

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.49

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

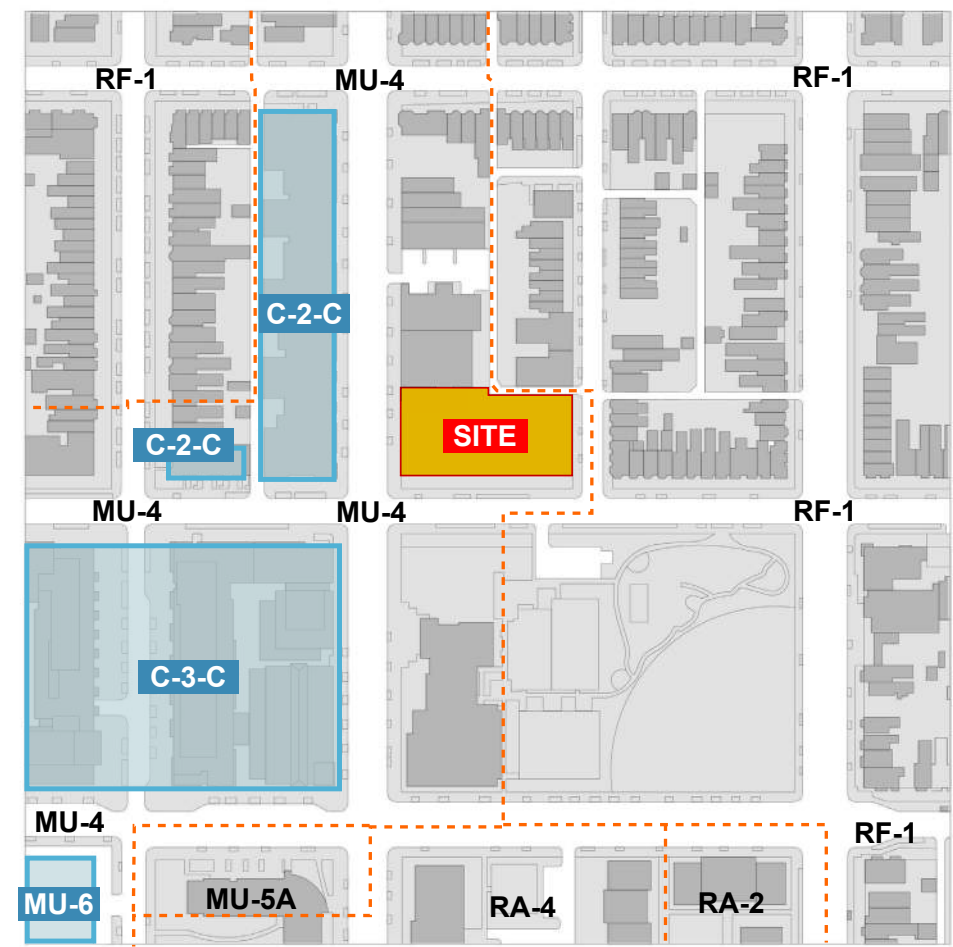


DIAGRAM KEY

----- 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
Total	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

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

10 Sustainable Sites Possible Points **10**

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

3 Water Efficiency Possible Points **11**

Y	?Y	?N	N
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Y				WEp1	Outdoor Water Use Reduction	2
Y				WEp2	Indoor Water Use Reduction	6
Y				WEp3	Building-Level Water Metering	1
1			1	WEc1	Outdoor Water Use Reduction	2
1	1		4	WEc2	Indoor Water Use Reduction	[v4.1] 2
			2	WEc3	Cooling Tower Water Use	1
1				WEc4	Water Metering	1

11 Energy and Atmosphere Possible Points **33**

Y	?Y	?N	N
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Y				EAp1	Fundamental Commissioning and Verification	1
Y				EAp2	Minimum Energy Performance	1
Y				EAp3	Building-Level Energy Metering	1
Y				EAp4	Fundamental Refrigerant Management	1

Energy & Atmosphere, cont.

Y	?Y	?N	N
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5			1	EAc1	Enhanced Commissioning	6
6	1	1	10	EAc2	Optimize Energy Performance	18
			1	EAc3	Advanced Energy Metering	1
			2	EAc4	Demand Response	2
		1	2	EAc5	Renewable Energy Production	3
			1	EAc6	Enhanced Refrigerant Management	1
		2		EAc7	Green Power and Carbon Offsets	2

Materials and Resources Possible Points **13**

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

8 Indoor Environmental Quality Possible Points **16**

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

5 Innovation Possible Points **6**

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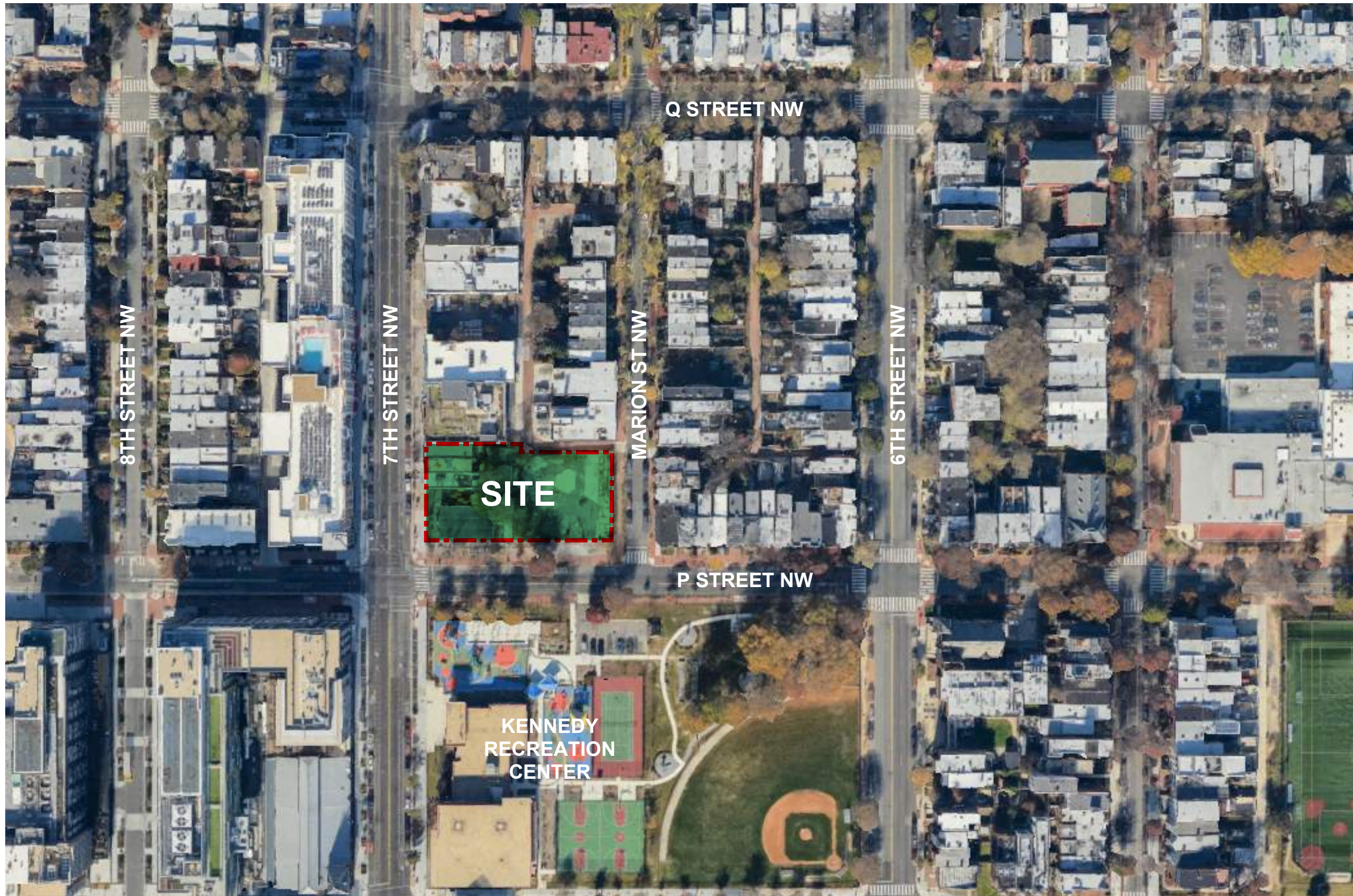
1				INc1.1	EP LTc7 Parking	1
1				INc1.2	Purchasing: Lamps	1
1				INc1.3	EP LTc3 High Priority	1
			1	INc1.4	TBD Pilot Credit	1
1				INc1.5	Walkable Project Site	1
1				INc2	LEED Accredited Professional	1

