

1348 4TH ST. N.E./ 401 NEW YORK AVE. N.E.

APPLICATION FOR A CONSOLIDATED PUD, ZONING MAP AMENDMENT, AND AIRSPACE DEVELOPMENT



11/22/2019

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PROJECT TEAM

DEVELOPER

1348 4th Street NE, LLC and EAJ 401 New York Ave LLC

LAND USE COUNSEL

Goulston & Storrs

DESIGN ARCHITECT

SHoP Architects

ARCHITECT OF RECORD

WDG Architecture PLLC

LANDSCAPE ARCHITECT

James Corner Field Operations

CIVIL ENGINEER

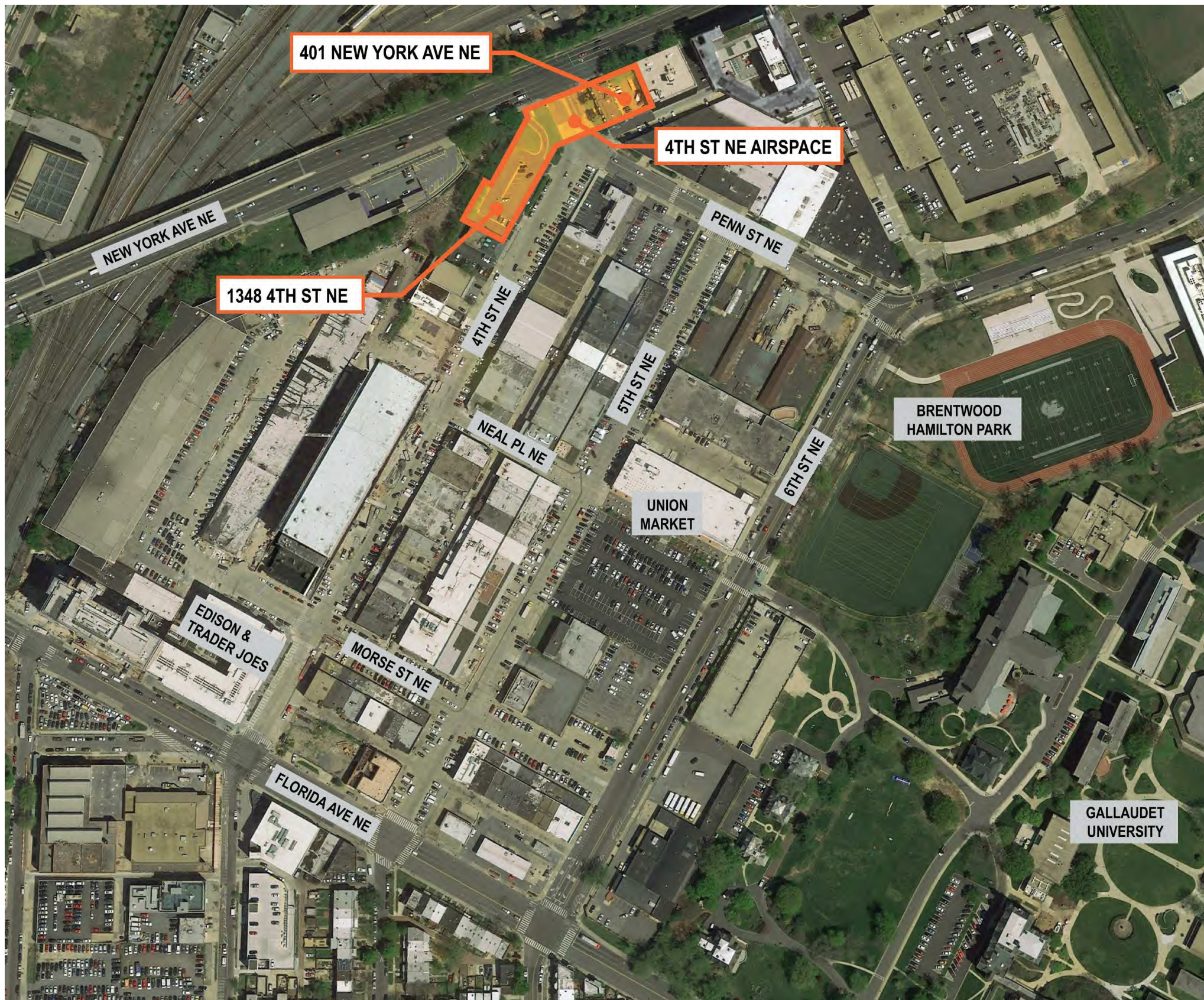
Bohler Engineering

TRAFFIC CONSULTANT

Gorove Slade

LEED CONSULTANT

SDC



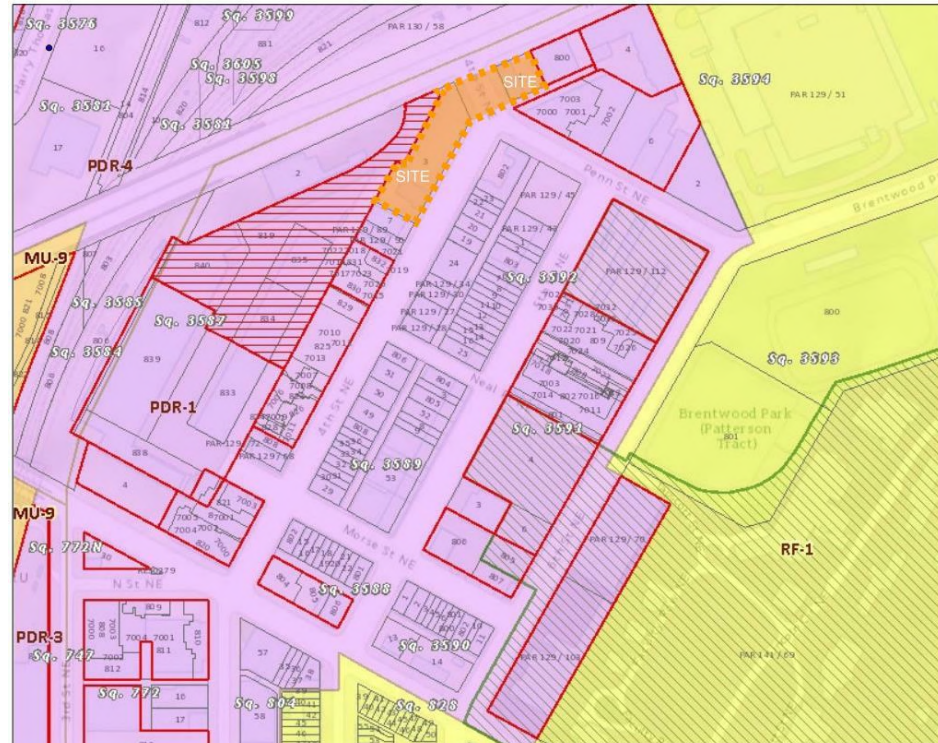
The Project is a mixed-use building located at 1348 4th St NE and 401 NY Ave. The primary design objective for the Project is to create an iconic piece of architecture that celebrates DC, provides a memorable gateway into Downtown DC and sets up a threshold moment into the Union Market District. Given the Project's location at a topographical high-point, the Applicant sees this PUD as an opportunity to generate a grand design gesture embodied in the Project's bridge element, which will be a visible icon for DC and the Union Market District and also yield uninterrupted views from the rooftop to DC's icons such as the Capitol and Washington Memorial. Massing features such as chamfered corners at key locations maximize views from New York Ave. NE into the neighborhood by creating a characteristic corbelling effect to expose, among other areas, the public entry to the rooftop on 4th Street, NE through a vertical garden. This vertical garden combines with an urban plaza/pocket park along 4th Street that creates a continuous and generous access from the animated streetscape to the rooftop.

