

5th & H STREET

MIXED-USE BUILDING AT 501H STREET NE WASHINGTON, DC

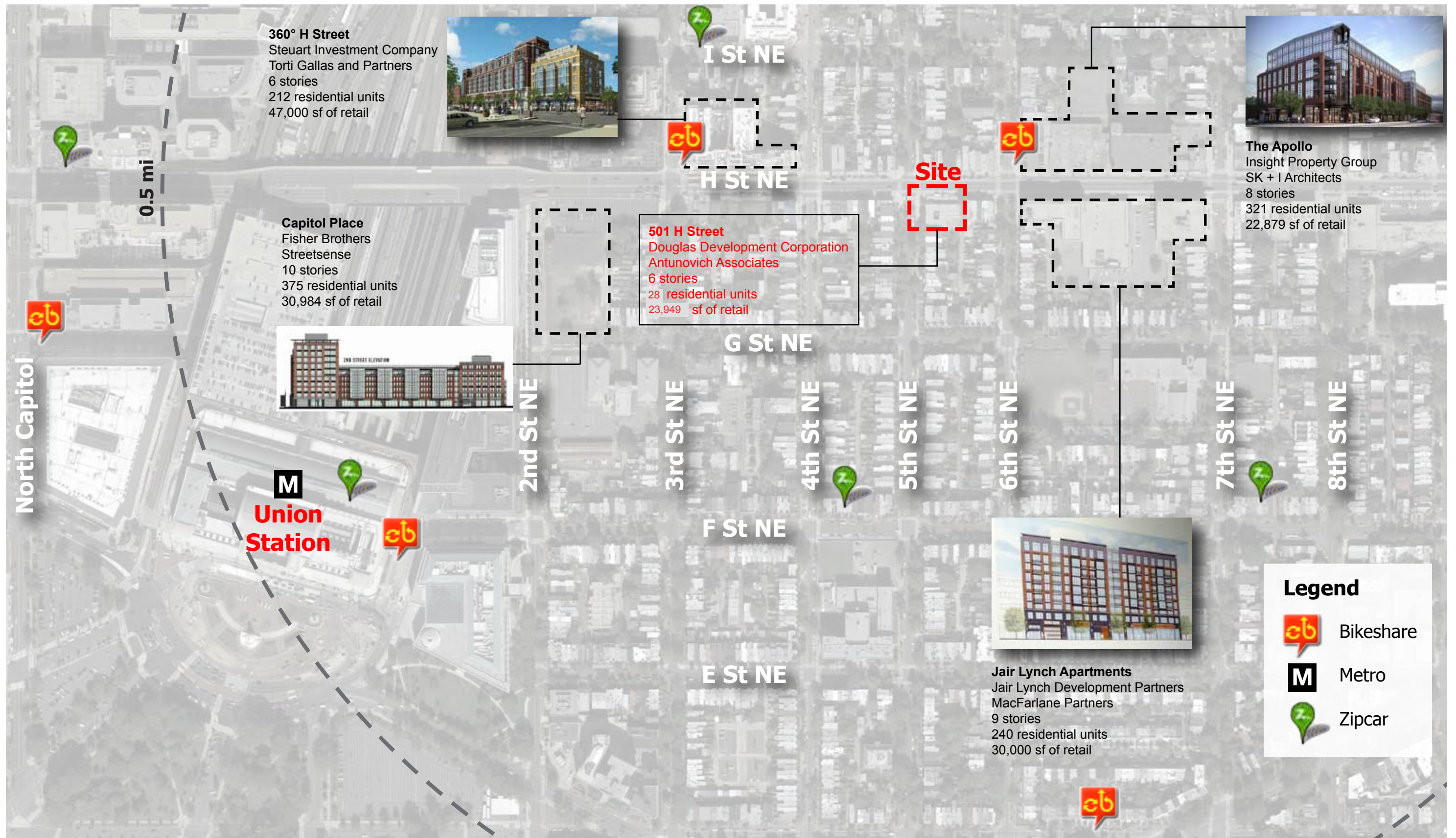
DC ZONING COMMISION PRE-HEARING SUBMISSION



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INTRODUCTION



ZONING DATA				
SQUARE:	0833			
LOTS:	0047			
DCRM, TITLE 11	EXISTING REQ'S	EXISTING CONDITIONS	PROPOSED REQ'S	PROPOSED CONDITIONS
ZONE	HS-H/C-2-A; COMMERCIAL OFFICE - SMALL, H STREET OVERLAY		HS-H / C-2-B; MIXED-USE COMMERCIAL & RESIDENTIAL	
SITE AREA (SF):		9,813		9,813
FAR	2.5 MAX (3.0 w/ I.Z.) (11 DCMR § 771.2)	0.6	6.0 MAX (11DCMR § 2405), .5 MAX non-resid.	4.89 Total 3.32 Residential, 1.57 Retail
GROSS FLOOR AREA		5,777		47,971
			RESIDENTIAL	COMMERCIAL
FLOOR AREAS		(SF)	(SF)	(SF)
CELLAR			1,199	8,538
FLOOR 1		5,777	3,567	5,984
FLOOR 2			218	9,427
FLOOR 3			7,214	0
FLOOR 4			7,187	0
FLOOR 5			7,187	0
FLOOR 6			7,187	0
TOTAL FLOOR AREA			33,759	23,949
TOTAL GROSS FLOOR AREA			32,560	15,411
LOT OCCUPANCY				
Retail	100% (11 DCMR § 772.1)	59%	100% (11 DCMR § 772.1)	97%
Residential	60% (11 DCMR § 772.1)	0%	80% (11 DCMR § 1326.3)	74%
BUILDING HEIGHT	50' maximum (11 DCMR § 770.1	13'	90', (11 DCMR § 2405)	77'-7"
PENTHOUSE HEIGHT	18.5' maximum (11 DCMR § 770.6)	N/A	18.5' maximum (11 DCMR § 770.6)	10'-6"
REAR YARD	15' (11 DCMR § 774.1)	34.5'	15' (11 DCMR § 774.1)	13'-10" deep at 3rd Floor and above; (flexibility requested)
SIDE YARD	no requirement (11 DCMR § 775.5)	16'	no requirement (11 DCMR § 637.1)	none
COURTS (OPEN)	12' min width (3in/ft height), where provided (non-residential. Req.) 15' min. Width (4in/ft height) (resid. Req.)(11 DCMR § 776.1)	Internal Courts	15' min width (4in/ft height), where provided (11 DCMR § 776.3)	Several open courts provided; All comply
PARKING REQUIREMENTS				
Retail	In excess of 3000sf 1 for each 300 GFA + CFA (11 DCMR § 2101.1)	6 parking spaces	In excess of 3000SF, 1 for ea. 750SF of GFA (15,411SF)-(3000) / 750= 16.5 = 17 Spaces (11 DCMR § 2101.1)	4 compact spaces, 1 ADA space; flexibility requested 11 DCMR 2101.1 and 2115.2.
Residential	1 for 2 units			
LOADING BERTHS				
Retail	--	--	1 @ 30' deep, (11 DCMR § 2201.1)	One 24' on-site loading berth, plus a loading zone on 5th street for one 24' truck; flexibility requested.
Residential	--	--	None req'd for <49units (11 DCMR § 2201.1)	
LOADING PLATFORMS				
Retail	--	--	1 @ 100SF	1 at 100 SF
Residential	--	--	None req'd for <49units	
SERVICE/DELIVERY SPACES				
Retail	--	--	None req'd (11 DCMR § 2201.1)	None proposed
Residential	--	--	None req'd for <49units	
INCLUSIONARY ZONING	C-2-A: Greater than 8% of residential GFA with 50% low income and 50% moderate income (DCMR 2603.3)	N/A	C-2-B: Greater than 8% of residential GFA with 100% moderate income. (24,704 Res. GFA) x (.08) =1,976 SF of IZ units required(DCMR § 2603.2).	Over 1,976 sf of IZ, 3 units at 50% AMI

H Street Overlay District (HS-H), Sub-district Residential Uses (HS-H)					
DCMR, TITLE 11	DCMR, SECTION	EXISTING REQ'S	EXISTING CONDITIONS	PROPOSED REQ'S	PROPOSED CONDITIONS
BUILD-TO REQUIREMENT	DCMR 1324.2	-	-	75% of streetwall build-to R.O.W. Property Line to a height of 25' (DCMR 1324.2)	Provided as required
F.A.R.	DCMR1321.2			0.5 max non-residential FAR (11 DCMR § 1321.2)	1.57 max non residential FAR, flexibility requested
LOT OCCUPANCY	DCMR 1324.4-6	-	-	80% residential lot occupancy permitted (11 DCMR § 1326.3) (DCMR 1324.4-6)	74% provided
DISPLAY WINDOW	DCMR 1324.8	-	-	50% of ground level wall surfaces devoted to display windows & entrances (DCMR 1324.8)	Provided as required
ENTRY LOCATION	DCMR 1324.10	-	-	Individual commercial entries & residential lobby entry on H Street (DCMR 1324.10)	Provided as required
ENTRY SPACING	DCMR 1324.11	-	-	Provide Bldg entrances every 40' on average for linear frontage (DCMR 1324.11)	Provided as required 122' ÷ 40' = 3 entrances
MIN. GROUND-FLOOR CEILING HEIGHT	DCMR 1324.12	-	-	Minimum 14' fir-ceiling if building fronts H Street (DCMR 1324.12)	Provided as required
MIN. AREA FOR PUD	DCMR 1326.2	-	-	Minimum 10,000 SF area included within PUD	Flexibility requested 9,813 SF site area



★ ★ ★

Address501 H Street NE

Other / BZA Order

Lot size (enter this value first) *

Ward

Lot

Square

Zoning District

47

833

C-2-B

enter sq ft of lot

multiplier

9,813

SCORE

0.307

Landscape Elements		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	-	
3	Bioretention facilities	enter sq ft 1044	0.4	417.6	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 0	0.2	-	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 76	684	0.3	205
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0	0.5	-
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	enter sq ft 3,813	0.6	2,287.8	
2	Over at least 8" of growth medium	enter sq ft 0	0.8	-	

Scoresheet cont'd

D Permeable Paving***		enter sq ft		
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-
E Other		enter sq ft		
1	Enhanced tree growth systems***	0	0.4	-
2	Renewable energy generation	0	0.5	-
3	Approved water features	0	0.2	-
		sub-total of sq ft = 5,541		
H Bonuses		enter sq ft		
1	Native plant species	1044	0.1	104.4
2	Landscaping in food cultivation	0	0.1	-
3	Harvested stormwater irrigation	0	0.1	-
			Green Area Ratio numerator = 3,015	

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.



