



TORTI  
GALLAS  
URBAN



FOULGER-PRATT

# ECKINGTON PARK

ISSUED:  
CONSOLIDATED PUD APPLICATION

4/21/2017

ZONING COMMISSION  
District of Columbia  
CASE NO. 17-09  
EXHIBIT NO. 3A1



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## CIVIL EXHIBITS

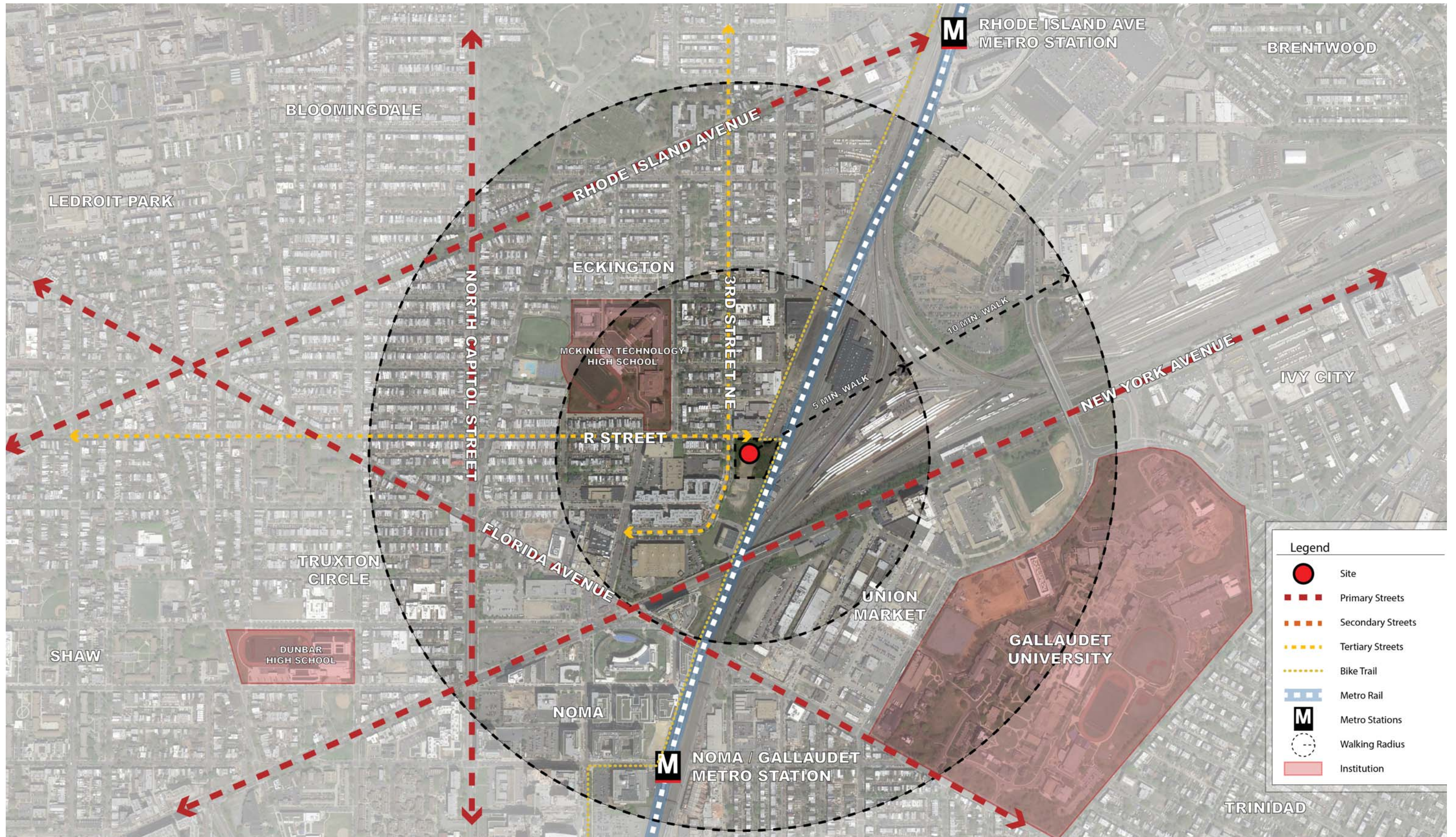
EXISTING SITE PLAN .....	CIV0110
EXISTING UTILITY PLAN.....	CIV0120
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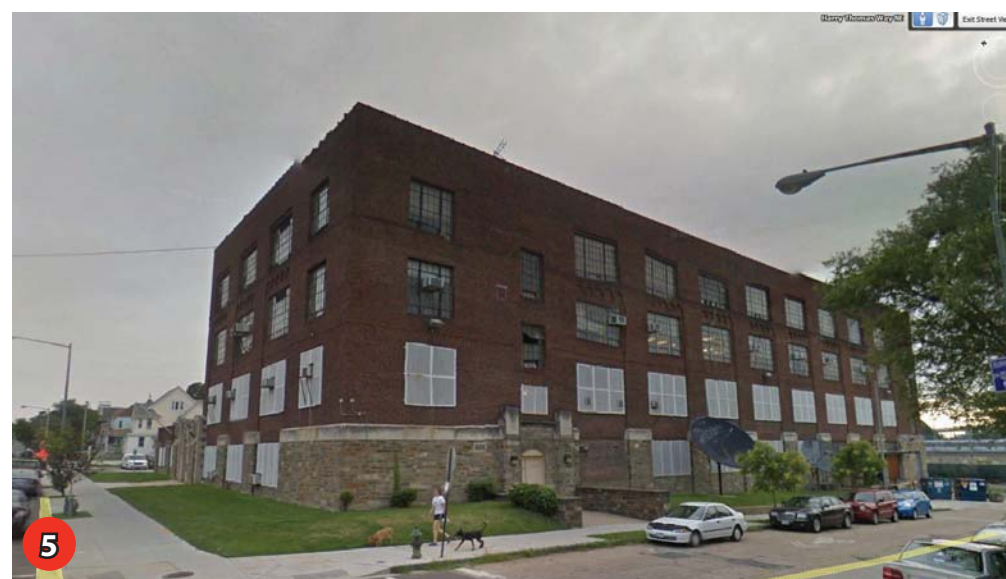
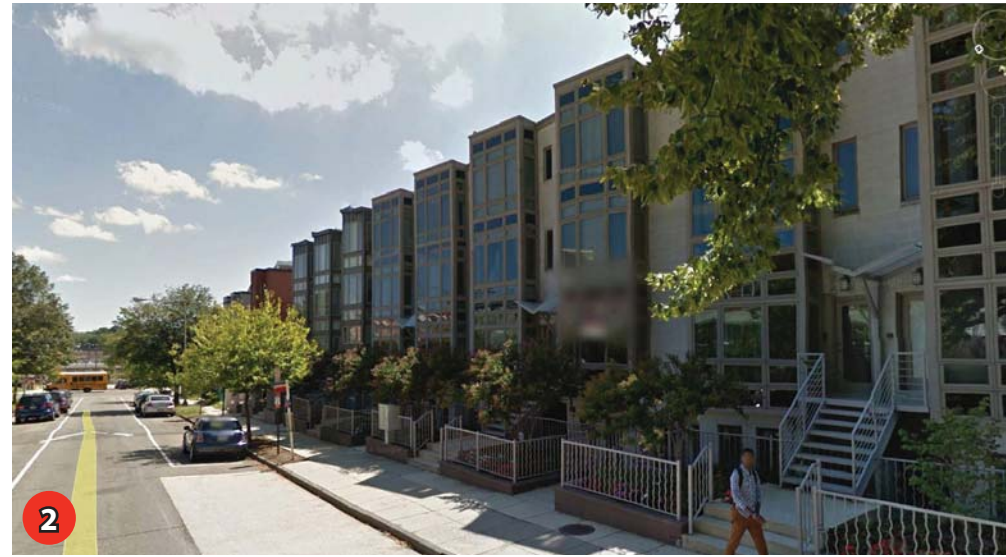
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# Site Exhibits

