



# ECKINGTON PARK

ISSUED:  
CONSOLIDATED PUD APPLICATION  
PRE HEARING SUBMISSION

4/21/2017  
11/21/2017

ZONING COMMISSION  
District of Columbia  
CASE NO. 17-09  
EXHIBIT NO. 2941



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## CIVIL EXHIBITS

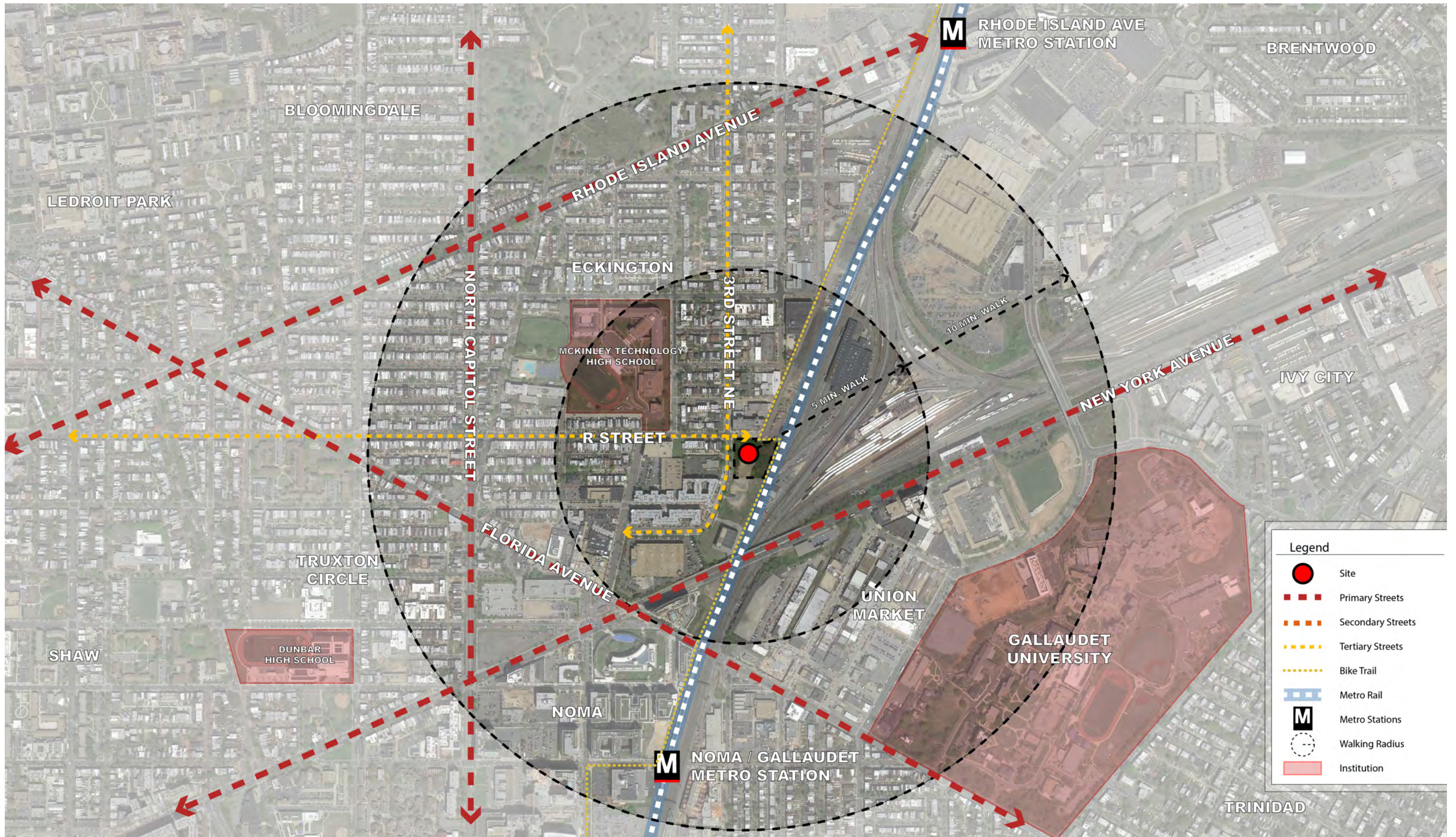
EXISTING SITE PLAN .....	CIV0110
EXISTING UTILITY PLAN.....	CIV0120
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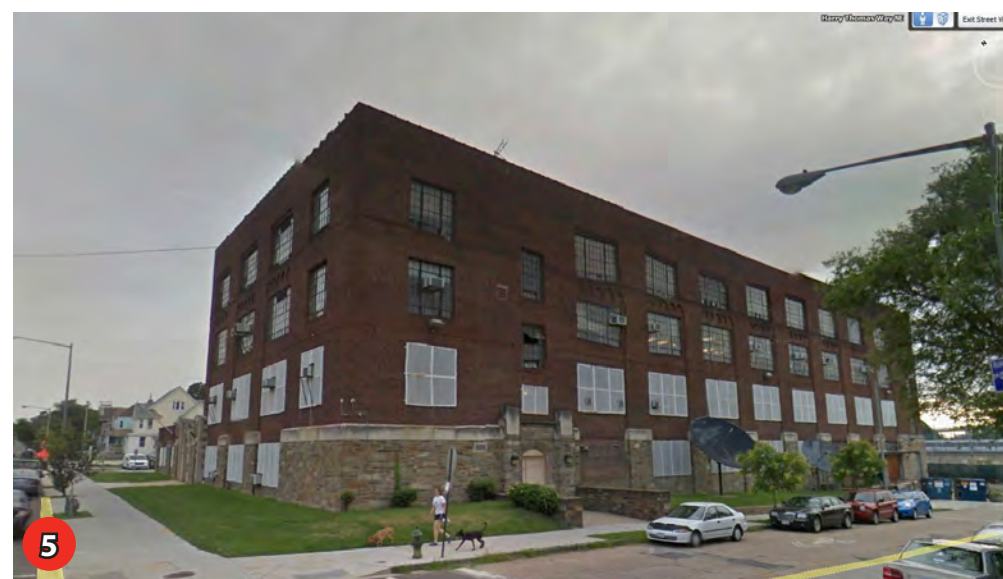
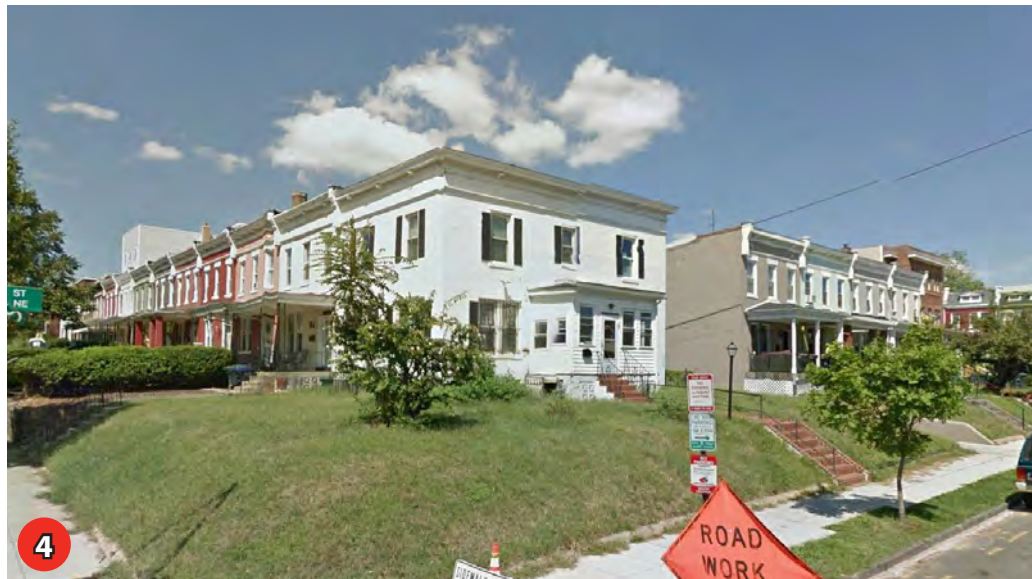
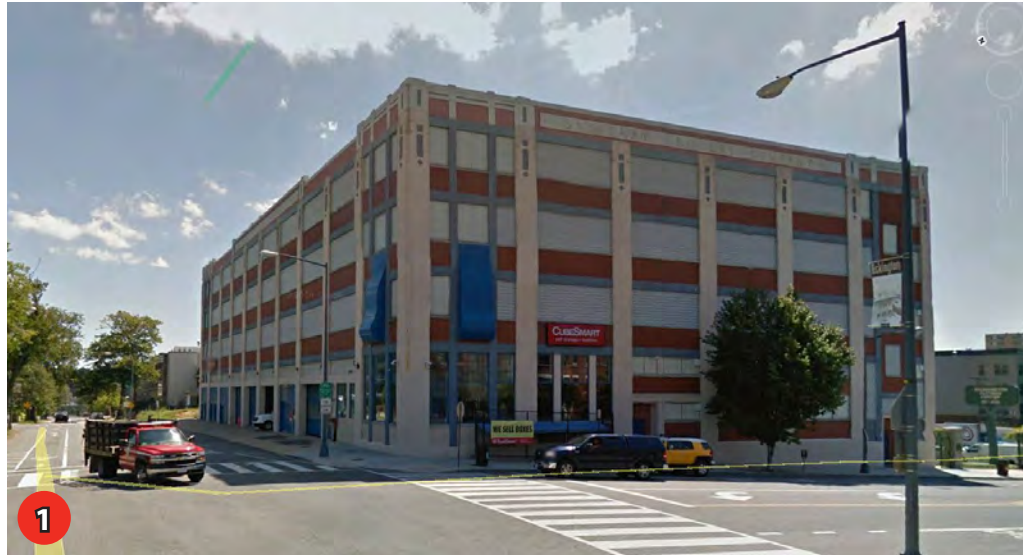
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# Site Exhibits

