

# ECKINGTON YARDS

1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002  
PUD | PRE-HEARING SUBMISSION

<http://www.boundaryco.com/>

February 5, 2016



"ECKINGTON YARDS WEST"  
1611-1625 ECKINGTON PLACE, NE  
SQUARE: 3576 LOT: 0805 (2001-2008)

"ECKINGTON YARDS EAST"  
1500 HARRY THOMAS WAY, NE  
SQUARE: 3576 LOTS: 0814

OWNER/APPLICANT:  
JBG/Boundary 1500 Harry Thomas Way, LLC  
JBG/Boundary Eckington Place, LLC  
Joint Ventures between  
The Boundary Companies  
The JBG Companies

LAND USE COUNSEL:  
Goulston & Storrs PC

ARCHITECT:  
Eric Colbert & Associates

LANDSCAPE ARCHITECT:  
LandDesign

CIVIL ENGINEER:  
Bowman Consulting

TRAFFIC CONSULTANT:  
Gorove/Slade Associates

LEED CONSULTANT:  
Sustainable Design Consulting

ZONING COMMISSION  
District of Columbia

|           |                            |
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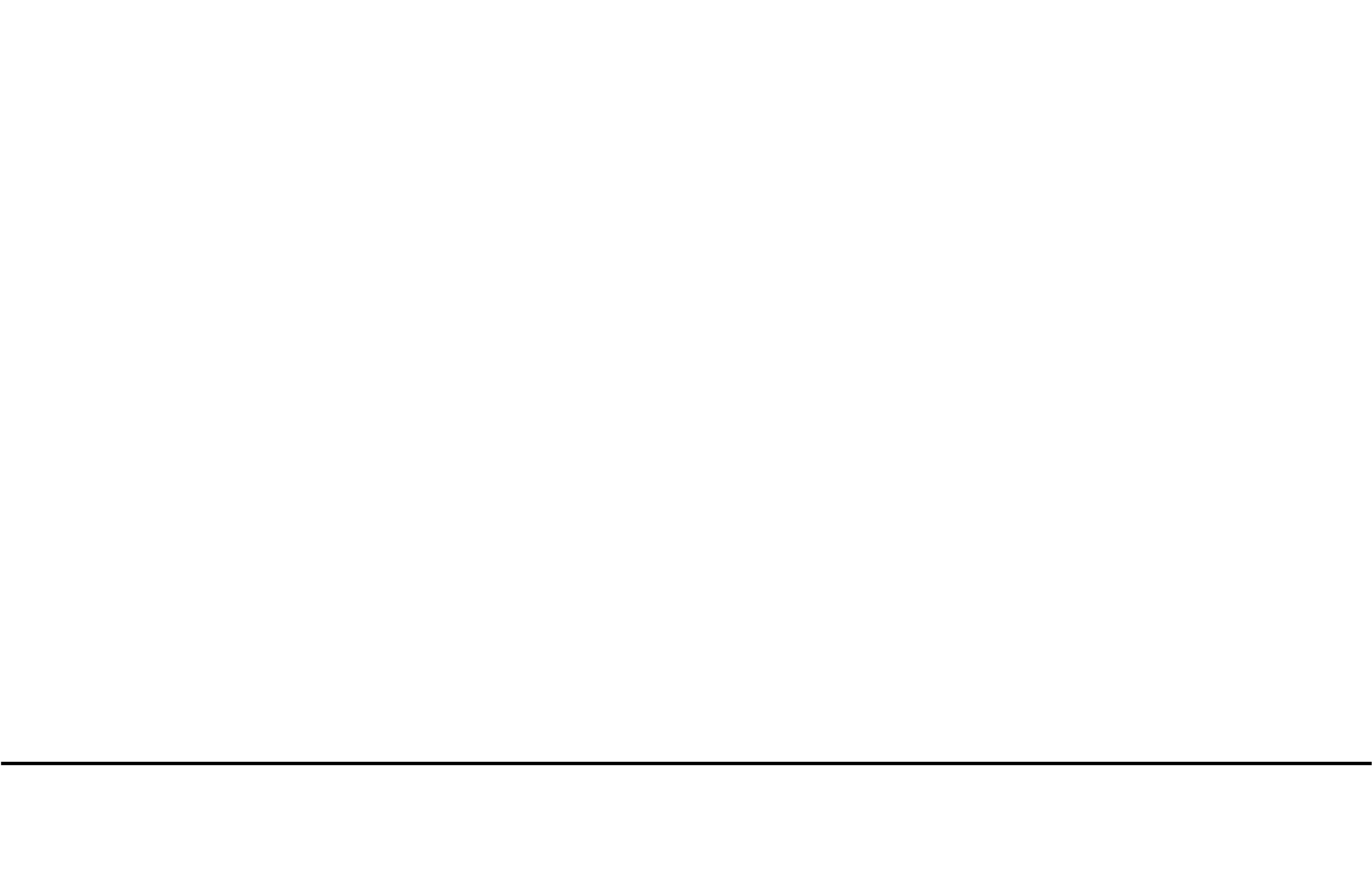
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**Consolidated PUD Checklist (2406.11-2406.12)**