The 130ft tall building comprises a total site area of 59,120 SF, including airspace over 4th St NE, and a total building area of 550,600 SF. The Project will be served via loading off alleys, a three level 175-250 space underground parking garage, and dedicated bicycle parking. The PUD program includes office, residential, and retail/PDR/maker uses, in addition to a programmed rooftop and habitable penthouse space accessible via a vertical garden. The publicly accessible rooftop will provide a new venue for the community to gather, with spaces for events, dining, recreation, wellness, and relaxation. The development anticipates maintaining a continuous presence for the existing PNC bank location on site, which is an important community resource, by temporarily relocating it to the adjacent parcel during construction and ultimately locating PNC back into the ground floor retail upon completion.

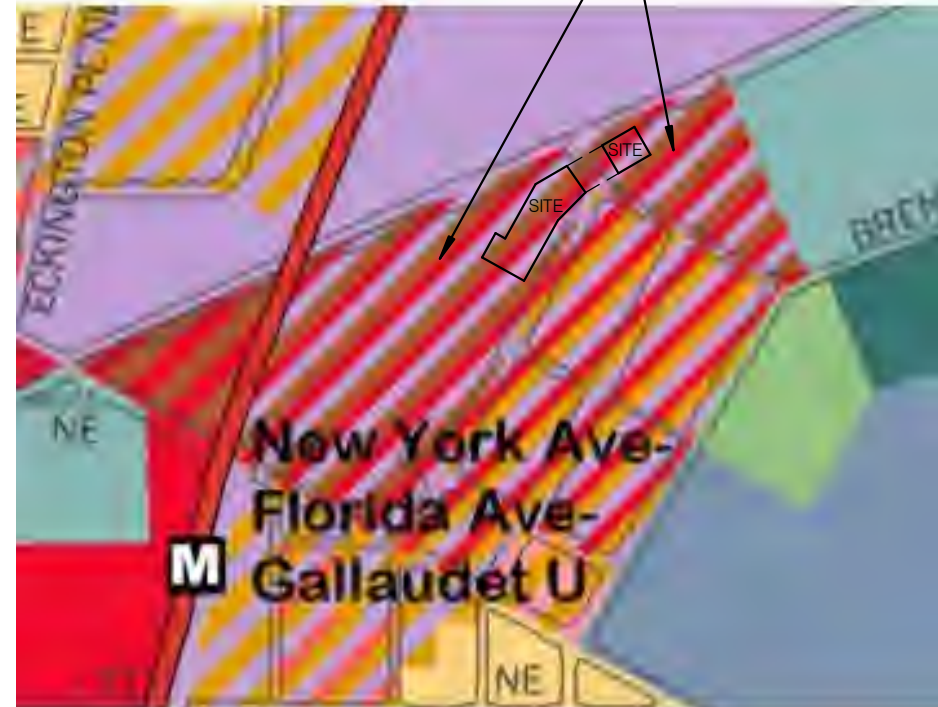
The Applicant believes that the Project, with its signature rooftop, one-of-a-kind bridge over 4th Street, NE, impressive architectural design and detailing, and PUD benefits, achieves the desired objectives of the District and will enhance DC's reputation as a global center for art, culture, and economy.

PROJECT ADDRESS
 1348 4TH STREET NE + 401 NEW YORK AVENUE NE + AIRSPACE OVER PORTION OF 4TH STREET NE BETWEEN BOTH LOTS
 SQUARE 3587, LOT 0003 AND SQUARE 3594, LOT 0001
 PDR-1 (CURRENT); MU-30 (PROPOSED)
PROPOSED COMBINED LOT AREA: 37,320 SF (LOT 3) + 10,000 SF (LOT 1) + 11,800 SF (AIR RIGHTS)
 = 59,120 SF

ZONING MAP



COMPREHENSIVE PLAN FUTURE LAND USE MAP



ZONING DATA

ITEM	ZONING REQUIREMENT	ALLOWED/REQUIRED	PROPOSED PUD	FLEXIBILITY REQUESTED
LOT OCCUPANCY	100% ALLOWED	59,120 SF (W/AIR RIGHTS)	46,201 SF (97.6%) + 11,800 SF AIRSPACE	NO
BUILDING HEIGHT	130' PLUS 20' PENTHOUSE		130' PLUS 20' PENTHOUSE	NO
GROSS FLOOR AREA	12.00 FAR MAX (14.4 FAR WITH PUD BONUS)		9.1	NO
PENTHOUSE HABITABLE FLOOR AREA	0.4 X 59,120 SF	23,626 SF	17,300 SF	NO
PENTHOUSE HEIGHT	20 FT HEIGHT AND 1:1 SETBACK.		20 FT HEIGHT; 1:1 SETBACK	NO
COURTS	NONE REQUIRED; IF PROVIDED, 4" PER FT OF HEIGHT, 10' MIN (RESIDENTIAL) AND 2.5" PER FT OF HEIGHT, 12' MIN (NON-RESIDENTIAL)		REFER TO A-11 FOR PROPOSED	NO
REAR YARD^	2.5IN/FT OF HEIGHT	2.5" X 130.00' = 27'-1"	35'-4" MEASURED TO CENTER LINE OF FOURTH STREET NE	NO
SIDE YARD	NOT REQUIRED		NONE PROVIDED	NO
GREEN AREA RATIO		0.2 MIN	0.2 MIN	NO
LOADING BERTHS*	12'X-30'	2 REQUIRED	3 PROVIDED	NO
LOADING PLATFORM*	100 SF	2 REQUIRED	2 PROVIDED	NO
DELIVERY/SERVICE SPACE*	10'X20'	1 REQUIRED	2 PROVIDED	NO

^SECTION B318.8 ALLOWS MEASUREMENT TO CENTER LINE PUBLIC STREET
 *SHARED LOADING PER HIGHEST USE, OFFICE LOADING REQUIREMENTS GOVERN (11-C DCMR 902.2)

GROSS FLOOR AREA TABULATION

LEVEL	TOTAL RETAIL (GFA)	LEVEL	TOTAL AIR RIGHTS (GFA)
01	21,100	14-R	11,800
02	27,400	13-R	11,800
TOTAL	48,500	12-R	11,800
		11-R	11,800
		TOTAL	47,200

LEVEL	TOTAL OFFICE (GFA)	LEVEL	TOTAL RESIDEN. (GFA)
12-O	15,700	14-R	24,900
11-O	15,500	13-R	24,900
10-O	15,600	12-R	24,900
09-O	15,500	11-R	24,900
08-O	15,300	10-R	24,800
07-O	15,100	09-R	24,800
06-O	14,800	08-R	24,700
05-O	14,700	07-R	24,500
04-O	14,500	06-R	24,300
03-O	15,100	05-R	24,100
02	1,200	04-R	23,900
01	2,900	03-R	23,600
TOTAL	155,900	02	4,700
		TOTAL	299,000

