



BUILDING A-2

MARCH 1, 2019

GROSVENOR

sh p

BRINNSTOOL
+ LYNCH

ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.4B2

SCAPE

BUILDING A-2: ZONING & SITE INFORMATION

MARCH 1, 2019



A.



B.



C.



D.



E.



F.

CONTEXT IMAGES

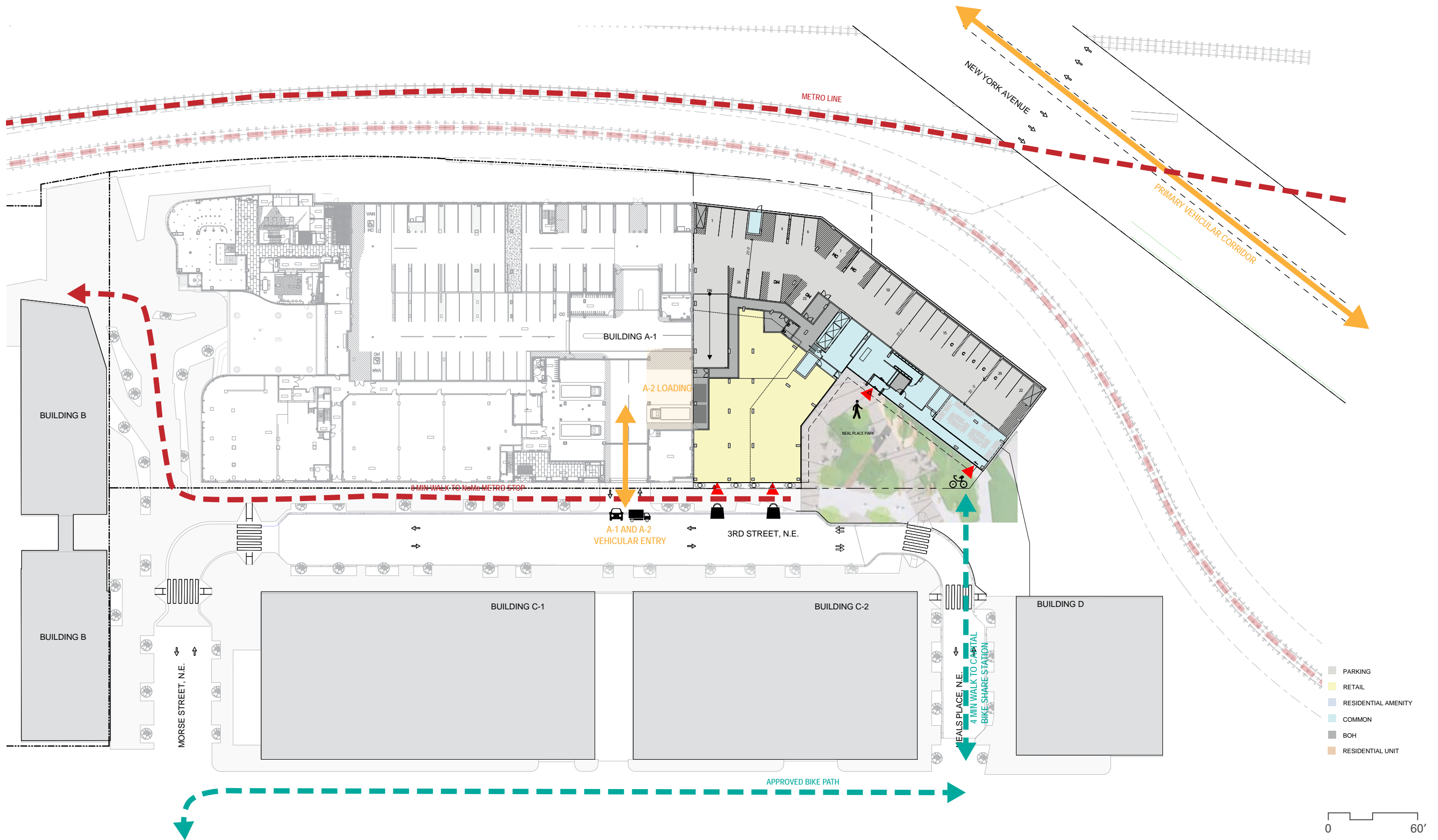
A-2_101

SCAPE + BRININSTOOL
LYNCH

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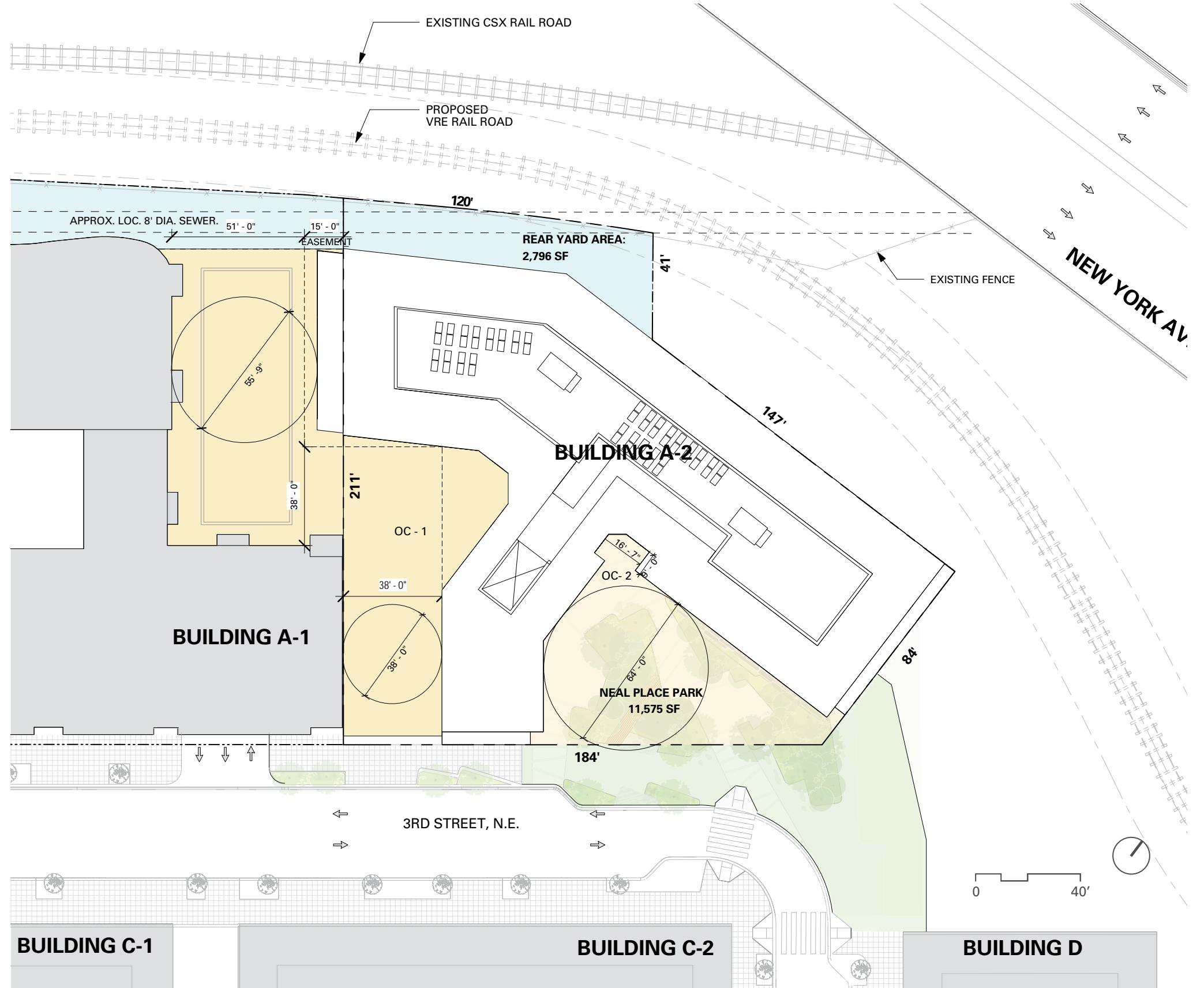
MARCH 1, 2019



