

# PARKSIDE DEVELOPMENT BLOCK F / PARCEL 9A

**MODIFICATION OF AN APPROVED  
SECOND STAGE PLANNED UNIT DEVELOPMENT**

SQUARE 5056, PARCEL 9A (LOTS 865, 866 & 867)

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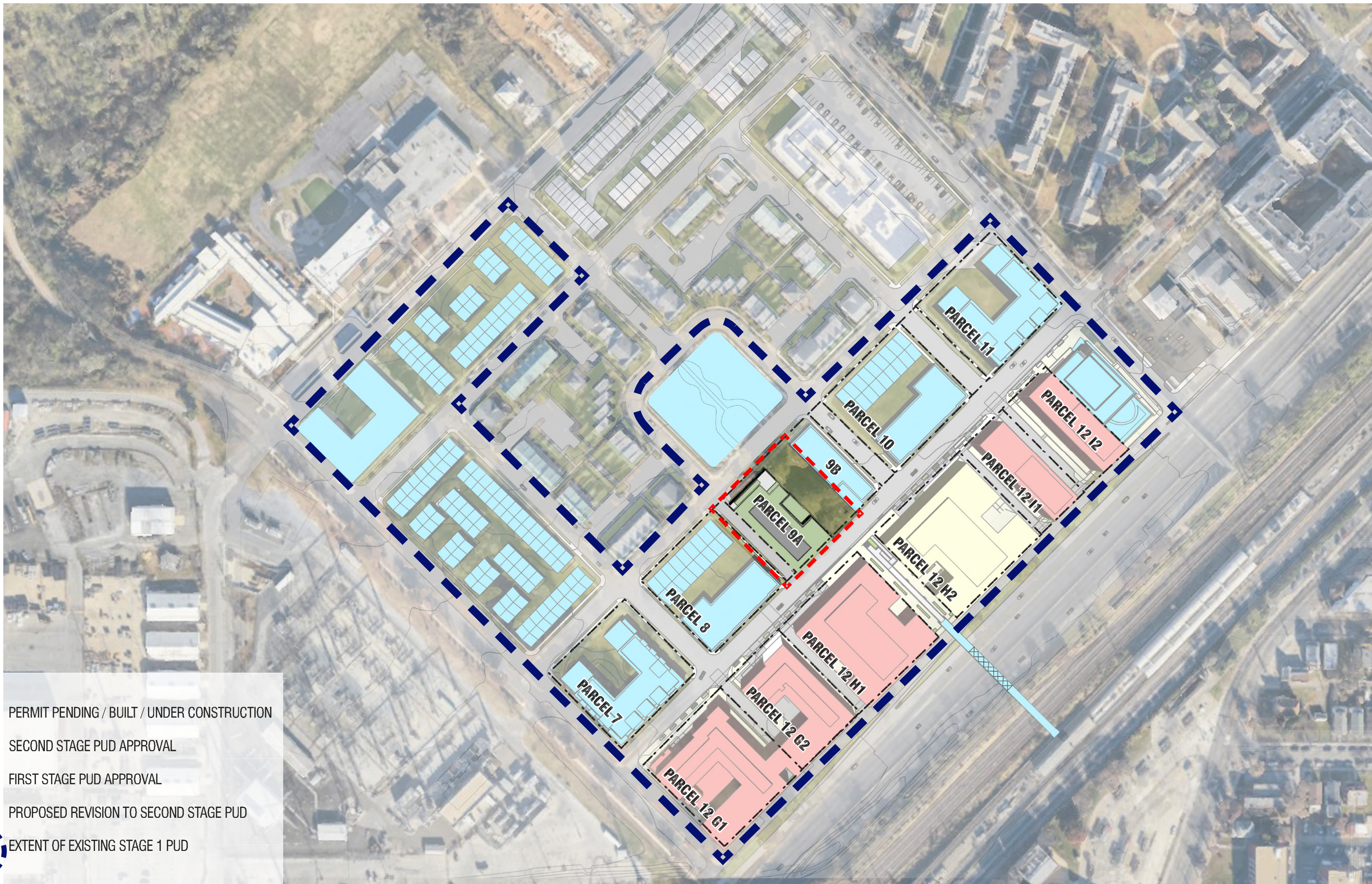
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- PERMIT PENDING / BUILT / UNDER CONSTRUCTION
- SECOND STAGE PUD APPROVAL
- FIRST STAGE PUD APPROVAL
- PROPOSED REVISION TO SECOND STAGE PUD
- EXTENT OF EXISTING STAGE 1 PUD

