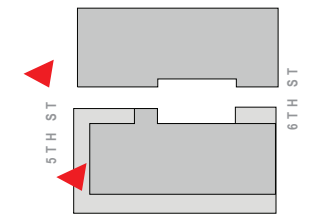




PLAZA PERSPECTIVE B



URBAN PORCH PERSPECTIVE



1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3
(REVISED 2015 JANUARY 30)

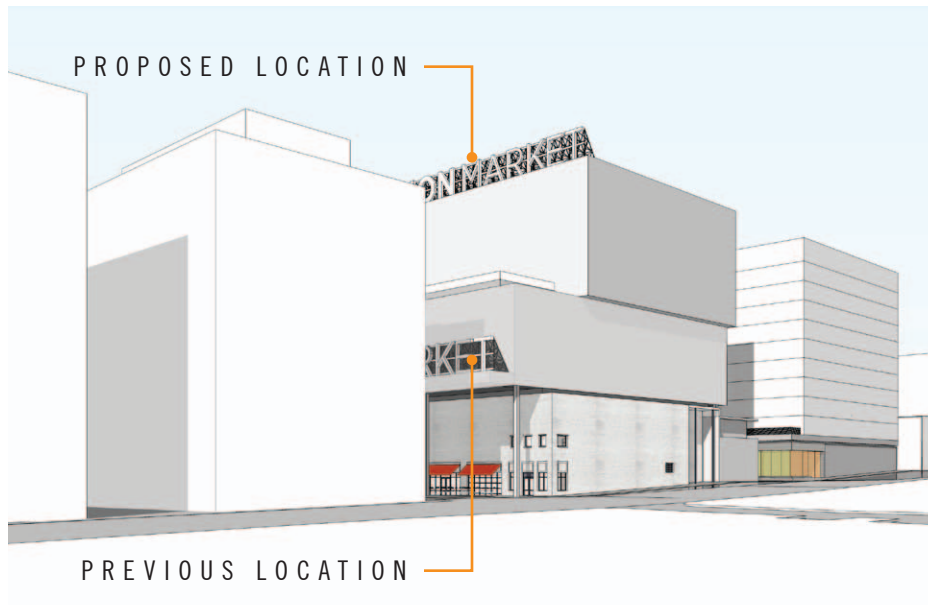
PERSPECTIVES A 24

THIS PAGE ILLUSTRATES THE HISTORICAL SIGNIFICANCE OF THE ORIGINAL "UNION MARKET" DISTRICT IDENTIFIER LOCATION, AS IS INDICATED IN IMAGE 1.1, SITTING ON TOP OF AN EXISTING BUILDING ON THE SITE, AND HOW THE PROPOSED DISTRICT IDENTIFIER LOCATION GIVES THE UNION MARKET DISTRICT AN IDENTITY.

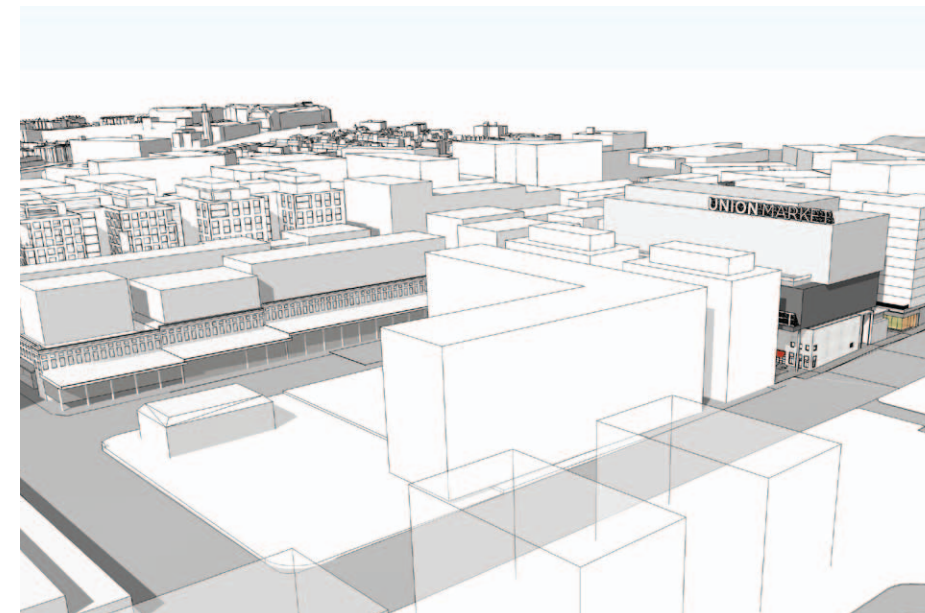
NOTE: 2 OPTIONS FOR THE BUILDING IDENTIFIER ARE SHOWN FOR THE SAKE OF COMPARISON.



