

500 PENN STREET NE

500 PENN ST., NE
WASHINGTON, DC 20002
SQUARE: 3594
LOT: 0003

June 22, 2017

APPLICATION FOR REVIEW AND
APPROVAL OF CONSOLIDATED
PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT TO THE
DC ZONING COMMISSION



DEVELOPER
UDR, Inc.
EDENS

LAND USE COUNSEL
Goulston & Storrs

ARCHITECT
Eric Colbert & Associates, PC

CIVIL ENGINEER
Bohler Engineering

TRAFFIC CONSULTANT
Wells + Associates

LANDSCAPE ARCHITECT
Oehme, van Sweden & Associates Inc

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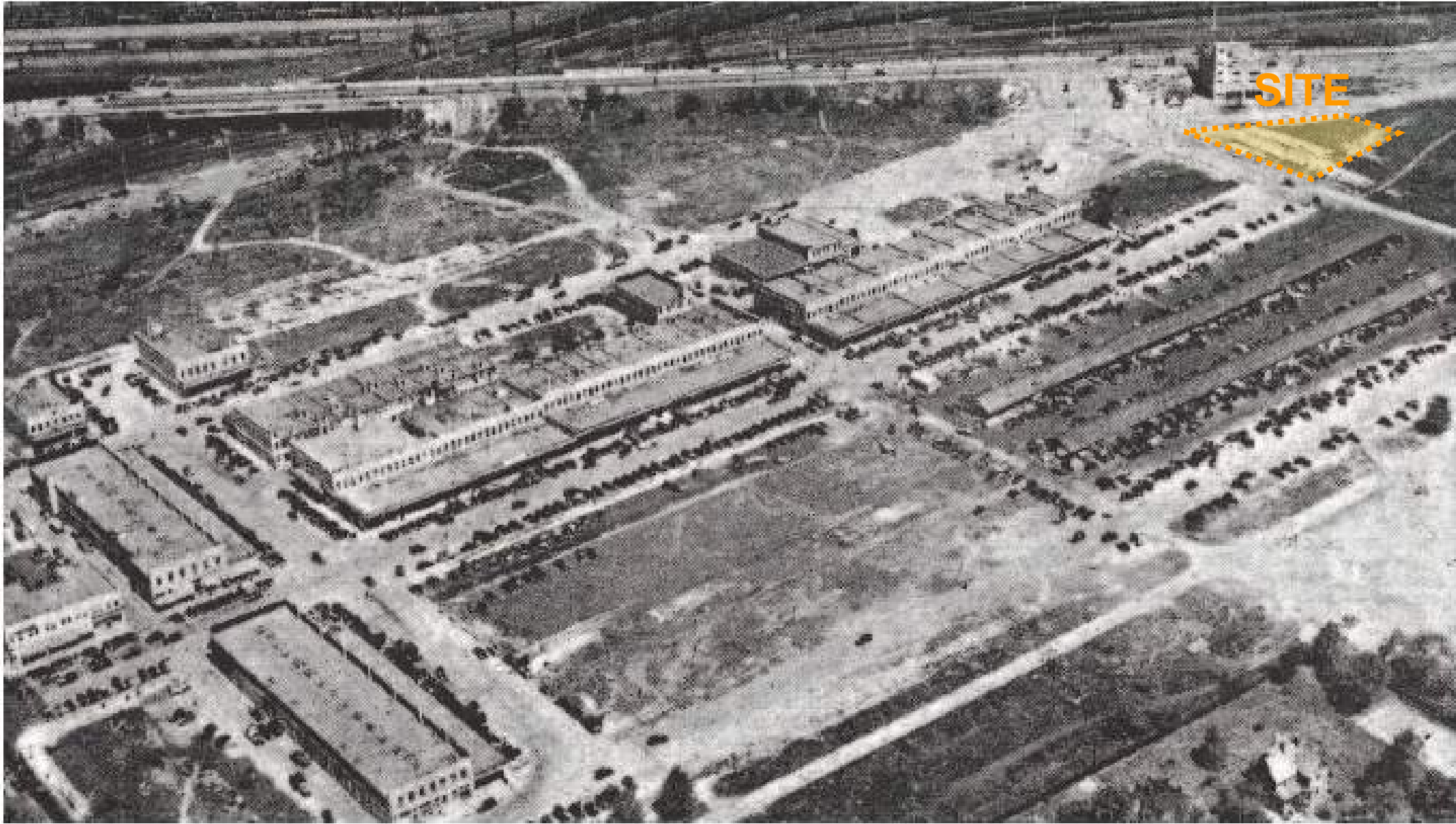
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The Study Area - 1938, *The Washington Post*, 193