BUILDING TOTAL GFA = 550,600 SF

PARKING

ITEM	ZONING REQUIREMENT	ALLOWED/REQUIRED	PROPOSED PUD	FLEXIBILITY REQUESTED
RESIDENTIAL PARKING	1 PER 3 DWELLING UNITS. AFTER 4 DUs	(366 DU-4) / 3	121 SPACES REQ'D	
OFFICE PARKING	0.5 PER 1,000 SF IN EXCESS OF 3,000 SF	155,900 SF - 2,214 SF / 2000	77 SPACES REQ'D	
RETAIL PARKING	1.33 PER 1,000 SF IN EXCESS OF 3,000 SF	(55,400 SF - 786 SF) / 750	73 SPACES REQ'D	NO
			271 TOTAL SPACES REQUIRED	
COMPACT SPACES	ALLOWED (SECTION 712.3)	MAX 49% OF TOTAL	36 COMPACT SPACES / 192 TOTAL = 19%	NO
ADA SPACES	PER BUILDING CODE	5 STANDARD PLUS 2 VAN ACCESSIBLE	7 LOCATED ADJACENT TO GARAGE ELEVATORS	NO

*EXEMPT FLOOR AREA TO BE PRORATED AMONG USES PER 11-C DCMR SECTION 701.6. RETAIL (55,400/ 55,400 + 155,900 = 26.2% X 3,000 SF = 786 SF. OFFICE = 3000 SF - 786 SF = 2,214 SF

PARKING PROVIDED:

LEVEL	STD**	ADA	CMPCT	TOTAL
P1	31	7	1	39
P2	55	0	20	75
P3	63	0	15	78
TOTAL	149	7	36	192*

*CURRENT PLANNED SPACES = 192; FINAL PLANNED SPACES = 192 +/- 10% AND/OR +/- 1 LEVEL OF PARKING, PLUS 32 'VAULT' SPACES ('VAULT' SPACES DO NOT COUNT TOWARDS MIN. PARKING REQUIREMENT)

**PARALLEL SPACES ON PLAN ARE TABULATED INTO STANDARD PARKING VALUES ON CHART

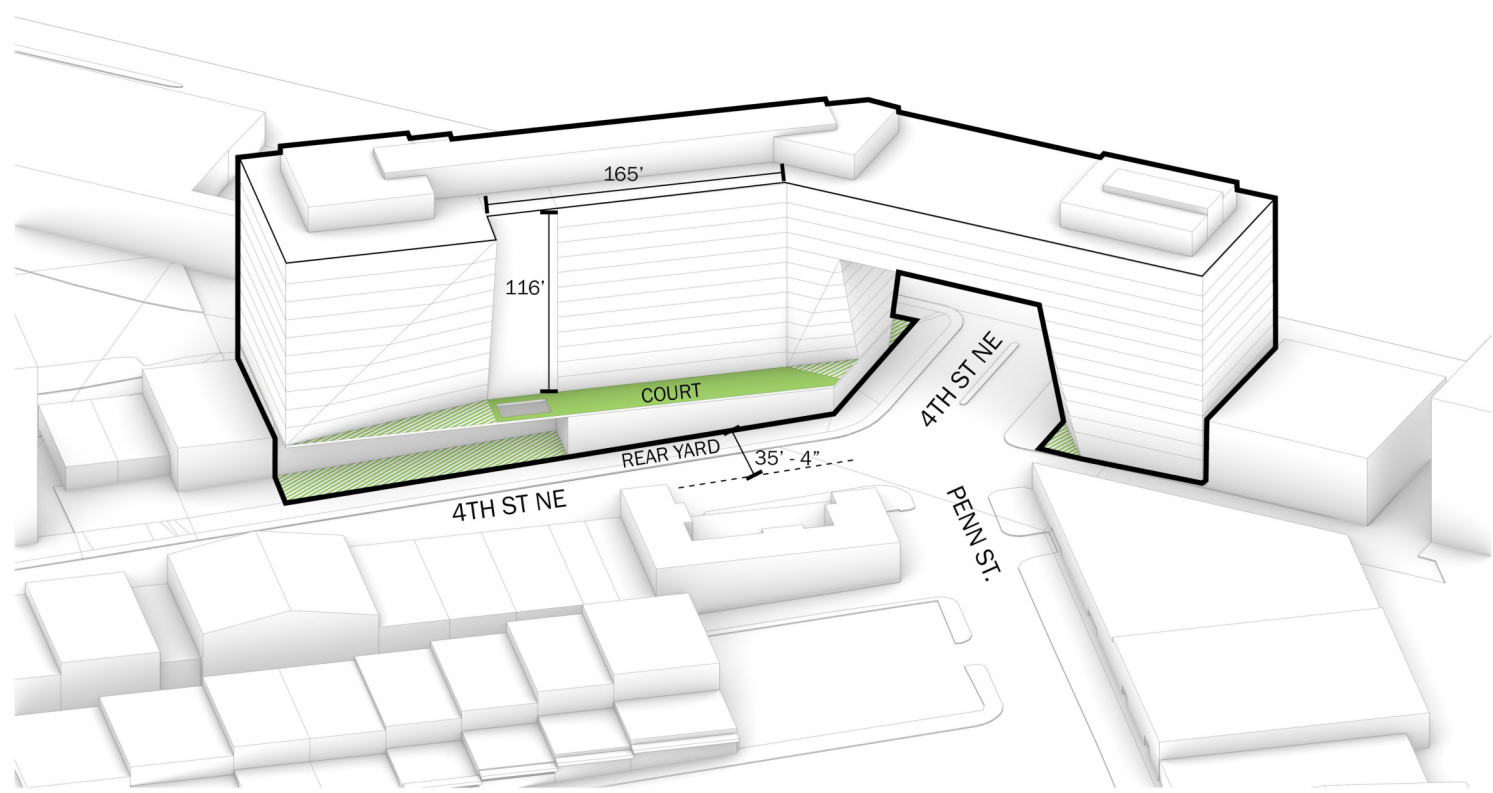
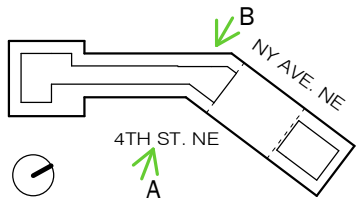
NOTE - ADDITIONAL 'VAULT' PARKING POTENTIALLY TO BE PROVIDED SUBJECT TO NEGOTIATION WITH NEIGHBORING LANDOWNER

BICYCLE PARKING

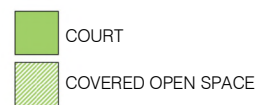
ITEM	ZONING REQUIREMENT	ALLOWED/REQUIRED	PROPOSED PUD
RESIDENTIAL LONG-TERM BICYCLE PARKING*	1/3 DWELLING UNITS REQUIRED	(366 DU/3) = 122 SPACES REQUIRED	122 PROVIDED
OFFICE LONG-TERM BICYCLE PARKING*	1 / 2,500 GFA (FIRST 50), 1 / 5,000 GFA AFTER	155,900 GFA OFFICE + 2,757 (PENTHOUSE) - 1 / 2,500 GFA (FIRST 50), 1 / 5,000 GFA AFTER 2,500 GFA * 50 SPACES = 125,000 GFA 155,900 GFA - 125,000 GFA = 30,900 GFA 30,900 GFA / 5,000 GFA = 7 SPACES 50 SPACES + 7 SPACES = 57 SPACES REQ'D	57 PROVIDED
RETAIL LONG-TERM BICYCLE PARKING*	1 / 10,000 SF	48,500 GFA + 6,882 (PENTHOUSE) / 10,000 GFA = 6 SPACES REQ'D	6 PROVIDED
		185 TOTAL LONG-TERM SPACES REQUIRED	185 TOTAL SPACES PROVIDED
RESIDENTIAL SHORT TERM PARKING	1/20 DWELLING UNITS REQUIRED	366 DU/20 = 19 SPACES REQUIRED	19 PROVIDED
OFFICE SHORT-TERM PARKING	155,900 GFA OFFICE - 1 / 40,000 GFA	155,900 GFA / 40,000 GFA = 4 SPACES REQ'D	4 PROVIDED
RETAIL SHORT-TERM PARKING	48,500 SF RETAIL - 1 / 3,500 SF	48,500 SF / 3,500 SF = 14 SPACES REQ'D	14 PROVIDED
		37 TOTAL SHORT-TERM SPACES REQUIRED (AT GRADE)	37 TOTAL SPACES PROVIDED (AT GRADE)
SHOWER / LOCKER FACILITY REQUIREMENTS	>25,000 SF: (MIN. 2 SHOWERS) + 2 SHOWERS PER ADDITIONAL 50,000 SF. MAX. 6 SHOWERS	6 SHOWERS REQUIRED	MIN 6 SHOWERS PROVIDED (PER LEED)
NUMBER OF LOCKERS	LONG-TERM PARKING * 0.6	63 SPACES * 0.6 = 38 LOCKERS REQUIRED	MIN 38 LOCKERS PROVIDED

