

THE HIGHLINE AT UNION MARKET

320 FLORIDA AVENUE, N.E.
WASHINGTON DC

Square: 3587
Lot: 0004



June 22, 2015
POST-HEARING SUBMISSION

APPLICATION FOR REVIEW & APPROVAL
OF CONSOLIDATED PLANNED UNIT
DEVELOPMENT AND RELATED MAP
AMENDMENT TO THE DC ZONING
COMMISSION

OWNER / APPLICANT
320 Florida Owner, LLC

DEVELOPER
Level 2 Development, LLC

LAND USE COUNSEL
Holland & Knight, LLP

ARCHITECT
Eric Colbert & Associates, PC

CIVIL ENGINEER
CAS Engineering

TRAFFIC CONSULTANT
Gorove/Slade Associates, Inc.

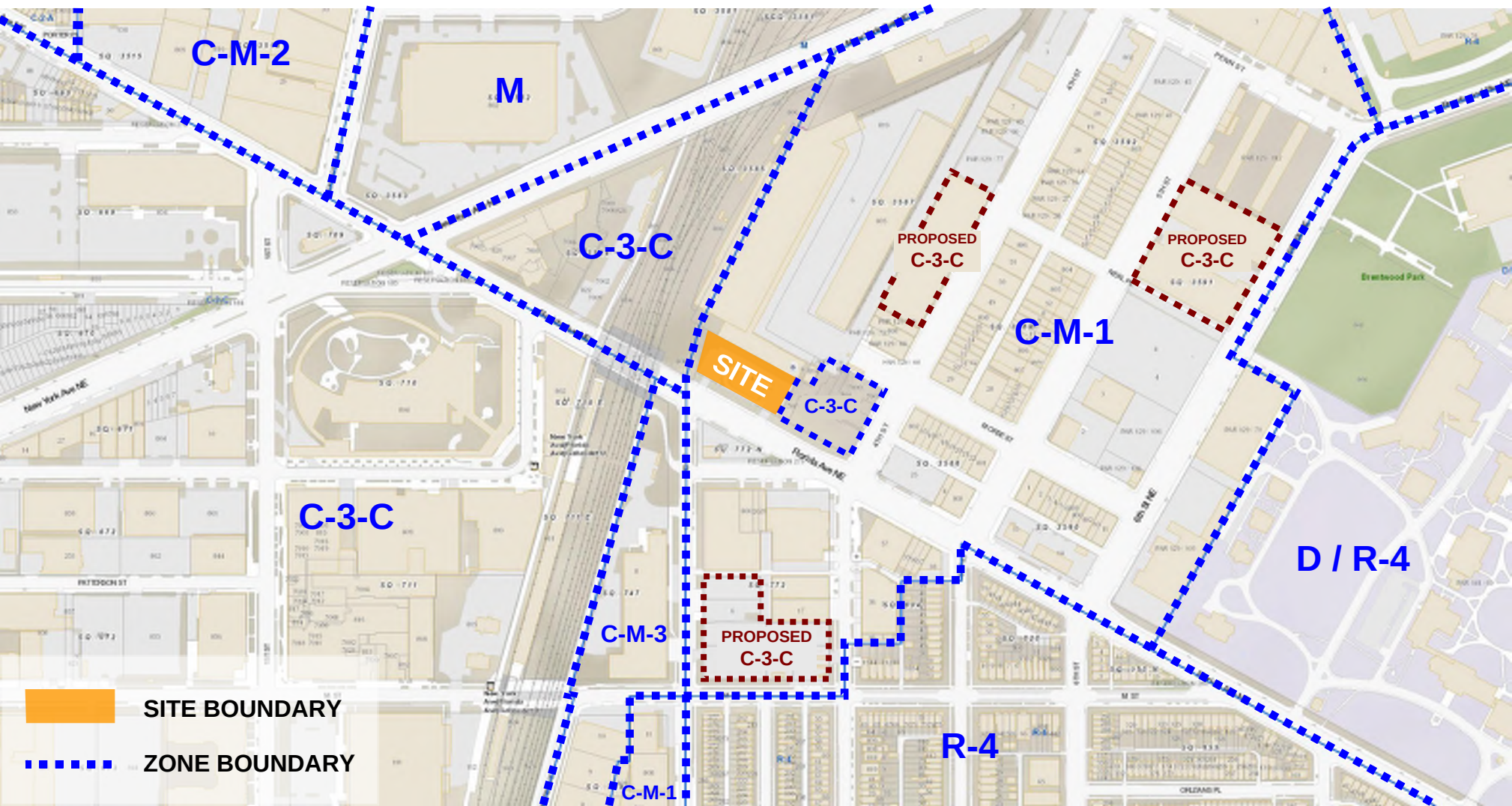
LANDSCAPE ARCHITECT
Lee and Associates, Inc.

ZONING ANALYSIS

Lot Area = 28,394 sq. ft.

COMPLIES W/ ZONING		
	Zoning Restriction	Proposed
Maximum Building Height DCMR 11, 2405.1	120' (Act of 1910)	120'
Maximum FAR DCMR 11, 2405.2	8.0	8.0
Maximum Lot Occupancy DCMR 11, 772.1	100%	72.0%
Minimum Parking DCMR 11, Chapter 21	For apartment house, 1 for each 4 dwelling units (313/4 = 79). For retail or service establishment in excess of 3,000s.f., 1 for each additional 750 s.f. of gross floor area: (9,880-3,000 = 6,880 / 750 = 10); Total required = 79 + 10 = 89	143 spaces provided
Bicycle parking DCMR 11, 2910.1	One bicycle parking space / 3 dwelling units; 313 ÷ 3 = 105	105 provided
Penthouse, Number of DCMR 11, 411.3	One permitted	One proposed
Penthouse FAR DCMR 11, 411.7	.37 FAR permitted	.31 FAR provided
Green Area Ratio	0.2 GAR	0.212 GAR
Penthouse, Setback Act of 1910	1:1 setback ratio required	1:1 setback provided
ZONING RELIEF REQUIRED		
	Zoning Restriction	Proposed
Minimum Rear Yard DCMR 11, 774.1	2½" per foot of height and 12' minimum = 22.88'	11'-2"
Minimum Open Court DCMR 11, 776.3	Minimum width = 4" per foot of height and 15' minimum 107' high court requires 35'-8" width	25'-5", 12'-8", 20'-10"
Court Niche DCMR 11, 776.7 & 776.8	Width/depth no less than 2/1; 3' depth rule	The design includes triangular court niches so these relationships vary and may not comply at certain points
Parking, Compact DCMR 11, 2511.2	40% maximum compact spaces	90 compact / 143 total = 63%
Minimum Loading DCMR 11, Chapter 22	For apartment house, 1 loading berth @55' deep and 1 service/delivery space @20' deep. For retail and service, 1 loading berth @ 30' deep.	One berth @ 30' and one 20' service & delivery space proposed
Loading Platform DCMR 11, Chapter 22	For apartment house, 1 loading platform @ 200 s.f.. For retail and service, 1 loading platform at 100 s.f.	One 200 s.f. platform provided
Penthouse, All the Same Height DCMR 11, 411.5	One height permitted	Two heights proposed: Option A: 12' and 20'-0" Option B: 12' and 18'-6"