PROVIDED GREEN AREA
RATIO=0.307
REQUIRED GREEN AREA RATIO =
0.30,
FOR ZONE C-2-B PER DCMR 11-3401.2

Y	M	N	Sustainable Sites		Notes:
Y			Prerequisite 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	
5			Credit 2	Development Density & Community Connectivity	
		1	Credit 3	Brownfield Redevelopment	
6			Credit 4.1	Alternative Transportation, Public Transportation Access	
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	
3			Credit 4.3	Alternative Transportation, Low-Emitting & Fuel Efficient Vehicles	
2			Credit 4.4	Alternative Transportation, Parking Capacity	
1			Credit 5.1	Site Development, Protect or Restore Habitat	
1			Credit 5.2	Site Development, Maximize Open Space	
1			Credit 6.1	Stormwater Design, Quantity Control	
		1	Credit 6.2	Stormwater Design, Quality Control	
1			Credit 7.1	Heat Island Effect, Non-Roof	
1			Credit 7.2	Heat Island Effect, Roof	
1			Credit 8	Light Pollution Reduction	
24	0	2	26 Possible		

Y	M	N	Water Efficiency		Notes:
Y			Prerequisite 1	Water Use Reduction, 20% Reduction	
2			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	
2			Credit 1.2	Water Efficient Landscaping, No Potable Water or No Irrigation	
		2	Credit 2	Innovative Wastewater Technologies	
2			Credit 3.1	Water Use Reduction, 30% Reduction	
1			Credit 3.2	Water Use Reduction, 35% Reduction	
		1	Credit 3.3	Water Use Reduction, 40% Reduction	
7	0	3	10 Possible		

Y	M	N	Energy and Atmosphere		Notes:
Y			Prerequisite 1	Fundamental Commissioning of the Building Energy Systems	
Y			Prerequisite 2	Minimum Energy Performance, 10% new, 5% existing	
Y			Prerequisite 3	Fundamental Refrigerant Management	
1			Credit 1.1	Optimize Energy Performance, 12% new, 8% existing	
1			Credit 1.2	Optimize Energy Performance, 14% new, 10% existing	
1			Credit 1.3	Optimize Energy Performance, 16% new, 12% existing	
1			Credit 1.4	Optimize Energy Performance, 18% new, 14% existing	
		1	Credit 1.5	Optimize Energy Performance, 20% new, 16% existing	
		1	Credit 1.6	Optimize Energy Performance, 22% new, 18% existing	
		1	Credit 1.7	Optimize Energy Performance, 24% new, 20% existing	
		1	Credit 1.8	Optimize Energy Performance, 26% new, 22% existing	
		1	Credit 1.9	Optimize Energy Performance, 28% new, 24% existing	
		1	Credit 1.10	Optimize Energy Performance, 30% new, 26% existing	
		1	Credit 1.11	Optimize Energy Performance, 32% new, 28% existing	
		1	Credit 1.12	Optimize Energy Performance, 34% new, 30% existing	
		1	Credit 1.13	Optimize Energy Performance, 36% new, 32% existing	
		1	Credit 1.14	Optimize Energy Performance, 38% new, 34% existing	
		1	Credit 1.15	Optimize Energy Performance, 40% new, 36% existing	
		1	Credit 1.16	Optimize Energy Performance, 42% new, 38% existing	
		1	Credit 1.17	Optimize Energy Performance, 44% new, 40% existing	
		1	Credit 1.18	Optimize Energy Performance, 46% new, 42% existing	
		1	Credit 1.19	Optimize Energy Performance, 48% new, 44% existing	
		1	Credit 2.1	On-Site Renewable Energy, 1%	
		1	Credit 2.2	On-Site Renewable Energy, 3%	
		1	Credit 2.3	On-Site Renewable Energy, 5%	
		1	Credit 2.4	On-Site Renewable Energy, 7%	
		1	Credit 2.5	On-Site Renewable Energy, 9%	
		1	Credit 2.6	On-Site Renewable Energy, 11%	
		1	Credit 2.7	On-Site Renewable Energy, 13%	
2			Credit 3	Enhanced Commissioning	
		2	Credit 4	Enhanced Refrigerant Management	
1		2	Credit 5	Measurement & Verification	
2			Credit 6	Green Power, 35%	
9	0	26	35 Possible		

Y	M	N	Materials and Resources		Notes:
Y			Prerequisite 1	Storage & Collection of Recyclables	
		1	Credit 1.1 (55%)	Building Reuse, Maintain 55% of Existing Walls, Floors & Roof	
		1	Credit 1.1 (75%)	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	
		1	Credit 1.1 (95%)	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	
		1	Credit 1.2	Building Reuse, Maintain 50% of Interior Non-Structural Elements	
1			Credit 2.1	Construction Waste Management, Divert 50% From Disposal	
1			Credit 2.2	Construction Waste Management, Divert 75% From Disposal	
		1	Credit 3.1	Materials Reuse, 5%	
		1	Credit 3.2	Materials Reuse, 10%	
1			Credit 4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	
		1	Credit 4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	
1			Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured	
1			Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured	
		1	Credit 6	Rapidly Renewable Materials, 2.5%	
1			Credit 7	Certified Wood	
6	0	8	14 Possible		

Y	M	N	Indoor Environmental Quality		Notes:
Y			Prerequisite 1	Minimum IAQ Performance	
Y			Prerequisite 2	Environmental Tobacco Smoke (ETS) Control	
		1	Credit 1	Outside Air Delivery Monitoring	
		1	Credit 2	Increased Ventilation	
1			Credit 3.1	Construction IAQ Management Plan, During Construction	
		1	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	
		1	Credit 5	Indoor Chemical & Pollutant Source Control	
1			Credit 6.1	Controllability of Systems, Lighting	
1			Credit 6.2	Controllability of Systems, Thermal Comfort	
1			Credit 7.1	Thermal Comfort, Design	
		1	Credit 7.2	Thermal Comfort, Verification	
		1	Credit 8.1	Daylight and Views, Daylight 75% of spaces	
		1	Credit 8.2	Daylight and Views, Views for 90% of Spaces	
8	0	7	15 Possible		

Y	M	N	Innovation & Design Process		Notes:
1			Credit 1.1	Innovation in Design, Transportation Management Plan	
1			Credit 1.2	Innovation in Design, Building Education	
1			Credit 1.3	Innovation in Design, Exemplary Performance, EAc6, Green Power	
1			Credit 1.4	Innovation in Design, Exemplary Performance, MRc7, Certified Wood	
		1	Credit 1.5	Innovation in Design	
1			Credit 2	LEED® Accredited Professional	
5	0	1	6 Possible		

Y	M	N	Regional Priority Credits		Notes:
1			Credit 1.1	Regional Priority Credit, SSc5.1, Protect and Restore Habitat	
1			Credit 1.2	Regional Priority Credit, SSc6.1, Stormwater Design, Quantity Control	
		1	Credit 1.3	Regional Priority Credit, WEc2, Innovative Wastewater Technologies	
		1	Credit 1.4	Regional Priority Credit, EAc2, Onsite Renewable Energy	
2	0	2	4 Possible		

	0 - 39	Insufficient
	40 - 49	Certified
	50 - 59	Silver
	60 - 79	Gold
	80 - 110	Platinum

