

7TH & P STREETS, NW

LOTS 0191, 0192, 0193, 0194, 0800, 0821, 0822 IN SQUARE 0445

DEVELOPERS	HIGH STREET RESIDENTIAL
ARCHITECTS	ERIC COLBERT & ASSOCIATES
LAND USE COUNSEL	GOULSTON & STORRS
CIVIL ENGINEER	VIKA CAPITOL
LANDSCAPE ARCHITECT	LEE AND ASSOCIATES



PUD APPLICATION | 04.30.2021

ZONING COMMISSION
District of Columbia
CASE NO.20-27
EXHIBIT NO.28A1

7TH & P STREETS, NW: PUD

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ZONING REGULATION	ZONING RESTRICTION	PROPOSED	COMMENTS
DCMR11, G402 Density / FAR	8.64	7.17 (Resi. FAR: 6.84, Retail FAR: 0.33)	COMPLY
DCMR11, G403 Height	110'	90'	COMPLY
DCMR11, G404 Lot Occupancy	80% (IZ)	89.3%	FLEXIBILITY REQUESTED
DCMR11, G202 Open Court	4 in./ft. of height of court/10 ft.min. : Court 1: 26'-10" high court = 10'-0" / Court 2: 20'-9" high court = 10'-0" min	Court 1: 11' provided (see page A23, A19) Court 2: 30' provided (see page A24, A19)	COMPLY
DCMR11, G405 Rear Yard	15' minimum	25'-0" (see page A22)	COMPLY
DCMR11, G406 Side Yard	Not req'd but if provided 2 in./ft. of height but no less than 5ft = 7'-6" / 15'-5"	9'-0" / 15'-10" (see page A23, A20)	COMPLY
DCMR11, G407 Green Area Ratio	0.30	0.30	COMPLY
DCMR11, G403 Penthouse Height	20 ft.	Habitable PH: 12 ft and 20 ft. Staircase / Pool room: 15 ft.	FLEXIBILITY REQUESTED
DCMR11, C1502.1 Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
DCMR11, C701 Off Street Parking	Residential: 1 per 3 dwelling units in excess of 4 units = 75 Retail: 1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft. = 6	56 Parking spaces provided Full size: 29 Compact size: 27	COMPLY
DCMR11, C702 Exemptions	50% reduction for site within one-half mile of a Metrorail station = 40		
DCMR11, C802 Bicycle Parking	Residential: Short term: 1 per 20 units = 12 Long term: 1 per 3 units / .5 ratio after 50 = 63 Retail: Short term: 1 per 3,500 s.f. of retail = 2 Long term: 1 per 10,000 s.f. of retail / at least two (2) = 2	14 Short term spaces provided 72 Long term spaces provided	COMPLY
DCMR11, C901 Loading Berth and Service/Delivery Spaces	Residential: 1 loading berth @ 12' x 30' deep and 1 service / delivery space @ 10' x 20' deep Retail: 1 loading berth @ 12' x 30' deep N/A (less than 20,000 s.f.)	1 berth @ 12' x 30' deep provided and 1 service / delivery space @ 10' x 20' provided	COMPLY
DCMR11, C905.4 Loading Platform	Minimum 100 sf. and at minimum 8 ft. wide	100 s.f. /10' wide provided	COMPLY