ZONING MAP



DEVELOPMENT DATA

Lot Area															28,394 sf
Zoning FAR															8.00
Level															0.31
	B2	B1	1	2	3	4	5	6	7	8	9	10	11	12	PH
Lot Occupancy	N/A	N/A	N/A	71.3%	67.4%	69.5%	69.5%	69.5%	70.3%	70.3%	70.3%	69.0%	69.0%	69.0%	
Gross area toward FAR	0	0	9,846	20,256	19,129	19,734	19,734	19,734	19,971	19,971	19,971	19,581	19,581	19,581	8,695
Residential units per floor	0	0	0	29	29	29	29	29	28	28	28	28	28	28	2
Retail Area	0	0	9,880	0	0	0	0	0	0	0	0	0	0	0	0
Gross residential area toward FAR	0	0	0	20,256	19,129	19,734	19,734	19,734	19,971	19,971	19,971	19,581	19,581	19,581	0
Gross residential area (incl. amenities)	0	0	7,155	20,661	19,512	20,517	20,517	20,517	20,729	20,729	20,729	20,298	20,298	20,298	2,974
Net residential area	0	0	0	17,792	16,716	17,660	17,660	17,660	17,919	17,919	17,919	17,474	17,474	17,474	0
Total FAR Area															227,089
Total Units															313
Retail Area															9,880
Total FAR Gross Res. Area															217,243
Total Gross Res. Area															231,960
Total Net Res. Area															193,667
Core Factor															16.5%
w/o PH															17.6%
w/ PH															
Studio															0
1BR															0
2BR															0
TOTAL															0
I.Z. Units															0
1st Floor	12	15	2	29	29	29	29	29	28	28	28	28	28	28	2
2nd Floor	12	15	2	29	29	29	29	29	28	28	28	28	28	28	2
3rd Floor	12	15	2	29	29	29	29	29	28	28	28	28	28	28	2
4th Floor	12	15	2	29	29	29	29	29	28	28	28	28	28	28	2
5th Floor	12	15	2	29	29	29	29	29	28	28	28	28	28	28	2
6th Floor	12	15	2	29	29	29	29	29	28	28	28	28	28	28	2
7th Floor	12	14	2	28	28	28	28	28	27	27	27	27	27	27	2
8th Floor	12	14	2	28	28	28	28	28	27	27	27	27	27	27	2
9th Floor	12	14	2	28	28	28	28	28	27	27	27	27	27	27	2
10th Floor	12	14	2	28	28	28	28	28	27	27	27	27	27	27	2
11th floor	12	14	2	28	28	28	28	28	27	27	27	27	27	27	2
12th Floor	12	14	2	28	28	28	28	28	27	27	27	27	27	27	2
PH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	132	159	22	313	313	313	313	313	305	305	305	305	305	305	305
% of Total	42%	51%	7%												
I.Z. Units	3	7	3	13	13	13	13	13	12	12	12	12	12	12	12

ZONING / DEVELOPMENT DATA

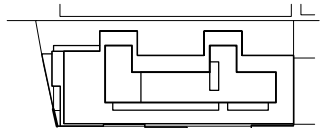


MASSING: AERIAL VIEW LOOKING NORTH/EAST



Notes:

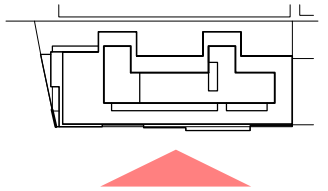
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2. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
3. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.



PERSPECTIVE VIEW

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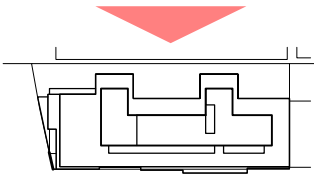


BUILDING ELEVATION: SOUTH

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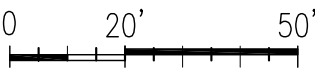
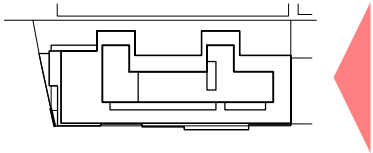
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BUILDING ELEVATION: NORTH

