

OPEN SPACE

PARK PERSPECTIVE



A. VIEW FROM 5TH STREET



B. VIEW FROM NEAL PLACE



C. VIEW FROM 6TH STREET



D. AERIAL VIEW FROM 6TH STREET

■ ■ ■ PROPERTY LINE

NOTE: PAVING SHOWN ON PROPERTY TO THE SOUTH IS FOR ILLUSTRATIVE PURPOSES ONLY.

ZONING COMMISSION

UNIQUE PROPERTY VIEWS

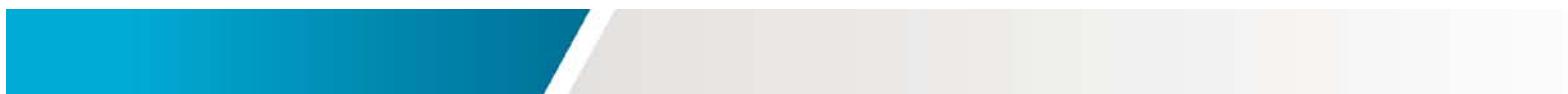
District of Columbia

CASE NO:14-12

EXHIBIT NO.44A4

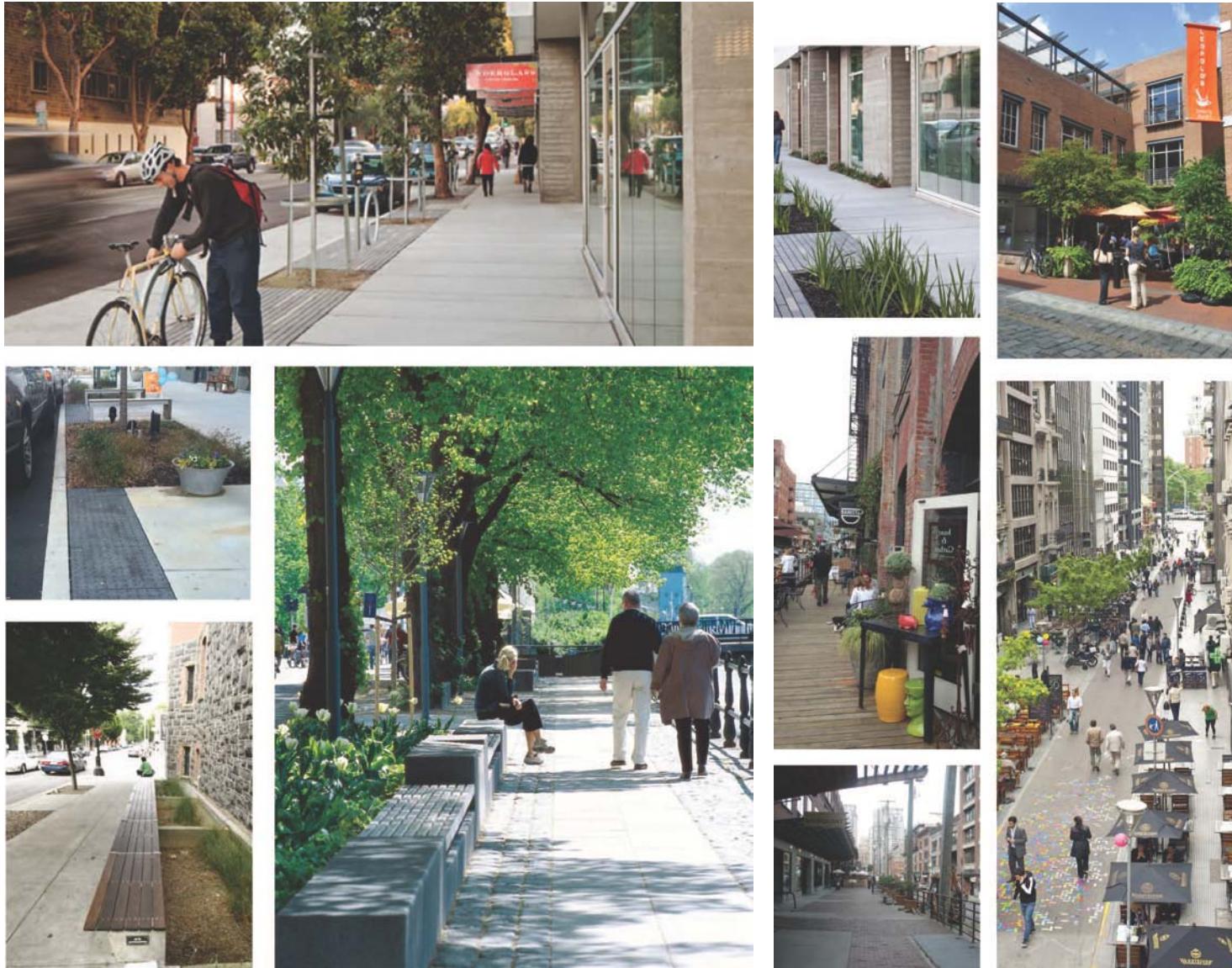
A 23

STREETSCAPE DESIGN GUIDELINES - DELIVERABLES



1. Assessment of surface infrastructure needs
2. Cross section for each right of way within the Market (4th, 5th, Neal Place, Morse, and Penn Streets)
3. Interim and final condition designs
4. Hard line plans for the Market shown in section and plan view
5. Standard materials identified
6. Details regarding transitions between special public space design and more traditional public space design surrounding the Market district