*AFTER THE FIRST 50 BICYCLE SPACES ARE PROVIDED FOR A USE. ADDITIONAL SPACES ARE REQUIRED AT ONE-HALF RATIO SPECIFIED (11-C DCMR SECTION 802.2)

ZONING/DEVELOPMENT DATA



AXONOMETRIC A

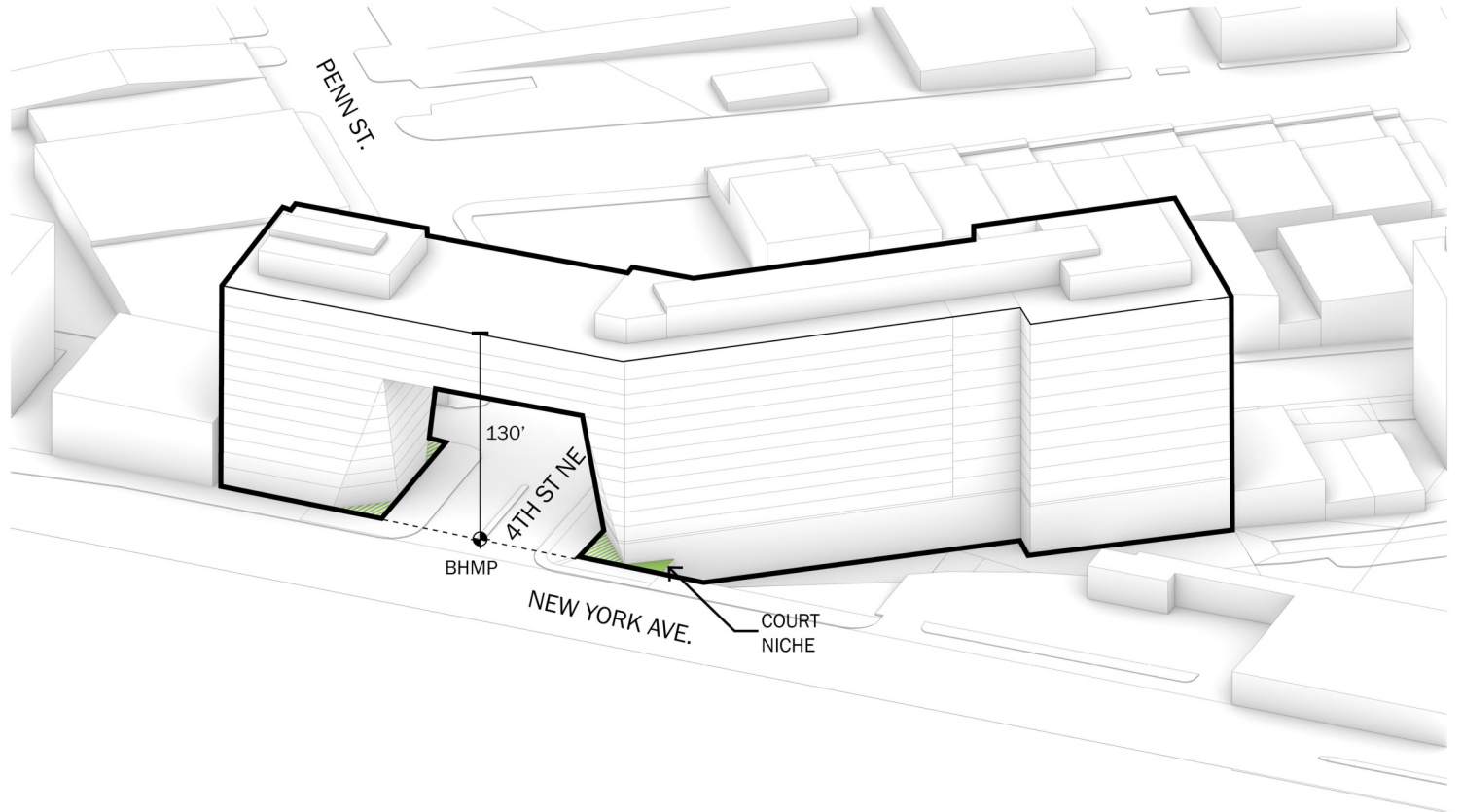


COURT: NOT REQUIRED; IF PROVIDED 4" PER 1' OF HEIGHT, 10'-0" MIN AT OPEN COURT (RESIDENTIAL)

