



# 1200 5TH STREET NW

ISSUED:  
CONSOLIDATED PUD APPLICATION  
PRE-HEARING SUBMISSION

August 1, 2019  
December 20, 2019





## SITE EXHIBITS

REGIONAL PLAN .....	G01
LOT DIAGRAM.....	G02
SITE PHOTOS .....	G03
ZONING MAP AND COMPREHENSIVE PLAN ..	G04
ZONING ANALYSIS.....	G05
G.F.A. DIAGRAMS.....	G06
ZONING DIAGRAM .....	G07
CIRCULATION AND LOADING DIAGRAMS....	G08
LEED CHECKLIST.....	G09
IZ UNIT MIX .....	G10

## ARCHITECTURE EXHIBITS

SITE PLAN WITH CONTEXT.....	A01
LOWER LEVEL FLOOR PLAN .....	A02
FIRST FLOOR PLAN .....	A03
SECOND FLOOR PLAN.....	A04
THIRD FLOOR PLAN .....	A05
N. PENTHOUSE/FOURTH FLOOR PLAN .....	A06
S. PENTHOUSE PLAN.....	A07
ROOF PLAN.....	A08
GARAGE PLAN .....	A09
BUILDING SECTION .....	A10
STREET SECTION - M STREET NW.....	A10A
AERIAL VIEW FROM SOUTHWEST .....	A11
VIEW FROM SOUTHWEST .....	A12
AERIAL VIEW OF ENTRY COURT.....	A13
VIEW OF ENTRY COURT.....	A14
VIEW ALONG 6TH STREET.....	A15
AERIAL VIEW FROM SOUTHEAST .....	A16
VIEW FROM SOUTHEAST .....	A17
VIEW FROM RIDGE STREET .....	A18
VIEW FROM RIDGE STREET .....	A19
VIEW LOOKING EAST ALONG M STREET .....	A20
VIEW LOOKING EAST ALONG M STREET .....	A21
VIEW LOOKING NORTH ALONG 6TH STREET	A22
VIEW LOOKING WEST ALONG M STREET .....	A23
VIEW FROM RIDGE STREET .....	A24
ELEVATIONS.....	A25
ENLARGED ELEVATIONS.....	A26
SHADOW STUDY - JUNE AND MAR/SEPT .....	A27
SHADOW STUDY - DECEMBER .....	A28

## LANDSCAPE EXHIBITS

OVERALL PLAN .....	L01
EAST AND WEST COURTYARDS .....	L02
NORTH COURTYARD .....	L03
SOUTH COURTYARD.....	L04
ROOF TERRACE.....	L05
STREETSCAPE .....	L06
PLANT POOL .....	L07
GAR PLAN.....	L08
GAR SCORESHEET .....	L09

## CIVIL EXHIBITS

GENERAL NOTES AND LEGEND.....	C-101
EXISTING CONDITIONS PLAN .....	C-201
SITE PLAN .....	C-301
GRADING PLAN.....	C-401
UTILITY PLAN.....	C-501
EROSION & SEDIMENT CONTROL PLAN.....	C-601
EROSION & SEDIMENT CONTROL NOTES & DETAILS	SC-602
PUBLIC SPACE PLAN .....	C-701
PUBLIC SPACE PLAN .....	C-702
STORMWATER MANAGEMENT PLAN.....	C-801
STORMWATER MANAGEMENT PLAN.....	C-802