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BUILDING ELEVATION: EAST



Ⓐ- LOOKING NORTH/WEST



Ⓑ- LOOKING NORTH/WEST



Ⓒ- LOOKING NORTH/WEST

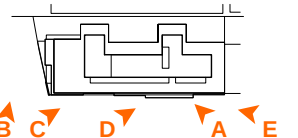


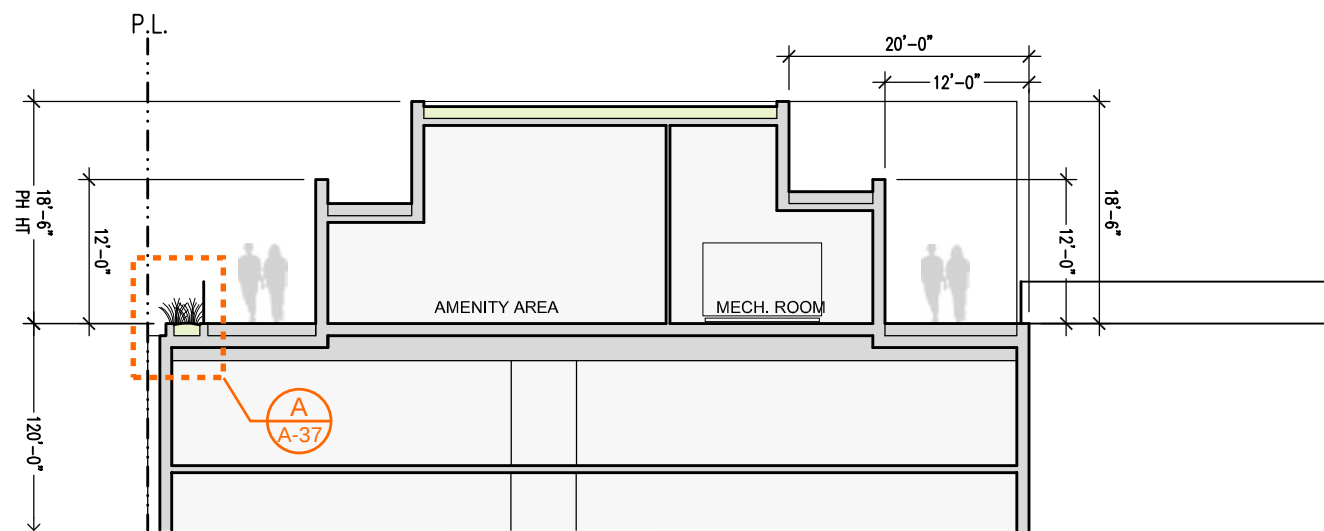
Ⓓ- LOOKING NORTH/WEST



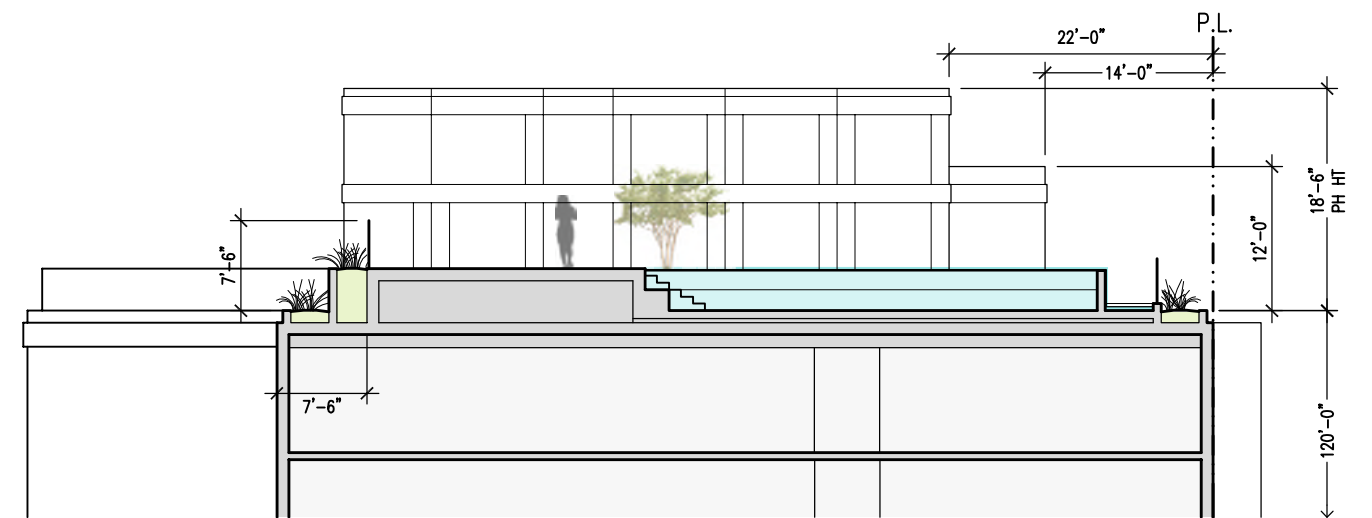
Ⓔ- LOOKING NORTH/WEST

BUILDING ENTRANCE PERSPECTIVE VIEWS