STREETSCAPE DESIGN GUIDELINES – MATERIAL PALETTE



STREETSCAPE DESIGN GUIDELINES - PROCESS



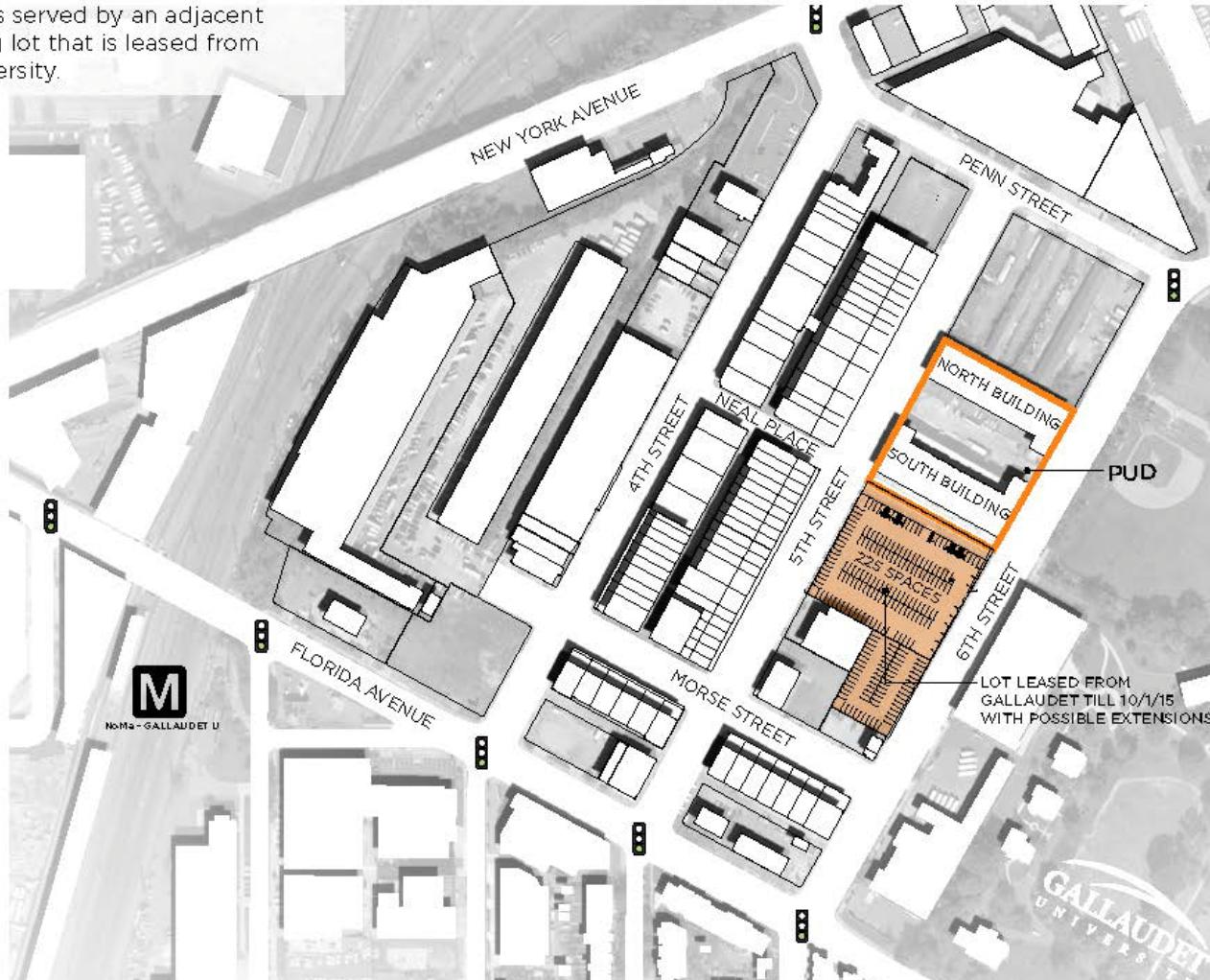
1. Kickoff meeting to establish design principles
2. Review of existing planning documents and standards
3. Initial development of vision
4. Presentation of vision to DDOT senior staff
5. Outreach to stakeholders within the Union Market district, including landowners and businesses
6. Finalize designs based on feedback from DDOT and Stakeholders
7. Adoption of Streetscape Design Guidelines by DDOT

PARKING PHASING PLAN

EXISTING CONDITIONS – OCTOBER 1, 2016

EXISTING CONDITIONS - OCTOBER 1, 2016

- Union market is served by an adjacent surface parking lot that is leased from Gallaudet University.



