

1401 PENNSYLVANIA AVENUE SE

PLANNED UNIT DEVELOPMENT HEARING

FEBRUARY 4, 2016





1401 PENNSYLVANIA | INTRODUCTION





1401 PENNSYLVANIA

INTRODUCTION

EXISTING AERIALS



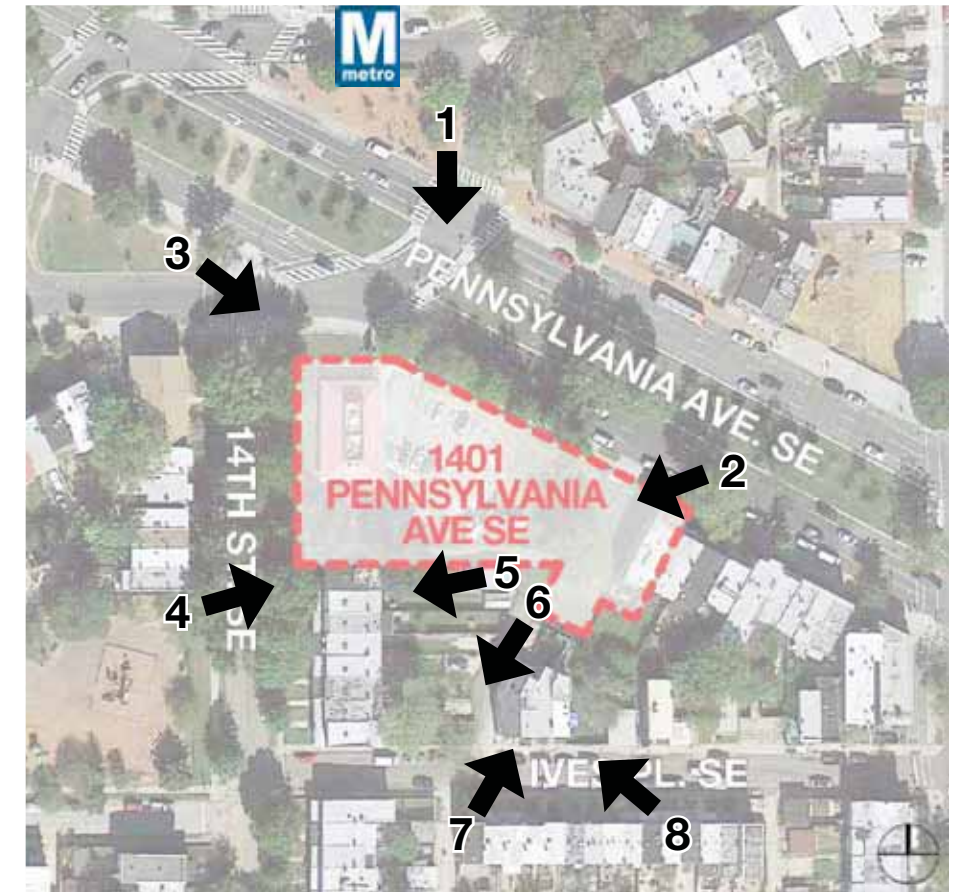
1



2



3



1401 PENNSYLVANIA

INTRODUCTION

EXISTING SITE PHOTOGRAPHS



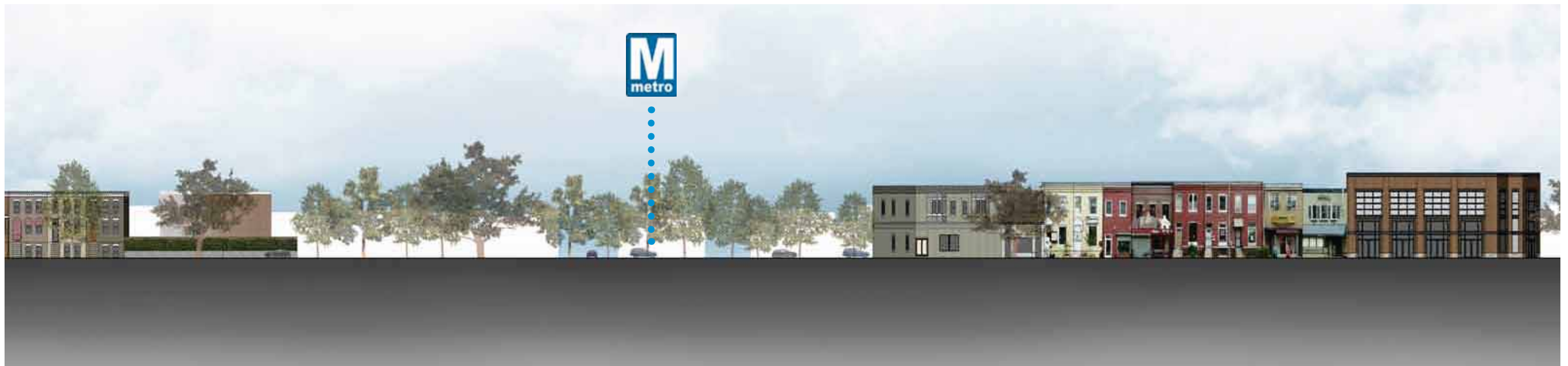
1401 PENNSYLVANIA

INTRODUCTION

EXISTING SITE PHOTOGRAPHS



PENNSYLVANIA AVE - SOUTH SIDE STREET ELEVATION



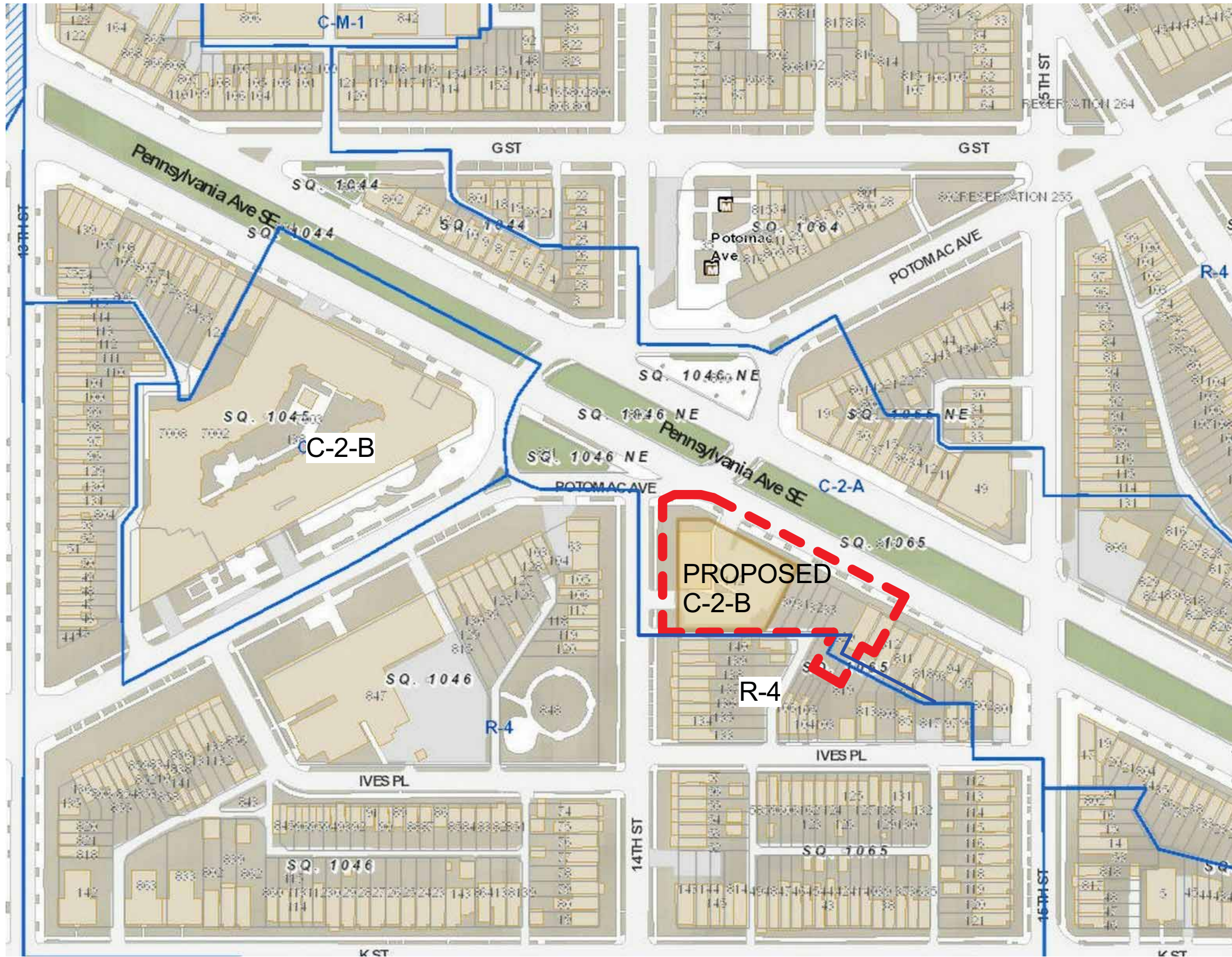
PENNSYLVANIA AVE - NORTH SIDE STREET ELEVATION



14TH ST - EAST SIDE STREET ELEVATION



14TH ST - WEST SIDE STREET ELEVATION



**POTENTIAL FUTURE MATTER OF RIGHT DEVELOPMENTS
65' TO PENTHOUSE (BY RIGHT)
90' POSSIBLE WITH PUD**



POTOMAC AVE. METRO STATION

**JENKIN'S ROW DEVELOPMENT
65' HEIGHT**

**PROPOSED STRUCTURE
78' TO ROOF**





1401 PENNSYLVANIA

ARCHITECTURE STREETScape DESIGN PRECEDENTS

KEY PROJECT DATA

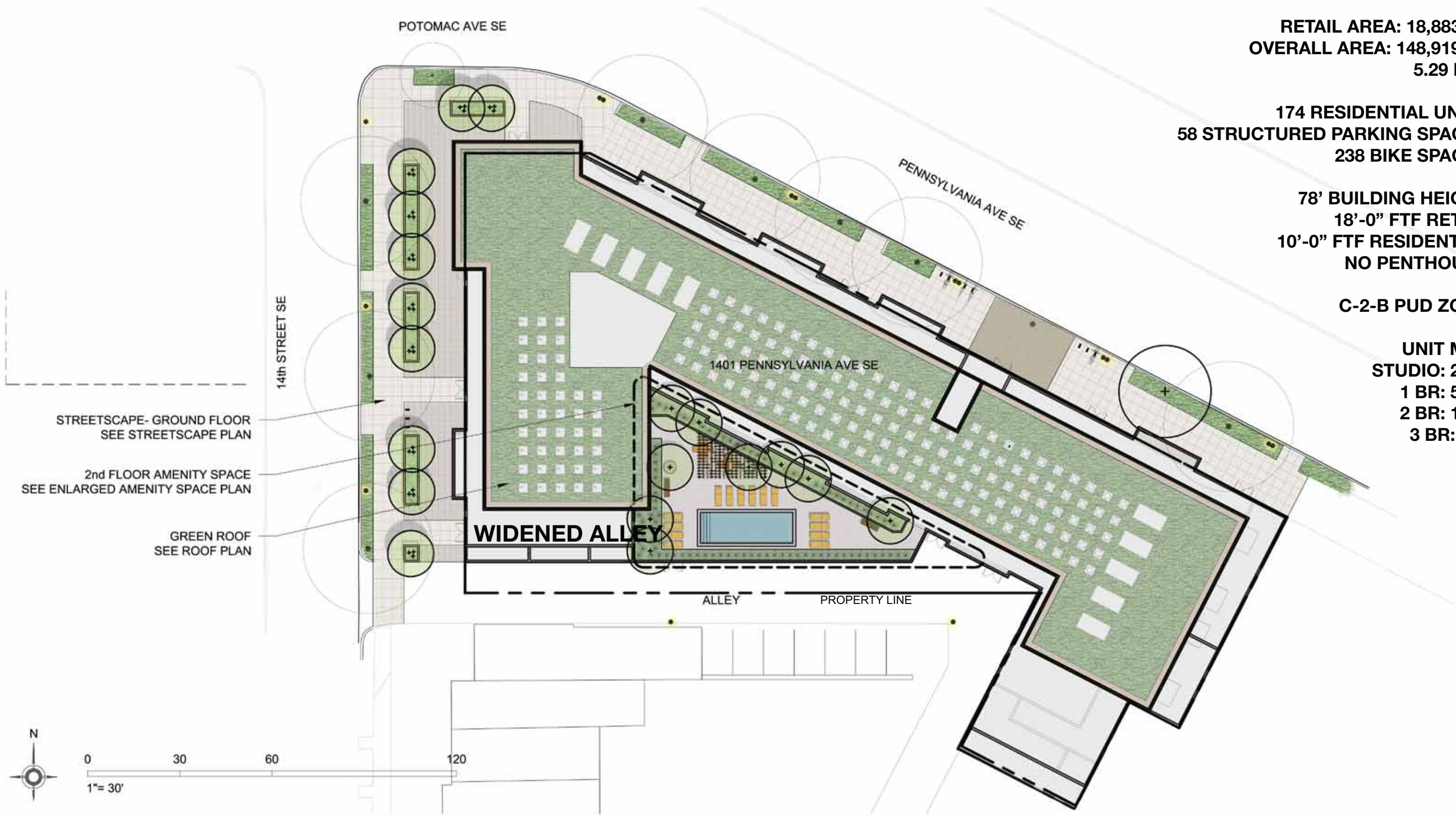
RETAIL AREA: 18,883 SF
OVERALL AREA: 148,919 SF
5.29 FAR

174 RESIDENTIAL UNITS
58 STRUCTURED PARKING SPACES
238 BIKE SPACES

78' BUILDING HEIGHT
18'-0" FTF RETAIL
10'-0" FTF RESIDENTIAL
NO PENTHOUSE

C-2-B PUD ZONE

UNIT MIX:
STUDIO: 26%
1 BR: 54%
2 BR: 14%
3 BR: 6%



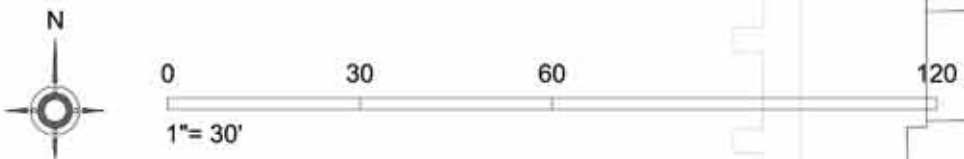
STREETSCAPE- GROUND FLOOR
SEE STREETSCAPE PLAN

