

ZC APPROVED SET AS FILED - 08 08 2025

BRIDGE DISTRICT
PARCEL 5

BD Parcel 5 LLC
1275 New Jersey Ave - Suite 601
Washington, DC 20003



REDBRICK LMD 
THE BRIDGE DISTRICT, PARCEL 5 | DESIGN REVIEW | [05/xx/2025]



FUTURE GREEN

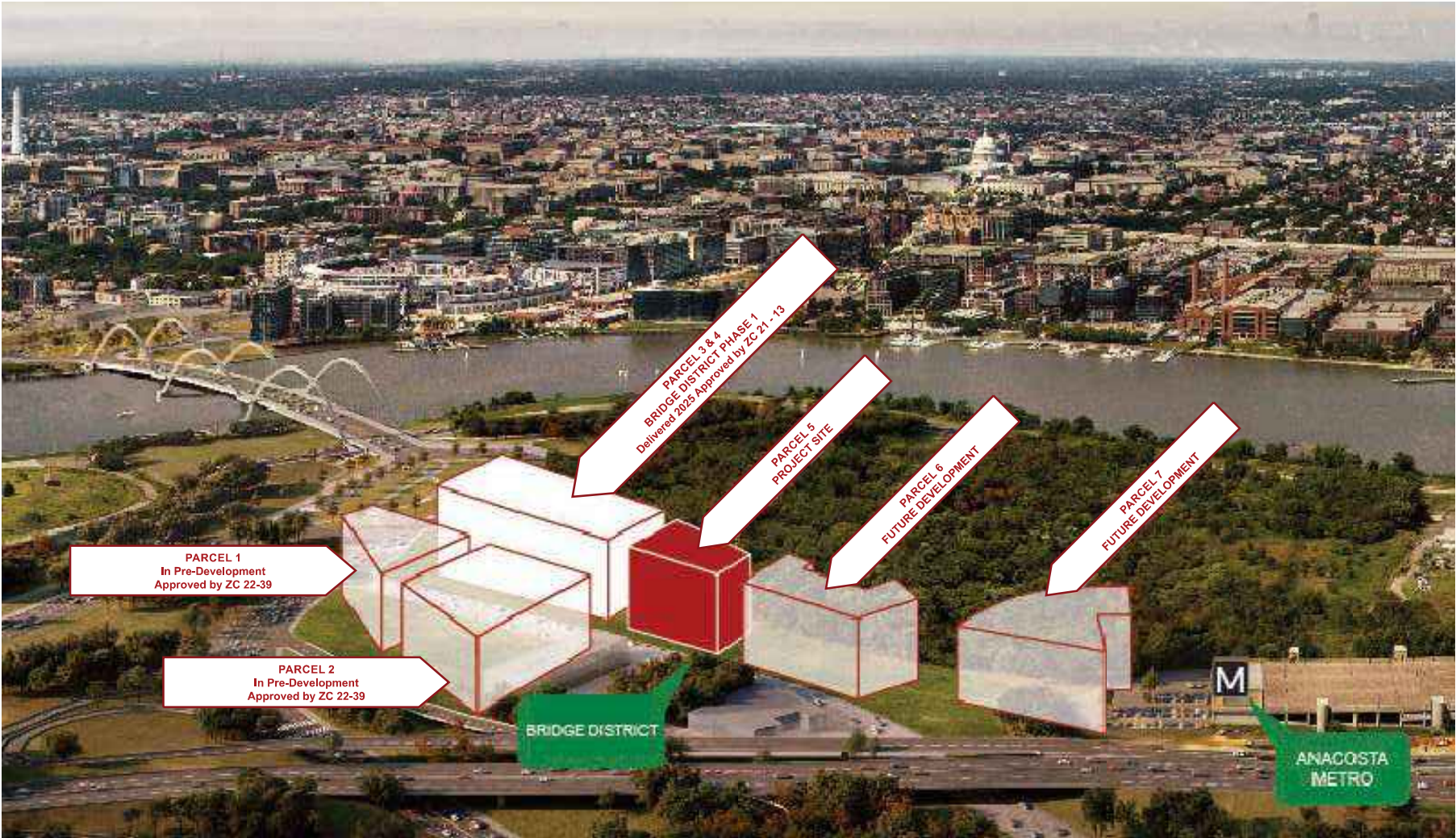


August 8th submission, September 8th, 2025 hearing

ZONING COMMISSION
District of Columbia
