

# UNION MARKET

1309 - 1329 5<sup>th</sup> STREET NE



**ZONING COMMISSION**  
**ZONING COMMISSION CASE NO. 14-12**  
**January 05, 2015**

**EAJ 1309 5<sup>th</sup> STREET LLC**  
ZONING COMMISSION  
District of Columbia  
CASE NO.14-12  
EXHIBIT NO.27

## EAJ 1309 5<sup>TH</sup> 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



# NEIGHBORHOOD VISION

## SMALL AREA PLAN



# SITE OVERVIEW

## MAP OF UNION MARKET



# UNION MARKET

RICH IN HISTORY



## THE HERITAGE OF WORKING BUSINESSES AT UNION MARKET DATES BACK TO THE LATE 1800s

In 1871, **Centre Market**, once the largest market in Washington D.C., opened to the public. After years of success, it was torn down to make way for the National Archives. In 1931, businesses relocated and created **Union Terminal Market**.



1871. Centre Market, once the largest market in Washington, DC, opened to the public.

1931. After years of success, Centre Market was torn down to make way for the National Archives.

Businesses relocated and created **Union Terminal Market** at 4th Street and Florida Avenue NE.

1962. The city banned the outdoor sale of meats and eggs, killing much of the farmer's market foot traffic.



1967. A new indoor market was built, which is now the revitalized market building.

1970. Wholesale operations continued to grow in the broader market area.

## RICH IN HISTORY



1980. Aging industrial spaces began to show signs of wear and tear. Many original merchants left the area for modern distribution centers and supermarkets in the suburbs.

2013. In the current market district, more than 100 businesses employ 1,500 people in food production and distribution.

# NEIGHBORHOOD VISION



# 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 & COPPER  
**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

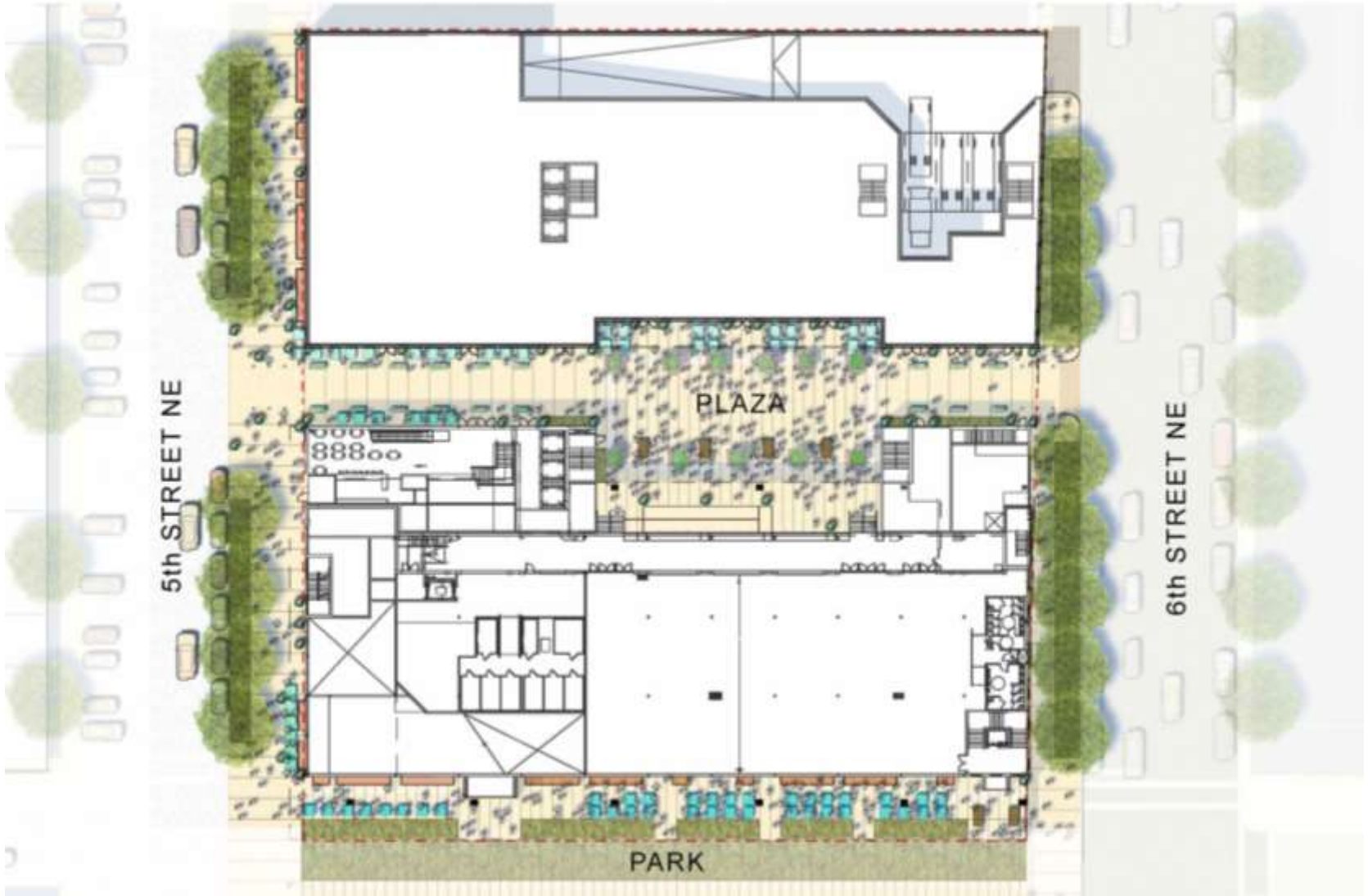


# COMMUNITY EVENTS



# PUBLIC REALM

## SITE PLAN



# PUBLIC REALM

## PLAZA PRECEDENTS



Hafencity: Hamburg, Germany



Hamburg, Germany



Pearl District: Portland, OR



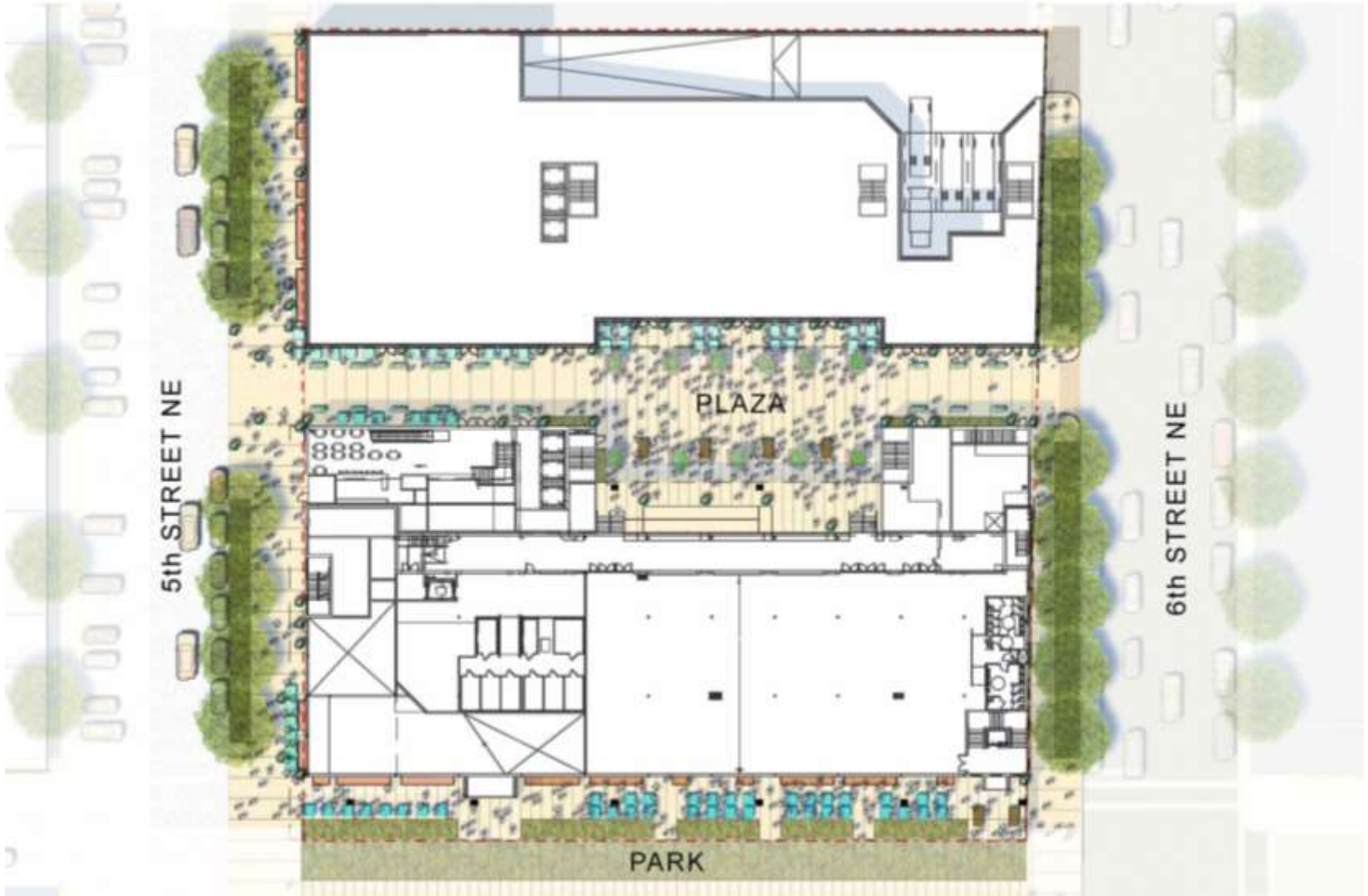
Stone Street: NYC

# PUBLIC REALM



# PUBLIC REALM

## SITE PLAN



# PUBLIC REALM

## MATERIAL PALETTE

cast in place concrete



steel for edges, drain covers, guardrails and handrails, etc.



wood decks and boardwalks



pavers (asphalt, concrete, clay and or stone)



crushed stone or stone dust



# PUBLIC REALM

## PARK PERSPECTIVES



# STREETSCAPE DESIGN GUIDELINES

## SCOPE OF WORK AND DELIVERABLES

Scope of work to be developed in coordination with DDOT. In part, will include:

- (1) outreach with stakeholders;
- (2) Resolution of all technical design elements; and
- (3) determination of surface infrastructure.

Applicant and DDOT have discussed the deliverables below:

- (1) An assessment of surface infrastructure needs;
- (2) Cross sections for each right-of-way within the Market, including 4<sup>th</sup> Street, 5<sup>th</sup> Street, Neal Place, Morse Street, and Penn Street;
- (3) Interim and final condition designs;
- (4) Hard-line plans for the Market shown in section and plan view; and
- (5) Standard materials identified.

The creation of cross sections will be the result of outreach to the existing Market owners and businesses and the culmination of research and design review by consultants, stakeholders, and District agencies.