2nd FLOOR AMENITY SPACE
SEE ENLARGED AMENITY SPACE PLAN

GREEN ROOF
SEE ROOF PLAN

WIDENED ALLEY

ALLEY PROPERTY LINE





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ARCHITECTURE

PROPOSED OVERALL VIEW
FROM NORTH

February 4, 2016



MARCH 2015

5 STORY BAY PROJECTIONS

7TH FLOOR SETBACK

ELEVATOR TOWER PUSHED BACK



MAY 28, 2015



CURRENT DESIGN

BAY PROJECTION MOVED ONE BAY FURTHER FROM THE NEIGHBORING RESIDENTIAL BUILDINGS



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ARCHITECTURE

PROPOSED OVERALL VIEW
FROM NORTH EAST
February 4, 2016

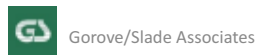


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ARCHITECTURE

PROPOSED STREET VIEW
PENNSYLVANIA AVE
February 4, 2016

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ARCHITECTURE

PROPOSED STREET VIEW
PENNSYLVANIA AVE
February 4, 2016

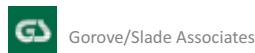


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ARCHITECTURE

PROPOSED STREET VIEW

17



14TH ST

February 4, 2016



EXISTING CONDITION

NEW SETBACK AT 7TH FLOOR

ADDITIONAL ARCHITECTURAL ARTICULATION



MAY 28, 2015



CURRENT DESIGN



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ARCHITECTURE

PROPOSED OVERALL VIEW
FROM SOUTH WEST
February 4, 2016



MAY 28, 2015



CURRENT DESIGN

ADDITIONAL SCREENING
AND SETBACKS

NEW REAR SETBACK ON
7TH FLOOR

ADDITIONAL
ARCHITECTURAL
ARTICULATION

NEW SETBACK AT 7TH FLOOR

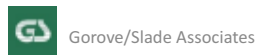


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ARCHITECTURE

PROPOSED STREET VIEW
IVES PL
February 4, 2016

21



ADDITIONAL SCREENING
AND SETBACKS



MAY 28, 2015



CURRENT DESIGN

NEW SETBACK AT 7TH FLOOR

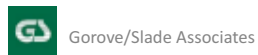


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ARCHITECTURE

PROPOSED STREET VIEW
IVES PL

23



February 4, 2016

ADDITIONAL SCREENING AND SETBACKS

NEW REAR SETBACK ON 7TH FLOOR

ADDITIONAL ARCHITECTURAL ARTICULATION

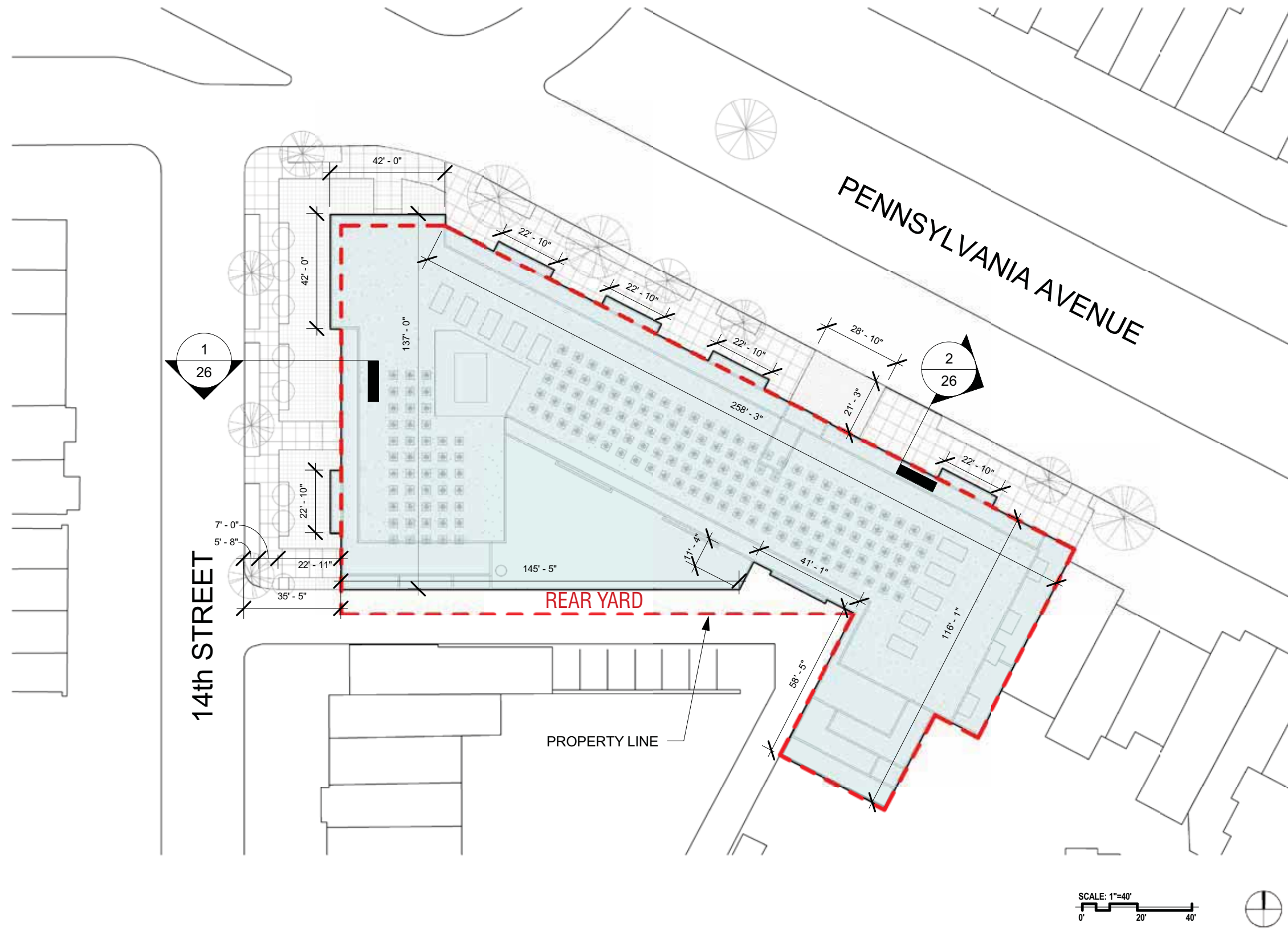


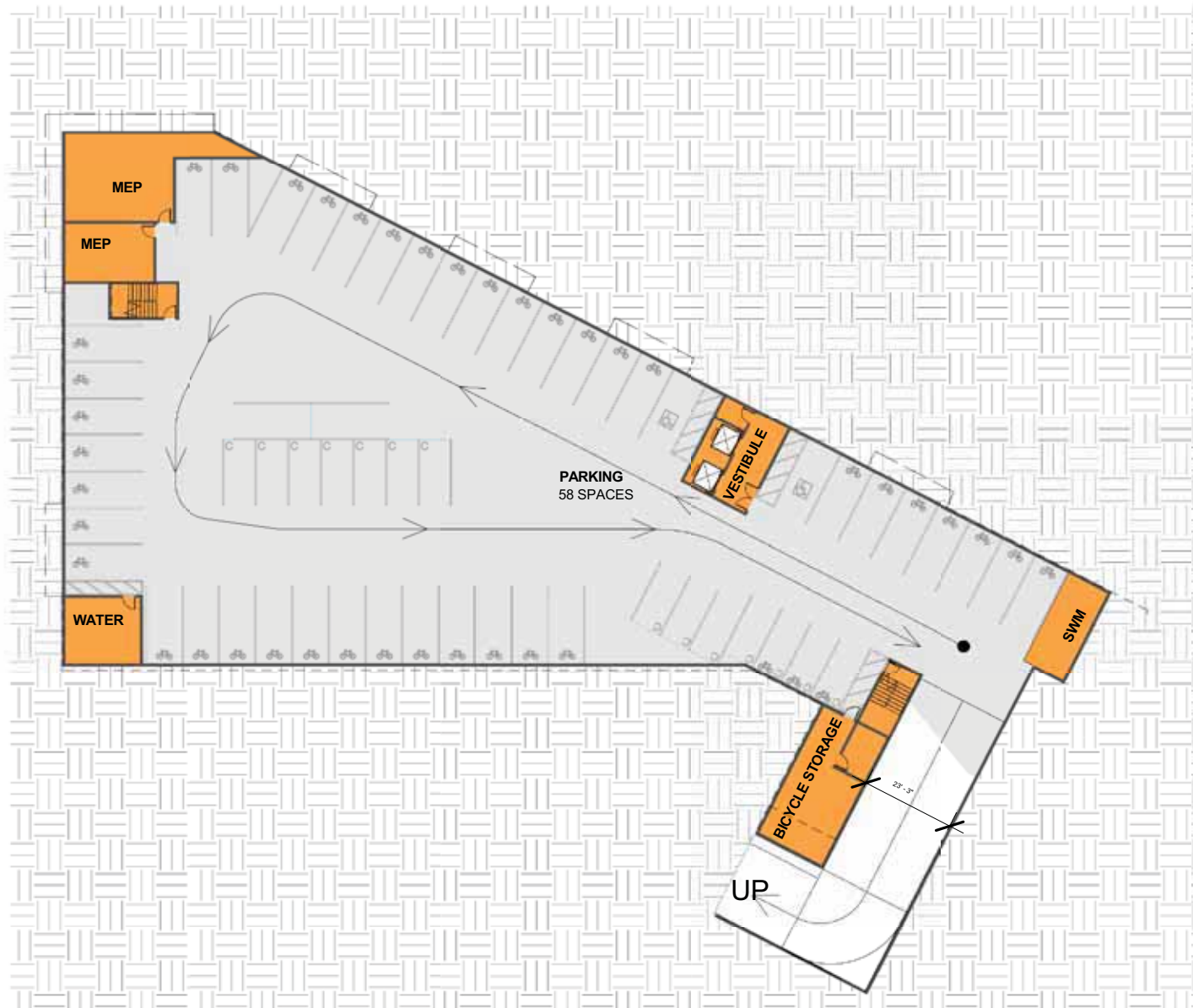
MAY 28, 2015



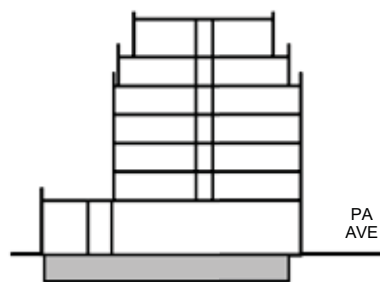
CURRENT DESIGN

NEW SETBACK AT 7TH FLOOR





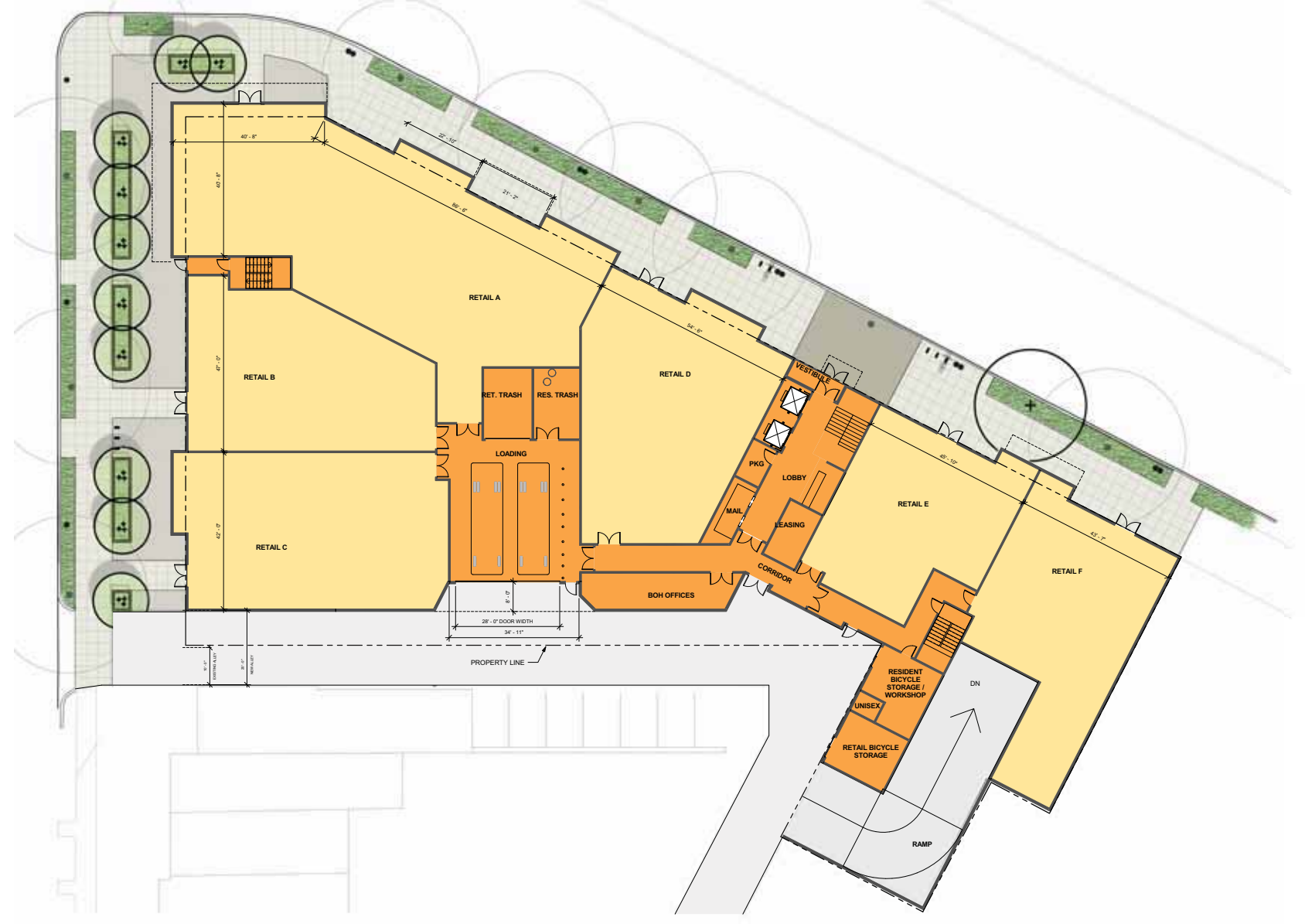
FLOOR 0 - PARKING



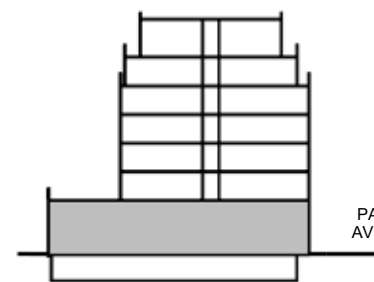
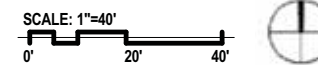
PARKING SPACES	
SIZE	#
ADA (9' x 19')	2
COMPACT (8' x 16')	14
STANDARD (9' x 19')	42
Totals:	58

DEDICATED BICYCLE STORAGE ABOVE PARKING SPACE, SEE BICYCLE AMENITY SHEET FOR DETAILS

8 RETAIL SPACES
50 RESIDENTIAL SPACES

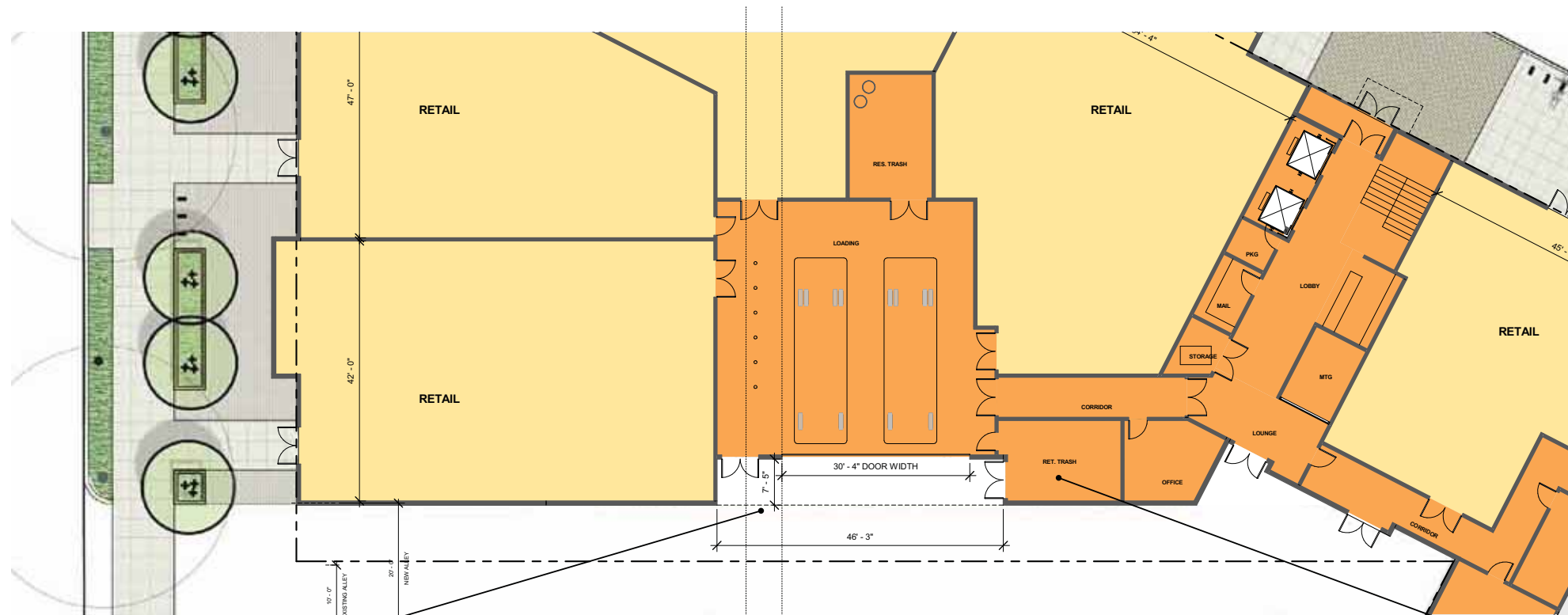


FLOOR 1 - RETAIL



NOTE: THE NUMBER OF BICYCLE PARKING SPACES IS APPROXIMATE AND MAY VARY DEPENDING ON FINAL DESIGN DEVELOPMENT

NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



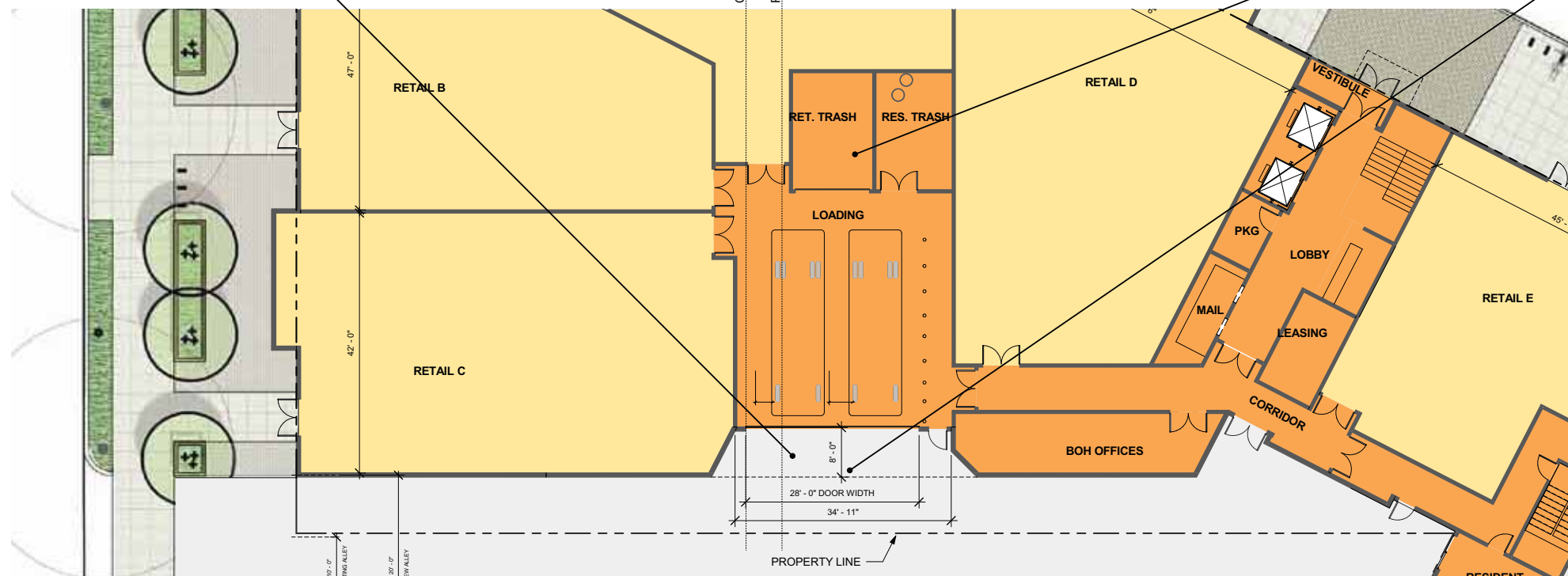
NOVEMBER 4, 2015

GARAGE OPENING REDUCED
IN SIZE AND RELOCATED
APPROX. 8'-0" TO THE WEST

RETAIL TRASH RELOCATED TO
INTERIOR OF BUILDING

LOADING DOOR INSET INCREASED
TO APPROX 8'

