

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR REVIEW AND APPROVAL OF A SECOND-STAGE PLANNED UNIT DEVELOPMENT

APPLICANT: CLARION GABLES MULTIFAMILY TRUST, L.P. (GABLES)
 EAJ 1309 5TH STREET LLC (EDENS)

ARCHITECT: HORD COPLAN MACHT

LANDSCAPE ARCHITECT: MAHAN RYKIEL
SUSTAINABILITY: STEVEN WINTER ASSOCIATES
TRANSPORTATION ENGINEER: GOROVE / SLADE
CIVIL ENGINEER: BOHLER ENGINEERING

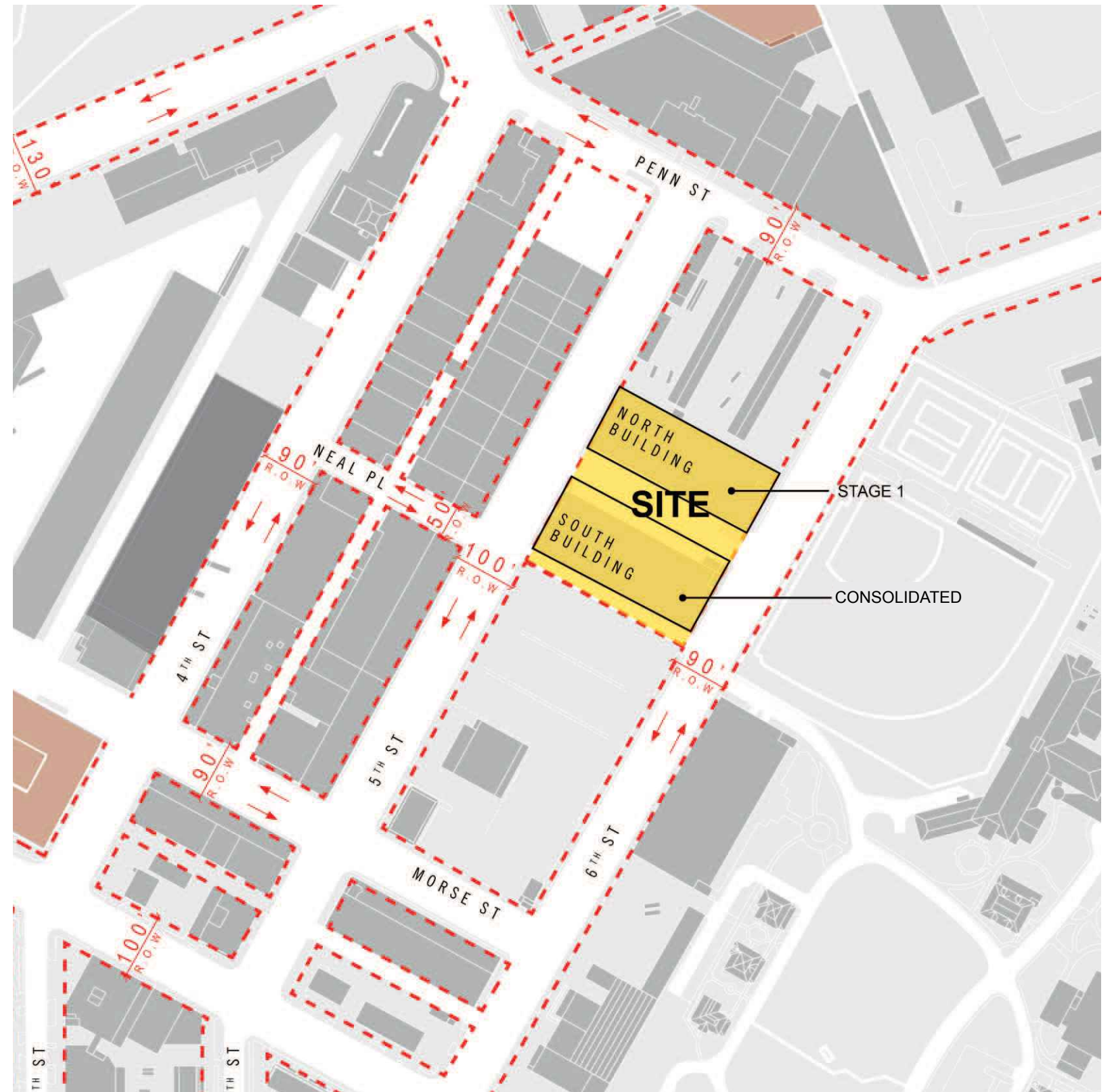
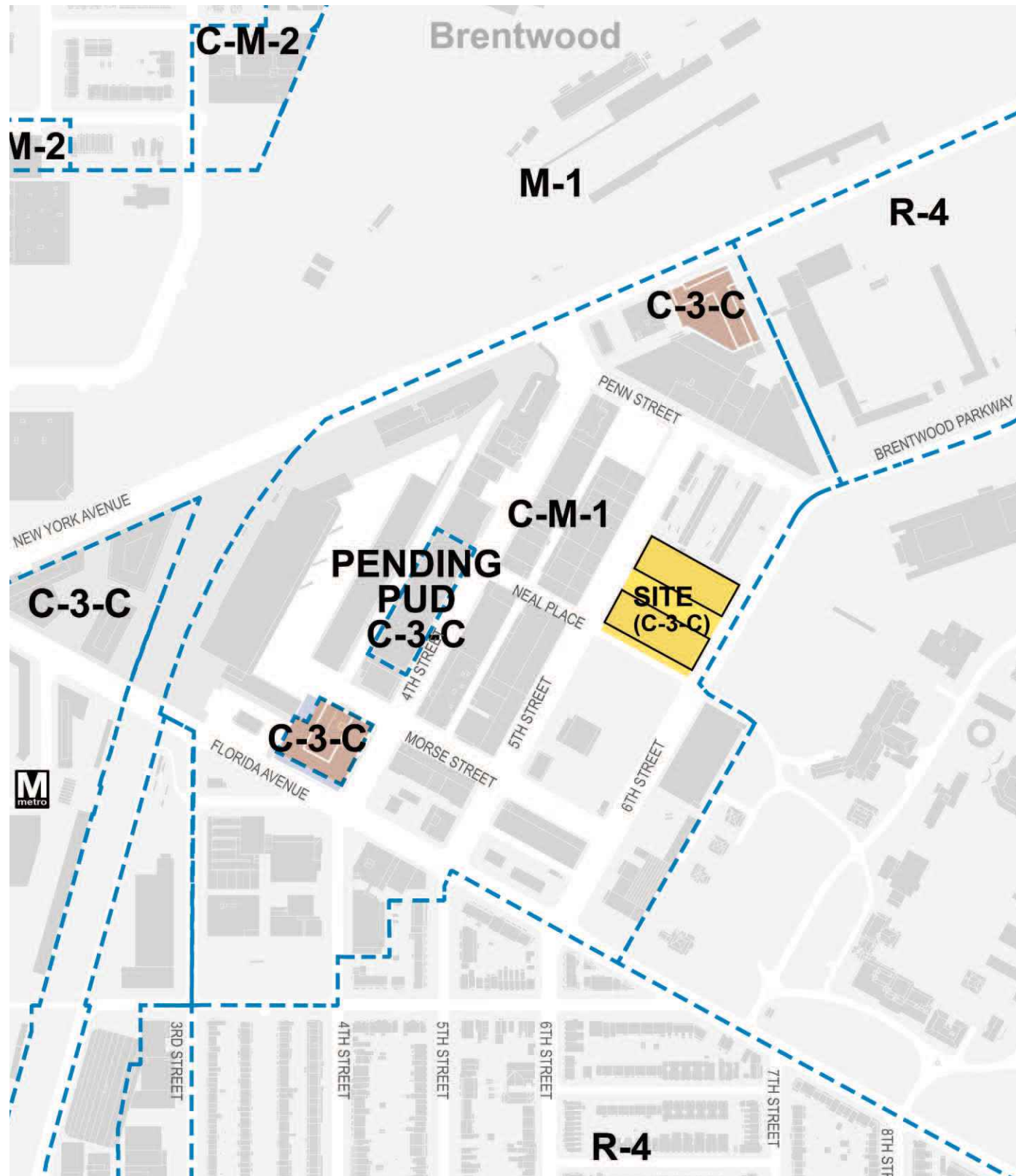
LAND USE COUNSEL: GOULSTON AND STORRS