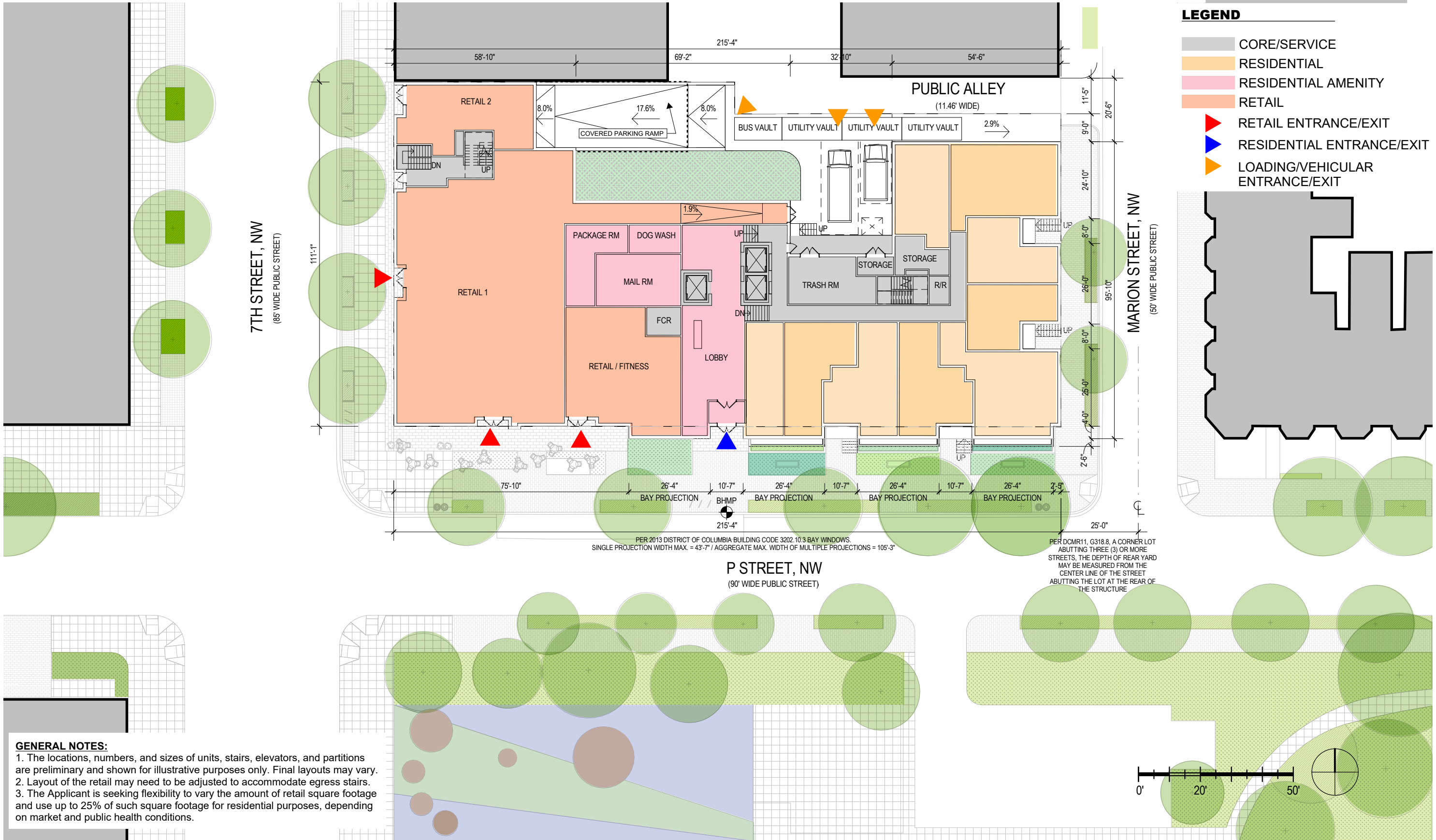
62 **4** **4** **40** **Total** Possible Points **110**

