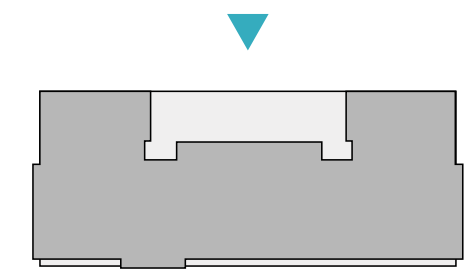
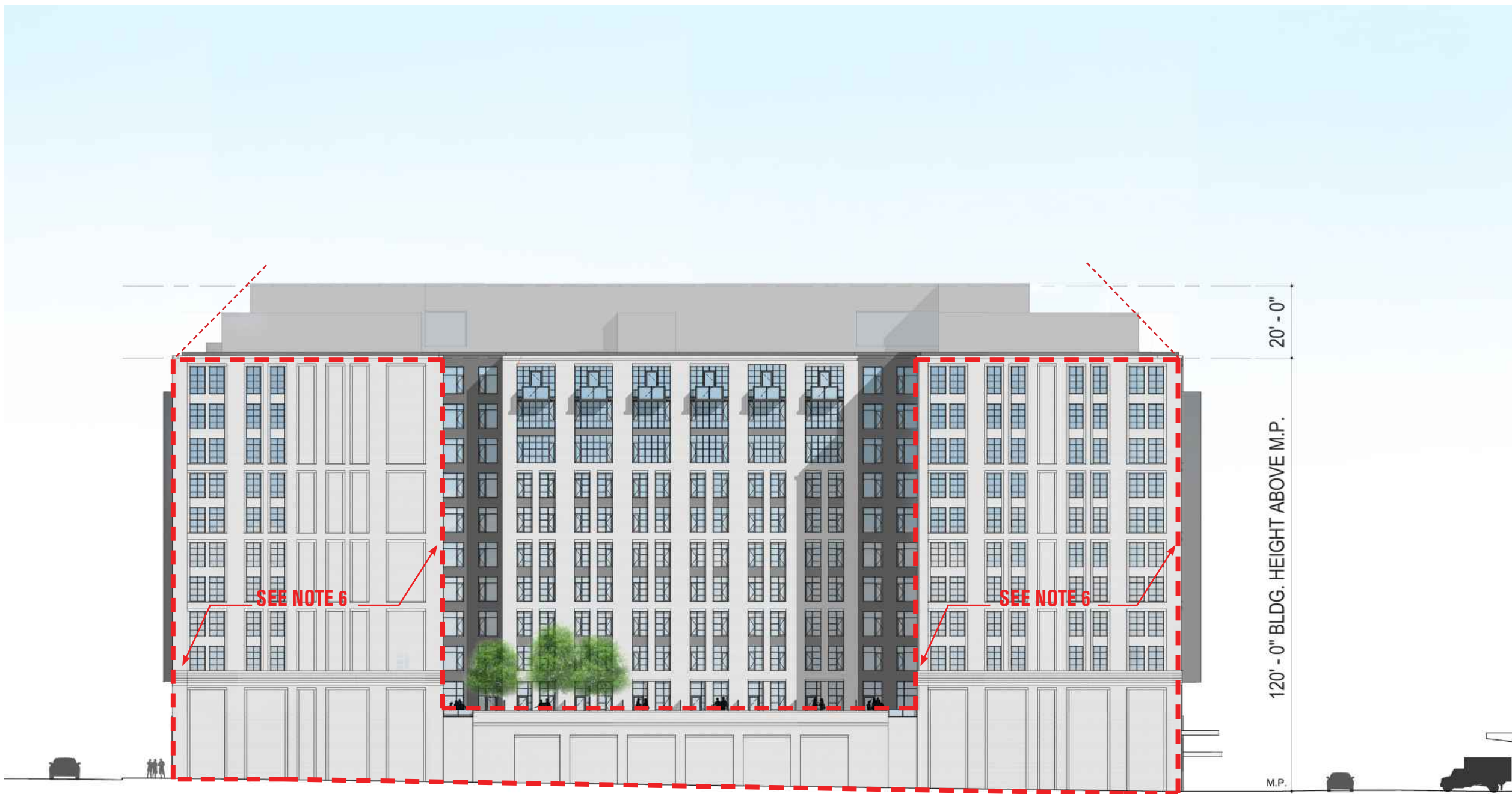


NOTES:

1. Lot 1 (South Building) shown for illustrative purposes only and is not part of this Second-Stage PUD. Refer to ZC Case No. 14-12 for approved south building information.
2. Unit layout and count, garage layout, penthouse interior layout, and rooftop mechanical equipment locations are conceptual and subject to change.
3. Spaces denoted as "Retail" may include uses in the retail, service, eating and drinking, and PDR/Maker use categories.
4. Refer to Ground Level Plan for circulation and loading information.
5. Refer to Detailed Elevations for building material identifications, and to Material Board for material selections.
6. In the event that a structure is built or is approved to be built to the property line immediately to the north of the subject property and within any portion of the dashed areas shown in elevation, the facade within such areas, including windows and/or masonry, may be deleted and replaced with code-compliant fire separation materials for the portions of such facade comprising the wall meeting such adjacent to any structure on such property to the north. Within any portion of the area within the red dashed lines shown in elevation, the facade, including without limitation, windows and masonry may be replaced with the design on the elevation shown at sheets A22 or A50 hereof.



1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019



NORTH ELEVATION - ALTERNATE OPTION **A50**

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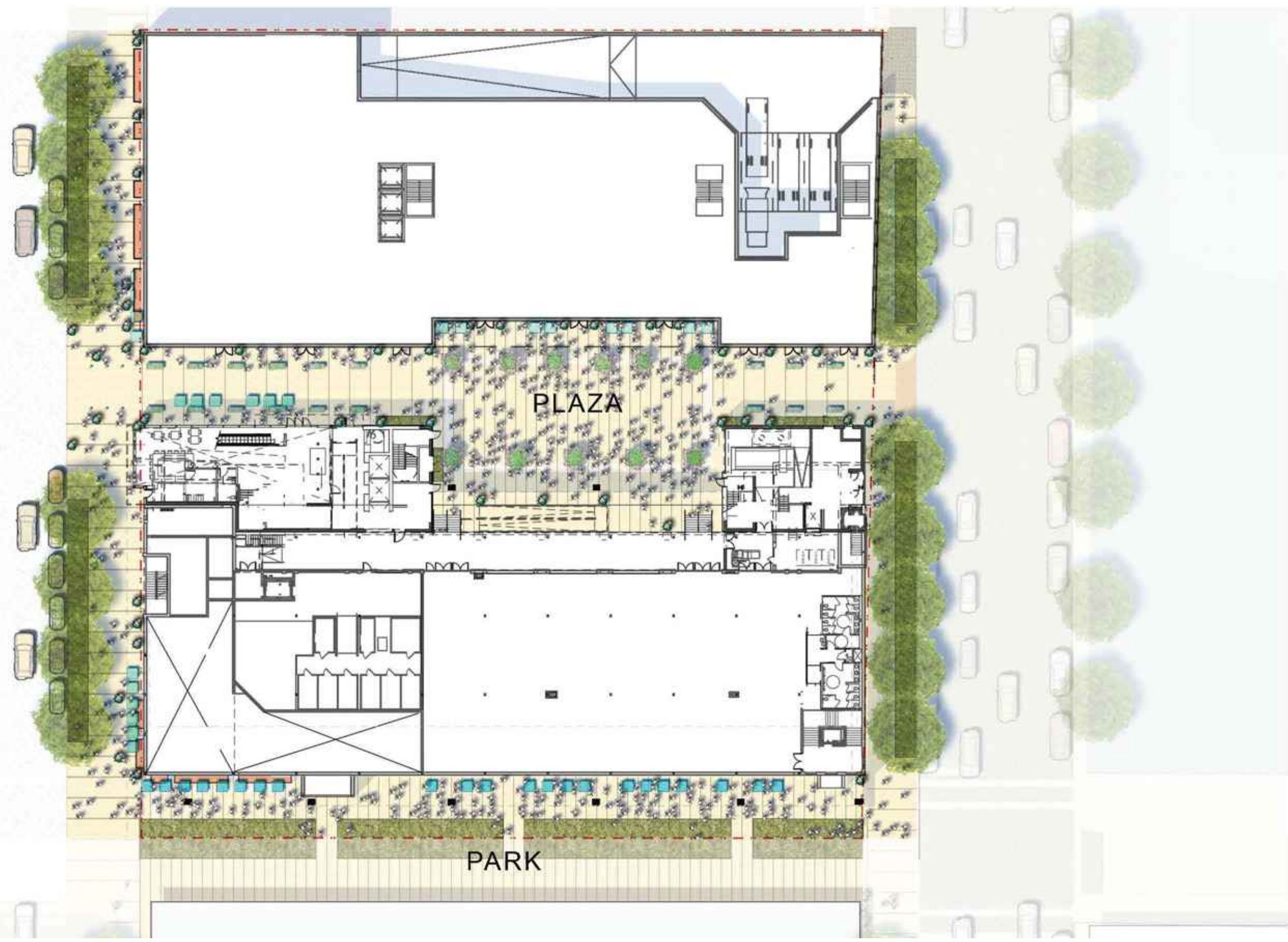


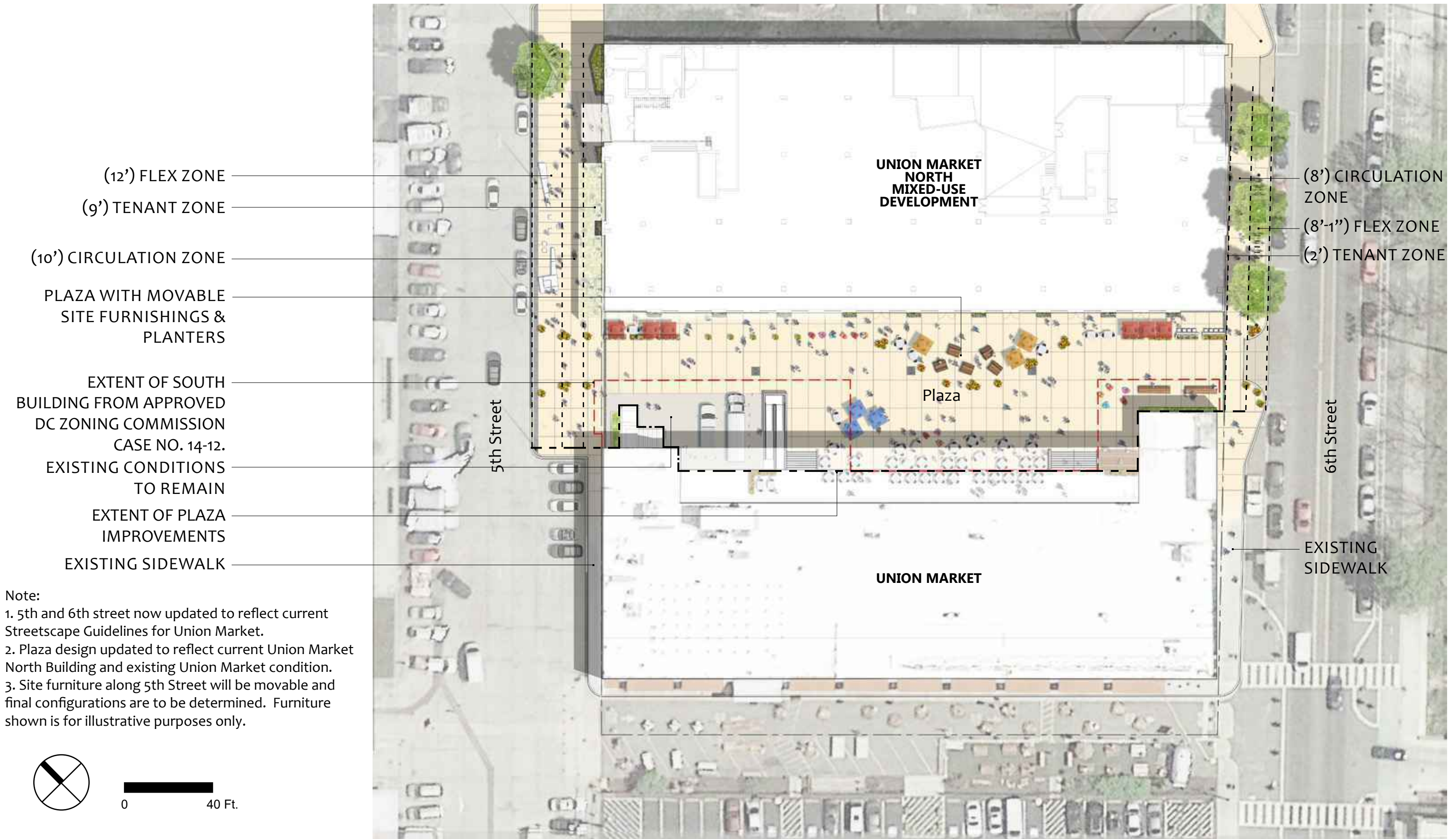
1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