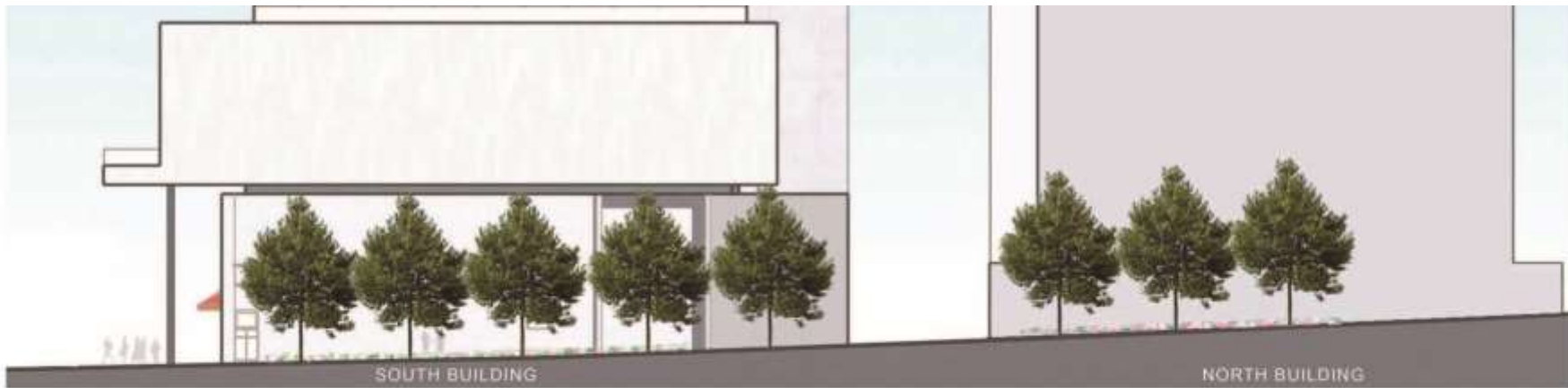
# PUBLIC REALM

## LANDSCAPE ELEVATIONS



# PUBLIC REALM

## LANDSCAPE ELEVATIONS



# ARCHITECT'S PRESENTATION

SHALOM BARANES ASSOCIATES

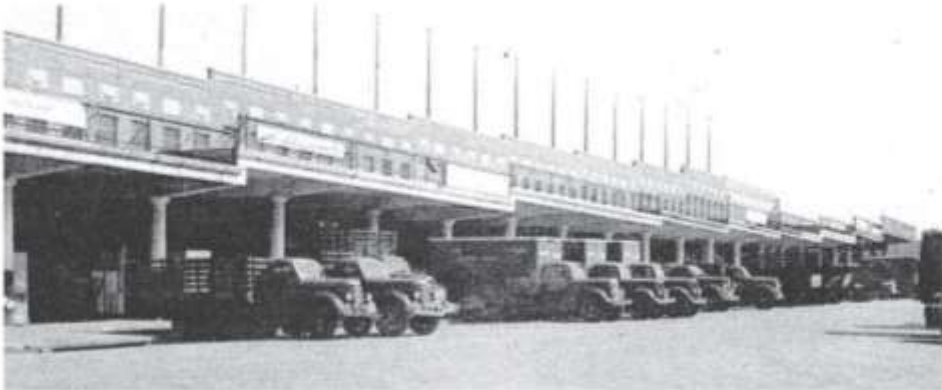


# HISTORIC SITE PHOTOS

## NEIGHBORHOOD PHOTOGRAPHS

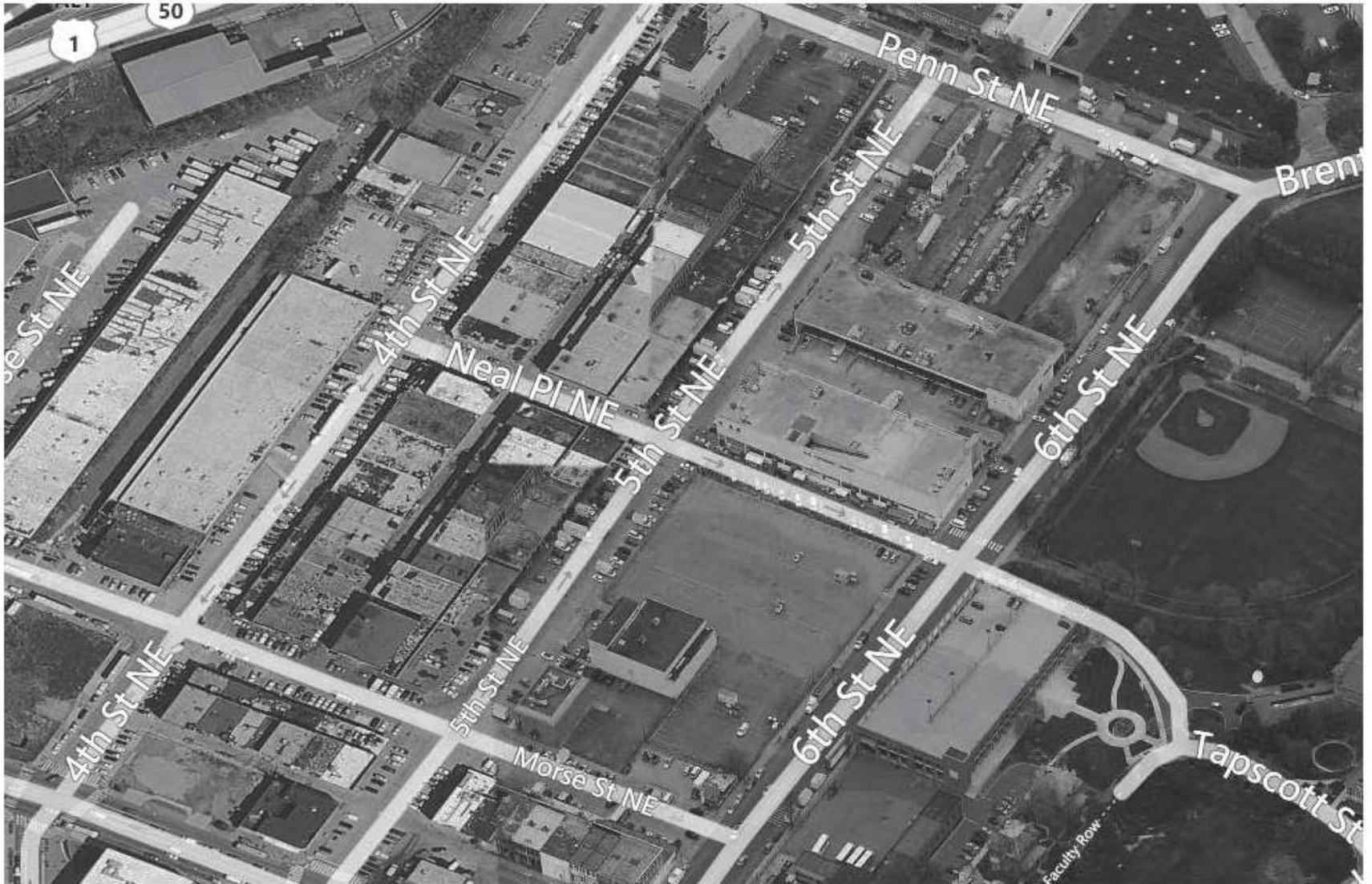


1930s

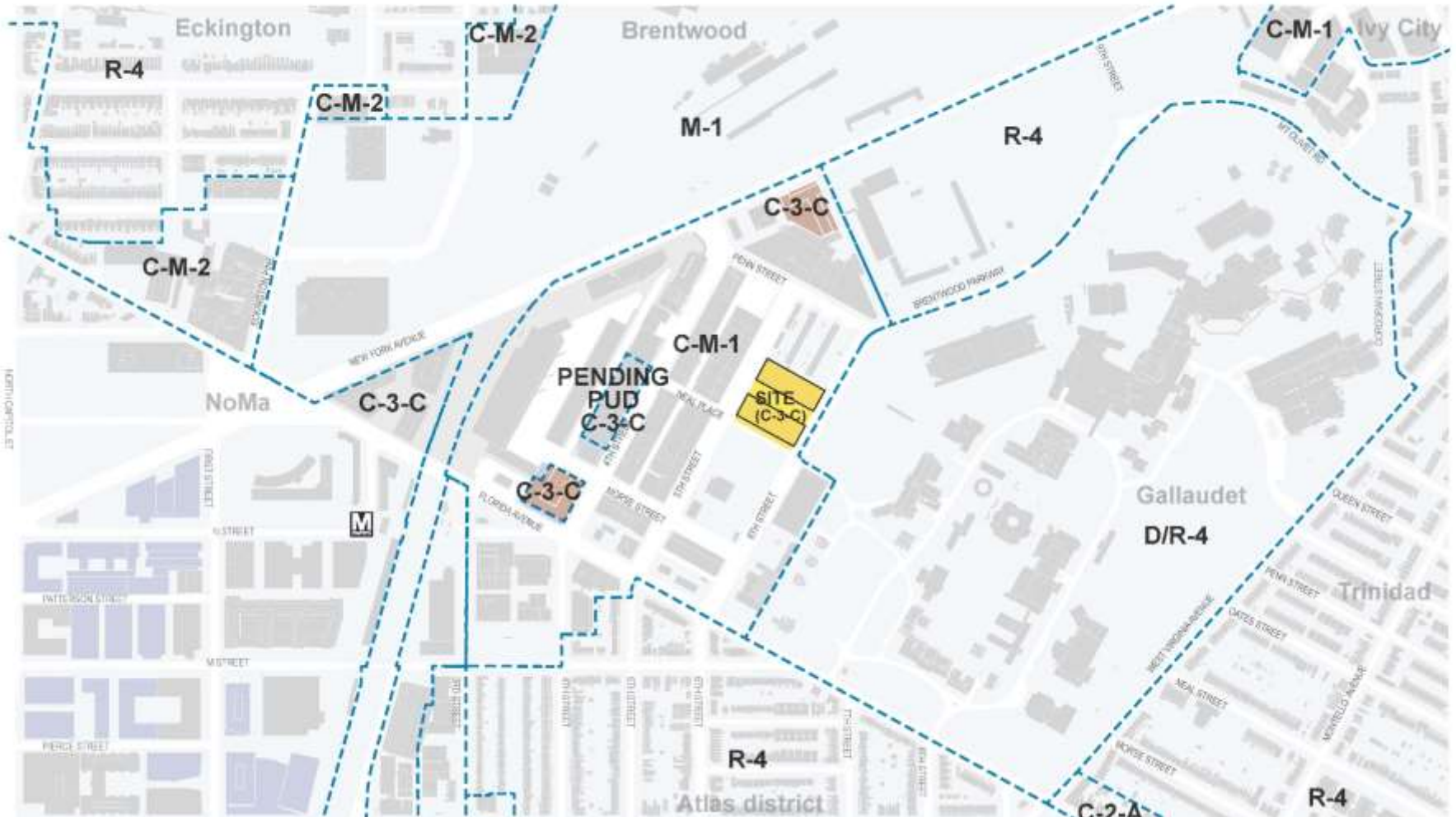


1930s

# SITE PHOTO



# CITY ZONING PLAN



 SITE BOUNDARY  CURRENT PUD's  APPROVED PUD WIN MARKET



# SITE PHOTOGRAPHS



SOUTH OPEN SPACE



EAST



FRONT FACADE



WEST



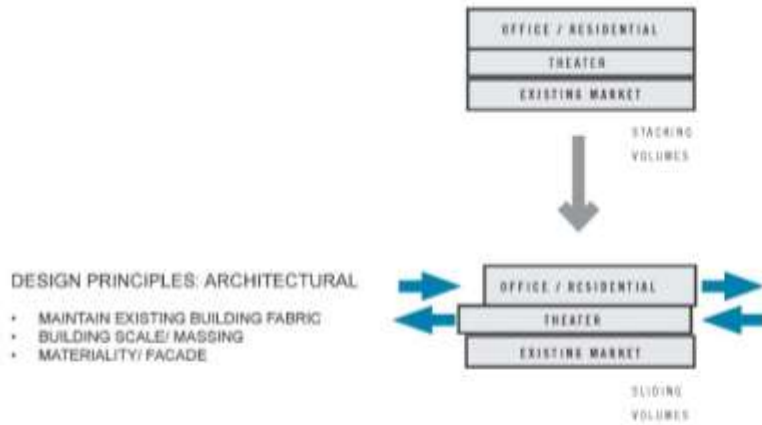
# SITE PHOTOGRAPHS



# DESIGN PRINCIPLES: URBAN



# DESIGN PRINCIPLES: ARCHITECTURAL



LONDON



UNION MARKET EXISTING SITE



WASHINGTON, D.C.