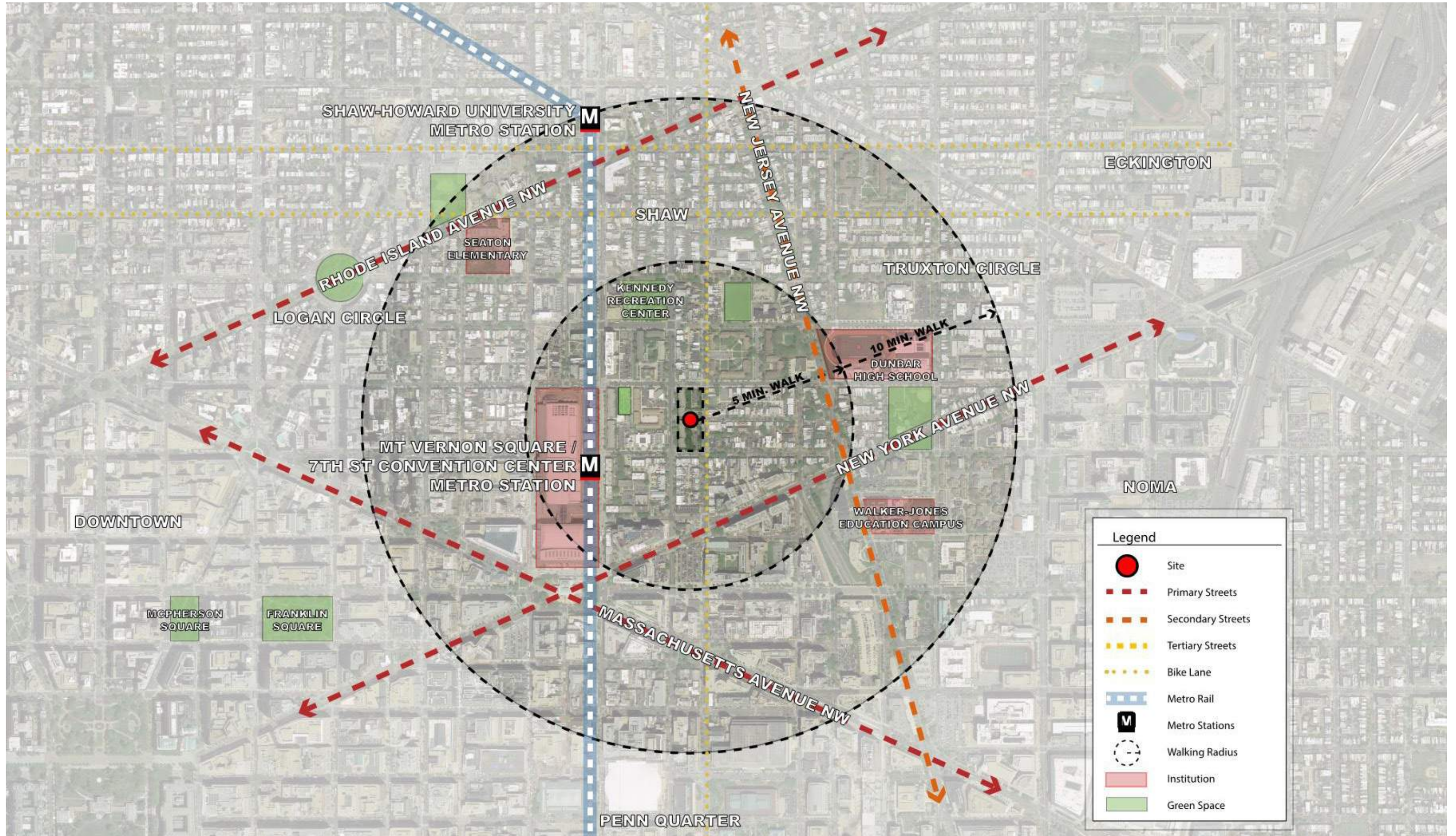
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# **Site Exhibits**