NORTH ELEVATION - ALTERNATE OPTION **A51**

LEGEND

- HARDSCAPE - SEE NEXT PAGE
- PLANTINGS
- SITE FURNITURE
WILL BE MOVABLE TO ALLOW
FOR PROGRAMATIC FLEXIBILITY

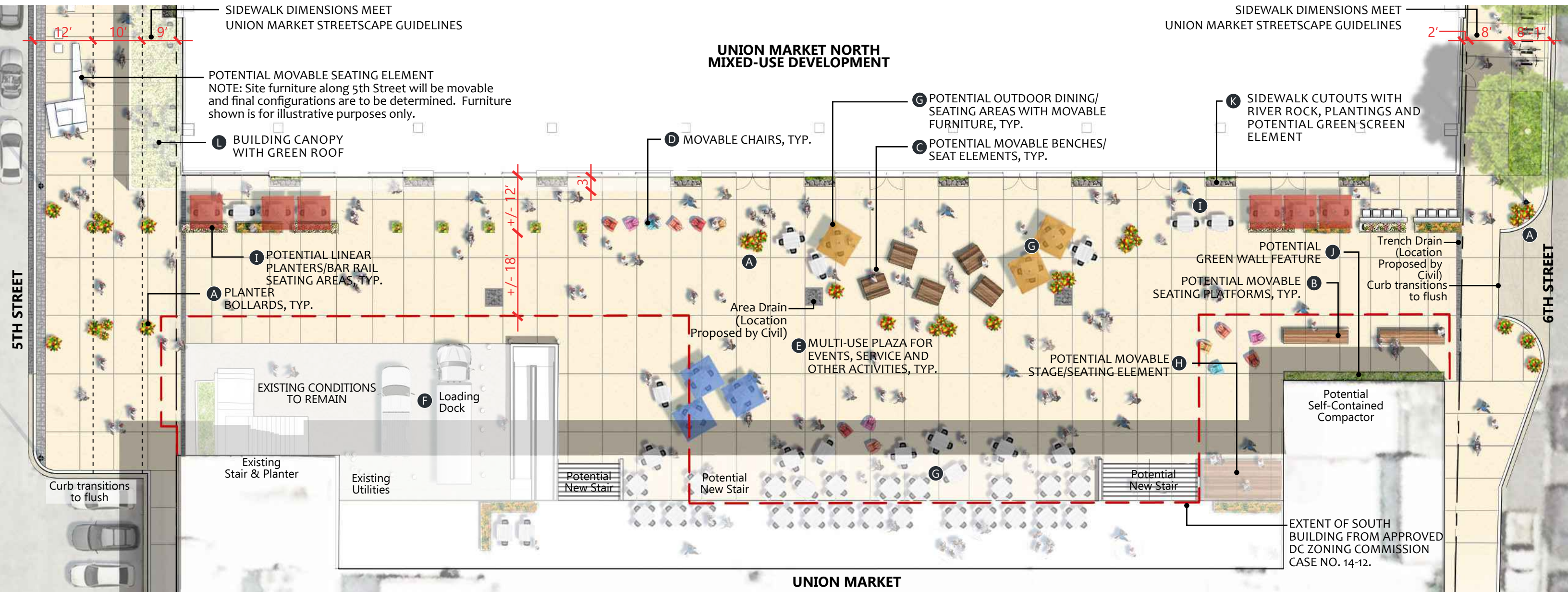




Note:

1. 5th and 6th street now updated to reflect current Streetscape Guidelines for Union Market.
2. Plaza design updated to reflect current Union Market North Building and existing Union Market condition.
3. Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.

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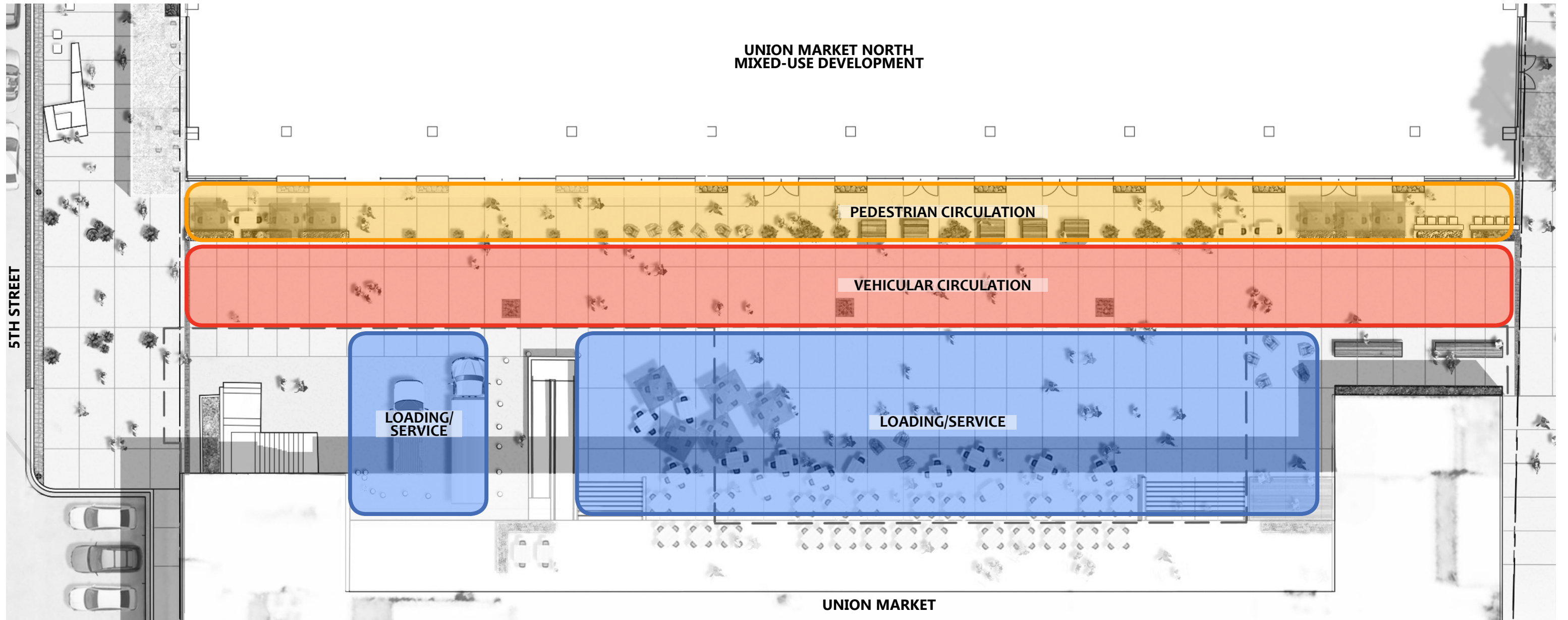


