

Edgewood Commons 5 PUD Design Application

Edgewood St NE,
Washington, DC 20017

Submission Date: April 21, 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



Enterprise

WMC
WILES MENSCH CORPORATION
CELEBRATING 30 YEARS

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goulston&storrs
Landscape Architecture • Urban Design Studio

GOROVE SLADE

Cover | **Edgewood 5**

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Washington, DC
April 21, 2020
ZONING COMMISSION
District of Columbia
CASE NO.66-68A
EXHIBIT NO.3H1

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The Catholic University of America



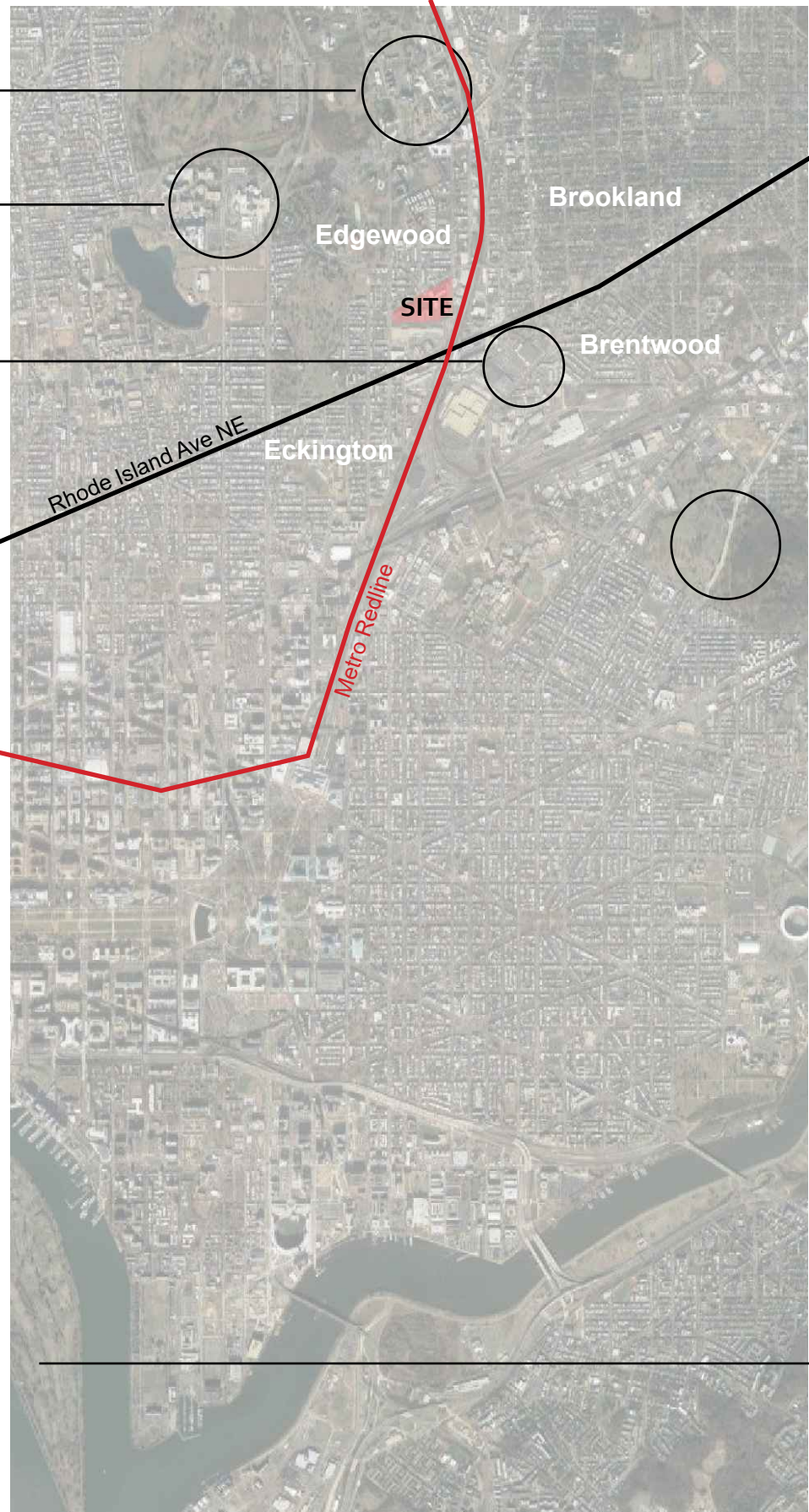
Trinity Washington University



The Home Depot



United States National Arboretum



Edgewood St. NE



