

EXHIBIT A

**DISTRICT OF COLUMBIA : APPLICATION FOR REVIEW
+ APPROVAL OF A FIRST STAGE AND CONSOLIDATED
PLANNED UNIT DEVELOPMENT+ RELATED MAP
AMENDMENT TO THE**

D.C. ZONING COMMISSION

ARCHITECT: SHALOM BARANES ASSOCIATES
DEVELOPER: EDENS
LAND USE COUNSEL: GOULSTON AND STORRS
CIVIL ENGINEER: BOHLER ENGINEERING
TRAFFIC CONSULTANT: GOROVE SLADE
LANDSCAPE ARCHITECT: MAHAN RYKIEL



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1 (REVISED 2015 MARCH 5)

DRAWING INDEX

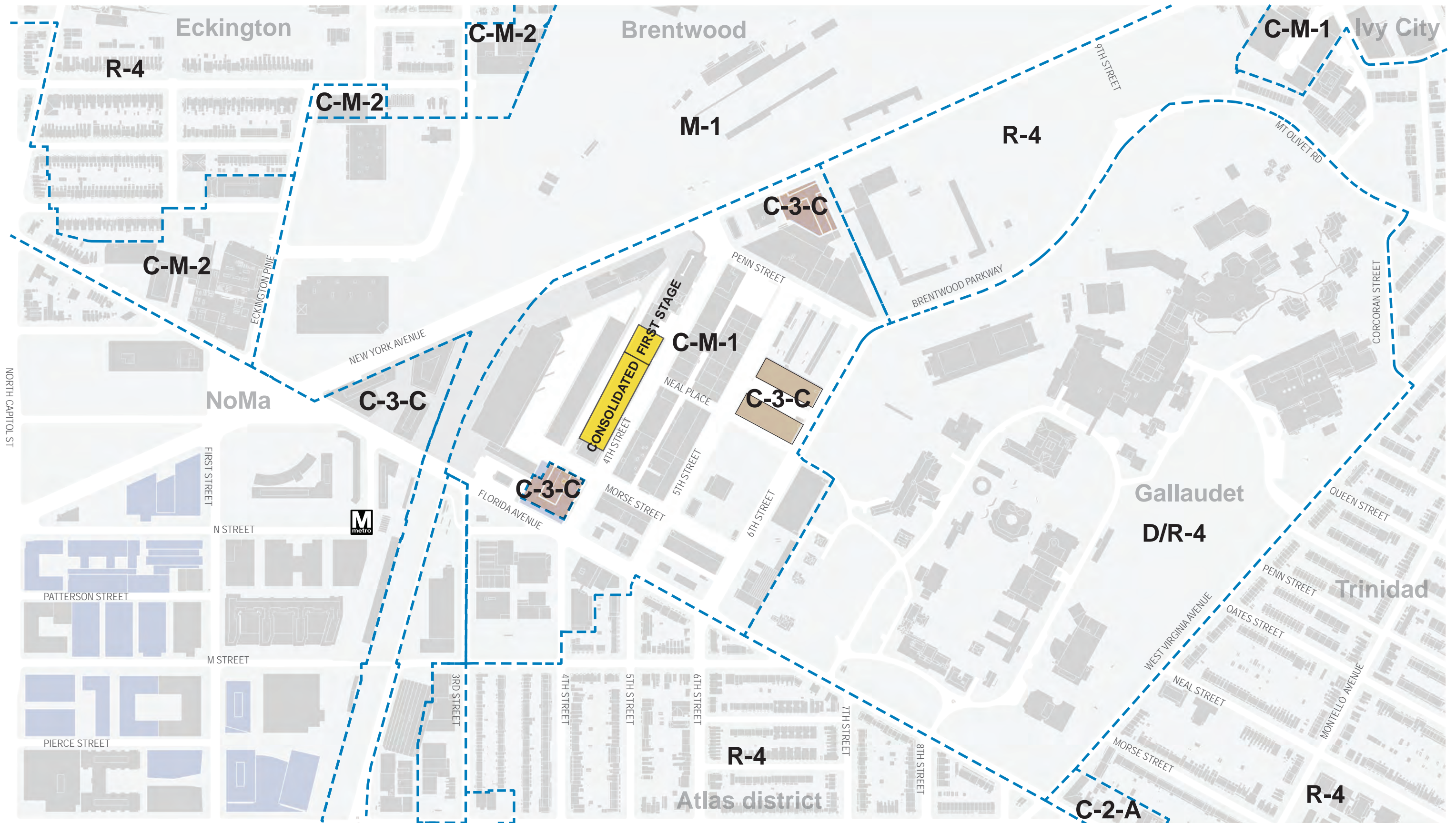
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The Study Area - 1938, *The Washington Post*, 1938



fig.3.06 (source: Wymer Collection, *Evening Star*, Historical Society of Washington D.C., 1949)

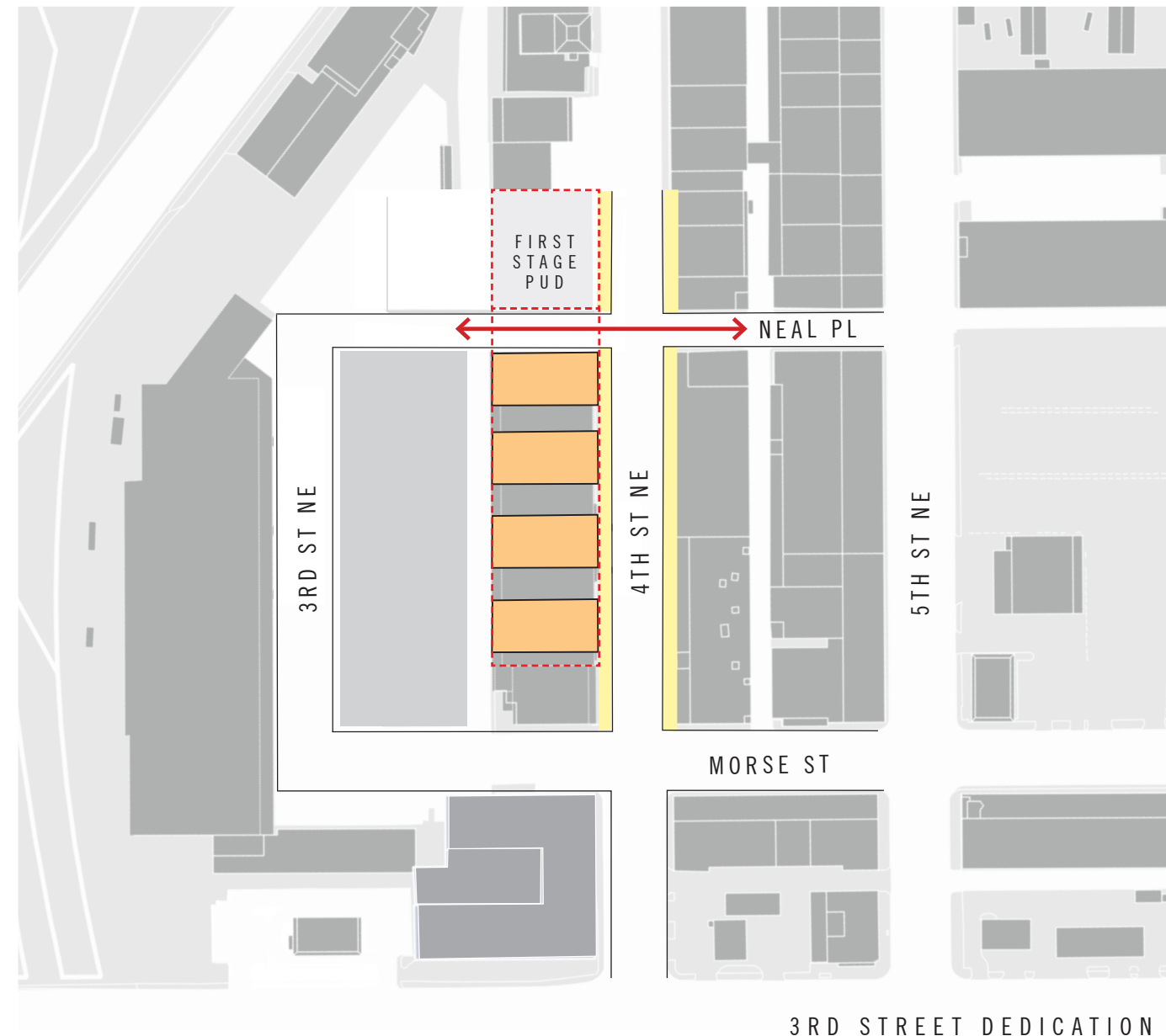
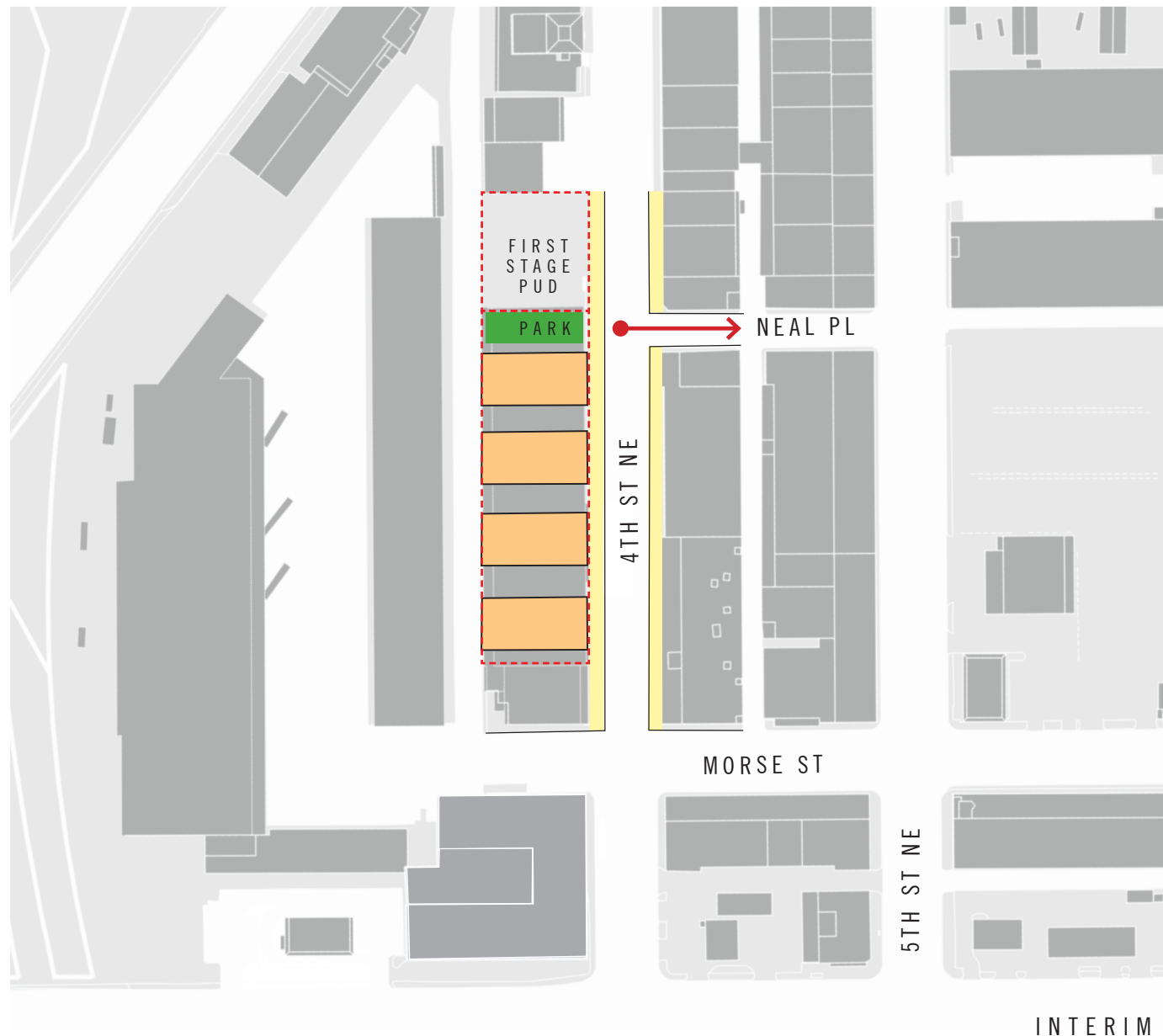


SITE BOUNDARY
 FUTURE DEVELOPMENT
 APPROVED PUD W/IN MARKET
 ZONE BOUNDARY

1270 4TH ST NE WASHINGTON, DC

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CITY ZONING PLAN D2



NOTE:
REFER TO WRITTEN PREHEARING STATEMENT
FOR EXPLANATION OF TRIGGER FOR OPENING
OF NEAL PLACE EXTENSION.



