

Edgewood Commons 5 PUD Design Application

Edgewood St NE,
Washington, DC 20017

Submission Date: October 23, 2020



Zoning Commission Presentation November 9, 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

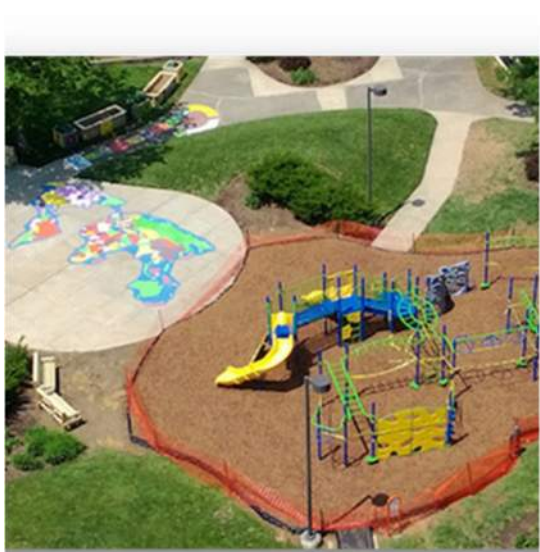
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Washington, DC
October 23, 2020
ZONING COMMISSION
District of Columbia
CASE NO.66-68A
EXHIBIT NO.31A1

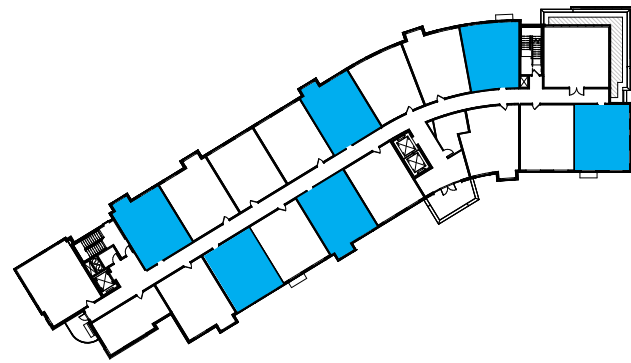


LEGEND

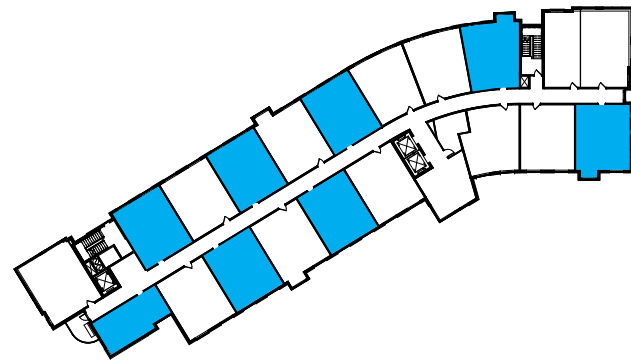
635	Street Address
EW3	Edgewood Commons Building Designation
■	Edgewood 1: 292 multi-family units
■	Edgewood 2: 42 multi-family units
■	Edgewood 3: 200 senior units
■	Edgewood 4: 258 multi-family units