**PARKSIDE DC - BLOCK F / PARCEL 9A**

**MASTER PLAN - PUD STATUS - P0.01**

**VICTORY SQUARE**

98-UNIT AFFORDABLE SENIOR LIVING FACILITY; 96,900 GSF OPENED 2012

**NEW PARKSIDE TOWNHOMES**

100 WORKFORCE AND MARKET RATE FOR SALE TOWNHOMES BY K HOVNIANIAN OPENED 2016

**THE GROVE AT PARKSIDE**

186 AFFORDABLE RENTAL UNITS; 183,000 GSF OPENED 2017

**KEY :**

- APPROVED/BUILT. UNDER CONST.
- SECOND STAGE PUD APPROVAL
- FIRST STAGE PUD APPROVAL
- PROPOSED REVISION TO SECOND STAGE PUD
- EXTENT OF EXISTING STAGE 1 PUD

**METROTOWNS AT PARKSIDE**

83 FOR-SALE TOWNHOMES AND 42 RENTAL UNITS BY POLLIN AND ENTERPRISE COMPLETED 2015

**EXISTING TOWNHOMES**

100 TOWNHOMES BUILT IN THE 1990S

**CESAR CHAVEZ SCHOOL**

MIDDLE AND HIGH PUBLIC CHARTER SCHOOL. OPENED 2005

**PARKSIDE GREEN**

1-ACRE PUBLIC PARK OPENED 2014



**BLOCK G / PARCEL 12**

425 RENTAL UNITS, 500,000 GSF  
DESIGN AND ENTITLEMENTS : TBD  
CONSTRUCTION START : TBD

**BLOCK F / PARCELS 8.9 & 10**

419 UNITS, 30,000 SF RETAIL  
25 TOWNHOMES  
DESIGN AND ENTITLEMENTS:  
PARCEL 8, 9B AND 10 COMPLETED IN 2022  
PARCEL 9A SUBMITTED IN 2022  
CONSTRUCTION START :  
PARCEL 8,10 START 2021 AND 9B= 2023  
PARCEL 9A START 2023

**NEW PEDESTRIAN BRIDGE**

CONSTRUCTION COMPLETED 2021

**BLOCK F / PARCEL 9**

PEDESTRIAN ONLY PROMENADE 0.34 ACRES  
DESIGN AND ENTITLEMENTS : 2022  
CONSTRUCTION START : 2023

**BLOCK H / PARCEL 12**

COMBINED UP TO 750,000 GSF OF OFFICE SPACE WITH GROUND FLOOR RETAIL  
DESIGN AND ENTITLEMENTS : TBD  
TARGET CONSTRUCTION START : TBD