CASE NO. 25-07A
EXHIBIT NO. 2D

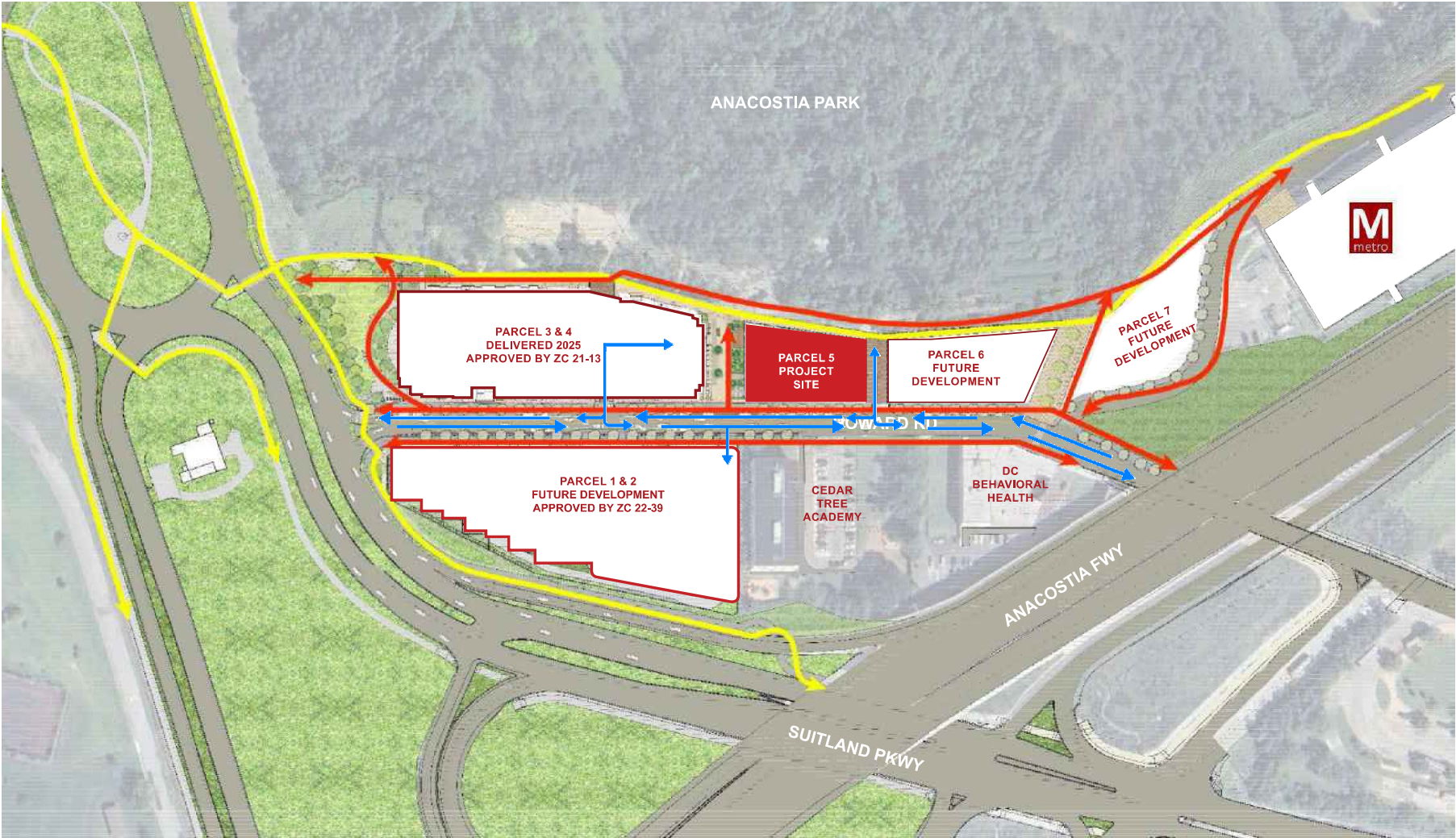
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SITE CONTEXT | FUTURE SITE MASSING | A0.04



ZC APPROVED SET AS FILED - 08 08 2025

SITE CONTEXT | SITE CIRCULATION AND ACCESS | A0.05



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ZONING ANALYSIS | ZONING DATA | A1.02

