

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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PROJECT THEMES

- **SIMPLIFICATION OF PRIOR APPROVAL**
- **REMOVAL OF FLEXIBILITY**
- **PUBLIC BENEFITS**
 - **ROBUST PACKAGE OF PUBLIC BENEFITS APPROVED IN 2015**
 - **DELIVERY OF PRIOR APPROVED PUBLIC BENEFITS**
 - **NEW AND ENHANCED PUBLIC BENEFITS**
 - **PDR/MAKER SPACE (new benefit)**
 - **AFFORDABLE HOUSING (enhanced benefit)**
 - **SUSTAINABILITY/SOLAR PANELS (enhanced benefit)**



THE DRIVE-IN



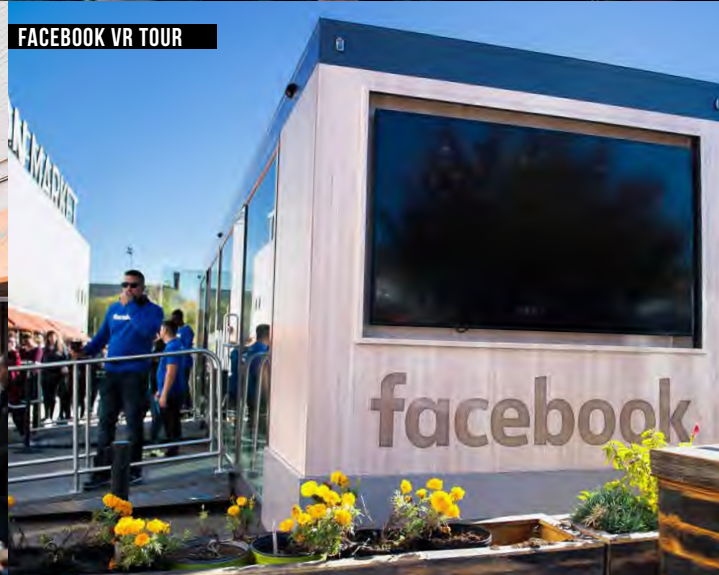
SUNDAY SUPPER



EVERLANE CASHMERE TOUR POP-UP



STREETFEST



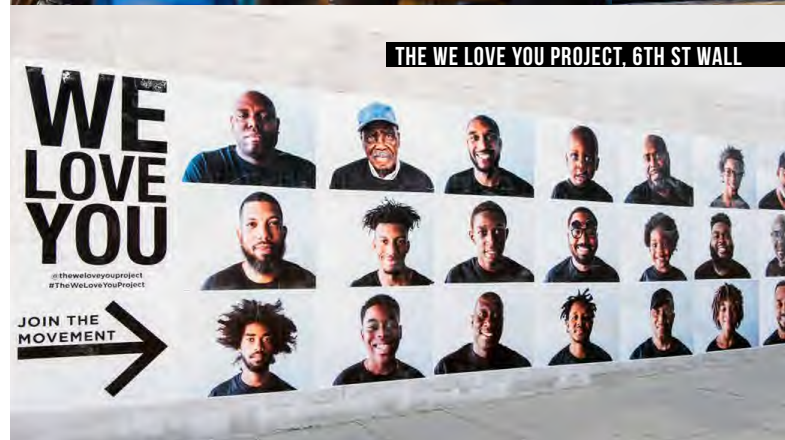
FACEBOOK VR TOUR



FRAMEBRIDGE POP-UP



TOLI MOLI



THE WE LOVE YOU PROJECT, 6TH ST WALL



ATG FALL CLASSIC



KASTLES STADIUM AT UNION MARKET

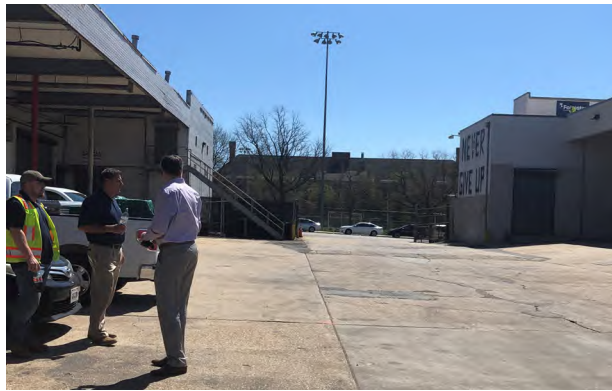




GABLES. RESIDENTIAL



*Taking Care of
the Way People Live*



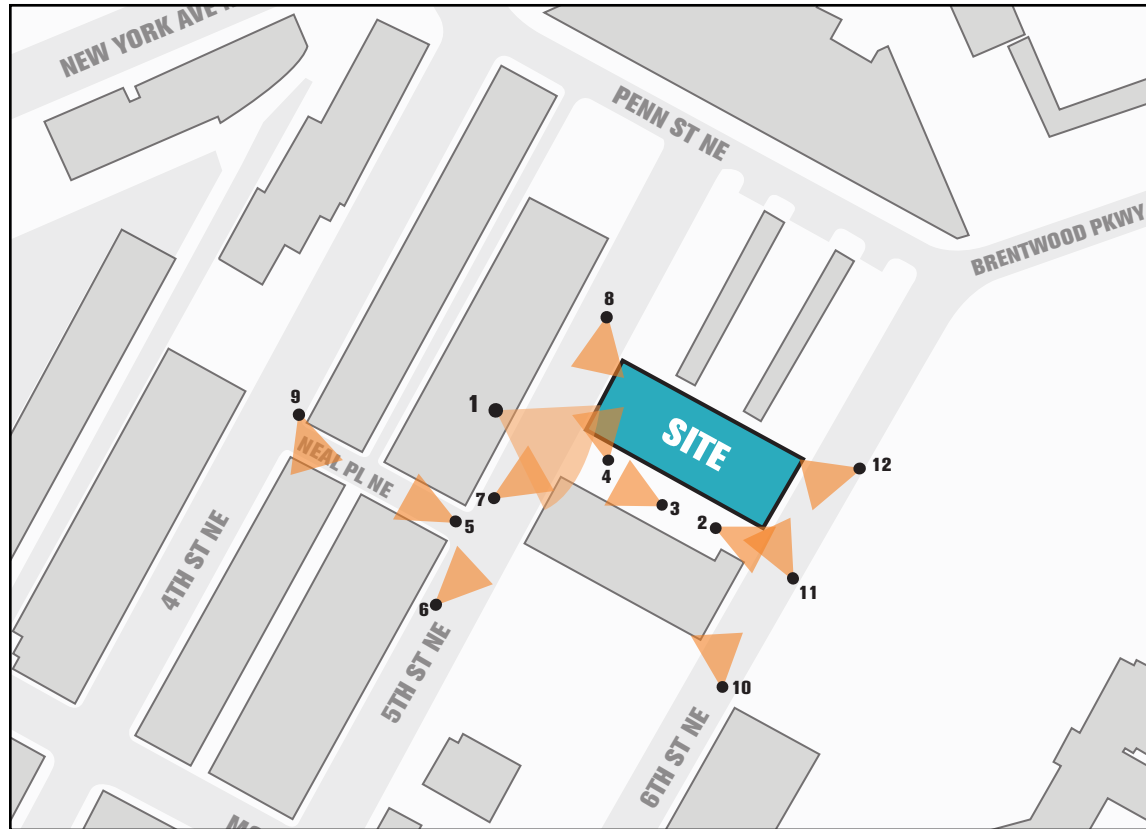
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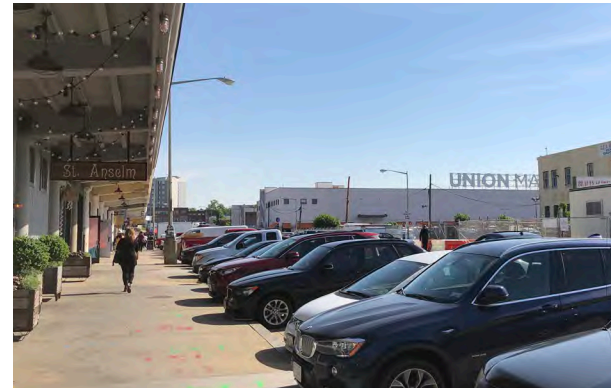
