

UNION MARKET

1309 - 1329 5th STREET NE



ZONING COMMISSION - CONTINUATION
ZONING COMMISSION CASE NO. 14-12
FEBRUARY 11, 2015

EAJ 1309 5th STREET LLC
ZONING COMMISSION
District of Columbia
CASE NO.14-12
EXHIBIT NO.44A1

EAJ 1309 5TH STREET LLC – (EDENS)

- Jeff Kaufman
- Geoff Sharpe
- Alisa Brem
- Senthil Sankaran

Goulston & Storrs

- Jeff Utz
- Maureen Dwyer

Shalom Baranes Associates

- Robert Sponseller

Grove/Slade Associates

- Daniel Van Pelt

Bohler Engineering

- Dan Duke

Mahan Rykiel

- Mark Pelusi



SITE OVERVIEW

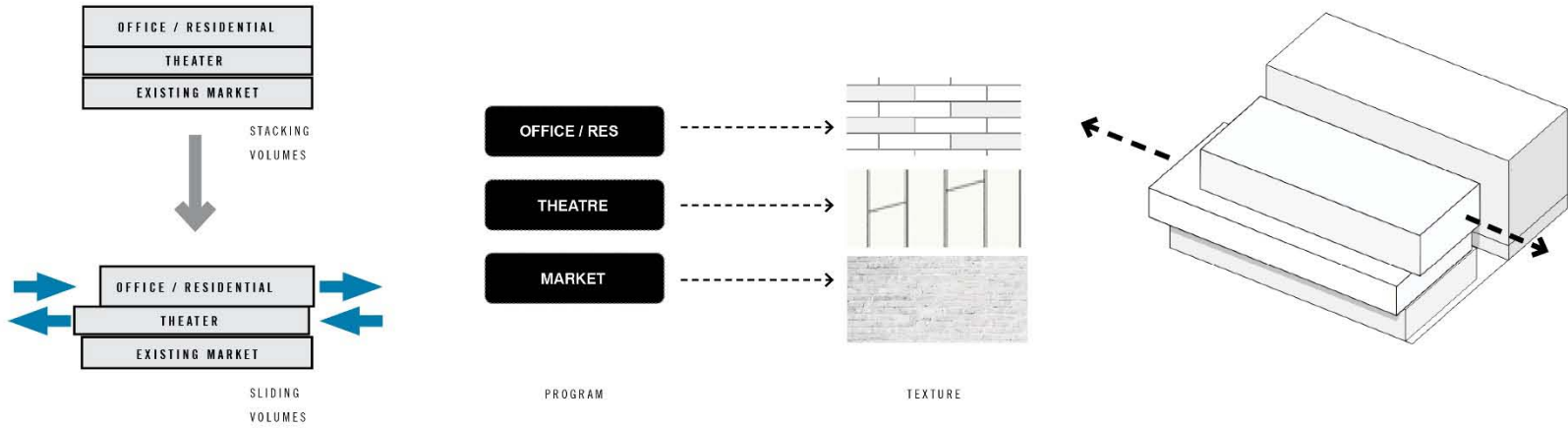
MAP OF UNION MARKET



ZONING COMMISSION COMMENTS

1. Provide additional materials for building materials, elevations, and wall sections
2. Provide plans for office and residential floor plans
3. Clarify rooftop structure – remove flexibility on occupiable penthouse
4. Clarify FAR range – FAR range has been removed, Project FAR is 6.3
5. Provide additional details on open space
6. Provide parking phasing plan
7. Provide streetscape design guidelines scope and deliverables
8. Clarify the private easement
9. Clarify the loading plan in plaza - DDOT approved the Loading Management Plan submitted in the Pre-Hearing Statement on 12-16-14
10. Union Market identifier - Support from LCOR, Level 2, and Chois recognizing the importance of identifying the neighborhood as Union Market for their projects
11. Clarify benefits and amenities package

MASSING DESIGN CONCEPT - MATERIALS



LONDON



UNION MARKET EXISTING SITE



LONDON



UNION MARKET EXISTING SITE



UNION MARKET EXISTING SITE



LODZ, POLAND



STOCKHOLM



LONDON

BUILDING MATERIALS

RETAIL BASE

MATERIAL DESCRIPTION

THE PREDOMINANT MATERIAL OF THE EXSITING RETAIL BASE IS A WHITE MASONRY FACADE .