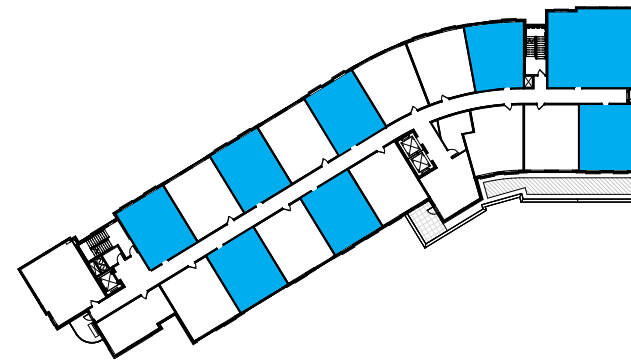
The Edgewood Commons Community



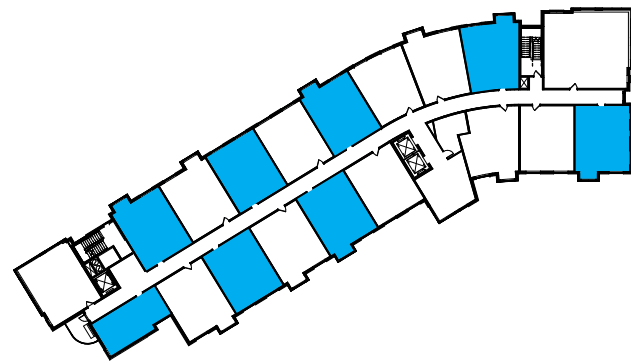
9th Floor



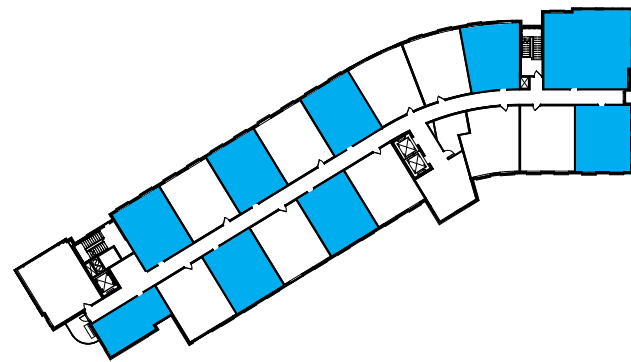
6th Floor



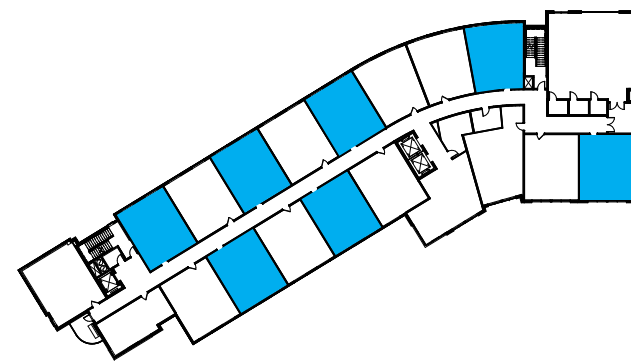
3rd Floor



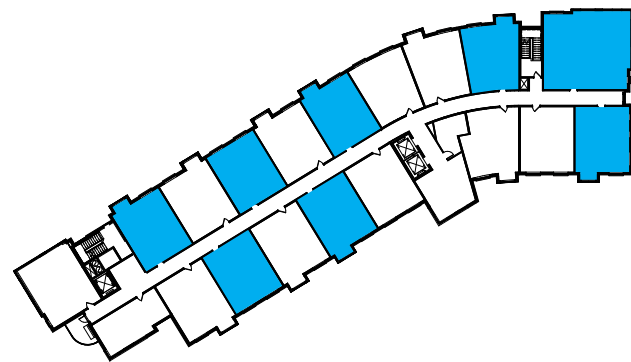
8th Floor



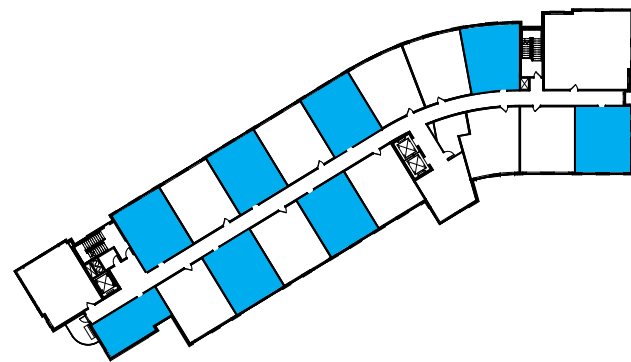
5th Floor



2nd Floor



7th Floor



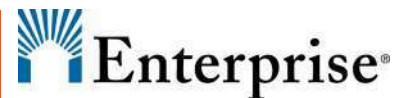
4th Floor

■ Inclusionary Zoning Unit

IZ Area Calculation		
Total GFA	150,156	sf
Adult Day Care	6,513	sf
Total Residential GFA	143,643	sf
IZ Area Required (8%)	11,492	sf
IZ Area Provided (25%)	35,911	sf

IZ Unit Mix									
Unit Type	Total Units		Non-IZ Units		IZ Units				
						GFA/Unit	Total GFA		
Studio	10	6.62%	6	6.74%	4	6.45%	443	1,772	sf
1BR	136	90.07%	81	91.01%	55	88.71%	572	31,460	sf
2BR	5	3.31%	2	2.25%	3	4.84%	998	2,994	sf
Total	151		89		62			36,226	sf

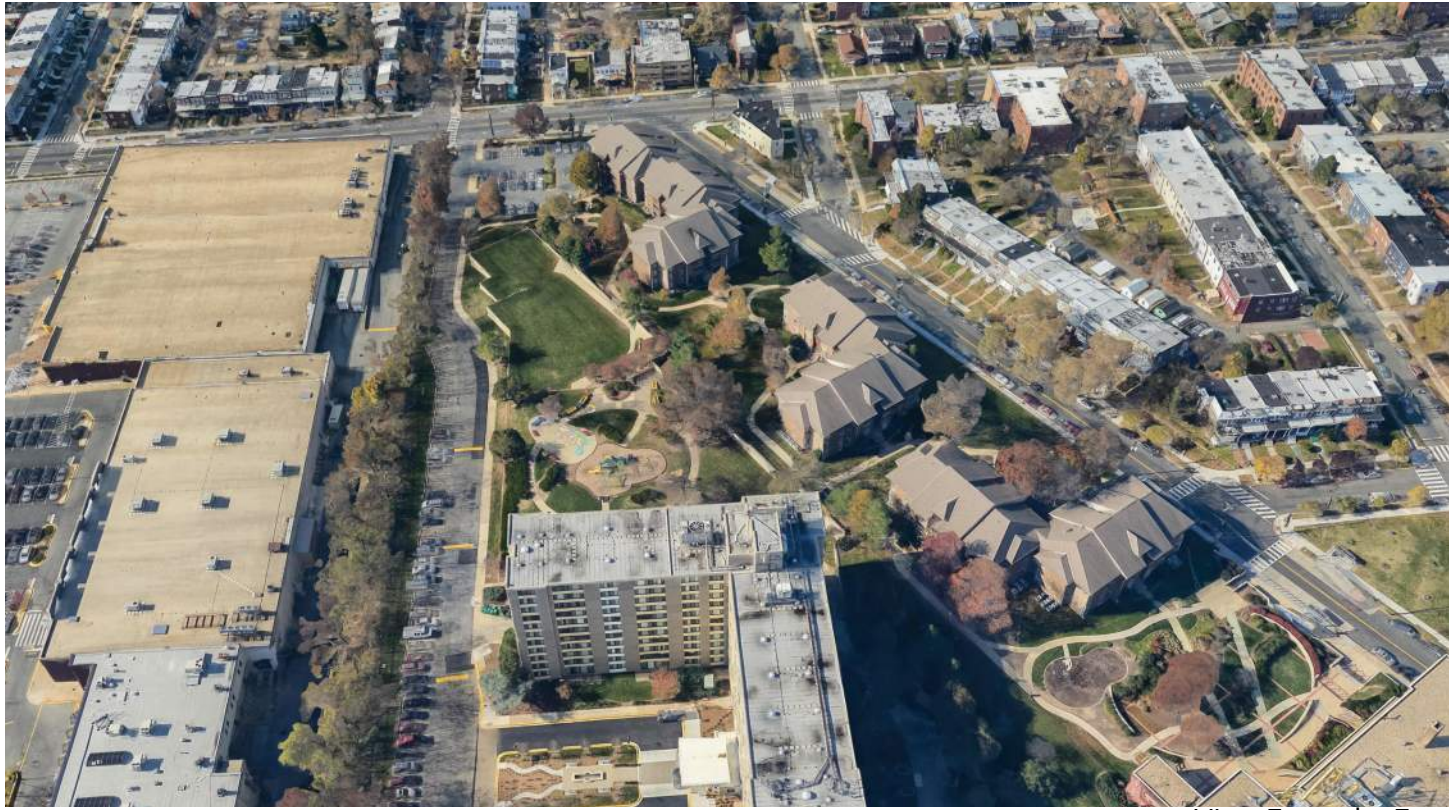
INTERIOR LAYOUT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. SIZE, NUMBER, AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTIBILITY.



