



North Building - Gables



Serenata



La Cosecha



Shelter



440 Penn - UDR



Union Market



St. Anselm



Shapiro North - Great Gulf



Union Market Rooftop



La Cosecha Streetfront



Byrdland

## Public Benefits

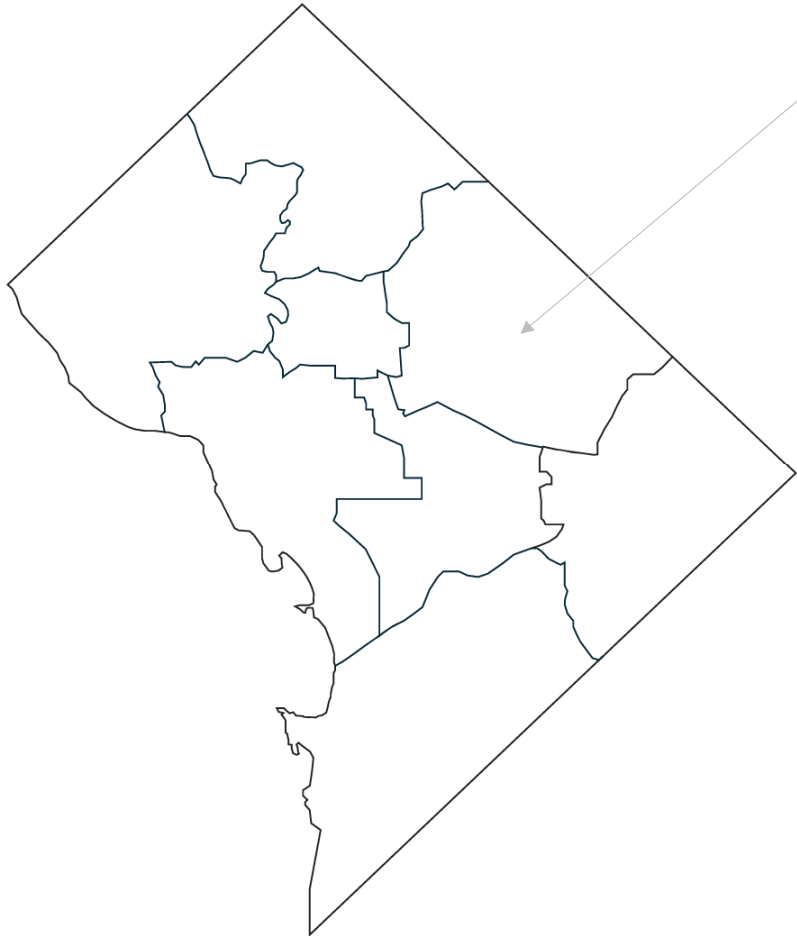
Category	Benefit
Urban Design and Architecture	Superior architecture and design ~30% of units with private balconies
Affordable Housing	13% total = 11% at 60% MFI + 2% at 50% MFI (plus 50% MFI units for penthouse) = 25% of Mayor's affordable housing goal for Upper Northeast planning area
Family Housing	16 3-bedroom units, 3 of which are affordable
Housing Generally	379 units = 5% of Mayor's overall housing goal for Upper Northeast planning area
PDR/Maker Uses	10% of commercial GFA reserved for PDR/Maker use for 5 years 50% of commercial GFA constructed to PDR/Maker use specifications
4 <sup>th</sup> Street NE Improvements	Transformation of 4 <sup>th</sup> Street NE to shared street
Enhanced Streetscaping	Construction of portion of 4 <sup>th</sup> Street NE to interactive pedestrian zone
Sustainability	LEED Gold v4
Solar Panels	1,800 sf
Bicycle Lane Study	Applicant-funded study to add bike lanes on Mt. Olivet Road to Carter-Langston
Lewis Crowe Park	\$25,000.00 in improvements to park at the request of ANC 5D

Public Benefits

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Urban Design and Architecture	Superior architecture and design >~30% of units with private balconies
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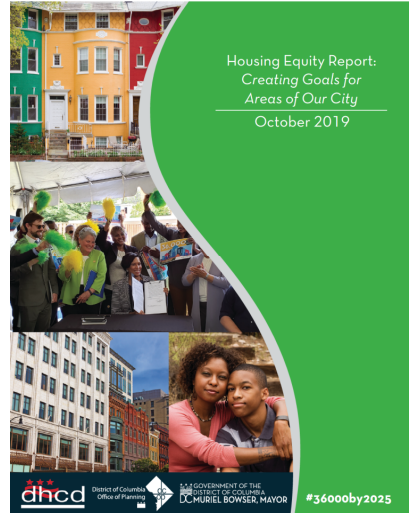
PDR/Maker Uses

- 4<sup>th</sup> Street NE Improvements
- Enhanced Streetscaping
- Sustainability
- Solar Panels
- Bicycle Lane Study
- Lewis Crowe Park



