

500 PENN STREET NE

500 PENN ST., NE
WASHINGTON, DC 20002
SQUARE: 3594
LOT: 0003



April 05, 2018

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

DEVELOPER
UDR, Inc.
EDENS

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CIVIL ENGINEER
Bohler Engineering

TRAFFIC CONSULTANT
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LANDSCAPE ARCHITECT
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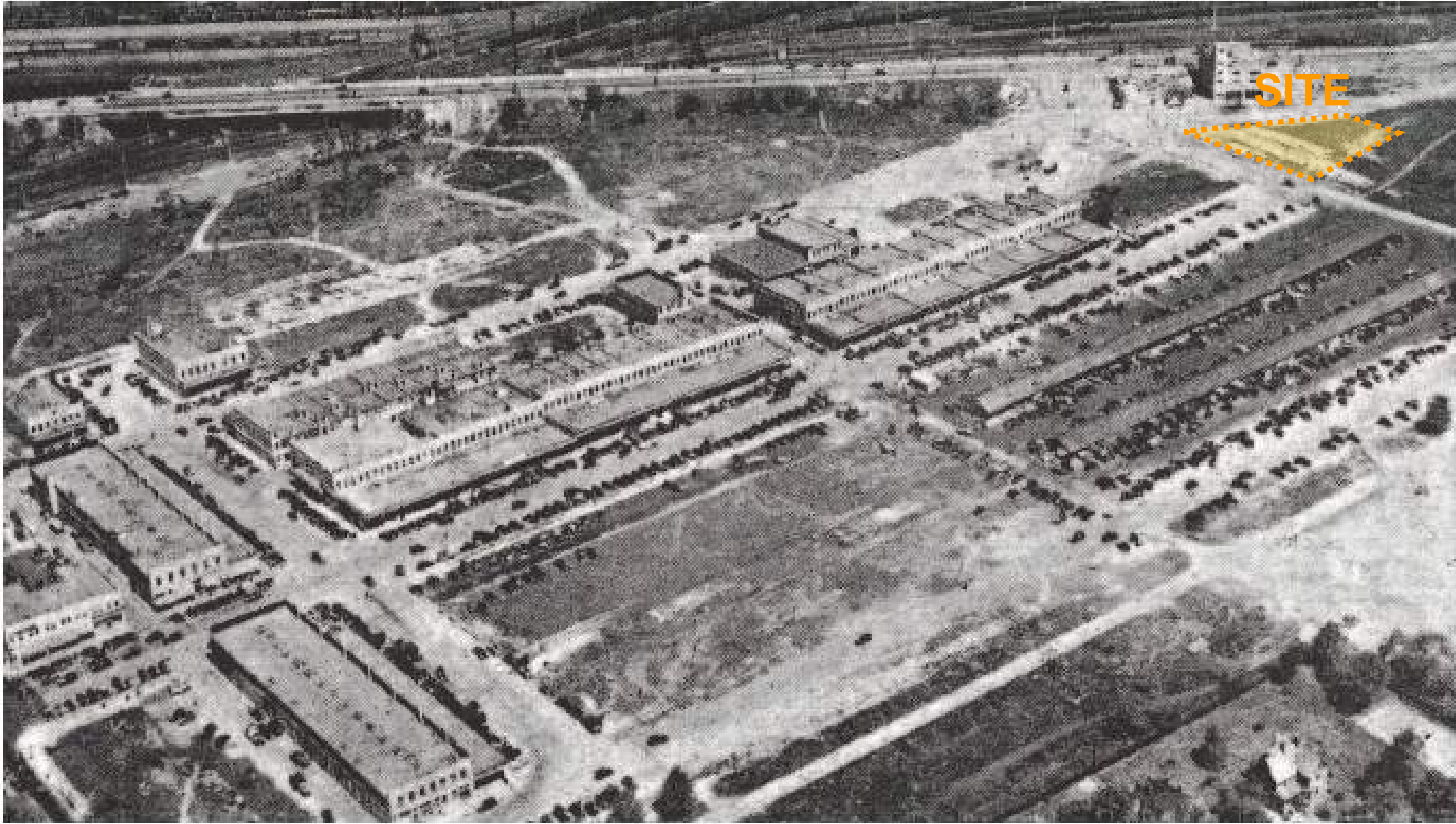
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The Study Area - 1938, *The Washington Post*, 193