UNION MARKET EXISTING SITE



UNION MARKET EXISTING SITE



LODZ, POLAND



LONDON

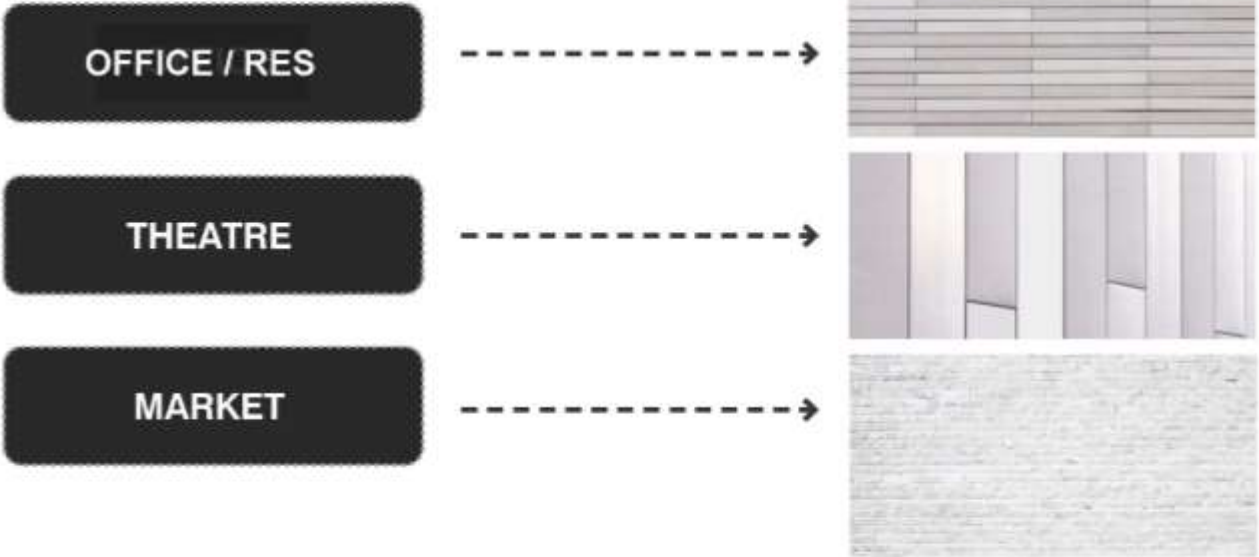


STOCKHOLM



LONDON

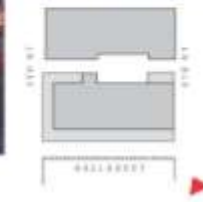
# DESIGN PRINCIPLES: MATERIALS



# 6<sup>TH</sup> STREET VIEW



POTENTIAL GALLAUDET DEVELOPMENT



# 5<sup>TH</sup> STREET VIEW



# PUBLIC REALM





# PUBLIC REALM



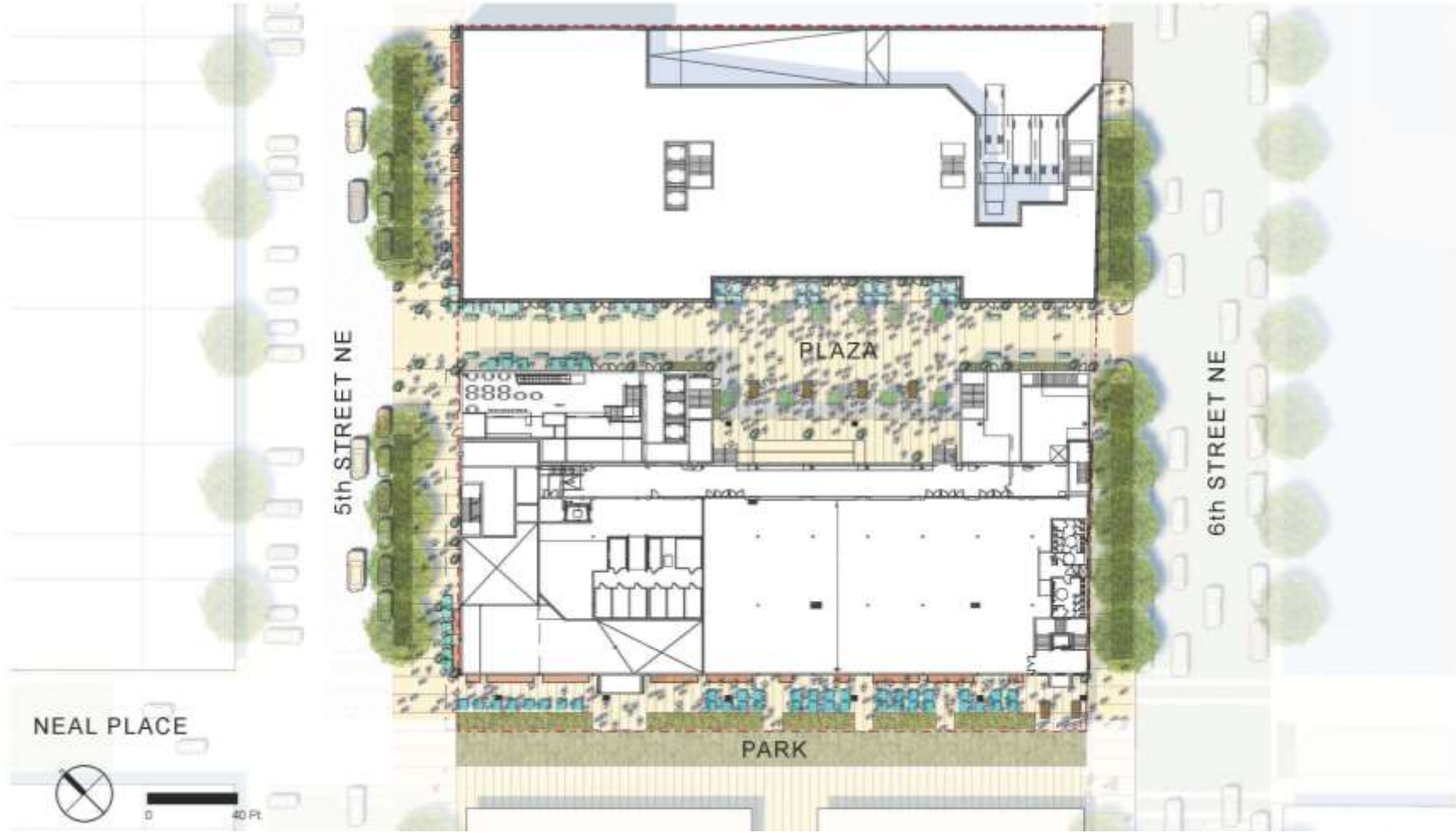
# UNION MARKET PARK



# URBAN PORCH

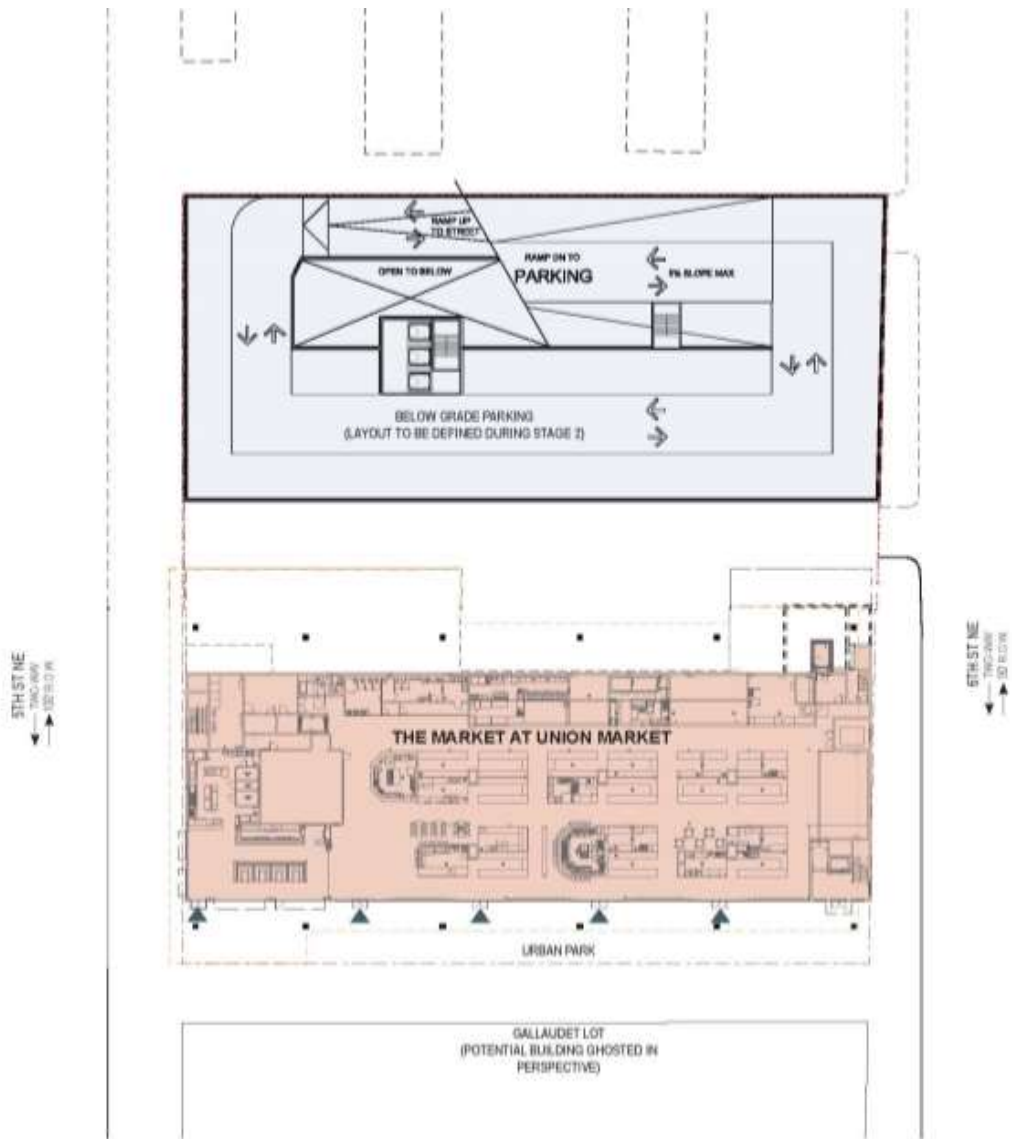


# SITE PLAN



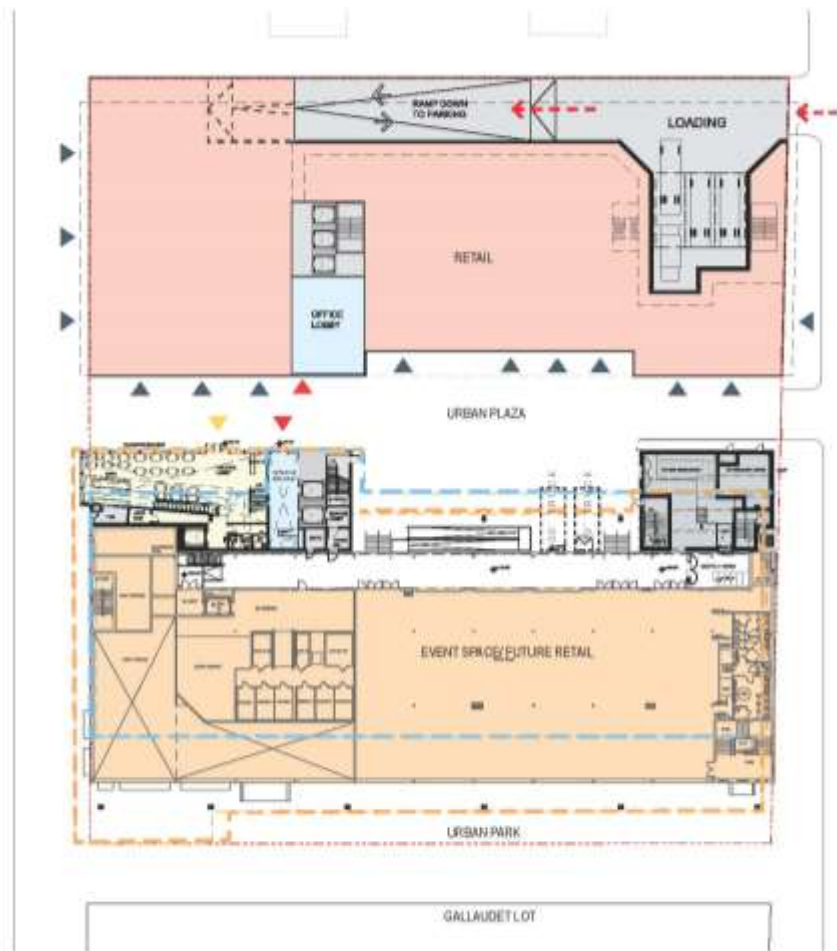
# BUILDING PLANS

## GROUND FLOOR PLAN



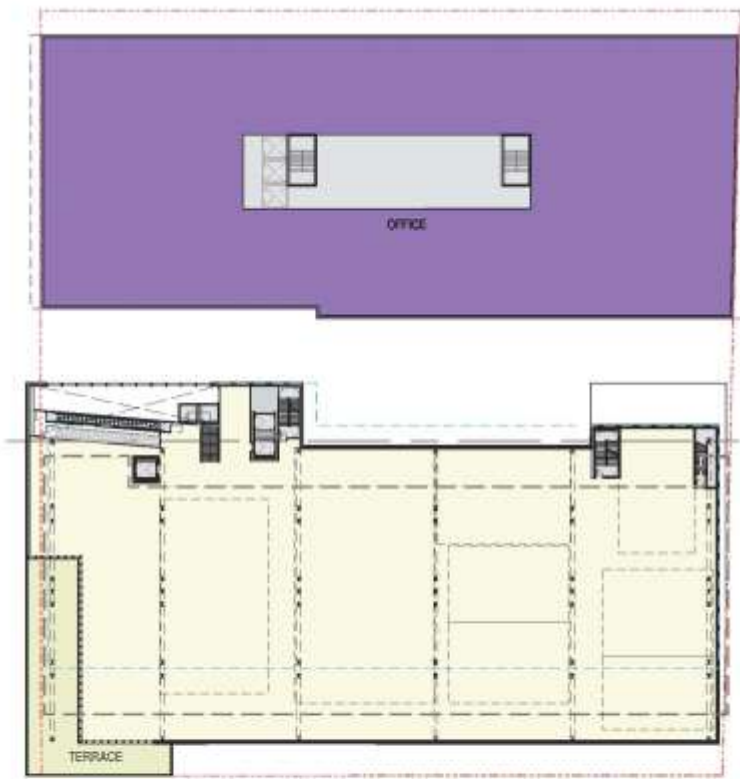
# BUILDING PLANS

## EVENT AND MEZZANINE LEVELS



# BUILDING PLANS

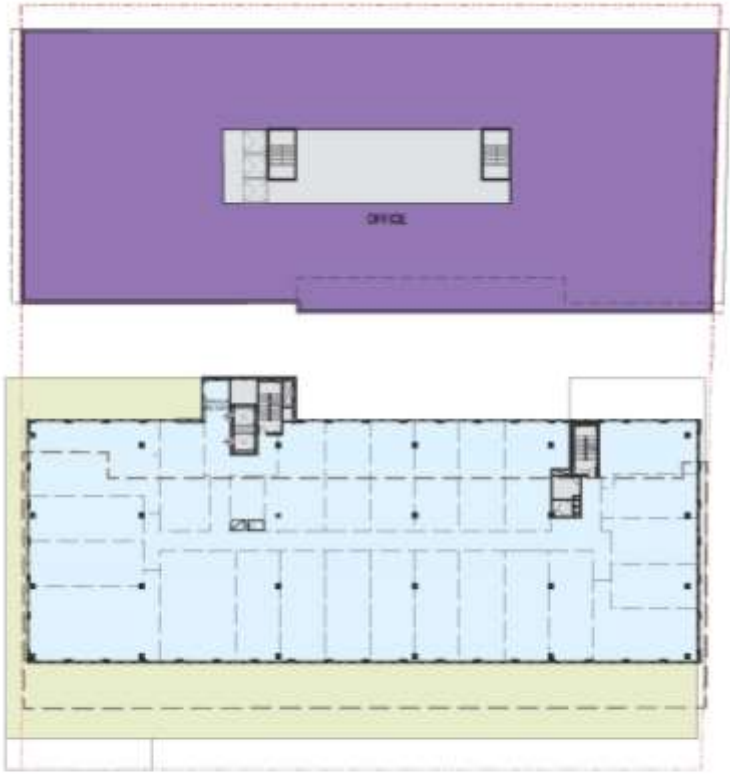
## THEATER LEVEL



THEATER LEVEL PLAN

# BUILDING PLANS

## TYPICAL PLAN

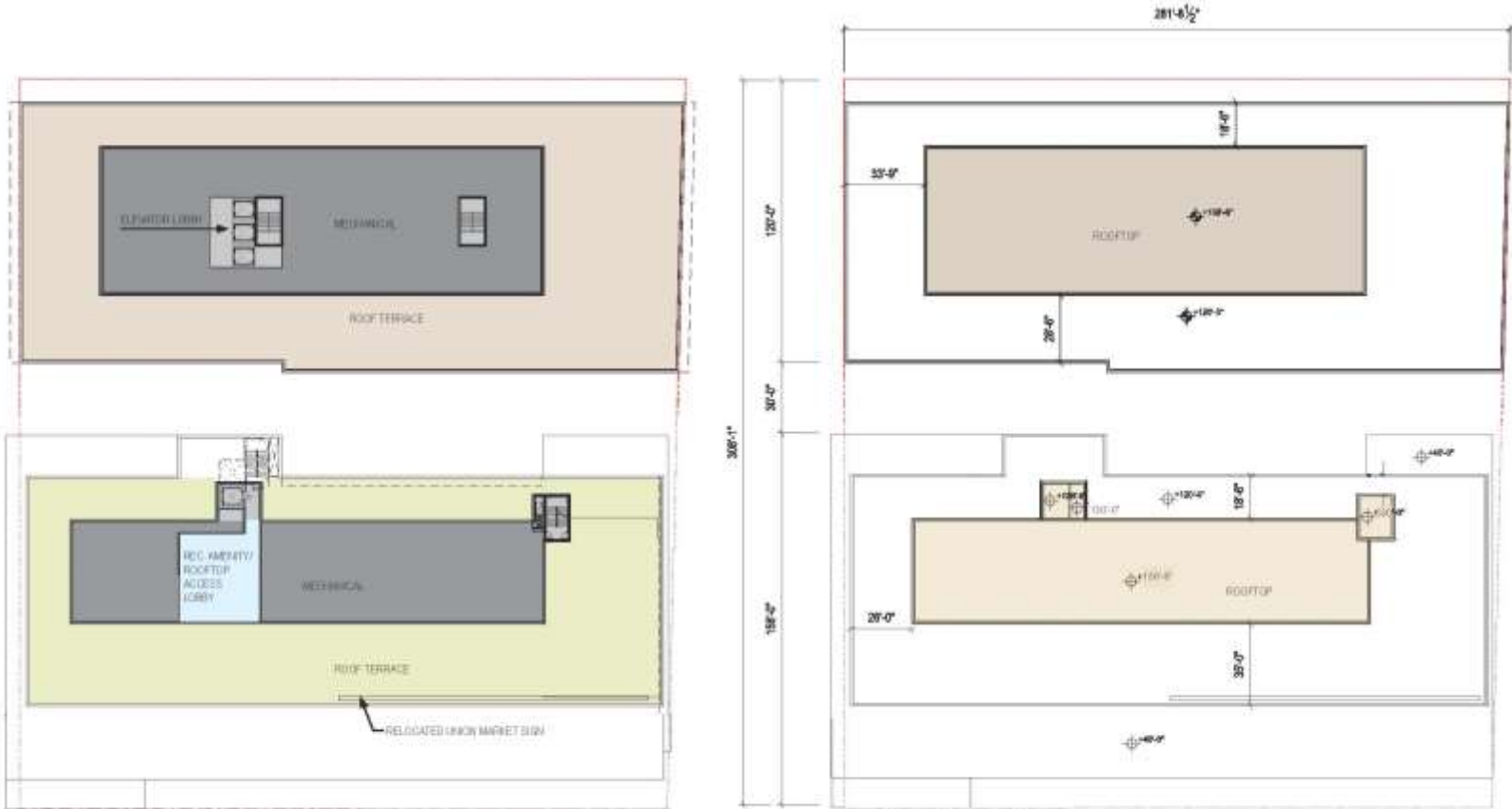


TYP. OFFICE OR RESIDENTIAL PLAN  
(RESIDENTIAL PLAN SHOWN)



# BUILDING PLANS

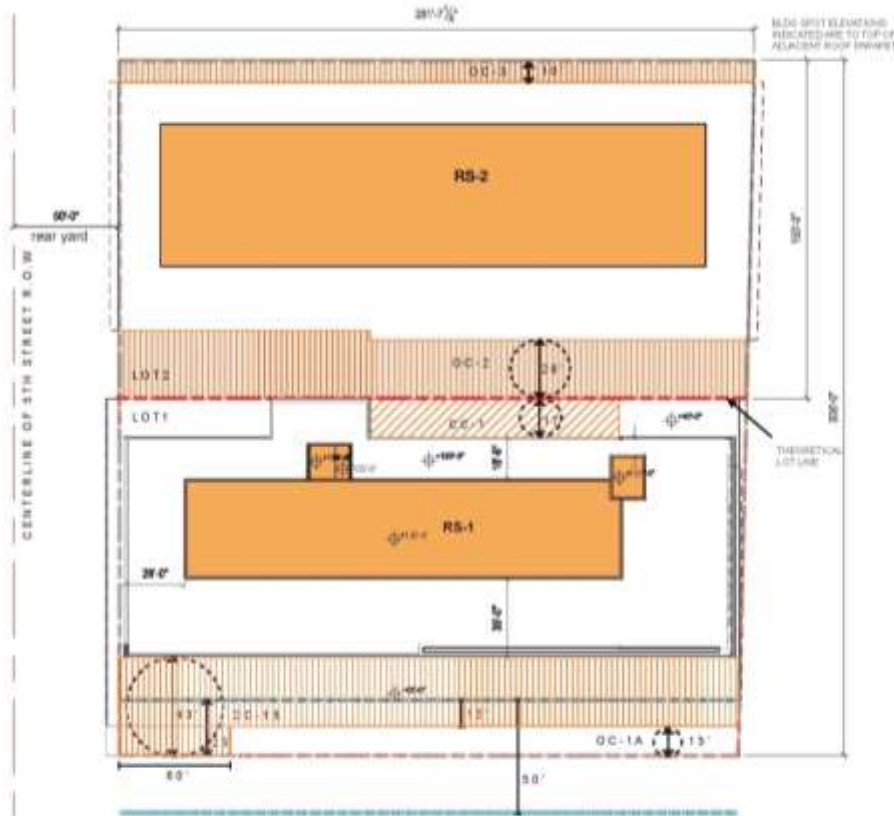
## ROOF PLAN



# ZONING PLAN

## OPTION 1: NORTH BUILDING OFFICE

### OPTION 1: NORTH BUILDING OFFICE OPTION



ROOF STRUCTURE PLAN |  
REAR YARD PLAN | OPEN COURTS PLAN

#### SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Roof/Structure	Height	Required Setback	Proposed Setback
RS-1	10'-0" 16'-0"	10'-0" 16'-0"	10'-0" 35'-0"
RS-2	16'-0"	16'-0"	16'-0"

#### SCHEDULE OF COURTS

OPEN COURT	COMMERCIAL		RESIDENTIAL	
	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	17'	---	13'	---
OC-1B @ office/ret	12'-0"	17'	43'	---
OC-2	30'	---	28'	---
OC-3	30'	---	10'	---

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1 (office)	55.5'	17'	2245	1800
CC-1 (park)	40'	17'	3200	1800

--- 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.

#### LEGEND

--- PROPERTY LINE

--- THEORETICAL LOT LINE

--- ROOF STRUCTURES

--- CLOSED COURT

--- OPEN COURT

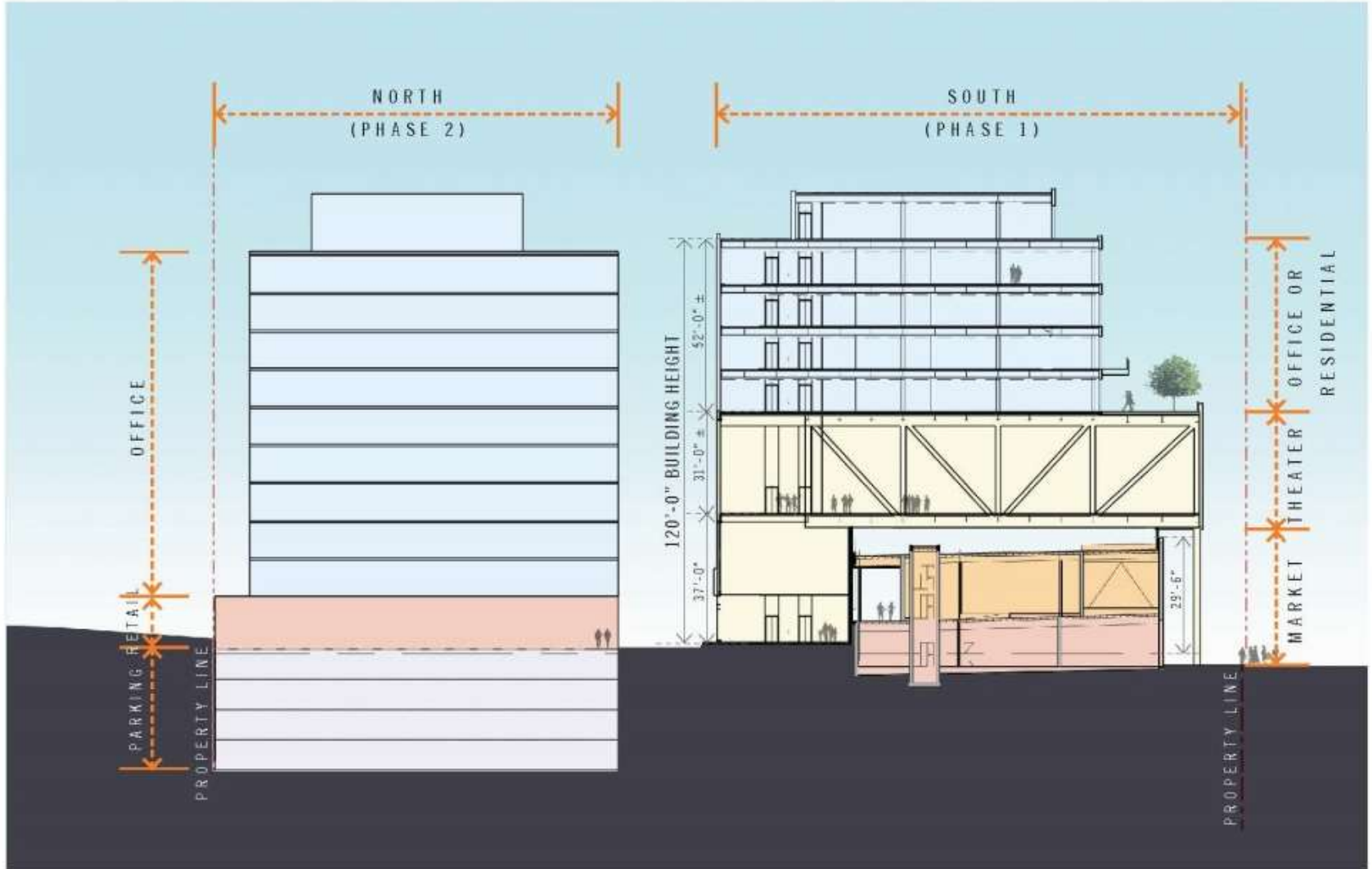
--- OPEN/ CLOSED COURT WIDTH

--- PRIVATE EASEMENT (MATCHES NEIL PLANS W.D.W.)

PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY OCSA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF OCSA DURING SUCH PROCESS.

