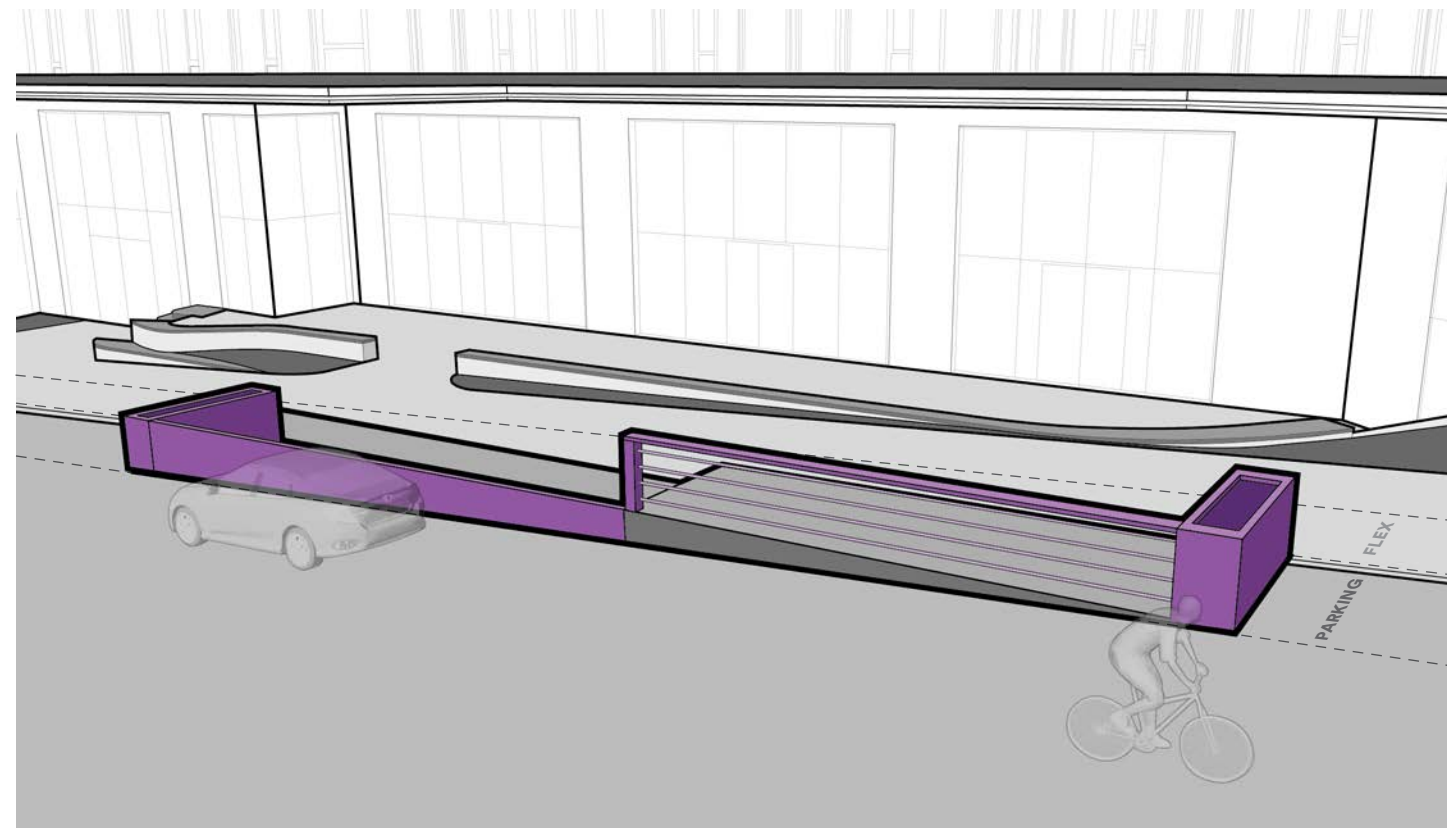


Edge Conditions

Parklets should be functional, attractive, and safe - proper edge protection is vital when creating activated spaces directly parallel to vehicular traffic. A variety of edge conditions are possible, depending on the height and use of the parklet space. As noted in the Street Furniture section, outdoor cafes often require railings due to Alcoholic Beverage Regulation Administration regulations. ADA regulations also require a bottom rail for cane detection along railings.