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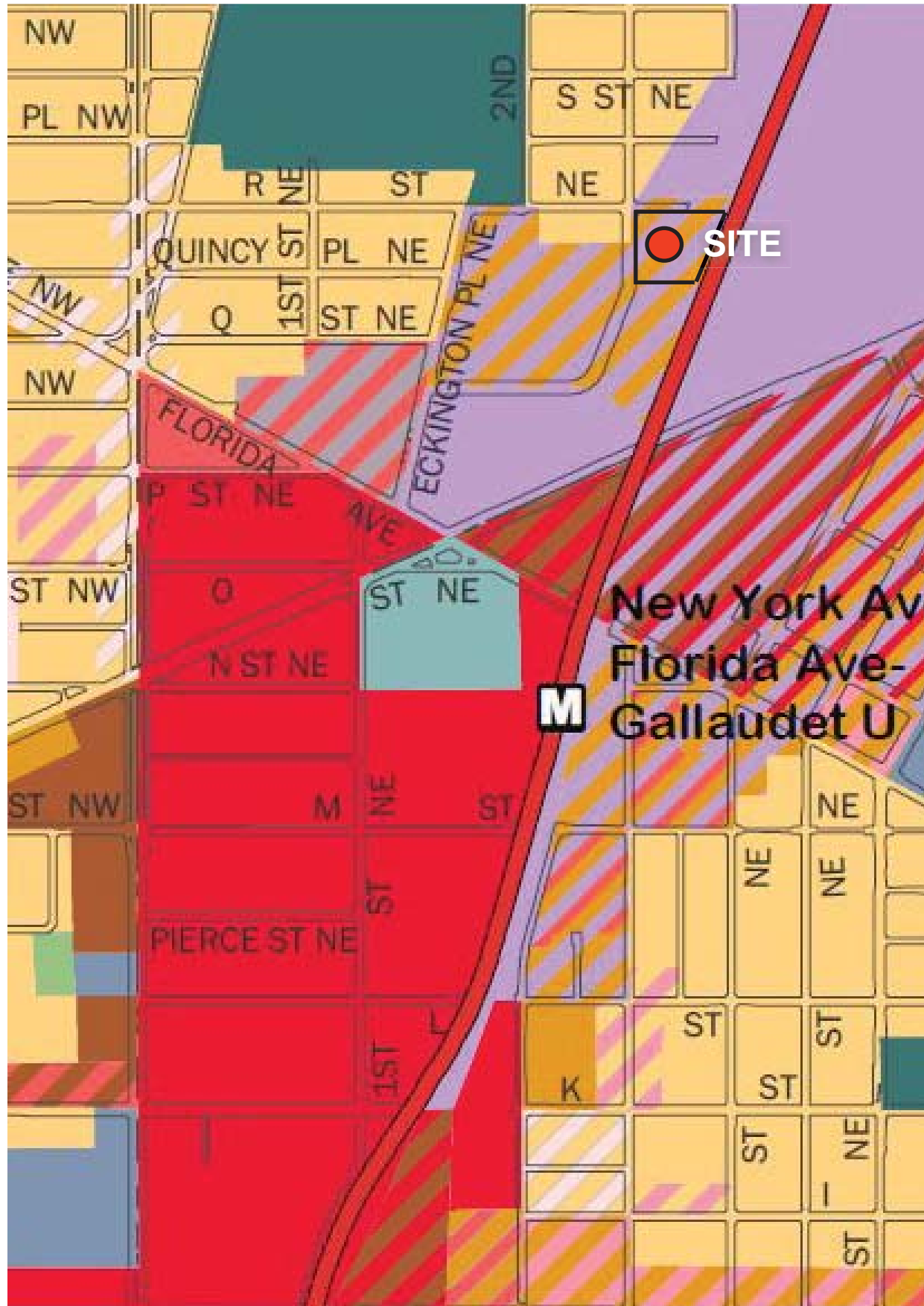












### LEGEND

RESIDENTIAL LAND USE CATEGORIES

- Low Density Residential**  
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
  - Moderate Density Residential**  
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
  - Medium Density Residential**  
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
  - High Density Residential**  
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.
- 
- Production, Distribution, and Repair**  
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air-pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.