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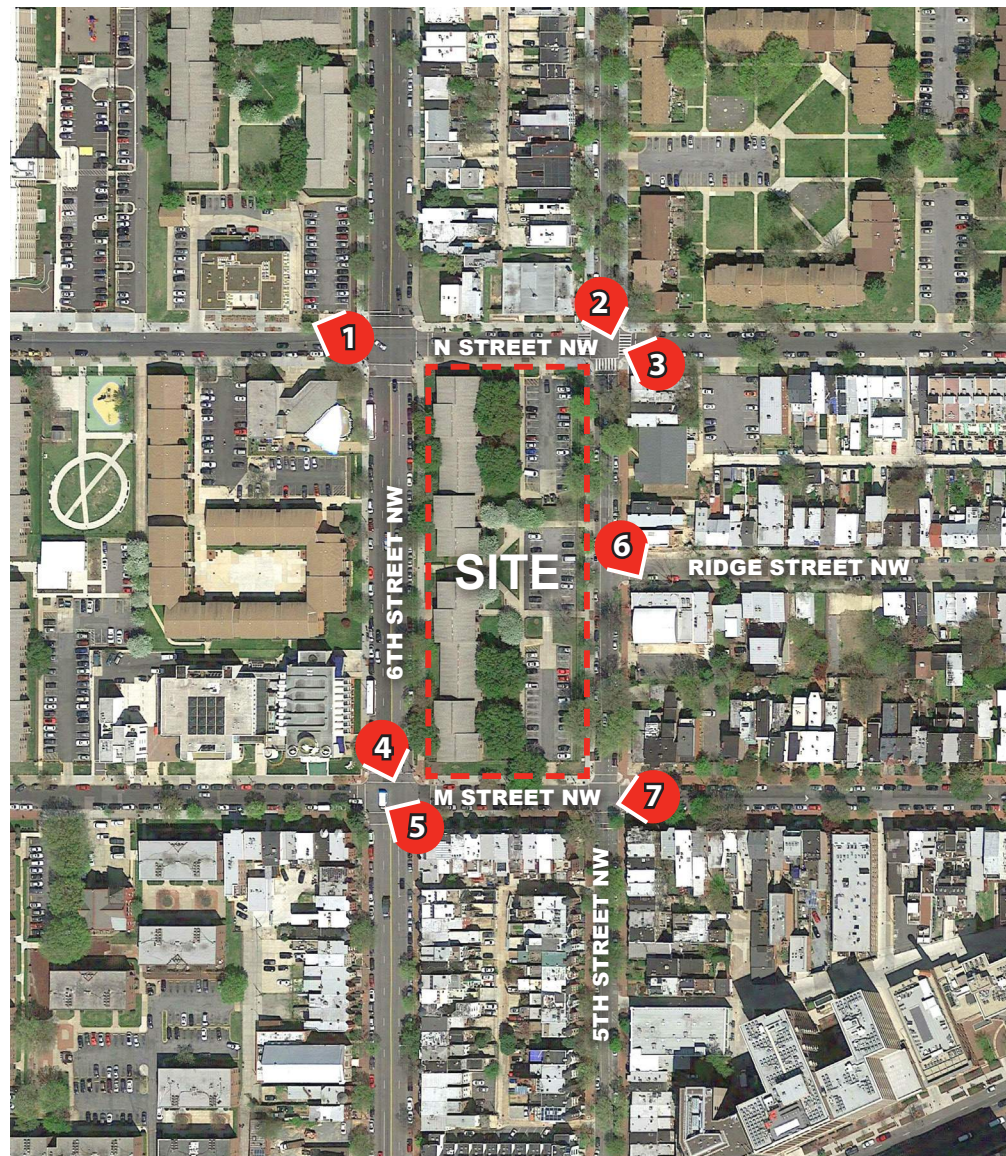
















ZONING MAP - RA-2



COMPREHENSIVE PLAN FUTURE LAND USE MAP



DC COMP PLAN GENERALIZED POLICY MAP

COMP PLAN GENERALIZED POLICY LEGEND

- Neighborhood Conservation Areas
- Neighborhood Enhancement Areas
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Commercial/ Mixed Use Areas*
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers

COMPREHENSIVE PLAN FUTURE LAND USE LEGEND

- 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
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space

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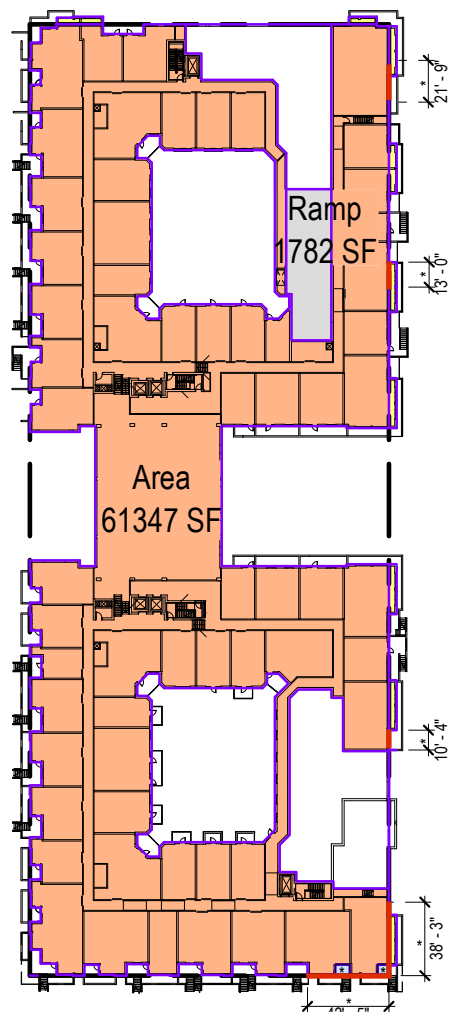
MIDCITY FINANCIAL  
TORTI GALLAS URBAN, INC.