1348 4TH STREET NE



Railing



Toe Rail



Permeable Wall



Solid Wall



Railing and Planter



Raised Planters

Overhead Elements

Overhead elements can be used to provide shade, visual interest, and spatial delineation. Movable umbrellas pair well with cafe seating, allowing restaurant tenants and customers to rearrange the space easily. Catenary lights can be hung from a simple pole structure or from a heavier pergola for night time activation. Those pergolas may mimic the verdant character of the canopy projections along 4th Street, with bookend planters and climbing vines. Structural pergolas may also support feature furnishings, such as hanging chairs and swings. These structures can wrap down and become multi-sided, turning parklets into “rooms” with vertical screening.



Movable Umbrellas



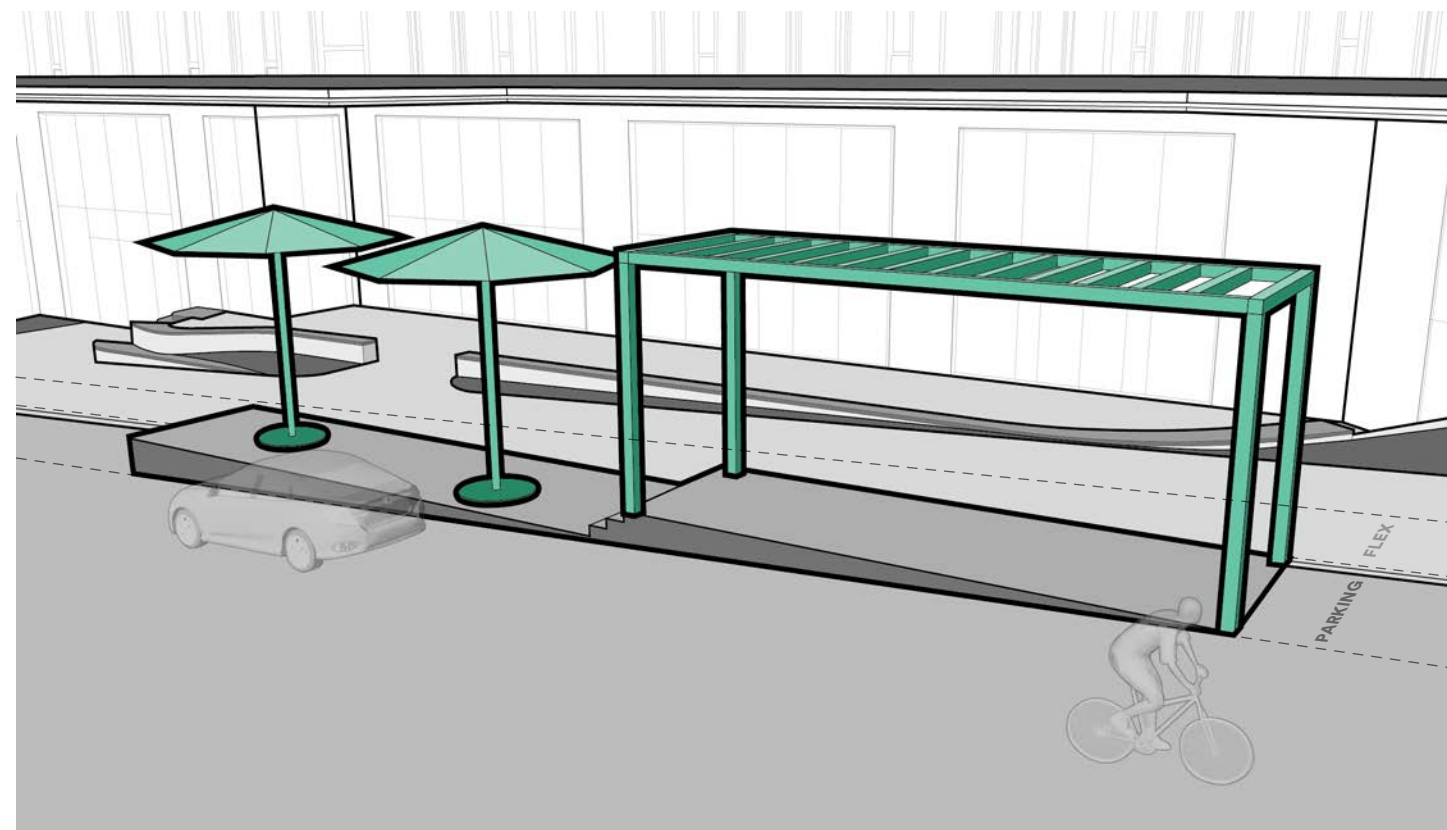
Catenary Lighting on Overhead Structure



Pergola with Climbing Vines



Pergola with Feature Furnishings



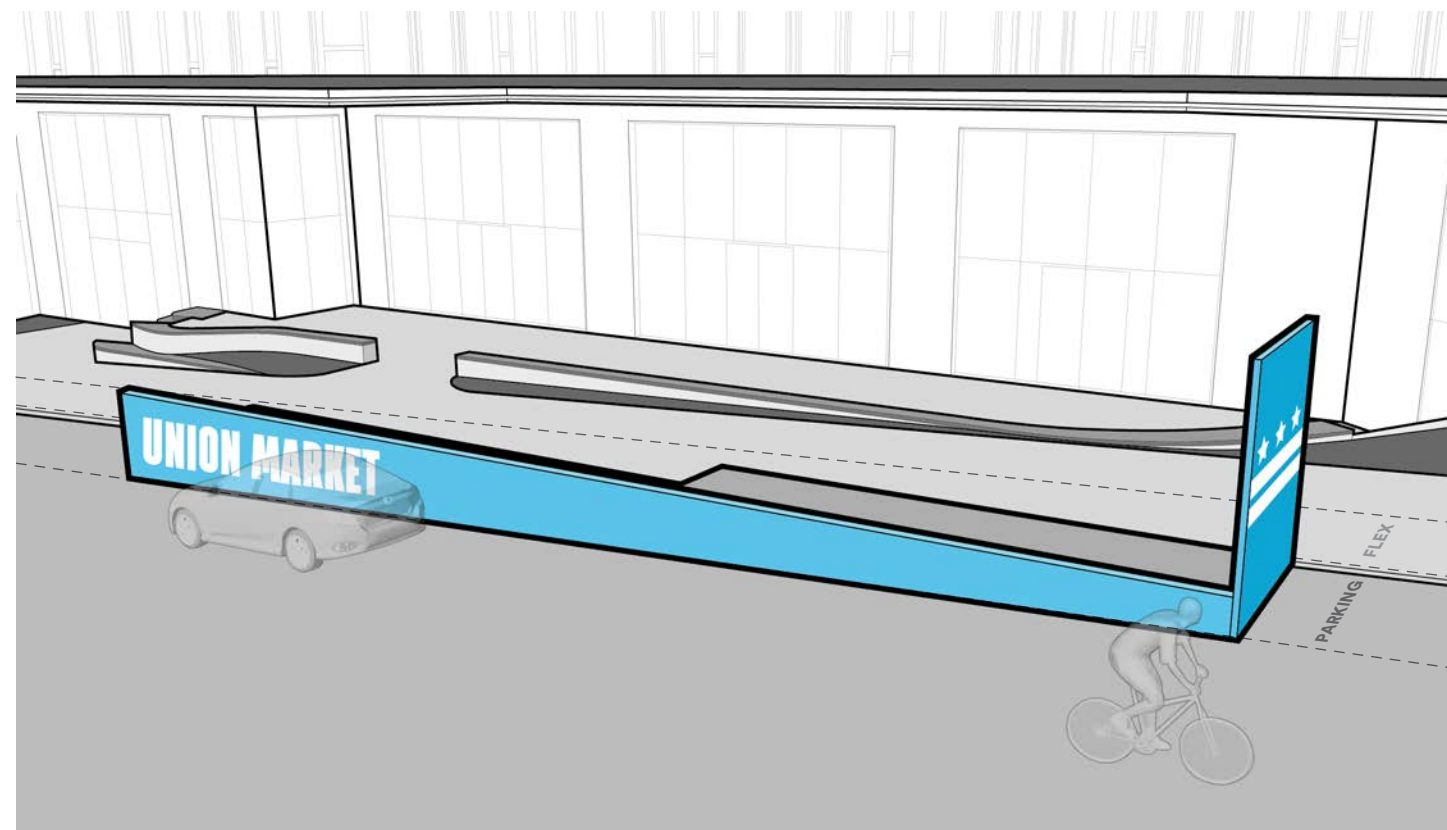
Overhead Trellis with Vertical Screening