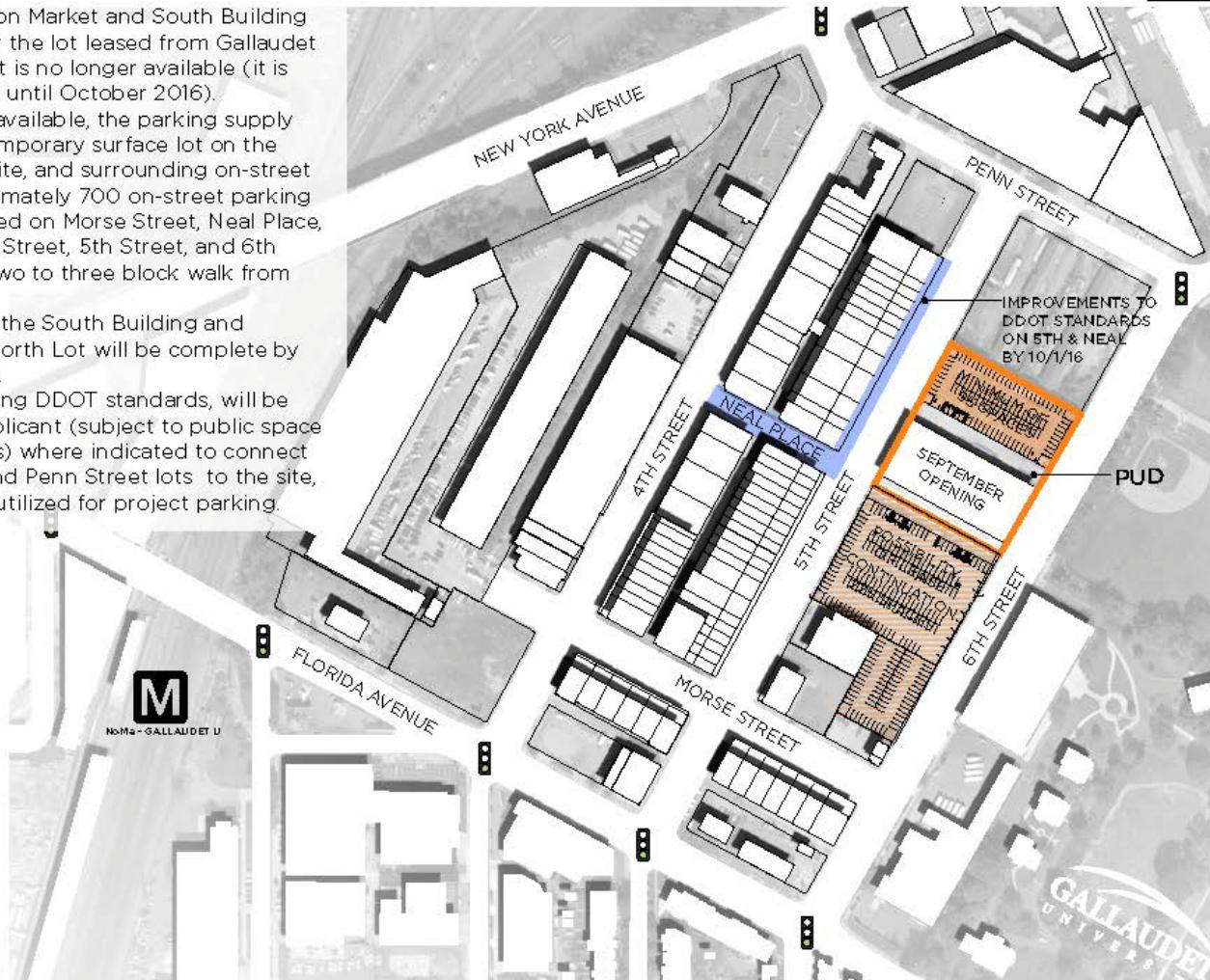
PARKING PHASING PLAN

OPENING OF SOUTH BUILDING – COMMENCEMENT OF NORTH BUILDING

OPENING OF SOUTH BUILDING - COMMENCEMENT OF NORTH BUILDING

2

- The existing Union Market and South Building will be served by the lot leased from Gallaudet University, until it is no longer available (it is available at least until October 2016).
- If that lot is not available, the parking supply will be from a temporary surface lot on the North Building site, and surrounding on-street parking (approximately 700 on-street parking spaces are located on Morse Street, Neal Place, Penn Street, 4th Street, 5th Street, and 6th Street within a two to three block walk from the PUD site).
- Construction on the South Building and staging on the North Lot will be complete by September 2016.
- Sidewalks, meeting DDOT standards, will be improved by applicant (subject to public space permit approvals) where indicated to connect the 4th Street and Penn Street lots to the site, as such lots are utilized for project parking.