TABULATION OF DEVELOPMENT DATA				
Land Area: 33,418 sf				
	Zoning (NHR)	Allowed/Required	Proposed	Flexibility / Relief Requested
Density / Floor Area Ratio (FAR)		9.0 FAR (2.5 FAR residential min.)	7.16 FAR	
Gross Floor Area (GFA, sf.)		300,762 sf.	239,328 sf.	
Residential			230,679 sf. (includes prorated amount of loading)	
Non-residential			8,649 sf. (includes prorated amount of loading)	
Lot Occupancy		100%	67%	
Building Height		130 ft.	130 ft.	
Penthouse				
Height		20 ft. / 1 story plus mezzanine (2nd story for penthouse mechanical space)	20 ft. / 1 story	
Density (Non-Communal Habitable)		0.4 FAR	0.08 FAR	
Setbacks		1:1 with exceptions	1:1 except for select guardrails	Yes
Rear Yard	2.5 in. / 1 ft. (12 ft. min.)	27 ft. 11 in.	28 ft. 8 in.	
Side Yard				
Side Yard 1	N/A, if provided 2 in. / 1 ft. (5 ft. min.)	N/A	N/A	
Side Yard 2	N/A, if provided 2 in. / 1 ft. (5 ft. min.)	21.67 ft.	15 ft. 8 in.	Yes
Open Court				
Open Court 1 (Residential)	Width: N/A, if provided 4 in. / 1 ft. (10 ft. min.)	39 ft. 9 in.	58 ft. 0 in.	
Open Court 2 (Residential)	Width: N/A, if provided 4 in. / 1 ft. (10 ft. min.)	44 ft. 8 in.	11 ft. 5.5 in.	Yes
Closed Court (Residential)	Width: N/A, if provided 4 in. / 1 ft. (15 ft. min.) Area: 2X the square of required with (350 sf. min.)	N/A	N/A	
Green Area Ratio (GAR)		0.2 min.	0.24	
Loading Berths (1)				
Residential (More than 50 dwelling units)	1 berth @ 30 ft. min.	1 berth @ 30 ft. min.	2 berths @ 30 ft.	
Retail / Service / Food and Alcohol Services (5,000 - 20,000 sf. GFA)	1 berth @ 30 ft. min.			
Loading Delivery Spaces (1)				
Residential (More than 50 dwelling units)	1 delivery space @ 20 ft. min.	1 delivery space @ 20 ft. min.	1 delivery space @ 20 ft.	
Retail / Service / Food and Alcohol Services (5,000 - 20,000 sf. GFA)	None required			
Loading Platforms (berth depth < 55 ft.) (1)				
Residential (More than 50 dwelling units)	1 (Area: 100 sf. / Width: 8 ft. min.)	1 (Area: 100 sf. / Width: 8 ft. min.)	Provided as required	
Retail / Service / Food and Alcohol Services	1 (Area: 100 sf. / Width: 8 ft. min.)			
Vehicle Parking (2)				
Residential (Multiple Dwelling Unit)	1 per 3 dwelling units in excess of 4 units	91		
Retail / Service / Eating and Drinking	1.33 per 1,000 sf. in excess of 3,000 sf.	8	160	
Total		99		
Bicycle Parking (Short-Term)				
Residential (Apartment)	1 per 20 dwelling units	14		
Retail / Service / Eating and Drinking	1 per 3,500 sf.	3	17	
Total		17		
Bicycle Parking (Long-Term)				
Residential (Apartment) (3)	1 per 3 dwelling units	91		
Retail / Service / Eating and Drinking	1 per 10,000 sf.	1	92	
Total		92		
Designated Streets				
Ground floor preferred uses		100% of ground floor street frontage along Howard Road devoted to preferred uses		
Ground floor clear height		14 ft. clear height for a continuous depth of 36 ft. min. from the building line along Howard Road	14 ft. clear height provided as required, flexibility requested from continuous depth requirement at east side of ground floor for utility access	Yes
Ground floor pedestrian entrances		Ground-floor pedestrian entrances, or areas where a future ground-floor entrance could be installed without structural changes, 40 ft. apart along façade facing Howard Road	Provided as required	
Vehicular and loading access		No direct vehicular garage or loading entrance or exit on a new building.	Provided as required	
Special Requirements				
Rooftop solar energy generation		178 kWh per 1,000 sf. GFA	Relief Requested	Yes
3-bedroom IZ Units		All 50% MFI IZ Units and 1/3 of 60% MFI IZ Units	Provided as required	
Stormwater capacity		1.7 in. stormwater event	Relief Requested	Yes
Floodplain location restriction		Outside 500-yr. floodplain	Provided as required	
Notes:				
(1) Loading calculated and provided per 11-C DCMR 902.2				
(2) Minimum vehicle parking requirement shown does not include the 50% transit reduction that is permitted under 11-C DCMR 702.1(a)				
(3) Minimum long-term residential bicycle parking requirement calculated according to D.C. Code 50-1641.05(b)(1) which requires 1 space per 3 residential units				