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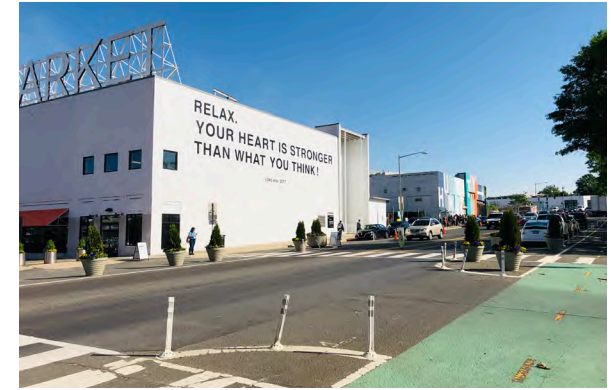
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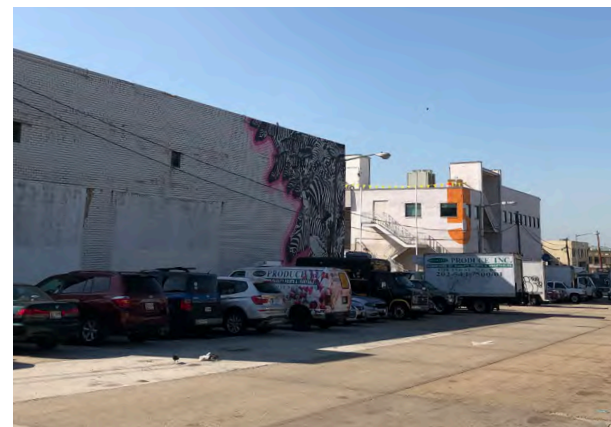
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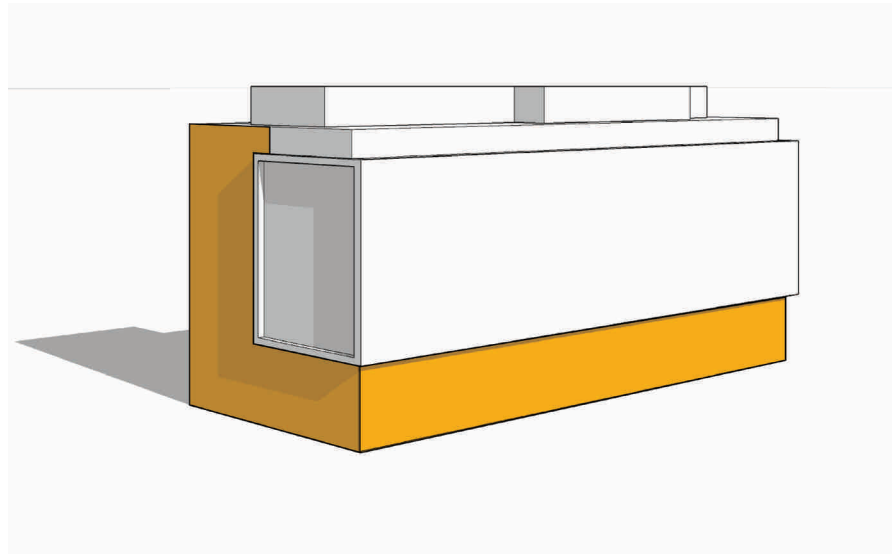
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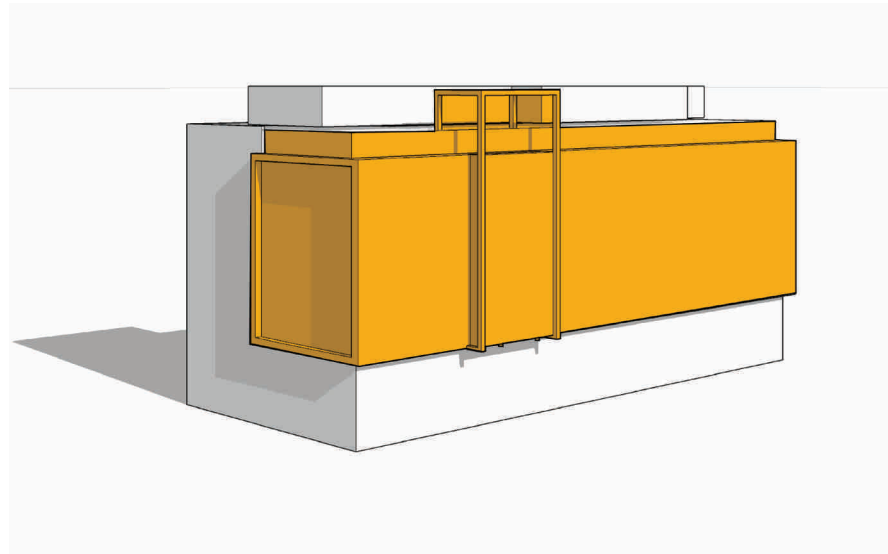
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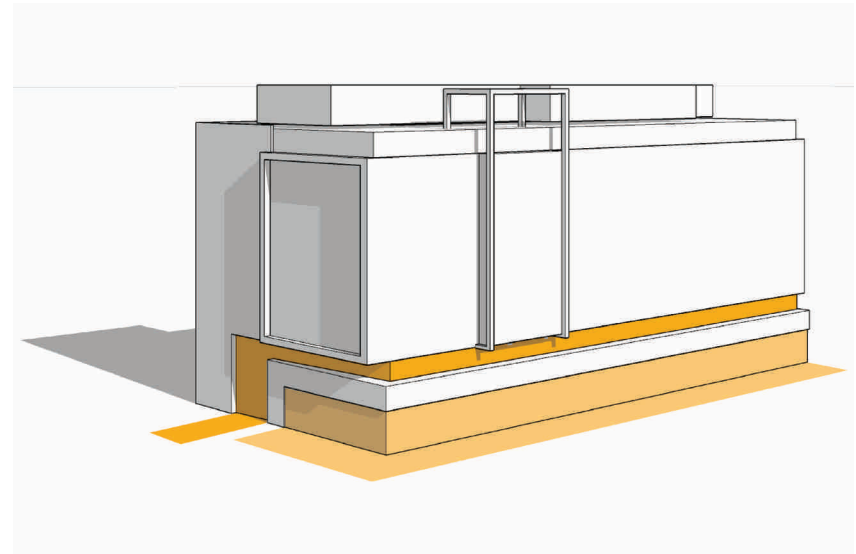
CONTEXT A1