**UNITY-PARKSIDE HEALTH CLINIC**

43,000 SF PRIMARY CARE CLINIC  
OPENED 2013

**BLOCK J / PARCEL 11**

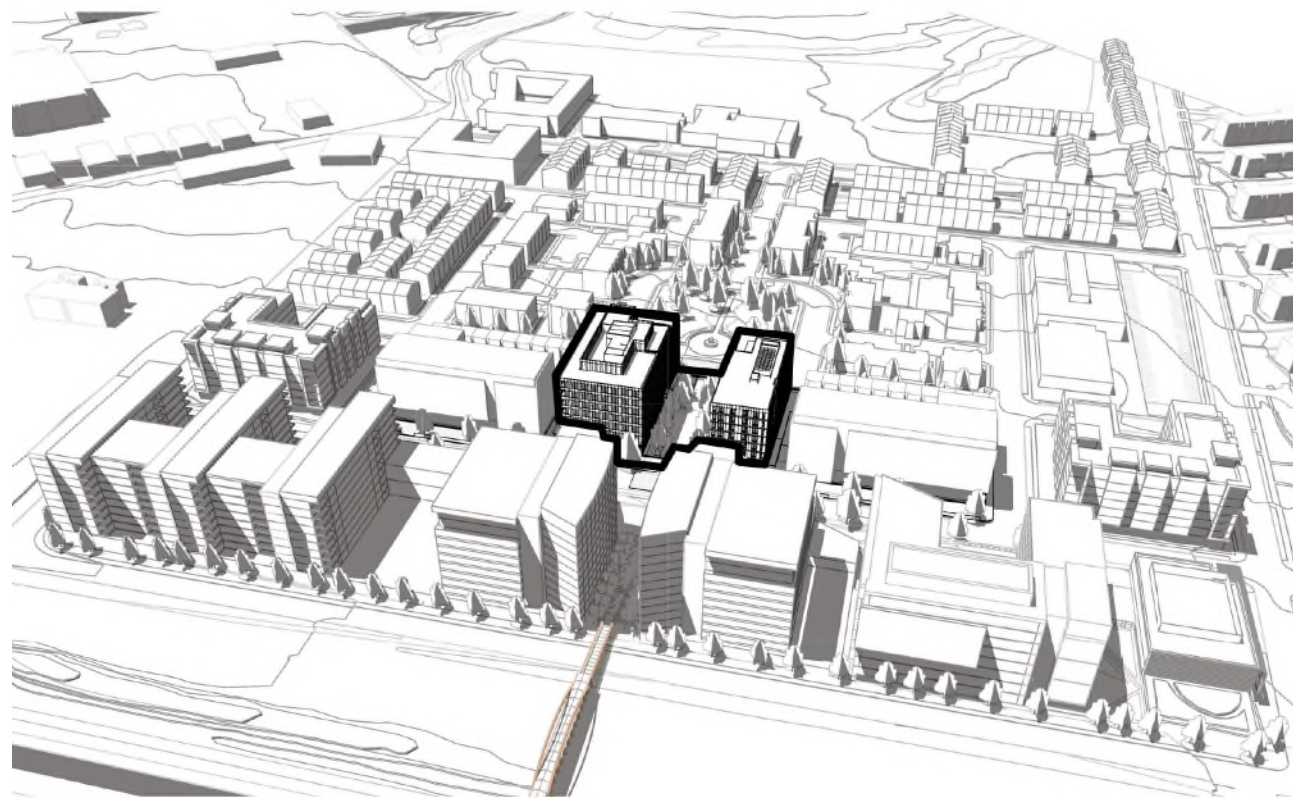
191 MARKET RATE RESIDENTIAL UNITS,  
172,150 GSF  
DESIGN AND ENTITLEMENTS 2017  
CONSTRUCTION START 2020 (COMPLETE)

**BLOCK I / PARCEL I1 & I2**

I1 - 120 KEY HOTEL (PROPOSED)  
I2 - 110 UNITS, 7500 SF RETAIL  
DESIGN AND ENTITLEMENTS TBD  
CONSTRUCTION START TBD



APPROVED FIRST-STAGE, Z.C. CASE NO. 05-28



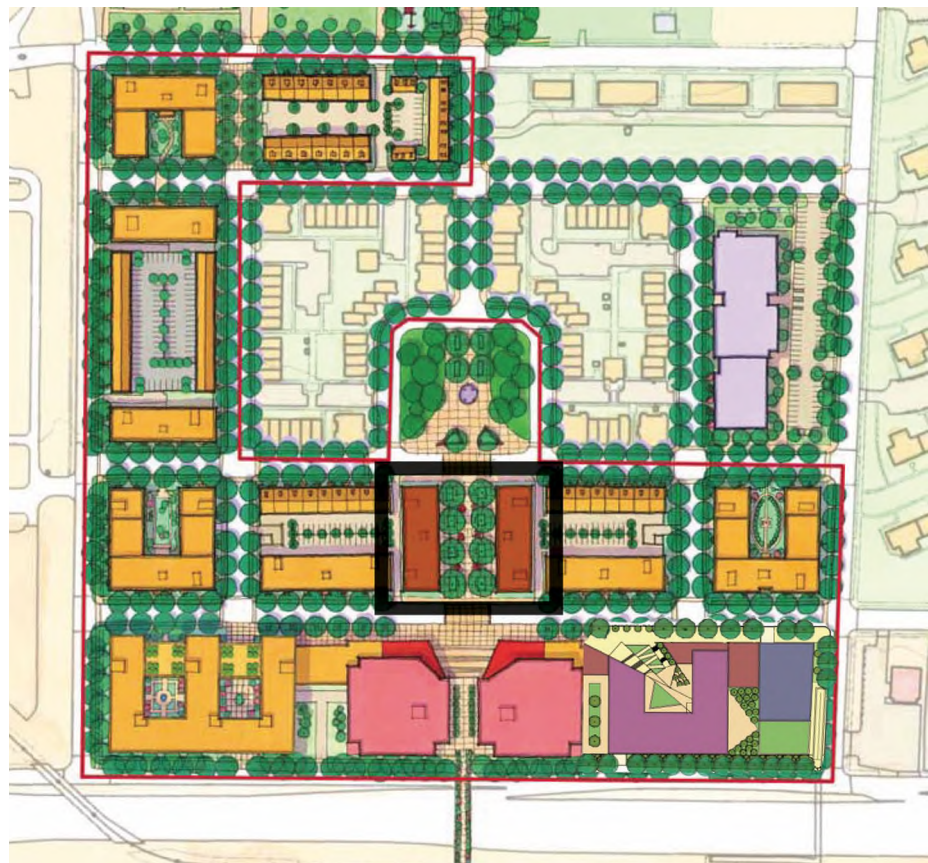
PREVIOUSLY APPROVED SECOND-STAGE, Z.C. CASE NO. 05-28Q