500 PENN STREET NE at Union Market

The site of the project is in the Union Market district. The project has an address of 500 Penn Street NE and is formally designated as Square 3594, part of Lot 3. The Property is primarily bounded by a new eight-story hotel to the north; Penn Street NE to the south; the remaining portion of a two-story former showroom building to the east; a 20-foot wide public alley to the west; and the intersection of Penn Street NE and 4th Street NE to the southwest . New York Avenue NE, which is a gateway into the Union Market neighborhood, is located approximately 210 feet to the northwest of the Property.

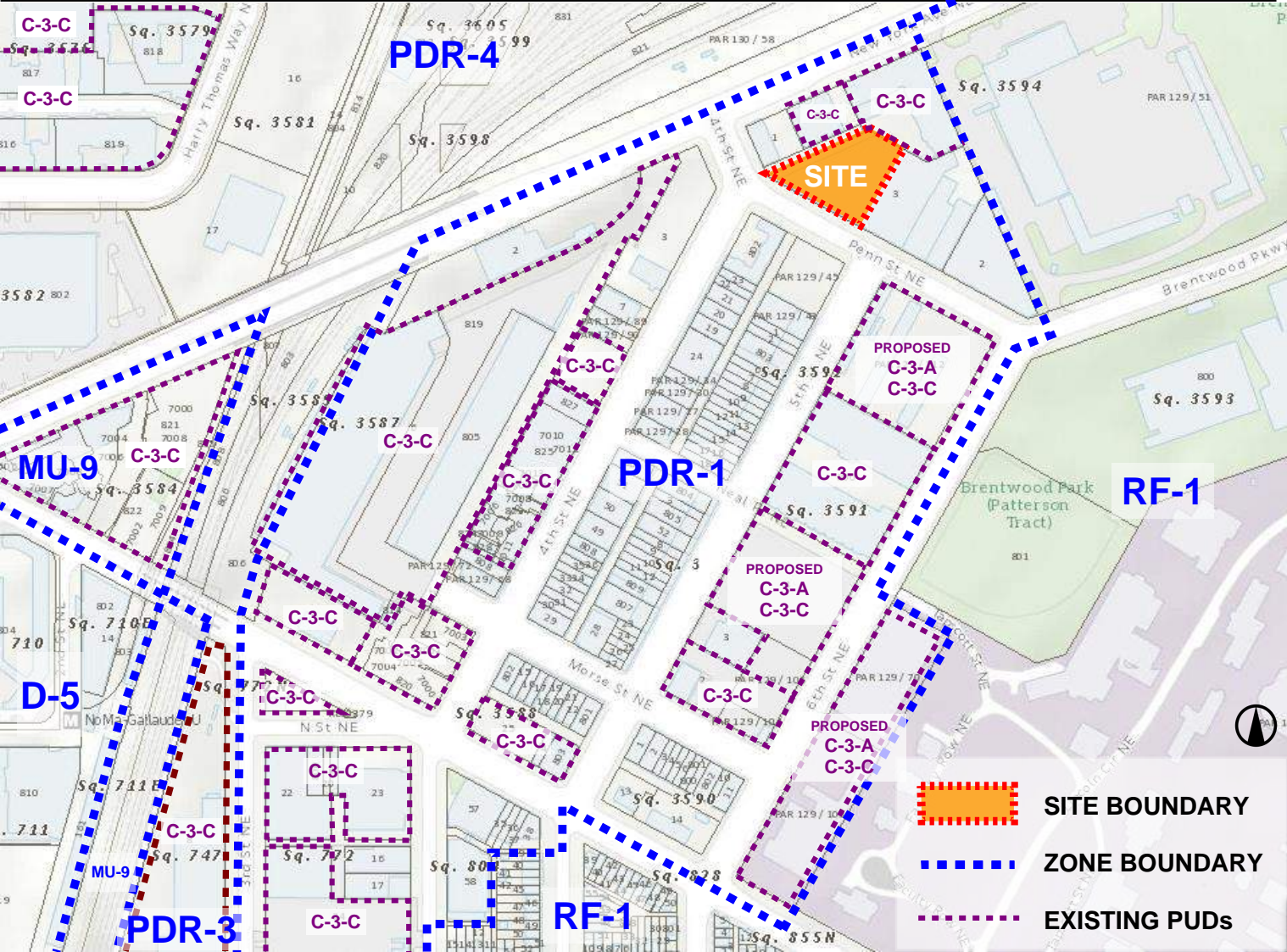
We propose to construct a 12-story, 130-foot-high mixed use rental apartment building with ground floor retail. Three levels of underground parking will accommodate about 203 parking spaces. Our above-ground FAR is approximately 8.4, yielding 314,724 gross square feet of building above grade. Approximately 299 apartments will be provided as well as 22,714 gross square feet of commercial uses. This important project will anchor the north end of the Union Market District.