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





APRIL 29, 2021

GROUND FLOOR PLAN

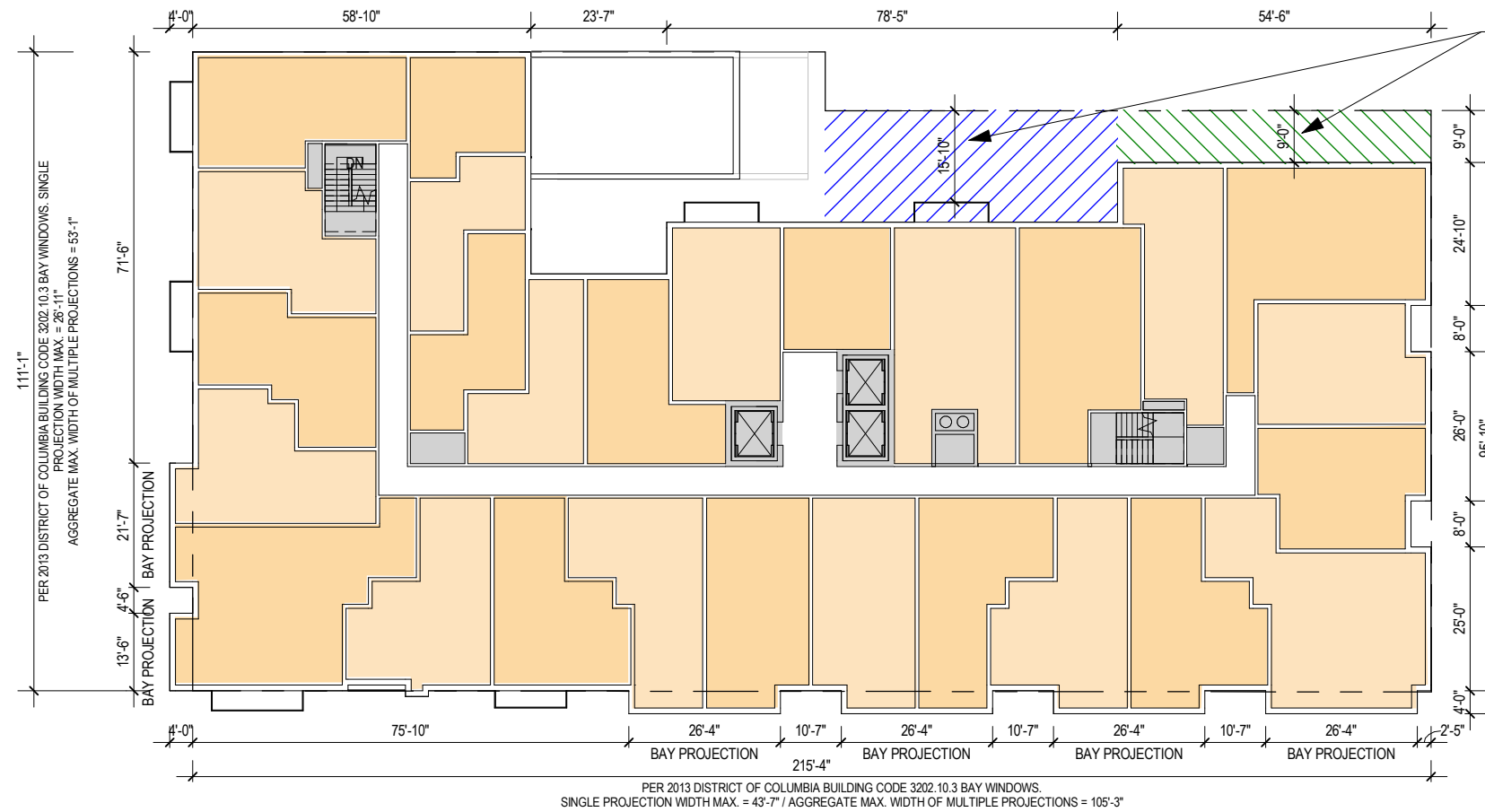


ECA A22

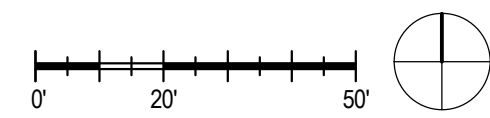
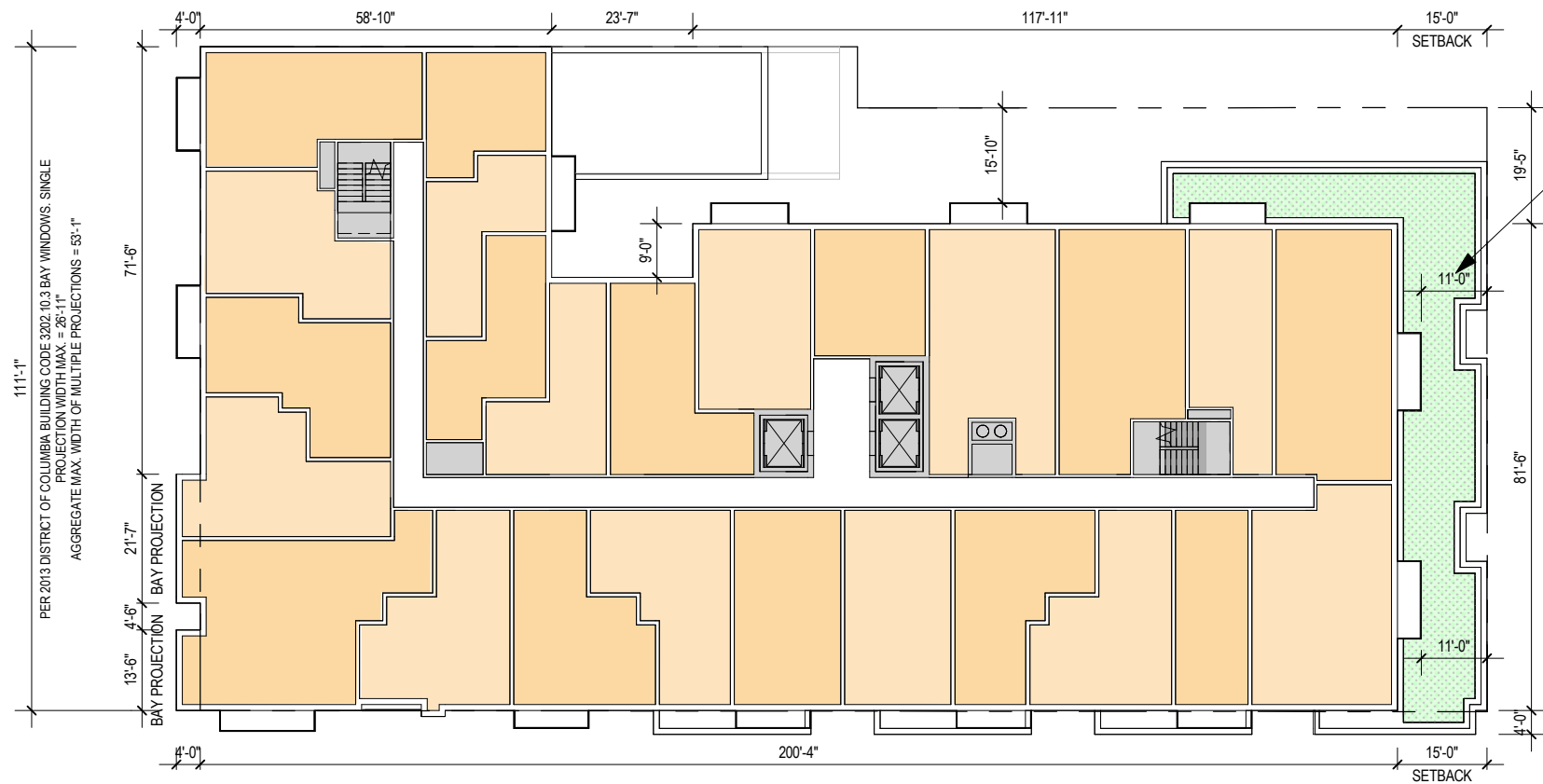
LEGEND

