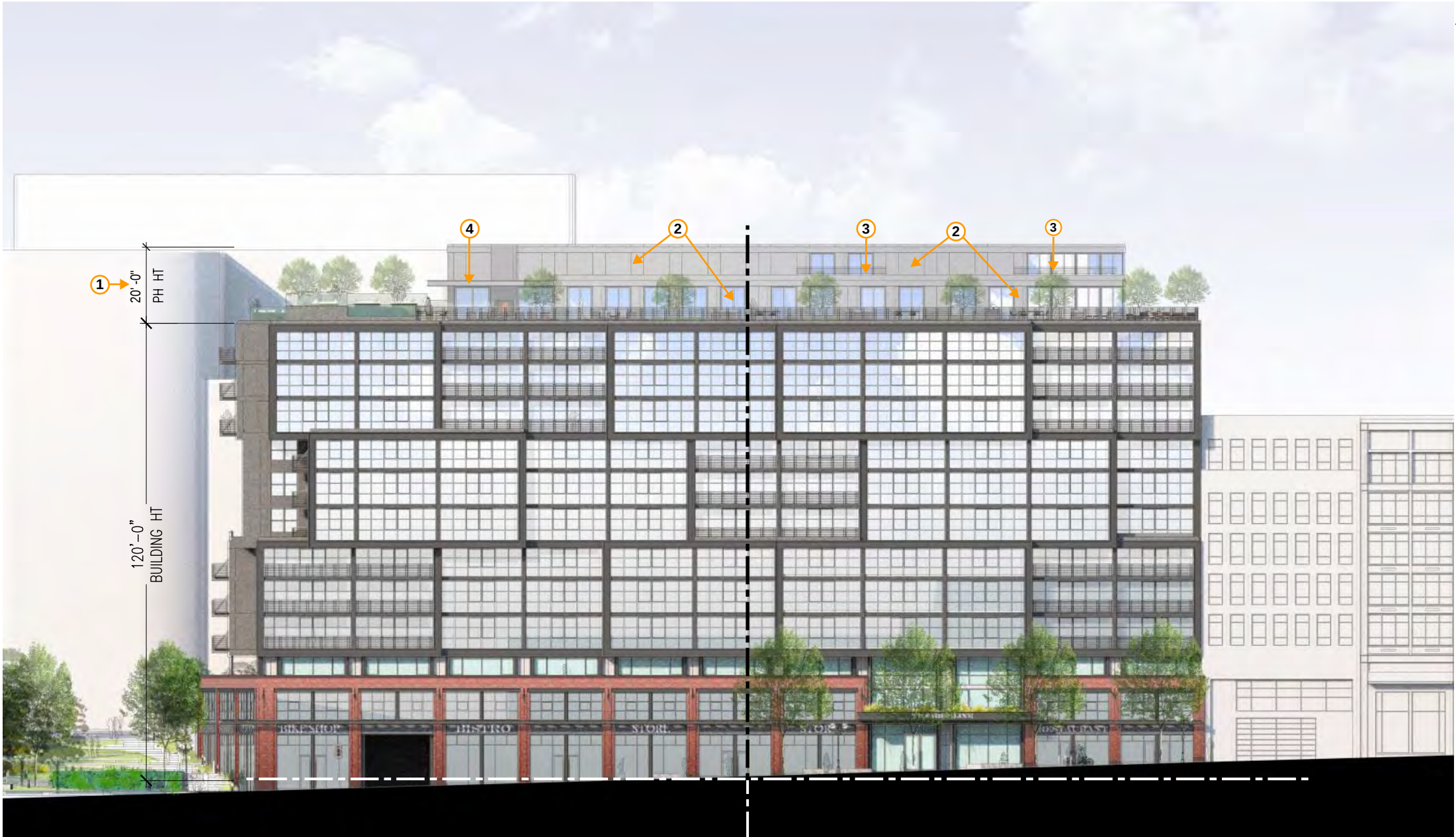
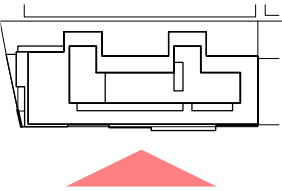
BUILDING ELEVATION: SOUTH - *APPROVED*

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KEY PLAN



PROPOSED REVISIONS

- * CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13
- 1. PENTHOUSE HEIGHT NOW 20'
- 2. WINDOW /LOUVER CHANGES
- 3. NEW RAILING (1:1 SETBACK PROVIDED)
- 4. NEW TRELLIS

BUILDING ELEVATION: SOUTH - *PROPOSED*

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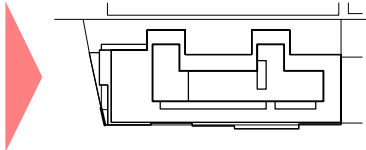
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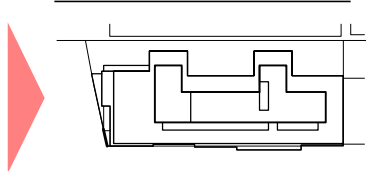
5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).

KEY PLAN



BUILDING ELEVATION: WEST - *APPROVED*

KEY PLAN



PROPOSED REVISIONS

CHANGES TO ROOF STRUCTURE TO
* INCORPORATE ZC ORDER NO. 14-13

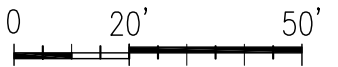
1. PENTHOUSE HEIGHT NOW 20'
2. NEW TRELLIS
3. WINDOW / LOUVER REMOVED AT PENTHOUSE
4. NEW WINDOW + FACADE REFINEMENT TO ACCOMMODATE UNIT FUNCTIONALITY
5. MASONRY WALL ADJUSTED TO PROVIDE MORE OPEN SPACE FOR PARK AND PUBLIC USE

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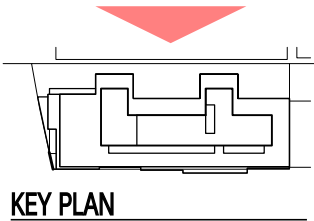


BUILDING ELEVATION: WEST - *PROPOSED*

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BUILDING ELEVATION: NORTH - *APPROVED*

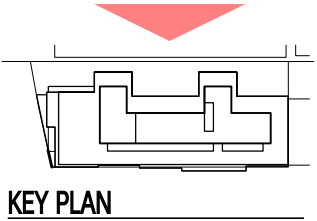
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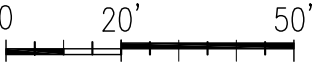


KEY PLAN

PROPOSED REVISIONS

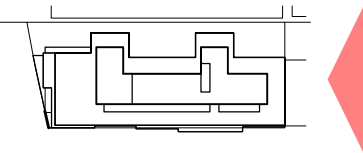
* CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13

- 1. PENTHOUSE HEIGHT NOW 20'
- 2. NEW WINDOWS
- 3. NEW RAILING (1:1 SETBACK PROVIDED)



BUILDING ELEVATION: NORTH - *PROPOSED*

KEY PLAN



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BUILDING ELEVATION: EAST - *APPROVED*

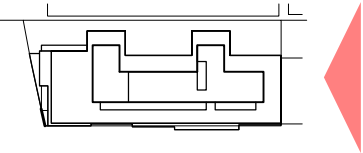
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PROPOSED REVISIONS

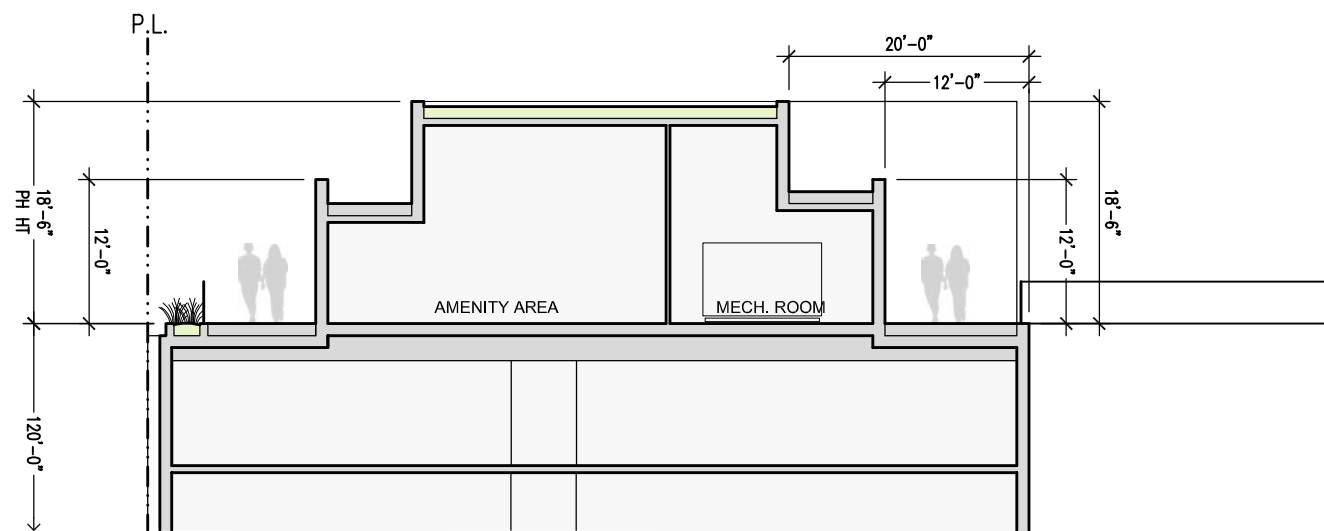
- CHANGES TO ROOF STRUCTURE TO
* INCORPORATE ZC ORDER NO. 14-13
1. PENTHOUSE HEIGHT NOW 20'