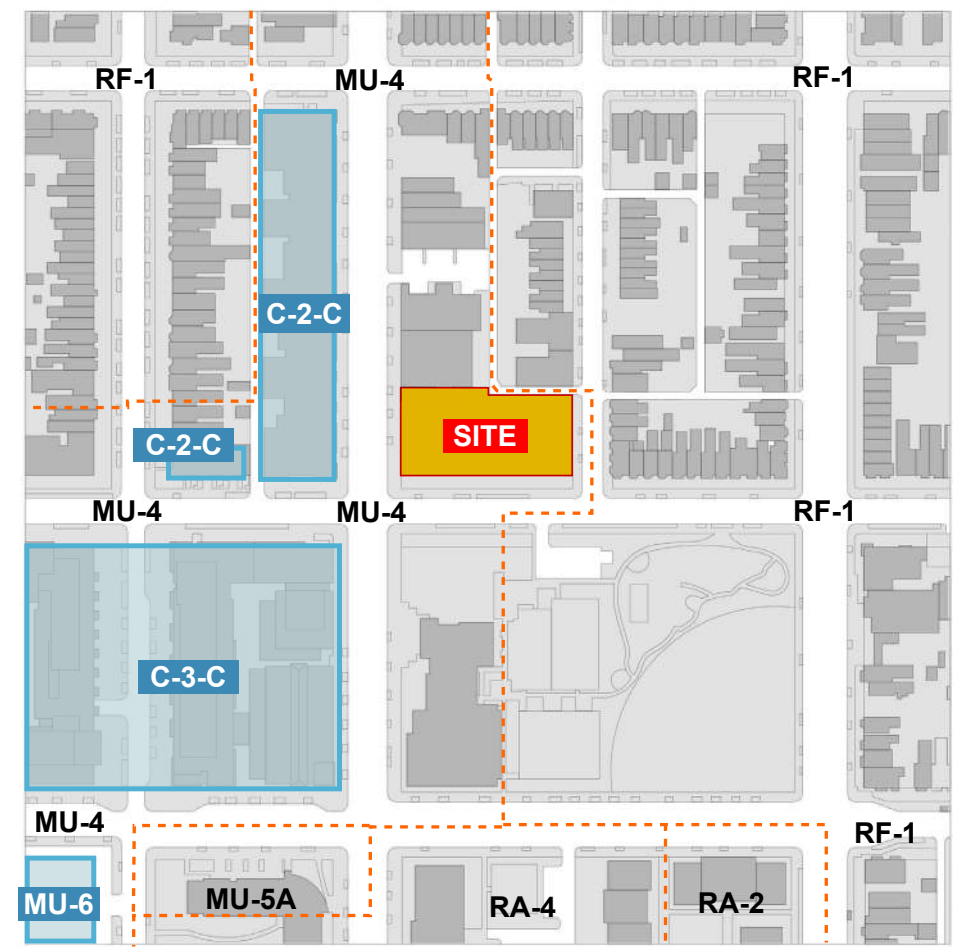


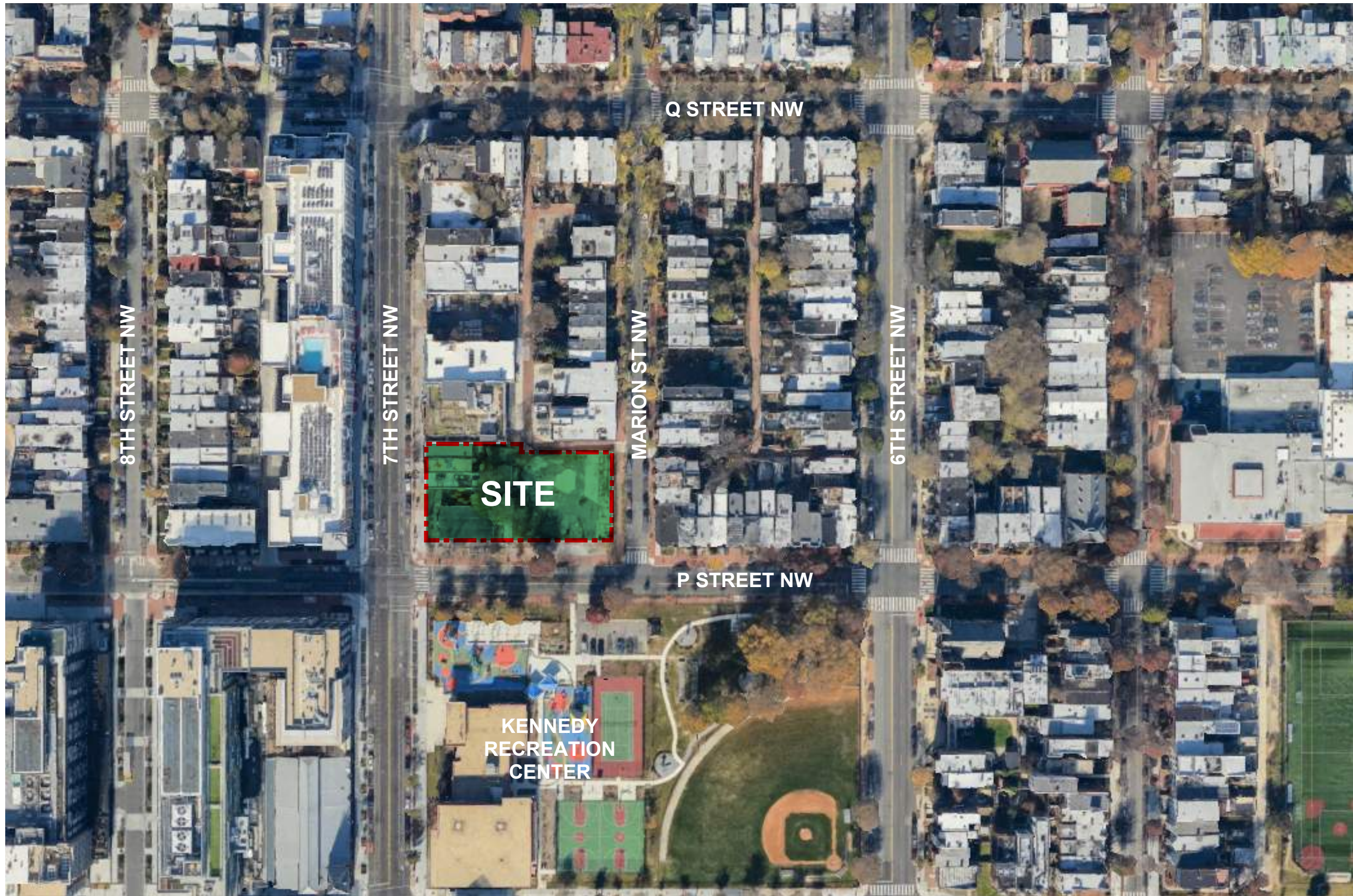
DIAGRAM KEY

..... Zoning Boundary PUD Site Adjacent Approved PUD

Lot Area	22,824 sf											
Zoning FAR	7.17											
Level	P1	Cellar	1	2	3	4	5	6	7	8	9	PH
Lot Occupancy	n/a	N/A	89.3%	85.8%	85.8%	85.8%	78.2%	78.2%	78.2%	72.8%	72.8%	
Gross Construction Area	21,998	9,191	18,813	20,146	20,158	20,158	17,992	17,992	17,992	16,770	16,770	6,452
Gross area toward FAR	0	0	18,061	19,580	19,580	19,580	17,848	17,848	17,848	16,625	16,625	0
Residential units per floor	0	8	9	27	27	27	25	25	25	23	23	4
Amenities / Lobby / Leasing / Guest suite	0	1,458	4,425	0	0	0	0	0	0	0	0	2,278
Net residential area	0	5,493	6,118	17,967	17,967	17,967	15,911	15,911	15,911	14,763	14,763	2,965
Net retail area	0	0	7,442	0	0	0	0	0	0	0	0	0
Core Factor	0	59.8%	32.5%	89.2%	89.1%	89.1%	88.4%	88.4%	88.4%	88.0%	88.0%	
Parking spaces	56	Total spaces										

	STUDIO	1BR	1BR+D	2BR	
Cellar	1	5	0	2	8
1st Floor	1	6	0	2	9
2nd Floor	5	14	5	3	27
3rd Floor	5	14	5	3	27
4th Floor	5	14	5	3	27
5th Floor	6	13	3	3	25
6th Floor	6	13	3	3	25
7th Floor	6	13	3	3	25
8th Floor	5	13	3	2	23
9th Floor	5	13	3	2	23
PH	0	1	0	3	4
	45	119	30	29	223
Current %	20%	53%	13%	13%	AVG unit area
Current Average Area	453	631	763	946	654
Rentable SF	20,378	75,054	22,887	27,428	145,747
Target ANSI A (15%)	7	18	5	4	33