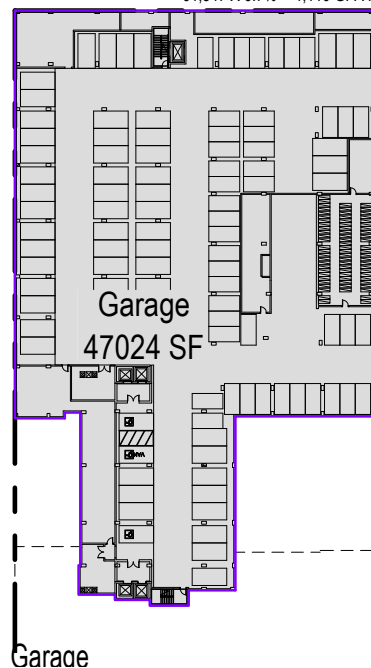
1200 5th Street, NW		
Square: 481	Lot: 23	Lot Area: 92,394 sf
Requirement	Allowed (RA-2)	Proposed (PUD)
FAR Total	MOR 1.8 166,309 GFA IZ 20% Bonus 2.16 199,571 GFA PUD 20% Bonus 2.59 239,485 GFA ZC 5% increase 2.72 251,460 GFA	Total FAR 246,222 2.66
Penthouse FAR	0.4 allowed = 36,958 GFA max	0.39 FAR 35,664 sf
Lot Occupancy	60% allowed 55,436 GFA	81.7% 75,497 sf
Building Height	50 ft MOR, 60' with a PUD	50 ft
Rear Yard	Provided on 5th Street per 305.2 (abutting 3 or more streets)	Provided as required
Side Yard	None required; if provided: 2 inches per ft of height, not < 6 feet 60'x 2" = 10' sideyard required if provided	None provided
Courtyards Open	Min. Width: 4" per ft of height not < 10 ft	Provided as required
Courtyards Closed	Min. Width: 4" per ft of height not < 15 ft Area: Twice square of req'd width not < 350 sf (res)	Provided as required
Penthouse Height	12 ft max except 15 ft max at mechanical	Provided as required
GAR	0.4	.4 provided
# of Units	n/a	360 units approx.
Parking	1 space per each 3 D.U. (after 4 units) 59 spaces req'd 50% reduction allowed due to proximity to Metro	Approx. 103 spaces
Loading	1 loading berth at 30' + 100 sf platform + 1 20' service space	2 loading berths at 30' + 100 sf platforms
Bike Parking	Short term = 1 space for each 20 units 18 spaces req'd Long term = 1 space for each 3 units 120 spaces req'd	18 spaces provided 121 spaces provided

UNIT SUMMARY			
Proposed Units	360 Units		
Unit Type	Percentage		
Studio	5%	to	10%
Jr. 1 Bedroom	25%	to	30%
1 Bedroom	25%	to	30%
Jr. 2 Bedroom	5%	to	10%
2 Bedroom	20%	to	25%
3 Bedroom	5% MIN		