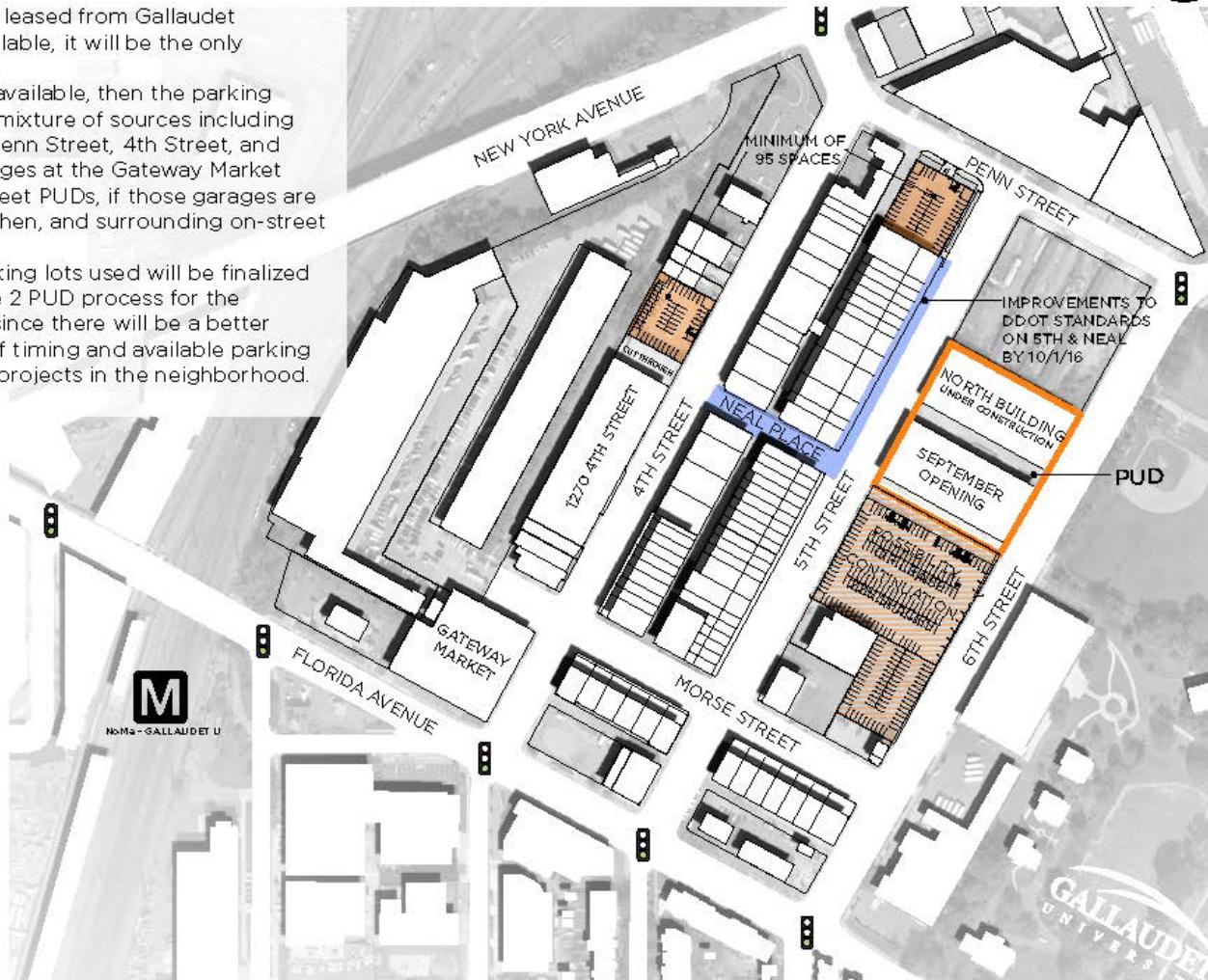
PARKING PHASING PLAN

NORTH BUILDING CONSTRUCTION – DELIVERY OF NORTH BUILDING

NORTH BUILDING CONSTRUCTION COMMENCEMENT - DELIVERY

NOTE: 95 SPACES ON THE TWO LOTS OR AN ACCEPTABLE ALTERNATIVE

- If the surface lot leased from Gallaudet University is available, it will be the only parking needed.
- If that lot is not available, then the parking supply will be a mixture of sources including surface lots on Penn Street, 4th Street, and the parking garages at the Gateway Market and 1270 4th Street PUDs, if those garages are constructed by then, and surrounding on-street parking.
- The specific parking lots used will be finalized during the Stage 2 PUD process for the North Building, since there will be a better understanding of timing and available parking related to other projects in the neighborhood.