| <b>SQUARE: 3576</b> |   | <b>LOTS: 0805 (2001-2008), 0814</b>  |  |
|---------------------|---|--|--|
| SECTION             | ITEM  | SHEET NUMBER   |  |
| <b>2406.11a</b>     | <b>COMPLETED APPLICATION FORM</b>   | <b>IN WRITTEN APPLICATION</b>  |  |
| <b>2406.11b</b>     | <b>ZONING PLAN:</b> A map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and any proposed change of zoning.   | <b>A1.02</b>   |  |
| <b>2406.11c</b>     | <b>STATEMENT OF PURPOSE:</b> A statement of the purposes and objectives of the project, including the proposed form of development and a detailed statement elucidating how the application meets the PUD evaluation standards in section 2403.   | <b>IN WRITTEN APPLICATION</b>  |  |
| <b>2406.11D</b>     | <b>SITE PLAN:</b> A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site.  | <b>L1.01 / C1.05-06 / A4.01-02, A4.20</b>  |  |
| <b>2406.11e</b>     | <b>DEVELOPMENT DATA:</b><br>(1) The area and dimensions of each lot proposed for each building and the exact area of the total site; area of the total site;<br>(2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site;<br>(3) The gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a breakdown for each use;<br>(4) A circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use;<br>(5) The existing topography of the development area; the location of all major natural features, including trees of six-inch (6 in.) caliper or greater; and the location and elevations of public or private streets, alley, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned;<br>(6) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated including the methods of calculating those quantities;<br>(7) Any other information needed to understand the unique character and problems of developing the PUD. | <b>C1.01-02 / A1.02</b><br><br><b>A1.02</b><br><br><b>A1.02</b><br><br><b>A1.07-08</b><br><br><b>C1.01-02, C1.05-06</b><br><br><b>C1.09-10</b><br><br><b>A1.03-A1.04</b> |  |

|                 |   |  |
|-----------------|---|--|
| <b>2406.12a</b> | <b>COMPLETED APPLICATION FORM</b>   | <b>IN WRITTEN APPLICATION</b>  |
| <b>2406.12b</b> | A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses;   | <b>IN WRITTEN APPLICATION</b>  |
| <b>2406.12c</b> | <b>SITE PLAN:</b> A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plazas, arcades, and any other open spaces;   | <b>C1.05-06 / A4.01-02, A4.20</b>  |
| <b>2406.12d</b> | <b>LANDSCAPE &amp; GRADING PLAN:</b> A detailed landscaping and grading plan, showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent (15%) in five percent (5%) increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water and sewer lines, inlets, and basins, and connections to public water and sewer lines. Proposed erosion control measures shall also be shown; | <b>L1.01-02 / C1.07-08</b>   |
| <b>2406.12e</b> | <b>FLOOR PLANS:</b> Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located;  | <b>A3 &amp; A4</b>   |
| <b>2406.12f</b> | <b>CIRCULATION PLAN:</b> A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans;  | <b>A1.07-08</b>  |
| <b>2406.12g</b> | <b>OTHER INFORMATION:</b> Any other information needed to understand the final design of the proposal, or information specifically requested by the Commission;   | <b>LEED A1.13-14</b>   |
| <b>2406.12h</b> | A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.   | <b>IN WRITTEN APPLICATION; FIRST STAGE ACCORDANCE NOT RELEVANT AS THIS IS A CONSOLIDATED PUD APPLICATION</b> |