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PRIMARY SITE CIRCULATION

ZONING SUMMARY - BUILDING A-2 / PUD			
DESCRIPTION	SITE AREA	35,616	
	BUILDING	13 STORIES	
	USES	RETAIL, RESIDENTIAL	
	GFA TOWARD FAR (COMMUNAL RECREATION SPACE AND 0.4 FAR OF HABITABLE AND MECHANICAL PENTHOUSE SPACE EXCLUDED)	280,757	
	RESIDENTIAL GFA	259,931	
	RETAIL GFA	6,700	
	SUPPORT SPACES / PARKING / LOADING	14,126	
	# OF RESIDENTIAL UNITS	260	
DESCRIPTION	ZONING ALLOWABLE / REQUIRED (PER 1998 REGS)		
	MAX FAR	8	7.88
	MAX LOT OCCUPANCY	100%	60.92%
	BUILDING FOOTPRINT, TYP FLOOR	21,698	
	BUILDING HEIGHT/MAX HEIGHT ALLOWED	130	130
	PENTHOUSE	UP TO 3 HEIGHTS PERMITTED PER BUILDING	
	PENTHOUSE HEIGHT	20FT PERMITTED / ONE STORY PLUS MEZZANINE	
	PENTHOUSE USE	ONE HABITABLE STORY WITH MEZZANINE AND OR A SECOND STORY FOR MECHANICAL EQUIPMENT	
	PENTHOUSE SIZE IN SF	UNLIMITED, SUBJECT TO HEIGHT AND SETBACK REQUIREMENTS	
	PENTHOUSE FAR	MECHANICAL, COMMUNAL RECREATION, AND HABITABLE SPACE UP TO 0.4 FAR IS NOT INCLUDED IN BASE BUILDING FAR	
	PENTHOUSE SETBACK	1 TO 1	
	GREEN AREA RATIO	0.2	0.21
DESCRIPTION	OCCUPANCY	REQUIRED	PROPOSED
OFF STREET PARKING	RETAIL: IN EXCESS OF 3,000 SF, 1 FOR EA ADDITIONAL 750 SF OF GFA	5	5
	RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS	65	160
	TOTAL PARKING SPACES/BUILDING	70	165
COMPACT PARKING SPACES	<40% OF REQUIRED PARKING SPACES ALLOWED TO BE COMPACT SPACES. ALL COMPACT SPACES ARE TO BE PLACED IN GROUPS OF AT LEAST 5 CONTIGUOUS SPACES	0	59
	RESIDENTIAL - SHORT TERM: 1 SPACE PER 20 UNITS	13	13
BICYCLE PARKING	RESIDENTIAL - LONG TERM: 1 BIKE PER 3 UNITS	87	135
	RETAIL - SHORT TERM: 1 SPACE PER EACH 3,500 SF	2	2
	RETAIL - LONG TERM: 1 SPACE PER EACH 10,000 SF	0	0
DESCRIPTION	OCCUPANCY	REQUIRED	PROPOSED
OFF STREET LOADING	RETAIL: NO LOADING REQUIRED FOR SPACES <8000SF	NONE	1, LOADING BERTH @ 30FT DEEP
	RESIDENTIAL: PLEASE NOTE, LOADING FOR BUILDING A-2 IS BEING PROVIDED IN BUILDING A-1 (APPROVED IN FIRST STAGE PUD).	1, LOADING BERTH @ 55FT DEEP	1, LOADING BERTH @ 30FT DEEP
		1, SERVICE/DELIVERY SPACE @ 20FT DEEP	1, LOADING PLATFORM @ 200 SF
			SERVICE/DELIVERY SPACE @ 20FT DEEP
DESCRIPTION	ZONING ALLOWABLE / REQUIRED	REQUIRED	PROPOSED
MINIMUM REAR YARD	ALL USES: 2-1/2' PER FOOT OF VERTICAL DISTANCE FROM THE MEAN OF FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12'-0"	2-1/2' PER 130'-0" = 27'-1"	2,796 SF / 120' = 23'-3"
MINIMUM SIDE YARD	NOT REQUIRED, BUT IF PROVIDED 2" FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN 6'-0"	NA	NA
MINIMUM OPEN COURT WIDTH	RESIDENTIAL: 4" PER FT OF HEIGHT AND 15FT MINIMUM	4" PER 109'-0" = 38'-0"	38'-0"
	OPEN COURT - 1	4" PER 109'-0" = 38'-0"	SEE PLAN
COURT CLOSED AREA	OPEN COURT - 2	4" PER 109'-0" = 38'-0"	NA
	RESIDENTIAL: MINIMUM WIDTH: 4" PER FT OF HEIGHT AND 15'-0"	NA	NA



