

UNION MARKET

1309 - 1329 5th STREET NE



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

EAJ 1309 5th STREET LLC
ZONING COMMISSION
District of Columbia
CASE NO. 14-12E
EXHIBIT NO. 25A3

BENEFITS AND AMENITIES

1. Open space – set aside and creation of park and plaza
2. Park and plaza maintenance
3. Preservation, retention, and operation of the Market during construction
4. Streetscape design guideline effort
5. Neal Place and 5th street DDOT updates
6. 5th street interim condition loading and management plan
7. Angelika theater
8. Adopt a block program
9. First Source Agreement
10. Way-finding signage to union market district
11. Affordable housing
12. Enhanced security commitment
13. Sustainable design
14. Education programs
15. Community programming
16. Event space for community

AFFORDABLE HOUSING - BENEFITS AND AMENITIES

A total of 8% of the residential gross square footage in the Project is affordable:

- Two of the Affordable units in the South Building will be reserved for residents earning no more than 50% of the Washington DC AMI
 - The 50% AMI units will comprise a total of 20% of the project's overall affordable GFA
- The remainder of the 8% affordable units provided in the South Building will be for residents earning no more than 80% of AMI

Bringing residents to a 45 - acre district that currently has none

Adding housing stock to the city

ZONING TABULATIONS OPTION A RES

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 (8,880 SF)	8% of residential FAR (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:	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		310 to 379

	Required/Allowed	Provided
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

	Short Term spaces "required"	Short term spaces provided	Long Term spaces "required"	Long Term provided
Bicycle Parking South Building	Retail: 1/3,500 sf = 2 spaces Theater: 1/10,000 sf = 4 spaces 1/20 rest 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	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.

PUD SUBMISSION 2014 JULY 3
(REVISED 2015 JANUARY 30)

ZONING TABULATIONS OPTION A RES

Z 1

1309 - 1329 5TH STREET NE

WASHINGTON, DC



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architects

ZONING TABULATIONS OPTION B OFFICE

DEAF SPACE PRINCIPLES

ZONING TABULATIONS OPTION B SOUTH BUILDING OFFICE

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Retail		0.40 (35,000 SF)
Office		3.38 (290,000 SF)
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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
Office - @ 1/1800 GSF above 2,000 GSF	112,000 GSF	63
Total parking required for South Building		198
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
Office	112,000 GSF	2 berths @ 30'; 1 berth @ 20'; 2 platforms @ 100 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 South Building	Short Term spaces "required": Retail 1/3,500 sf = 2 spaces Theater 1/10,000 sf = 4 spaces Office 1/40,000 sf = 3 spaces total = 9 spaces	Short term spaces provided approx 54 spaces
		Long Term spaces "required": 5 percent of 10 = 1 for retail 5 percent of 125 = 7 for theater 5 percent of 63 = 3 for office total = 11 spaces
		Long Term provided 8 in North Building 3 in South Building 11 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 = 106-116 for res total = 119-127 spaces
		Long Term provided 111-119 spaces in North Bldg.

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.
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