1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

LANDSCAPE PRECEDENTS L1A

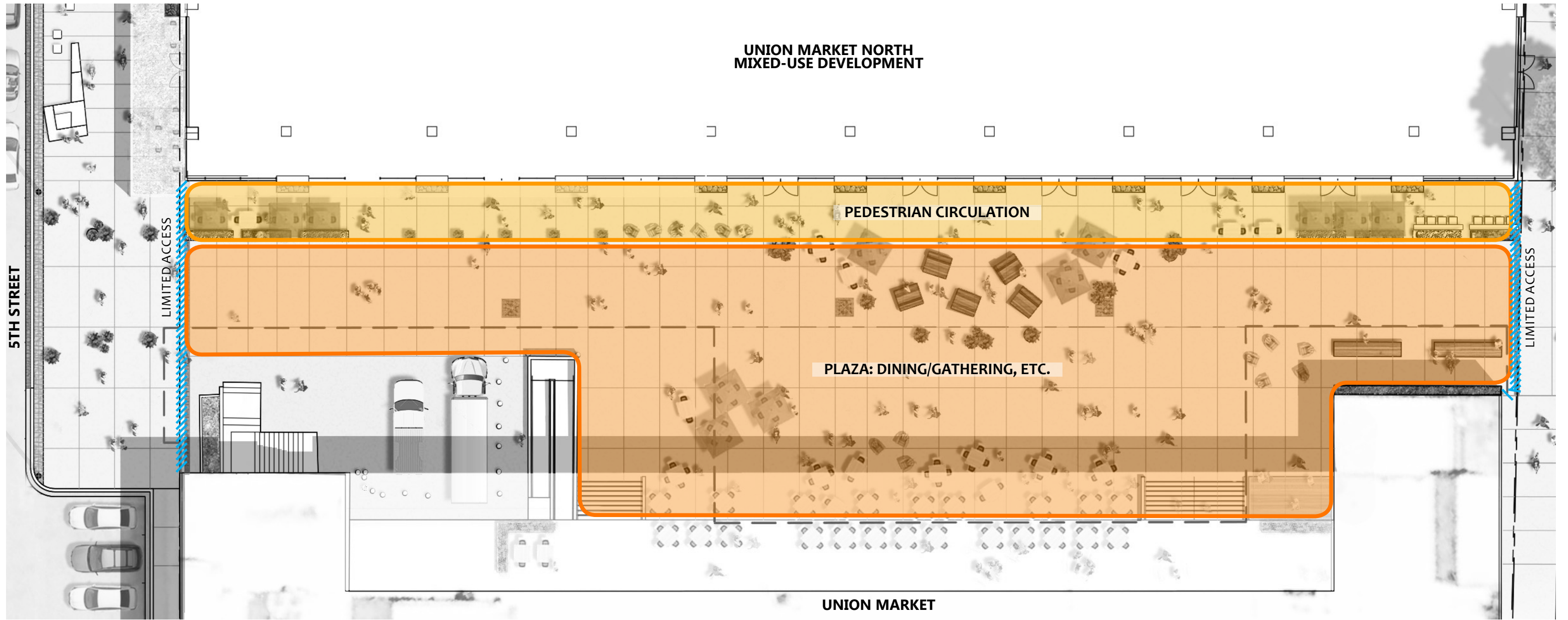
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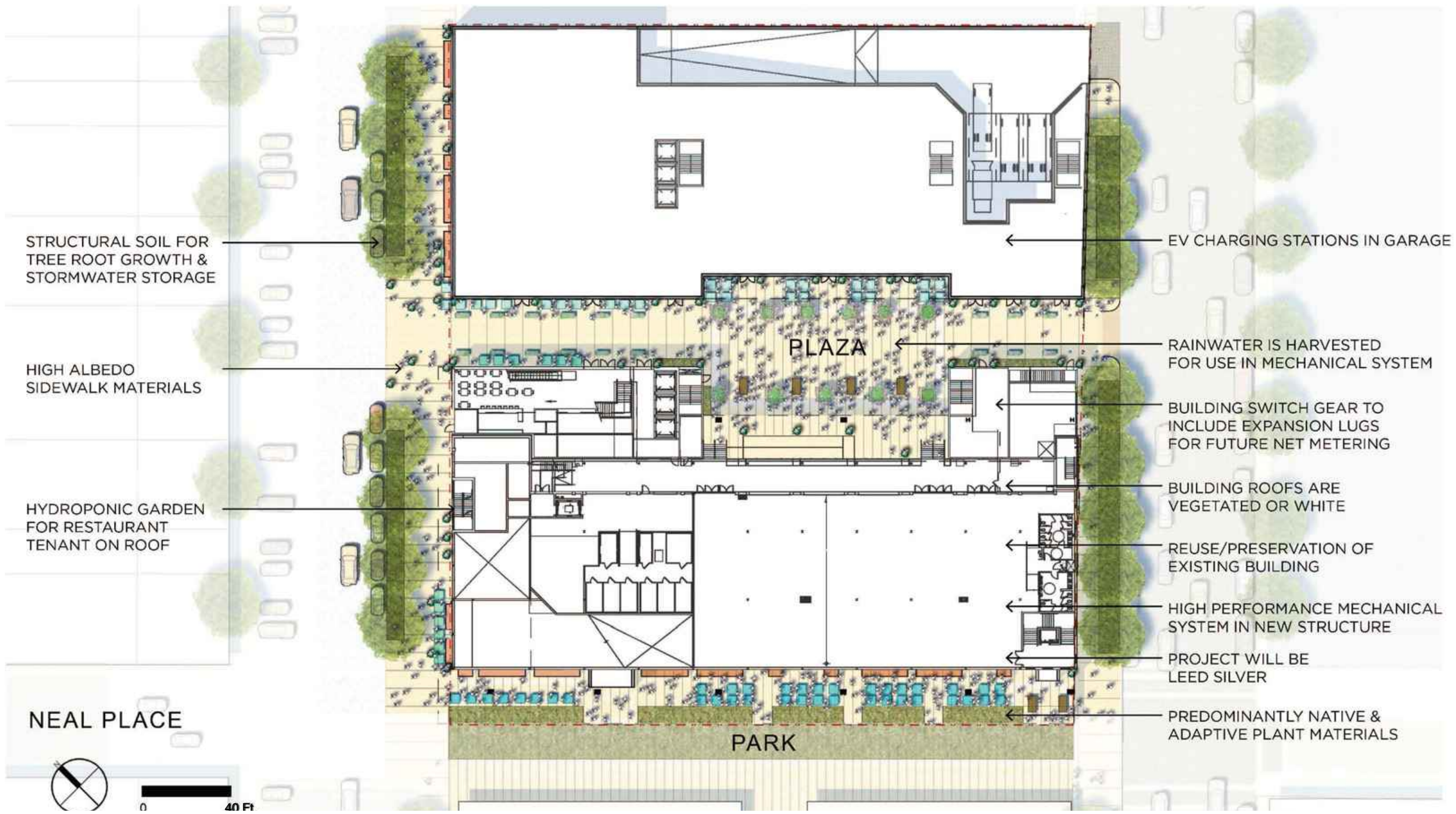
UNION MARKET NORTH
MIXED-USE DEVELOPMENT



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UNION MARKET NORTH
MIXED-USE DEVELOPMENT





STRUCTURAL SOIL FOR TREE ROOT GROWTH & STORMWATER STORAGE

HIGH ALBEDO SIDEWALK MATERIALS

HYDROPONIC GARDEN FOR RESTAURANT TENANT ON ROOF

NEAL PLACE



0 40 Ft

PLAZA

PARK

EV CHARGING STATIONS IN GARAGE

RAINWATER IS HARVESTED FOR USE IN MECHANICAL SYSTEM

BUILDING SWITCH GEAR TO INCLUDE EXPANSION LUGS FOR FUTURE NET METERING

BUILDING ROOFS ARE VEGETATED OR WHITE

REUSE/PRESERVATION OF EXISTING BUILDING

HIGH PERFORMANCE MECHANICAL SYSTEM IN NEW STRUCTURE

PROJECT WILL BE LEED SILVER

PREDOMINANTLY NATIVE & ADAPTIVE PLANT MATERIALS

STRUCTURAL SOIL FOR
TREE ROOT GROWTH &
STORMWATER STORAGE, TYP.

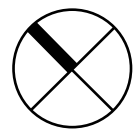
HIGH ALBEDO SIDEWALK
MATERIALS

EXTENT OF SOUTH
BUILDING FROM APPROVED
DC ZONING COMMISSION
CASE NO. 14-12.

EXTENT OF PLAZA
IMPROVEMENTS

Note:

- 1. 5th and 6th street now updated to reflect current Streetscape Guidelines for Union Market.
- 2. Plaza design updated to reflect current Union Market North Building and existing Union Market condition.
- 3. Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.



0 40 Ft.



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.

NEAL PLACE



0 40 Ft.

5th STREET NE

6th STREET NE



LONG TERM BICYCLE PARKING SPACES PROVIDED IN GARAGE AS REQUIRED BY DCMR FOR BOTH NORTH AND SOUTH BUILDINGS

PLAZA

SEE NOTE 1

PARK

30 BIKES

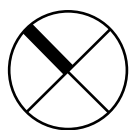
24 BIKES



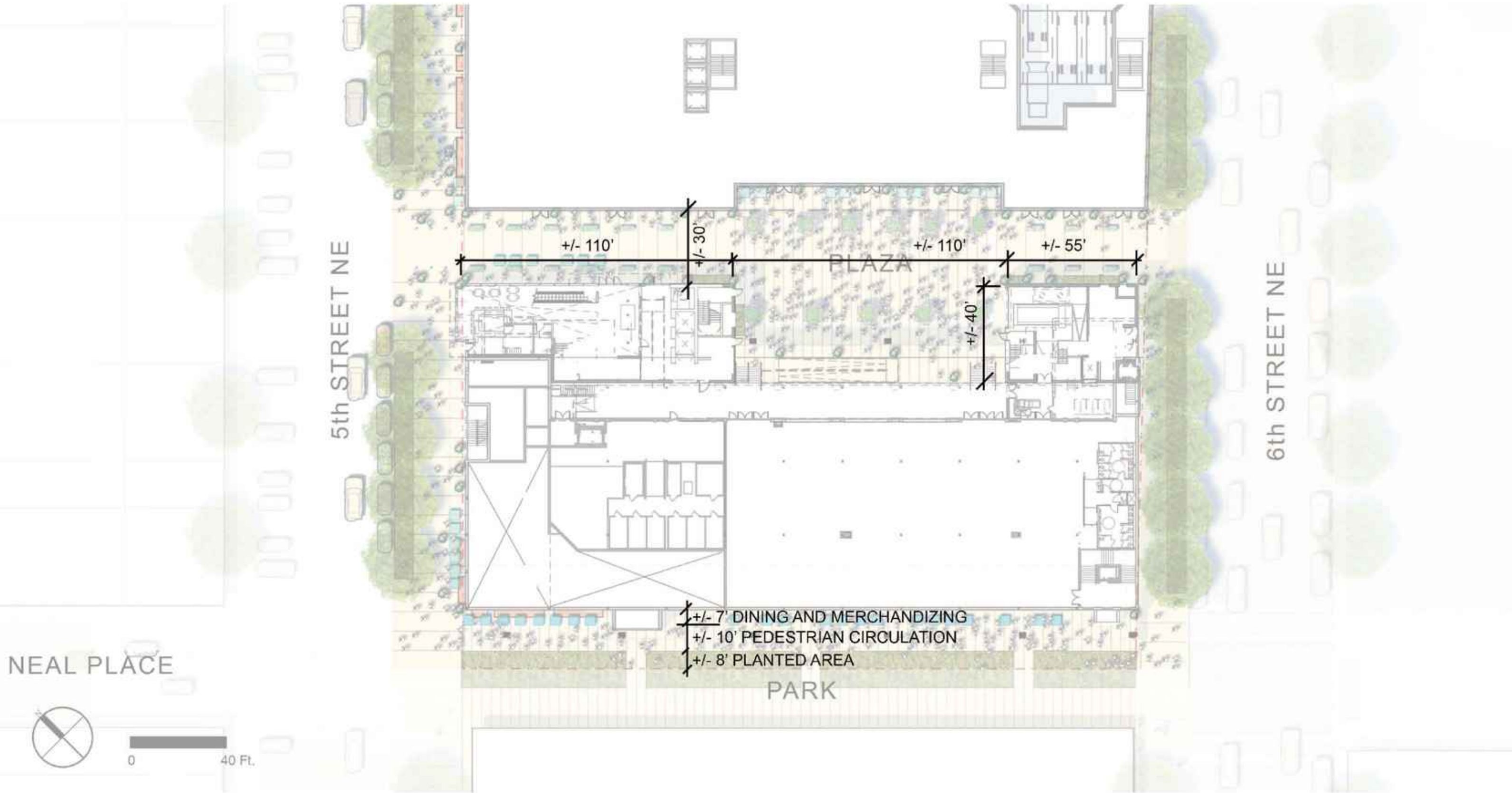
EXTENT OF SOUTH BUILDING FROM APPROVED DC ZONING COMMISSION CASE NO. 14-12.

