

Edgewood Commons 5 PUD Design Application

Edgewood St NE,
Washington, DC 20017

Submission Date: October 23, 2020



Applicant: **Edgewood Commons 5 LLC**
8403 Colesville Road #1150
Silver Spring, MD 20910

Architect: **Wienczek + Associates
Architects + Planners**
1100 Vermont Avenue NW 8th Floor
Washington DC 20005

Landscape Architect: **Wiles Mensch Corporation**
11860 Sunrise Valley Drive #200
Reston VA 20191

Civil Engineer: **Wiles Mensch Corporation**
11860 Sunrise Valley Drive #200
Reston VA 20191

Structural Engineer: **Ehlert Bryan**
1420 K St NW, Suite 1100
Washington, DC 20005

MEP Engineer: **Loring Consulting Engineers**
1130 Connecticut Avenue NW
Suite 750
Washington, DC 20036

Sustainability: **Sustainable Building Partners**
2701 Prosperity Ave., Suite 100
Fairfax, VA 22031

Traffic Consultant: **Gorove Slade**
1140 Conecticut Ave. NW
Washington, DC

Land-Use Legal: **Goulston & Storrs**
1999 K Street NW Suite 500
Washington, DC



Cover | **Edgewood 5**

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Washington, DC **ZONING COMMISSION**
October 23, 2020 **District of Columbia**
CASE NO.66-68A
EXHIBIT NO.25A1