EXISTING BRICK: CLEANED, RESTORED, REPAINTED

M1



STOREFRONT: M6 NORTH PARCEL



CANOPIES: NORTH PARCEL

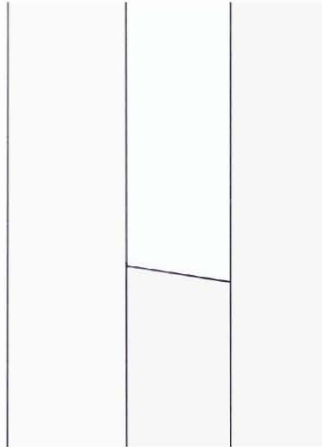


THEATER

MATERIAL DESCRIPTION

THEATER TO BE PREDOMINATELY LARGE FORMAT METAL PANEL WITH GLASS BALCONY AND GLASS TERRACE RAILING

LARGE FORMAT METAL PANEL: M2
(SEE PAGE A17: BLEND OF TEXTURES)



OFFICE OR RESIDENTIAL

MATERIAL DESCRIPTION

OFFICE OR RES TO BE PREDOMINATELY PORCELAIN TILE AND GLASS WITH HORIZONTAL BALCONIES.

PORCELAIN TILE: M4



GLASS/ METAL RAILING: M3 (NORTH AND SOUTH PARCELS)



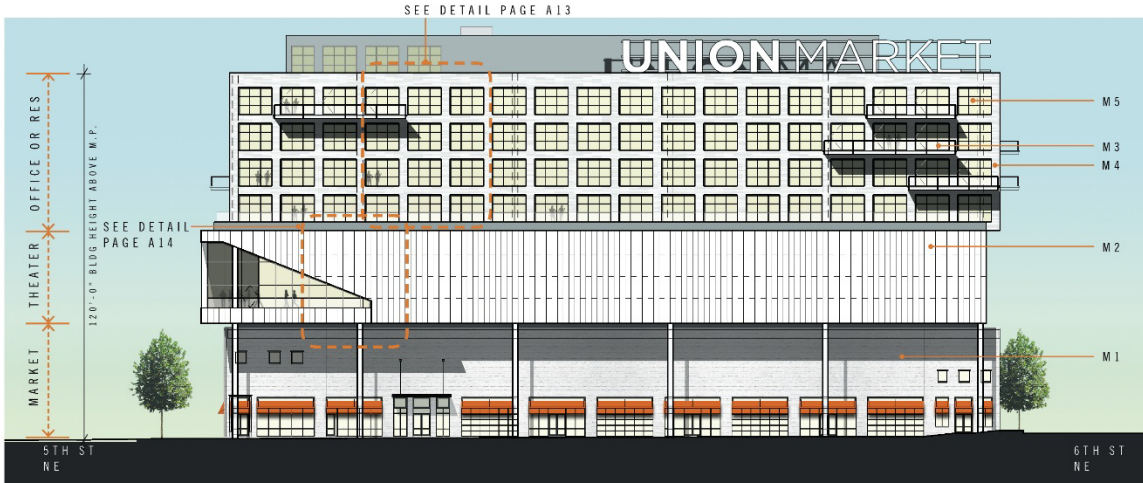
PENTHOUSE LOUVERS M10



GLASS/ METAL RAILING: M3



ELEVATIONS



BUILDING ELEVATION A (SOUTH)



BUILDING ELEVATION B (NORTH)

NOTES:

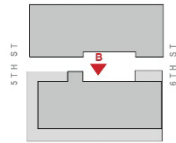
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE MAY BE INSTALLED AND MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS SUBJECT TO D.C. SIGNAGE REGULATIONS.
5. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.
6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

MATERIAL DESCRIPTION
SEE BUILDING MATERIALS SHEET A27

MATERIAL LEGEND

- M1** EXISTING BRICK MASONRY BLEND
- M2** LARGE FORMAT METAL PANEL
- M3** METAL AND/ OR GLASS RAILING SYSTEM
- M4** ARCHITECTURAL TILE
- M5** ALUMINUM/ GLASS WINDOW ASSEMBLY
- M6** ALUMINUM/ GLASS CURTAINWALL SYSTEM
- M7** METAL PANEL
- M8** PERFORATED METAL PANEL OR CURTAINWALL