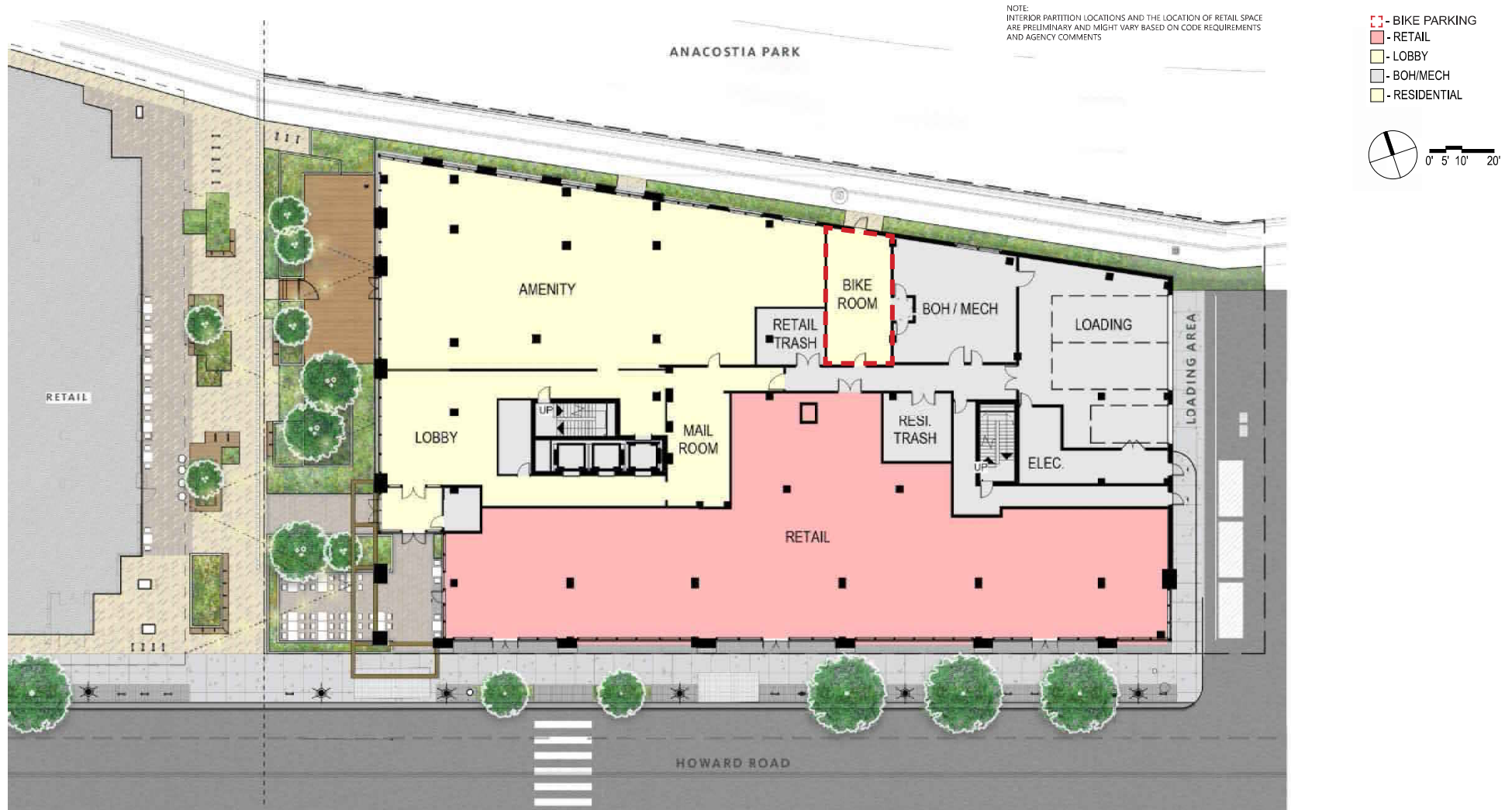
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ZONING ANALYSIS | ZONING DATA | A1.02