Upper Northeast Planning Area:

- 190 affordable units short of goal as of 2019
- ~50 affordable units in project (>25% of goal)
- 6,900 total units short of goal as of 2019
- ~379 total units in project (>5% of goal)



# Public Benefits

Category Benefit

Urban Design and Architecture

Affordable Housing

Family Housing

Housing Generally

PDR/Maker Uses

4<sup>th</sup> Street NE Improvements

Enhanced Streetscaping

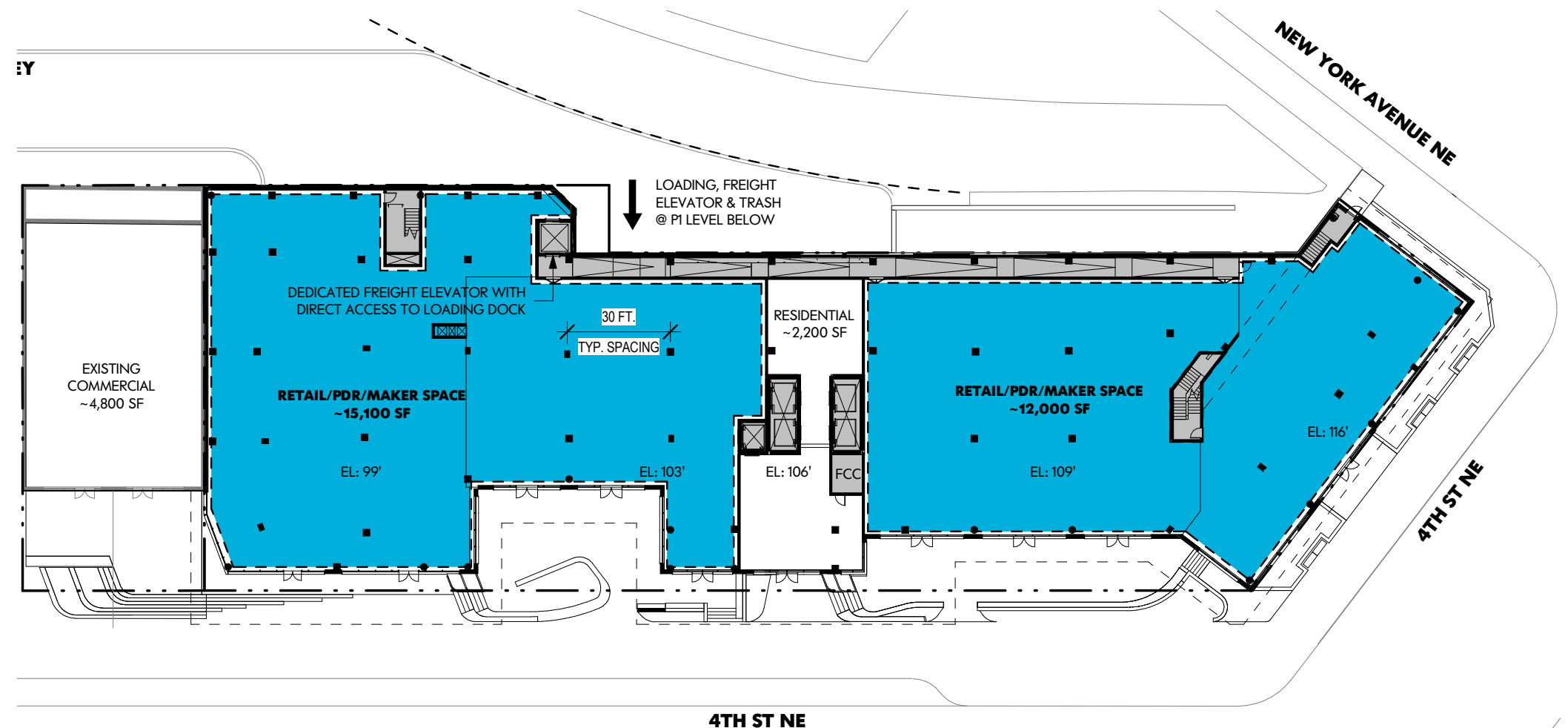
Sustainability

Solar Panels

Bicycle Lane Study

Lewis Crowe Park

10% of commercial GFA reserved for PDR/Maker use for 5 years → this **doubles** previous commitments