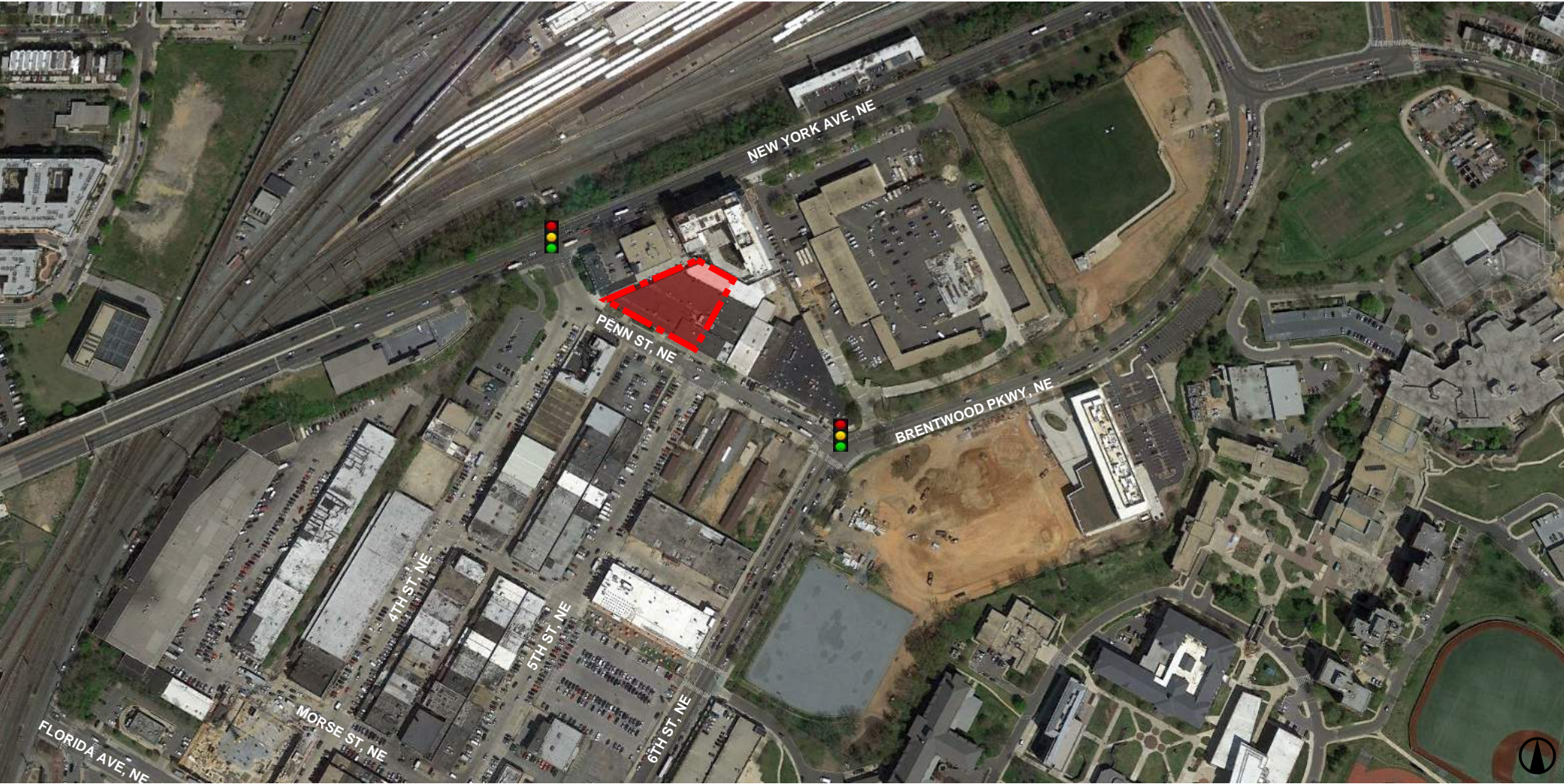
500 PENN STREET NE at Union Market

The site of the project is in the Union Market district. The project has an address of 500 Penn Street NE and is formally designated as Square 3594, part of Lot 3. The Property is primarily bounded by a new eight-story hotel to the north; Penn Street NE to the south; the remaining portion of a two-story former showroom building to the east; a 20-foot wide public alley to the west; and the intersection of Penn Street NE and 4th Street NE to the southwest . New York Avenue NE, which is a gateway into the Union Market neighborhood, is located approximately 210 feet to the northwest of the Property.

We propose to construct a 12-story, 130-foot-high mixed use rental apartment building with ground floor retail. Three levels of underground parking will accommodate about 202 parking spaces. Our above-ground FAR is approximately 8.5, yielding 320,113 gross square feet of building above grade. Approximately 302 apartments will be provided as well as 23,568 gross square feet of commercial uses. This important project will anchor the north end of the Union Market District.

Our client, UDR, has directed us to work closely with Edens, the contract seller and predominant land owner in the Union Market area. The goal is to preserve and enhance the existing Union Market structures with new construction that captures the feeling of and complements the existing fabric. We are retaining the 2-story portion of the old Maurice Electric building façade, which will become part of the base of our new structure.

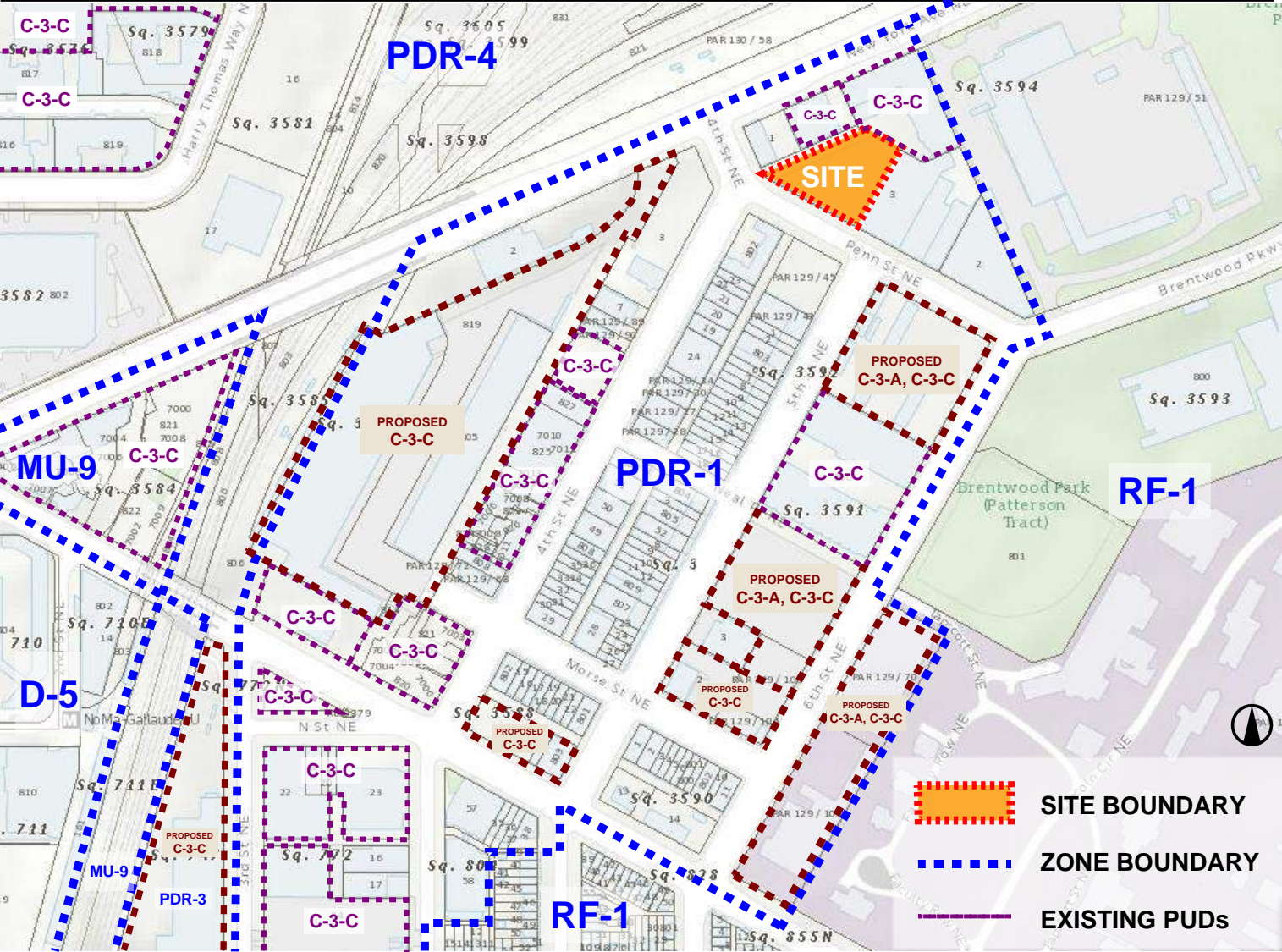
The composition of our façade includes two central projecting bays with a setback center portion which punctuates the residential lobby below. These central bays divide our façade into two segments. On the east side, floors 1 and 2 consist of the old Maurice Electric façade. The building above the Maurice façade is set back to enhance the presence of this commercial edifice. On the west side of the central bays is a new 2-story masonry façade element which balances the old Maurice façade on the east side. Generous balconies will provide depth to the façade as well as take advantage of the excellent views to the south. We intend to incorporate substantial green wall elements into the first and second floor façades.



