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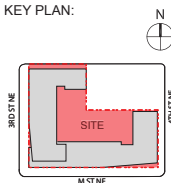


300 M
300-320 M STREET NE
SQUARE 772, LOTS 1, 2, 6, 7, 19, 801 & 802
WASHINGTON, DC
PUD APPLICATION
SUPPLEMENTAL PRE-HEARING STATEMENT



300 M

Square 772 : Washington DC 20002



DATE:
JUNE 19, 2015

CONSOLIDATED PUD
APPLICATION

TITLE:

COVER SHEET

NUMBER:

A-00

ZONING COMMISSION
District of Columbia
CASE NO.14-19
EXHIBIT NO.23A1

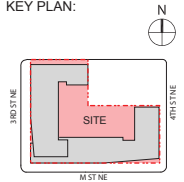


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
JUNE 19, 2015

CONSOLIDATED PUD
APPLICATION

TITLE:

NUMBER:

A-01

CONSOLIDATED PUD CHECKLIST (2406.11 -2406.12)

SQUARE 772, LOTS 1, 2, 6, 7, 19, 801 & 802		
SECTION	ITEM	SHEET NO.
2406.11a	COMPLETED APPLICATION FORM	IN WRITTEN APPLICATION
2406.11b	ZONING PLAN: A map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and any proposed change of zoning	A-05
2406.11c	STATEMENT OF PURPOSE: A statement of the purposes and objectives of the project, including the proposed form of development and a detailed statement elucidating how the application meets the PUD evaluation standards in section 2403.	IN WRITTEN APPLICATION
2406.11d	SITE PLAN: A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site	A-02, A-26
2406.11e	DEVELOPMENT DATA: (1) The area and dimensions of each lot proposed for each building and the exact area of the total site; area of the total site.	A-02, A-26
	(2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site;	A-02
	(3) The gross floor area and floor area ratio for each building on each lot,including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a breakdown for each use;	A-02
	(4) A circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use;	A-012 & A-10
	(5) The existing topography of the development area; the location of all major natural features, including trees of six-inch (6 in.) caliper or greater; and the location and elevations of public or private streets, alleys, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned;	C-01-03
	(6) Estimated quantities of potable water required by the project, and of sanitary sewage and stormwater to be generated including the methods of calculating those quantities;	A-02, C-16-21
	(7) Any other information needed to understand the unique character and problems of developing the PUD.	SITE: A-03-12 DIAGRAMS: A-13-14 VIEWS: A-15-25 COURTYARD DIAGRAMS: A-40 MATERIALITY: A-41-44 SIGNAGE: A-45 ROOF SECTIONS: A-46-A48
2406.12a	COMPLETED APPLICATION FORM	IN WRITTEN APPLICATION
2406.12b	A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses;	IN WRITTEN APPLICATION
2406.12c	SITE PLAN: A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plazas, arcades, and any other open spaces;	A-10, A-26
2406.12d	LANDSCAPE & GRADING PLAN: A detailed landscaping and grading plan, showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent (15%) in five percent (5%) increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water and sewer lines, inlets, and basins, and connections to public water and sewer lines. Proposed erosion control measures shall also be shown;	L-01, C-13-15
2406.12e	FLOOR PLANS: Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located;	PLANS: A-26-34 ELEVATIONS: A-35-38
2406.12f	CIRCULATION PLAN: A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans	A-26, C-13-15
2406.12g	OTHER INFORMATION: Any other information needed to understand the final design of the proposal, or information specifically requested by the Commission	LEED: A-49
2406.12h	A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.	N/A, THIS IS A CONSOLIDATED PUD APPLICATION

ZONING DATA

ZONING

CURRENT	C-M-1
PROPOSED	C-3-C PUD

REQUESTED AREAS OF FLEXIBILITY

GROUND FLOOR	LOADING
GROUND FLOOR	SIDE YARD SETBACK AT PUBLIC ALLEY
GROUND FLOOR	LOADING BERTHS: SEE LOADING
LEVEL 9	MECHANICAL PENTHOUSE: 2ND PENTHOUSE
ROOF	PENTHOUSE & ROOF STRUCTURE SETBACKS: ALLEY AND COURT-SIDES ONLY
ROOF	MECHANICAL PENTHOUSE: 2ND PENTHOUSE