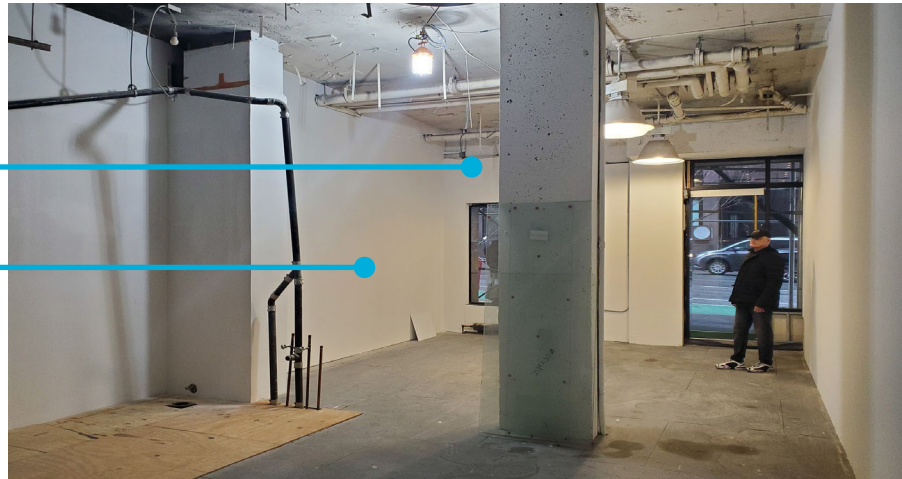
Public Benefits

Category	Benefit
Urban Design and Architecture	
Affordable Housing	
Family Housing	
Housing Generally	
PDR/Maker Uses	50% of commercial GFA constructed to PDR/Maker use specifications → this is a meaningful and costly commitment
4 <sup>th</sup> Street NE Improvements	
Enhanced Streetscaping	
Sustainability	
Solar Panels	
Bicycle Lane Study	
Lewis Crowe Park	

**TYPICAL RETAIL UNDER RESIDENTIAL**

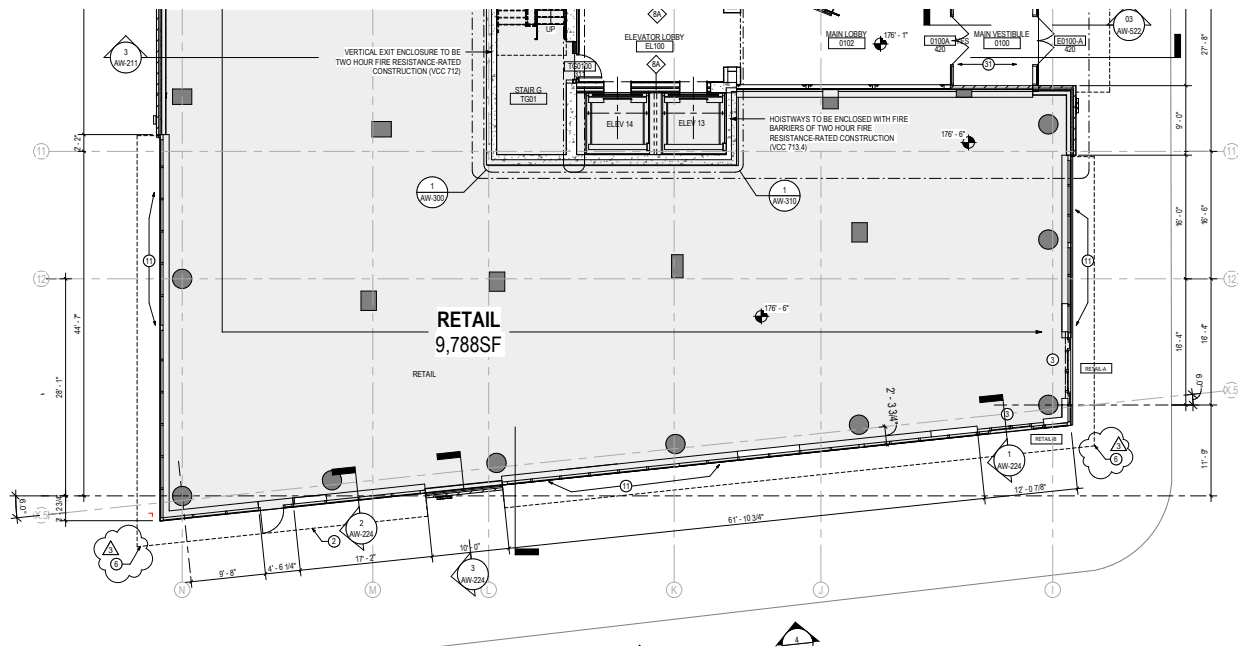
**LACK OF VENTING  
ALONG RETAIL FACADE**