2. NEW WINDOWS

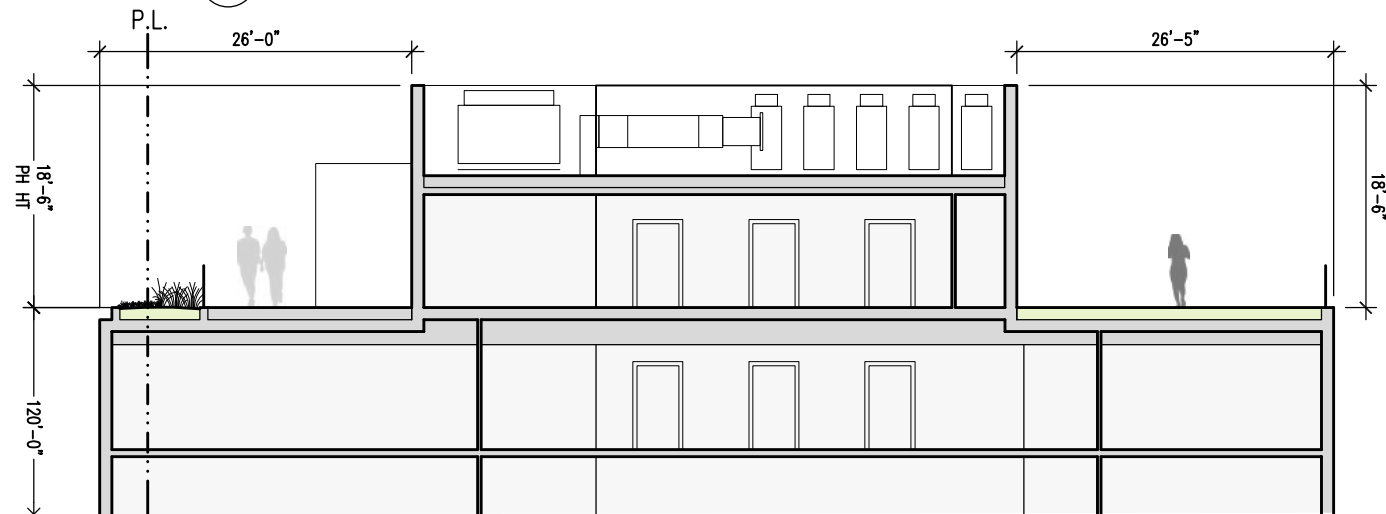
3. FACADE DESIGN IMPROVEMENT



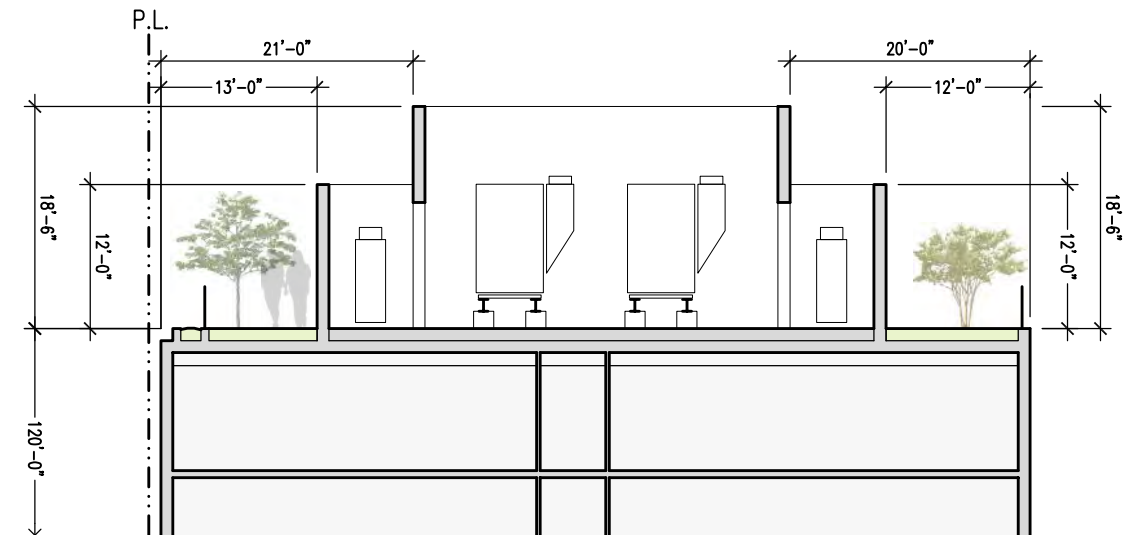
BUILDING ELEVATION: EAST - *PROPOSED*



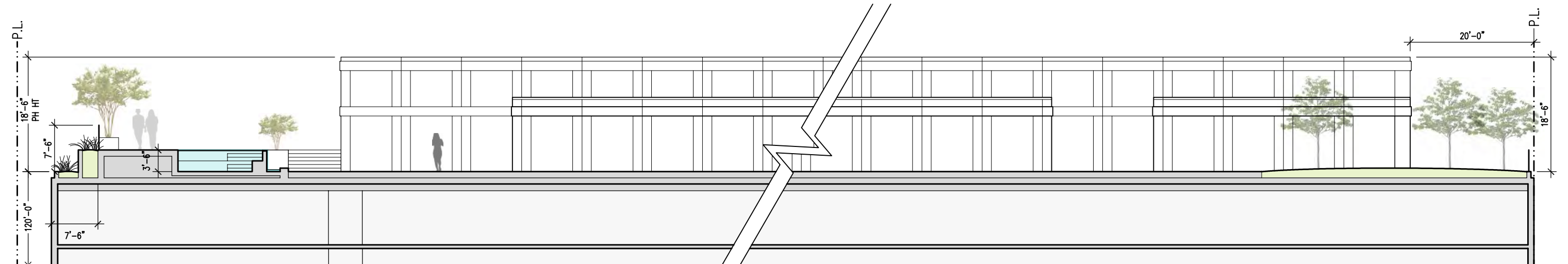
Ⓐ - SOUTH / NORTH ROOFTOP SECTION



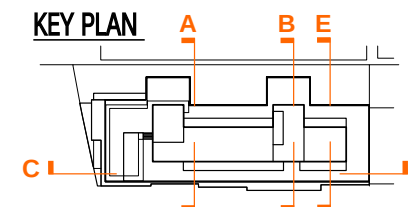
Ⓑ - SOUTH / NORTH ROOFTOP SECTION



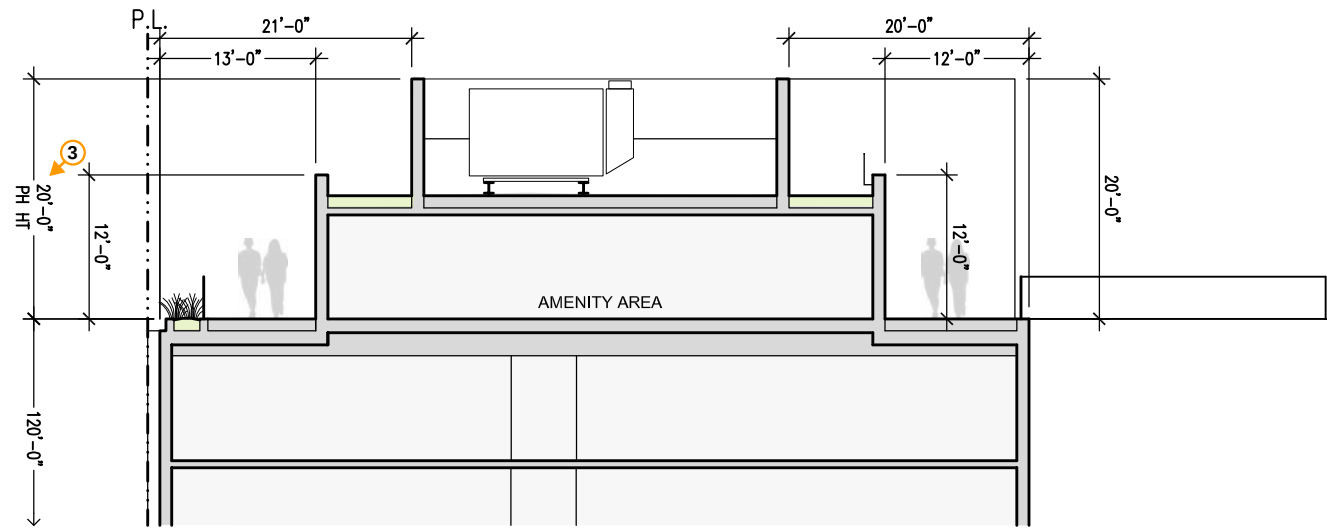
Ⓔ - SOUTH / NORTH ROOFTOP SECTION



Ⓒ - WEST / EAST ROOFTOP SECTION



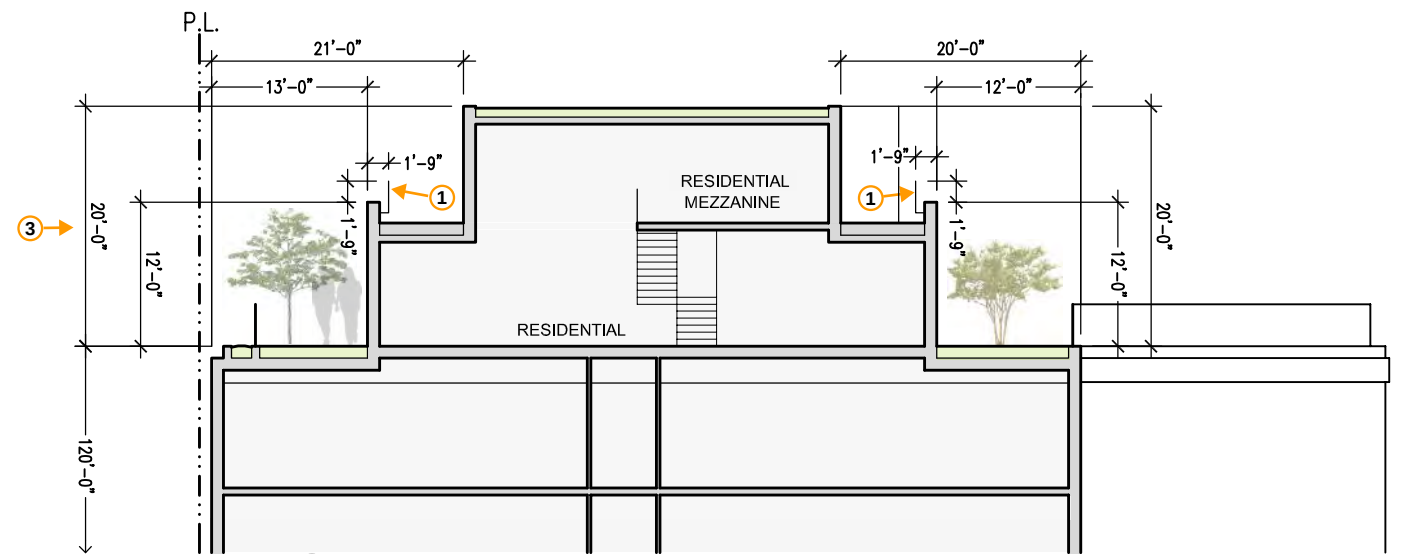
ROOFTOP BUILDING SECTIONS - *APPROVED*



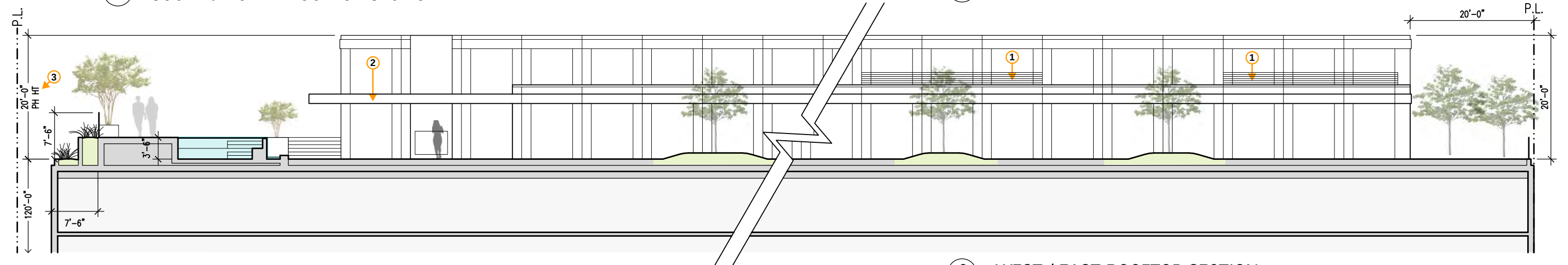
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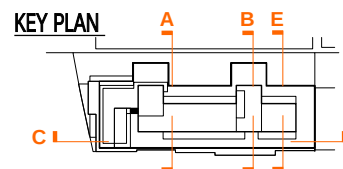