- CORE/SERVICE
- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL

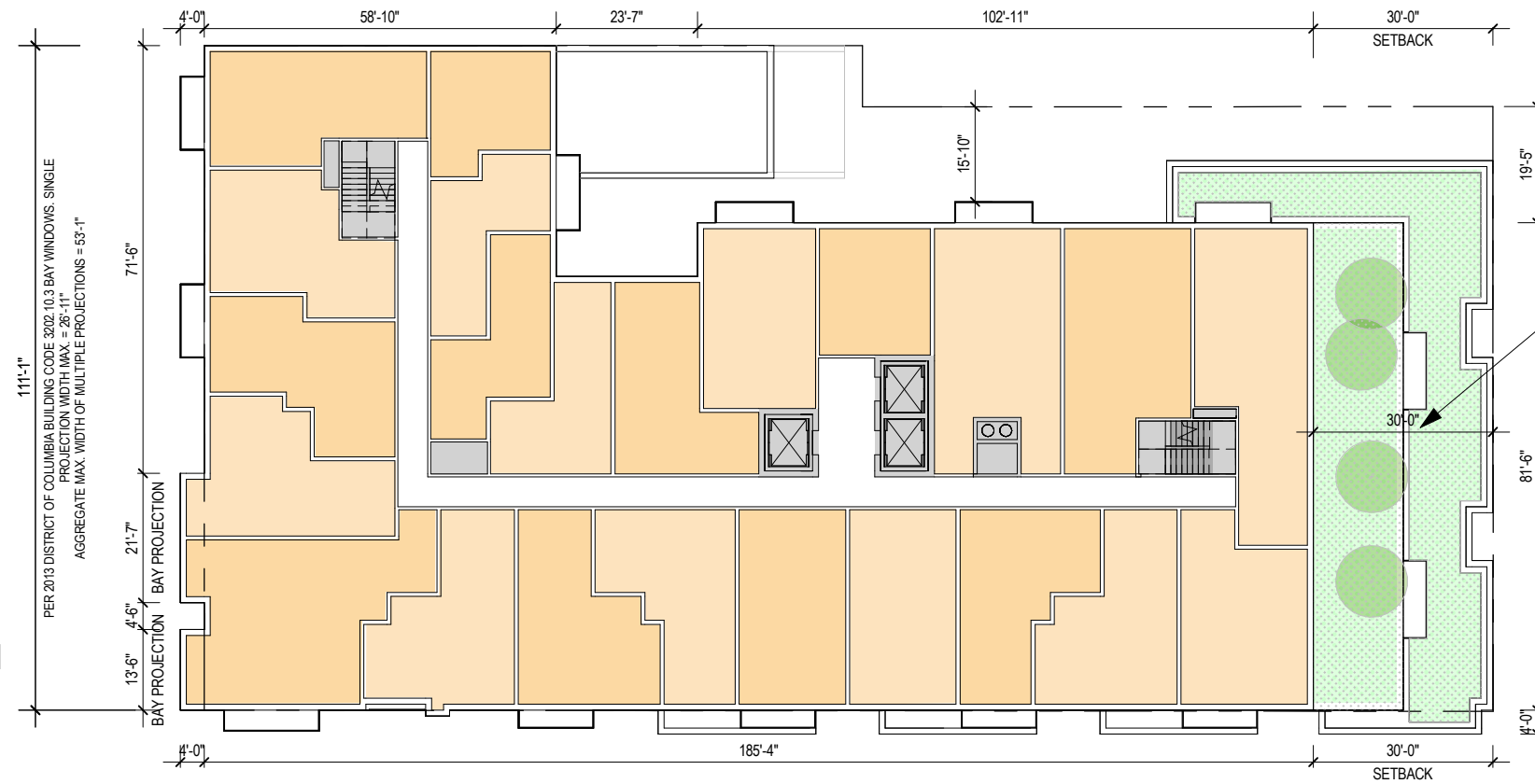
**TYPICAL FLOOR PLAN
(2ND - 5TH)**



**TYPICAL FLOOR PLAN
(6TH - 7TH)**



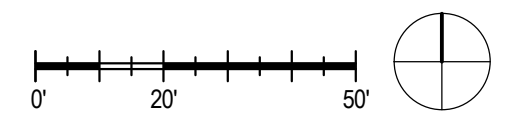
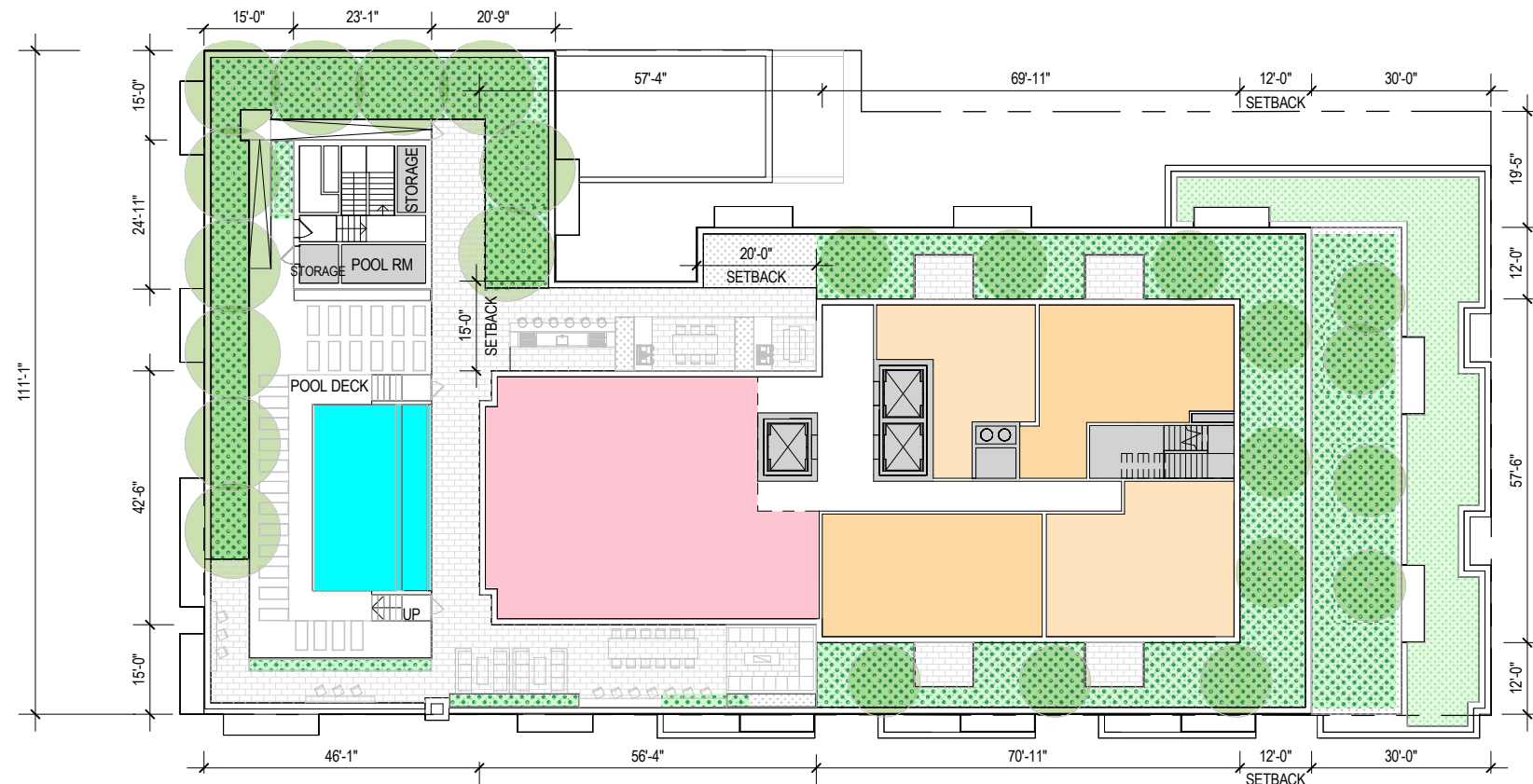
**/ TYPICAL FLOOR PLAN
(8TH - 9TH)**

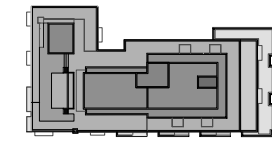


- LEGEND**
- CORE/SERVICE
 - RESIDENTIAL
 - RESIDENTIAL AMENITY
 - RETAIL
 - GREEN ROOF
 - POOL

OPEN COURT:
PER DCMR11, G202: MINIMUM WIDTH OF OPEN COURT IS:
4 IN/FT OF HEIGHT OF COURT / 10 FT MINIMUM
20'-9\"/>

/ PENTHOUSE PLAN





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



VIEW FROM MARION STREET LOOKING NORTH

APRIL 29, 2021



APRIL 29, 2021

VIEW FROM MARION STREET LOOKING SOUTH

HIGH STREET
RESIDENTIAL

ECA

A14



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.

