

# 301 N AND 331 N STREETS NE

FOULGER-PRATT DEVELOPMENT

AA STUDIO

TORTI GALLAS URBAN, INC.



INITIAL PUD APPLICATION: 10/30/15

PRE-HEARING PUD SUBMISSION: 3/28/16



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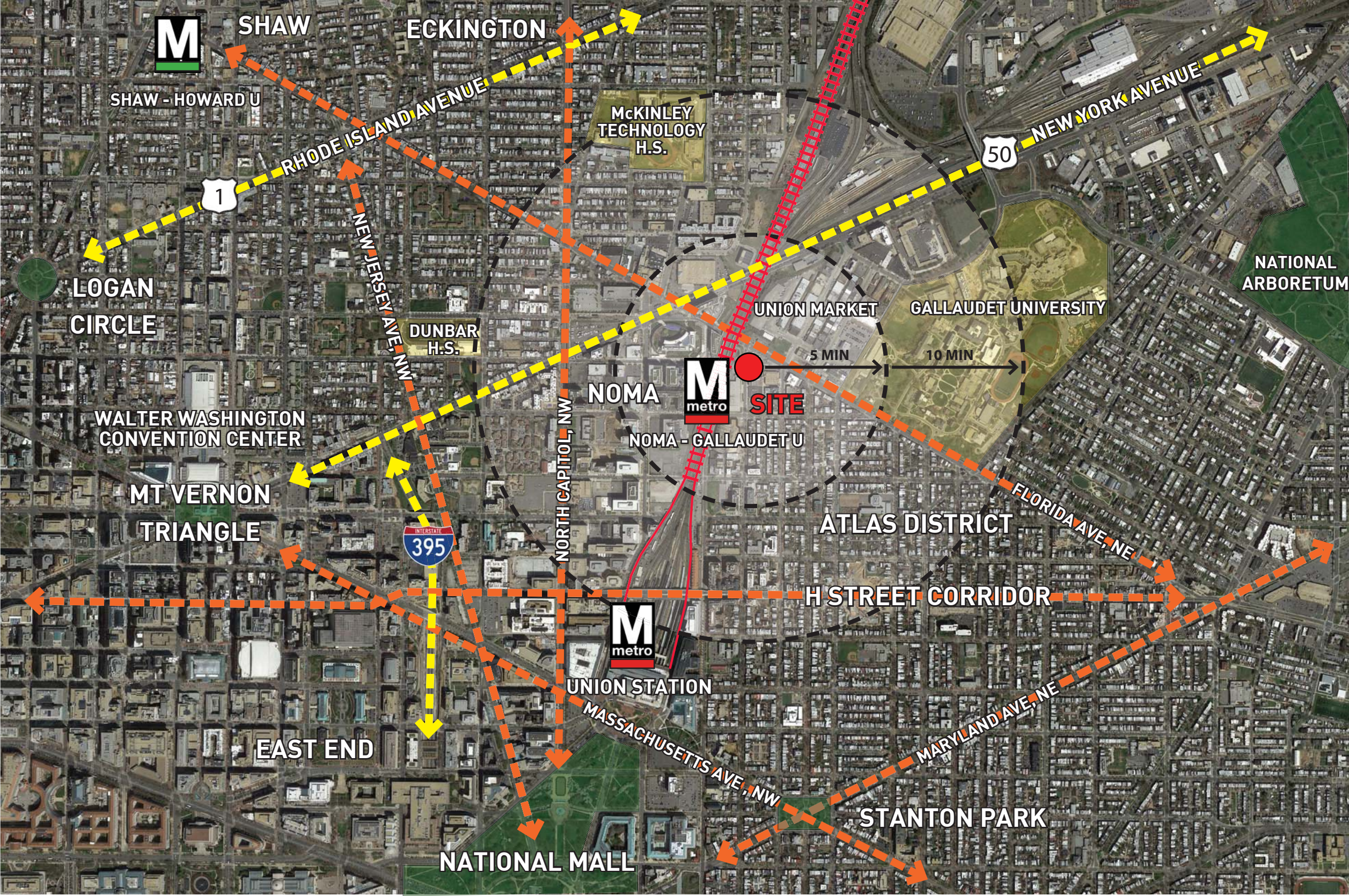
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# REGIONAL ANALYSIS