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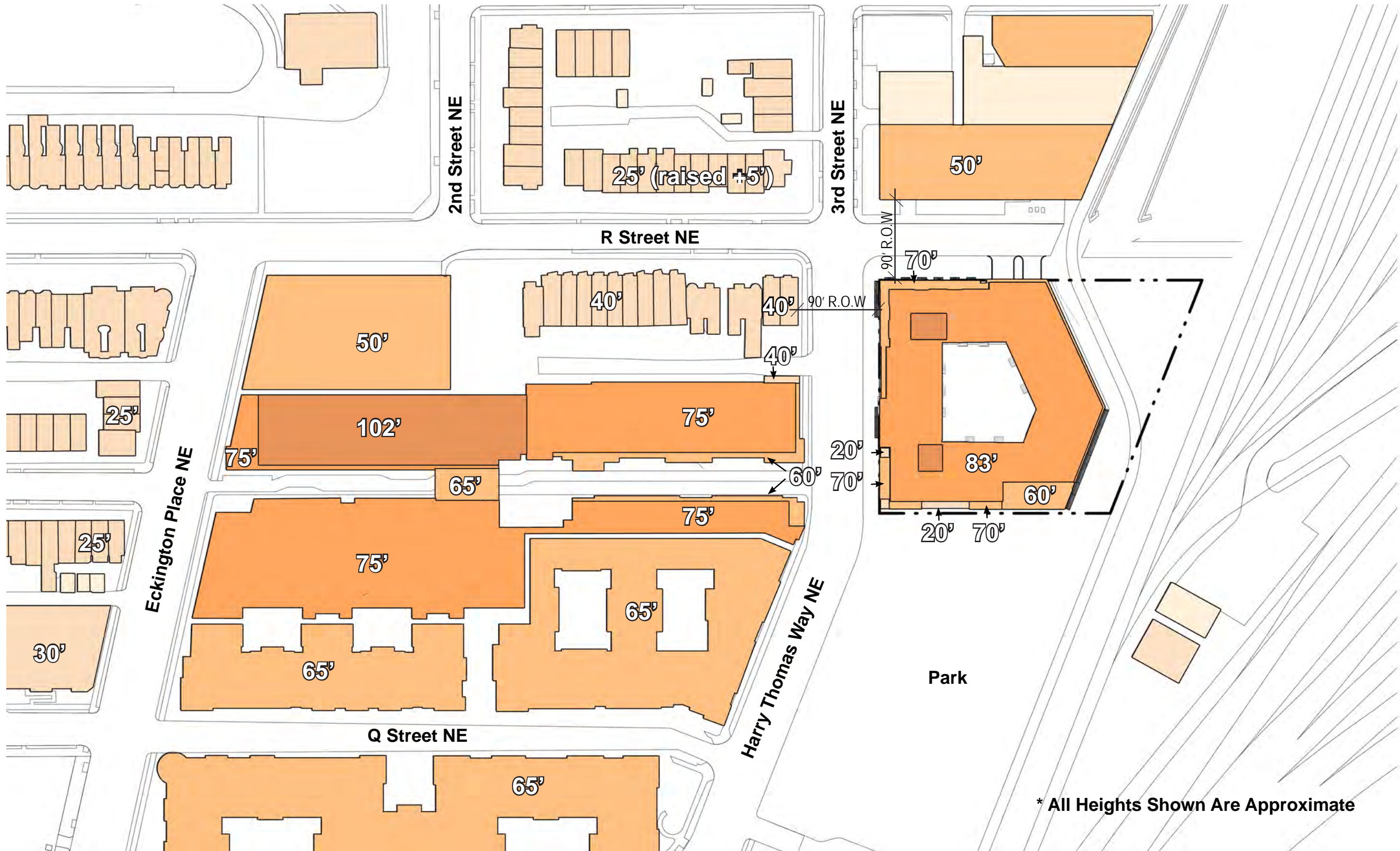
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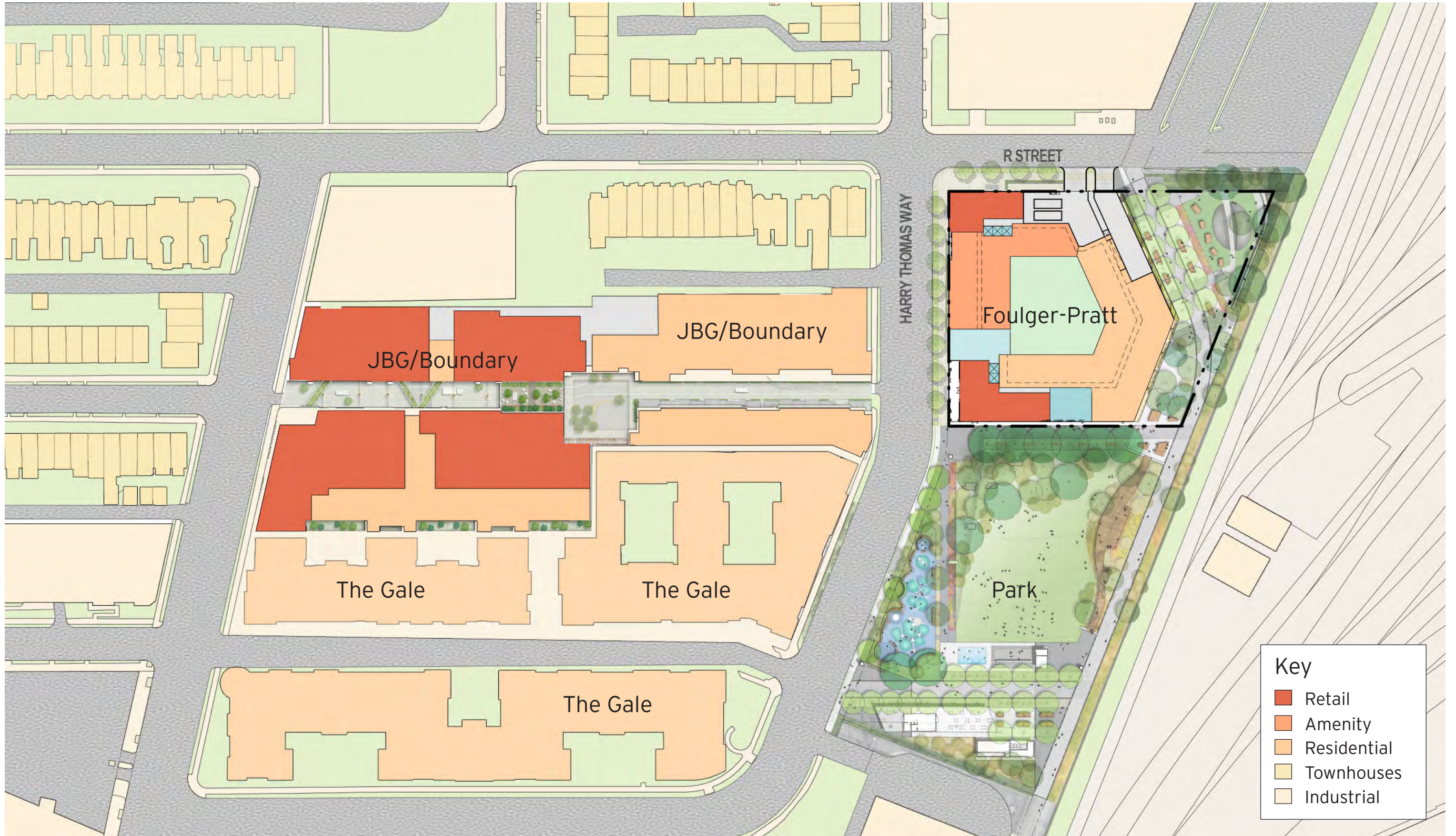