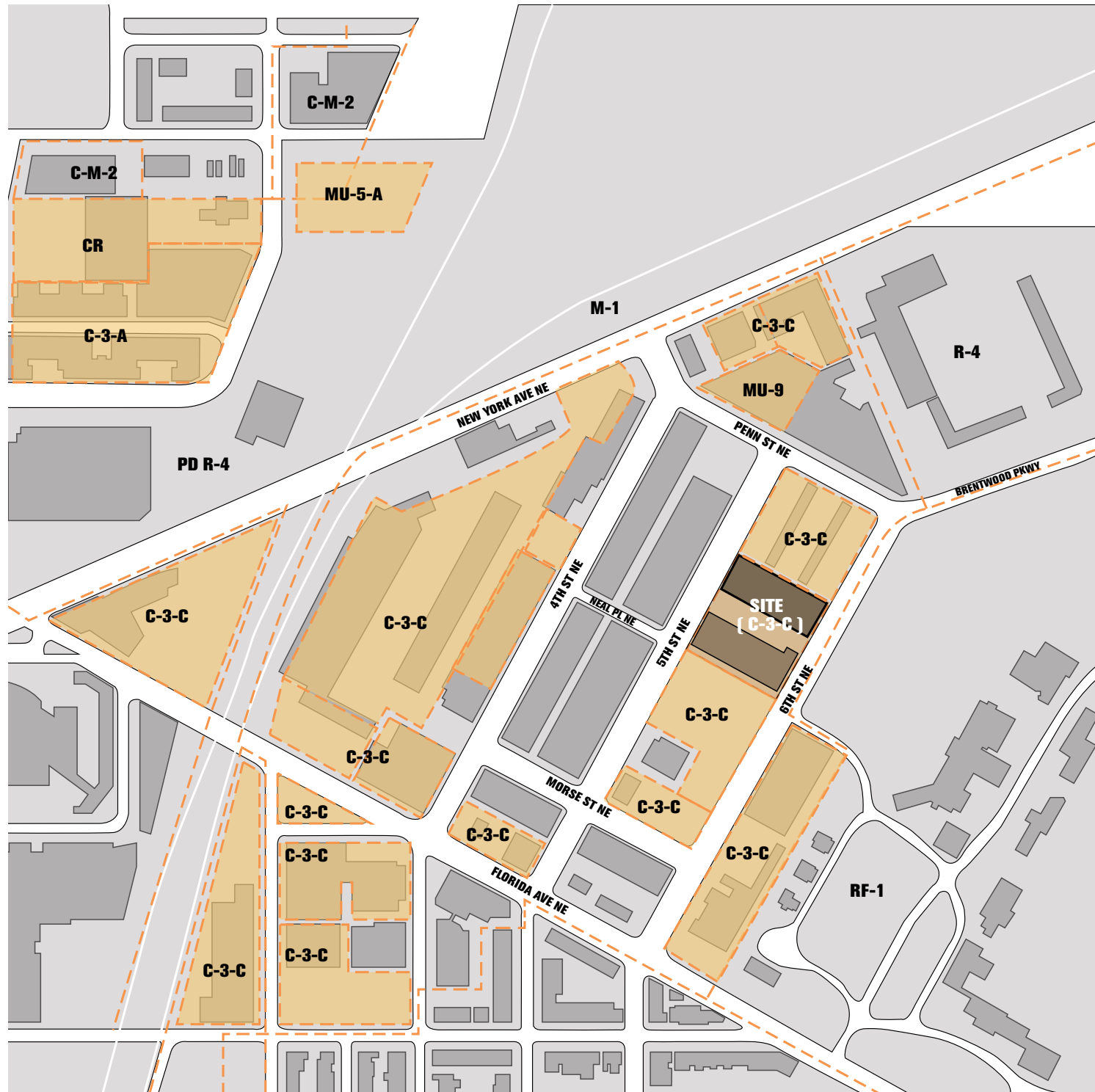


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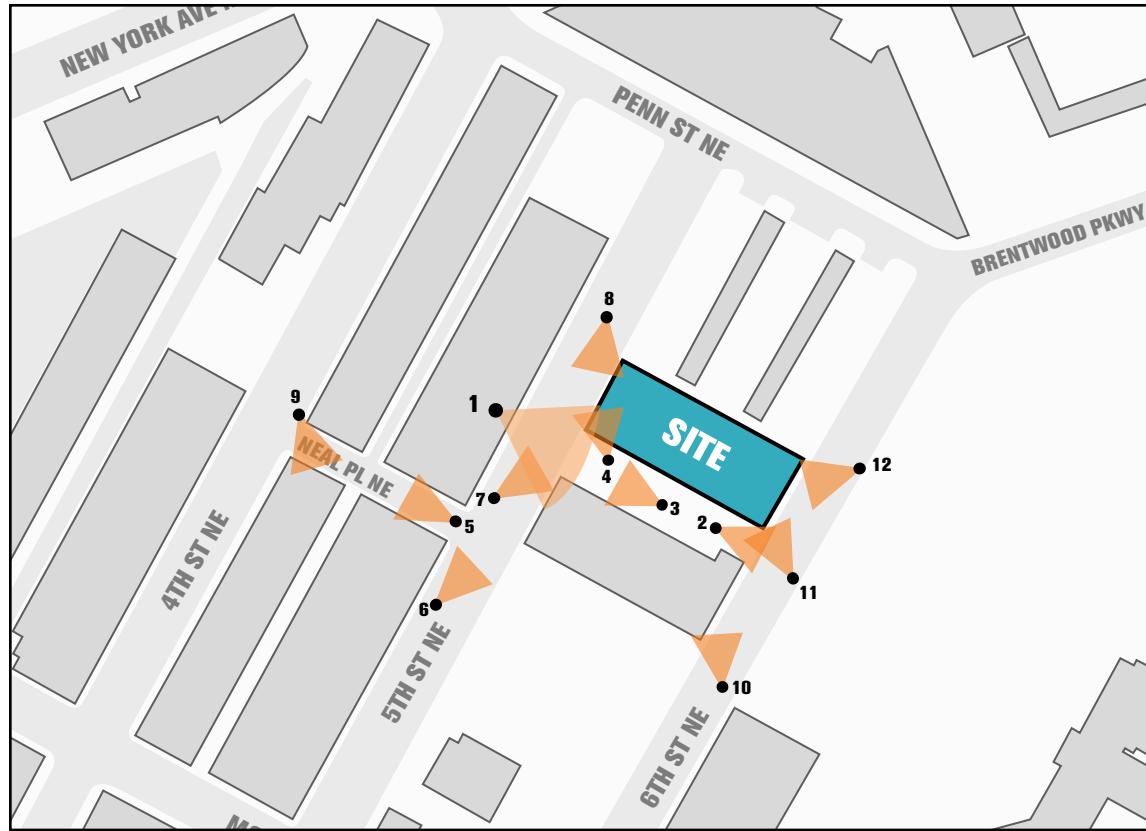
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CONTEXT A2