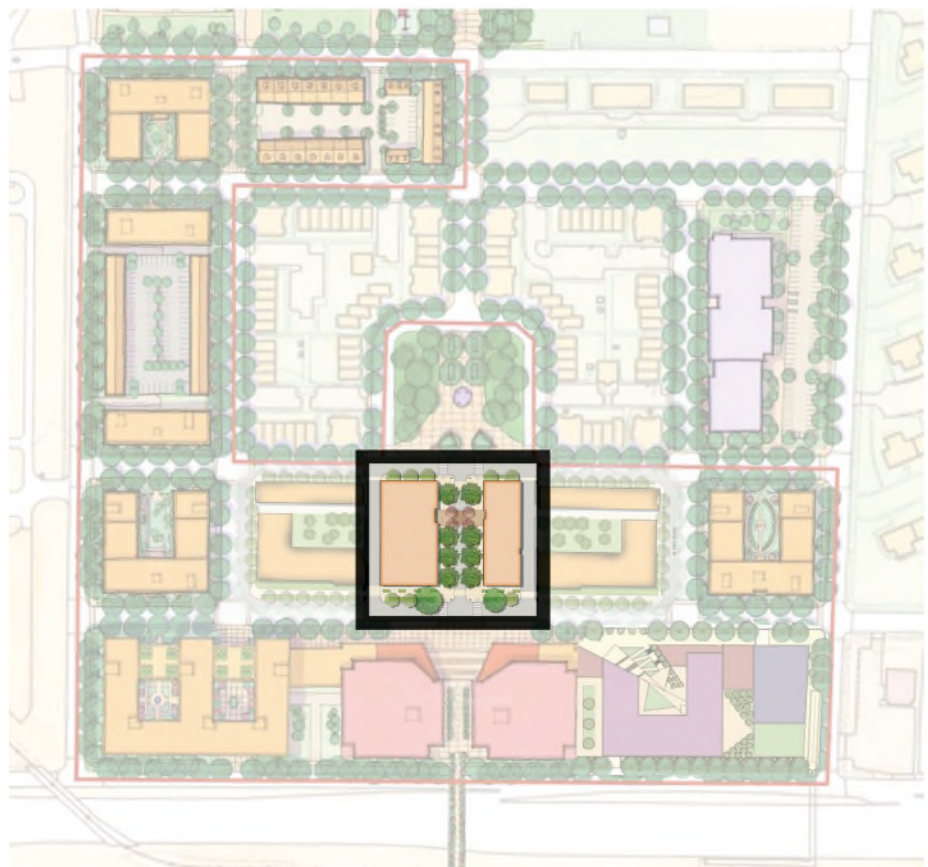
PROPOSED REVISION TO PARCEL 9A ONLY

**PARKSIDE DC - BLOCK F / PARCEL 9A**

**SITE AERIAL - PREVIOUSLY APPROVED & PROPOSED - P1.01**

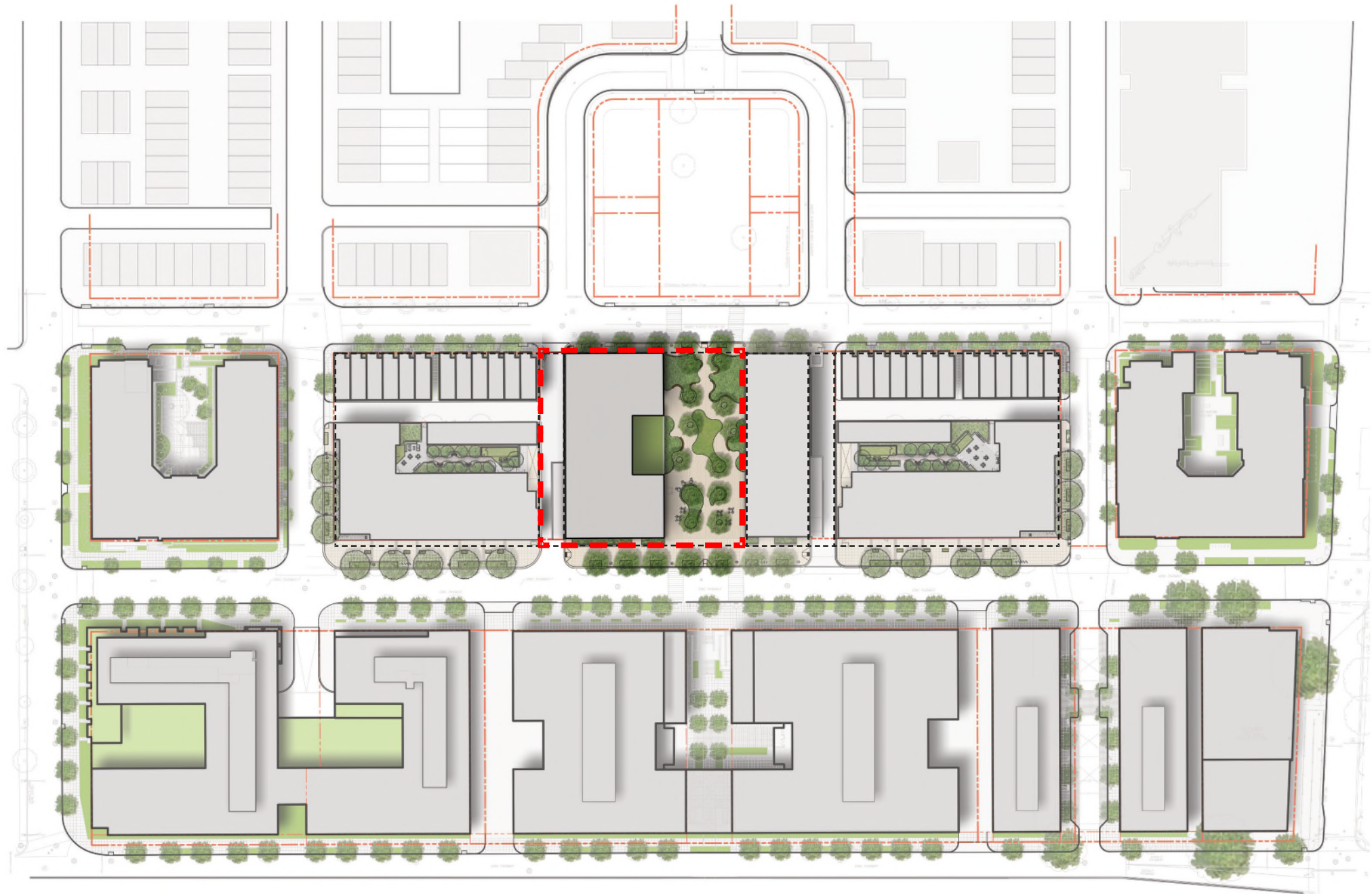


BLOCK F / PARCEL 9 / BUILDINGS F1 & F2 - APPROVED - FIRST STAGE PUD  
RESIDENTIAL GSF - 151,200 SF



PARCEL 9 - PREVIOUSLY APPROVED DEVELOPMENT - SECOND STAGE PUD  
OFFICE 112,595 SF - (BLDG 9A)  
RESIDENTIAL 78,460 SF - (BLDG 9B)  
RETAIL 16,704 SF - (5,712 SF BLDG 9B & 10,992 SF BLDG 9A)

**PARKSIDE DC - BLOCK F / PARCEL 9A**



PROPOSED		PREVIOUSLY APPROVED SECOND - STAGE PUD, Z.C. CASE NOS. 05-28Q AND 05-28Z		TOTAL	
PARCEL 9A		PARCEL 9B		PARCEL 9	
RESIDENTIAL	109,611 SF	RESIDENTIAL	81,663 SF	RESIDENTIAL	191,274 SF
RETAIL	9,614 SF	RETAIL	4,386 SF	RETAIL	14,000 SF



**SITE PLAN - PREVIOUSLY APPROVED & PROPOSED - P1.02**

Washington, D.C., June 2, 2021

Plat for Building Permit of: SQUARE 5056 Lots 849, 851 & 864 - 870

Scale: 1 inch = 60 feet

Recorded in Book A & T Page 3880 - W (Lots 849 & 851)  
Book A & T Page 3882 - U (Lots 864 - 870)

Receipt No. 21-05572 Drawn by: A.S.