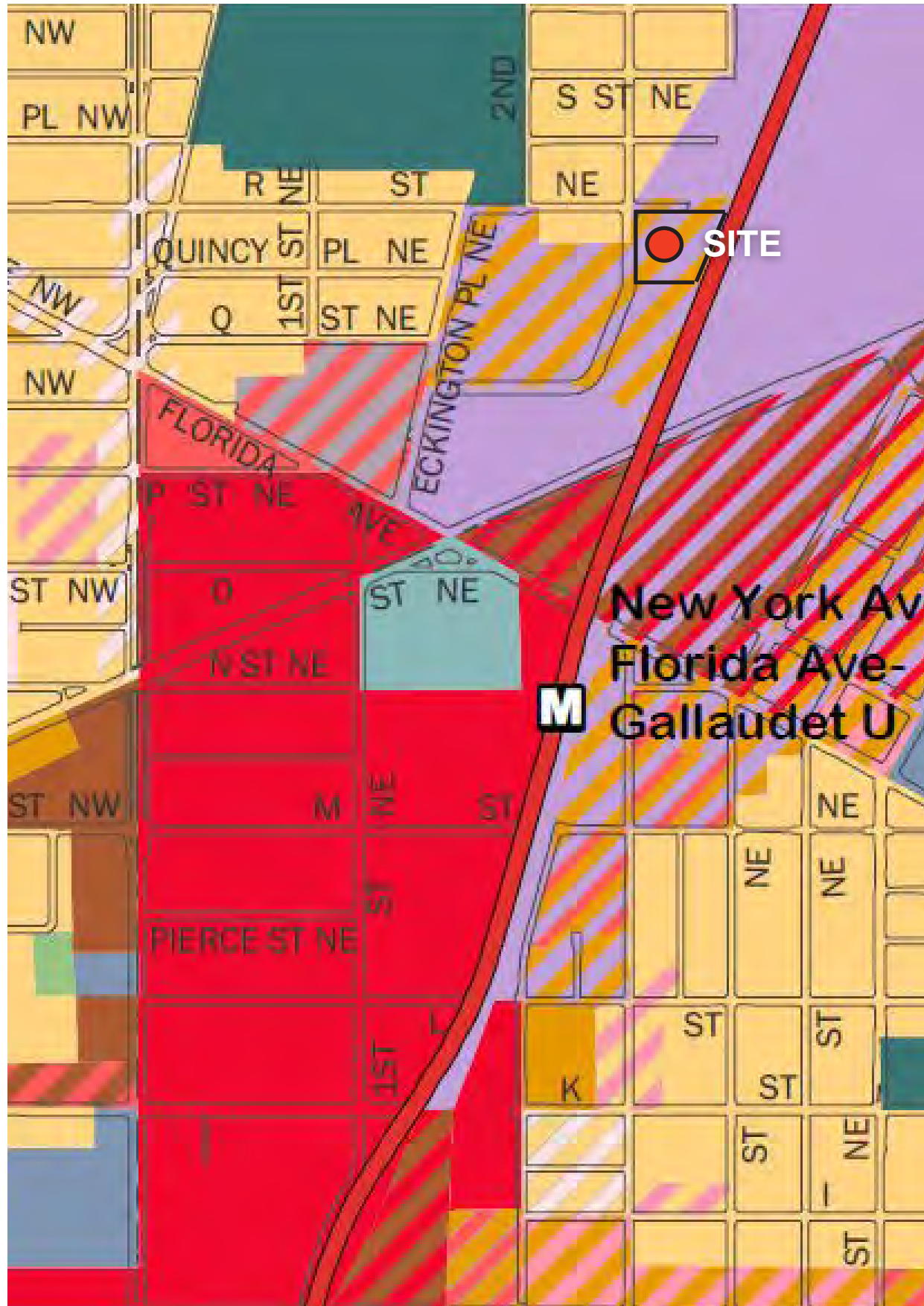




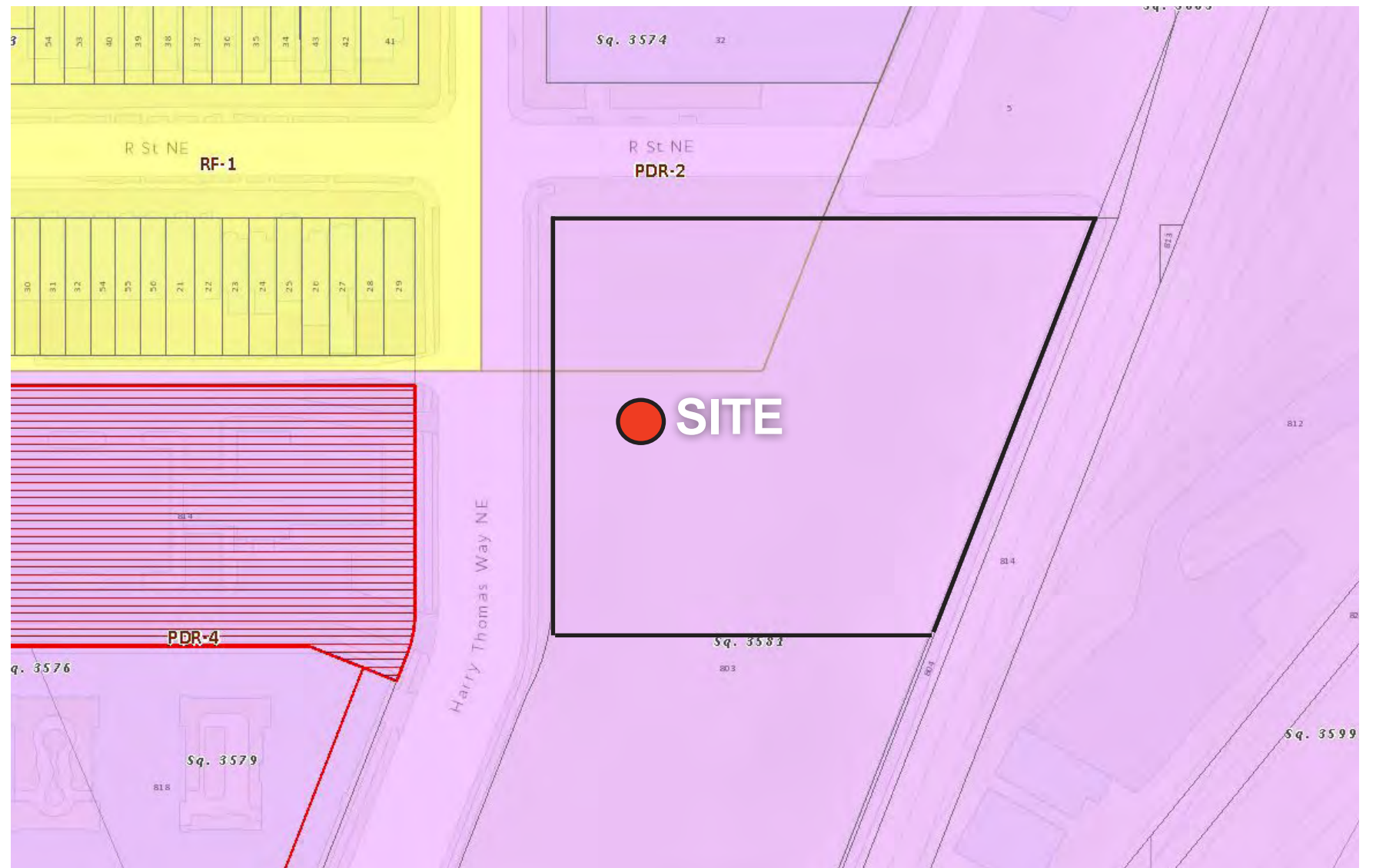








- ### LEGEND
- RESIDENTIAL LAND USE CATEGORIES**
- Low Density Residential**  
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
  - Moderate Density Residential**  
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
  - Medium Density Residential**  
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
  - High Density Residential**  
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.
- 
- Production, Distribution, and Repair**  
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.



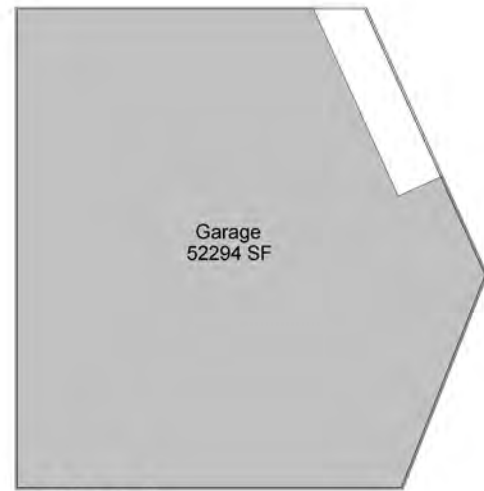
Square 3581		Lot 15		Site Area: 77,898		Current Zoning: PDR-2 and PDR-4			
		Allowable by Zoning PDR-2 (19% of Site)		Allowable by Zoning PDR-4 (81% of Site)		Allowable by Zoning MU-5-A		Provided	
FAR		PUD - 3.6 Total (3.0x20%) Byright - 3.0 Restricted 4.5 Permitted		PUD - 1.2 Total (1.0x20%) Byright - 1.0 Restricted 6.0 Permitted		PUD - 5.04 Total (3.5x20%x20%) 2.01 Maximum Non-Residential (no more than 34% increase) Byright - 3.5x20% bonus density with IZ = 4.2 1.5 Maximum Non-Residential		4.03	Total 313,916 GFA
Building Height		PUD - 60' tall (Byright - 60') stories-no limit		PUD - 90' tall (Byright - 90') stories-no limit		PUD - 90' tall (Byright - 65', IZ-70') stories-no limit		81' 6"	(height to top of roof)
Penthouse		FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1		FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1		FAR = .4 max (Habitable Space) PUD - 20' 1 story + mezz Setback = 1:1		0.00	(All Penthouse Mechanical Space)
Lot Occupancy		No max.		No max.		Byright - 80% IZ - 80%		57%	12' (1 story) Provided as required
Rear Yard		Min. Depth 2.5" per ft. of height not < 12ft		Min. Depth 2.5" per ft. of height not < 12ft		15'		49' 10"	
Side Yard		None required		None required		None required; If provided 2 inches per foot of height not < 5 feet (86' x 2" = 14' 4") required		5'	(Flexibility Requested)
Courtyards	Open Closed	Min. Width: 2.5" per ft. of height not < 6' Min. Width: 2.5" per ft. of height not < 12' Area: Twice square of req'd width not < 250 sf		Min. Width: 2.5" per ft. of height not < 6' Min. Width: 2.5" per ft. of height not < 12' Area: Twice square of req'd width not < 250 sf		Min. Width: 4" per ft. of height not < 10' (res) Min. Width: 4" per ft. of height not < 15' (res) Area: Twice square of req'd width not < 350 sf (res)		(67' x 4" = 22' 4") required (97' x 4" = 32' 4") required	Width: 53' 0" Width: 83' 0" Area: 9,745 SF
Green Area Ratio		0.3		0.3		0.3		0.3	(Per "agreement" GAR compliance for Lot C shall be met independently with NoMa parks development)
<u>Parking Requirement</u>									
Retail		1.33 per 1,000 SF in excess of 3,000 SF		1.33 per 1,000 SF in excess of 3,000 SF		(9,136-3000/1000*1.33= 8 spaces required)		14 spaces provided	(0% compact)
Residential		1 space per each 3 D.U. in excess of 4 units		1 space per each 3 D.U. in excess of 4 units		(328-4 / 3 = 108 spaces required)		110 spaces provided	(44% compact)
						* Note: Project located within 1/2 mile of a metro station, 50% parking reduction allowed per Subtitle C §702.1		124 total spaces provided	(39% compact)
						116 spaces required			
						* 58 spaces required with 50% reduction			
<u>Bike Parking</u>		<u>Long Term</u>		<u>Short Term</u>		<u>Long Term</u>		<u>Long Term</u>	
Retail		1 space per each 10,000 SF.		1 space per each 3,500 SF.		1 space per each 10,000 SF. (9,136 / 10,000 = 1)		1 space per each 3,500 SF. (9,136 / 3,500 = 3)	
Residential		1 space per each 3 D.U.		1 space per each 20 D.U.		1 space per each 3 D.U. (328 / 3 = 110)		1 space per each 20 D.U. (328 / 20 = 17)	
<u>Loading</u>									
Retail		Not required per Subtitle C § 903.2		Not required per Subtitle C § 901.8		Not required per Subtitle C § 901.8		Shared between uses pursuant to Subtitle C § 901.8	
Residential (>50 units)		Not required per Subtitle C § 903.2		1 loading berth at 30' + 1 20' service space + 100 sf platform		1 loading berth at 30' + 1 20' service space + 100 sf platform		2 loading berths at 30' + 2 100 sf platforms	

Affordable Housing Summary	
Base Building	
Total Gross Floor Area (All uses FAR)	313,916
Total Residential Floor Area	302,855
Total Net Residential Area	244,744
Ratio of Total Net Residential Area / Total Residential Area	81%
Total Net Residential IZ Required (8% of Total Net Residential Area)	19,580
<b>Total Net Residential IZ Provided (60% MFI)</b>	<b>19,847</b>
<b>Plus Artist's Lofts at 60% MFI</b>	<b>5,428</b>
<b>Total Net Residential at 60% MFI</b>	<b>25,275</b>
<b>Total % of Net Residential at 60% MFI</b>	<b>10.3%</b>

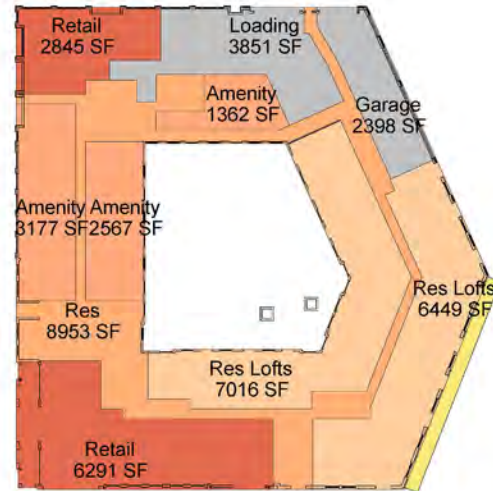
\*Subject to change based on GFA of building

Unit Summary			
Proposed Units			
		328 units	
Unit Type		Percentage	
Studio	10%	to	20%
Jr. 1 Bedroom	15%	to	25%
1 Bedroom	25%	to	35%
Jr. 2 Bedroom	5%	to	10%
2 Bedroom	20%	to	30%
3 Bedroom	1%	to	5%

