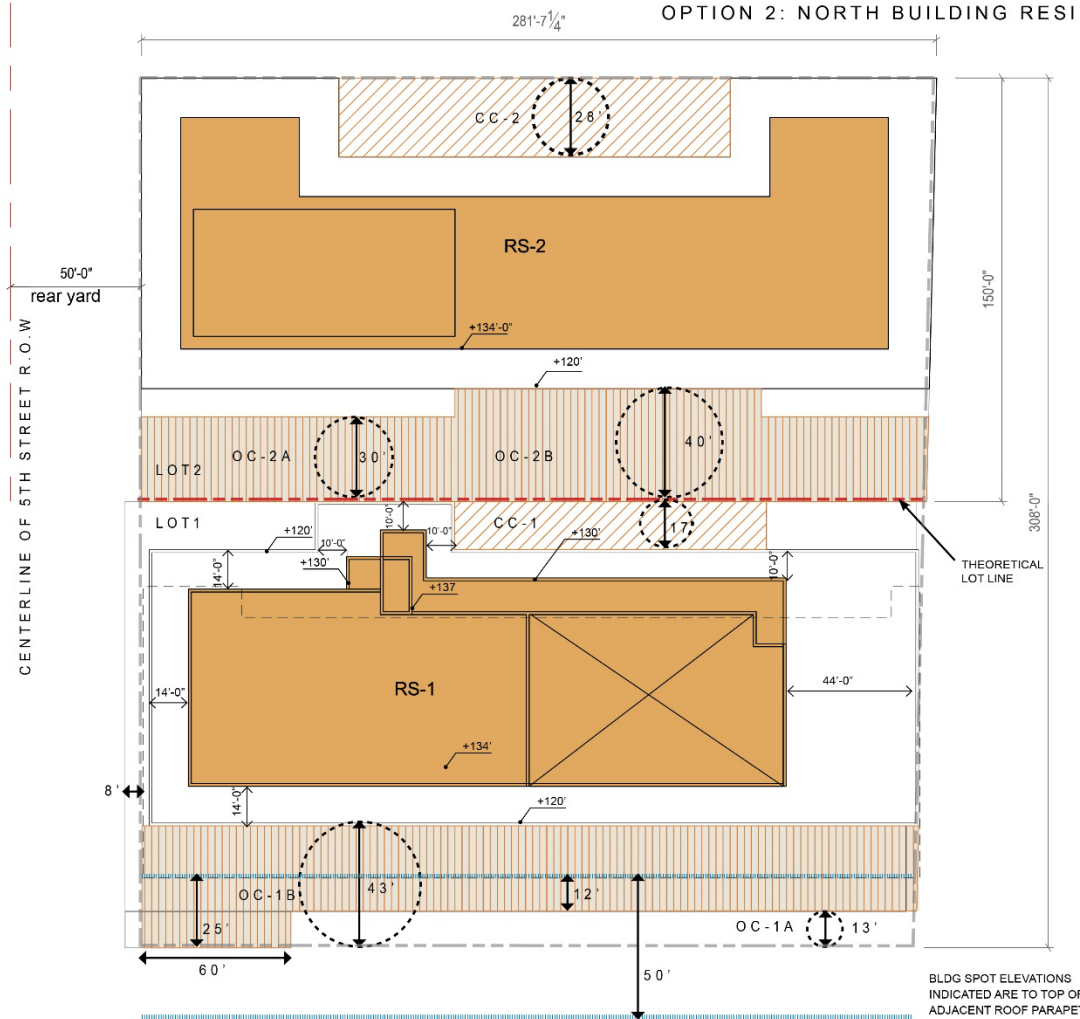


# ZONING PLANS OPTION 2

## OPTION 2: NORTH BUILDING RESIDENTIAL OPTION



SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK			
Roof Structure	Height	Required Setback	Proposed Setback
RS-1 (3)	10'-0" / 14'-0" / 17'-0"	10'-0" / 14'-0" / 17'-0"	10'-0" / 14'-0" / 17'-0"
RS-2	14'-0" / 18'-6"	14'-0" / 18'-6"	14'-0" / 18'-6"