1



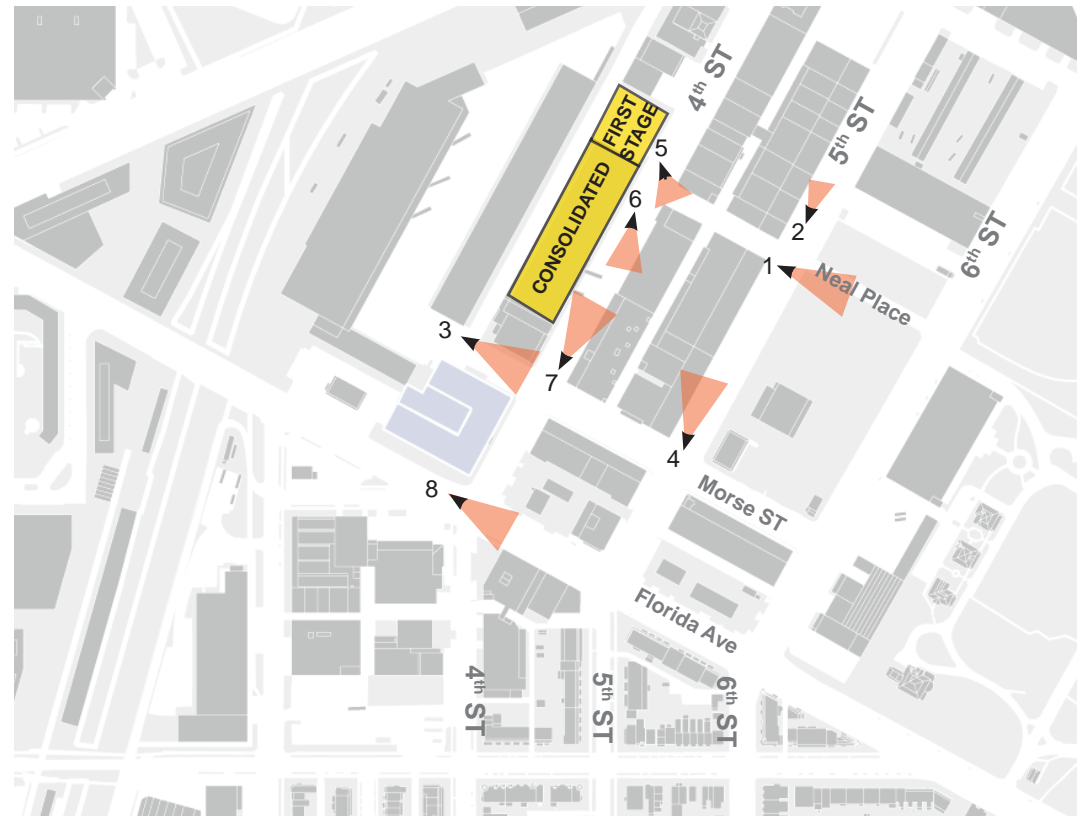
2



3



4



LOADING ZONES



6



ALLEYS



5



8

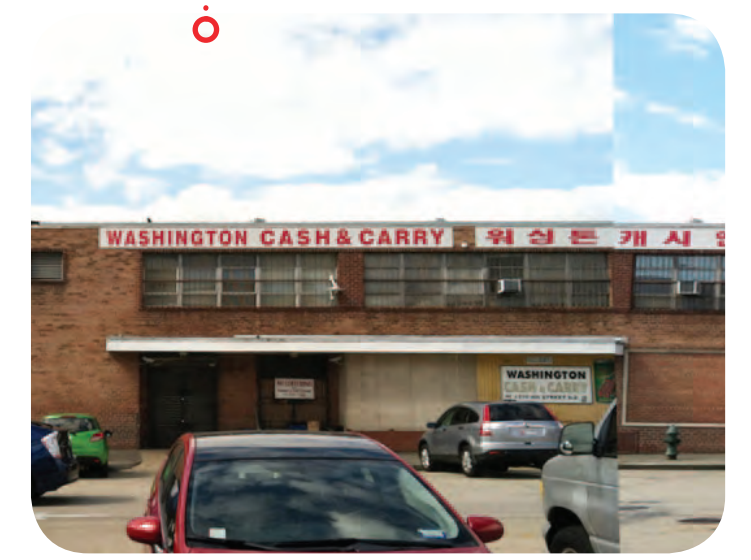
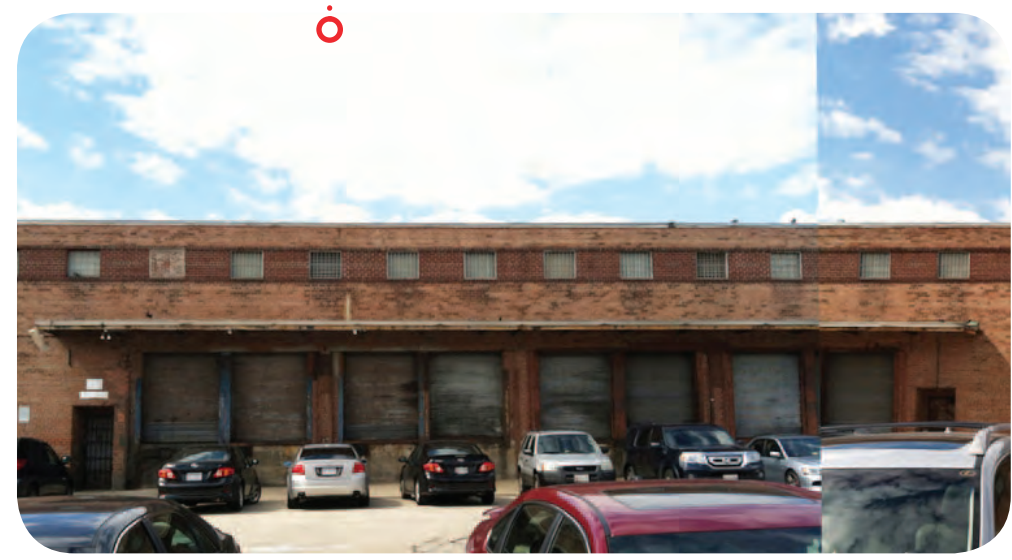
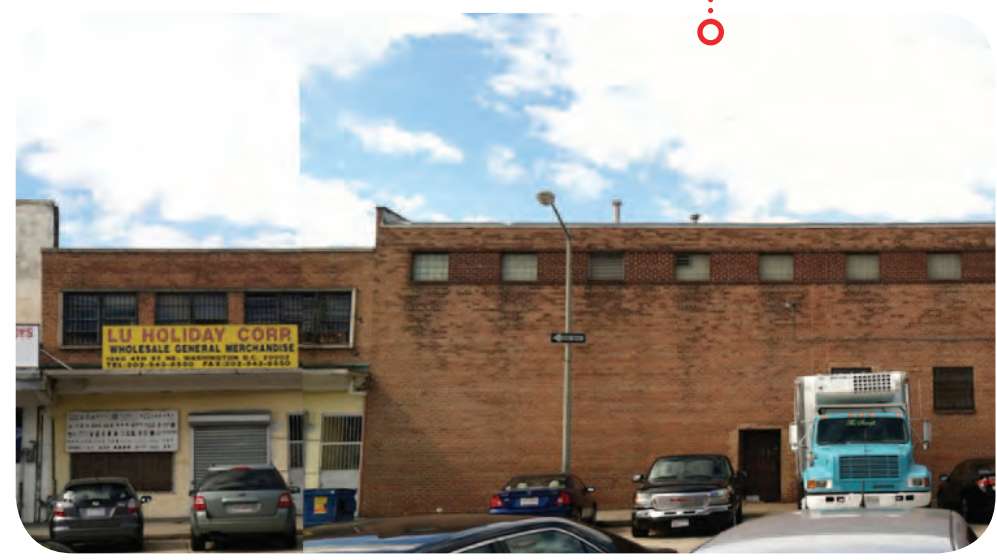


1270 4TH ST NE WASHINGTON, DC

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SITE PHOTOGRAPHS

S1



EXISTING FACADE
 THE EXISTING BUILDING ON THE 1270 4TH STREET SITE IS PART OF THE FABRIC OF BUILDINGS THAT DEFINE THE CHARACTER OF THE UNION MARKET NEIGHBORHOOD. PORTIONS OF THE EXISTING FAÇADE WILL BE ADAPTIVELY RE-USED IN THIS PLAN TO ACCOMMODATE RETAIL AND RESIDENTIAL USES.



PEARL DISTRICT, PORTLAND



PEARL DISTRICT, PORTLAND



PEARL BREWERY, SAN ANTONIO



MEATPACKING DISTRICT, NYC



MEATPACKING DISTRICT, NYC



MEATPACKING DISTRICT, NYC



MOSAIC MERRIFIELD, VA



MOSAIC MERRIFIELD, VA



SAN FRANCISCO



NYC

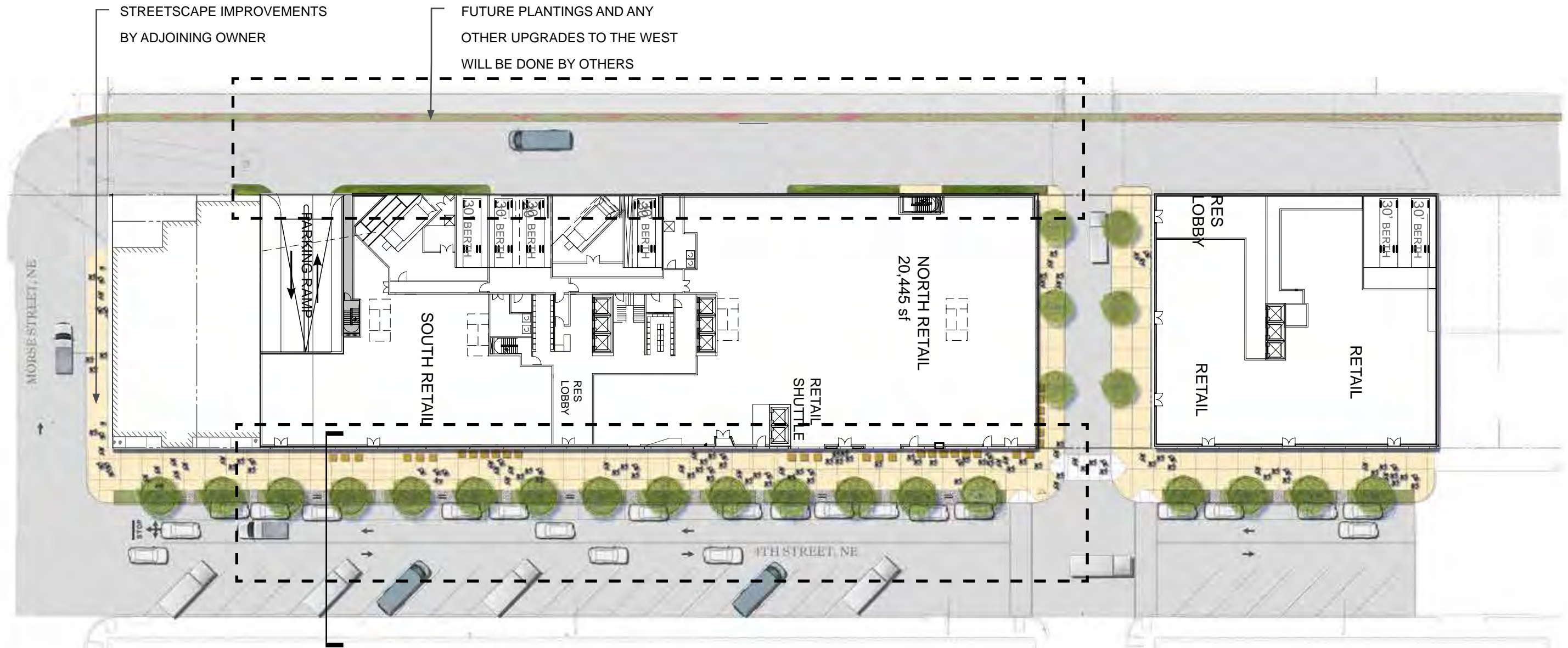


PEARL DISTRICT, PORTLAND



NYC

SITE PLAN



SEE CIVIL DRAWING FOR PROPOSED LIMIT OF DISTURBANCES.

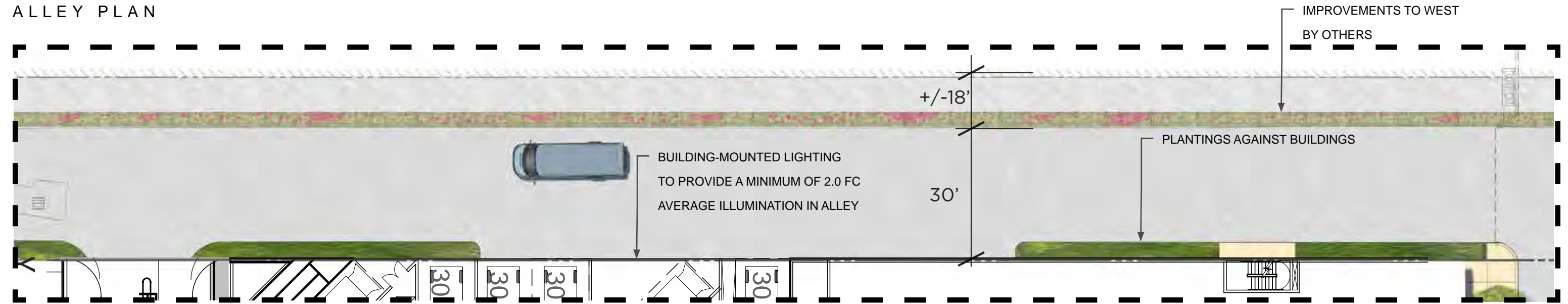
STREETSCAPE DESIGN APPROACH

The applicant and DDOT will be developing Streetscape Design Guidelines for 4th Street (and the rest of the Union Market district), and the streetscape design proposed is an example of one possible outcome of the Streetscape Design Guidelines effort relating to this segment of the Union Market district. The improvements shown here are subject to final design and engineering, compliance with the Guidelines, and Public Space approval. In addition, any improvements in the alley to the west of the project will require approval by the District.

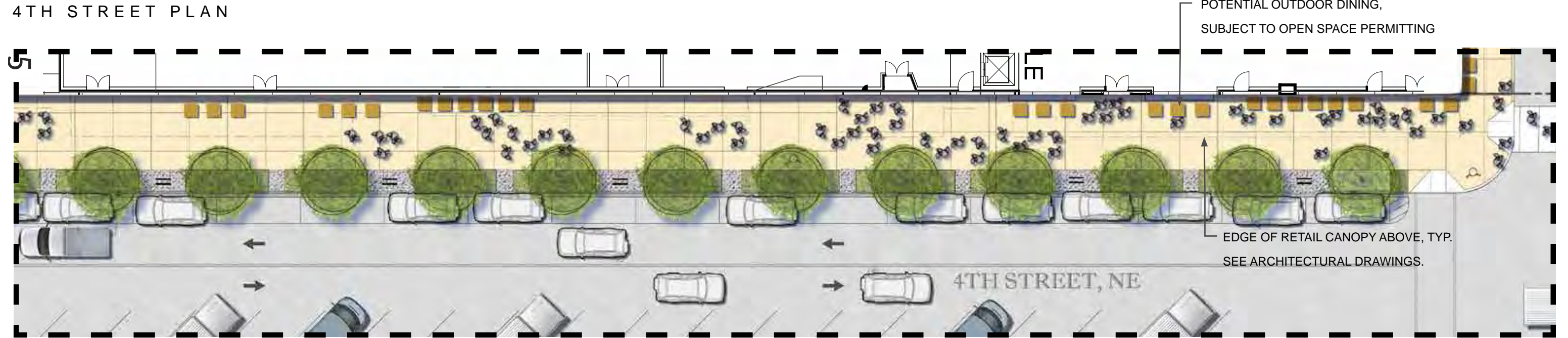
This streetscape design embraces the unique character of the Union Market district and creates a pedestrian oriented environment that supports the intense and varied retail program planned for the project site. The industrial nature of the site is characterized by authentic, durable, and functional materials; flexible, multi-use space; and a dynamic, high energy atmosphere.

SITE PLAN: EXPANDED

ALLEY PLAN

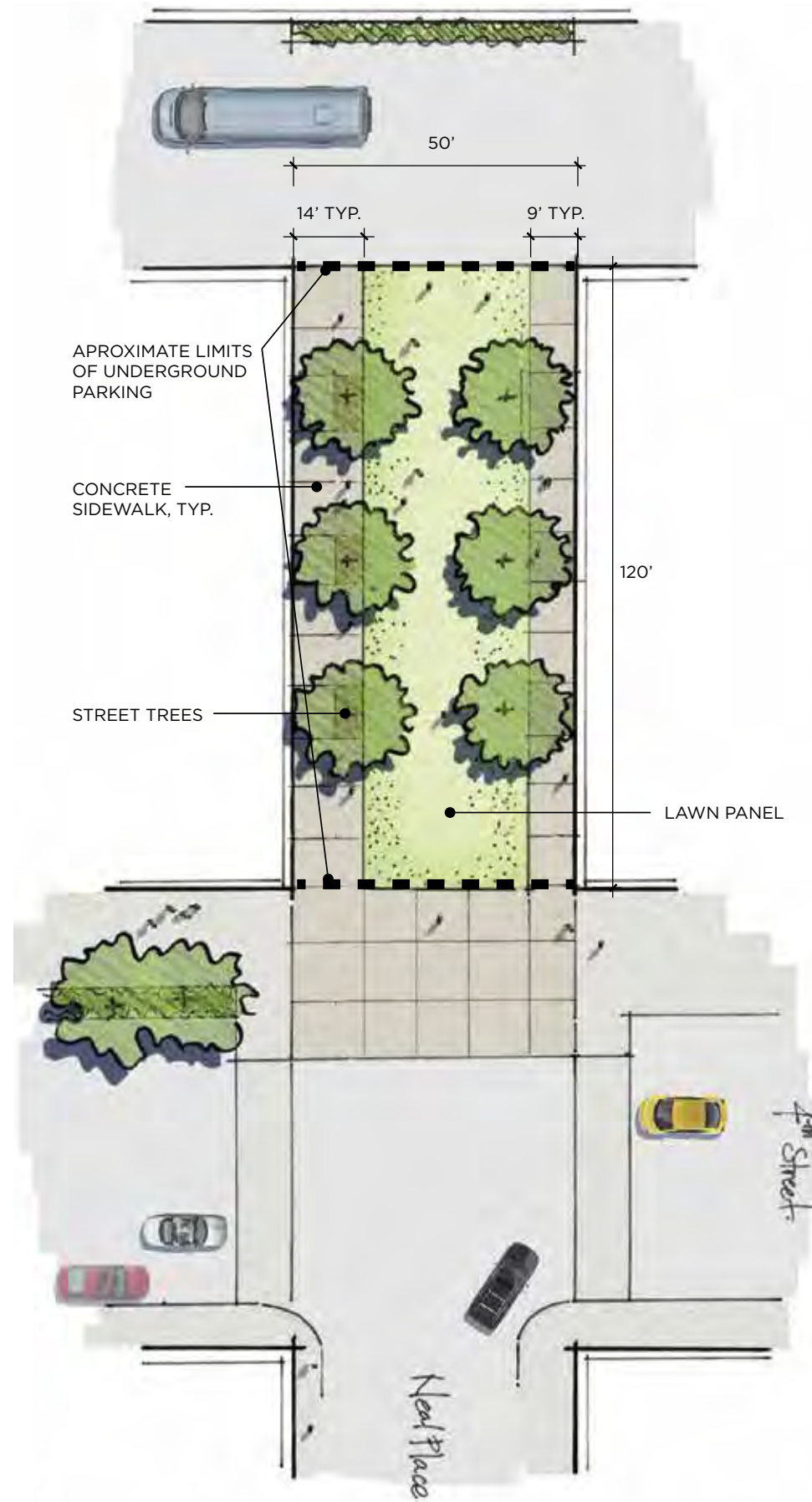


4TH STREET PLAN



SEE CIVIL DRAWING FOR PROPOSED LIMIT OF DISTURBANCES.