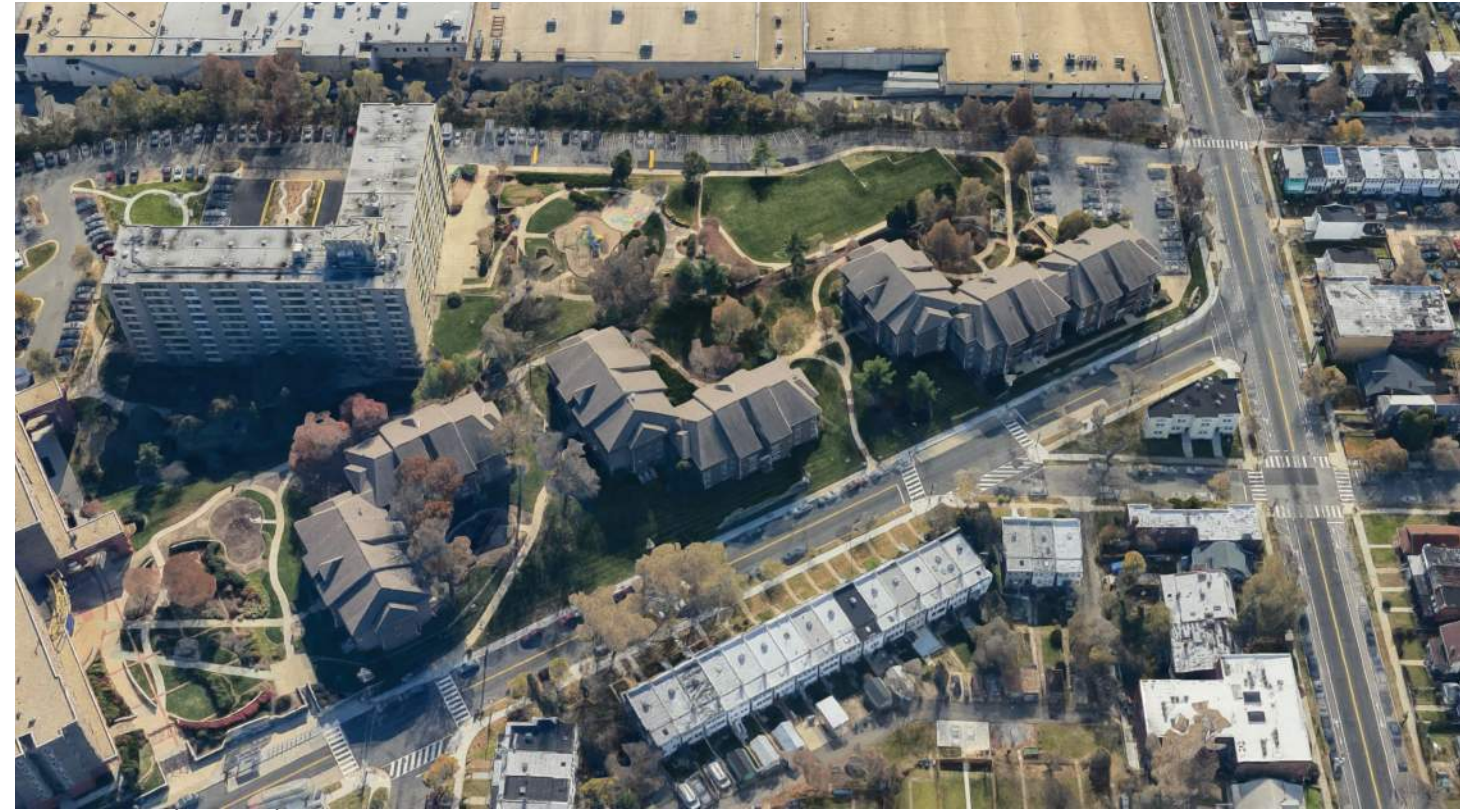
Inclusionary Zoning Diagrams **Edgewood 5**