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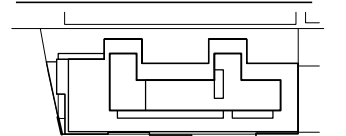


PROPOSED REVISIONS

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- 1. NEW RAILING (1:1 SETBACK PROVIDED)
- 2. NEW TRELLIS
- 3. PENTHOUSE HEIGHT NOW 20'



KEY PLAN



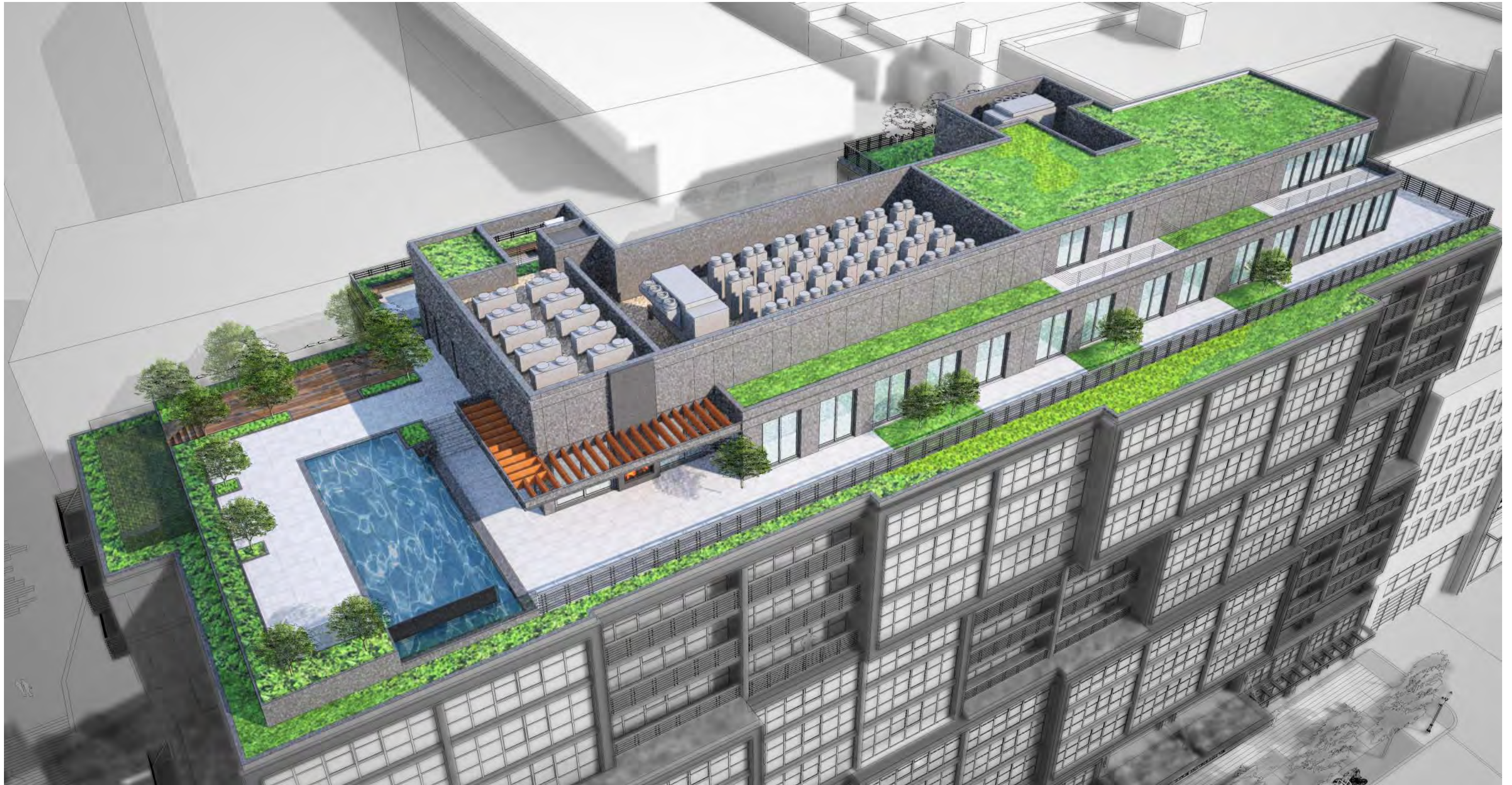
ROOFTOP PERSPECTIVE VIEW LOOKING NORTHEAST - *APPROVED*

A-25a
06/22/15

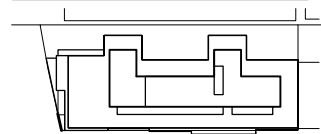
THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

level2 | LEVEL 2 DEVELOPMENT
1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009

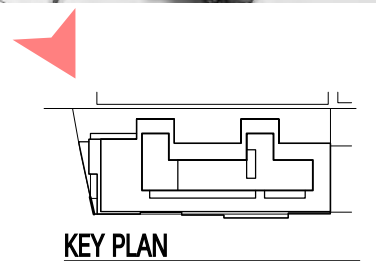
ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001