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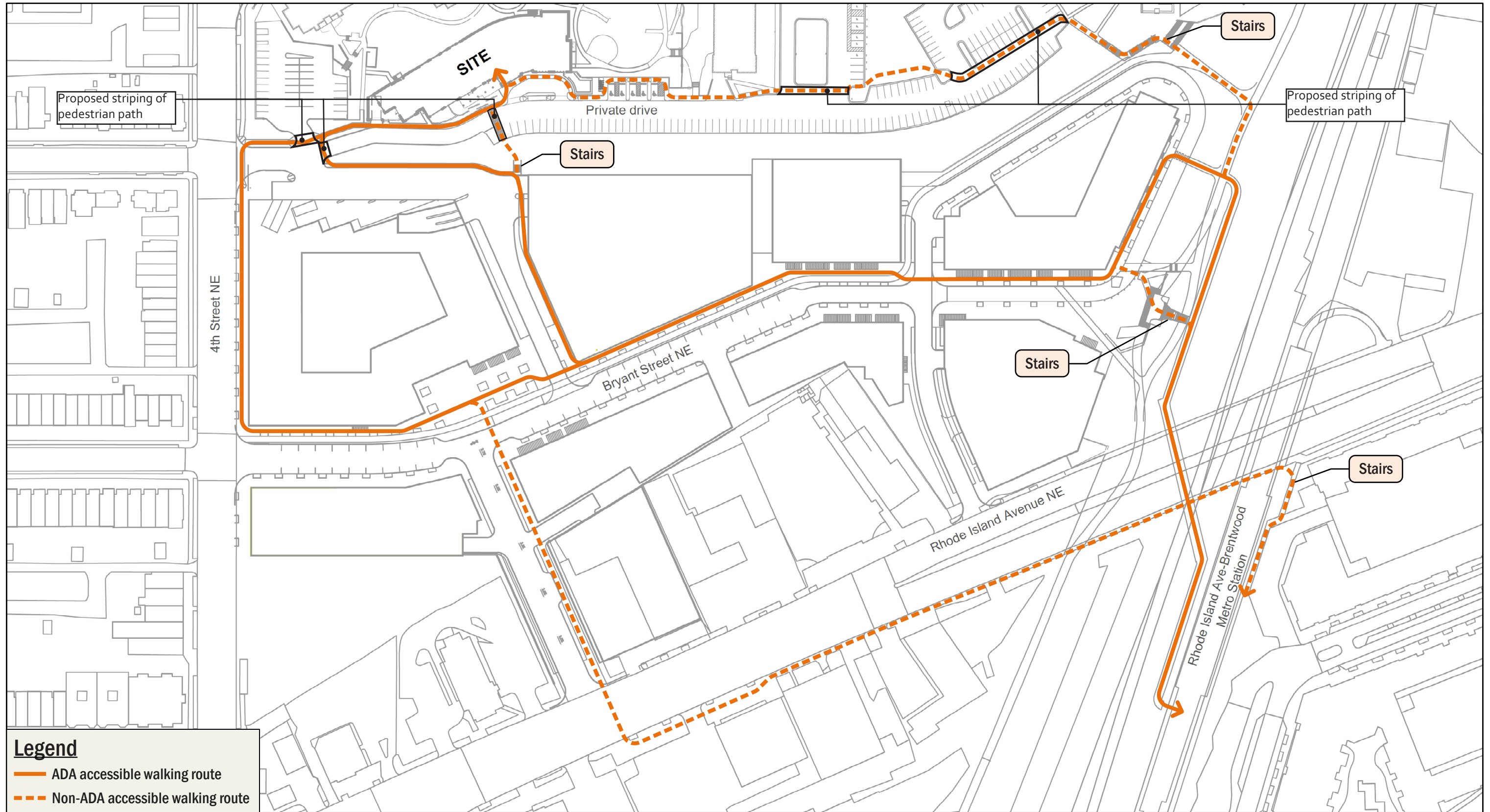
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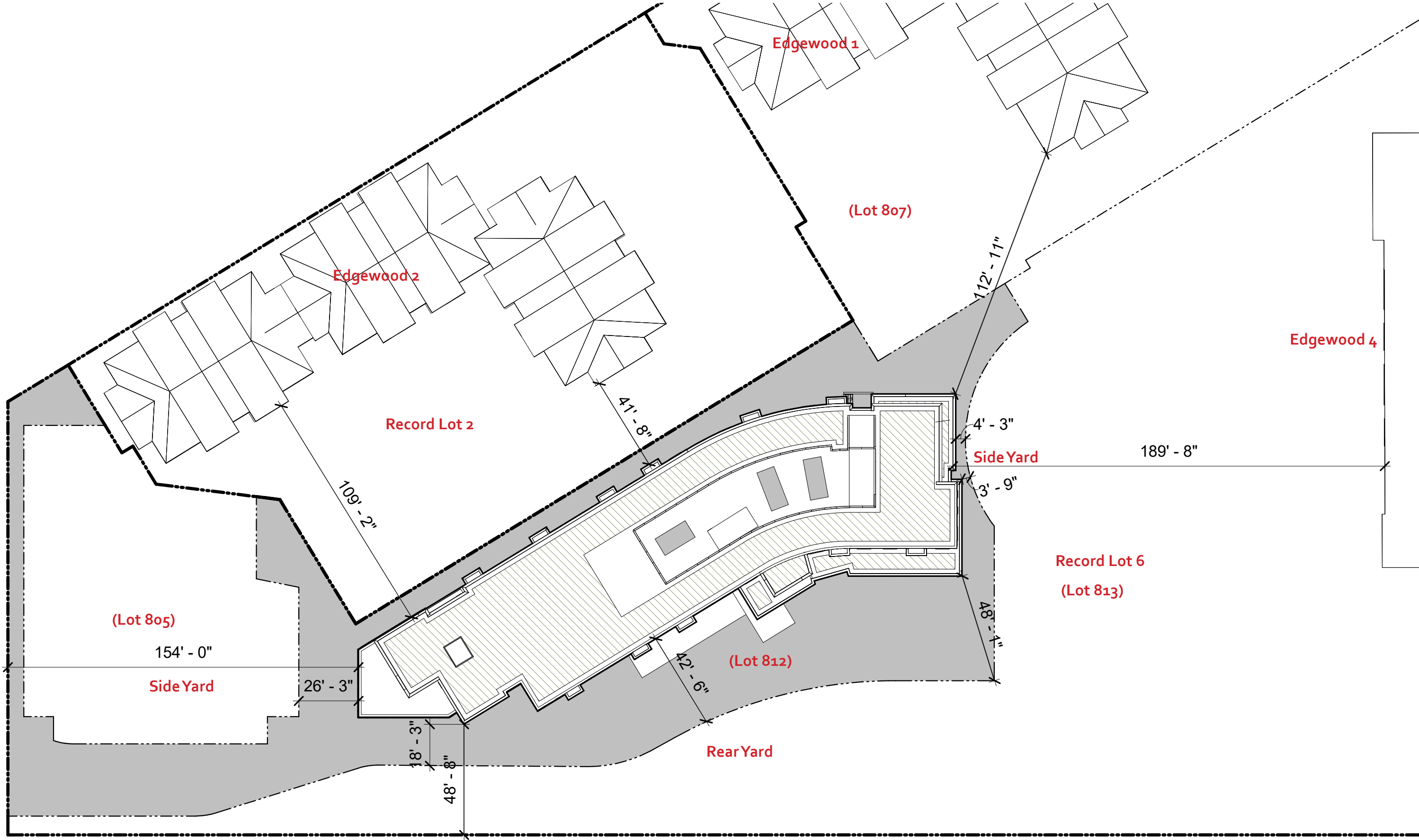
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Setbacks Summary | Edgewood 5