LOT OCCUPANCY

DCMR 11-772.1

SQUARE 772 LOTS 1, 2, 6, 7, 19, 801, & 802

AREA AND DIMENSIONS
TOTAL LOT AREA = 67,446 SF **
GROSS FLOOR AREA @ GROUND LEVEL = SEE GFA CHART

LOT OCCUPANCY	OVERALL LOT
ALLOWED	100% MAX
PROPOSED	79%***

** = PER SURVEY TO MARK
*** = GROSS FLOOR AREA @ GROUND LEVEL / LOT AREA

BUILDING GROSS FLOOR AREA

GROSS FLOOR AREA	OVERALL LOT
LEVEL P3*	23,260*
LEVEL P2*	38,650*
LEVEL P1*	40,550*
LEVEL P1 MEZZ.**	3,250*
LEVEL 01 - GROUND	52,670
LEVEL 02	41,700
LEVEL 03	45,315
LEVEL 04	45,630
LEVEL 05	45,150
LEVEL 06	41,850
LEVEL 07	41,640
LEVEL 08	41,470
LEVEL 09	21,125
LEVEL 10	21,092
LEVEL 11	21,156
PENTHOUSE ***	8,724**
TOTAL	418,798

THE FOLLOWING ARE EXCLUSIONS FROM GROSS FLOOR AREA:

- OUTSIDE BALCONIES THAT DO NOT EXCEED A PROJECTION OF SIX FEET BEYOND THE EXTERIOR WALL OF THE BUILDING.
- ALL PROJECTIONS BEYOND THE LOT LINE THAT MAY BE ALLOWED BY THE DISTRICT OF COLUMBIA CODE.
- ATRIUMS ABOVE THE GROUND FLOOR.
- RAMP ON THE GROUND FLOOR LEADING TO A PARKING GARAGE ON A LOWER LEVEL.

* BELOW GRADE PARKING LEVEL NOT INCLUDED IN GROSS FLOOR AREA; PROVIDED FOR REFERENCE ONLY.

** P01 MEZZANINE LEVEL NOT INCLUDED IN GROSS FLOOR AREA; (CEILING IS LESS THAN 4' ABOVE ADJACENT FINISHED GRADE.); PROVIDED FOR REFERENCE ONLY

*** PENTHOUSE AREA is 8,724 SF. IT IS NOT INCLUDED IN OVERALL GROSS FLOOR AREA CALCULATIONS. PER DCMR CHAPTER 11-411.7, AN INCREASE OF ALLOWABLE FLOOR AREA RATIO OF NOT MORE THAN 0.37 SHALL BE PEMITTED. A LOT AREA OF 67,446 SF PERMITS 24,955 SF OF PENTHOUSE AREA.

FLOOR AREA RATIO (FAR)

DCMR 11-2405.2

GROSS FLOOR AREA / SITE AREA = FAR

FAR	OVERALL LOT
ALLOWED	8.0
PROPOSED	6.21

MAXIMUM BUILDING HEIGHT

DCMR 11-2405.1

	OVERALL LOT
ALLOWED	110'-0" MAX
PROPOSED	110'-0" MAX*

* Height measured from project measuring point. The measuring point is at the elevation 66.69'. It is located at the center of the property line on 4th St. NE at the top of the curb.

REAR YARD

DCMR 11-774*

	SETBACK**
REQUIRED	YES, 2.5" X 122' = 25'-5" *
PROPOSED	45'-00" FROM 3RD STREET NE

* 2-1/2 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall but not less than 12 feet.