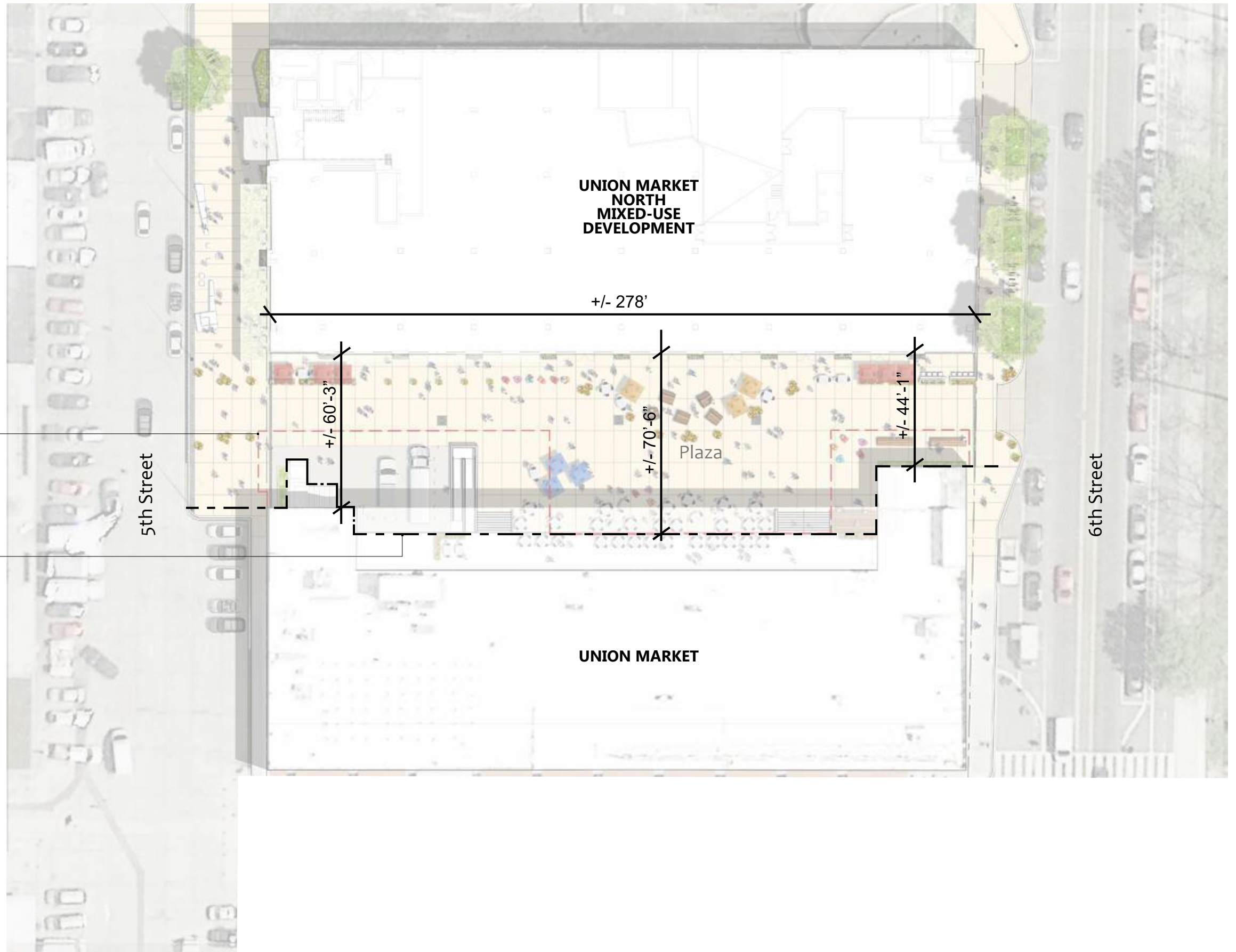
EXTENT OF PLAZA IMPROVEMENTS

- Note:
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0 40 Ft.





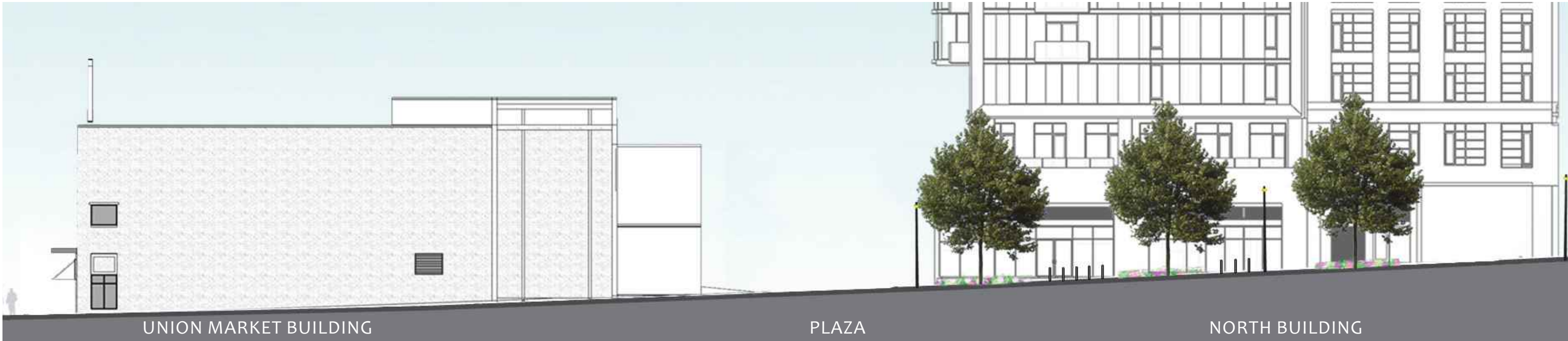
EXTENT OF SOUTH BUILDING FROM APPROVED DC ZONING COMMISSION CASE NO. 14-12.

EXTENT OF PLAZA IMPROVEMENTS

- Note:
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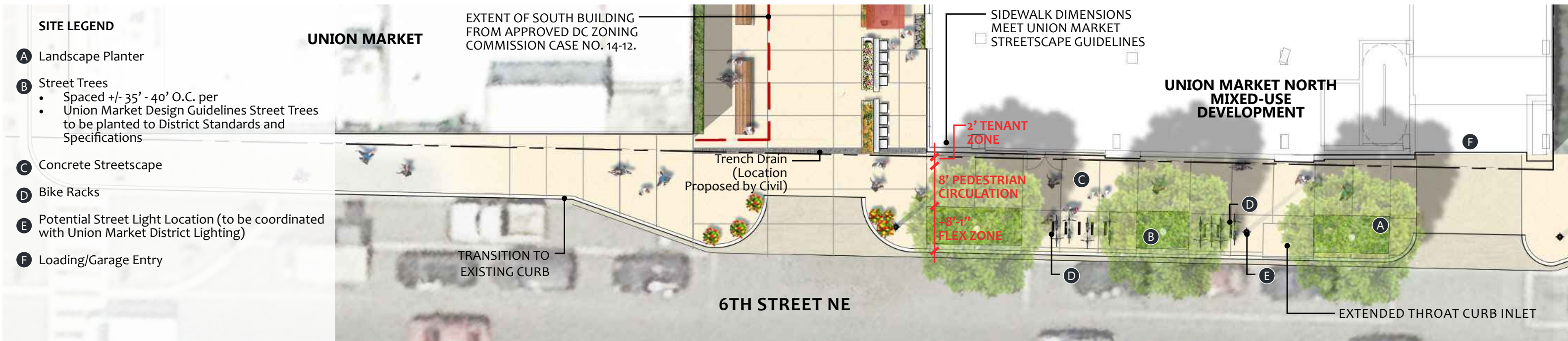


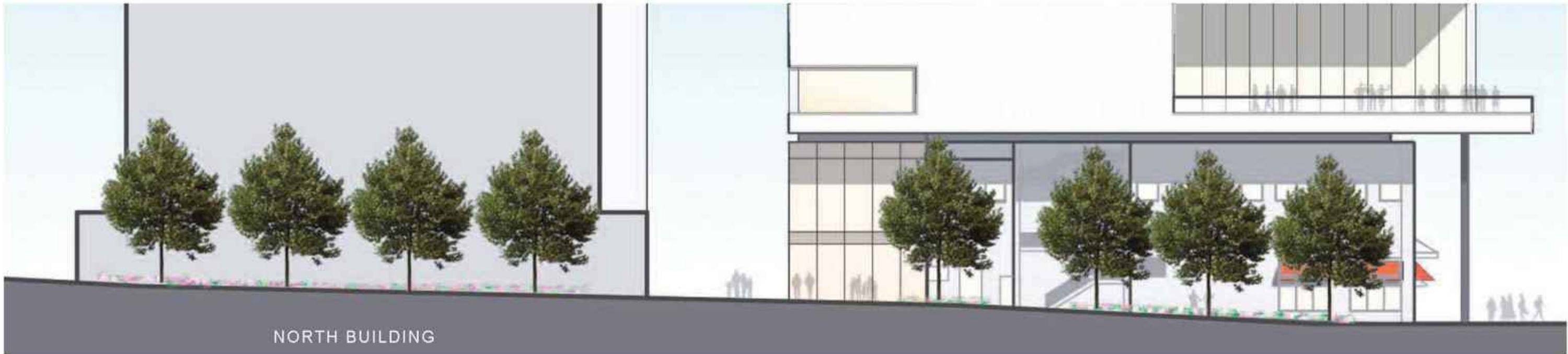


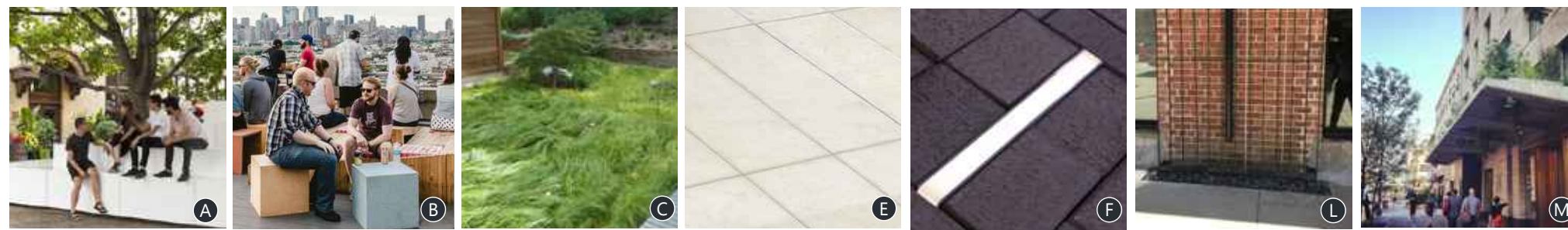
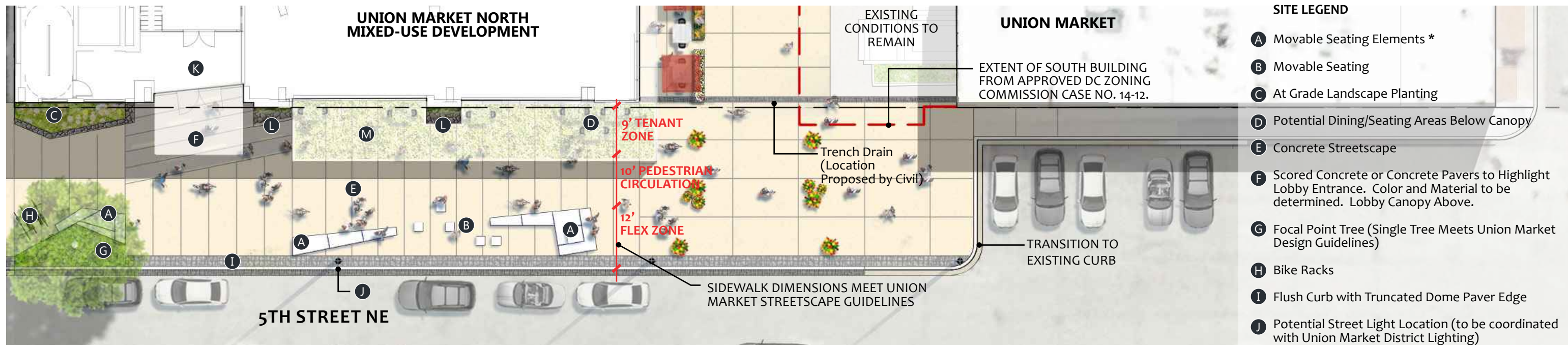
UNION MARKET BUILDING