PROJECT DESCRIPTION

A - 02 | 500 PENN STREET NE

ZONING MAP



DEVELOPMENT DATA

Lot Area	37,450 sf																	
Zoning FAR				8.55														0.36
Level	P3	P2	P1	1	Mezz	2	3	4	5	6	7	8	9	10	11	12	PH	
Lot Occupancy	N/A	N/A	N/A	N/A	N/A	74.3%	68.9%	68.9%	68.9%	68.9%	68.9%	68.9%	68.9%	64.8%	64.8%	64.8%		
Gross area toward FAR	0	0	0	35,571	3,164	27,810	25,820	25,820	25,820	25,820	25,820	25,820	25,820	24,276	24,276	24,276	13,593	
Gross Contruction Area	25,187	37,450	37,450	37,531	3,164	27,895	25,902	25,902	25,902	25,902	25,902	25,902	25,902	24,358	24,358	24,358	13,593	
Residential units per floor	0	0	0	0	0	21	28	28	28	28	28	28	28	26	26	26	7	
Retail Area	0	0	0	23,568	0	0	0	0	0	0	0	0	0	0	0	0	0	
Gross Residential Area	0	0	0	3,068	3,164	25,927	25,927	25,927	25,927	25,927	25,927	25,927	25,927	24,380	24,380	24,380	13,610	
Amenities Area / Lobby	0	0	0	3,068	1,644	3,919	0	0	0	0	0	0	0	0	0	0	3,788	
Net Residential Area	0	0	0	0	0	17,224	23,281	23,281	23,281	23,281	23,281	23,281	23,281	21,737	21,737	21,737	8,247	
Service/Loading Area	0	0	0	10,895	0	0	0	0	0	0	0	0	0	0	0	0	0	
Parking spaces	48	84	70	202	Total spaces													

ZONING / DEVELOPMENT DATA

A - 03 | 500 PENN STREET NE

ZONING ANALYSIS

COMPLIES W/ ZONING		
	Zoning Requirement	Proposed
Minimum Land Area ZR16, DCMR 11, SUBTITLE X, 303.1	15,000 sq. ft.	37,450 sq. ft.
Maximum Building Height ZR16, DCMR 11, SUBTITLE X, 303.7	130' (Act of 1910)	130'
Maximum FAR ZR16, DCMR 11, SUBTITLE X, 303.3	7.8 + 20%(PUD) = 9.36	8.55
Maximum Lot Occupancy ZR16, DCMR 11, SUBTITLE G, 404.1	100%	100%
Minimum Parking ZR16, DCMR 11, SUBTITLE C, 701.5	For apartment house, 1 for each 3 dwelling units (302/3 = 101). For retail or service establishment in excess of 3,000s.f., 1.33 for each additional 1,000 s.f. of gross floor area: (23,568-3,000) x 1.33 / 1,000 = 28 Total required = 101 + 28 = 129	202 spaces provided
Bicycle parking ZR16, DCMR 11, SUBTITLE C, 802	Long term: One for each 3 dwelling units but one-half the ratio after 50; 302 ÷ 3 = 50+(51/2) = 76. One for each 10,000 s.f. of retail = 3 ; Total=78 Short term: One for each 20 units=16 and One for each 3,500 s.f. of retail =7; Total=23	78 Long term spaces provided 23 Short term spaces provided
Green Area Ratio ZR16, DCMR 11, SUBTITLE G, 407.1	0.2 GAR	0.21 GAR provided
Minimum Closed Court ZR16, DCMR 11, SUBTITLE C, 1608.1	Minimum width =2.5" per foot of height and 12' minimum110' high court requires 23' min width. Minimum court area: 2 x Square of required court width + 250 sq. ft; Min.=1,058 sq. ft.	32'-3" width and 4,062 sq. ft. provided
Minimum Open Court ZR16, DCMR 11, SUBTITLE C, 1608.1	Minimum width: 2.5" per foot of height and 6' minimum = 110' high court requires 23' min. width.	Non Rectangular Court: 63'-9" width provided
Penthouse, Setback Act of 1910	1:1 setback ratio required (Except adjacent to closed court)	1:1 setback provided (Except adjacent to closed court)
Penthouse Height ZR16, DCMR 11, SUBTITLE G, 403.2	20'	20'
Loading Requirements ZR16, DCMR 11, SUBTITLE C, 901.1	2 loading berth @12' wide x 30' deep 1 Service/Delivery Space @ 10' wide x 20' deep	2 loading berth @12' x 30' provided 1 Service/Delivery Space @ 12' x 30' provided
Loading Platform ZR16, DCMR 11, SUBTITLE C, 901.1	1 loading platform at least 100 s.f. and at least 8' wide	One platform at 400 s.f. and 10' wide provided
ZONING RELIEF REQUIRED		
	Zoning Restriction	Proposed
Minimum Rear Yard ZR16, DCMR 11, SUBTITLE G, 405	2½" per foot of height and 12' minimum = 22.88'	No rear yard provided

(parking excluded)		
	w/o PH	w/ PH
Total FAR Area	320,113	
Total Cons. Area	322,978	336,571
Total Units	295	302
Retail Area	23,568	
Total Gross Res. Area	286,788	300,398
Total Amenities Area	8,631	12,419
Total Net Res. Area	245,402	253,649
Total Svc./Ld. Area	10,895	10,895
Core Factor	87.5%	86.2%
(Net Rentable% Gross Res) (1st Floor & Mezz. Excluded)		