**Rear of Building is on 3rd Street N.E.

SIDE YARD

DCMR 11-775.5*

	PUBLIC ALLEY
REQUIRED	18'- 4**
PROPOSED	11'-6***

* No side yard shall be required for any other building or structure; but if a side yard is provided, it shall be at least two inches (2 in.) wide for each foot of height of building, but not less than six feet (6 ft.).

** Requested Area of Flexibility.

COURTS

DCMR 11-776

	OPEN / CLOSED	MIN WIDTH & AREA COMPLY?
CENTRAL COURT	OPEN	YES

GREEN AREA RATIO

REQUIRED	0.20 GAR
COMPLIANCE	YES

UNIT COUNT

TOTAL	416
-------	-----

12 square footage to be provided per Chapter 26 of DC Zoning Regulations.

LOADING

DCMR 11-CHAPTER 22

APARTMENT HOUSE OR MULTIPLE DWELLING WITH 50 OR MORE DWELLING UNITS IN ALL DISTRICTS:

RESIDENTIAL REQUIRED:
(1) SERVICE/ DELIVERY SPACE @ 20 FEET DEEP
(1) LOADING BERTH @ 55 FEET DEEP
(1) LOADING PLATFORM @ 200 SF

RETAIL OR SERVICE ESTABLISHMENT OTHER THAN GROCERY STORE OR DRUG STORE IN C-3-B, C-3-C, C-4, C-5, C-M-3, and M DISTRICTS WITH 8,000 SF TO 20,000 SF OF GROSS FLOOR AREA:

RETAIL REQUIRED:
(1) SERVICE/ DELIVERY SPACE @ 20 FEET DEEP
(1) LOADING BERTH @ 30 FEET DEEP
(1) LOADING PLATFORM @ 100 SF

TOTAL LOADING PROVIDED FOR RESIDENTIAL & RETAIL:

(1) SERVICE SPACE @ MINIMUM 10' WIDE x 20' DEEP; MINIMUM VERTICAL CLEARANCE OF 10'

(2) LOADING BERTHS @ MINIMUM 12' WIDE x 30' DEEP; MINIMUM VERTICAL CLEARANCE OF 14'

(1) LOADING PLATFORM @ MINIMUM 200 SF x 12' WIDE; MINIMUM VERTICAL CLEARANCE OF 10'

PARKING

DCMR 11-CHAPTER 21

APARTMENT HOUSE OR MULTIPLE DWELLING IN ZONE C-3-C:

DCMR 11-2101.1

1 SPACE FOR EACH 4 DWELLING UNITS

RESIDENTIAL REQUIRED: 104
(416 UNITS / 4 = 104)

RETAIL IN ZONE C-3-C:

DCMR 11-2101.1

1 SPACE FOR EACH 750 SF AFTER THE FIRST 3000 SF

RETAIL REQUIRED: 14
(12,900 SF RETAIL (APPROX.) - 3000 SF = 9,900 SF REMAINING
9,900 SF / 750 SF = 14 SPACES)

TOTAL PARKING PROVIDED FOR RESIDENTIAL & RETAIL:

REQUIRED: 118
TOTAL PROVIDED: 187 (167 RESIDENTIAL + 20 RETAIL)

COMPACT SPACES:

DCMR 11-2115.2 - .3

40% OF SPACES MAY BE COMPACT SPACES (8 FT X 16 FT)

ALLOWED: 40%
PROVIDED: 44.44%
(74 COMPACT SPACES / 187 TOTAL SPACES = 39.57%)

ACCESSIBLE PARKING SPACES:

IBC 1106.2

GROUP R-2 - AT LEAST 2%

RESIDENTIAL REQUIRED: 3.34

RESIDENTIAL PROVIDED: 4

(167 X .02 = 3.34 SPACES REQ'D) (3 + 1 VAN SPACE)

IBC 1106.1

RETAIL REQUIRED: 1

RETAIL PROVIDED: 1

(1 VAN SPACE)

TOTAL REQUIRED: 4.5

TOTAL PROVIDED: 5

VAN SPACES:

IBC 1106.5

FOR EVERY 6 OR FRACTION OF 6 ACCESSIBLE PARKING SPACES, PROVIDE 1 VAN SPACE.