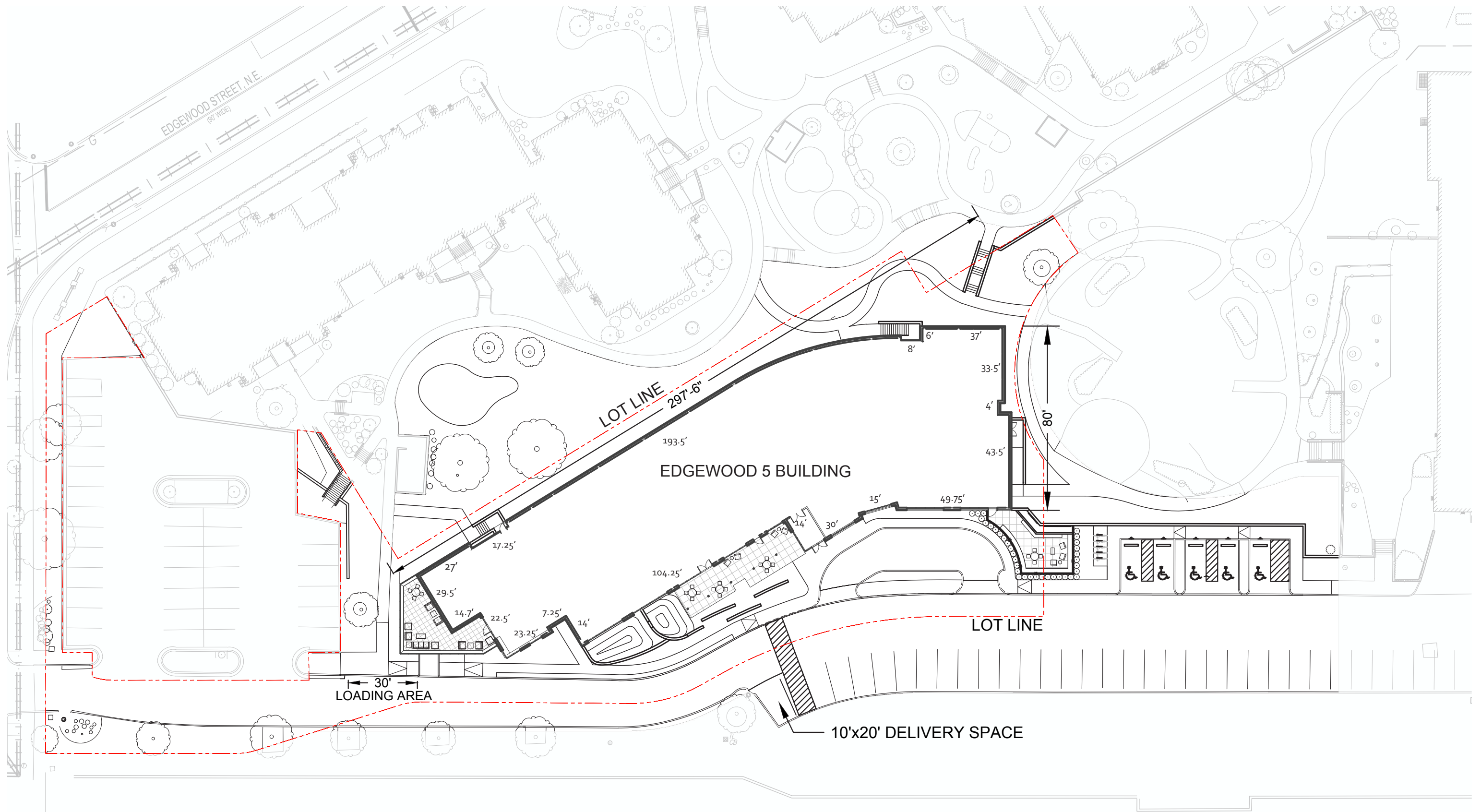


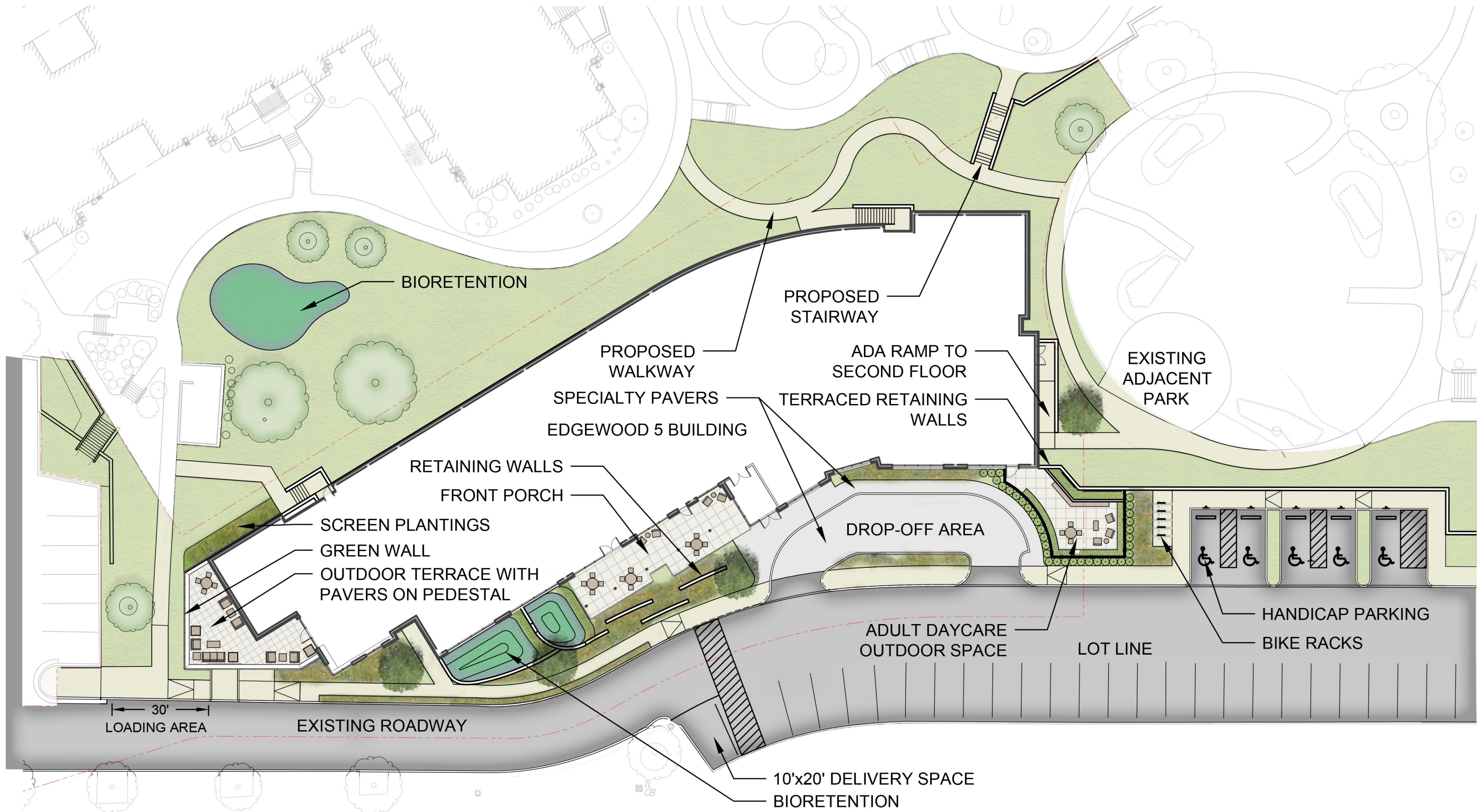
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Zoning Section	Zoning Criteria	PUD Required or Allowed	Tax Lot 812	Notes
	Tax Lot 812		43,774	sf
	Dwelling Units		151	units
	Adult Day Care		6,283	sf
	Zone	RA-4	RA-4	
F-302.1	FAR - MOR	3-5		
	GFA - MOR		N/A	153,209 sf on Tax Lot.
C-1002.3(1)	FAR - IZ Bonus (20%)	4.2		
	GFA - IZ Bonus (20%)		N/A	183,851 sf on Tax Lot
X-303.3 X-303.4	FAR - PUD Bonus (20%)	5.04		
	FAR - PUD Bonus (20%)		N/A	220,621 on Tax Lot
	FAR Proposed		N/A	3.44 on Tax Lot
	GFA Proposed		150,601	sf
F-304.1	Lot Occupancy Allowed	75%		No PUD bonus. No IZ bonus.
	Lot Occupancy Proposed		N/A	41% of Tax Lot
F-303.1	Height Allowed	90 feet		No PUD bonus. No IZ bonus.
	Height Proposed		90 feet	
	BHMP		153 feet +/-	
F-307.1	GAR Required	0.3		Full Campus
	GAR Proposed		0.3	Note: GAR to be calculated on Tax Lot per Zoning Administrator Determination.
F-305.1	Rear Yard Required	4" per foot of height; 15 feet min		30 feet required for 90-foot building.
	Rear Yard Proposed		N/A	Varies - 48.67-foot minimum
F-306.1(b)	Side Yard Required	Not Required; 4 feet min if provided		