- SITE
- ➔ PRIMARY
- ➔ SECONDARY
- ▤▤▤▤ RAIL
- M METRO STATION
- ➔ WALKING RADIUS
- GREEN AREAS
- SCHOOLS

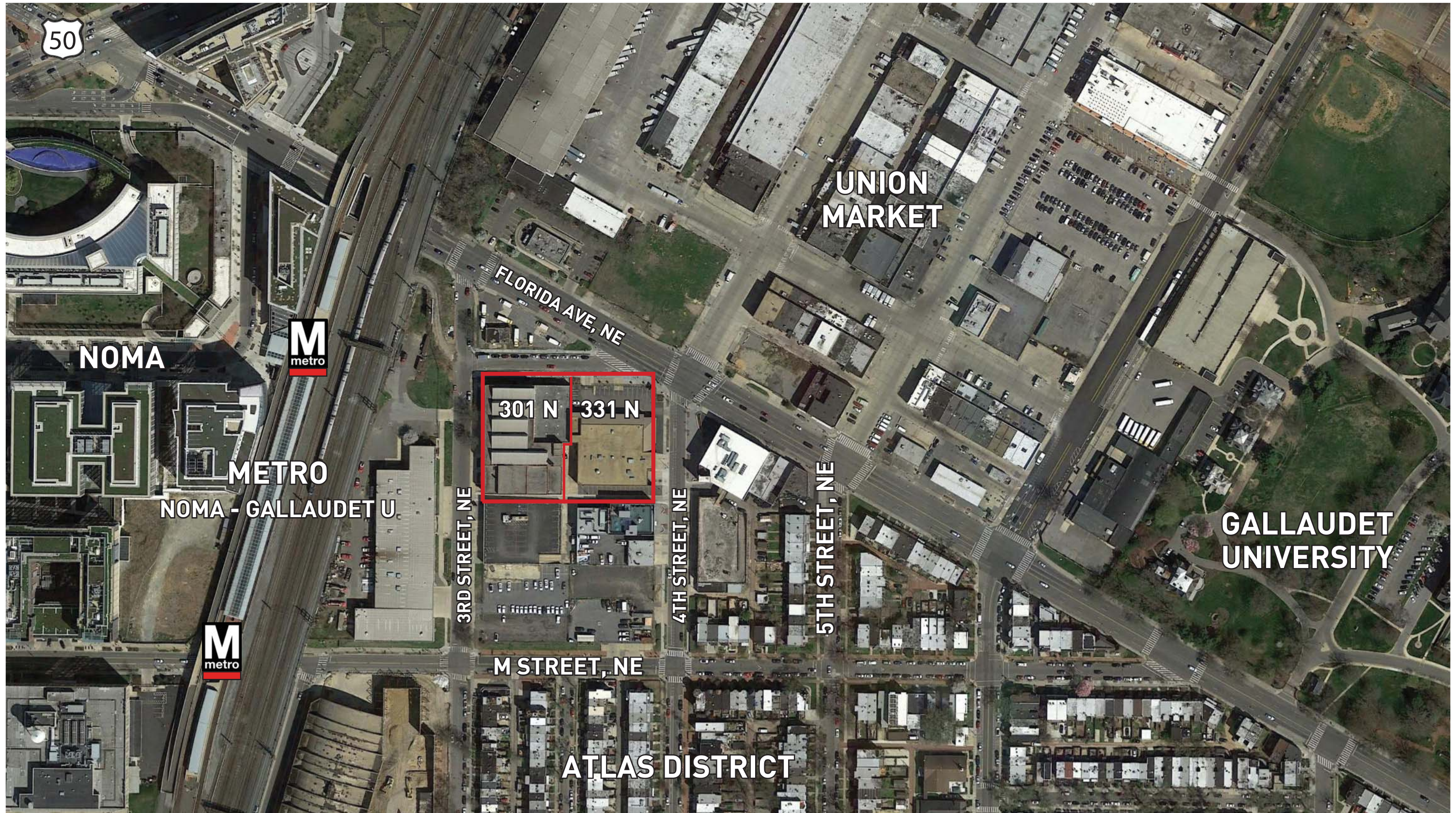
# DEVELOPMENT MAP



- 1 PHASE 1 CONSTRUCTED**  
Elevation at Washington Gateway  
100 Florida Ave, NE
- 2 PUD IN PROCESS**  
The Shapiro Residences  
1270 4th Street, NE
- 3 UNDER CONSTRUCTION**  
Gateway Market and Residences  
340 Florida Ave, NE