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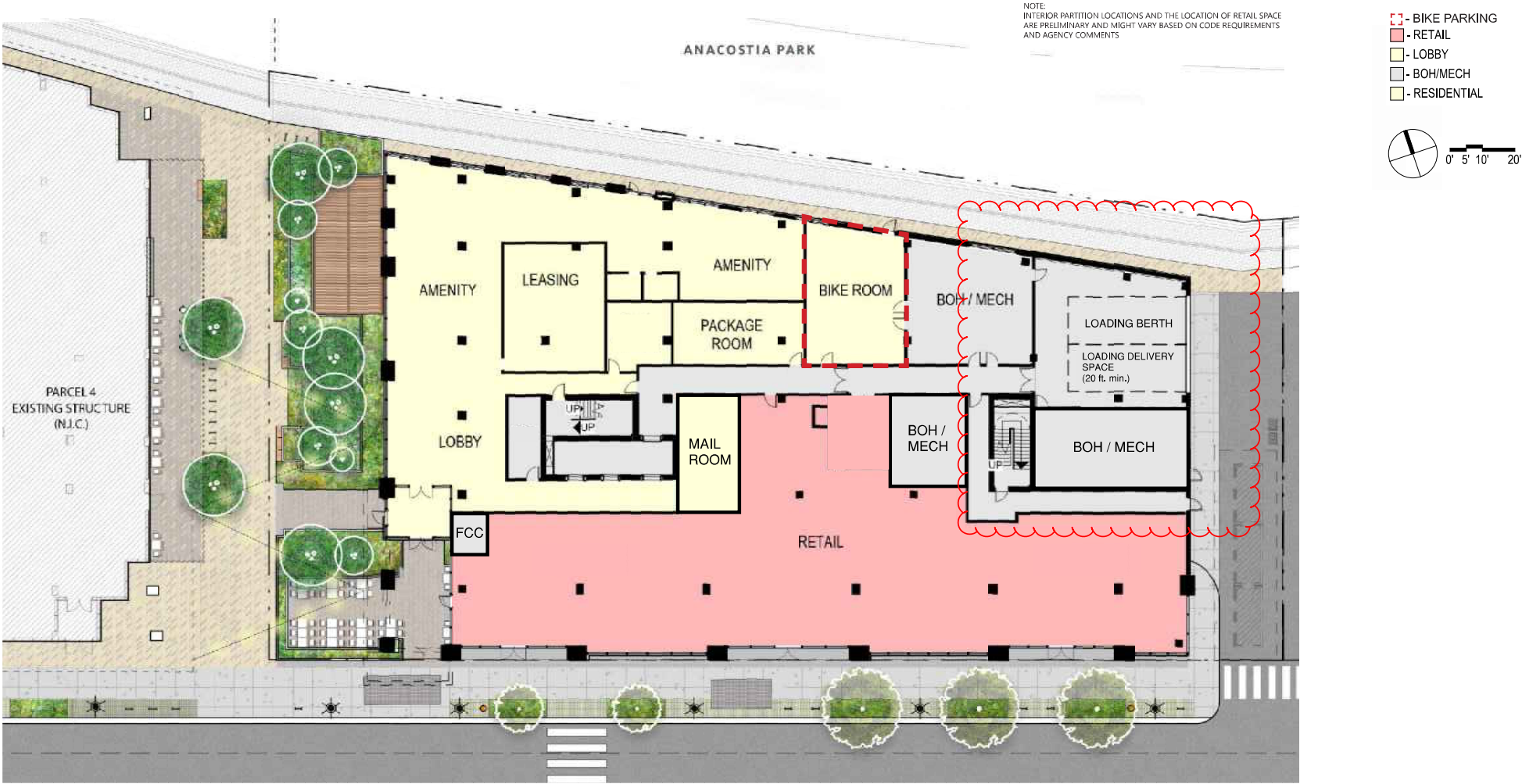
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FLOOR PLANS | GROUND FLOOR | A2.01