	Side Yard Proposed		N/A	Varies - 154-foot minimum
C-1503.1(c)	Penthouse Habitable FAR Allowed	0.4		
	Penthouse GFA Allowed		N/A	17,510 sf based on Tax Lot
	Penthouse GFA Proposed		650	sf
F-303.2	Penthouse Height Allowed	20 feet	20 feet	No PUD bonus. No IZ bonus.
C-701.5 C-702.1	Parking Required - Residential	1 per 12 units	13	50% reduction due to proximity to Metro.
	Parking Provided - Residential		N/A	13 spaces provided - 4 new HC spaces and 9 existing spaces provided on Record Lot.
C-701.5 C-702.1	Parking Required - ADC	.5 per 1,000sf	2	50% reduction due to proximity to Metro.
	Parking Provided - ADC		N/A	2 spaces provided - 1 new HC space and 1 existing space provided on Record Lot.
C-802.1	Bicycle Parking Required - Residential	1/3 units long term 1/20 units short term	50 long term 8 short term	
C-802.1	Bicycle Parking Required - ADC	1/10K sf long term 1/10K sf short term	1 long term 1 short term	
	Bicycle Parking Provided		28 long term Relief requested.	10 short term spaces provided on Record Lot.
C-901.1	Loading	1 Loading Berth 1 Delivery Space	N/A	1 Loading Berth provided on private road adjacent building. 1 Delivery Space provided on Record Lot.