Hafencity: Hamburg, Germany



Hamburg, Germany



Bethesda Row



Pearl District: Portland, OR



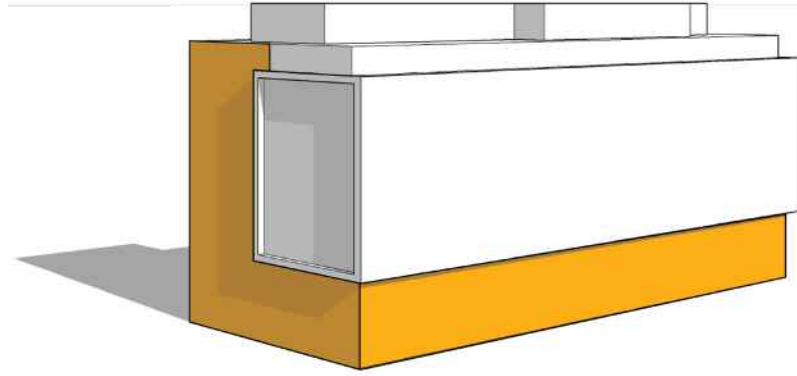
Sydney, Australia



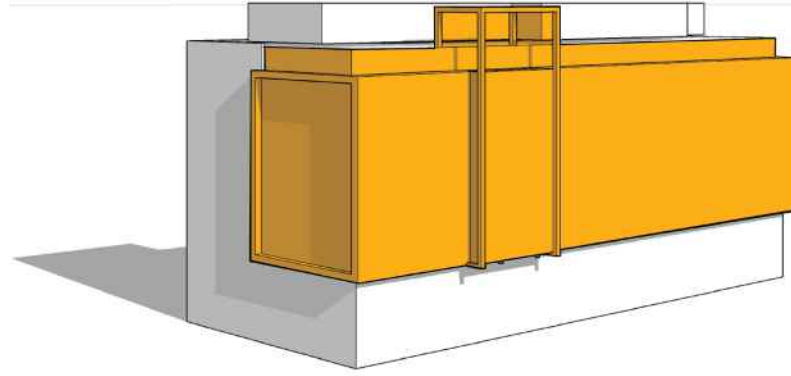
Cady's Alley: DC



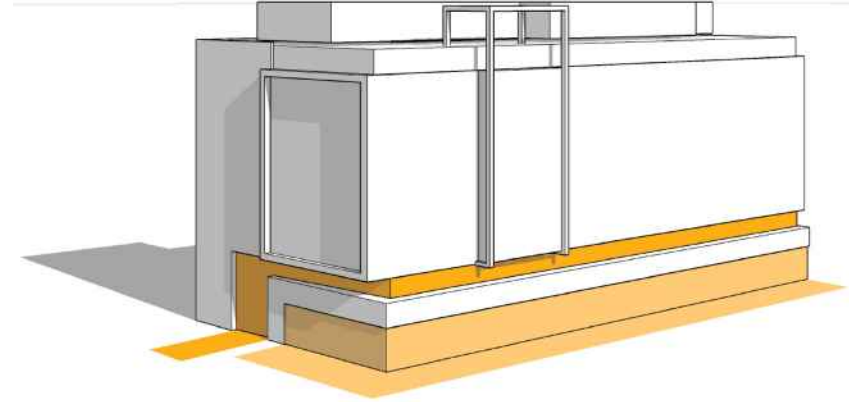
Stone Street: NYC



MASONRY MASS



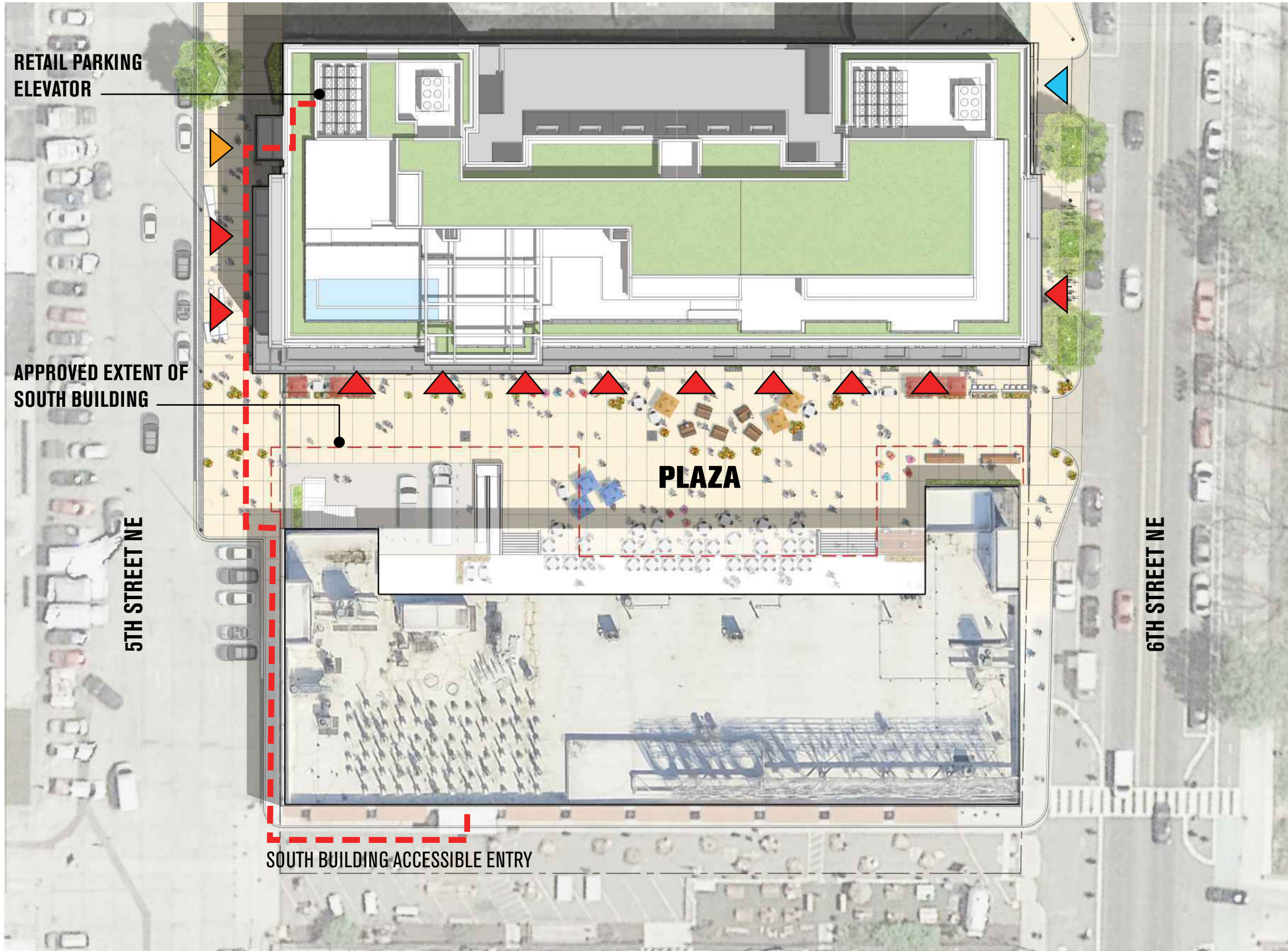
LIGHTER VOLUME






TRANSPARENCY



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NOTE: THE APPLICANT WILL DESIGN AND CONSTRUCT THE BUILDINGS SUCH THAT RETAIL ENTRANCES CAN BE LOCATED ON 5TH AND 6TH STREET, NE.