APRIL 29, 2021

VIEW FROM P STREET NW ENTRANCE



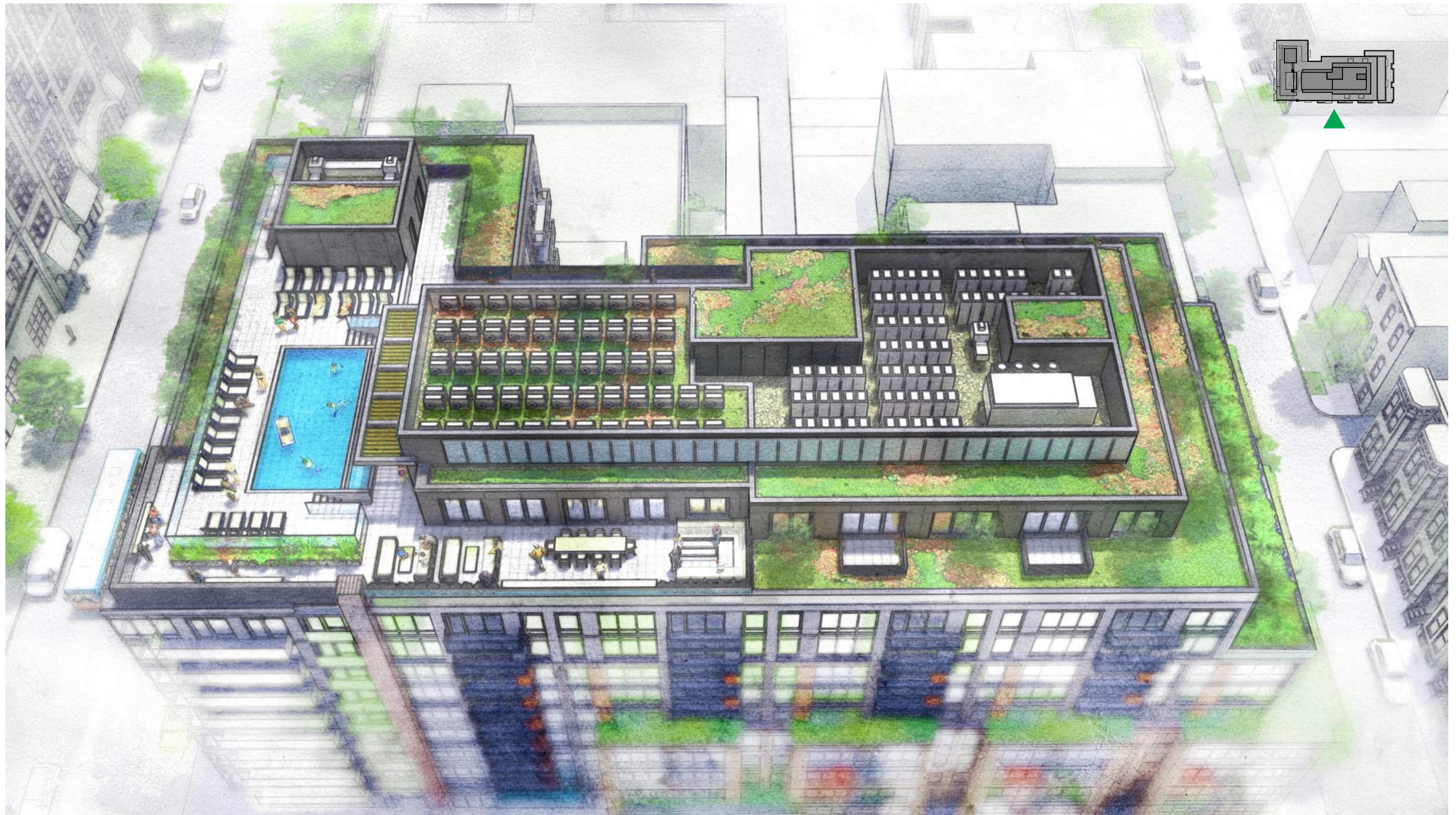
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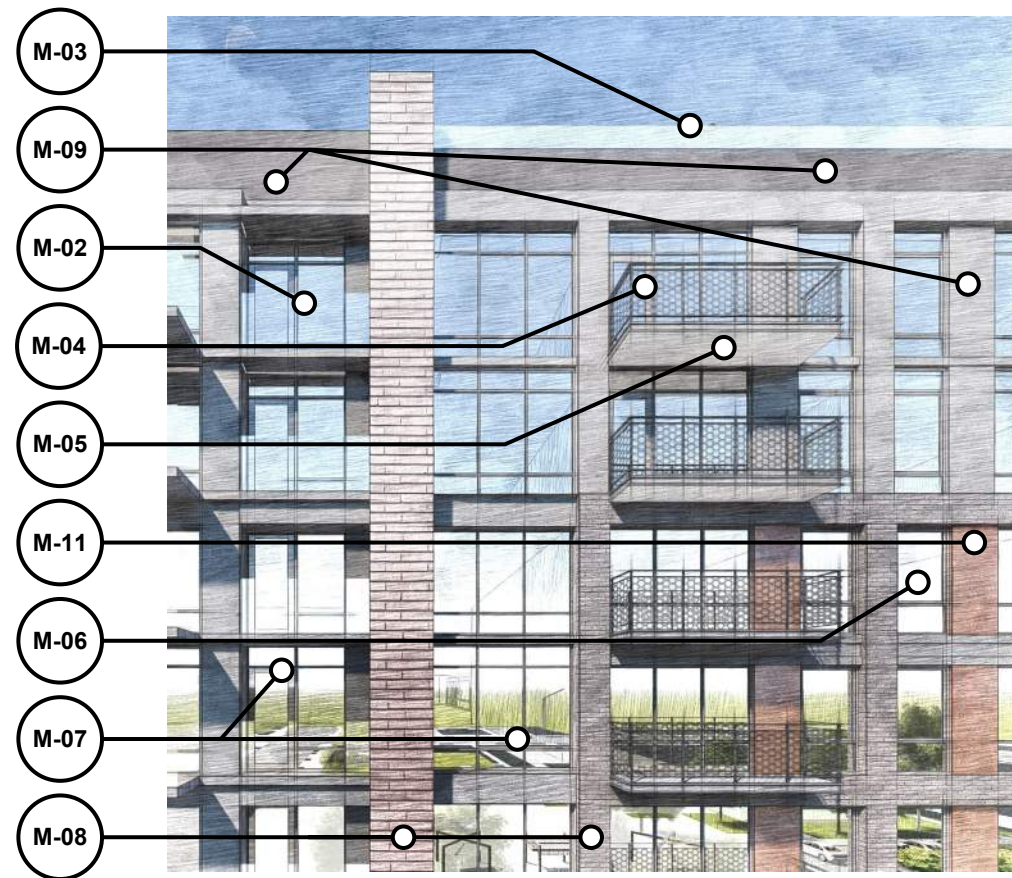
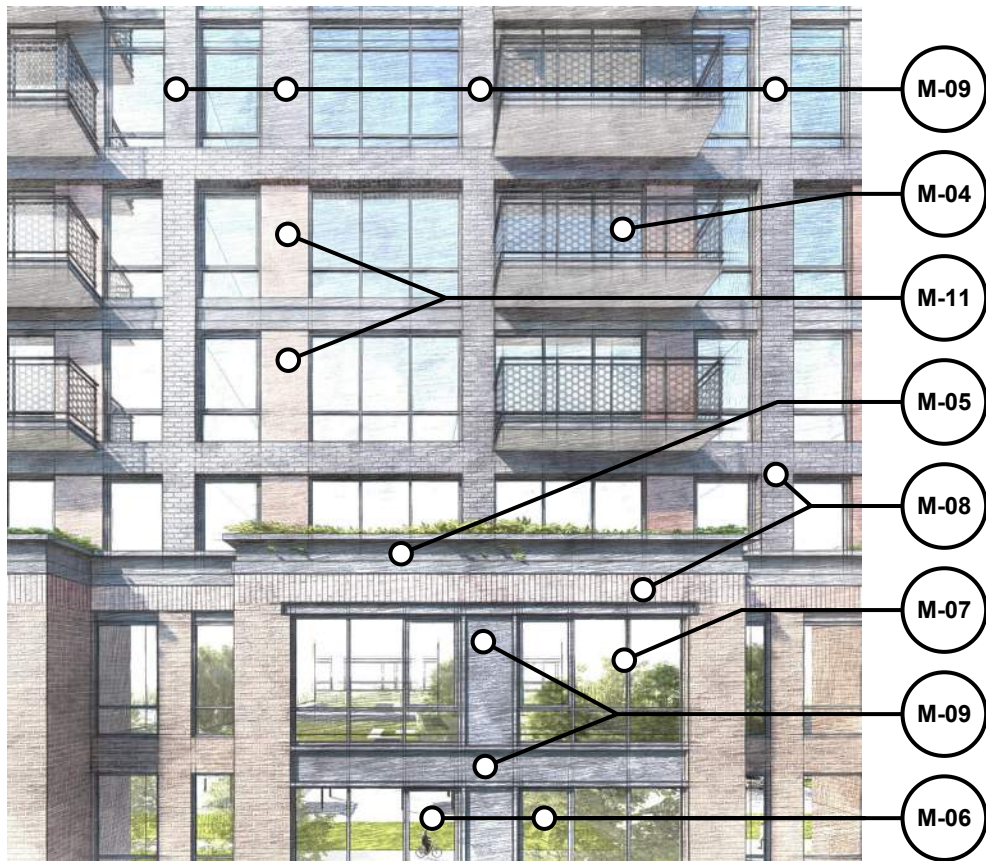
VIEW FROM 7TH & P STREET NW

APRIL 29, 2021



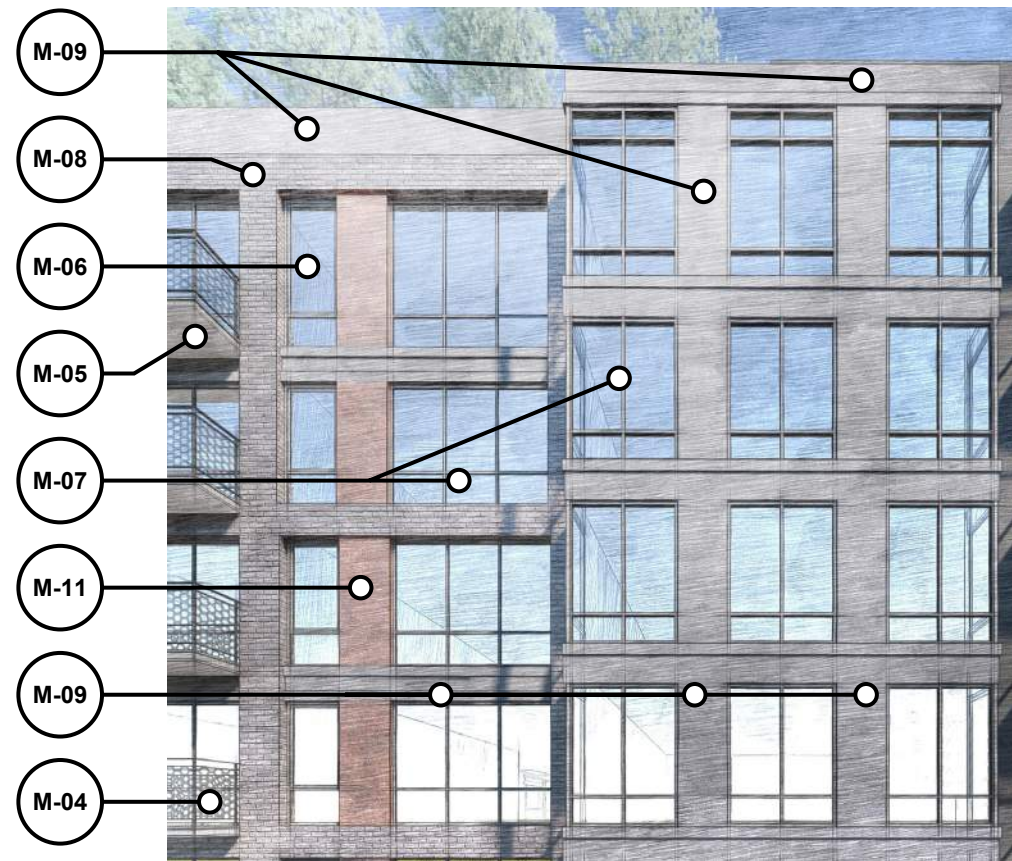
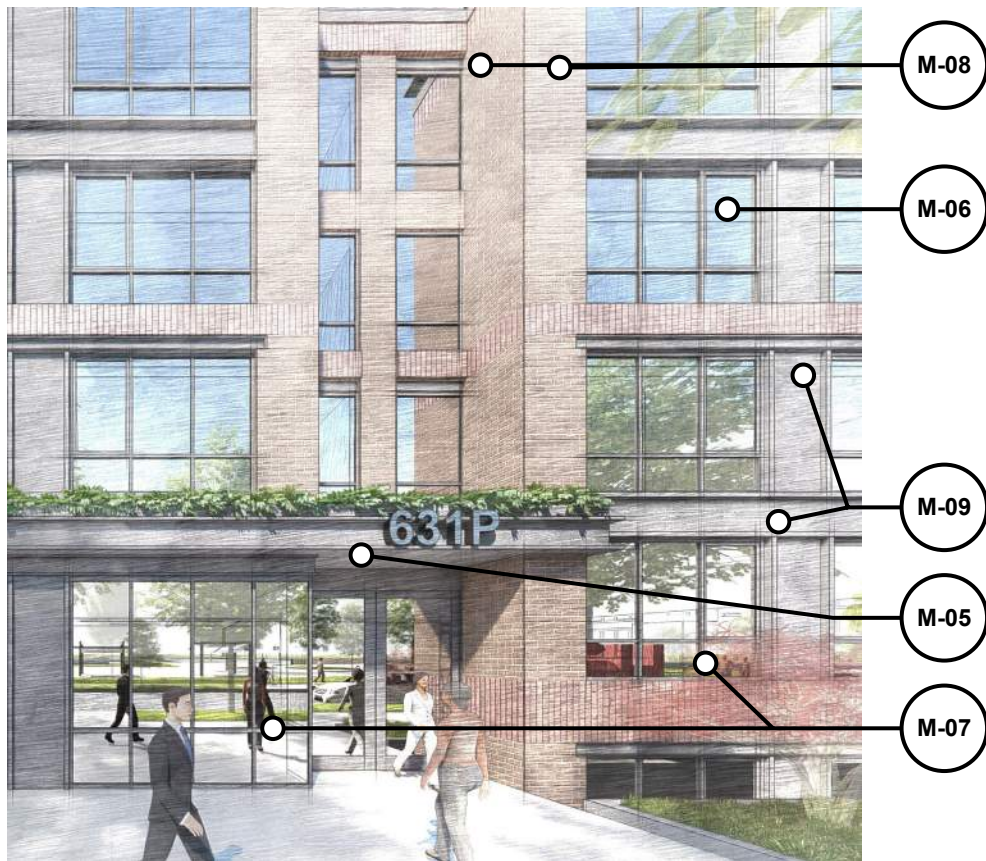
PENTHOUSE VIEW LOOKING NORTH