Edgewood Commons Zoning Calculations							
Record Lot	Tax Lot	Lot Area (sf)	Building	Estimated GFA (sf)	FAR ² (5.04 allowed)	Footprint (sf)	Lot Occupancy (75% allowed)
Edgewood 1 (existing)							
5		44,411	Parking Garage	32,441	0.05	33,734	5.18%
6	807		501 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		515 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		525 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		535 Edgewood St.	16,631	0.03	5,622	0.86%
6	807		601 Edgewood St.	243,256	0.37	30,593	4.70%
6	807		615 Edgewood St.	16,631	0.03	5,622	0.86%
6	807	197,507	625 Edgewood St.	16,631	0.03	5,622	0.86%
Subtotal EW1				375,483	0.58	98,059	15.06%
Edgewood 2 (existing)							
6	805	13,760	Parking Lot				
2			401 Edgewood St.	17,881	0.03	4,470	0.69%
2			415 Edgewood St.	17,881	0.03	4,470	0.69%
2		45,798	425 Edgewood St.	17,881	0.03	4,470	0.69%
Subtotal EW2				53,643	0.08	13,410	2.06%
Edgewood 3 (existing)							
4	810	26,666	635 Edgewood St.				
4	811	46,441	635 Edgewood St.	195,107	0.30	20,143	3.09%
Edgewood 4 (existing)							
6	813	151,384	611 Edgewood St.	190,699	0.29	19,891	3.06%
6	803	81,172	Parking Lot / Drop-Off				
Subtotal (existing)				814,932	1.25	151,503.00	23.28%
Edgewood 5 (proposed)							
6	812	43,774	435 Edgewood St. ¹	150,156	0.23	17,620	2.71%
Total (existing + proposed)				965,088	1.48	169,123	25.98%
		650,913	Total Existing Lot Area (sf)				
Notes:							
1. Preliminary address. Final address to be determined by DCRA.							
2. Calculated on entire campus lot area.							