NEAL PLACE - TEMPORARY PLAZA

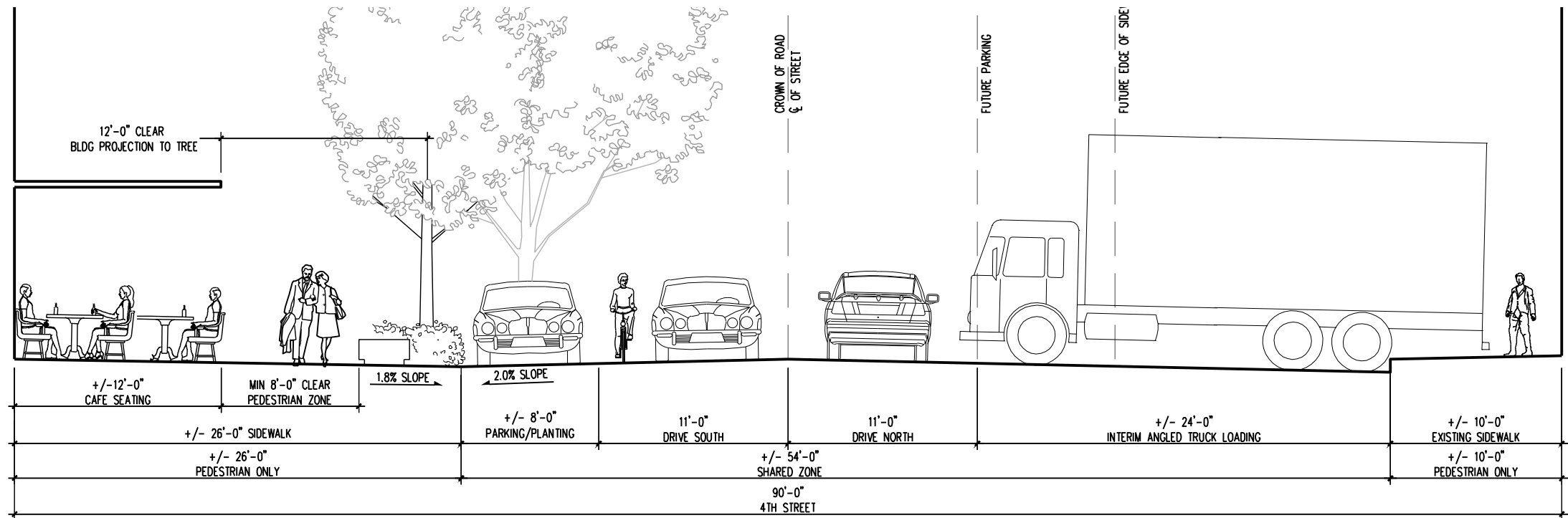


NOTE: THE APPLICANT WILL INSTALL ROOT BARRIERS ADJACENT TO THE TREES PLANTED IN THE INTERIM PARK TO MAXIMIZE THEIR SURVIVAL RATE WHEN THE ROAD IS CONSTRUCTED.

SEE CIVIL DRAWING FOR PROPOSED LIMIT OF DISTURBANCES.

INTERIM PHASE STREET

- ACCOMMODATES ANGLED TRUCK LOADING
- WEST SIDE OF ROAD WILL BE PERMANENTLY BUILT OUT IN INTERIM PHASE
- ORGANIZATIONAL FRAMEWORK IS ESTABLISHED WHICH WILL COMFORTABLY ACCOMMODATE AND GUIDE FUTURE DEVELOPMENT IN THE MARKET DISTRICT
- THE APPLICANT AND DDOT WILL BE DEVELOPING STREETScape DESIGN GUIDELINES FOR 4TH STREET, AND THE IMPROVEMENTS SHOWN HERE ARE SUBJECT TO FINAL DESIGN AND ENGINEERING, AND PUBLIC SPACE APPROVAL.

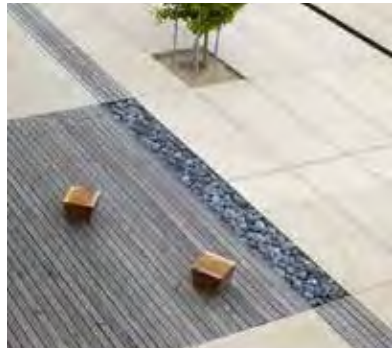


THE CULTURE OF A SHARED STREET

A SPATIAL RELATIONSHIP BETWEEN CAFE, RETAIL USES, AND SIDEWALK ACTIVITY

OUTDOOR ROOMS FOR A RANGE OF ACTIVITIES

MATERIAL CONNECTIONS TO THE EXISTING MARKET AND THE PROPOSED BUILDING DESIGN; A GROUNDED SENSE OF PLACE



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2015 MARCH 5

SHARED STREET L5

CONTEXTUAL MATERIALS

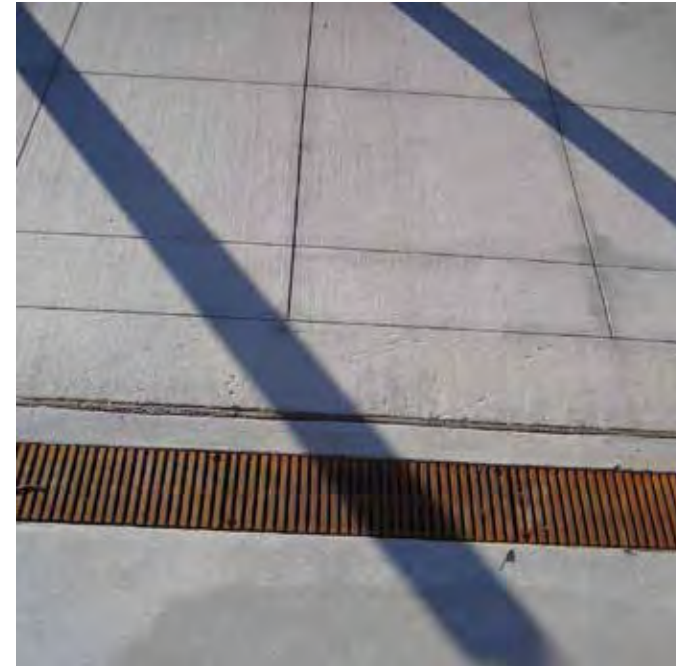
CONCRETE PAVING GROUNDS THE SITE IN THE SIMPLE, DURABLE, AND FUNCTIONAL FABRIC OF THE EXISTING MARKET DISTRICT



COLORING AND TEXTURED CONCRETE VISUALLY AND TEXTURALLY DELINEATES THE PEDESTRIAN ZONE FROM THE SHARED STREET

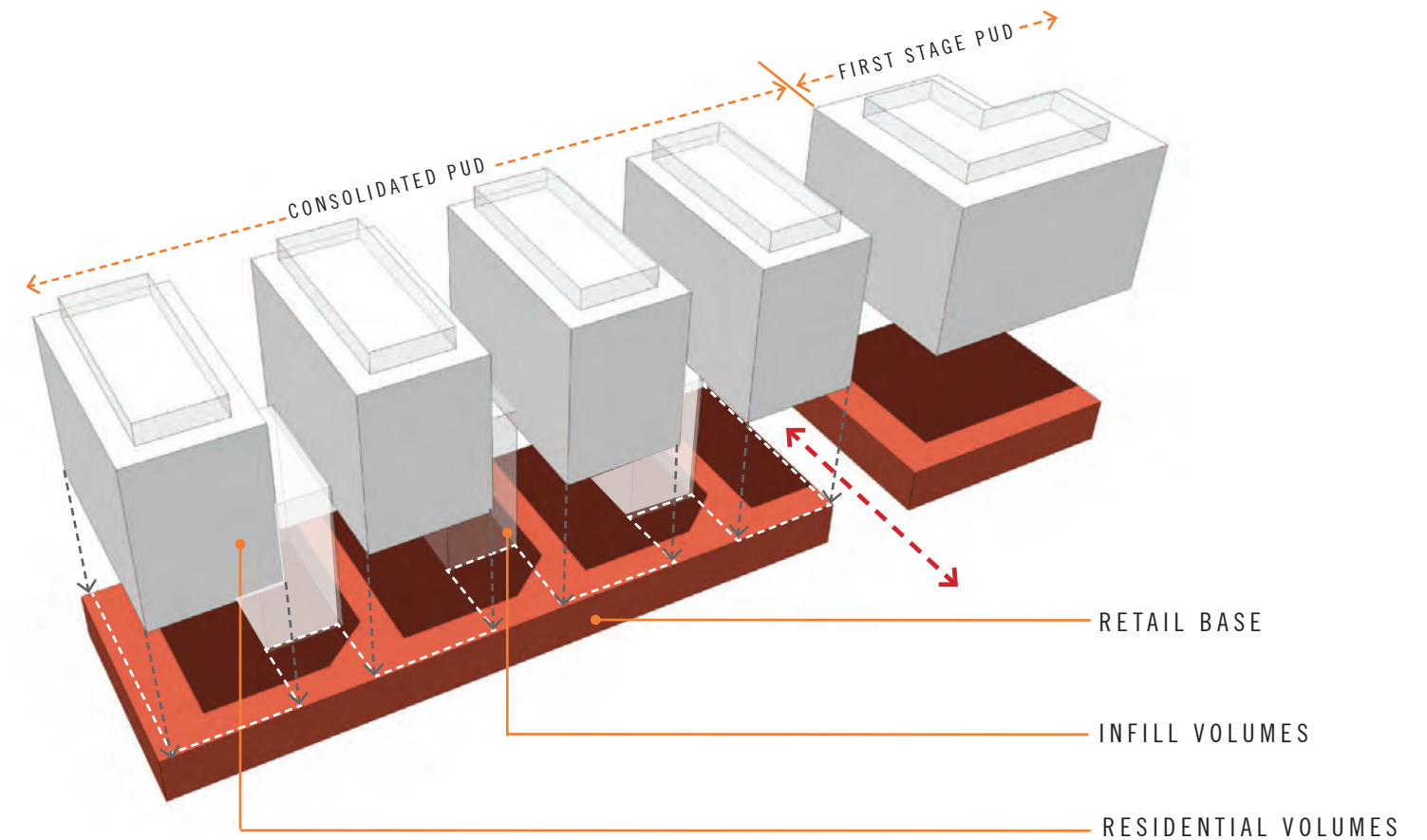
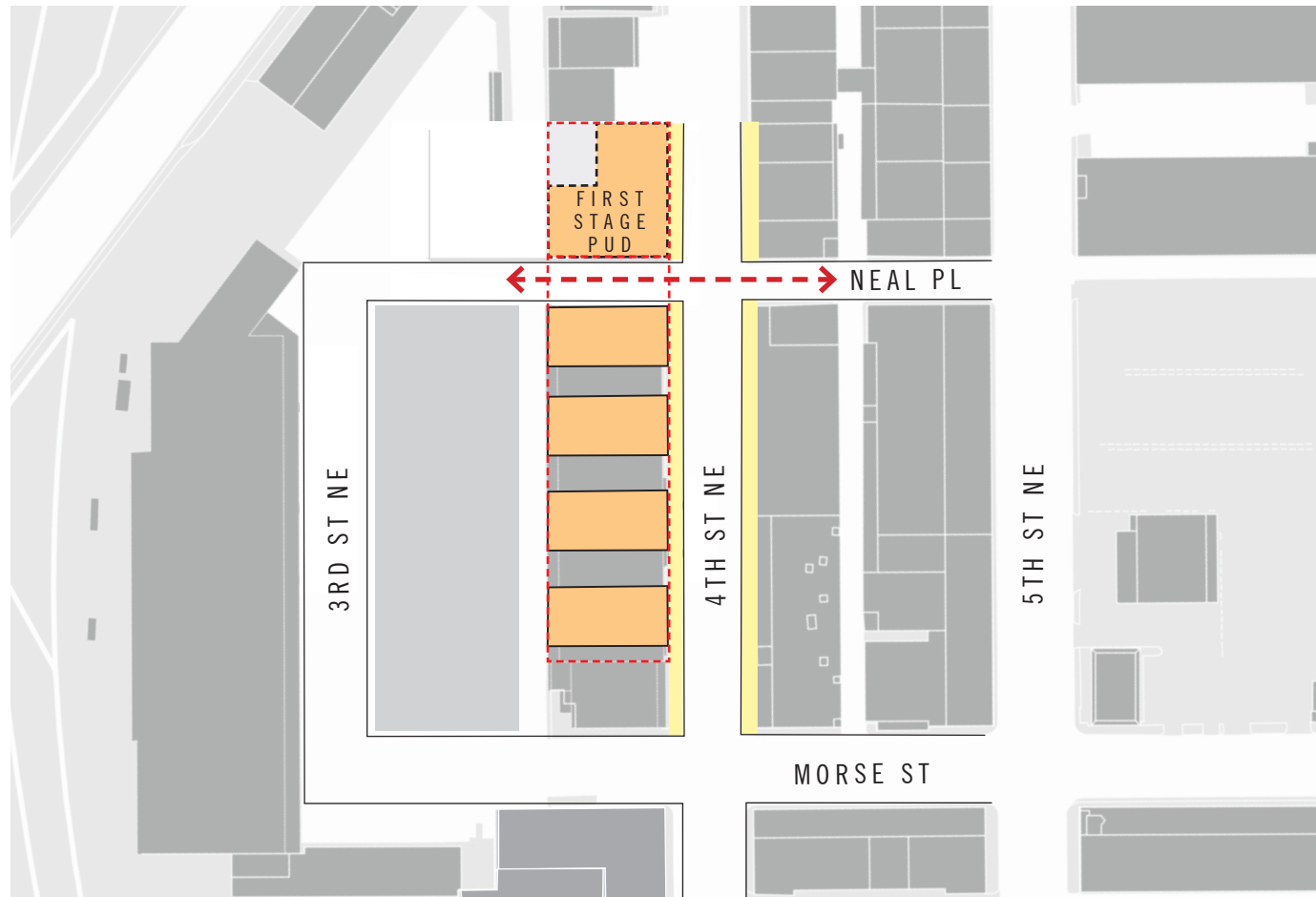


TRENCH DRAINS AND METAL DEFINE THE SPACE OF THE PEDESTRIAN REALM AND ITS CHARACTER



TREE GRATES RELATE TO EXISTING AND PROPOSED BUILDING MATERIALS





URBAN DESIGN PRINCIPLES

THE PROJECT DESIGN GOALS RELATING TO URBAN DESIGN INCLUDE THE FOLLOWING:

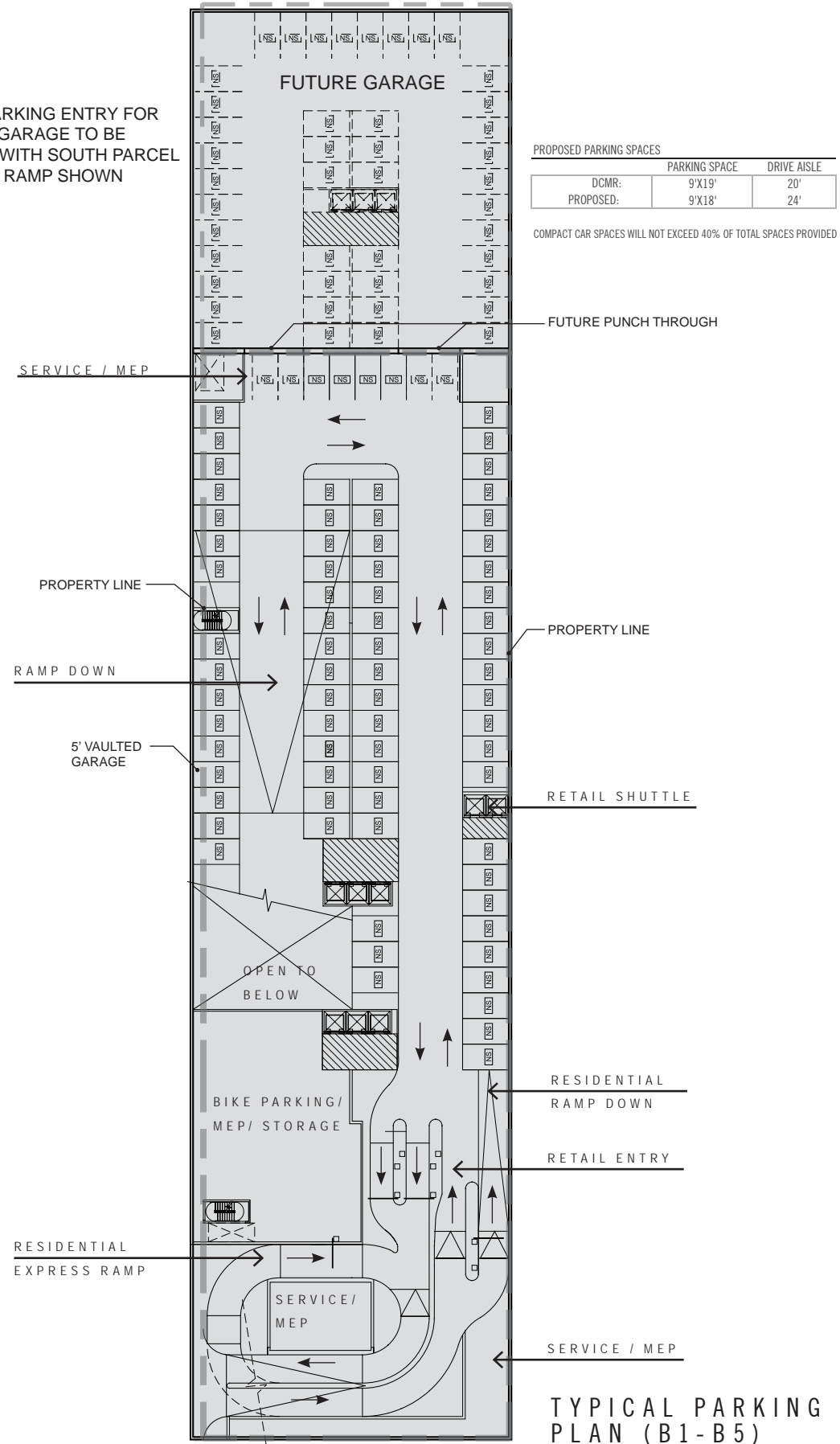
- A FOCUS ON THE PUBLIC REALM AS PART OF THE OPEN SPACE SYSTEM, EXPANDED SIDEWALK AREAS THAT ARE FLEXIBLE OUTDOOR ROOMS FOR THE NEIGHBORHOOD, AND ACCESSIBILITY FOR A WIDE RANGE OF USERS.
- STRENGTHEN CONNECTIONS TO OTHER NEIGHBORHOODS AND CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT THROUGH STREETSCAPE IMPROVEMENTS AND VISUAL LINKS TO THE SURROUNDING COMMUNITY WHILE CREATING A UNIQUE SENSE OF PLACE BUILT ON THE EXISTING MARKET NEIGHBORHOOD CHARACTER AND HISTORY.
- A FOCUS ON FOOD ORIENTED RETAIL BY EMBRACING THE PUBLIC SIDEWALK WITH OUTDOOR SEATING AND THROUGH THE USE OF FLEXIBLE INFRASTRUCTURE.
- THE STREETSCAPE ADJACENT TO THE PROPERTY HAS BEEN DESIGNED WITH DEAF SPACE PRINCIPLES IN MIND INCLUDING WIDE SIDEWALKS (WIDER THAN THE DDOT MINIMUM OF 10'-0"), CLEAR PEDESTRIAN PATH (REMOVING OBSTACLES), EVEN LIGHTING, AND POTENTIALLY CURBLESS STREETS.
- CONNECTION OF NEAL PLACE AND THE COMPLETION OF THE STREET GRID, PROVIDING TEMPORARY GREEN SPACE FOR THE COMMUNITY, ULTIMATELY REPLACED BY THE NEAL PLACE CONNECTION ONCE OTHER GREEN SPACE IS IN PLACE WITHIN THE NEIGHBORHOOD.

BUILDING CONCEPT AND MASSING

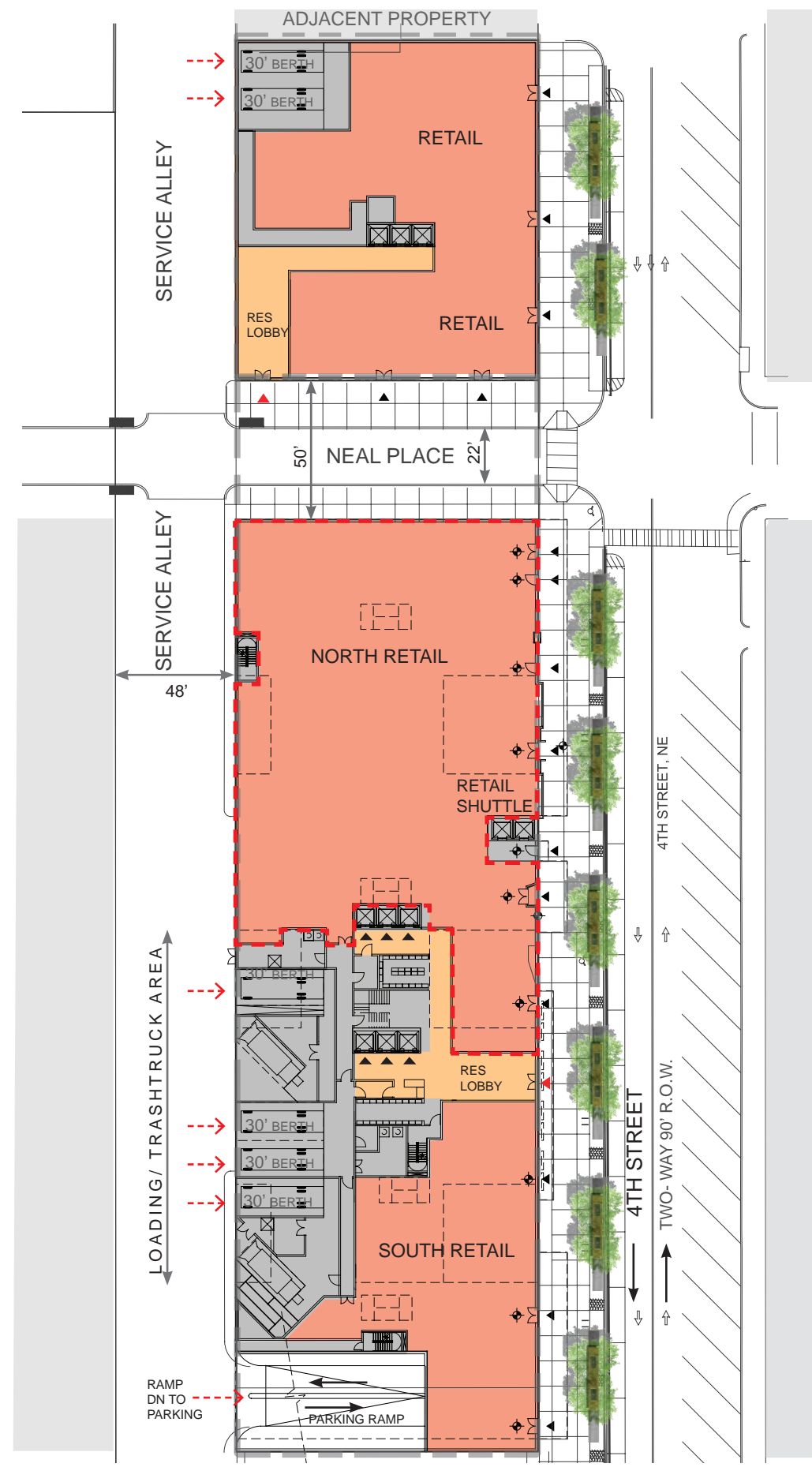
THE BUILDING DESIGN IS UNIQUE TO THIS SITE BECAUSE OF THE ADAPTIVE RE-USE OF THE EXISTING WAREHOUSE. THIS CONCEPT IS A JUXTAPOSITION OF COMPATIBLE NEW AND EXISTING BUILDING STYLES AND IS BASED ON THE FOLLOWING PRINCIPLES:

- A FOCUS ON THE PUBLIC REALM AND STREETSCAPE THROUGH THE ADAPTIVE RE-USE OF PORTIONS OF THE EXISTING WAREHOUSE BUILDING AND ARTICULATION OF ITS SCALE.
- ARTICULATION OF NEW BUILDING ELEMENTS AS FOUR SEPARATE VOLUMES.
- AN INTIMATE, QUALITY RESIDENTIAL ENVIRONMENT THAT IS SCALED TO THE INDIVIDUAL THROUGH THE DESIGN OF SEPERATED BUILDING CORES.

NOTE: PARKING ENTRY FOR FUTURE GARAGE TO BE SHARED WITH SOUTH PARCEL PARKING RAMP SHOWN



TYPICAL PARKING PLAN (B1-B5)



NOTE: SEE SHEET L1 FOR LANDSCAPE PLAN

NOTE: FINAL DESIGN OF IMPROVEMENTS IN PUBLIC SPACE SUBJECT TO CHANGE BASED ON FINAL APPROVAL BY PUBLIC SPACE OFFICIALS. FINAL DESIGN OF IMPROVEMENTS IN ALLEY SUBJECT TO CHANGE BASED ON COORDINATION WITH DMPD.

GROUND PLAN

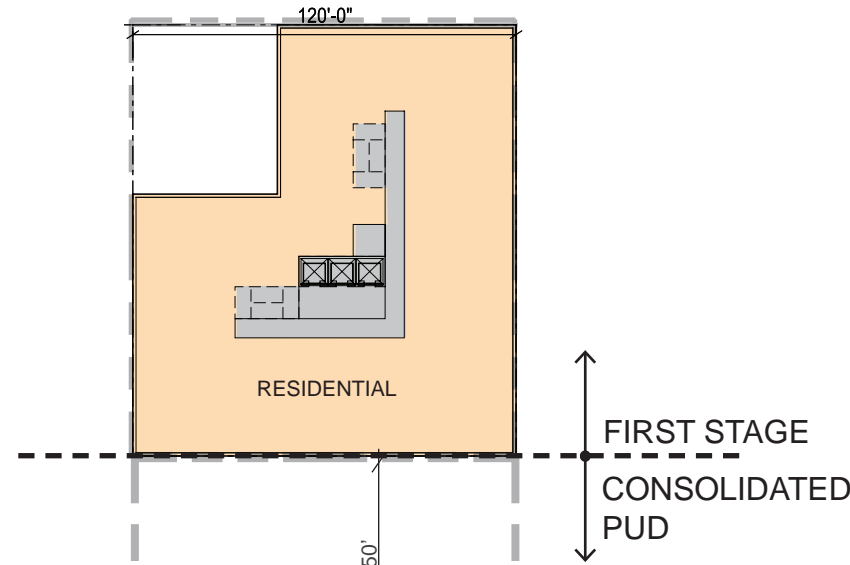
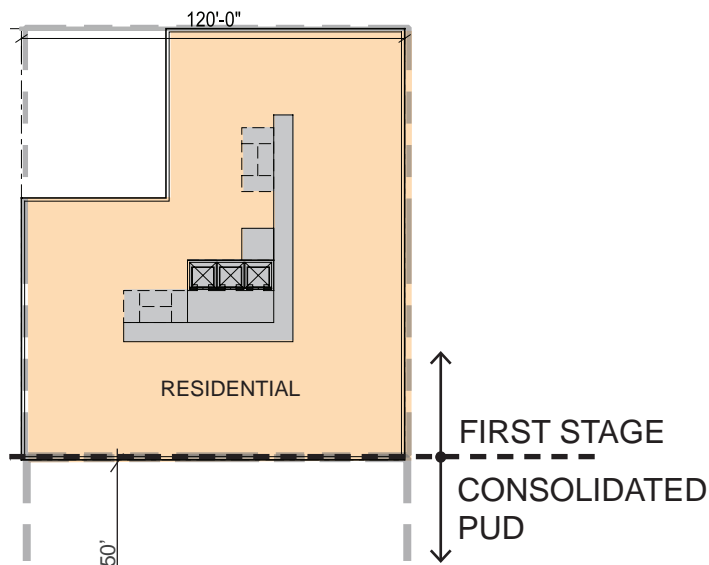
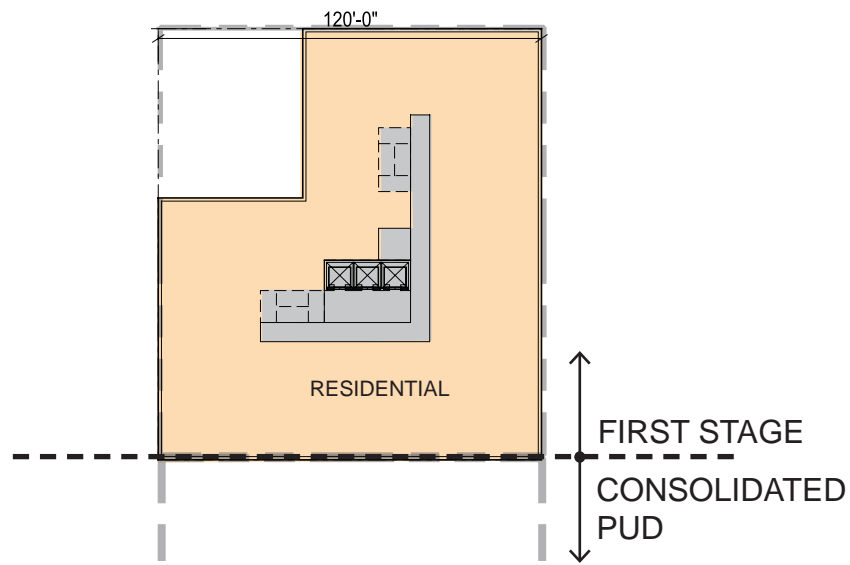
NOTES:

- REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

- THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, WINDOW MULLIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONIES AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL BALCONY LOCATIONS MAY VARY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

- ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.08' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

- LEGEND**
- CORE / SERVICE
 - RETAIL
 - RESIDENTIAL
 - COMMON AREAS
 - PARKING
 - PROPERTY LINE
 - ← DIRECTION OF TRAFFIC FLOW
 - VEHICULAR ENTRANCE / EXIT
 - ▶ PEDESTRIAN RESIDENTIAL ENTRANCE / EXIT
 - ▶ PEDESTRIAN RETAIL ENTRANCE / EXIT
 - CANOPIES



NOTES:

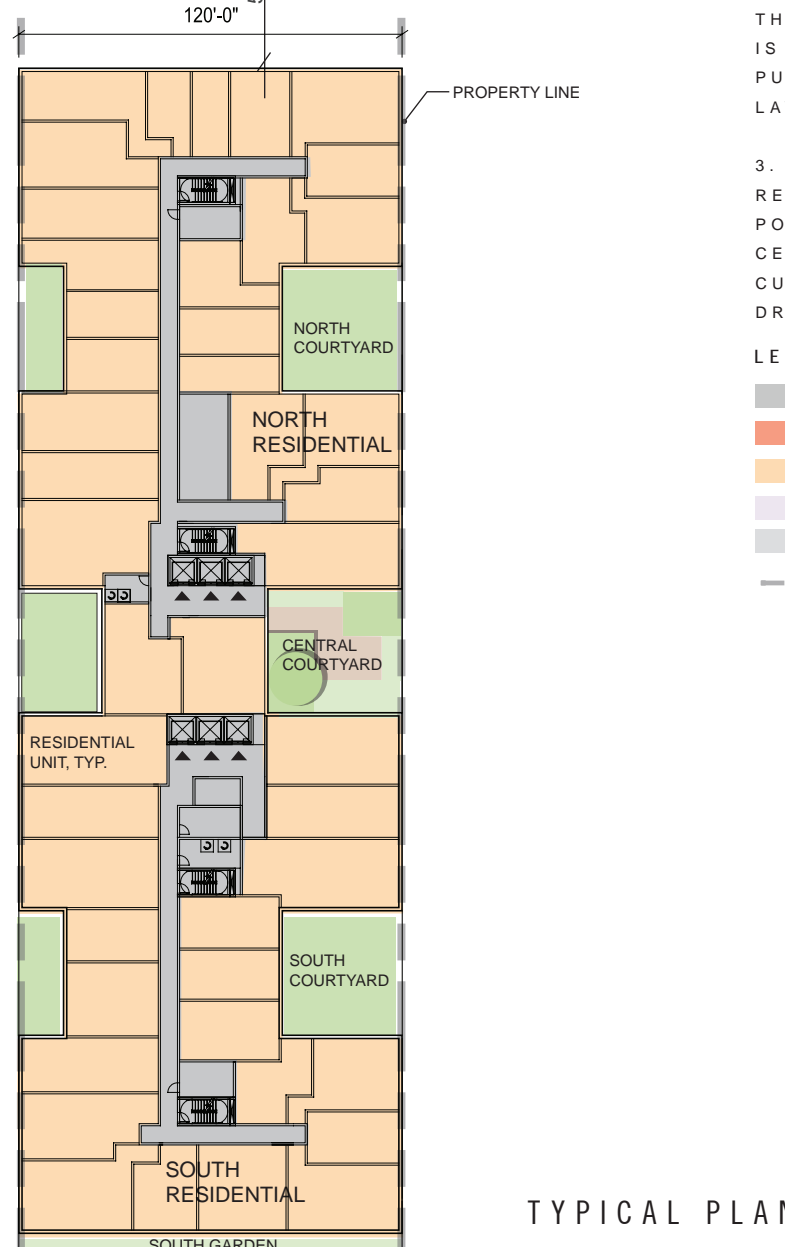
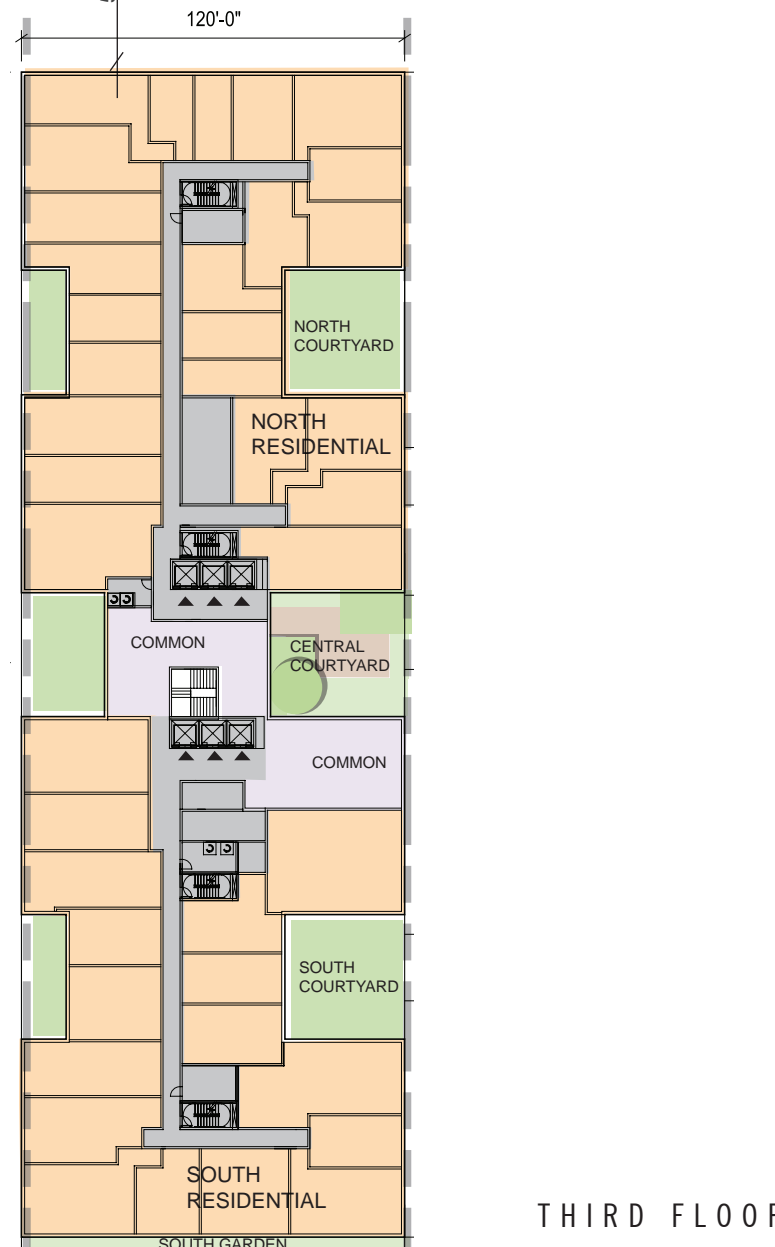
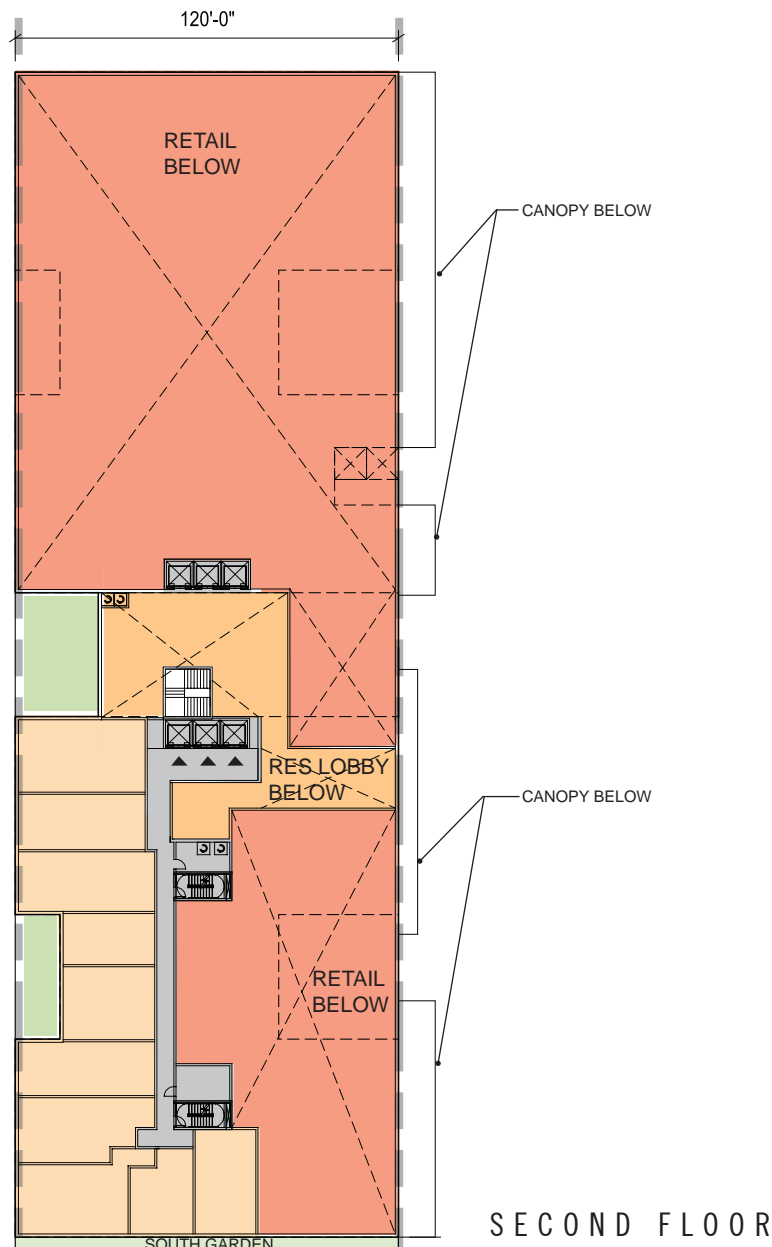
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LEGEND

- CORE/ SERVICE
- RETAIL
- RESIDENTIAL
- COMMON AREAS
- PARKING
- - - PROPERTY LINE

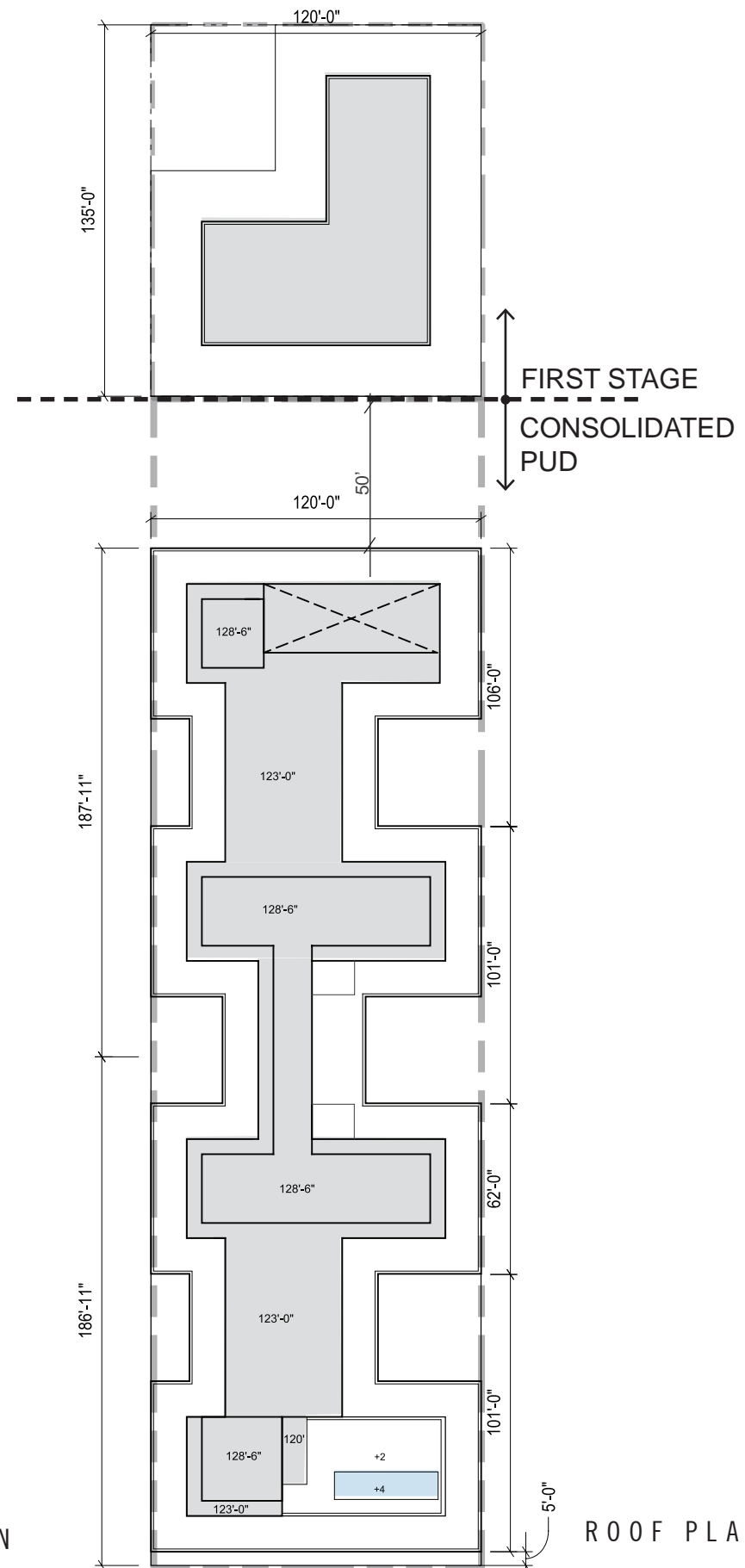
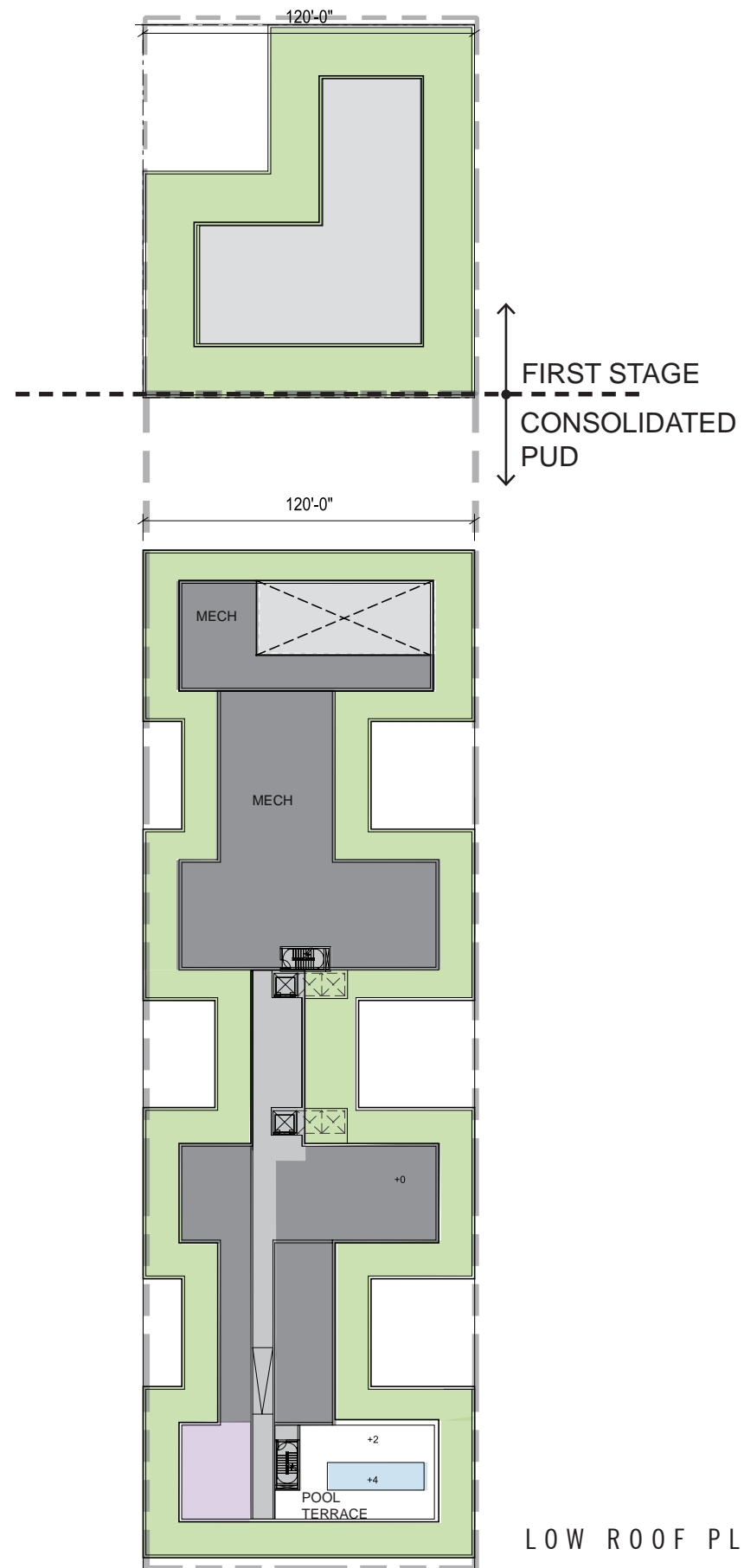


1270 4TH ST NE WASHINGTON, DC

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SECOND FLOOR, THIRD, AND TYPICAL PLANS