Project Points	Maybe
61	0
Gold	

ARCHITECTURE





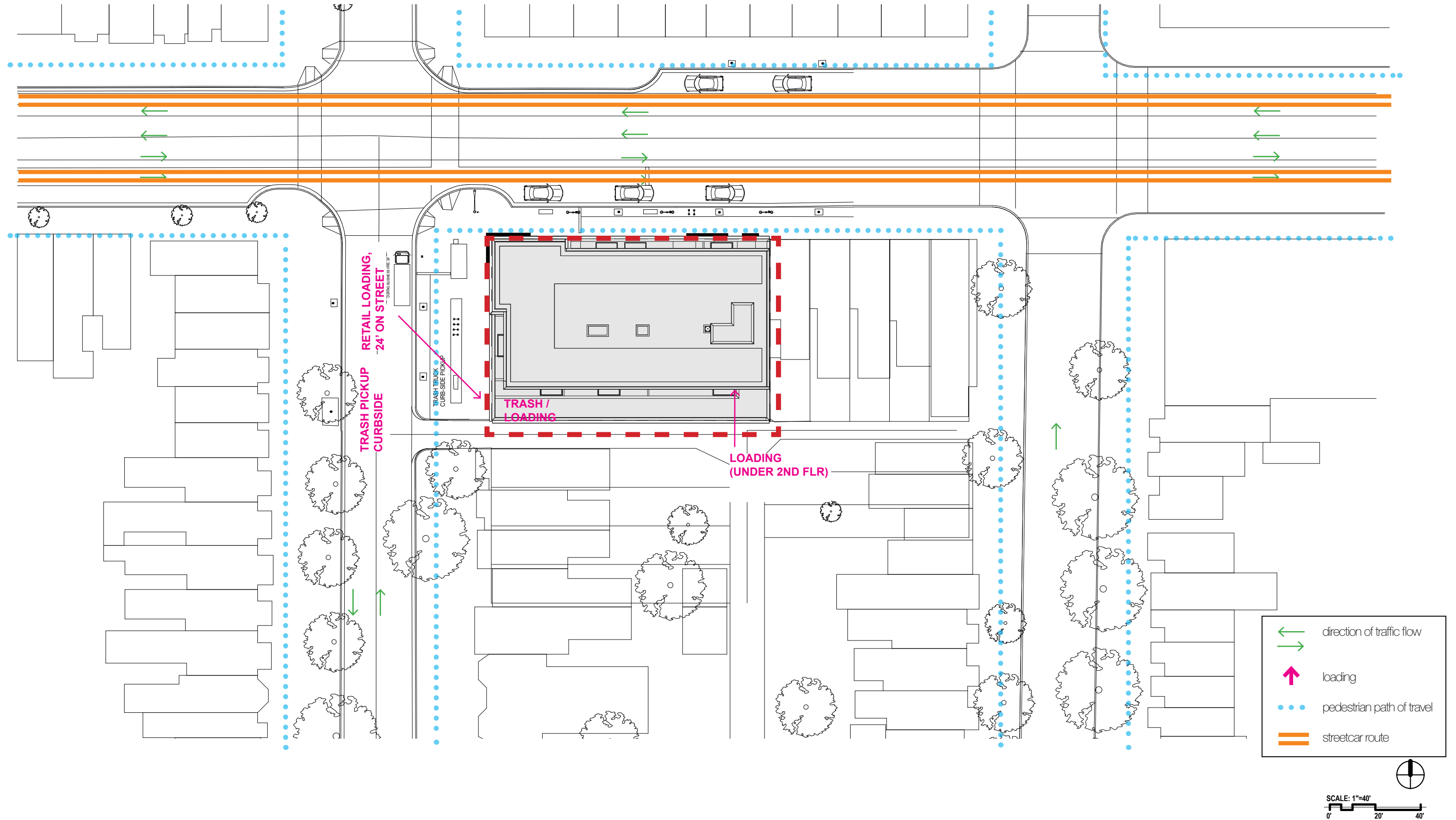


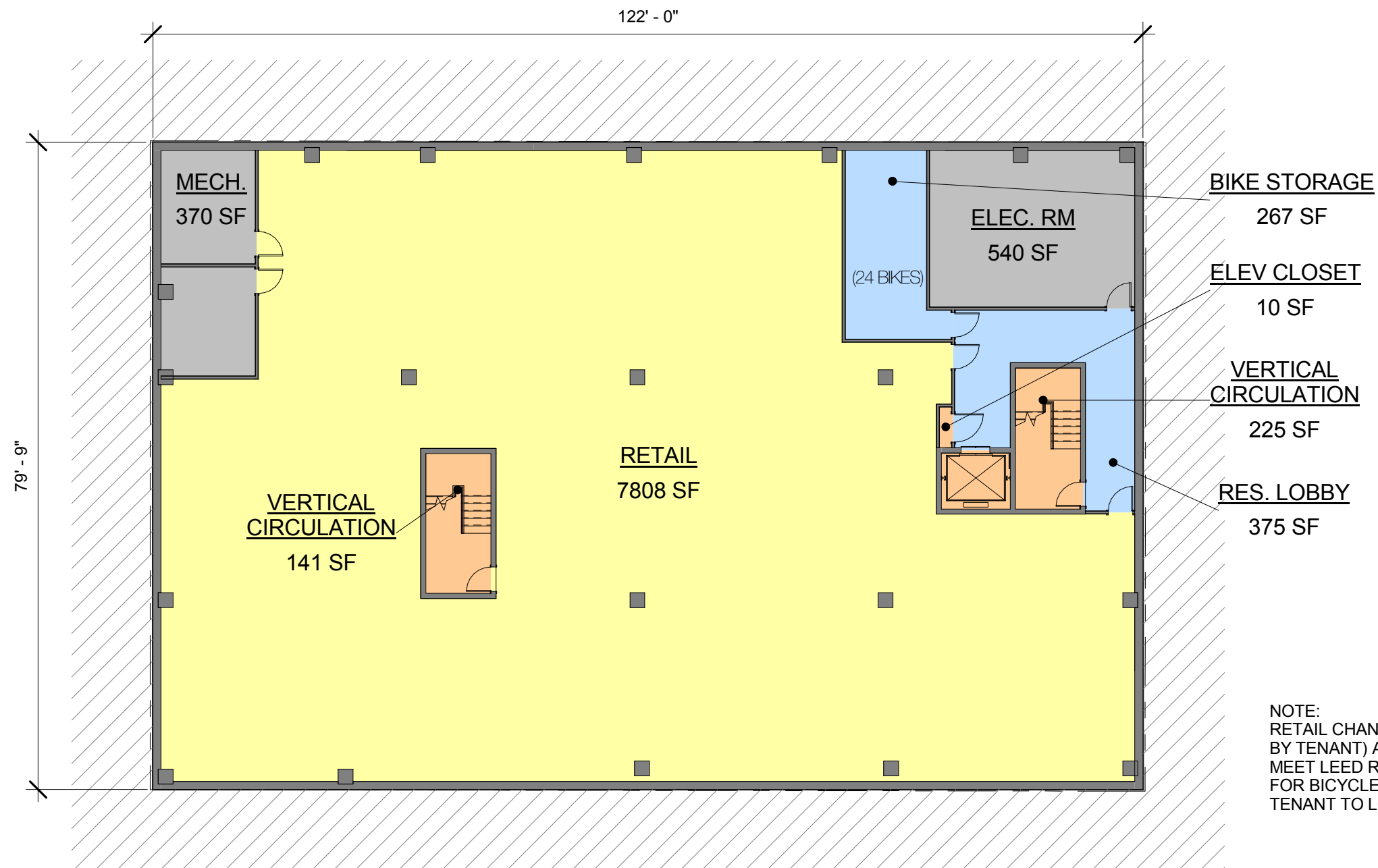


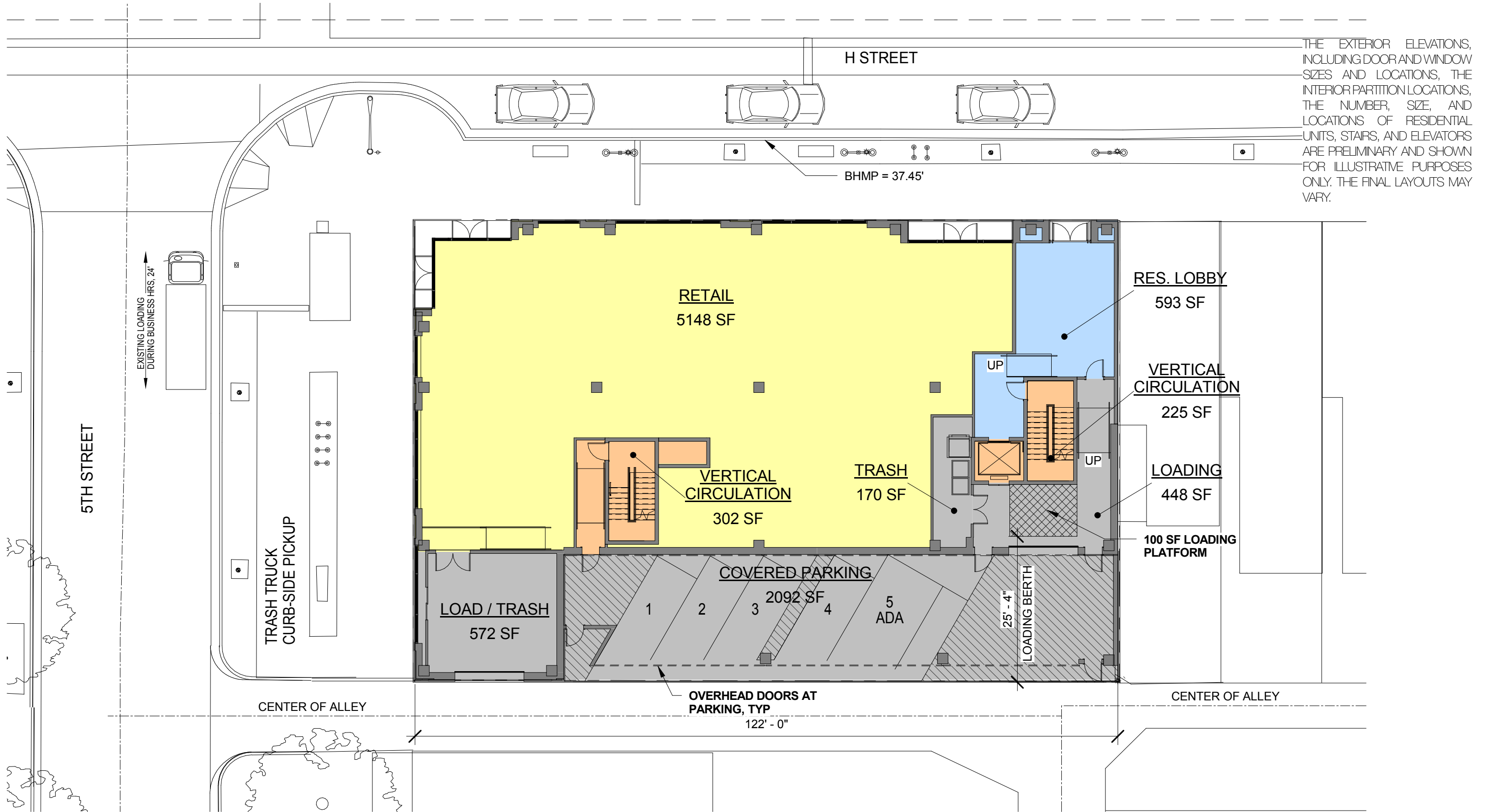
REAR ALLEY STONE FACADE



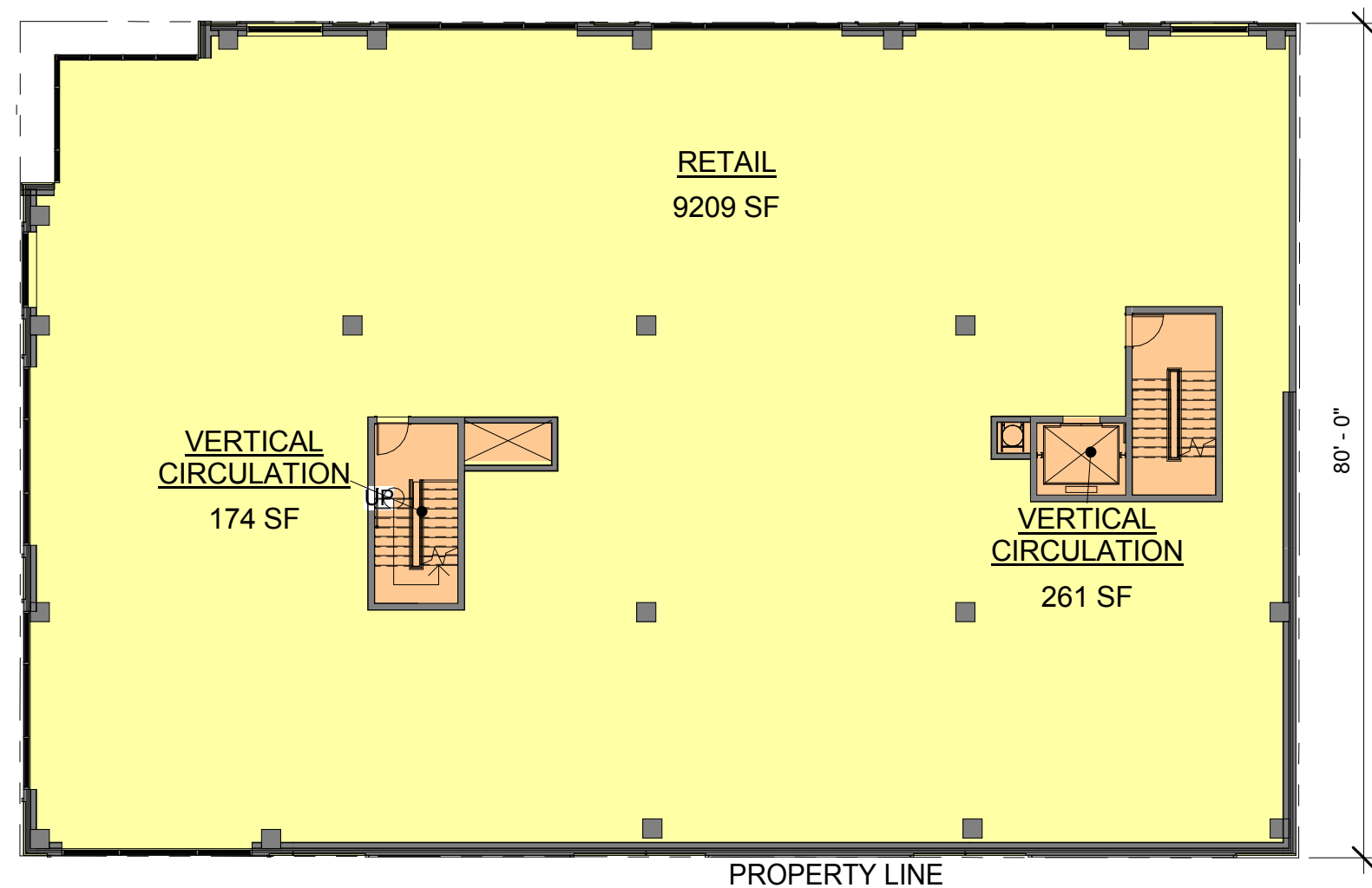
METAL MESH ROLL-UP PARKING DOOR



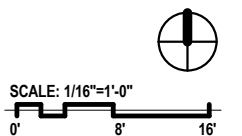
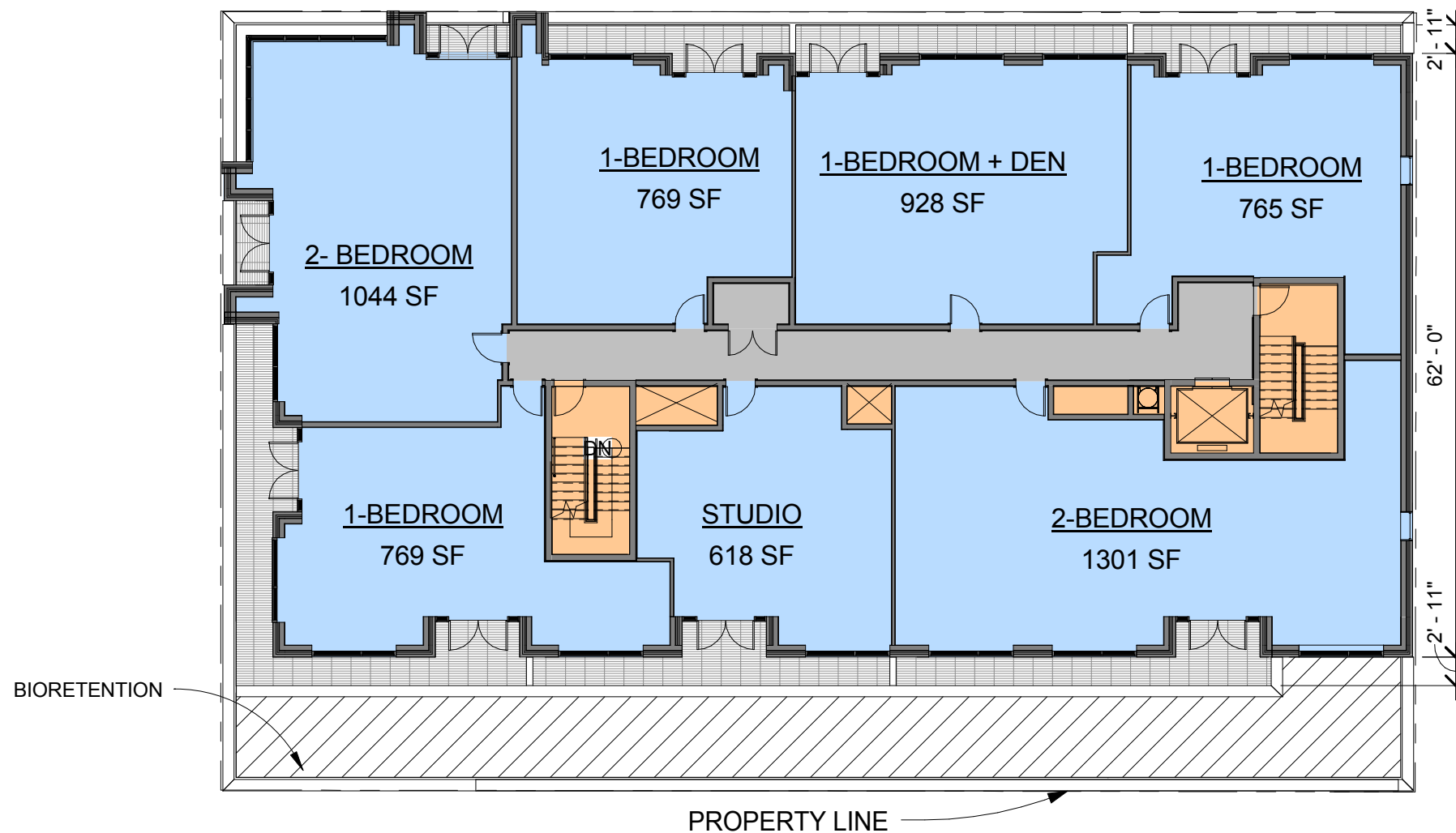




THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



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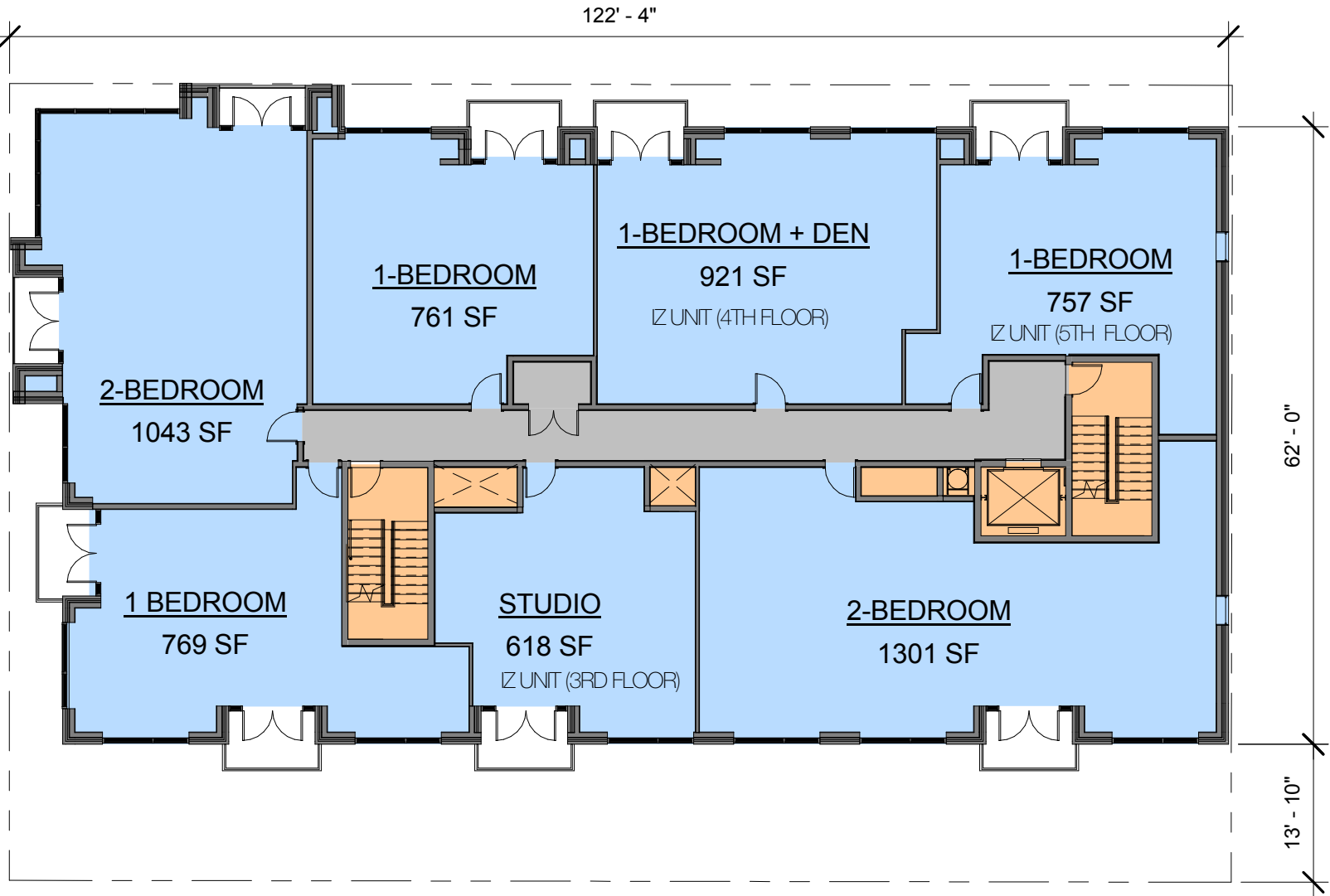


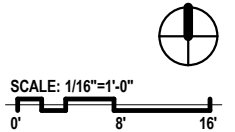
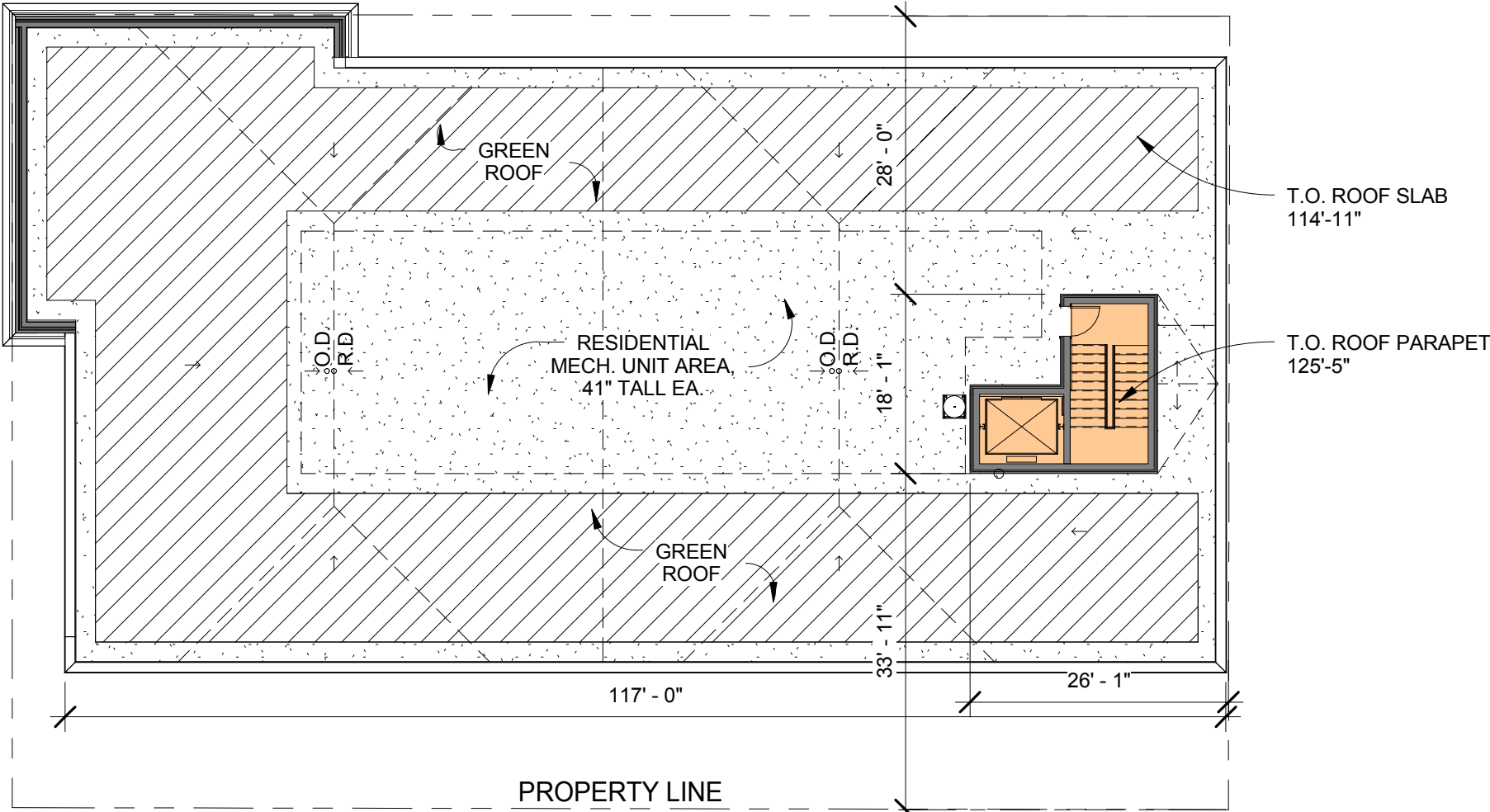
501 H STREET - Apartment Mix					
	UNIT TYPE				
FLOOR	STUDIO	1BR	1BR+DEN	2BR	TOTAL / FLR
3	1	3	1	2	7
4	1	3	1	2	7
5	1	3	1	2	7
6	1	3	1	2	7
TOTAL / FLR	4	12	4	8	28
Percentage	14%	43%	14%	29%	

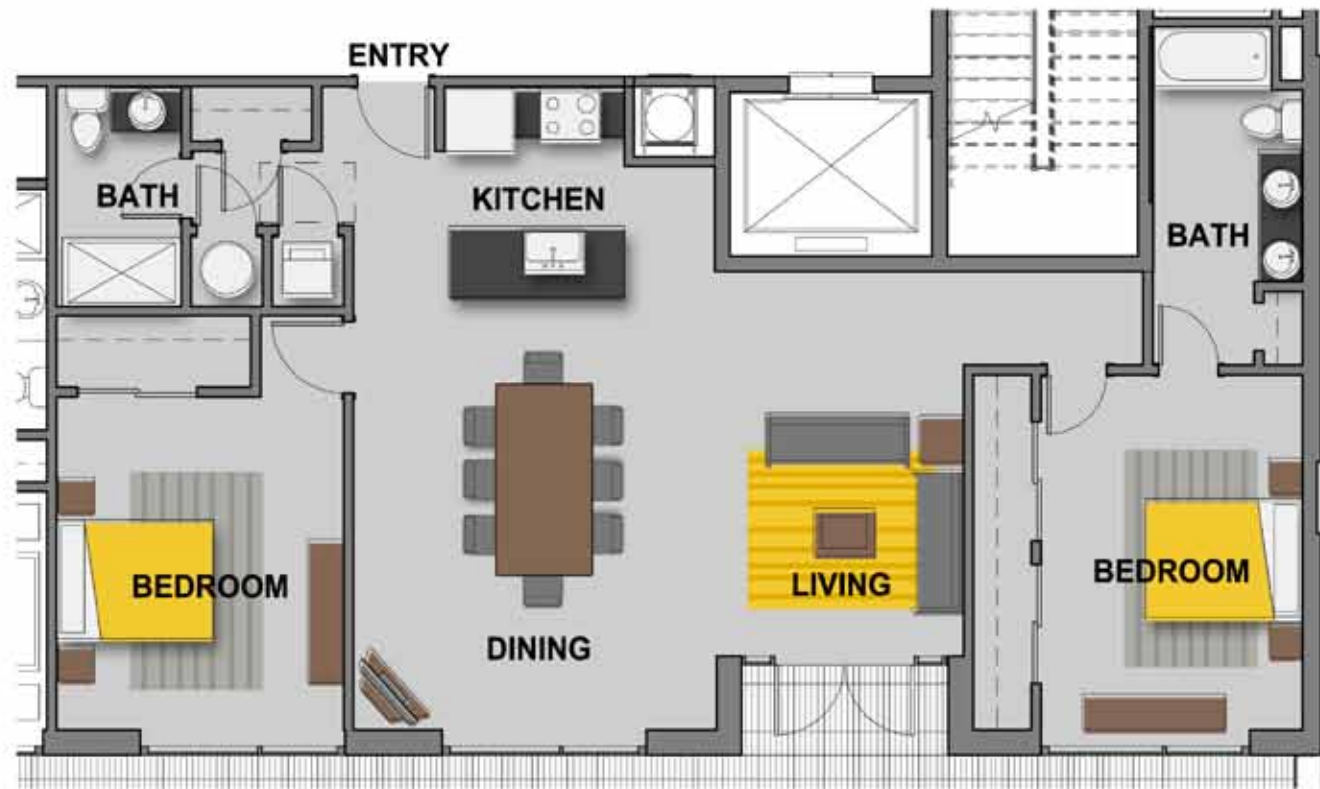
Inclusionary Zoning C-2-B
 8% of Residential GFA
 Residential GFA = 24,704 SF
 8% = 1,976 SF required for IZ development