## ZONING RELIEF REQUIRED

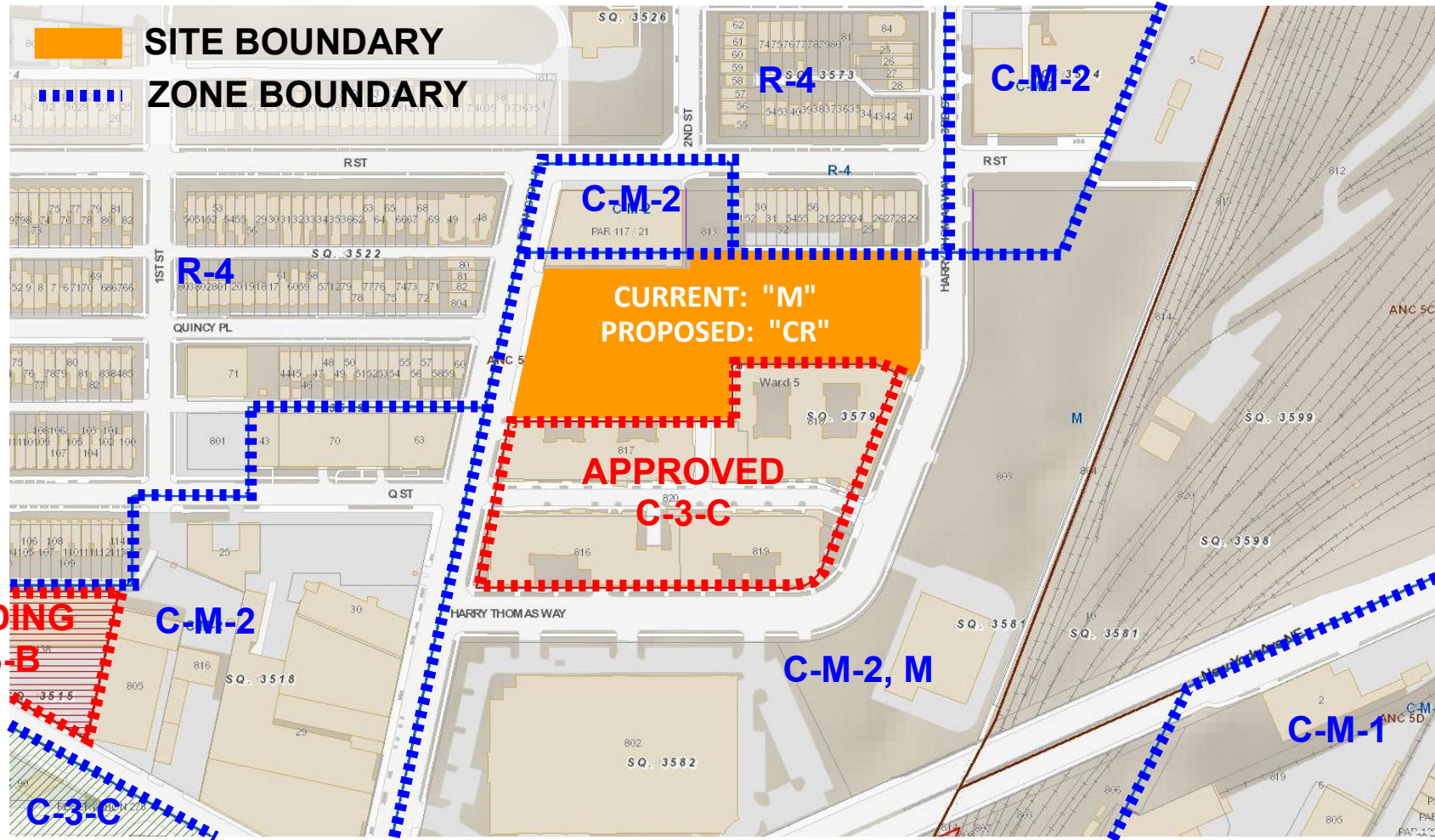
| Zoning Restriction   | Proposed   |
|--|--|
| <b>Penthouse, Number of DCMR 11, 411.3</b>                         | One permitted per structure and per each elevator override or stairwell  |
| <b>Penthouse Heights DCMR 11, 411.5</b>                            | Multiple penthouses proposed on SW Bldg.   |
| <b>Manufacturing and Processing Special Exception DCMR 11, 610</b> | Three heights permitted (for habitable space, enclosed mechanical space, and screen wall for unenclosed equipment)   |
| <b>Minimum Closed Court DCMR 11, 638.2(a)</b>                      | Proposed Penthouse heights are as follows:<br>20'-0" for habitable space, 17'-6" for elevator penthouses, 12'-0" for habitable space enclosures, and 8'-0" for screens/fences.   |
| <b>Minimum Loading DCMR 11, Chapter 22</b>                         | Special exception required for use in CR.<br>Use proposed for building.  |
| <b>Parking, Compact DCMR 11, 2115.2</b>                            | Proposed closed courts are as follows:<br>(2) @ SW Bldg/B-1 = 6'-0" by 24'-6" (147 s.f.)<br>(3) @ SW Bldg/B-1 = 12'-10" by 64'-9" (832 s.f.)<br>(1) @ NW Bldg/3RD FL = 6'-0" by 19'-9" (119 s.f.)<br>(1) @ NW Bldg/3RD FL = 17'-0" by 246'-2" (4,184 s.f.)   |
| <b>Minimum Loading DCMR 11, Chapter 22</b>                         | <ul style="list-style-type: none"> <li>The following will be provided on Project lot:<br/>30' loading berths: 1<br/>20' loading spaces: 2<br/>100 SF loading platforms: 1<br/>200 SF loading platforms: 2</li> <li>The following will be provided on The Gale lot in the shared facilities:<br/>55' loading berths: 2<br/>30' loading berths: 1<br/>20' loading spaces: 1<br/>200 SF loading platforms: 1</li> <li>TOTAL PROVIDED:<br/>(2) @ 30', (3) @ 20', (1) @ 100 SF, (3) @ 200 SF<br/>Significant loading area also provided in promenade.</li> </ul>  |