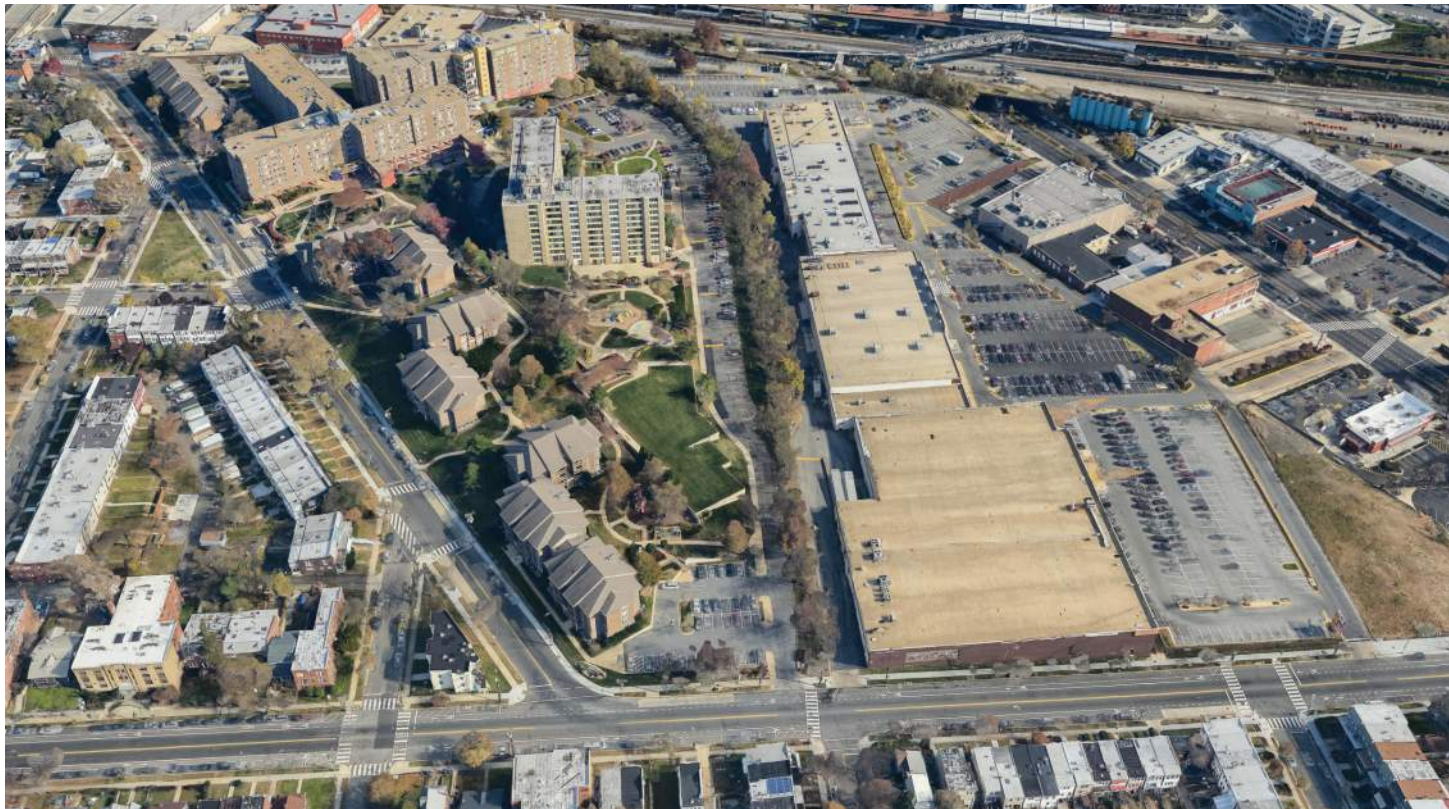
Washington, DC
October 16, 2020



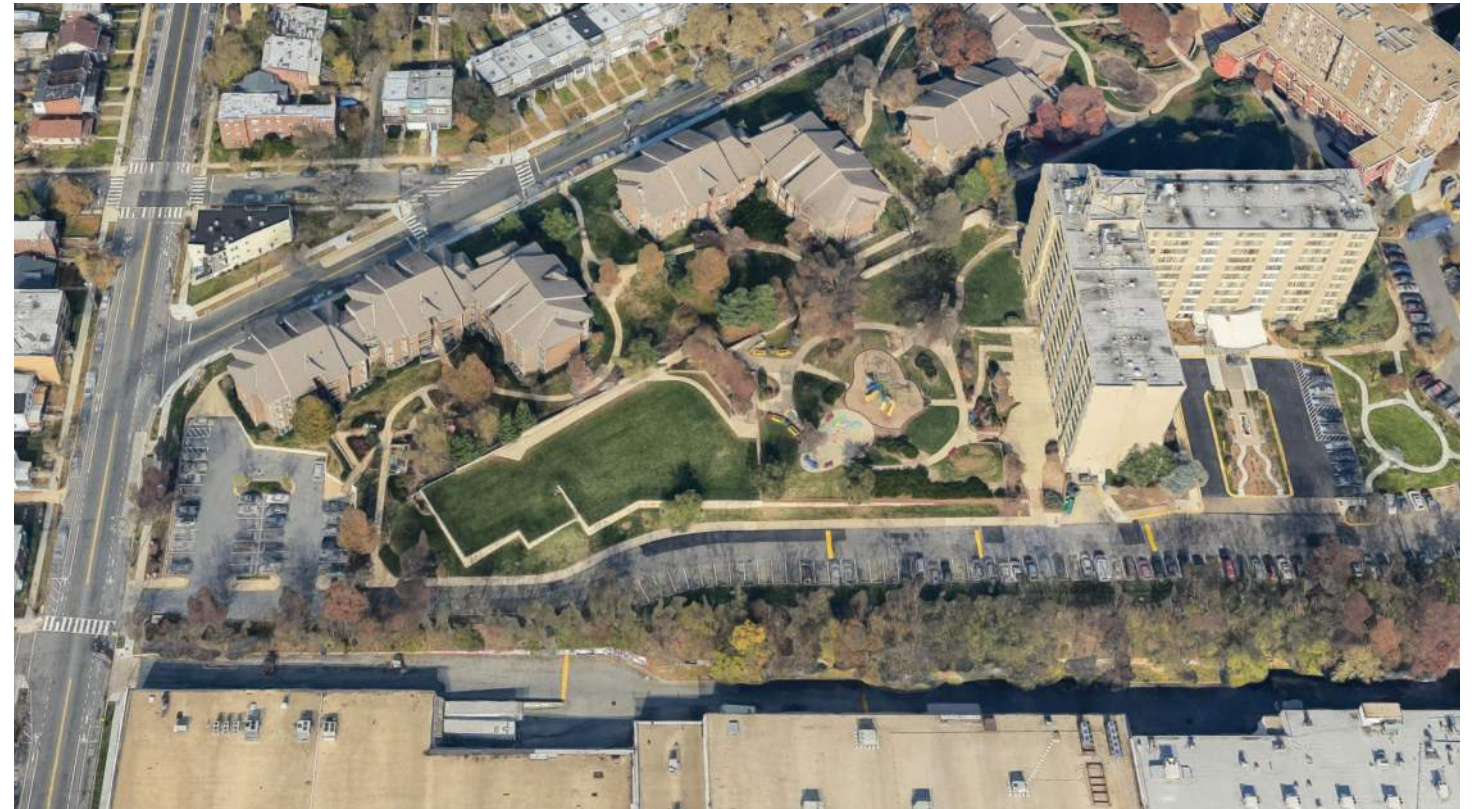
View From the East



View From the North

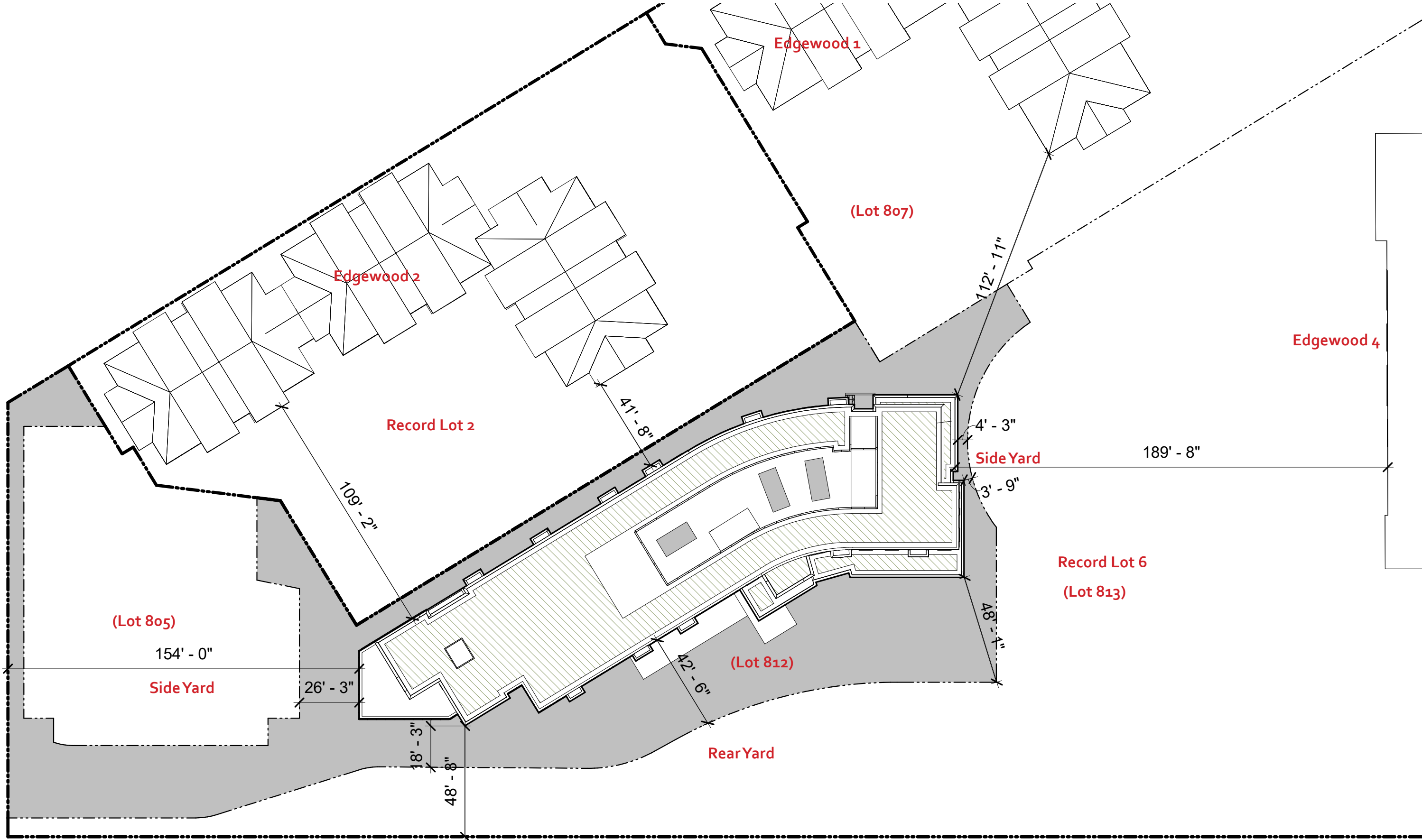


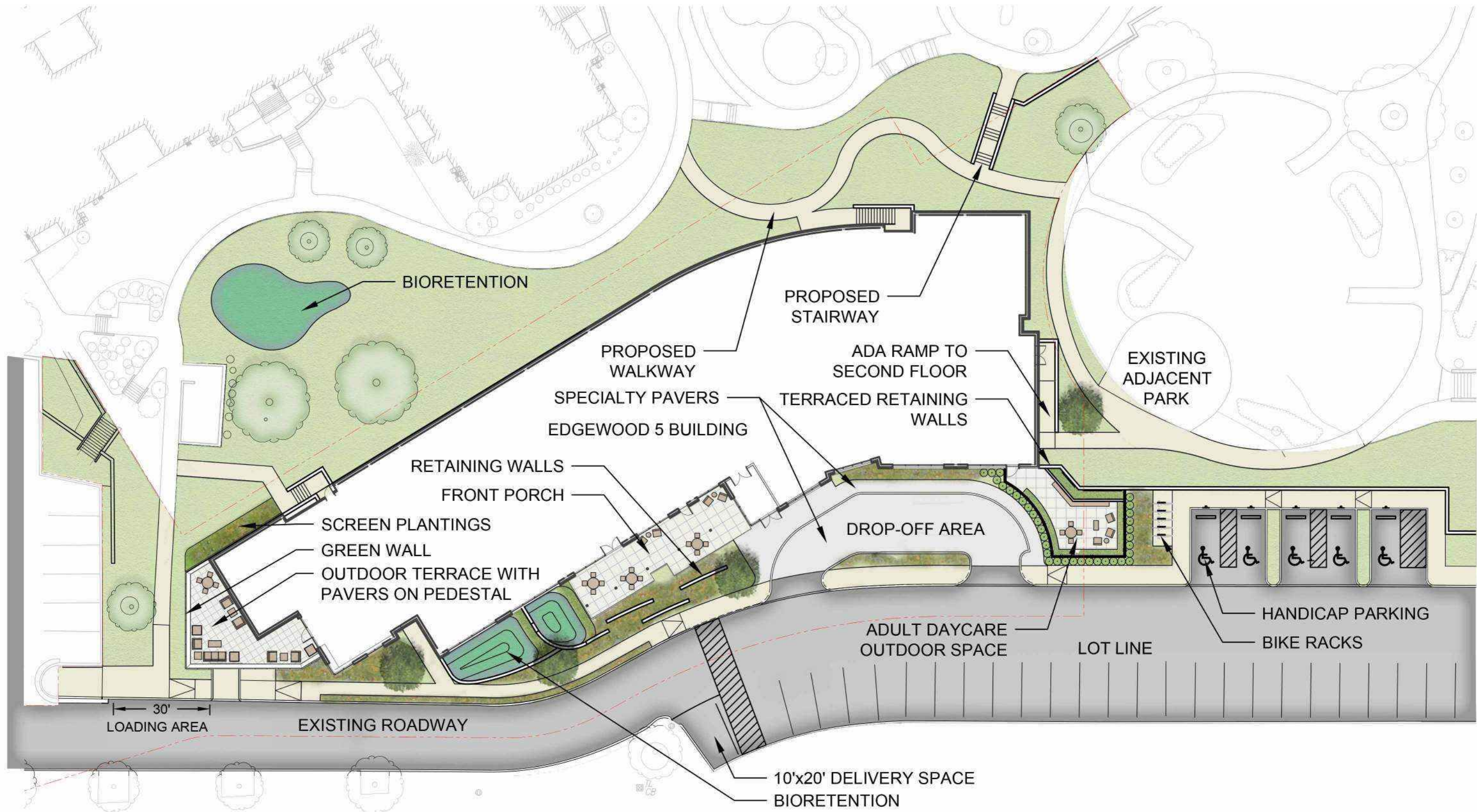
View From the West