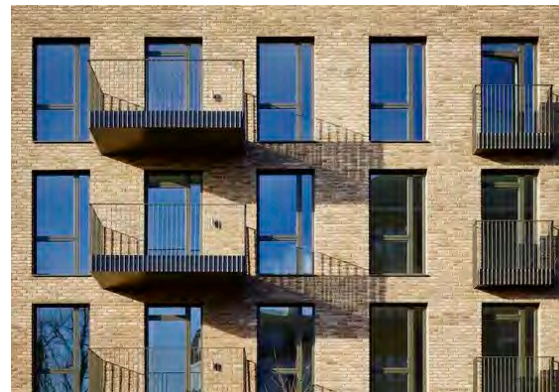
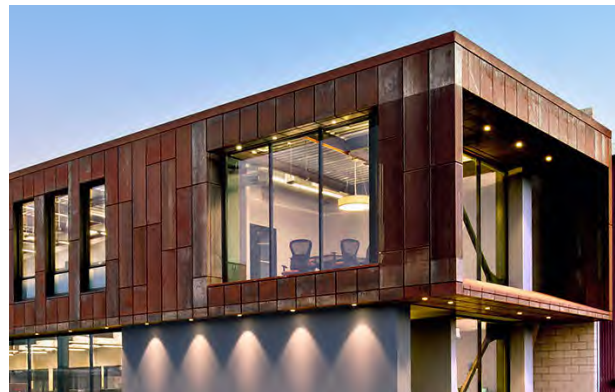
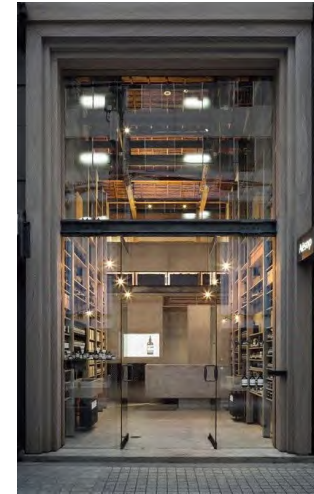
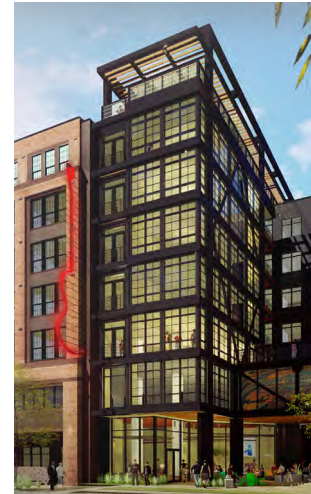
MASONRY MASS