	Studio	1BR	1BR+Den	2BR	3BR	
1st Floor	0	0	0	0	0	0
2nd Floor	5	8	1	6	1	21
3rd Floor	5	11	5	6	1	28
4th Floor	5	11	5	6	1	28
5th Floor	5	11	5	6	1	28
6th Floor	5	11	5	6	1	28
7th Floor	5	11	5	6	1	28
8th Floor	5	11	5	6	1	28
9th Floor	5	11	5	6	1	28
10th Floor	5	10	5	4	2	26
11th floor	5	10	5	4	2	26
12th Floor	5	10	5	4	2	26
PH	0	1	1	2	3	7
TOTAL	55	116	52	62	17	302
Current %	18%	38%	17%	21%	6%	



LOCATION MAP

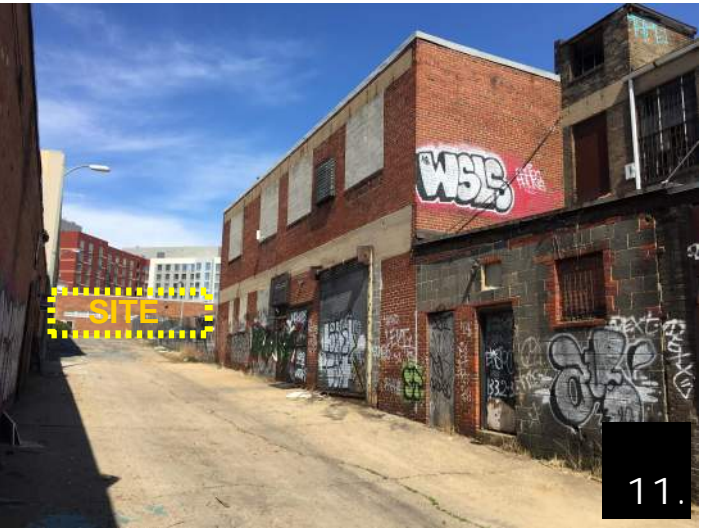
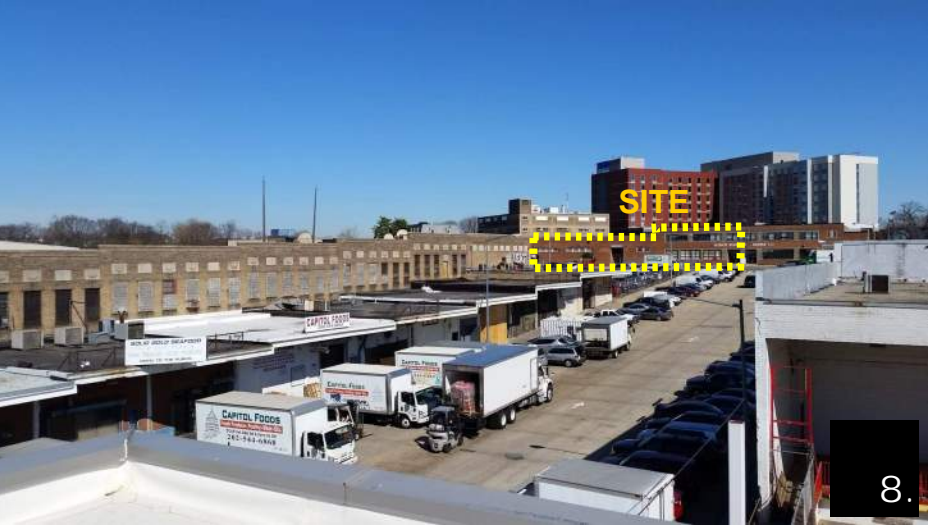
A - 04 | 500 PENN STREET NE