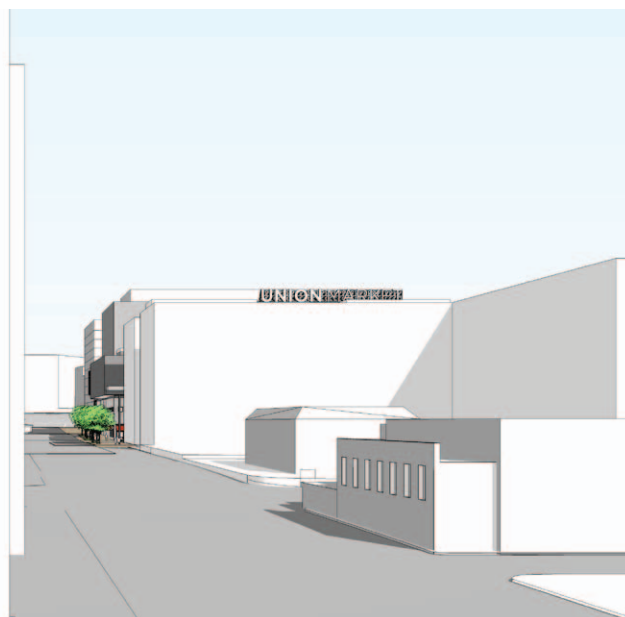
ORIGINAL UNION MARKET TERMINAL SIGNAGE (IMAGE 1.1)