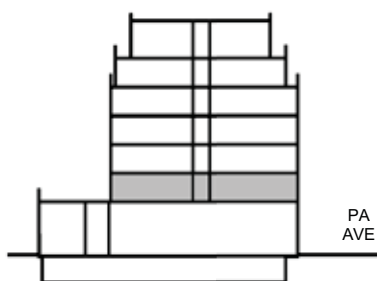
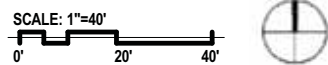
LOADING DOOR SIZE DECREASED
BY 2'-4"



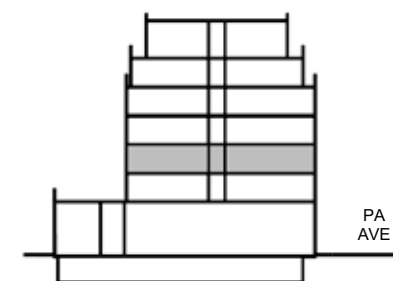
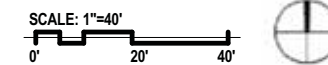
CURRENT DESIGN



FLOOR 2 - RESIDENTIAL



FLOOR 3 - RESIDENTIAL



--- BUILDING FOOTPRINT AT SET-DOWN

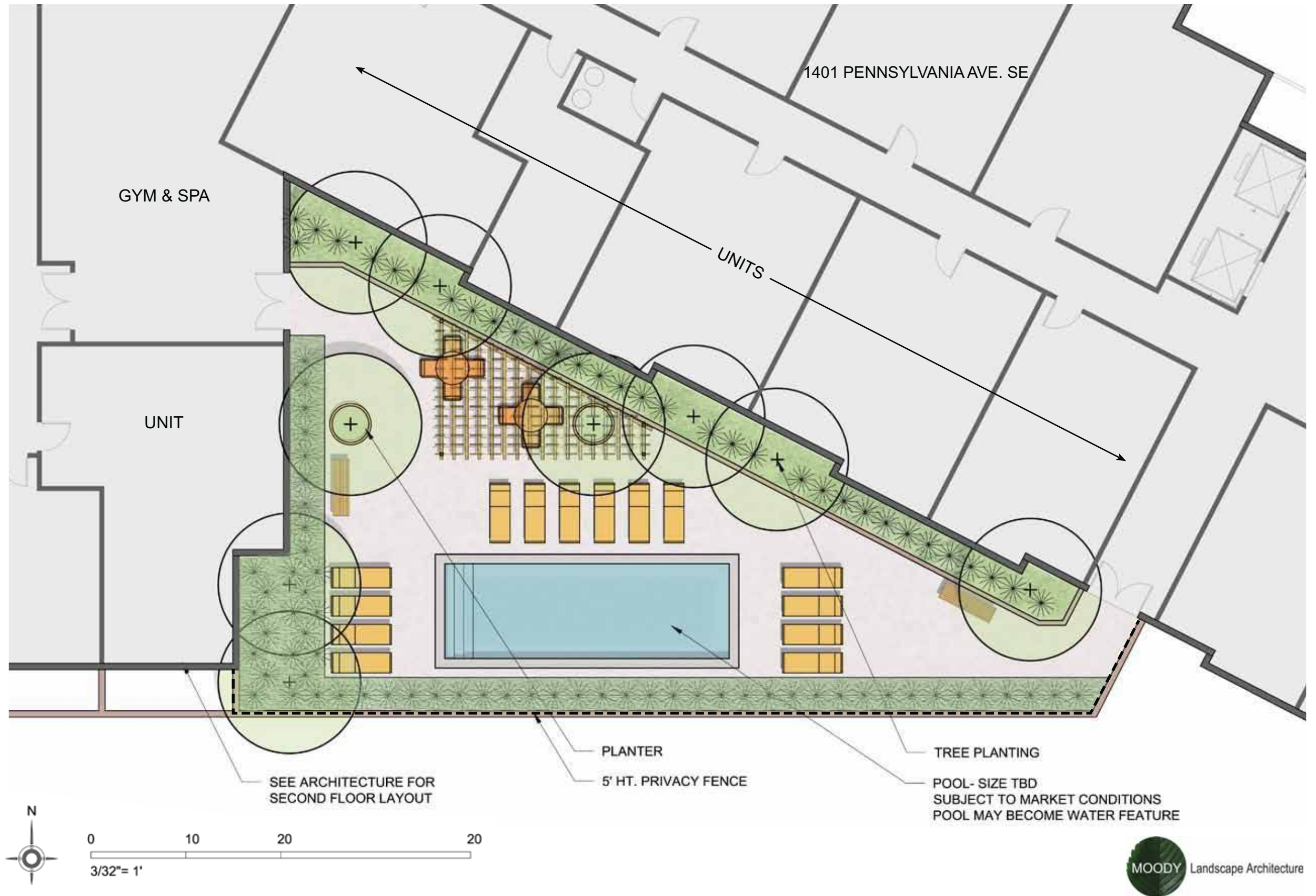
NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS

GROUND LEVEL

- 10' WIDTH EASEMENT - ENLARGEMENT TO EXISTING PUBLIC ALLEY
- CAFÉ SPACE
- TREE PLANTING

SECOND LEVEL

- SWIMMING POOL
- DECK WITH SEATING
- SHADE STRUCTURE
- PLANTERS





Pool (inclusion subject to market conditions)



Shade Structure



Planters



Pavers



Wood Deck



Planters

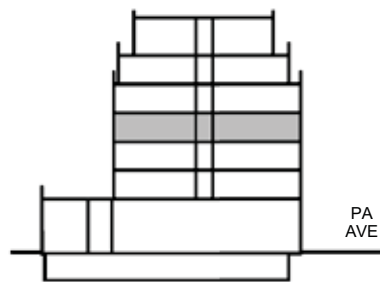
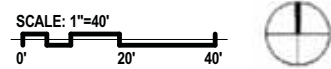


Wood Bench





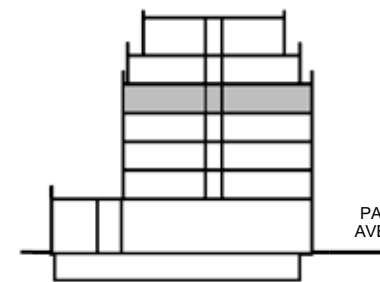
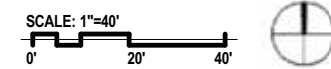
FLOOR 4 - RESIDENTIAL



LOCATION KEY



FLOOR 5 - RESIDENTIAL



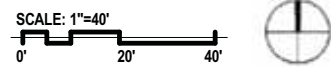
LOCATION KEY

--- BUILDING FOOTPRINT AT SET-DOWN

NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



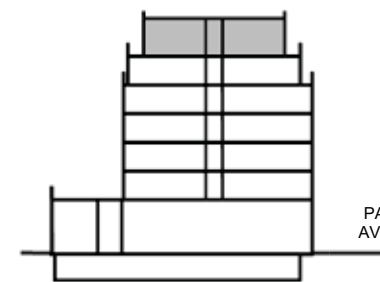
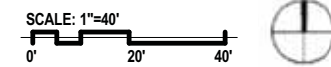
FLOOR 6 - RESIDENTIAL



LOCATION KEY



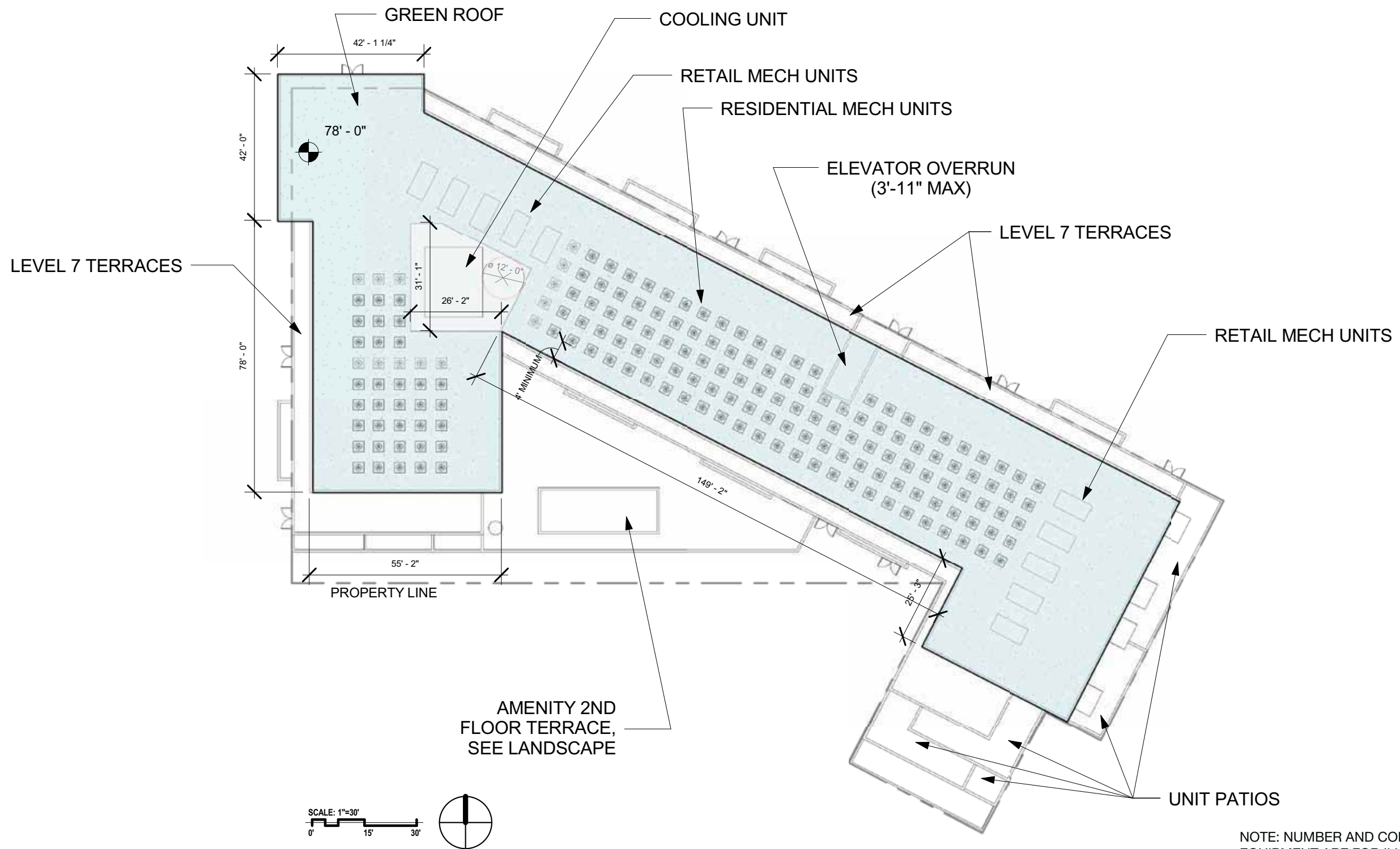
FLOOR 7 - RESIDENTIAL



LOCATION KEY

- - - - - BUILDING FOOTPRINT AT SET-DOWN

NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



NOTE: NUMBER AND CONFIGURATION OF ROOFTOP EQUIPMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS



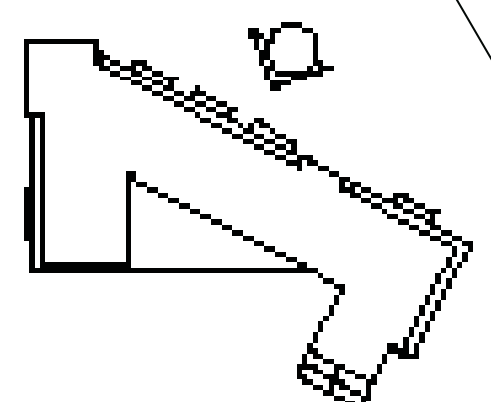
PENNSYLVANIA AVE - SOUTH SIDE STREET ELEVATION



14TH ST - EAST SIDE STREET ELEVATION



- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"



- WHITE BRICK
- IRON SPOT DARK GRAY BRICK
- GLASS RAILING TYP.
- FIBER CEMENT PANEL
- SUPER-CLEAR RETAIL GLAZING
- WALL SCONCE
- WIRE-CUT RED BRICK
- LOW-E COATING RESIDENTIAL GLAZING
- METAL CANOPY W/ RETAIL SIGNAGE
- METAL CANOPY W/ RETAIL SIGNAGE
- BRAKE-FORMED METAL PANELS

NOTE: FLEXIBILITY IS REQUESTED TO VARY THE EXTERIOR DESIGN AND MATERIALS OF THE GROUND-FLOOR RETAIL SPACE BASED ON THE PREFERENCES OF THE INDIVIDUAL RETAILER, PROVIDED THAT THE RETAILER DOES NOT MODIFY THE BUILDING FOOTPRINT OR REDUCE THE QUALITY OF THE MATERIALS USED ON THE EXTERIOR OF THE GROUND FLOOR OF THE PROJECT.



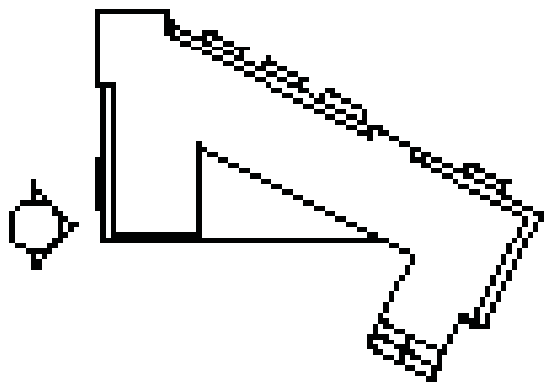
- ROOF 78' - 0"
- FLOOR 7 65' - 6"
- FLOOR 6 56' - 0"
- FLOOR 5 46' - 6"
- FLOOR 4 37' - 0"
- FLOOR 3 27' - 6"
- FLOOR 2 18' - 0"
- FLOOR 1 0"

BRAKE-FORMED METAL PANELS
IRON SPOT DARK GRAY BRICK

SUPER-CLEAR RETAIL GLAZING
WALL SCONCE
LOW-E COATING RESIDENTIAL GLAZING

WIRE-CUT RED BRICK

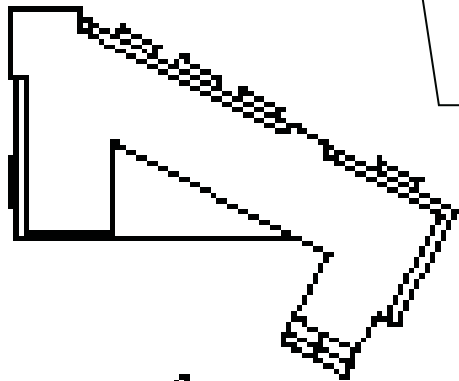
WHITE EXTERIOR INSULATION AND FINISH SYSTEM



NOTE: FLEXIBILITY IS REQUESTED TO VARY THE EXTERIOR DESIGN AND MATERIALS OF THE GROUND-FLOOR RETAIL SPACE BASED ON THE PREFERENCES OF THE INDIVIDUAL RETAILER, PROVIDED THAT THE RETAILER DOES NOT MODIFY THE BUILDING FOOTPRINT OR REDUCE THE QUALITY OF THE MATERIALS USED ON THE EXTERIOR OF THE GROUND FLOOR OF THE PROJECT.