Units type designation per 2012 INTERNATIONAL BUILDING CODE regulations





1



2



3



4



5



6



7



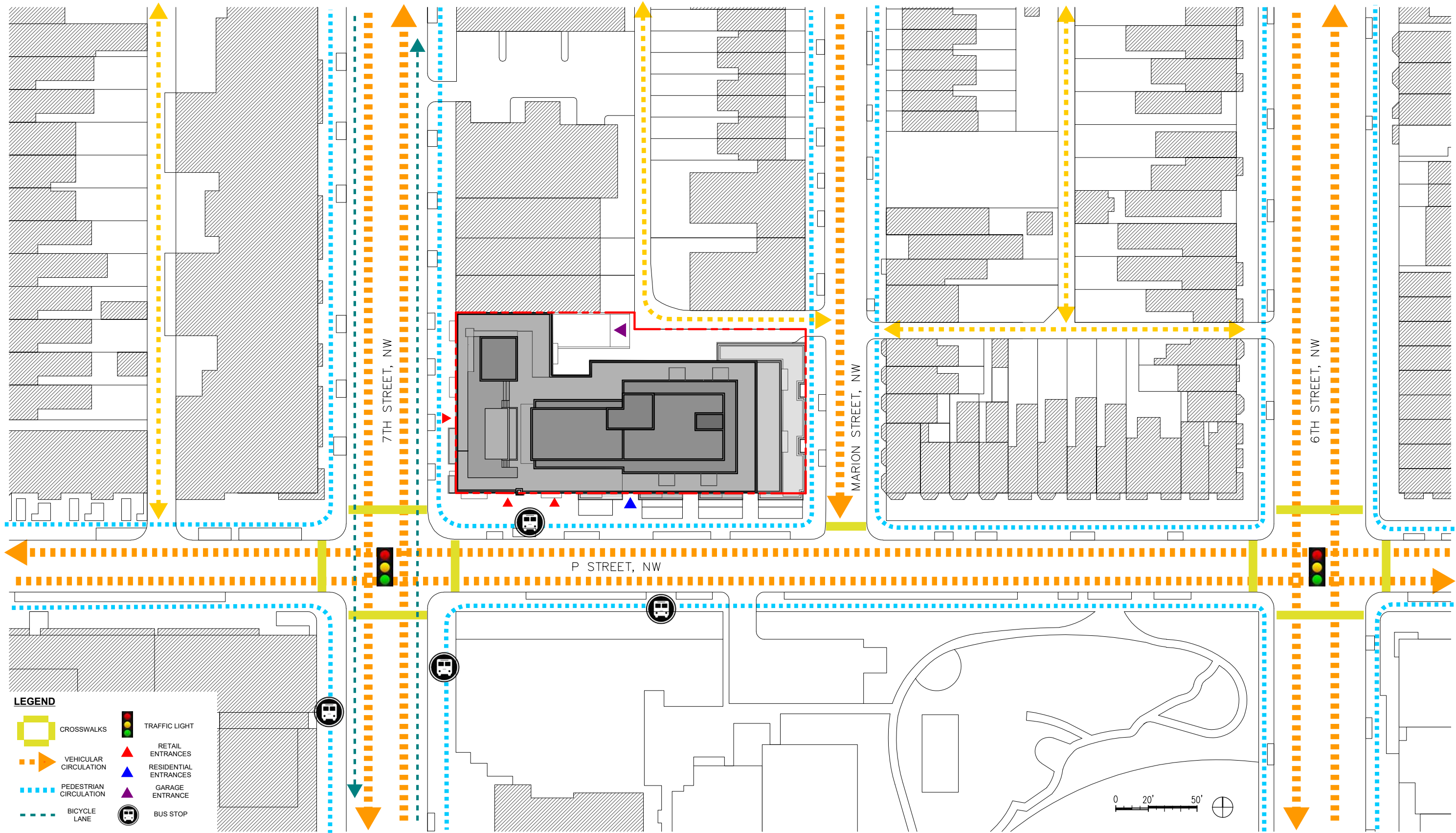
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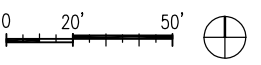
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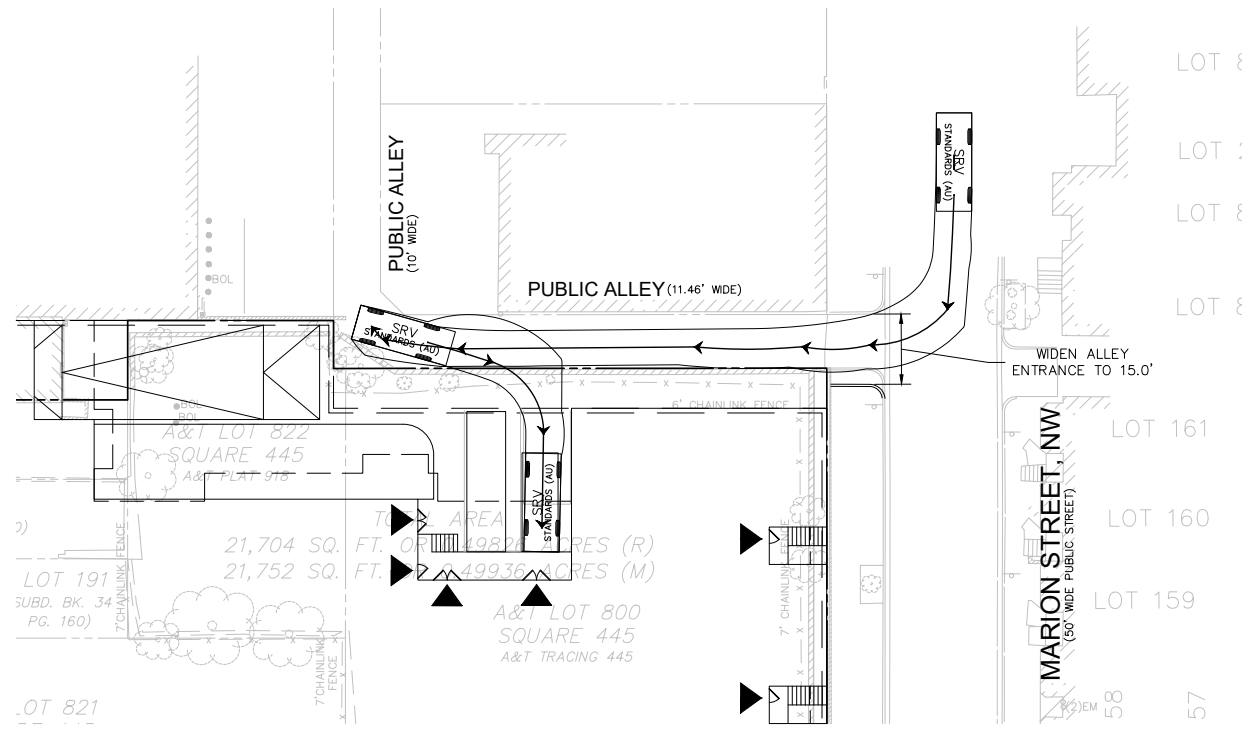


- LEGEND**
- CROSSWALKS
 - VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - BICYCLE LANE
 - TRAFFIC LIGHT
 - RETAIL ENTRANCES
 - RESIDENTIAL ENTRANCES
 - GARAGE ENTRANCE
 - BUS STOP