PLAZA

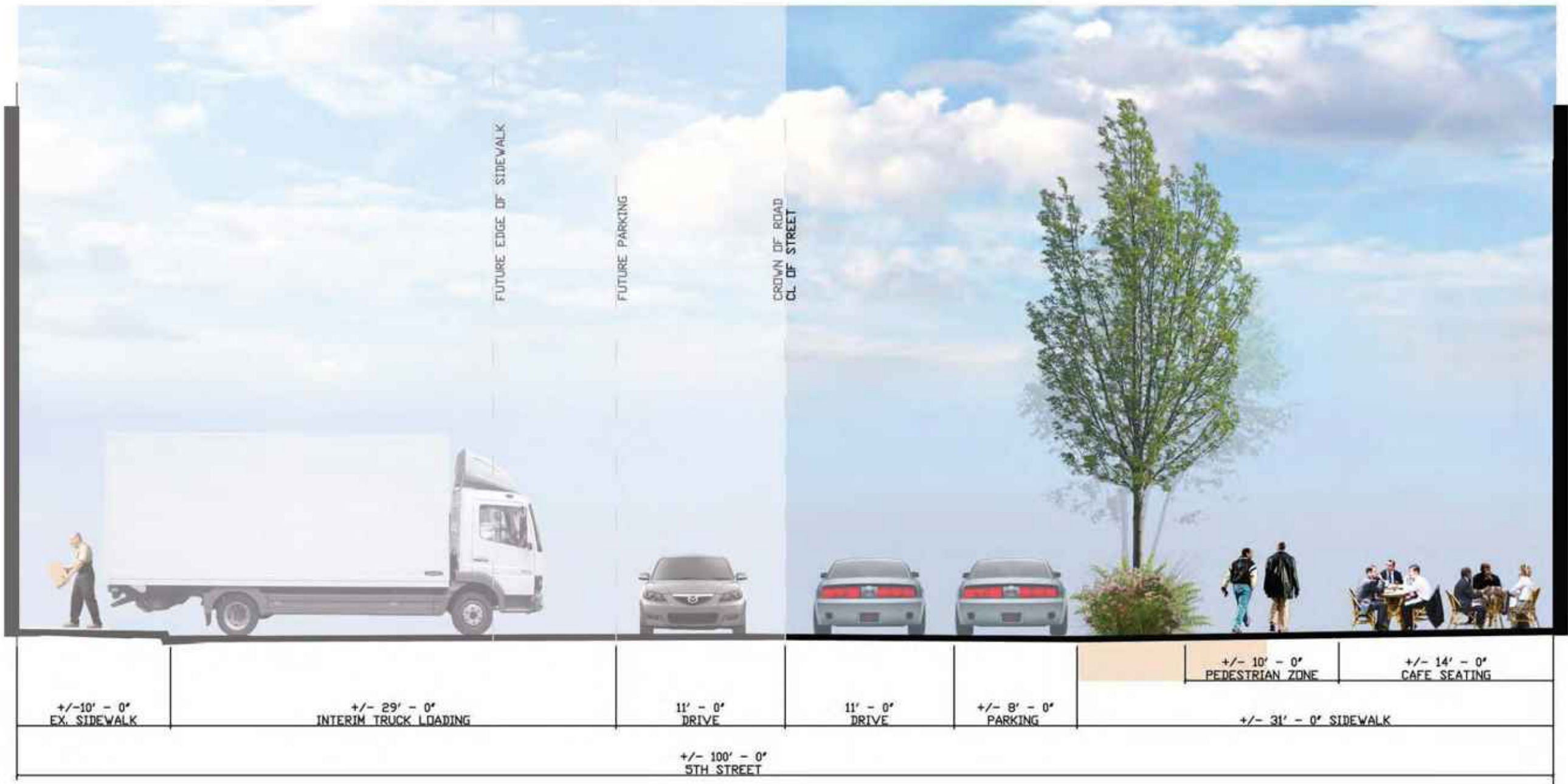
NORTH BUILDING





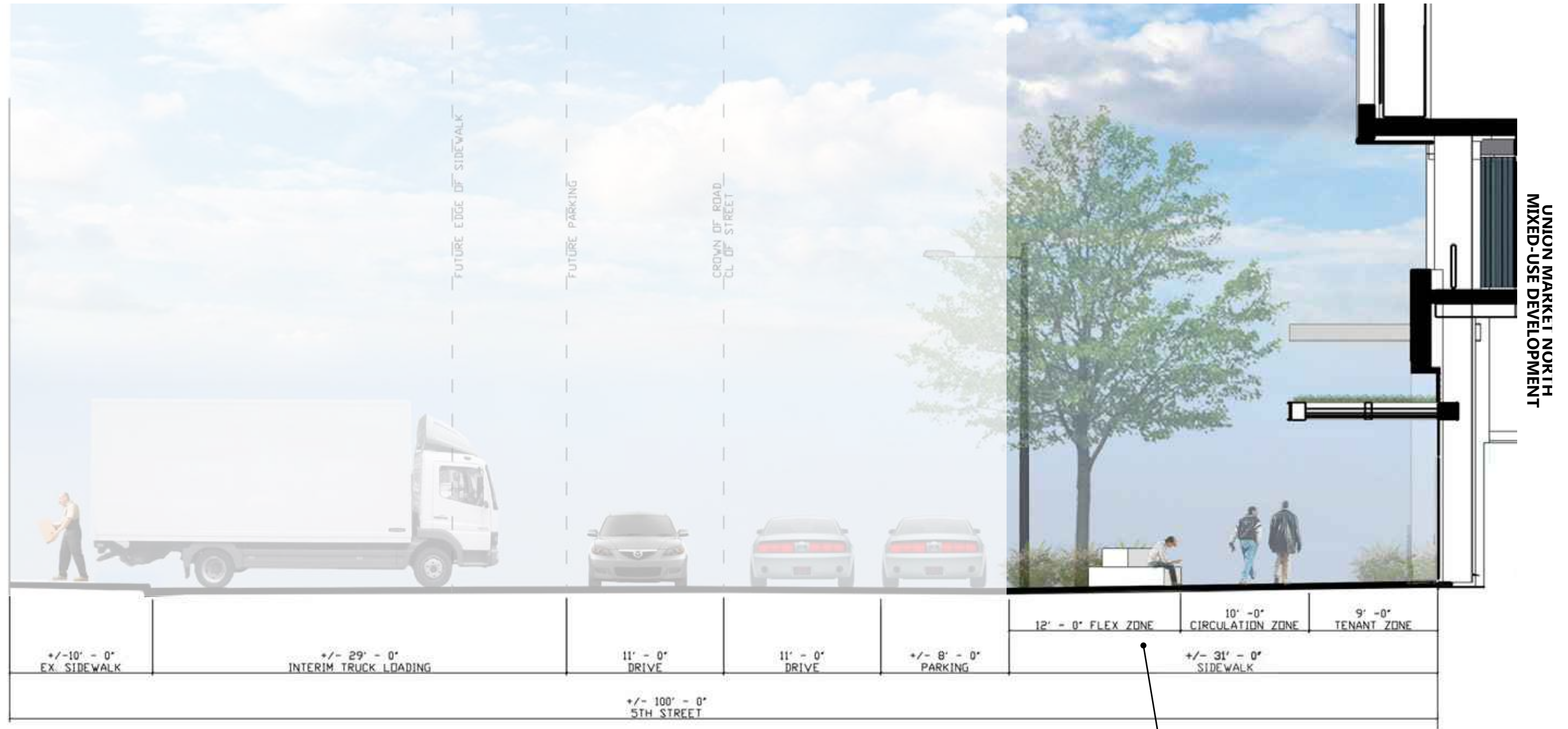


* NOTE: Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.



5TH STREET INTERIM

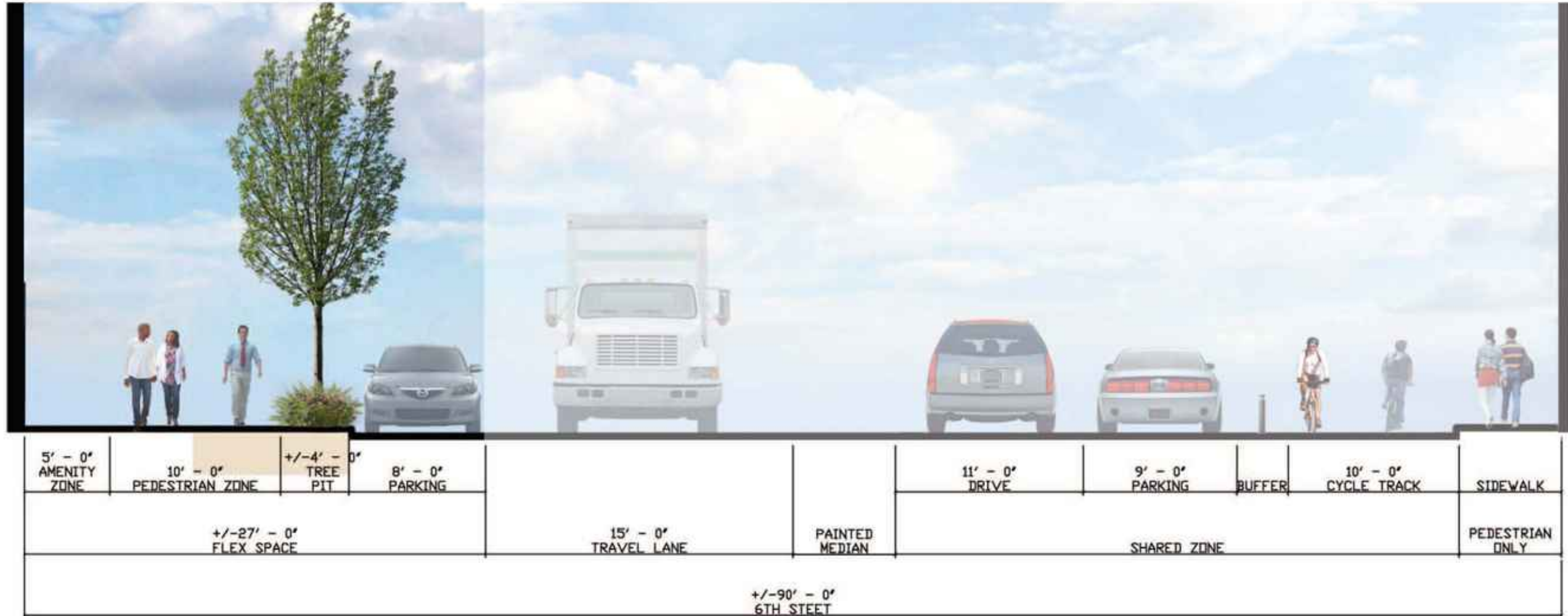
FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED
STREETScape DESIGN GUIDELINES.