- 4 PUD IN PROCESS**  
300 M  
300-320 M Street, NE
- 5 UNDER CONSTRUCTION**  
Uline Arena  
1140 3rd Street, NE
- 6 PUD IN PROCESS**  
Central Armature  
1200 3rd Street, NE
- 7 PUD IN PROCESS**  
The Highline  
320 Florida Ave, NE
- 8 PUD IN PROCESS**  
Ditto Residential  
301 Florida Ave, NE



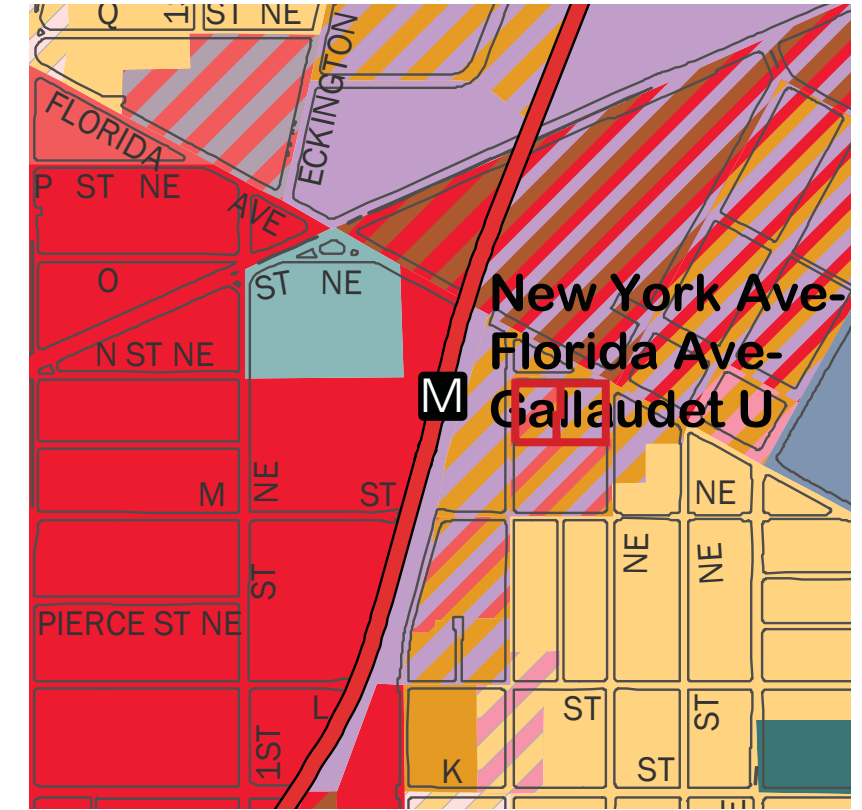
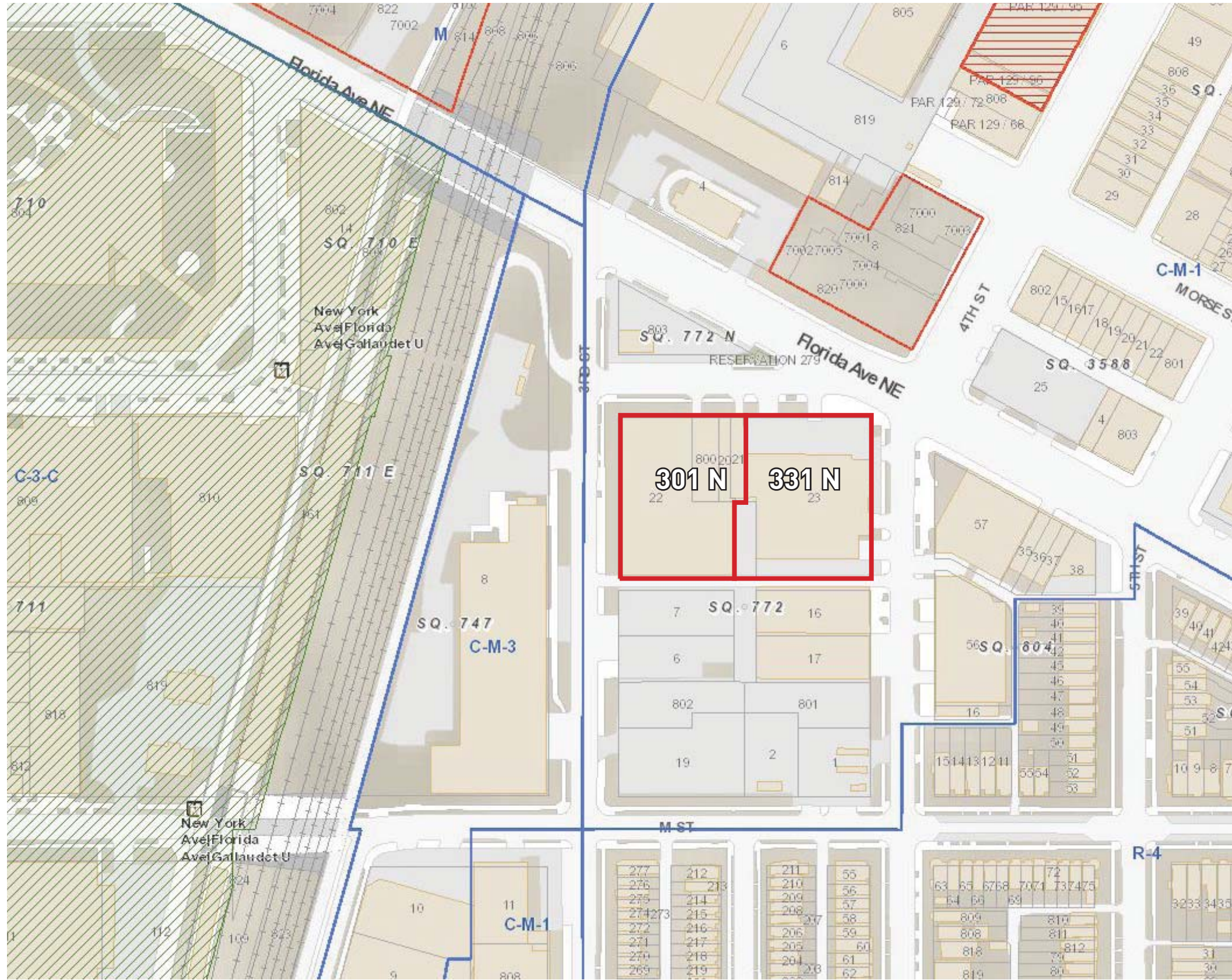
# AERIAL SITE PLAN