- ROOF 78' - 0"
- FLOOR 7 65' - 6"
- FLOOR 6 56' - 0"
- FLOOR 5 46' - 6"
- FLOOR 4 37' - 0"
- FLOOR 3 27' - 6"
- FLOOR 2 18' - 0"
- FLOOR 1 0"



WIRE-CUT RED BRICK
SUPER-CLEAR RETAIL GLAZING

WALL SCONCE
WOOD PRIVACY FENCE
WHITE EXTERIOR INSULATION AND FINISH SYSTEM
RED GROUND FACE CMU

DARK GREY THREE PART STUCCO FINISH SYSTEM
LOW-E COATING RESIDENTIAL GLAZING

FIBER CEMENT PANEL
WHITE EXTERIOR INSULATION AND FINISH SYSTEM

IRON SPOT DARK GRAY BRICK
DARK GREY GROUND FACE CMU

1401 PENNSYLVANIA

ARCHITECTURE

BUILDING ELEVATIONS - SOUTH



- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"

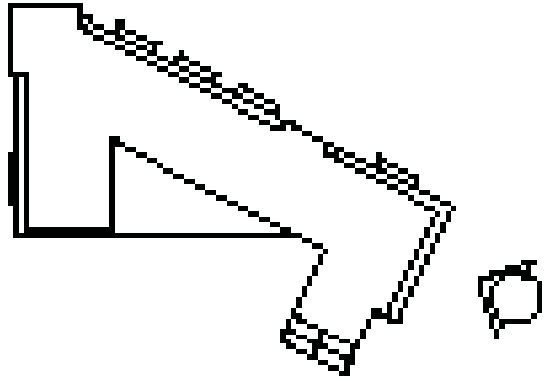
WIRE-CUT RED BRICK

WHITE EXTERIOR INSULATION AND FINISH SYSTEM

FIBER CEMENT PANEL
LOW-E COATING
RESIDENTIAL GLAZING

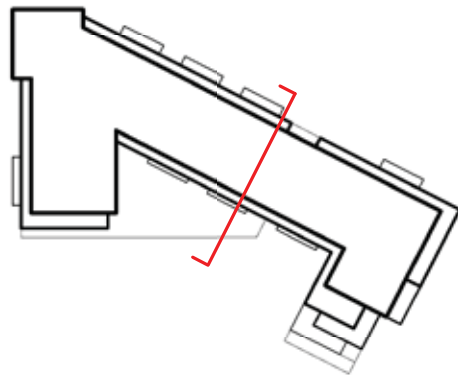
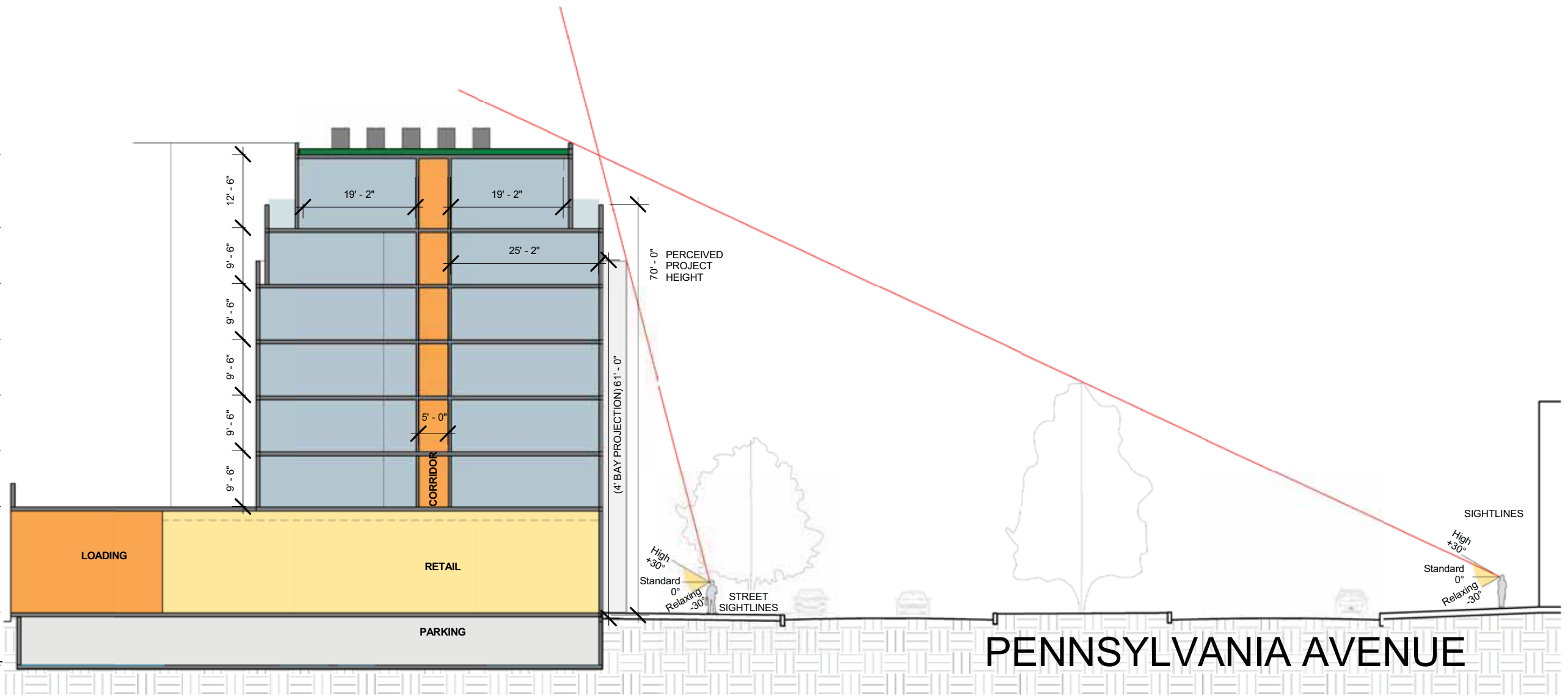
FIBER CEMENT PANEL

DARK GREY GROUND FACE CMU





- ROOF
78' - 0"
- FLOOR 7
65' - 6"
- FLOOR 6
56' - 0"
- FLOOR 5
46' - 6"
- FLOOR 4
37' - 0"
- FLOOR 3
27' - 6"
- FLOOR 2
18' - 0"
- FLOOR 1
0"
- 00-PARKING LVL
-9' - 0"