LIGHTER VOLUME



TRANSPARENCY



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



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BUILDING PERSPECTIVE FROM 5TH STREET A3



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BUILDING PERSPECTIVE FROM 6TH STREET A6

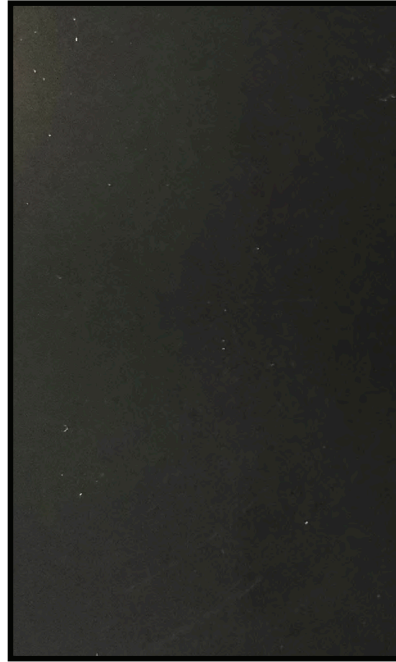


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MISC. METAL ELEMENTS
WINDOWS, CANOPIES, LOUVERS, TRELLIS

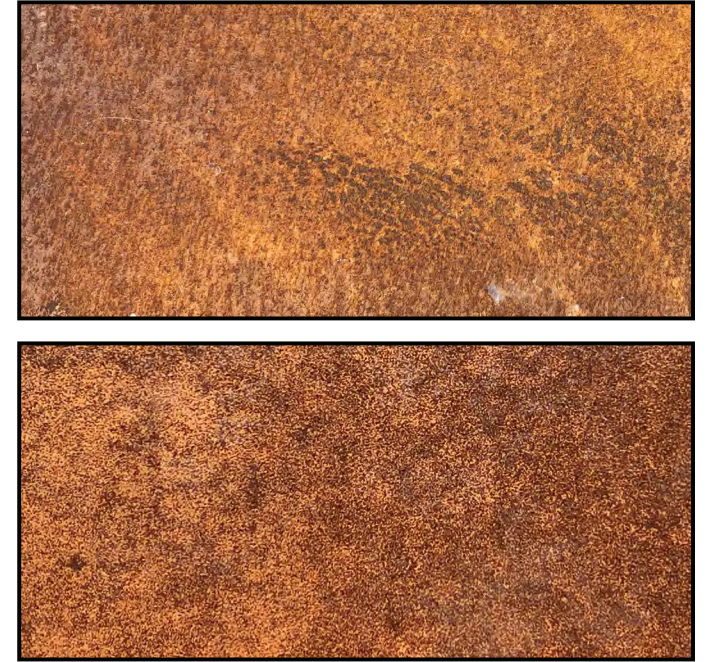
METAL PANEL - FIELD 2 & 3



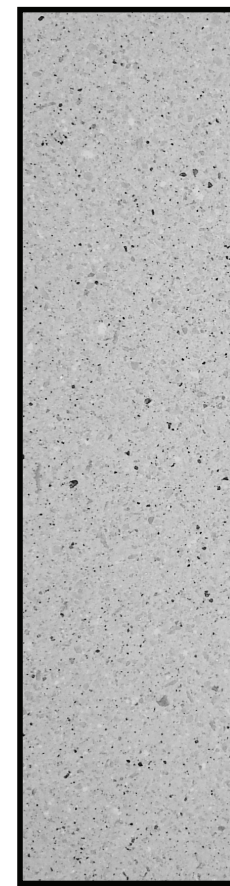
METAL PANEL - FIELD 1



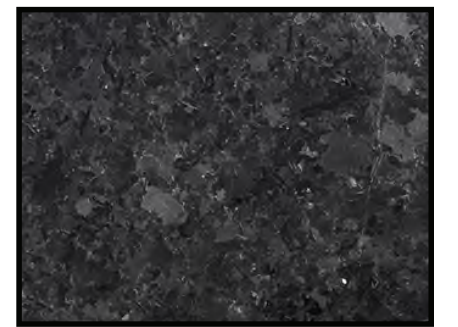
METAL PANEL - ACCENT RANGE



BRICK A & MORTAR



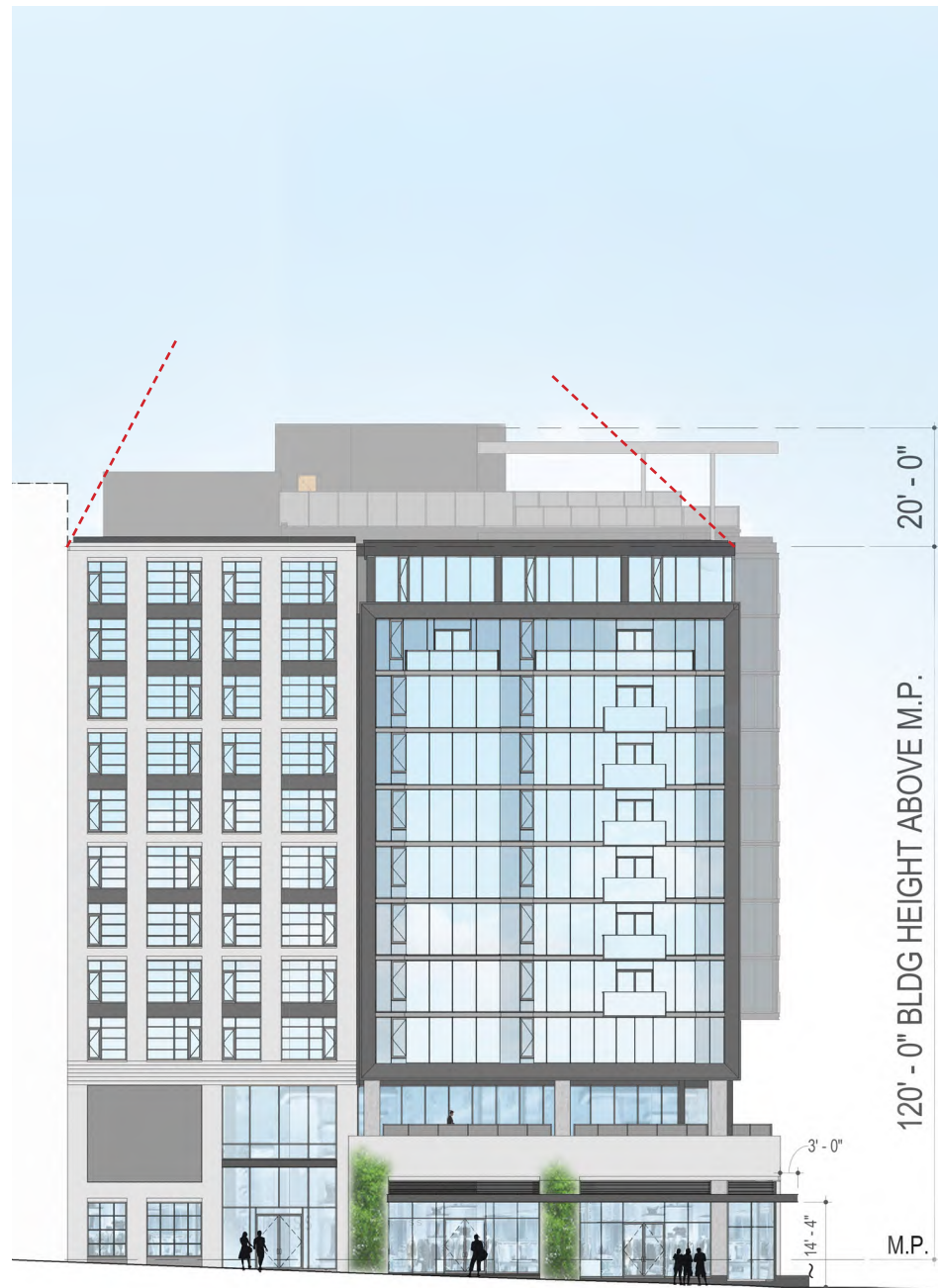
CAST STONE



