

MAY 28, 2019

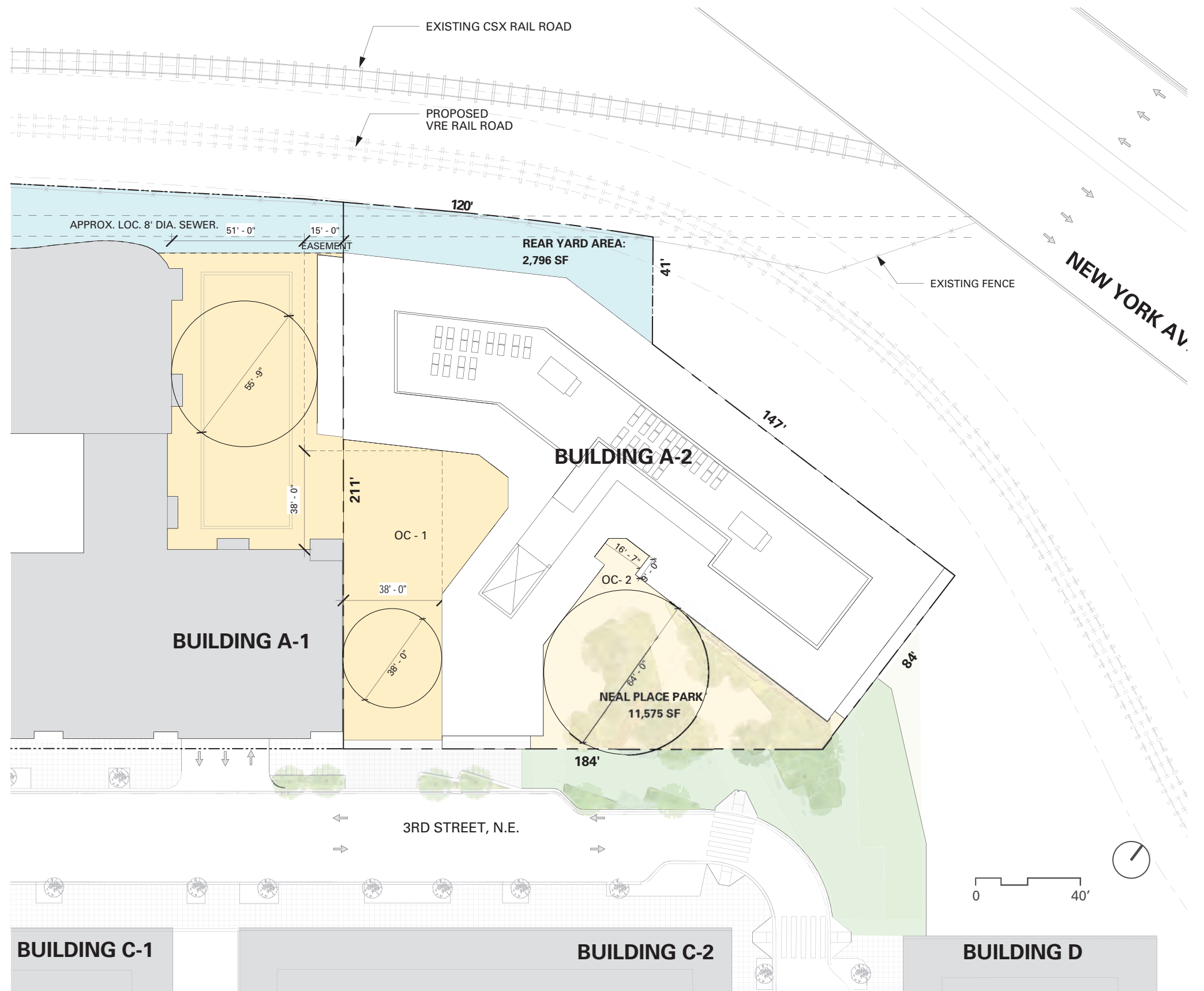
PRIMARY SITE CIRCULATION



A-2 102

ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.21A2

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)	280,539	
	RESIDENTIAL GFA	260,108	
	RETAIL GFA	6,587	
	SUPPORT SPACES / PARKING / LOADING	13,844	
	# OF RESIDENTIAL UNITS	260	
DESCRIPTION	ZONING ALLOWABLE / REQUIRED (PER 1958 REGS)		
MAX FAR	8	7.88	
MAX LOT OCCUPANCY	100%	60.85%	
	BUILDING FOOTPRINT, TYP FLOOR	21,673	
BUILDING HEIGHT/MAX HEIGHT ALLOWED	130	130'	
PENTHOUSE	UP TO 3 HEIGHTS PERMITTED PER BUILDING	3	
PENTHOUSE HEIGHT	20FT PERMITTED / ONE STORY PLUS MEZZANINE	11'-0", 17'-0" & 20'-0"	
PENTHOUSE USE	ONE HABITABLE STORY W/ MEZZANINE AND OR A SECOND STORY FOR MECHANICAL EQUIPMENT	1-STORY HABITABLE WITH SECOND STORY MECHANICAL ABOVE	
PENTHOUSE SIZE IN SF	UNLIMITED, SUBJECT TO HEIGHT AND SETBACK REQUIREMENTS	4,417 SF RESIDENTIAL UNITS 3,560 SF COMMON RESIDENTIAL 7,877 SF TOTAL	
PENTHOUSE FAR	MECHANICAL, COMMUNAL RECREATION, AND HABITABLE SPACE UP TO 0.4 FAR IS NOT INCLUDED IN BASE BUILDING FAR	0.2 FAR	
PENTHOUSE SETBACK	1 TO 1	1 TO 1	
GREEN AREA RATIO	0.2	0.205	
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
	RESIDENTIAL - LONG TERM: 1 BIKE PER 3 UNITS	87	135
BICYCLE PARKING	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 PLATFORM @ 200 SF SERVICE/DELIVERY SPACE @ 20FT DEEP	1, LOADING BERTH @ 30FT 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		
	OPEN COURT - 1	4' PER 109'-0" = 38'-0"	38'-0"
	OPEN COURT - 2	4' PER 109'-0" = 38'-0"	SEE PLAN
COURT CLOSED AREA	RESIDENTIAL: MINIMUM WIDTH: 4' PER FT OF HEIGHT AND 15'-0"	NA	NA