# SITE PHOTOS



# ZONING + FUTURE LAND USE MAPS



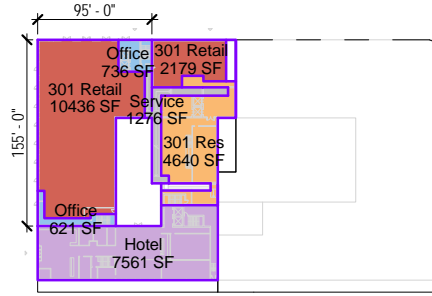
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair



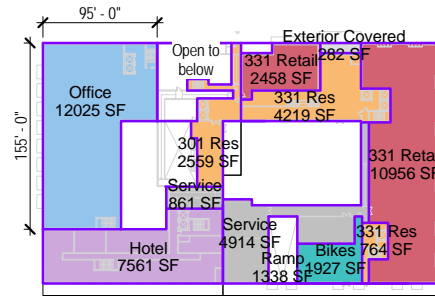
# ZONING ANALYSIS

301 + 331 N Street, NE Zoning Analysis											
Square 722											
		Allowable by Zoning (C-3-C PUD)	Proposed - 301 N St. NE			Proposed - 331 N St. NE			Proposed - Combined 301 + 331 N St. NE		
Site Area			33,120 sf			36,120 sf			69,240 sf		
FAR		Residential and Commercial 8.0 Total with PUD (6.5 matter of right)	12,615 GSF Retail 25,407 GSF Office 80,689 GSF Hotel 79,432 GSF Residential 2,137 GSF Service <b>200,280 GSF Total</b>			13,414 GSF Retail 0 GSF Office 0 GSF Hotel 239,459 GSF Residential 7,277 GSF Service, Bike storage, and Covered Exterior <b>260,150 GSF Total</b>			26,029 GSF Retail 25,407 GSF Office 80,689 GSF Hotel 318,891 GSF Residential 9,414 GSF Service, Bike storage, and Covered Exterior <b>460,430 GSF Total</b>		
			3.65 Commercial FAR 2.40 Residential FAR <b>6.05 Total FAR</b>			0.57 Commercial FAR 6.63 Residential FAR <b>7.20 Total FAR</b>			2.04 Commercial FAR 4.61 Residential FAR <b>6.65 Total FAR</b>		
Building Height		130' with PUD (90' matter of right) stories-no limit	110' 11 Stories			120' 11 Stories			Per site 11 Stories		
Penthouse		FAR = .4 max (Per Proposed Regulations) Height = 20' max (Per Proposed Regulations) 1:1 setback (Per Proposed Regulations)	0.22 FAR 20' @ Elevator override/Mech PH, 12' typical <b>Relief Requested for 1:1 setback at east courtyard</b>			0.26 FAR 20' @ Elevator override/Mech PH, 12' typical <b>Relief Requested for 1:1 setback on interior courtyard sides</b>			Per site 20' @ Elevator override/Mech PH, 12' typical <b>Relief Requested for 1:1 setback adjacent to 331 N Street Courtyard</b>		
Lot Occupancy		100%	83% (Calculated at 1st Floor)			74% (Calculated at 1st Floor)			80% (Calculated at 1st Floor)		
Dwelling Units		N/A	93 Units (Approx.)			273 Units (Approx.)			366 Units (Approx.)		
Hotel Units		N/A	175 Hotel Units (Approx.)						175 Hotel Units (Approx.)		
Rear Yard		2.5 inches per foot of height not < 12 feet	10' provided - <b>Relief Requested</b>			5' provided - <b>Relief Requested</b>			5-10' provided - <b>Relief Requested</b>		
Side Yard		None required; If provided 2 inches per foot of height not < 6 feet	None Provided			None Provided			None Provided		
Courtyards	Open Closed	Min. Width: 4" per ft of height not < 15' (res) Area: Twice square of req'd width not < 350 sf (res)	None Provided <b>Relief Requested</b>			Provided as Required Provided as Required			Provided as Required <b>301 N Closed Court complies when sites combined</b>		
<b>Parking Requirement</b>			<b>Note: Parking Garage shared between sites</b>			<b>Note: Parking Garage shared between sites</b>			<b>Total Required-</b>		
Retail		1 space per 750 sf over the first 3,000 sf	13 required		13 provided	14 required		14 provided	31 required		31 provided
Office		1 space per 1800 sf over the first 2,000 sf	13 required		13 provided	0 required		0 provided	13 required		13 provided
Hotel		1 space per 4 hotel rooms	44 required		44 provided	0 required		0 provided	44 required		44 provided
Residential		1 space per each 4 D.U.	23 required		40 provided	68 required		130 provided	91 required		163 provided
			<b>93 Total Req'd</b>		<b>110 total provided</b>	<b>82 Total Req'd</b>		<b>144 total provided</b>	<b>179 Total Req'd</b>		<b>250 total provided</b>
<b>Bike Parking</b> (Proposed Regs)		<b>Long-Term Spaces</b>   <b>Short-Term Spaces</b>	<b>Long-Term Spaces</b>   <b>Short-Term Spaces</b>   <b>Total Provided</b>			<b>Long-Term Spaces</b>   <b>Short-Term Spaces</b>   <b>Total Provided</b>			<b>Long-Term Spaces</b>   <b>Short-Term Spaces</b>   <b>Total Provided</b>		
Retail		1 space per 10,000 SF   1 space per 3,500 SF	1 required	4 required	8 provided	1 required	4 required	12 provided	3 required	7 required	20 provided
Office		1 space per 2,500 SF   1 space per 40,000 SF	10 required	1 required	15 provided	0 required	0 required	0 provided	10 required	1 required	15 provided
Hotel		1 space per 10,000 SF   1 space per 40,000 SF	8 required	2 required	10 provided	0 required	0 required	0 provided	8 required	2 required	10 provided
Residential		1 space per each 3 D.U.   1 space per each 20 D.U.	31 required	5 required	46 provided	91 required	14 required	138 provided	122 required	18 required	185 provided
			<b>50 L.T. Req'd</b>   <b>11 S.T. Req'd</b>		<b>79 total provided</b>	<b>92 L.T. Req'd</b>   <b>17 S.T. Req'd</b>		<b>150 total provided</b>	<b>143 L.T. Req'd</b>   <b>28 S.T. Req'd</b>		<b>230 total provided</b>
						<b>110 Total Req'd</b>			<b>171 Total Req'd</b>		
<b>Loading</b>			<b>Shared with 331 N Site - Relief Requested</b>			<b>*2 loading berths at 30' + 100 sf platforms</b>			<b>*2 loading berths at 30' + 100 sf platforms</b>		
Retail (5,000-20,000 sf)		1 loading berth at 30' + 100 sf platform	<b>Shared with 331 N Site - Relief Requested</b>			<b>*1 20' service space</b>			<b>*1 20' service space</b>		
Office (20,000-50,000 sf)		1 loading berth at 30' + 100 sf platform+1 20' service space	<b>Shared with 331 N Site - Relief Requested</b>			<b>* Shared between all uses on 301N and 331N</b>			<b>* Shared between all uses on 301N and 331N</b>		
Hotel (30-200 rooms)		1 loading berth at 30' + 100 sf platform+1 20' service space	<b>Shared with 331 N Site - Relief Requested</b>			<b>Relief Requested</b>			<b>Relief Requested</b>		
Residential		1 loading berth at 55' + 200 sf platform+1 20' service space	<b>Shared with 331 N Site - Relief Requested</b>								