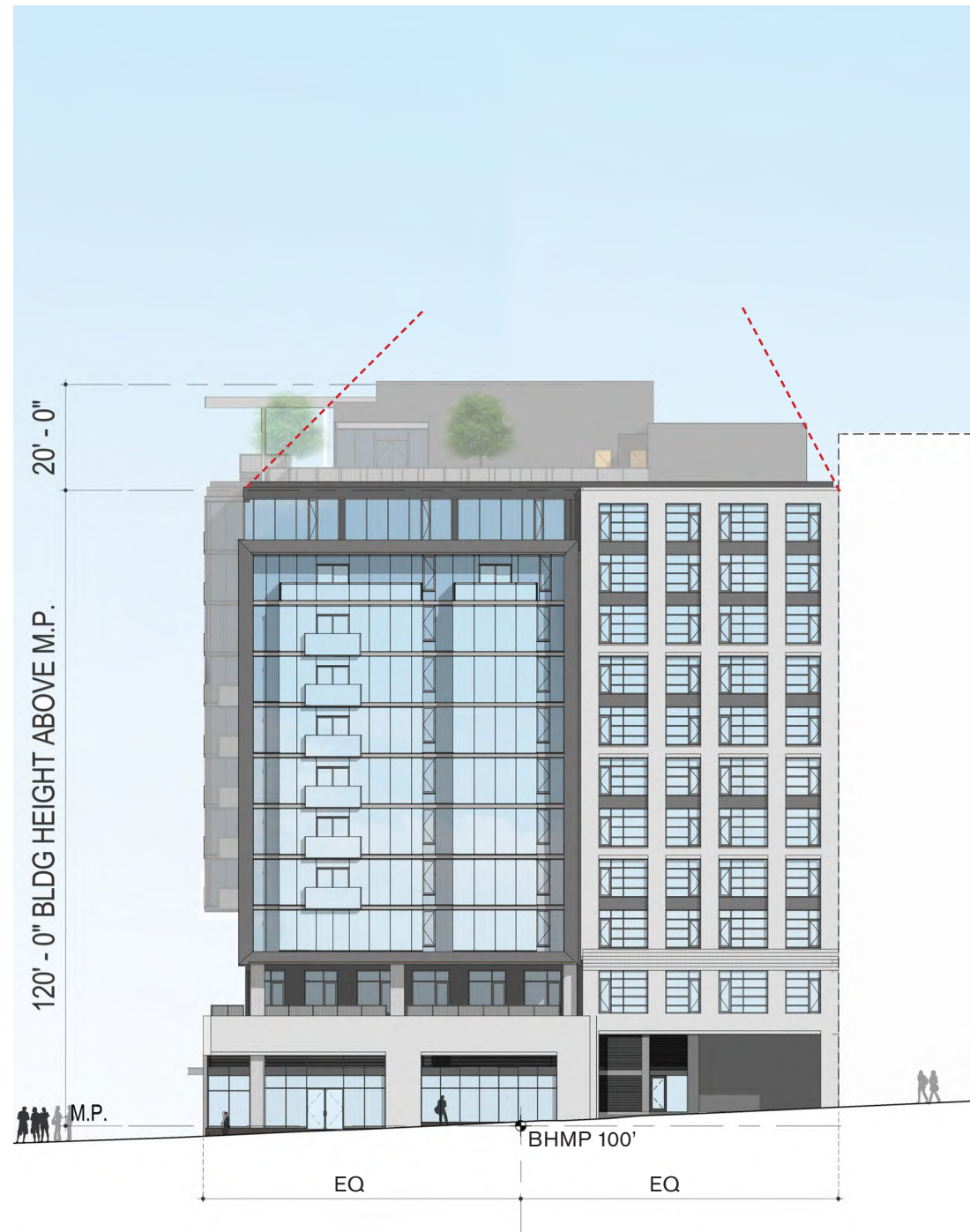
STOREFRONT STONE BASE

NOTES:

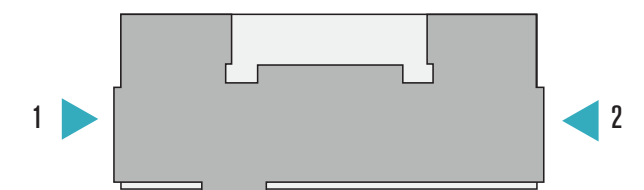
1. Lot 1 (South Building) shown for illustrative purposes only and is not part of this Second-Stage PUD. Refer to ZC Case No. 14-12 for approved south building information.
2. Unit layout and count, garage layout, penthouse interior layout, and rooftop mechanical equipment locations are conceptual and 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 to the subject property within any portion of the dashed areas shown in elevation, the facade within such areas, including windows and masonry, may be deleted and replaced for the portions of such facade comprising the wall meeting such adjacent structure.