-  RESIDENTIAL ENTRY
-  POTENTIAL RETAIL ENTRY
-  LOADING/ PARKING ENTRY



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)		
<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
Residential -	112,000 GSF	36
Total parking required for South Building		171
<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

Zero until Phase 2 North Building Construction

TBD in North Building Phase 2 Application

	Required/Allowed	Provided
Off-Street Loading (10)		
<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
Residential	112,000 GSF	1 berth @ 55'; 1 space @ 20'; 1 platform @ 200 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

1-30' berth
1 platform @100sf

1-30' berth
1 platform @ 100sf

TBD in North Building Phase 2 Application

	Short Term spaces "required"	Short term spaces provided	Long Term spaces "required"	Long Term provided
<u>Bicycle Parking South Building</u>	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
<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	17-27 spaces in public space to be approved during Phase 2 and public space permitting process.	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	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 Summary: C-3-C ZR58 / PUD

Total Site Area:	85,820 sf	Theoretical Lots:	
		Lot 1 (South Building) Area:	~43,742 sf
		Lot 2 (North Building) Area:	~42,078 sf

Zoning Regulation	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Maximum Building Height ¹	120 ft	120 ft	120 ft
Maximum FAR ^{2, 11}	8 total	6.30	6.23 (534,373 sf)
Lot 1 - South Building	8	2.52 (216,423 sf)	N/A - No Change
Retail		0.73 (62,423 sf)	
Theater		0.49 (42,000 sf)	
Option A - Residential ⁹		1.30 (112,000 sf)	
Option B - Office ¹⁰		1.30 (112,000 sf)	
Lot 2 - North Building	8	3.78 (325,000 sf)	3.71 (317,950 sf)
Retail		0.40 (35,000 sf)	0.26 (23,053 sf)
Service / BOH / Loading		--	0.09 (7,367 sf)
Residential		3.38 (290,000 sf)	3.35 (287,530 sf)
Number of Buildings ^{3, 11}	2	2	2
Green Area Ratio (GAR) ¹³	0.2	0.2	0.2
Maximum Lot Occupancy ¹¹		84% total	84% total
Lot 1 - South Building	100% for commercial at ground	90% of Theoretical Lot	N/A - No Change
Lot 2 - North Building	100% for commercial at ground	77% of Theoretical Lot	77% of Theoretical Lot
Rear Yard ¹³	2-1/2" / ft (12 ft min.) : 27 ft	50 ft (half of 5th St. R.O.W.)	50 ft (half of 5th St. R.O.W.)
Side Yard ¹³	not required	not provided	not provided
Courts ^{12, 13}			
Min. Width	commercial: 3" / ft (12 ft min.) residential: 4" / ft (15 ft min.)	per court diagram	per court diagram ¹²
Min. Area (Closed Court)	commercial: 250 sf min. or 2x width squared residential: 350 sf min. or 2x width squared	per court diagram	per court diagram ¹²
Inclusionary Zoning	8% residential Net Rentable	8% residential Net Rentable	9% residential Net Rentable
Lot 1 - South Building ¹¹		8% residential Net Rentable ¹¹	N/A - No Change
Lot 2 - North Building		8% residential Net Rentable	9% residential Net Rentable
Project Total Inclusionary Zoning ¹¹			8% & 9% Residential Net Rentable
Roof Structures ^{4, 13}			
Gross Floor Area (GFA) ¹³	0.37 FAR	0.37 FAR	0.37 FAR (15,568 sf) ¹³
Number	1 per core per bldg. : 2	2	2
Maximum Height ^{4, 5}	20 ft	varies per court diagram	varies per court diagram ⁴
Setbacks ⁴	equal to height of roof structure	varies per court diagram	varies per court diagram ⁴

Zoning Analysis Notes

- The maximum building height is based on the width of 5th street (100 ft R.O.W.) for 120 ft allowable. Building height is measured from the finished top of curb grade at the middle of the front of the building on 6th street for the north building and at the middle of the front of the internal plaza for the south building.
- The FAR is calculated based on record lot area. The FAR for each theoretical lot is compliant with 11 DCMR § 2517.
- In accordance with 11 DCMR § 2517, there are two buildings on two theoretical lots.
- Roof structures are in accordance with 11 DCMR § 777.1. Roof structure height and setbacks vary. The north building roof structure is comprised of communal recreation and mechanical spaces.
- Previously approved roof structure maximum height of 20 feet and flexibility for non-uniform height roof structures is per Z.C. Order No. 14-12.
- 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.
- Bicycle parking is in accordance with 11-C DCMR ch. 8.
- 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 A - Residential : South building program has market, theater, and residential on Lot 1; north building has retail and residential program on Lot 2.
- Option B - Office : South building program has market, theater, and office on Lot 1; north building has retail and residential program on Lot 2.
- Proposed amounts for Lot 1 (south building) are shown for informational purposes only; the south building is not part of this application.
- All north building courts comply with 11 DCMR § 776, north building roof structure height and setbacks vary, refer to courts and roof structure diagram.
- Proposed amounts are limited to Lot 2 (north building); the south building is not part of this application.
- Flexibility for loading of the north building was granted in the approved first-stage PUD.
- Unit mix is schematic and may change prior to Permit submission.
- The Applicant seeks to reduce the parking flexibility granted in the approved PUD from 300-475 spaces to 310 spaces +/- 10%.