SIDEWALK DIMENSIONS MEET UNION MARKET STREETScape GUIDELINES

* NOTE: Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.

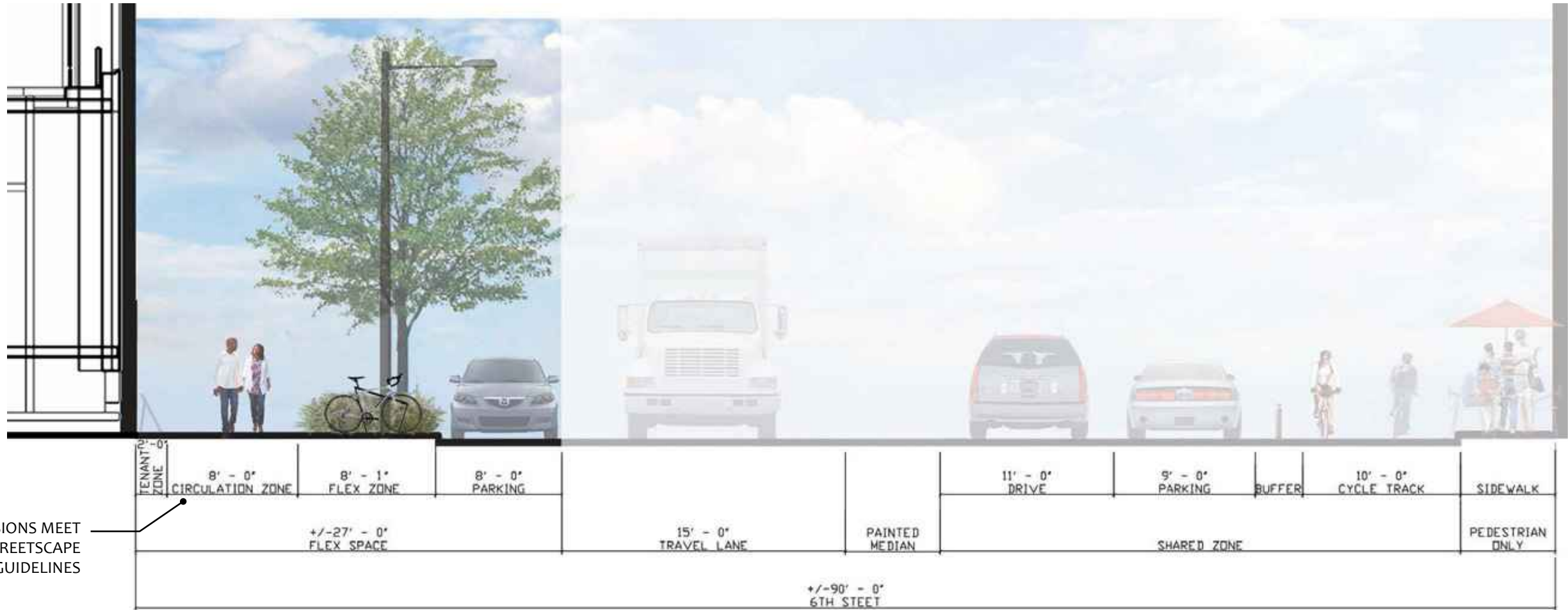
THE PROJECT



6TH STREET INTERIM

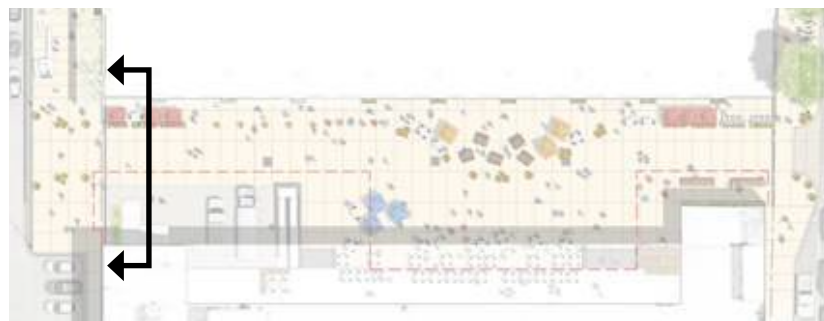
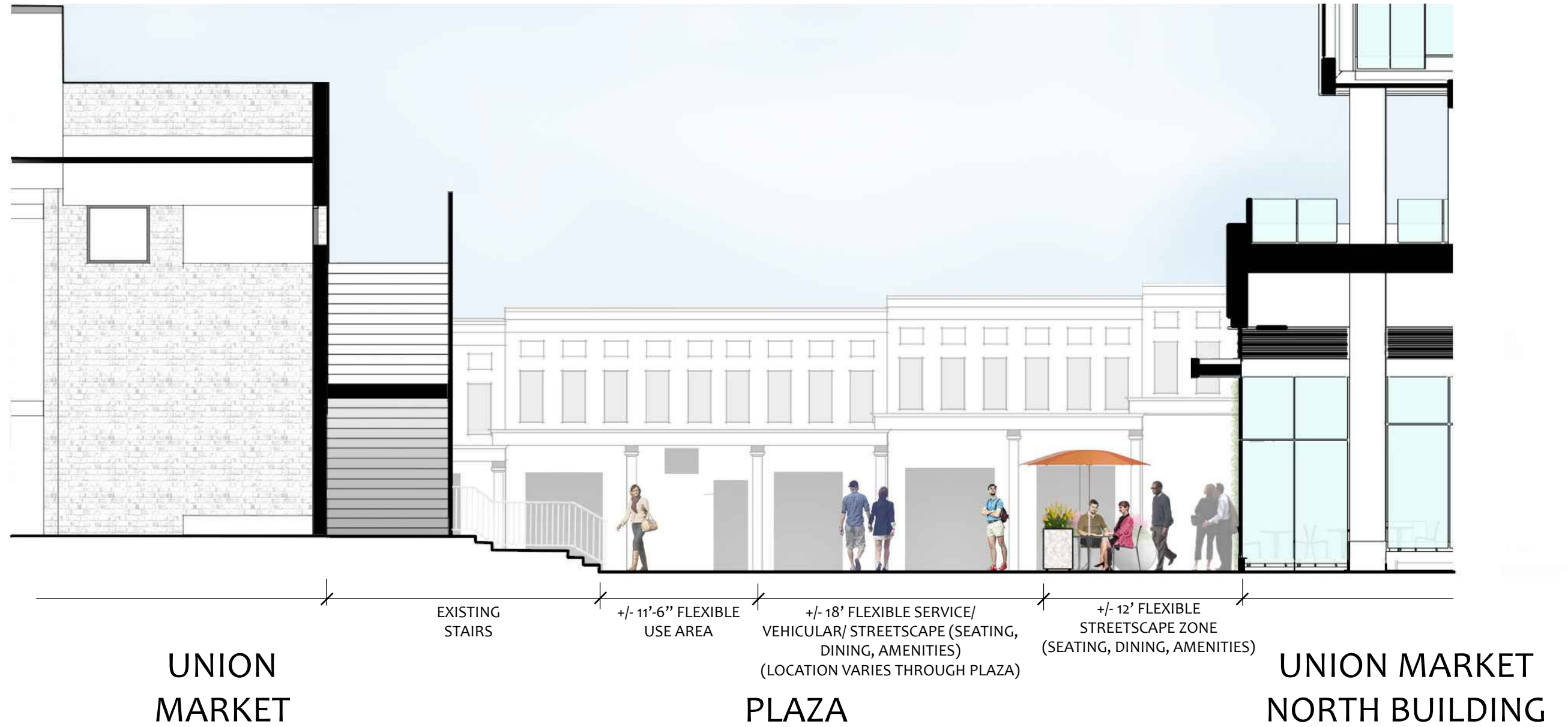
FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED STREETScape DESIGN GUIDELINES.

UNION MARKET NORTH
MIXED-USE DEVELOPMENT

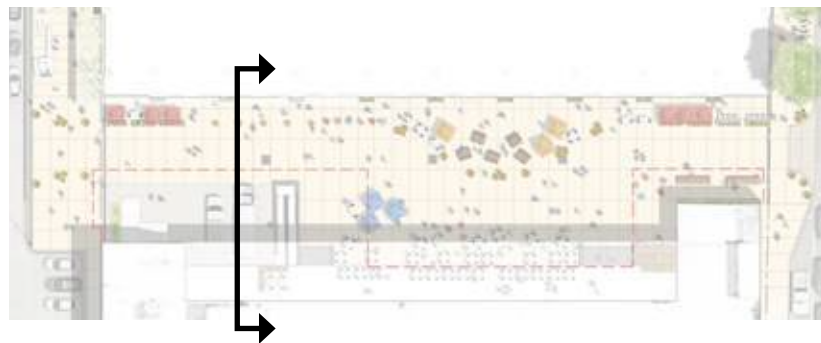
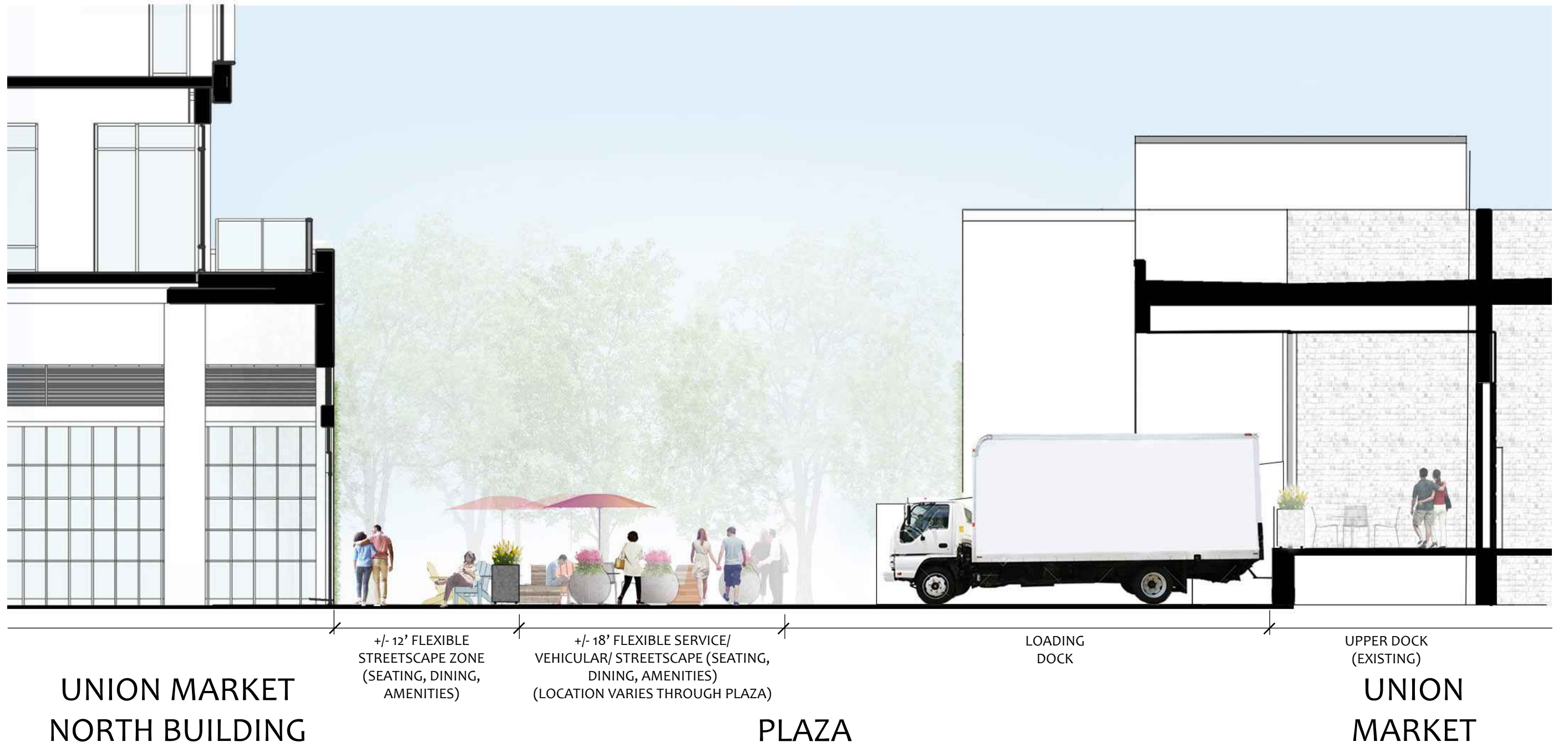