06/22/17

EXISTING CONDITIONS

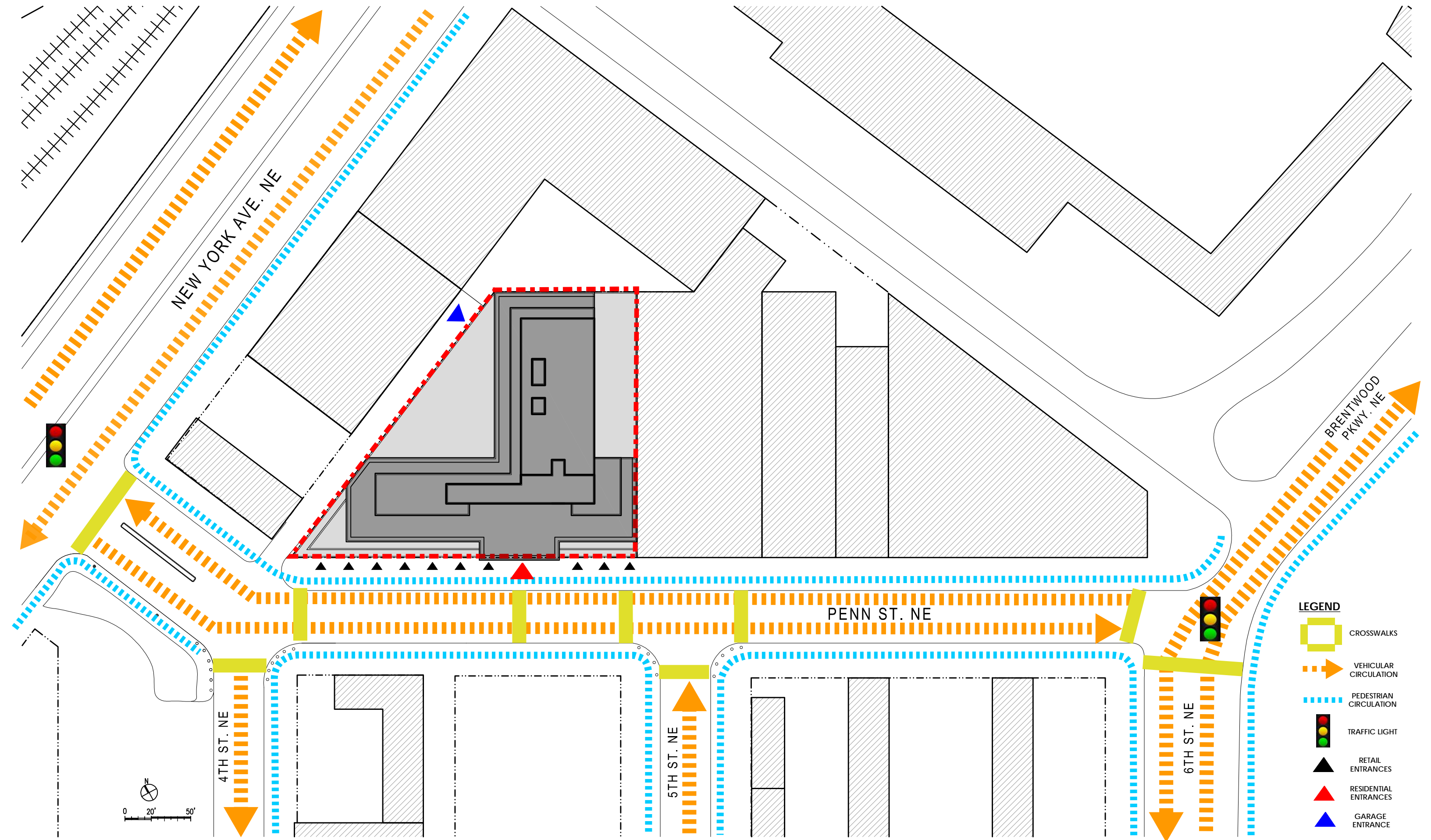


EXISTING CONDITIONS



CONTEXT PHOTOGRAPHS

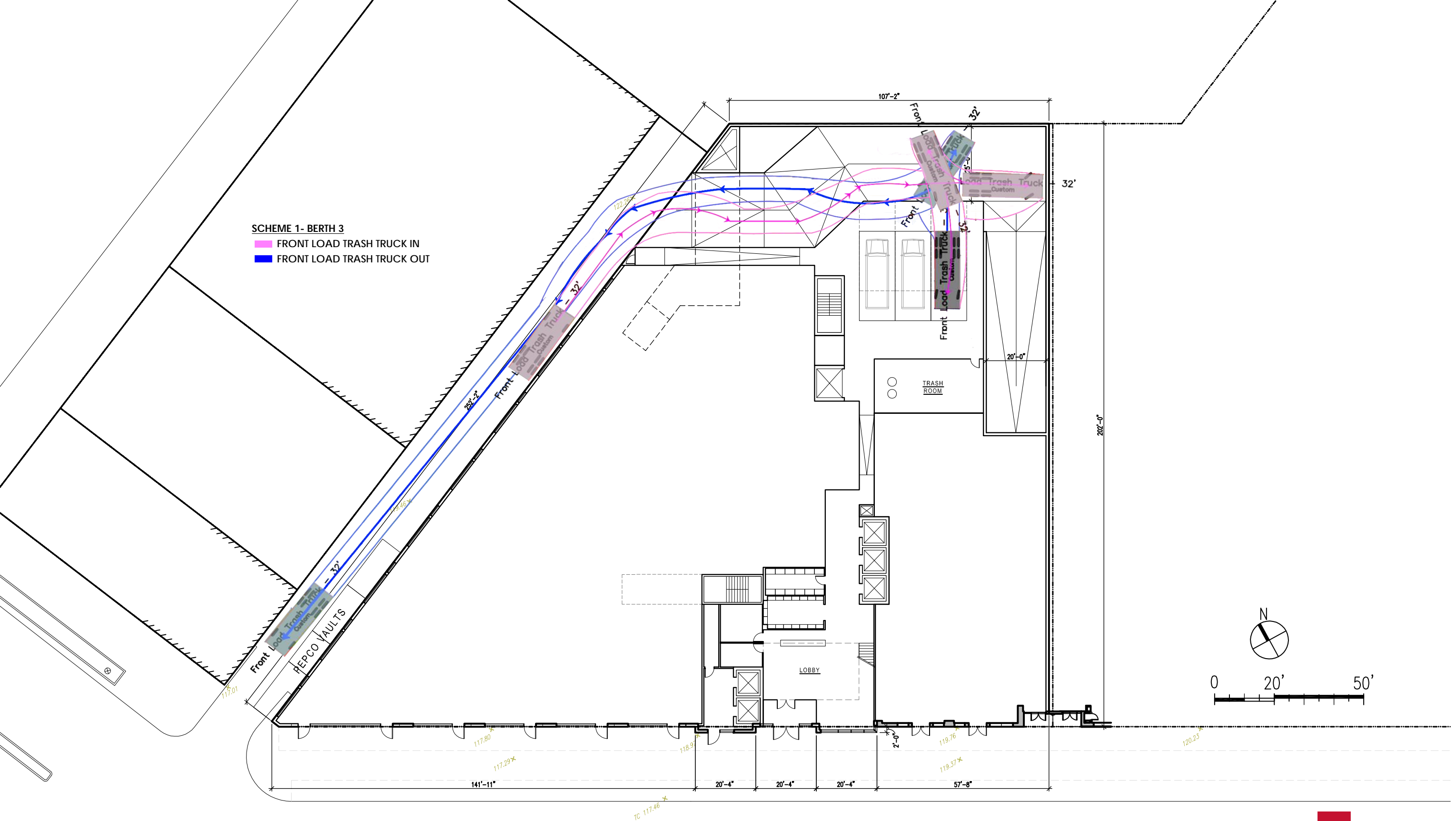
A - 05 | 500 PENN STREET NE



SITE / CIRCULATION PLAN

A - 06 | 500 PENN STREET NE

06 / 22 / 17



VEHICLE MANEUVERING ANALYSIS

A - 07 | 500 PENN STREET NE



ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001



LEED v2009 for New Construction
500 Penn Street NE
June 20, 2017



22 0 4 Sustainable Sites			Possible Points: 26
Y	M	N	
Y			Prereq 1 Construction Activity Pollution Prevention
1			Credit 1 Site Selection 1
5			Credit 2 Development Density and 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 and Changing Rooms 1
3			Credit 4.3 Alternative Transportation—Low-Emitting and 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

6 2 2 Water Efficiency			Possible Points: 10
Y	M	N	
Y			Prereq 1 Water Use Reduction—20% Reduction
2	2		Credit 1 Water Efficient Landscaping 2 to 4
		2	Credit 2 Innovative Wastewater Technologies 2
4			Credit 3 Water Use Reduction 2 to 4