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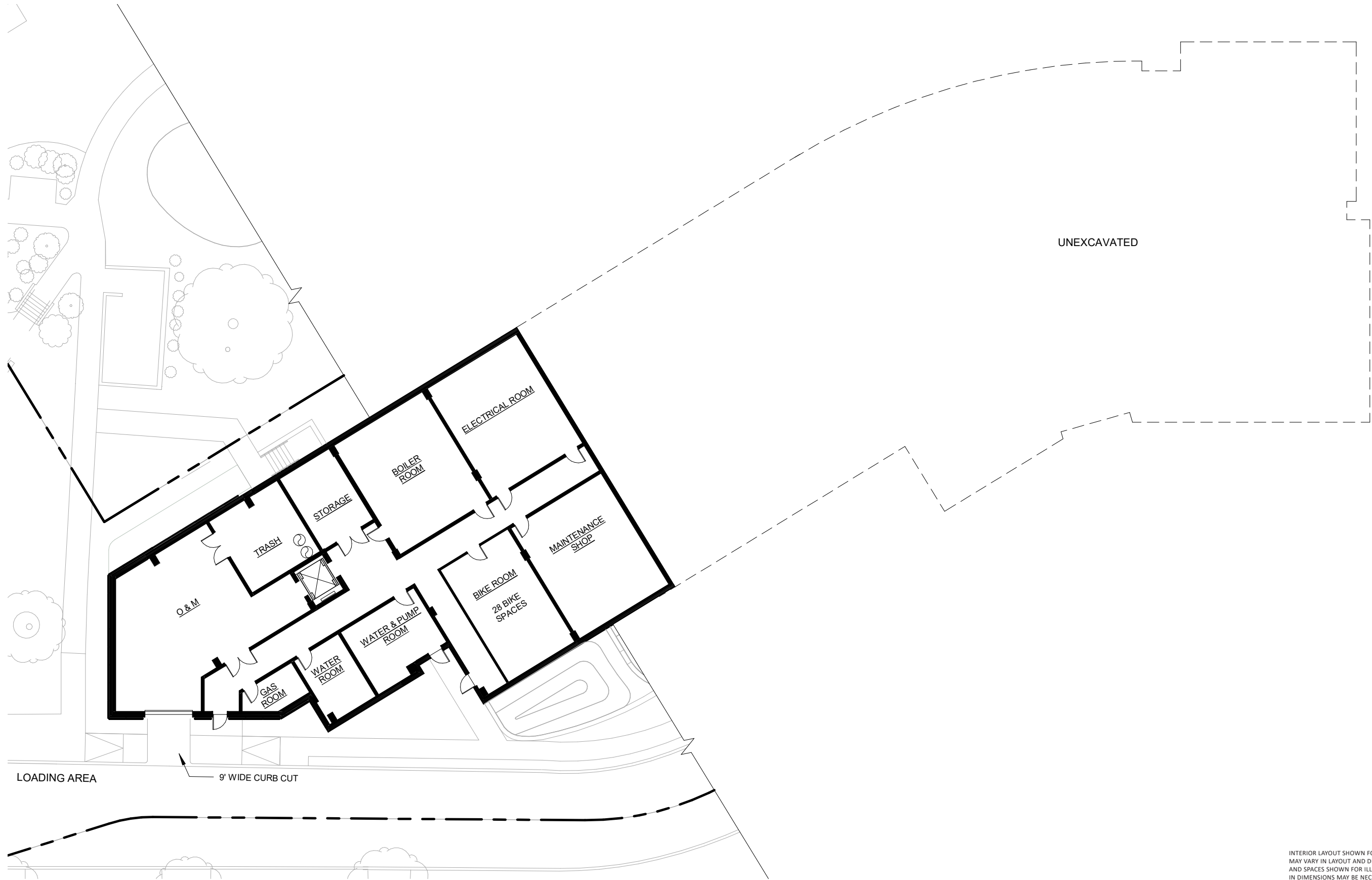
WMC goulston&storr's GOROVE SLADE



Site Plan | Edgewood 5



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October 23, 2020



INTERIOR LAYOUT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. SIZE, NUMBER, AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTIBILITY.