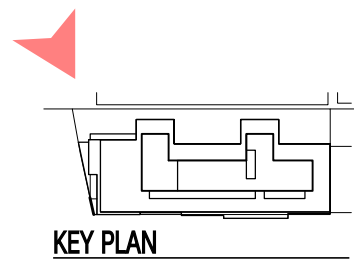
KEY PLAN



ROOFTOP PERSPECTIVE VIEW LOOKING NORTHEAST - *PROPOSED*



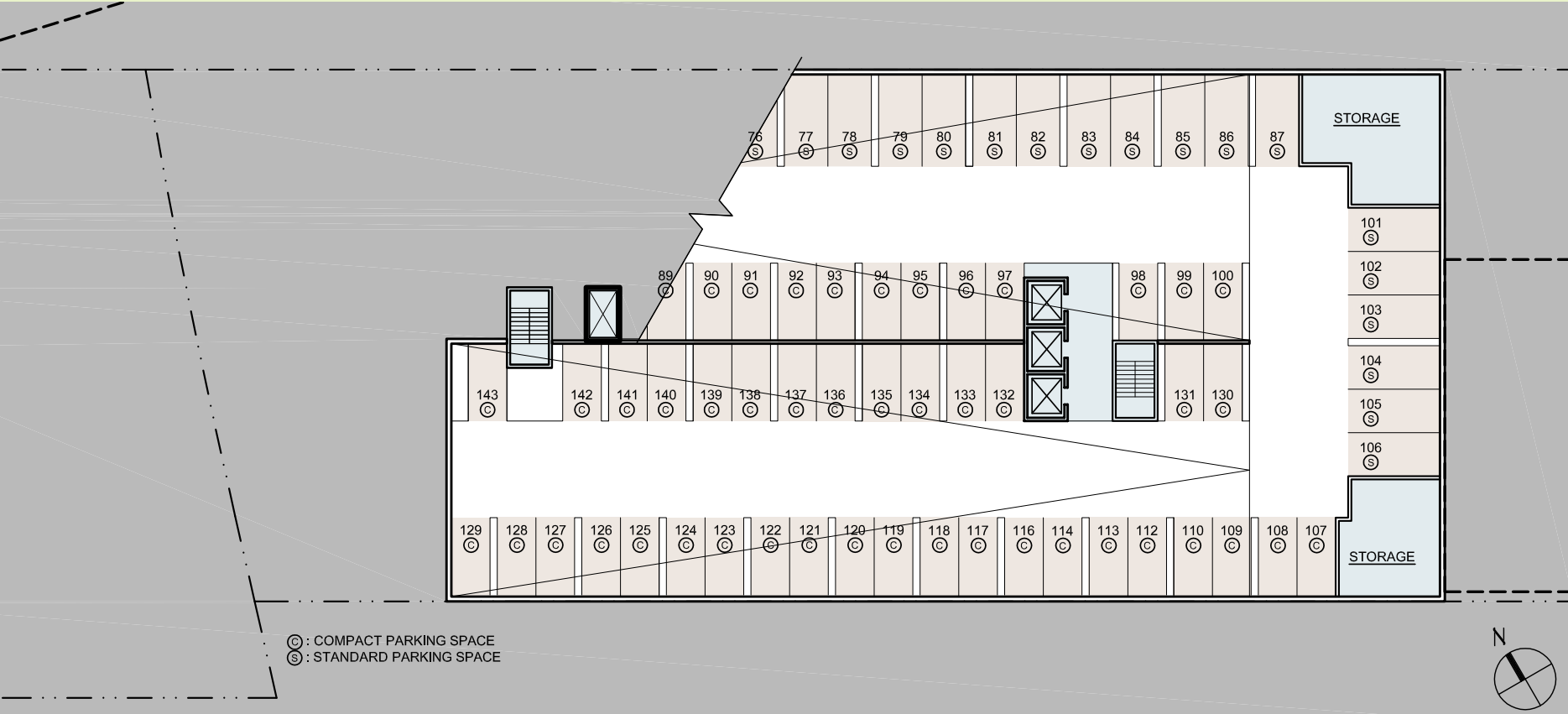
ROOFTOP PERSPECTIVE VIEW LOOKING SOUTHEAST - *APPROVED*



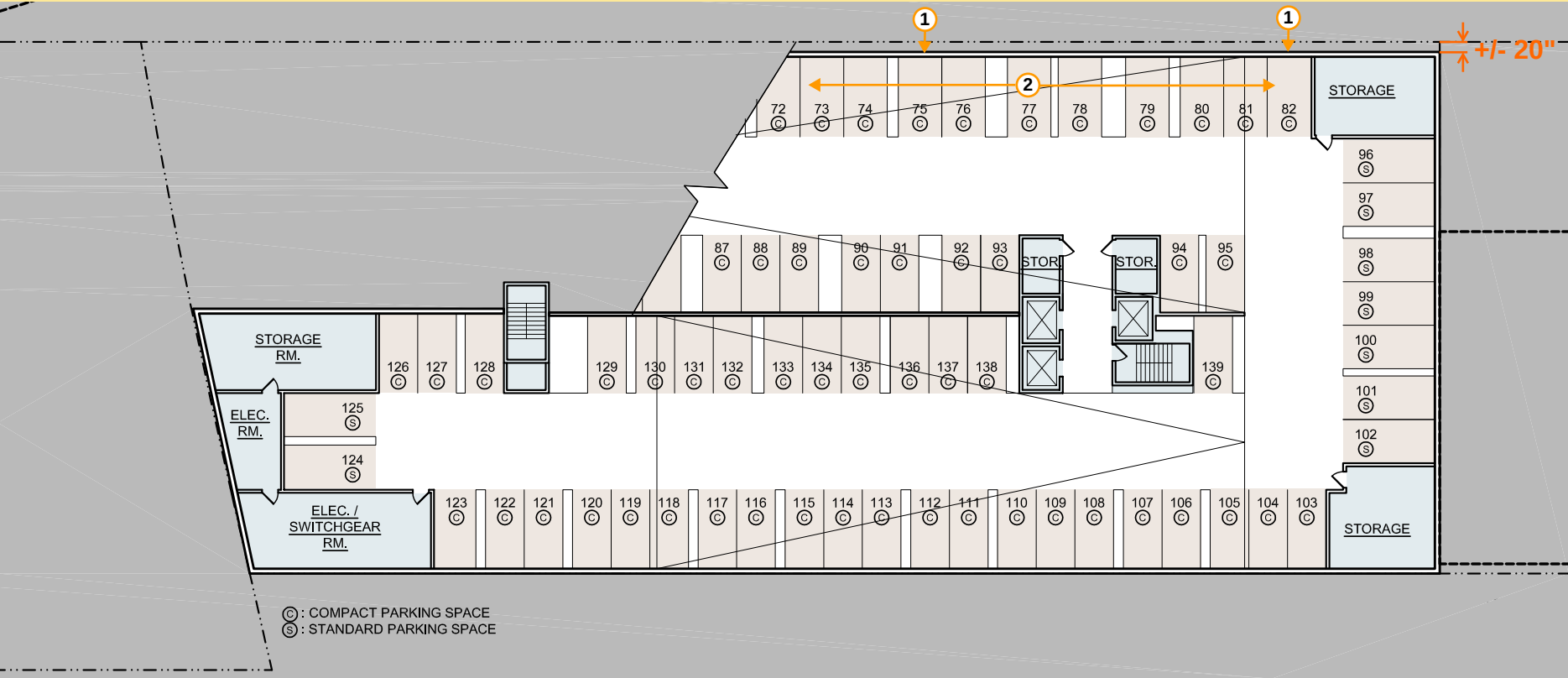
ROOFTOP PERSPECTIVE VIEW LOOKING SOUTHEAST - *PROPOSED*

APPROVED

05/15/15



PROPOSED



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LEGEND

RESIDENTIAL	PARKING	CORE / SERVICE
COMMON AREAS	LANDSCAPING	RETAIL

PROPOSED REVISIONS

* COMPACT PARKING RATIO INCREASED FROM 63% TO 86%, REPRESENTING ADDITIONAL RELIEF REQUIRED, DUE TO NECESSARY SHIFT IN FOUNDATION WALL. ADDITIONAL COMPACT SPACES WILL MAINTAIN STANDARD PARKING SPACE WIDTH OF 9ft.

1. FOUNDATION WALL SHIFT +/- 20"
2. 9 ft WIDE COMPACT PARKING SPACES

P-2 GARAGE PLAN - APPROVED & PROPOSED

A-27

03/25/16

THE HIGHLINE at Union Market

320 FLORIDA AVE. N.E. WASHINGTON, DC 20002

level2 | LEVEL 2 DEVELOPMENT

1875 CONNECTICUT AVE. N.W. WASHINGTON DC 20009

ERIC COLBERT & ASSOCIATES

717 5TH STREET, N.W. WASHINGTON, D.C. 20001

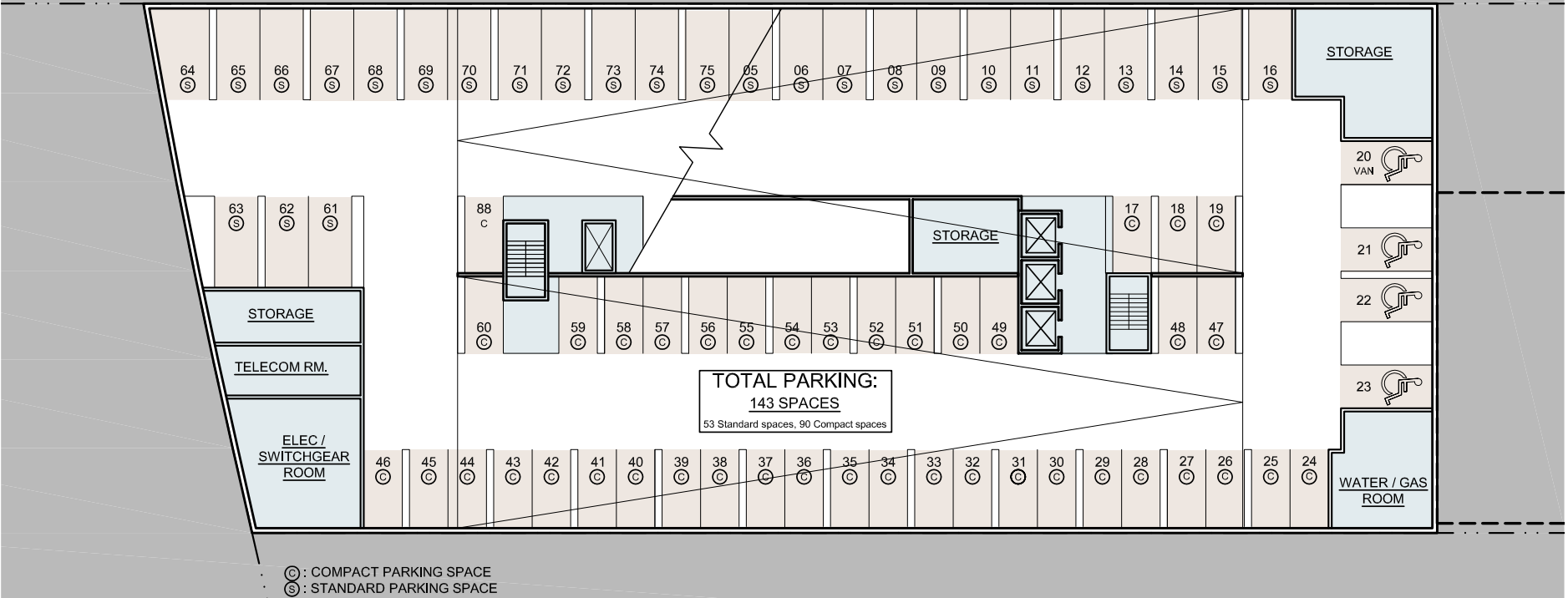
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LEGEND