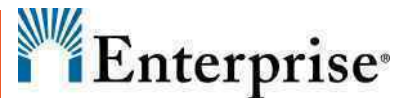
Metropolitan Branch Trail



Rhode Island Ave NE



Rhode Island Ave-Brentwood Metro Station



Location Map | Edgewood 5



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April 21, 2020



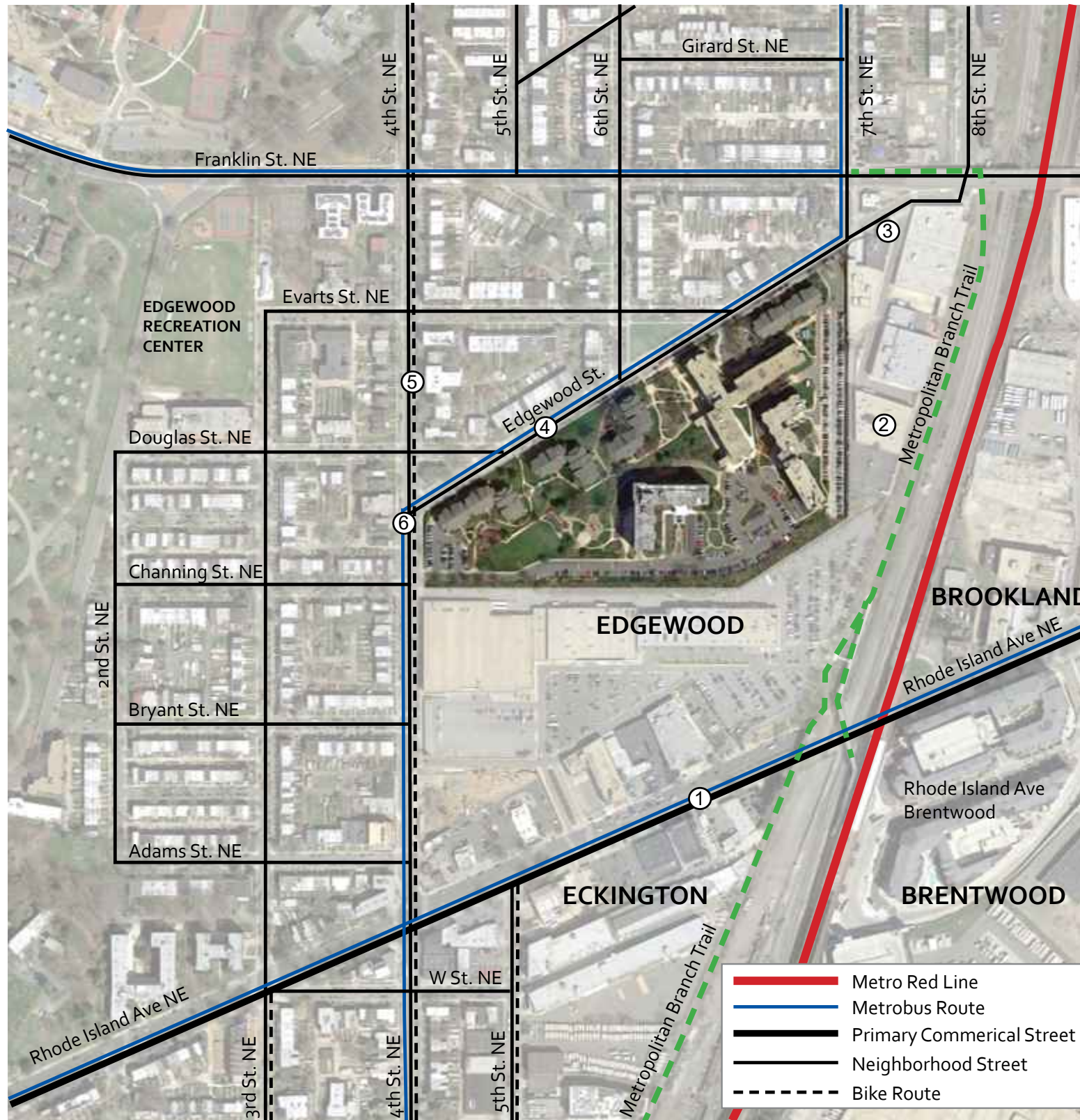
4. Edgewood St. Townhouses



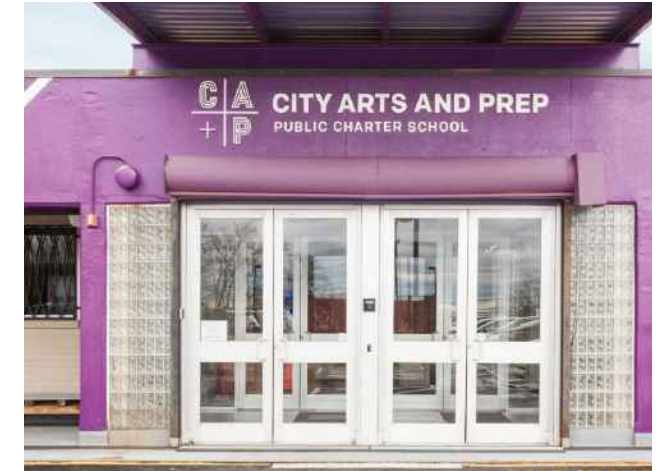
5. 4th St. Brooklyn House