**LIMITED VENTILATION**



**LOW CEILING HEIGHT**

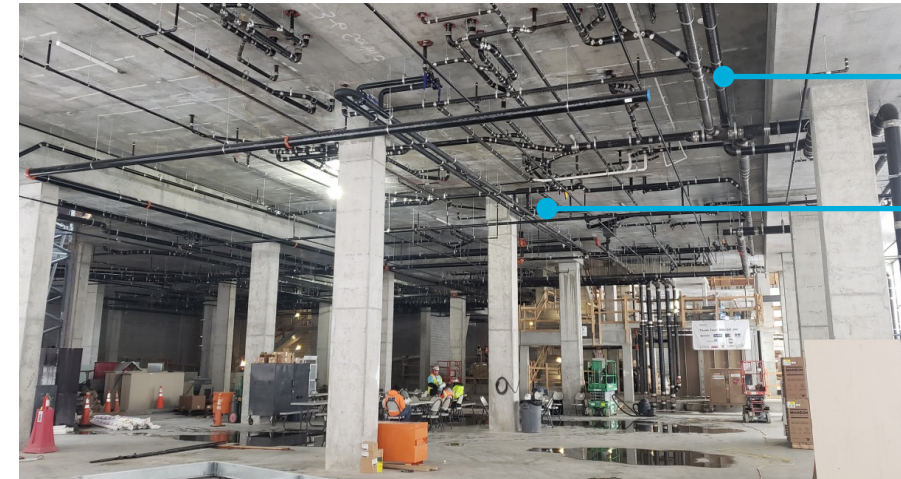
**STANDARD COLUMN  
BAYS (22-24')**



**EDENS RETAIL UNDER RESIDENTIAL**

**TALL CEILING HEIGHT**

**COMPRESSING  
SERVICES FROM ABOVE  
AS CLOSE TO SLAB AS  