 RESIDENTIAL	 PARKING	 CORE / SERVICE
 COMMON AREAS	 LANDSCAPING	 RETAIL

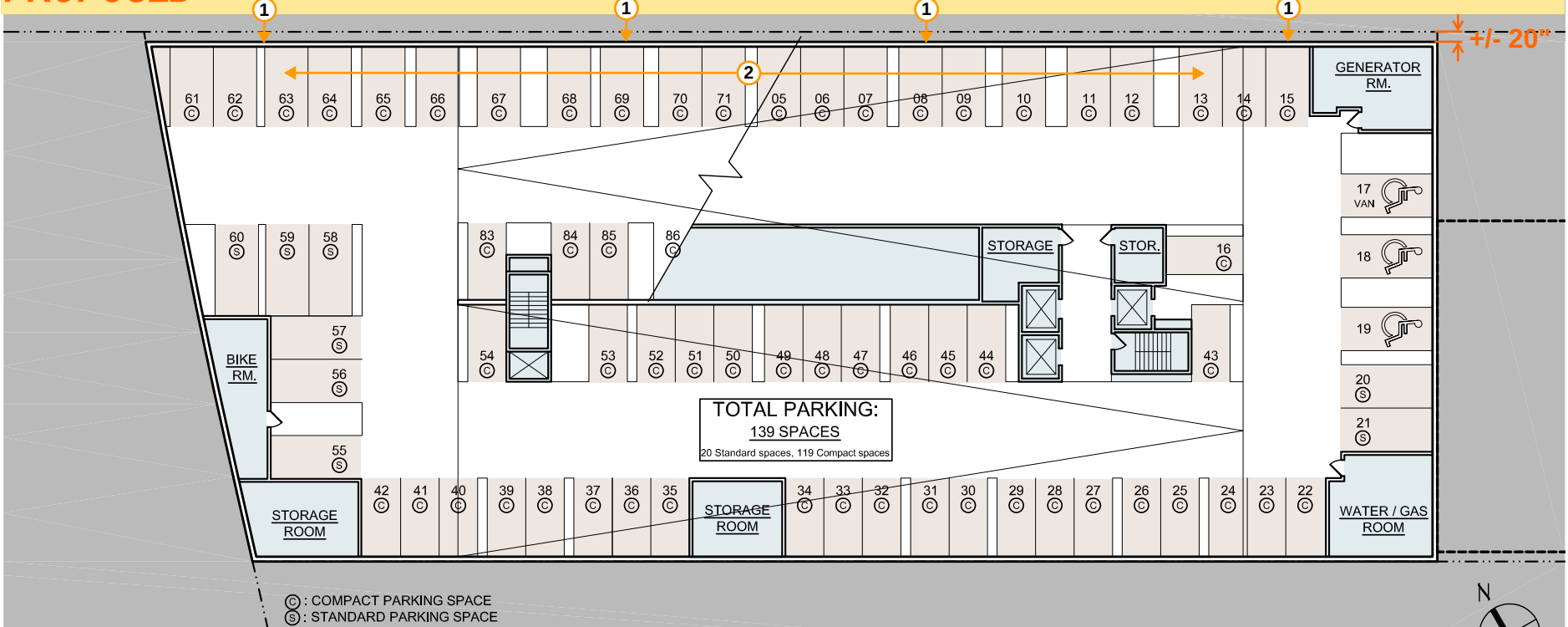
APPROVED



PROPOSED

PROPOSED REVISIONS

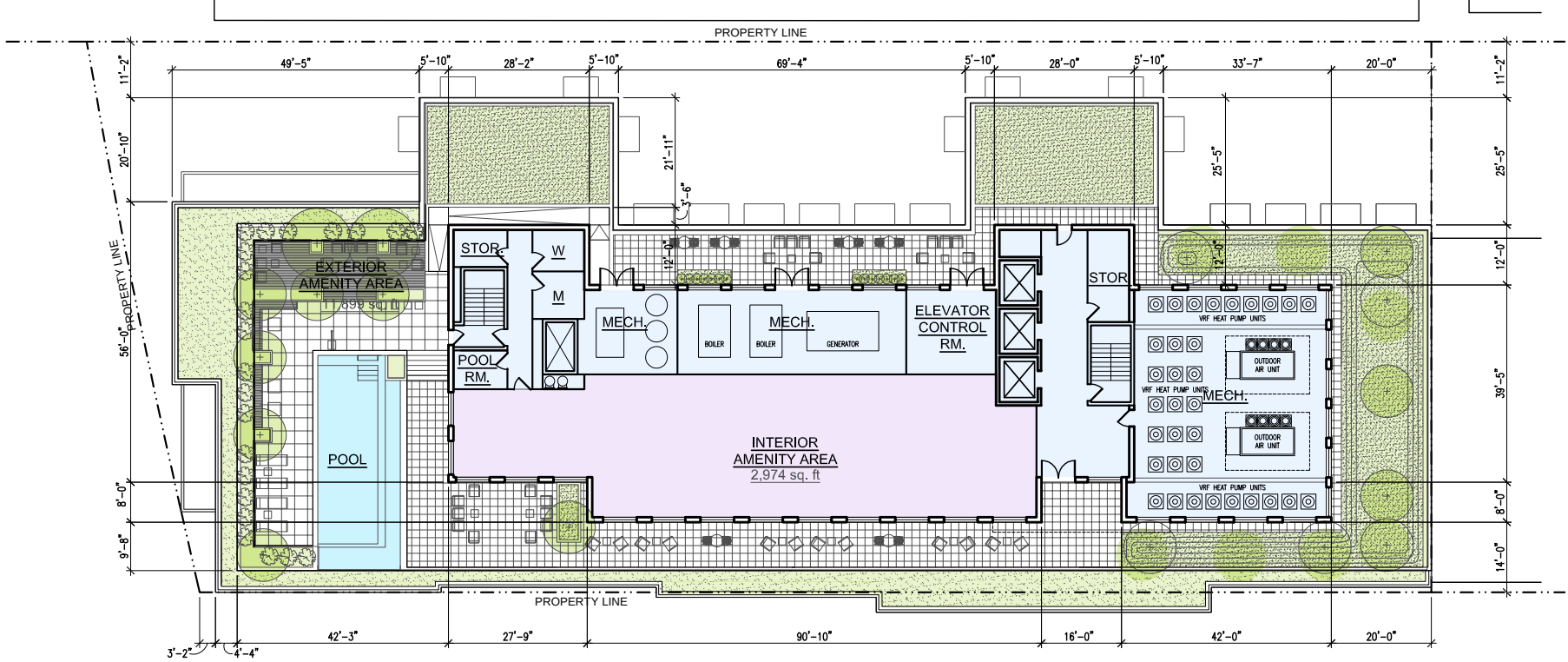
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- 1. FOUNDATION WALL SHIFT +/- 20"
- 2. 9 ft WIDE COMPACT PARKING SPACES



P-1 GARAGE PLAN - **APPROVED** & **PROPOSED**

APPROVED

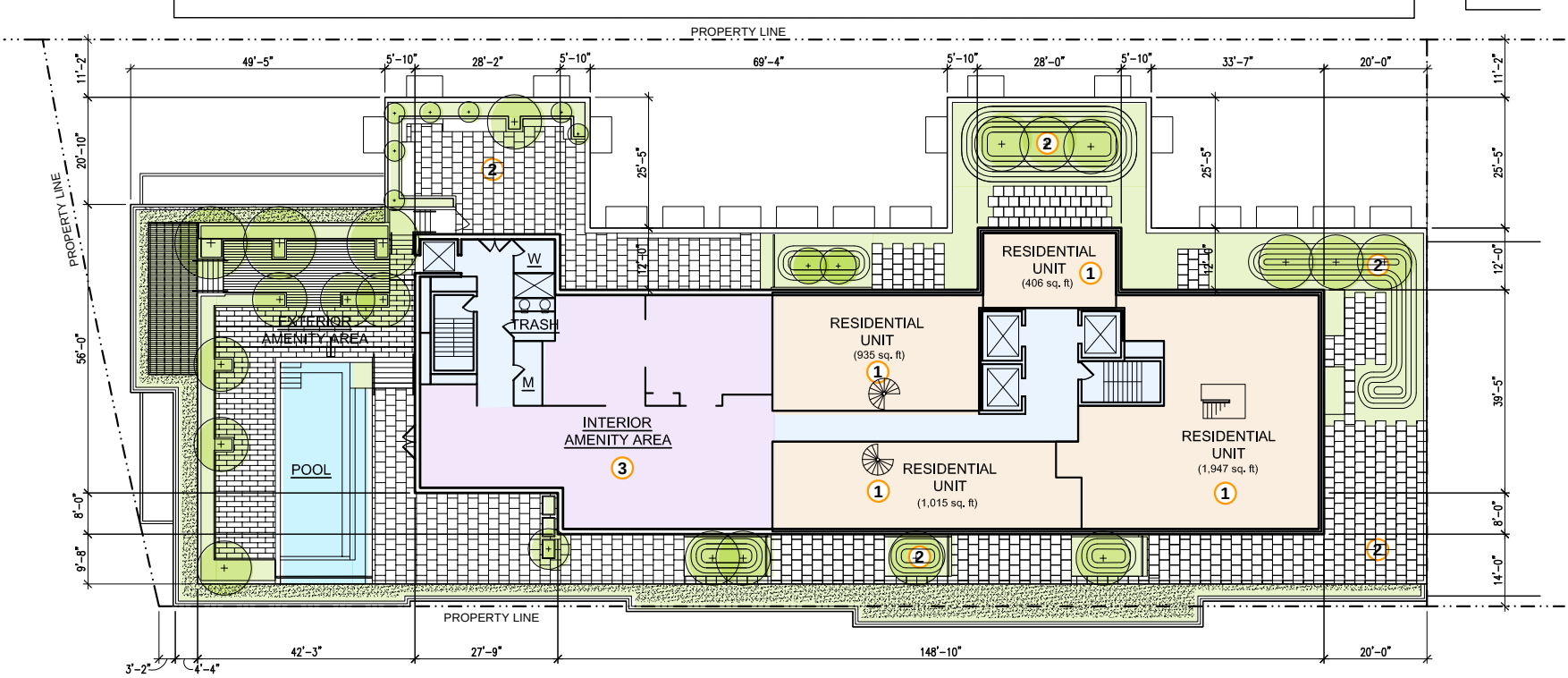
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PROPOSED