BUILDING A-2: ARCHITECTURAL PRECEDENTS & RENDERINGS

MARCH 1, 2019



VIEW FROM NEAL PLACE

MARCH 1, 2019

A-2_201

SCAPE + BRININSTOOL
LYNCH

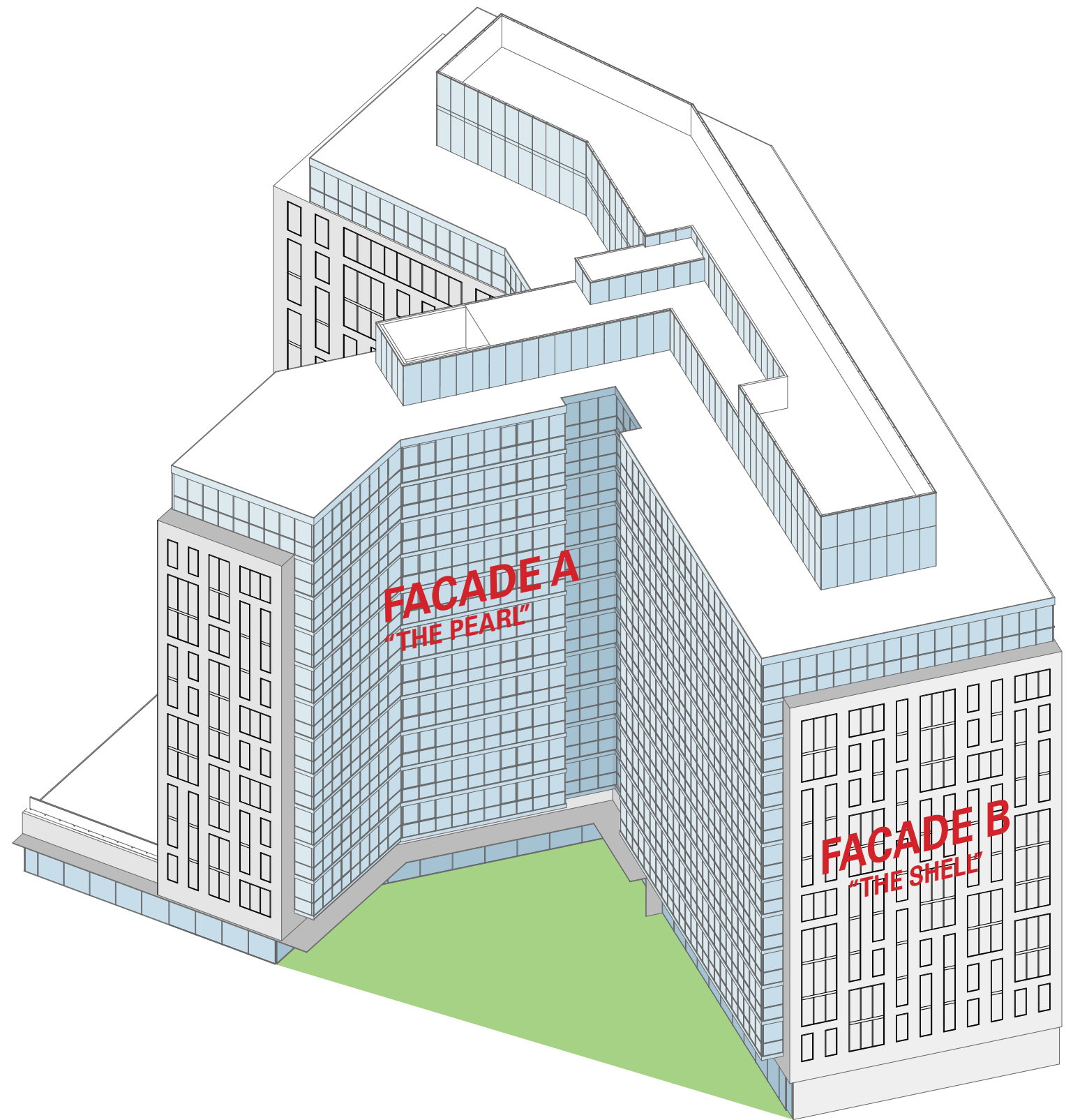
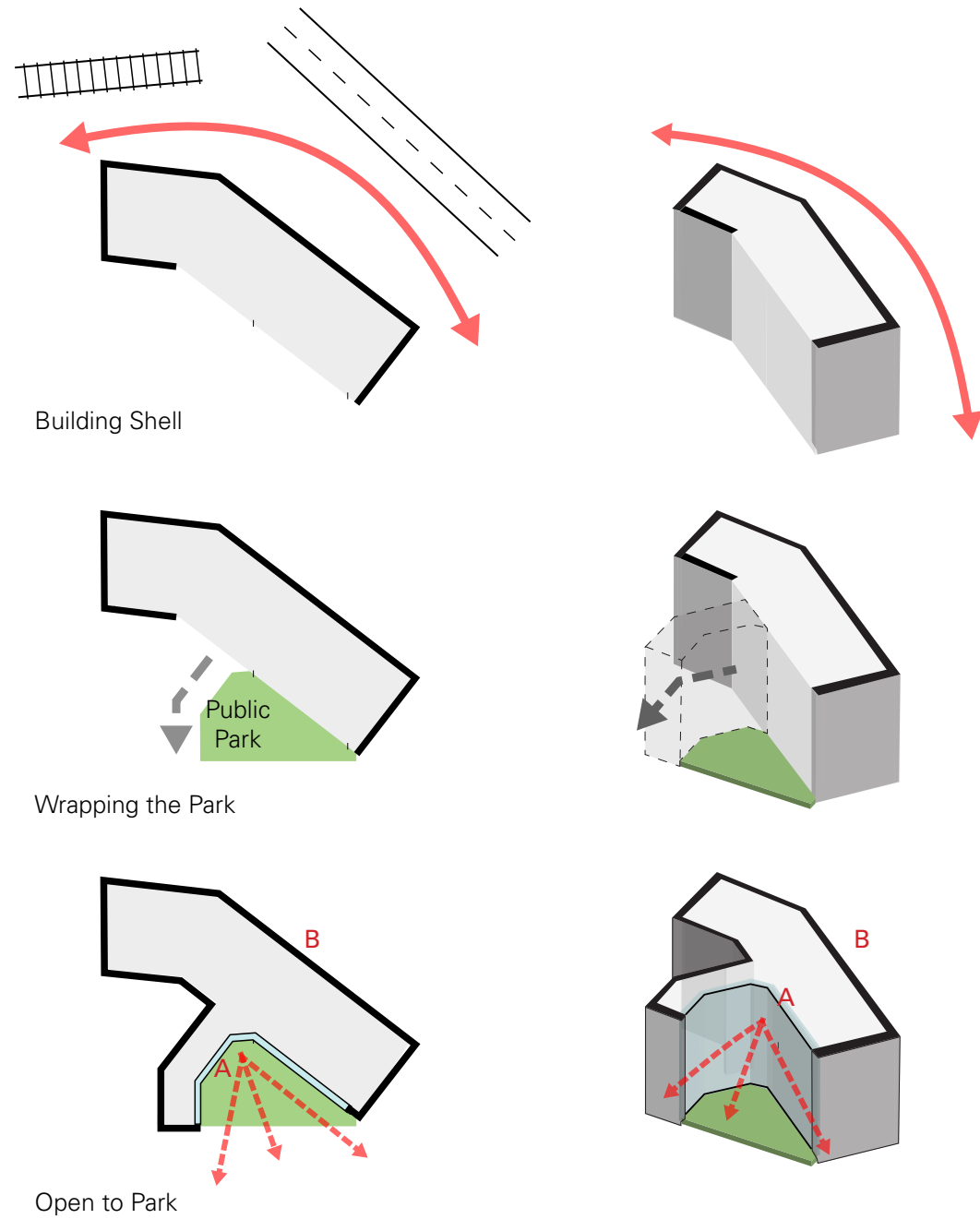
sh p

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The design of building A-2 is a response to the urban conditions that surround the site. The façade of the building is broken out into two distinct designs that is very similar to concept of an oyster – the soft, elegant pearl surrounded by a tougher and harder shell.

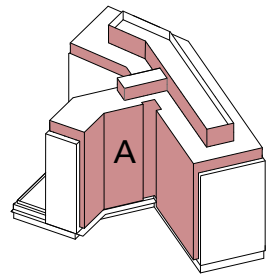
The façade overlooking Neal Place Park, or the pearl façade, consists of mostly glass. This contributes to the more serene atmosphere of Neal Place Park, whereas the shell façade that surrounds Neal Place Park and New York Avenue shields the pearl from the tougher and grittier city lifestyle especially since the train tracks and New York Avenue are just feet away from the personal oasis of the park.

The 'shell façade' will consist of masonry and glazing – appropriate materials to protect the softer glass façade. In addition to creating the oyster effect, the building façade is a contemporary interpretation of industrial materials, which are reminiscent of Union Market's past.





Precedents



Key



FACADE A PRECEDENT

A-2_203

SCAPE

BRININSTOOL + LYNCH

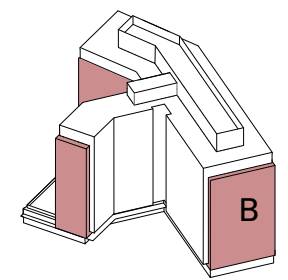
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Precedents



Key

MARCH 1, 2019

FACADE B PRECEDENT



A-2_204



VIEW FROM NEAL PLACE

MARCH 1, 2019

A-2_205

SCAPE + BRININSTOOL
LYNCH

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VIEW FROM NEAL PLACE - EVENING

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sh p

BRININSTOOL
LYNCH

SCAPE

A-2_206



VIEW FROM 3RD ST.