6. 4th St. Residential Apartments



3. Mess Hall



2. City Arts + Prep Public Charter School



1. Greater Mt. Calvary Holy Church



4. Edgewood St. NE Looking West



5. 4th St. NE Looking North



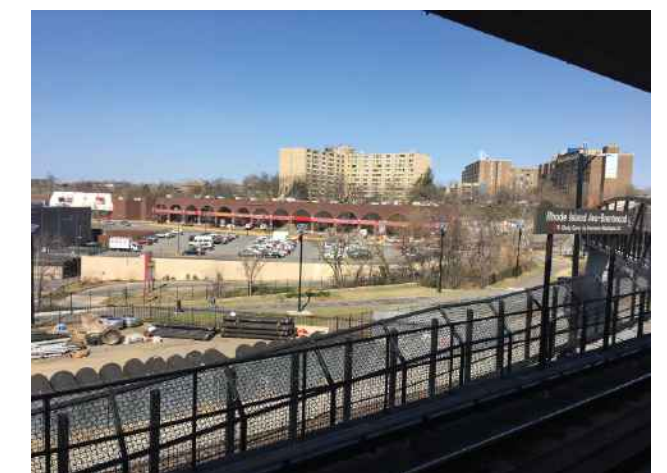
6. Rhode Island Ave. NE Looking East



3. Metropolitan Trail



2. Rhode Island Metro Pedestrian Bridge



1. Rhode Island Metro Station



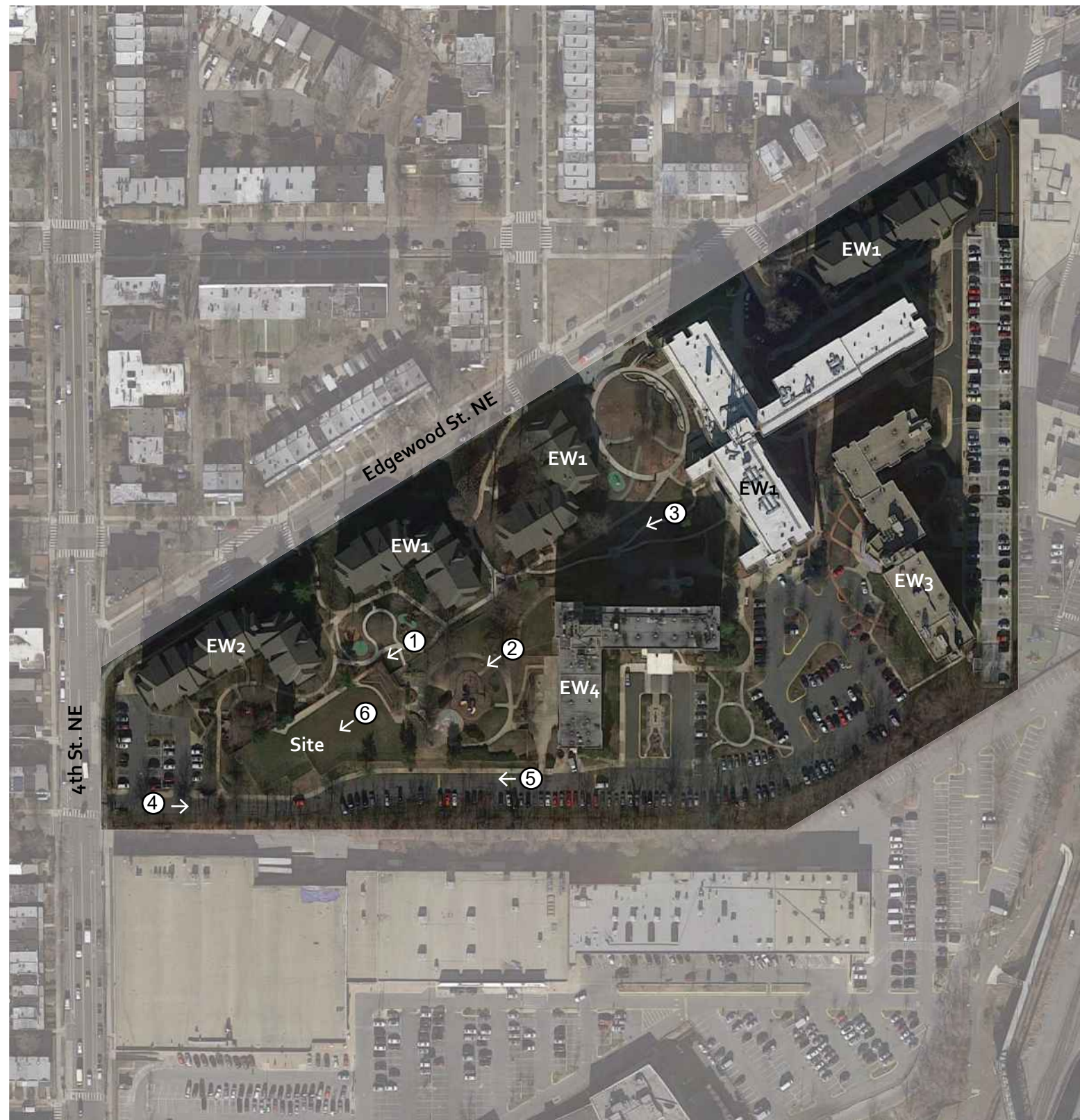