| <b>Parking, Compact DCMR 11, 2115.2</b>                            | 40% maximum compact spaces   |
| <b>Penthouse, Number of DCMR 11, 411.3</b>                         | One permitted per structure and per each elevator override or stairwell  |
| <b>Penthouse Heights DCMR 11, 411.5</b>                            | Three heights permitted (for habitable space, enclosed mechanical space, and screen wall for unenclosed equipment)   |
| <b>Manufacturing and Processing Special Exception DCMR 11, 610</b> | Special exception required for use in CR.  |
| <b>Minimum Closed Court DCMR 11, 638.2(a)</b>                      | <p><u>Minimum width</u> = 4" per foot of height and 15' minimum. 75' high court requires 25'-0" width.</p> <p><u>Minimum area</u> = Twice the square of the required width.<br/>2*(25' x 25') = 2*625 s.f. = 1,250 s.f minimum area</p>  |
| <b>Minimum Loading DCMR 11, Chapter 22</b>                         | <ul style="list-style-type: none"> <li>Assuming a retail use of (at most) between 30,000 GSF and 77,200 GSF, one 30' loading berth, one 55' loading berth, one 20' loading space, one 100 SF loading platform, and one 200 SF loading platform.</li> <li>Assuming a manufacturing use of (at most) more than 25,000 GSF, one 30' loading berth, one 55' loading berth, one 100 SF loading platform, and one 200 SF loading platform.</li> <li>Residential = one 55' loading berth, one 20' loading space, and one 100 SF loading platform.</li> <li>TOTAL REQUIRED:<br/>(3) @ 55', (2) @ 30', (2) @ 20', (3) @ 100 SF, (2) @ 200 SF</li> </ul> |
| <b>Parking, Compact DCMR 11, 2115.2</b>                            | 151 compact spaces / 331 total = 45.6%   |