3 IZ Units Provided at 50% AMI w/ total of 2,296 SF:
 (1) Studio - 618 SF
 (1) 1 Bedroom + Den - 921 SF
 (1) 1 Bedroom - 757 SF

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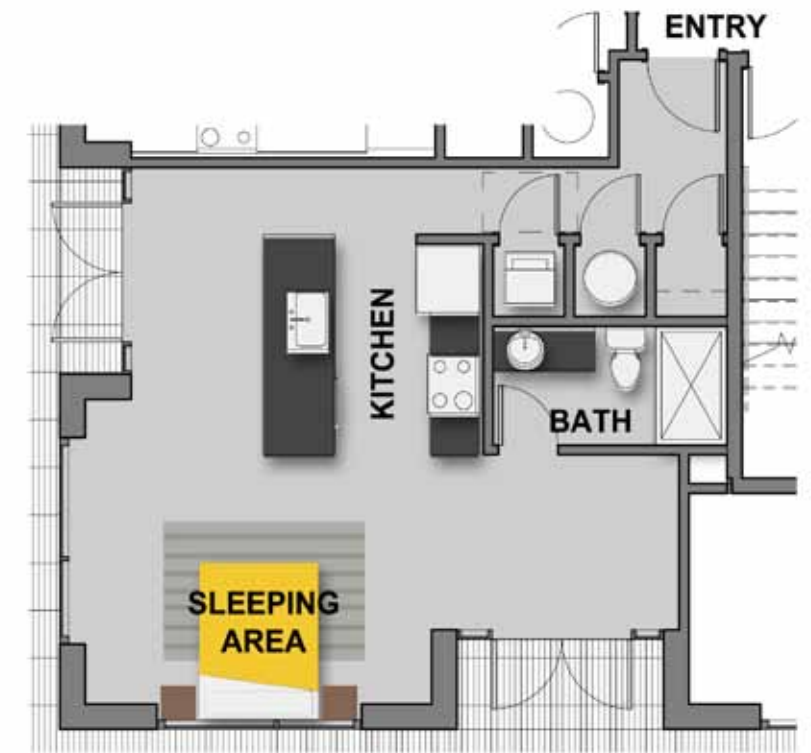
2 BEDROOM



1 BEDROOM



1 BEDROOM + DEN



STUDIO

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SCALE: 1"=20'

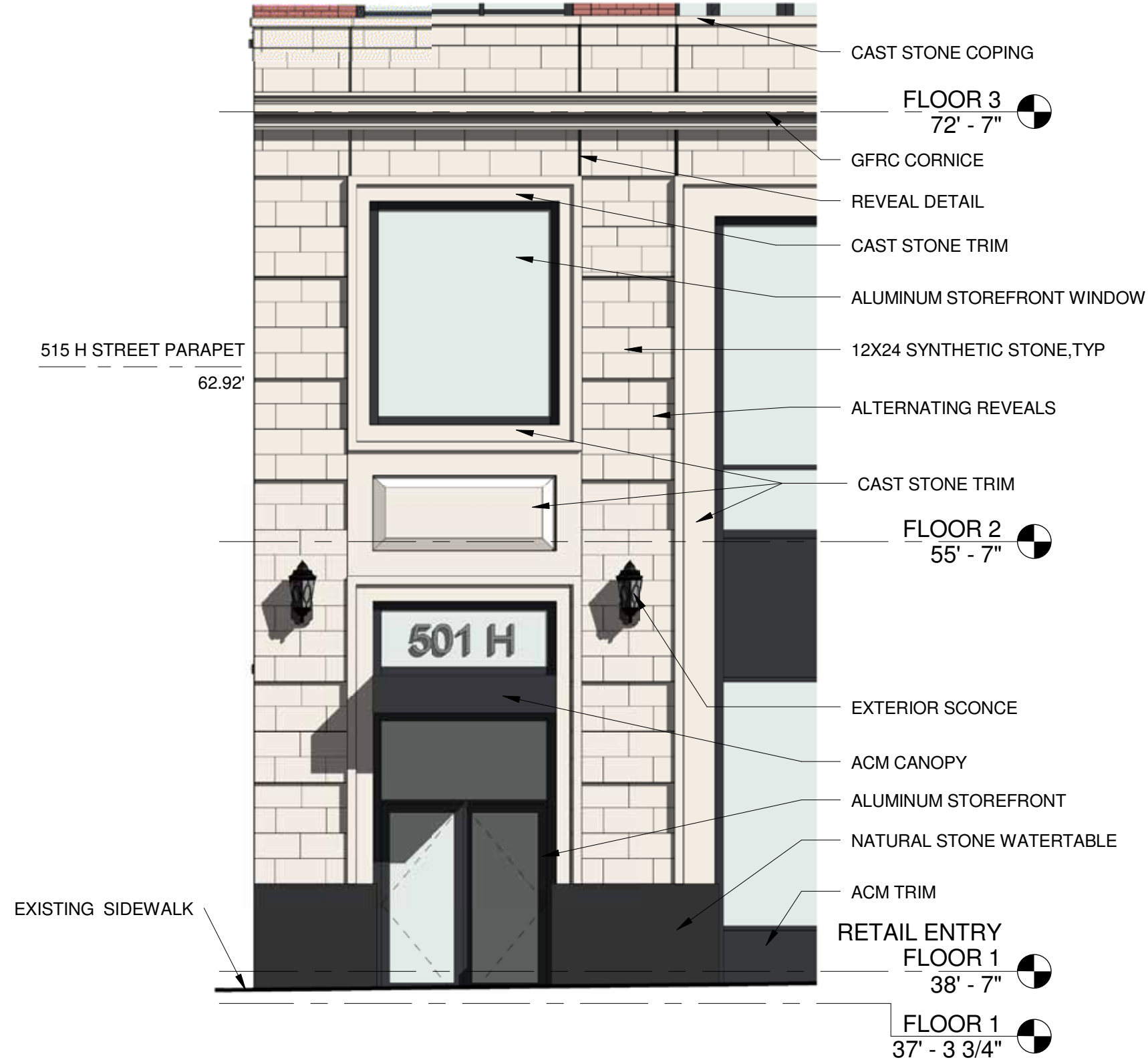
0' 10' 20'



SCALE: 1"=20'

0' 10' 20'