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A-2_207

SCAPE + BRININSTOOL
LYNCH

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VIEW FROM NY AVE

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sh p

BRININSTOOL
LYNCH

SCAPE

A-2_208



VIEW FROM NY AVE

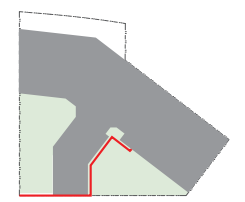
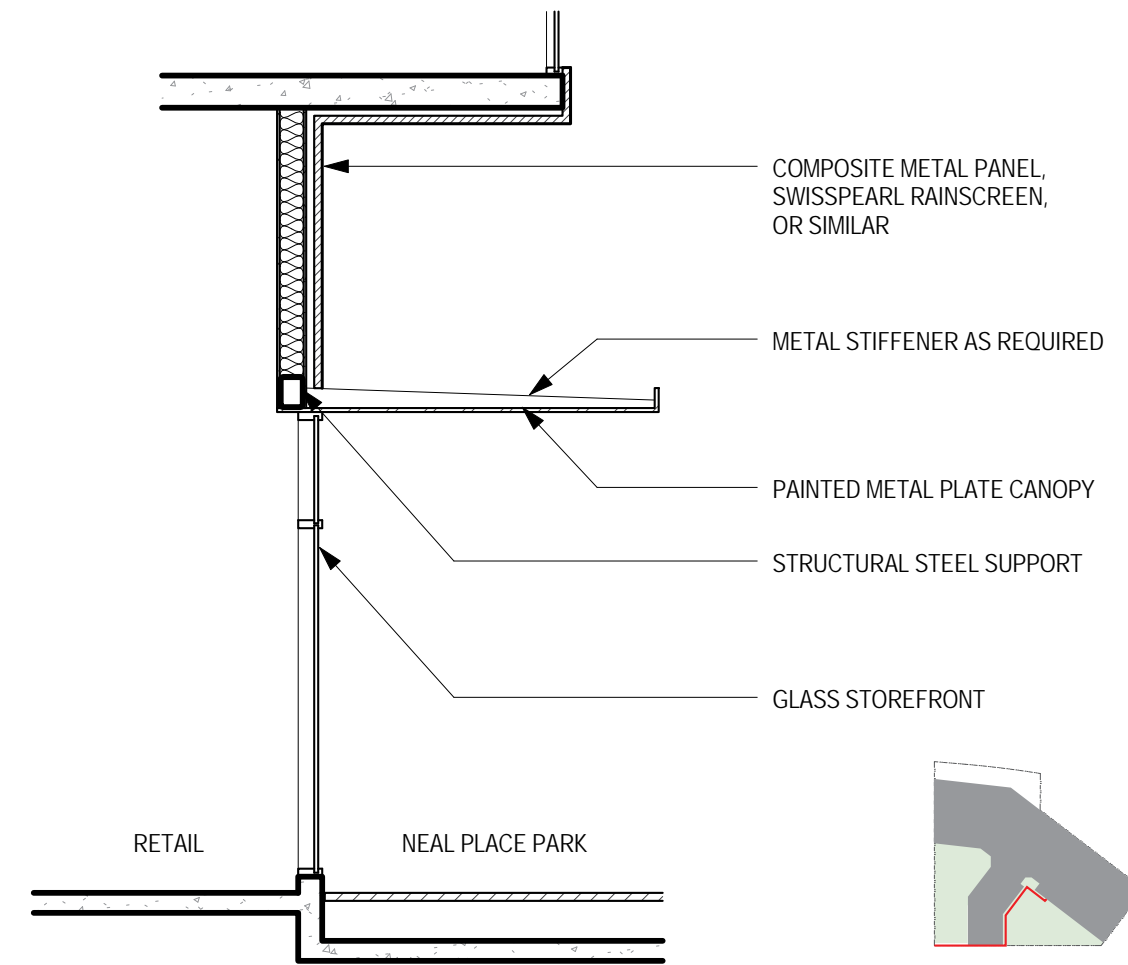
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A-2_209

SCAPE + BRININSTOOL
LYNCH

sh p

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CANOPY PRECEDENT

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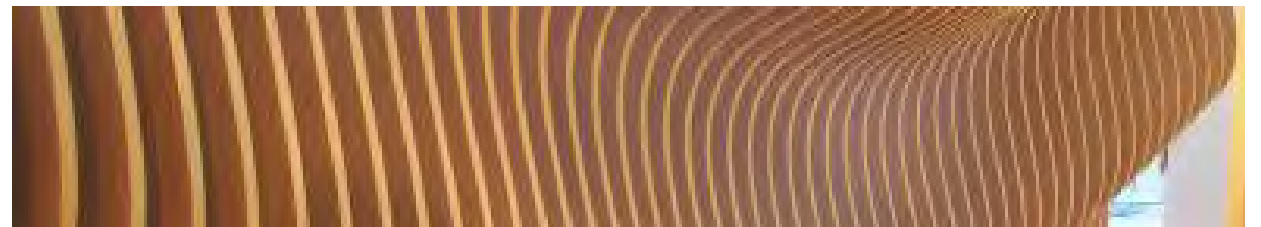