1. WEST



2. EAST

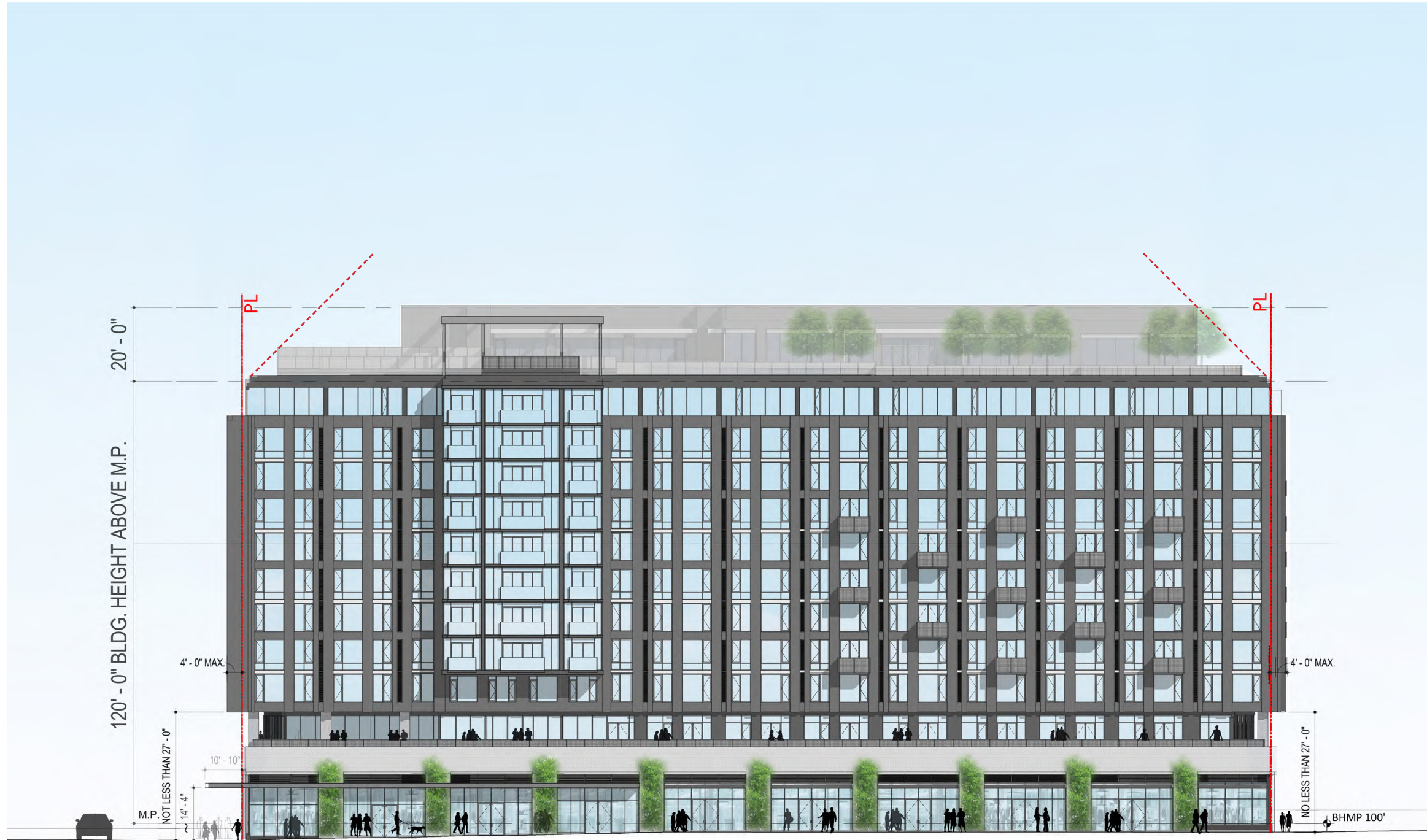


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EAST & WEST ELEVATIONS **A9**