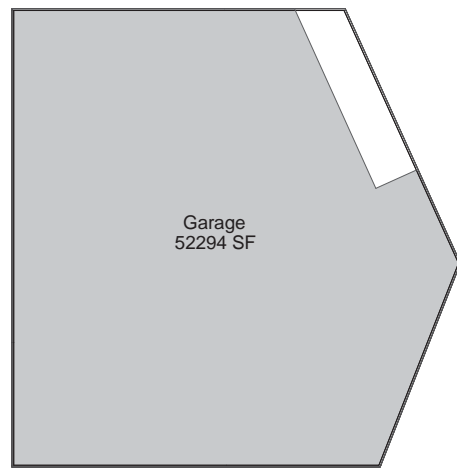


Square 3581		Lot 15		Site Area: 77,898		Current Zoning: PDR-2 and PDR-4			
		Allowable by Zoning PDR-2 (19% of Site)		Allowable by Zoning PDR-4 (81% of Site)		Allowable by Zoning MU-5-A		Provided	
FAR		PUD - 3.6 Total (3.0x20%) Byright - 3.0 Restricted 4.5 Permitted		PUD - 1.2 Total (1.0x20%) Byright - 1.0 Restricted 6.0 Permitted		PUD - 5.04 Total (3.5x20%x20%) 2.01 Maximum Non-Residential (no more than 34% increase) Byright - 3.5x20% bonus density with IZ = 4.2 1.5 Maximum Non-Residential		4.0	Total 312,398 GFA
Building Height		PUD - 60' tall (Byright - 60') stories-no limit		PUD - 90' tall (Byright - 90') stories-no limit		PUD - 90' tall (Byright - 65', IZ-70') stories-no limit		81' 6"	(height to top of roof)
Penthouse		FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1		FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1		FAR = .4 max (Habitable Space) PUD - 20' 1 story + mezz Setback = 1:1		0.00	(All Penthouse Mechanical Space)
Lot Occupancy		No max.		No max.		Byright - 80% IZ - 80%		57%	
Rear Yard		Min. Depth 2.5" per ft. of height not < 12ft		Min. Depth 2.5" per ft. of height not < 12ft		15'		49' 10"	
Side Yard		None required		None required		None required; If provided 2 inches per foot of height not < 5 feet (86' x 2" = 14' 4") required		5'	(Flexibility Requested)
Courtyards	Open Closed	Min. Width: 2.5" per ft. of height not < 6' Min. Width: 2.5" per ft. of height not < 12' Area: Twice square of req'd width not < 250 sf		Min. Width: 2.5" per ft. of height not < 6' Min. Width: 2.5" per ft. of height not < 12' Area: Twice square of req'd width not < 250 sf		Min. Width: 4" per ft. of height not < 10' (res) (67' x 4" = 22' 4") required Min. Width: 4" per ft. of height not < 15' (res) (97' x 4" = 32' 4") required Area: Twice square of req'd width not < 350 sf (res)		Width: 53' 0" Width: 83' 0" Area: 9,745 SF	
Green Area Ratio		0.3		0.3		0.3		0.3	(Per "agreement" GAR compliance for Lot C shall be met independently with NoMa parks development)
<b>Parking Requirement</b>		1.33 per 1,000 SF in excess of 3,000 SF Retail 1 space per each 3 D.U. in excess of 4 units Residential		1.33 per 1,000 SF in excess of 3,000 SF Retail 1 space per each 3 D.U. in excess of 4 units Residential		1.33 per 1,000 SF in excess of 3,000 SF (8,380-3000/1000*1.33= 8 spaces required) Retail 1 space per each 3 D.U. in excess of 4 units (328-4 / 3 = 108 spaces required) Residential * Note: Project located within 1/2 mile of a metro station, 116 spaces required 50% parking reduction allowed per Subtitle C §702.1 * 60 spaces required with 50% reduction		14 spaces provided 110 spaces provided 124 total spaces provided	
<b>Bike Parking</b>		<b>Long Term</b> Retail 1 space per each 10,000 SF. Residential 1 space per each 3 D.U.		<b>Short Term</b> Retail 1 space per each 3,500 SF. Residential 1 space per each 20 D.U.		<b>Long Term</b> Retail 1 space per each 10,000 SF. (8,380 / 10,000 = 1) Residential 1 space per each 3 D.U. (328 / 3 = 110) <b>Short Term</b> Retail 1 space per each 3,500 SF. (8,380 / 3,500 = 3) Residential 1 space per each 20 D.U. (328 / 20 = 17)		<b>Long Term</b> 4 spaces 170 spaces <b>Short Term</b> 10 spaces 20 spaces	
<b>Loading</b>		Retail Not required per Subtitle C § 903.2 Residential (>50 units) Not required per Subtitle C § 903.2		Retail Not required per Subtitle C § 901.8 Residential (>50 units) 1 loading berth at 30' + 1 20' service space + 100 sf platform		Retail Not required per Subtitle C § 901.8 Residential (>50 units) 1 loading berth at 30' + 1 20' service space + 100 sf platform		Shared between uses pursuant to Subtitle C § 901.8 2 loading berths at 30' + 2 100 sf platforms	