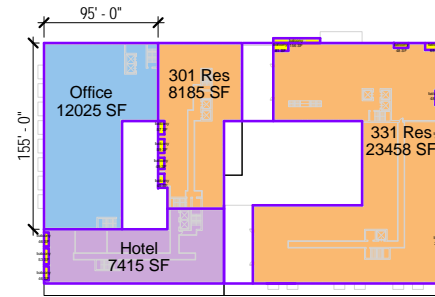
# FAR DIAGRAMS



301 N 1st Floor

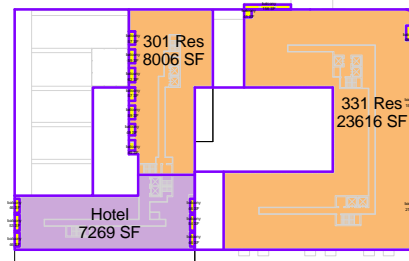


301 N 2nd/331 1st Floor

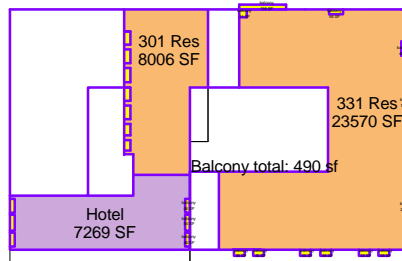


301 N 3rd/331 2nd Floor

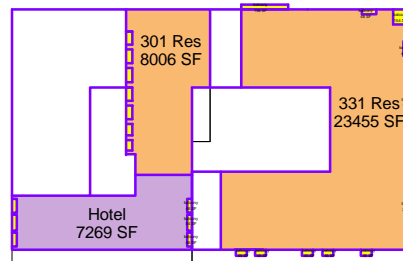
BUILDING AREA - 301 N STREET NE							
Floor	Total GSF						Total
	Garage	Retail	Office	Hotel	Res.	Service	
G2	15,974						
G1	16,810						
1st Floor		12,615	1,357	7,561	4,640	1,276	27,449
2nd Floor			12,025	7,561	2,559	861	23,006
3rd Floor			12,025	7,415	8,185		27,625
4th Floor				7,269	8,006		15,275
5th Floor				7,269	8,006		15,275
6th Floor				7,269	8,006		15,275
7th Floor				7,269	8,006		15,275
8th Floor				7,269	8,006		15,275
9th Floor				7,269	8,006		15,275
10th Floor				7,269	8,006		15,275
11th Floor				7,269	8,006		15,275
Penthouse				2,357	4,989		7,346
<b>TOTAL GSF Interior</b>	<b>32,784</b>	<b>12,615</b>	<b>25,407</b>	<b>83,046</b>	<b>84,421</b>	<b>2,137</b>	<b>207,626</b>
<b>TOTAL GSF In FAR</b>		<b>12,615</b>	<b>25,407</b>	<b>80,689</b>	<b>79,432</b>	<b>2,137</b>	<b>200,280</b>
						Site Area	33,120
						FAR	6.05



301 N 4th/331 3rd Floor

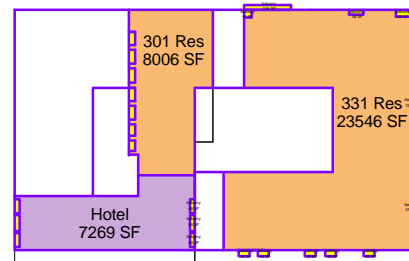


301 N 5th/331 4th Floor

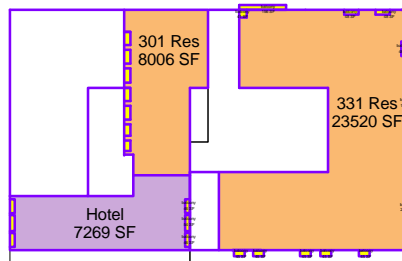


301 N 6th/331 5th Floor

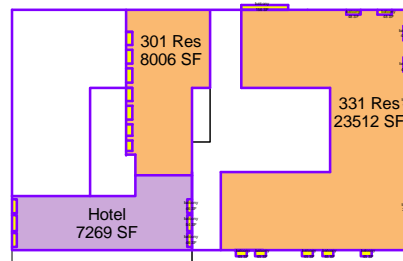
BUILDING AREA - 331 N STREET NE							
Floor	Total GSF						Total
	Garage	Retail	Res.	Ramp	Serv./Bikes	Covered	
G2	34,325						
G1	34,325						
1st Floor		13,414	4,983	1,338	6,841	282	26,576
2nd Floor			23,458				23,458
3rd Floor			23,616				23,616
4th Floor			23,570				23,570
5th Floor			23,455			154	23,455
6th Floor			23,546				23,546
7th Floor			23,520				23,520
8th Floor			23,512				23,512
9th Floor			23,443				23,443
10th Floor			23,484				23,484
11th Floor			22,872				22,872
Penthouse			9,478				9,478
<b>TOTAL GSF Interior</b>	<b>68,650</b>	<b>13,414</b>	<b>248,937</b>	<b>1,338</b>	<b>6,841</b>	<b>0</b>	<b>270,530</b>
<b>TOTAL GSF In FAR</b>		<b>13,414</b>	<b>239,459</b>	<b>0</b>	<b>6,841</b>	<b>436</b>	<b>260,150</b>
						Site Area	36,120
						FAR	7.20



301 N 7th/331 6th Floor



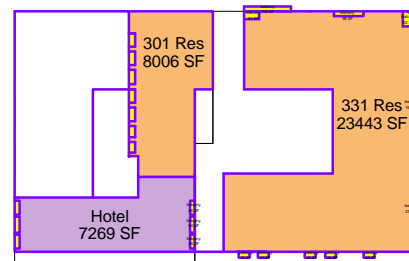
301 N 8th/331 7th Floor



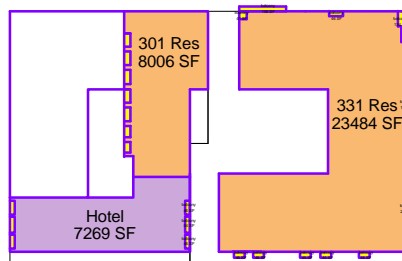
301 N 9th/331 8th Floor

BUILDING AREA - COMBINED SITES							
TOTAL GSF Interior	Garage	Retail	Office	Hotel	Res.	Other**	Total
		101,434	26,029	25,407	83,046	333,358	10,316
<b>TOTAL GSF In FAR</b>		<b>26,029</b>	<b>25,407</b>	<b>80,689</b>	<b>318,891</b>	<b>9,414</b>	<b>460,430</b>
						Site Area	69,240
						FAR	6.65

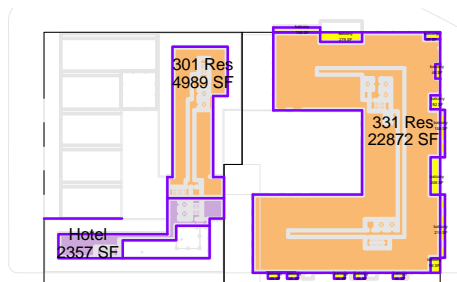
\*\* Note: "Other" includes Garage Ramp, Service/Loading, and Ground Floor Bike room.