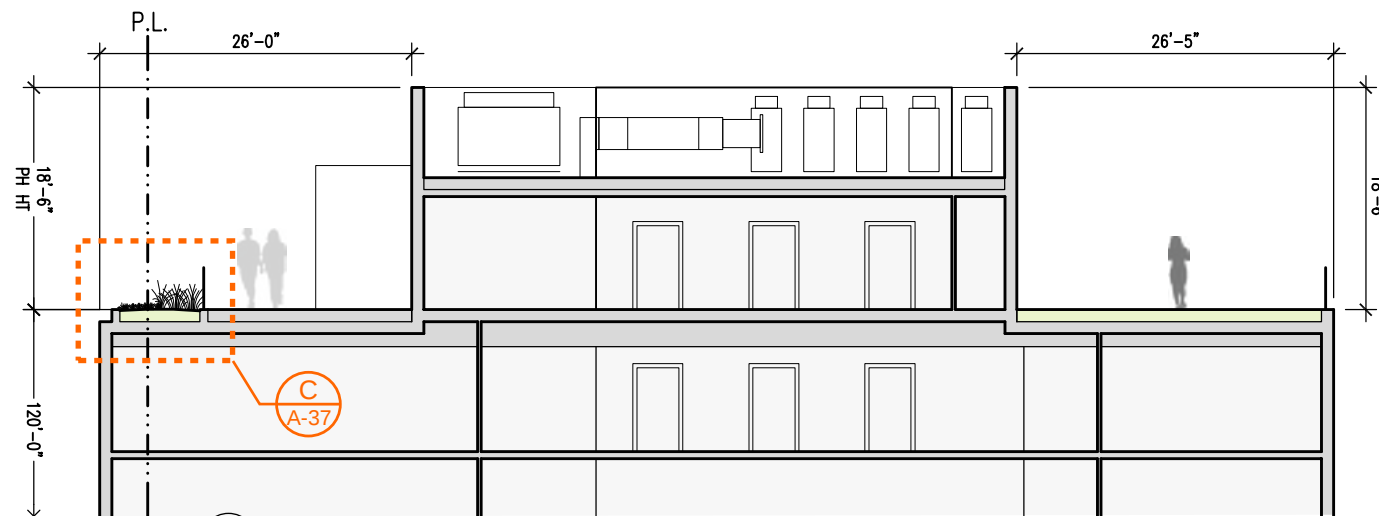




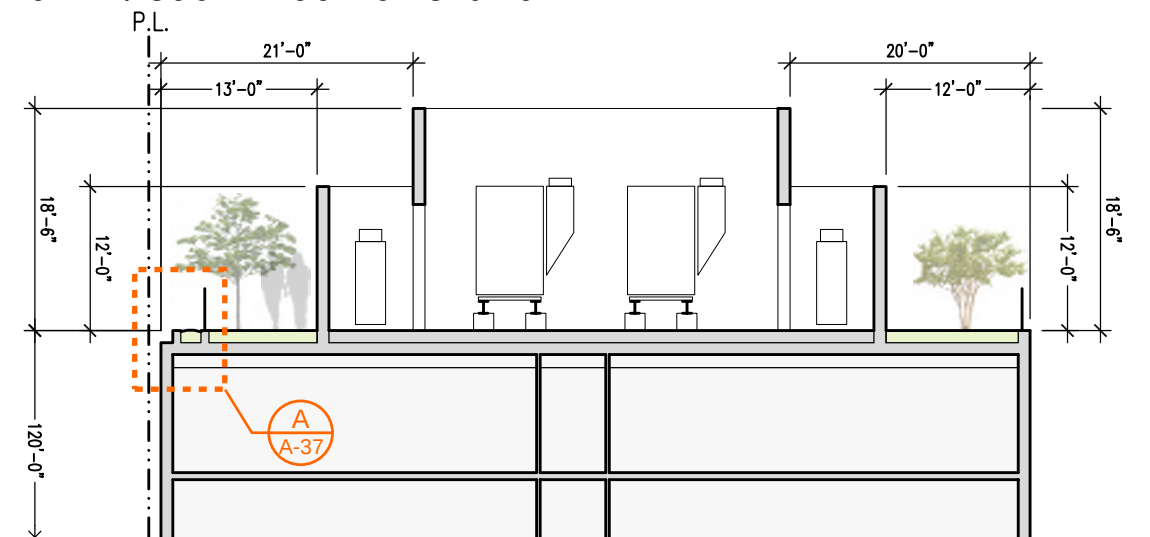
Ⓐ - SOUTH / NORTH ROOFTOP SECTION



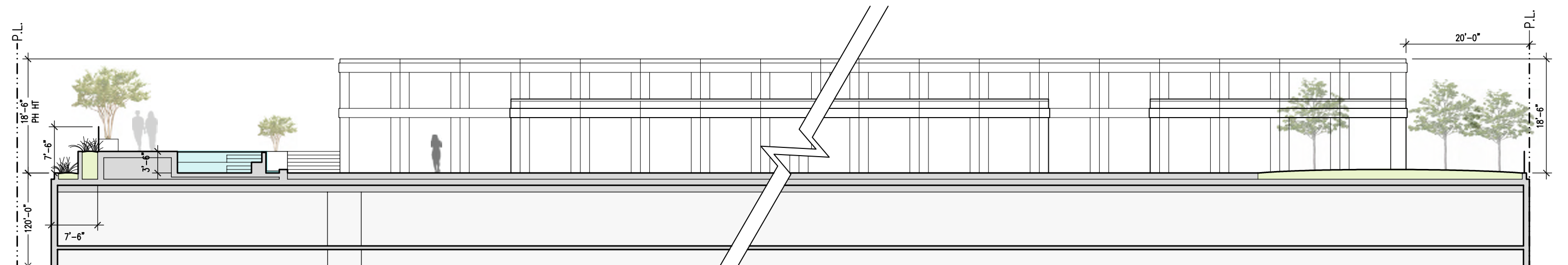
Ⓓ - NORTH / SOUTH ROOFTOP SECTION



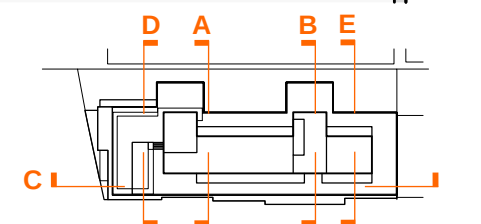
Ⓑ - SOUTH / NORTH ROOFTOP SECTION



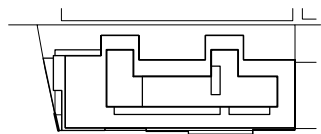
Ⓔ - SOUTH / NORTH ROOFTOP SECTION



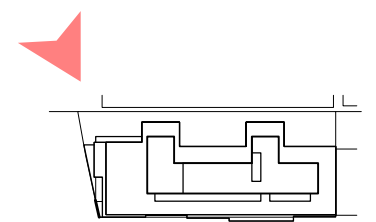