FEATURE WALL - DAY

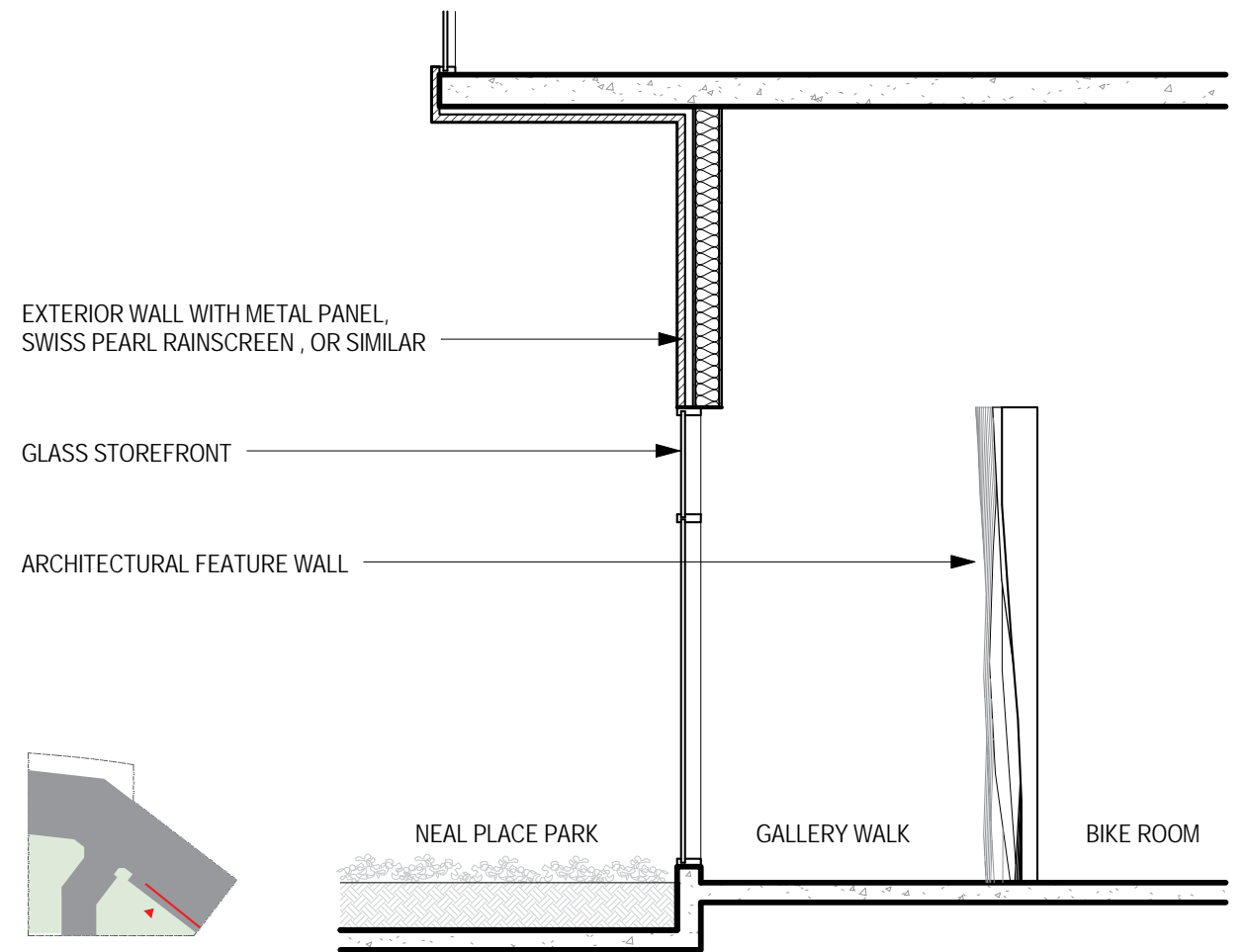


FEATURE WALL - EVENING

ARCHITECTURAL FEATURE WALL



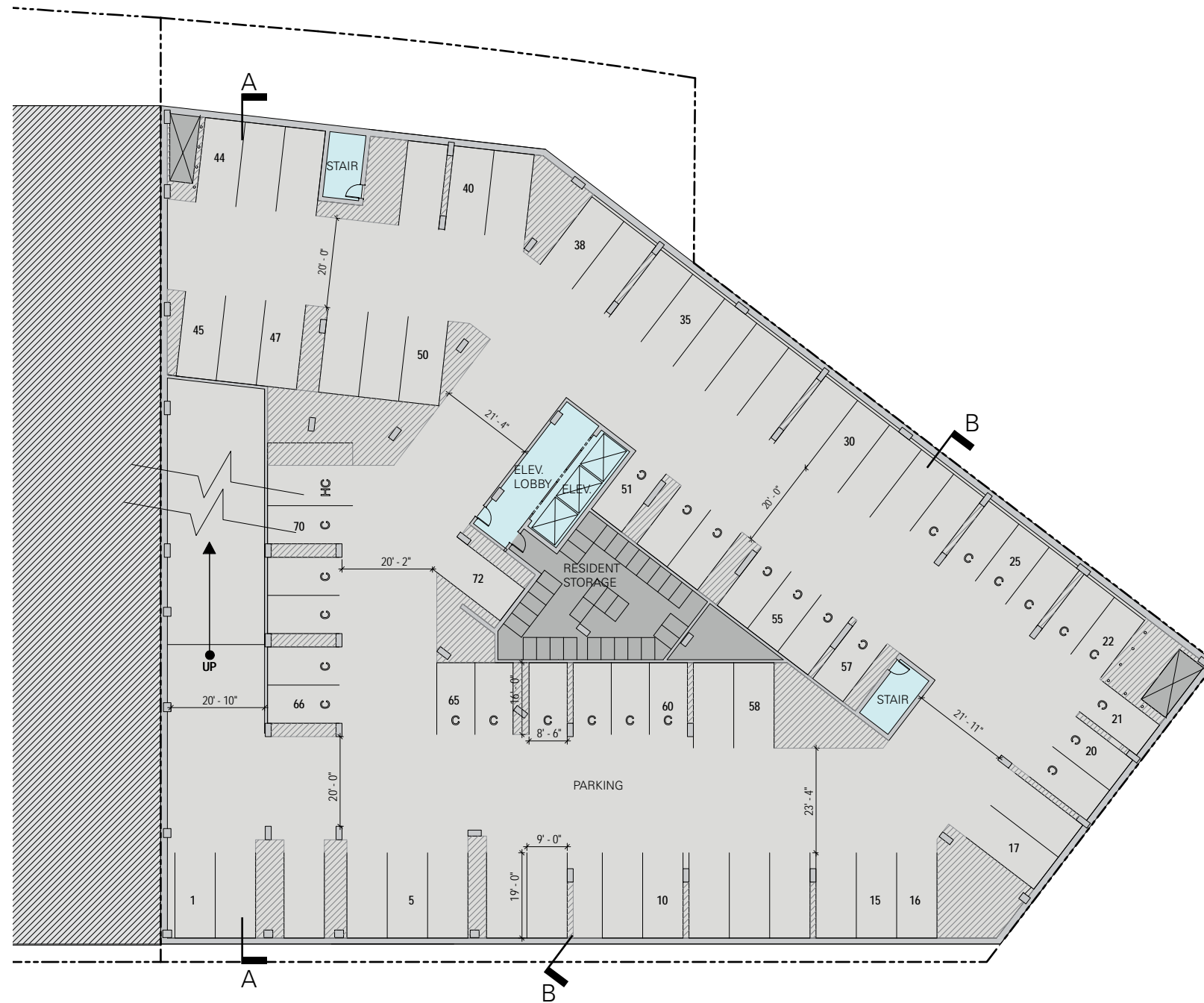
Precedents



MARCH 1, 2019

BUILDING A-2: ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

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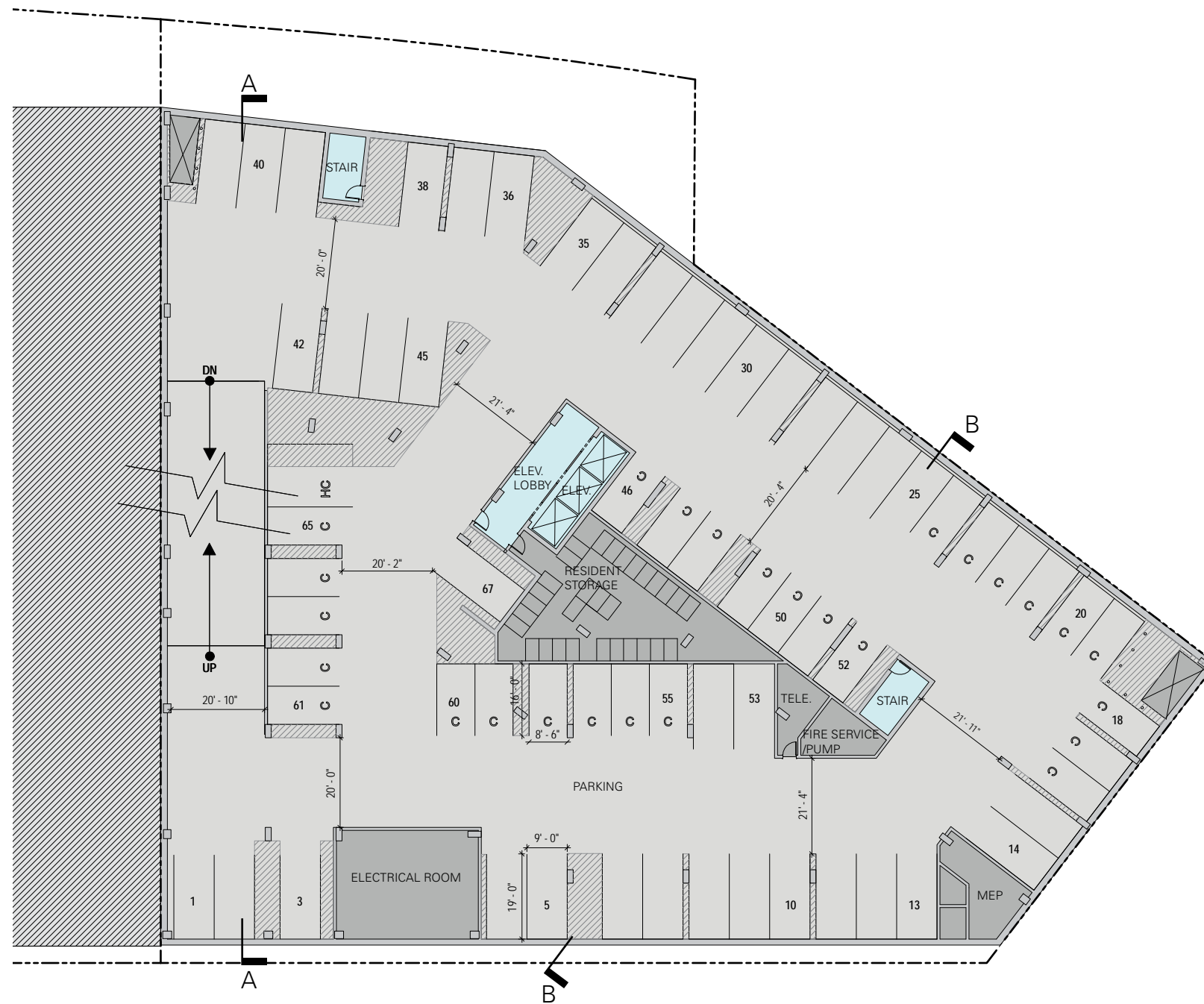


- Notes:
- 1) Retail size and layout, Interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
 - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
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PLAN - GARAGE LEVEL 2