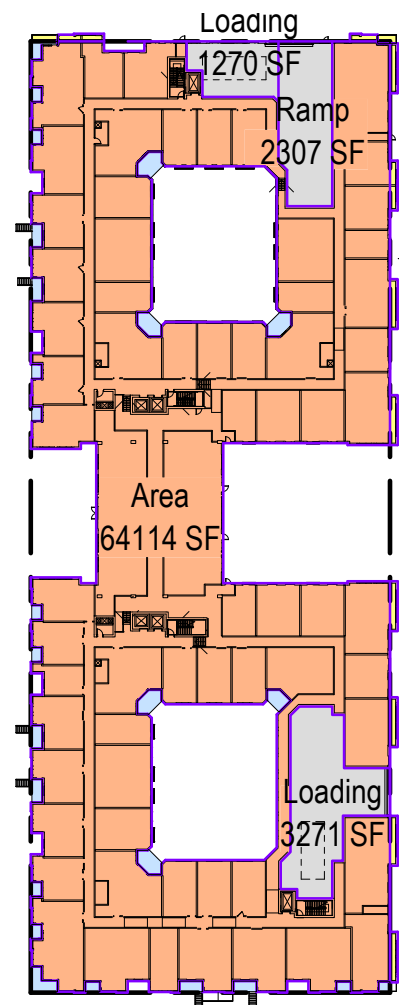




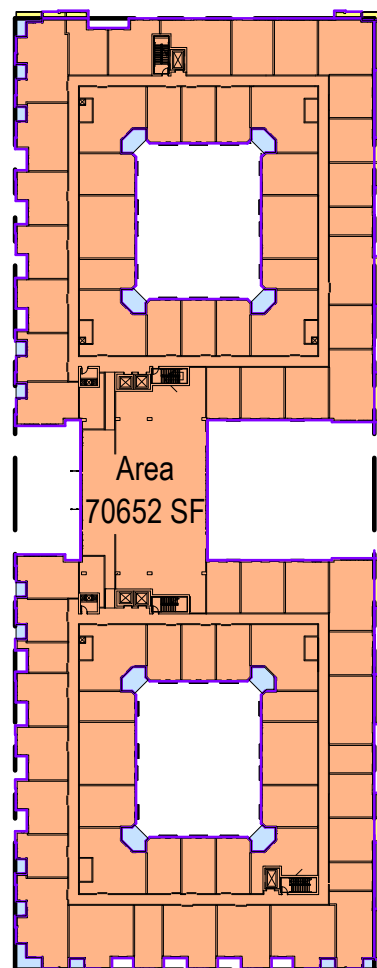
Lower Level — \*GRADE >5' FROM LEVEL ABOVE  
 PERIMETER >5' = 124'-9"  
 TOTAL PERIMETER = 1854'-10"  
 RATIO = 6.7%  
 61,347 X 6.7% = 4,110 GFA IN FAR