- RETAIL
- RESIDENTIAL
- CORE
- AMENITY
- PARKING



WIRE-CUT RED BRICK



WHITE BRICK



IRON SPOT DARK GRAY BRICK

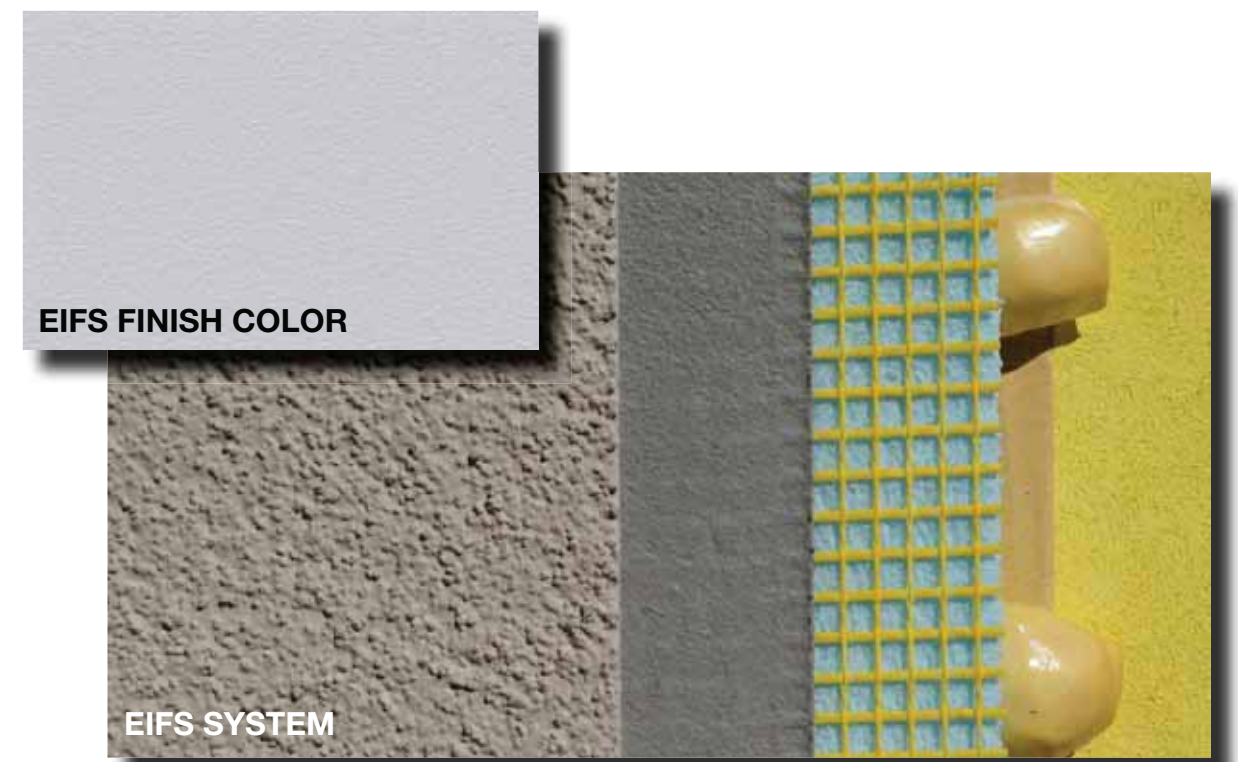


INSULATED GLASS

DARK GRAY MULLION



FIBER CEMENT PANEL



EIFS FINISH COLOR

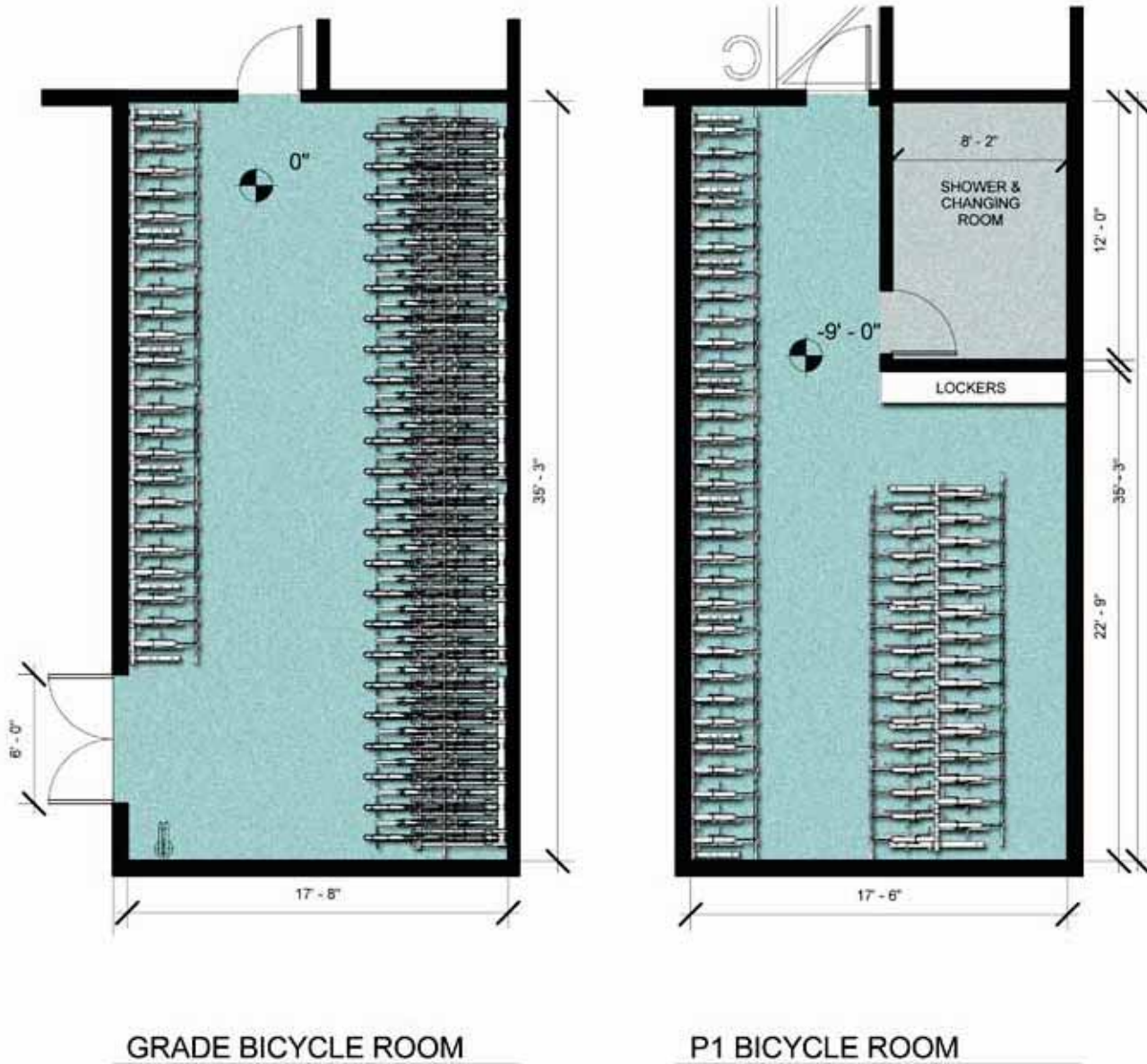
EIFS SYSTEM



STUCCO FINISH COLOR

THREE PART STUCCO FINISH SYSTEM

NOTE: FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



GRADE BICYCLE ROOM

P1 BICYCLE ROOM

EXTERIOR

- 20 SPACES ON SIDEWALK RACKS

GROUND FLOOR

- 71 SPACES IN BIKE STORAGE

LOWER LEVEL

- 61 SPACES IN BIKE STORAGE
- 86 BIKES ON RACKS IN VEHICULAR PARKING
- BIKE SERVICE AREA
- SHOWER/CHANGING AREA

TOTAL BIKE PARKING SPACES

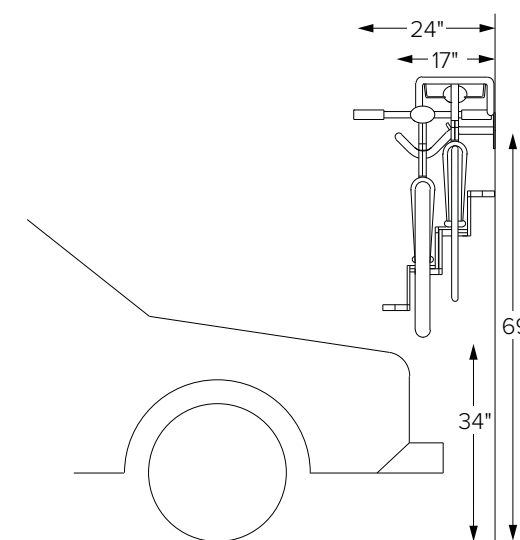
- 238 BIKE SPACES



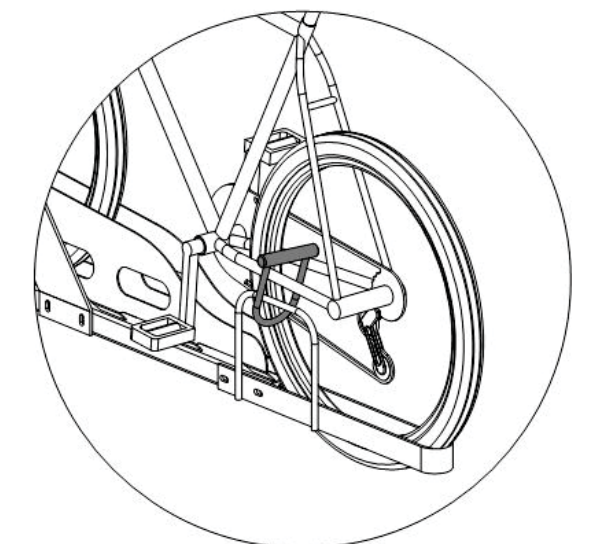
DERO WALL RACK



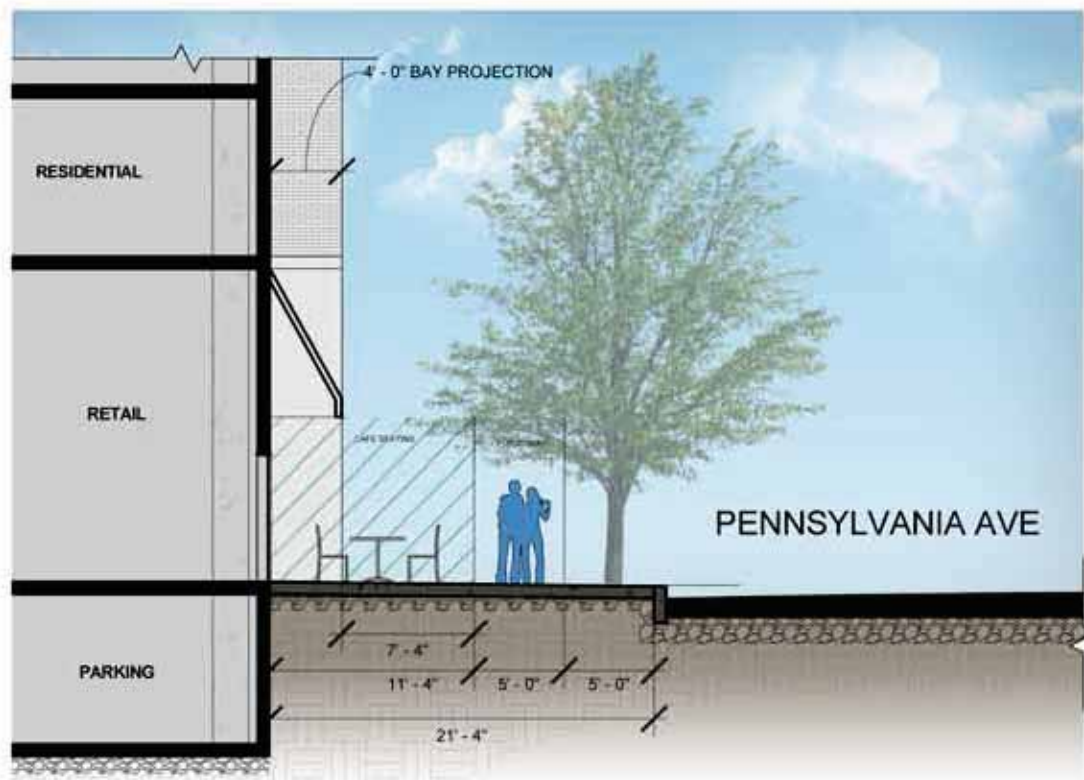
DERO-DUPLEX© BIKE RACK SYSTEM



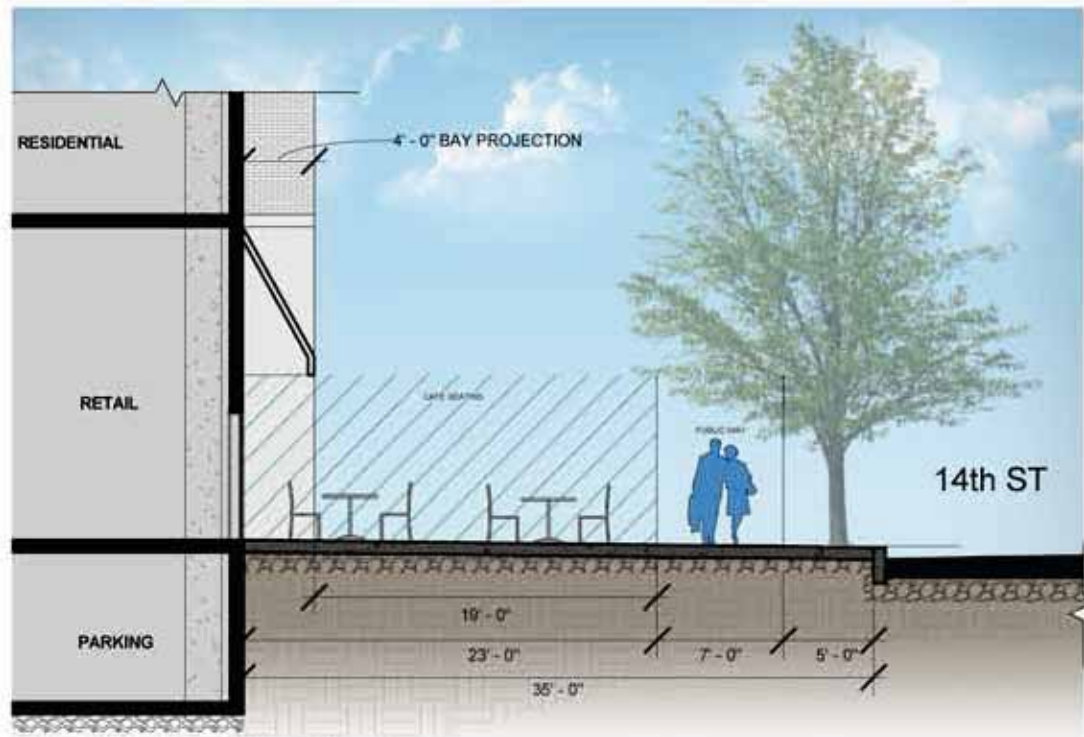
PARKING STALL CONFIGURATION



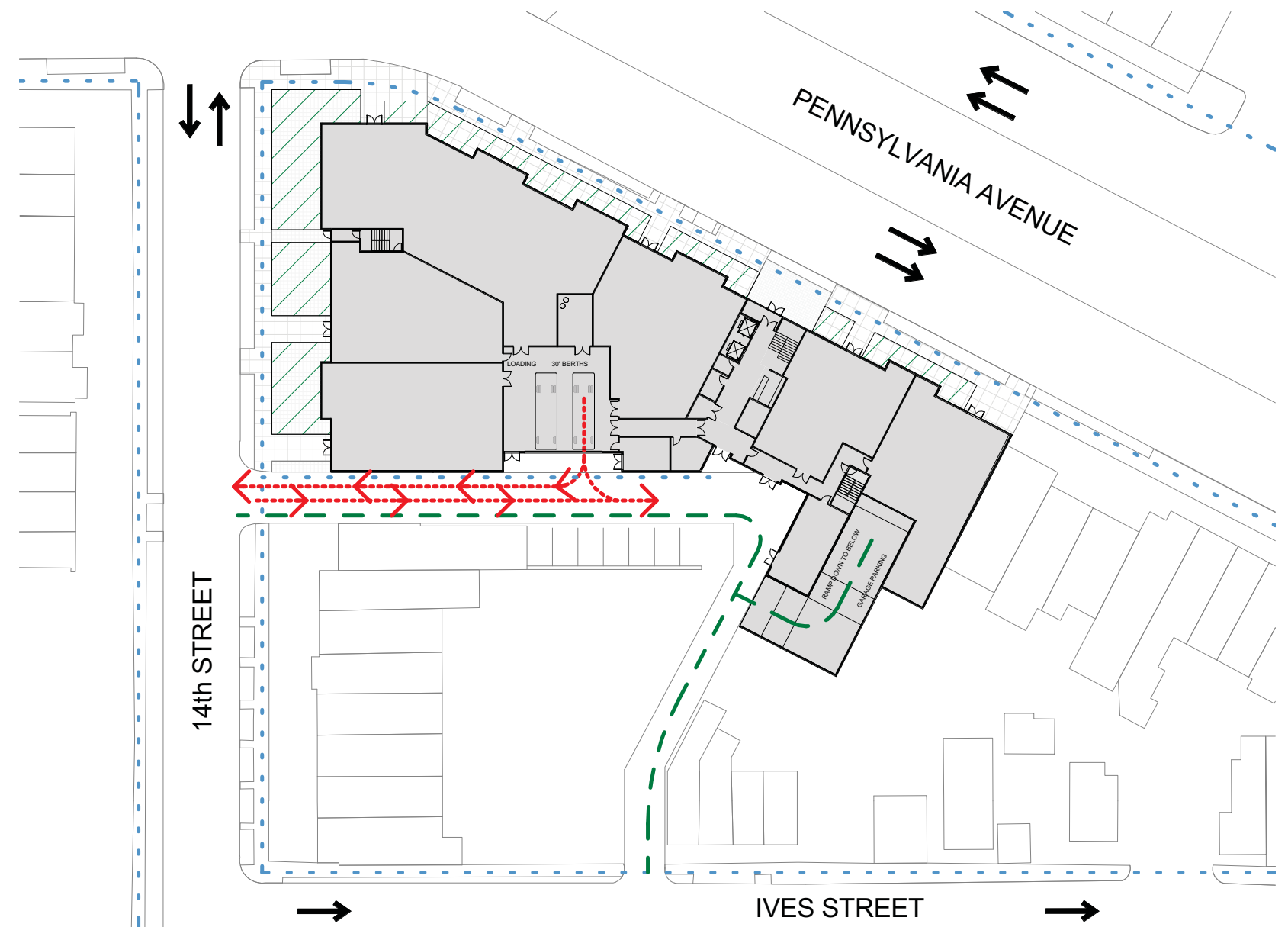
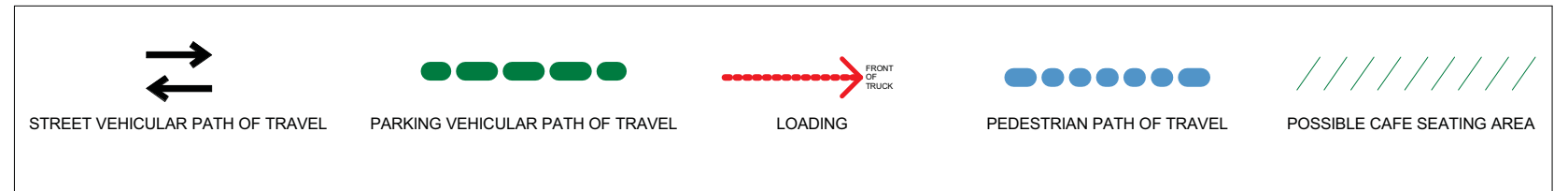
U-LOCK COMPATIBLE



2 PA AVE STREETSCAPE SECTION
3/32" = 1'-0"



1 14TH ST STREETSCAPE SECTION
3/32" = 1'-0"



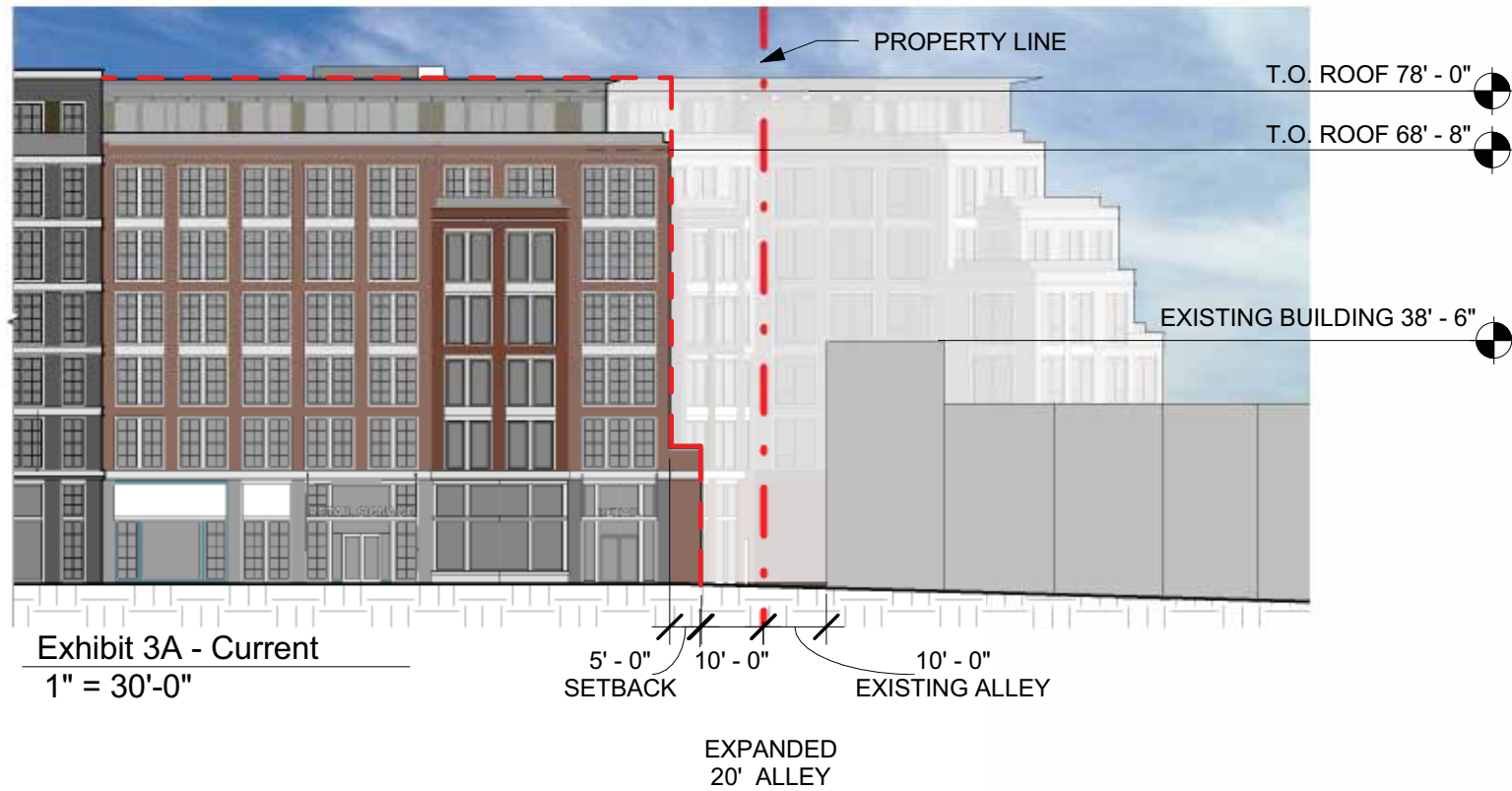
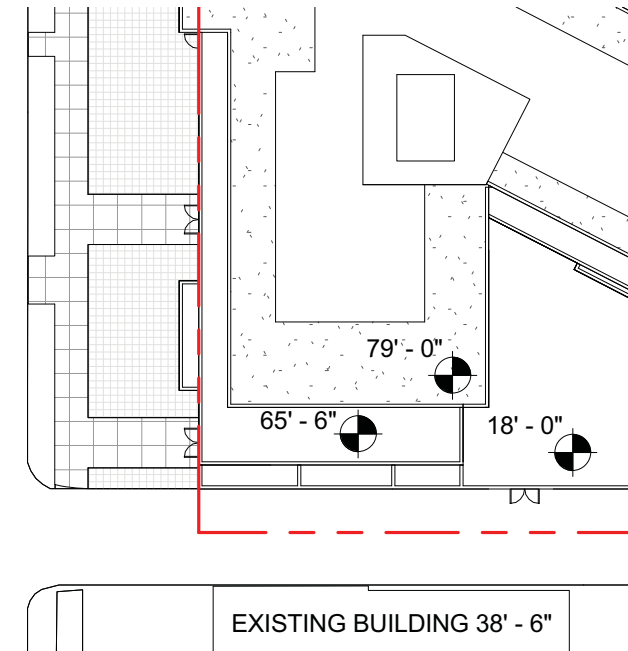


Exhibit 3A - Current
1" = 30'-0"



PUD Plan Exhibit 3A Current

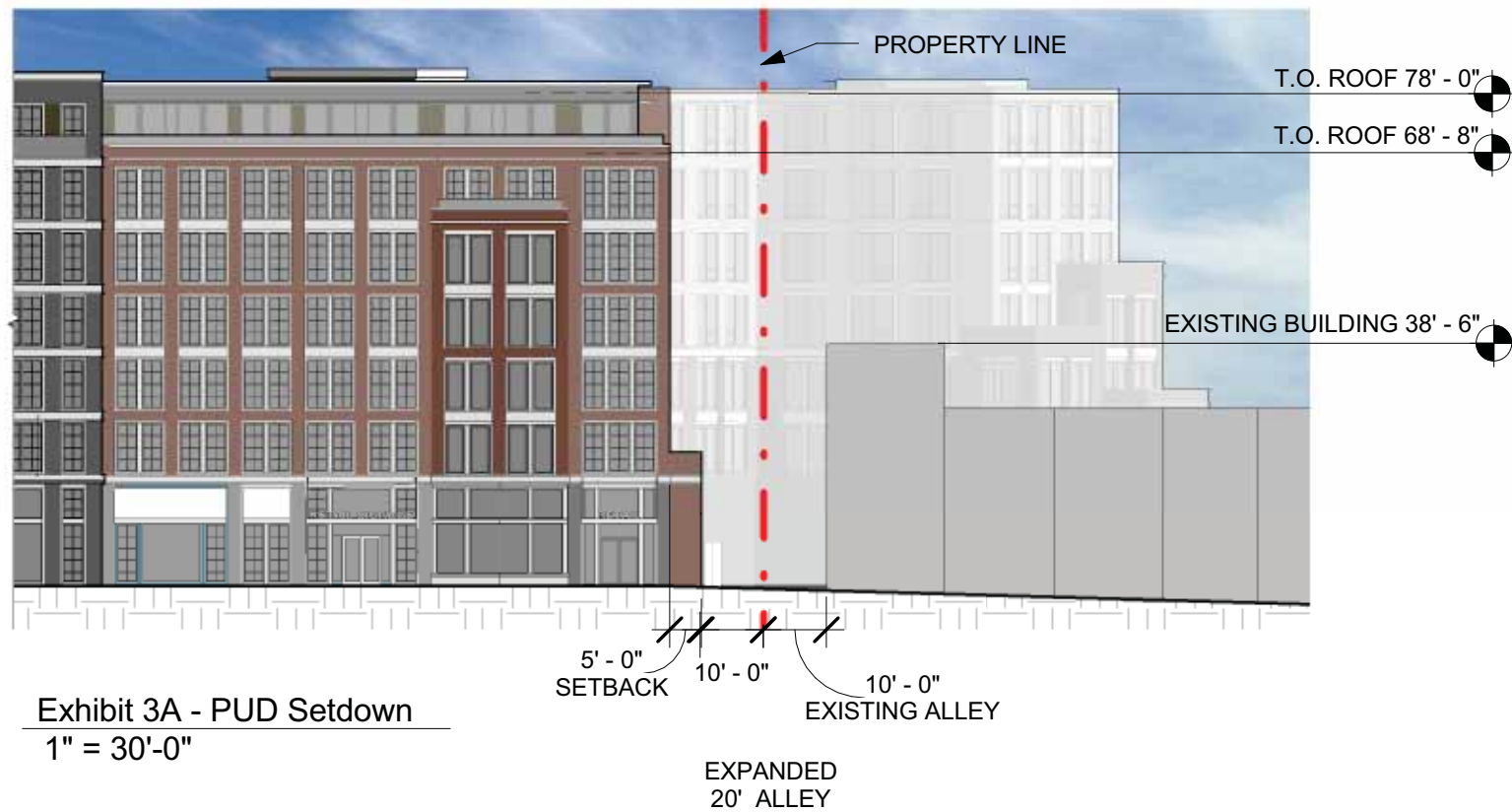
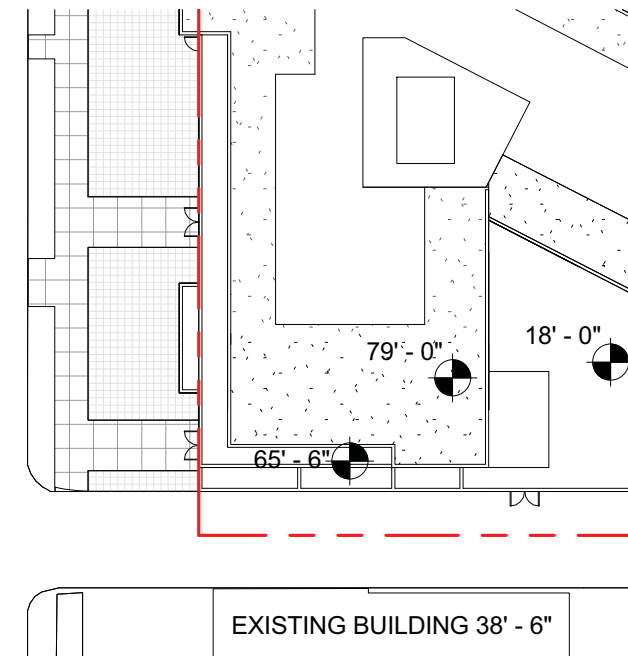
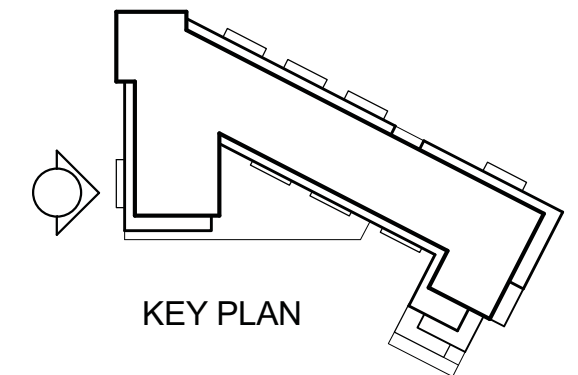