View From the South

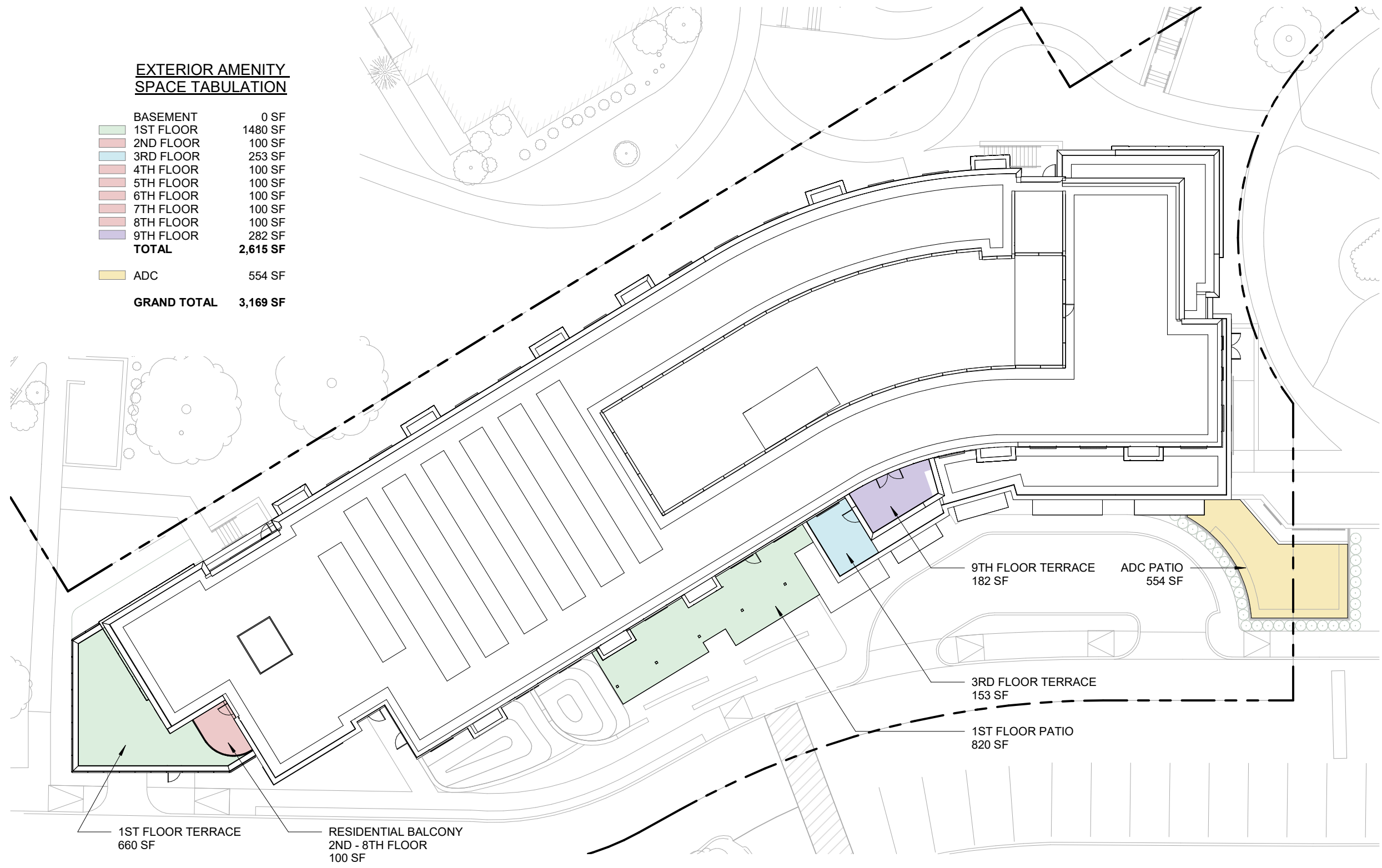






**EXTERIOR AMENITY
SPACE TABULATION**

BASEMENT	0 SF
1ST FLOOR	1480 SF
2ND FLOOR	100 SF
3RD FLOOR	253 SF
4TH FLOOR	100 SF
5TH FLOOR	100 SF
6TH FLOOR	100 SF
7TH FLOOR	100 SF
8TH FLOOR	100 SF
9TH FLOOR	282 SF
TOTAL	2,615 SF
ADC	554 SF
GRAND TOTAL	3,169 SF



Enterprise



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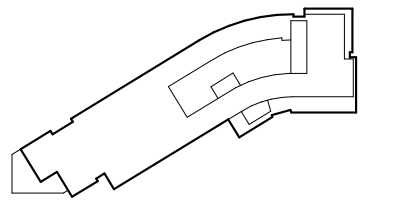
Exterior Amenity Summary | Edgewood 5



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October 23, 2020



View From the West



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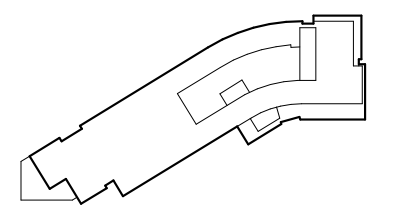
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CELEBRATING 30 YEARS

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Aerial Massing - Future Conditions