Ⓒ - WEST / EAST ROOFTOP SECTION



ROOFTOP BUILDING SECTIONS - PENTHOUSE OPTION B



ROOFTOP PERSPECTIVE VIEW LOOKING NORTHEAST

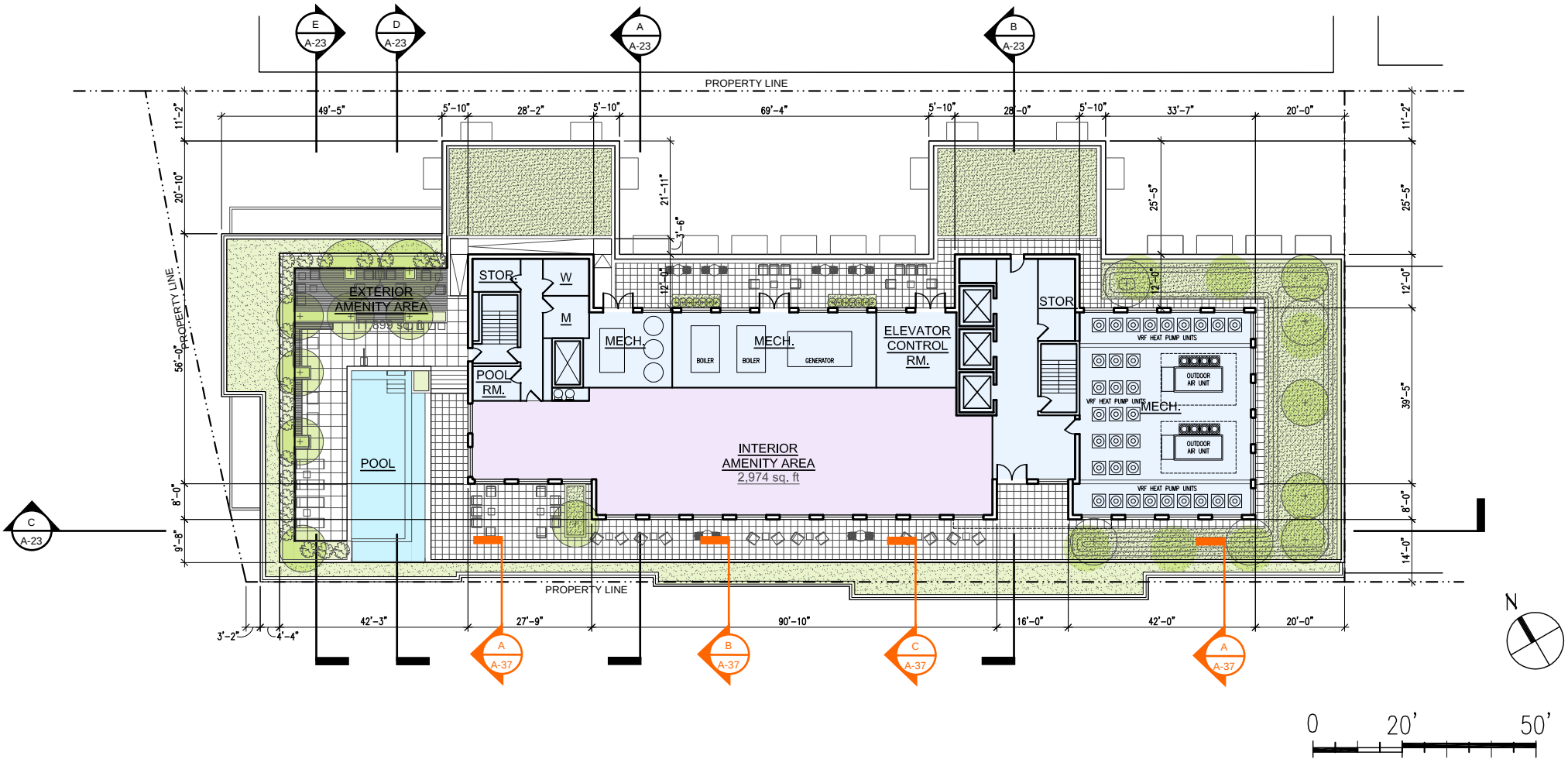


ROOFTOP PERSPECTIVE VIEW LOOKING SOUTHEAST

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LEGEND

RESIDENTIAL	PARKING	CORE / SERVICE
COMMON AREAS	LANDSCAPING	RETAIL

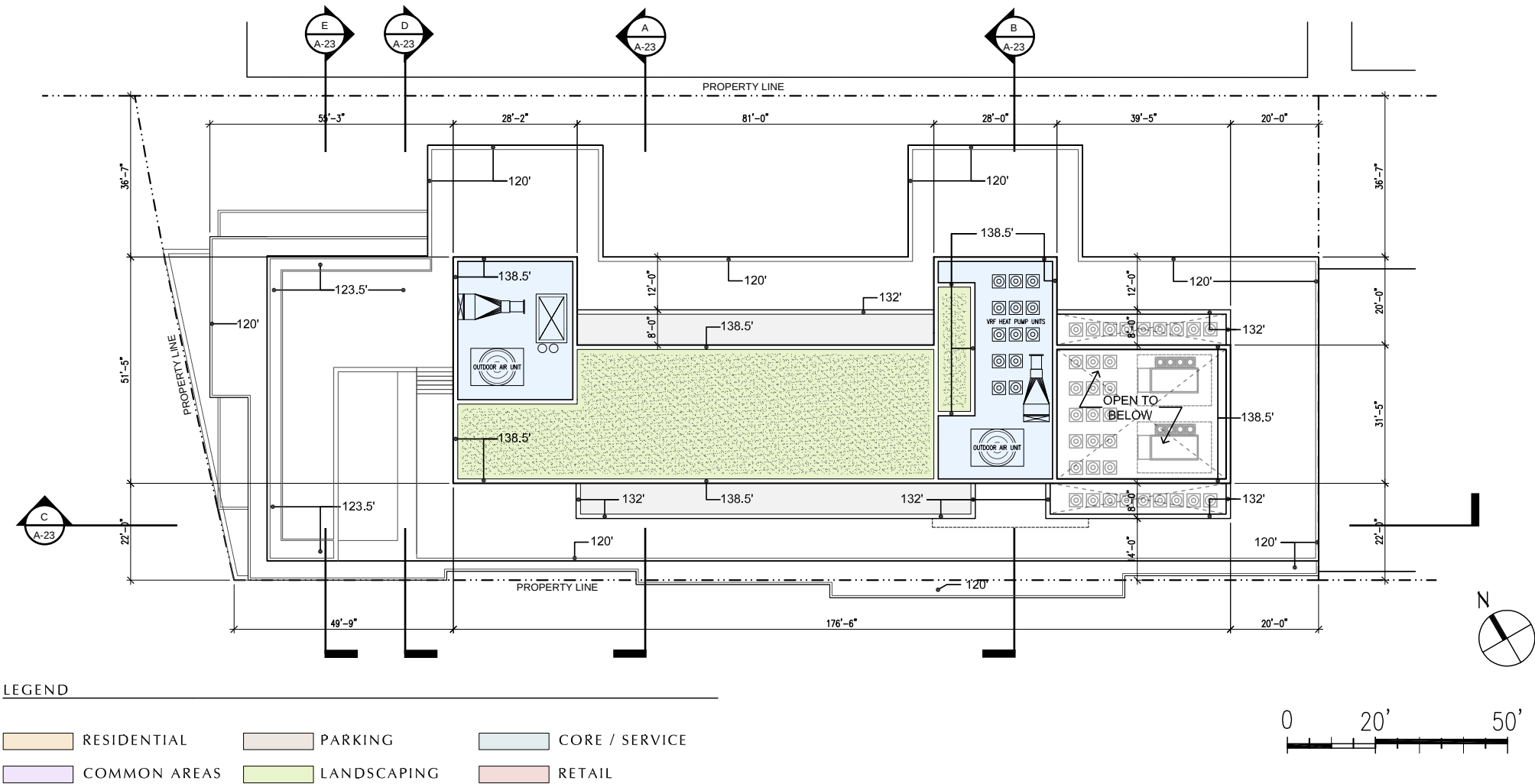