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Basement Floor Plan | Edgewood 5



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UNEXCAVATED



LEGEND

- Dwelling Unit
- Amenity Space
- Adult Day Care

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LOADING AREA

2' WIDE PLANTING STRIP

10' x 20' DELIVERY SPACE



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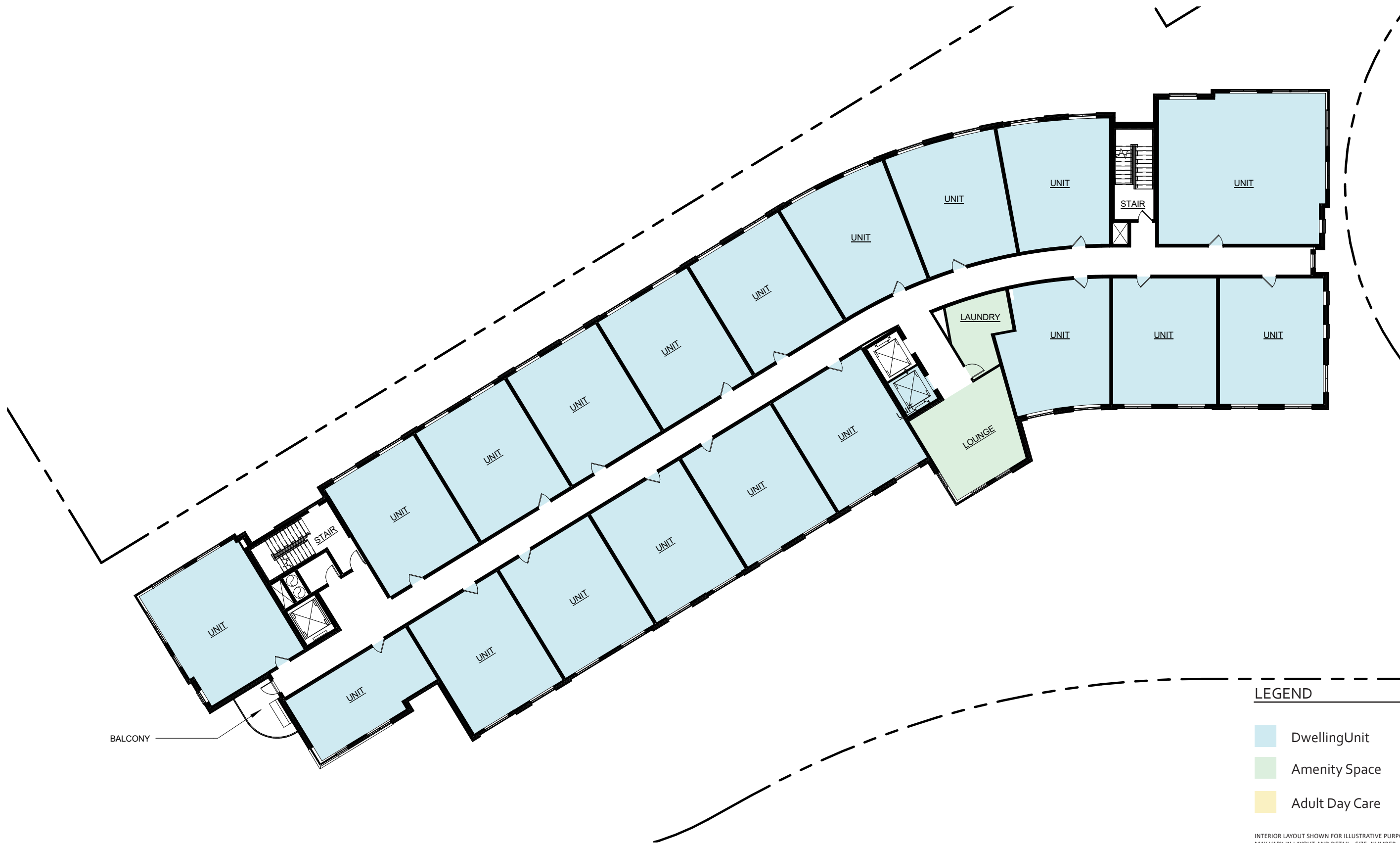
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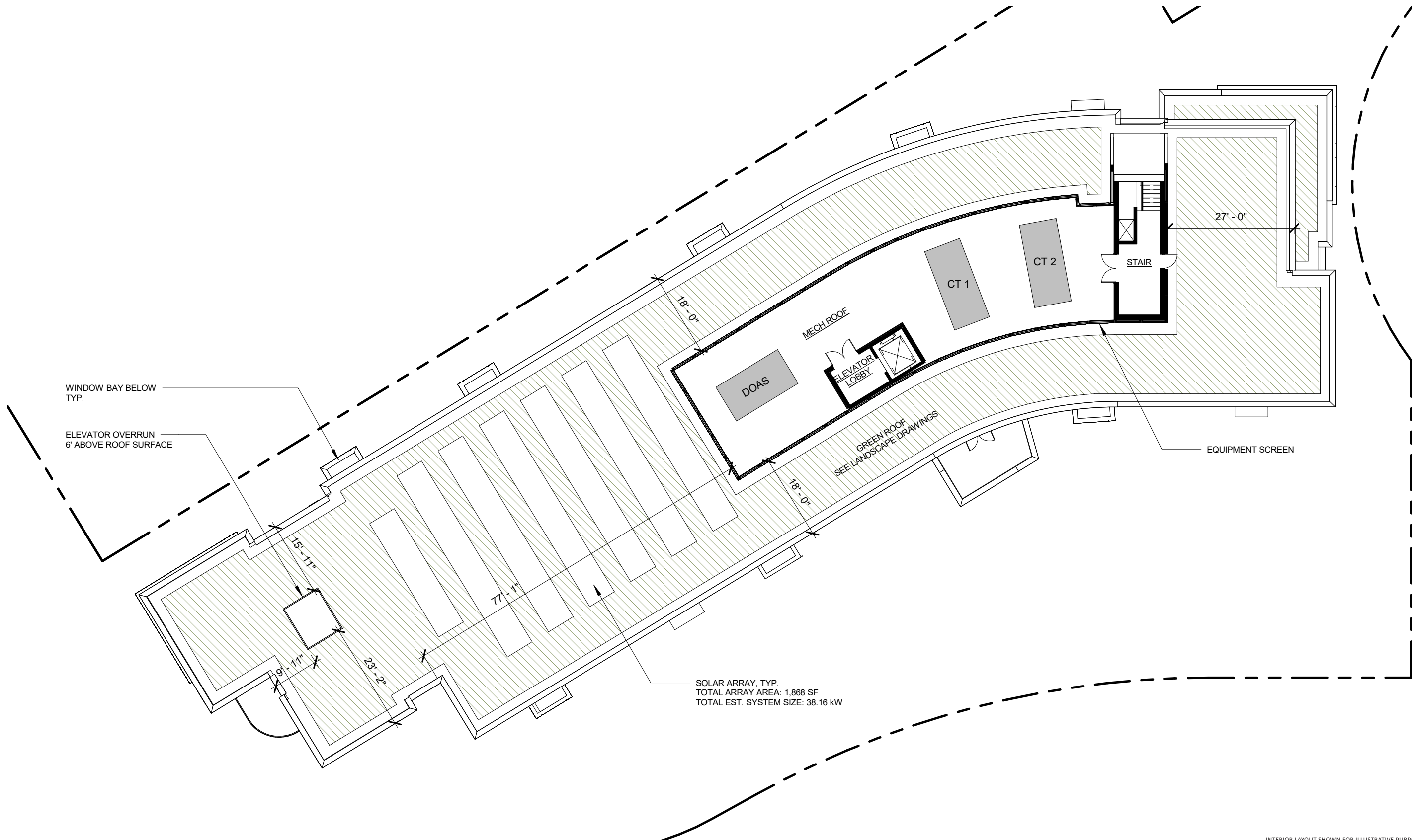
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