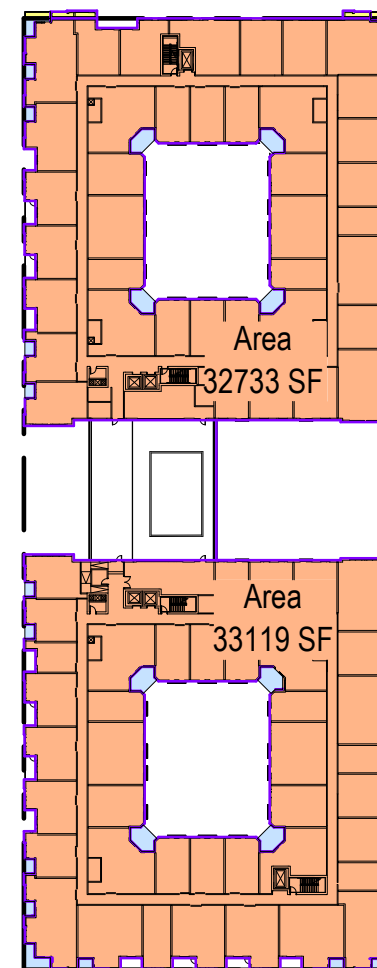
Garage



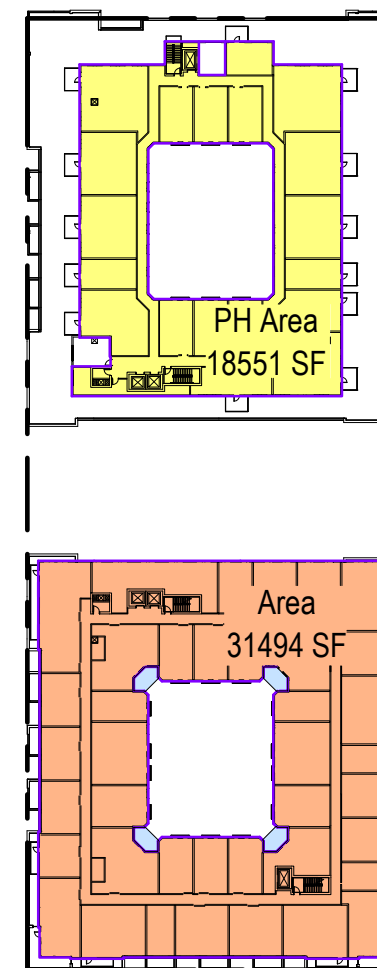
First Floor



Second Floor



Third Floor



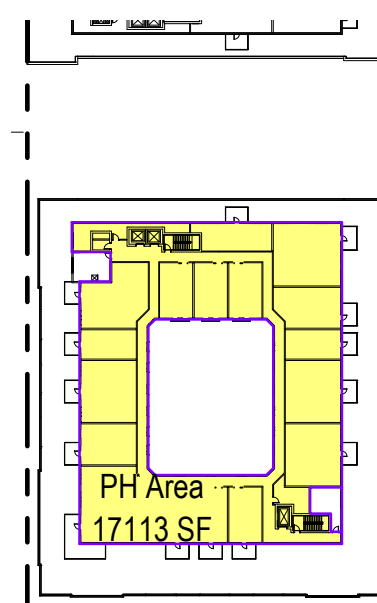
Fourth Floor

BUILDING AREA - 1200 5th Street NW							
Residential							
Floor	Garage	Loading	Residential	Bays *	Covered Balconies*	Total	
Garage	47,024					47,024	
Lower Level	1,782		57,237	4,110	880	76	64,009
1st Floor	2,307	4,541	64,114	980	1,695	71,942	
2nd Floor			70,652	980	1,604	71,632	
3rd Floor			65,852	980	1,604	66,832	
4th Floor/N. Penthouse			31,494	18,551		480	50,045
S. Penthouse			17,113			17,113	
<b>TOTAL GSF</b>	<b>4,089</b>	<b>4,541</b>	<b>329,123</b>	<b>3,820</b>		<b>341,573</b>	
<b>TOTAL GFA In FAR</b>		<b>4,541</b>	<b>236,222</b>		<b>5,459</b>	<b>246,222</b>	
					Site Area	92,394	
					FAR	2.66	

35,664 PH Area  
0.39 FAR

Approximately 360 Units

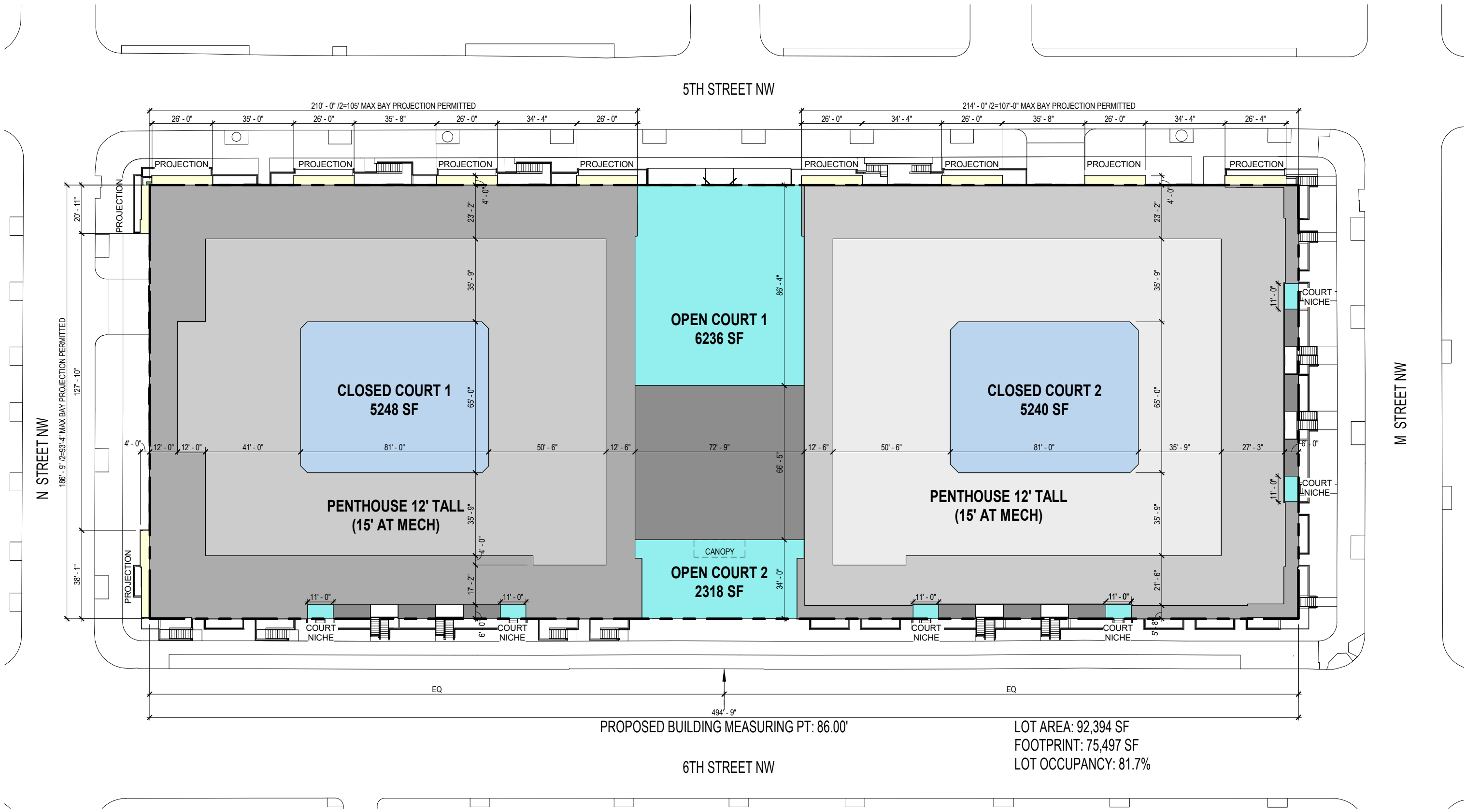
Max GFA @ 2.59 239,485  
 Delta 6,737  
 5% flexibility 11,974