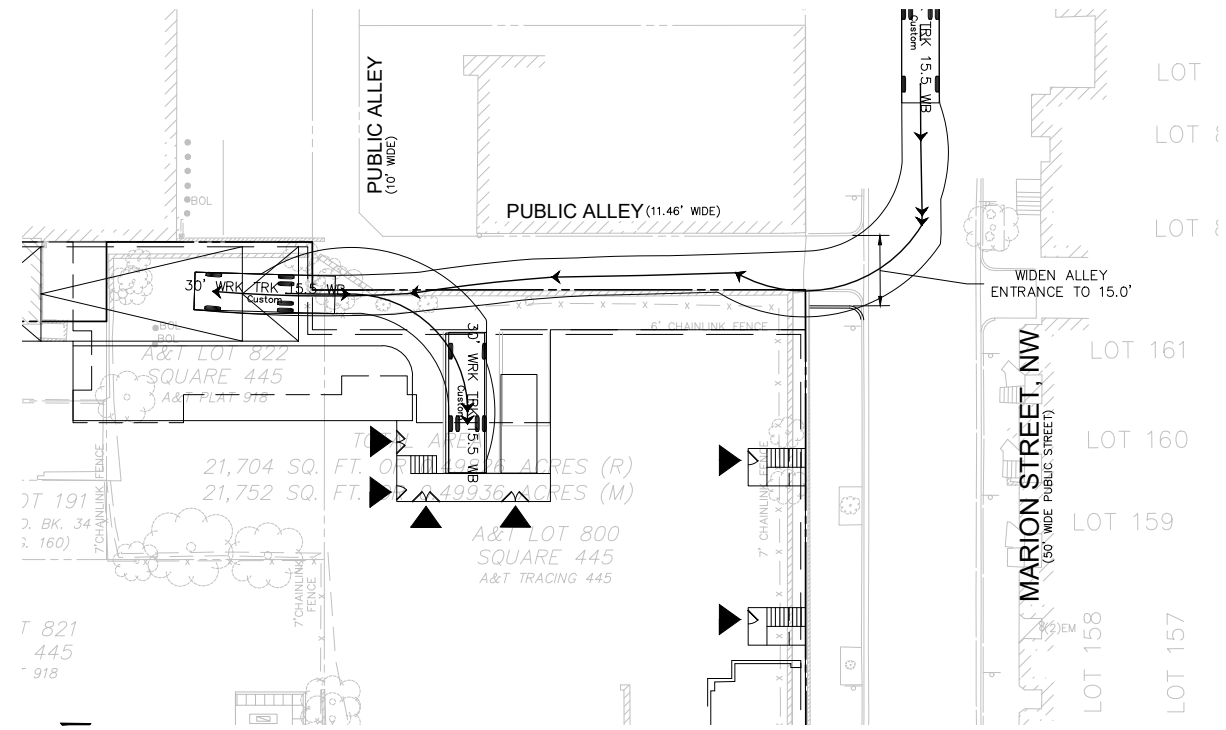


SITE / CIRCULATION PLAN

APRIL 29, 2021

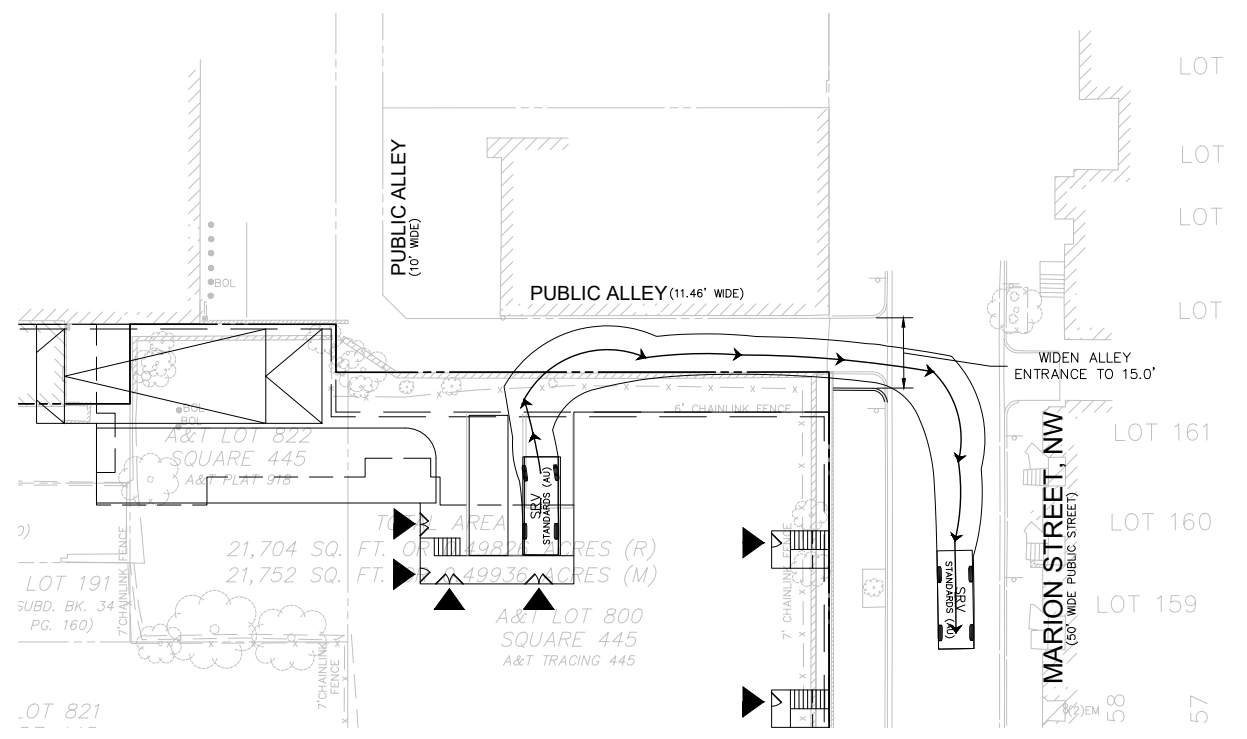


**TRUCK TURN STUDY
(21' TRUCK IN)**

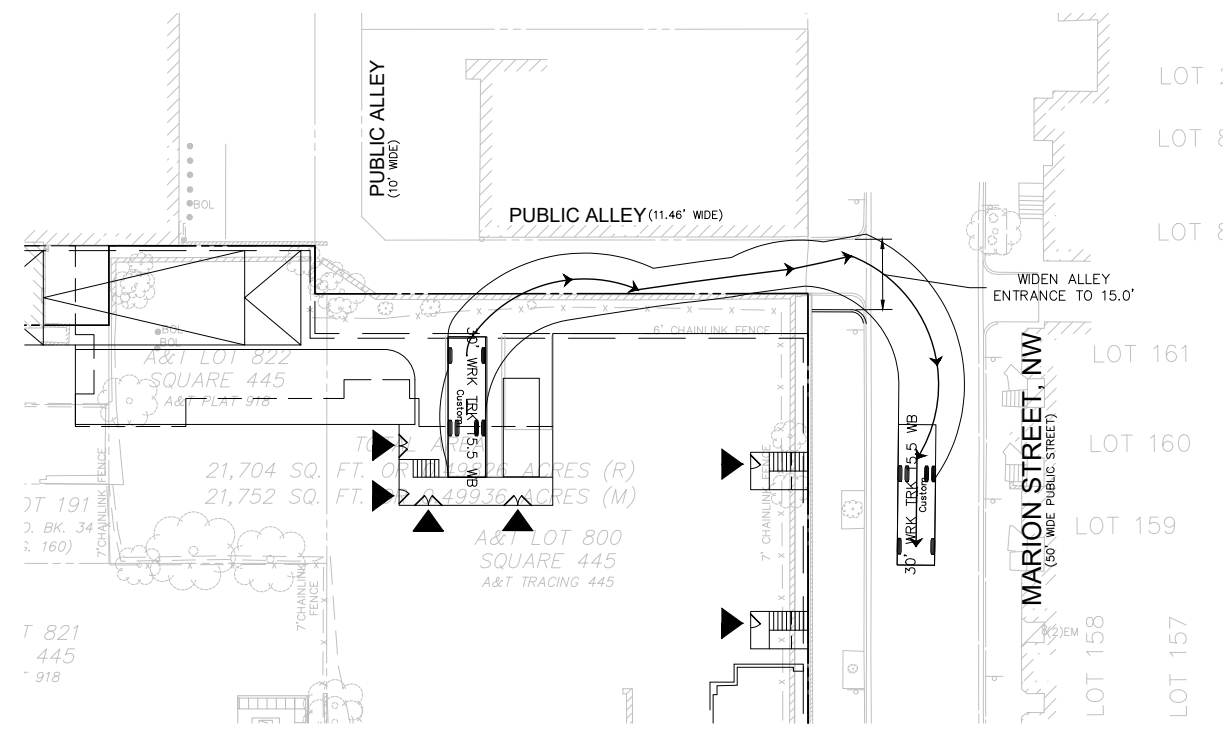


**TRUCK TURN STUDY
(30' TRUCK IN)**

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8
NOT TO SCALE	



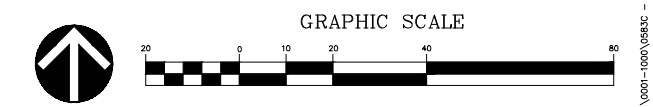
**TRUCK TURN STUDY
(21' TRUCK OUT)**



**TRUCK TURN STUDY
(30' TRUCK OUT)**

Width	: 7.55
Track	: 7.55
Lock to Lock Time	: 6.0
Steering Angle	: 38.0
NOT TO SCALE	