SCHEDULE OF COURTS				
OPEN COURT	COMMERCIAL		RESIDENTIAL	
	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	26.5'	26.5'	13'	13'
OC-1B @ office	12.5'	12.5'	43'	43'
OC-2A @ retail	30'	30'	30'	30'
OC-2B @ typ floor	35.5'	35.5'	40'	40'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1 (office)	33.5'	17'	2245	1800
CC-1 (resi)	40'	17'	3200	1800
CC-2 (resi)	33.5'	28'	2245	3883

Indicates variance/special exception from zoning regulations

**NOTES:**  
 1. DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN  
 2. SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.  
 3. SPECIAL EXCEPTION FOR ROOF STRUCTURE WITH MULTIPLE HEIGHTS

- LEGEND**
- PROPERTY LINE
  - THEORETICAL LOT LINE
  - ROOF STRUCTURES
  - ▨ CLOSED COURT
  - ▤ OPEN COURT
  - OPEN / CLOSED COURT WIDTH
  - PRIVATE EASEMENT (MATCHES NEIL PLACE R.O.W.)
- PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

ROOF STRUCTURE PLAN /  
 REAR YARD PLAN / OPEN COURTS PLAN  
**1309 - 1329 5TH STREET NE** WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3  
 (REVISED 2015 JANUARY 30)

**ZONING COMMISSION**  
 District of Columbia  
 CASE NO. 14-12  
 EXHIBIT NO. 44A7

74  
 architects

# LEED SCORECARD



## LEED 2009 for New Construction and Major Renovation Project Scorecard

Project Name: U MOT  
Project Address: 1309 5th Street NE

Yes	?	No	
17	4	5	<b>SUSTAINABLE SITES</b>

Y			Prereq		Required
1	0	0	Prereq 1	Construction Activity Pollution Prevention	1
5			Credit 1	Site Selection	5
		1	Credit 2	Development Density and Community Connectivity	1
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation - Public Transportation Access	6
		1	Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	1
		3	Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation - Parking Capacity	2
	1		Credit 5.1	Site Development - Protect or Restore Habitat	1
	1		Credit 5.2	Site Development - Maximize Open Space	1
1			Credit 6.1	Stormwater Design - Quantity Control	1
	1		Credit 6.2	Stormwater Design - Quality Control	1
1			Credit 7.1	Heat Island Effect - Nonroof	1
1			Credit 7.2	Heat Island Effect - Roof	1
	1		Credit 8	Light Pollution Reduction	1

Yes	?	No	
6	3	1	<b>WATER EFFICIENCY</b>

Y			Prereq		Required
4			Prereq 1	Water Use Reduction	4
	2		Credit 1	Water Efficient Landscaping	2 to 4
2	1	1	Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

Yes	?	No	
11	7	17	<b>ENERGY &amp; ATMOSPHERE</b>

Y			Prereq		Required
			Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
			Prereq 2	Minimum Energy Performance	Required
			Prereq 3	Fundamental Refrigerant Management	Required
9	3	7	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
	2		Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

Yes	?	No	
3	6	5	<b>MATERIALS &amp; RESOURCES</b>

Y			Prereq		Required
		3	Prereq 1	Storage and Collection of Recyclables	Required
		1	Credit 1.1	Building Reuse - Maintain Existing Walls, Floors and Roof	1 to 3
			Credit 1.2	Building Reuse - Maintain Interior Nonstructural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
	2		Credit 3	Materials Reuse	1 to 2
1	1		Credit 4	Recycled Content	1 to 2
	2		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

Yes	?	No	
8	2	5	<b>INDOOR ENVIRONMENTAL QUALITY</b>

Y			Prereq		Required
			Prereq 1	Minimum Indoor Air Quality Performance	Required
			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
		1	Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction Indoor Air Quality Management Plan - During Construction	1
	1		Credit 3.2	Construction Indoor Air Quality Management Plan - Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials - Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials - Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials - Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems - Lighting	1
1			Credit 6.2	Controllability of Systems - Thermal Comfort	1
1			Credit 7.1	Thermal Comfort - Design	1
		1	Credit 7.2	Thermal Comfort - Verification	1
		1	Credit 8.1	Daylight and Views - Daylight	1
		1	Credit 8.2	Daylight and Views - Views	1

Yes	?	No	
5	1	0	<b>INNOVATION IN DESIGN</b>

Y			Prereq		Required
4	1		Credit 1	Innovation in Design	1 to 5
1			Credit 2	LEED® Accredited Professional	1

Yes	?	No	
1	1	2	<b>REGIONAL PRIORITY</b>

Y			Prereq		Required
1	1	2	Credit 1	Regional Priority	1 to 4

Yes	?	No	
51	24	35	Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

Scorecard above shows one of the possible ways to achieve LEED Silver certification. Other scenarios could be considered as well.