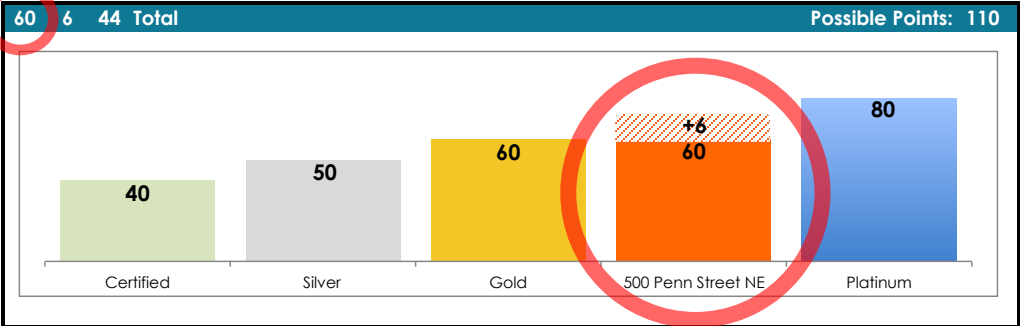
11 3 21 Energy and Atmosphere			Possible Points: 35
Y	M	N	
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems
Y			Prereq 2 Minimum Energy Performance
Y			Prereq 3 Fundamental Refrigerant Management
6	2	11	Credit 1 Optimize Energy Performance 1 to 19
	1	6	Credit 2 On-Site Renewable Energy 1 to 7
2			Credit 3 Enhanced Commissioning 2
		2	Credit 4 Enhanced Refrigerant Management 2
1		2	Credit 5 Measurement and Verification 3
2			Credit 6 Green Power 2

5 1 8 Materials and Resources			Possible Points: 14
Y	M	N	
Y			Prereq 1 Storage and Collection of Recyclables
		3	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof 1 to 3
		1	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements 1
2			Credit 2 Construction Waste Management 1 to 2
		2	Credit 3 Materials Reuse 1 to 2
1	1		Credit 4 Recycled Content 1 to 2
2			Credit 5 Regional Materials 1 to 2
		1	Credit 6 Rapidly Renewable Material 1
		1	Credit 7 Certified Wood 1

8 0 7 Indoor Environmental Quality			Possible Points: 15
Y	M	N	
Y			Prereq 1 Minimum Indoor Air Quality Performance
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control
		1	Credit 1 Outdoor Air Delivery Monitoring 1
		1	Credit 2 Increased Ventilation 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 and Sealants 1
1			Credit 4.2 Low-Emitting Materials—Paints and Coatings 1
1			Credit 4.3 Low-Emitting Materials—Flooring Systems 1
		1	Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products 1
		1	Credit 5 Indoor Chemical and Pollutant Source Control 1
1			Credit 6.1 Controllability of Systems—Lighting Controls 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 and Views—Daylight 1
1			Credit 8.2 Daylight and Views—Views 1

6 0 0 Innovation and Design Process			Possible Points: 6
Y	M	N	
1			Credit 1.1 Innovation in Design: Exemplary Performance SS C7.1 1
1			Credit 1.2 Innovation in Design: Exemplary Performance SSC4.1 1
1			Credit 1.3 Innovation in Design: Green Housekeeping 1
1			Credit 1.4 Innovation in Design: Exemplary Performance SSC5.2 1
1			Credit 1.5 Innovation in Design: Integrated Pest Management 1
1			Credit 2 LEED Accredited Professional 1

2 0 2 Regional Priority Credits			Possible Points: 4
Y	M	N	
		1	Credit 1.1 Regional Priority: EAc1 40% new/ 36% existing 1
1			Credit 1.2 Regional Priority: SSc6.1 1
1			Credit 1.3 Regional Priority: SSc5.1 1
		1	Credit 1.4 Regional Priority: EA Cr. 2 (1%), Wec2, or MRC1.1(75%) 1



We reserve the right to vary the sustainable design features of the building, provided the total number of LEED points achievable for the project is not below the LEED Gold rating standards.

LEED SCORECARD

A - 08 | 500 PENN STREET NE

GREEN AREA RATIO SCORESHEET

Address

500 Penn Street, NE

Other / BZA Order

Green Area Ratio Scoresheet

Ward

5

Lot

3

Square

3594

Zoning District

MU-9

enter sq ft of lot

37,450

multiplier

SCORE

0.210

Lot size (enter this value first) *

37,450

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth of less than 24"

enter sq ft

0

0.3

-

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

0

0.6

-

3

Bioretention facilities

enter sq ft

0

0.4

-

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants less than 2' tall at maturity

enter sq ft

0

0.2

-

2

Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)

enter number of plants

0

0

0.3

-

3

Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees

0

0

0.5

-

4

Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.6

-

5

Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.7

-

6

Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree

enter number of trees

0

0

0.7

-

7

Tree canopy for preservation of all existing trees 18" to 24" diameter or equivalent - calculated at 1300 sq ft per tree

enter number of trees

0

0

0.7

-

8

Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter number of trees

0

0

0.8

-

9

Vegetated wall, plantings on a vertical surface

enter sq ft

0

0.6

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

enter sq ft

0.6

-

2

Over at least 8" of growth medium

enter sq ft

9,830

0.8

7,864.0

D

Permeable Paving***

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

0

0.4

-

2

Permeable paving over at least 24" of soil or gravel

enter sq ft

0

0.5

-

E

Other

1

Enhanced tree growth systems***

enter sq ft

0

0.4

-

2

Renewable energy generation

enter sq ft

0

0.5

-

3

Approved water features

enter sq ft

0

0.2

-

H

Bonuses

1

Native plant species

enter sq ft

0

0.1

-

2

Landscaping in food cultivation

enter sq ft

0

0.1

-

3

Harvested stormwater irrigation

enter sq ft

0

0.1

-

sub-total of sq ft =

9,830

Green Area Ratio numerator =

7,864

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth

-

WATER COMPUTATION

UDR Union Market Building Total									
Fixtures/Equip.		Cold Water		Hot Water		Combined		Sanitary	
Location	Qty.	FU Each	FU Total	FU Each	FU Total	FU Each	FU Total	FU Each	FU Total
STUDIO	55	4.70	258.50	4.90	269.50	7.80	429.00	11.00	605.00
1 BR	116	4.70	545.20	4.90	568.40	7.80	904.80	11.00	1276.00
1 BR + DEN	52	4.70	244.40	4.90	254.80	7.80	405.60	11.00	572.00
2 BR	62	7.40	458.80	6.40	396.80	11.40	706.80	16.00	992.00
3 BR	17	12.60	214.20	8.40	142.80	17.70	300.90	26.00	442.00
Retail			0.00		0.00		280.00		360.00
Plumbing Grand Total	302		1721.10		1632.30		3027.10		4247.00
Supply GPM		GPM	269.00	GPM	124.00	GPM	525.00		
Building Equipment									
HVAC Make-up			20				20		
Dishwasher - Commercial			45		50		45		
Pool/Water Feature									
Building Grand Total GPM			334.00		174.00		590.00		
Size (Inch)							6		15

We reserve the right to vary the features, means and methods of achieving the code-required Green Area Ratio (GAR) of 0.2.