A 3



NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

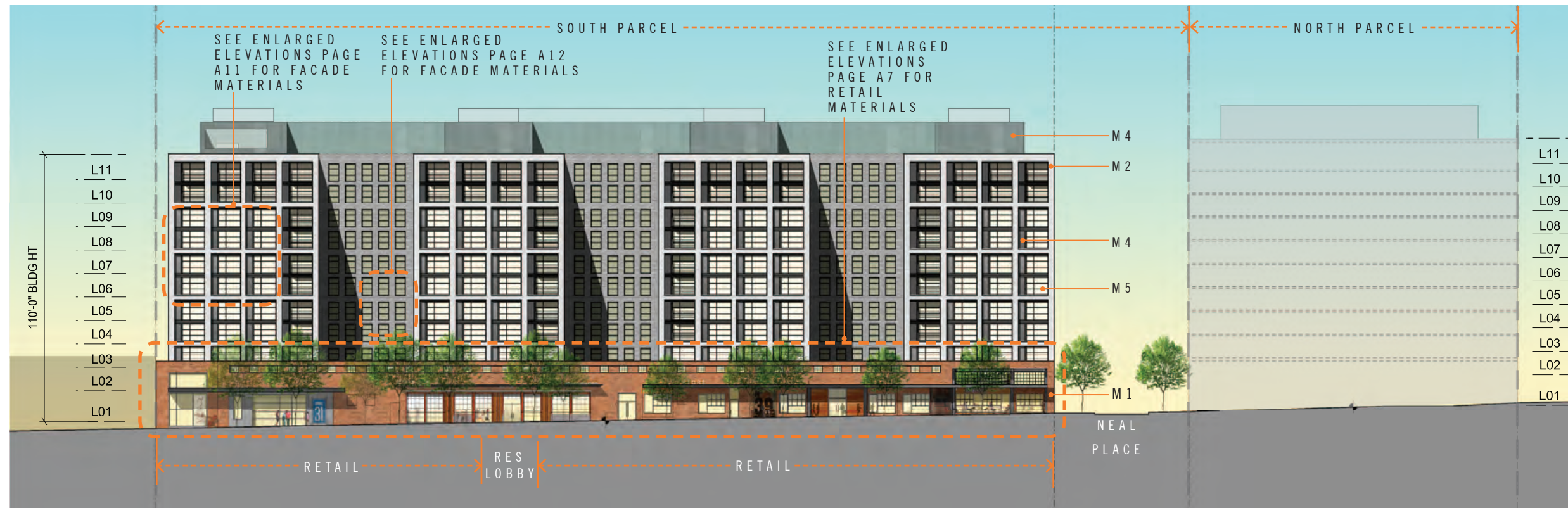
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3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.28' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

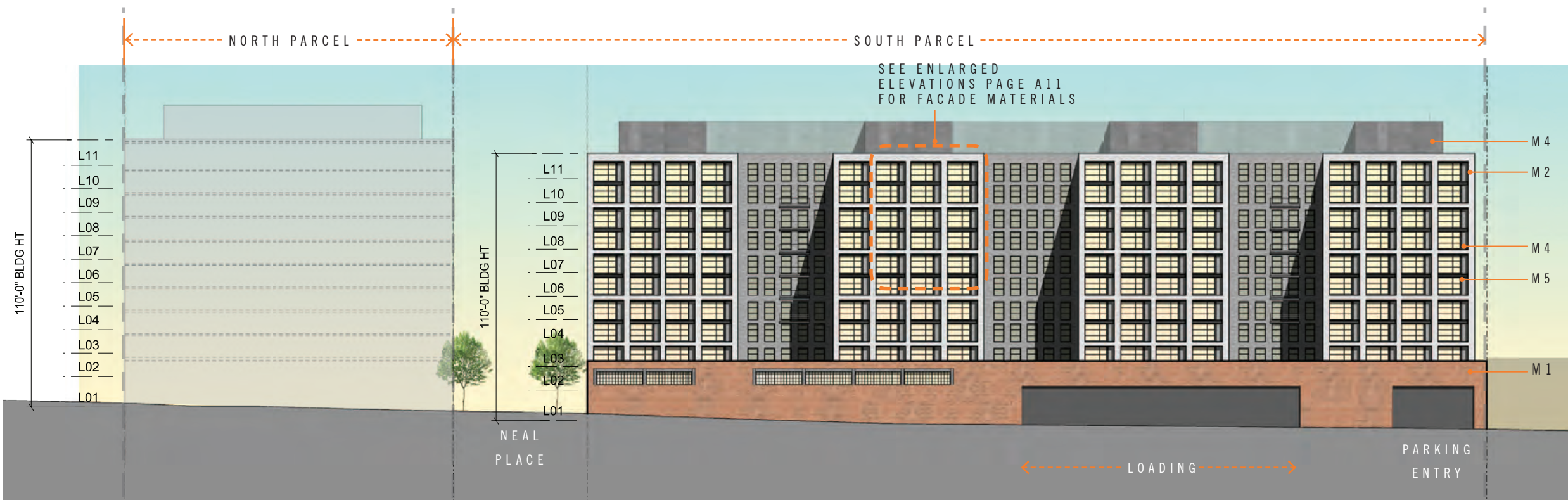
4. FINAL LOCATION AND AMOUNT OF GREEN ROOF SUBJECT TO CHANGE.

LEGEND

- CORE / CIRCULATION
- MECHANICAL
- RES RECREATION



A. EAST ELEVATION (4TH ST NE)



B. WEST ELEVATION (ALLEY)

NOTES:

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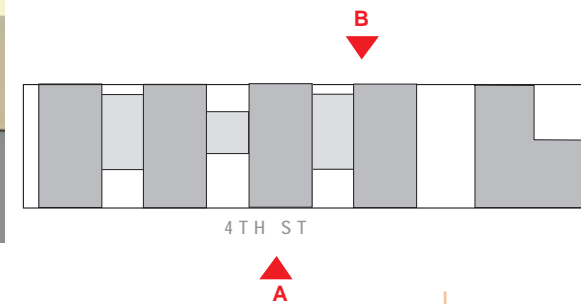
MATERIAL DESCRIPTION

SEE BUILDING MATERIALS SHEET A13

MATERIAL LEGEND

- M1** BRICK MASONRY BLEND
- M2** BRICK MASONRY BLEND AND/ OR PRECAST
- M3** METAL AND/ OR GLASS RAILING SYSTEM
- M4** ARCHITECTURAL METAL PANEL
- M5** ALUMINUM/ GLASS WINDOW ASSEMBLY
- M6** ALUMINUM/ GLASS PAINTED STEEL STORE FRONT SYSTEM
- M7** MTL/ GLASS GARAGE DOOR

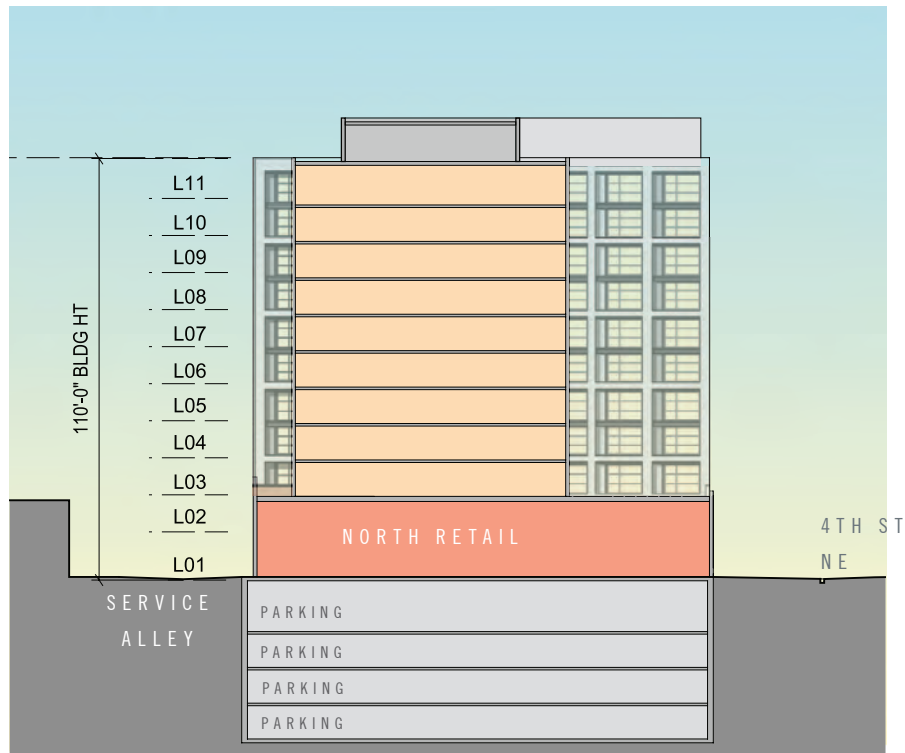
KEY PLAN



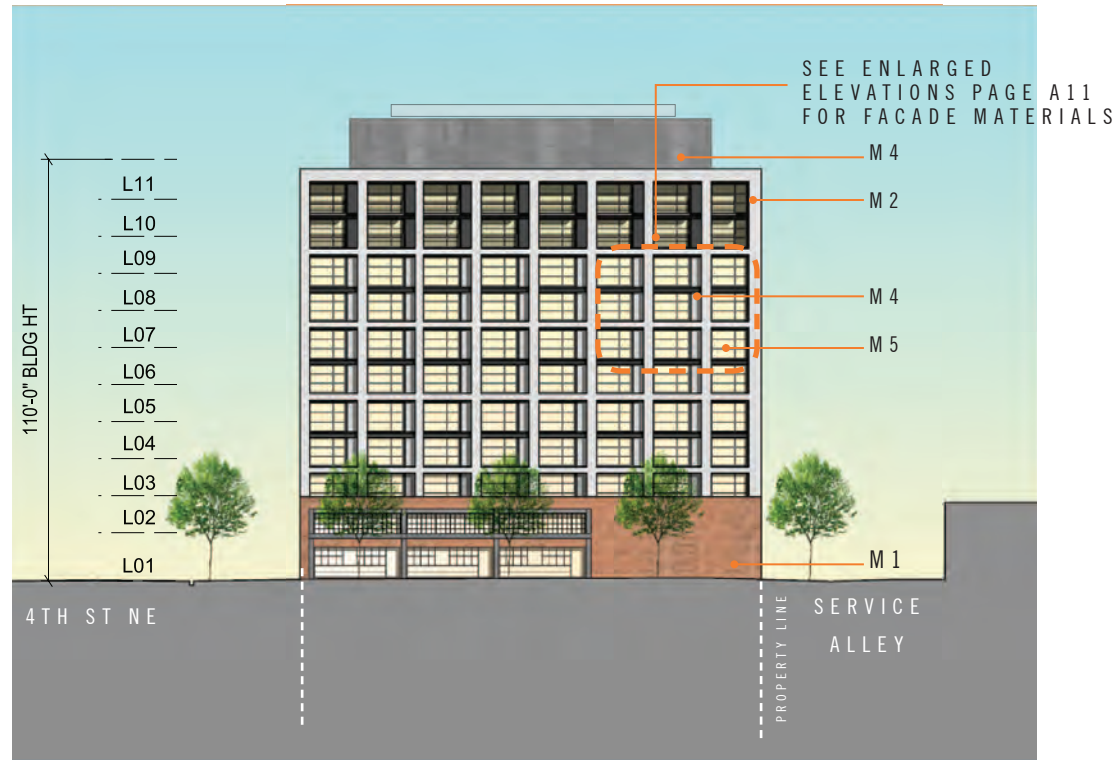
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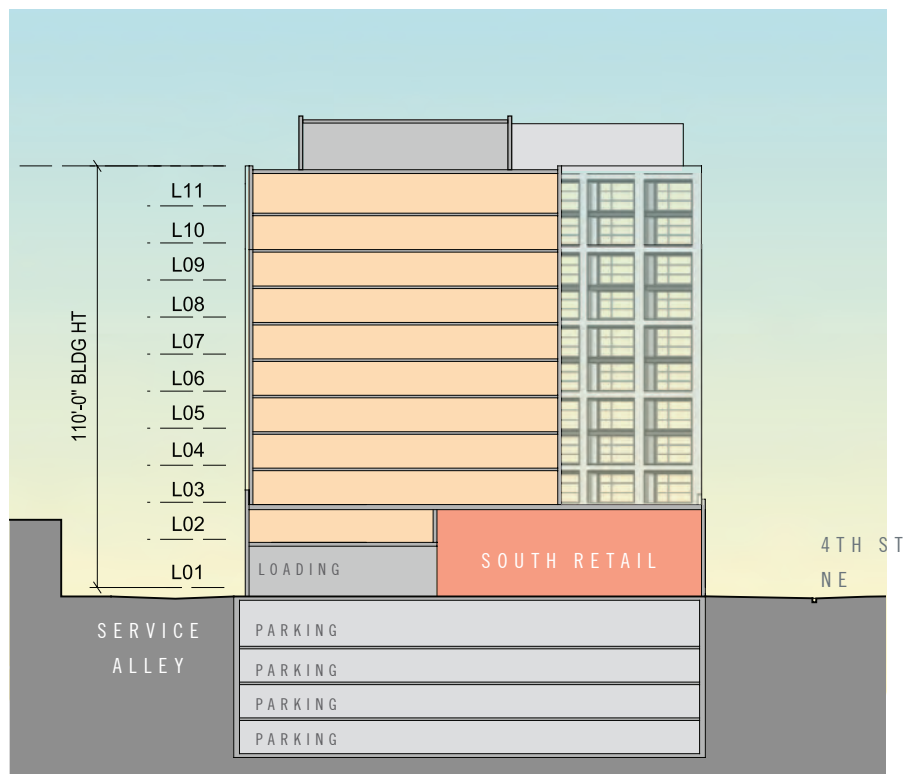
BUILDING ELEVATIONS A5



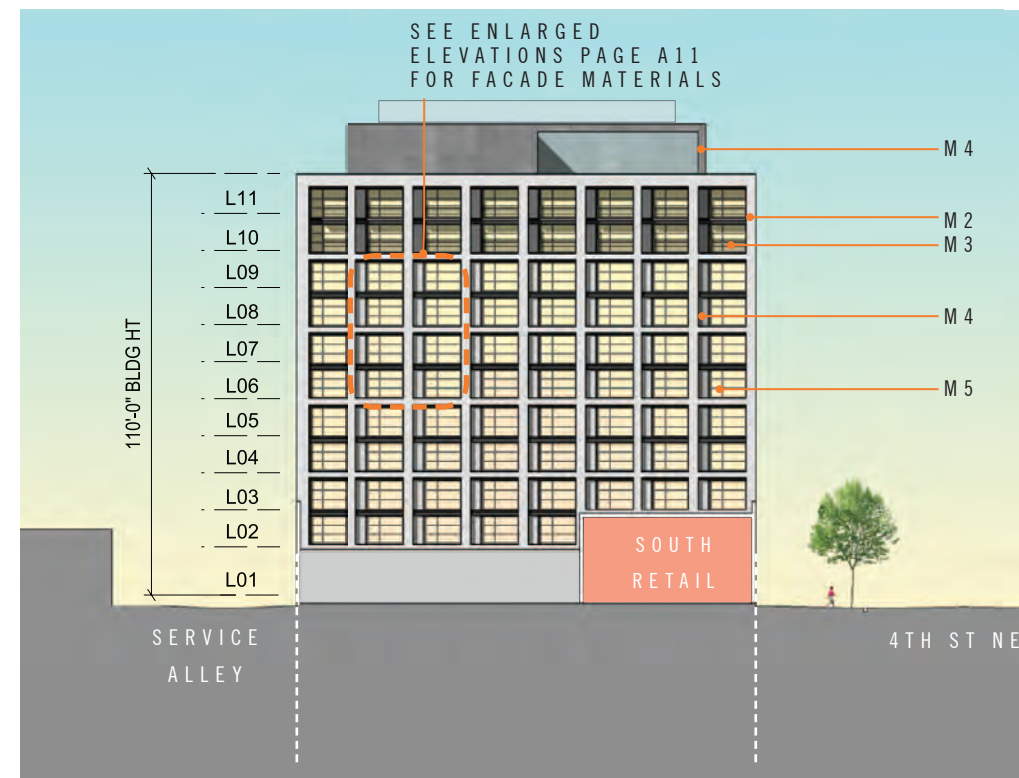
SECTION BB



C. NORTH ELEVATION



SECTION CC



D. SOUTH ELEVATION

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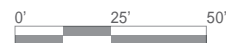
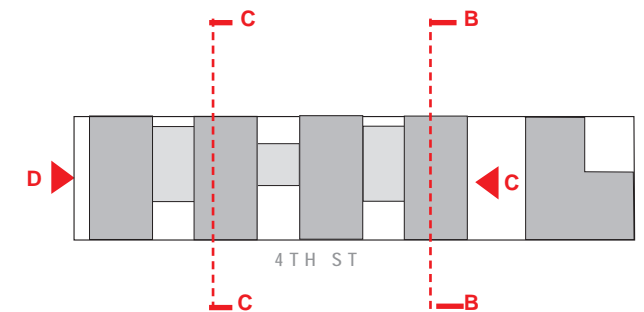
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- M6** ALUMINUM/ GLASS PAINTED STEEL STORE FRONT SYSTEM
- M7** MTL/ GLASS GARAGE DOOR