PROPOSED REVISIONS

- * CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13
- 1. NEW PENTHOUSE RESIDENTIAL UNIT
- 2. REVISED LANDSCAPE
- 3. NEW INTERIOR AMENITY AREA LOCATION

VEGETATED OR "GREEN" ROOF

	APPROVED	PROPOSED
Over at least 2" and less than 8" of growth medium	9,450 sf	3,300 sf
Over at least 8" of growth medium	0 sf	5,324 sf
Green Area Ratio Score	0.212	0.212

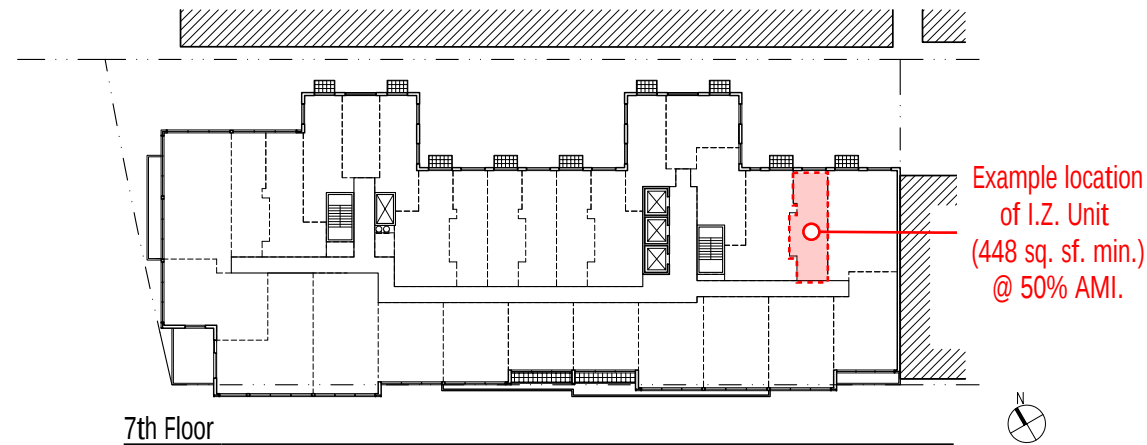
LEGEND

- RESIDENTIAL
- PARKING
- CORE / SERVICE
- COMMON AREAS
- LANDSCAPING
- RETAIL

PENTHOUSE FLOOR PLAN - APPROVED & PROPOSED

COMPLIANCE WITH INCLUSIONARY ZONING PROVISIONS REGARDING PENTHOUSE HABITABLE SPACE

- Increase the net residential area by 5,593 sf.
- Increase unit count: 4 additional units.
- Increase in required IZ net residential area per Sections 2603.2 and 2603.10 @ 50% of AMI = 448 sq. ft.
- The Applicant proposes to provide an additional I.Z. Unit (448sq. ft. minimum) @50% of AMI:

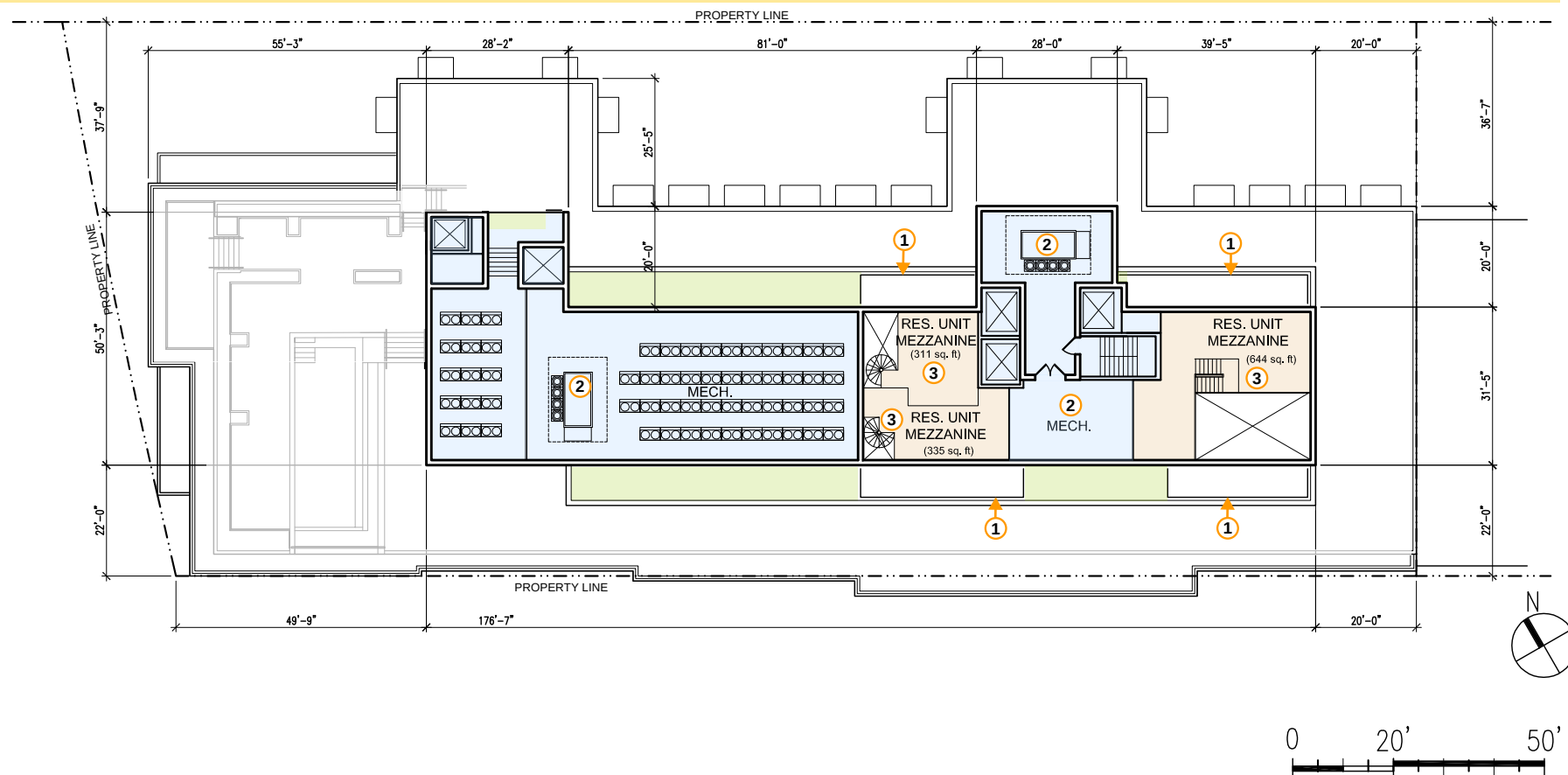


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PROPOSED



PROPOSED REVISIONS

- * CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13
- 1. NEW RAILING (1:1 SETBACK PROVIDED)
- 2. NEW MECHANICAL EQUIPMENT LOCATION
- 3. NEW RESIDENTIAL UNITS MEZZANINES (AREA DO NOT EXCEED 1/3 OF THE SPACE BELOW).