## COMPLIES W/ ZONING

| Zoning Restriction   | Proposed  |
|--|---|
| <b>Maximum Building Height DCMR 11, 2405.1</b>                 | 110'  |
| <b>Maximum FAR DCMR 11, 2405.2</b>                             | 102'  |
| <b>Maximum Lot Occupancy DCMR 11, 2405.4 &amp; 634.1</b>       | 8.0   |
| <b>Bicycle parking DCMR 11, 2119.1</b>                         | 75% + 5% IZ = 80%   |
| <b>Penthouse FAR DCMR 11, 411.7</b>                            | 237 provided, plus additional as required for LEED FTE requirements. Temporary bike spaces will be provided on the exterior of the project in public space, as approved by DDOT.  |
| <b>Required Public Space at Ground Level (CR) DCMR 11, 633</b> | One bicycle space/3 dwelling units (695÷3 = 232). 5% retail vehicle parking required (5% x 99 spaces = 5 required). Total requirement = 237   |
| <b>Minimum Rear Yard DCMR 11, 636.5</b>                        | Maximum 0.4 FAR for habitable; no limit on other with 1:1 setback   |
| <b>Minimum Side Yard, if Provided DCMR 11, 637.2</b>           | Less than approx. 0.15 FAR provided   |
| <b>Minimum Open Court DCMR 11, 638.1(a)</b>                    | Required public space at ground level shall be provided that meets minimum 10% of total lot area, and is located immediately adjacent to main entrance, street and pedestrian right-of-way. It shall be open to the sky, suitably lighted, and open and available to the general public on a continuous basis.      |
| <b>Court Niche DCMR 11, 638.5 &amp; 638.6</b>                  | Public space is provided in accordance with Section 633: The proposed pedestrian alley and plaza are 21,400 s.f. which is >10% of the total site area.  |
| <b>Minimum Parking DCMR 11, Chapter 21</b>                     | For a through lot, there is no rear yard requirement.   |
| <b>Loading Platform DCMR 11, Chapter 22</b>                    | Not required, but if provided: Minimum width = 3" per foot of height and 8' minimum   |
| <b>Green Area Ratio</b>  | Minimum width = 3" per foot of height and 10' minimum<br>78.5' high court requires 19'-7" min. width  |
| <b>Penthouse, Setback Act of 1910</b>                          | 30'-0" minimum at pedestrian alley  |
| <b>Green Area Ratio</b>  | Width/depth no less than 2/1; 3' depth rule   |
| <b>Minimum Parking DCMR 11, Chapter 21</b>                     | None proposed   |
| <b>Loading Platform DCMR 11, Chapter 22</b>                    | For apartment house, 1 for each 3 dwelling units (695/3 = 232). For retail or service establishment in excess of 3,000s.f., 1 for each additional 750 s.f. of gross floor area: (77,184-3,000 = 74184 / 750 = 99); Total required = 232 + 99 = 331  |
| <b>Green Area Ratio</b>  | Minimum 0.2 GAR   |
| <b>Penthouse, Setback Act of 1910</b>                          | Greater than 0.2 GAR provided   |
| <b>Loading Platform DCMR 11, Chapter 22</b>                    | For apartment house, 1 loading platform @ 200 s.f.. For retail and service, 1 loading platform @ 100 s.f. and 1 loading platform @ 200 s.f. For manufacturing use (for more than 25,000 SF), 1 loading platform @ 100 s.f. and 1 @ 200 s.f.   |
| <b>Green Area Ratio</b>  | Minimum 0.2 GAR   |
| <b>Penthouse, Setback Act of 1910</b>                          | 1:1 setback ratio required  |
| <b>Loading Platform DCMR 11, Chapter 22</b>                    | For apartments, (1) 200 s.f. platform at SW Bldg. For retail, (1) 100 s.f. platform at NE Bldg. For retail, (1) 200 s.f. platform at NE Bldg. Significant loading areas provided in promenade provide manufacturing use (greater than required). Shared loading at NW and NE neighboring apartment building (Gale). |
| <b>Green Area Ratio</b>  | Greater than 0.2 GAR provided   |
| <b>Penthouse, Setback Act of 1910</b>                          | 1:1 setback provided  |