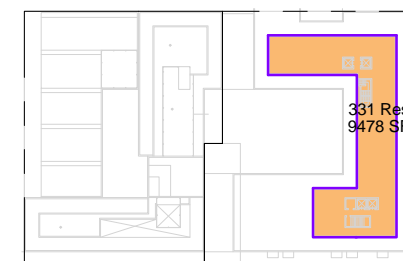
301 N 10th/331 9th Floor



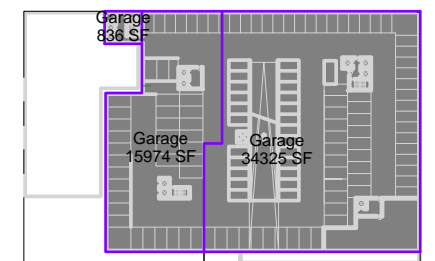
301 N 11th/331 10th Floor



301 N PH/331 11th Floor

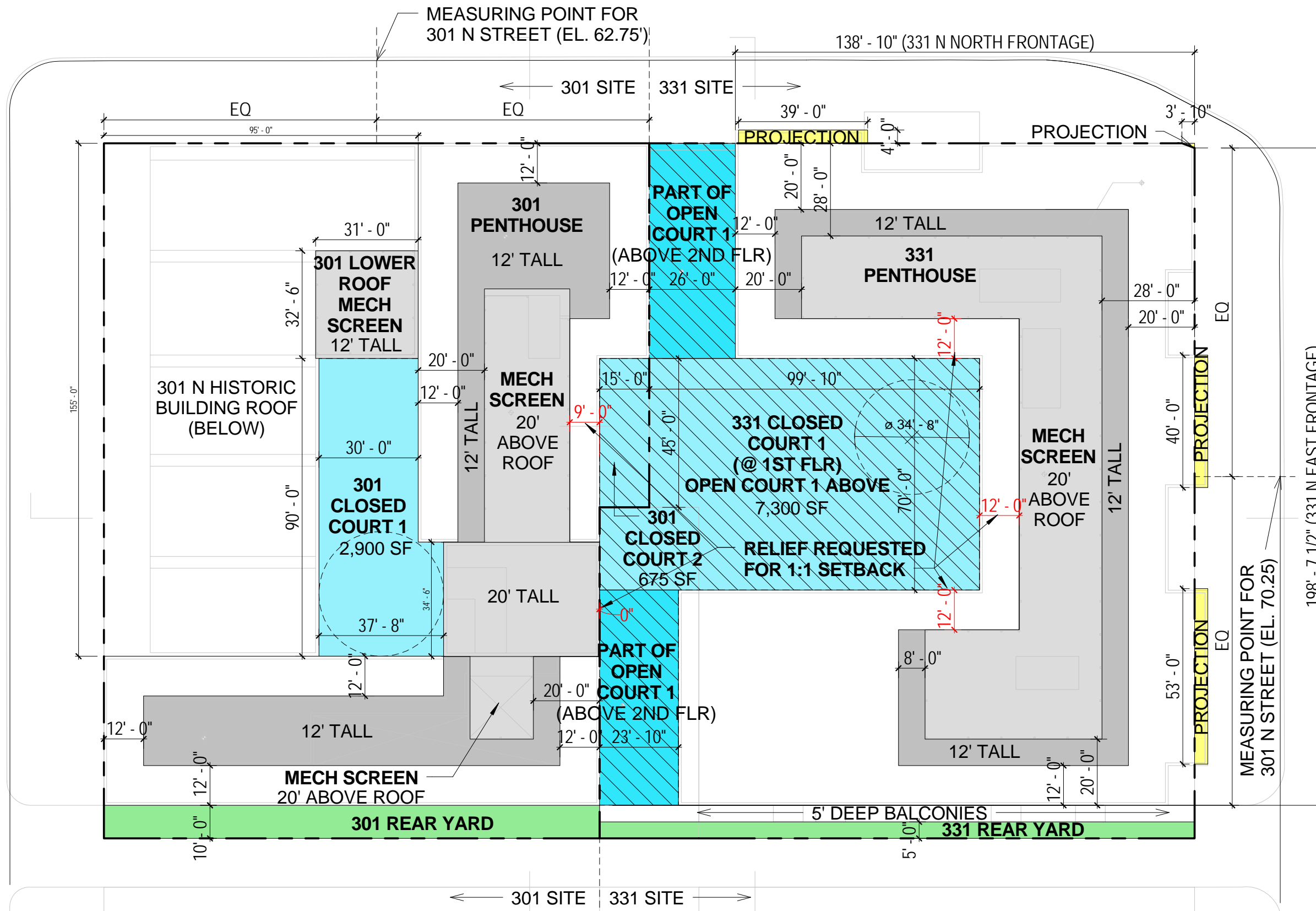


331 N PH



301 N/331 N G1 Level (G2 level similar)

# ZONING DIAGRAM



### 301 COURTS-

CLOSED COURT 1:  
 113 FEET TALL x  
 4" = 37'-8" MIN WIDTH REQ'D  
**PROVIDED**  
 REQ'D AREA =  
 37'-8"x37'-8"x2=2,836 SF  
**PROVIDED**

CLOSED COURT 2:  
 113 FEET TALL x  
 4" = 37'-8" MIN WIDTH REQ'D  
**RELIEF REQUESTED**  
 REQ'D AREA =  
 37'-8"x37'-8"x2=2,836 SF  
**RELIEF REQUESTED**

### 331 COURTS-

CLOSED COURT 1:  
 121 FEET TALL x  
 4" = 40'-4" MIN WIDTH REQ'D  
**PROVIDED**  
 REQ'D AREA =  
 40'-4"x40'-4"x2=3,250 SF  
**PROVIDED**