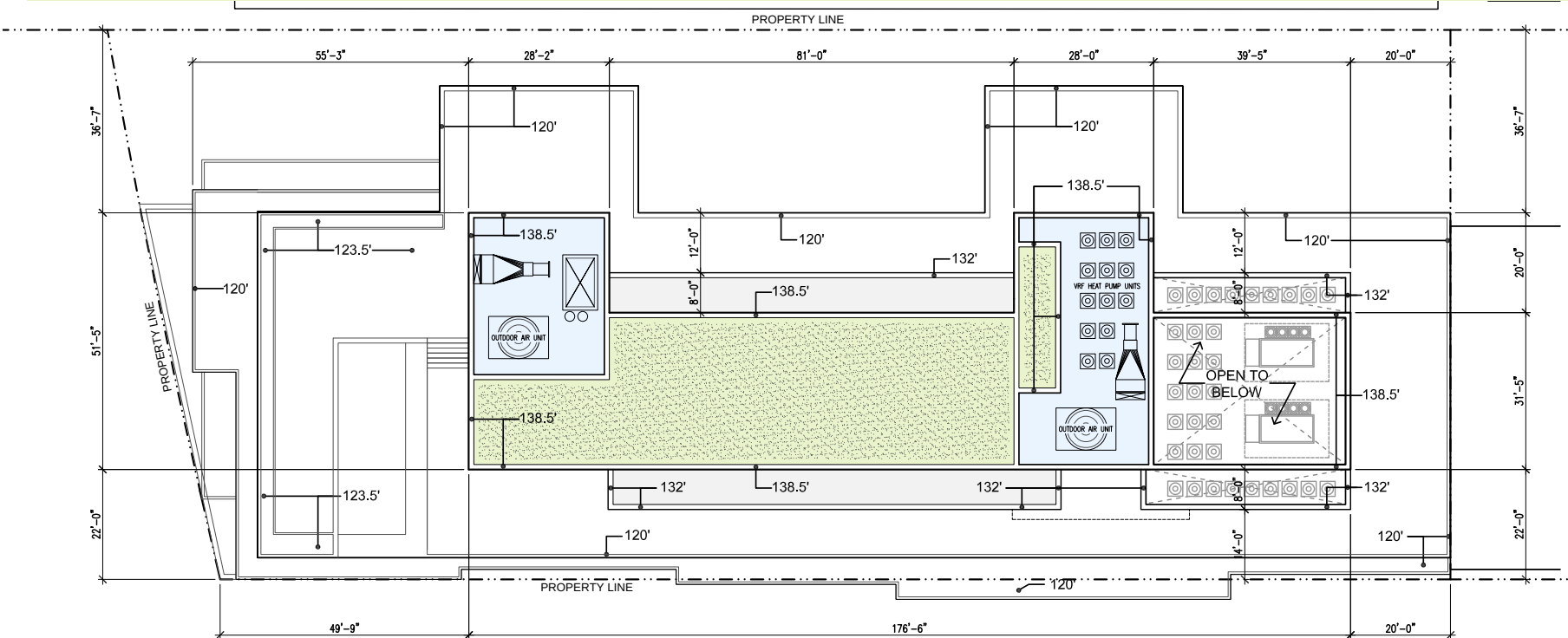
LEGEND

RESIDENTIAL	PARKING	CORE / SERVICE
COMMON AREAS	LANDSCAPING	RETAIL

PENTHOUSE FLOOR PLAN - MEZZANINE - PROPOSED

APPROVED

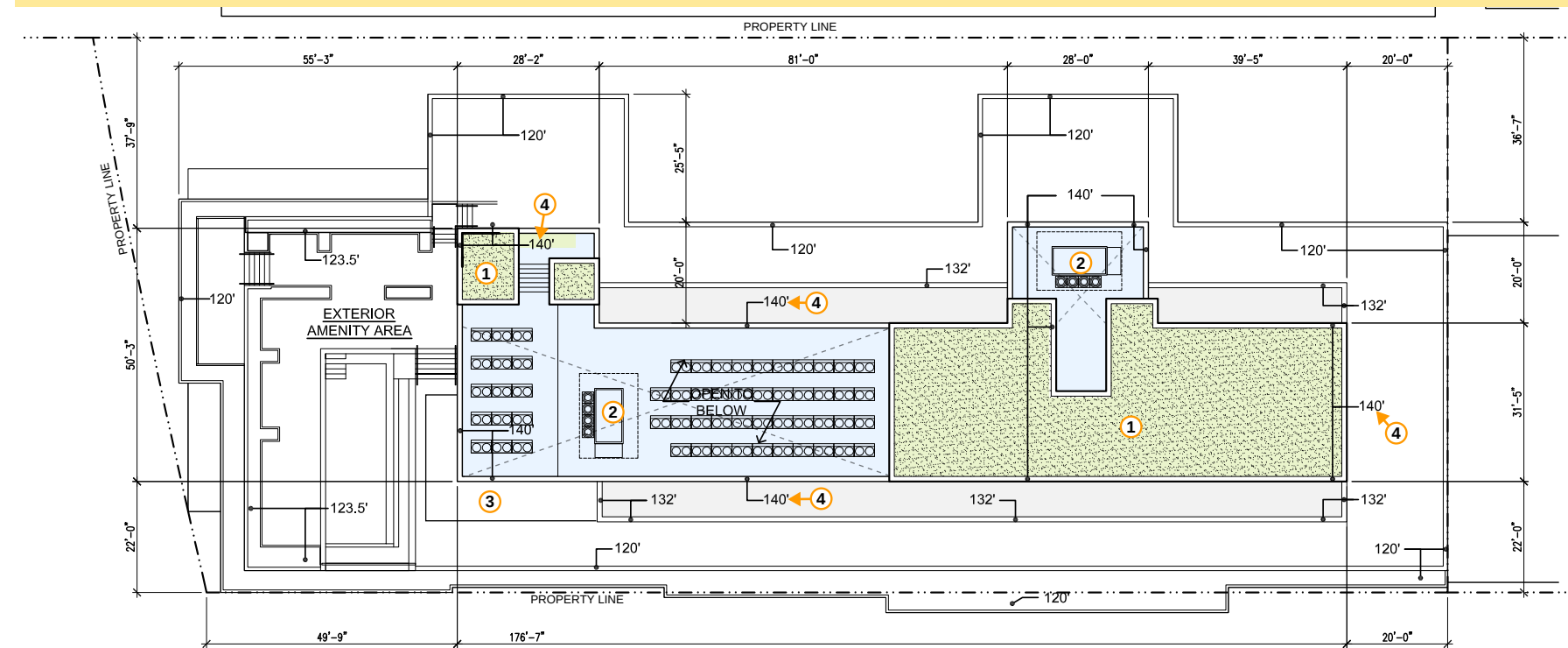
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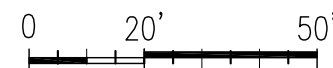


PROPOSED REVISIONS

- * CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13
- 1. NEW GREEN ROOF LOCATION
- 2. NEW MECHANICAL EQUIPMENT LOCATION
- 3. NEW TREILLIS
- 4. NEW PARAPET HEIGHT

LEGEND

RESIDENTIAL	PARKING	CORE / SERVICE
COMMON AREAS	LANDSCAPING	RETAIL



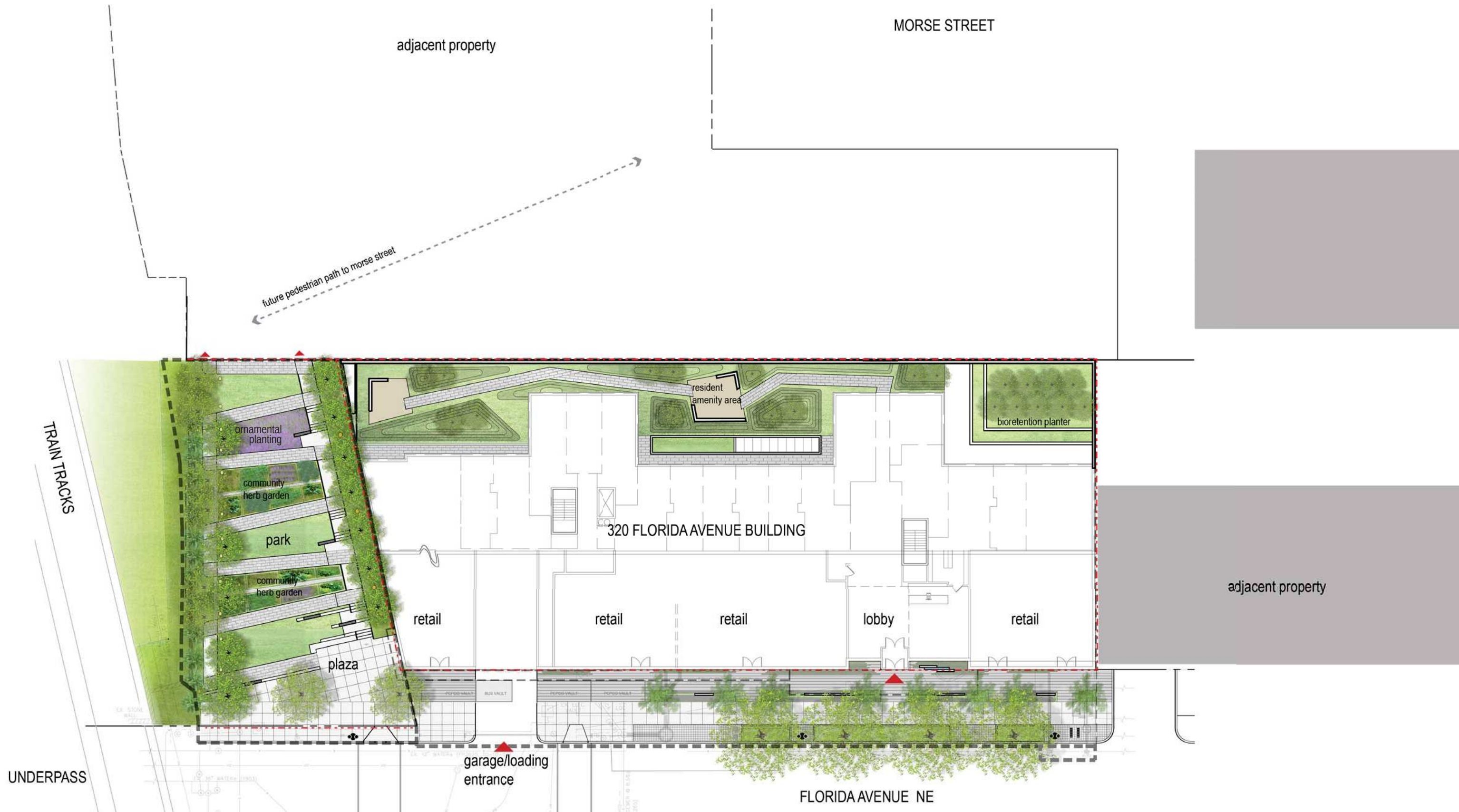
ROOF PLAN - APPROVED & PROPOSED

A - 37
0 3 / 2 5 / 1 6

THE HIGHLINE at Union Market
3 2 0 F L O R I D A A V E , N . E . W A S H I N G T O N , D C 2 0 0 0 2

level2 | LEVEL 2 DEVELOPMENT
D E V E L O P M E N T 1 8 7 5 C O N N E C T I C U T A V E , N . W . W A S H I N G T O N D C 2 0 0 0 9