\*Potential location of IZ units shown in Separate exhibit



G1 Level

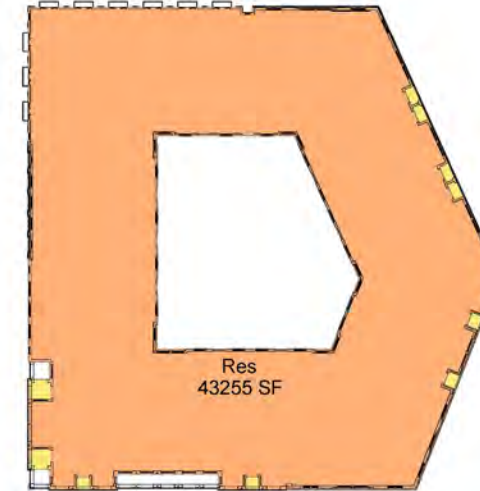


1st Floor

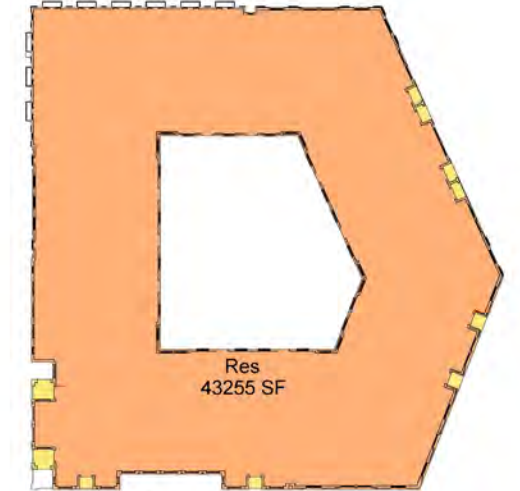
\*Garage Ramp not in GFA



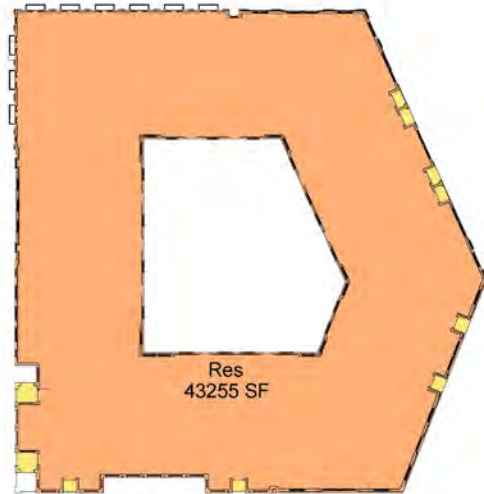
Loft



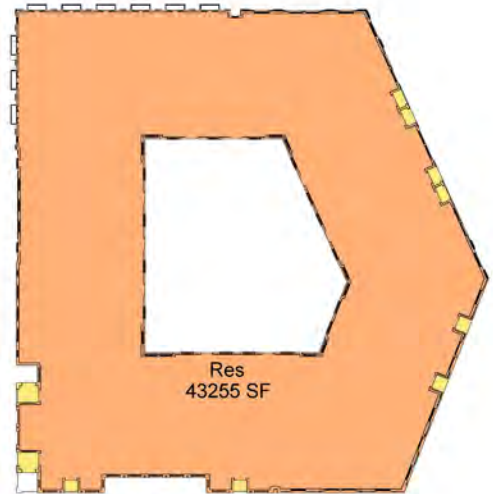
2nd Floor



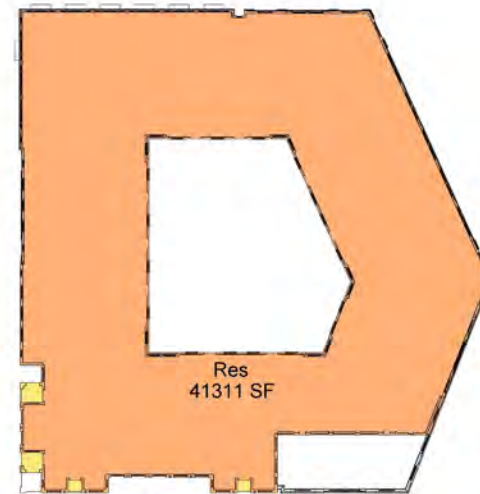
3rd Floor



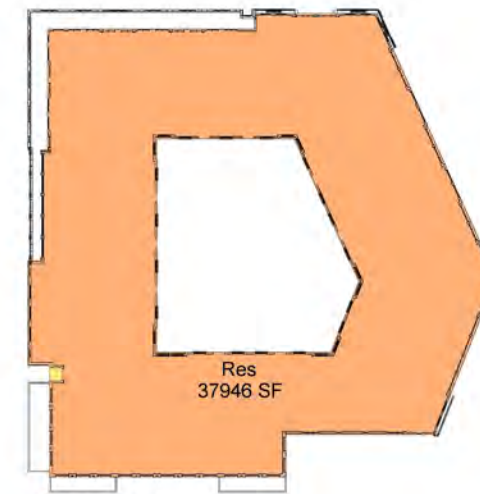
4th Floor



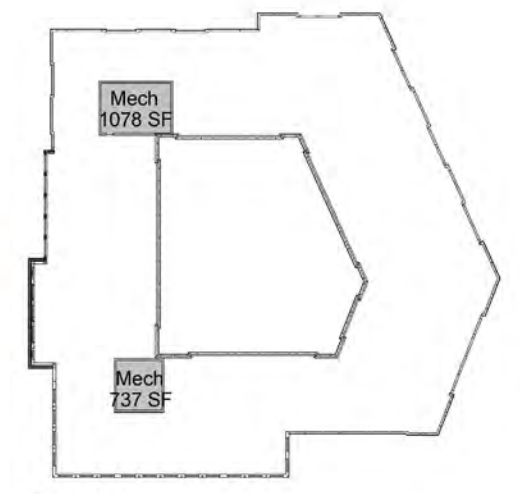
5th Floor



6th Floor



7th Floor



Roof

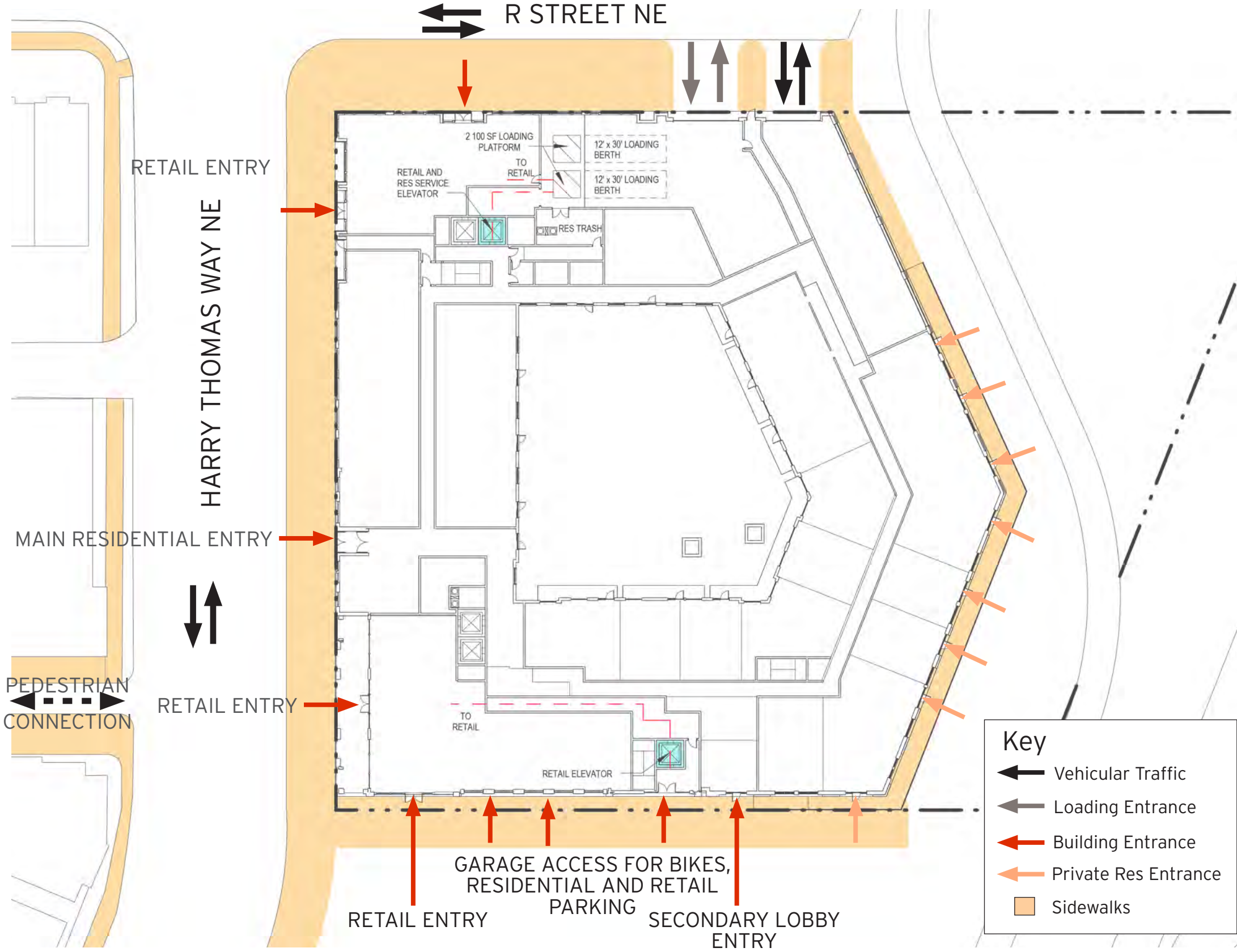
BUILDING AREA - ECKINGTON PARK									
Total GSF									
Residential									
Floor	Garage	Retail	Residential	Res Lofts	Amenity	Total Res	Exterior Covered Area	Service	Total
G1	52,294								52,294
1st Floor	2,398	9,136	8,953	13,465	7,106	29,524	826	3,851	42,511
Mezzanine			0	15,519		15,519			15,519
2nd Floor			43,255			43,255	610		43,255
3rd Floor			43,255			43,255	610		43,255
4th Floor			43,255			43,255	610		43,255
5th Floor			43,255			43,255	610		43,255
6th Floor			41,311			41,311	306		41,311
7th Floor			37,946			37,946	37		37,946
Penthouse			1,815			1,815			1,815
<b>TOTAL GSF Interior</b>	<b>54,692</b>	<b>9,136</b>	<b>263,045</b>	<b>28,984</b>	<b>7,106</b>	<b>299,135</b>		<b>3,851</b>	<b>312,122</b>
<b>TOTAL GFA In FAR</b>		<b>9,136</b>	<b>261,230</b>	<b>28,984</b>	<b>7,106</b>	<b>297,320</b>	<b>3,609</b>	<b>3,851</b>	<b>313,916</b>
								Site Area	77,897
								FAR	4.03

	GFA	FAR
Residential	302,855	3.89
Retail	11,062	0.14

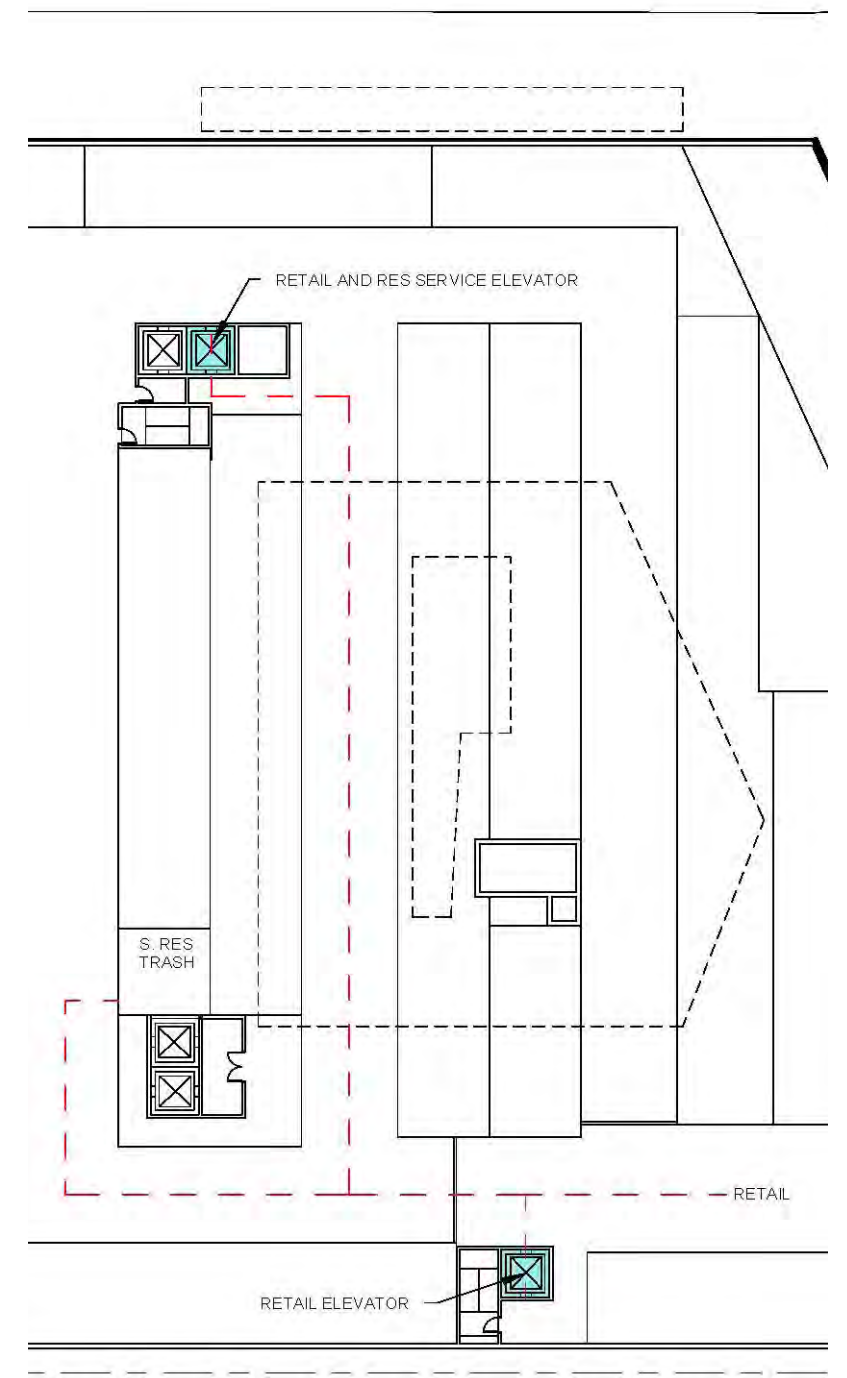
\*Service split 50% Retail/Residential for FAR