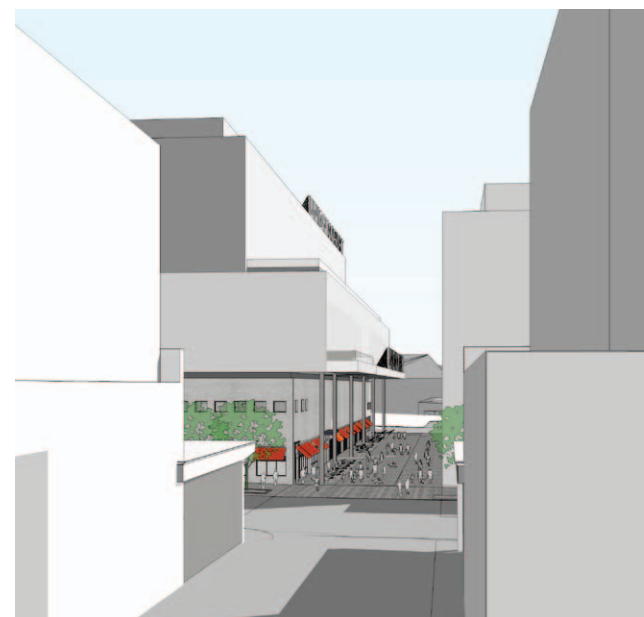
VIEW FROM 6TH STREET



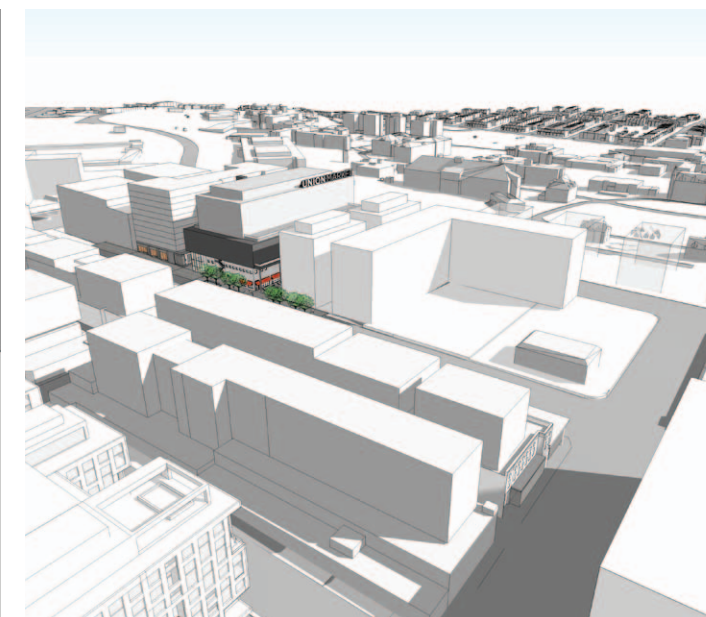
AERIAL VIEW



VIEW FROM FLORIDA AVENUE



VIEW FROM NEAL PLACE



AERIAL VIEW

RETAIL BASE

MATERIAL DESCRIPTION

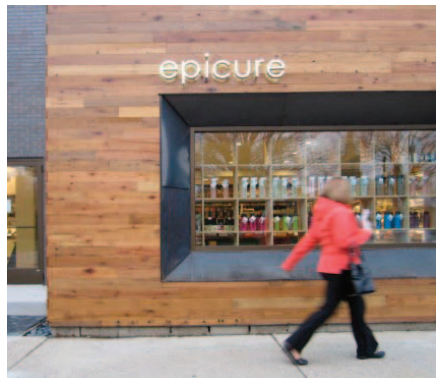
THE PREDOMINANT MATERIAL OF THE EXISTING RETAIL BASE IS A WHITE MASONRY FACADE .

EXISTING BRICK: CLEANED, RESTORED, REPAINTED

M1



STOREFRONT: M6 NORTH PARCEL



CANOPIES: NORTH PARCEL



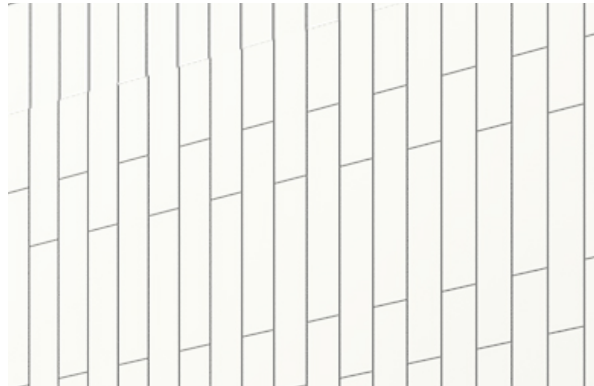
THEATER

MATERIAL DESCRIPTION

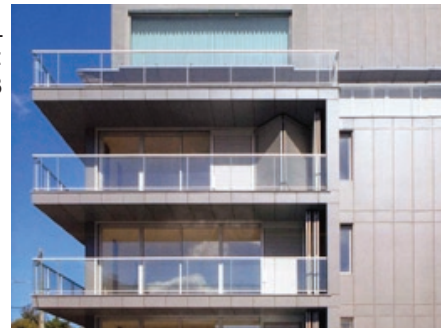
THEATER TO BE PREDOMINATELY LARGE FORMAT METAL PANEL WITH GLASS BALCONY AND GLASS TERRACE RAILING

LARGE FORMAT METAL PANEL: M2

(SEE PAGE A17: BLEND OF TEXTURES)