Penthouse

\* Covered Balconies only counts area in GFA. Bav Area only counts area in GSF

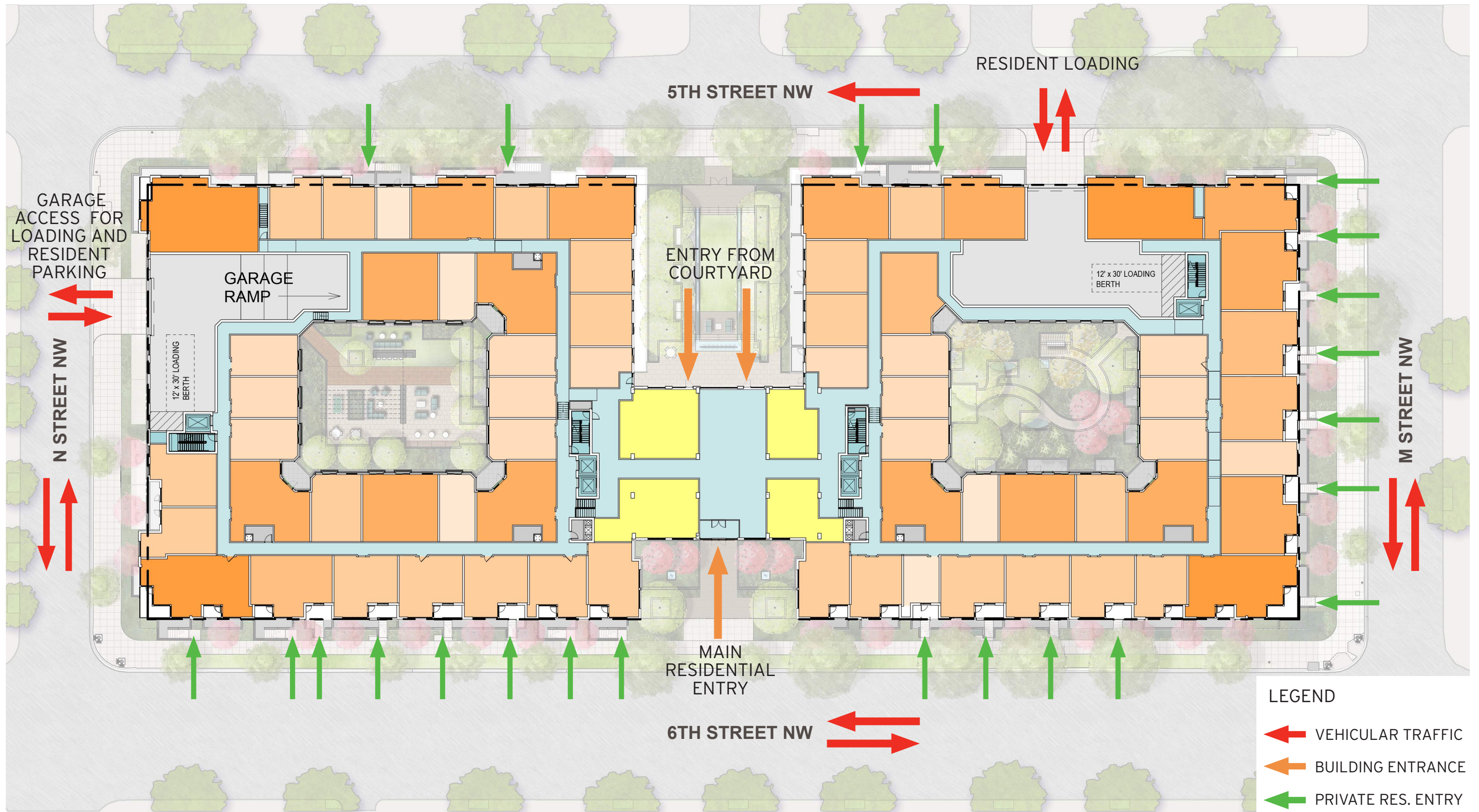




PROPOSED BUILDING MEASURING PT: 86.00'

LOT AREA: 92,394 SF  
 FOOTPRINT: 75,497 SF  
 LOT OCCUPANCY: 81.7%







**LEED v4.0 BD+C: New Construction**

Project Scorecard

**1200 5th Street NW**

Torti Gallas Urban

12/12/2019



**Project Information Form**

Y	?Y	?N	N
Y			

PIf1	Project Information				
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**Integrative Process** Possible Points **1**