RESIDENTIAL REQUIRED: 1

RESIDENTIAL PROVIDED: 1

RETAIL REQUIRED: 1

RETAIL PROVIDED: 1

TOTAL REQUIRED: 2

TOTAL PROVIDED: 2

BICYCLE PARKING

REV. DATE: 201

DCMR 11-CHAPTER 21

BICYCLE PARKING:

DCMR 11.2119.1

BICYCLE PARKING SPACES SHALL BE PROVIDED FOR OFFICE, RETAIL AND SERVICE USES, EXCEPT FOR RETAIL AND SERVICE USES IN THE C-3-C DISTRICT.

DCMR 11.2119.2

THE NUMBER OF BICYCLE PARKING SPACES PROVIDED SHALL BE AT LEAST EQUAL TO 5% OF THE NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED UNDER 2101.1.
(118 PARKING SPACES REQUIRED X .05 = 6)

DCMR 11.2910.1

ONE BICYCLE PARKING SPACE FOR EVERY THREE UNITS (416 UNITS / 3 = 138.67) = 139 BICYCLE SPACES

TOTAL REQUIRED:

139 SECURE , LONG TERM BICYCLE SPACES

TOTAL PROVIDED:

140 SECURE, LONG TERM BICYCLE SPACES
32 PERIMETER, SHORT TERM BICYCLE SPACES

RESIDENTIAL WATER AND SANITARY UTILITY LOAD ESTIMATES

Domestic water consumption at peak use:
409 gallons per minute

Sanitary drainage load at peak use:
977 gallons per minute

Fire service load:
1,500 gallons per minute durinf fire pump test
Fire pump will be rated for 1,000 gallons per munute for required automatic water supply.

STORM WATER ESTIMATE

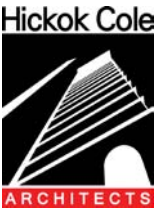
SEE SHEETS C16-22 FOR MORE INFORMATION

The 15 year flow event is 10.53 cfs. The storm water management that will be provided on this project to manage the generated runoff will be green roof and rainwater harvesting that can be used for irrigation or cooling tower make-up.

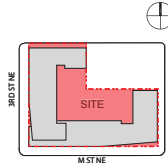


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
JUNE 19, 2015

CONSOLIDATED PUD APPLICATION

TITLE:
PUD CHECKLIST AND ZONING DATA

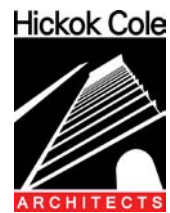
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A-02