Signage and Branding

Building signage is contained within specific facade locations, but retailers can have the opportunity to spill their branding out onto the street through eye-catching parklet elements. This can include brand-activated site furnishings and ground plane, integrated signage in walls and planters, and other creative measures.

Where pergolas and outdoor rooms are built, signage and branding can be incorporated onto their verticals. These can be street-facing and sidewalk-facing to maximize visibility.

It is also a possibility to have district-wide wayfinding signage located at parklets (and other public spaces within the district) to locate pedestrians and tie together the entire Union Market brand.



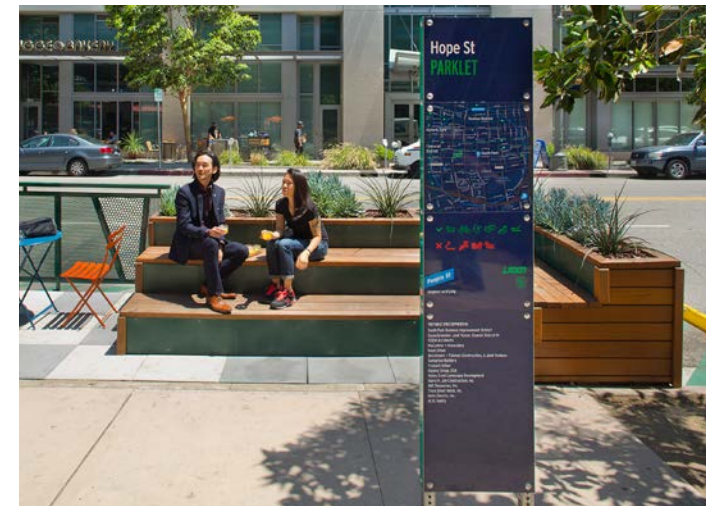
1348 4TH STREET NE



Eye-Catching Branding



Signage Integrated in Edge Condition



District Signage at Parklets



Sponsored Feature Furnishings



Shade Structure with Signage



Shade Structure with Signage

Retail Outposts

As a “Market” street, 4th Street aims to incorporate retail activity into its streetscape design. The gateway and flexible parklets can act a stage for retail outposts. Situated along a busy pedestrian thoroughfare, these parklets create opportunities for everyone from the smallest-scale vendors, who may only operate from a mobile cart or kiosk, to well-known retailers who may incorporate larger structures into the parklet, diversifying the retail experience and allowing for smaller scale businesses to showcase their goods. Brand activation is increasingly popular in outdoor public spaces, and the same kind of outposts used by independent vendors may also be used by brands for immersive marketing events and pop-ups.