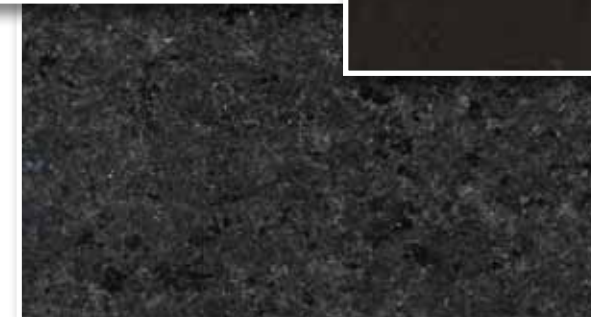




STONE, SYNTHETIC



BLACK ALUMINUM COMPOSITE



WATER-TABLE, NATURAL STONE



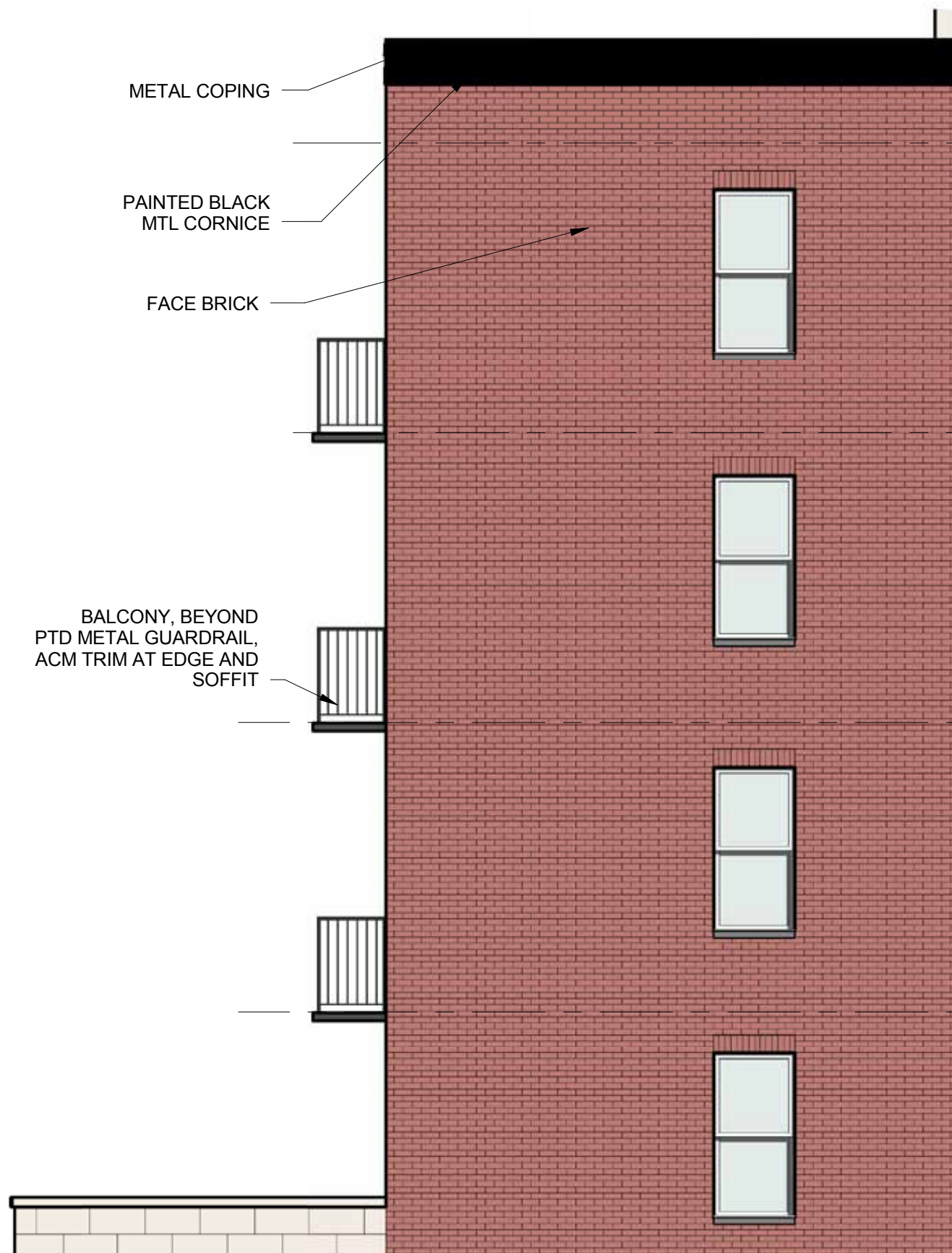
FACE BRICK



ALUMINUM COMPOSITE MATERIAL (ACM) TRIM AT BALCONIES

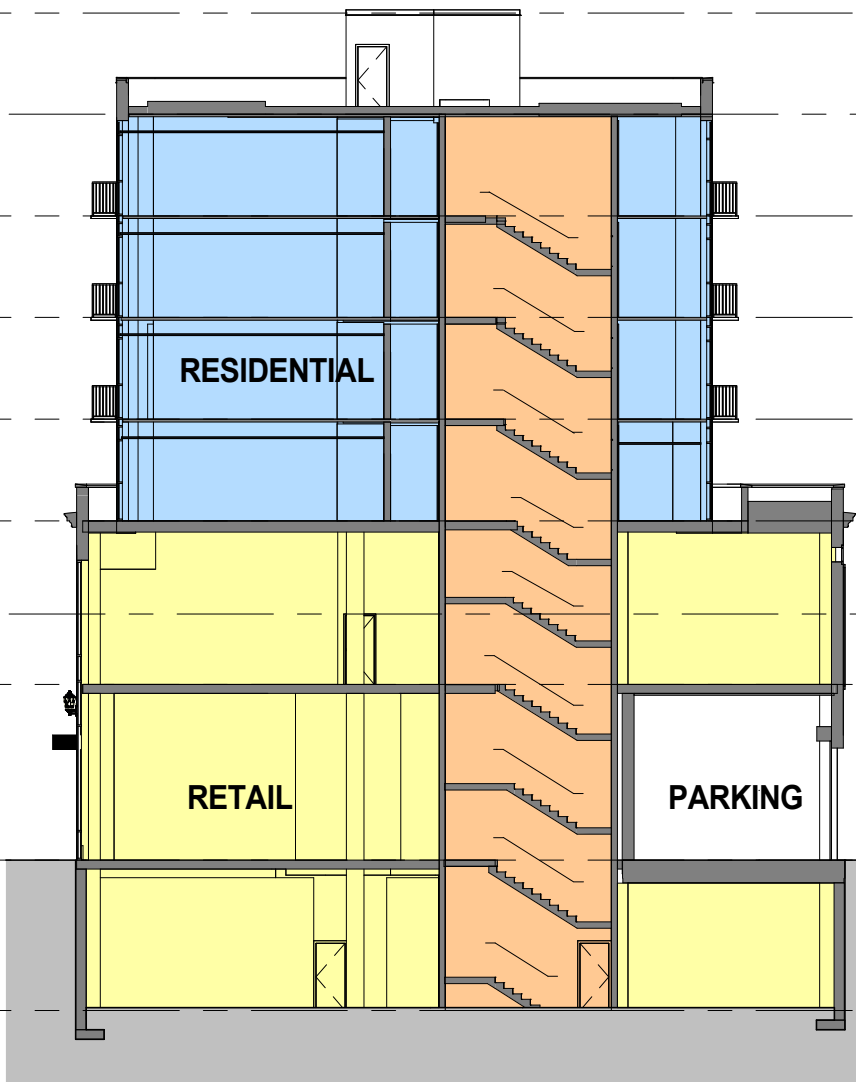


ALUMINUM STOREFRONT





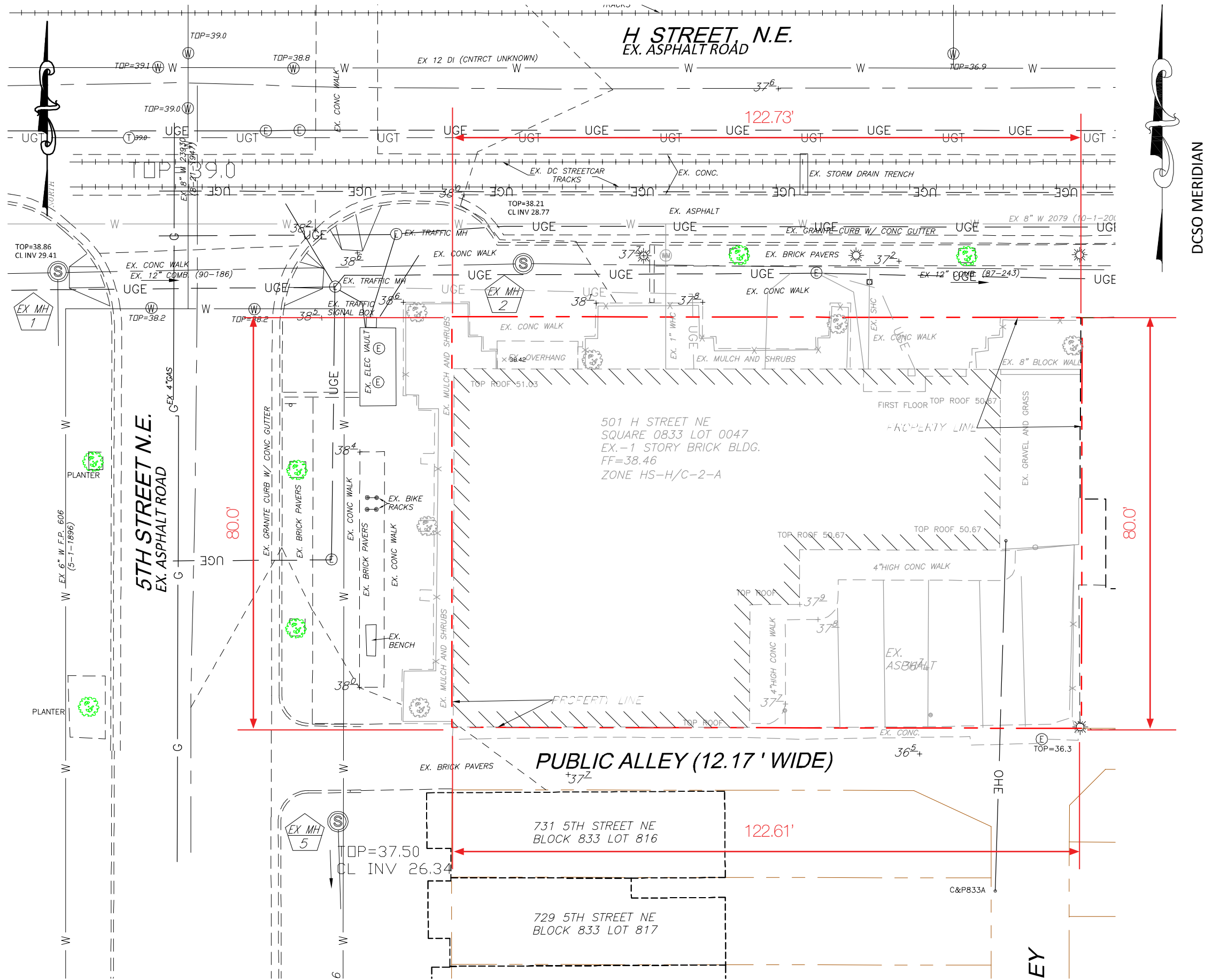
E-W BUILDING SECTION



N-S BUILDING SECTION

- STAIR PARAPET
125' - 5" 
- ROOF SLAB
114' - 11" 
- FLOOR 6
104' - 4" 
- FLOOR 5
93' - 9" 
- FLOOR 4
83' - 2" 
- FLOOR 3
72' - 7" 
- 515 H Street
62' - 11 1/16" 
- FLOOR 2
55' - 7" 
- FLOOR 1
37' - 3 3/4" 
- CELLAR
21' - 8" 

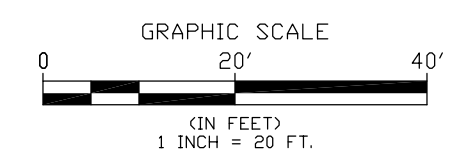
CIVIL

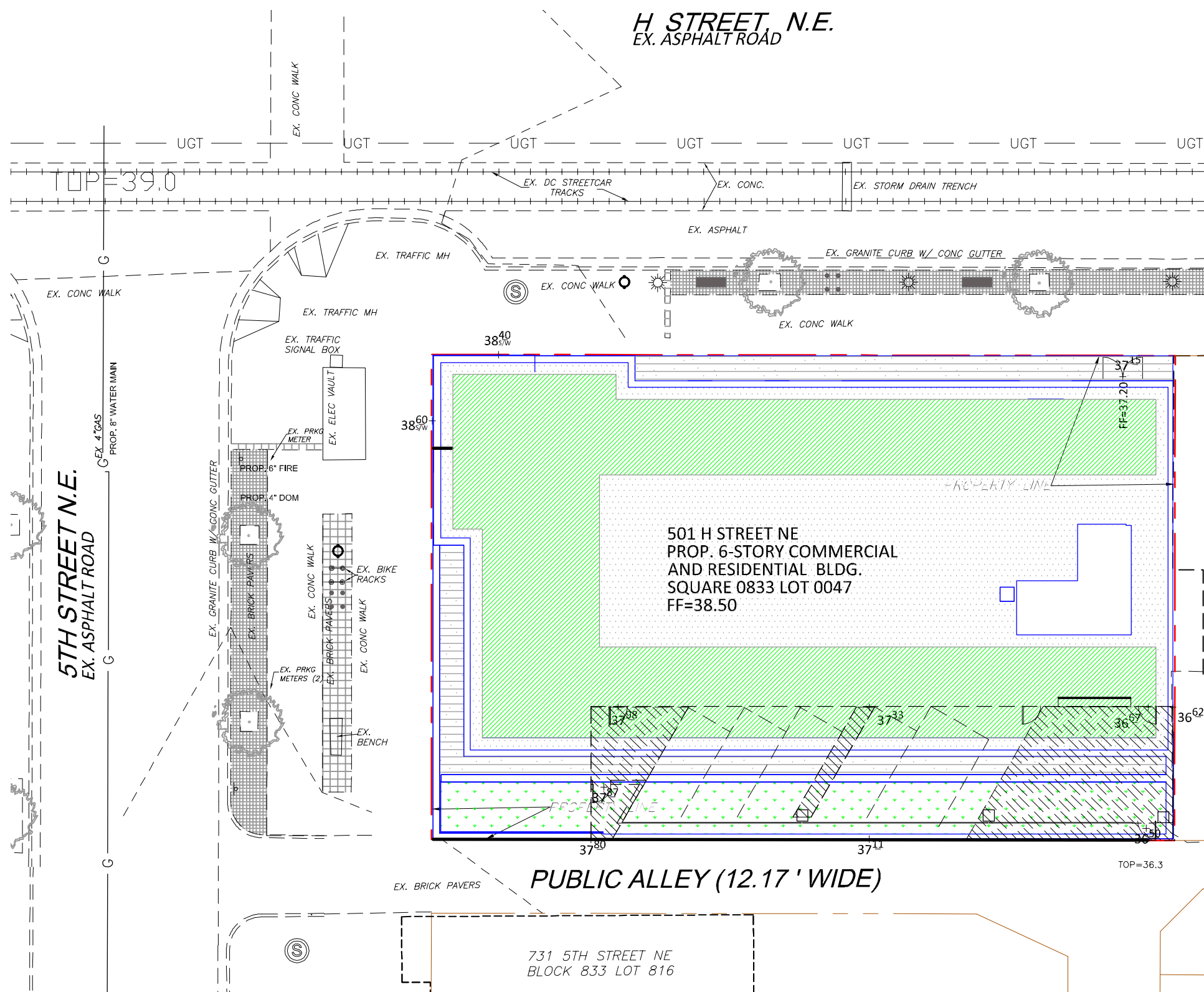


DCSO MERIDIAN

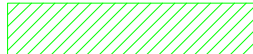
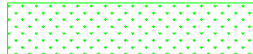
EX. LEGEND

- PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- ✪ TREE AND PLANTER TO REMAIN