Our client, UDR, has directed us to work closely with Edens, the contract seller and predominant land owner in the Union Market area. The goal is to preserve and enhance the existing Union Market structures with new construction that captures the feeling of and complements the existing fabric. We are retaining the 2-story portion of the old Maurice Electric building façade, which will become part of the base of our new structure.

The composition of our façade includes a central projecting bays which punctuates the residential lobby below. The central bay divide our façade into two segments. On the east side, floors 1 and 2 consist of the old Maurice Electric façade. The building above the Maurice façade is set back to enhance the presence of this commercial edifice. On the west side of the central bay is a new 2-story masonry façade element which balances the old Maurice façade on the east side. Generous balconies will provide depth to the façade as well as take advantage of the excellent views to the south. We intend to incorporate substantial green wall elements into the first and second floor façades.



ZONING MAP



DEVELOPMENT DATA

Lot Area	37,450 sf																
Zoning FAR	8.40																0.37
Level	P3	P2	P1	1	Mezz	2	3	4	5	6	7	8	9	10	11	12	PH
Lot Occupancy	N/A	N/A	N/A	N/A	N/A	73.9%	68.7%	68.7%	68.7%	68.7%	68.7%	68.7%	68.7%	64.6%	64.6%	64.6%	
Gross area toward FAR	0	0	0	31,323	3,063	27,662	25,729	25,729	25,729	25,729	25,729	25,729	25,729	24,191	24,191	24,191	13,828
Gross Construction Area	24,708	37,181	37,181	37,273	3,145	27,743	25,813	25,813	25,813	25,813	25,813	25,813	25,813	24,272	24,272	24,272	13,828
Residential units per floor	0	0	0	0	0	21	28	28	28	28	28	28	28	25	25	25	7
Retail Area	0	0	0	22,714	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Residential Area	0	0	0	3,017	3,145	25,813	25,813	25,813	25,813	25,813	25,813	25,813	25,813	24,272	24,272	24,272	13,828
Amenities Area / Lobby	0	0	0	2,592	2,200	4,888	0	0	0	0	0	0	0	0	0	0	2,972
Net Residential Area	0	0	0	0	0	16,762	22,960	22,960	22,960	22,960	22,960	22,960	22,960	21,434	21,434	21,434	8,295
Parking spaces	52	83	68	203	Total spaces												