Exhibit 3A - PUD Setdown
1" = 30'-0"



PUD Plan Exhibit 3A Setdown



KEY PLAN

C-2-B | R-4



Proposed Design
View from 14th St

ARTS/C-3-A | R-5-B



Union Row @ 2125 14th Street NW
View from V St

C-2-B | R-4



360 H @ 360 H St NE
View from 4th St

C-2-B | R-4



Proposed Design
View from 14th St

C-2-C | R-4



Jefferson Marketplace @ 1550 7th St NW
View from Q St

C-2-B | R-4



Aria on L @ 300 L St NE
View from Abbey Pl

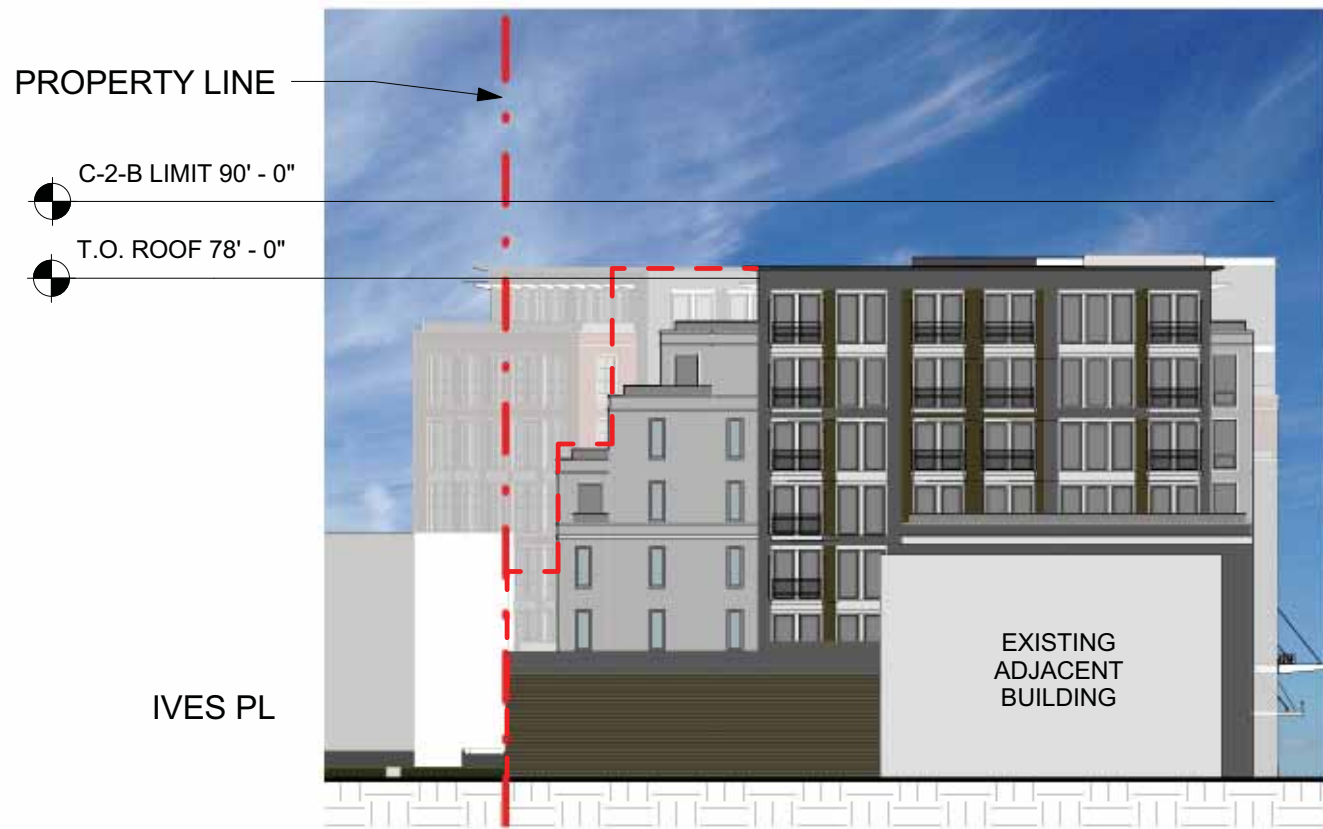
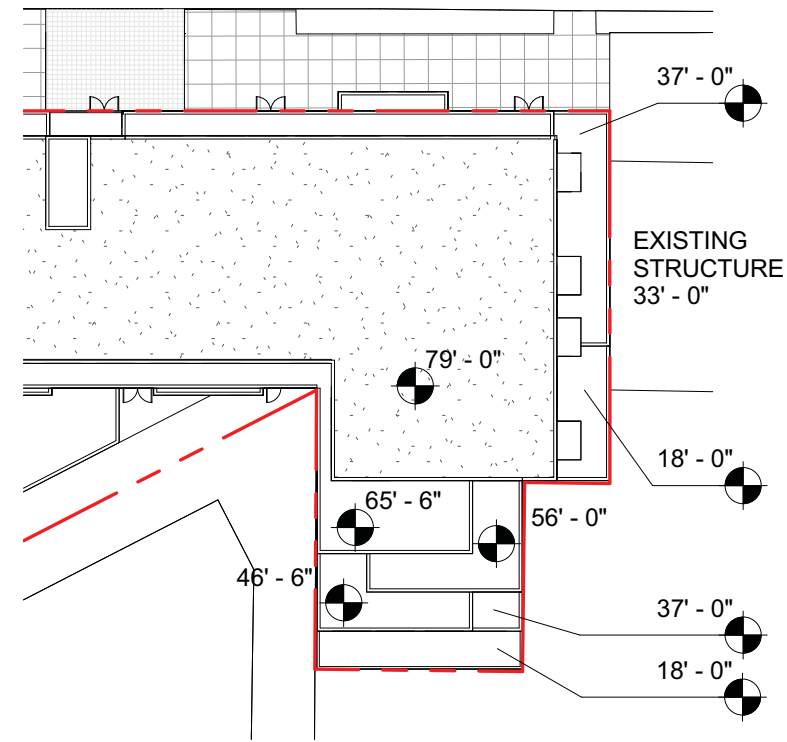


Exhibit 3B - Current
1" = 30'-0"



PUD Plan Exhibit 3B Current

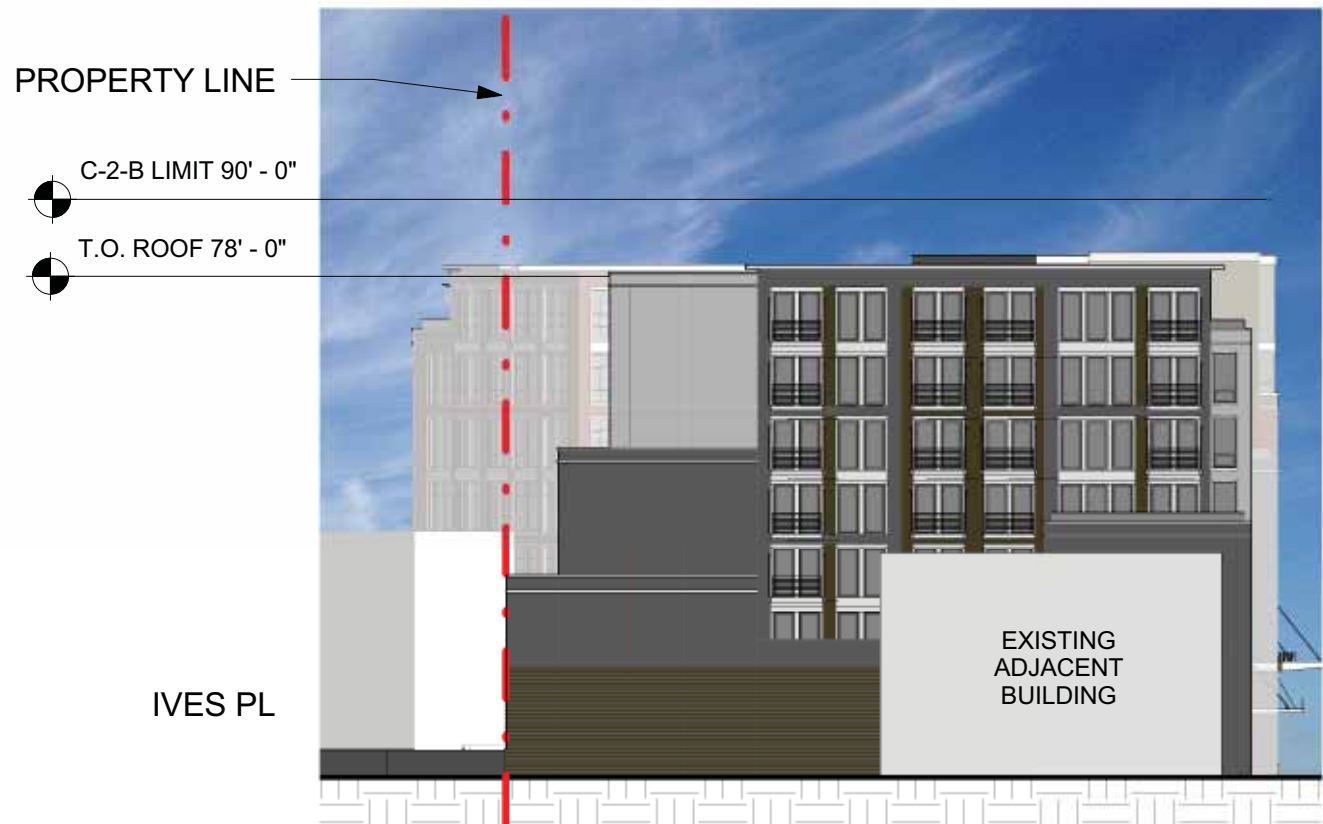
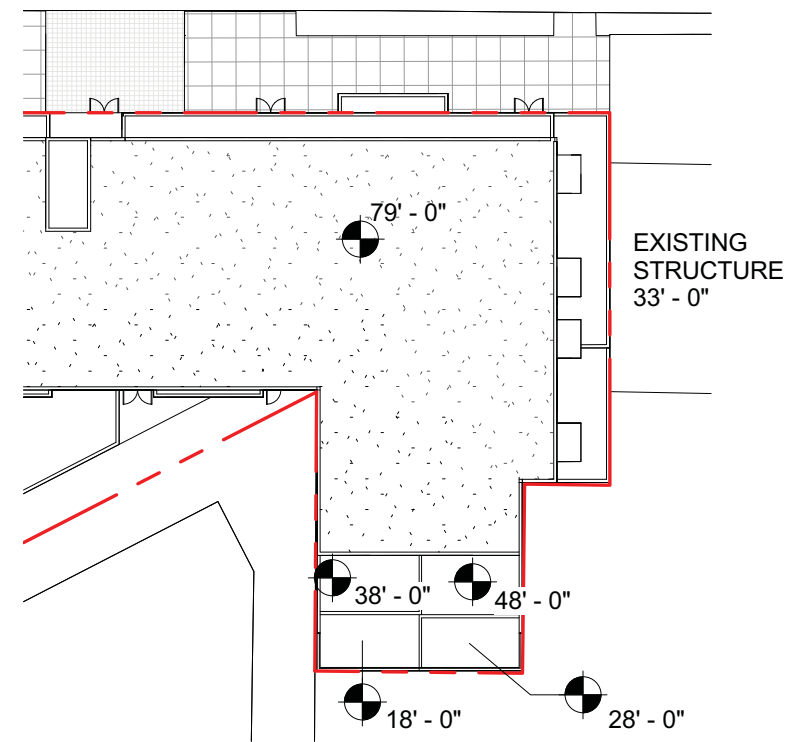
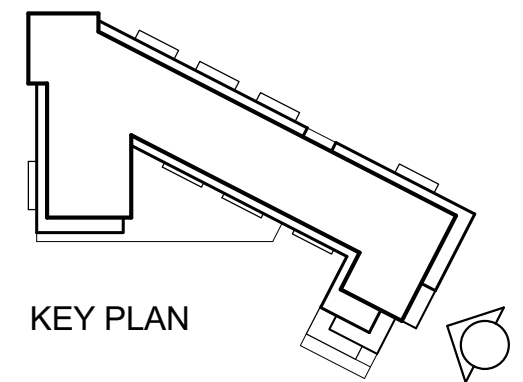


Exhibit 3B - PUD Setdown
1" = 30'-0"