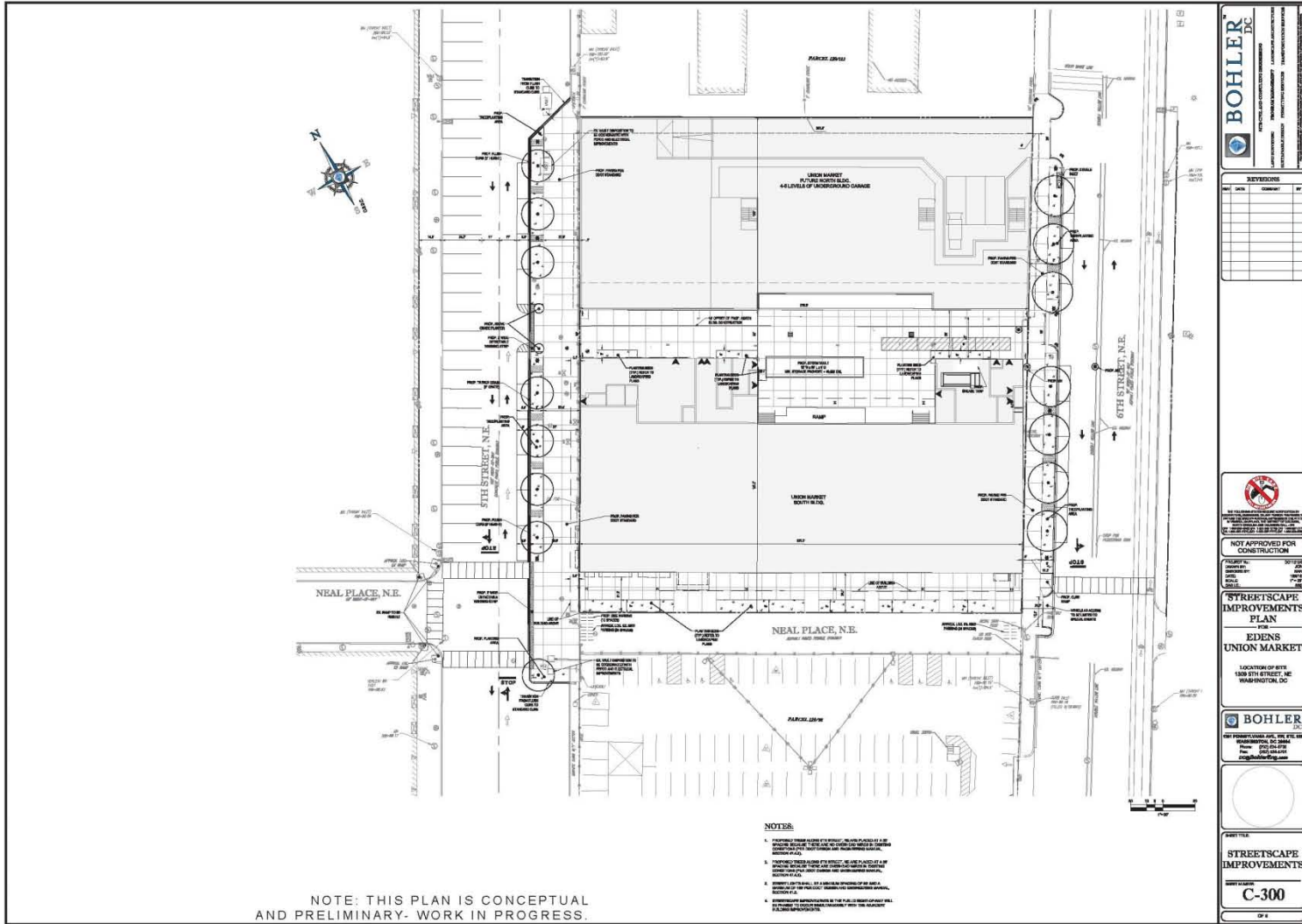
# NEIGHBORHOOD VISION

## SMALL AREA PLAN



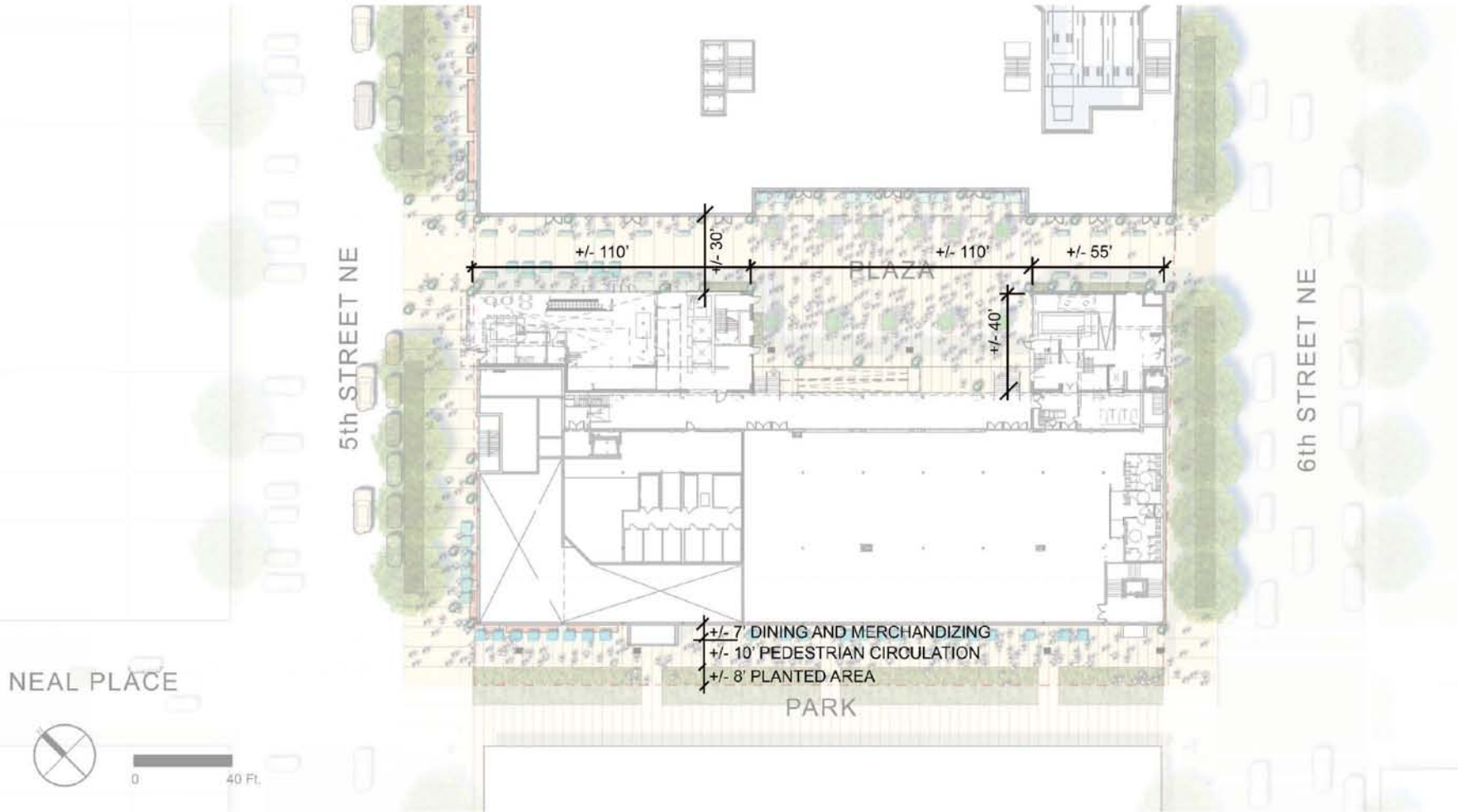


# STREETSCAPE IMPROVEMENTS



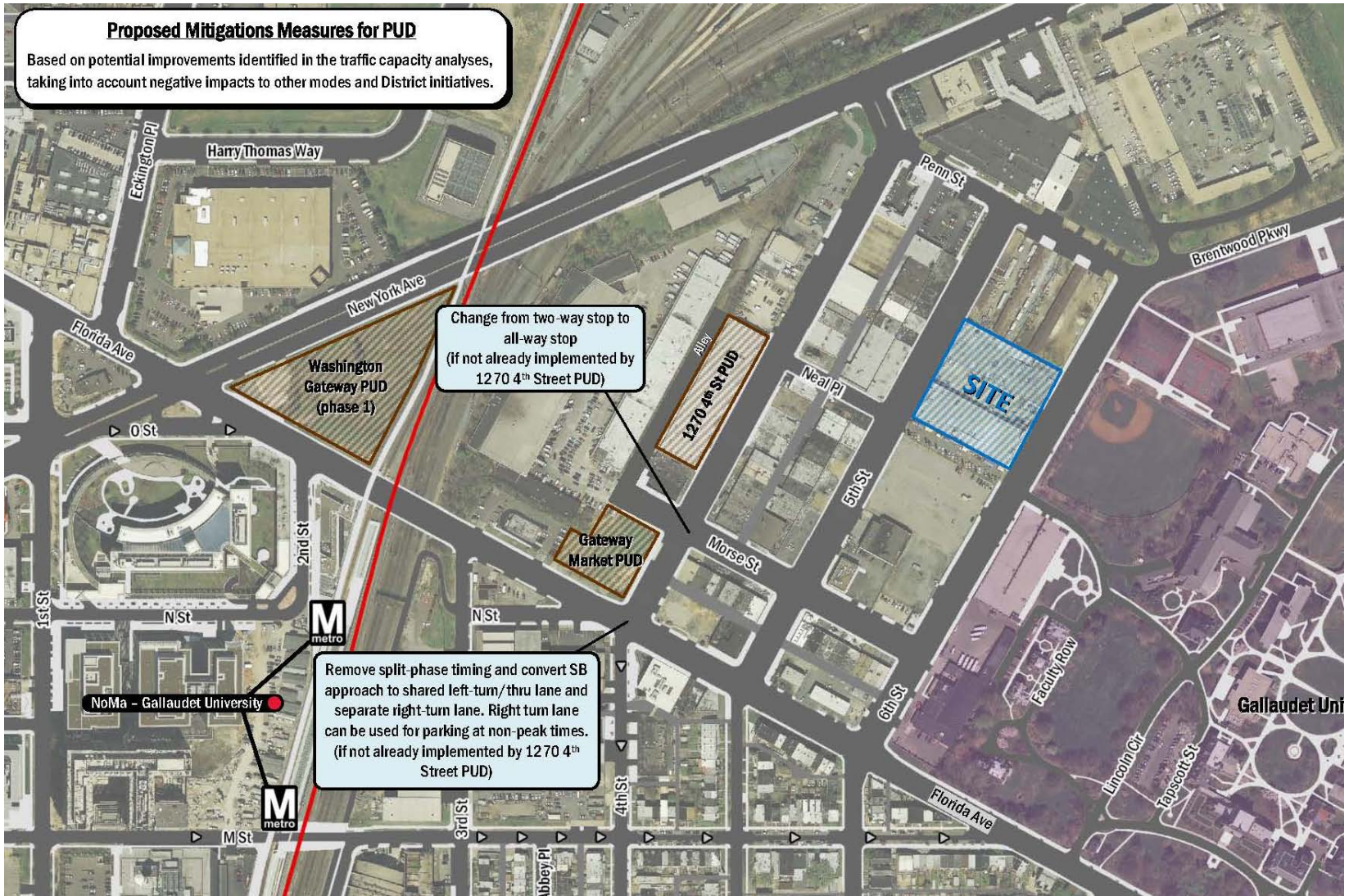
PRELIMINARY CIVIL DRAWINGS FOR ILLUSTRATIVE PURPOSE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN

# PRIVATE EASEMENT





# OPERATIONAL AND GEOMETRIC CHANGES



# GREEN AREA RATIO

- Green area ratio required for proposed zoning(C-3-C): 0.20
- Green area ratio provided: 0.20 through the use of landscape area with soil depth greater than 24”, groundcovers less than 2’ tall at maturity, plants 2’ or taller at maturity, green roof with depth between 2” and 8”, and landscaping in food cultivation
- Green area ratio requirements for half of the record lot are met with proposed design; remaining portion of the lot will be satisfied with north building improvements