Bicycle Cart



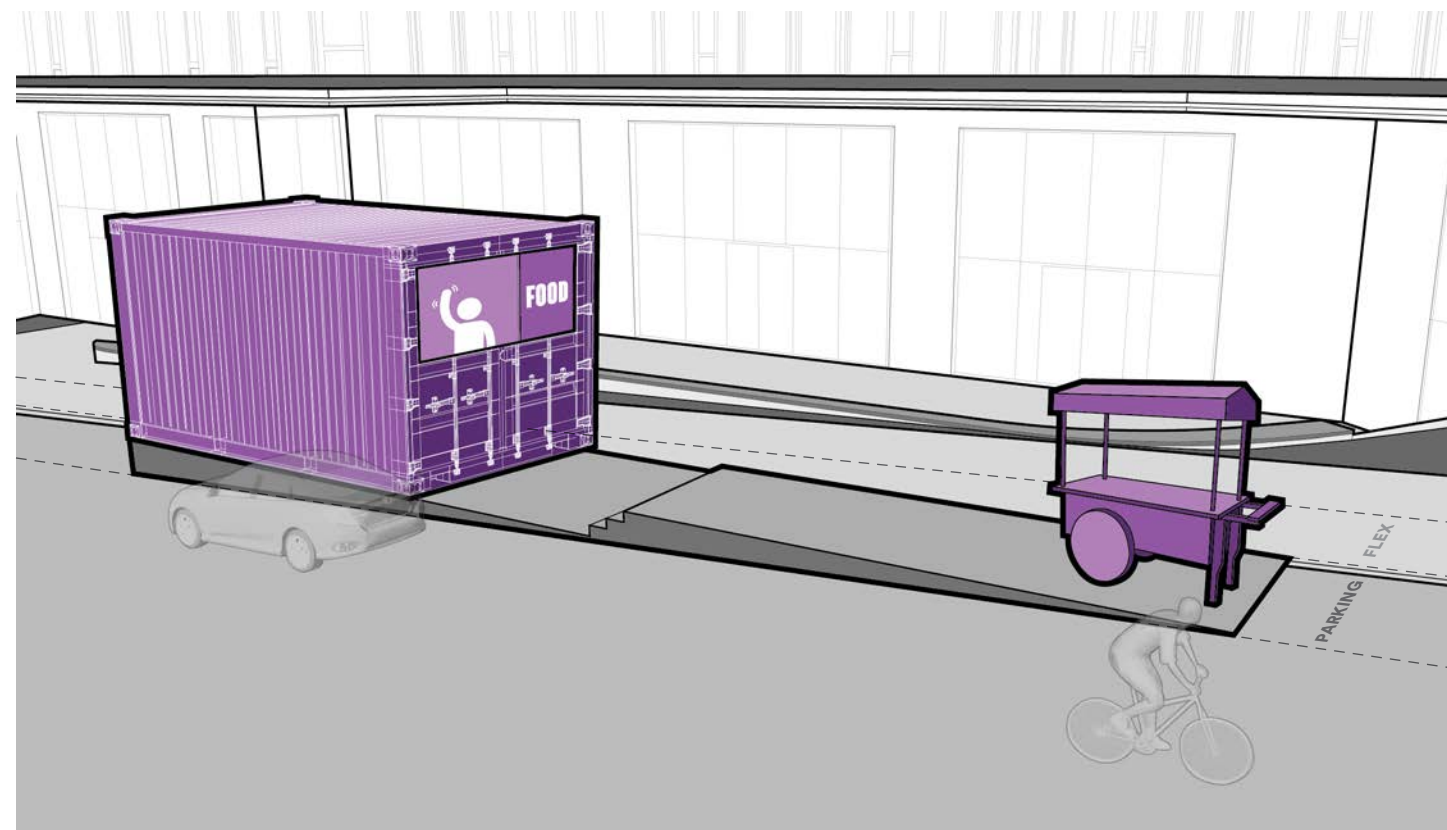
Mobile Kiosk



Vending Carts



Temporary Market Stalls



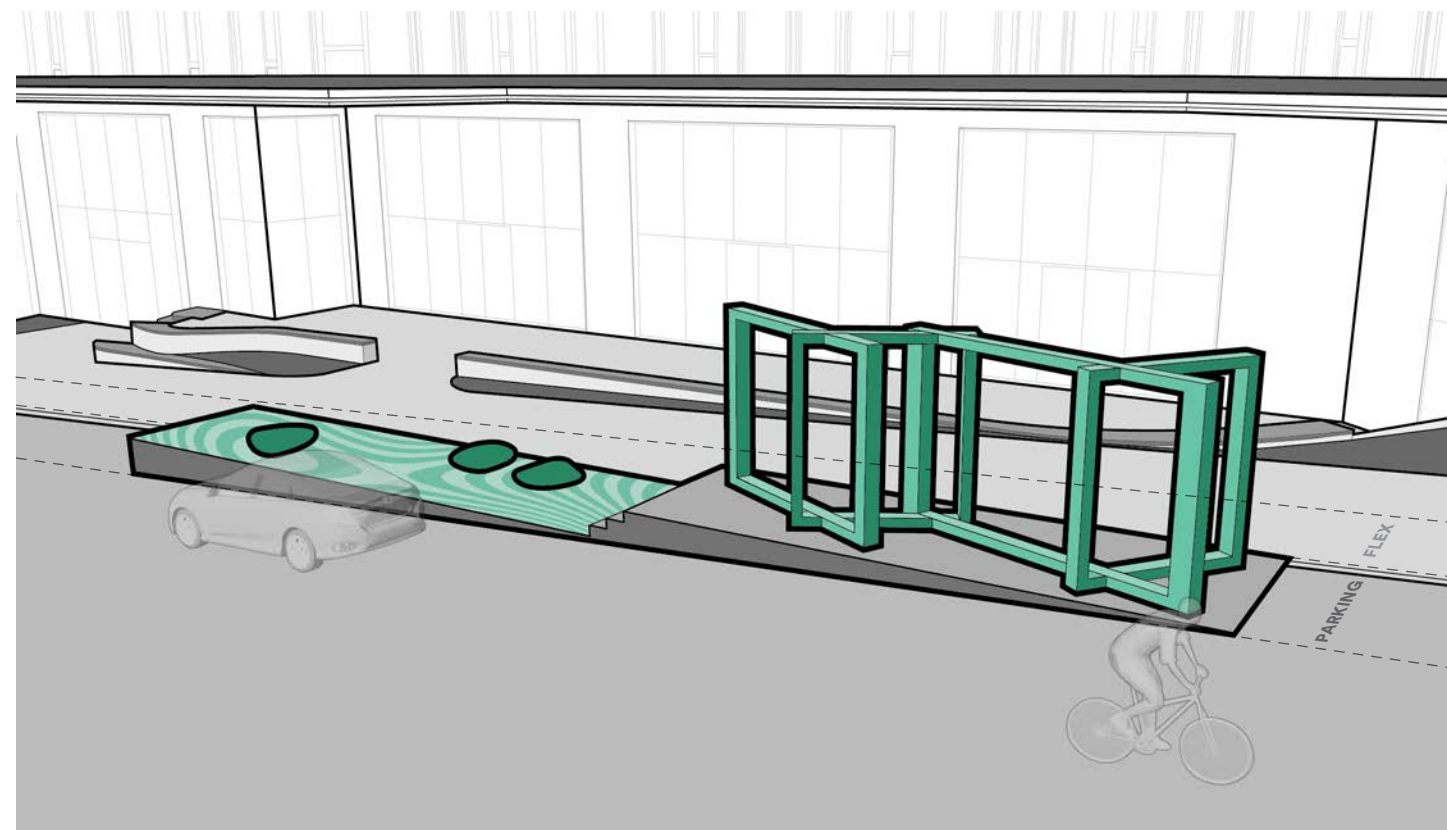
Retail Containers



Brand Activation Pop-Up

Public Art

The Streetscape Guidelines call for public art to be placed at gateways and thresholds, so the gateway parklets are positioned perfectly to house iconic and rotating art. Art installations may vary in cost, scale, and ephemerality, but all speak to the district's character. The Union Market District already has a wonderful selection of street art and commissioned murals, feeling like a large-scale public gallery. This can be continued by partnering with artists, from local to international, who can transform the parklets into new pieces for this "gallery".