# Circulation and Loading (Ground Floor Plan)

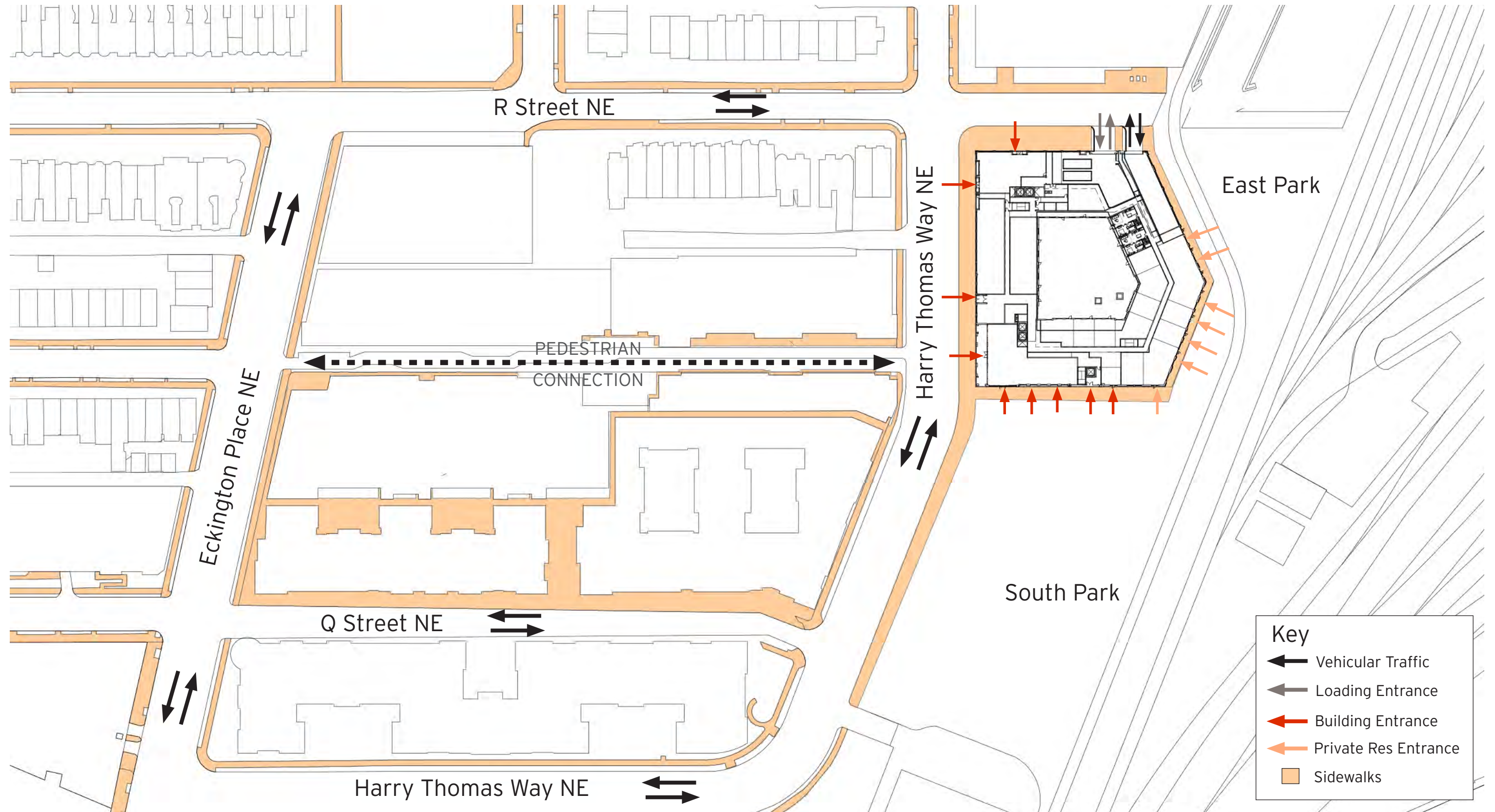


# Garage Service Plan R Street NE










# Circulation Diagram



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**Key**

-  Vehicular Traffic
-  Loading Entrance
-  Building Entrance
-  Private Res Entrance
-  Sidewalks



# LEED CHECKLIST

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



Eckington Park  
11/15/2017

## 22 1 3 Sustainable Sites Possible Points 26

Y	?Y	?N	N			
Y				Prereq 1	Construction Activity Pollution Prevention	1
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 5.3	Stormwater Design: Quantity Control	1
1				Credit 5.4	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

## 7 3 Water Efficiency Possible Points 10

Y	?Y	?N	N			
Y				Prereq 1	Water Use Reduction: 20% Reduction	4
4				Credit 1	Water Efficient Landscaping	4
			2	Credit 2	Innovative Wastewater Technologies	2
3			1	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4

## 9 2 6 18 Energy & Atmosphere Possible Points 35

Y	?Y	?N	N			
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y				Prereq 2	Minimum Energy Performance	
Y				Prereq 3	Fundamental Refrigerant Management	
5	2	2	10	Credit 1	Optimize Energy Performance: 8% and up	19
1			6	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

## 5 1 8 Materials & Resources Possible Points 14

Y	?Y	?N	N			
Y				Prereq 1	Storage & Collection of Recyclables	
			3	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	3
			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.

Y	?Y	?N	N			
1			1	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

## 9 2 4 Indoor Environmental Quality Possible Points 15

Y	?Y	?N	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

Y	?Y	?N	N			
1				Credit 1.1	Innovation in Design: LEED Education Program	1
1				Credit 1.2	Innovation in Design: EP, 100% Covered Parking	1
1				Credit 1.3	Innovation in Design: EP, Alternate Transportation	1
1				Credit 1.4	Innovation in Design: Mixed Income Communities	1
1				Credit 1.5	Innovation in Design: Water Saving Appliances	1
1				Credit 2	LEED Accredited Professional	1

## 2 2 Regional Priority Credits Possible Points 4

Y	?Y	?N	N			
			1	Credit 1.1	Regional Priority: SS5.1	1
1				Credit 1.2	Regional Priority: SS6.1	1
1				Credit 1.3	Regional Priority: EAc2	1
			1	Credit 1.4	Regional Priority: MRc1.1 (75%), WEc2, EAc1 (40%)	1

## 60 2 10 38 Total Possible Points 110

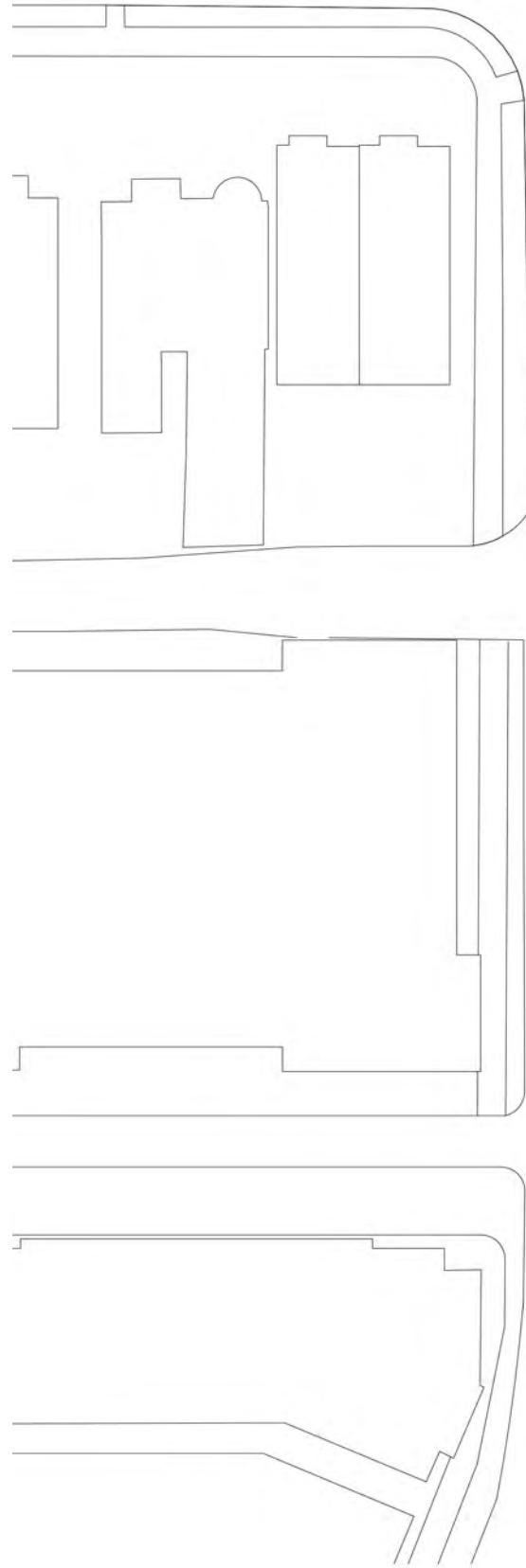
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