LAYOUT: C07B TRUCK TURN 2 IN BAYS (2), Plotted By: merkel



APRIL 29, 2021

VEHICLE MANEUVERING ANALYSIS

S:\0001-1000\0583C - 7th and P Street NW\Coord\Vehicle\VC0583C_100 TRUCK TURN STUDIES.dwg - Oct 15, 2020 AT 1:05:49 PM

LEED v4.0 & v4.1 BD+C: New Construction

Project Scorecard

7th & P Streets NW

Eric Colbert & Associates
3/16/2020



Project Information Form

Y	?Y	?N	N
Y			

Pif1 **Project Information**

1 Integrative Process Possible Points **1**

Y	?Y	?N	N
1			

IPc1 **Integrative Process** [v4.1] **1**

19 Location and Transportation Possible Points **16**

Y	?Y	?N	N
1			
2			
5			
6			
1			
2			
2			

LTc1 **LEED for Neighborhood Development Location** **16**
 LTc2 **Sensitive Land Protection** **1**
 LTc3 **High Priority Site** [v4.1] **2**
 LTc4 **Surrounding Density and Diverse Uses** **5**
 LTc5 **Access to Quality Transit** [RP] **5**
 LTc6 **Bicycle Facilities** [v4.1] **1**
 LTc7 **Reduced Parking Footprint** [v4.1] [RP] **1**
 LTc8 **Green Vehicles** [v4.1] [RP] **1**

10 Sustainable Sites Possible Points **10**

Y	?Y	?N	N
Y			
1			
2			
1			
4			
2			
1			

SSp1 **Construction Activity Pollution Prevention**
 SSc1 **Site Assessment** **1**
 SSc2 **Site Development: Protect or Restore Habitat** [v4.1] **2**
 SSc3 **Open Space** [v4.1] **1**
 SSc4 **Rainwater Management** [v4.1] [RP] **3**
 SSc5 **Heat Island Reduction** **2**
 SSc6 **Light Pollution Reduction** **1**

3 Water Efficiency Possible Points **11**

Y	?Y	?N	N
Y			
Y			
Y			
1			1
1	1		4
			2
1			

WEp1 **Outdoor Water Use Reduction**
 WEp2 **Indoor Water Use Reduction**
 WEp3 **Building-Level Water Metering**
 WEc1 **Outdoor Water Use Reduction** **2**
 WEc2 **Indoor Water Use Reduction** **6**
 WEc3 **Cooling Tower Water Use** [v4.1] **2**
 WEc4 **Water Metering** **1**

11 Energy and Atmosphere Possible Points **33**

Y	?Y	?N	N
Y			
Y			
Y			
Y			

EAp1 **Fundamental Commissioning and Verification**
 EAp2 **Minimum Energy Performance**
 EAp3 **Building-Level Energy Metering**
 EAp4 **Fundamental Refrigerant Management**

Energy & Atmosphere, cont.

Y	?Y	?N	N
5			1
6	1	1	10
			1
			2
		1	2
			1
		2	

EAc1 **Enhanced Commissioning** **6**
 EAc2 **Optimize Energy Performance** **18**
 EAc3 **Advanced Energy Metering** **1**
 EAc4 **Demand Response** **2**
 EAc5 **Renewable Energy Production** **3**
 EAc6 **Enhanced Refrigerant Management** **1**
 EAc7 **Green Power and Carbon Offsets** **2**

5 Materials and Resources Possible Points **13**

Y	?Y	?N	N
Y			
Y			
			5
1			1
1			1
1			1
2			

MRp1 **Storage & Collection of Recyclables**
 MRp2 **Construction and Demolition Waste Management Planning** [v4.1]
 MRc1 **Building Life-Cycle Impact Reduction** [v4.1] **5**
 MRc2 **BPDO: Environmental Product Declarations** [v4.1] **2**
 MRc3 **BPDO: Sourcing of Raw Materials** [v4.1] **2**
 MRc4 **BPDO: Material Ingredients** [v4.1] **2**
 MRc5 **Construction and Demolition Waste Management** [v4.1] **2**

8 Indoor Environmental Quality Possible Points **16**

Y	?Y	?N	N
Y			
Y			
1			1
1			2
1			
2			
1			
1			1
			3
	1		
1			

EQp1 **Minimum IAQ Performance**
 EQp2 **Environmental Tobacco Smoke Control**
 EQc1 **Enhanced Indoor Air Quality Strategies** **2**
 EQc2 **Low-Emitting Materials** [v4.1] **3**
 EQc3 **Construction Indoor Air Quality Management Plan** **1**
 EQc4 **Indoor Air Quality Assessment** [v4.1] **2**
 EQc5 **Thermal Comfort** **1**
 EQc6 **Interior Lighting** **2**
 EQc7 **Daylight** [v4.1] **3**
 EQc8 **Quality Views** **1**
 EQc9 **Acoustic Performance** [v4.1] **1**

5 Innovation Possible Points **6**

Y	?Y	?N	N
1			
1			
1			
			1
1			
1			

INc1.1 **EP LTc7 Parking** **1**
 INc1.2 **Purchasing: Lamps** **1**
 INc1.3 **EP LTc3 High Priority** **1**
 INc1.4 **TBD Pilot Credit** **1**
 INc1.5 **Walkable Project Site** **1**
 INc2 **LEED Accredited Professional** **1**