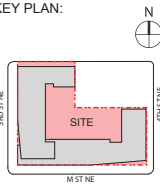


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
JUNE 19, 2015

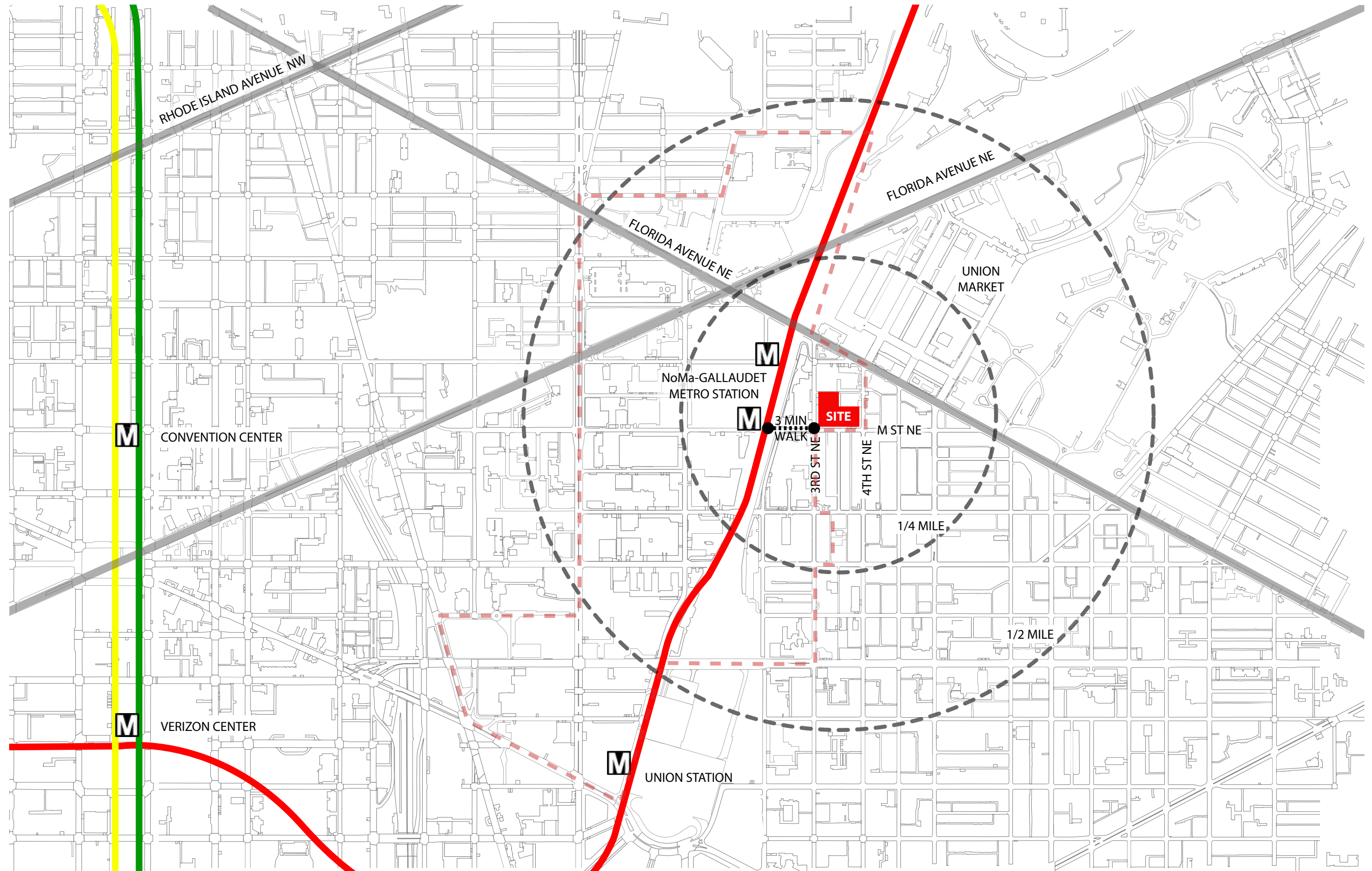
CONSOLIDATED PUD
APPLICATION

TITLE:

WALKING RADIUS
PLAN

NUMBER:

A-03



0' 800' 1600' 3200'
SCALE: 1"= 800' - 0"

--- NOMA DISTRICT

WALKING RADIUS PLAN



0' 800' 1600' 3200'

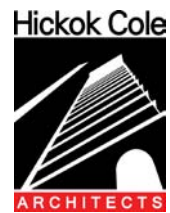
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A-04