## ZONING ANALYSIS

# ZONING MAP

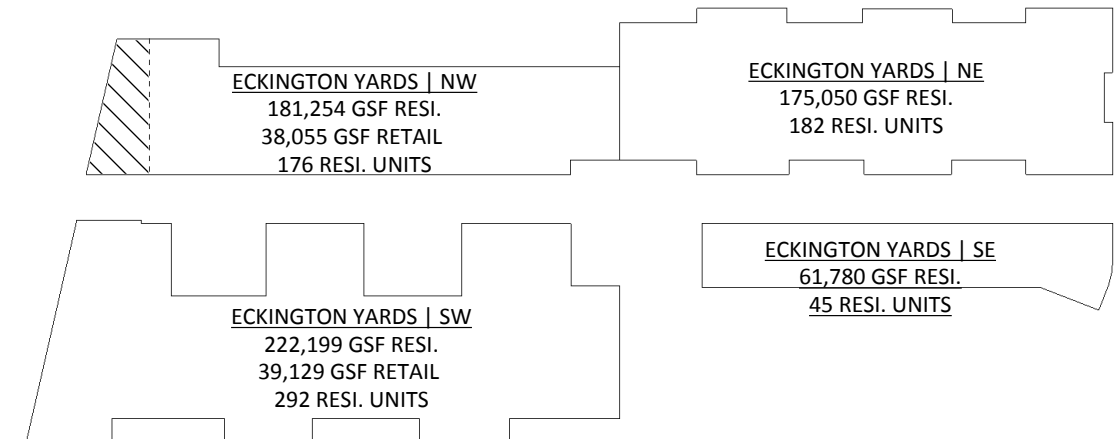


# UNIT COUNTS

|                         | STUDIO    | 1-BR JR    | 1BR        | 2BR 1-BA   | 2BR 2-BA  | 3BR 2-BA  | MULTI-LVL | TOTAL      |
|-------------------------|-----------|------------|------------|------------|-----------|-----------|-----------|------------|
| B-1 Level               | 0         | 0          | 0          | 0          | 0         | 0         | 15        | 15         |
| 1st Floor               | 0         | 0          | 9          | 1          | 0         | 1         | 28        | 39         |
| 2nd Floor               | 4         | 7          | 15         | 3          | 4         | 0         | 0         | 33         |
| 3rd Floor               | 8         | 24         | 40         | 17         | 10        | 5         | 15        | 119        |
| 4th Floor               | 9         | 25         | 39         | 20         | 13        | 3         | 0         | 109        |
| 5th Floor               | 9         | 24         | 41         | 20         | 11        | 3         | 15        | 123        |
| 6th Floor               | 9         | 32         | 37         | 19         | 9         | 2         | 0         | 108        |
| 7th Floor               | 9         | 23         | 27         | 19         | 8         | 4         | 0         | 90         |
| 8th Floor               | 0         | 1          | 7          | 4          | 4         | 2         | 0         | 18         |
| 9th Floor               | 0         | 0          | 8          | 4          | 4         | 2         | 0         | 18         |
| 10th Floor              | 0         | 0          | 8          | 4          | 4         | 2         | 0         | 18         |
| PH/Mezzanine            | 0         | 0          | 0          | 0          | 2         | 0         | 3         | 5          |
| <b>TOTAL UNIT COUNT</b> | <b>48</b> | <b>136</b> | <b>231</b> | <b>111</b> | <b>69</b> | <b>24</b> | <b>76</b> | <b>695</b> |
| Total Unit Area (NSF)   | 20870     | 69835      | 153122     | 93246      | 70592     | 28166     | 93977     | 529808     |
| Avg Unit Area (NSF)     | 435       | 513        | 663        | 840        | 1023      | 1174      | 1237      | 762        |
| % of Total              | 7%        | 20%        | 33%        | 16%        | 10%       | 3%        | 11%       |            |
| I.Z. Units by Type      | 4         | 11         | 18         | 9          | 6         | 2         | 6         | 56         |

Note: Multi-level units are counted at the lowest/entry level only. (These units have 2 or 3 bedrooms.)  