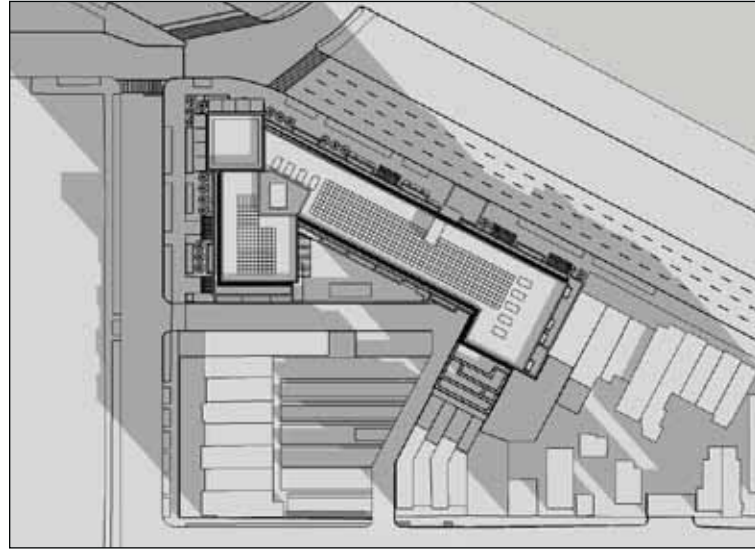
PUD Plan Exhibit 3B Setdown



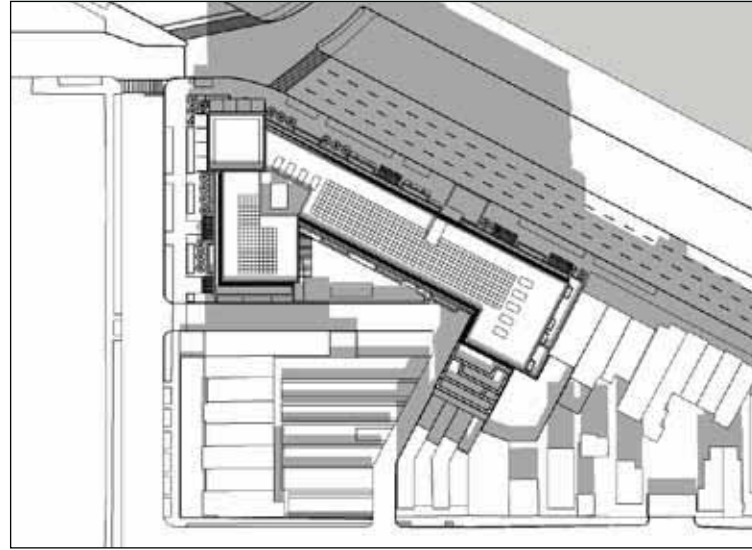


WINTER SOLSTICE

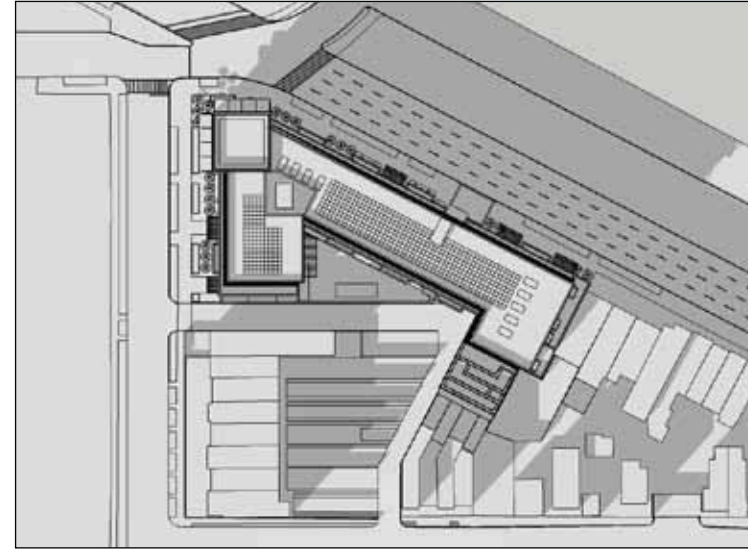
PROPOSED PUD



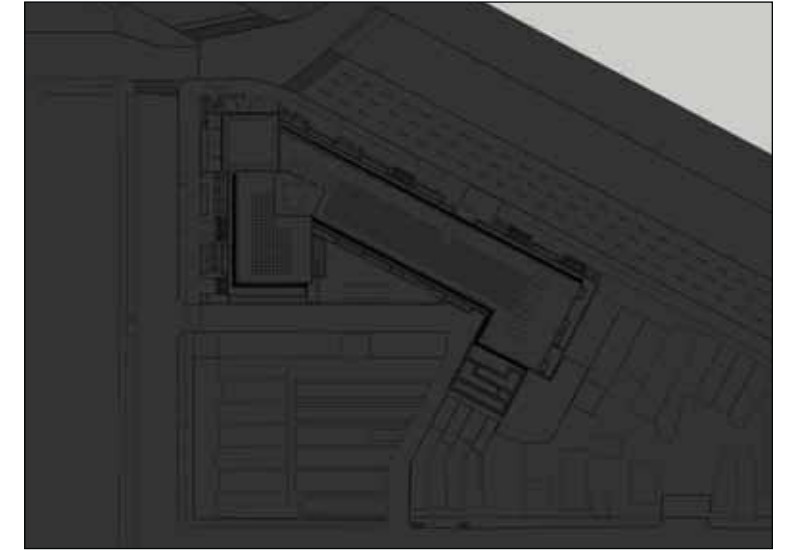
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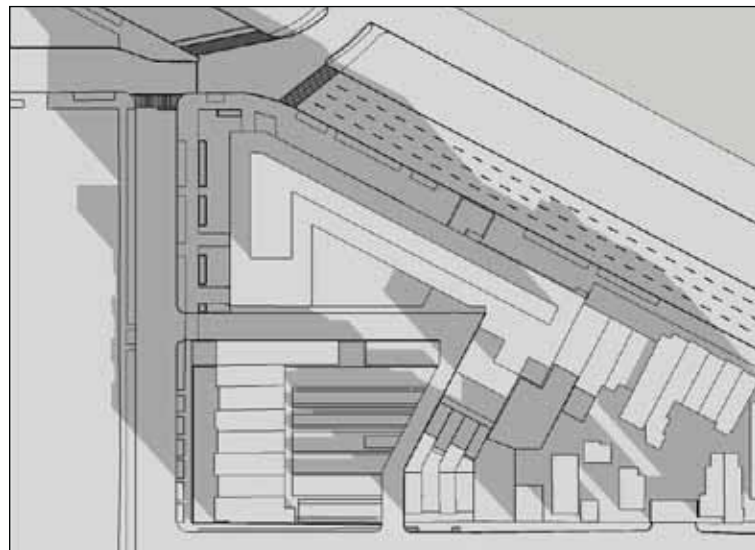


3 PM

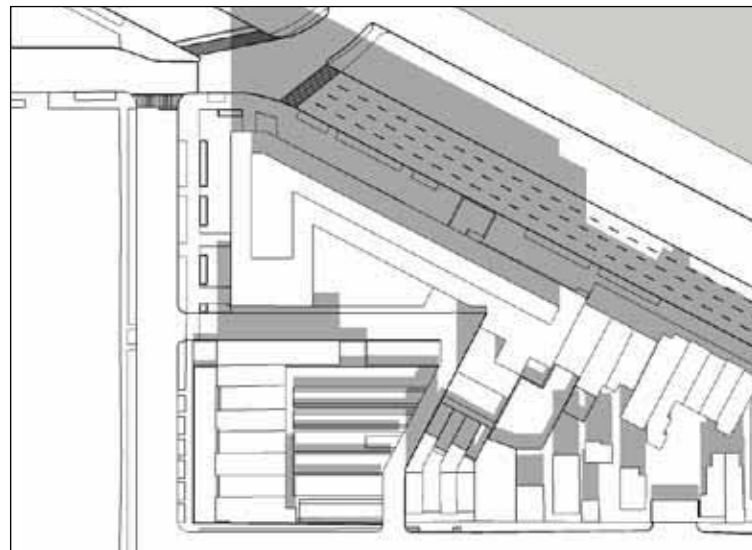


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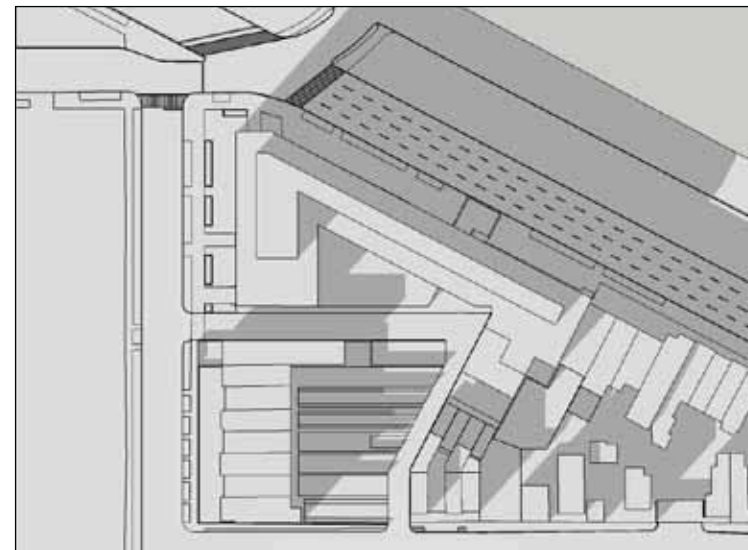
BY-RIGHT MASSING



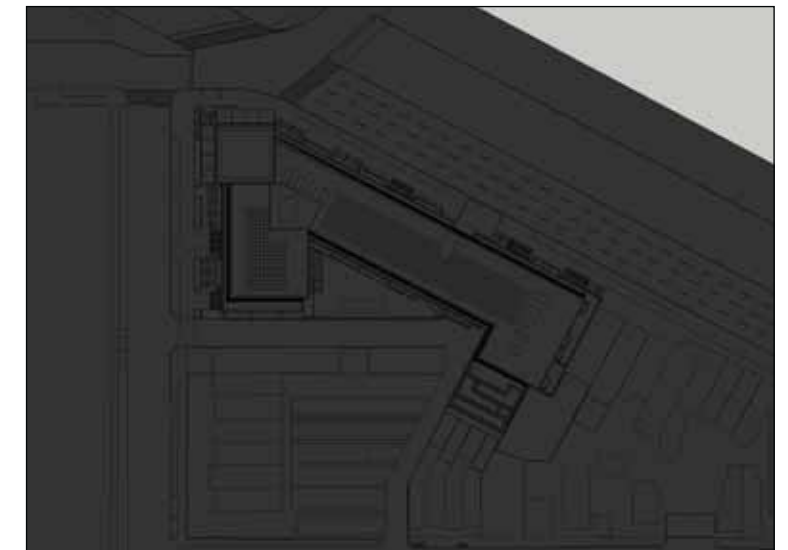
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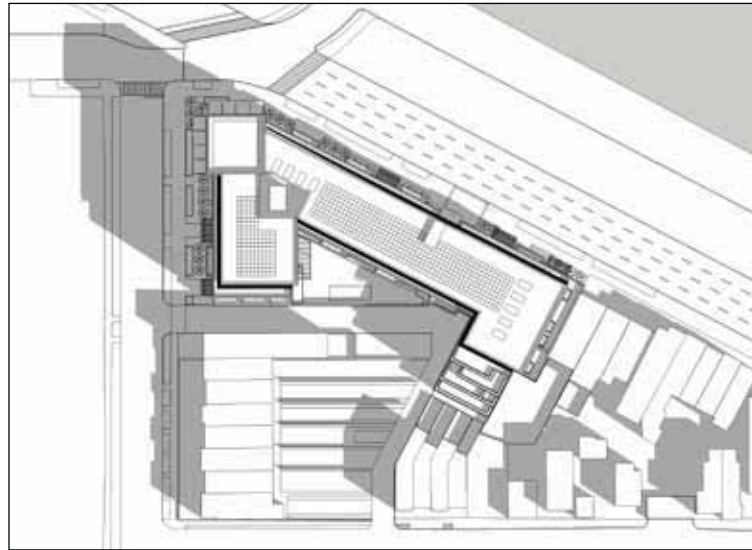
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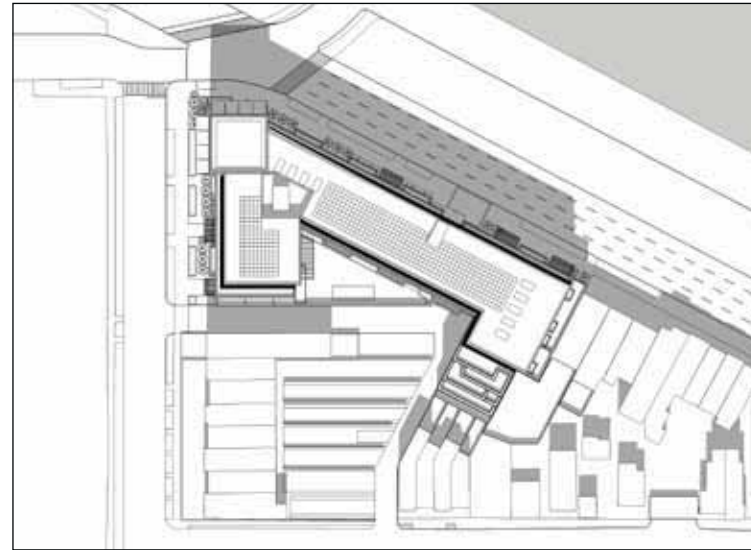
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EQUINOX

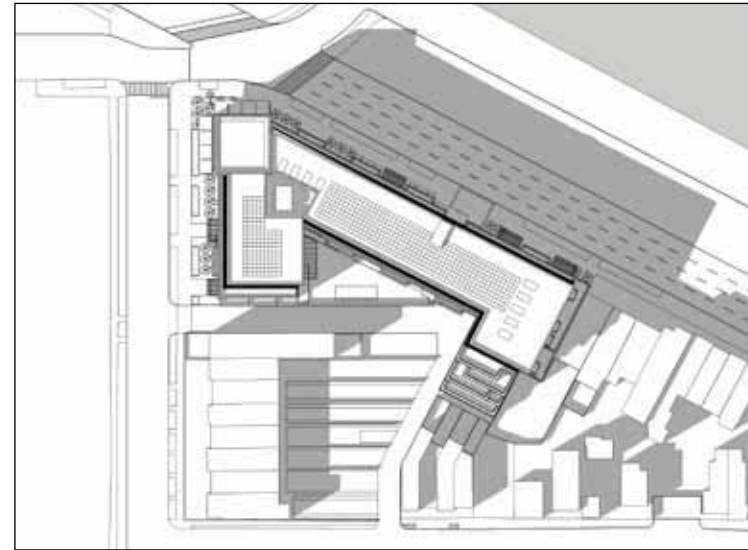
PROPOSED PUD



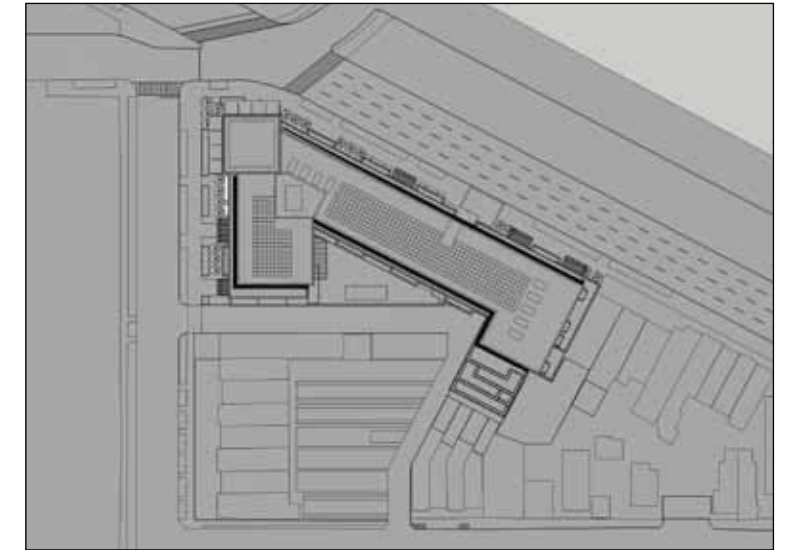
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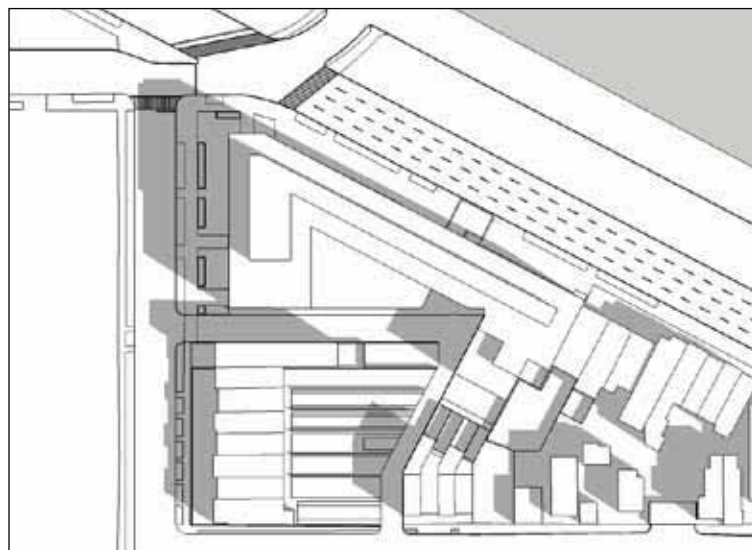


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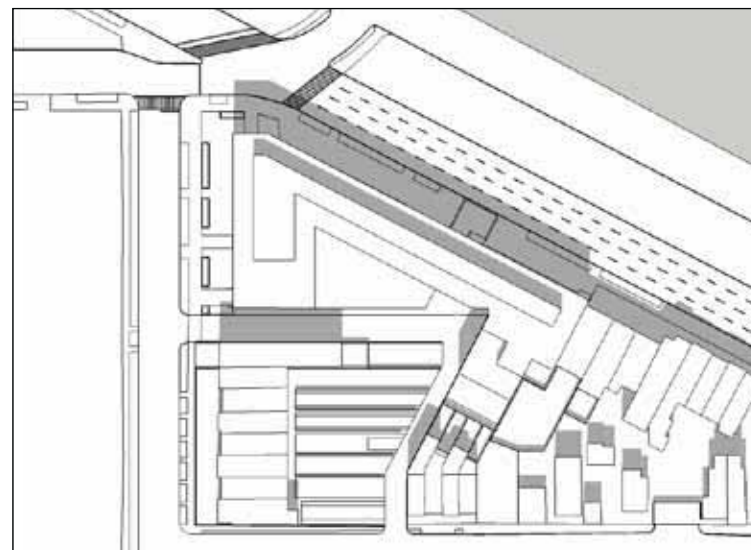