COURT MIN REQUIRED	ACTUAL	COMPLIES
38'-9"	165'-0"	YES

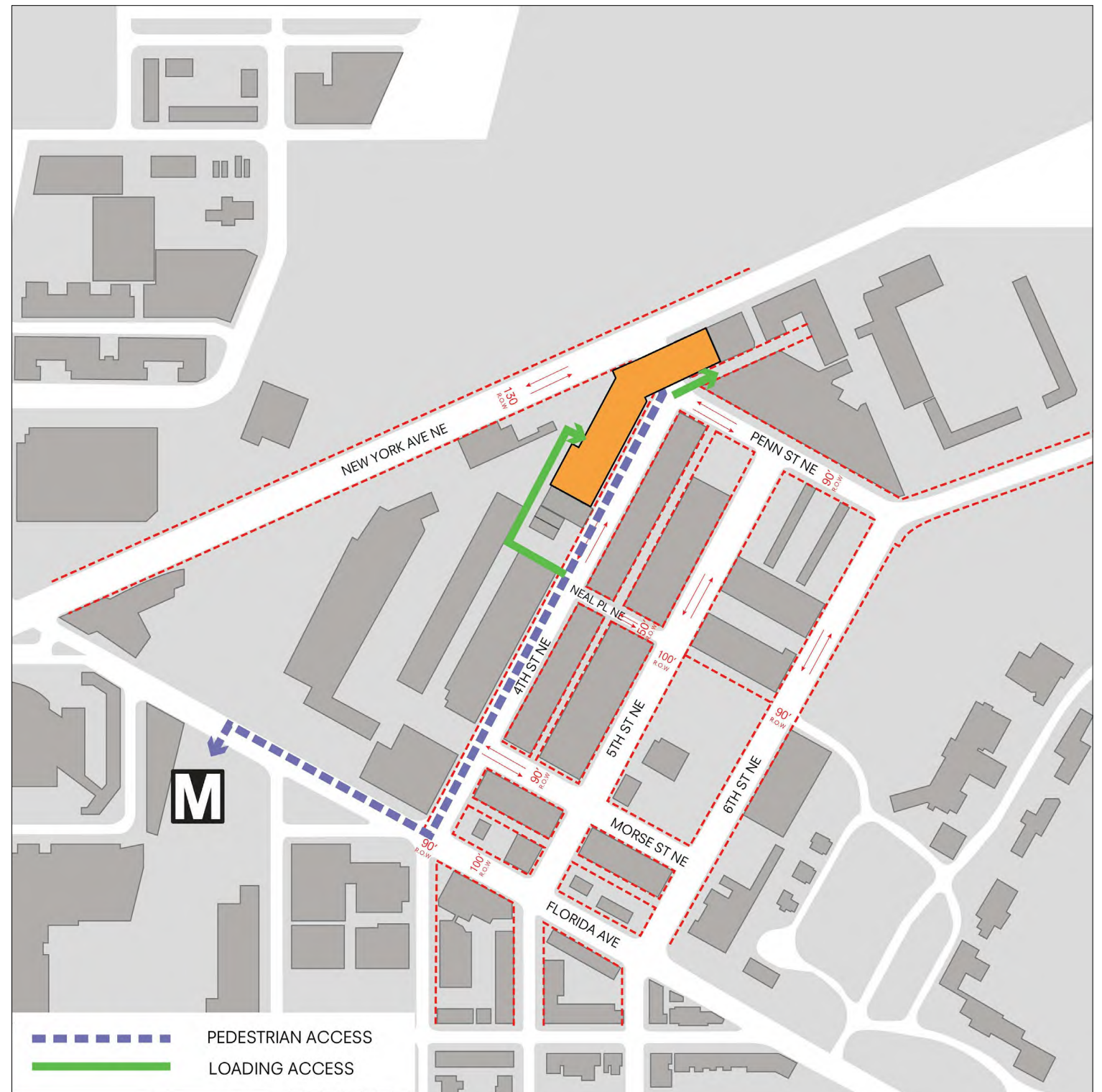
REAR YARD: 2.5" PER FOOT OF HEIGHT

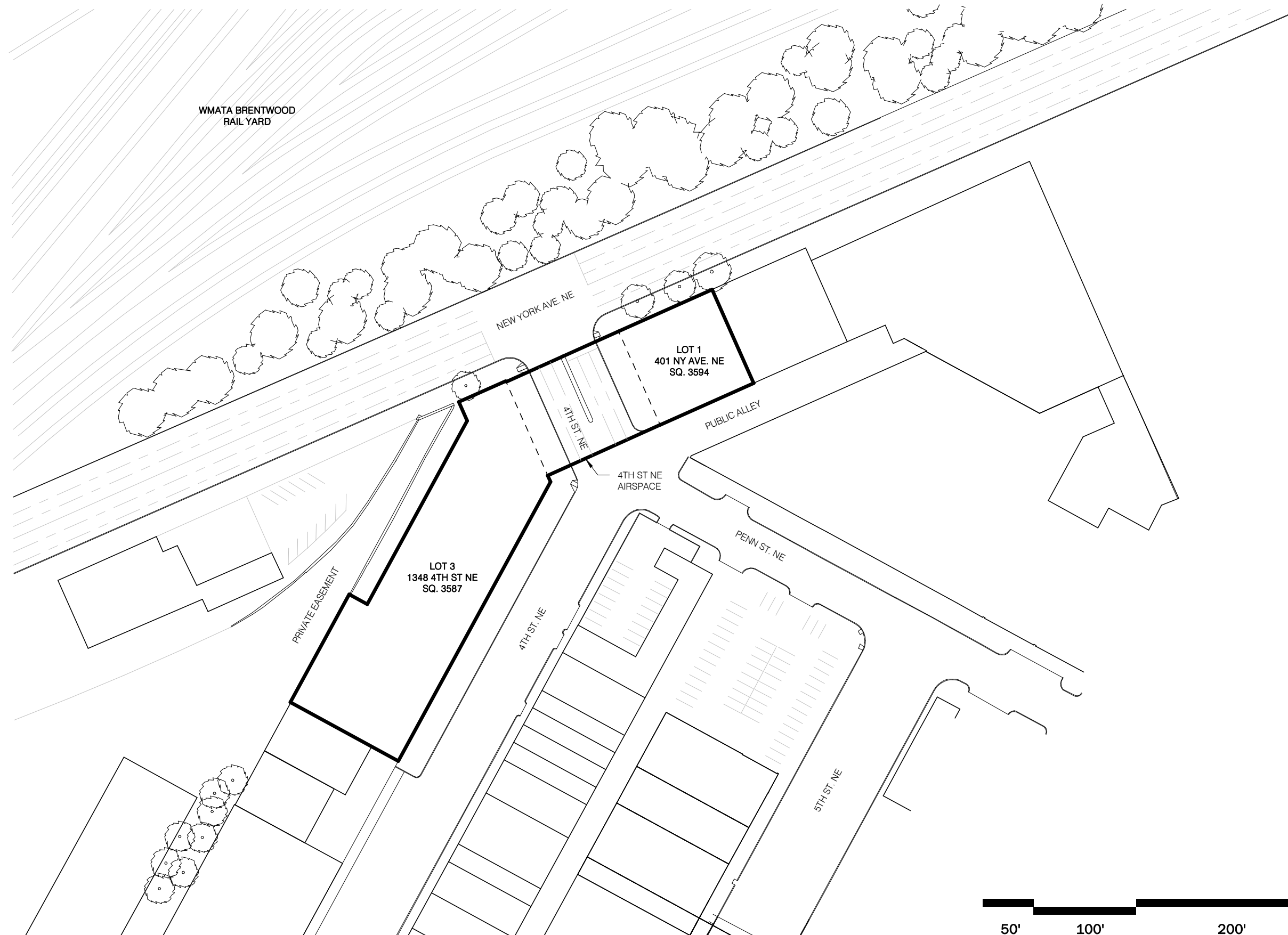
REAR YARD REQUIRED	ACTUAL	COMPLIES
27'-1"	35'-4"	YES



AXONOMETRIC B

NOTE: HEIGHT ACT OF 1910 GOVERNS BUILDING HEIGHT AS SHOWN (REFER TO C-04 "THEORETICAL G 120.83 FT" AS BASE OF MEASURING POINT)