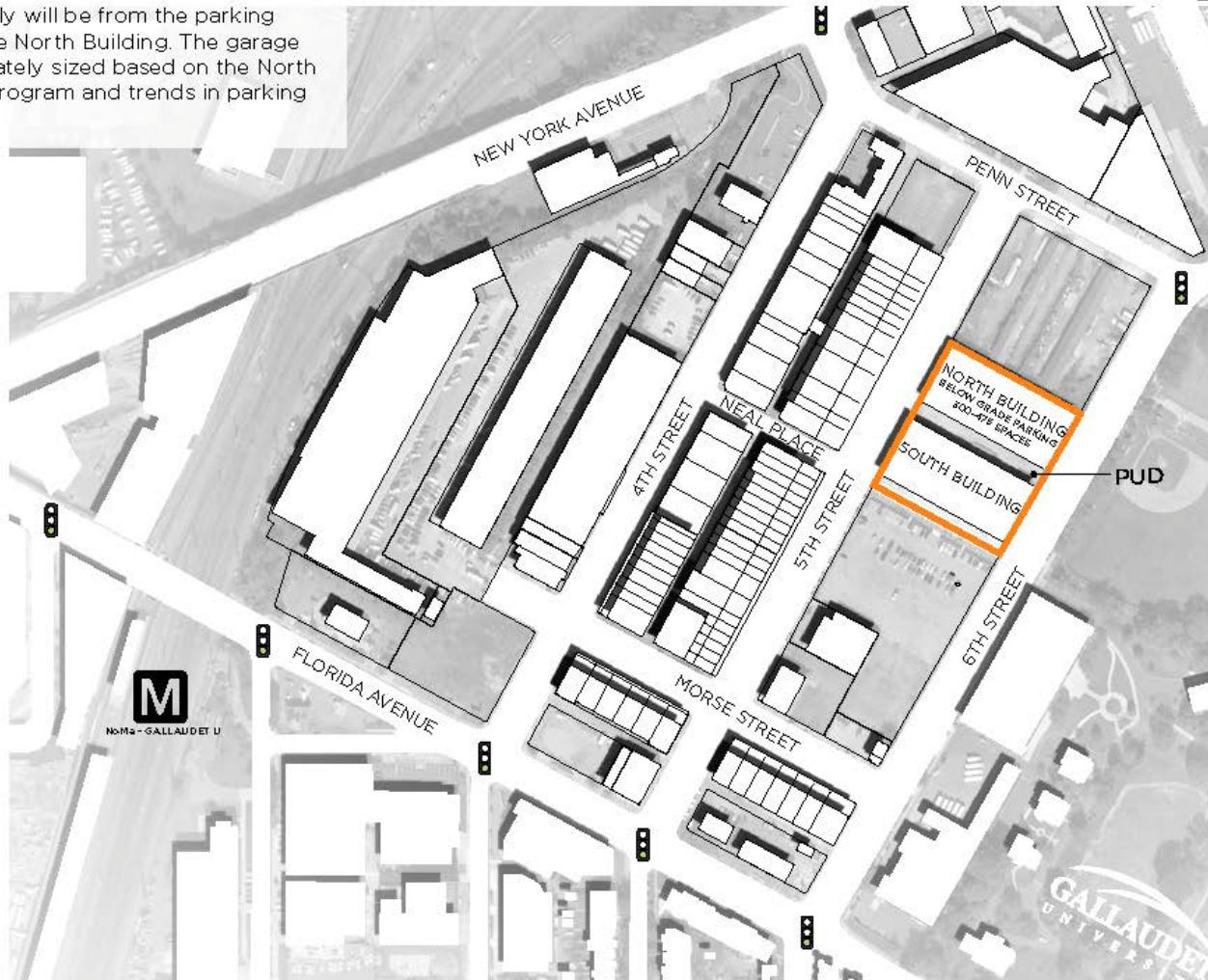
3

PARKING PHASING PLAN

NORTH BUILDING CONSTRUCTED

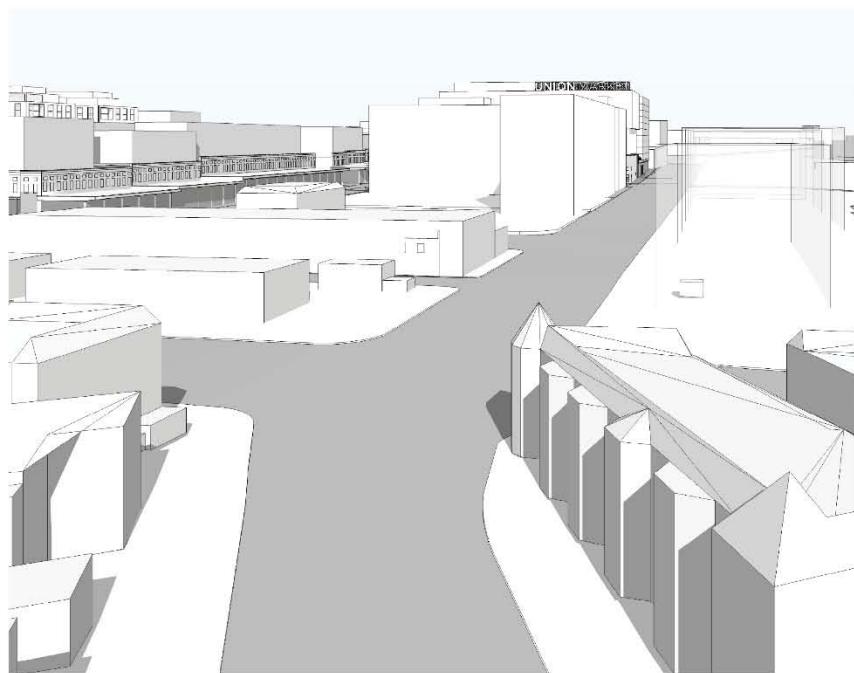
AFTER THE NORTH BUILDING IS CONSTRUCTED

- All parking supply will be from the parking garage under the North Building. The garage can be appropriately sized based on the North Building's final program and trends in parking demand.

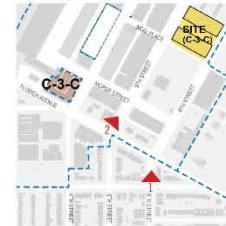


UNION MARKET – NEIGHBORHOOD MARKER

THIS PAGE ILLUSTRATES THE HISTORICAL SIGNIFICANCE OF THE ORIGINAL "UNION MARKET" DISTRICT IDENTIFIER LOCATION, AS IS INDICATED IN IMAGE 1.1, SITTING ON TOP OF AN EXISTING BUILDING ON THE SITE, AND HOW THE PROPOSED DISTRICT IDENTIFIER LOCATION GIVES THE UNION MARKET DISTRICT AN IDENTITY.



1. VIEW FROM 6TH STREET



ORIGINAL UNION MARKET TERMINAL SIGNAGE (IMAGE 1.1)