POSSIBLE**

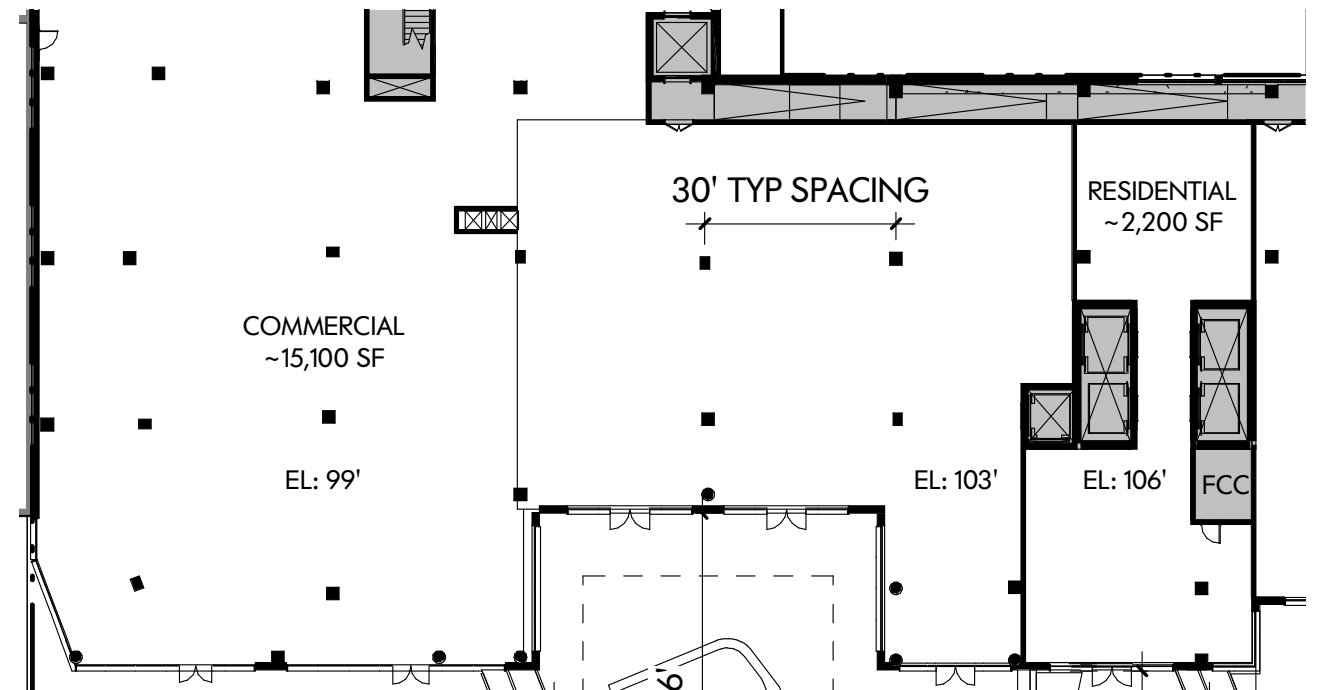


**WIDE COLUMN BAY**

**TRANSFER BEAM**

**LOUVER BAND FOR  
VENTING**

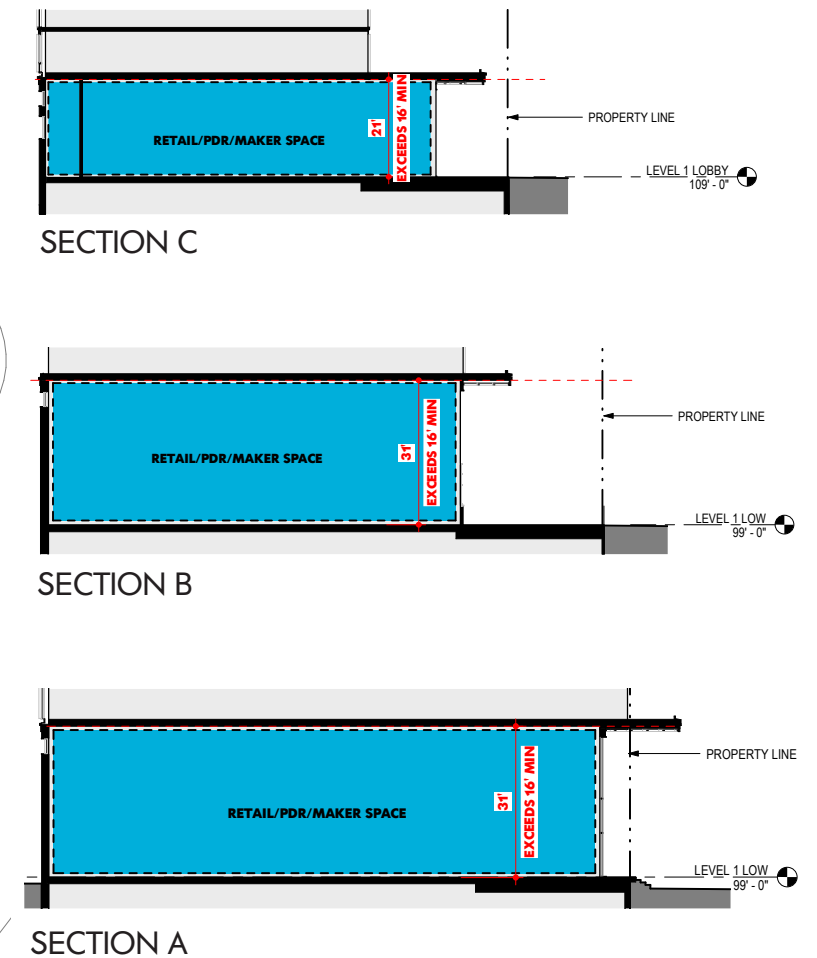
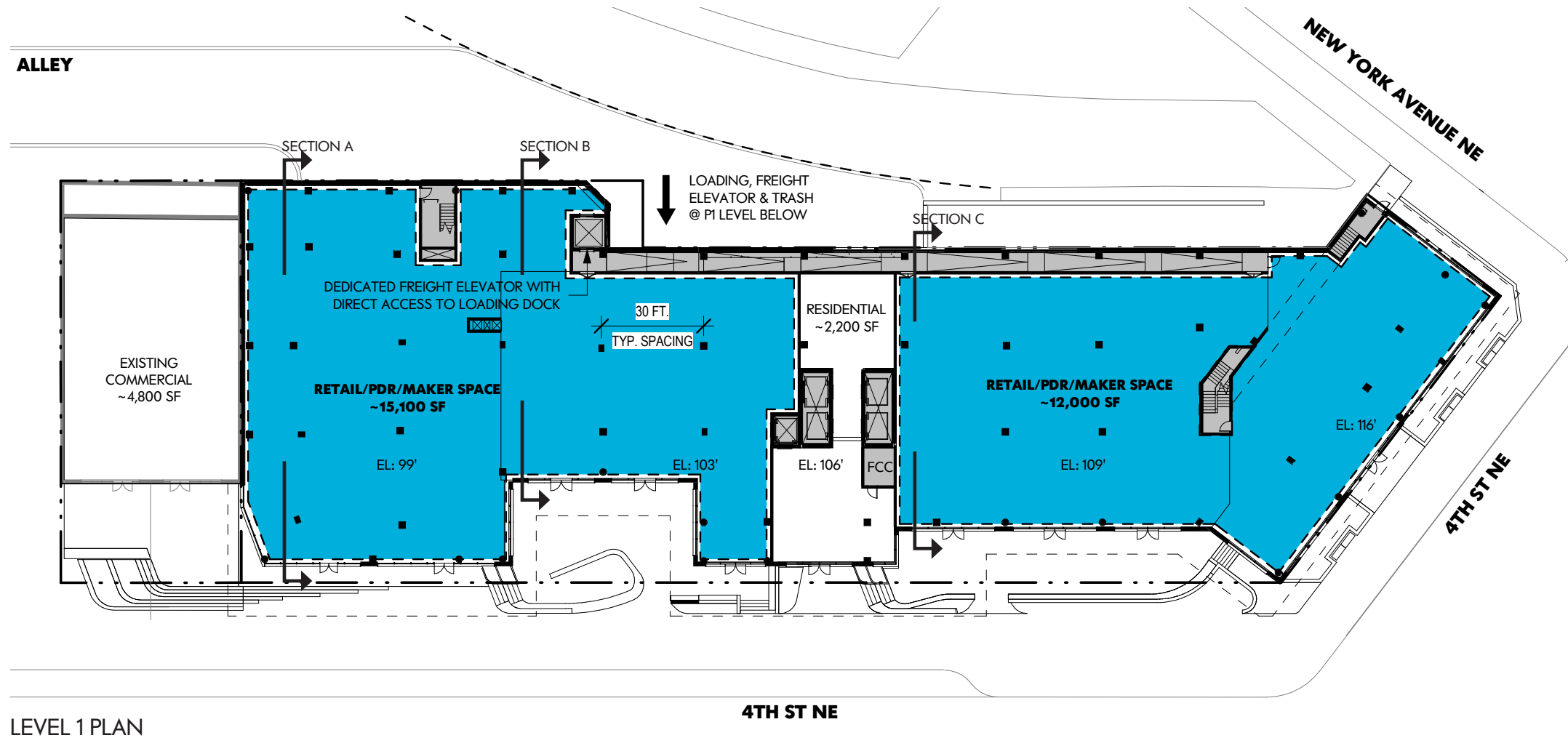
**MULTIPLE AREAS FOR  
UTILITY STUB-INS**