BUILDING A-2: ARCHITECTURAL PRECEDENTS & RENDERINGS

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VIEW FROM NEAL PLACE

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A-2_201

SCAPE

BRININSTOOL
+ LYNCH

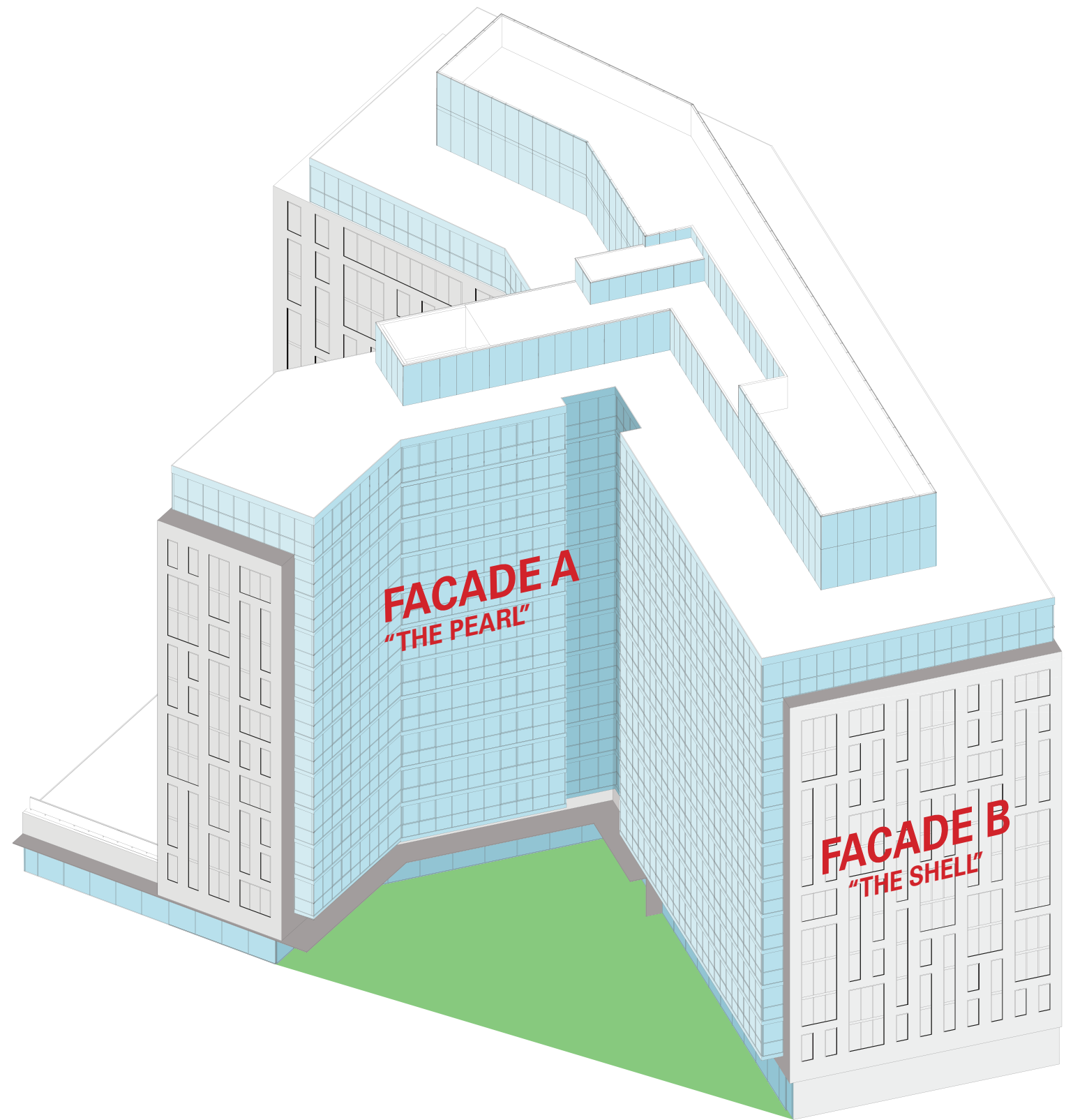
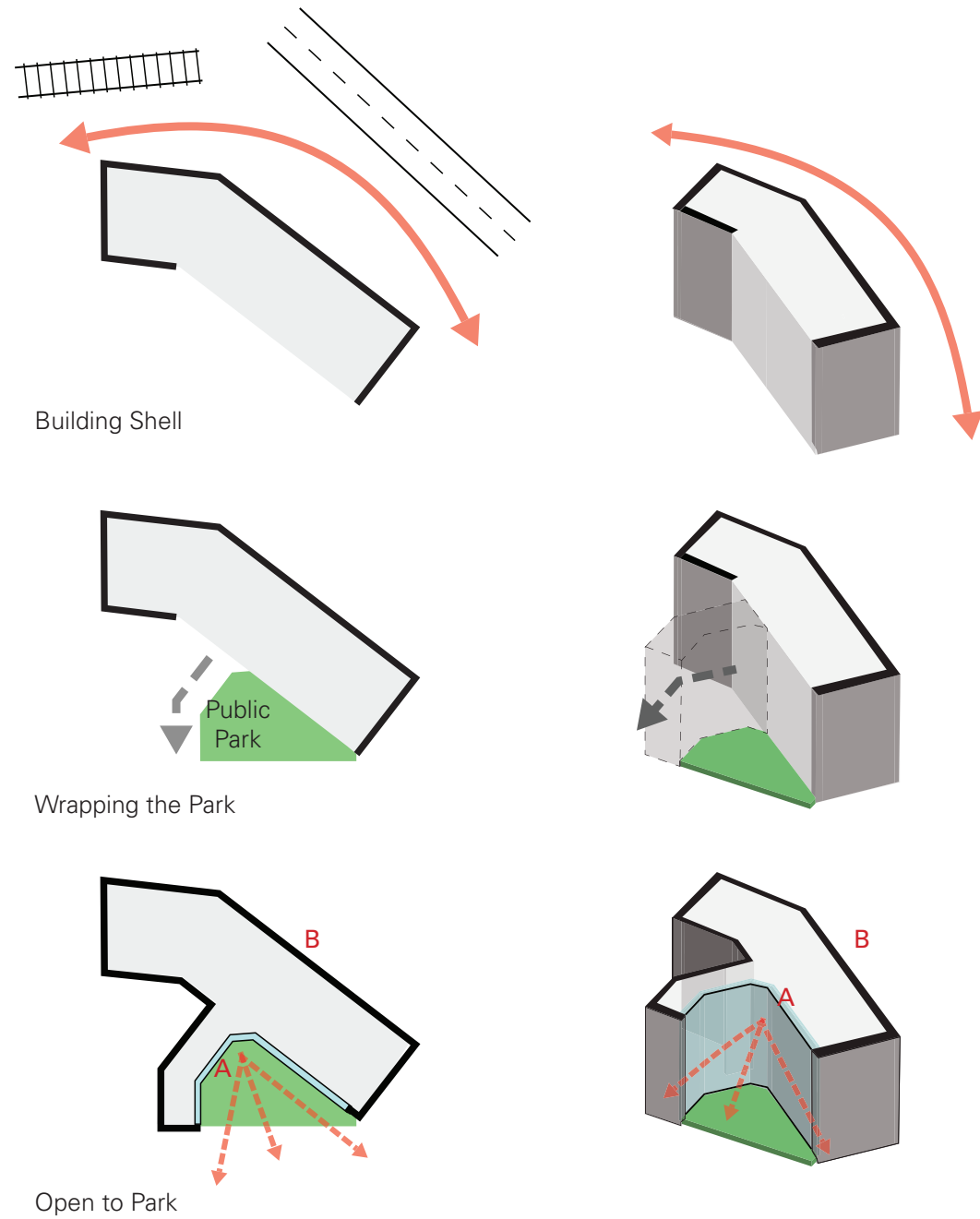
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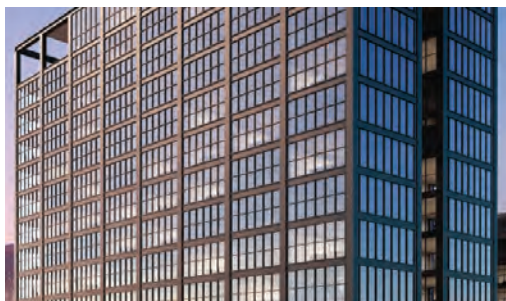
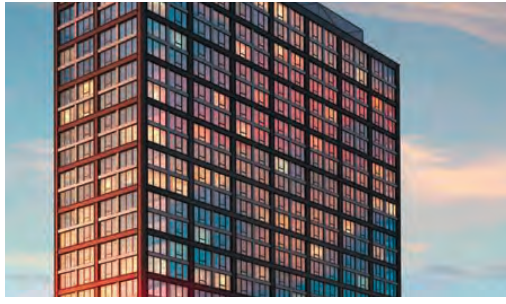
GROSVENOR