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SITE PLAN



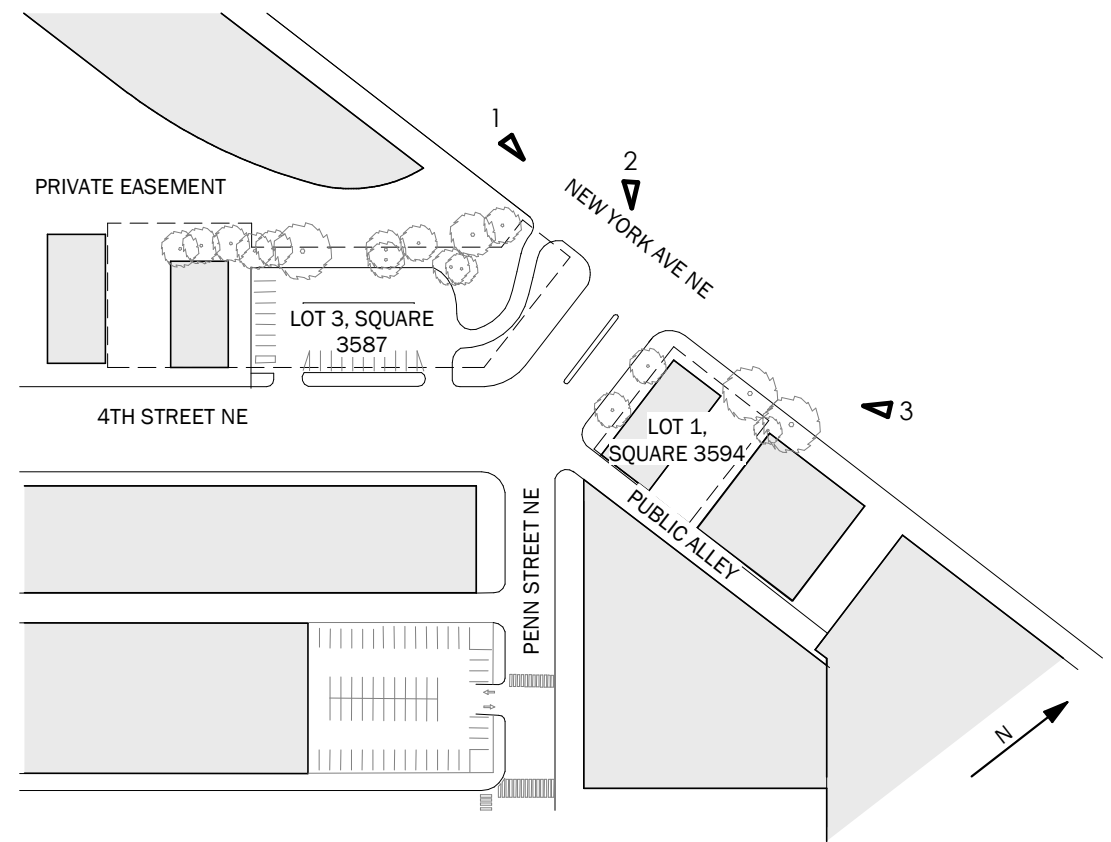
1) NEW YORK AVENUE NE



2) NEW YORK AVENUE NE



3) NEW YORK AVENUE NE



CONTEXT PHOTOGRAPHS

11/22/19



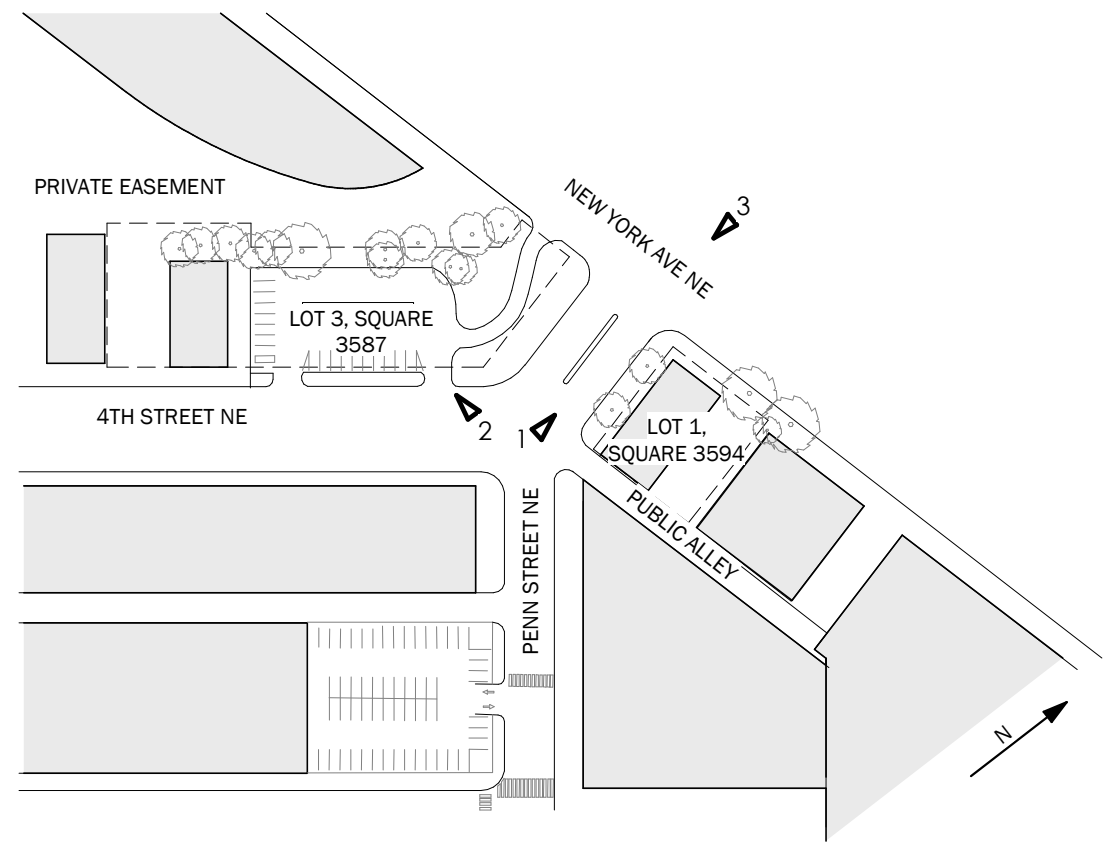
1) FOURTH STREET NE AND PENN STREET NE



2) FOURTH STREET NE AND PENN STREET NE



3) NEW YORK AVENUE NE



CONTEXT PHOTOGRAPHS

11/22/19