**PUBLIC BENEFITS**

**ZONING COMMISSION PRESENTATION**

January 2022

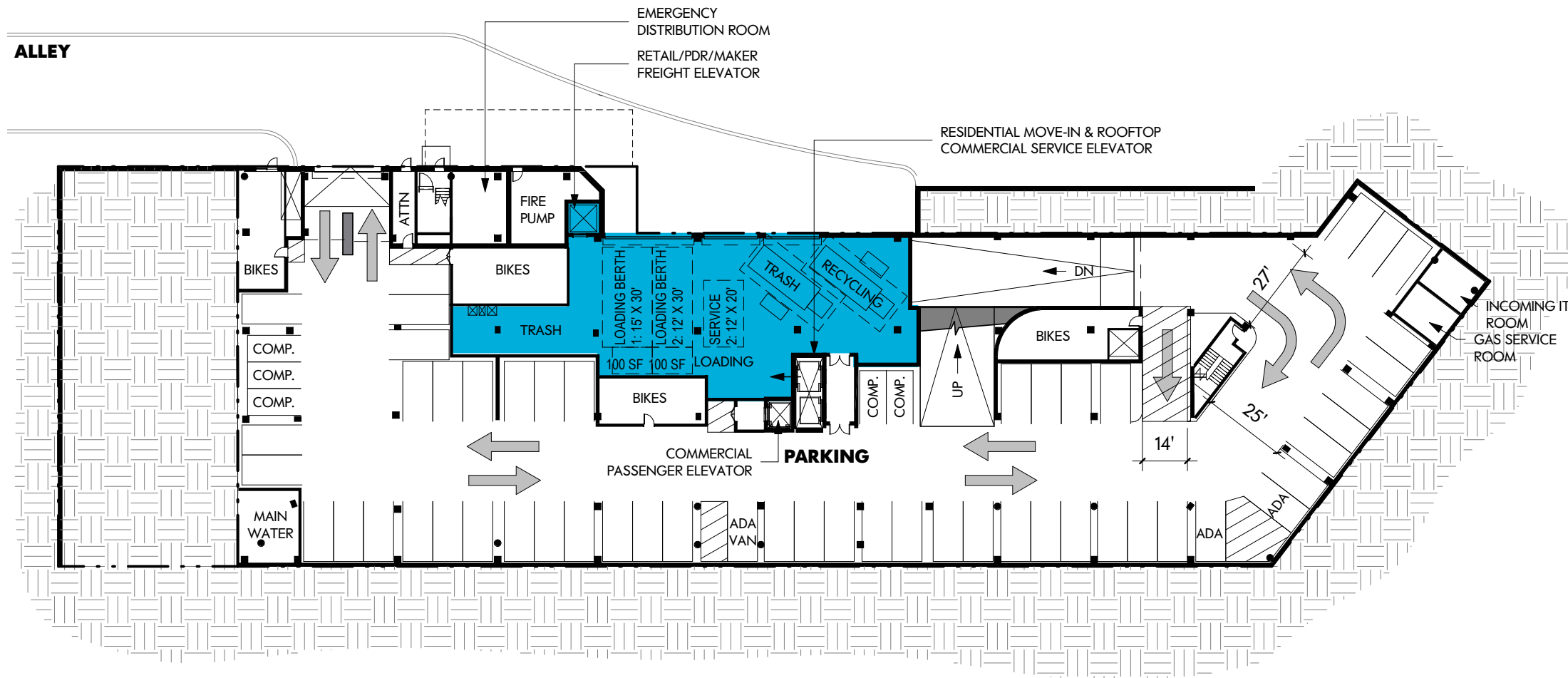


**TYPICAL SPECIFICATIONS:**

- (a) a structural slab load (ground floor) live load of 100 lbs/SF;
- (b) clear height of approximately 10-12 feet from ground-floor slab to bottom of structure above;
- (c) an electrical supply of 30-35 watts per square foot;
- (d) a flat loading dock with no platform or levelers;
- (e) typical column bays of 22-24' from residential above;
- (f) NC-35 noise criteria and includes six-inch-thick minimum concrete podium slab;
- (g) HVAC designed for one ton per 300 square feet; and
- (h) limited ventilation (Fresh Air / Make-Up Air) louvers at façade