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A-2_301



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PLAN - GARAGE LEVEL 1



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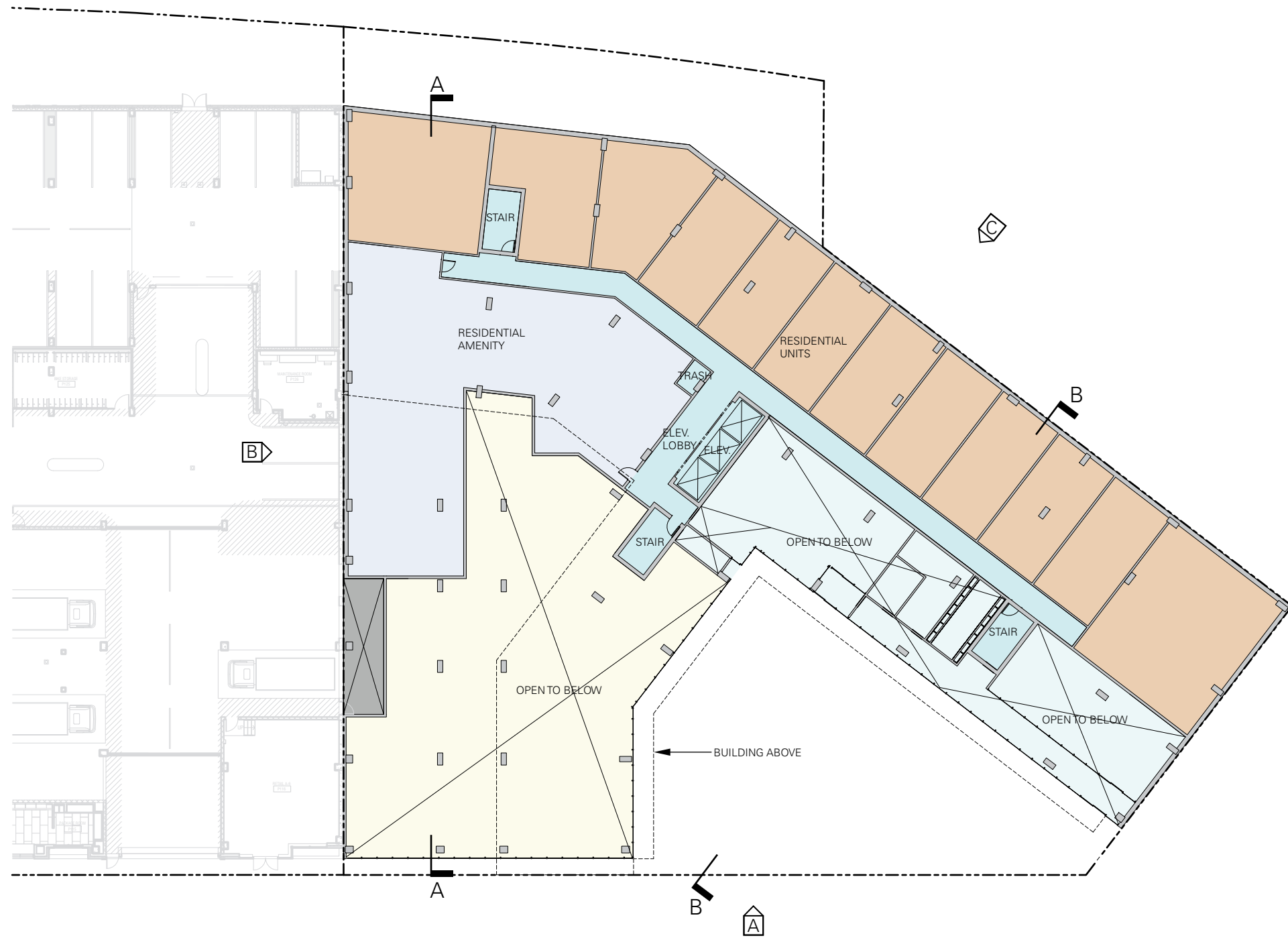
PLAN - GROUND FLOOR

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A-2_303

SCAPE + BRININSTOOL LYNCH

sh p GROSVENOR



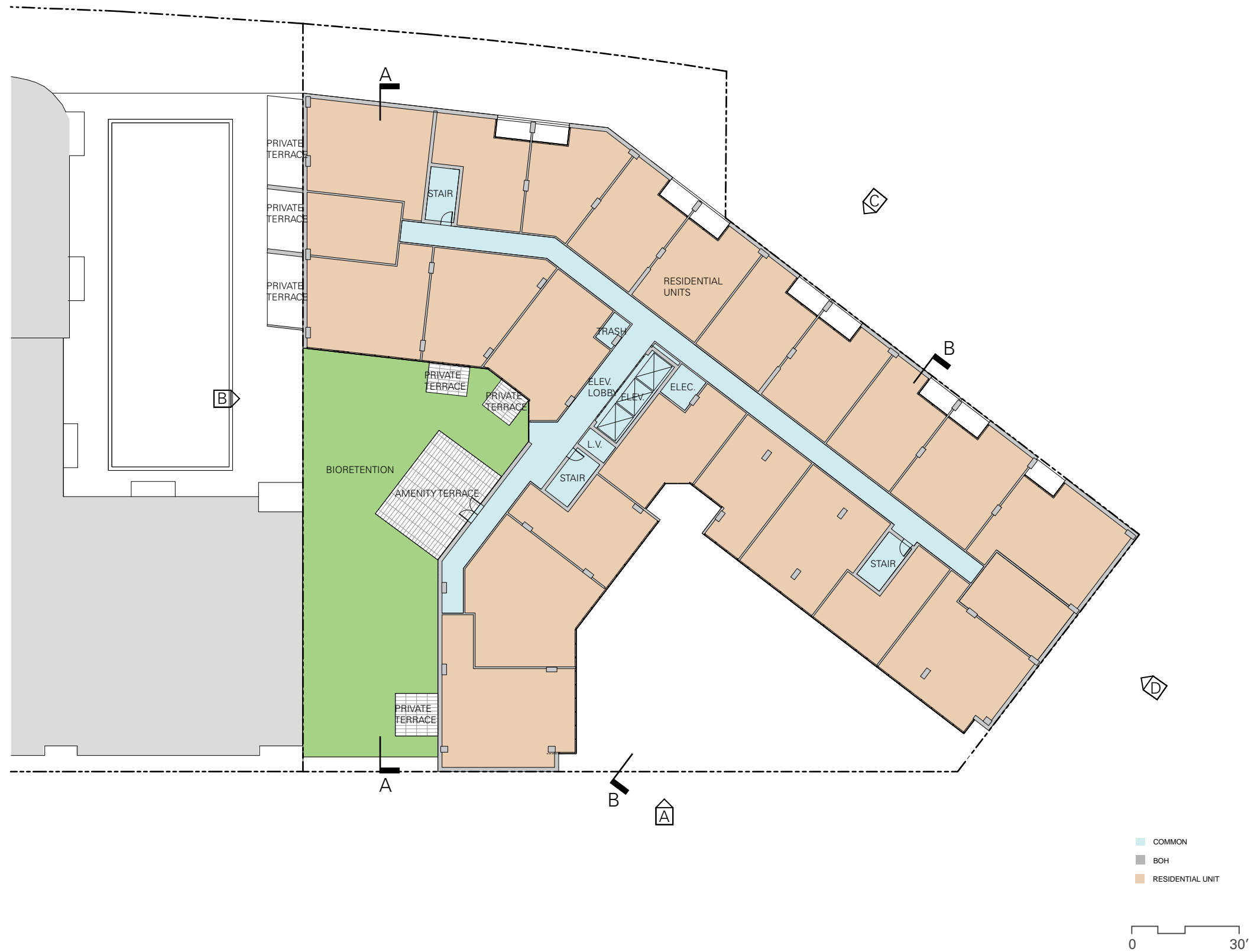
■ PARKING
 ■ RETAIL
 ■ RESIDENTIAL AMENITY
 ■ COMMON
 ■ BOH
 ■ RESIDENTIAL UNIT

0 30'