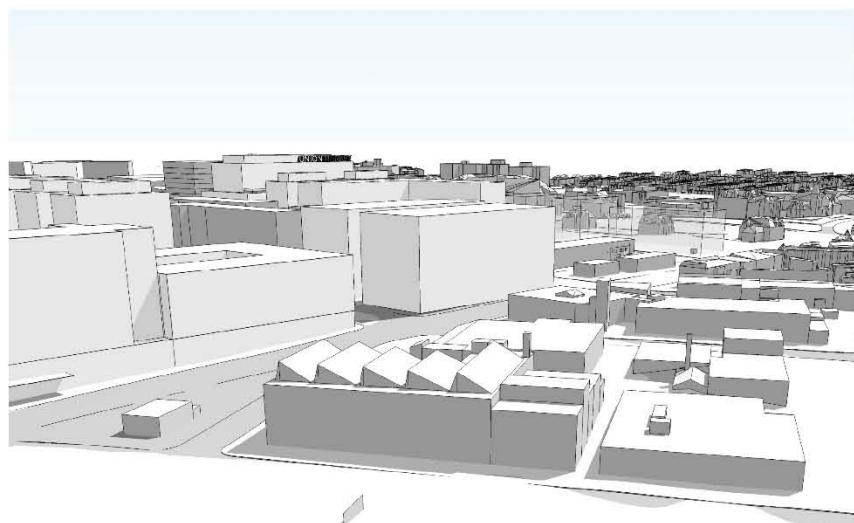


2. VIEW FROM 5TH STREET

UNION MARKET – NEIGHBORHOOD MARKER

THIS PAGE ILLUSTRATES THE HISTORICAL SIGNIFICANCE OF THE ORIGINAL “UNION MARKET” DISTRICT IDENTIFIER LOCATION, AS IS INDICATED IN IMAGE 1.1, SITTING ON TOP OF AN EXISTING BUILDING ON THE SITE, AND HOW THE PROPOSED DISTRICT IDENTIFIER LOCATION GIVES THE UNION MARKET DISTRICT AN IDENTITY.

NOTE: TWO IDENTIFIERS HAVE BEEN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



1. VIEW FROM METRO

1309 - 1329 5TH STREET NE

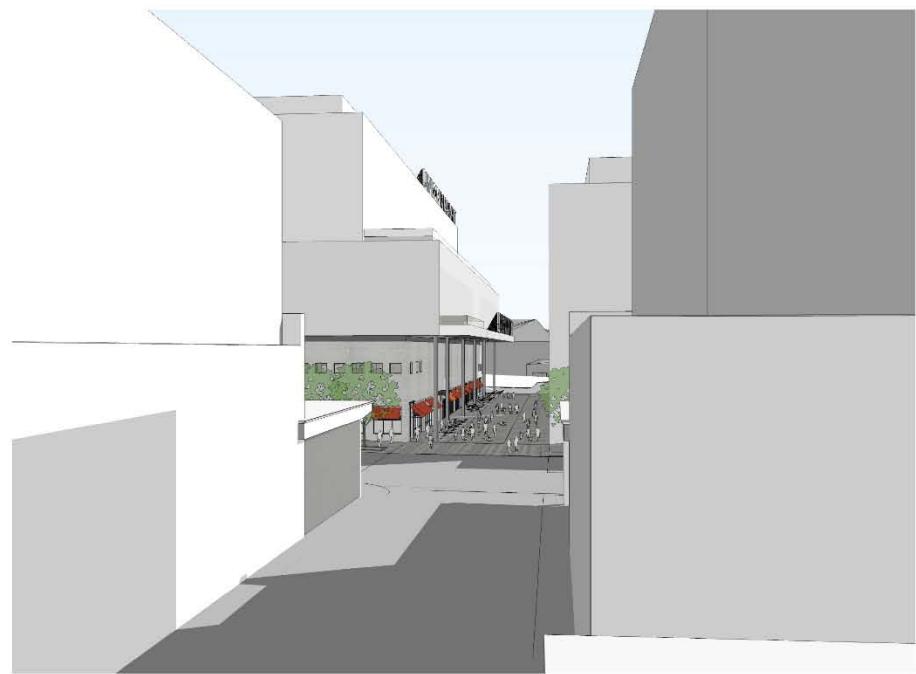
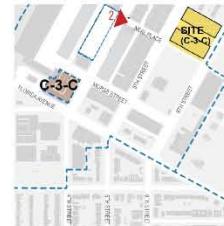
WASHINGTON, DC

EDENS.

©2015 Shalom Baranes Associates, PC



ORIGINAL UNION MARKET TERMINAL SIGNAGE (IMAGE 1.1)



2. VIEW FROM NEAL PLACE

PUD SUBMISSION 2014 JULY 3
(REVISED 2015 JANUARY 30)

UNION MARKET DISTRICT IDENTIFIER LOCATION STUDIES

A 25 a

shalom baranes associates architects

NEIGHBORHOOD MARKER – EXAMPLES



NoMa



Brookland

BENEFITS AND AMENITIES

1. Open space – set aside and creation of park and plaza
2. Park and plaza maintenance
3. Preservation, retention, and operation of the Market during construction
4. Streetscape design guideline effort
5. Neal Place and 5th street DDOT updates
6. 5th street interim condition loading and management plan
7. Angelika theater
8. Adopt a block program
9. First Source Agreement
10. Way-finding signage to union market district
11. Affordable housing
12. Enhanced security commitment
13. Sustainable design
14. Education programs
15. Community programming
16. Event space for community

AFFORDABLE HOUSING - BENEFITS AND AMENITIES

A total of 8% of the residential gross square footage in the Project is affordable:

- Two of the Affordable units in the South Building will be reserved for residents earning no more than 50% of the Washington DC AMI
 - The 50% AMI units will comprise a total of 20% of the project's overall affordable GFA
- The remainder of the 8% affordable units provided in the South Building will be for residents earning no more than 80% of AMI

Bringing residents to a 45 - acre district that currently has none

Adding housing stock to the city

ENHANCED SECURITY - BENEFITS AND AMENITIES

Current Security Route

24 Hours a Day

7 Days a Week



ENHANCED SECURITY - BENEFITS AND AMENITIES

Proposed Security Route

24 Hours a Day

7 Days a Week



EDUCATION PROGRAMS - BENEFITS AND AMENITIES

Three components of the educational benefits and amenities:

1. Monthly educational programs and tours with a local public elementary or middle school students on subjects ranging from entrepreneurship and developing a business plan to urban farming, healthy eating, and grocery shopping on a budget – currently conducted with Wheatley
2. Establish a high school internship program – currently partnering with Urban Alliance
3. Individual educational sessions on healthy eating and budgeting – have completed these sessions with Wheatley Education Campus (ANC 5D), Two Rivers Charter School (ANC 6C), and Jo Wilson (ANC 6C)



The new Ward 5 Farmer's Markets are creating greater access to fresh food... Healthy eating is becoming more affordable, and fresh produce is now available in neighborhoods throughout Ward 5.