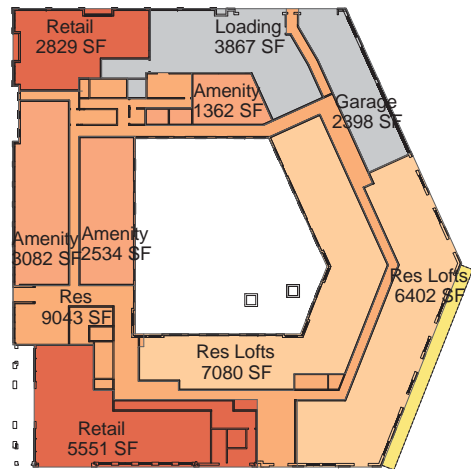
Affordable Housing Summary	
Base Building	
Total Gross Floor Area (All uses FAR)	312,398
Total Residential Floor Area	298,752
Total Net Residential Area	249,311
Ratio of Total Net Residential Area / Total Residential Area	83%
Total Net Residential IZ Required (8% of Total Net Residential Area)	19,945
60% MFI	19,945
Total IZ	19,945

Unit Summary			
Proposed Units		328 units	
Unit Type	Percentage		
Studio	10%	to	20%
Jr. 1 Bedroom	10%	to	20%
1 Bedroom	25%	to	35%
Jr. 2 Bedroom	10%	to	20%
2 Bedroom	20%	to	30%

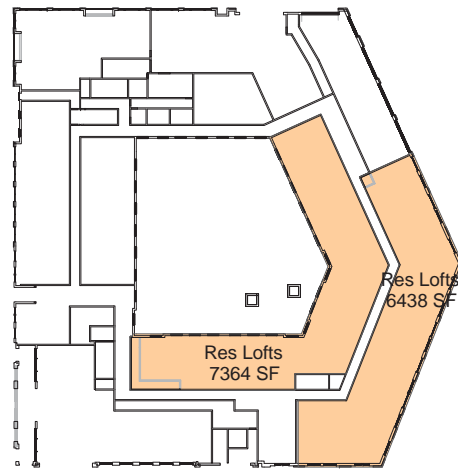
\*Subject to change based on GFA of building