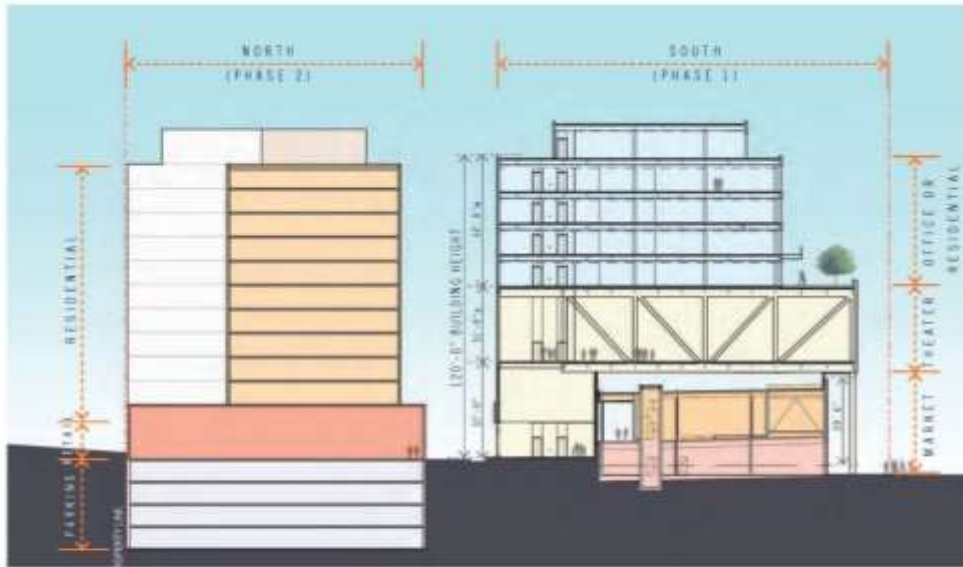
# DESIGN

## BUILDING SECTION

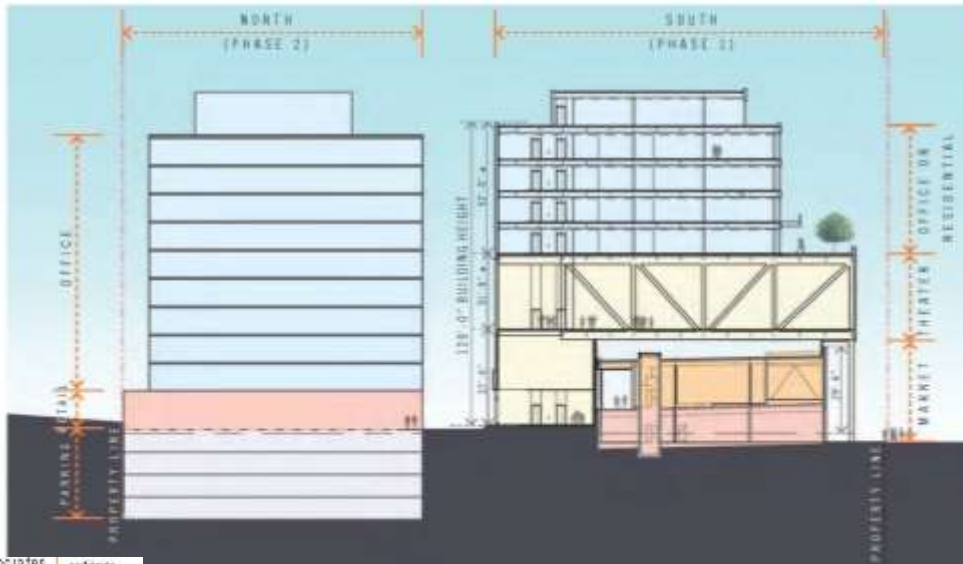


# USE OPTIONS

## BUILDING SECTION



OPTION 1  
NORTH BUILDING OFFICE



OPTION 2  
NORTH BUILDING RESIDENTIAL

# DESIGN

## ELEVATION NORTH - SOUTH



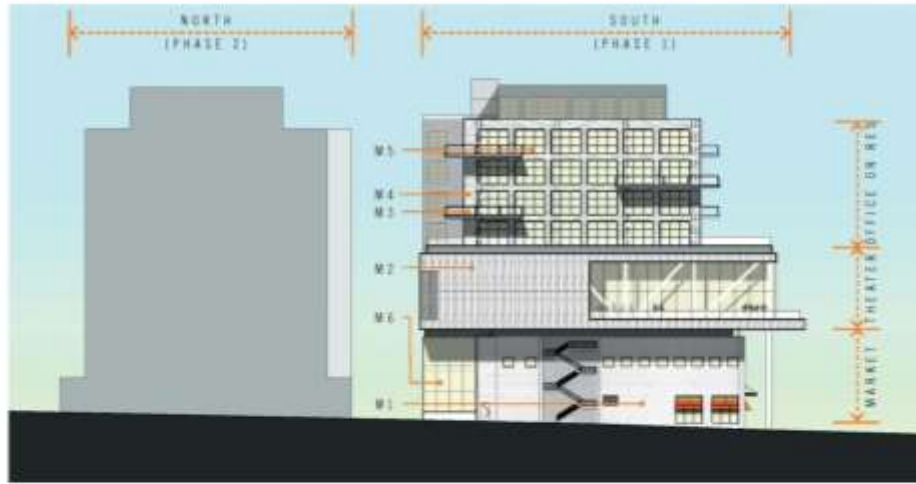
BUILDING ELEVATION A (SOUTH)



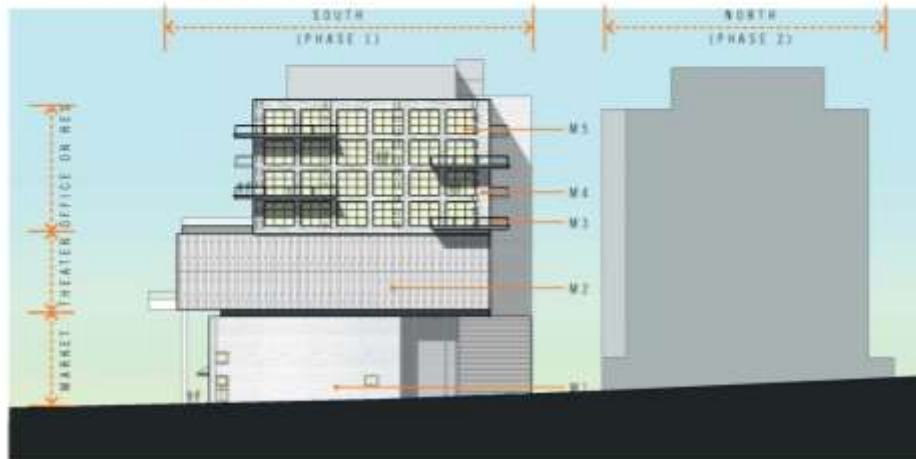
BUILDING ELEVATION B (NORTH)

# DESIGN

## ELEVATION EAST - WEST



BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

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

# BUILDING MATERIALS

## RETAIL BASE

### MATERIAL DESCRIPTION

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

BRICK: M1



STOREFRONT: M6



CANOPY



## THEATER

### MATERIAL DESCRIPTION

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

LARGE FORMAT METAL PANEL: M2



GLASS/ METAL RAILING: M3



## OFFICE OR RESIDENTIAL

### MATERIAL DESCRIPTION

OFFICE TO BE PREDOMINATELY TILE RAINSCREEN SYSTEM AND GLASS WITH LONG HORIZONTAL BALCONIES.

ARCHITECTURAL TILE RAINSCREEN: M4

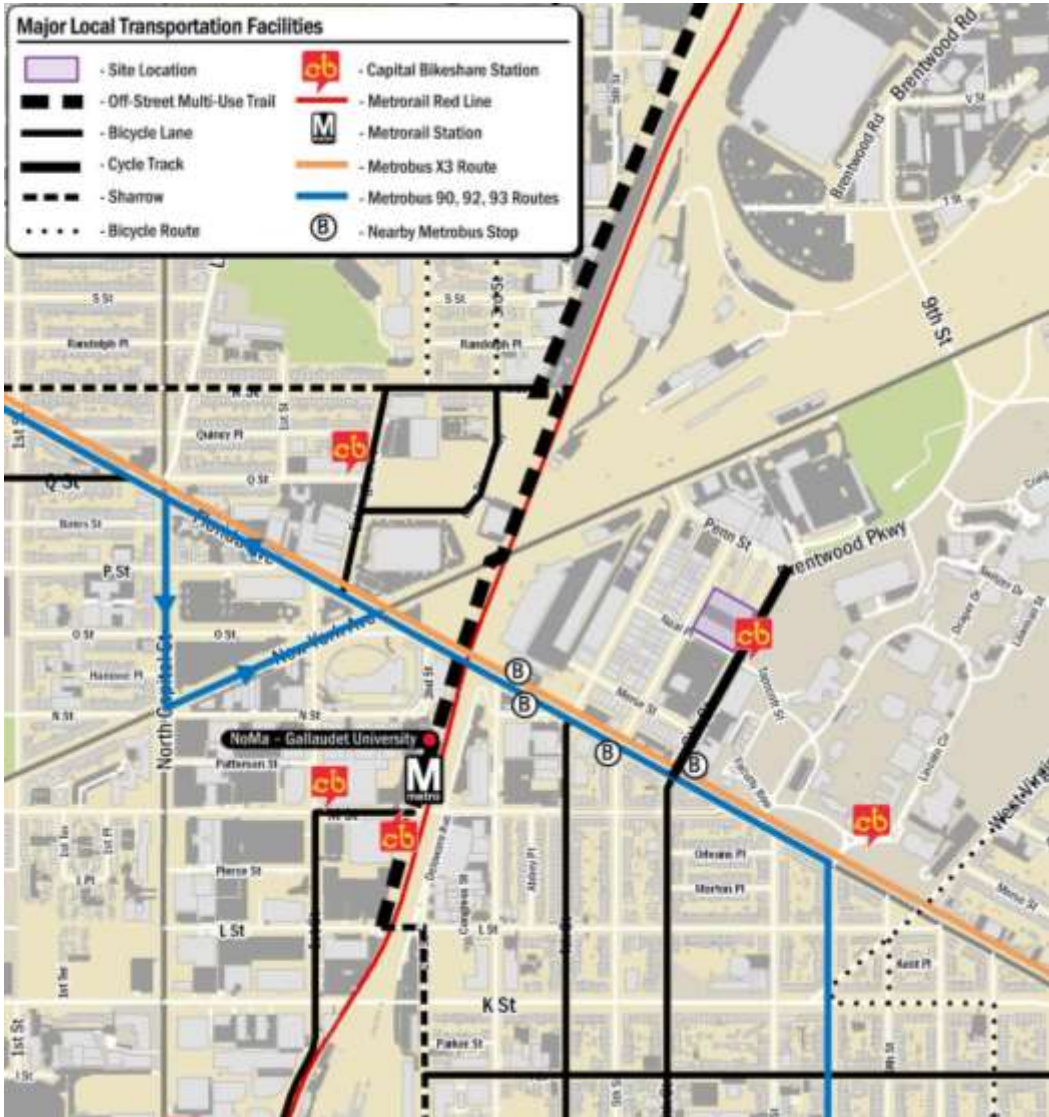


GLASS/ METAL RAILING: M3



# CIRCULATION

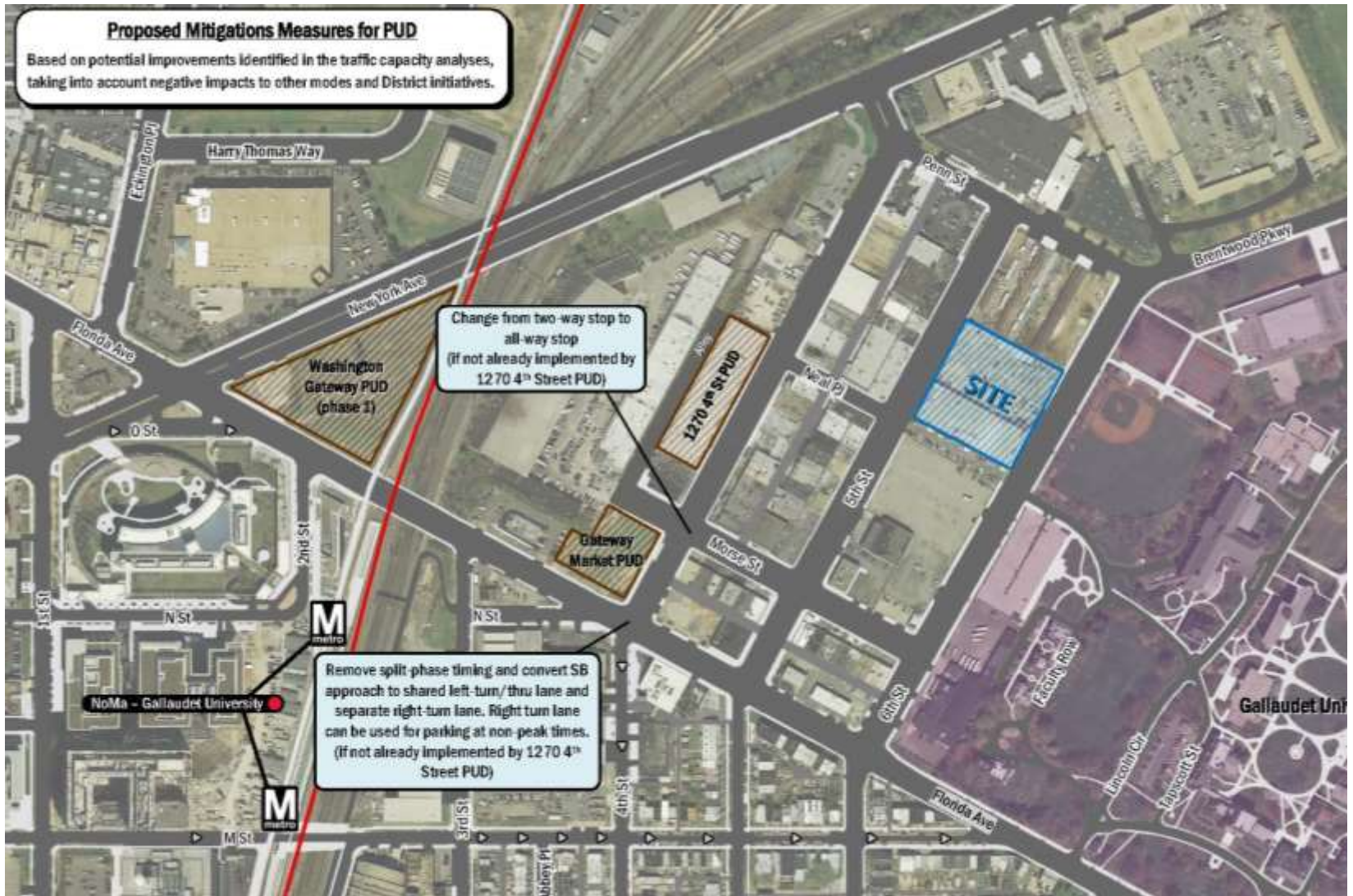
## LOCAL TRANSPORTATION OPTIONS





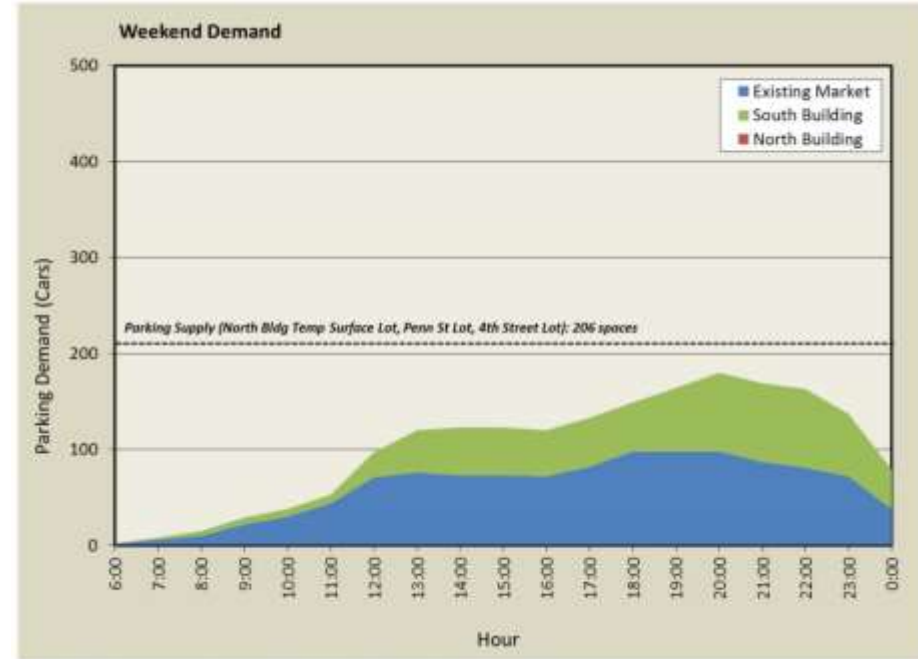
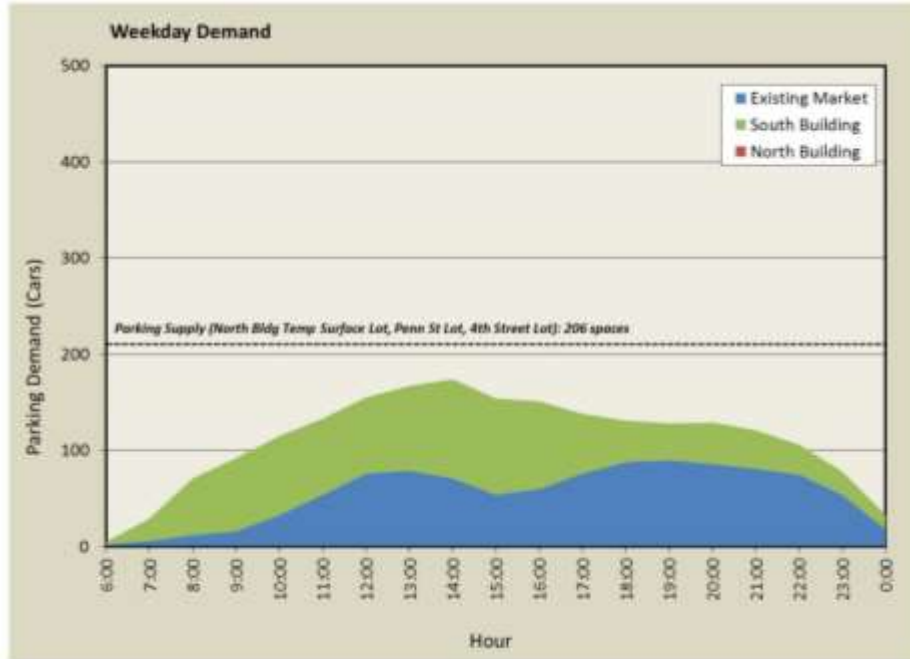
# CIRCULATION

## TRANSPORTATION MITIGATIONS



# PARKING DEMAND

## SOUTH BUILDING



# PARKING

## INTERIM ALTERNATIVE PARKING LOTS



# TDM MEASURES

Implement measures to promote the use of public transit and bicycle transportation and discourage the use of motor vehicles by:

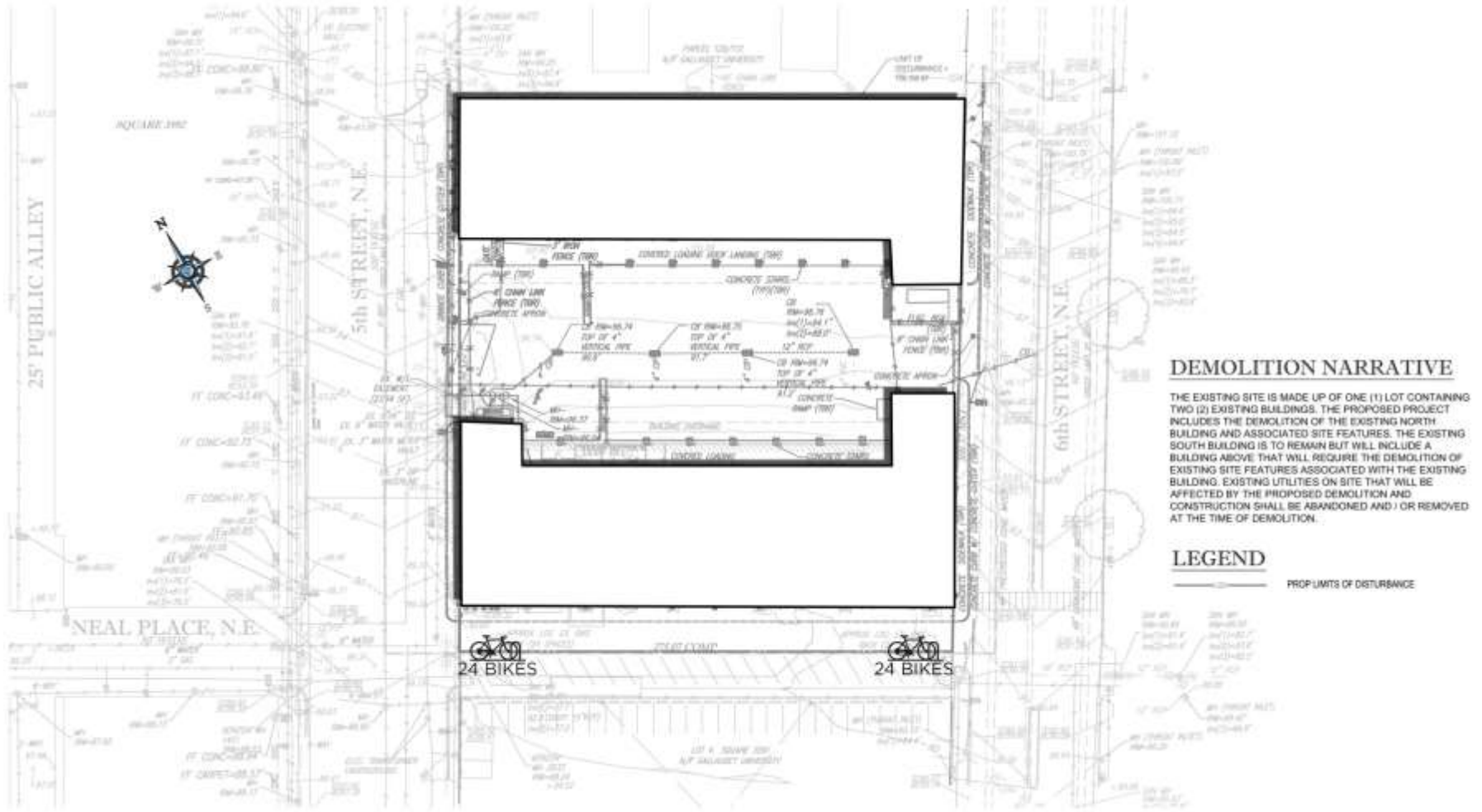
## FROM TRAFFIC IMPACT STUDY:

- **TDM Coordinator;**
- Market Rate **Parking** (unbundled from uses);
- **Bicycle Parking** in North Building;
- **Electronic message screen** displaying real-time transportation information in the building's lobby;

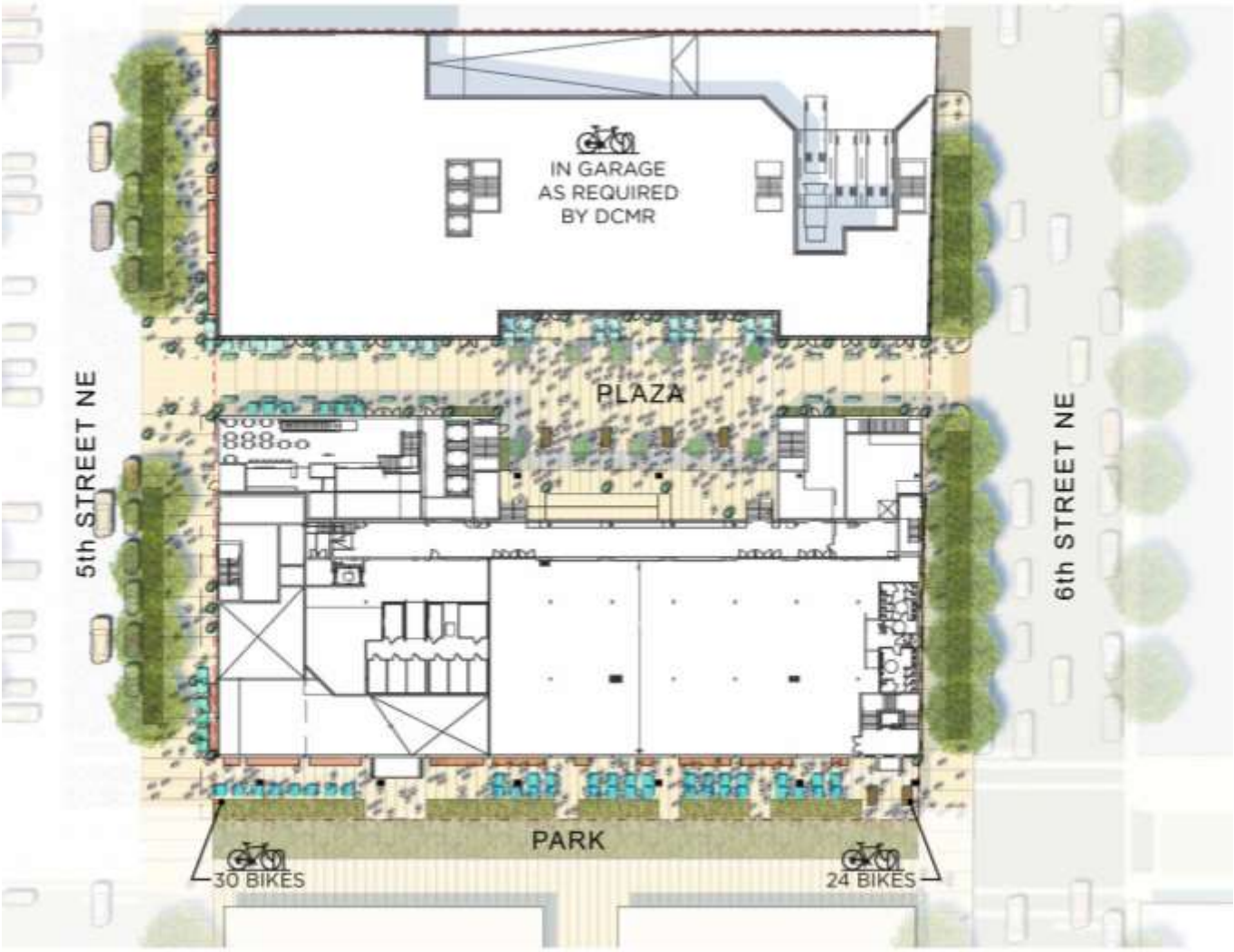
## ADDITIONAL MEASURES:

- Provide at least **two transit information screens** in the South Building – one for the movie theater lobby and one for the office/ residential lobby
- **54 bicycle parking spaces** until the below grade parking is available for covered parking in the North Building;
- **Links to CommuterConnections.com and goDCgo.com** websites;
- **Two car-sharing service spaces** in the underground parking garage (once garage is constructed) if reserved spaces are not desired by any car sharing service, then it shall revert to the Applicant's general use;
- **Employer outreach program** to encourage the use of non-auto means of transportation by employees of the project's retail tenants and provide information about non-auto transportation options via welcome packets;
- If residential, **\$40 subsidy for a car sharing program or bike share program** upon move in for each new resident for the first three years after the issuance of the Certificate of Occupancy;
- If office, **SmarTrip cards of \$20 per person** to the initial office occupants upon move in;
- **Electrical wiring and disconnects** to allow for the subsequent outfitting, at the request of retail tenants or as market demand otherwise dictates for two parking spaces with 208/240-volt electric car charging stations in the parking garage accessible to residents and visitors

# EXISTING BIKE LOCATIONS



# PROPOSED BIKE LOCATIONS



### 1. Green Building Strategy –

- The building will achieve LEED Silver certification under the current USGBC rating system
- Glazing systems will be thermally broken and be specified with appropriate U and SHGC values
- The penthouse roof structure will be designed to support the equipment load of a solar PV system
- Will purchase green power generated from off site sources, of at least 35% of the annual building energy usage

### 2. Green Area Ratios – see GAR scorecard

### 3. Stormwater Management – see plan

### 4. Water quality, use, and connection –

- Will comply with all wastewater and stormwater discharge into public infrastructure regulations
- At least 75% of plants used on site will be (measured by cost) native and adaptive species of plants
- The project will include a cistern for on-site stormwater capture and reuse
- Potable water use will be reduced by 20%

### 5. Waste –

- Project will divert at least 50% of construction and demolition waste
- Recycling will be accommodated in the main trash room including storage and separation of recyclables

### 6. Air Quality/ Environment–

- Will comply with erosion and sediment control guidelines
- Will make reasonable efforts to incorporate zero VOC specifications into the project
- The project will comply with ASHRAE 62.1 and make efforts to achieve “Indoor Environmental Quality” credits through LEED
- Anti-idling signs will be posted during construction and in permanent loading docks
- Scoping for air quality assessment will be established with DDOE during EISF approval process
- Asbestos abatement will be conducted
- Will comply with generator standards established by DDOE

# SUSTAINABILITY

LEED SILVER SCORE CARD –  
DECEMBER 15, 2014

- High efficiency HVAC, whether DOAS for office or VRV for residential and cooling tower for theater
- Purchase of green power
- Rainwater harvesting for reuse in cooling tower
- High efficiency plumbing fixtures
- Green roofs and white roofs
- Low emitting paints, adhesives, sealants and finishes

LEED 2009 for Core and Shell Development		Union Market Theater and Office Building	
Project Checklist		December 15th, 2014	
<b>17</b>	<b>Sustainable Sites</b>	<b>Possible Points: 28</b>	<b>3337</b>
Y	SSeq1 Construction Activity Pollution Prevention	1	
Y	SSeq2 Site Selection	1	
5	SSeq3 Development Density and Community Connectivity	5	
	SSeq4 Brownfield Redevelopment	1	
6	SSeq4.1 Alternative Transportation—Public Transportation Access	6	
	SSeq4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	2	
	SSeq4.3 Alternative Transportation—Low-Drifting and Fuel-Efficient Vehicles	2	
2	SSeq4.4 Alternative Transportation—Parking Capacity	2	
Y	SSeq5 Site Development—Protect or Restore Habitat	1	
Y	SSeq5.1 Site Development—Maximize Open Space	1	
Y	SSeq5.2 Stormwater Design—Quantity Control	1	
Y	SSeq5.3 Stormwater Design—Quality Control	1	
Y	SSeq5.4 Heat Island Effect—Roof	1	
Y	SSeq5.5 Heat Island Effect—Roof	1	
Y	SSeq5.6 Light Pollution Reduction	1	
Y	SSeq5.7 Tenant Design and Construction Guidelines	1	
<b>6</b>	<b>Water Efficiency</b>	<b>Possible Points: 10</b>	
Y	WEq1 Water Use Reduction—20% Reduction	1	
4	WEq2 Water Efficient Landscaping	2 to 4	
2	WEq3 Innovative Wastewater Technologies	2	
2	WEq4 Water Use Reduction	2 to 4	
<b>12</b>	<b>Energy and Atmosphere</b>	<b>Possible Points: 37</b>	
Y	EAeq1 Fundamental Commissioning of Building Energy Systems	1	
Y	EAeq2 Minimum Energy Performance	1	
Y	EAeq3 Fundamental Refrigerant Management	1	
6	EAeq4 Optimize Energy Performance	3 to 21	
4	EAeq4.1 On-Site Renewable Energy	4	
2	EAeq4.2 Enhanced Commissioning	2	
2	EAeq4.3 Enhanced Refrigerant Management	2	
3	EAeq4.4 Measurement and Verification—Base Building	3	
3	EAeq4.5 Measurement and Verification—Tenant Submetering	3	
2	EAeq4.6 Green Power	2	
<b>3</b>	<b>Materials and Resources</b>	<b>Possible Points: 13</b>	
Y	MReq1 Storage and Collection of Recyclables	1	
5	MReq2 Building Rouse—Maintain Existing Walls, Floors, and Roof	1 to 5	
2	MReq3 Construction Waste Management	1 to 2	
Y	MReq4 Materials Reuse	1	
1	MReq4.1 Recycled Content	1 to 2	
Y	MReq4.2 Regional Materials	1 to 2	
Y	MReq4.3 Certified Wood	1	
<b>8</b>	<b>Indoor Environmental Quality</b>	<b>Possible Points: 12</b>	
Y	IEQeq1 Minimum Indoor Air Quality Performance	1	
Y	IEQeq2 Environmental Tobacco Smoke (ETS) Control	1	
Y	IEQeq3 Outdoor Air Delivery Monitoring	1	
Y	IEQeq4 Increased Ventilation	1	
Y	IEQeq5 Construction IAQ Management Plan—During Construction	1	
Y	IEQeq6 Low-Emitting Materials—Adhesives and Sealants	1	
Y	IEQeq6.1 Low-Emitting Materials—Paints and Coatings	1	
Y	IEQeq6.2 Low-Emitting Materials—Flooring Systems	1	
Y	IEQeq6.3 Low-Emitting Materials—Composite Wood and Agrifiber Products	1	
Y	IEQeq7 Indoor Chemical and Pollutant Source Control	1	
Y	IEQeq8 Controllability of Systems—Thermal Comfort	1	
Y	IEQeq9 Thermal Comfort—Design	1	
Y	IEQeq10 Daylight and Views—Daylight	1	
Y	IEQeq10.1 Daylight and Views—Views	1	
<b>3</b>	<b>Innovation and Design Process</b>	<b>Possible Points: 6</b>	
3	IDeq1 Innovation in Design: Specific Title	1	
3	IDeq1.1 Innovation in Design: Specific Title	1	
Y	IDeq1.2 Innovation in Design: Specific Title	1	
Y	IDeq1.3 Innovation in Design: Specific Title	1	
Y	IDeq1.4 Innovation in Design: Specific Title	1	
Y	IDeq1.5 Innovation in Design: Specific Title	1	
Y	IDeq2 LEED Accredited Professional	1	
<b>1</b>	<b>Regional Priority Credits</b>	<b>Possible Points: 4</b>	
Y	RPCeq1 Regional Priority: Specific Credit	1	
Y	RPCeq2 Regional Priority: Specific Credit	1	
Y	RPCeq3 Regional Priority: Specific Credit	1	
Y	RPCeq4 Regional Priority: Specific Credit	1	
<b>50</b>	<b>Total</b>	<b>Possible Points: 110</b>	

NOTE: THEATER AND THEATER/ OFFICE OPTIONS WILL BE CERTIFIED TO SILVER LEVEL. THEATER/ RESIDENTIAL OFFICE WILL BE DESIGNED SUCH THAT IT COULD ACHIEVE AT LEAST 50 LEED POINTS. THIS SCORECARD IS AN EXAMPLE OF ONE WAY THE PROJECT COULD ACHIEVE 50 POINTS. THE ACTUAL CERTIFICATION PATH WILL BE DETERMINED AT FINAL DESIGN AND DURING CONSTRUCTION.