—Ward 5 Community Newsletter

FRESHFARM markets

EDUCATION PROGRAMS - BENEFITS AND AMENITIES



COMMUNITY EVENTS - BENEFITS AND AMENITIES

Applicant will host no less than 10 community events for five years



The new Ward 5 Farmer's Markets are creating greater access to fresh food... Healthy eating is becoming more affordable, and fresh produce is now available in neighborhoods throughout Ward 5.

—Ward 5 Community Newsletter

FRESHFARM markets

EVENT SPACE - BENEFITS AND AMENITIES

Applicant will provide discounted or free event space or related services in the South Building event space to the community in the DC Metro at a value of \$30,000 per year for five years



RESPONSES TO OFFICE OF PLANNING

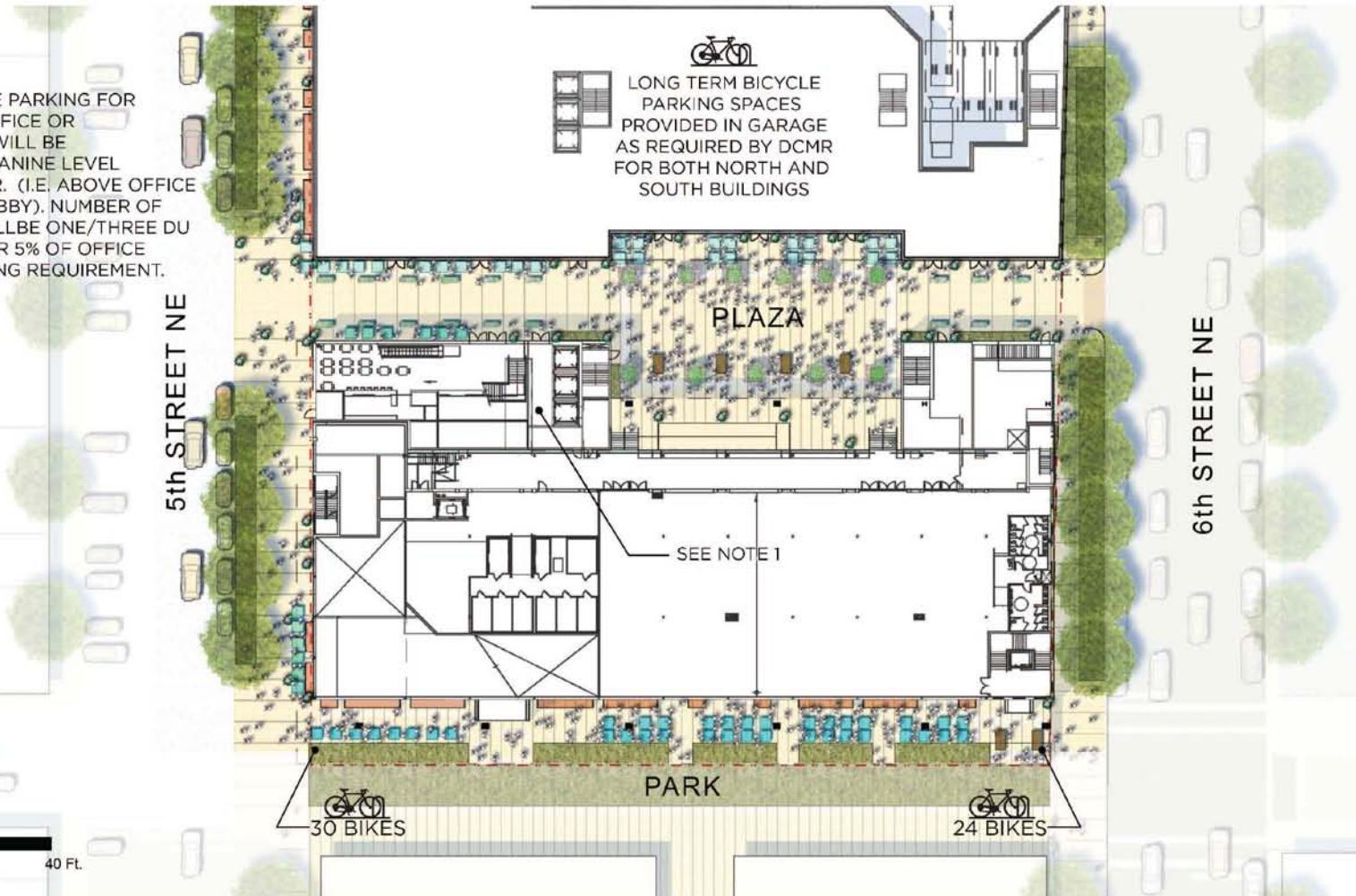
MEMO FROM DECEMBER 29, 2014

1. **RESPONSE TO DDOE COMMENTS** – Addressed- See Subsequent Slides
2. **NEAL PLACE EASEMENT** – Addressed in 2-2-15 Filing and Agency Meetings
3. **STREETSCAPE DESIGN GUIDELINES** – Addressed - See Prior Slides
4. **BICYCLE PARKING (TEMPORARY AND PERMANENT)** – Addressed- See Subsequent Slides
5. **LED SIGN** – Removed from South Building Consolidated PUD
6. **PERSPECTIVE OF UNION MARKET PARK**– Addressed - See Prior Slides
7. **CLARIFICATION CONCERNING RETAIL FAÇADE FLEXIBILITY** – Removed from South Building Consolidated PUD
8. **IDENTIFICATION OF MATERIALS IN PARK AND PLAZA**– Addressed - See Prior Slides
9. **CLARIFICATION CONCERNING PARKING CALCULATIONS PROVIDED FOR RETAIL AND EVENT SPACE** – Addressed in 2-2-15 Filing and Agency Meetings
10. **TEMPORARY PARKING LOTS** – Addressed - See Prior Slides
11. **SUFFICIENT INFRASTRUCTURE FOR DEVELOPMENT** – Addressed – Submitted into record 1-5-2015
12. **FIRST SOURCE EMPLOYMENT AGREEMENT** – Addressed - Agreed to First Source Employment in 2-2-15 submission
13. **COMMUNITY ENGAGEMENT** – Received unanimous support from ANC 5D (12-9-14)
14. **DIMENSIONS ON SECTIONS OF THE PLAN** – Addressed - See Prior Slides
15. **ROOF STRUCTURE** – Addressed - See Prior Slides
16. **DISTRICT ENERGY SYSTEM** – Addressed - See Subsequent Slides

BIKE PARKING

NOTE 1

LONG TERM BICYCLE PARKING FOR SOUTH BUILDING OFFICE OR RESIDENTIAL USES WILL BE PROVIDED ON MEZZANINE LEVEL ABOVE FIRST FLOOR. (I.E. ABOVE OFFICE OR RESIDENTIAL LOBBY). NUMBER OF BICYCLE SPACES WILL BE ONE/THREE DU FOR RESIDENTIAL OR 5% OF OFFICE AUTOMOBILE PARKING REQUIREMENT.



DC DEPARTMENT OF TRANSPORTATION RESPONSE

DDOT'S MEMO DATED 2-9-2015 INDICATED THAT EDENS AND DDOT AGREED TO ALMOST ALL OPEN ITEMS:

1. **STREETSCAPE DESIGN GUIDELINES SCOPE** – Addressed - See Prior Slides
2. **LOADING MANAGEMENT PLAN** – Addressed - See Prior Slides
3. **PUBLIC SPACE IMPROVEMENTS TO NEAL PLACE AND 5TH STREET** – Addressed - See Prior Slides and in Agency meetings
4. **CURBSIDE MANAGEMENT PLAN** – Addressed in Agency meetings
5. **PHASED PARKING PLAN** – Addressed – See Prior Slides
6. **TRANSPORTATION DEMAND MANAGEMENT PLAN** – Addressed - See Subsequent Slides