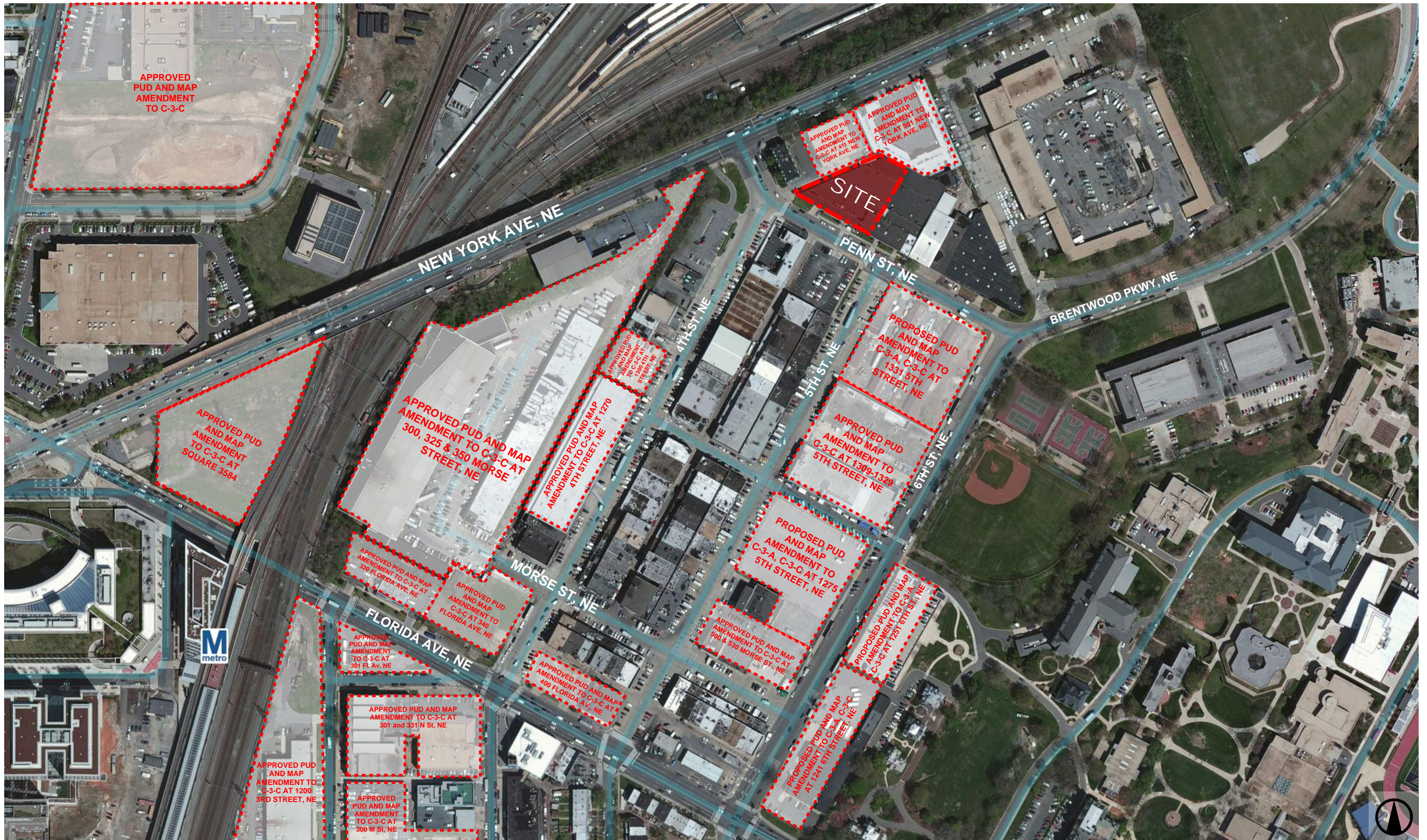
ZONING ANALYSIS

COMPLIES W/ ZONING		
Zoning Requirement		Proposed
Minimum Land Area ZR16, DCMR 11, SUBTITLE X, 303.1	15,000 sq. ft.	37,450 sq. ft.
Maximum Building Height ZR16, DCMR 11, SUBTITLE X, 303.7	130' (Act of 1910)	130'
Maximum FAR ZR16, DCMR 11, SUBTITLE X, 303.3	7.8 + 20%(PUD) = 9.36	8.40
Maximum Lot Occupancy ZR16, DCMR 11, SUBTITLE G, 404.1	100%	100%
Minimum Parking ZR16, DCMR 11, SUBTITLE C, 701.5	For apartment house, one for each 3 dwelling units in excess of 4 units (299/3 -4 = 98). For retail or service establishment in excess of 3,000s.f., 1.33 for each additional 1,000 s.f. of gross floor area: (22,714-3,000) x 1.33 / 1,000 = 27 Total required = 98 + 27 = 125 spaces	203 spaces provided
Bicycle parking ZR16, DCMR 11, SUBTITLE C, 802	Long term: One for each 3 dwelling units (299/3 = 100). One for each 10,000 s.f. of retail = 3 ; Total=103 Short term: One for each 20 units = 16 and One for each 3,500 s.f. of retail = 6; Total = 22	103 Long term spaces provided 22 Short term spaces provided
Green Area Ratio ZR16, DCMR 11, SUBTITLE G, 407.1	0.2 GAR	0.2 GAR provided
Minimum Closed Court ZR16, DCMR 11, SUBTITLE C, 1608.1	Minimum width: 2.5" per foot of height and 12' minimum110' high court requires 23' min width. Minimum court area: 2 x Square of required court width + 250 sq. ft; Min.=1,058 sq. ft.	32'-3" width and 4,062 sq. ft. provided