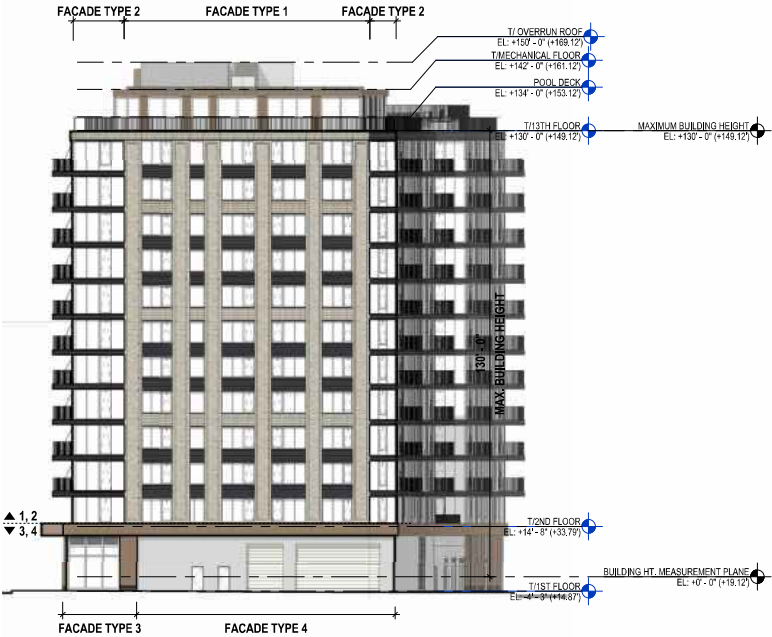
PROPOSED

FLOOR PLANS | GROUND FLOOR | A2.01

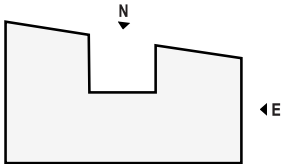


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BUILDING OVERVIEW | NORTH AND EAST ELEVATIONS | A7.02

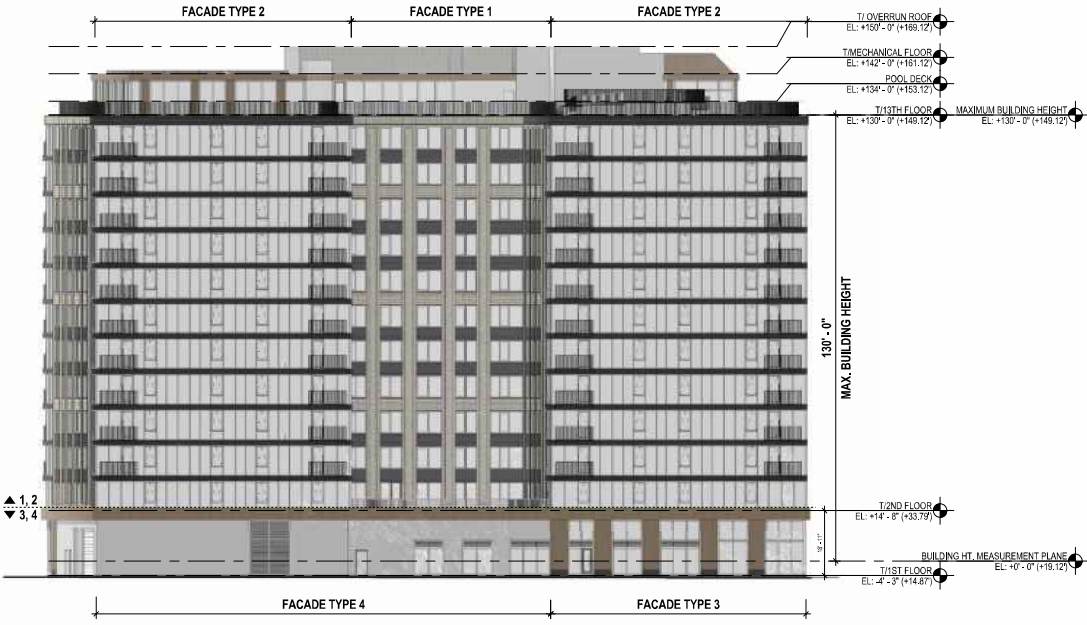
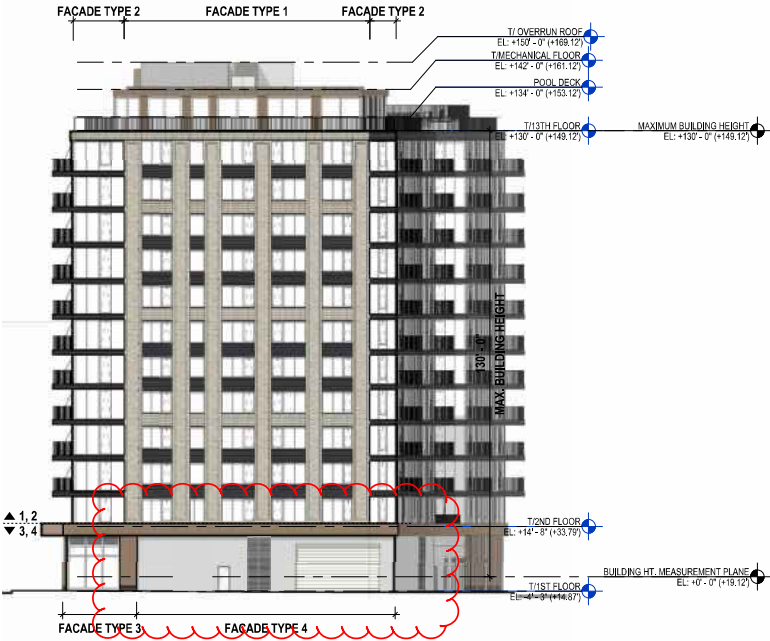


NOTE:
1. GROUND FLOOR RETAIL ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL ELEVATIONS, INCLUDING DESIGN OF ENTRANCES, SHOW WINDOWS, SIGNAGE AND SIZE OF RETAIL UNITS, WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANTS AT TIME OF PERMITTING, APPROVED BY THE BUILDING OWNER, AND MAY CHANGE OVER TIME TO ACCOMMODATE LEASING CYCLES.
2. EXHAUST VENTS TO BE INTEGRATED INTO FINAL FACADE DESIGNS. NO THROUGH-WALL HVAC UNITS WILL BE ON BUILDING ELEVATIONS.