GLASS/ METAL RAILING: M3

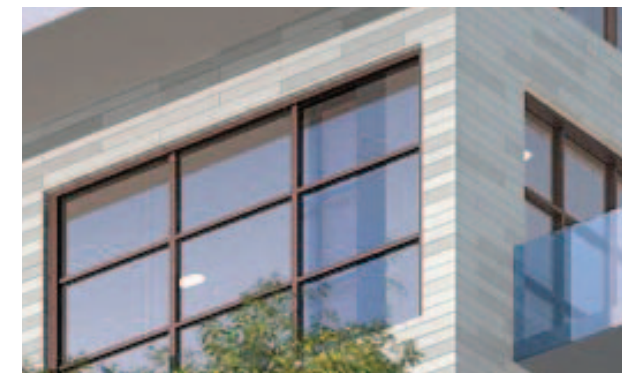


OFFICE OR RESIDENTIAL

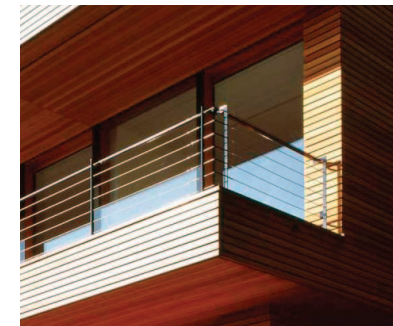
MATERIAL DESCRIPTION

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

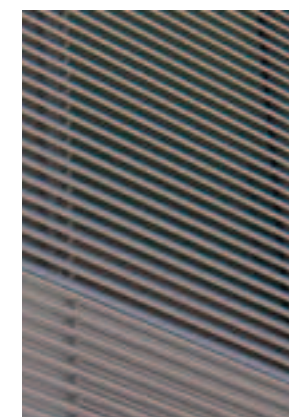
ARCHITECTURAL TILE RAINSCREEN: M4



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



PENTHOUSE LOUVERS M10



ZONING TABULATIONS OPTION A SOUTH BUILDING RESIDENTIAL

ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 85,820 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	6.30 (541,423 SF)
South Building LOT 1	8	2.52 (216,423 SF)
Retail		0.73 (62,423)
Theater		0.49 (42,000 SF)
Residential		1.30 (112,000 SF)
North Building :Option 1 (6) LOT 2	8	3.78 (325,000 SF)
Retail		0.40 (35,000 SF)
Office		3.38 (290,000 SF)
North Building :Option 2 (7) LOT2	8	3.78 (325,000 SF)
Retail		0.40 (35,000 SF)
Residential		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%	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: 2-1/2"/ft (12' min)	
	27'	50' (using half of street R.O.W.)
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width		
	commercial: 3"/ft (12' min)	See diagram sheet Z3 and Z4
	residential: 4"/ft (15' min)	See diagram sheet Z3 and Z4
Court-Closed: Area		
(width same as open)	commercial: 250 sf min., or 2 x width squared	See diagram sheet Z3 and Z4
	residential: 350 sf min., or 2 x width squared	See diagram sheet Z3 and Z4
Inclusionary Zoning		
	8% of residential FAR (8,860 SF)	8% of residential FAR (8,860 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:	18'-6"	varies (see Z3 and Z4)
Setbacks:	Equal to Height of Roof Structure	varies (see Z3 and Z4)

	Required/Allowed	Provided
Off- Street Parking (5) (10)		
South Building - Stages 1 and 2 PUD		
Retail - @ 1/750 GSF above 3,000 GSF (11)	62,423 GSF	10
Theater - 1 space for 10 seats	1,250 seats	125
Residential -	112,000 GSF	36
Total parking required for South Building		171
North Building - Stage 1 PUD		
Retail	35,000 GSF	47
Office - If Option 1(6)	290,000 GSF	161
Residential- If Option 2 (7)	290,000 GSF	92
Total parking required for North Building		139 to 208
Total parking required for Project		337 to 406

Off-Street Loading (10)		
South Building - Stages 1 and 2 PUD		
Retail (9)	62,423 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 @ 55'; 1 space @ 20'; 1 platform @ 200 SF
North Building - Stage 1 PUD		
Retail	35,000 GSF	No additional loading required.
Office - If Option 1 (6)	290,000 GSF	1 additional berth @ 30'; 1 additional platform @ 100 SF
Residential - If Option 2 (7)	290,000 GSF	1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 SF