AMENITY AREAS:

Exterior amenities area: 11,899 sq.ft. (80%)
Interior amenity area: 2,974 sq.ft. (20%)
14,873 sq.ft.

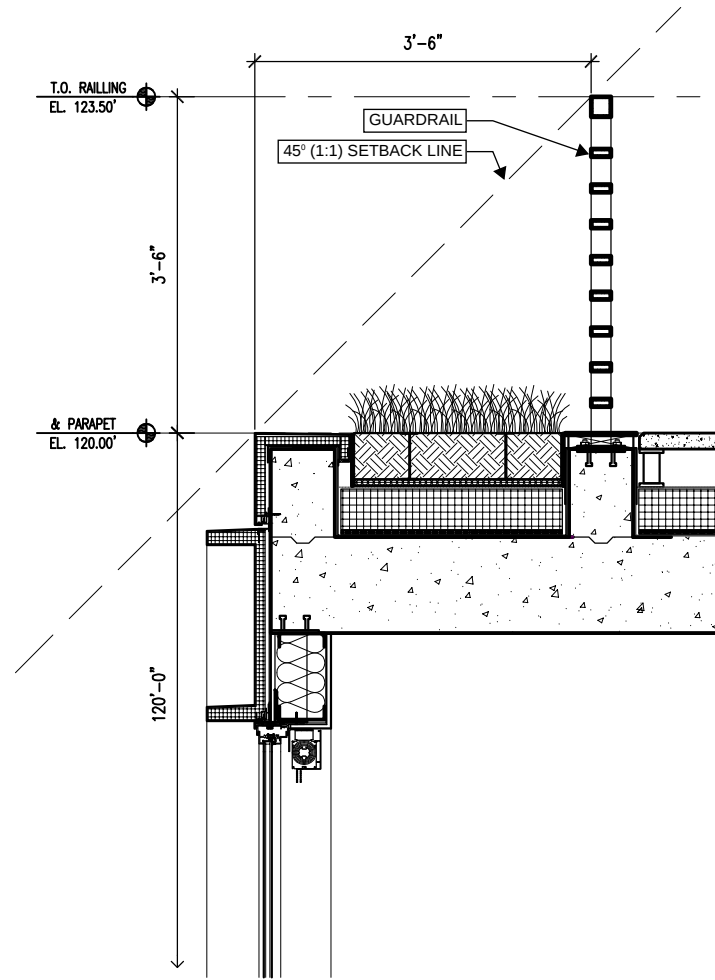
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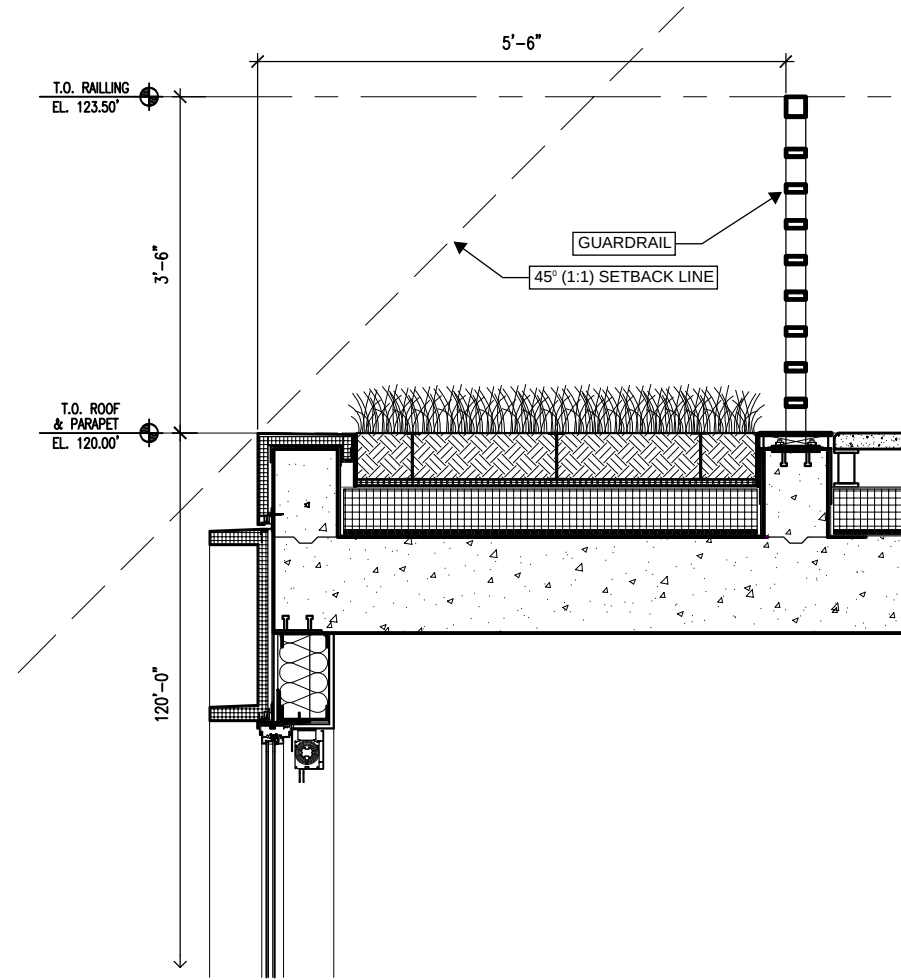
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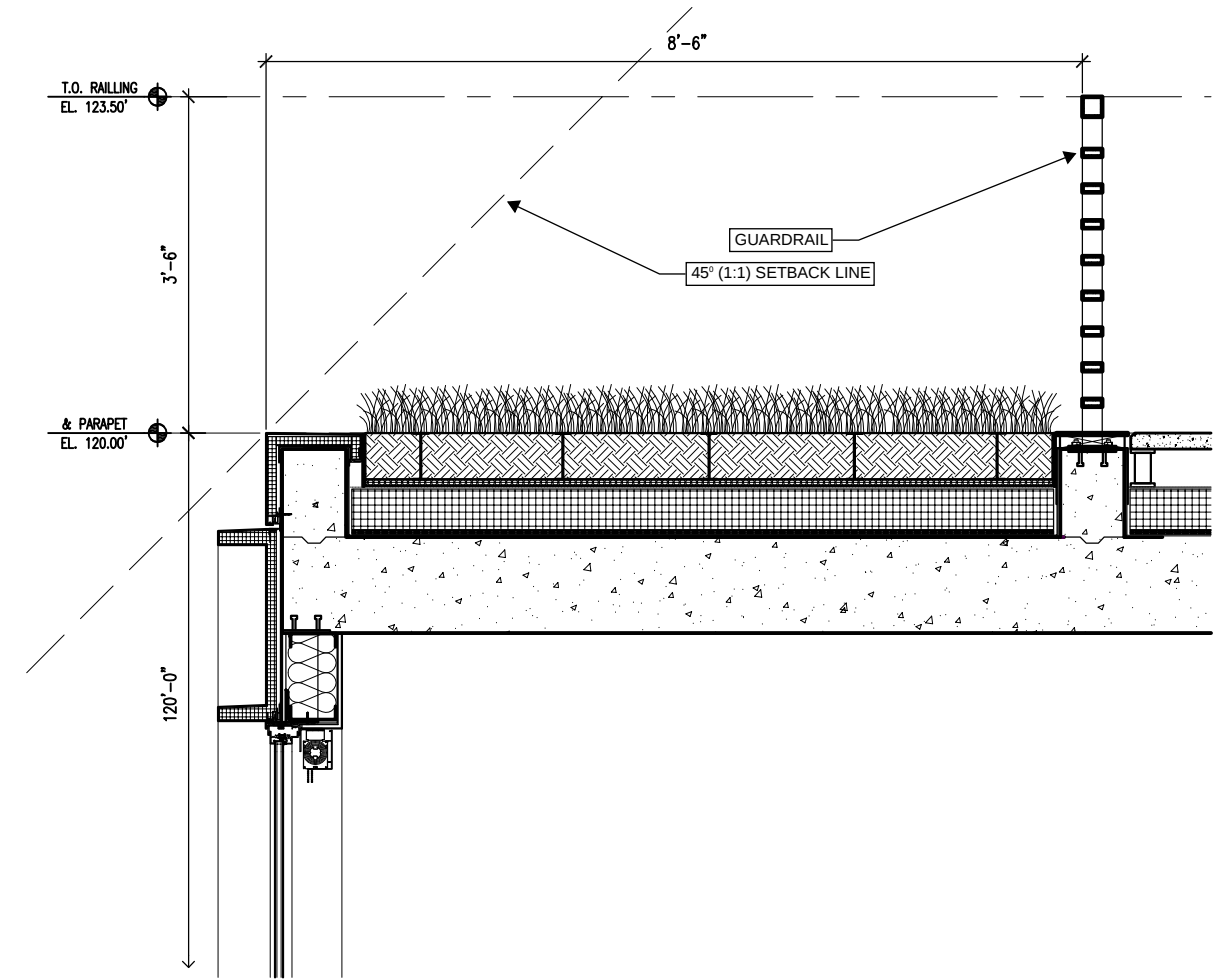
ROOF PLAN