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PLAN - SECOND FLOOR

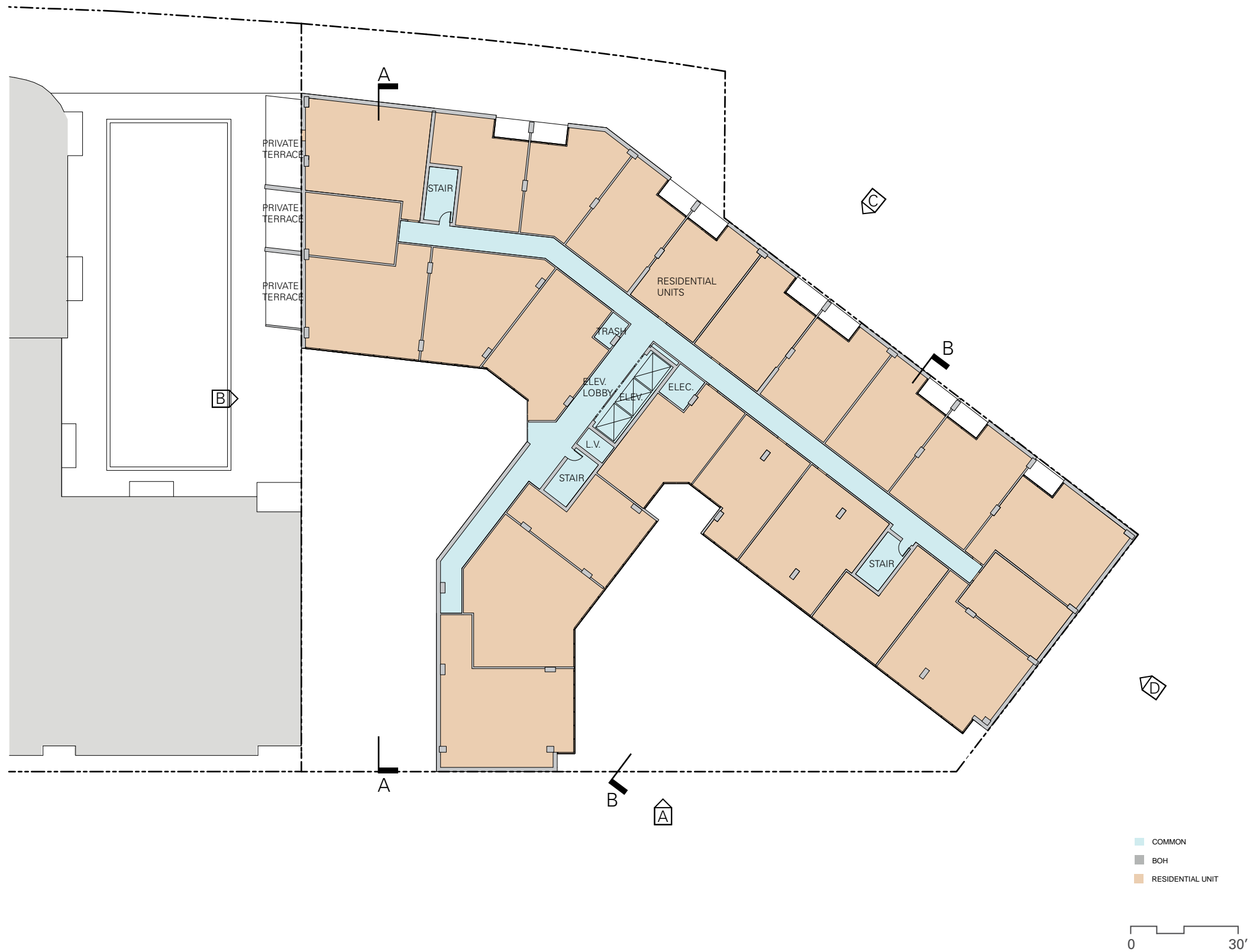


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PLAN - THIRD FLOOR

MARCH 1, 2019

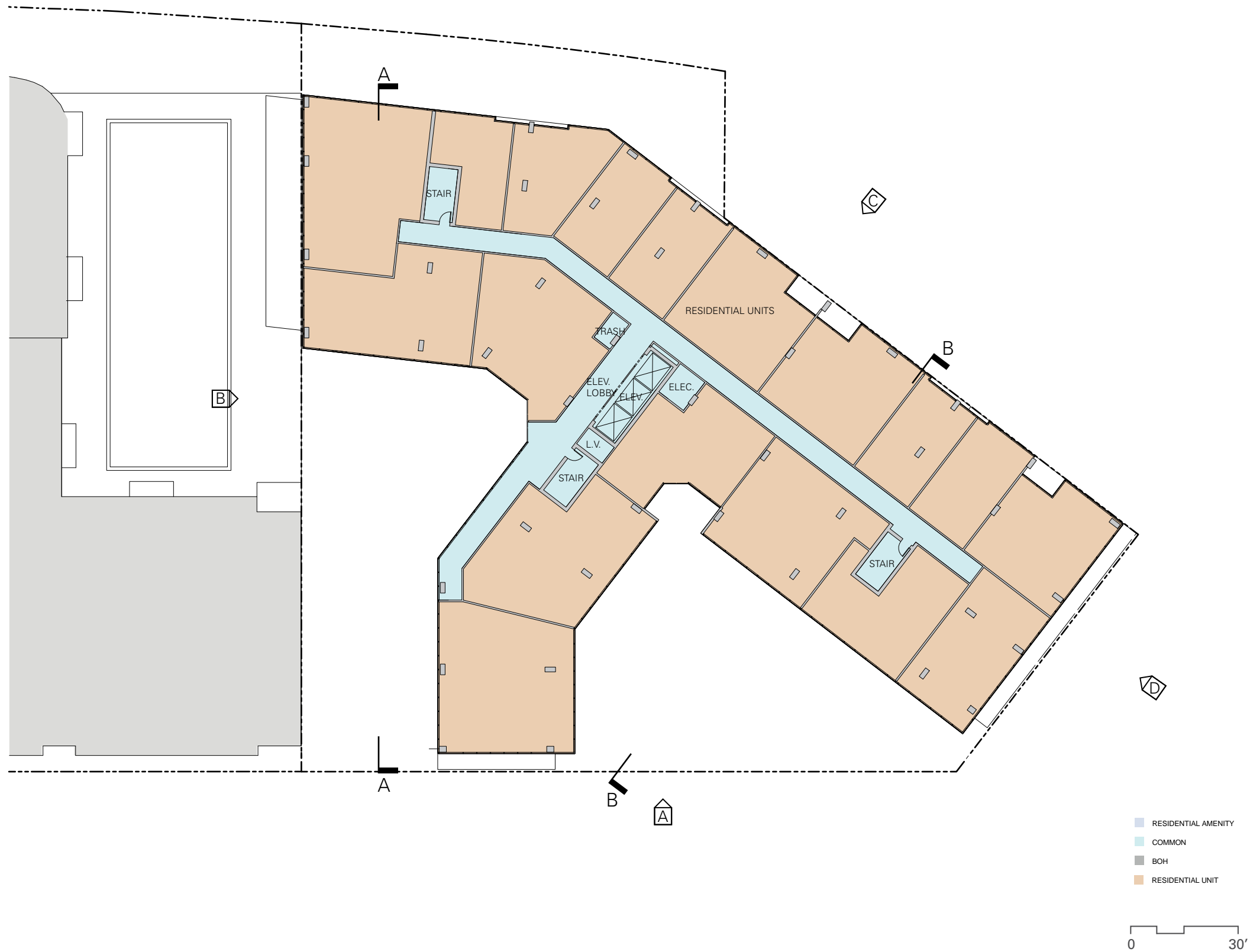
A-2_305



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PLAN - TYPICAL FLOOR



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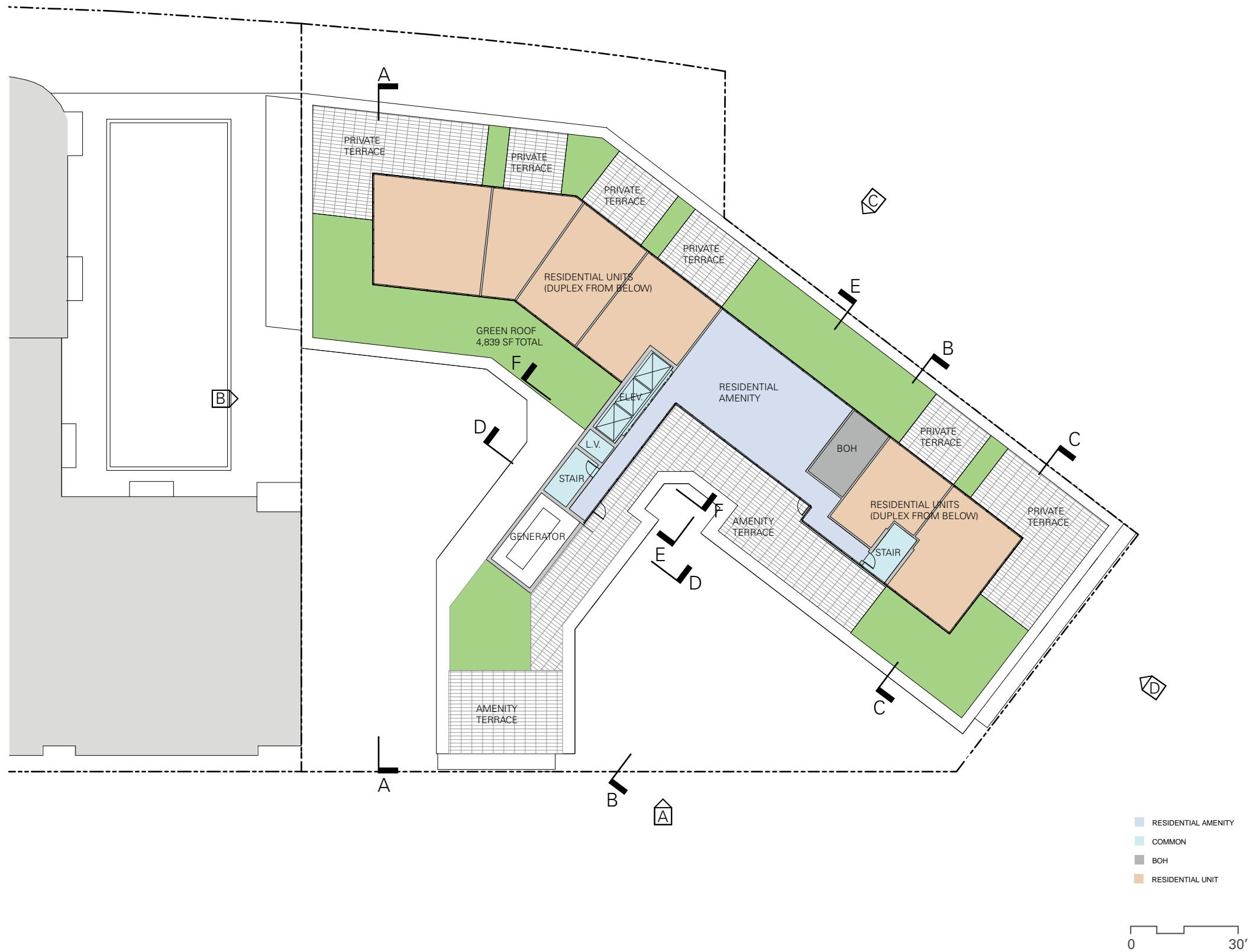