7. **ROUTING TO UNION MARKET DISTRICT** – Addressed - Addressed in Agency meetings
8. **NEAL PLACE EASEMENT** – Addressed – See Prior Slides
9. **OPERATIONAL AND GEOMETRIC CHANGES** – Addressed in Agency meetings
10. **UTILITY VAULTS** – Addressed in Agency meetings
11. **COMPATABILITY BETWEEN ADJACENT PARCELS** – Addressed in Agency meetings

TRANSPORTATION DEMAND MANAGEMENT PLAN

1. Two transit information screens in the South Building (1) in the movie theater lobby and (2) in the office/ residential component lobby
2. Provide bicycle parking:
 - Prior to the issuance of the Certificate of Occupancy for South Building
 - Permanent bicycle storage space containing bicycle facilities will be on the lowest residential or office floor for the residential or office use in the South Building as required by DC Municipal Regulations for that use
 - Temporary bicycle storage space for approximately 54 short term bicycle parking will be located outside and around the South Building
 - Prior to the issuance of the Certificate of Occupancy for the North Building
 - The number of permanent bicycle parking facilities for the theater and new retail uses in the South Building (8 spaces) will be located on the first floor or first subgrade level of the parking garage in the North Building
 - Bicycle storage space containing permanent bicycle storage facilities for all retail and residential or office uses will be located in the North Building
 - Short term bicycle parking spaces will be located outside of the North Building
3. Make available at least two vehicle parking spaces for a car share service, if there is interest from such company
4. Provide the following financial incentives
 - Office: each office worker will be provided with access to a corporate bike share membership up to the maximum value of \$15,000 cumulatively for the Project
 - Residential: all new tenants will be provided with a car share or bike share membership up to the maximum value of \$10,000 cumulative for the Project
5. Provide information and website links to commuterconnections.com, goDCgo.com, and other transportation services on developer and property management websites
6. All parking on site will be priced at market rates at a minimum, defined as the average cost for parking in a .25 mile radius from the site and all residential parking will be unbundled from the costs of leasing apartments or purchasing condominiums
7. Designate a TDM coordinator who is responsible for organizing and marketing the TDM plan

DISTRICT DEPARTMENT OF ENVIRONMENT RESPONSE

MEMO FROM FEBRUARY 9, 2015

- 1. GREEN BUILDING** – Addressed in Agency meetings
- 2. GREEN AREA RATIO** – Addressed in Agency meetings
- 3. STORMWATER MANAGEMENT** – Addressed in Agency meetings
- 4. WATER QUALITY USE AND CONNECTION** – Addressed in Agency meetings
- 5. WASTE** – Addressed in Agency meetings
- 6. AIR QUALITY/ ENVIRONMENT** – Addressed in Agency meetings
- 7. DISTRICT ENERGY SYSTEM** – Addressed in Agency meetings