KEY PLAN





M 1
M 5

M 5
CANOPY

1. NORTH RETAIL



M 4 AND M 5

CANOPY

2. SOUTH RETAIL



M 2

M 1

M 7

RESIDENTIAL ENTRY

3. EXISTING LOADING DOCK



KEY ELEVATION

NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

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NOTES:

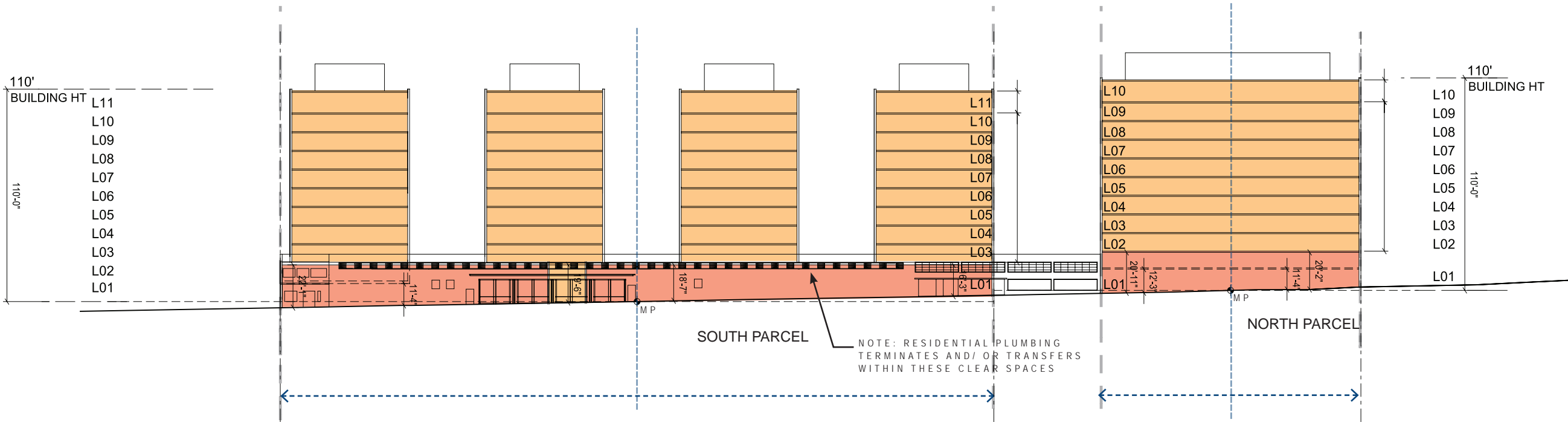
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, WINDOW MULLIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONIES AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL BALCONY LOCATIONS MAY VARY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

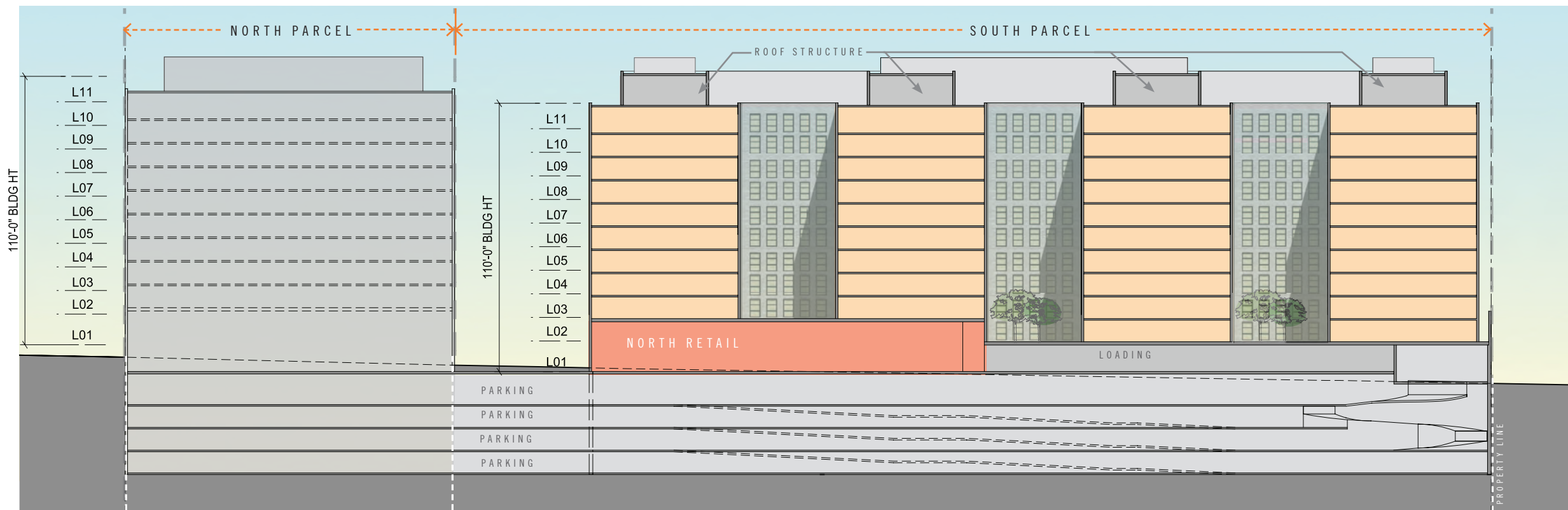
3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.08' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

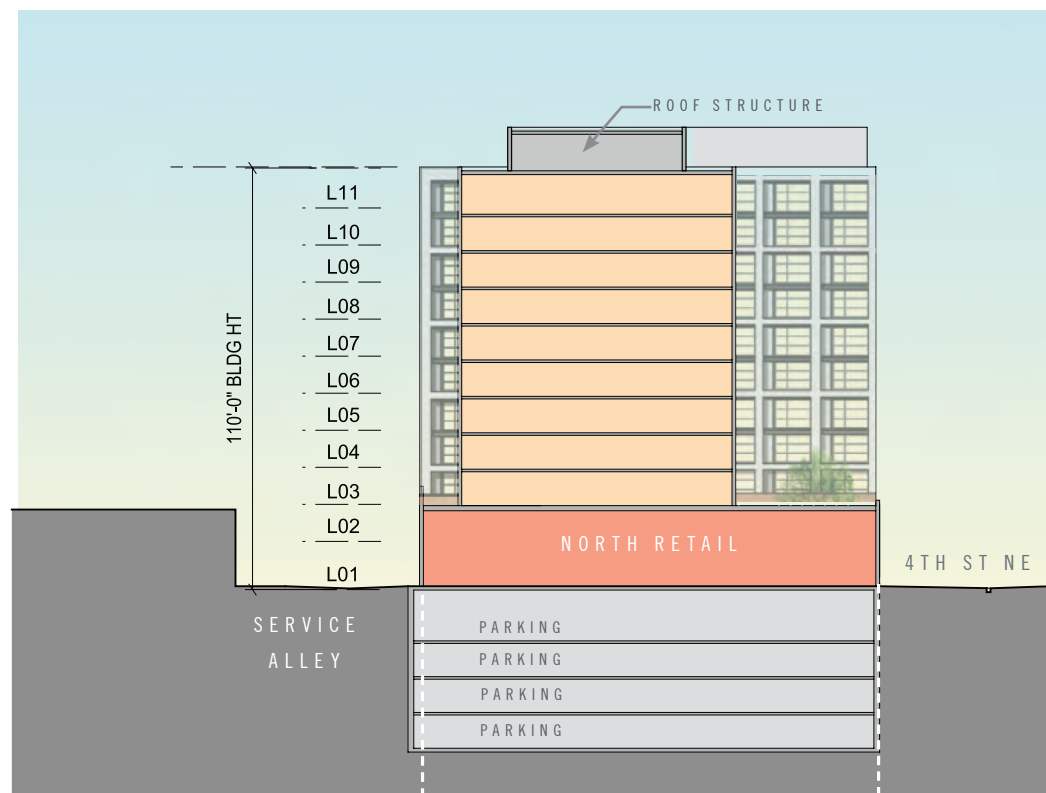
- CORE/ SERVICE
- RETAIL
- RESIDENTIAL
- COMMON AREAS
- PARKING
- PROPERTY LINE



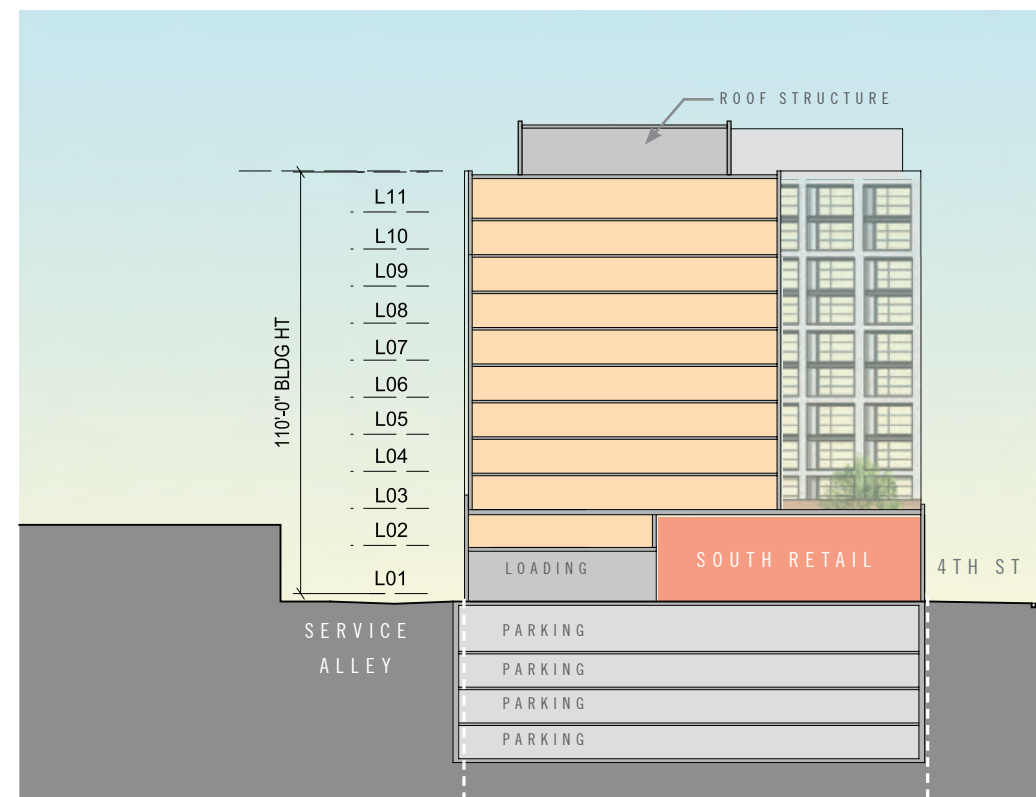
SECTION THROUGH NEAL PLACE (TWO PARCELS)



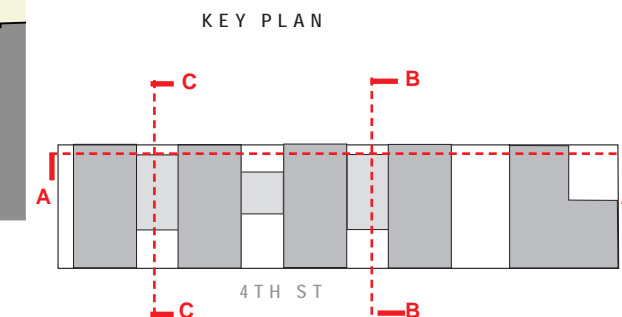
SECTION AA



SECTION BB



SECTION CC



NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

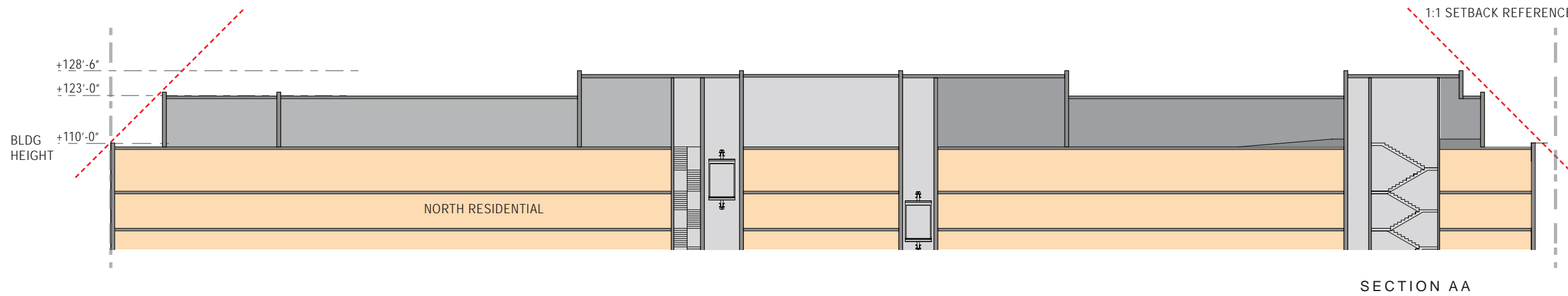
2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, WINDOW MULLIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONIES AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL BALCONY LOCATIONS MAY VARY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.08' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

- CORE/ SERVICE
- RETAIL
- RESIDENTIAL
- COMMON AREAS
- PARKING
- PROPERTY LINE





SECTION AA

NOTES:

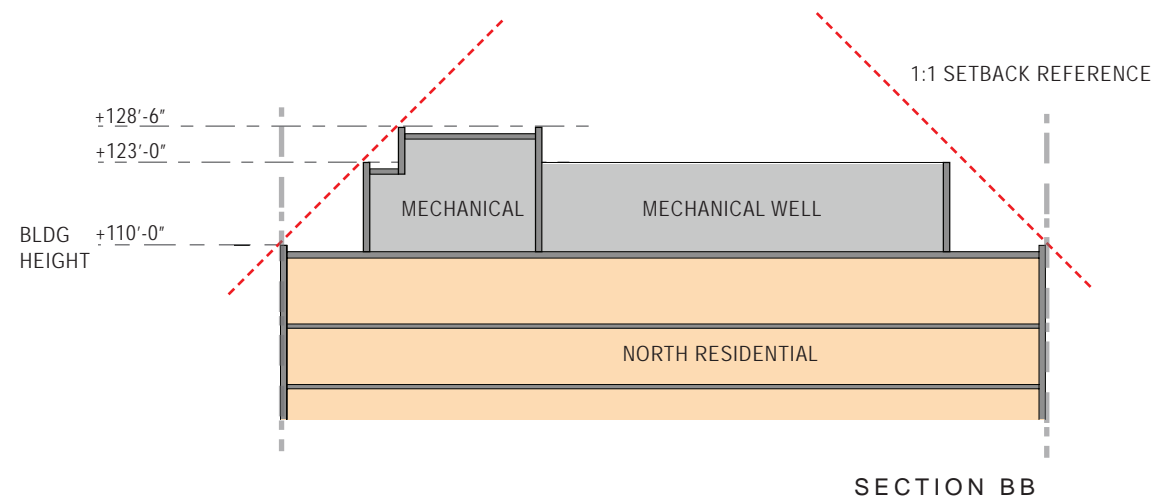
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, WINDOW MULLIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONIES AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL BALCONY LOCATIONS MAY VARY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