PLAN - THIRTEENTH FLOOR

MARCH 1, 2019

A-2_307

SCAPE + BRININSTOOL
LYNCH

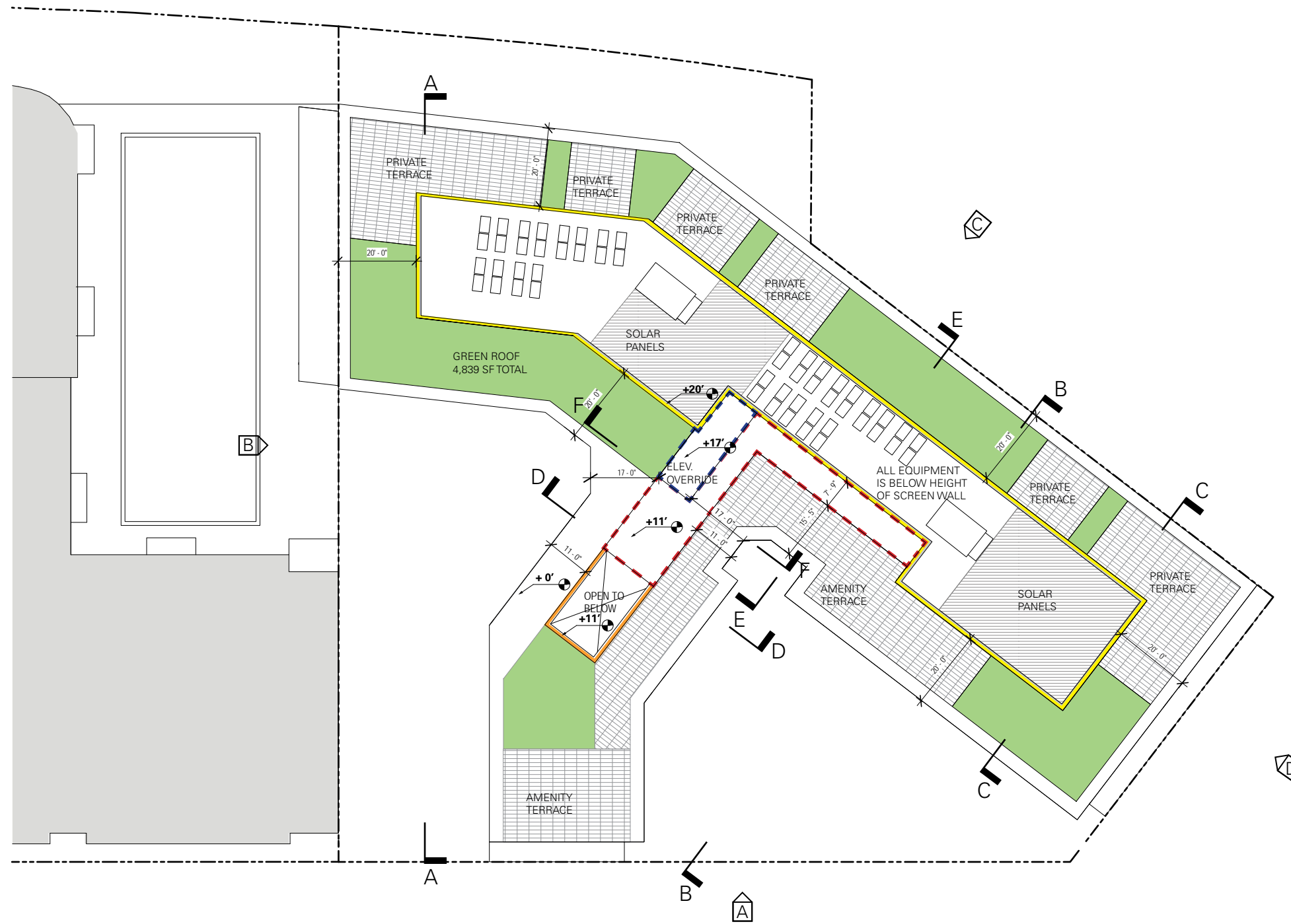
sh p GROSVENOR



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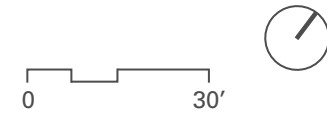
PLAN - PENTHOUSE
A-2_308



- 20' SCREEN WALL
- - - 17' ELEV. OVERRIDE
- - - 11' ROOF
- 11' SCREEN WALL

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PLAN - ROOF

MARCH 1, 2019

A-2_309