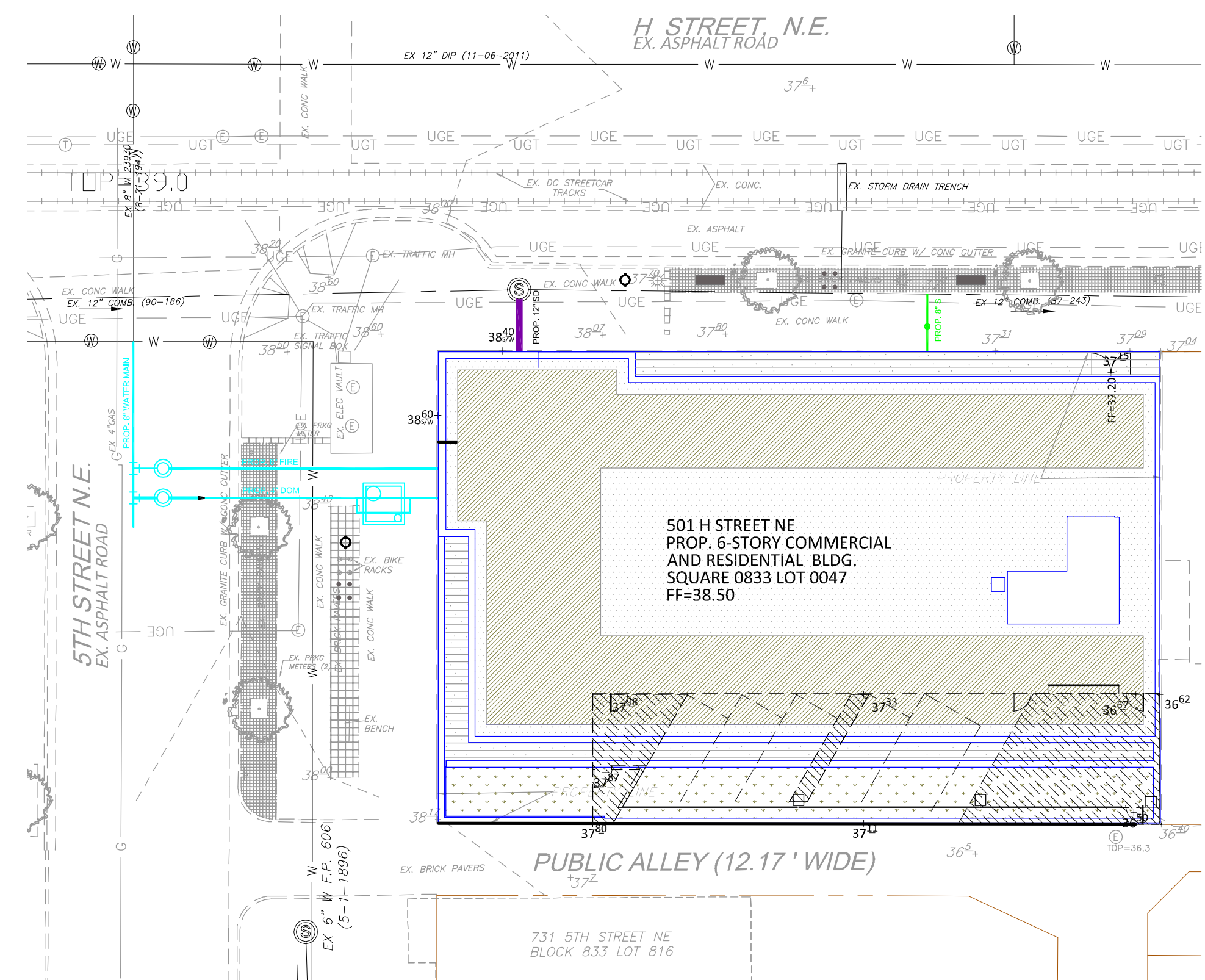




LEGEND

- EX. PROPERTY LINE
- EX. PROPERTY LINE (ADJACENT)
-  EX. TREE AND PLANTER TO REMAIN
- PROP. BUILDING
- PROP. BUILDING CANOPY
-  PROP. GREEN ROOF
-  PROP. BIORENTENCION
- PROP. GREEN FACADE
- PROP. ROAD MARKING

SITE PLAN

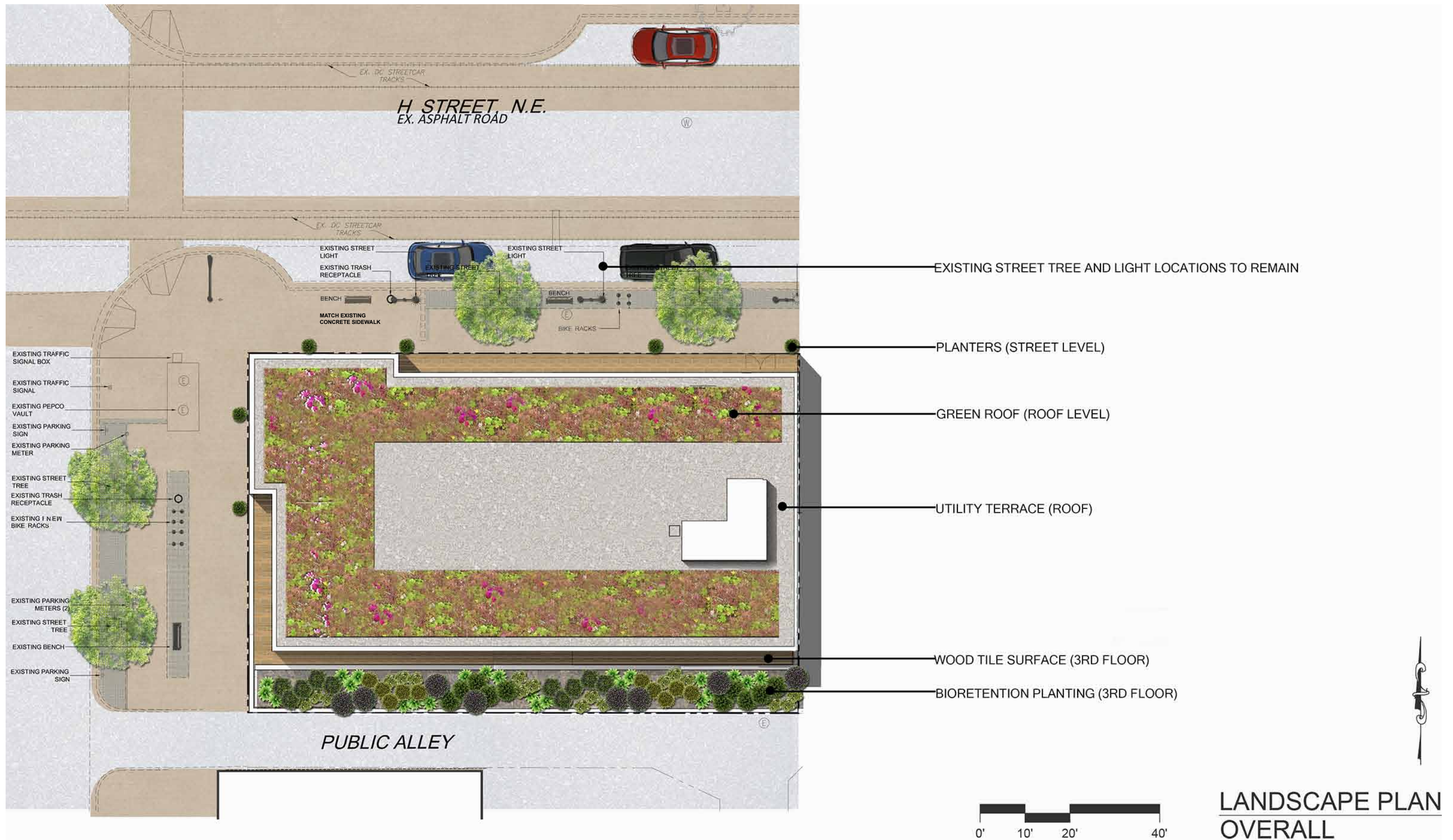


LEGEND

- EX. PROPERTY LINE
- EX. COMBINED SEWER LINE
- EX. WATER LINE
- PROP. WATER CONNECTION
- PROP. SEWER CONNECTION
- PROP. STORM CONNECTION
- PROP. GREEN ROOF
- PROP. BIORETENTION

UTILITY PLAN

LANDSCAPE





WOOD OR COMPOSITE TILES



WOOD OR COMPOSITE DECKING



MANUFACTURER: Bohimann Quality Products
PRODUCT: 26" Round Concrete Planter 26" x 17"
PRODUCT NUMBER: SKU: P2617R
COLOR: Tan River Rock
QUANTITY: 6

STREET LEVEL PLANTERS



MANUFACTURER: DuMAR, INC
PRODUCT: 194-60 STEEL BENCH 73-1/4" x 36-3/4"
COLOR: BLACK POLYESTER POWDER COATED
QUANTITY: 2

PUBLIC BENCH



DDOT PREFERRED STANDARD "U RACK"



EXTENSIVE GREEN ROOF



ROOFTOP BIORETENTION

LANDSCAPE PLAN PRECEDENTS



SWITCHGRASS - Native



LAVENDER



CREEPING JENNY



VIRGINIA CREEPER (Fall color) - Native



FOUNTAIN GRASS



LITTLE HENRY SWEETSPIRE



ICE PLANT



BLUE FESCUE



SEDUM MIX



VIRGINIA CREEPER - Native



Aronia melanocarpa
BLACK CHOKEBERRY
MATURE SIZE 3-6'H x 3-6' W
EXPOSURE Full sun to part shade
ADDITIONAL INFO Attracts birds; edible fruit; bank stabilizer

SEASON OF INTEREST



Hypericum densiflorum
ST. JOHN'S WORT
MATURE SIZE 4-6'H x 3-4' W
EXPOSURE Full sun to part shade; tolerates range of soil types
ADDITIONAL INFO Medium wildlife value; yellow flowers

SEASON OF INTEREST



Vaccinium angustifolia
LOWBUSH BLUEBERRY
MATURE SIZE 1-2'H x 2-3' W
EXPOSURE Full sun to part shade; dry to wet soil
ADDITIONAL INFO White flowers; edible fruit; scarlet fall color, wildlife value

SEASON OF INTEREST



Callicarpa americana
BEAUTYBERRY
MATURE SIZE 3-6'H x 3-6' W
EXPOSURE Sun to part shade; dry to moist soil
ADDITIONAL INFO Yellow Fall color; purple berries through winter

SEASON OF INTEREST



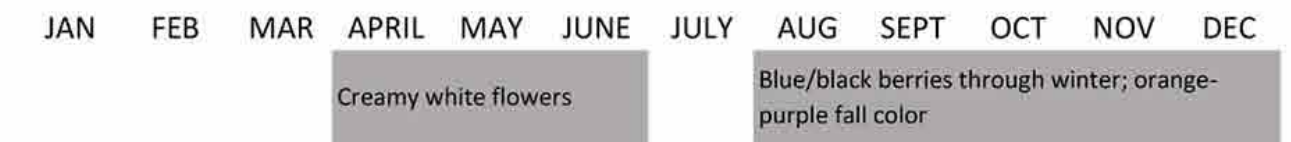
Spirea latifolia
NARROW-LEAVED MEADOWSWEET
MATURE SIZE 3-4'H x 3-4' W
EXPOSURE Full sun to part shade; needs moist soil
ADDITIONAL INFO Attracts butterflies; White flowers

SEASON OF INTEREST



Viburnum acerfolium
MAPLELEAF VIBURNUM
MATURE SIZE 3-6'H x 3-4' W
EXPOSURE Full sun to full shade
ADDITIONAL INFO White flowers; blue berries; orange/crimson/purple fall color; wildlife value