# SUSTAINABILITY

## GREEN AREA RATIO SUMMARY

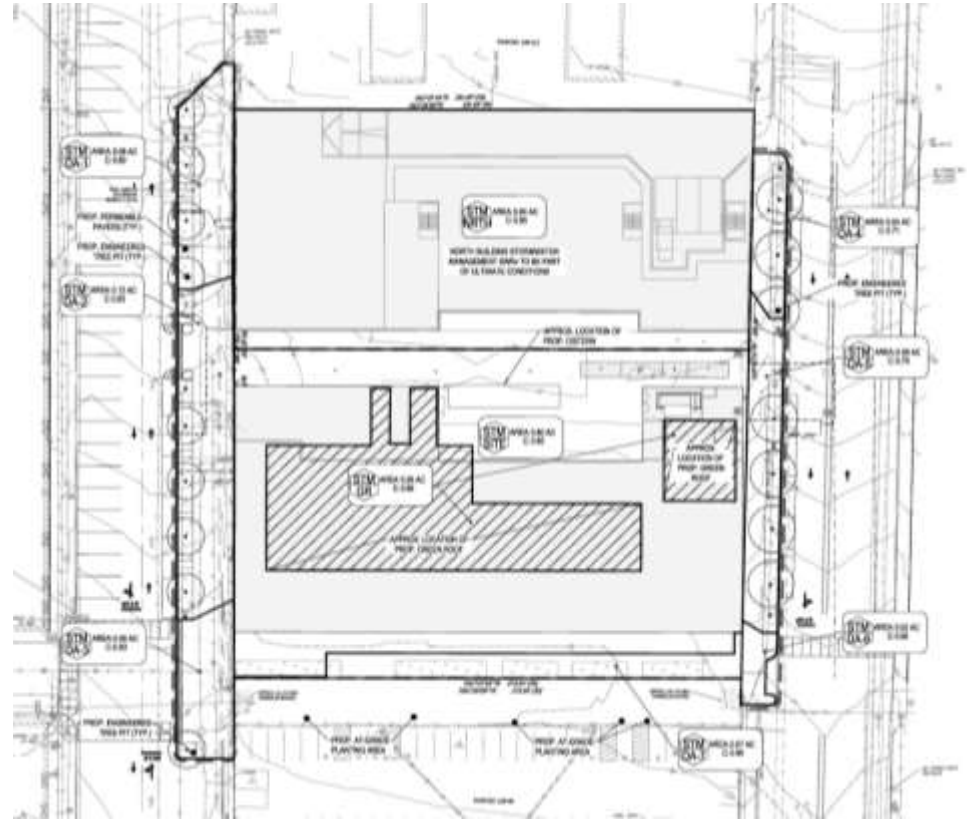
- Green area ratio required for proposed zoning(C-3-C): 0.20
- Green area ratio provided: 0.20 through the use of landscape area with soil depth greater than 24", groundcovers less than 2' tall at maturity, plants 2' or taller at maturity, green roof with depth between 2" and 8", and landscaping in food 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 Scorecard	
Item	Score
<b>Landscape Elements</b>	
<b>A. Landscaped areas (other use of the following for each area)</b>	
1. Landscaped area with a soil depth of 24" or greater	0.10
2. Landscaped area with a soil depth of 12" or greater	0.10
3. Non-vegetated area	0.00
<b>B. Planting credit for plants in landscaped areas (see Section 4)</b>	
1. Perennials, or other plants with a life expectancy of 10 years or more	0.10
2. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
3. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
4. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
5. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
6. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
7. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
8. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
9. Trees, shrubs, and ground covers, 2' or taller at maturity, measured at 100% of the total plant height, or 2' or taller at maturity, measured at 100% of the total plant height	0.10
<b>C. Vegetated or "green" roofs</b>	
1. Green roof with a depth of 2" or greater	0.10
2. Green roof with a depth of 1" or greater	0.10
<b>D. Permeable Parking</b>	
1. Permeable parking with a depth of 2" or greater	0.10
2. Permeable parking with a depth of 1" or greater	0.10
<b>E. Other</b>	
1. Other landscape elements	0.10
2. Other landscape elements	0.10
3. Other landscape elements	0.10
<b>F. Summary</b>	
1. Total required score	0.20
2. Total provided score	0.20
3. Remaining score required	0.00

# SUSTAINABILITY

## 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)



# COMMUNITY MEETINGS

## ANC AND NEIGHBORHOOD ASSOCIATION

### ADVISORY NEIGHBORHOOD COMMISSION (ANC)

#### SMD 5D01

- 6/7/2014\*
- 10/5/2014\*
- 10/21/2014
- 11/24/2014\*
- 12/4/2014\*

#### ANC 5D

- 11/11/2014\*
- 12/9/2014 (received unanimous support)

#### ANC 5D06

- 7/18/2014\*
- 11/19/2014\*
- 12/9/2014\*

### NEIGHBORHOOD ASSOCIATIONS

#### TRINIDAD NEIGHBORHOOD ASSOCIATION

- 4/25/2014\*
- 7/12/2014\*

\* *One on One meetings with President or Commissioners*



ANC 5D presentation on December 9, 2014



EDENS' annual Service Day where 40 employees cleaned up, provided basic landscaping, litter patrol and clean up with particular focus on the Ivy City and Trinidad neighborhoods.

# NEIGHBORHOOD ENGAGEMENT

## Community Events

- EDENS has sponsored, staged, or coordinated more than **150 events** in the Union Market District

## Education Events

- Establish relationships with Wheatley Education Campus, a local public elementary and middle school, to provide monthly **educational programs for students** on subjects ranging from entrepreneurship and developing a business plan to urban farming, healthy eating, and grocery shopping on a budget
- Educational sessions on healthy eating and budgeting with Wheatley Education Campus (ANC 5D), Two Rivers Charter School (ANC 6C), and Jo Wilson (ANC 6C)

## Farmers Market

- Support a **weekly local food market** with FreshFarms Market that includes innovative outreach programs, helping educate the public about food and environmental issues



The new Ward 5 Farmer's Markets are creating greater access to fresh food... Healthy eating is becoming more affordable, and fresh produce is now available in neighborhoods throughout Ward 5.

—Ward 5 Community Newsletter

**FRESHFARM** markets

## *First Bricks & Mortar Location*

109 D.C. Residents Employed

**First Retail Location**

**D.C. Metro-area native**

**35% Woman-Owned Businesses**

**D.C. Resident**

Tenant in former iteration of building

University of Maryland graduate **40% Minority-Owned Business**

*Funding through Kickstarter*

Local Farmer

**Originally a food truck concept**

Maryland resident

*Four Hearing-Impaired/Deaf Employees*

"There was not a better decision I could have made than opening shop here."

—Carolyn Stromberg, Righteous Cheese



# BENEFITS AND AMENITIES SUMMARY

## Open Space

- Public Park south of building for the first ~30 ft for a public park (~7,000 SF)
- Public Plaza internal to the site as largely open space for pedestrian access (~12,500 SF)

## The Neighborhood

- Incubation of local retailers and retention of prior businesses
- **Safety and security**—commitment to continue to provide security measures throughout the Market
- Streetscape Design Guidelines for the entire 45 acres – collaboration with DDOT
- **Educational partnerships** with local schools
- District Adopt a Block Program
- Donation of Event Space to Community
- Maintain operations of the Market even during construction
- Community Events – will continue to provide free events like DC Scoops, Drive in Movies, etc.
- **Angelika Theater** – will provide the only movie theater in Ward 5

## Urban Design, Architecture, Landscaping & Open Space

- Preservation of the existing Market Building
- Enhanced Architectural Design
- Improvement of Neal Place to ADA standards between 4<sup>th</sup> and 5<sup>th</sup> streets
- Sustainable Design with Commitment to LEED Silver Rating

## Transportation Features

- Transit Oriented Development
- Transportation Demand Management Plan
- 5<sup>th</sup> Street interim condition parking and loading reconfiguration and management

## Uses

- Engaging retail, maker economy uses, and, if provided, housing including affordable housing

# OP RESPONSE - SUMMARY

1. DDOE Response
2. Details about the Park governance
3. Streetscape Design Guidelines: working with DDOT
4. Bike Parking
5. **LED sign was removed**
6. **LED sign was removed**
7. Perspective of UM Park
8. **No retail façade flexibility requested for South Building—will be addressed in phase II PUD for North Building**
9. Hardscape and landscape materials in open spaces
10. **Parking calculations**
11. Temporary parking lots - (including information regarding compliance with zoning regulations)
12. **Infrastructure is sufficient for development**
13. Residential option - unit mix, affordability, and unit range
14. First Source Employment or One City One Hire program

# CONCLUSION

ZC Case No. 14-12 - Consolidated PUD and Zoning Map Amendment



# APPENDIX



# APPENDIX

## ZONING TABULATIONS – SOUTH BUILDING RESIDENTIAL

### ZONING TABULATIONS OPTION A SOUTH BUILDING RESIDENTIAL

#### ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 85,830 sf  
THEORETICAL LOTS: LOT 1 AREA: 43,742 SF, LOT 2 AREA: 42,078 SF

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Maximum Building Height(1)	120'	120'
Maximum FAR(2)	8 total	<b>MIN</b> 6.70 (488,423 SF) <b>MAX</b> 6.30 (541,423 SF)
South Building LOT 1	8	2.38 (204,423 SF) 0.73 (62,433)
Retail		
Theater		0.44 (38,000 SF) 0.49 (42,000 SF)
Residential		1.21 (104,000 SF) 1.30 (112,000 SF)
North Building -Option 1 (6) LOT 2	8	3.38 (290,000 SF) 0.40 (30,000 SF)
Retail		3.08 (265,000 SF) 3.38 (290,000 SF)
Office		3.32 (285,000 SF) 0.40 (30,000 SF)
North Building -Option 2 (7) LOT2	8	3.29 (285,000 SF) 3.38 (290,000 SF)
Retail		3.03 (265,000 SF)
Residential		
Number of Buildings (3)	3	2
Green Area Ratio GAR	0.2	0.2
Maximum Lot Occupancy		84% Total Occupancy
South Building LOT 1	commercial @ ground: 100%	90% For Theoretical Lot
North Building -Option 1/2 (6,7) LOT 2	commercial @ ground: 100%	77% For Theoretical Lot
Rear Yard Minimum	all uses: 2-10' (6' min)	80' (using half of street R.O.W.)
Side Yard Minimum	not required	not provided
Court-Open: Min. Width	commercial: 3' (6' min) residential: 4' (6' min)	See diagram sheet Z3 and Z4 See diagram sheet Z3 and Z4
Court-Closed: Area (with same as open)	commercial: 250 sf min. or 2 x width squared residential: 350 sf min. or 2 x width squared	See diagram sheet Z3 and Z4 See diagram sheet Z3 and Z4
Accessory Zoning	8% of residential FAR (8,320 GSF-8,880 SF)	8% of residential FAR (8,320 GSF-8,880 SF)
Roof Structures (4)		
Gross Floor Area	0.37	0.37
Number: 1 per core per bldg.	2	2 (see Z3 and Z4)
Maximum Height	10'-0"	varies (see Z3 and Z4)
Setbacks	Equal to Height of Roof Structure	varies (see Z3 and Z4)

	Required/Allowed	Provided
<b>DR Street Parking (5) (10)</b>		
<b>South Building - Stages 1 and 2 PUD</b>		
Retail - @ 1/750 GSF above 3,000 GSF (11)	82,423 GSF	10
Theater - 1 space for 10 seats	1,250 seats	125
Residential	112,000 GSF	34
Total parking required for South Building		171
<b>North Building - Stage 1 PUD</b>		
Retail	35,000 GSF	47
Office - if Option 1(6)	280,000 GSF	161
Residential - if Option 2 (7)	280,000 GSF	92
Total parking required for North Building		130 to 208
Total parking required for Project		307 to 456
<b>DR Street Loading (16)</b>		
<b>South Building - Stages 1 and 2 PUD</b>		
Retail (9)	82,423 GSF	1 berth @ 55'; 1 berth @ 30'; 1 berth @ 20'; 1 platform @ 100 SF; 1 platform @ 200 SF
Event space (1/10 seats)	None since = 30,000 GSF	
Theater - 1 space for 10 seats	1,250 seats	1 berth @ 30'; 1 berth @ 20'; 1 platform @ 100 SF
Residential	112,000 GSF	1 berth @ 50'; 1 space @ 20'; 1 platform @ 100 SF
<b>North Building - Stage 1 PUD</b>		
Retail	35,000 GSF	No additional loading required
Office - if Option 1 (6)	280,000 GSF	1 additional berth @ 30'; 1 additional platform @ 100 SF
Residential - if Option 2 (7)	280,000 GSF	1 berth @ 50'; 1 space @ 20'; 1 platform @ 200 SF
<b>Bicycle Parking</b>		
South Building	5 percent of 10 = 1 per zoning for retail 5 percent of 125 = 7 per zoning for theater 1/3 residential units = 39 = 42 per DC bike regs	approx 54 spaces
North Building	5 percent of 47 = 3 per zoning for retail Option 1: 5 percent of 161 = 8 per zoning for theater Option 2: 1/3 residential units = 108 = 116 per DC bike regs	115-119 spaces
<b>RESIDENTIAL UNITS (South Building)</b>		
The building will provide an accumulation of 1077 units that will be designed for the specific market and location. Units will range in type from studio to 2 bedrooms. The total unit count will be between 1000 and 1100 units. This range will not exceed (A) existing parking units at the project location. The floor count and design of the units will be reviewed at building permit to ensure delivery as per the permit is not void.		
Notes: <span style="background-color: yellow;">    </span> indicates changing variable between Z1 and Z2 sheets		
Notes:		
1- The Maximum building height is based on the width at (6) street; 100' R.O.W. for 120' allowable measured from the finished grade at the middle of the front of the buildings, at the top of the sidewalk of the internal plaza as shown on page A3.		
2- The FAR is calculated based on recent lot area. The FAR for each theoretical lot is compliant with DCMR Title 11 chapter 2517.		
3- In accordance with DCMR Title 11 chapter 2517 there are two buildings on one theoretical lot.		
4- Flexibility is being requested for non-uniform roof structure heights.		
5- The existing south building has a parking credit for existing footprint. Additional parking requirement calculated for addition of retail gross square footage generated by terrace.		
6- Option 1: South building building program has market, theater and <span style="background-color: yellow;">    </span> in LOT 1 and North building has retail and office program in LOT 2.		
7- Option 2: South building building program has market, theater and <span style="background-color: yellow;">    </span> in LOT 1 and North building has retail and residential program in LOT 2.		
8- The event space may be changed to become retail space in the future, which would reduce the parking requirement for such space.		
9- The event space may be changed to become retail space in the future, which would create a retail use of greater than 30,000 GSF. Therefore, the loading requirement in excess of 30,000 GSF of retail use has been used.		
10- Maximum use components have been utilized to calculate parking and loading requirements.		
11- Parking for the event space is included in the grandfathered parking credit zoning with the building. We have rounded up to be conservative.		
12- Number of parking spaces required for any additional residents of units allowed per Z-C Code Title 14-11 will exceed the total number of required parking spaces of a 73 units. These units will be approximately 180 with the P+U units excluded.		

# APPENDIX

## ZONING TABULATIONS – SOUTH BUILDING OFFICE

### ZONING TABULATIONS OPTION B SOUTH BUILDING OFFICE

#### ZONING SUMMARY: C-3-C1 PUD

TOTAL SITE AREA: 95,830 SF

THEORETICAL LOTS: LOT 1 AREA: 43,742 SF; LOT 2 AREA: 42,079 SF

ZONING REGULATION		REQUIRED	ALLOWED	PROVIDED	
Maximum Building Height(1)			120'	120'	
Maximum FAR(2)		8 total		<b>MIN</b>	<b>MAX</b>
South Building		LOT 1	8	6.70 (489,425 SF)	6.30 (541,425 SF)
Retail				2.36 (204,425 SF)	2.82 (218,425 SF)
Theater					0.73 (63,425)
Office				0.44 (38,000 SF)	0.49 (42,000 SF)
North Building - Option 1 (B)		LOT 2	8	1.21 (104,000 SF)	1.30 (112,000 SF)
Retail				3.30 (280,000 SF)	3.78 (325,000 SF)
Theater				0.29 (25,000 SF)	0.40 (35,000 SF)
Office				3.09 (265,000 SF)	3.38 (290,000 SF)
North Building - Option 2 (F)		LOT 2	8	3.32 (285,000 SF)	3.78 (325,000 SF)
Retail				0.29 (25,000 SF)	0.40 (35,000 SF)
Residential				3.03 (260,000 SF)	3.38 (290,000 SF)
Number of Buildings (3)			2		2
Green Area Ratio (GAR)			0.2		0.2
Maximum Lot Occupancy				84% Total Occupancy	
South Building		LOT 1	commercial @ ground: 100%	93% For Theoretical Lot	
North Building - Option 1/2 (B,F)		LOT 2	commercial @ ground: 100%	77% For Theoretical Lot	
Rear Yard Minimum:		all uses: 2-10' (12' min)		50' (using half of street R.O.W.)	
Side Yard Minimum:		not required		not provided	
Court-Open: Min. Width		commercial: 3' (12' min)		See diagram sheet Z3 and Z4	
		residential: 4' (15' min)		See diagram sheet Z3 and Z4	
Court-Closed: Area		(width same as open)		See diagram sheet Z3 and Z4	
		commercial: 250 sq ft min., or 2 x width squared			
		residential: 300 sq ft min., or 2 x width squared		See diagram sheet Z3 and Z4	
Inventory Zoning		8% of residential FAR		8% of residential FAR	
Roof Structures (4)					
Gross Floor Area		0.37		0.37	
Number: 1 per core per Mag.		2		2 (see Z3 and Z4)	
Maximum Height:		10'-0"		Varies (see Z3 and Z4)	
setbacks:		Equal to Height of Roof Structure		varies (see Z3 and Z4)	

	Required/Used	Provided	
<b>Off-Street Parking (5) (10)</b>			
<b>South Building - Stages 1 and 2 PUD</b>			
Retail - @ 1,750 GSF above 3,000 GSF (11)	62,423 GSF	10	
Theater - 1 space for 10 seats	1,200 seats	125	
<b>Office - @ 10,000 GSF above 2,000 GSF</b>	112,000 GSF	<b>83</b>	
Total parking required for South Building		198	
<b>North Building - Stage 1 PUD</b>			
Retail	35,000 GSF	47	
Office - if Option 1(B)	280,000 GSF	161	
Residential - if Option 2 (F)	280,000 GSF	92	
Total parking required for North Building		156 to 298	
Total parking required for Project		357 to 496	
<b>Off-Street Loading (10)</b>			
<b>South Building - Stages 1 and 2 PUD</b>			
Retail (R)	62,423 GSF	1 berth @ 50'; 1 berth @ 30'; 1 berth @ 20'; 1 platform @ 150 SF; 1 platform @ 200 SF	1-30' berth 1 platform @ 100sf
Event space (1/10 seats)		hangar space = 30,000 GSF	
Theater - 1 space for 10 seats	1,200 seats	1 berth @ 30'; 1 berth @ 20'; 1 platform @ 100 SF	
<b>Office</b>	112,000 GSF	<b>2 berths @ 30'; 1 berth @ 20'; 2 platforms @ 150 SF</b>	1-30' berth 1 platform @ 100sf
<b>North Building - Stage 1 PUD</b>			
Retail	35,000 GSF	no additional loading required	
Office - if Option 1 (B)	280,000 GSF	1 additional berth @ 30'; 1 additional platform @ 100 SF	
Residential - if Option 2 (F)	280,000 GSF	1 berth @ 30'; 1 space @ 20'; 1 platform @ 200 SF	TED in North Building Phase 2 Application
<b>Bicycle Parking</b>			
South Building		5 percent of 25 = 1 per zoning for retail 5 percent of 125 = 7 per zoning for theater 5 percent of 83 = 3 per zoning for office	approx 54 spaces
North Building		5 percent of 47 = 3 per zoning for retail Option 1: 5 percent of 161 is legal zoning for theater Option 2: 10 residential units = 109-116 per DC code regs. 115-119 spaces	

Includes variances/special exceptions from zoning regulations. Indicates changing setback between Z1 and Z2 sheets.