**PROJECT'S MAKER SPACE SPECIFICATIONS:**

- (a) a structural slab load (ground floor) live load of 125lbs/SF
- (b) clear height of approximately 16 feet from ground-floor slab to bottom of structure above;
- (c) an electrical supply of 50 watts per square foot;
- (d) a loading dock that includes a 48-inch raised loading dock and/or levelers;
- (e) an open floor plan layout;
- (f) a sound attenuation for mixed-use that satisfies NC-25 minimum noise criteria and includes seven-inch-thick minimum concrete podium slab;
- (g) HVAC designed for one ton per 300 square feet; and
- (h) ventilation (Fresh Air / Make-Up Air) louvers at façade;



LEVEL P1 PLAN

**TYPICAL SPECIFICATIONS:**

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- (d) a flat loading dock with no platform or levelers;
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Affordable Housing

Family Housing

Housing Generally

PDR/Maker Uses

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Enhanced Streetscaping

Sustainability

Solar Panels

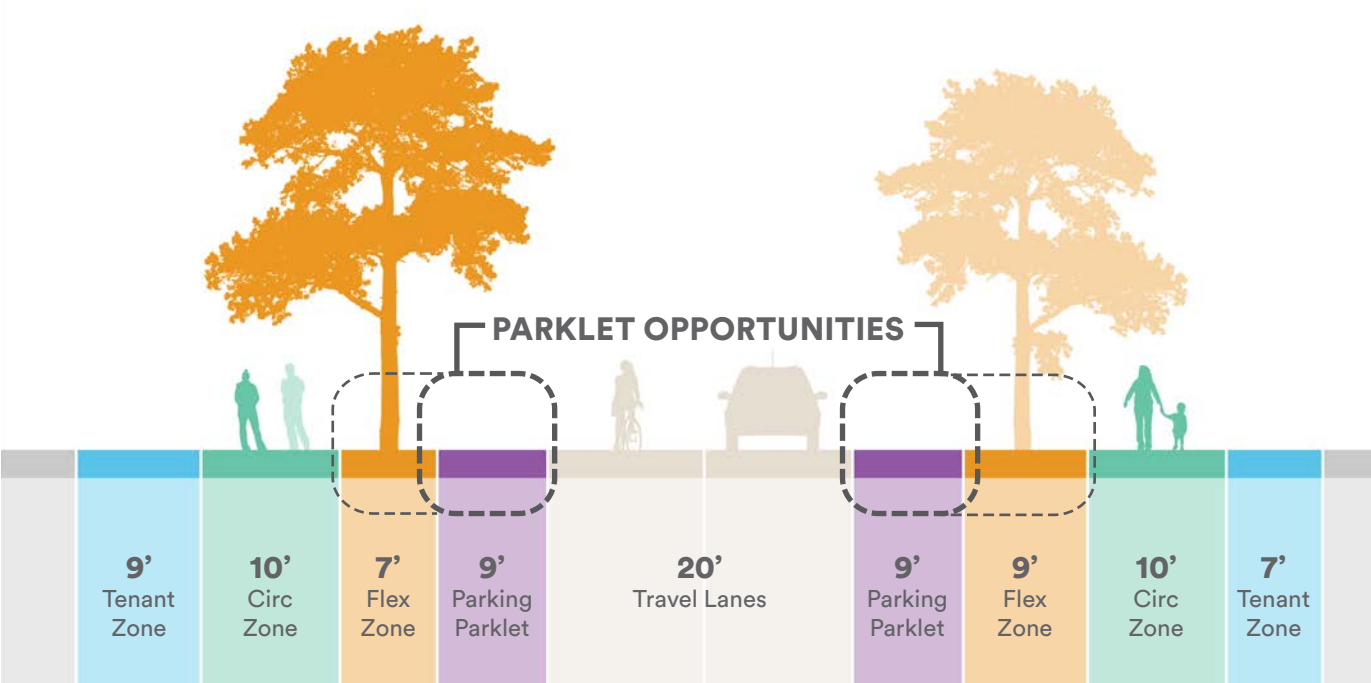
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Lewis Crowe Park