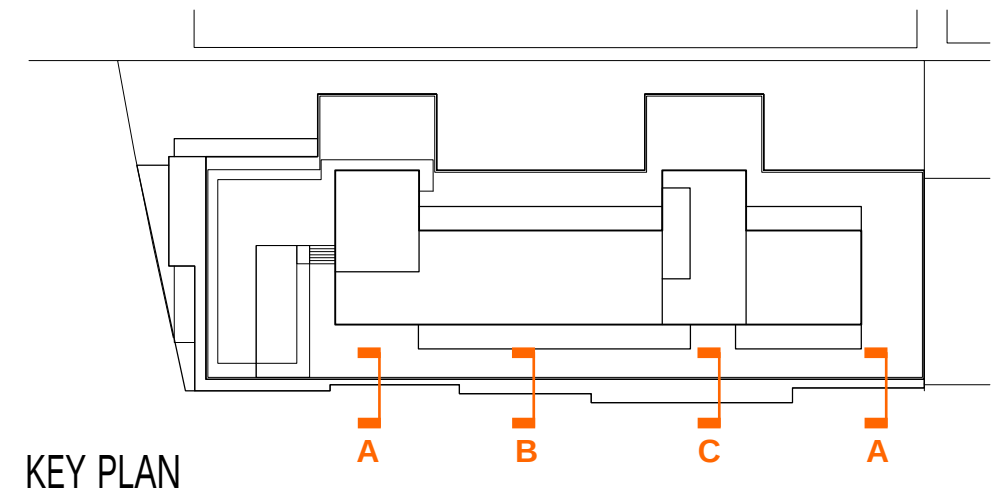
Ⓐ - SECTION DETAIL @ PARAPET



Ⓑ - SECTION DETAIL @ PARAPET

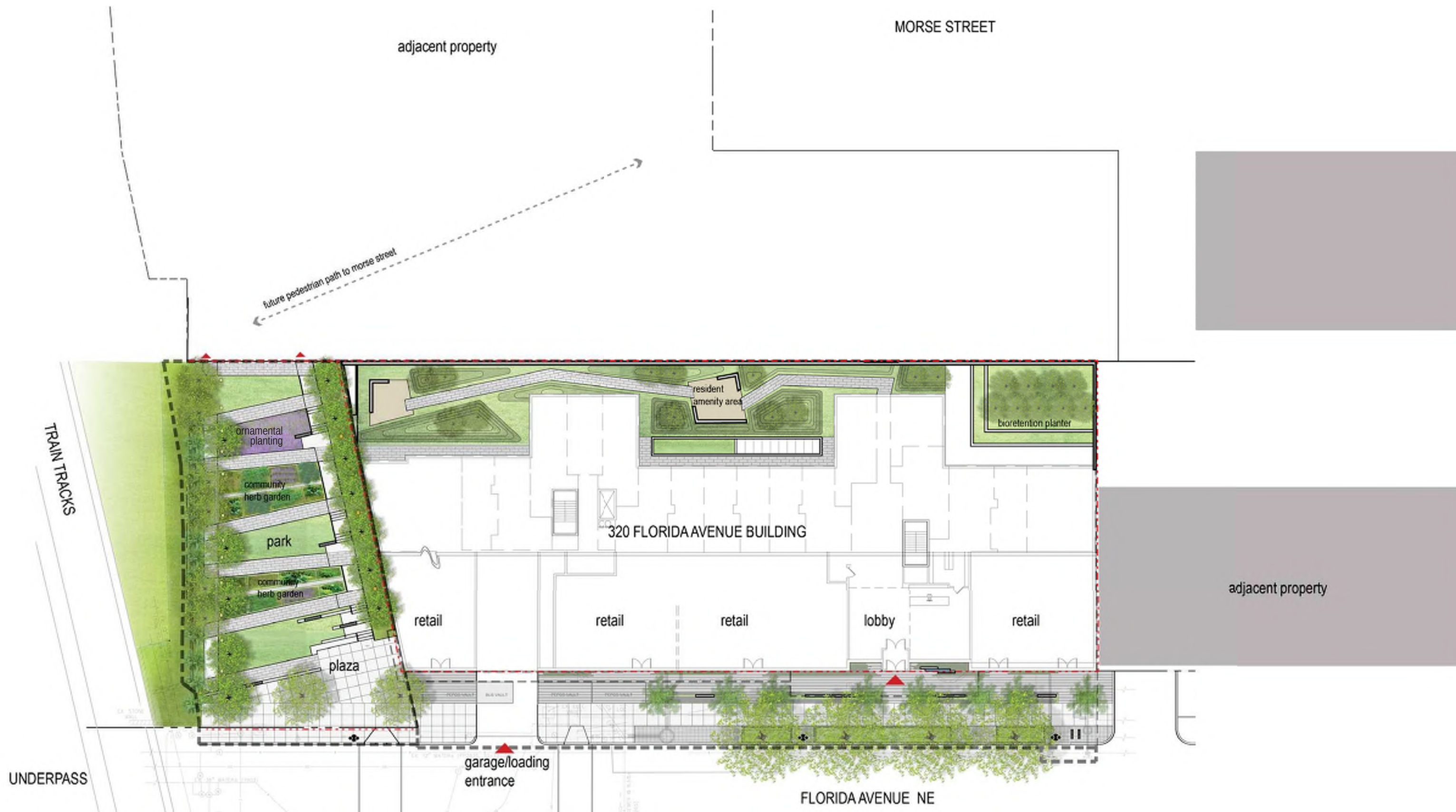


Ⓒ - SECTION DETAIL @ PARAPET



KEY PLAN

SECTION DETAIL @ ROOF PARAPET



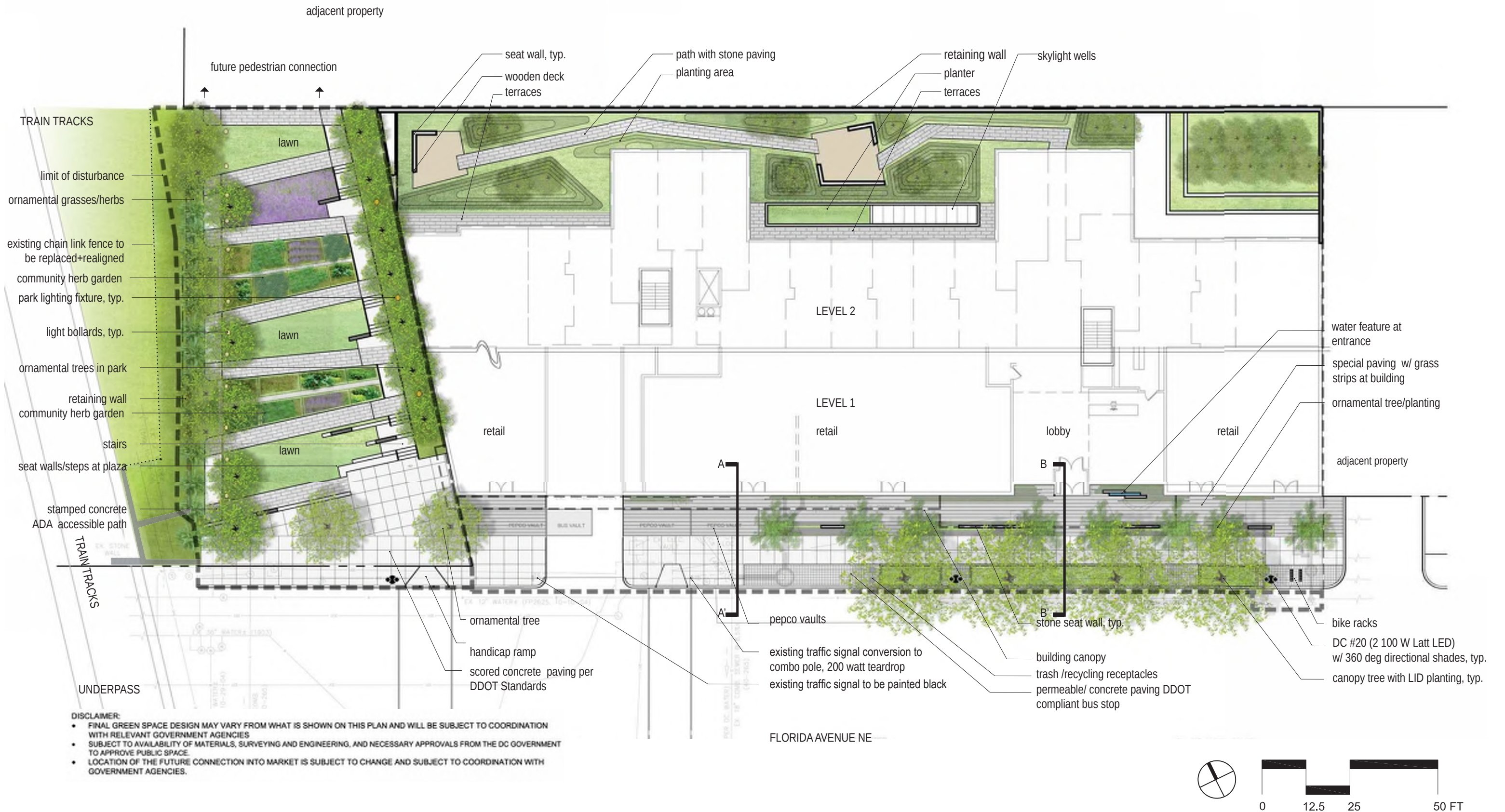
SITE PLAN

L-01
06/22/15

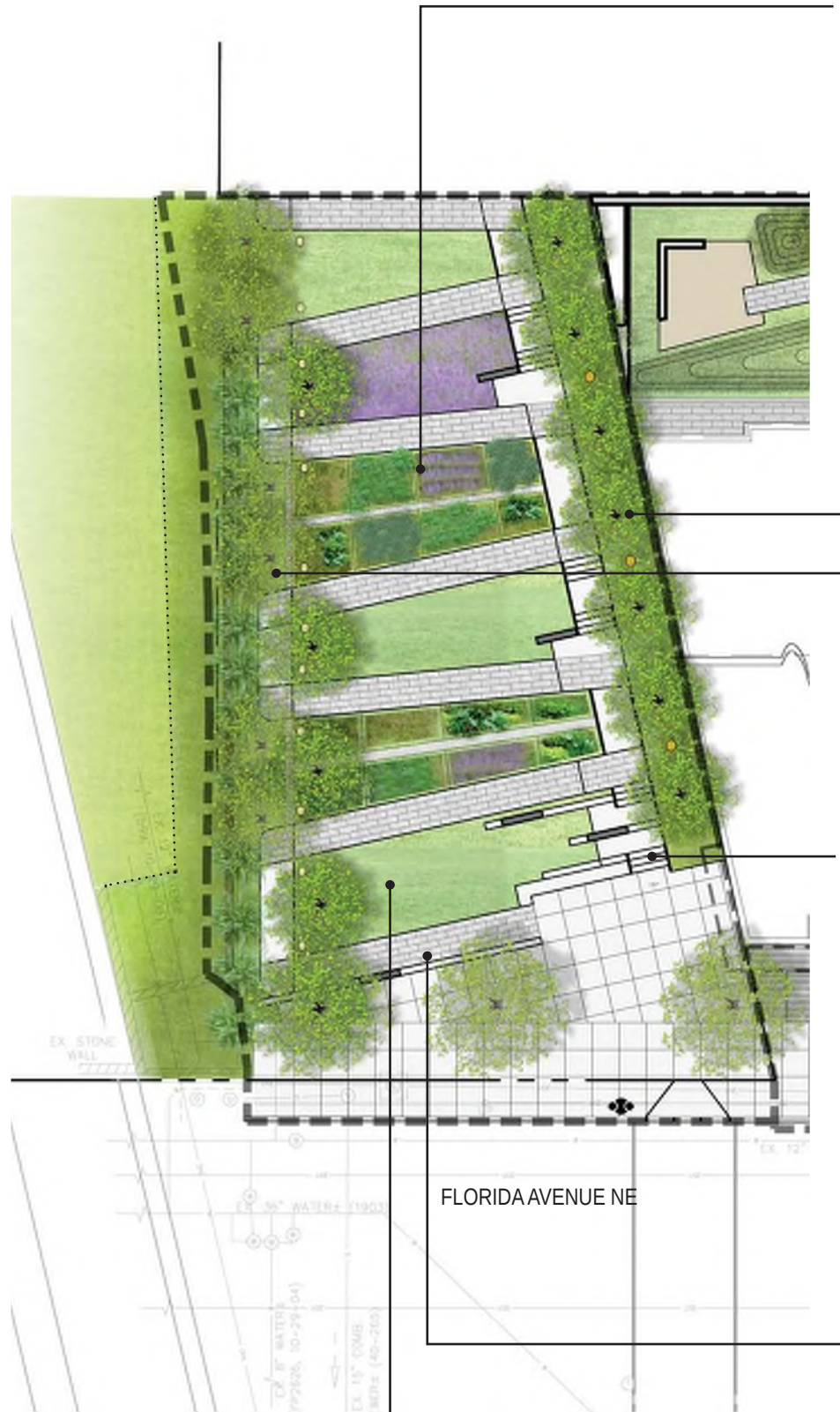
THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

level2 | LEVEL 2 DEVELOPMENT
1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009

LEE AND ASSOCIATES INC