1348 4TH STREET NE



Artist-Designed Furnishings



Partnership with Mural Artist



Iconic Installation



Plein Air Art Showcase



Graphic Placemaking

Responses to Agency Comments

<u>Agency</u>	<u>Comment</u>	<u>Response</u>
OP	Increase amount of PDR/Maker space/duration of PDR/Maker use	This project has doubled the previous commitment and includes PDR/Maker space benefit in perpetuity
OP	Increase balconies/Western façade articulation	Yes, now ~30% of units have balconies and the Western facade has been refined
OP	Confirm DHCD support	Yes, a DHCD letter is at Exhibit 40
OP/DOEE	Confirm LEED certification	Yes, the project will be certified at LEED Gold v4
DOEE	Commit to building electrification	Yes for residential units
DOEE	Explore Net Zero Energy & Climate Resilient Design	The project will include efficient energy management strategies and will be certified LEED Gold
DOEE	Increase amount of solar panels	Yes, increased to 1,800 SF
DPR	Provide free public access to roof	Yes the roof will be publicly accessible, but the applicant cannot commit to making all access free of charge
DPR	Add fun and creative elements	Yes
DPR	Support improvements at Brentwood Hamilton Park	Per ANC request, the applicant has committed to Lewis Crowe Park improvements
DDOT	Expand Capital BikeShare capacity	Yes, the applicant will expand CaBi capacity by either 4 or 19 units based on the amount of parking in the garage.
DDOT	Move bicycle storage from P3 level	Yes, all zoning-required bicycle parking will be on the P1 level (at grade)
DDOT	Continued Coordination items, including public space permitting review, projections, alley treatment, curbside management, and street trees	These items will be further coordinated with DDOT

SUMMARY OF FLEXIBILITY



1348 4TH STREET NE

SUMMARY OF FLEXIBILITY
ZONING COMMISSION PRESENTATION

January 2022

SITE DATA

SQUARE	3587	
LOT	3	7
CURRENT ZONING	PDR-1	PDR-1
PROPOSED ZONING	MU-9	
CURRENT SITE AREAS	37,320 SF	6,462 SF
COMBINED SITE AREA	43,782 SF	