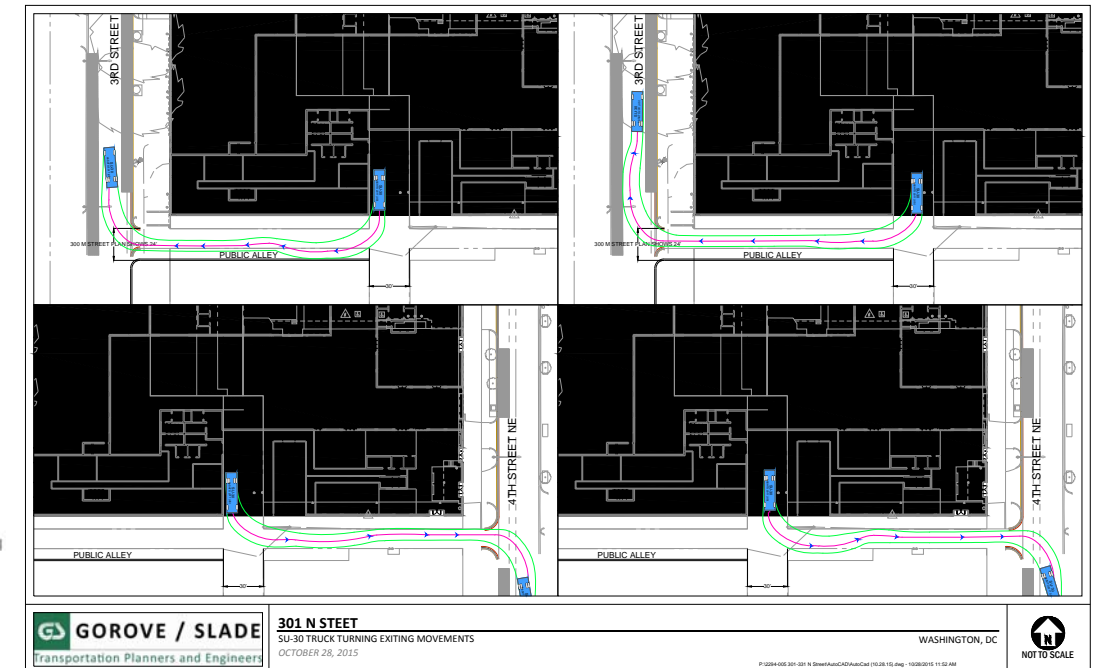
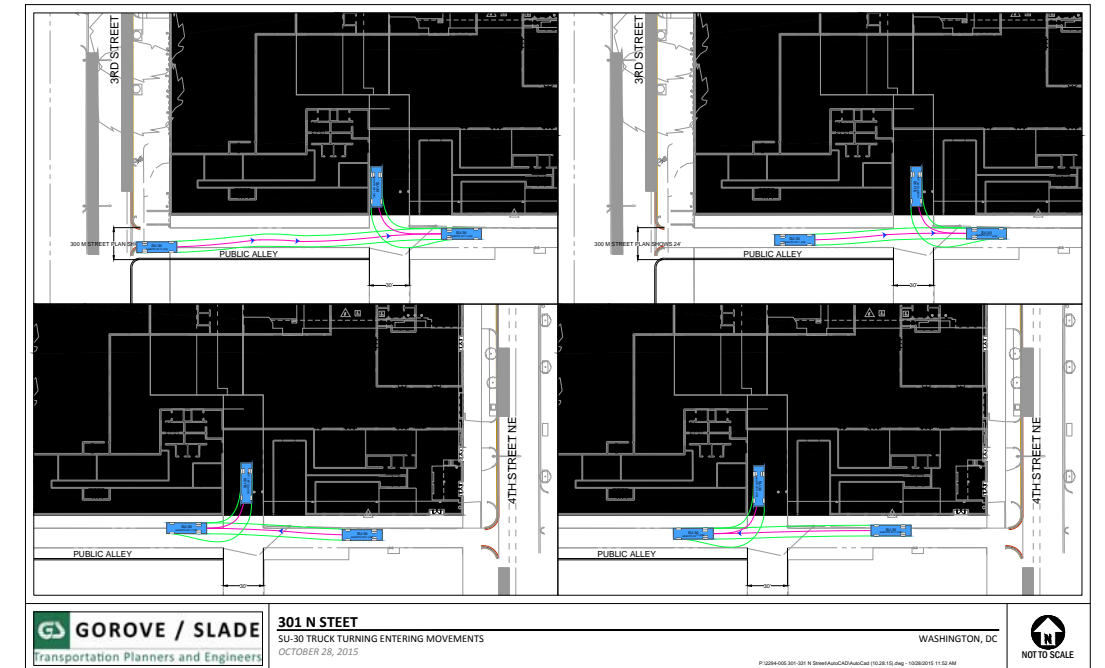
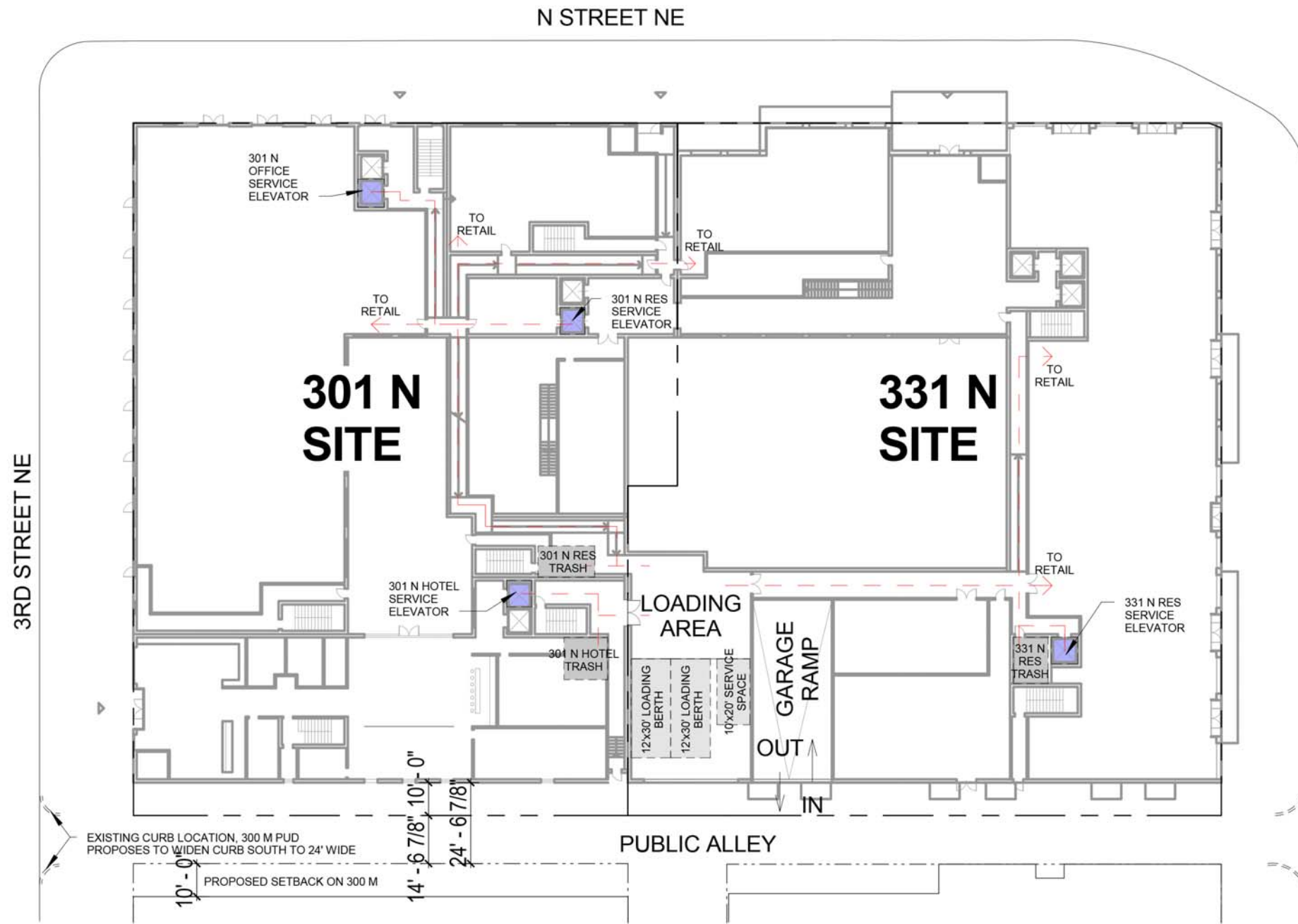
OPEN COURT 1:  
 104 FEET TALL x  
 4" = 34'-8" MIN WIDTH REQ'D  
**PROVIDED**