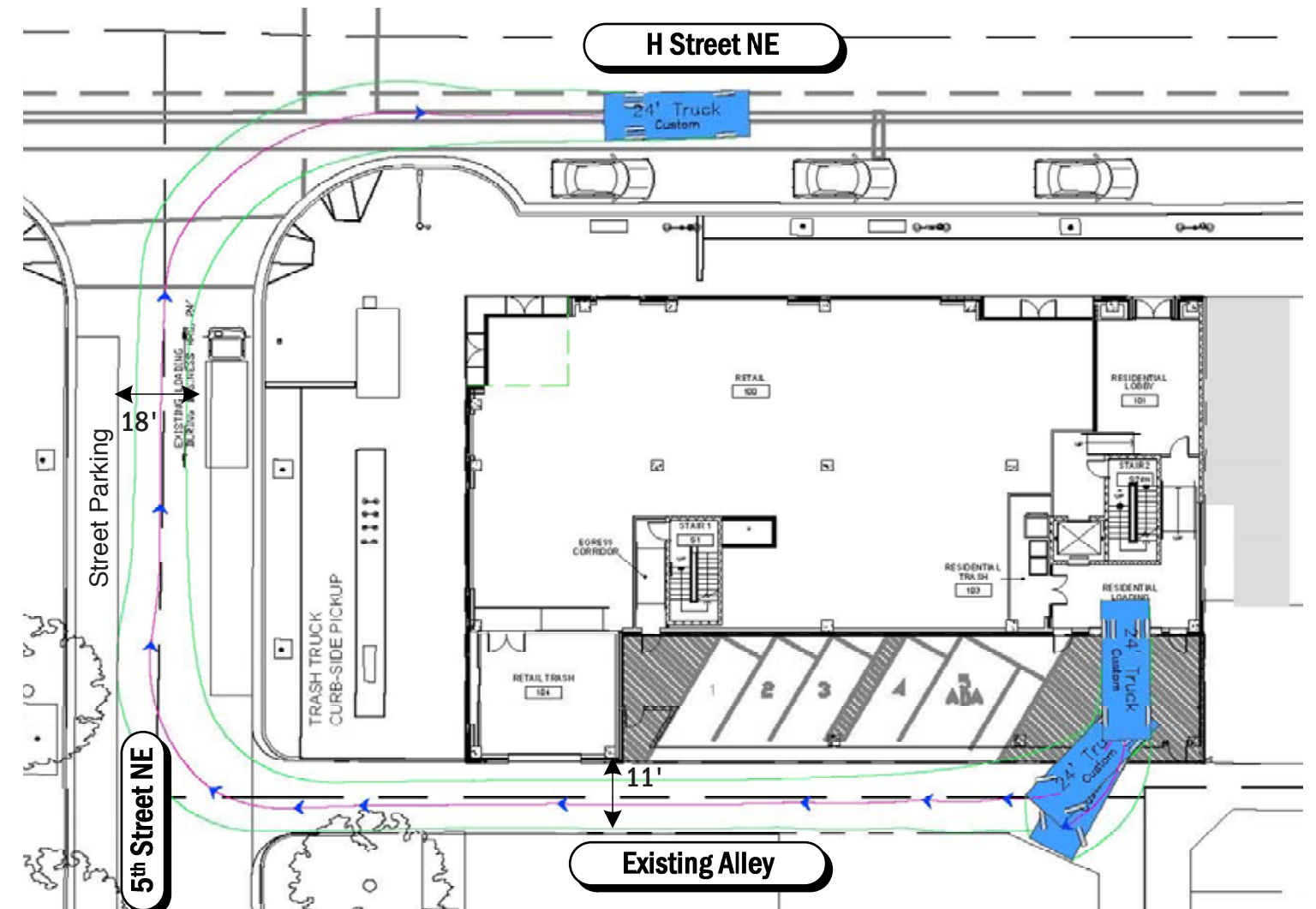
SEASON OF INTEREST



TRANSPORTATION



RESIDENTIAL TRUCK ENTRY

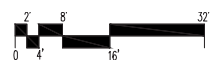


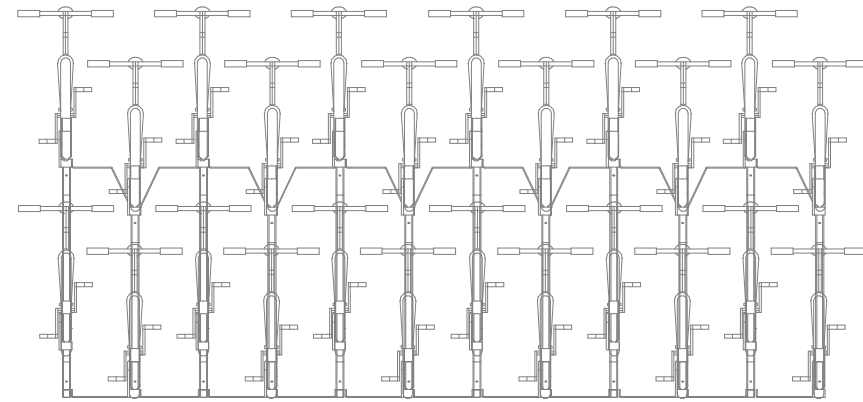
RESIDENTIAL TRUCK EXIT

RETAIL LOADING:
EXISTING ON 5TH STREET, 24' DURING BUSINESS HRS. THROUGH LOADING ROOM

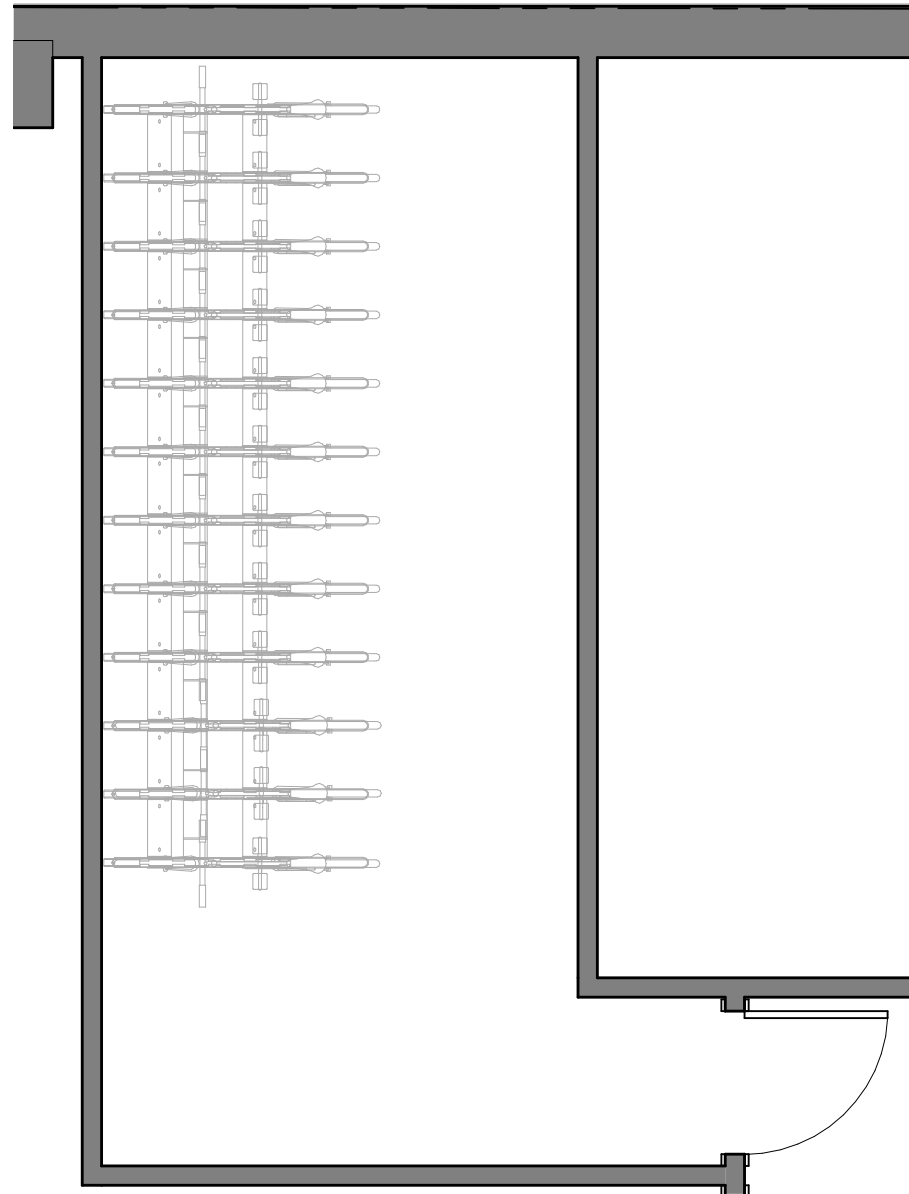
RESIDENTIAL LOADING:
24' TRUCK THROUGH ALLEY

TRASH PICKUP:
CURBSIDE ON 5TH STREET FROM SW TRASH ROOM





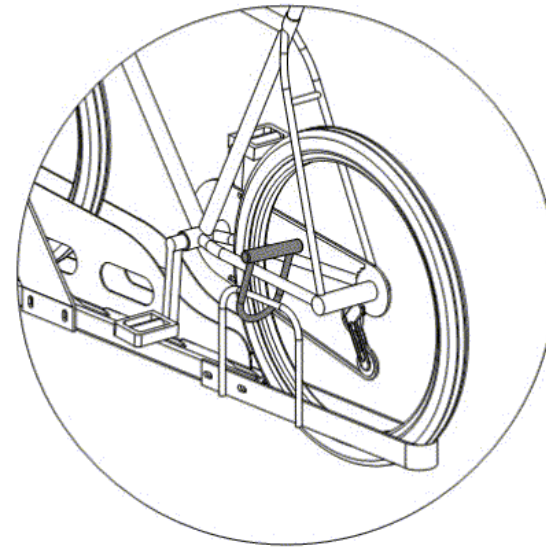
BIKE STORAGE ELEVATION
24 BIKE CAPACITY



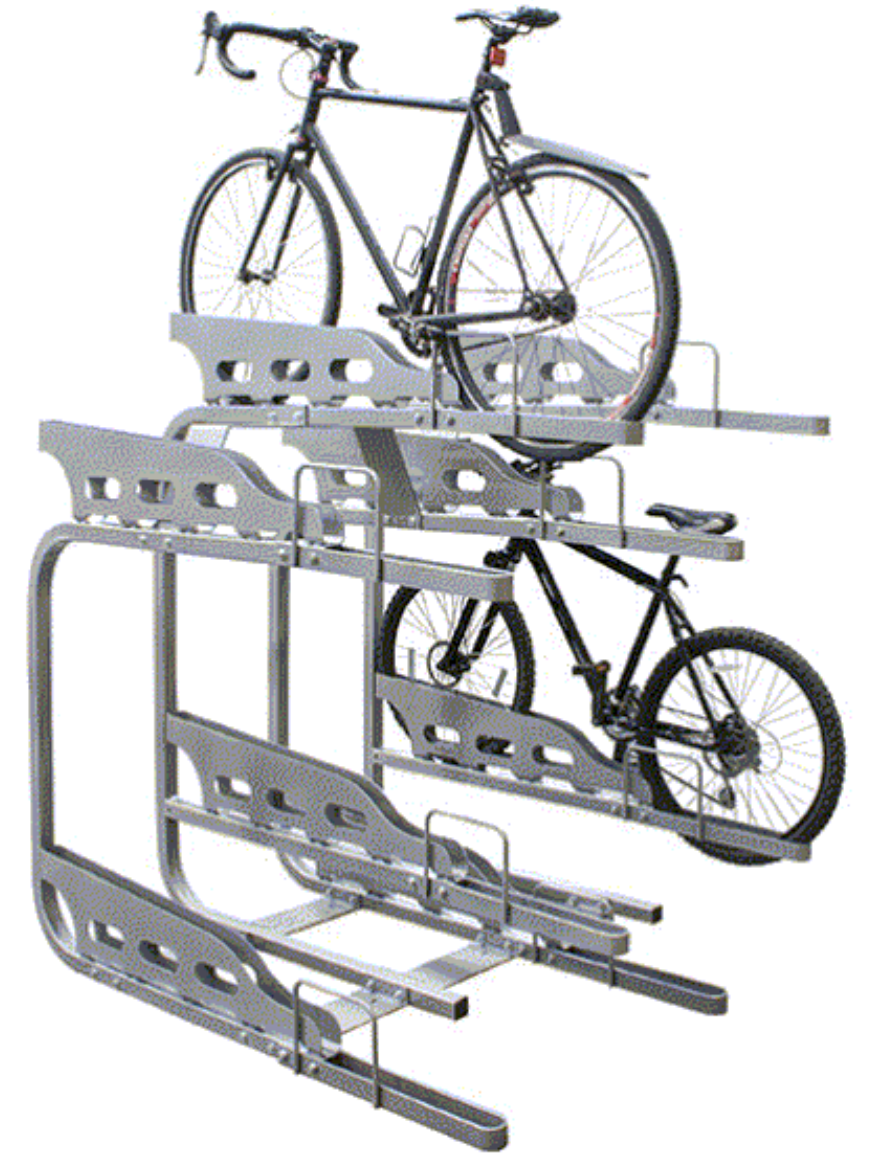
BIKE STORAGE PLAN
24 BIKE CAPACITY



DERO
A PLAYCORE Company



U-LOCK COMPATIBLE



DERO-DUPLEX® BIKE RACK SYSTEM