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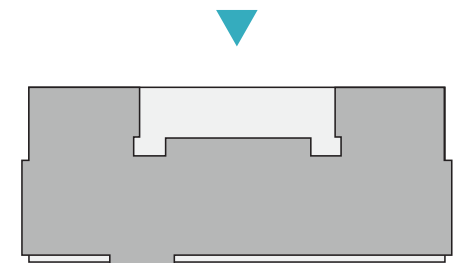
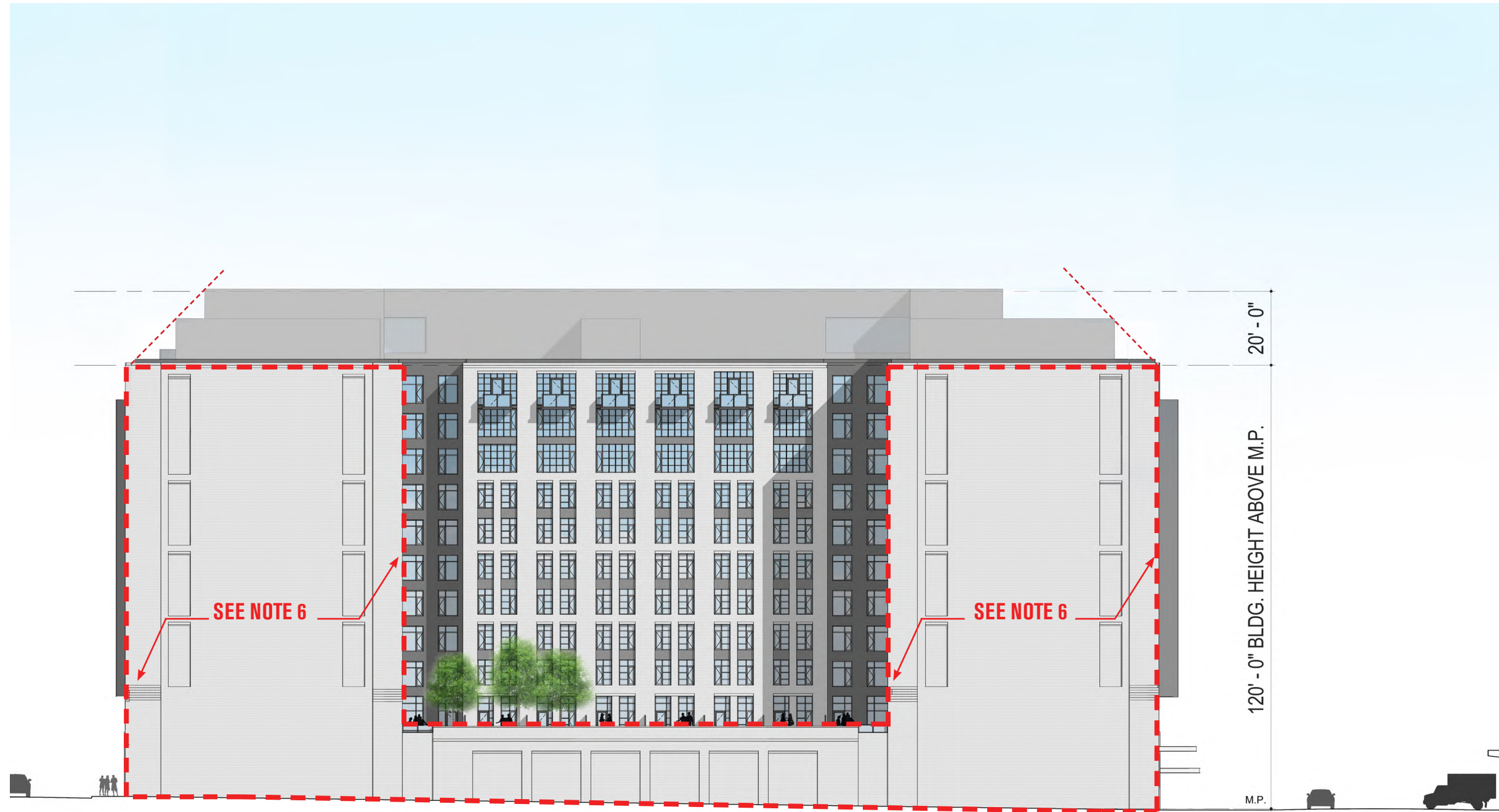
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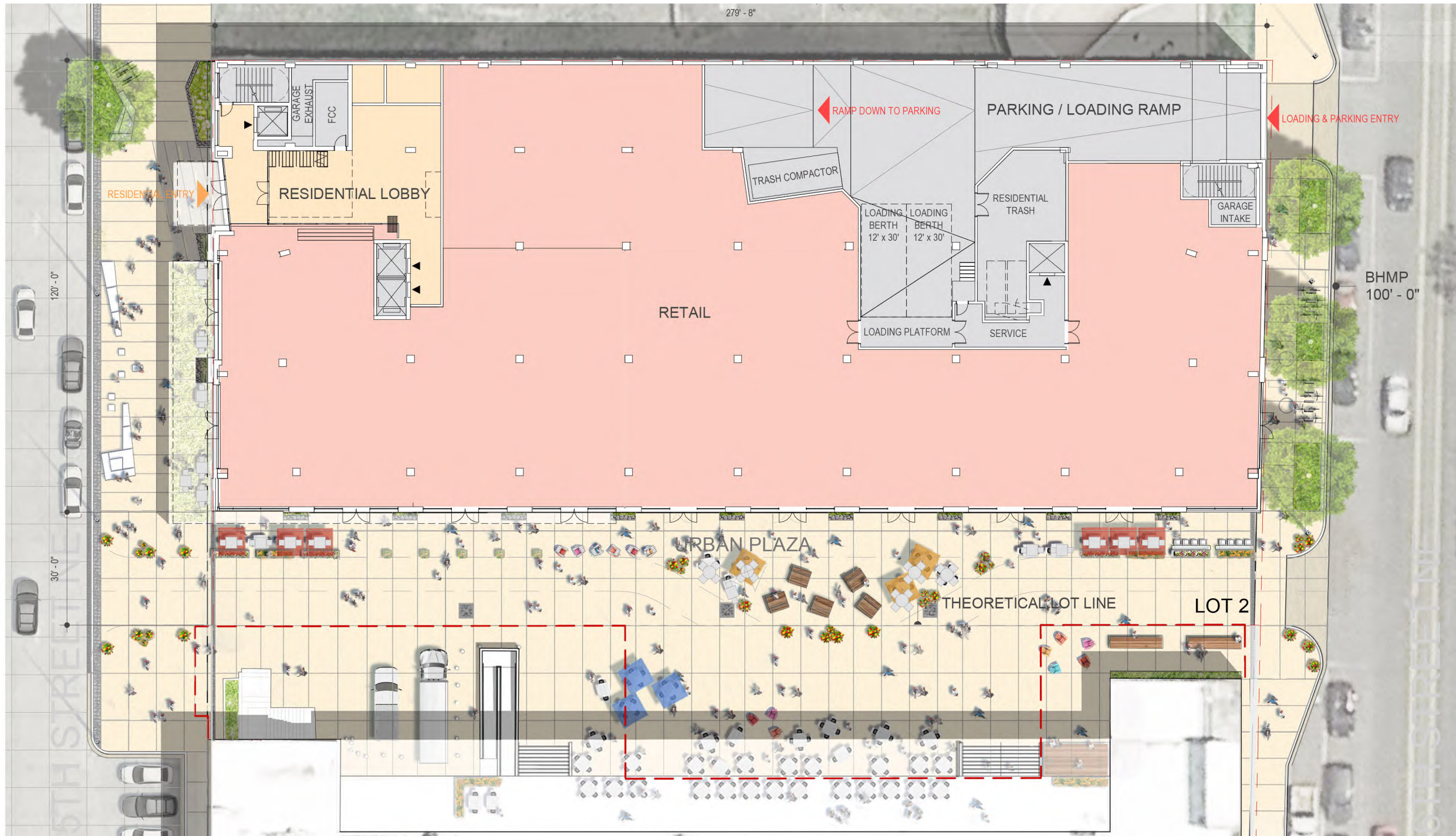


SOUTH ELEVATION A10

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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

Fifty percent (50%) of the ground floor non-residential GFA will be built to the PDR/Maker use specification, five percent (5%) of such GFA will be reserved for PDR/Maker uses for up to five (5) years, all as more particularly set forth in and subject to the conditions of the Order.

PDR / Maker Space Specifications

- a. Ground Level structural slab live load designed to a minimum of 125 psf.
- b. Minimum Clear Height of approximately 16'-0" from ground level slab to structure above.
- c. Electrical supply of 50 watts per square foot shall be provided.
- d. Loading dock includes 48" high platform.
- e. The Retail/PDR/Maker space is an open floor plan.
- f. Sound attenuation for the Retail/PDR/Maker space will satisfy the NC-25 minimum noise criteria and a concrete slab with a minimum thickness of 7" is provided between the ground level and second level of the building
- g. HVAC system sized to accommodate the 1 ton per 300 square feet shall be provided
- h. A louver zone has been provided at the perimeter of the ground floor Retail/PDR/Maker space.