PROPOSED

BUILDING OVERVIEW | NORTH AND EAST ELEVATIONS | A7.02

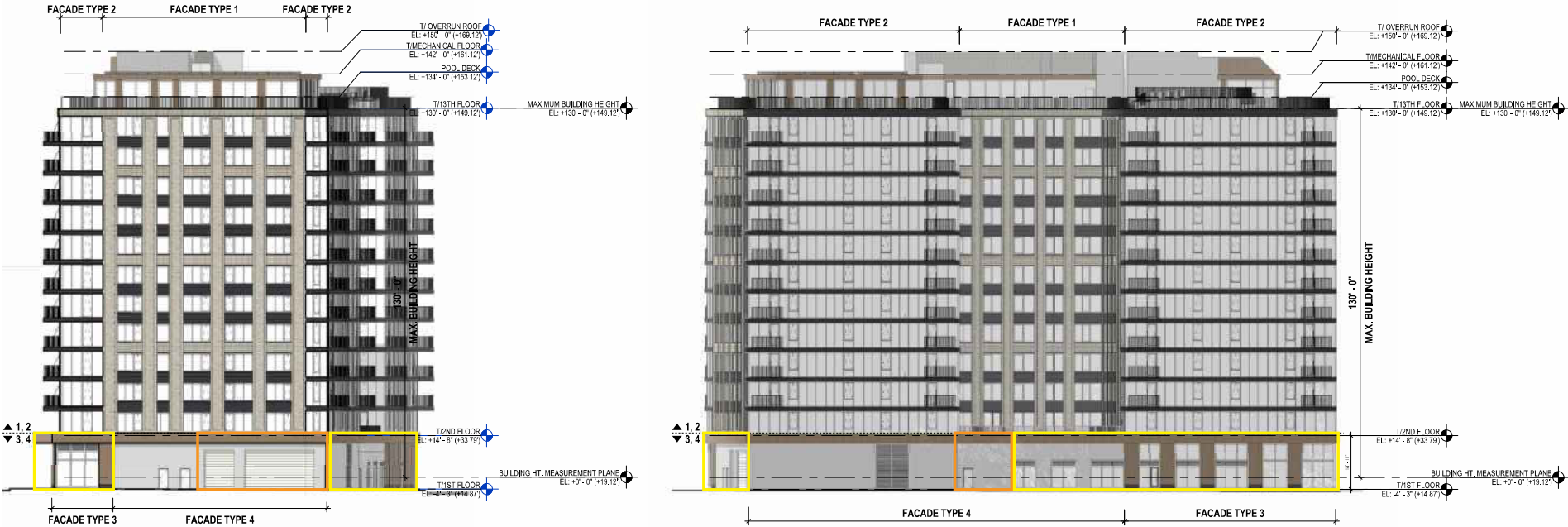


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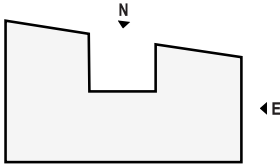
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SIGNAGE ELEVATION | NORTH AND EAST ELEVATIONS | A7.04

- POTENTIAL SIGNAGE LOCATIONS
- POTENTIAL BUILDING OPERATIONS SIGNAGE LOCATIONS



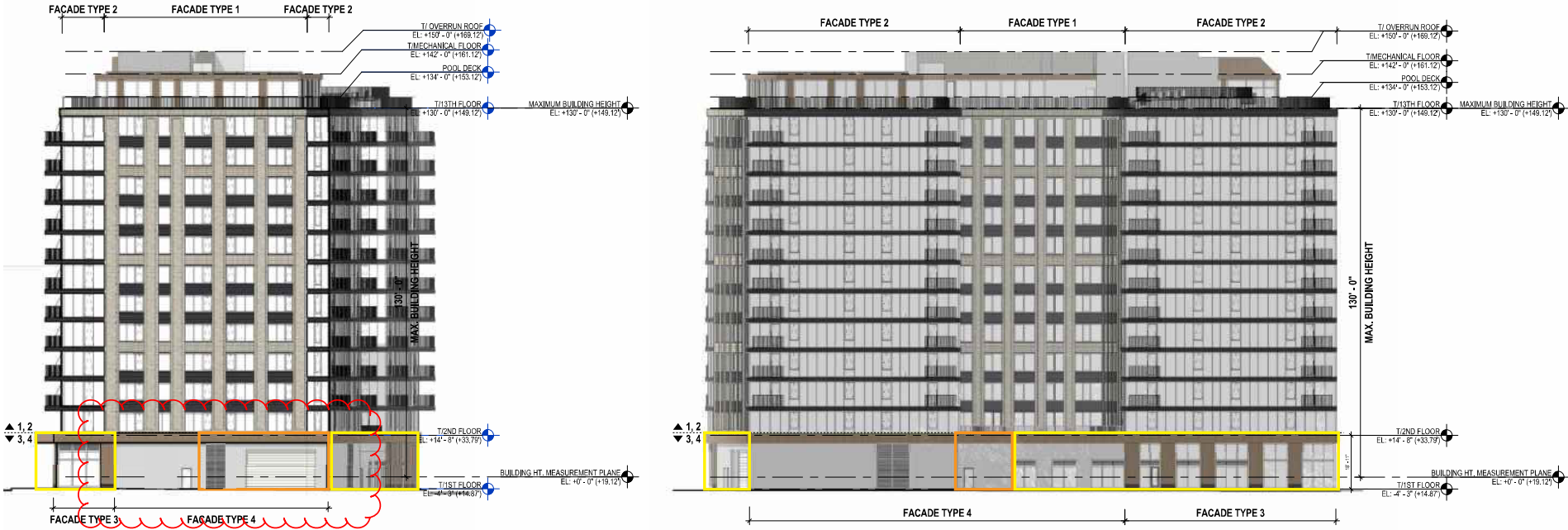
NOTE:
1. SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/ OCCUPANT(S) REQUIREMENTS. SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
2. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL BAY ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANT(S)/OCCUPANT(S), SUBJECT TO APPROVAL BY THE BUILDING OWNER. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE SUBJECT TO CHANGE WITH EACH NEW TENANT THAT OCCUPIES A PARTICULAR RETAIL SPACE.
3. SIGNAGE DESIGN SHALL BE COMPATIBLE WITH AND COMPLEMENT THE BUILDING ARCHITECTURE, BE COORDINATED WITH THE BUILDING FACADE SYSTEM AND CONSIST HIGH-QUALITY MATERIALS.
4. SIGNAGE MAY CONTAIN LETTER AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.