Bicycle Parking	Short Term spaces "required"	Short term spaces provided	Long Term spaces "required"	Long Term provided
South Building	Retail 1/3,500 sf = 2 spaces Theater 1/10,000 sf = 4 spaces 1/20 resi units = 5-6 spaces total = 11-12 spaces	approx 54 spaces	5 percent of 10 = 1 for retail 5 percent of 125 = 7 for theater 1/3 residential units = 39 - 42 total = 47-50 spaces	8 in North Building 39-42 spaces 47-50 spaces
North Building	Short Term spaces "required" Retail 1/3,500 sf = 10 spaces Office 1/40,000 sf = 7 spaces or res 1/20 res units = 16-17 spaces total = 17-27 spaces	Short term spaces provided 17-27 spaces in public space to be approved during Phase 2 and public space permitting process.	Long Term spaces "required" 5 percent of 47 = 3 for retail 5 percent of 1616 = 8 spaces office 1/3 res units = 108-116 for res total = 119-127 spaces	Long Term provided 111-119 spaces in North Bldg.

RESIDENTIAL UNITS (South Building)
The building will provide a combination of unit types that will be designed for the specific market and location. Units will range in types from studios to 3 bedrooms. The final unit count will be between 100 and 115 units. The final count and design of the units will be finalized at building permit to ensure delivery so as to provide market viability.

Indicates variance/special exception from zoning regulations Indicates changing variable between Z1 and Z2 sheets.

Notes:

- The Maximum building height is based on the width of 5th 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.
- The FAR is calculated based on record lot area. The FAR for each theoretical lot is compliant with DCMR Title 11 chapter 2517.
- In accordance with DCMR Title 11 chapter 2517 there are two buildings on two theoretical lots.
- Flexibility is being requested for non-uniform roof structure heights.
- The existing south building has a parking credit for existing footprint of 55,494 sf. Additional parking requirement calculated for addition of retail. Parking for the event space is included in the grandfathered parking credit running with the building. We have rounded up to be conservative.
- Option 1 : South building building program has market, theater and res in LOT 1 and North Building has retail and office program in LOT 2.
- Option 2 : South building building program has market, theater and res in LOT 1 and North Building has retail and residential program in LOT 2.
- The loading requirement for retail in excess of 30,000 GSF of retail use has been used to include all existing and proposed retail use, including the existing Market and event space.

ZONING TABULATIONS OPTION B SOUTH BUILDING OFFICE

ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 85,820 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	6.30 (541,423 SF)
South Building LOT 1	8	2.52 (216,423 SF)
Retail		0.73 (62,423)
Theater		0.49 (42,000 SF)
Office		1.30 (112,000 SF)
North Building :Option 1 (6) LOT 2	8	3.78 (325,000 SF)
Retail		0.40 (35,000 SF)
Office		3.38 (290,000 SF)
North Building :Option 2 (7) LOT2	8	3.78 (325,000 SF)
Retail		0.40 (35,000 SF)
Residential		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%	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: 2-1/2"/ft (12' min)	
	27'	50' (using half of street R.O.W.)
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width		
	commercial: 3"/ft (12' min)	See diagram sheet Z3 and Z4
	residential: 4"/ft (15' min)	See diagram sheet Z3 and Z4
Court-Closed: Area		
(width same as open)	commercial: 250 sf min., or 2 x width squared	See diagram sheet Z3 and Z4
	residential: 350 sf min., or 2 x width squared	See diagram sheet Z3 and Z4

Roof Structures (4)	REQUIRED/ ALLOWED	PROVIDED
Gross Floor Area	0.37	0.37
Number: 1 per core per bldg.	2	2 (see Z3 and Z4)
Maximum Height:	18'-6"	varies (see Z3 and Z4)
Setbacks:	Equal to Height of Roof Structure	varies (see Z3 and Z4)