GREEN AREA RATIO SCORESHEET / WATER COMPUTATION

A - 09 | 500 PENN STREET NE

EDENS

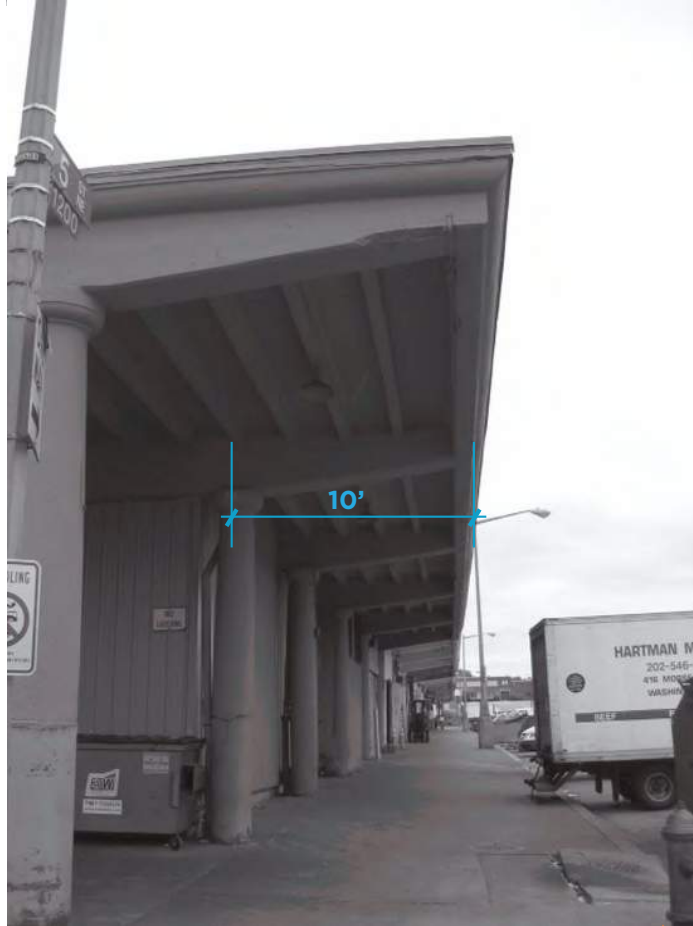
UDR

ERIC COLBERT & ASSOCIATES

717 5TH STREET, N.W. WASHINGTON, D.C. 20001

06 / 22 / 17

UNION MARKET PRECEDENTS

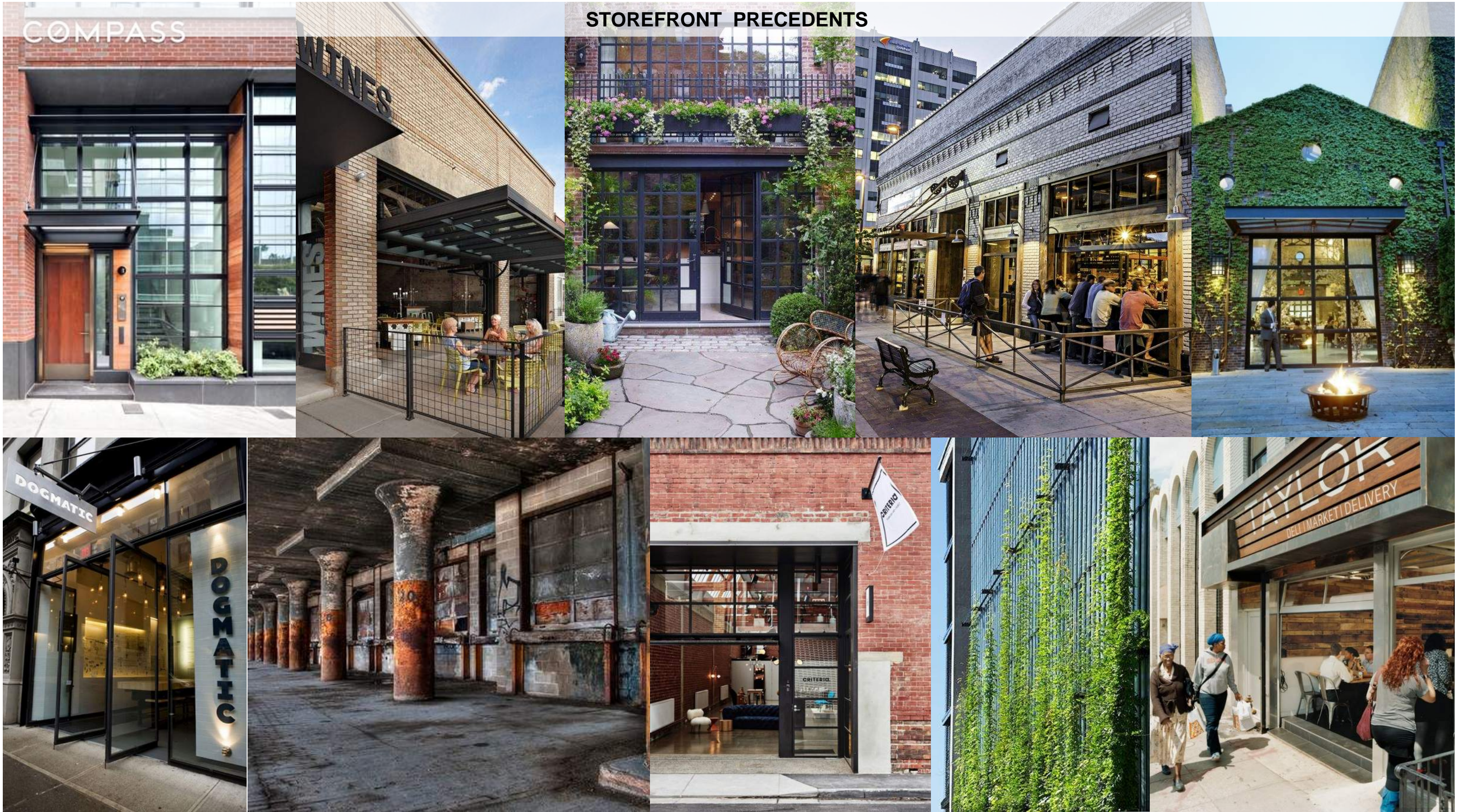


CANOPY PRECEDENTS



ARCHITECTURAL PRECEDENTS: CANOPY

A - 10 | 500 PENN STREET NE



STOREFRONT PRECEDENTS

ARCHITECTURAL PRECEDENTS: STOREFRONT

A - 11 | 500 PENN STREET NE



BALCONIES



INDUSTRIAL MATERIALS



VEGETATED WALL



INDUSTRIAL MATERIALS



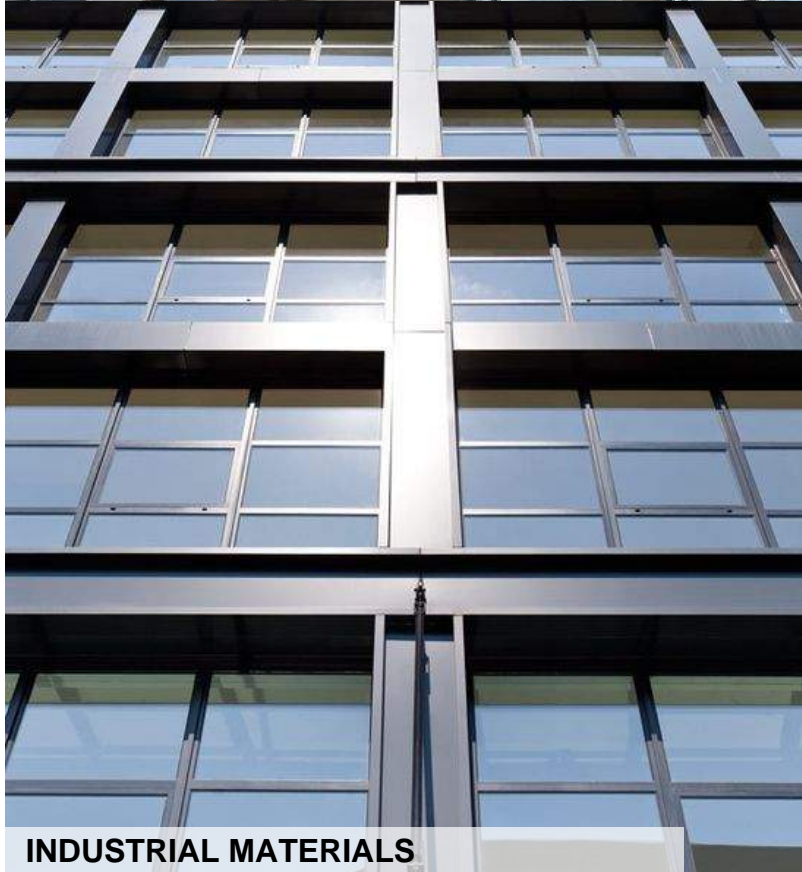
BALCONIES



SCREENS



SCREENS



INDUSTRIAL MATERIALS



MAURICE ELECTRIC BUILDING



BALCONIES

ARCHITECTURAL PRECEDENTS: FACADES

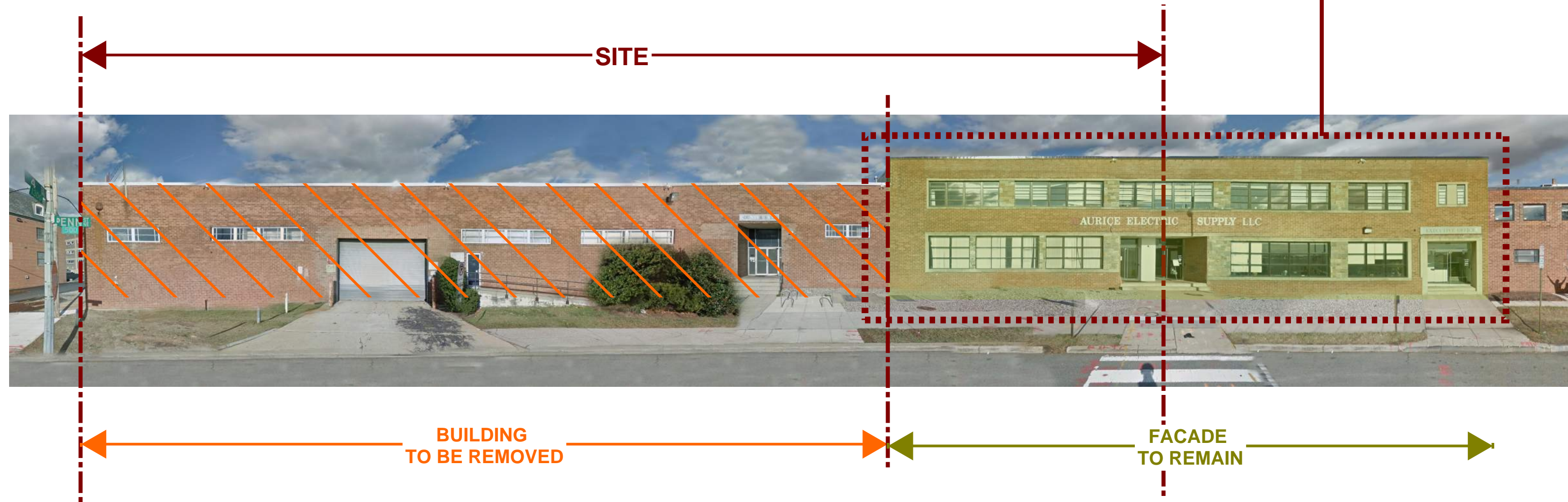
A - 12 | 500 PENN STREET NE

EXISTING FACADE:

Prior to being home to the Maurice Electrical Supply Company, 500 Penn Street NE served as the bottling plant of the Rock Creek Ginger Ale Company. In 1957, Lindsey P. Rawley and his brothers began brewing and bottling ginger ale, grape, orange and strawberry sodas within this 80,000-square-foot space. The Rawley family continued to grow and expand their business at this site until its relocation in 1981.

Following this, in 1987, Marvin Kogod and Bernard Green of the Maurice Electrical Supply Company purchased and renovated the building at 500 Penn Street NE. They sought to capitalize on the site’s size and location for their family’s expanding company. The small gas and electric lighting supply company that began in 1922 with Gustave Soloman and Maurice Abraham, thrived to become a major electrical distributor.

The existing building on the 500 Penn Street site currently houses alternative industrial office spaces. It is part of the fabric that defines the character of the Union Market neighborhood. The existing facade will be adaptively re-used in this plan to accommodate retail use.



EXISTING BUILDING

A - 13 | 500 PENN STREET NE



MASSING: AERIAL LOOKING NORTHWEST

A - 14 | 500 PENN STREET NE

06/22/17