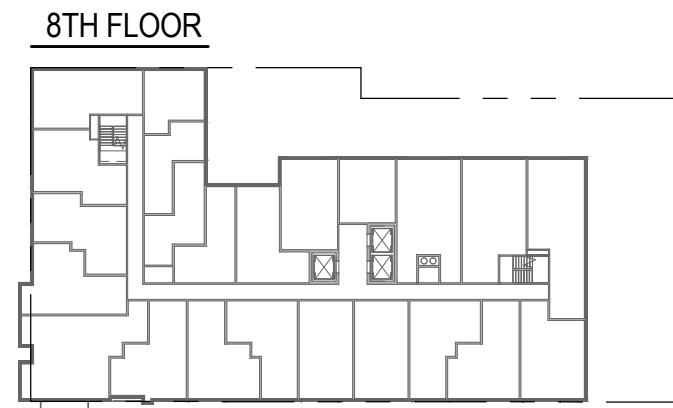
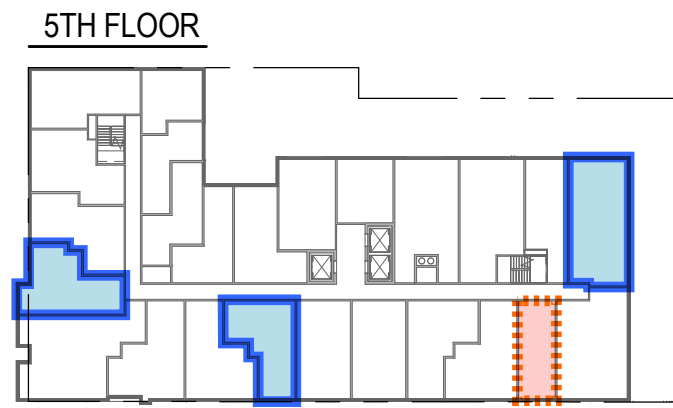
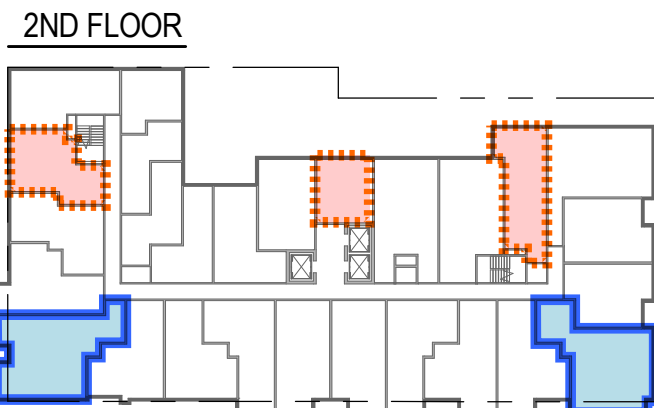
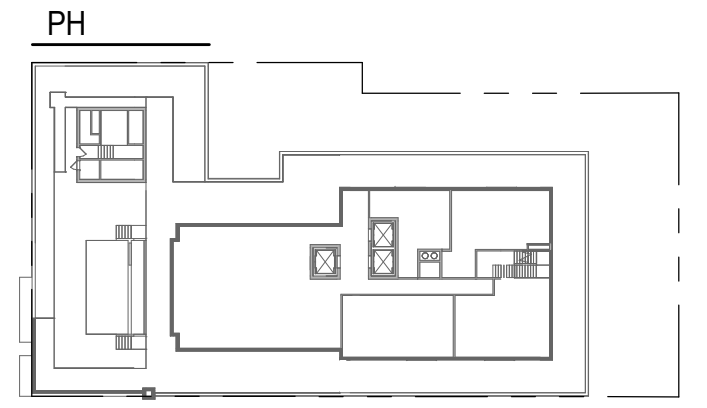
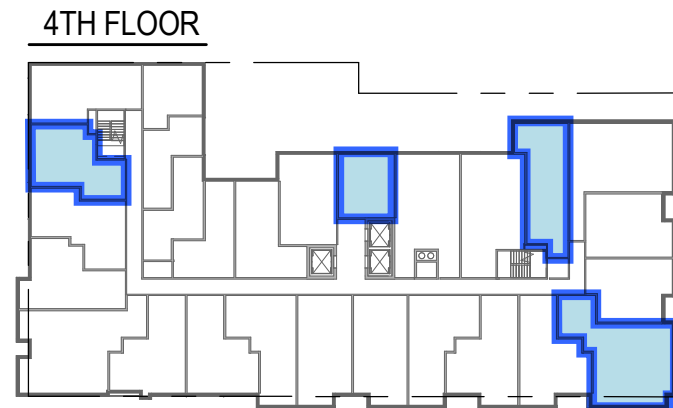
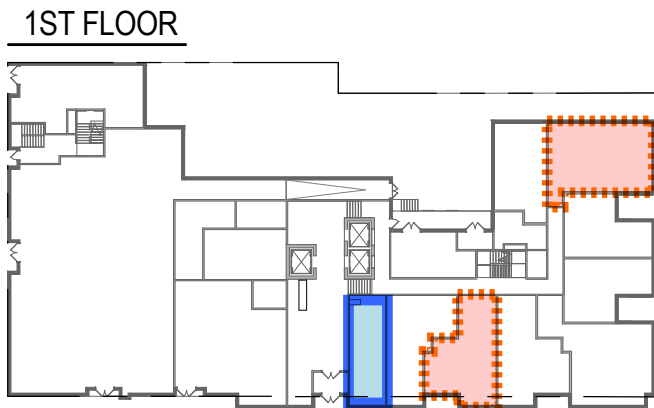
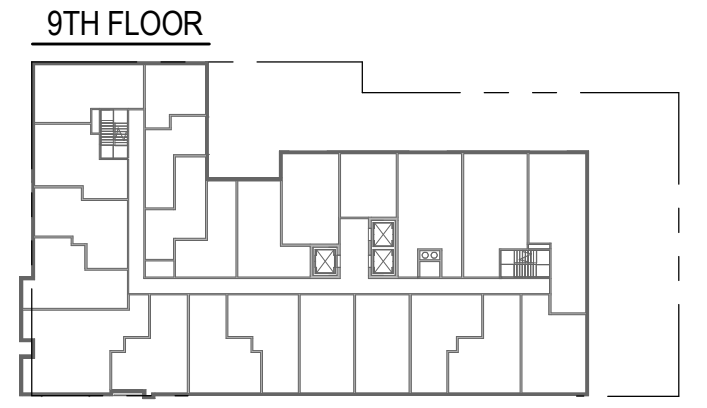
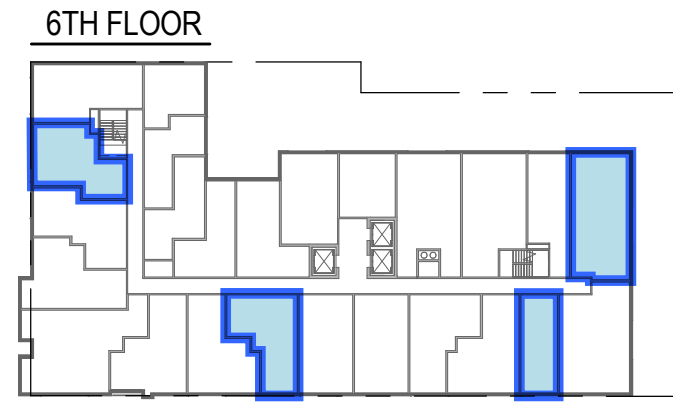
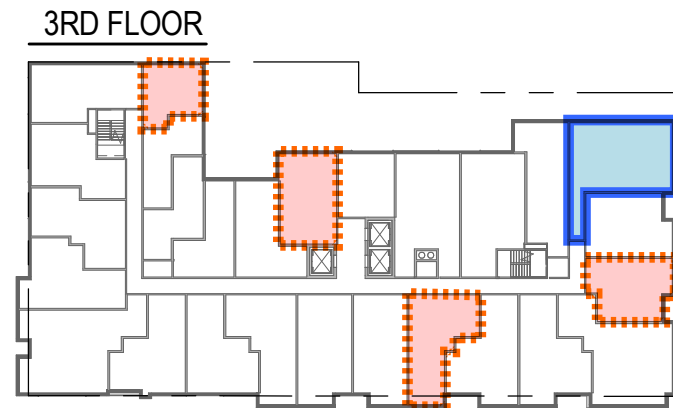
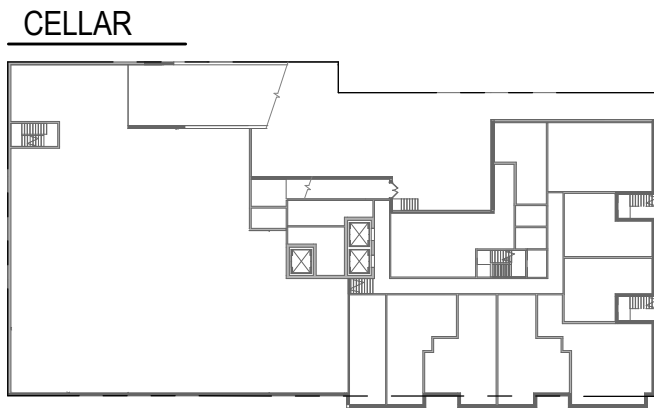
62 Total Possible Points **110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