 Applicant requests +/- 10% flexibility in unit count due to the schematic nature of the plans.

# AREA BREAKDOWN



# DEVELOPMENT DATA

|  |            |        |        |        |        |        |        |        |        |        |        |        |                                  |                |
|--|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------------------------------|----------------|
| Lot Area   | 135,099 sf |        |        |        |        |        |        |        |        |        |        |        |                                  |                |
| Zoning FAR   | 5.2        |        |        |        |        |        |        |        |        |        |        | 0.12   |                                  |                |
| Level  | B1         | 1      | 2      | 3      | 4      | 5      | 6      | 7      | 8      | 9      | 10     | PH     |                                  |                |
| Lot Occupancy  | 80.0%      |        |        |        |        |        |        |        |        |        |        |        |                                  |                |
| Gross area toward FAR  | 6,560      | 97,895 | 77,496 | 98,147 | 98,096 | 97,077 | 94,135 | 80,066 | 17,894 | 17,653 | 17,343 | 15,732 | <b>Total FAR Area*</b>           | <b>702,362</b> |
| Residential units per floor  | 15         | 39     | 33     | 119    | 109    | 123    | 108    | 90     | 18     | 18     | 18     | 5      | <b>Total Units</b>               | <b>695</b>     |
| <small>(Multi-level units are counted at the lowest/entry level only.)</small> |            |        |        |        |        |        |        |        |        |        |        |        |                                  |                |
| Retail Area  | 0          | 51,468 | 25,716 | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | <b>Retail Area</b>               | <b>77,184</b>  |
| Gross residential area toward FAR  | 6,560      | 46,427 | 51,780 | 98,147 | 98,096 | 97,077 | 94,135 | 80,066 | 17,894 | 17,653 | 17,343 | 0      | <b>Total FAR Resident. Area*</b> | <b>625,178</b> |

\* above ground GSF not including PH

# BUILDING HEIGHTS

- ECKINGTON YARDS | NW: MAX 102' TOP OF ROOF  
10 STORIES ABOVE GRADE  
1 STORY BELOW GRADE  
(SHADED AREA = MAX 75' TOP OF ROOF, 7 STORIES)
- ECKINGTON YARDS | SW: MAX 75' TOP OF ROOF  
7 STORIES ABOVE GRADE  
1 STORY BELOW GRADE
- ECKINGTON YARDS | NE: MAX 75' TOP OF ROOF  
7 STORIES ABOVE GRADE  
1 STORY BELOW GRADE
- ECKINGTON YARDS | SE: MAX 75' TOP OF ROOF  
7 STORIES ABOVE GRADE  
1 STORY BELOW GRADE

# ZONING & DEVELOPMENT DATA