

Gateway Market | Washington DC

MODIFICATION TO THE CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT
NOVEMBER 14th, 2013

Square: 3587
Lot: 0008

SITE LOCATION
340 Florida Ave, NE
Washington, DC 20002

DEVELOPMENT TEAM / APPLICANT
EDENS / Sang Oh & Company

LAND USE COUNSEL
Goulston & Storrs

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Bohler Engineering

LANDSCAPE ARCHITECT
Landscape Architecture Bureau LLC



EDENS / Sang Oh & Company

Gateway Market And Residences | Washington DC

november 14, 2013 | **G-000**

SK+I
ARCHITECTURE

Sheet	Name	DCMR 2406
Site Overview		
G-000	Cover Sheet	
G-001	Sheet Index	2406.11.e.1,2,3
G-002	Area Tabulations, Zoning, Parking & Loading	2406.11.e.1,2,3
G-101	PUD Submission Comparisons	
G-102	Regional Analysis	2406.11.b.7, 2406.12.g.7
G-103	Location Maps	2406.11.g.7, 2406.12.g
G-104	Neighborhood Photographs	2406.11.g.7, 2406.12.g
G-105	Aerial Photograph (from the South)	2406.11.b
G-106	Aerial Photograph (from the North)	2406.11.b
G-107	Zoning Map Context Plan	2406.11.b
G-108	LEED Scorecard	2406.11.b, 2406.11.e.5
Civil Design		
C-1.0	General Notes and Legend	
C-2.0	Existing Conditions / Demolition Plan	2406.11.e.5
C-3.0	Site / Landscape / Streetscape Plan	2406.12.c
C-4.0	Grading / Utility Plan	2406.12.(c&d)
C-5.0	Erosion and Sediment Control Plan	2406.12.d
C-6.0	WB50 Truck and Passenger Car Turns	2406.12.f, 24.06.11.e.4
C-7.0	SU-30 Truck Turns	
C-8.0	Circulation Plan	
Landscaping Design & Context		
L-1.01	Illustrative Streetscape Plan	2406.12.d
L-1.02	Street Sections - Florida	2406.12.d
L-1.03	Street Sections - 4th St and Morse	2406.12.d
L-1.04	Courtyard Plan	2406.12.d
L-1.05	Courtyard Section "A"	2406.12.d
L-1.06	Courtyard Precedents	2406.12.d
Renderings		
A-001	Perspective - Corner of Florida Ave & 4th Street	2406.12.e
A-002	Perspective - 4th Street corner of Morse Street	2406.12.e
A-003	Perspective - 4th Street Streetscape	2406.12.e
A-004	Aerial Roof View	2406.12.e

Sheet	Name	DCMR 2406
Architectural (continued)		
A-100	G2 Garage Plan	2406.12.e
A-101	G1 Garage Plan	2406.12.e
A-102	Ground Plan	2406.12.e
A-103	1st Floor Plan	2406.12.e
A-104	2nd Floor Plan	2406.12.e
A-105	Typical Floor Plan 3rd to 5th	2406.12.e
A-106	6th Floor Plan	2406.12.e
A-107	Roof Plan	2406.12.e
A-200	Exterior Elevation South	2406.12.e
A-201	Exterior Elevation East	2406.12.e
A-202	Exterior Elevation North	2406.12.e
A-203	Exterior Elevation West	2406.12.e
A-204	Exterior Materials	2406.12.e
A-205	Exterior Materials	2406.12.e
A-301	Building Section facing east	2406.12.e
A-303	Building Section facing north	2406.12.e
A-305	Building Section facing south	2406.12.e
A-501	Precedents	
A-502	Precedents	
A-503	Precedents	
A-801	Residential Unit Plans	2406.12.e

ZONING SUMMARY

LOT AREA: 38,452 SF	EXISTING ZONE / PROPOSED PUD ZONING (C-M-1) / (C-3-C)			
FAR	RESIDENTIAL	RETAIL	SHARED	TOTAL MAX
	4.1	0.7	0.2	5.0
HEIGHT	PUD STANDARD	MAX HEIGHT		
	C-3-C	130'-0"		
	Provided	79'-1"		
* PARKING (based 188 dwellings)	PUD STANDARD	RESIDENTIAL	RETAIL	TOTAL
	C-3-C	1 space : 4 units * (47 spaces)	1 space : 750 SF over 3,000 (33 spaces for 24,410 sf over)	80 spaces min. required
	PROVIDED	108 spaces	107 spaces	215 spaces provided
LOT OCCUPANCY	Ground & 1st Levels	100.00%		
	Typ. Floor	79.00%		