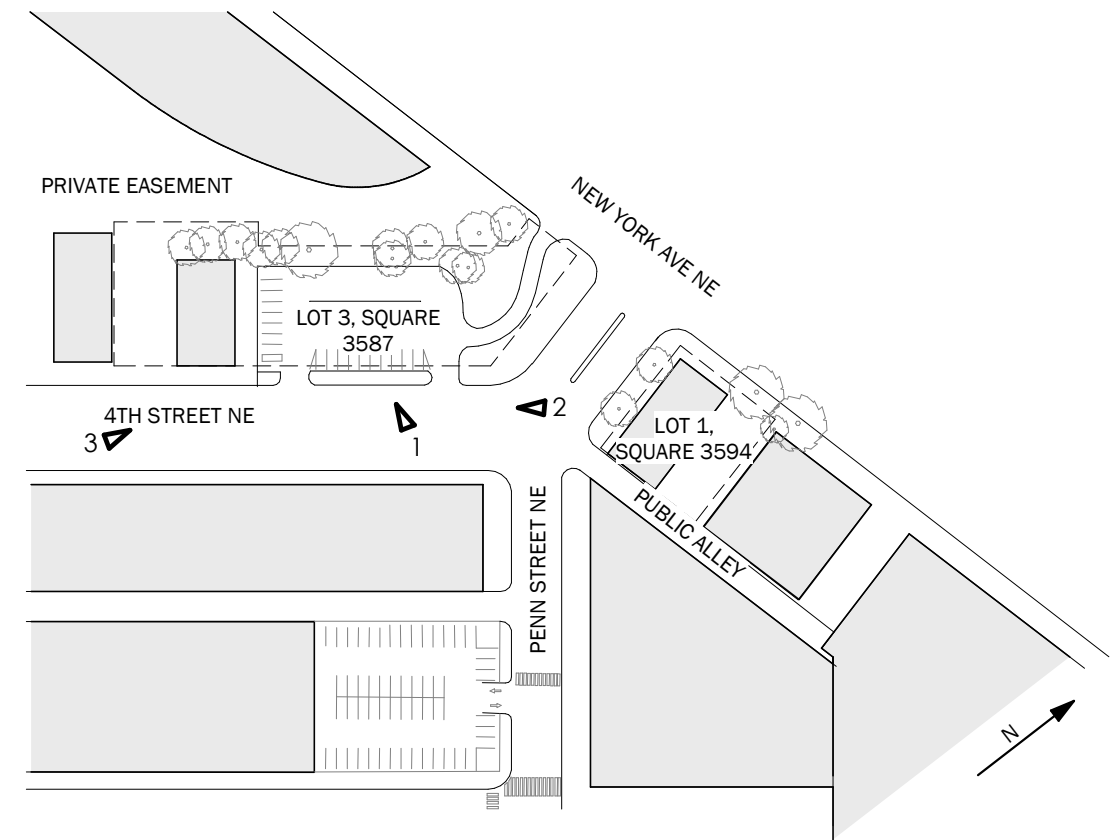
1) FOURTH STREET NE



2) FOURTH STREET NE

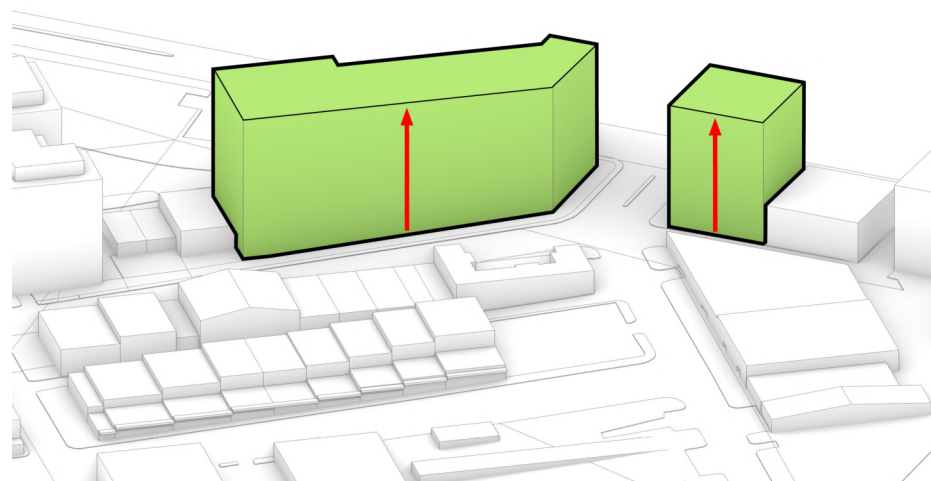


3) FOURTH STREET NE

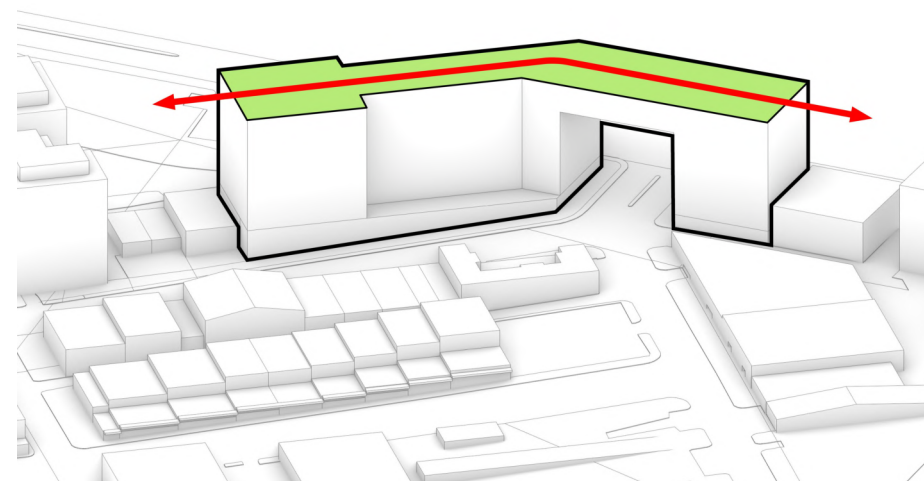


CONTEXT PHOTOGRAPHS

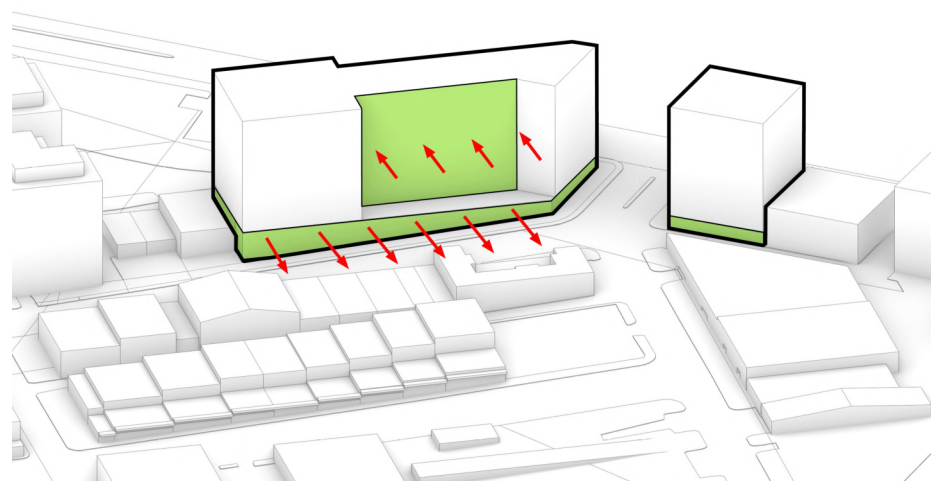
11/22/19



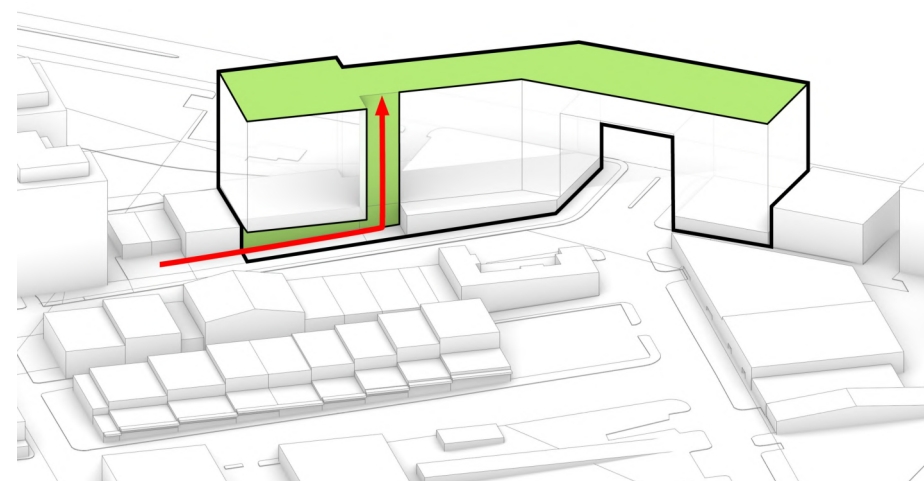
1. ZONING ENVELOPE



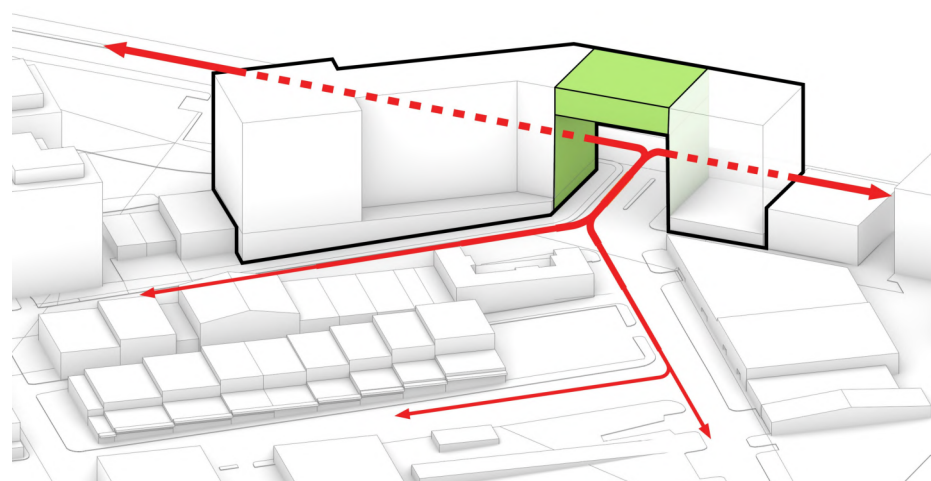
4. CONNECTED SITES PROVIDE CONTINUOUS ROOFTOP