[RP] - Regional Priority credit (adds 1 point)

[v4.1] - LEED v4.1 credit substitution

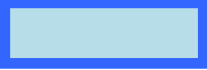
Green Area Ratio Scoresheet					
***	Address	Square	Lot	Zone District	
***	Other	Lot area (sf)	Minimum Score	Multiplier	GAR Score
		22,824	0.3	SCORE:	0.380
	Lot size (enter this value first) *				
Landscape Elements					
		Square Feet	Factor		Total
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth < 24"	square feet	0.30		-
2	Landscaped areas with a soil depth ≥ 24"	1,150	0.60		690.0
3	Bioretention facilities	square feet	0.40		-
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	square feet	0.20	Native Bonus square feet	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 400	3600 0.30	# of plants	1,080.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 13	650 0.50	# of trees	325.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees 2	500 0.60	# of trees	300.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0 0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0 0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0 0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0 0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	square feet 3,355	0.60	square feet	2,013.0
2	Over at least 8" of growth medium	square feet 5,332	0.80	square feet	4,265.6
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40		-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50		-
E Other					
1	Enhanced tree growth systems***	square feet	0.40		-
2	Renewable energy generation	square feet	0.50		-
3	Approved water features	square feet	0.20		-
		sub-total of sq ft = 14,587			
F Bonuses					
1	Native plant species	square feet 0	0.10		-
2	Landscaping in food cultivation	square feet	0.10		-
3	Harvested stormwater irrigation	square feet	0.10		-
Green Area Ratio numerator =					8,674
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth.					-



ESTIMATED I.Z. UNIT LOCATIONS

All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission. The IZ unit mix and locations are subject to change based on final interior layout, total unit mix, and as necessary to comply with any applicable DC laws and regulations including the IZ Implementation Regulations, DCMR Title 14, Chapter 22. The unit types shown herein are based on definitions set forth in the D.C. Building Code and may be reallocated as necessary to comply with the requirements of DCMR Title 14, Chapter 22.

I.Z. UNITS

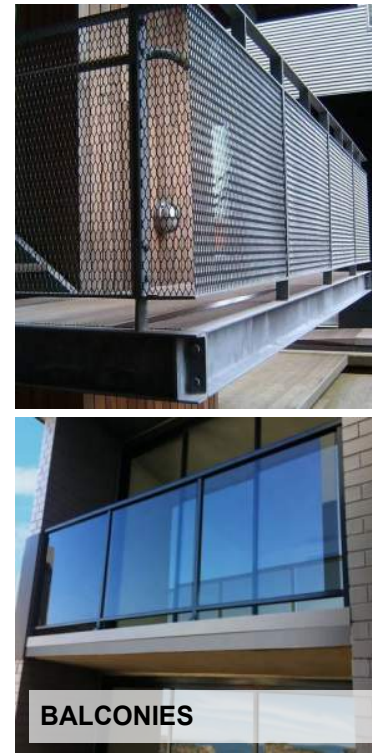


ADU UNITS





MATERIAL PRECEDENTS



BALCONIES



RAISED RESIDENTIAL ENTRIES



RESIDENTIAL ENTRY CANOPY



RETAIL STOREFRONTS



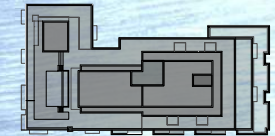


VIEW FROM 7TH & P STREET NW

APRIL 29, 2021

GENERAL NOTES:

1. Flexibility is requested for the selection of art. Public art currently shown is for illustrative purposes.
2. 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. Quality of materials will not be reduced.
3. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
4. Exhaust vents to be integrated into final facade designs.



VIEW 1 FROM MARION & P STREET NW

APRIL 29, 2021



GENERAL NOTES:

1. Flexibility is requested for the selection of art. Public art currently shown is for illustrative purposes.
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4. Exhaust vents to be integrated into final facade designs.

APRIL 29, 2021

VIEW FROM P STREET NW ENTRANCE



ECA

A12



VIEW FROM MARION STREET LOOKING NORTH

APRIL 29, 2021



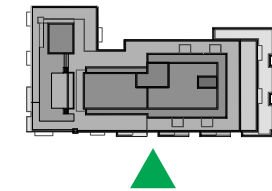
APRIL 29, 2021

VIEW FROM MARION STREET LOOKING SOUTH



ECA

A14

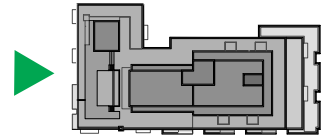


GENERAL NOTES:

1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".
2. 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. Quality of materials will not be reduced.
3. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
4. Exhaust vents to be integrated into final facade designs. No through-wall HVAC units will be on building elevations.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

BUILDING ELEVATION: SOUTH

APRIL 29, 2021



GENERAL NOTES:

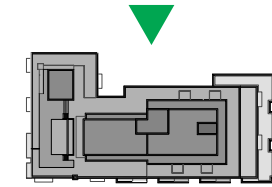
1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".
2. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
3. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
4. Exhaust vents to be integrated into final facade designs. No through-wall HVAC units will be on building elevations.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

APRIL 29, 2021

BUILDING ELEVATION: WEST



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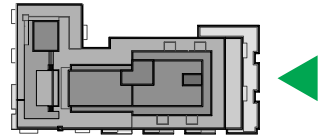


GENERAL NOTES:

1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".
2. 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. Quality of materials will not be reduced.
3. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
4. Exhaust vents to be integrated into final facade designs. No through-wall HVAC units will be on building elevations.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

BUILDING ELEVATION: NORTH

APRIL 29, 2021



GENERAL NOTES:

1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".
2. 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. Quality of materials will not be reduced.
3. Ground floor retail bay elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail bay elevations will be developed by individual retail tenants, approved by the building owner and may change over time with to accommodate leasing cycles.
4. Exhaust vents to be integrated into final facade designs. No through-wall HVAC units will be on building elevations.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