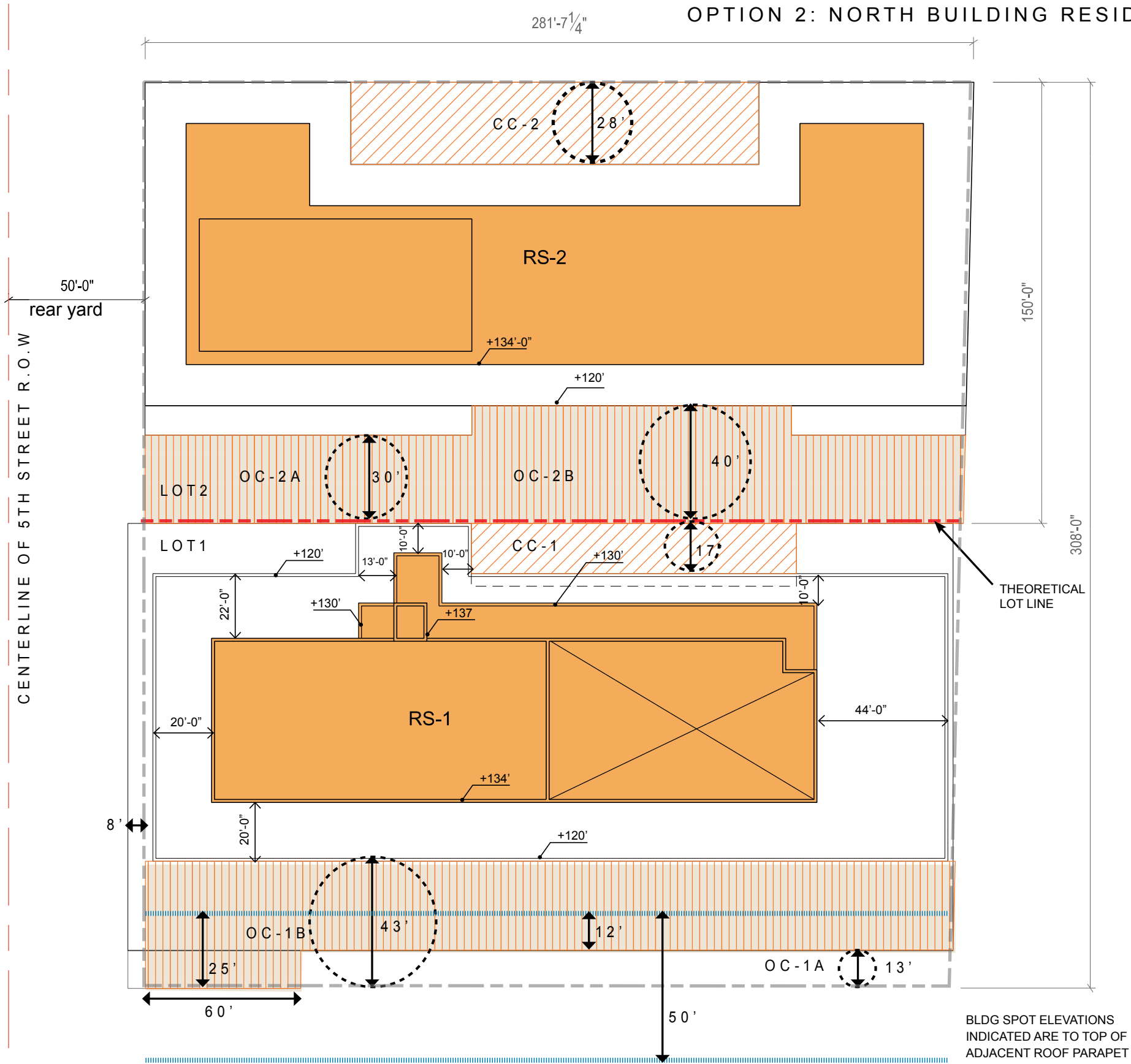
Off-Street Parking	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Lot 1 - South Building ¹¹			
Retail ⁶	1/750 gsf above 3,000 gsf 62,423 gsf : 10	zero until north building construction	10 spaces in north building
Theater	1 space per 10 seats 1,250 seats : 125	zero until north building construction	125 spaces in north building
Option A - Residential ⁹	112,000 gsf : 36	zero until north building construction	36 spaces in north building
Option B - Office ¹⁰	1/1800 gsf above 2,000 gsf 112,000 gsf : 63	zero until north building construction	
Total Spaces	171 or 198		
Lot 2 - North Building			
Retail	30,420 sf : 37 (27,420 / 750)	35,000 sf : 47	47 spaces in north building
Residential	287,530 sf : 101 (0.3 ratio)	290,000 sf : 92	92 spaces in north building
Total Spaces	138	139	139
Project Total Spaces		300-475 spaces	310 spaces ¹⁶