Y	?Y	?N	N
1			

IPc1	Integrative Process	1			
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**Location and Transportation** Possible Points **16**

Y	?Y	?N	N

LTc1	LEED for Neighborhood Development Location	16			
1	LTc2 Sensitive Land Protection	1			
1	LTc3 High Priority Site [v4.1 ACP]	2			
5	LTc4 Surrounding Density and Diverse Uses	5			
6	LTc5 Access to Quality Transit [RP]	5			
1	LTc6 Bicycle Facilities [v4.1 ACP]	1			
2	LTc7 Reduced Parking Footprint [v4.1 ACP]	1			
2	LTc8 Green Vehicles [v4.1 ACP]	1			

**Sustainable Sites** Possible Points **10**

Y	?Y	?N	N
Y			

SSp1	Construction Activity Pollution Prevention				
1	SSc1 Site Assessment	1			
	SSc2 Site Development: Protect or Restore Habitat [v4.1 ACP]	2			
1	SSc3 Open Space [v4.1 ACP]	1			
1	SSc4 Rainwater Management [v4.1 ACP]	3			
2	SSc5 Heat Island Reduction	2			
1	SSc6 Light Pollution Reduction	1			

**Water Efficiency** Possible Points **11**

Y	?Y	?N	N
Y			

WEp1	Outdoor Water Use Reduction				
Y	WEp2 Indoor Water Use Reduction				
Y	WEp3 Building-Level Water Metering				
1	WEc1 Outdoor Water Use Reduction	2			
3	WEc2 Indoor Water Use Reduction	6			
	WEc3 Cooling Tower Water Use	2			
1	WEc4 Water Metering	1			

**Energy and Atmosphere** Possible Points **33**

Y	?Y	?N	N
Y			

EAp1	Fundamental Commissioning and Verification				
Y	EAp2 Minimum Energy Performance				
Y	EAp3 Building-Level Energy Metering				
Y	EAp4 Fundamental Refrigerant Management				

**Energy & Atmosphere, cont.**

Y	?Y	?N	N
3	2		1

EAc1	Enhanced Commissioning	6			
6	EAc2 Optimize Energy Performance	18			
	EAc3 Advanced Energy Metering	1			
	EAc4 Demand Response	2			
	EAc5 Renewable Energy Production	3			
	EAc6 Enhanced Refrigerant Management	1			
	EAc7 Green Power and Carbon Offsets	2			

**Materials and Resources** Possible Points **13**

Y	?Y	?N	N
Y			

MRp1	Storage & Collection of Recyclables				
Y	MRp2 Construction and Demolition Waste Management Planning				
	MRc1 Building Life-Cycle Impact Reduction	5			
1	MRc2 BPDO: Environmental Product Declarations [v4.1 ACP]	2			
1	MRc3 BPDO: Sourcing of Raw Materials [v4.1 ACP]	2			
1	MRc4 BPDO: Material Ingredients [v4.1 ACP]	2			
2	MRc5 Construction and Demolition Waste Management	2			

**Indoor Environmental Quality** Possible Points **16**

Y	?Y	?N	N
Y			

EQp1	Minimum IAQ Performance				
Y	EQp2 Environmental Tobacco Smoke Control				
	EQc1 Enhanced Indoor Air Quality Strategies	2			
1	EQc2 Low-Emitting Materials [v4.1 ACP]	3			
1	EQc3 Construction Indoor Air Quality Management Plan	1			
	EQc4 Indoor Air Quality Assessment	2			
1	EQc5 Thermal Comfort	1			
	EQc6 Interior Lighting	2			
	EQc7 Daylight	3			
	EQc8 Quality Views	1			
	EQc9 Acoustic Performance	1			

**Innovation** Possible Points **6**

Y	?Y	?N	N
1			

INc1.1	Green Building Education	1			
	INc1.2 TBD Pilot Credit	1			
1	INc1.3 SSc5 Heat Island Reduction EP	1			
1	INc1.4 Parksmart Measures	1			
1	INc1.5 Walkable Project Site	1			
1	INc2 LEED Accredited Professional	1			

**51 7 22 30 Total** Possible Points **110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points  
 [RP] - Regional Priority credit (adds 1 point)

Note: The Applicant will satisfy the point total necessary to be built in compliance with LEED v4 BD+C: New Construction, but the distribution and total number of points attained may ultimately differ from the proposal shown here.