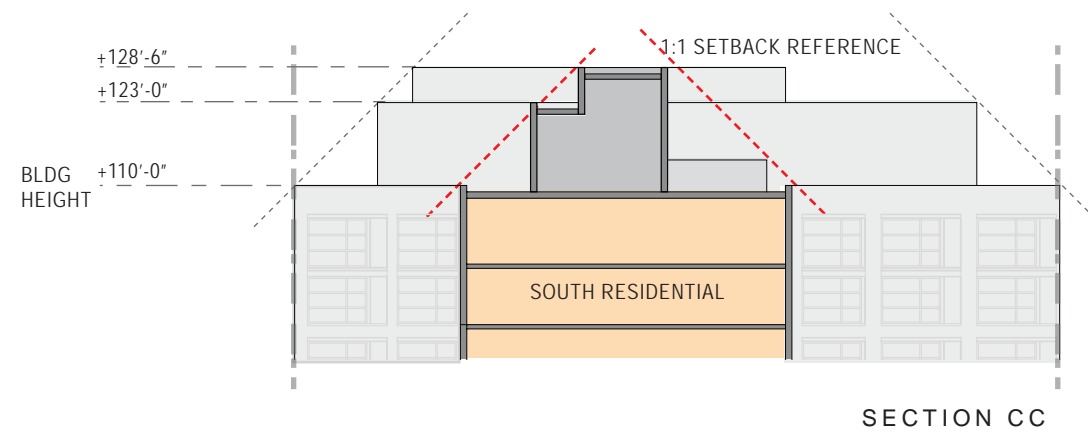
3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT +84.08' TAKEN AT THE CENTER OF THE 4TH STREET CURB, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

- CORE/ SERVICE
- RETAIL
- RESIDENTIAL
- COMMON AREAS
- PARKING
- PROPERTY LINE

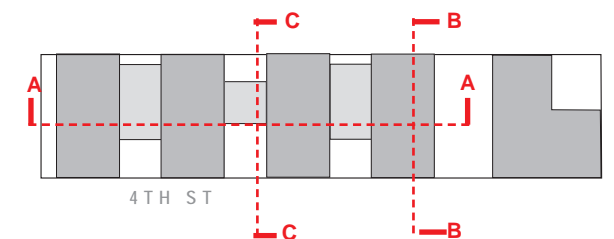


SECTION BB



SECTION CC

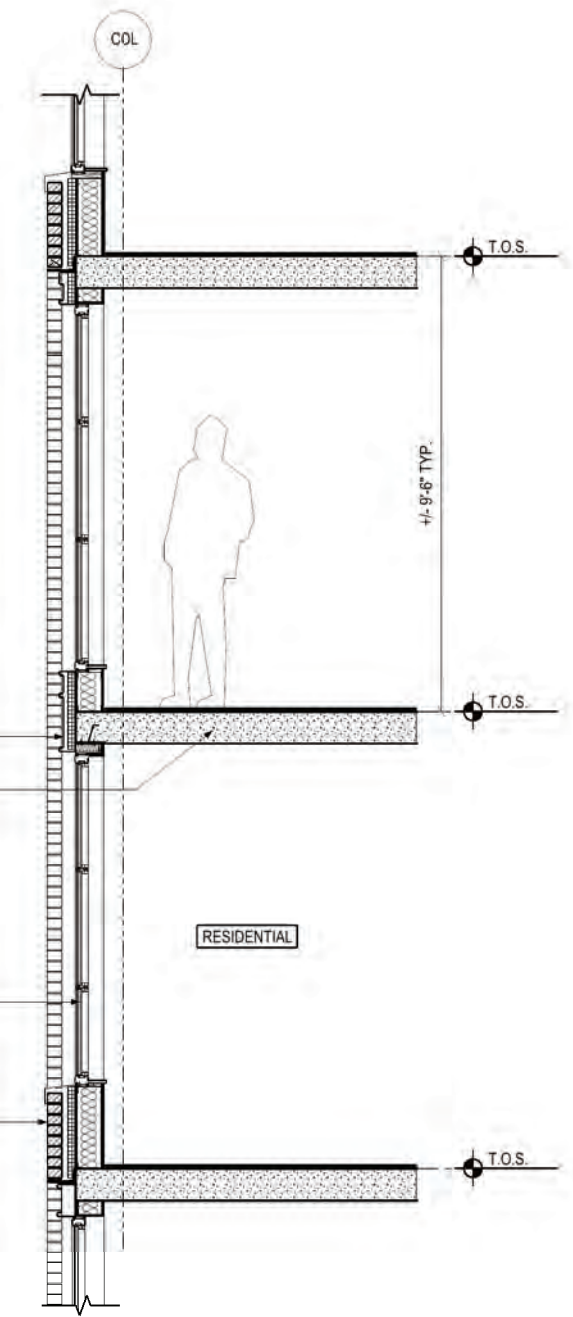
KEY PLAN



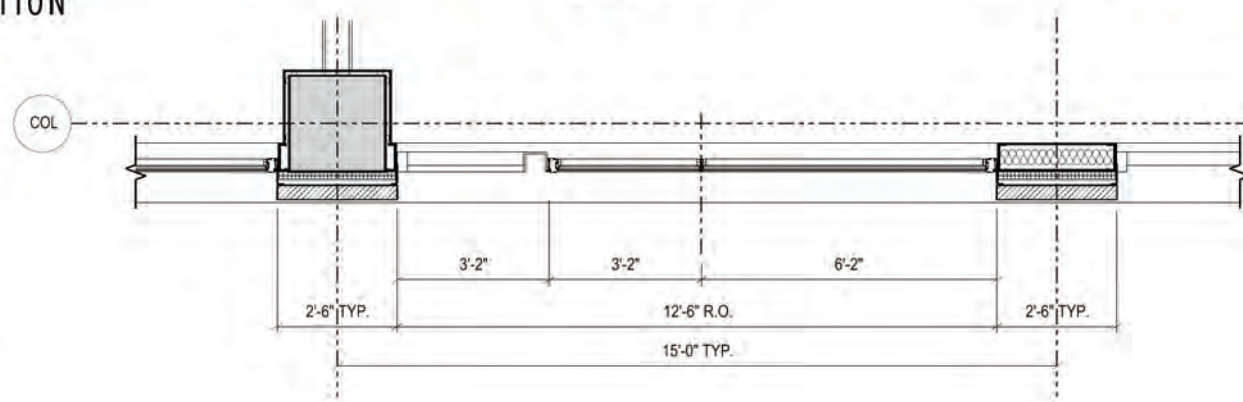


ELEVATION

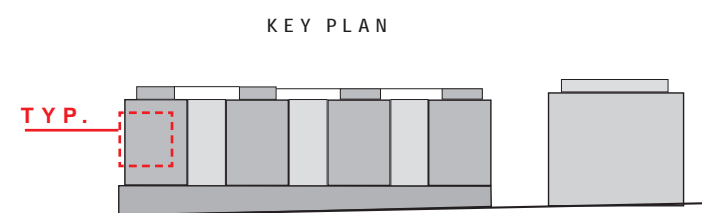
- METAL PANEL
- ARCHITECTURAL METAL PANEL
- CONCRETE SLAB
- ALUMINUM/ GLASS WINDOW SYSTEM
- BRICK MASONRY BLEND



SECTION



PLAN



KEY PLAN

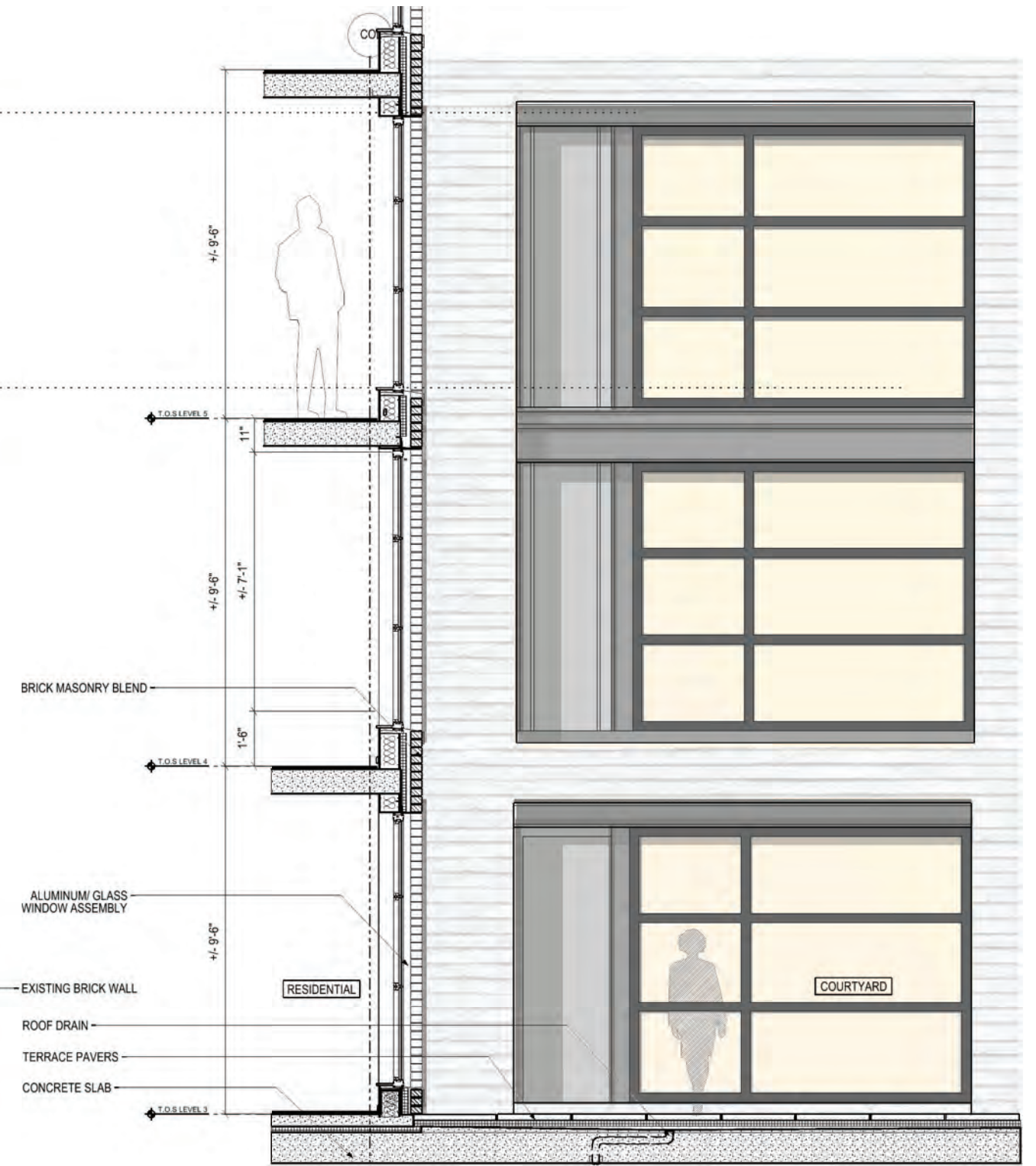
1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1 (REVISED 2015 MARCH 5)

RESIDENTIAL FACADE ENLARGED ELEVATION A11



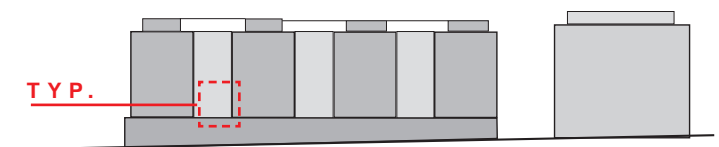
ELEVATION



SECTION

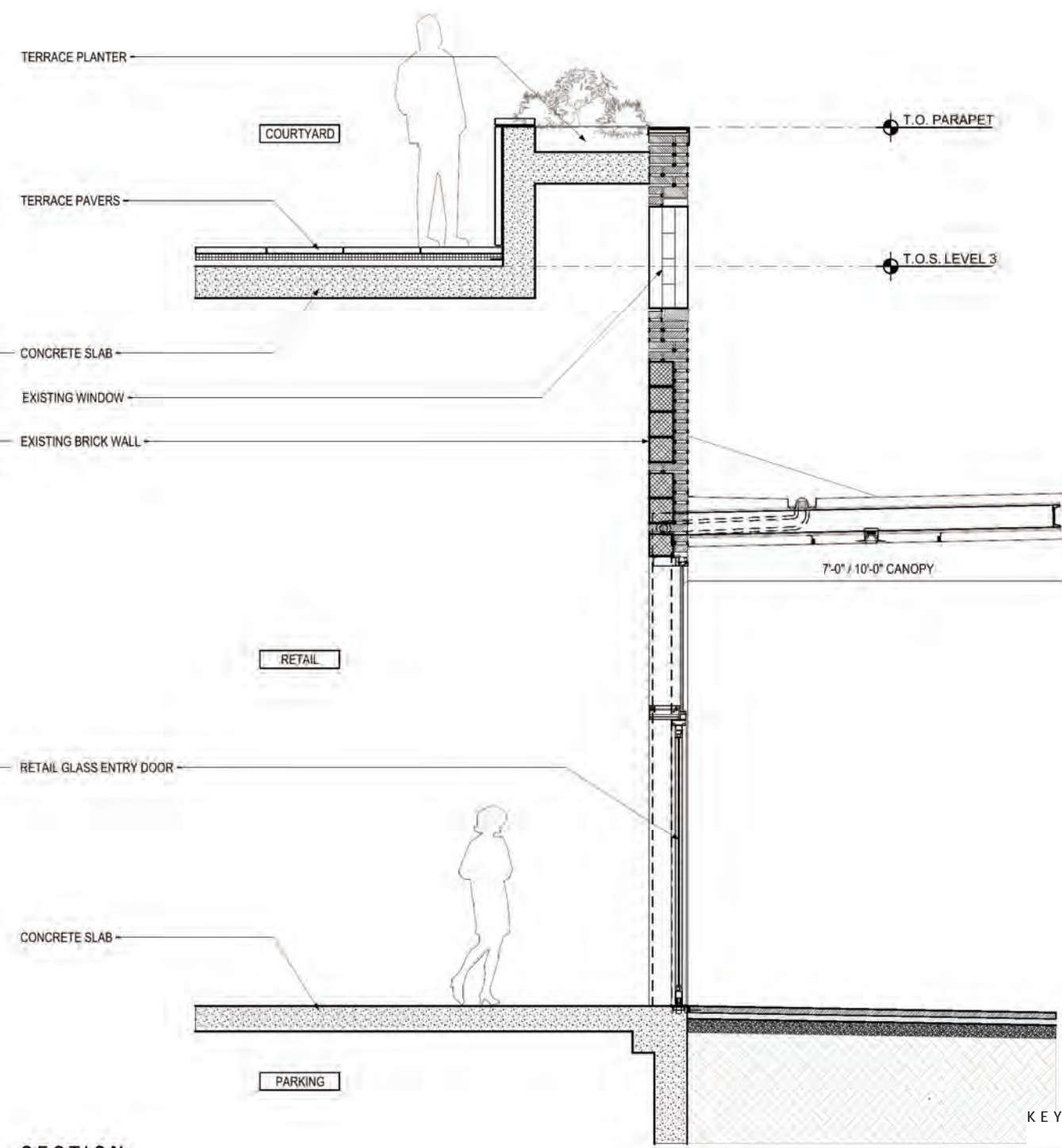


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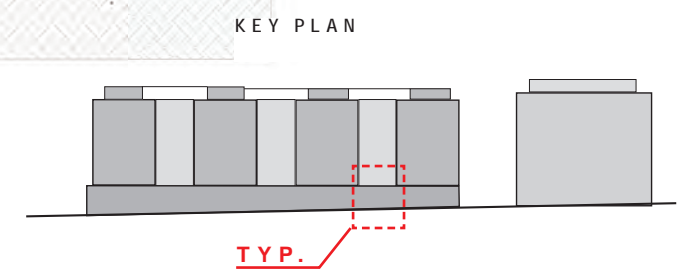




ELEVATION



SECTION



TYP.