APRIL 29, 2021



MATERIAL LEGEND:

- M-01:** METAL / WOOD TRELLIS
- M-02:** ALUMINUM / GLASS RAILING
- M-03:** GLASS RAILING / FENCE
- M-04:** METAL RAILING / BALCONY
- M-05:** ALUMINUM COPING / SOFFIT
- M-06:** OPERABLE WINDOW
- M-07:** ALUMINUM WINDOW SYSTEM
- M-08:** BRICK
- M-09:** METAL PANEL
- M-10:** ALUMINUM LOUVERS
- M-11:** ARCHITECTURAL PANEL



APRIL 29, 2021

FACADE DETAILS





NORTH ELEVATION



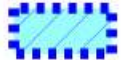

SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

-  Potential Retail signage placement area to be designed in accordance with DC Code and sign regulations
-  Potential Residential signage placement area to be designed in accordance with DC Code and sign regulations

GOROVE SLADE

Transportation Planners and Engineers

**7th and P Street NW PUD
Transportation Presentation
ZC 20-27**

May 20, 2021

DDOT Coordination

Comprehensive Transportation Review (CTR)

- Development meets criteria for Low Impact Development Exemption for CTR and TIA
- Scoping document finalized December 1, 2020
- Multimodal assessment performed
 - Trip generation analysis accepted by DDOT
 - Transportation Demand Management (TDM) Plan accepted by DDOT
 - Conceptual Curbside Management Plan submitted to DDOT

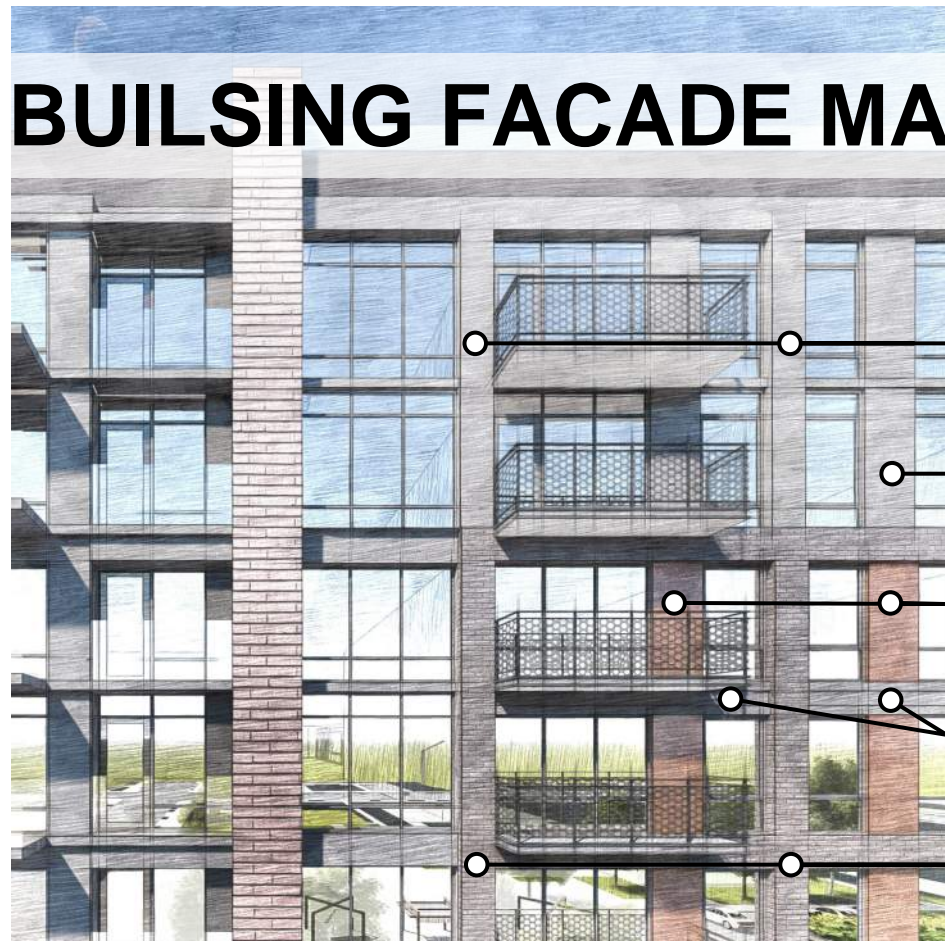
DDOT no objection with conditions:

- Implement the TDM Plan as proposed in the CTR – **Agree**

Transportation Demand Management Plan

- TDM Coordinator
- TDM marketing program
- Work with and coordinate with goDCgo (DDOT's TDM program)
- TDM Coordinator to receive TDM training from goDCgo
- Provide TDM materials to new residents
- Provide TDM materials to employees
- Transportation Information Center Displays within lobby
- Exceed long-term bicycle parking requirements
- Provide bicycle repair station
- Provide collapsible shopping carts for residents use
- Offer annual CaBi memberships to residents for the first year after the building opens
- Offer annual CaBi memberships to employees for the first year after the building opens

/ BUILDING FACADE MATERIALS BOARD



- M-09
- M-11A
- M-11B
- M-09
- M-08B



- M-01: METAL TRELLIS
- M-02: ALUMINUM RAILING
- M-04: METAL RAILING / BALCONY
- M-06/07: ALUM. WINDOW SYSTEM
- M-10: ALUMINUM LOUVERS

M-11: ARCHITECTURAL PANEL A

M-09: METAL PANEL

M-11: ARCHITECTURAL PANEL B



- M-09
- M-08B
- M-11B
- M-09
- M-08A
- M-07

M-08: BRICK A



M-08: BRICK B



May 20, 2021



May 20, 2021

CONTEXT RENDERING

HIGH STREET
RESIDENTIAL

ECA

A35

GOROVE SLADE

Transportation Planners and Engineers

7th and P Street NW PUD
Transportation Presentation – Additional Materials
ZC 20-27

May 20, 2021

Site Location

Metrorail (Green and Yellow Lines)