# Architecture Exhibits

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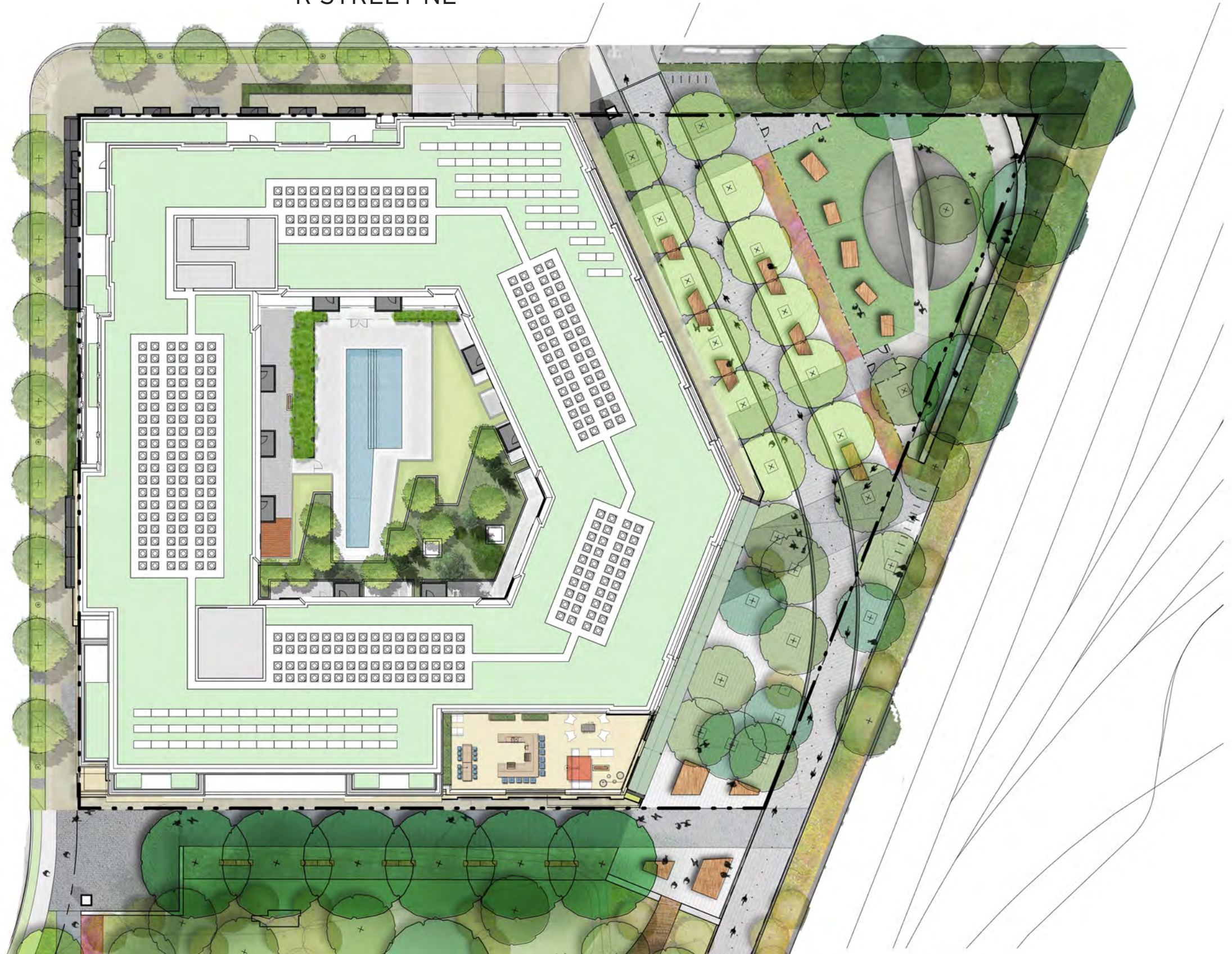
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# Illustrated Site Plan



HARRY THOMAS WAY NE

R STREET NE



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ILLUSTRATED SITE PLAN  
ECKINGTON PARK

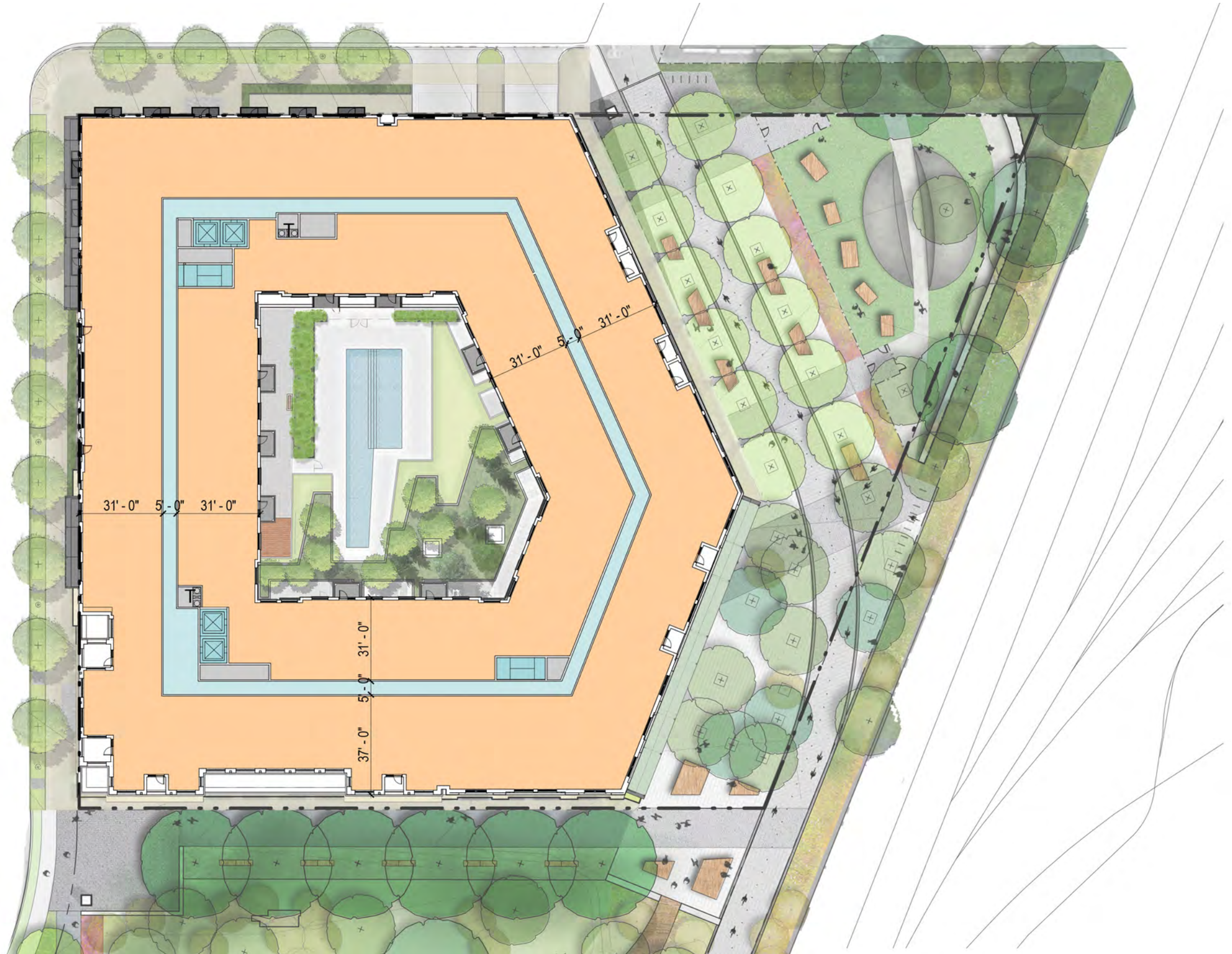
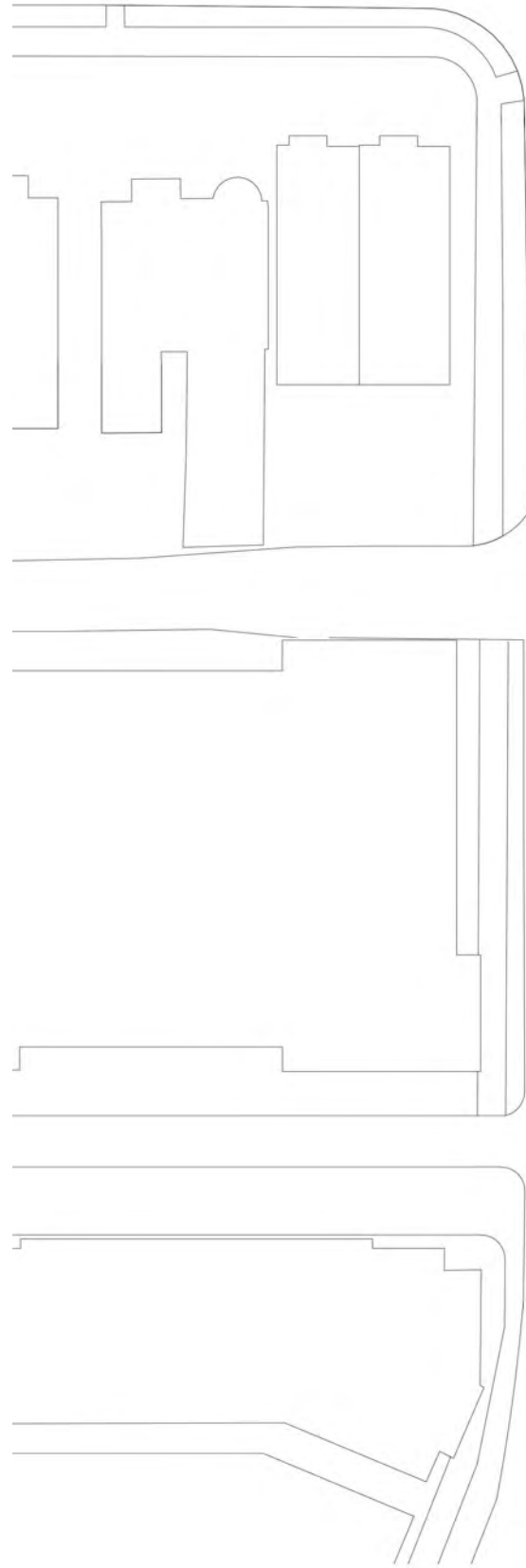
# Ground Floor Plan