KEY PLAN

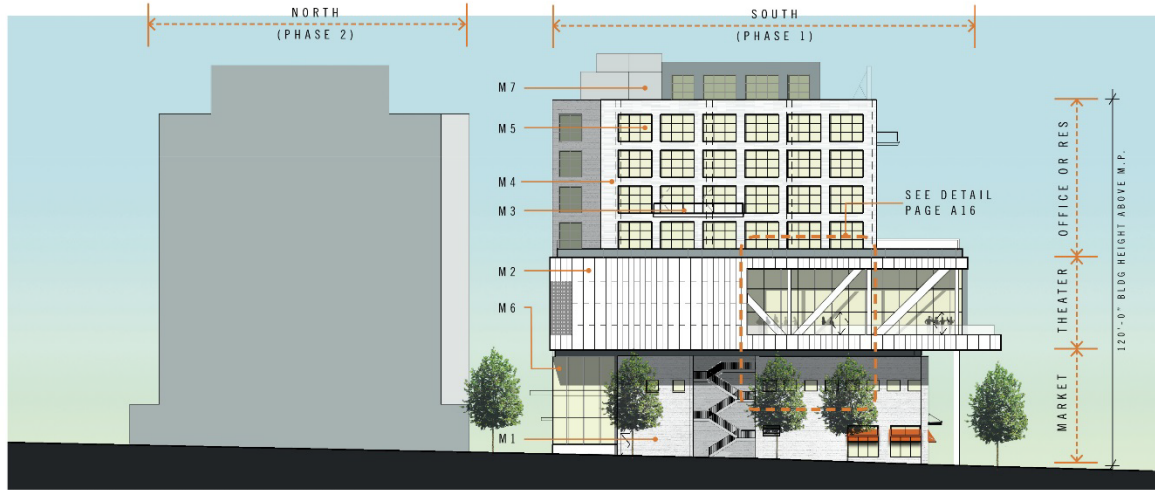


PUD SUBMISSION 2014 JULY 3
(REVISED 2015 JANUARY 30)

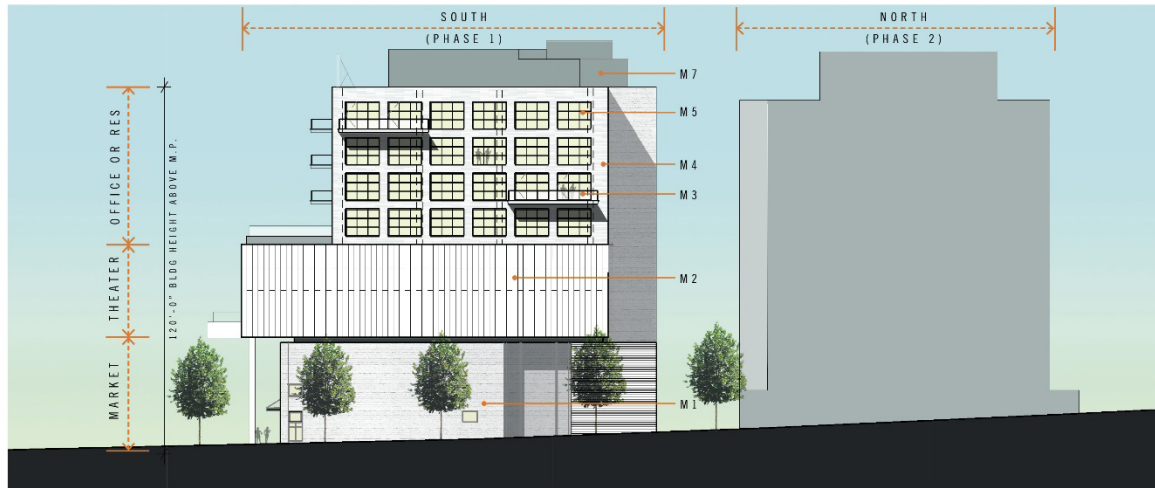
OPTION 1 (NORTH BUILDING OFFICE OPTION)
BUILDING ELEVATIONS 1" = 40'

A8

ELEVATIONS



BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

NOTE:
FACADE EXTENSION ON PHASE 2 IS FOR ILLUSTRATIVE PURPOSES ONLY;
FINAL DESIGN MAY VARY.

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