DETAILED DEVELOPMENT DATA

	PROPOSED ZONING (MU-9)	ALLOWED/REQUIRED	PROPOSED DEVELOPMENT		FLEXIBILITY REQUESTED	
FAR	7.8 W/ IZ + 20% PUD BONUS = 9.36 X 43,782SF +4% SF ADDITIONAL GFA PER 11-X DCMR § 303.10 = 0.38 X 43,782 SF	409,799 SF PER IZ AND PUD BONUSES +16,884 SF PER 11-X DCMR § 303.10 (4% ADDITIONAL) = 426,486 SF TOTAL	COMMERCIAL:	44,882	1.02 FAR	YES
			RESIDENTIAL:	373,100	8.52 FAR	
			PARKING & LOADING	8,504	0.19 FAR	
			TOTAL:	426,486 SF	9.74 FAR	
LOT OCCUPANCY		100% ALLOWED	LEVEL 1: 37,775 SF	86.3%	NO	
BUILDING HEIGHT		130 FT	LEVEL 2: 32,008 SF	73.1%		
NUMBER OF STORIES		NO LIMIT	BHMP @ NY AVE; CURB EL. +119'-6"		130 FT	NO
PENTHOUSE	1:1 SETBACK		13 STORIES		NO	
	MAXIMUM HEIGHT	20FT	1:1 SETBACK		NO	
	VERTICAL WALLS		20FT		NO	
	AREA = 0.4 FAR X 43,782SF SITE AREA	17,512 SF	VERTICAL WALLS		NO	
REAR YARD SETBACK	2.5IN / FT OF HEIGHT	2.5" X 130' = 27'-1"	16,000 SF	0.37 FAR	NO	
SIDE YARD SETBACK	NONE		REAR YARD DEFINED AS ONE HALF 4TH STREET		45'-0"	NO
COURTS	NOT REQUIRED; IF PROVIDED: 4IN PER FOOT OF HEIGHT, 10' MIN (RESIDENTIAL) 2.5IN PER FOOT OF HEIGHT, 6' MIN (NON-RESIDENTIAL)	SEE DIAGRAMS ON PAGE 22-29	SEE DIAGRAMS ON PAGE 22-29		YES, SEE PAGES 22-29	
GREEN AREA RATIO		0.2 MIN	0.2		NO	
LOADING BERTHS	2 RETAIL / 1 RESIDENTIAL - CAN BE SHARED	2 REQUIRED	2		NO	
LOADING PLATFORMS	1 PER LOADING BERTH	2 REQUIRED	2		NO	
DELIVERY/SERVICE SPACE	1 RETAIL / 1 RESIDENTIAL - CAN BE SHARED	1 REQUIRED	1		NO	
RETAIL PARKING	1.333 PER 1,000 SF IN EXCESS OF 3,000 SF	78 SPACES REQUIRED	178 - 276 TOTAL PARKING SPACES		YES, SEE NOTE (D)	
RESIDENTIAL PARKING	1 PER 3 DU IN EXCESS OF 4 DU	138 SPACES REQUIRED				
SHORT TERM BIKE PARKING	COMMERCIAL: 1 SPACE PER 3,500 SF	18 SHORT TERM SPACES REQUIRED	TOTAL: 39	18 SHORT TERM SPACES	TOTAL: 39	NO
	RESIDENTIAL: 1 SPACE PER 20 DWELLINGS	21 SHORT TERM SPACES REQUIRED		21 SHORT TERM SPACES		
LONG TERM BIKE PARKING	COMMERCIAL: 1 SPACE PER 10,000 SF	7 LONG TERM SPACES REQUIRED	TOTAL: 102	40 LONG TERM SPACES	TOTAL: 146-305	YES, SEE NOTE (C)
	RESIDENTIAL: 1 SPACE PER 3 DWELLINGS	101 LONG TERM SPACES REQUIRED		265 LONG TERM SPACES		
COMMERCIAL BIKE SHOWERS	MIN 2 AT 25,000 SF, 2 EVERY 50,000 SF	4 SHOWERS REQUIRED	4 SHOWERS PROPOSED		NO	
COMMERCIAL BIKE LOCKERS	0.6 X REQUIRED LONG TERM SPACES	4 LOCKERS REQUIRED	4 LOCKERS PROPOSED		NO	

ADDITIONAL NOTES:

- (A) ~380 RESIDENTIAL (+/- 10%) UNITS ARE PROVIDED. REQUIREMENTS SHOWN ARE CALCULATED BASED ON MAXIMUM NUMBER OF RESIDENTIAL UNITS.
- (B) APPLICANT REQUESTS FLEXIBILITY TO LOCATE BALCONIES ON THE FAÇADE THAT PROJECT ONTO THE ADJACENT LOT, KNOWN AS LOT 819, SQUARE 3587.
- (C) APPLICANT REQUESTS FLEXIBILITY TO PROVIDE ONLY THE ZONING MINIMUM LONG TERM BIKE PARKING SPACES IF THE P3 LEVEL IS NOT BUILT.
- (D) APPLICANT REQUESTS FLEXIBILITY TO NOT BUILD THE P3 LEVEL OF THE GARAGE, WHICH WOULD RESULT IN APPROXIMATELY 178 SPACES BEING PROVIDED.