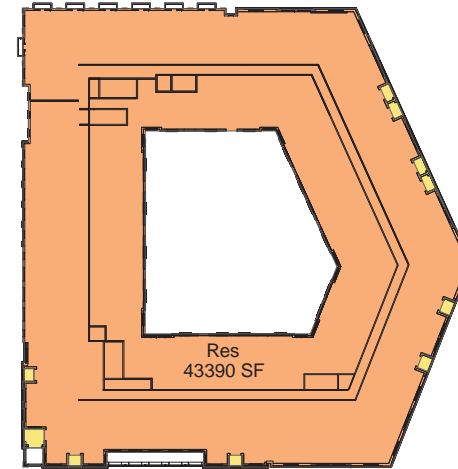
G1 Level



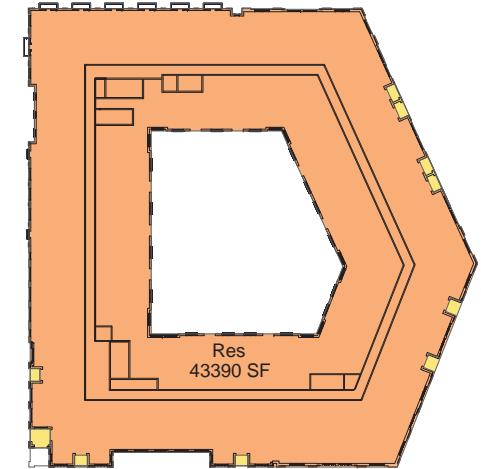
1st Floor



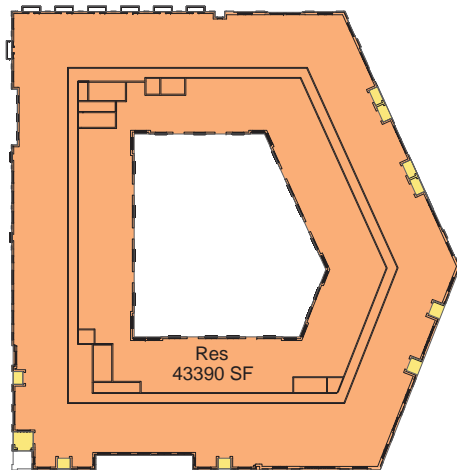
Loft



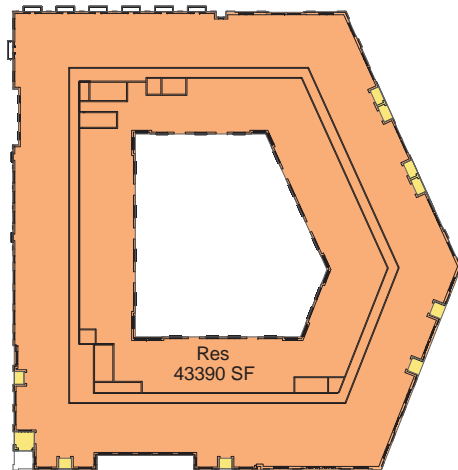
2nd Floor



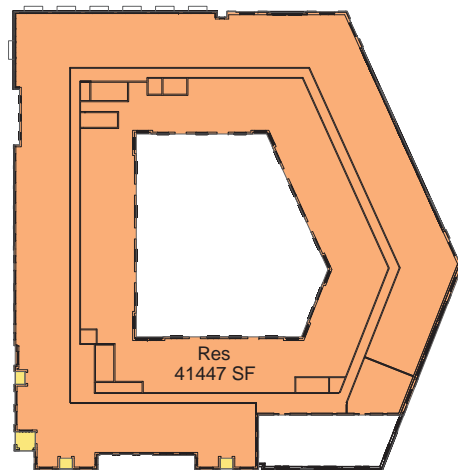
3rd Floor



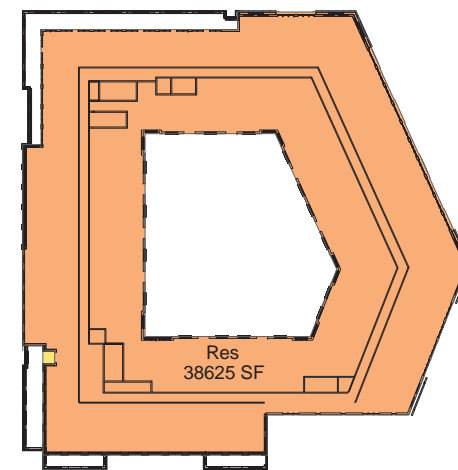
4th Floor



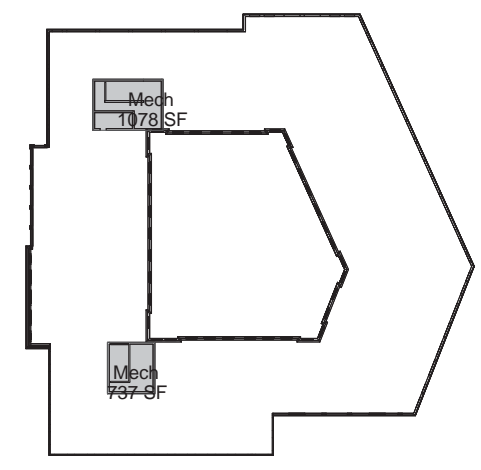
5th Floor



6th Floor



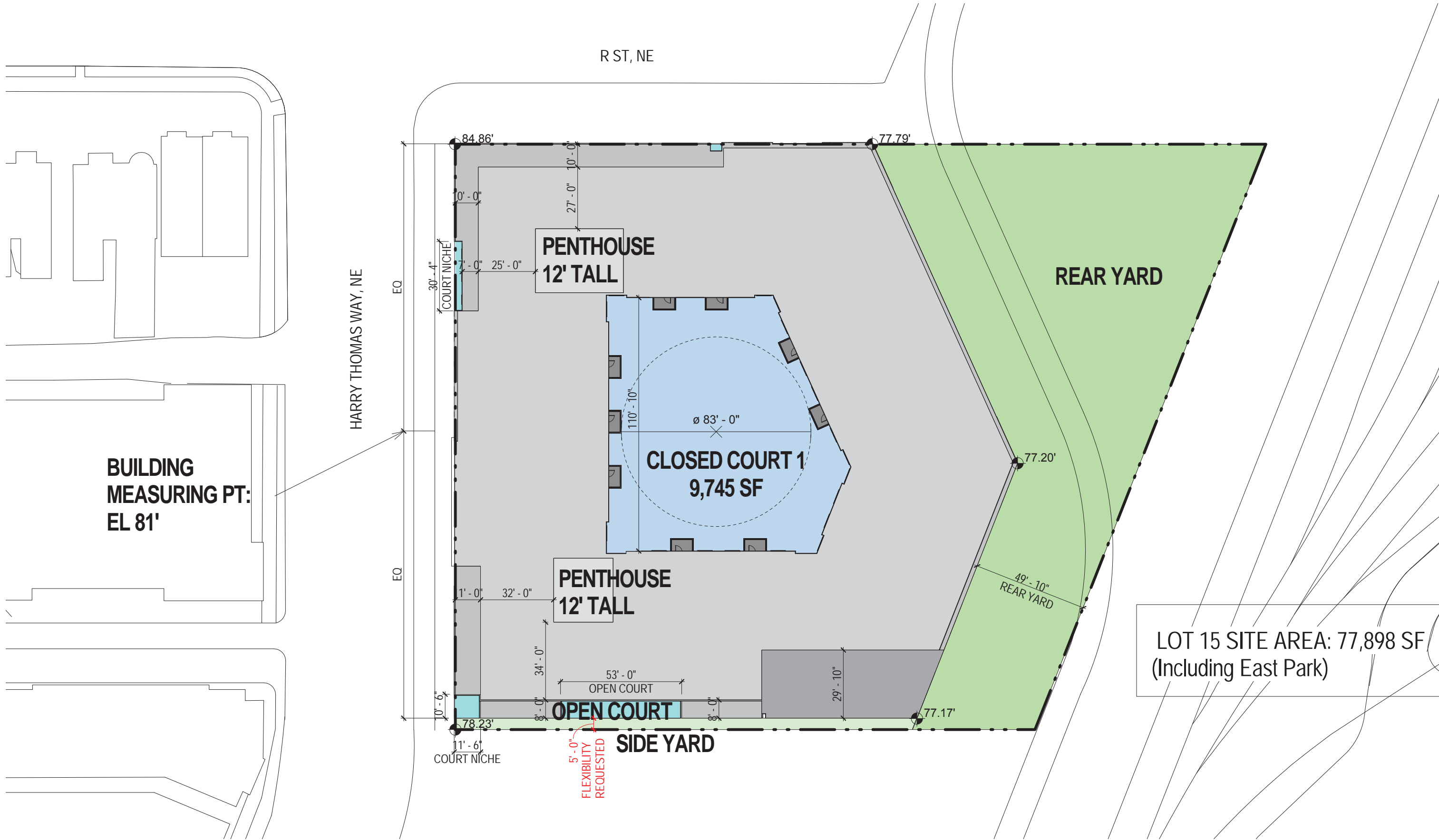
7th Floor



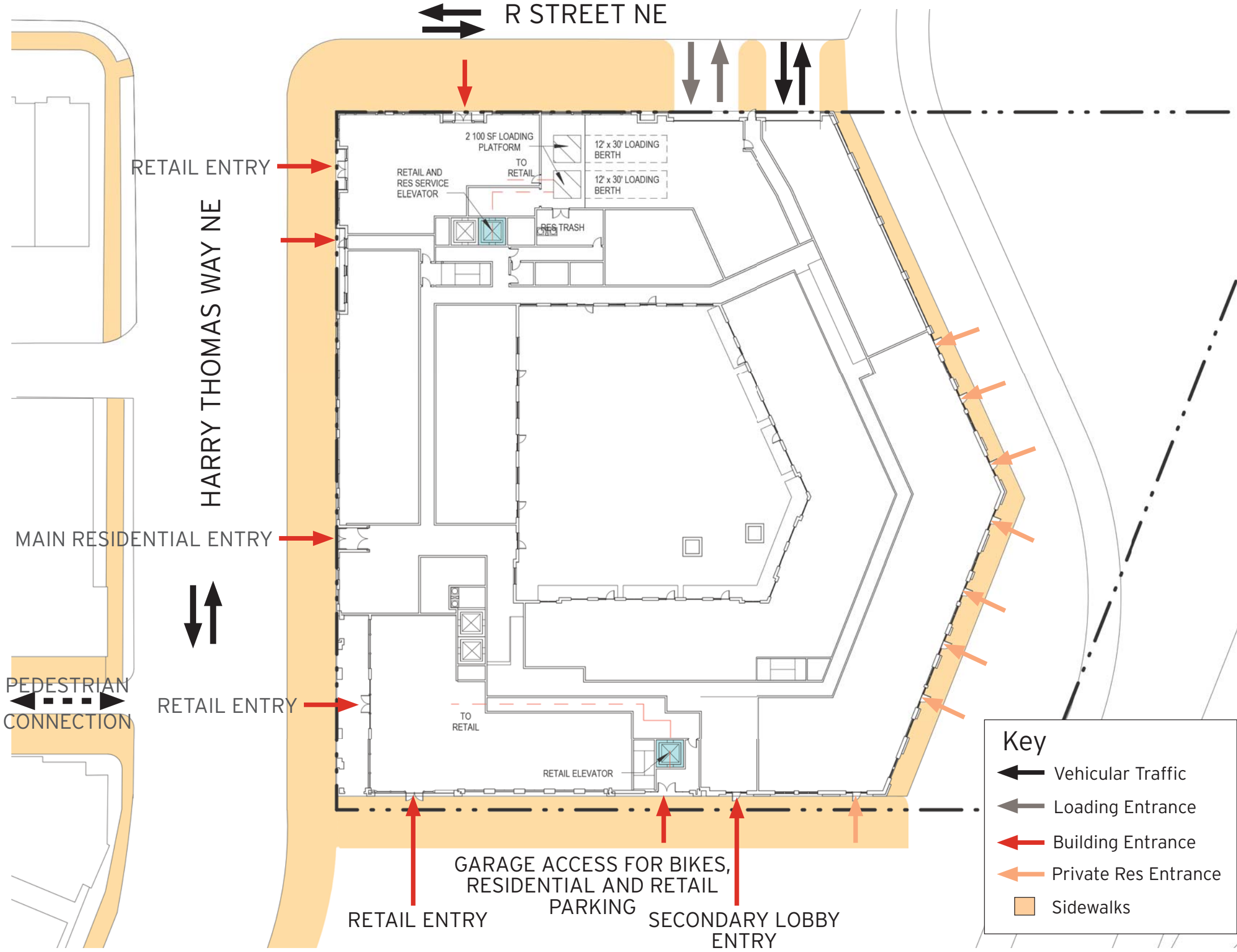
Roof

BUILDING AREA - ECKINGTON PARK									
Total GSF									
Floor	Garage	Retail	Residential			Total Res	"Innie" Balconies	Service	Total
			Residential	Res Lofts	Amenity				
G1	52,294								52,294
1st Floor	2,398	8,380	9,043	13,482	6,978	29,503	826	3,867	41,750
Mezzanine			0	13,802		13,802			13,802
2nd Floor			43,390			43,390	531		43,390
3rd Floor			43,390			43,390	531		43,390
4th Floor			43,390			43,390	531		43,390
5th Floor			43,390			43,390	531		43,390
6th Floor			41,447			41,447	227		41,447
7th Floor			38,625			38,625	37		38,625
Penthouse			1,815			1,815			1,815
<b>TOTAL GFA Interior</b>	<b>54,692</b>	<b>8,380</b>	<b>264,490</b>	<b>27,284</b>	<b>6,978</b>	<b>298,752</b>		<b>3,867</b>	<b>310,999</b>
<b>TOTAL GFA In FAR</b>		<b>8,380</b>	<b>262,675</b>	<b>27,284</b>	<b>6,978</b>	<b>296,937</b>	<b>3,214</b>	<b>3,867</b>	<b>312,398</b>
								Site Area	77,897
								FAR	4.01