SIDEWALK DIMENSIONS MEET
UNION MARKET STREETScape
GUIDELINES

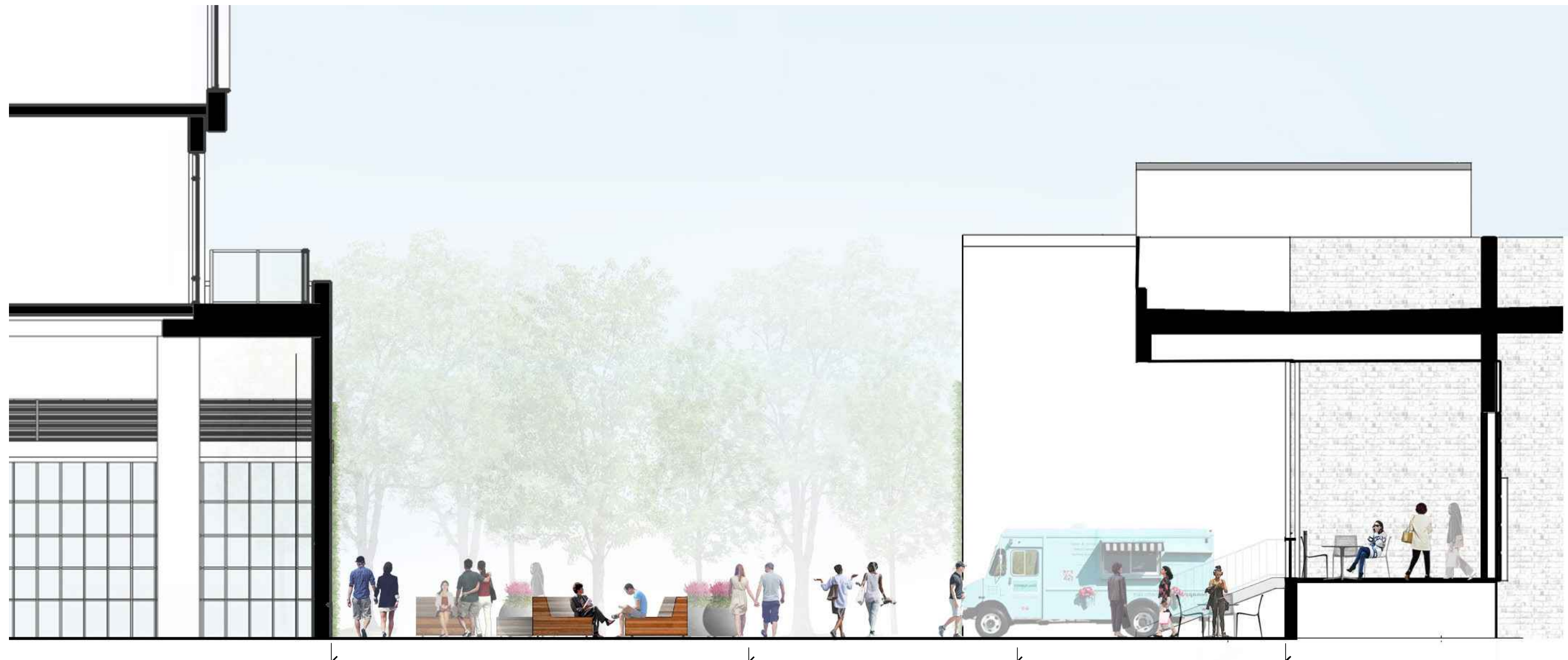
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+/- 34'-6" FLEXIBLE STREETSCAPE ZONE
(SEATING, DINING, AMENITIES)

+/- 18' FLEXIBLE SERVICE/
VEHICULAR/ STREETSCAPE (SEATING,
DINING, AMENITIES)
(LOCATION VARIES THROUGH PLAZA)

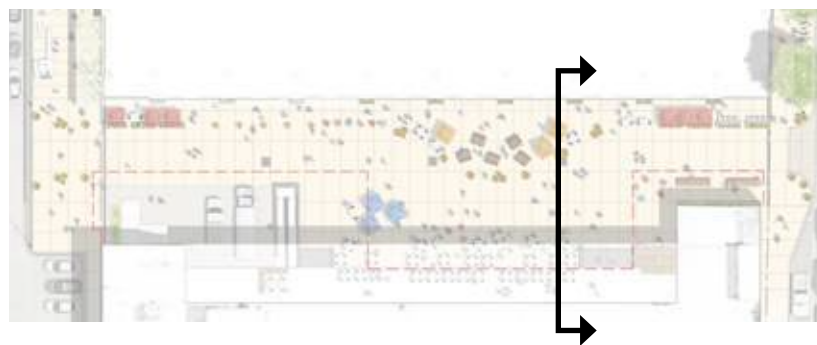
+/- 18' FLEXIBLE USE AREA

UPPER DOCK
(EXISTING)

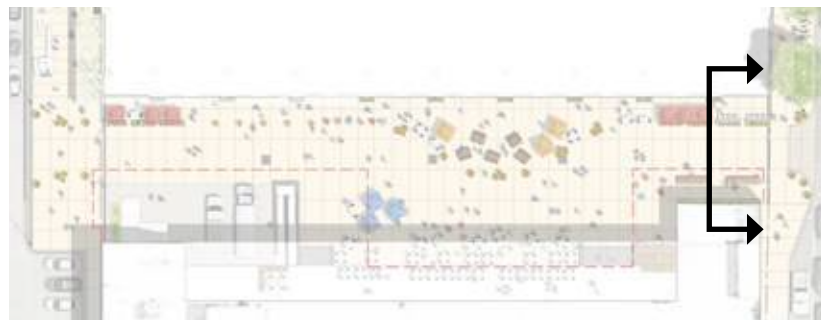
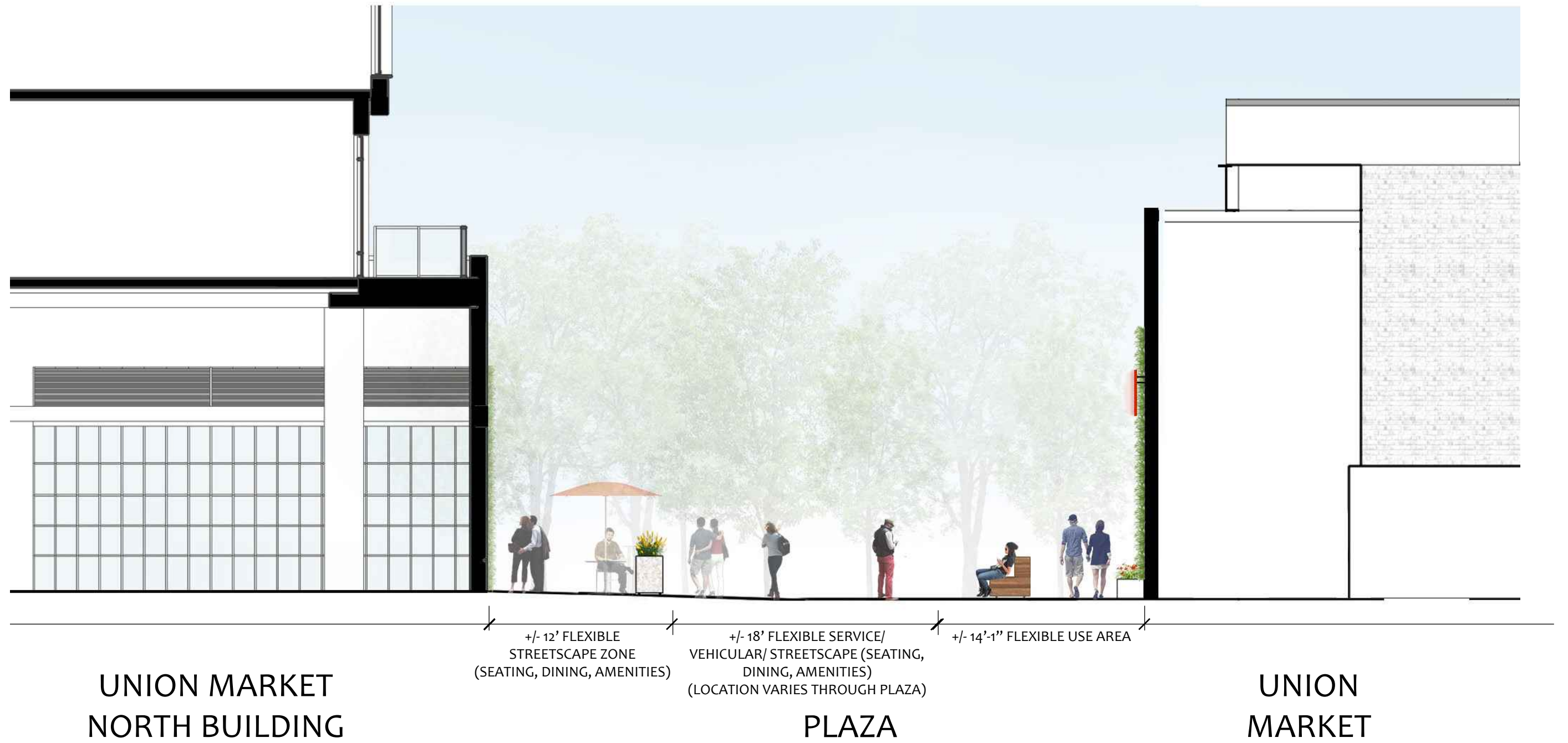
UNION MARKET
NORTH BUILDING

PLAZA

UNION
MARKET



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pavers
wood decks
steel
cast in place concrete

pavers (asphalt, concrete, clay and or stone)



wood decks and boardwalks



steel for edges, drain covers, guardrails and handrails, etc.