- Shaw-Howard U Station (0.3 miles away)
- Mt. Vernon Square Station (0.3 miles away)

Bus

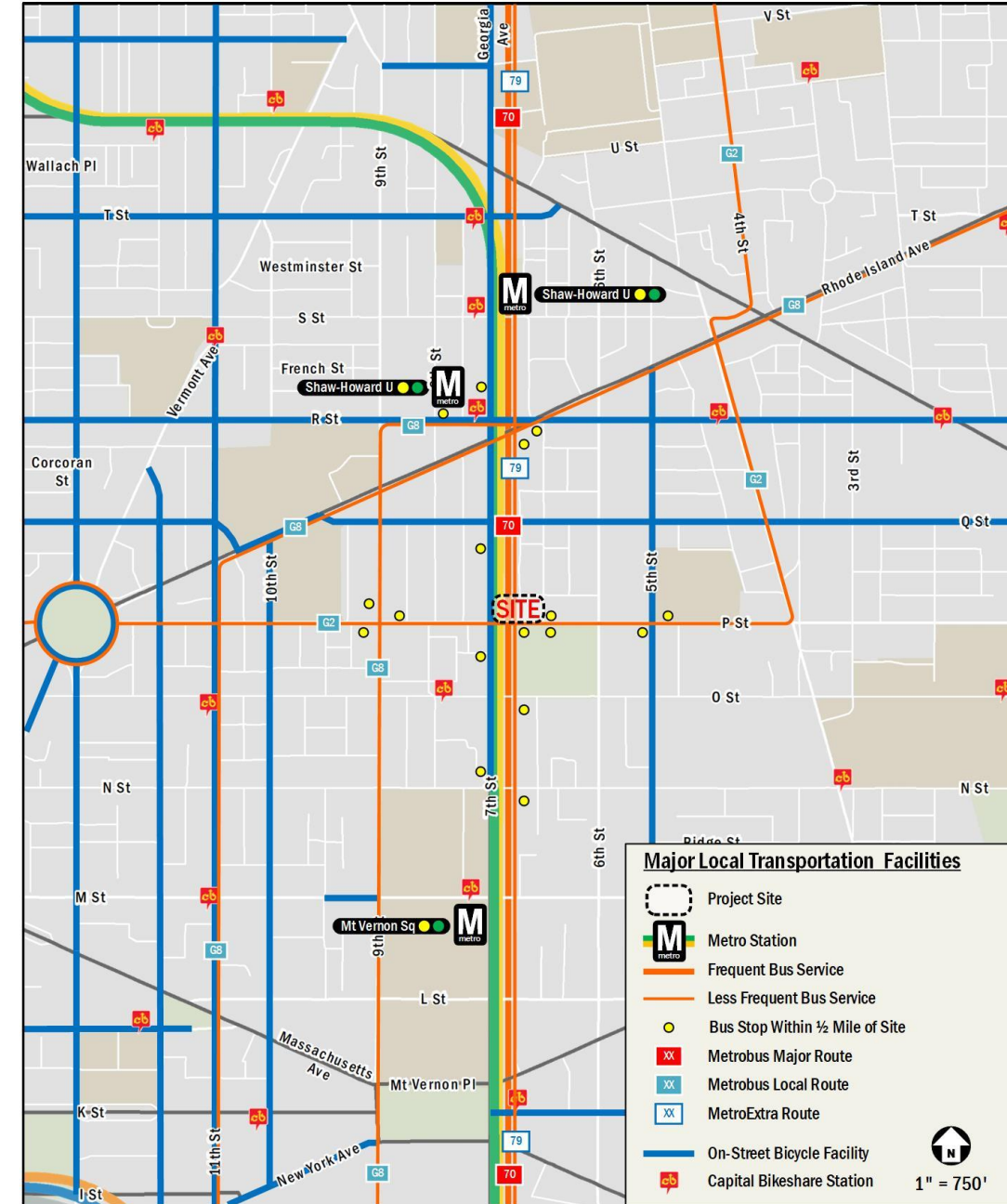
- Metrobus Local: G2, G8
- Metrobus Major: 70
- MetroExtra: 79

Bicycle Facilities

- 7th Street bicycle lanes
- Q Street bicycle lanes
- 5th Street bicycle lanes

Capital Bikeshare

- Nearby station with 19 docks



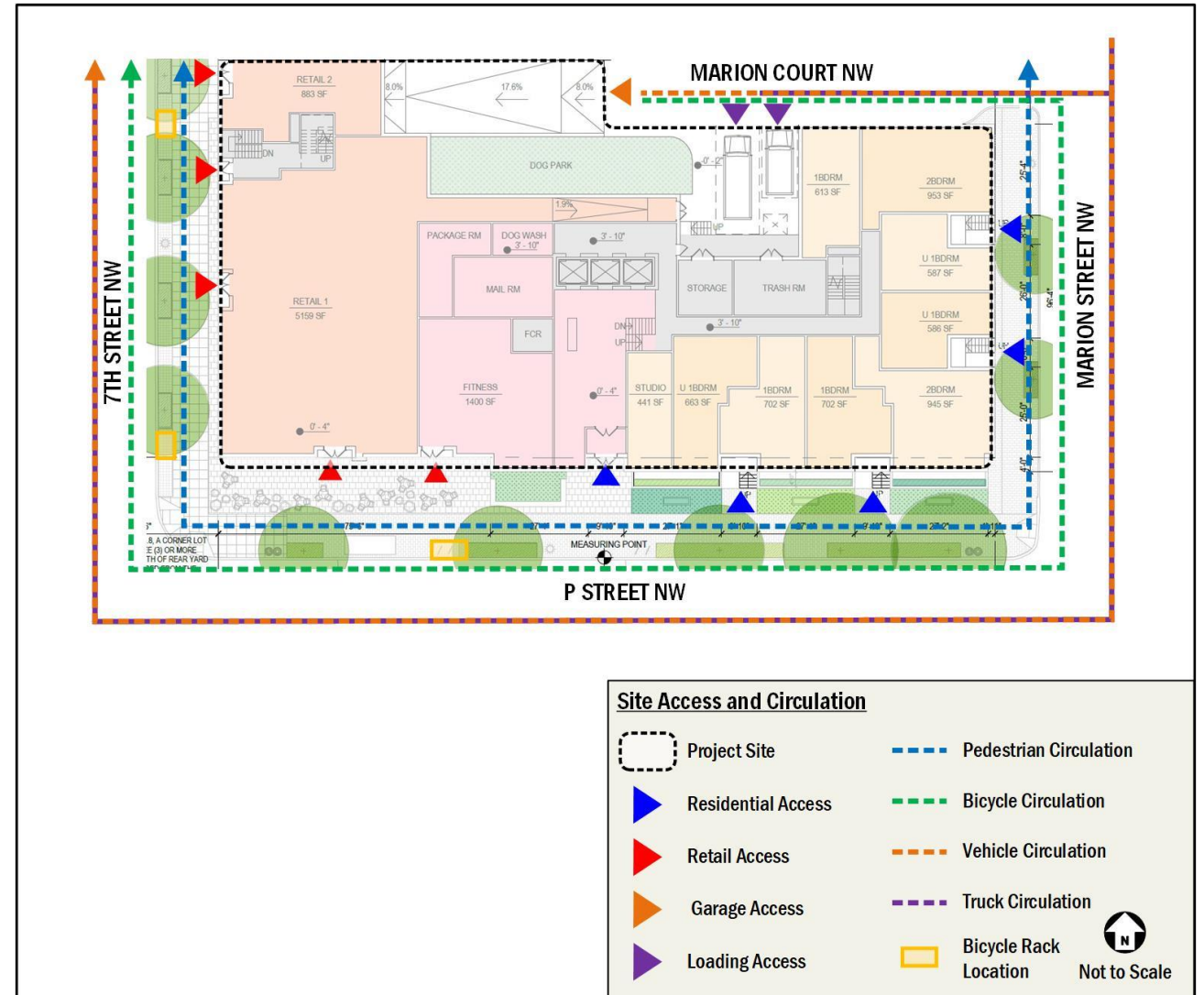
Access and Circulation

Vehicular Access

- Via existing public alley Marion Court utilizing existing curb cut on Marion Street

Non-Auto Access

- Via 7th Street, P Street, and Marion Street
- Bicycle room access via Marion Court