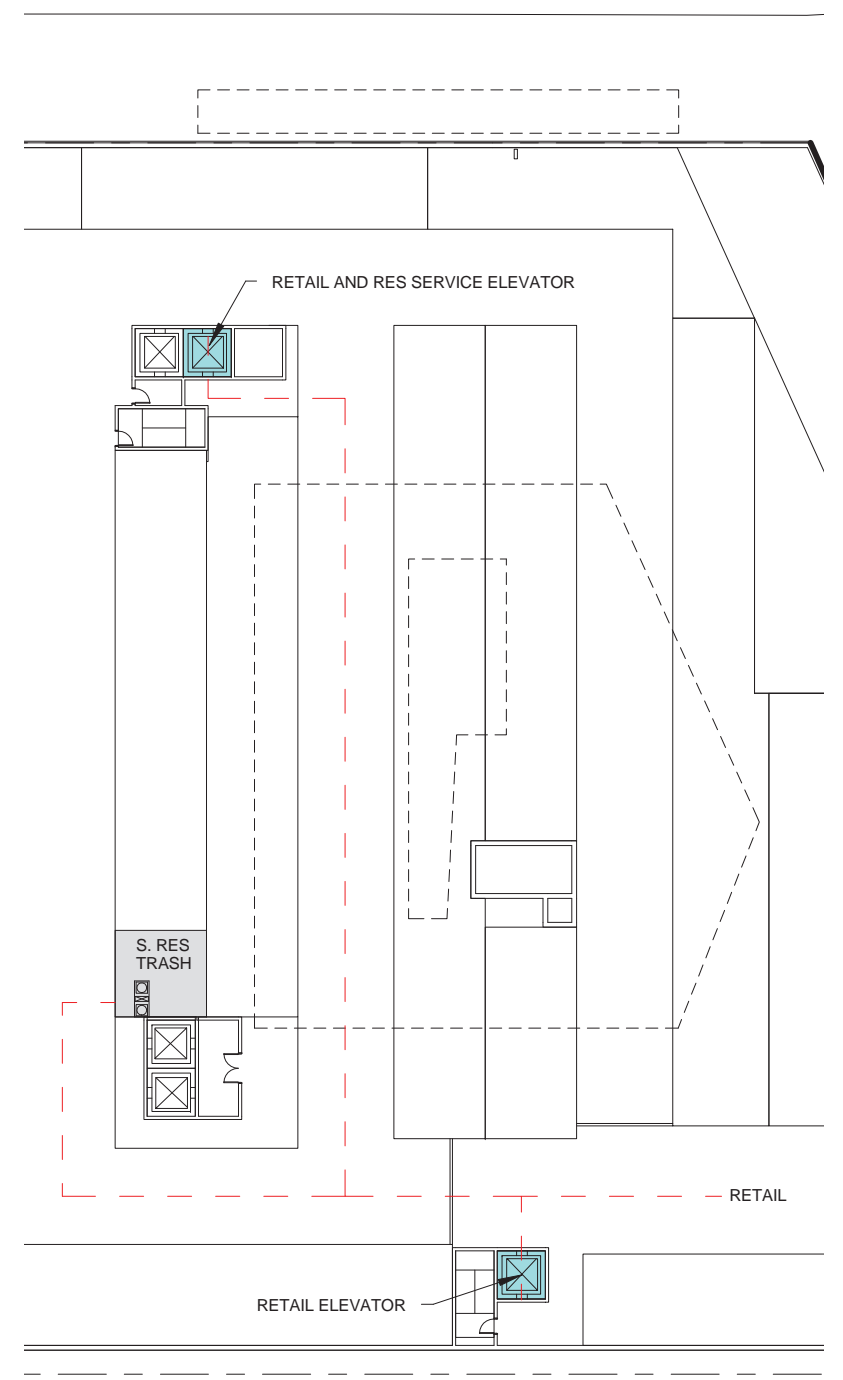
Retail FAR 0.11



# Circulation and Loading (Ground Floor Plan)

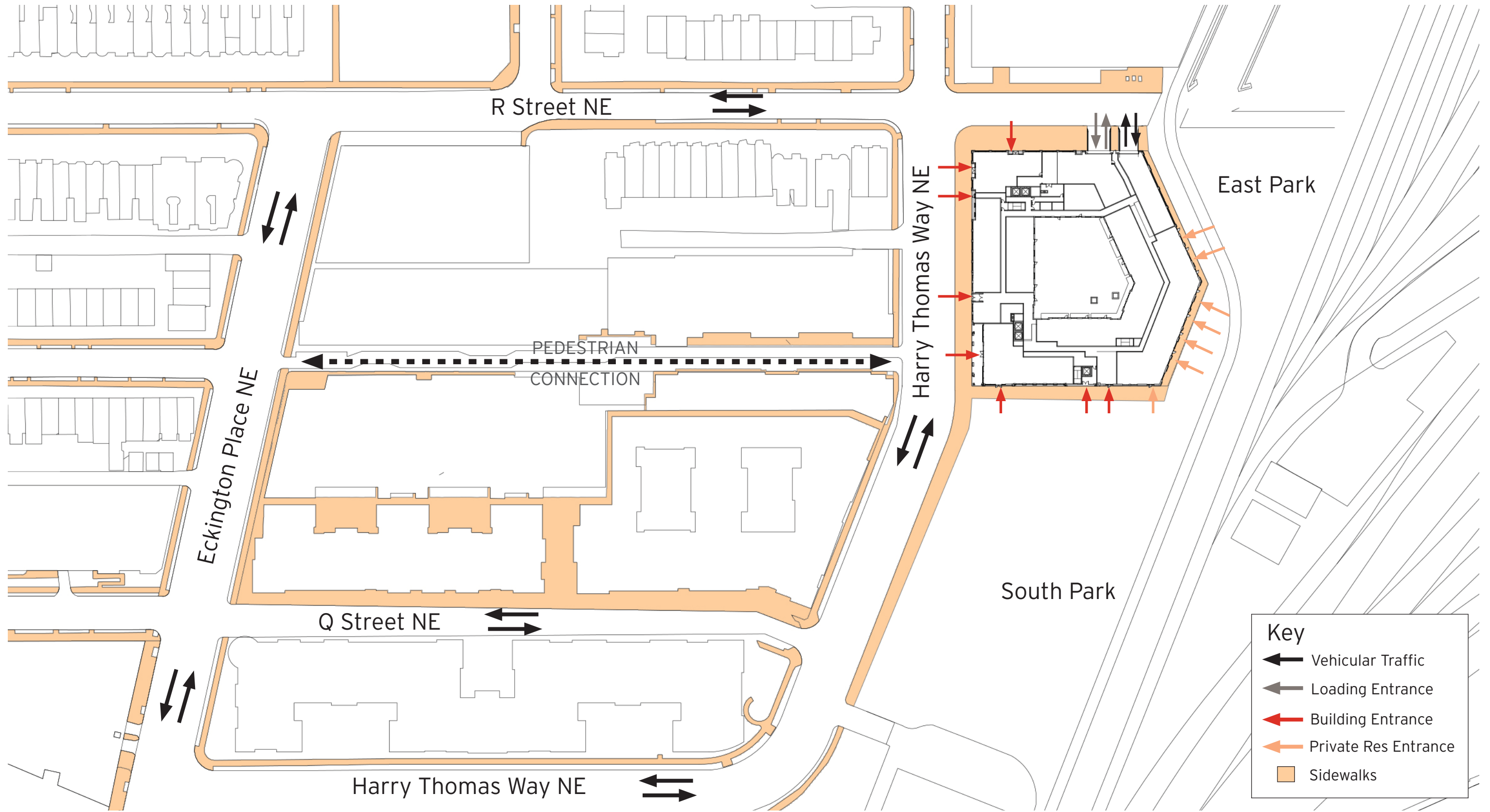


# Garage Service Plan R Street NE





# Circulation Diagram



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# LEED CHECKLIST

## LEED-NC 2009 New Construction and Major Renovations Preliminary Project Checklist



Eckington Park  
4/19/2017

22	1	3	Sustainable Sites		Possible Points	26
Y	?Y	?N	N			
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & Community Connectivity	5
1				Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alternative Transportation: Public Transportation Access	6
1				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3
			2	Credit 4.4	Alternative Transportation: Parking Capacity	2
			1	Credit 5.1	Site Development: Protect or Restore Habitat	1
1				Credit 5.2	Site Development: Maximize Open Space	1
1				Credit 6.1	Stormwater Design: Quantity Control	1
1				Credit 6.2	Stormwater Design: Quality Control	1
1				Credit 7.1	Heat Island Effect: Non-Roof	1
1				Credit 7.2	Heat Island Effect: Roof	1
		1		Credit 8	Light Pollution Reduction	1

7			3	Water Efficiency		Possible Points	10
Y	?Y	?N	N				
Y				Prereq 1	Water Use Reduction: 20% Reduction		
4				Credit 1	Water Efficient Landscaping	4	
			2	Credit 2	Innovative Wastewater Technologies	2	
3			1	Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4	

7	3	6	19	Energy & Atmosphere		Possible Points	35
Y	?Y	?N	N				
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y				Prereq 2	Minimum Energy Performance		
Y				Prereq 3	Fundamental Refrigerant Management		
4	3	2	10	Credit 1	Optimize Energy Performance: 8% and up	19	
			7	Credit 2	On-Site Renewable Energy: 1%-13%	7	
			2	Credit 3	Enhanced Commissioning	2	
		2		Credit 4	Enhanced Refrigerant Management	2	
1		2		Credit 5	Measurement & Verification	3	
2				Credit 6	Green Power	2	

5		1	8	Materials & Resources		Possible Points	14
Y	?Y	?N	N				
Y				Prereq 1	Storage & Collection of Recyclables		
			3	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	3	
			1	Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1	