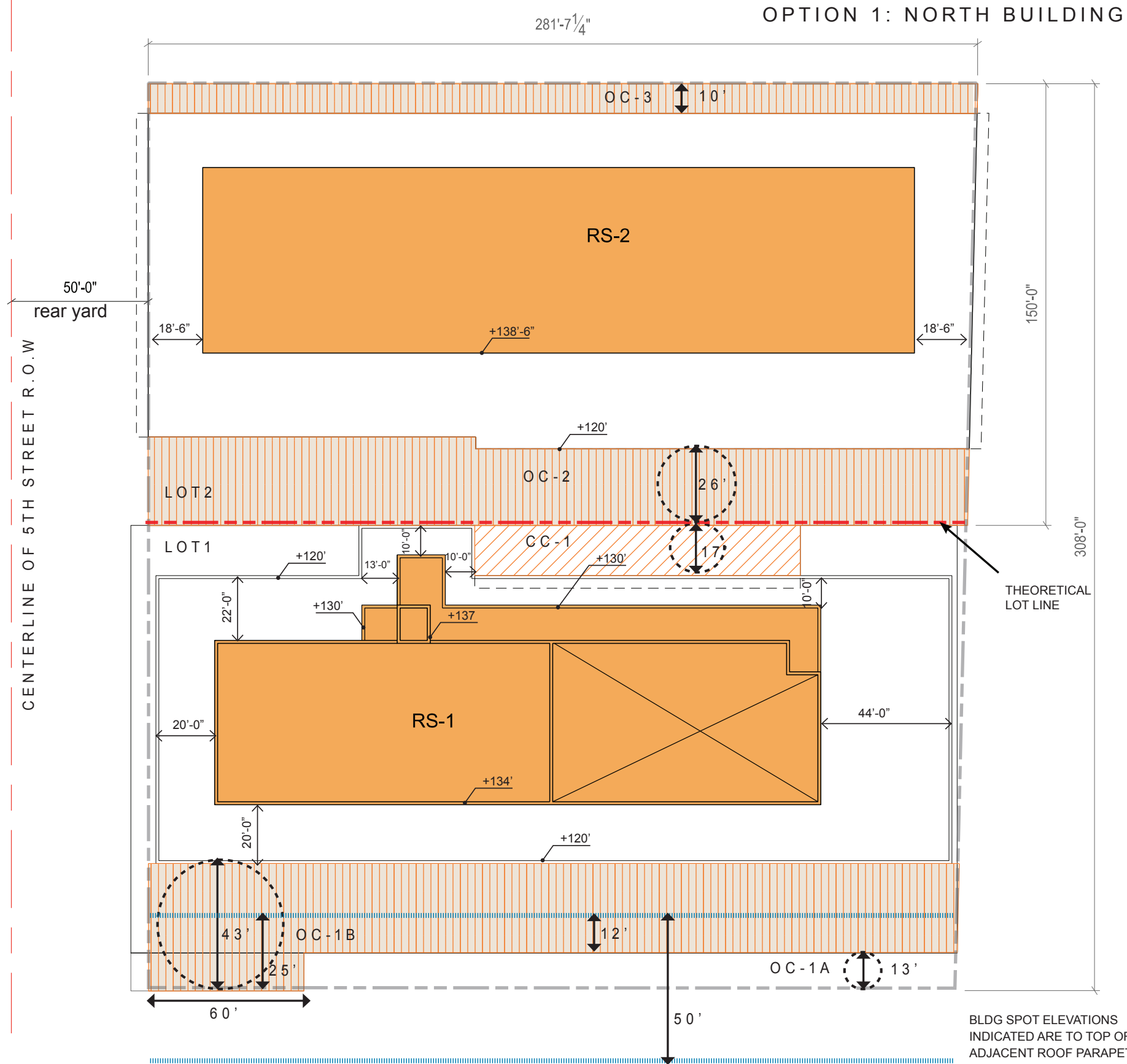
	Required/Allowed	Provided
<u>South Building - Stages 1 and 2 PUD</u>		
Retail - @ 1/750 GSF above 3,000 GSF (11)	62,423 GSF	10
Theater - 1 space for 10 seats	1,250 seats	125
Office - @ 1/1800 GSF above 2,000 GSF	112,000 GSF	63
Total parking required for South Building		198
<u>North Building - Stage 1 PUD</u>		
Retail	35,000 GSF	47
Office - If Option 1(6)	290,000 GSF	161
Residential- If Option 2 (7)	290,000 GSF	92
Total parking required for North Building		139 to 208
Total parking required for Project		337 to 406
<u>Off-Street Loading (10)</u>		
<u>South Building - Stages 1 and 2 PUD</u>		
Retail (9)	62,423 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
Office	112,000 GSF	2 berths @ 30'; 1 berth @ 20'; 2 platforms @ 100 SF
<u>North Building - Stage 1 PUD</u>		
Retail	35,000 GSF	No additional loading required.
Office - If Option 1 (6)	290,000 GSF	1 additional berth @ 30'; 1 additional platform @ 100 SF
Residential - If Option 2 (7)	290,000 GSF	1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 SF
<u>Bicycle Parking</u>	Short Term spaces "required"	Short term spaces provided
<u>South Building</u>	Retail 1/3,500 sf = 2 spaces Theater 1/10,000 sf = 4 spaces Office 1/40,000 sf = 3 spaces total = 11-12 spaces	5 percent of 10 = 1 for retail 5 percent of 125 = 7 for theater 5 percent of 63 = 3 for office total = 11 spaces
<u>North Building</u>	Retail 1/3,500 sf = 10 spaces Office 1/40,000 sf = 7 spaces or res 1/20 res units = 16-17 spaces total = 17-27 spaces	5 percent of 47 = 3 for retail 5 percent of 1616 = 8 spaces office 1/3 res units = 108-116 for res total = 119-127 spaces
		17-27 spaces in public space to be approved during Phase 2 and public space permitting process.