cast in place concrete





CONCRETE GROUND PLANE



CONCRETE PAVER ACCENT



BOLLARDS/PLANTER BOLLARDS

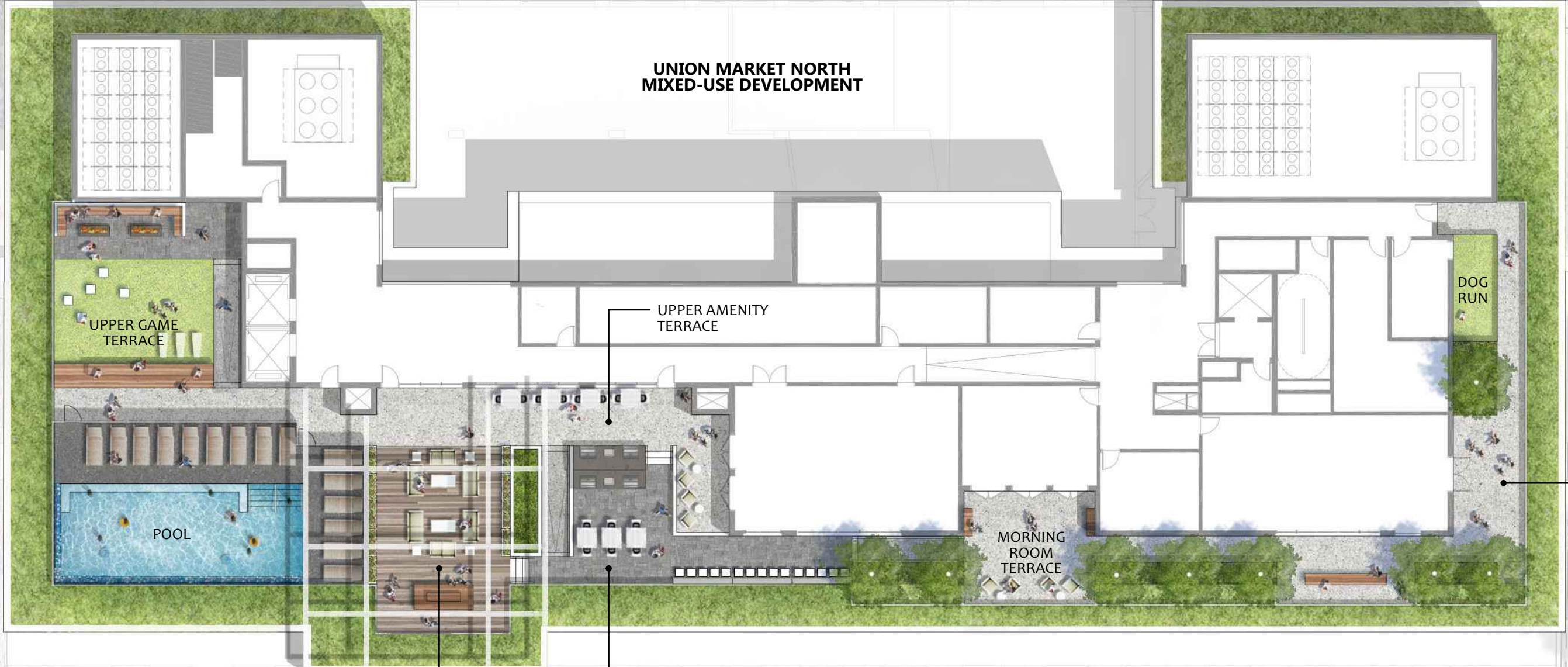


SITE FURNISHINGS

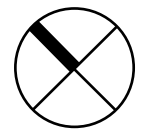


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**UNION MARKET NORTH
MIXED-USE DEVELOPMENT**



* NOTE: Final design of the rooftop spaces, furnishings and other amenities are shown for illustrative purposes only, and are subject to change during detailed design.



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STREET CLOSURE/PLAZA ACCESS CONTROL COMPARABLES



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PORTABLE BARRIER ELEMENTS



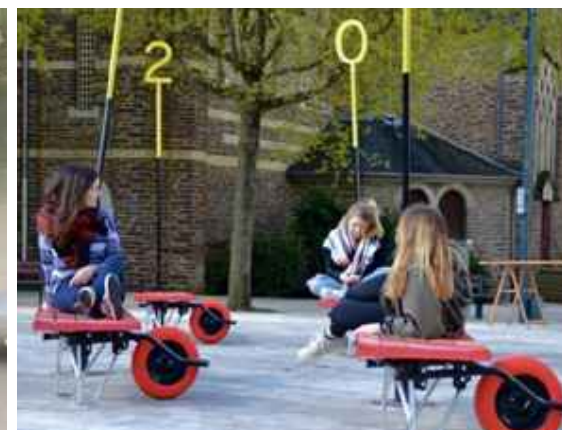
BOLLARD/CHAIN ELEMENTS

SLIDING/RAIL ELEMENTS

WHEELED/MOVABLE PLANTER OR BENCH ELEMENTS



SWING GATE ELEMENTS

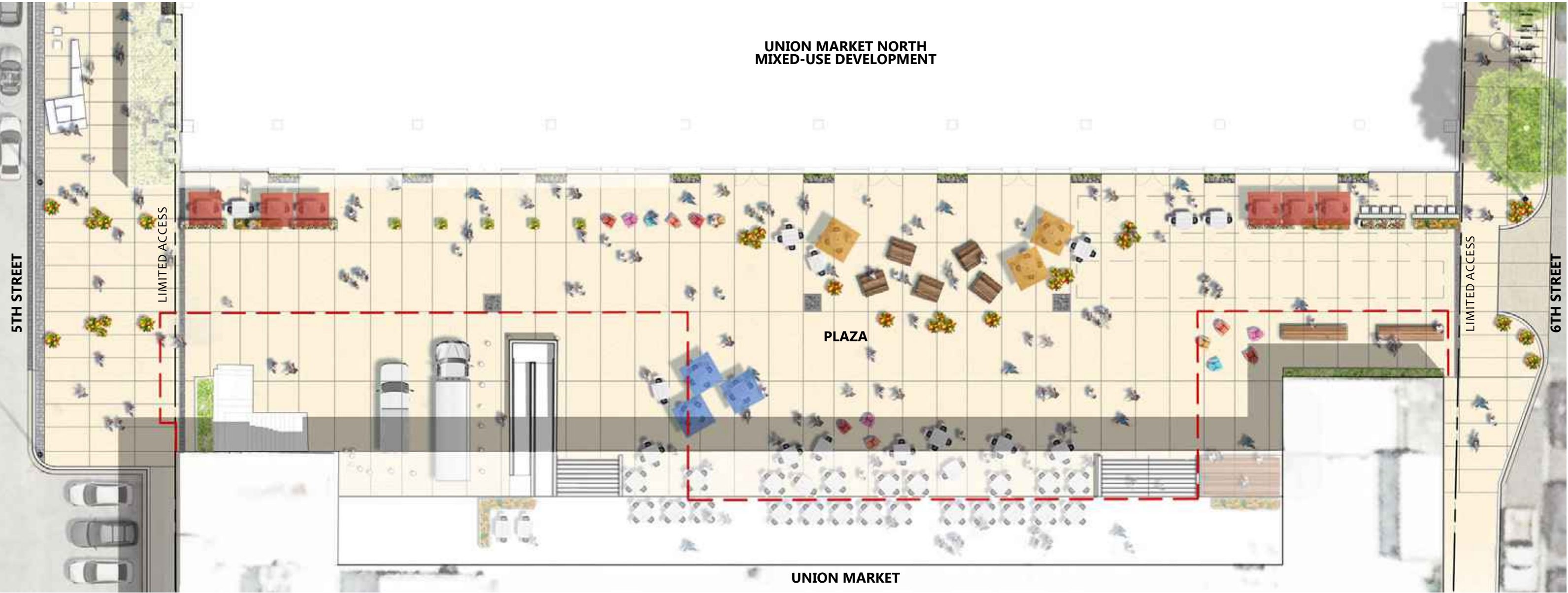


PIVOTING/OPENING ELEMENTS

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CURRENT DESIGN

UNION MARKET NORTH MIXED-USE DEVELOPMENT



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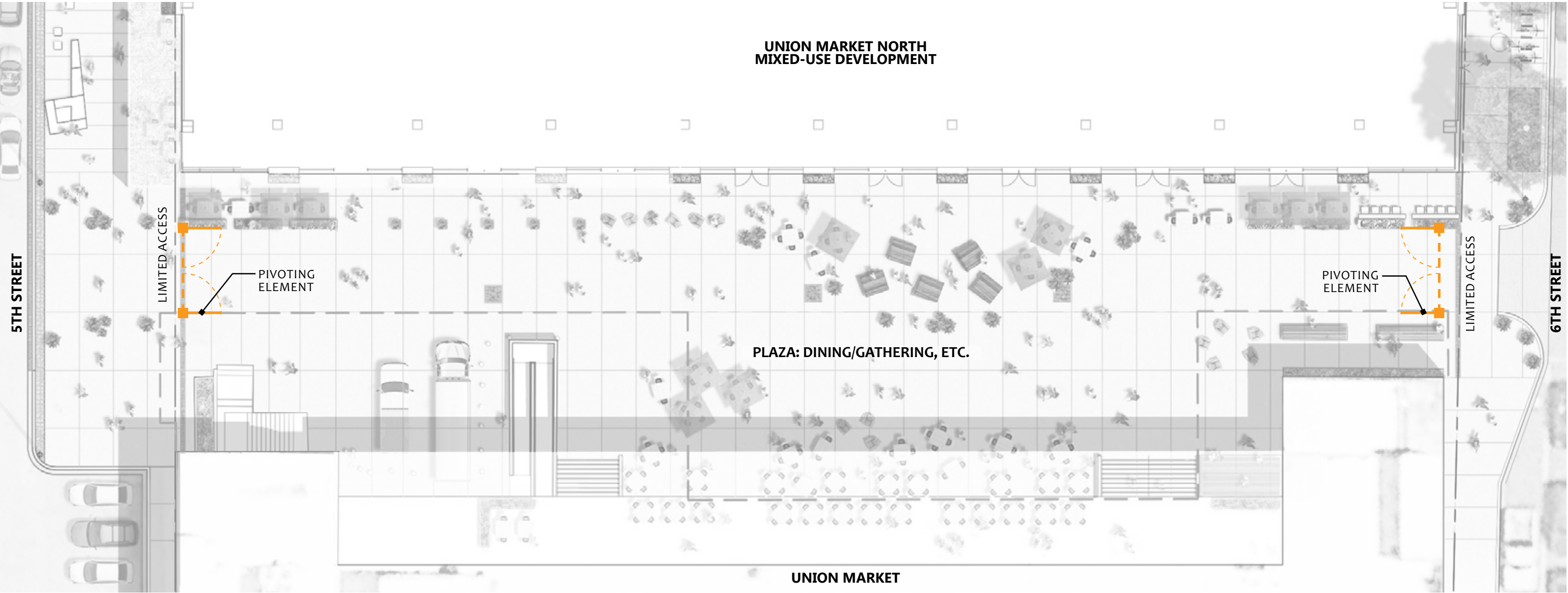
CURRENT DESIGN



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STREET CLOSURE/PLAZA ACCESS CONTROL OPTION A - PIVOTING/OPENING ELEMENTS

UNION MARKET NORTH
MIXED-USE DEVELOPMENT



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PLAZA ACCESS CONTROL OPTION A - PIVOTING/OPENING ELEMENTS L18

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