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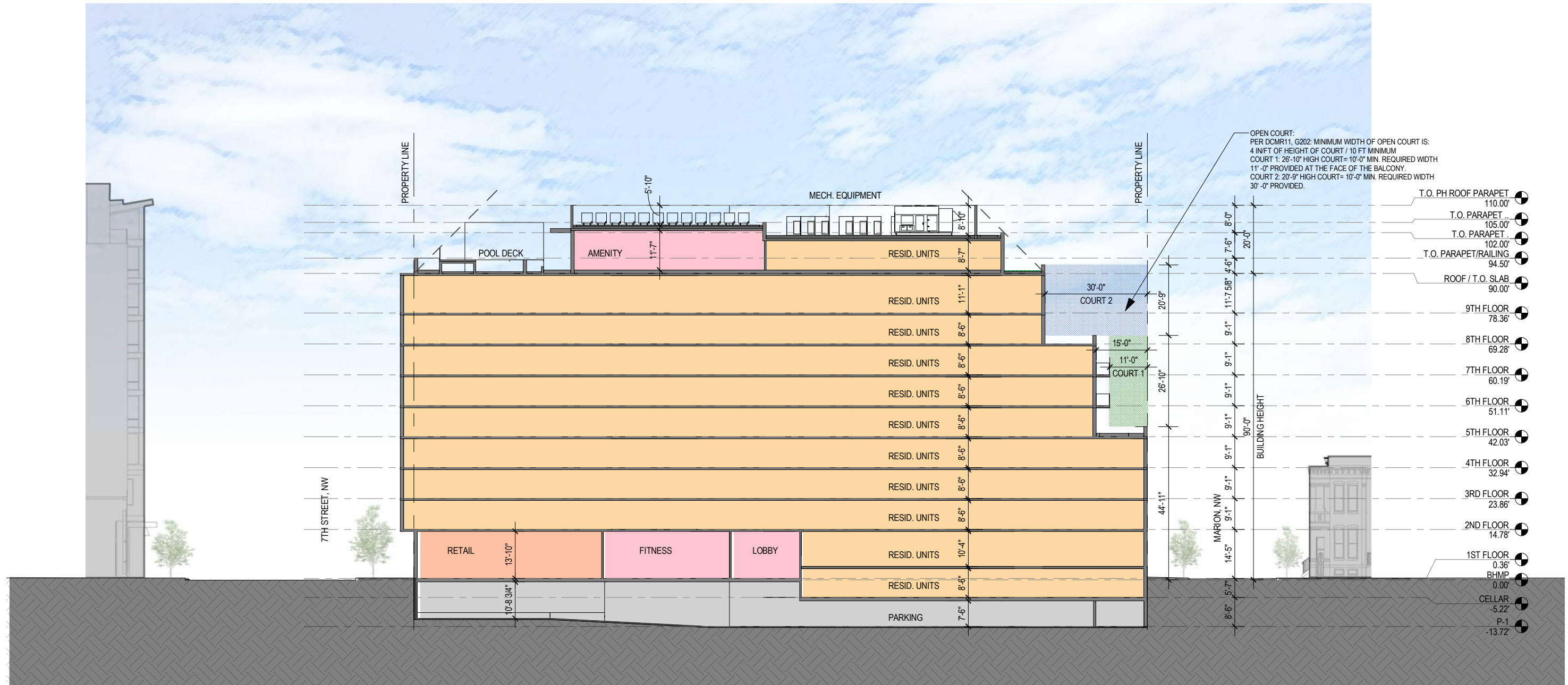
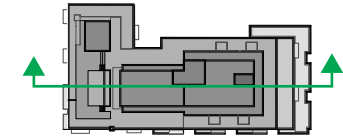
BUILDING ELEVATION: EAST



ECA A18

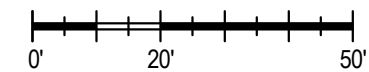
LEGEND

- CORE/SERVICE
- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL



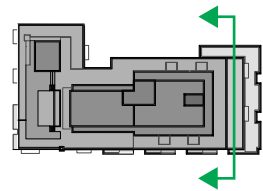
GENERAL NOTES:

1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".
2. Flexibility is requested to vary the floor to floor heights as design is refined.



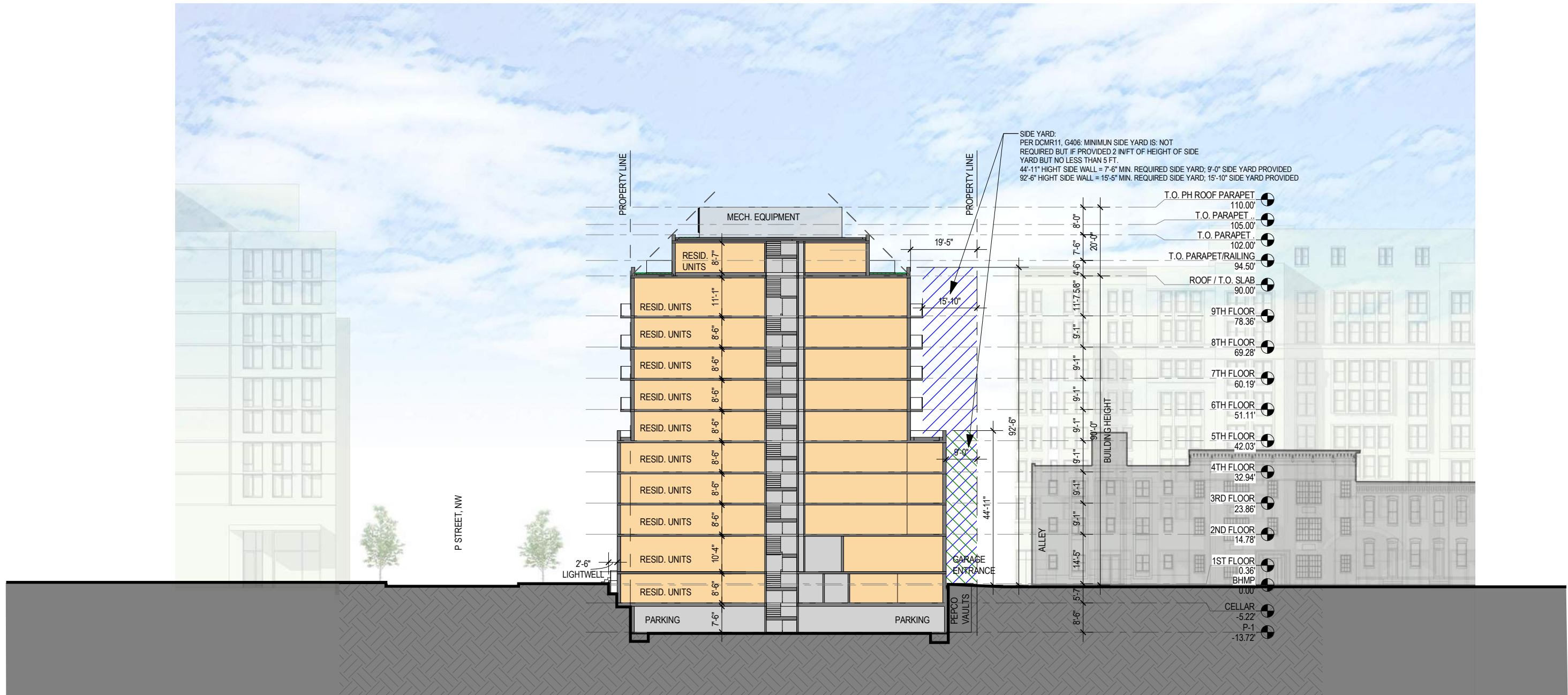
BUILDING SECTION: EAST/WEST

APRIL 29, 2021



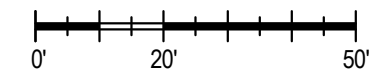
LEGEND

- CORE/SERVICE
- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL



GENERAL NOTES:

1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".
2. 5. Flexibility is requested to vary the floor to floor heights as design is refined.



APRIL 29, 2021

BUILDING SECTION: NORTH/SOUTH