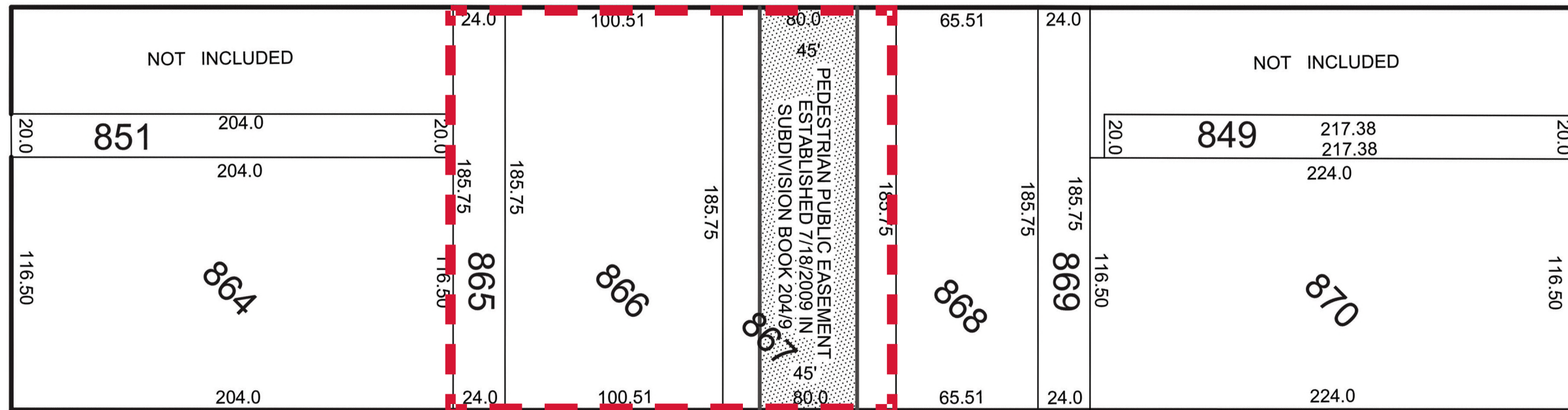
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Surveyor, D.C.