Indicates variance/special exception from zoning regulations Indicates changing variable between Z1 and Z2 sheets.

Notes:

- The Maximum building height is based on the width of 5th 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.
- The FAR is calculated based on record lot area. The FAR for each theoretical lot is compliant with DCMR Title 11 chapter 2517.
- In accordance with DCMR Title 11 chapter 2517 there are two buildings on two theoretical lots.
- Flexibility is being requested for non-uniform roof structure heights.
- The existing south building has a parking credit for existing footprint of 55,494 sf. Additional parking requirement calculated for addition of retail. Parking for the event space is included in the grandfathered parking credit running with the building. We have rounded up to be conservative.
- 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 loading requirement for retail in excess of 30,000 GSF of retail use has been used to include all existing and proposed retail use, including the existing Market and event space.

OPTION 1: NORTH BUILDING OFFICE OPTION



SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK			
Rooftop 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	18'-6"	18'-6"	18'-6"

SCHEDULE OF COURTS			
OPEN COURT	COMMERCIAL		RESIDENTIAL
	REQUIRED WIDTH	REQUIRED WIDTH	PROVIDED WIDTH
OC-1A @ theater	12'	12'	13'
OC-1B @ office/res	12'-6"	12'-6"	30'
OC-2	30'	30'	26'
OC-3	26.5'	26.5'	10'

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

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.
- 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.)