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.

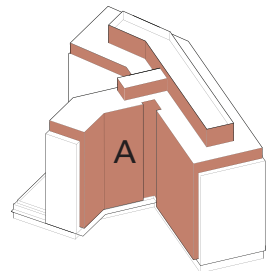
The façade overlooking Neal Place Park, or the pearl façade, consists of mostly glass. This contributes to the more serene atmosphere of Neal Place Park, whereas the shell façade that surrounds Neal Place Park and New York Avenue are just feet away from the personal oasis of the park.

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

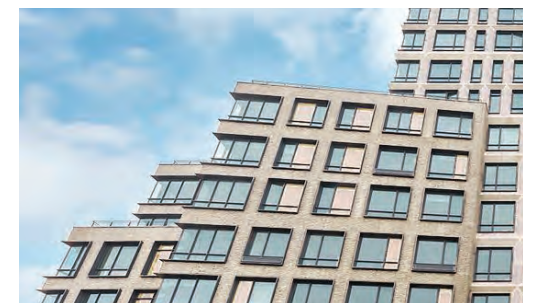
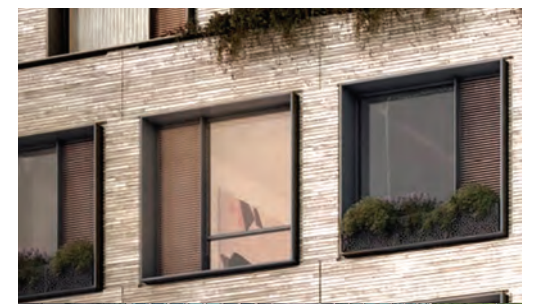


FACADE A PRECEDENT

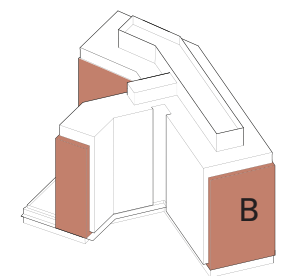
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Precedents



Key

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FACADE B PRECEDENT



A-2_204



VIEW FROM NEAL PLACE

MAY 28, 2019

A-2_205

SCAPE

BRININSTOOL
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GROSVENOR