### PARKSIDE PLACE, N.E.

722.02

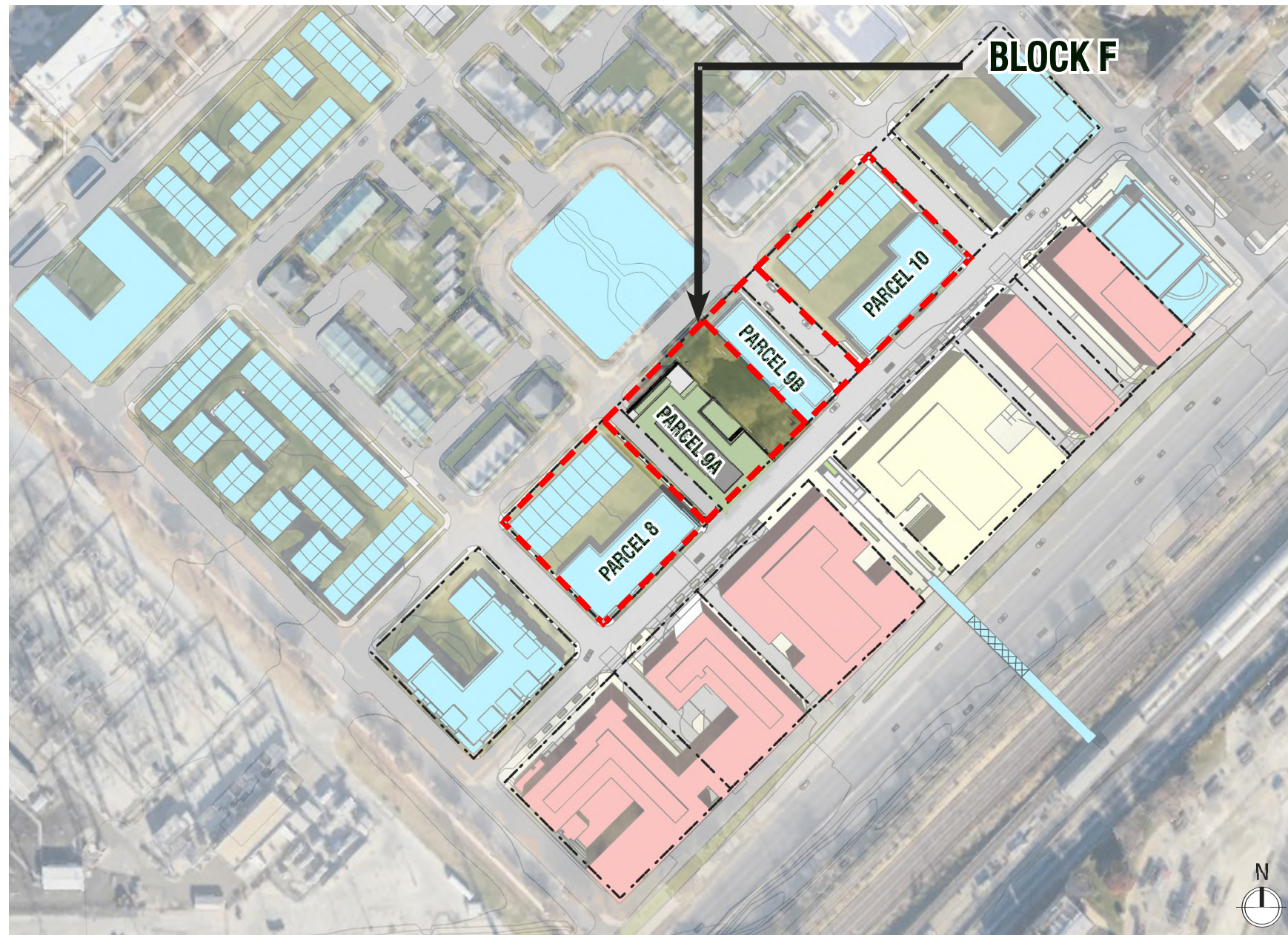
FRANKLIN DELANO  
ROOSEVELT PLACE, N.E.



ALBERT IRVIN  
CASSELL PLACE, N.E.

### KENILWORTH TERRACE, N.E.





**ZONING TABULATIONS - PARCEL 9A ONLY**

	<b>REQ. / ALLOWED - PUD (CASE NO. 05-28Q)</b>	<b>PROPOSED - PARCEL 9A (CASE NO. 05-28AA)</b>
ZONING DISTRICT :	C-3-A	C-3-A
LAND AREA :	NO MINIMUM REQUIRED	37988 SF
BUILDING HEIGHT : (MEASURED AT KENILWORTH FACADE)	90'-0" MAX. @ KENILWORTH TERRACE & 77'-8" MAX. @ PARKSIDE PLACE	81'-5" @ KENILWORTH TERRACE & 70'-2" @ PARKSIDE PLACE
DENSITY (GFA/FAR)	4.00 MAX. TOTAL F.A.R. <b>(151,952 GSF MAX. TOTAL)</b> (1.00 MAX. NON-RES. F.A.R.) <b>(37,988 GSF MAX. NON-RES.)</b>	3.14 F.A.R. <b>(119,225 SF)</b> (0.25 NON-RES. F.A.R.) <b>(9,614 SF)</b>
LOT OCCUPANCY :	75% MAX.	±48%
SIDE YARD :	13'-7" MIN.	±25'-0" TOWARD PARCEL 8 & ±80'-0" TOWARD PARCEL 9B
OPEN COURT HEIGHT :	NO PRESCRIPTION	±57'-8"
OPEN COURT WIDTH:	19'-2 1/2" MIN.	±58'-5"
LOADING BERTHS:	1 @ 30'D X 12'W X 14'H MIN.	PROVIDED
LOADING PLATFORMS:	1 @ 100 SF (8'W X 10'H) MIN.	PROVIDED
SERVICE/DELIVERY SPACES:	1 @ 20'D X 10'W X 10'H MIN.	PROVIDED
PENTHOUSE HEIGHT:	MAX. 20'-0" & 1 STORY	±8'-6"
PENTHOUSE SETBACKS:	1:1 HEIGHT-TO-SETBACK MIN.	WILL COMPLY - SEE PLANS
GREEN AREA RATIO :	.25 GAR MIN.	> .25 PROVIDED - SEE LANDSCAPE
OFF-STREET PARKING :	MIN. 41 RESIDENTIAL SPACES & MIN. 9 RETAIL SPACES	43 RESIDENTIAL SPACES & 9 RETAIL SPACES
BICYCLE PARKING:	LONG-TERM: 42 SPACES (RESI.) & 1 SPACE (RETAIL) MIN. SHORT-TERM : 6 SPACES (RESI.) & 3 SPACES (RETAIL) MIN.	PROVIDED PROVIDED