PROPOSED

SIGNAGE ELEVATION | NORTH AND EAST ELEVATIONS | A7.04

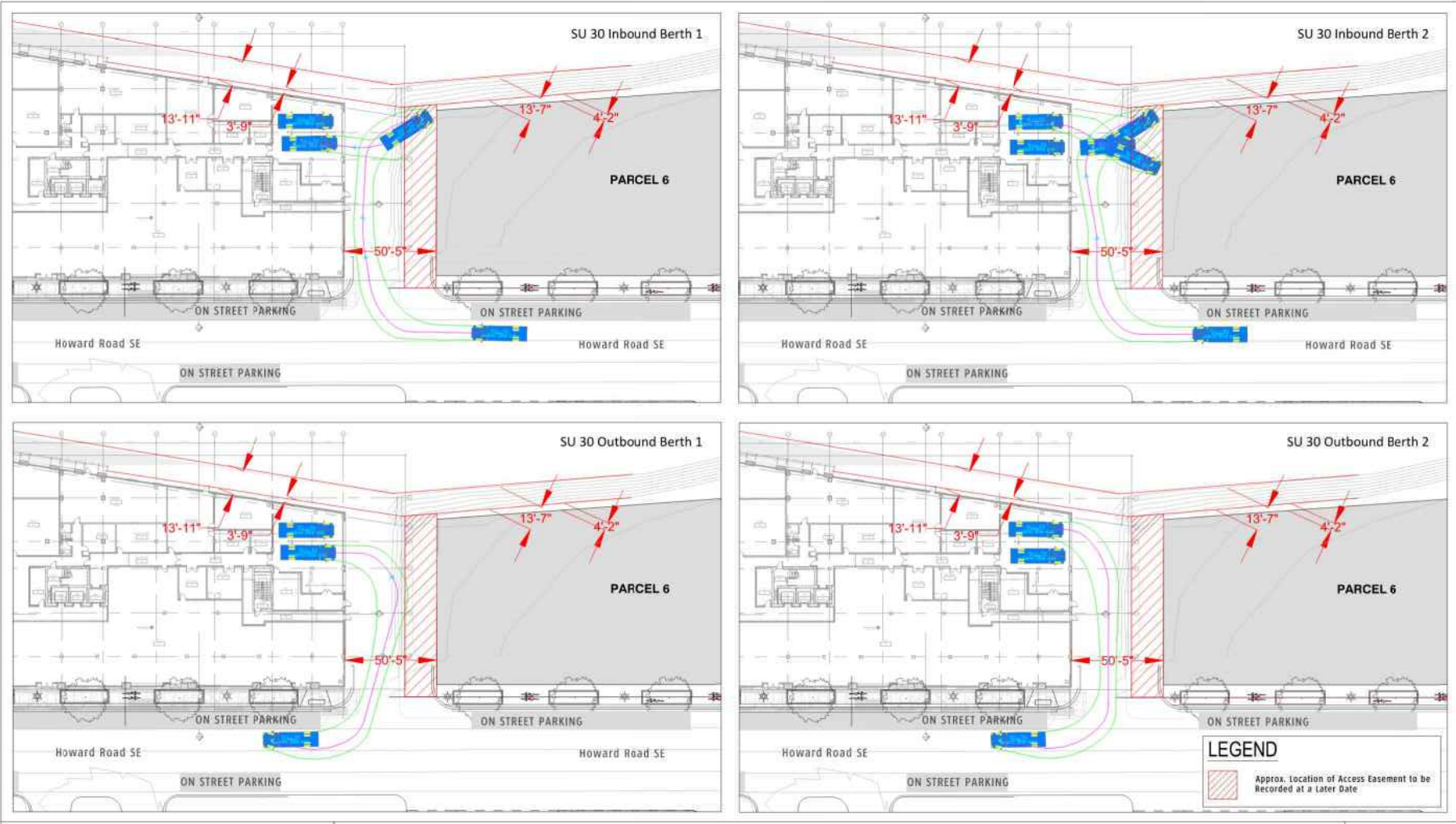
- POTENTIAL SIGNAGE LOCATIONS
- POTENTIAL BUILDING OPERATIONS SIGNAGE LOCATIONS



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CIVIL | TURN STUDY | C0.05



PROPOSED (NO EFFECT ON TRUCK TURN)

CIVIL | TURN STUDY | C0.05