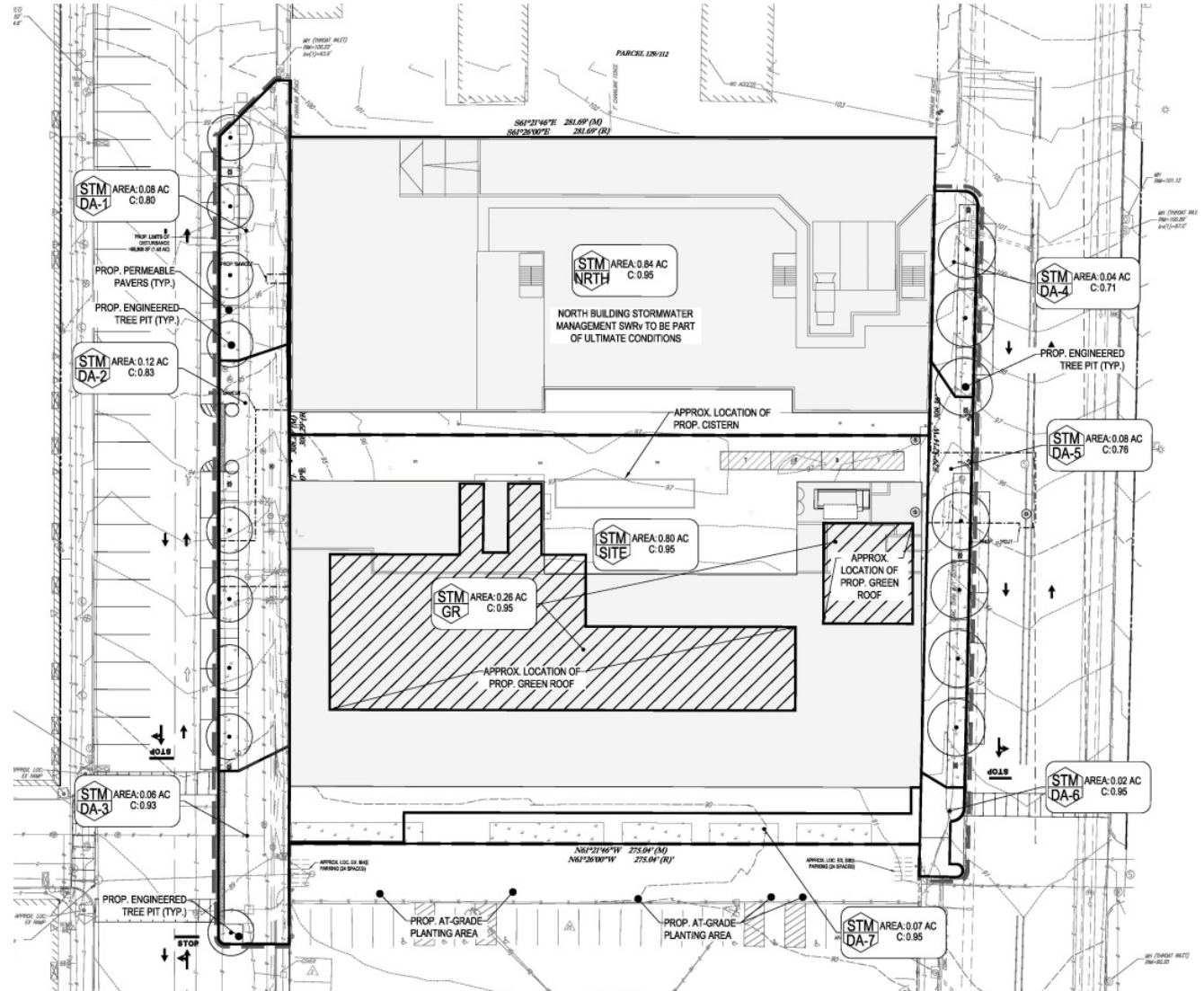
Green Area Ratio Scoresheet		Min	Max	Score	Weight	Score Weight
Address: 1100 5th Street NE						
Parcel ID: 000 1 1 12						
Lot Area (total of all lots): 42,010						0.20
Landscape Elements						
		square ft.	factor	total		
<b>A Landscaped areas (select one of the following for each area)</b>						
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-		
2	Landscaped areas with a soil depth of 24" or greater	1,450	0.6	900.0		
3	Retention facilities	0	0.4	-		
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>						
1	Groundcovers, or other plants less than 2' tall at maturity	1,450	0.2	300.0		
2	Plants, not including grasses, 2' or taller at maturity - calculated at 1 sq ft per plant (plants planted no closer than 36" on center)	180	0.3	486.0		
3	Tree canopy for all new trees 2.5" to 8" diameter or equivalent - calculated at 50 sq ft per tree	0	6	-		
4	Tree canopy for new trees 8" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	6	-		
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	6	-		
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	0	6	-		
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1,350 sq ft per tree	0	6	-		
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2,000 sq ft per tree	0	6	-		
9	Vegetated wall, plantings on a vertical surface	0	0.6	-		
<b>C Vegetated or "green" roofs</b>						
1	Over at least 2" and less than 8" of growth medium	1,300	0.6	6,210.0		
2	Over at least 8" of growth medium	0	0.8	-		
<b>D Permeable Paving***</b>						
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-		
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-		
<b>E Other</b>						
1	Enhanced tree growth systems***	0	0.4	-		
2	Renewable energy generation	0	0.3	-		
3	Approved water features	0	0.2	-		
<b>H Bonuses</b>						
1	Native plant species	0	0.3	-		
2	Landscaping in food cultivation	0,000	0.1	200.0		
3	Harvested stormwater infiltration	0	0.3	-		