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

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# Typical Floor Plan



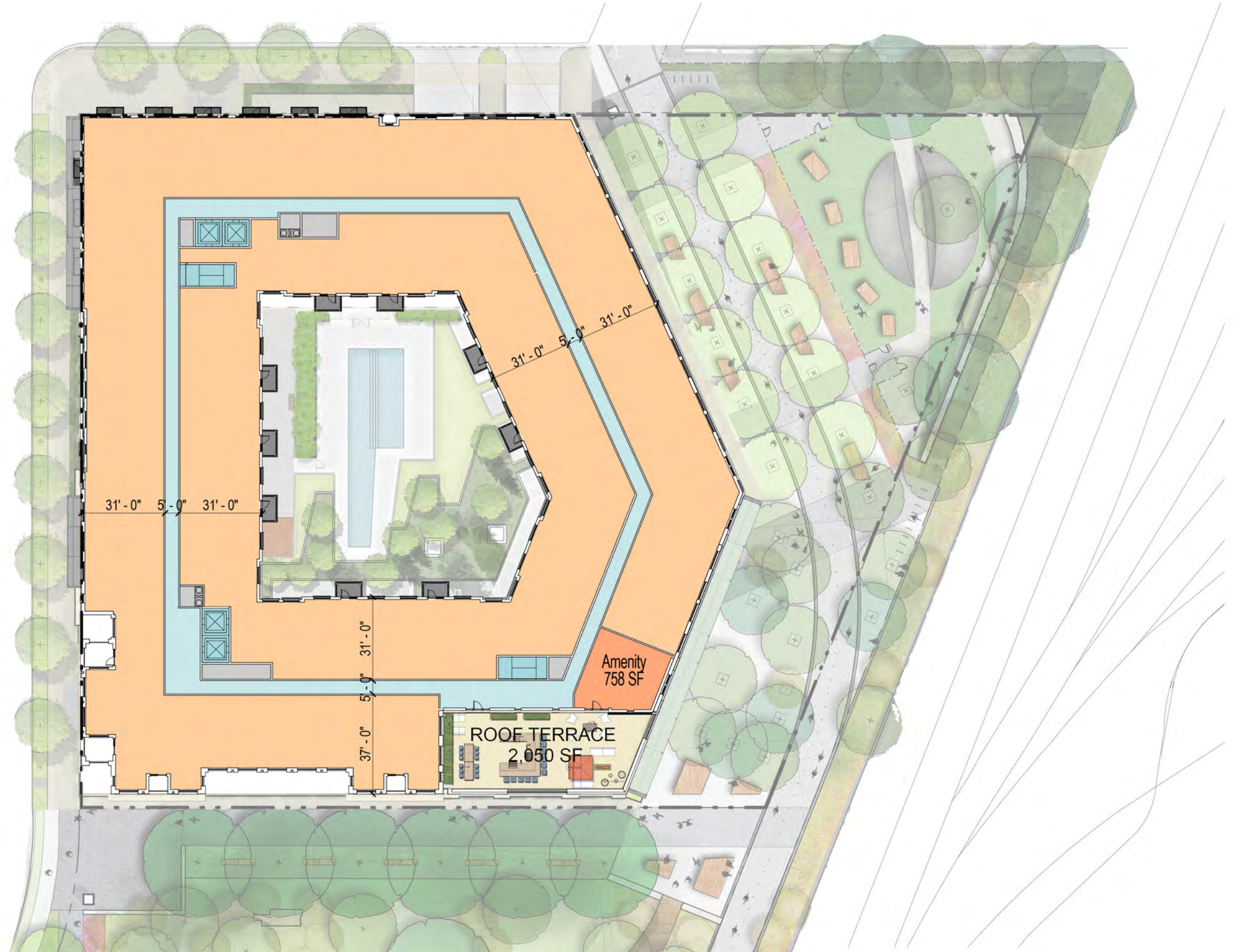
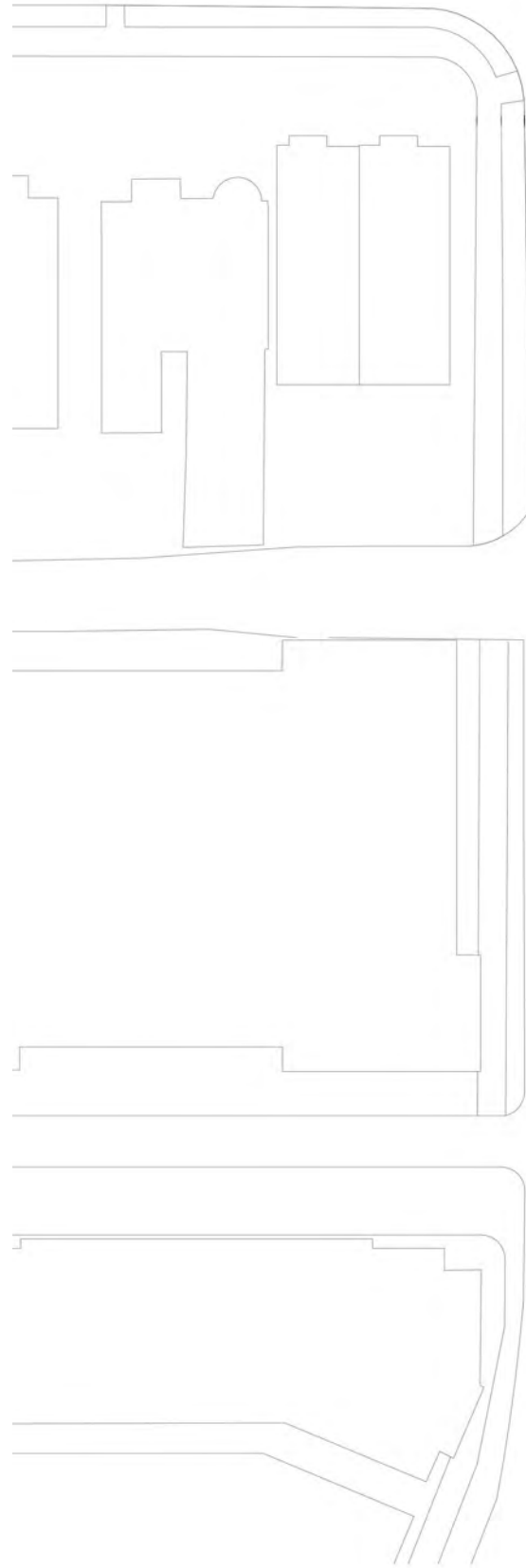
Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

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TYPICAL FLOOR  
ECKINGTON PARK

# 6TH Floor Plan



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

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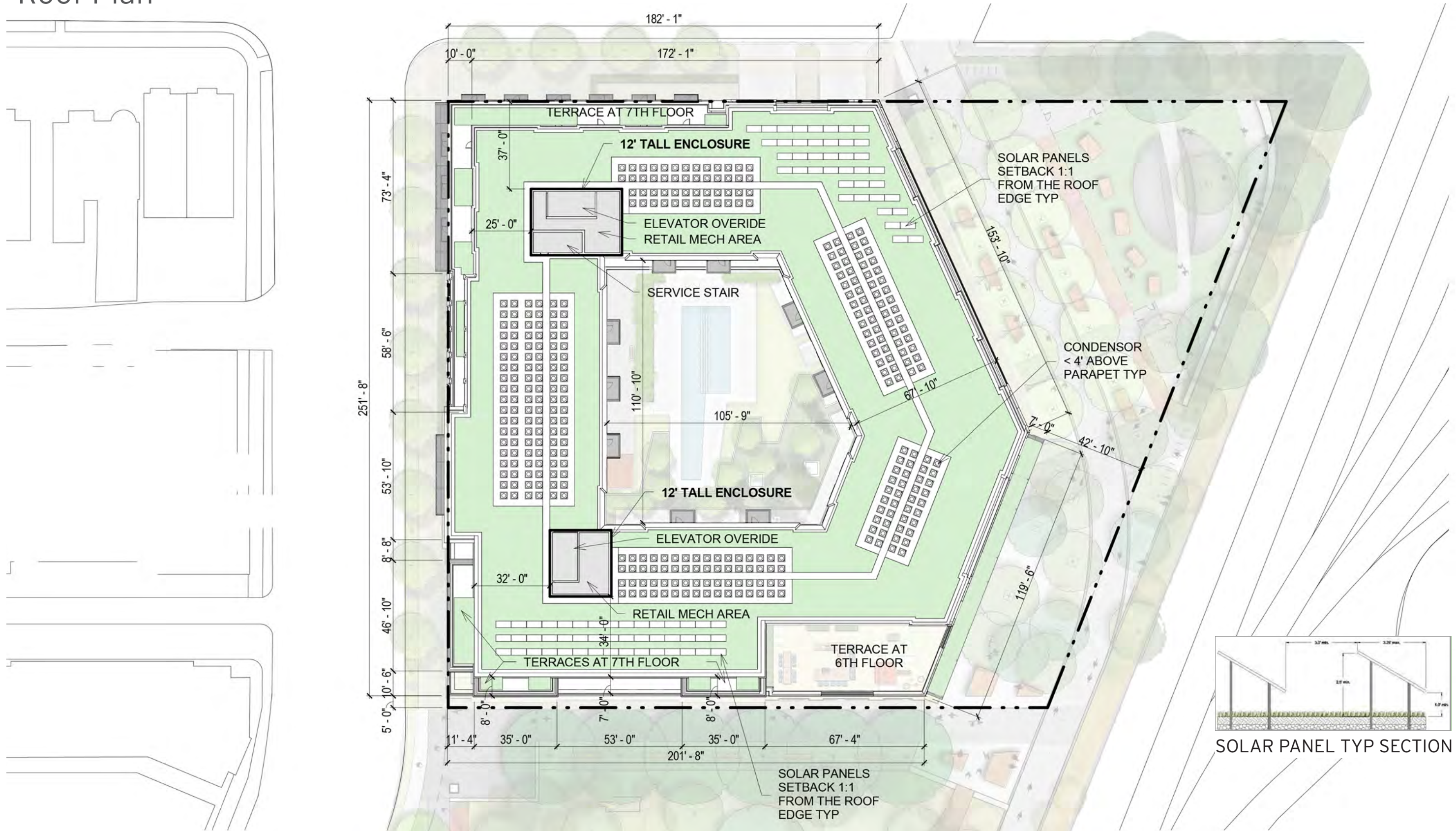


6TH FLOOR  
ECKINGTON PARK

A04



# Roof Plan

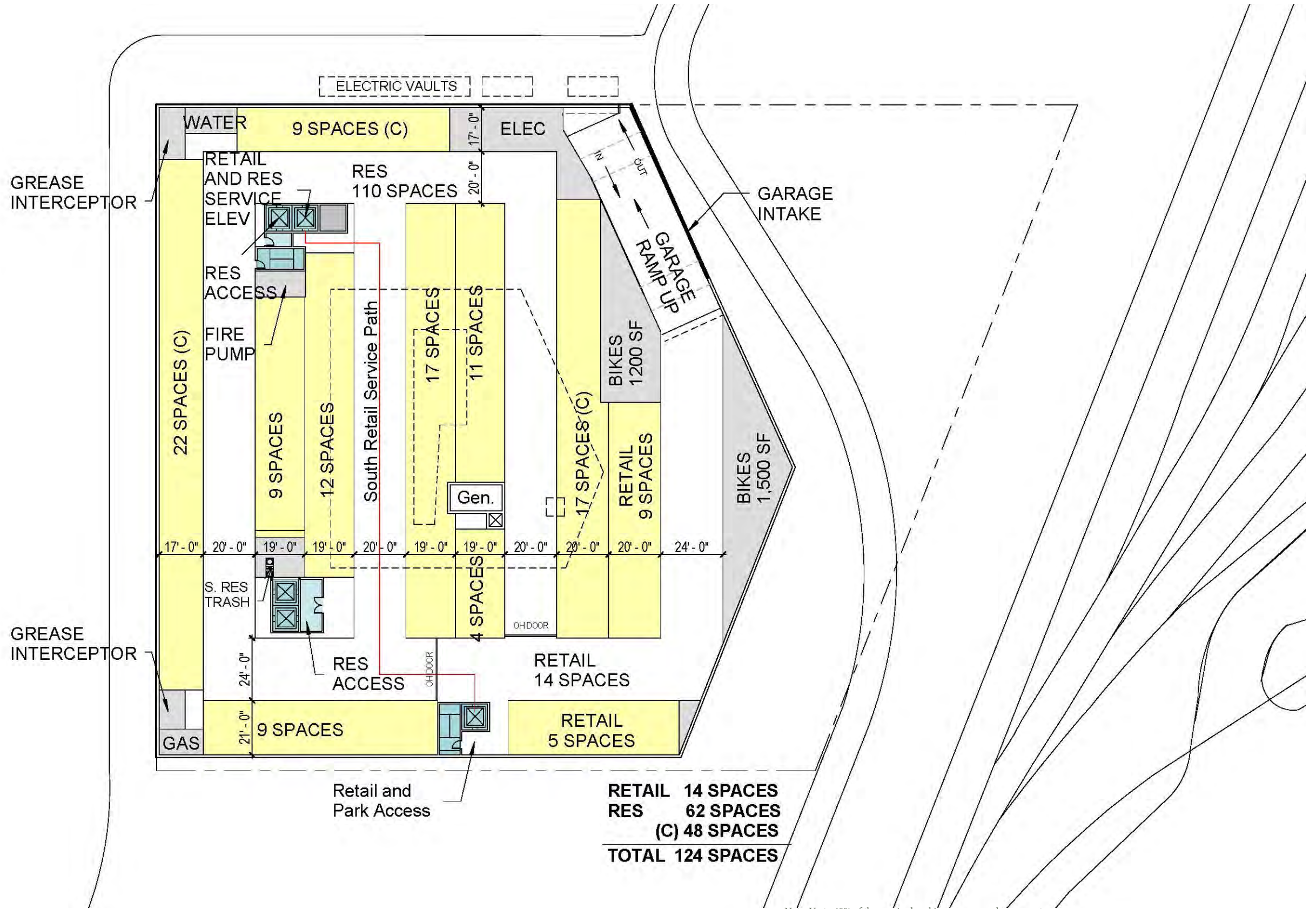
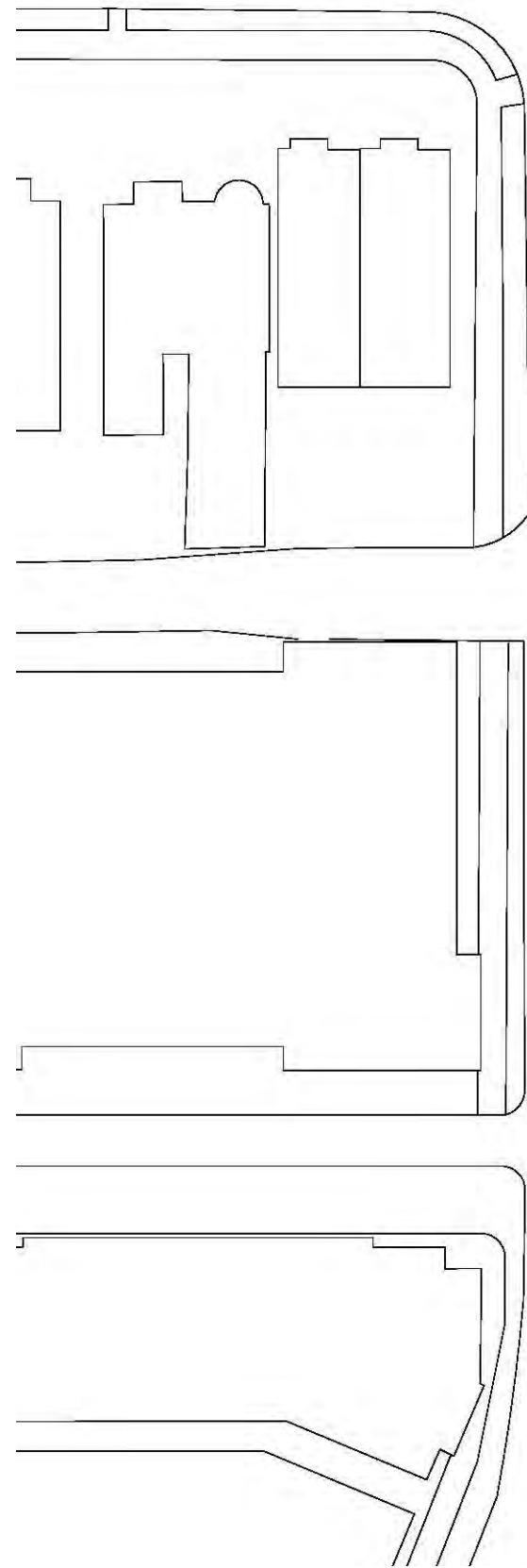