Off-Street Loading	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Lot 1 - South Building ¹¹			
Retail ⁹	62,423 gsf 1x 55' & 1x 30' berths; 1x 20' space; 1x 100 sf & 1x 200 sf platforms	1x 30' berth 1x 100 sf platform	N/A - No Change
Event Space		none since space is < 30,000 gsf	
Theater	1,250 seats 1x 55' berth; 1x 20' space; 1x 200 sf platform		N/A - No Change
Option A - Residential ⁹	112,000 gsf 1x 55' berth; 1x 20' space; 1x 200 sf platform	1 x30' berth 1x 100 sf platform	
Option B - Office ¹⁰	112,000 gsf 2x 30' berths; 1x 20' space; 2x 100 sf platform	1x 30' berth 1x 100 sf platform	
Lot 2 - North Building ¹⁴			
Retail	35,000 gsf no additional loading required	35,000 gsf no additional loading required	2x 30' berths 2x 100 sf platforms 1x trash compactor space
Residential	287,530 gsf 1x 55' berth; 1x 20' space; 1x 200 sf platform	290,000 gsf 1x 55' berth; 1x 20' space; 1x 200 sf platform	

Bicycle Parking ⁷	Required / Allowed	Previously Approved ZC Case No. 14-12	Proposed
Lot 1 - South Building ¹¹			
Long Term Spaces	Retail: 5% of 10 = 1 spaces Theater: 5% of 125 = 7 spaces Residential: 1/3 units = 39-42 spaces Total Required: 47-50 spaces	8 spaces in north building 39-42 spaces in south building Total Provided: 47-50 spaces	N/A - No Change
Short Term Spaces		approx. 54 spaces in south building or in public space	N/A - No Change
Lot 2 - North Building			
Long Term Spaces	Retail: 5% of 37 = 3 spaces Residential (300 units): 1/3 units = 76 spaces Total Required: 79 spaces	111-119 spaces in north building	111-119 spaces in north building
Short Term Spaces		17-27 spaces in public space	17-27 spaces in public space
Project Total Spaces	163-167 spaces	229-250 spaces	229-250 spaces

Lot 2 (North Building) Unit Mix ¹⁵	Studio	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + D	Total
Total (percentage)	98 units (33%)	110 units (37%)	35 units (11%)	52 units (17%)	5 units (2%)	300 units (100%)

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	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

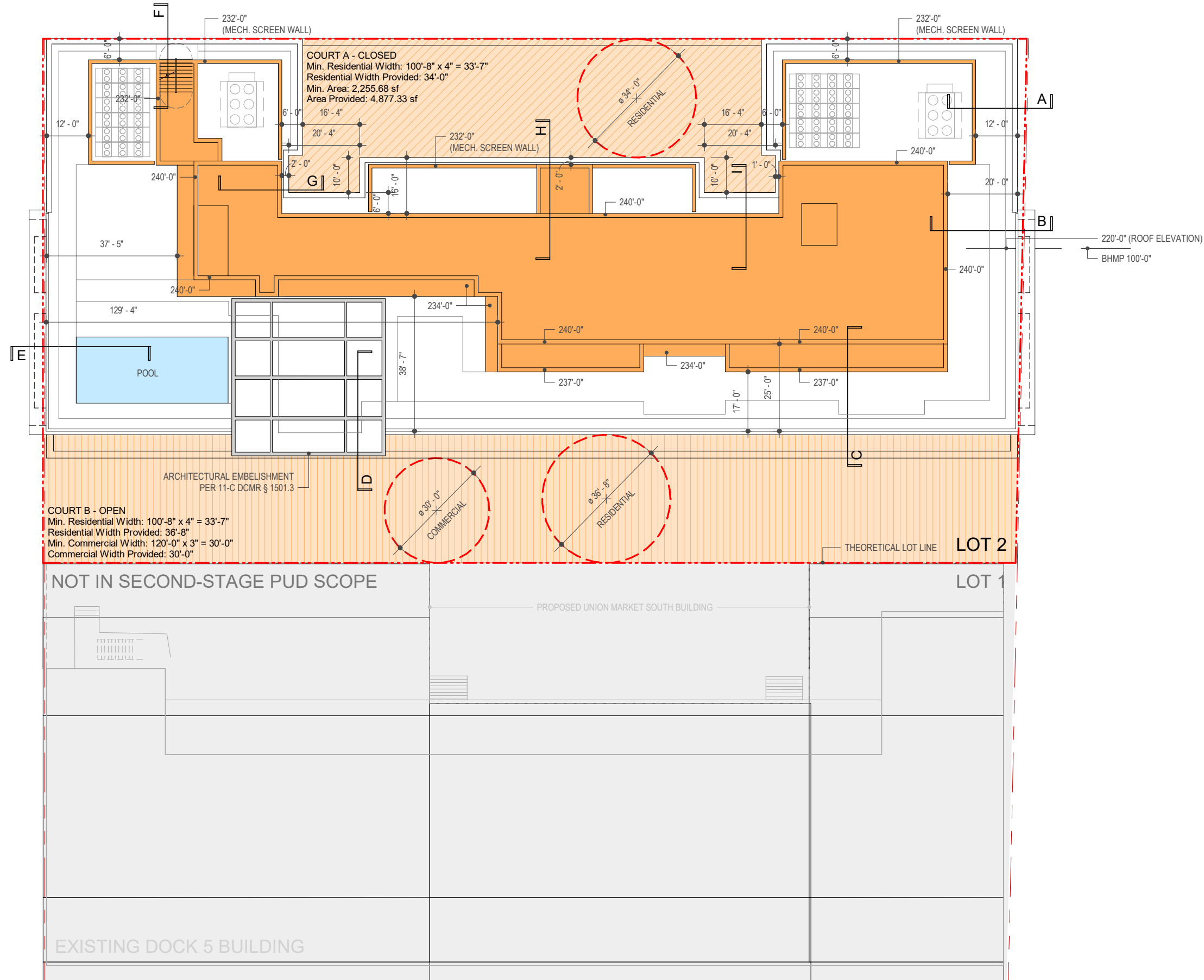
Indicates variance/special exception from zoning regulations

- 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.