638 I STREET, N.W. WASHINGTON, D.C. 20001



STREETSCAPE AND SECOND LEVEL MATERIALS PLAN



community herb garden



ornamental grasses/herbs



ornamental trees and planting in park



seat walls/steps at plaza w/ benches



benches

stamped concrete on ADA path



lawn



park lighting fixtures



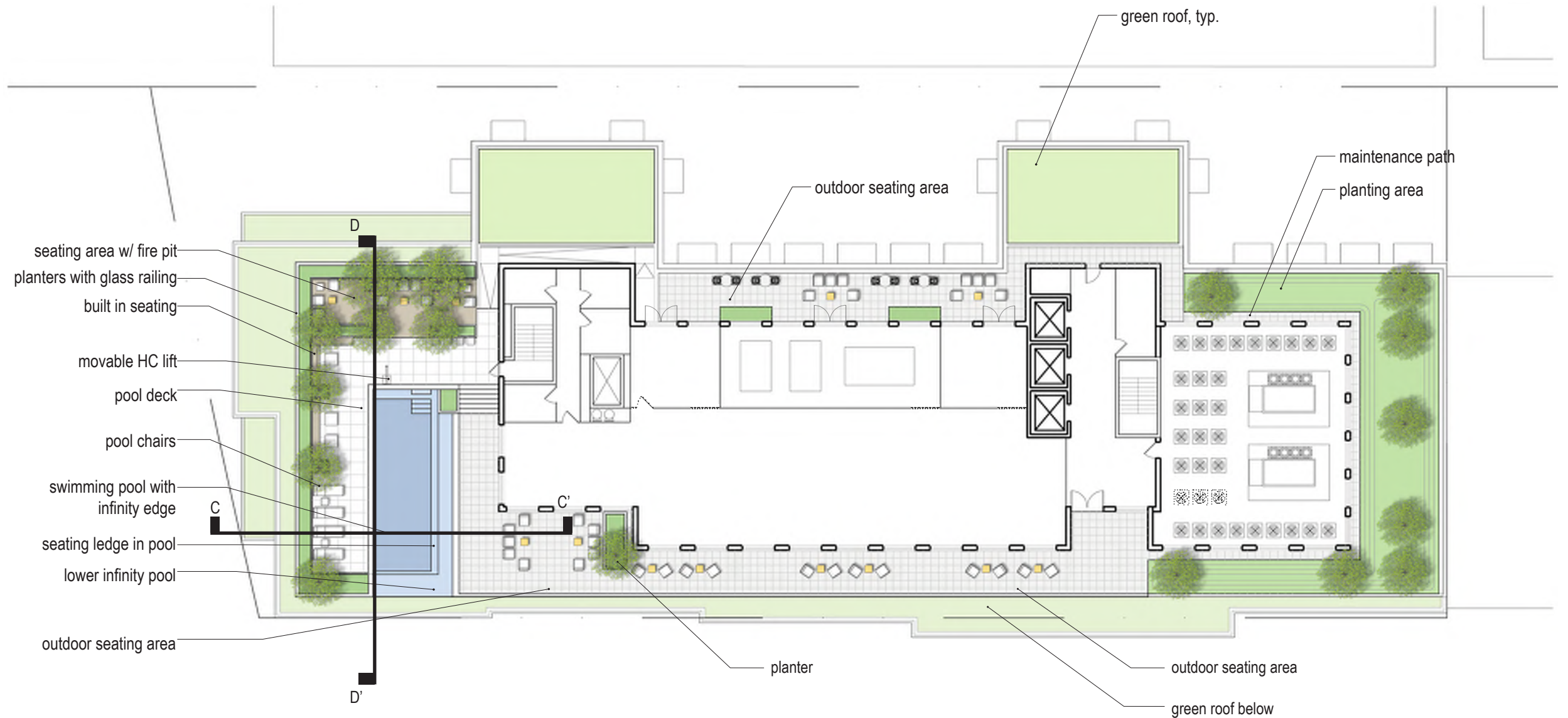
PARK PRECEDENT IMAGES AND FURNISHINGS



PARK VIEW FROM FLORIDA AVENUE



PARK AERIAL VIEW



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PENTHOUSE MATERIAL AND FURNISHING PLAN