### 331 PROJECTIONS-

**NORTH ELEVATION:**  
 13'+(6"x113'-10")=  
 56'-10" ALLOWED  
**39' PROVIDED**

**EAST ELEVATION:**  
 13'+(6"x174'-7")=  
 100'-3" ALLOWED  
**93' PROVIDED**

# SERVICE AND LOADING DIAGRAMS



# CONCEPTUAL LEED SCORECARD

LEED-NC 2009 New Construction and Major Renovation  
Preliminary Project Checklist



301 - 331N Street NE  
3/15/2016

21	2	3	Sustainable Sites		Possible Points	36
S	G	?	N			
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & Community Connectivity	5
		1		Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alternative Transportation: Public Transportation Access	6
1				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3
			2	Credit 4.4	Alternative Transportation: Parking Capacity	2
1				Credit 5.1	Site Development: Protect or Restore Habitat	1
1				Credit 5.2	Site Development: Maximize Open Space	1
1				Credit 6.1	Stormwater Design: Quantity Control	1
		1		Credit 6.2	Stormwater Design: Quality Control	1
1				Credit 7.1	Heat Island Effect: Non-Roof	1
1				Credit 7.2	Heat Island Effect: Roof	1
			1	Credit 8	Light Pollution Reduction	1

5	1	4	Water Efficiency		Possible Points	10
S	G	?	N			
Y				Prereq 1	Water Use Reduction: 20% Reduction	
2			2	Credit 1	Water Efficient Landscaping	4
			2	Credit 2	Innovative Wastewater Technologies	2
3		1		Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4

12	2	3	18	Energy & Atmosphere		Possible Points	35
S	G	?	N				
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y				Prereq 2	Minimum Energy Performance		
Y				Prereq 3	Fundamental Refrigerant Management		
7	2	1	9	Credit 1	Optimize Energy Performance: 8% and up	19	
			7	Credit 2	On-Site Renewable Energy: 1%-13%	7	
2				Credit 3	Enhanced Commissioning	2	
		2		Credit 4	Enhanced Refrigerant Management	2	
1			2	Credit 5	Measurement & Verification	3	
2				Credit 6	Green Power	2	

6	1	7	Materials & Resources		Possible Points	9
S	G	?	N			
Y				Prereq 1	Storage & Collection of Recyclables	
		1	2	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	2
			1	Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
2				Credit 2	Construction Waste Management: 50%/ 75%	2
			2	Credit 3	Materials Reuse: 5%/ 10%	2

Materials & Resources, Cont.						
S	G	?	N			
2				Credit 4	Recycled Content: 10%/ 20%	2
2				Credit 5	Regional Materials: 10%/ 20%	2
			1	Credit 6	Rapidly Renewable Materials: 2.5%	1
			1	Credit 7	Certified Wood: 50%	1

10	1	4	Indoor Environmental Quality		Possible Points	19
S	G	?	N			
Y				Prereq 1	Minimum IAQ Performance	
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1				Credit 1	Outdoor Air Delivery Monitoring	1
			1	Credit 2	Increased Ventilation: 30%	1
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1
1				Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1				Credit 4.2	Low-Emitting Materials: Paints & Coatings	1
1				Credit 4.3	Low-Emitting Materials: Flooring & Carpet	1
			1	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
			1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1	Controllability of Systems: Lighting	1
1				Credit 6.2	Controllability of Systems: Thermal Comfort	1
1				Credit 7.1	Thermal Comfort: Design	1
			1	Credit 7.2	Thermal Comfort: Verification	1
1				Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views: Views for 90% of Spaces	1

6	Innovation & Design Process			Possible Points	6	
S	G	?	N			
1				Credit 1.1	Innovation in Design: LEED Education Program	1
1				Credit 1.2	Innovation in Design: 100% Covered Parking	1
1				Credit 1.3	Innovation in Design: EP, Alternate Transportation	1
1				Credit 1.4	Innovation in Design: EP - EAc6, Green Power/ TBD	1
1				Credit 1.5	Innovation in Design - Water Saving Appliances	1
1				Credit 2	LEED Accredited Professional	1

2	1	1	Regional Priority Credits		Possible Points	4
S	G	?	N			
1				Credit 1.1	Regional Priority: SSc5.1	1
1				Credit 1.2	Regional Priority: SSc6.1	1
		1		Credit 1.3	Regional Priority: EAc1	1
			1	Credit 1.4	Regional Priority: MRc1.1 (75%), WEc2, EAc2 (1%)	1

62	2	9	37	Total		Possible Points	19
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points							