**BLOCK F / PARCEL 9 SUMMARY - COMPARISON WITH APPROVED PUD**

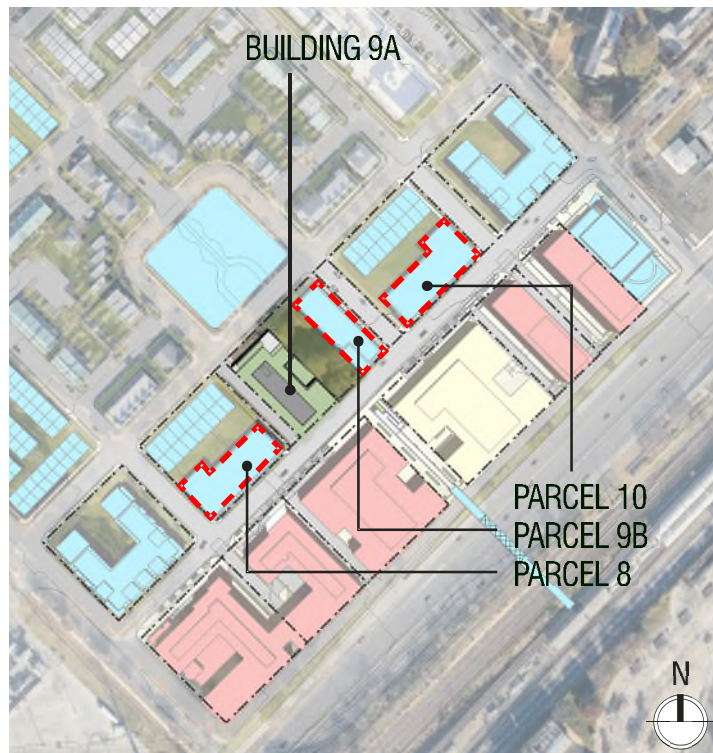
	<b>C-3-A ZONING DISTRICT</b>	<b>BLOCK F (INCLUDING PARCEL 8,9 &amp; 10)</b>		<b>PARCEL 9 (INCLUDING PARCEL 9A &amp; 9B)</b>	
	<b>ALLOWED/REQUIRED</b>	<b>APPROVED</b>	<b>PROPOSED</b>	<b>APPROVED</b>	<b>PROPOSED</b>
LOT AREA	134,110 SF	143,000 SF	134,110 SF	54,423 SF	NO CHANGE
OCC. AREA	72,018 SF	67,782 SF	78,164 SF	30,150 SF	30,696 SF
LOT OCC.	75.0%	47.4%	54.7%	55.4%	56.4%
RETAIL		N/A	28,490 SF	16,704 SF	14,000 SF
OFFICE		N/A	NONE PROPOSED	112,595 SF	NONE PROPOSED
RESIDENTIAL		N/A	457,385 SF	78,460 SF	191,274 SF
TOTAL GFA	536,440 SF	444,825 SF	500,518 SF	207,759 SF	205,274 SF
FAR	4.00	3.13	3.73	3.81	3.77
RES. UNITS	NO MAX.	330-365 UNITS	498 UNITS	76 UNITS	209 UNITS
PARKING	VARIES	485 SPACES	204 SPACES	151 SPACES	93 SPACES
	<i>MATTER-OF-RIGHT</i>	<i>ZC CASE NO. 05-28</i>	<i>ZC CASE NO. 05-28AA, ZC CASE NO. 05-28Z, ZC CASE NO. 05-28R/S, &amp; ZC CASE NO. 05-28Y</i>	<i>ZC CASE NO. 05-28Q</i>	<i>ZC CASE NO. 05-28AA &amp; ZC CASE NO. 05-28Z</i>

**PARKSIDE DC - BLOCK F / PARCEL 9A**

**VICINITY PLAN & ZONING TABULATION - P1.04**



**KEY PLAN**



**PARCEL 8**



**PARCEL 9B**



**PARCEL 10**