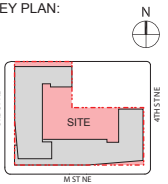


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE:
JUNE 19, 2015

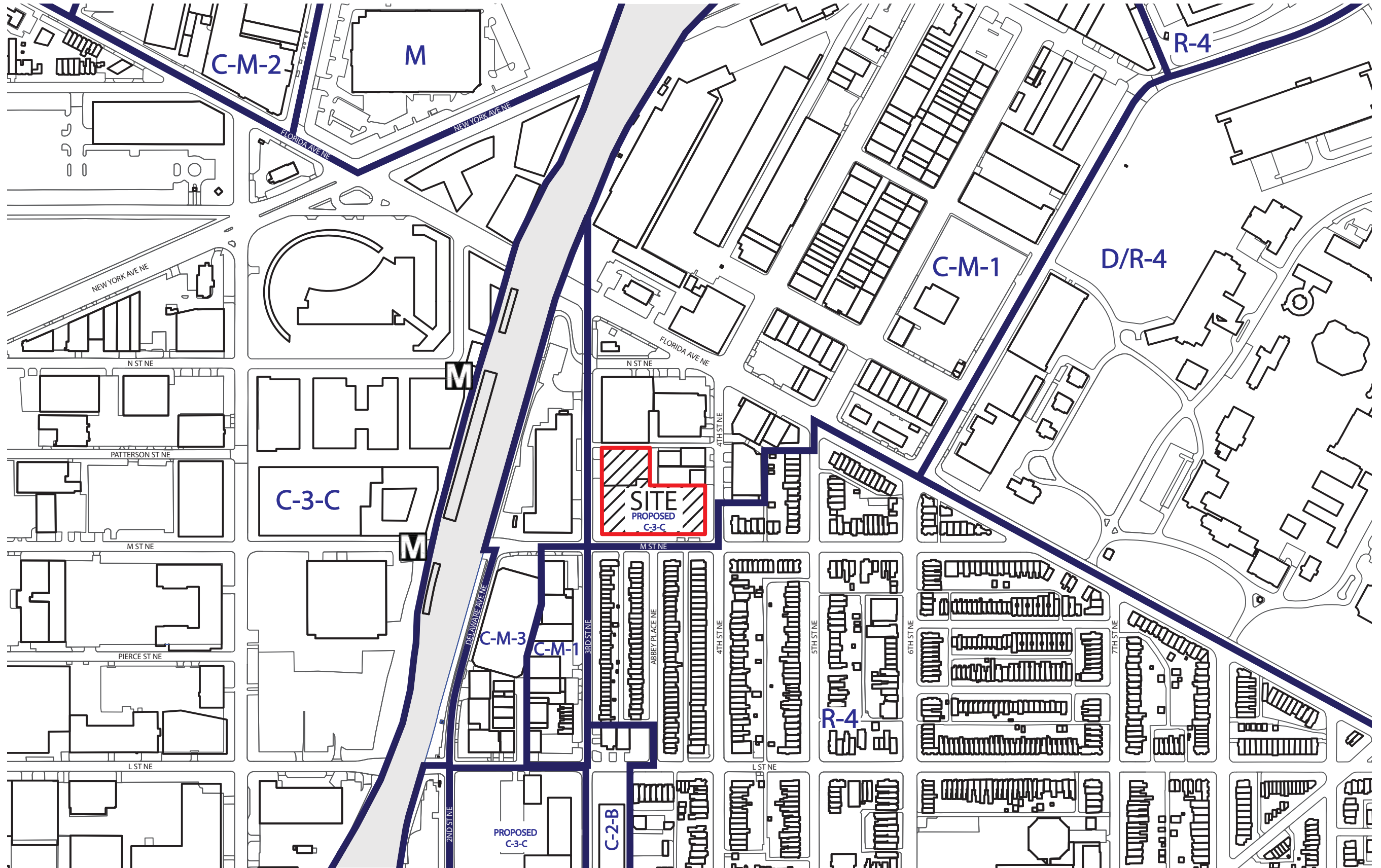
CONSOLIDATED PUD
APPLICATION

TITLE:

ZONING
BOUNDARY
SITE PLAN

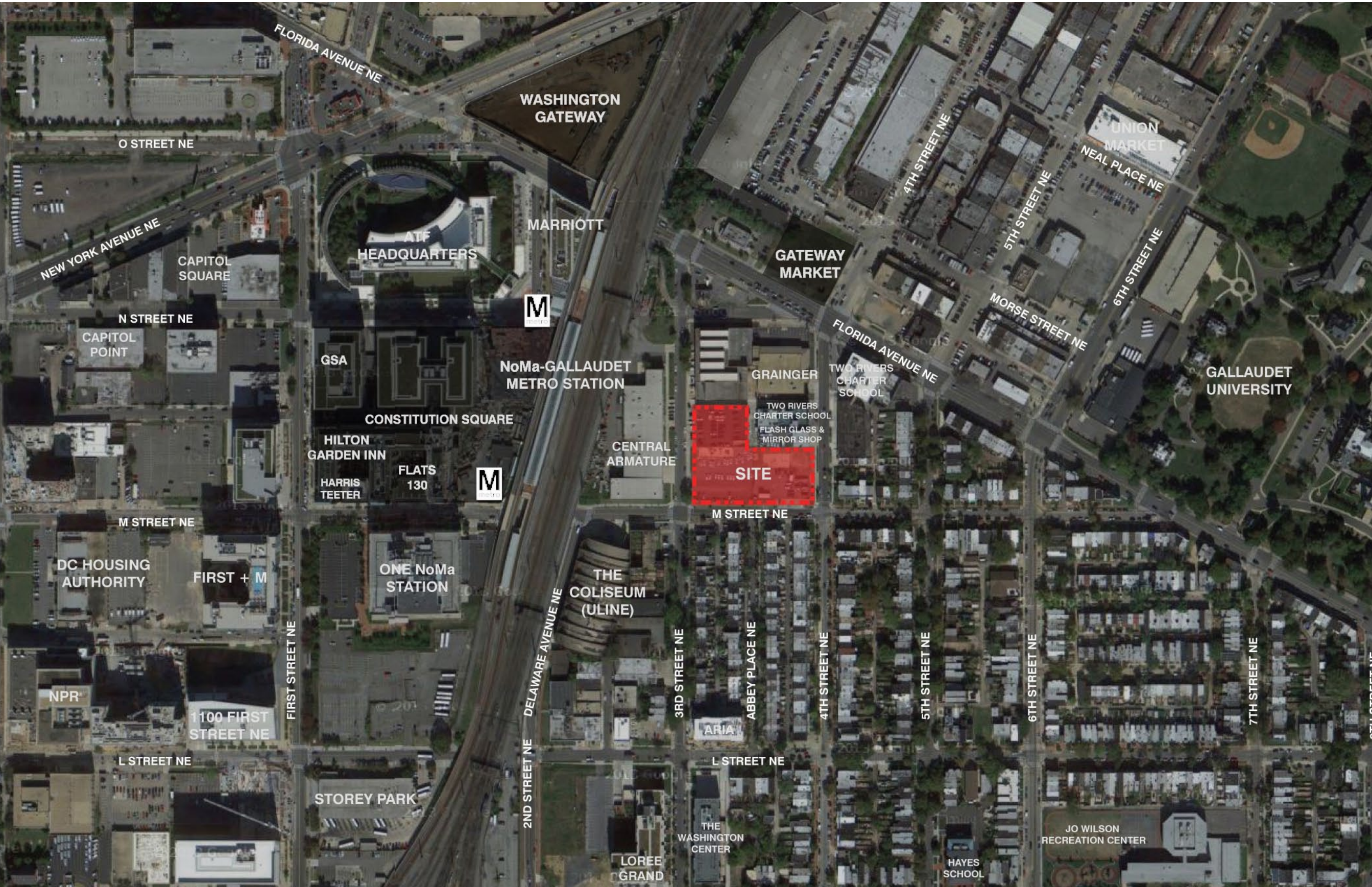
NUMBER:

A-05



0' 300' 600 1200'
SCALE: 1"= 300' - 0"

ZONING BOUNDARY SITE PLAN



* IMAGE OBTAINED FROM GOOGLE EARTH, 2010

AERIAL PLAN

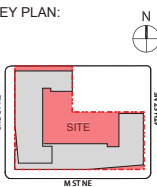


300 M

Square 772 : Washington DC 20002



KEY PLAN:



DATE: JUNE 19, 2015

CONSOLIDATED PUD APPLICATION

TITLE:

AERIAL PLAN

NUMBER:

A-06