Minimum Open Court ZR16, DCMR 11, SUBTITLE C, 1608.1	Minimum width: 2.5" per foot of height and 6' minimum = 110' high court requires 23' min. width.	Non Rectangular Court: 63'-9" width provided
Penthouse, Setback Act of 1910	1:1 setback ratio required (Except adjacent to closed court)	1:1 setback provided (Except adjacent to closed court)
Penthouse Height ZR16, DCMR 11, SUBTITLE G, 403.2	20'	20'
Loading Requirements ZR16, DCMR 11, SUBTITLE C, 901.1	2 loading berth @12' wide x 30' deep 1 Service/Delivery Space @ 10' wide x 20' deep	2 loading berth @12' x 30' provided 1 Service/Delivery Space @ 12' x 30' provided
Loading Platform ZR16, DCMR 11, SUBTITLE C, 901.1	1 loading platform at least 100 s.f. and at least 8' wide	One platform at 400 s.f. and 10' wide provided
ZONING RELIEF REQUIRED		
Zoning Restriction		Proposed
Minimum Rear Yard ZR16, DCMR 11, SUBTITLE G, 405	2½" per foot of height and 12' minimum = 22.88'	No rear yard provided

	STUDIO	JR. 1BR.	1BR.	JR. 1BR+D	JR. 2BR.	2BR.	3BR.	
1st Floor	0	0	0	0	0	0	0	0
2nd Floor	2	4	9	0	0	5	1	21
3rd Floor	2	7	8	1	2	7	1	28
4th Floor	2	7	8	1	2	7	1	28
5th Floor	2	7	8	1	2	7	1	28
6th Floor	2	7	8	1	2	7	1	28
7th Floor	2	7	8	1	2	7	1	28
8th Floor	2	7	8	1	2	7	1	28
9th Floor	2	7	8	1	2	7	1	28
10th Floor	2	7	5	1	2	6	2	25
11th floor	2	7	5	1	2	6	2	25
12th Floor	2	7	5	1	2	6	2	25
Penthouse	0	0	2	0	0	2	3	7
TOTAL	22	74	82	10	20	74	17	299
Current %	7%	25%	27%	3%	7%	25%	6%	