SIDE YARD	NONE REQUIRED, NONE PROVIDED
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REAR YARD	C-3-C REQUIRED	PUD PROVIDED
	12'-0" Min.	1/2 of street

COURT	C-3-C REQUIRED	PUD PROVIDED
	17.2' Min. > 591.7 sf	56'-1" min. and 7,951 sf

LOADING SUMMARY (total loading; relief was previously approved)			
	LOADING BERTHS	SERVICE / DELIVERY	PLATFORMS
REQUIRED RESIDENTIAL	1 @ 55'	1 @ 20'	1 @ 200 SF
REQUIRED RETAIL	1 @ 30'	none less < 20,000 sf	1 @ 100 SF
REQUIRED GROCERY	1 @ 30'	1 @ 20'	1 @ 100 SF
TOTAL REQUIRED	1 @ 55' 3 @ 30'	3 @ 20'	600 SF
PROVIDED	1 @ 55' and 1 @30'	NONE	400 SF

ABOVE GRADE BUILDING AREA SUMMARY

	Floor	Residential	Loading / Service	Community Room	Retail	Total	# of Units
Residential	6	29,235				29,235	38
	5	30,265				30,265	38
	4	30,265				30,265	38
	3	30,265				30,265	38
	2	30,336				30,336	36
	1	2,944	5,894	2,422	14,262	25,522	
	Ground				13,148	13,148	
	Total	153,310	5,894	2,422	27,410	189,036	188

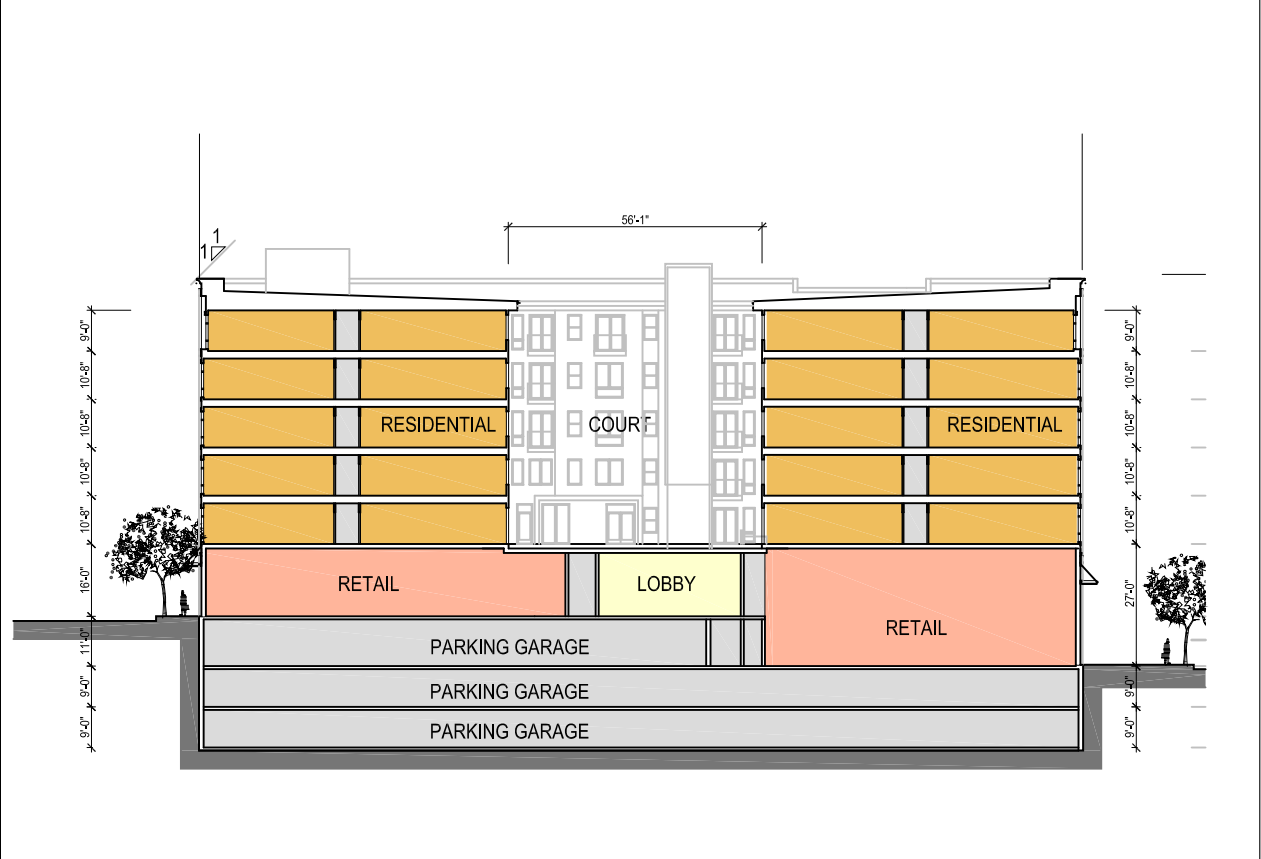
Notes:

1. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.

UNIT SUMMARY			
Unit Type	Percentage		
Studio	10%	to	15%
1-Bedroom (junior)	25%	to	35%
1-Bedroom	30%	to	35%
1-Bedroom/Den	0%	to	5%
2-Bedroom	20%	to	25%

AFFORDABLE HOUSING UNIT SUMMARY	
PHASE	GROSS SF
Affordable Gross SF	30,662
Project Residential GSF	153,310
Affordable Gross as % of Total GSF	20.00%
*Gross of amenity spaces, hallways & stairwells	

PROPOSED MODIFICATION



SITE TABULATION AND BUILDING CALCULATIONS- 2013 PUD				
TOTAL BUILDING				
LEED POINTS	29	Points		
TOTAL RESIDENTIAL UNITS	188	UNITS		
AREA OF RESIDENTIAL UNITS	153,310	GSF		
AREA OF RETAIL	27,410	GSF		
AREA OF OFFICE	Not Applicable	GSF		
CORE/SUPPORT/CIRCULATION AREA	18,989	GSF		
AREA OF COMMUNITY SPACE	2,422	GSF		
AREA OF RESIDENTIAL MULTIPURPOSE ROOM	2,050	NSF		
TOTAL BUILDING AREA (including bay projections)	189,036	GSF		
TOTAL PARKING AREA	101,404	GSF		
TOTAL PARKING SPACES	215	SPACES		
TOTAL BIKE SPACES	72	SPACES		
SITE AREA	38,452	GSF		
F.A.R.	5.0			
AFFORDABLE HOUSING	30,662	GSF		
RESIDENTIAL LOT COVERAGE	78.9%	%		
LOT COVERAGE (at first floor)	100%	%		

PRIOR APPROVAL



SITE TABULATION AND BUILDING CALCULATIONS- 2008				
TOTAL BUILDING				
LEED POINTS	24	Points		
TOTAL RESIDENTIAL UNITS	116	UNITS		
AREA OF RESIDENTIAL UNITS	134,237	GSF		
AREA OF RETAIL	26,026	GSF		
AREA OF OFFICE	69,704	GSF		
CORE/SUPPORT/CIRCULATION AREA	71,318	GSF		
AREA OF COMMUNITY SPACE	4,311	GSF		
AREA OF RESIDENTIAL MULTIPURPOSE ROOM	1,788	NSF		
TOTAL BUILDING AREA	307,384	GSF		
TOTAL PARKING AREA	111,451	GSF		
TOTAL PARKING SPACES	188	SPACES		
TOTAL BIKE SPACES	44	SPACES		
SITE AREA	38,452	GSF		
F.A.R.	7.7			
AFFORDABLE HOUSING	26,847.0	GSF		
RESIDENTIAL LOT COVERAGE	71%	%		
LOT COVERAGE	93%	%		

Site Overview