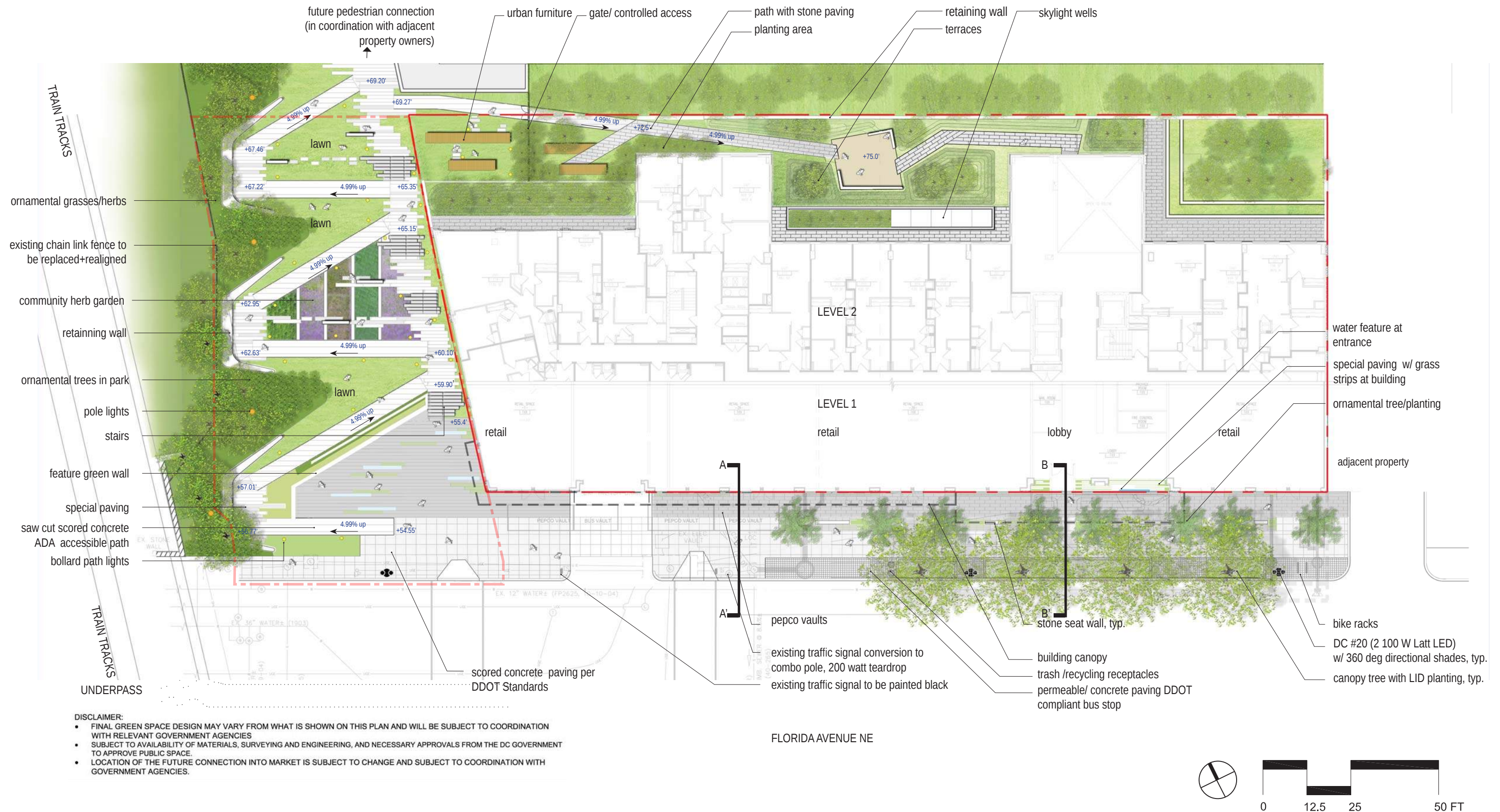
ERIC COLBERT & ASSOCIATES
7 1 7 5 T H S T R E E T , N . W . W A S H I N G T O N , D . C . 2 0 0 0 1



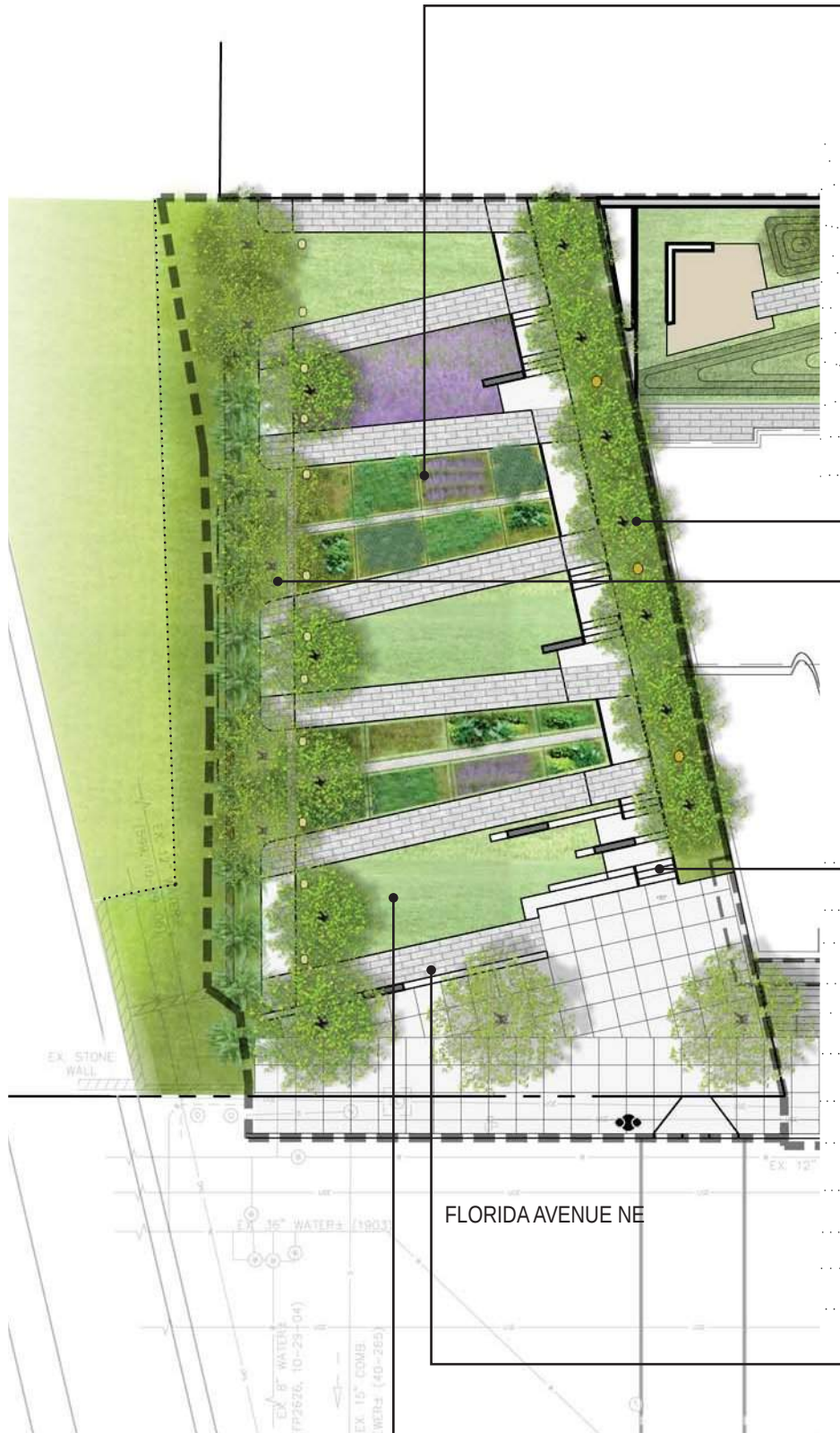
SITE PLAN - *APPROVED*



SITE PLAN - *PROPOSED*



STREETSCAPE AND SECOND LEVEL MATERIALS PLAN - **PROPOSED**



community herb garden



ornamental grasses/herbs



ornamental trees and planting in park



seat walls/steps at plaza w/ benches



stamped concrete on ADA path



lawn



park lighting fixtures



PARK PRECEDENT IMAGES AND FURNISHINGS - *APPROVED*



community herb garden



ornamental grasses/herbs



ornamental trees and planting in park



seat walls/steps at plaza w/ benches



benches
special paving scored concrete on ADA path



lawn



urban furniture



park lighting fixtures

PARK PRECEDENT IMAGES AND FURNISHINGS - *PROPOSED*



PARK VIEW FROM FLORIDA AVENUE - *APPROVED*

L-04a
06/22/15

THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

level2 | LEVEL 2 DEVELOPMENT
DEVELOPMENT | 1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009

LEE AND ASSOCIATES INC
638 I STREET, N.W. WASHINGTON, D.C. 20001



PARK VIEW FROM FLORIDA AVENUE - *PROPOSED*



PARK VIEW FROM UPPER LEVEL - *APPROVED*

L-05a
06/22/15

THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

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PARK VIEW FROM UPPER LEVEL - *PROPOSED*