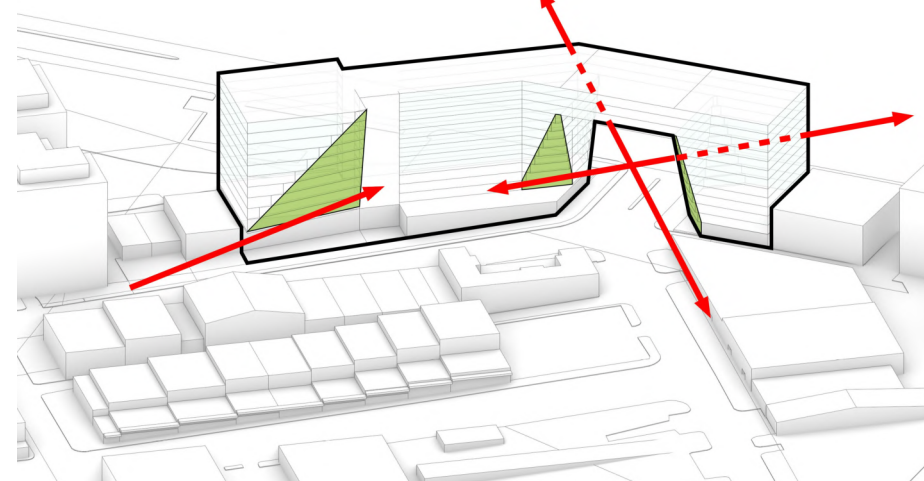
2. INSET FLOOR PLATE FOR RESIDENTIAL USE AND ORIENT BASE TO STREET



5. POCKET PARK FROM NEIGHBORHOOD TO ROOFTOP



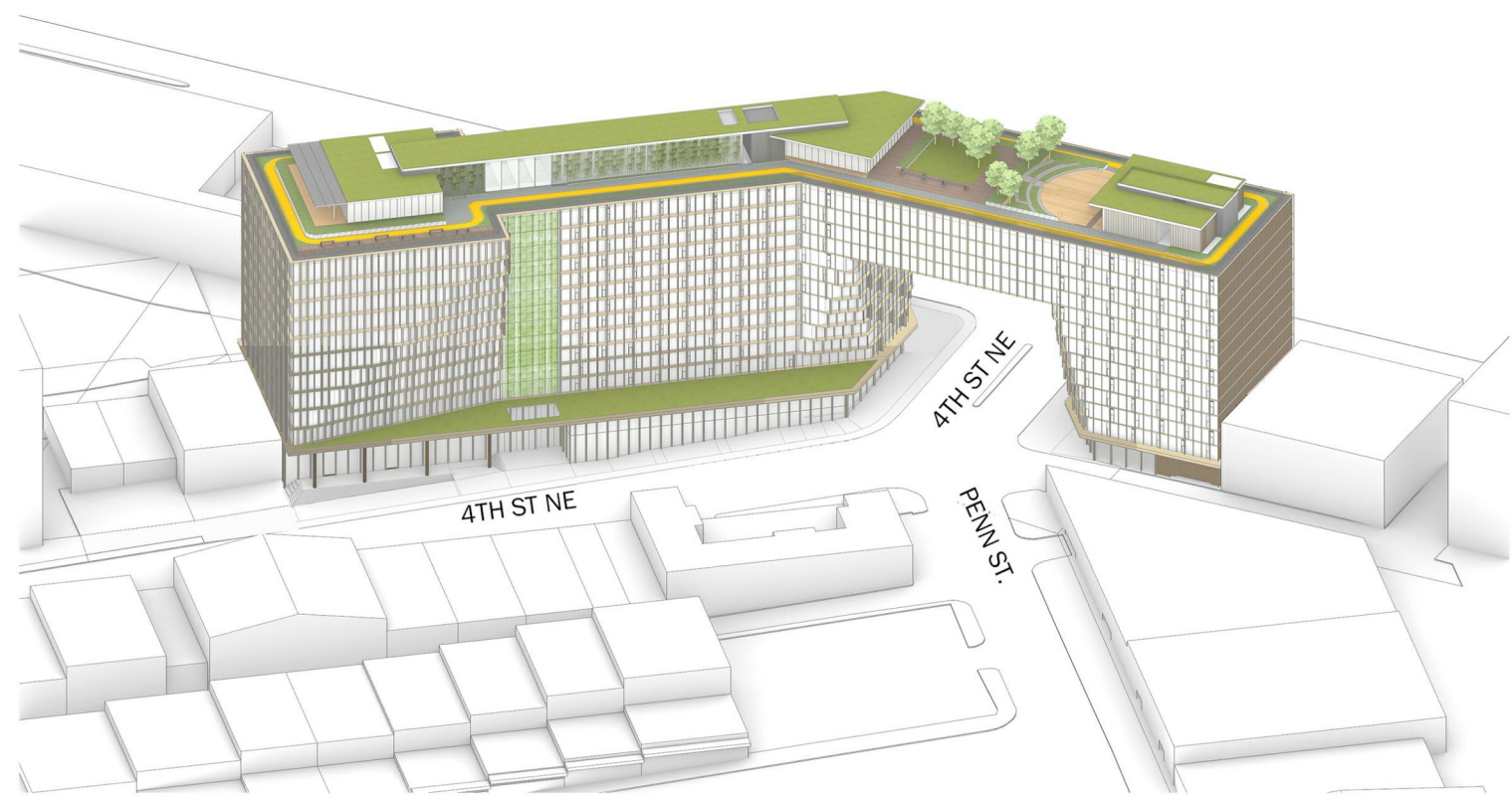
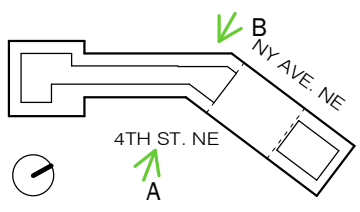
3. CONNECT SITES CREATING GATEWAY TO UNION MARKET



6. INCREASE VISIBILITY TO ROOFTOP ENTRANCE AND GATEWAY

11/22/2019

MASSING CONCEPT



AXONOMETRIC A



AXONOMETRIC B