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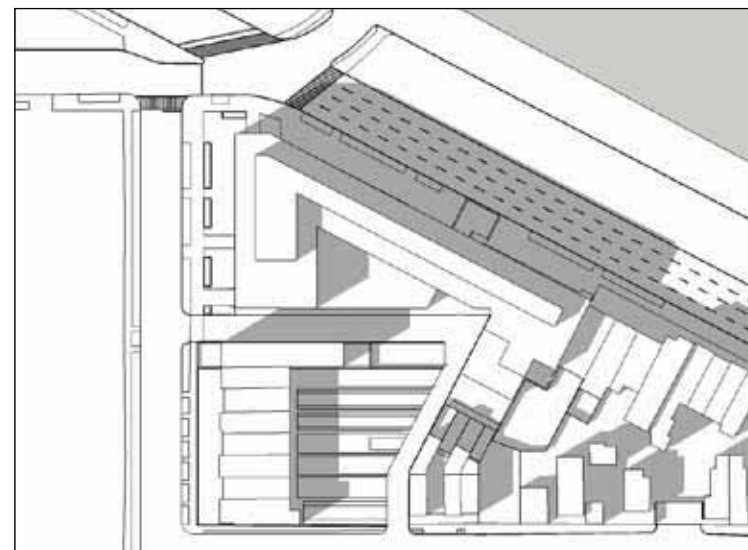
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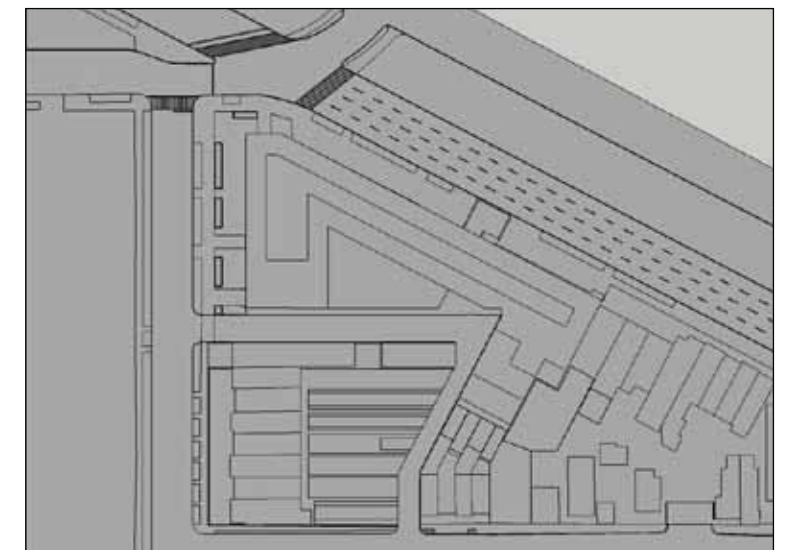
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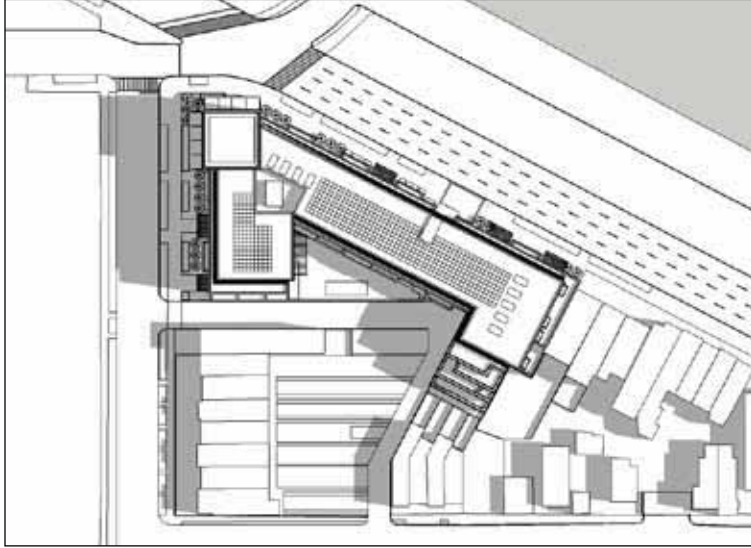
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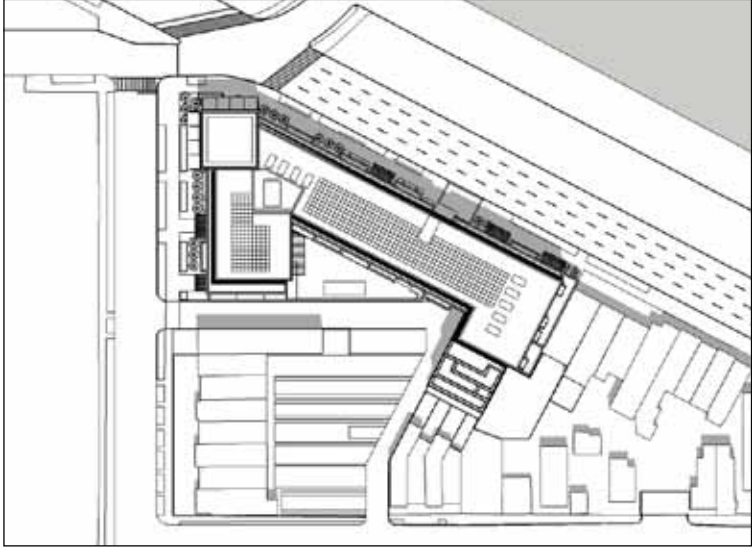
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SUMMER SOLSTICE

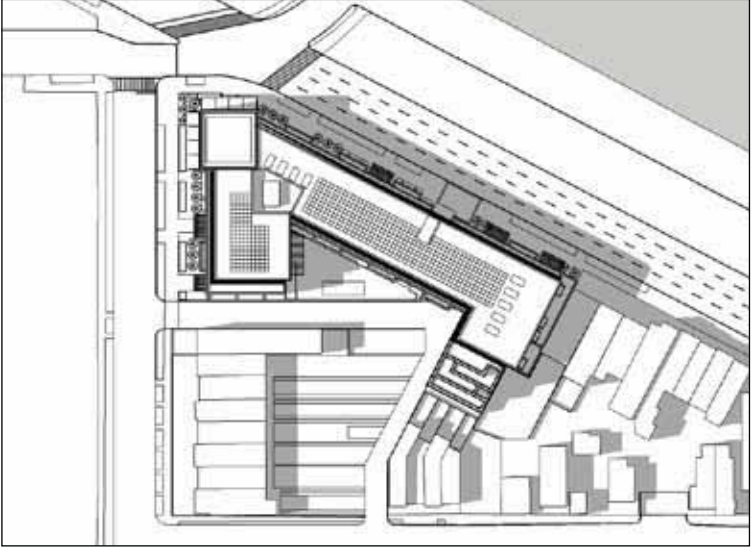
PROPOSED PUD



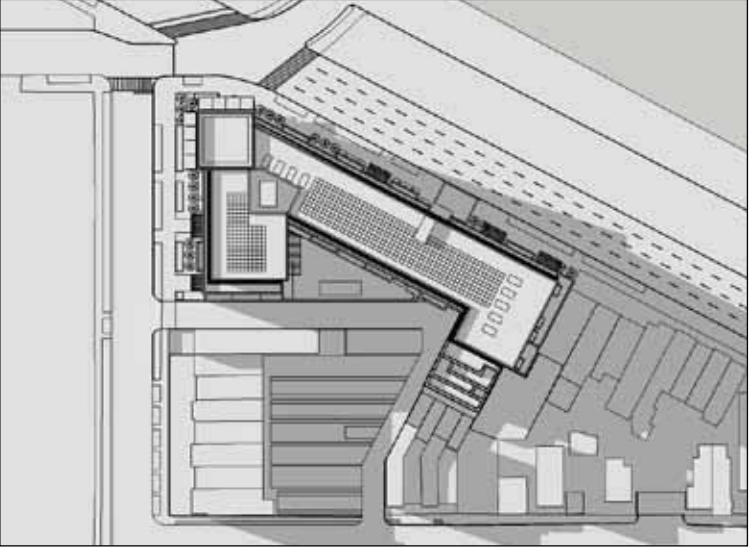
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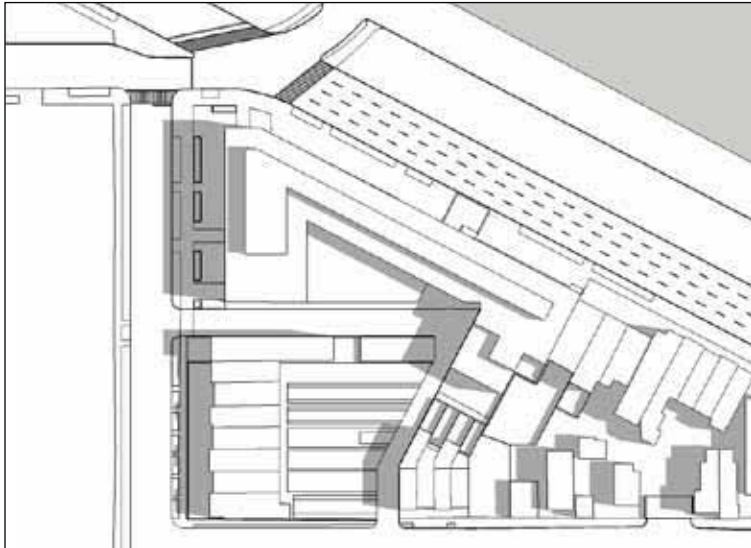


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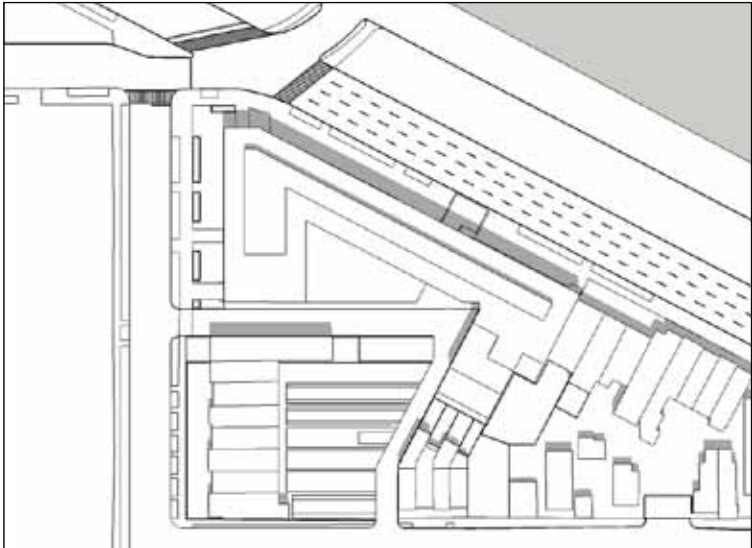


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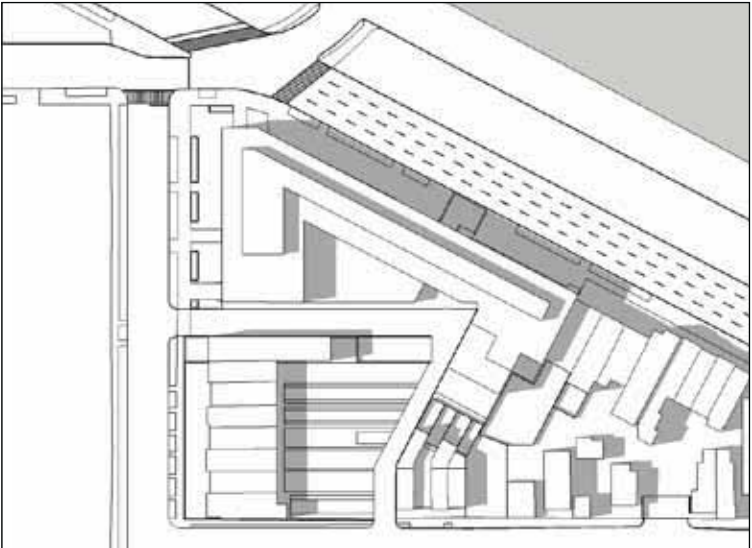
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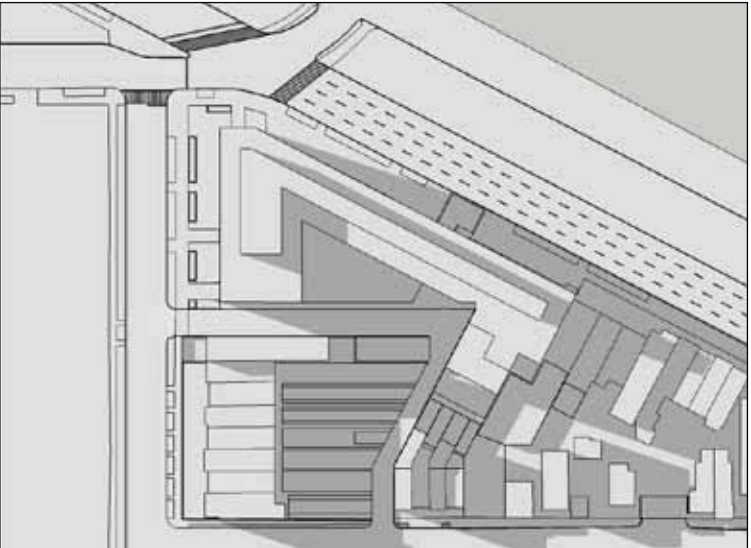
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1401 Pennsylvania Avenue SE

Transportation Presentation



Site Location

- Metrobus/Circulator
 - Pennsylvania Avenue – 30N, 30S, 32, 34, 36, 39, M6, & DC Circulator
 - Potomac Avenue – V1, V4, B2
- Metrorail
 - Potomac Avenue Station
 - Blue, Orange, & Silver Lines
- Carsharing – 13 vehicles nearby
- Capital Bikeshare
 - Nearest – Pennsylvania/Potomac
 - 2 stations within 1/3 mile
- Very Walkable
- Excellent Transit
- Biker’s Paradise



Comprehensive Transportation Review

- Vehicular Traffic Impacts
- Multi-modal Considerations
- No significant impact to network
- DDOT Coordination
 - Scoping interaction
 - No objection
 - No conditions

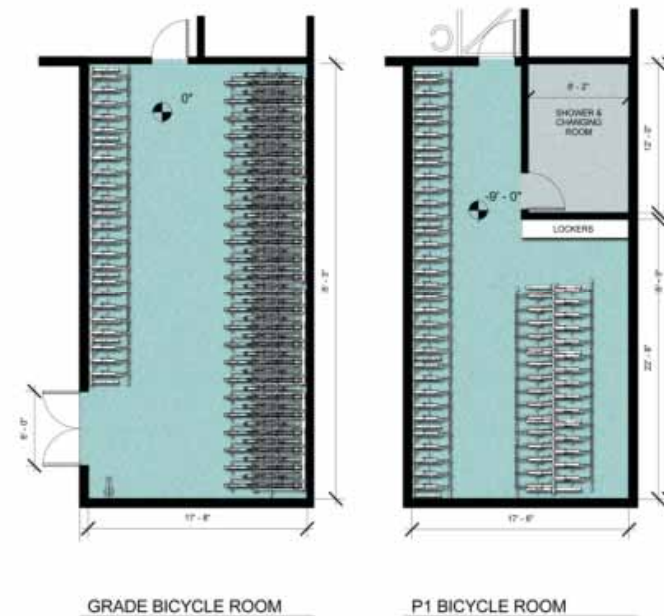
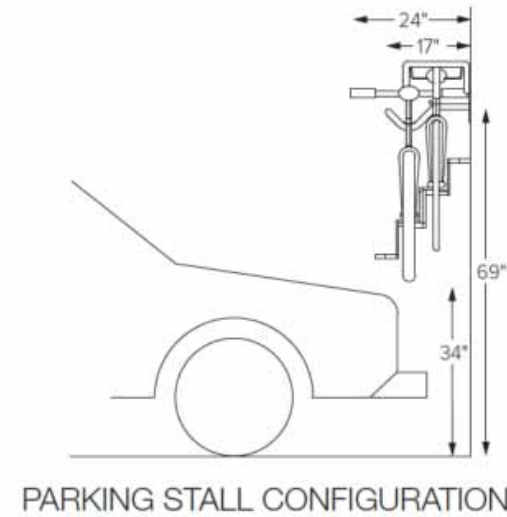


Vehicular Parking

- Vehicular parking
 - Required – 86 spaces
 - Required per ZRR – 36 spaces
 - Provided – 58 spaces
 - Retail – 8 spaces
 - Residential – 50 spaces
- On-street parking
 - 14th Street – heavily utilized near site
 - Pennsylvania Avenue – underutilized
 - 3-4 new spaces with curb cut closures
 - Curbside management to be adjusted

Bicycle Parking

- Long-term
 - Required – 63 spaces
 - Provided – 218 spaces
 - 71 – Direct access on ground level
 - 61 – P1 Level
 - 86 – Adjacent to parking stalls
 - Bicycle Maintenance Facility
 - Shower and Changing Room
- Short-term
 - Provided – 20 spaces
 - Locations to be determined



DERO-DUPLEX© BIKE RACK SYSTEM

Transportation Demand Management

- TDM Coordinator
- Marketing program
- 218 long-term bike spaces with direct, ramped access
- 20 short-term bike spaces
- Bicycle repair facility
- Shower/changing room
- Real-time transit screen
- Unbundled cost of parking
- Provide each unit's incoming residents for the first three years with either:
 - One-year membership to Capital Bikeshare, or
 - One-year membership to a Carsharing service
- SmartBenefits for all retail employees
- Access to showers, changing area, and bike repair station for retail employees

Loading

- Alley widened to 20'
 - 10' under existing conditions
- Loading Management Plan
 - Trucks limited to 30' – including trash trucks
 - Loading coordinator
 - Deliveries scheduled
 - Not block the alley
 - Follow District requirements
 - Commercial deliveries limited to 9am-7pm (7 days a week) and discouraged after 4pm on weekdays
 - Trash trucks limited to 9am-4pm (7 days a week)
 - Residential move-ins/move-outs limited to 9am-4pm (Mon-Sat)

Questions/Discussion