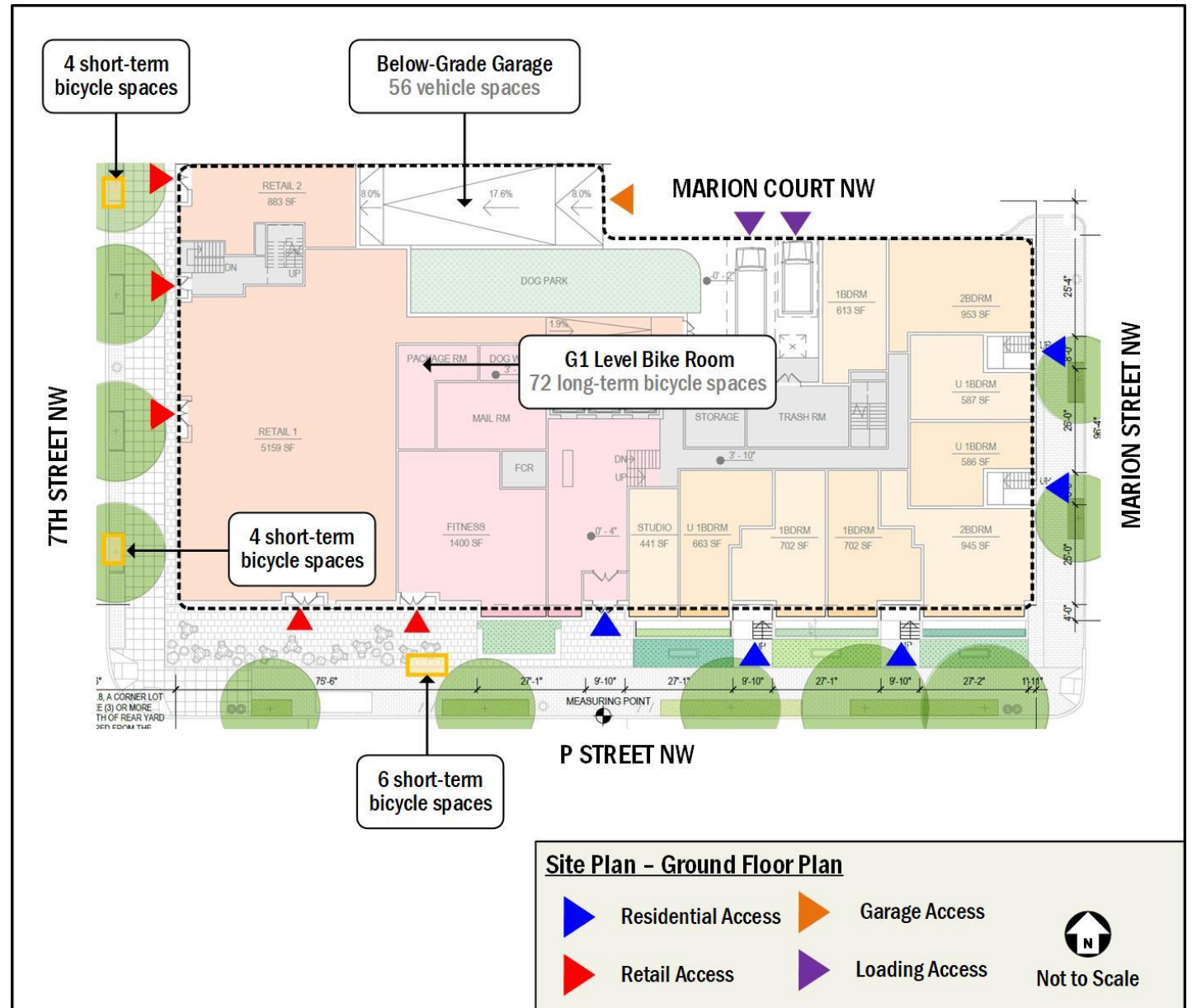
Parking

Vehicle Parking

- 56 spaces (41-81 required)
 - 2 ADA spaces
 - 2 electric vehicle charging stations

Bicycle Parking

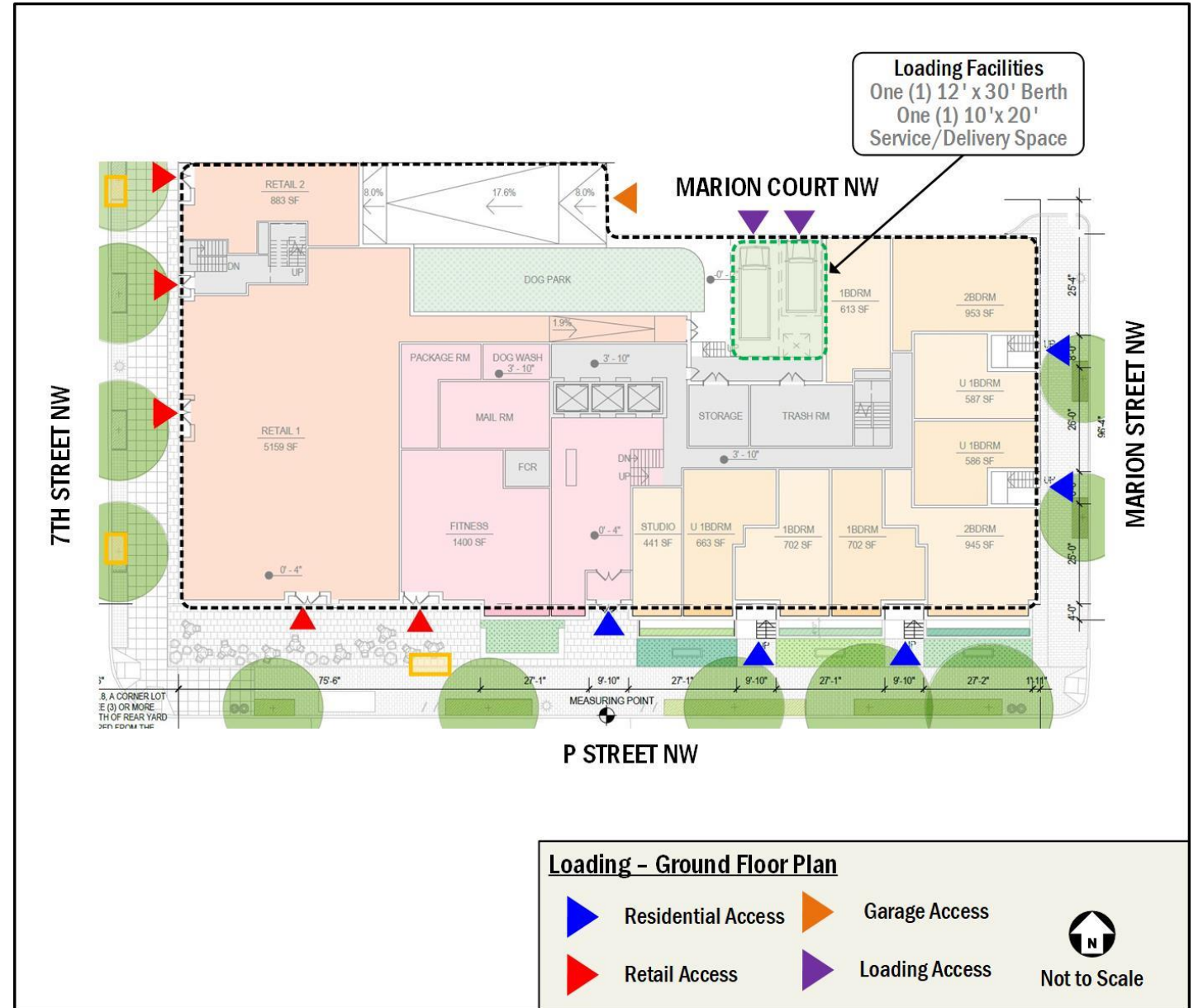
- Long-Term: 72 spaces (65 required)
- Short-Term: 14 spaces (14 required)



Loading

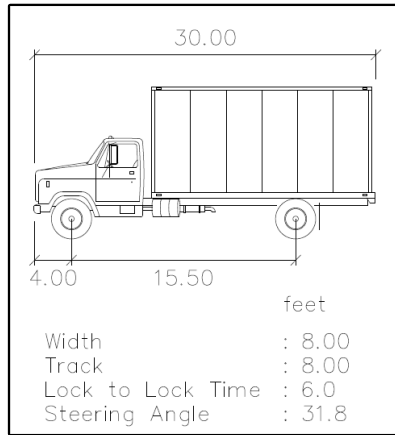
Loading

- Ground floor loading facilities
- One (1) 30' loading berth
- One (1) 20' service/delivery space
- Head in/head out access from Marion Court



Truck Maneuvering

Su-30 Truck



Service Vehicle