BLDG SPOT ELEVATIONS INDICATED ARE TO TOP OF ADJACENT ROOF PARAPET



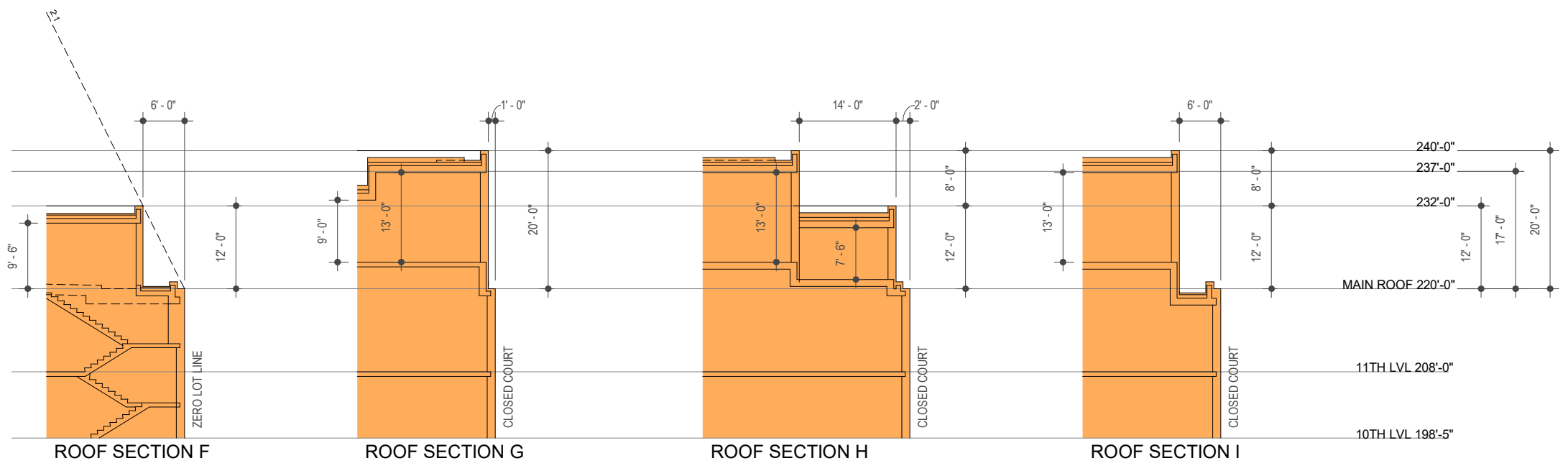
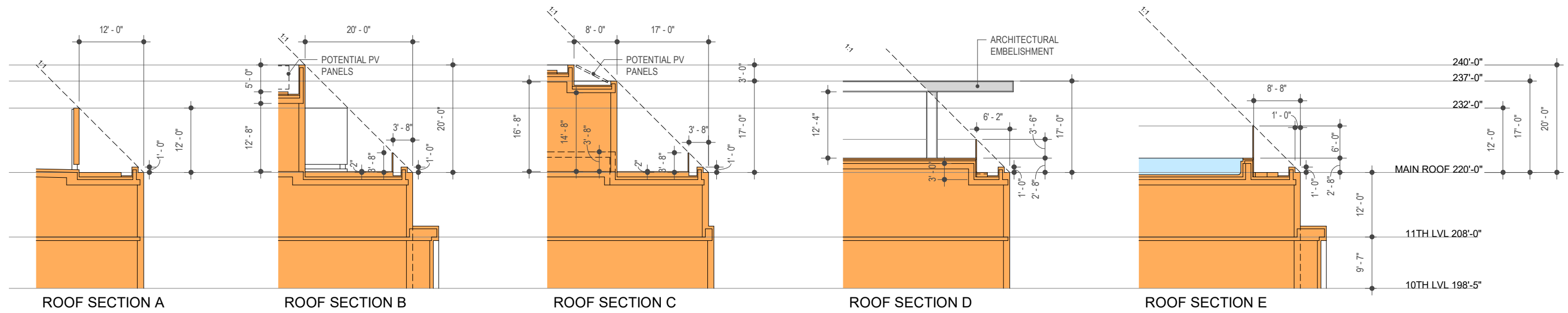
NOTES:

1. Lot 1 (South Building) shown for illustrative purposes only and is not part of this Second-Stage PUD. Refer to ZC Case No. 14-12 for approved south building information.
2. Unit layout and count, garage layout, penthouse interior layout, and rooftop mechanical equipment locations are conceptual and subject to change.
3. Spaces denoted as "Retail" may include uses in the retail, service, eating and drinking, and PDR/Maker use categories.
4. Refer to Ground Level Plan for circulation and loading information.
5. Refer to Detailed Elevations for building material identifications, and to Material Board for material selections.
6. In the event that a structure is built or is approved to be built to the property line immediately to the north of the subject property and within any portion of the dashed areas shown in elevation, the facade within such areas, including windows and/or masonry, may be deleted and replaced with code-compliant fire separation materials for the portions of such facade comprising the wall meeting such adjacent to any structure on such property to the north. Within any portion of the area within the red dashed lines shown in elevation, the facade, including without limitation, windows and masonry may be replaced with the design on the elevation shown at sheets A22 or A50 hereof.

LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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PERSPECTIVE A10

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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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PERSPECTIVE A11

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NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



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PERSPECTIVE A12

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PERSPECTIVE A14

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