ZONING / DEVELOPMENT DATA

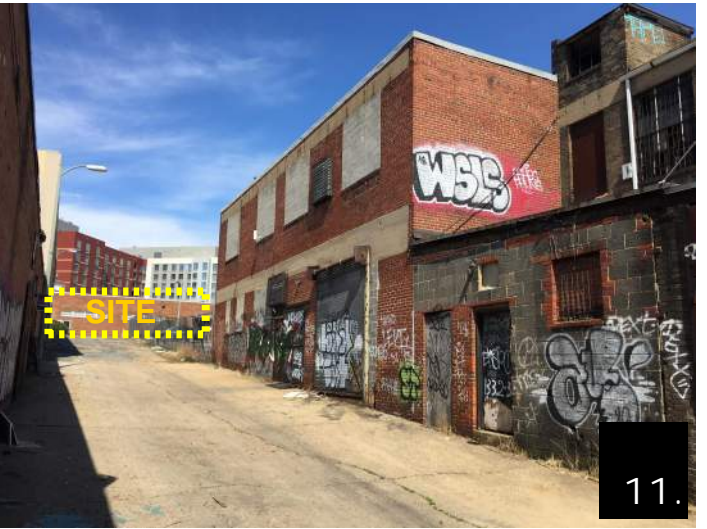
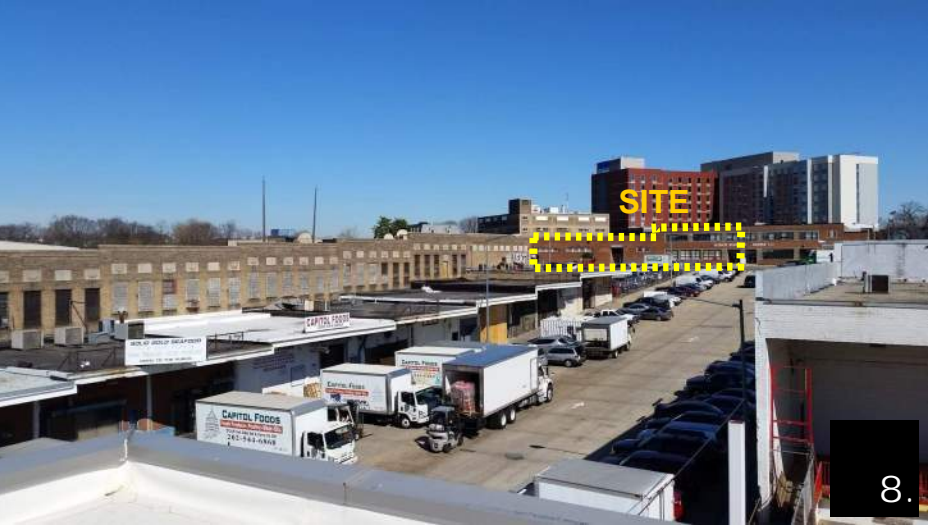
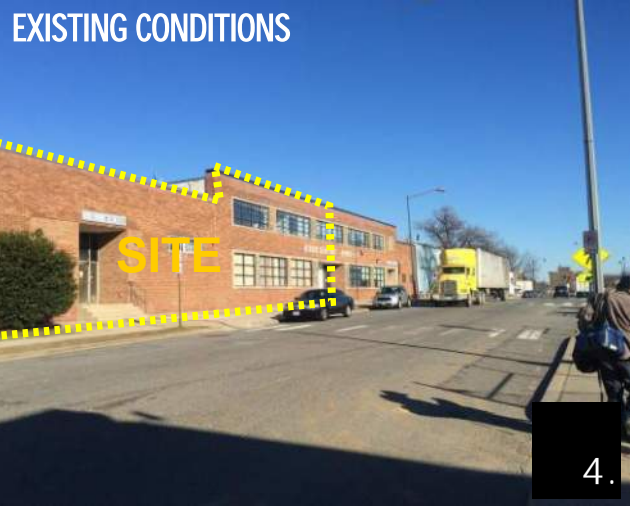
A - 03 | 500 PENN STREET NE