\*\*\* Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.  
 \*\*\*\* Total square footage of all permeable paving and enhanced tree growth.



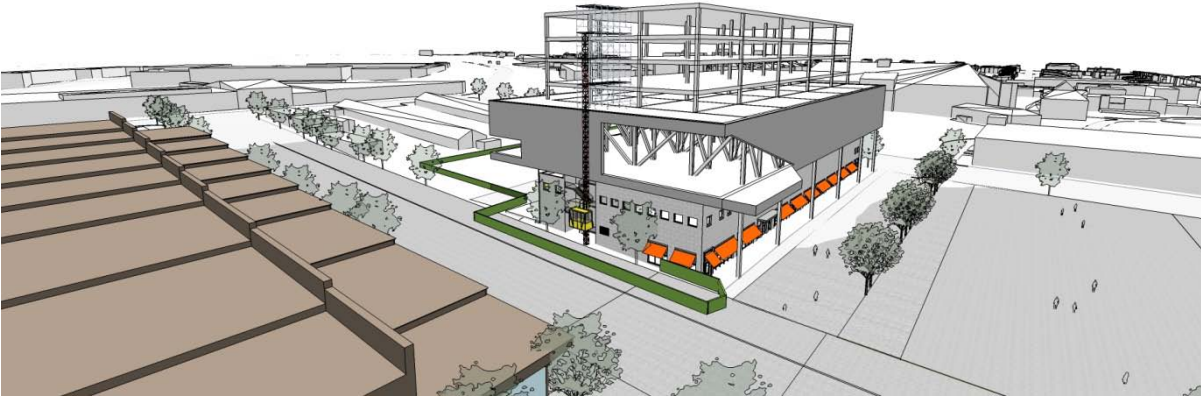
# STORMWATER MANAGEMENT

- No SWM or BMP controls today
- Stormwater retention volume required for on-site/private space: 4,692 CF
- Stormwater retention volume required for off-site/public right-of-way: 1,655 CF
- Stormwater retention provided (private space): 4,692 CF through the use of green roof areas and cistern storage for reuse within the building mechanical systems
- Stormwater retention provided (public ROW): 1,655 CF through the use of engineered tree pits (bioretention)





# CONSTRUCTION



# THE MARKET





# WHOLESALE RETAIL – MAKERS SPACES

RED APRON AND DOLCEZZA  
FOOD FACTORY AND RETAIL SPACES

“Union Market has given a lot of creative people the opportunity to pursue their ambitions.”

—Michael Babin  
Co-Owner, NRG  
(Parent company of Red Apron)



GELATO & COFFEE  
**DOLCEZZA**  
est. 2004



# POP UP MOVIE THEATER



“The vibrancy and creativity already existing at Union Market make it a perfect home for the Angelika Pop-Up”

—Ellen Cotter  
COO, US Cinema division of Reading  
(Parent company of Angelika)



# MAKER ECONOMY & FOOD CENTRIC USES