Notes:

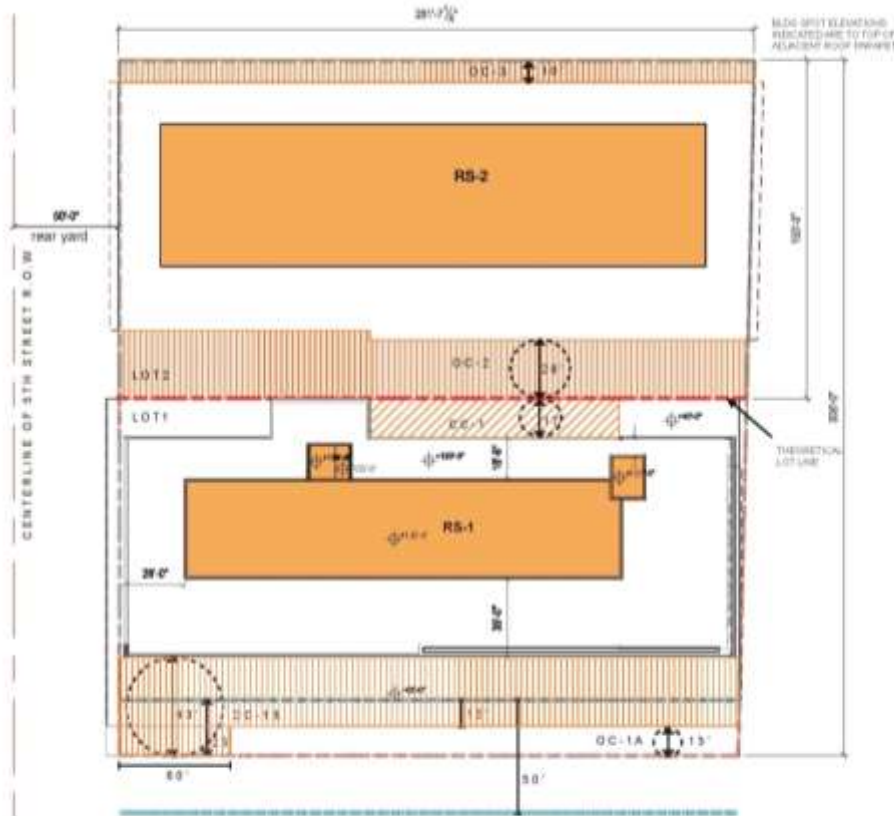
- The Maximum building height is based on the north of 5th street ( 102' R.O.W.) for 100' allowable measured from the finished grade at the middle of the front of the buildings, at the top of the sidewalk of the interior plaza as shown on page A3.
- The FAR is calculated based on record lot area. The FAR for each theoretical lot is complied with DCMR Title 11 chapter 2811.
- In accordance with DCMR Title 11 chapter 2817 there are two buildings on two theoretical lots.
- Flexibility is being requested for two different roof structure heights.
- The existing south building has a parking credit for existing footprint. Additional parking requirement calculated for addition of retail gross square footage generated by tenets.
- Option 1: South building building program has market, theater and office in LOT 1 and North Building has retail and office program in LOT 2.
- Option 2: South building building program has market, theater and office in LOT 1 and North Building has retail and residential program in LOT 2.
- The event space may be changed to become retail space in the future, which would reduce the parking requirement for such space.
- The event space may be changed to become retail space in the future, which would reduce a retail use of greater than 30,000 GSF. Therefore, the loading requirement in excess of 30,000 GSF of retail use has been used.
- Maximum use components have been utilized to calculate parking and loading requirements.

11: Planning for the event space is included in the pre-determined parking credit loading with the building. We have numbered up to the maximum.

# ZONING PLAN

## OPTION 1: NORTH BUILDING OFFICE

### OPTION 1: NORTH BUILDING OFFICE OPTION



ROOF STRUCTURE PLAN |  
REAR YARD PLAN | OPEN COURTS PLAN

#### SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Roof/Structure	Height	Required Setback	Proposed Setback
RS-1	10'-0" 16'-0"	10'-0" 16'-0"	10'-0" 30'-0"
RS-2	16'-0"	16'-0"	16'-0"

#### SCHEDULE OF COURTS

OPEN COURT	COMMERCIAL		RESIDENTIAL	
	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ Theater	17'	---	---	13'
OC-1B @ office/Yes	12'-0"	17'	17'	43'
OC-2	30'	---	---	28'
OC-3	30'	---	---	10'

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1 (office)	55.5'	17'	2245	1800
CC-1 (park)	40'	17'	3200	1800

--- 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.

#### LEGEND

--- PROPERTY LINE

--- THEORETICAL LOT LINE

--- ROOF STRUCTURES

--- CLOSED COURT

--- OPEN COURT

--- OPEN/ CLOSED COURT WIDTH

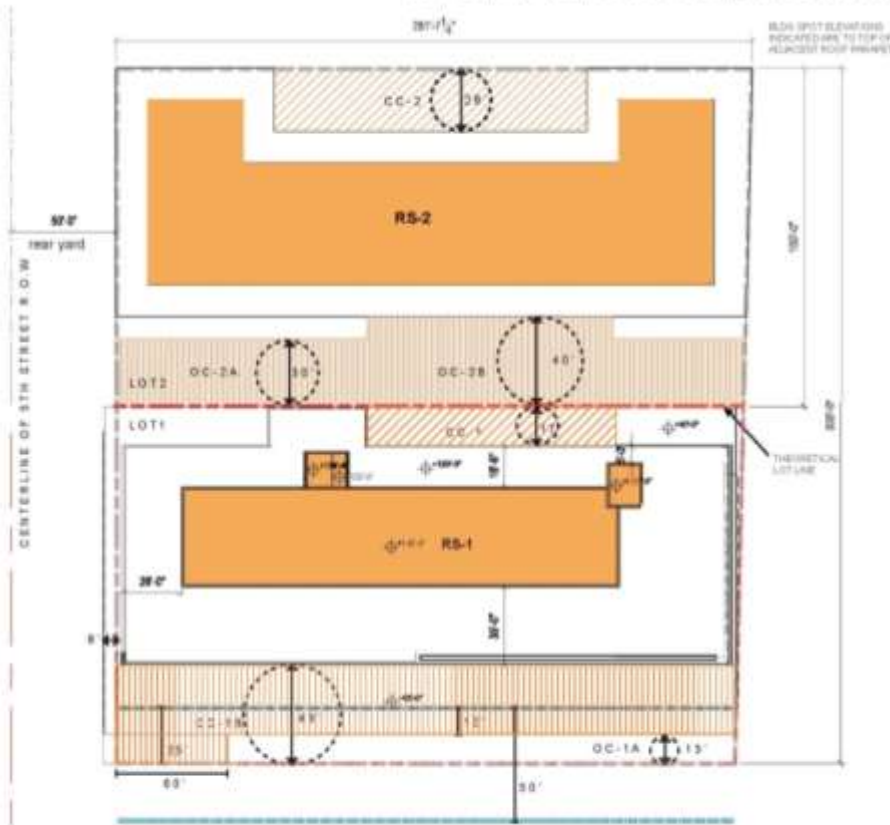
--- PRIVATE EASEMENT (MATCHES NEIL PLANS N.O.W.)

PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY OCSA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF OCSA DURING SUCH PROCESS.

# APPENDIX

## OPTION 2: NORTH BUILDING RESIDENTIAL

### OPTION 2: NORTH BUILDING RESIDENTIAL OPTION



ROOF STRUCTURE PLAN /  
REAR YARD PLAN / OPEN COURTS PLAN

#### SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Roof Structure	Height	Required Setback	Proposed Setback
RS-1	10'-0" 18'-0"	10'-0" 18'-0"	10'-0" - 30'-0"
RS-2	14'-0" 18'-0"	14'-0" 18'-0"	14'-0" 18'-0"

#### SCHEDULE OF COURTS

OPEN COURT	COMMERCIAL		RESIDENTIAL	PROVIDED WIDTH
	REQUIRED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH	
OC-1A @ Retail	17'	—	13'	
OC-1B @ office	12.5'	17'	43'	
OC-2A @ retail	—	40'	30'	
OC-2B @ top floor	—	40'	40'	

CLOSED COURT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED AREA	PROVIDED AREA
CC-1 (y/Res)	33.5'	17'	2345	1830
CC-1 (Res)	40'	17'	3200	1830
CC-2 (Res)	33.5'	28'	2621	3880

Indicates variance/special exception from zoning regulations

#### NOTES:

- DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN.
- SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

#### LEGEND

- PROPERTY LINE
- THEORETICAL LOT LINE
- ROOF STRUCTURES
- CLOSED COURT
- OPEN COURT
- OPEN / CLOSED COURT WIDTH
- PRIVATE EASEMENT (MATCHED 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.

# APPENDIX

## SMALL AREA PLAN



### UNION MARKET GREEN SPACE

- 1. UNION MARKET PARK 1 ACRE
- 2. CHOI / N STREET PARK 2 ACRES

**TOTAL 3 ACRES**

### ADJACENT

- A. BRENTWOOD PARK 4.5 ACRES
- B. FUTURE KIPP FIELDS 2 ACRES

### UNION MARKET PARK

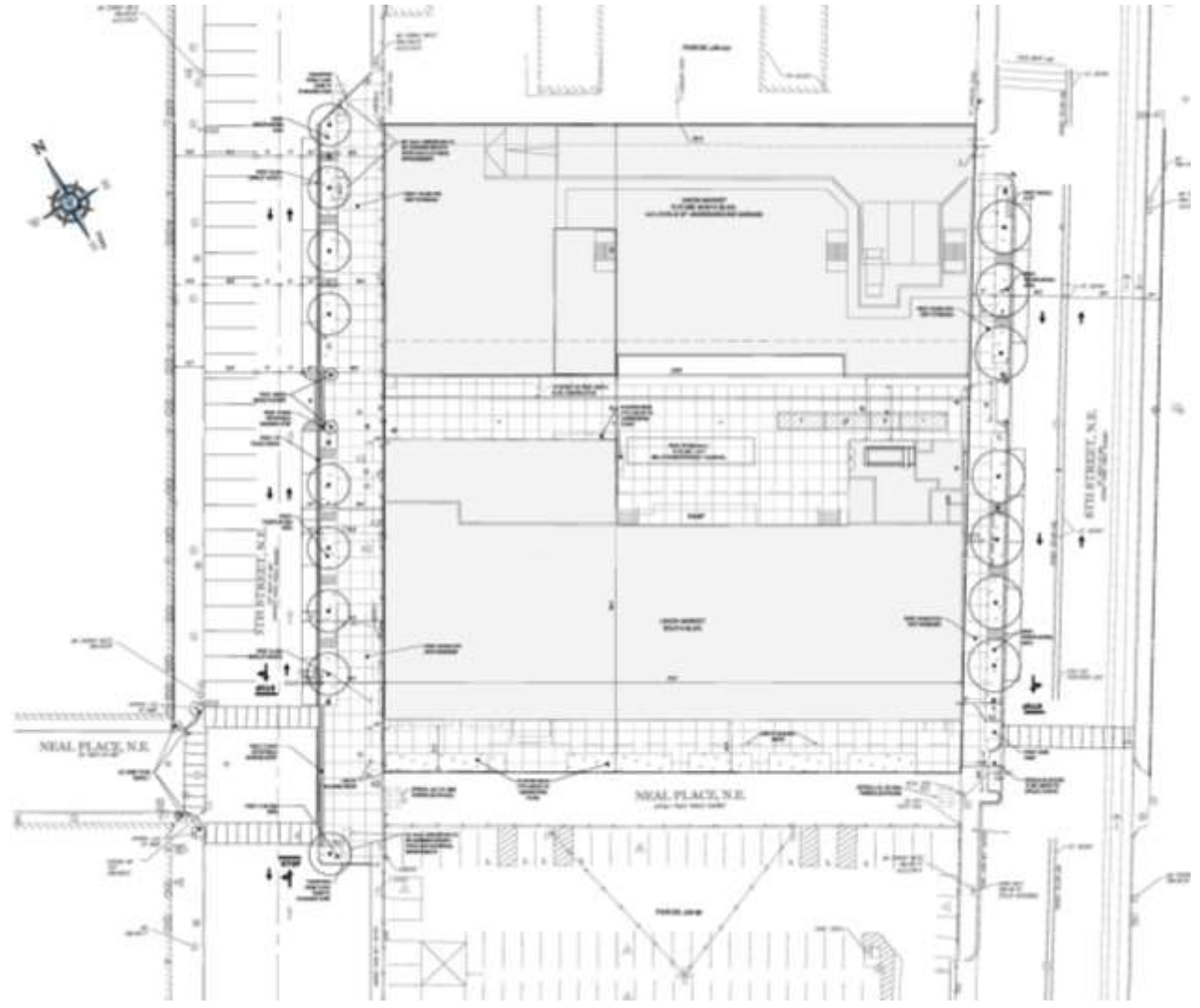


### CHOI / N STREET PARK



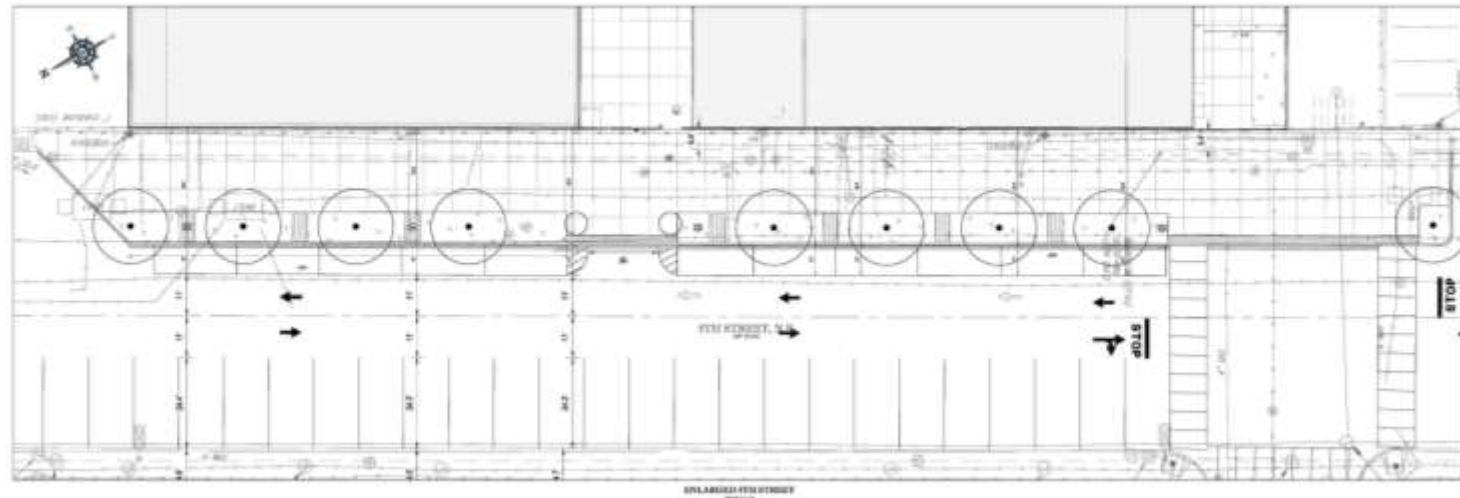
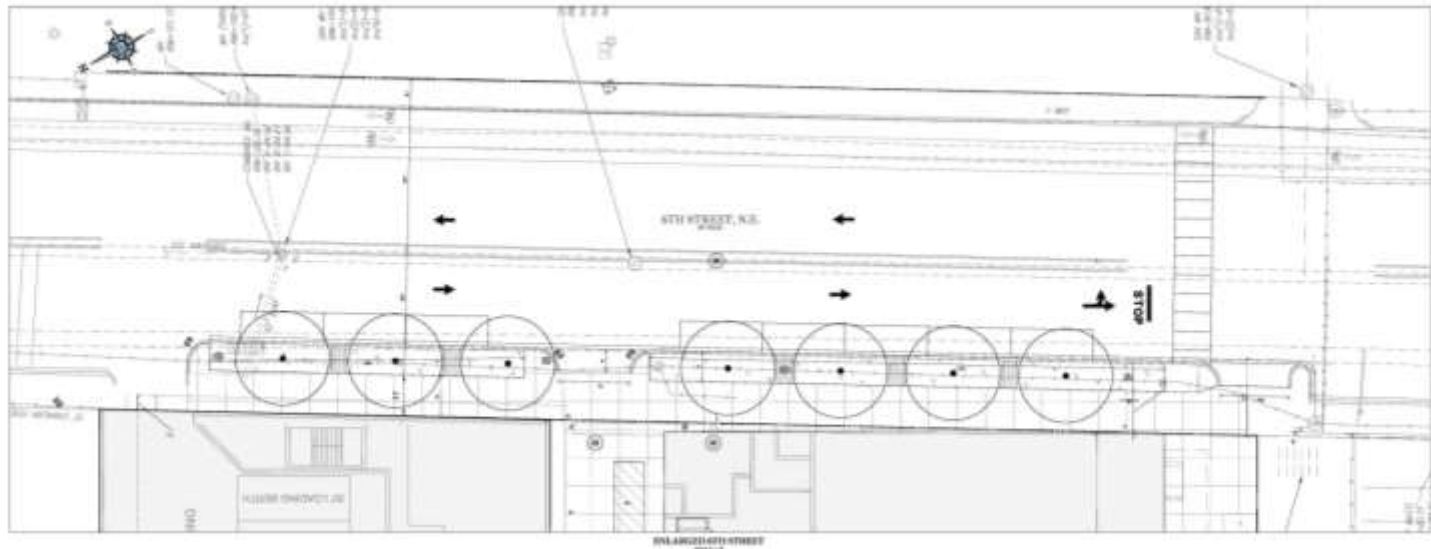
# APPENDIX