EXISTING CONDITIONS



EXISTING CONDITIONS



CONTEXT PHOTOGRAPHS

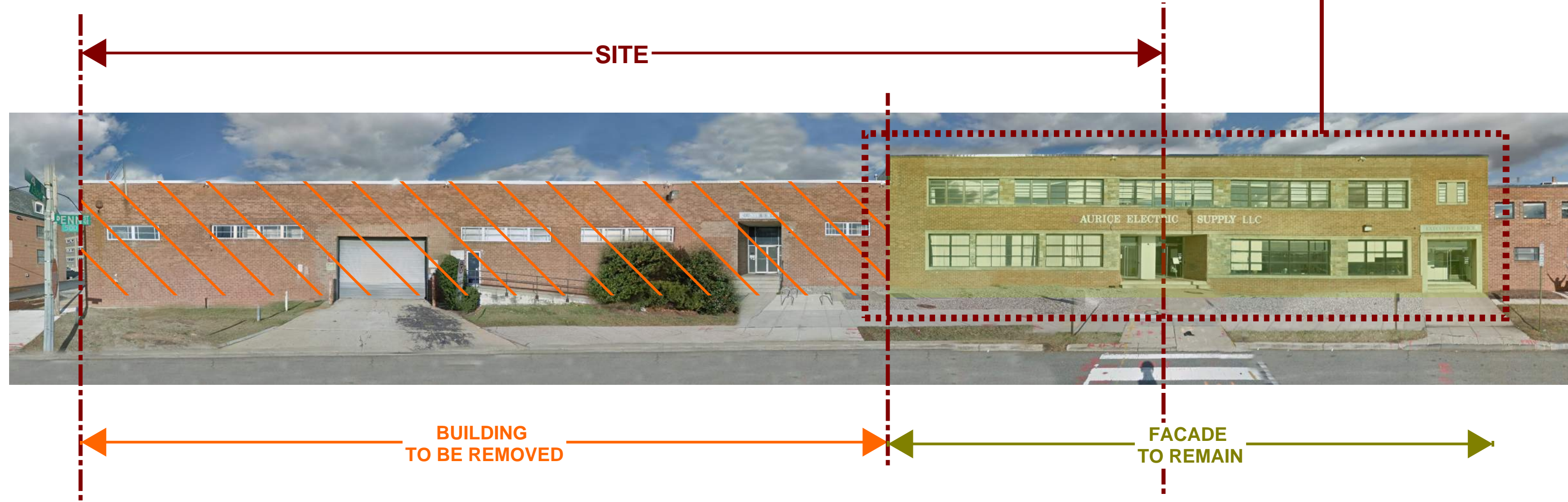
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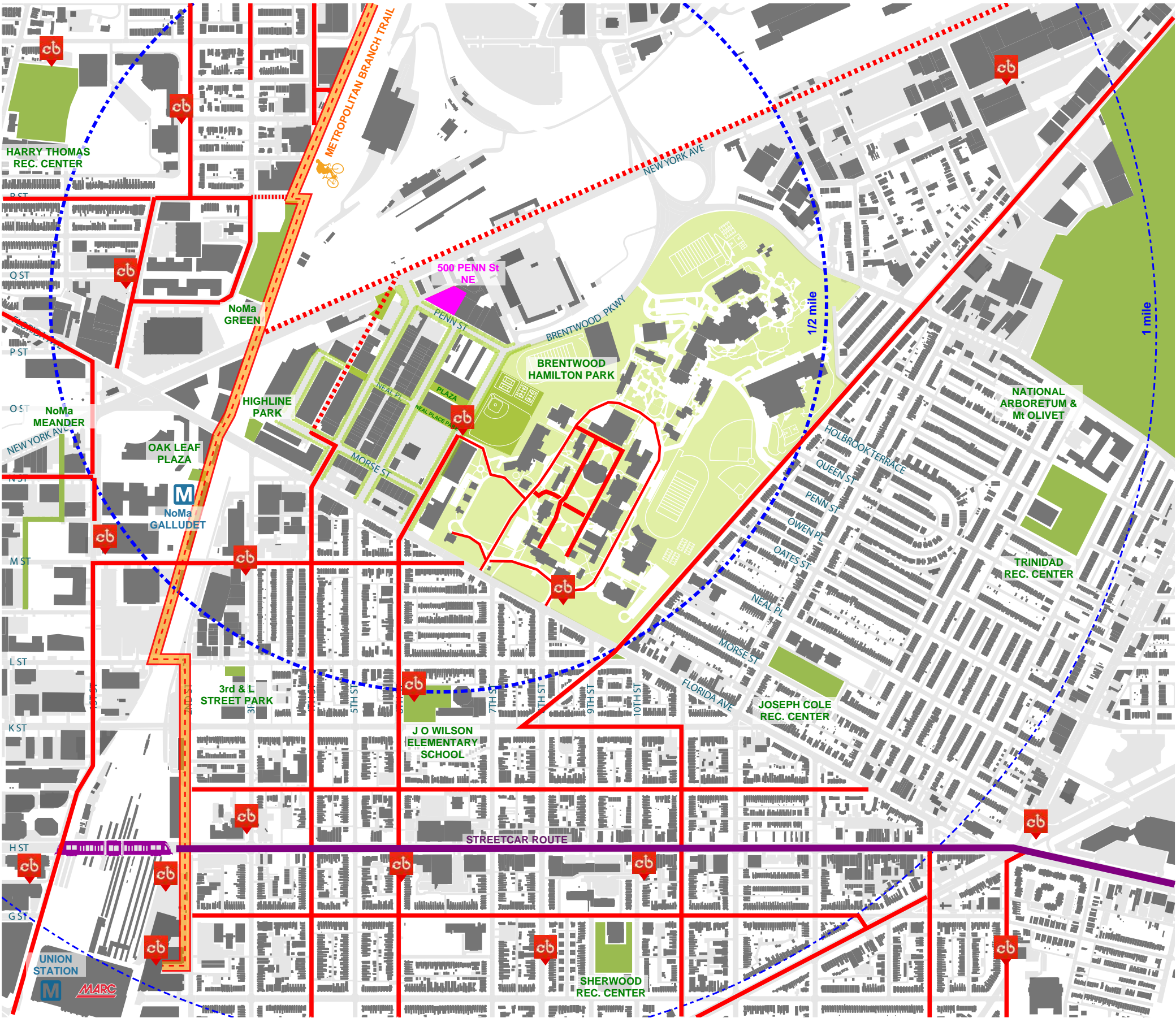
EXISTING FACADE:

Prior to being home to the Maurice Electrical Supply Company, 500 Penn Street NE served as the bottling plant of the Rock Creek Ginger Ale Company. In 1957, Lindsey P. Rawley and his brothers began brewing and bottling ginger ale, grape, orange and strawberry sodas within this 80,000-square-foot space. The Rawley family continued to grow and expand their business at this site until its relocation in 1981.

Following this, in 1987, Marvin Kogod and Bernard Green of the Maurice Electrical Supply Company purchased and renovated the building at 500 Penn Street NE. They sought to capitalize on the site's size and location for their family's expanding company. The small gas and electric lighting supply company that began in 1922 with Gustave Soloman and Maurice Abraham, thrived to become a major electrical distributor.

The existing building on the 500 Penn Street site currently houses alternative industrial office spaces. It is part of the fabric that defines the character of the Union Market neighborhood. The existing facade will be adaptively re-used in this plan to accommodate retail use.





RECREATION SPACE LEGEND

-  SUBJECT SITE
-  OPEN SPACE RECREATION AREA
-  CAPITAL BIKESHARE STATION
-  METROPOLITAN BRANCH TRAIL
-  FUTURE BIKE LANE / PATH
-  EXISTING BIKE LANE / PATH
-  STREETCAR ROUTE

CONNECTION TO OPEN SPACE & RECREATIONAL AREAS

A - 07 | 500 PENN STREET NE