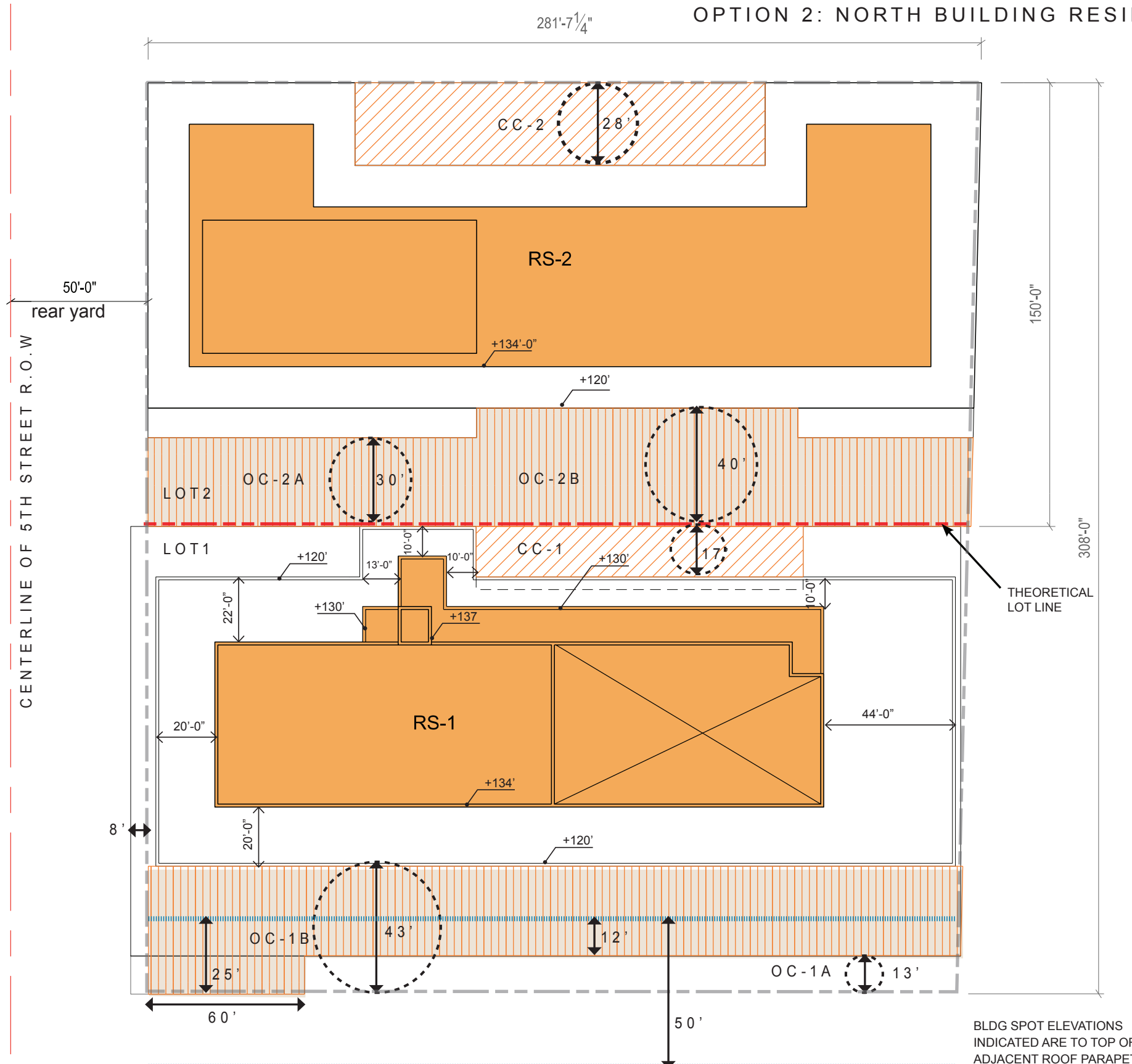
PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

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 PLANS: OPTION-1 **Z3**

OPTION 2: NORTH BUILDING RESIDENTIAL OPTION



SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS/ SETBACK

Rooftop 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	REQUIRED 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:**
- DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN
 - SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 - 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 PLANS: OPTION-2 **Z4**



LEED 2009 for New Construction and Major Renovation Project Scorecard

Project Name: UMOT
Project Address: 1309 5th Street NE

Yes ? No

17 4 5 SUSTAINABLE SITES

Y	?	No	Prereq	Description	Required
Y			Prereq 1	Construction Activity Pollution Prevention	Required
1	0	0	Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		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 WATER EFFICIENCY

Y	?	No	Prereq	Description	Required
Y			Prereq 1	Water Use Reduction	Required
4			Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4

Yes ? No

11 7 17 ENERGY & ATMOSPHERE

Y	?	No	Prereq	Description	Required
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			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 MATERIALS & RESOURCES

Y	?	No	Prereq	Description	Required
Y			Prereq 1	Storage and Collection of Recyclables	Required
		3	Credit 1.1	Building Reuse - Maintain Existing Walls, Floors and Roof	1 to 3
		1	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 INDOOR ENVIRONMENTAL QUALITY

Y	?	No	Prereq	Description	Required
Y			Prereq 1	Minimum Indoor Air Quality Performance	Required
Y			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 INNOVATION IN DESIGN

Y	?	No	Prereq	Description	Required
4	1		Credit 1	Innovation in Design	1 to 5
1			Credit 2	LEED® Accredited Professional	1

Yes ? No

1 1 2 REGIONAL PRIORITY

Y	?	No	Prereq	Description	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.