Edgewood 5



View From the South

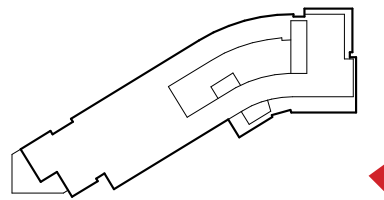
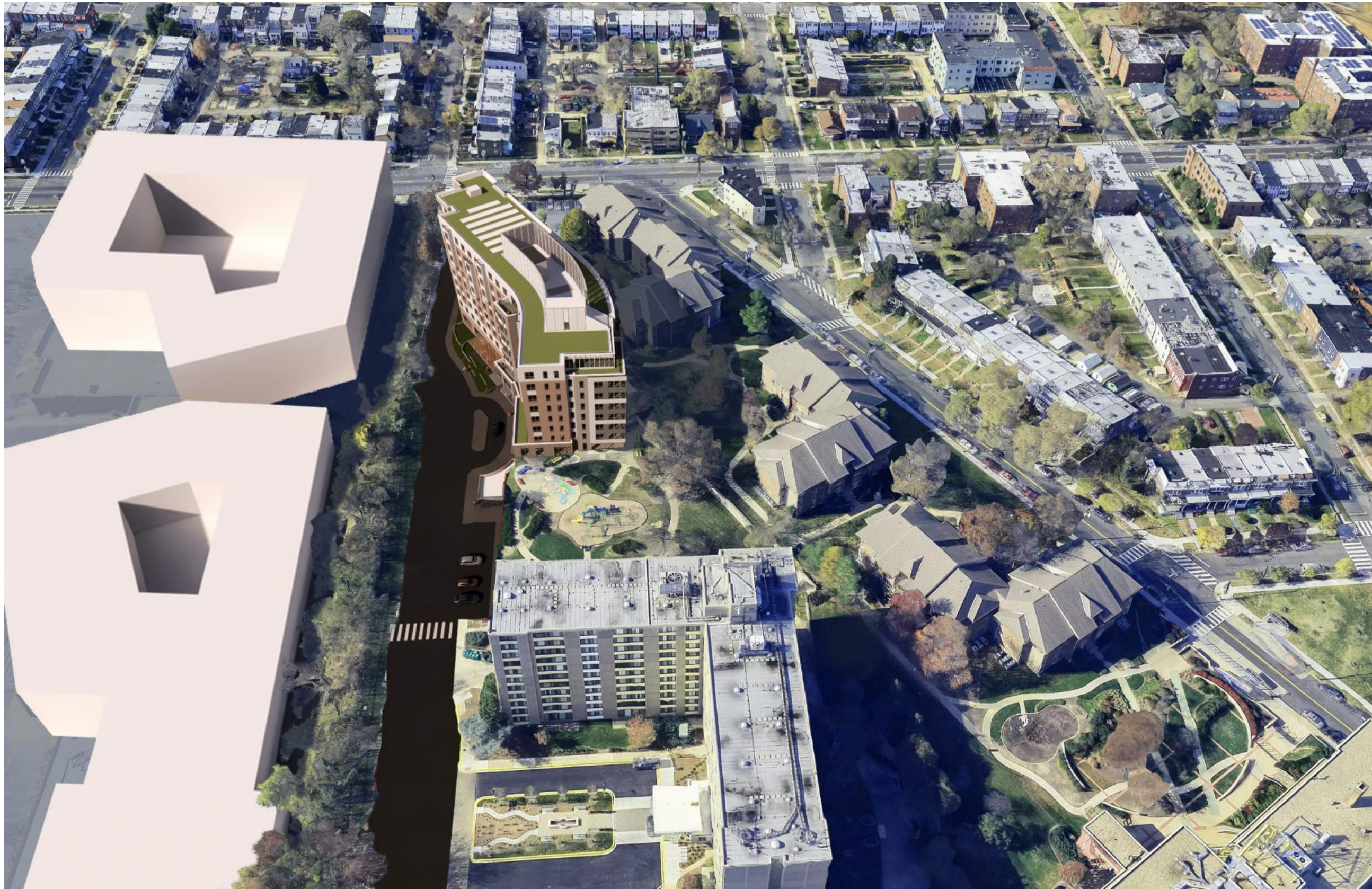


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Aerial Massing - Future Conditions | Edgewood 5



View From the East



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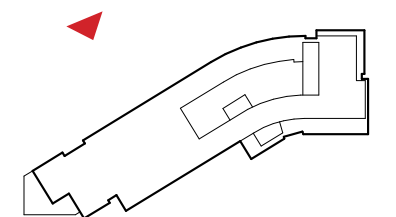
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Aerial Massing - Future Conditions

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View From the North



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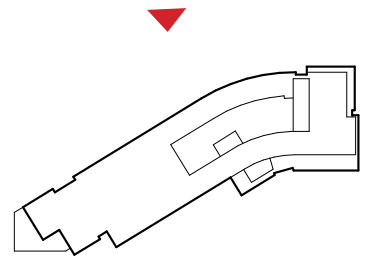
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Aerial Massing - Future Conditions | Edgewood 5

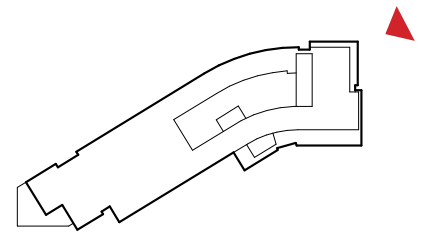


View From Edgewood Street NE (North)





View From Edgewood Campus Interior (North East)



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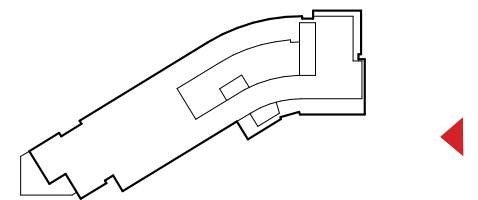


GOROVE SLADE

Supplemental Rendering **Edgewood 5**



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October 23, 2020



View From the East



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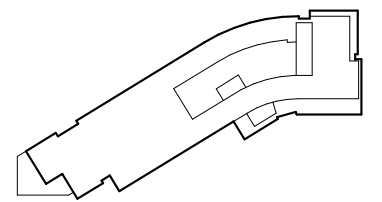
Exterior Rendering | **Edgewood 5**



Washington, DC
October 23, 2020



View From Adjacent Development (South West)



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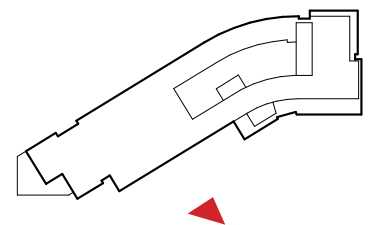
Supplemental Rendering **Edgewood 5**



Washington, DC
October 23, 2020



View From Driveway (South West)



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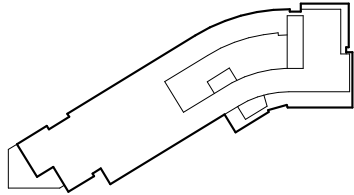
Supplemental Rendering Edgewood 5



Washington, DC
October 23, 2020



View From 4th Street NE (West)



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Exterior Rendering

Edgewood 5



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October 23, 2020