## STREETSCAPE



# APPENDIX

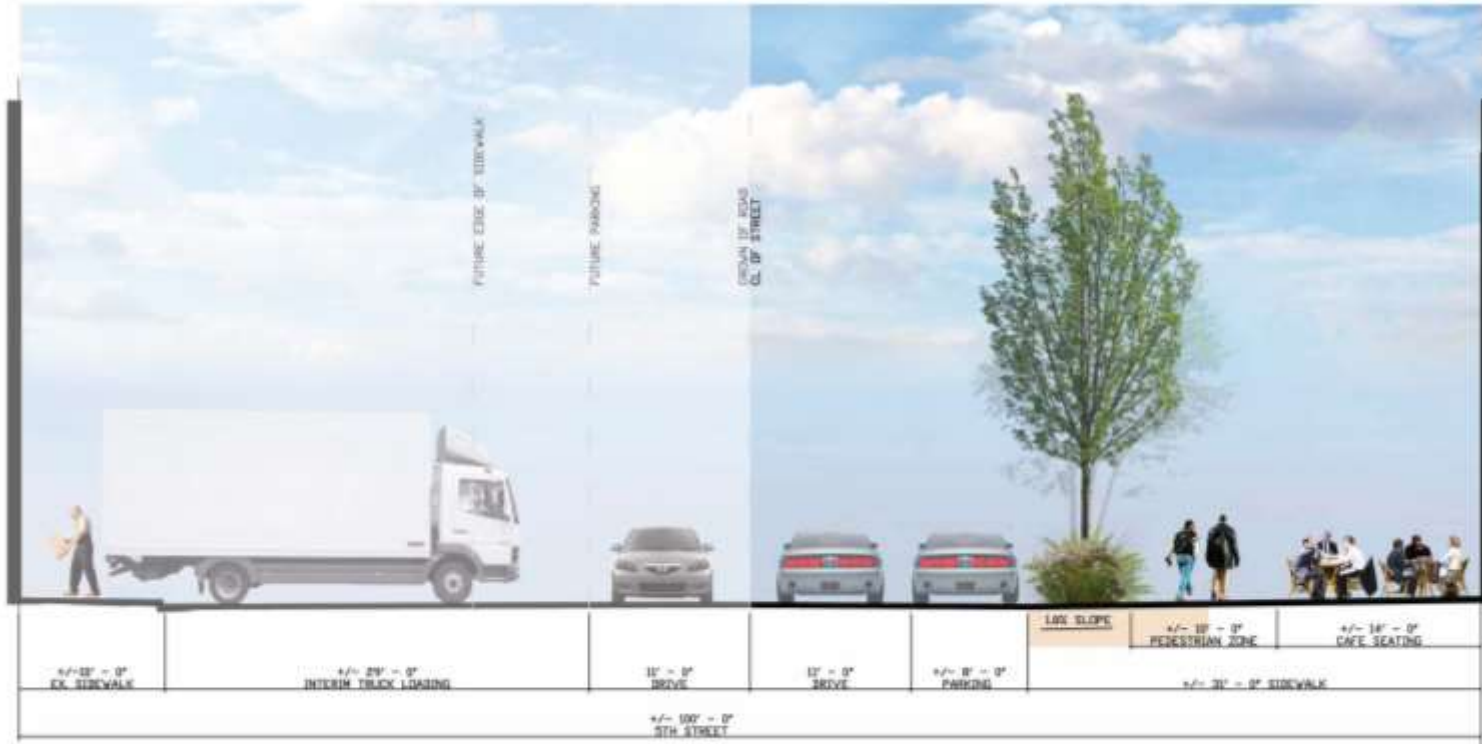
## STREETSCAPE - ENLARGED





# APPENDIX

## INTERIM CONDITION 5<sup>TH</sup> STREET

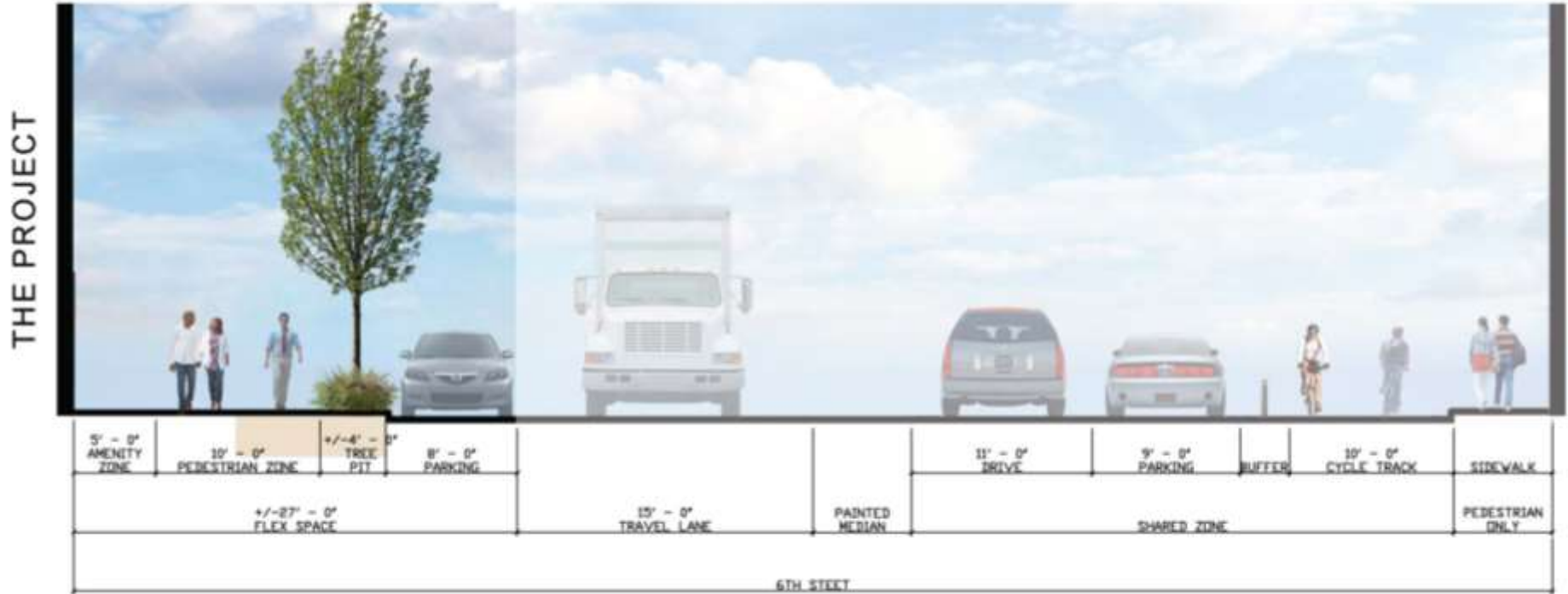


5TH STREET INTERIM

THE PROJECT

# APPENDIX

## INTERIM CONDITION 6<sup>TH</sup> STREET



6TH STREET INTERIM

# APPENDIX

## STREETSCAPE PRECEDENTS



VANCOUVER, BC



AMSTERDAM, NETHERLANDS



AMSTERDAM, NETHERLANDS

# APPENDIX

## DEAF SPACE PRINCIPLES

The streetscape around Union Market has been designed with particular deaf space principles in mind. These include the following:

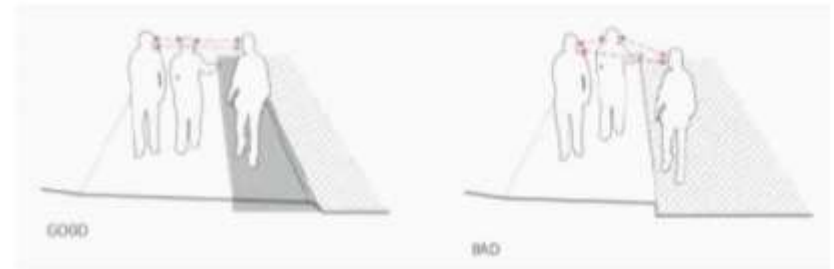
1. **Wide sidewalks.** The clear pedestrian path will be wider than the DOD minimum of 10'-0" to allow groups to walk abreast. This will permit individuals to have enough space to sign to one another, which requires more space than spoken communication.



2. **Clear pedestrian path.** The current sidewalks in the market area are not only narrow, but are partially obstructed by objects such as utility poles, regulatory signage and fire hydrants. By widening the streetscape and moving these items closer to the roadway, we will provide a clear pedestrian path for all users. This will allow groups having a signed conversation to move through space without interrupting themselves to navigate around obstructions.



3. **Curbless streets.** When navigating changes in elevation, people who are signing to one another need to break their conversation to check for obstacles. The lack of a curb allows signers to cross from street to sidewalk without having to look away and interrupt a conversation.



4. **Even lighting.** The existing lighting at Union Market is uneven and produces areas of glare. The proposed streetscape design includes regular pedestrian lighting that will provide an even lighting effect after dark. This is important for visual communication.



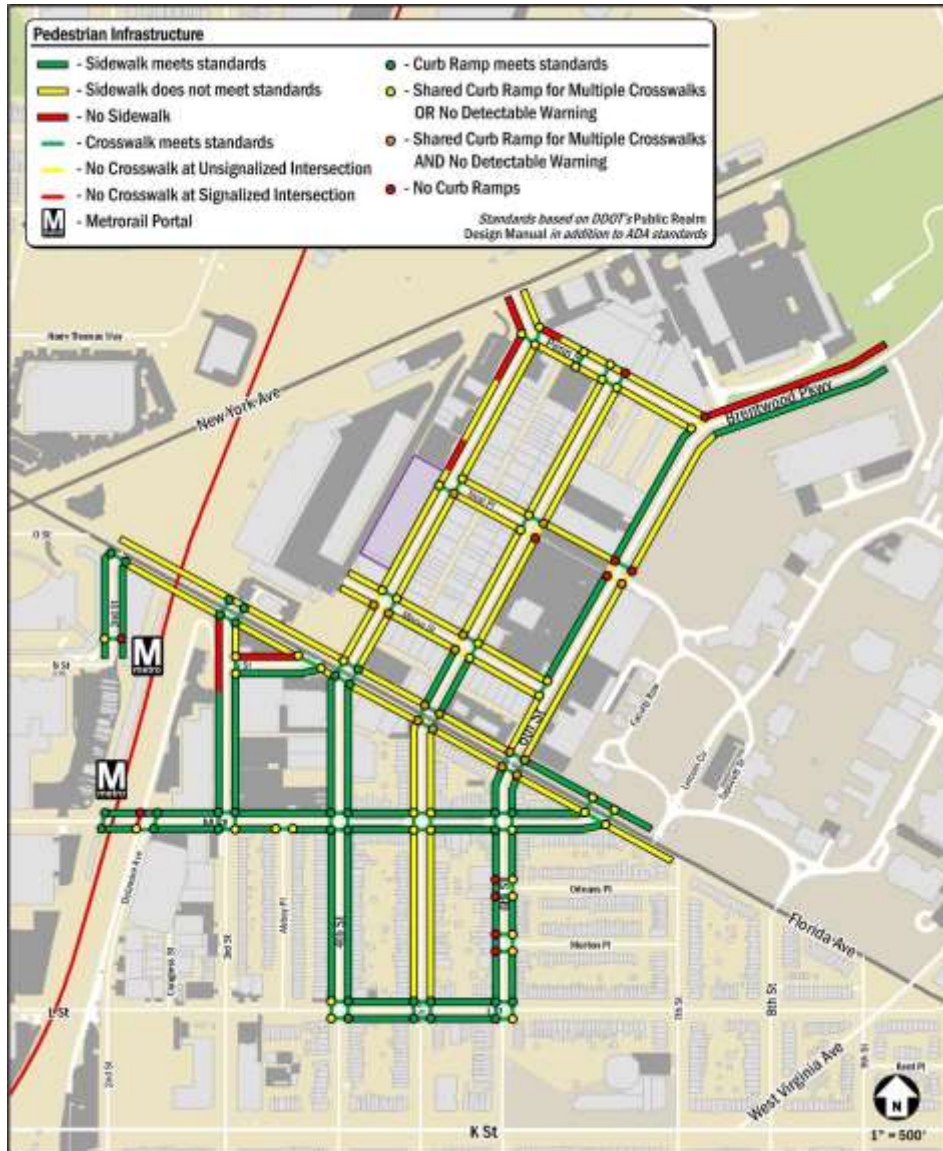
# APPENDIX

## 6TH STREET CURB CUT



# APPENDIX

## PEDESTRIAN ACCESS



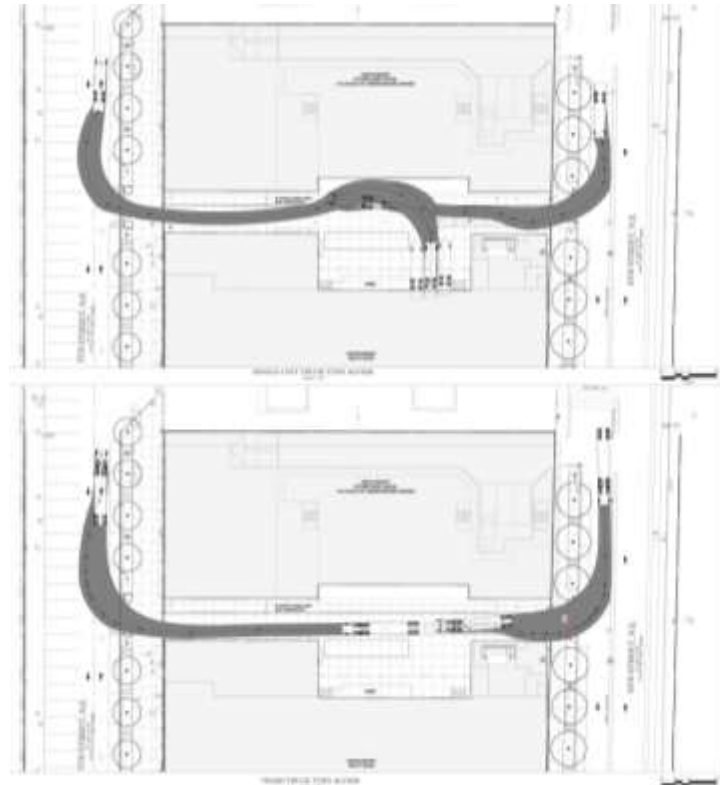
# APPENDIX

## TRUCK TURN ANALYSIS - PLAZA



30' Truck

Trash Truck

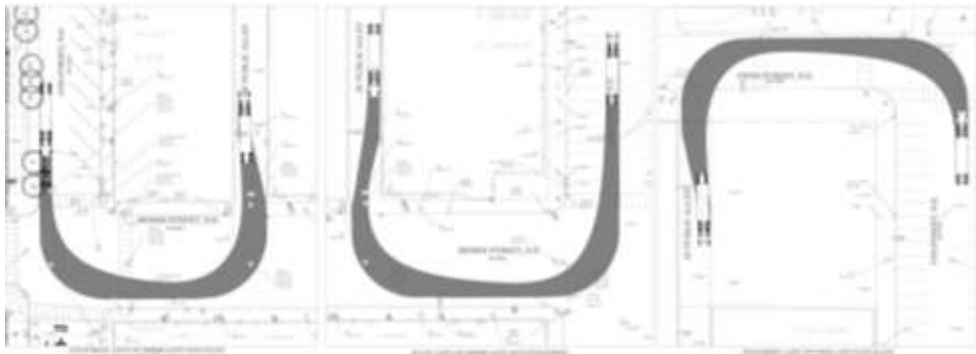


40' Truck

50' Truck

# APPENDIX

## TRUCK TURN ANALYSIS – ALLEY BETWEEN 4<sup>TH</sup> AND 5<sup>TH</sup> STREETS



50' Truck

50' Truck





# APPENDIX

## PARKING DEMAND ASSUMPTIONS AND RESULTS OF SHARED PARKING ANALYSIS

Land Use	Suburban Demand (Based on ITE <i>Parking Demand</i> , 4th Ed)	Assumed Demand (25% of suburban demand)
Existing Union Market	6.31 spaces per 1,000 SF <ul style="list-style-type: none"> <li>75% shopping center, 2.94 spaces per 1,000 SF, land use code 820</li> <li>25% restaurant, 16.41 spaces per 1,000 SF, land use code 931</li> </ul>	1.57 spaces per 1,000 SF
Movie Theater	0.26 spaces per seat, land use code 444	0.065 spaces per seat
Office	2.84 spaces per 1,000 SF, land use code 701	0.71 spaces per 1,000 SF
North Building Retail	9.68 spaces per 1,000 SF <ul style="list-style-type: none"> <li>50% shopping center, 2.94 spaces per 1,000 SF, land use code 820</li> <li>50% restaurant, 16.41 spaces per 1,000 SF, land use code 931</li> </ul>	2.42 spaces per 1,000 SF

Phase	Shared Parking Demand	Parking Supply
Existing	98 spaces (6-8pm on Saturday night)	225 spaces (GU surface lot)
South Building Opens	180 spaces (8pm on Saturday night)	206 spaces (Temp. surface lot on North Building site, Penn Street surface lot, 4 <sup>th</sup> Street surface lot)
North Building Opens	441 spaces (2pm on a weekday)	475 spaces (Max. proposed for North Building garage)