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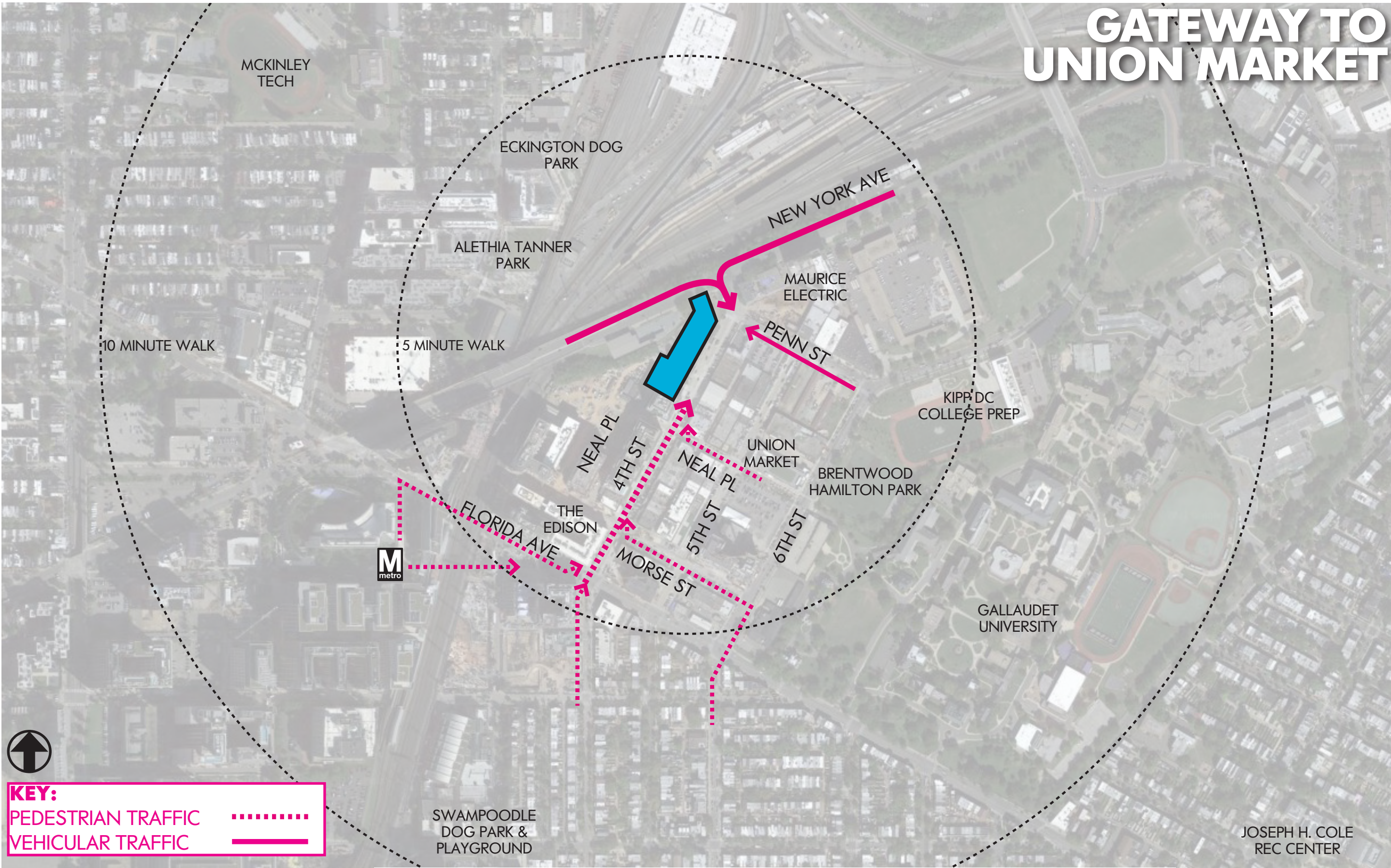


4<sup>th</sup> Street Section: Streetscape Zones

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# GATEWAY TO UNION MARKET



**1348 4TH STREET NE**

**VICINITY DIAGRAM  
 SION PRESENTATION**

## ANC Requests – Support

Comments	Response
<ul style="list-style-type: none"> <li>New housing with 10% affordable with 10% of such housing at 50% MFI and remainder at 60% MFI</li> </ul>	Yes, but improved upon
<ul style="list-style-type: none"> <li>3-4% of units three-bedroom</li> </ul>	Yes, but improved upon
<ul style="list-style-type: none"> <li>5% of ground floor reserved for PDR/maker space for 5 years and 50% ground floor PDR/maker spec</li> </ul>	Yes, but improved upon
<ul style="list-style-type: none"> <li>LEED Gold</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Bicycle amenities such as an indoor repair center</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Funding for bicycle infrastructure study along Mt. Olivet Road from 9<sup>th</sup> Street, NE into Carver-Langston</li> </ul>	Yes
<ul style="list-style-type: none"> <li>High quality street-scape and architecture</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Improvements to Lewis Crowe Park - \$10,000 for lighting and landscaping, \$10,000 for farmer’s market operations, and \$5,000 for a combination of public murals and flags</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Maintain PNC Bank in operation during and after construction</li> </ul>	Yes