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ROOF PLAN  
ECKINGTON PARK

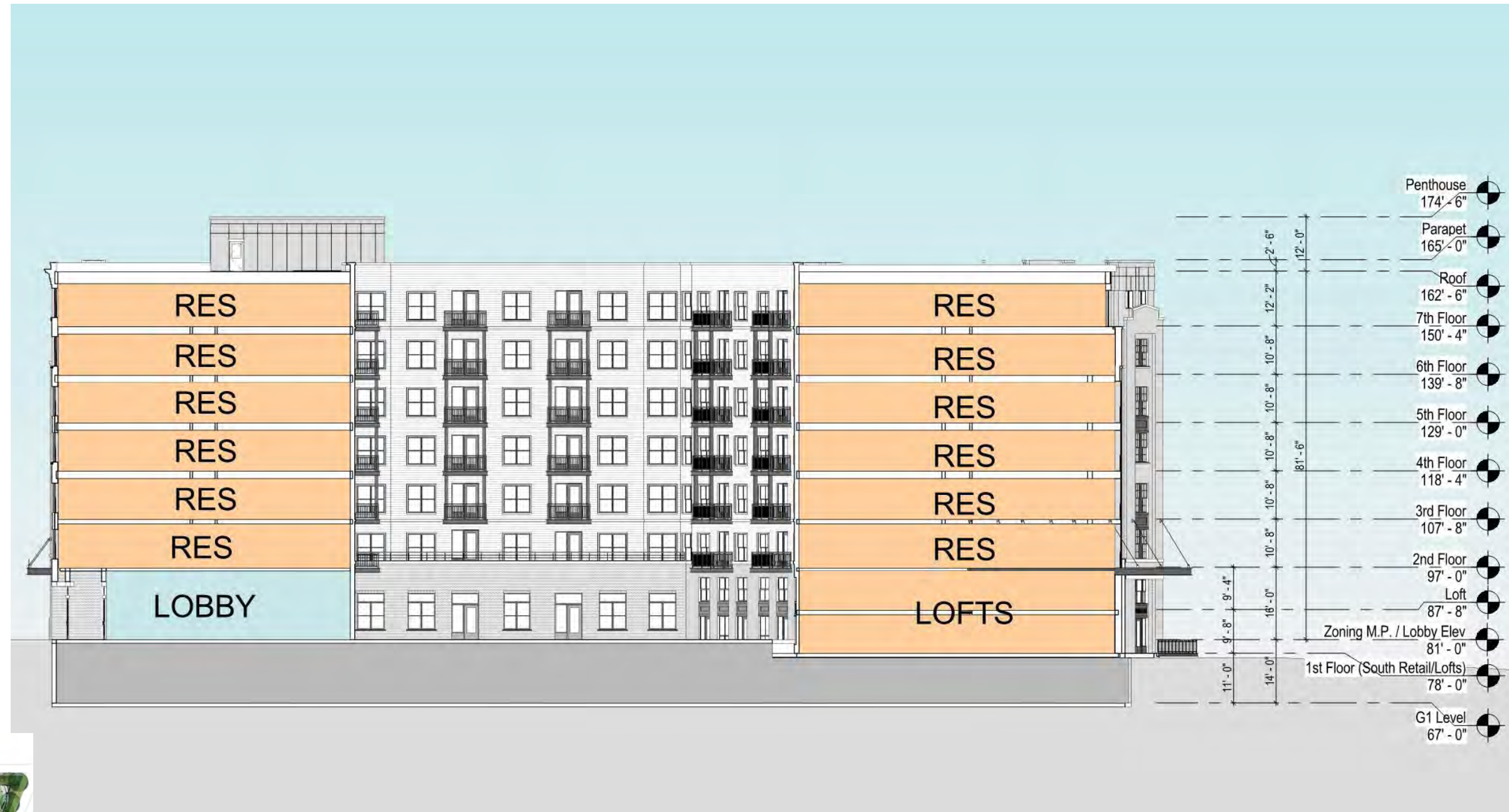
# Garage Plan



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

Note: Up to 40% of the required parking spaces may be compact spaces, a min. of 8 feet wide by 16' deep. All other parking spaces shall be a min. of 9' wide by 19' deep. All drive aisles shall be a min. of 20' wide.

# LONGITUDINAL SECTION 1

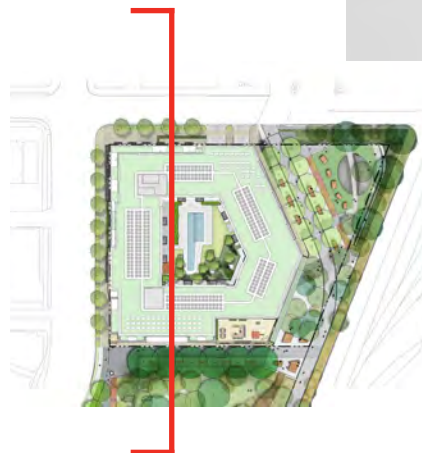
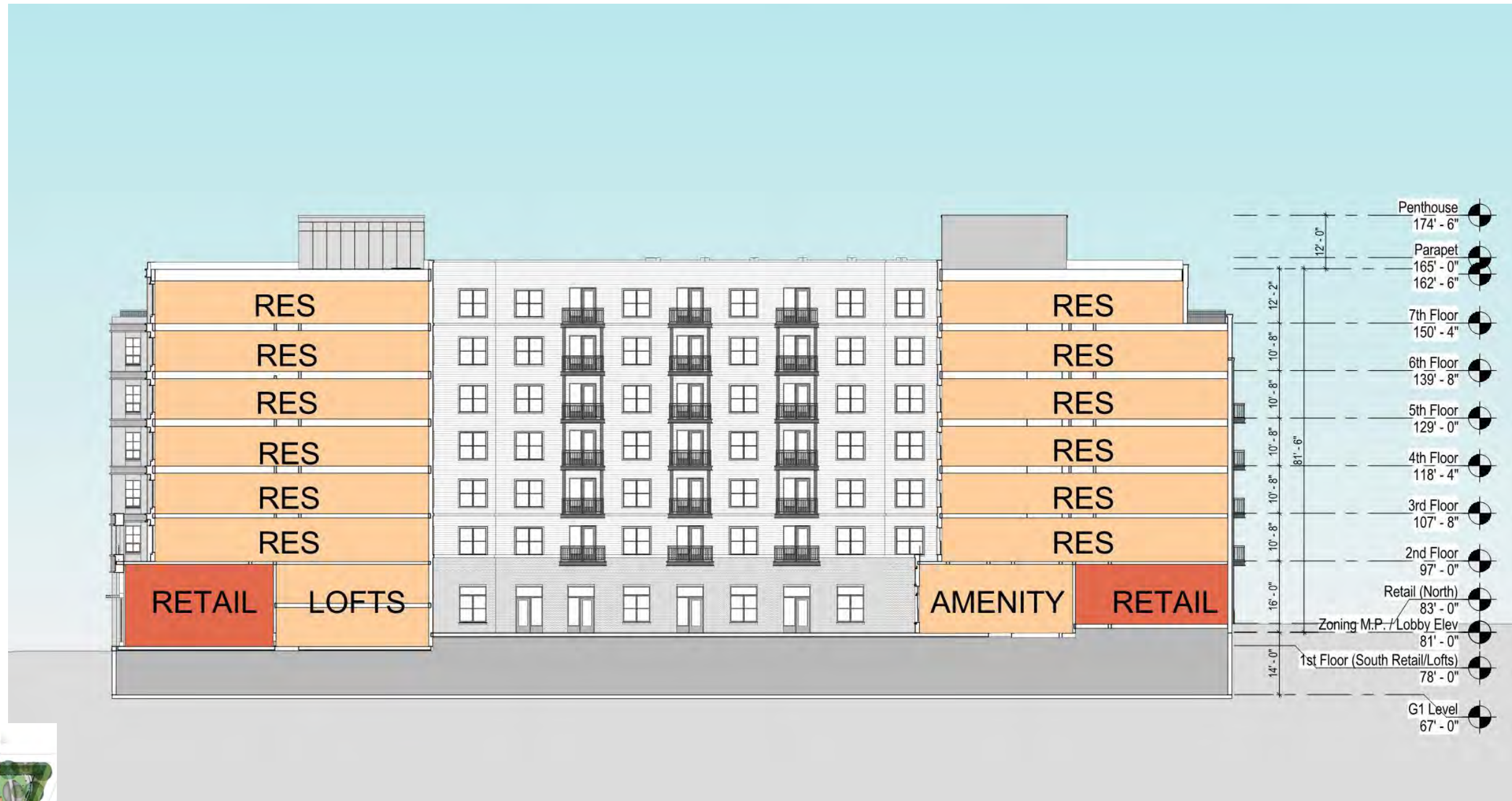


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BUILDING SECTION (Longitudinal)  
ECKINGTON PARK

# TRANSVERSE SECTION 2



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# PRECEDENTS



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# HINES SCHOOL: EASTERN MARKET



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# HINES SCHOOL: EASTERN MARKET



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