2				Credit 2	Construction Waste Management: 50%/ 75%	2	
			2	Credit 3	Materials Reuse: 5%/ 10%	2	

				Materials & Resources, Cont.		
Y	?Y	?N	N			
1		1		Credit 4	Recycled Content: 10%/ 20%	2
2				Credit 5	Regional Materials: 10%/ 20%	2
			1	Credit 6	Rapidly Renewable Materials: 2.5%	1
			1	Credit 7	Certified Wood: 50%	1

7	1	2	5	Indoor Environmental Quality		Possible Points	15
Y	?Y	?N	N				
Y				Prereq 1	Minimum IAQ Performance		
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control		
			1	Credit 1	Outdoor Air Delivery Monitoring	1	
			1	Credit 2	Increased Ventilation: 30%	1	
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1	
			1	Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1	
1				Credit 4.2	Low-Emitting Materials: Paints & Coatings	1	
1				Credit 4.3	Low-Emitting Materials: Flooring & Carpet	1	
		1		Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1	
			1	Credit 5	Indoor Chemical & Pollutant Source Control	1	
1				Credit 6.1	Controllability of Systems: Lighting	1	
1				Credit 6.2	Controllability of Systems: Thermal Comfort	1	
1				Credit 7.1	Thermal Comfort: Design	1	
			1	Credit 7.2	Thermal Comfort: Verification	1	
		1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1	
1				Credit 8.2	Daylight & Views: Views for 90% of Spaces	1	

6				Innovation & Design Process		Possible Points	6
Y	?Y	?N	N				
1				Credit 1.1	Innovation in Design: LEED Education Program	1	
1				Credit 1.2	Innovation in Design: EP, 100% Covered Parking	1	
1				Credit 1.3	Innovation in Design: EP, Alternate Transportation	1	
1				Credit 1.4	Innovation in Design: Mixed Income Communities	1	
1				Credit 1.5	Innovation in Design: Water Saving Appliances	1	
1				Credit 2	LEED Accredited Professional	1	

1			3	Regional Priority Credits		Possible Points	4
Y	?Y	?N	N				
			1	Credit 1.1	Regional Priority: SSc5.1	1	
1				Credit 1.2	Regional Priority: SSc6.1	1	
			1	Credit 1.3	Regional Priority: EAc1	1	
			1	Credit 1.4	Regional Priority: MRc1.1 (75%), WEc2, EAc2 (1%)	1	

55	4	10	41	Total		Possible Points	110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

# Architecture Exhibits

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