4. Existing drive aisle looking east



5. Existing drive aisle looking west



6. Proposed site looking west



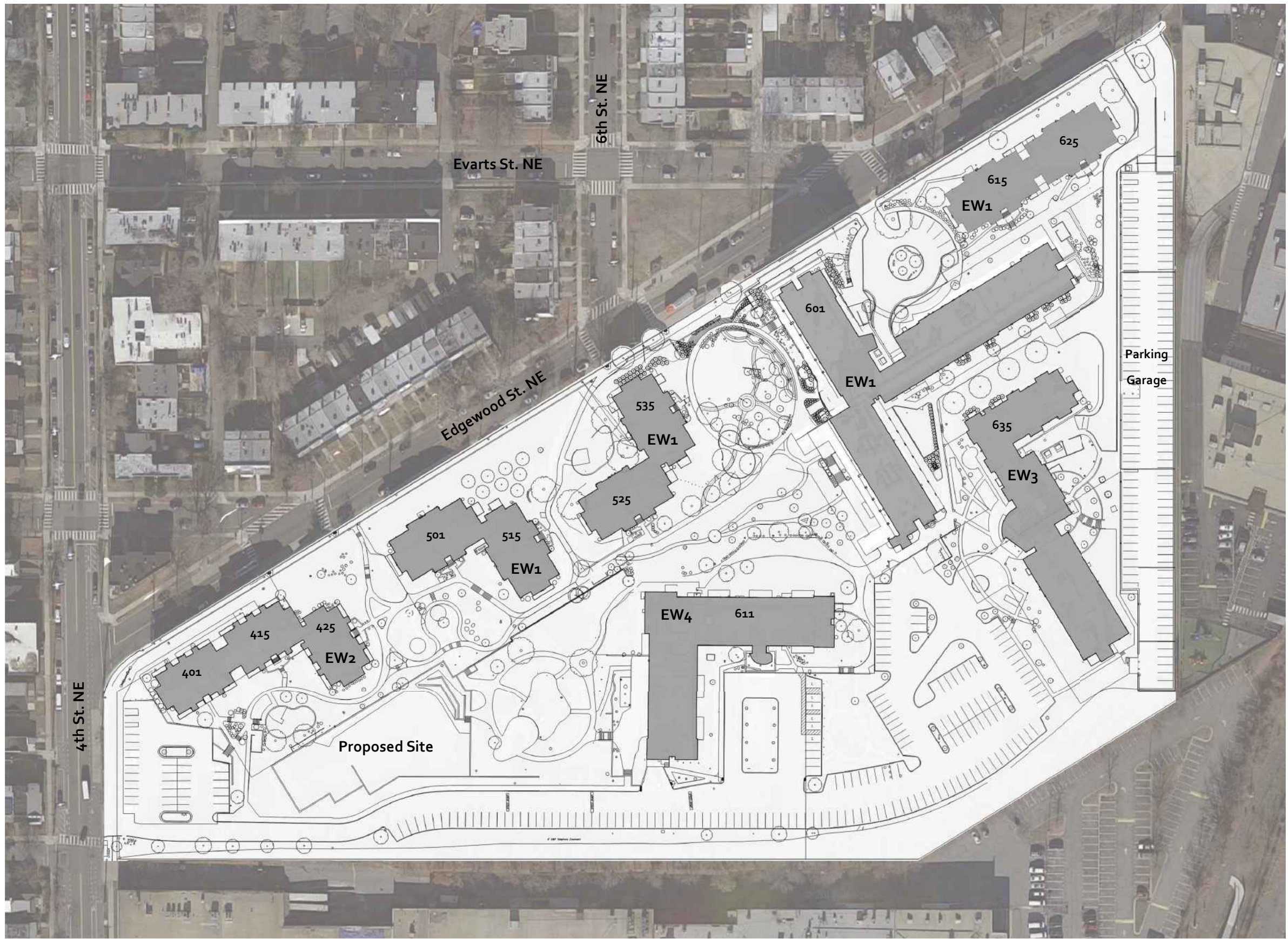
3. View from Edgewood 1



2. Existing playground



1. North edge of site looking west



LEGEND

635	Street Address
EW3	Edgewood Commons Building Designation

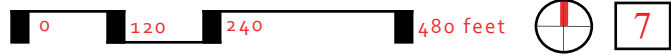


Enterprise

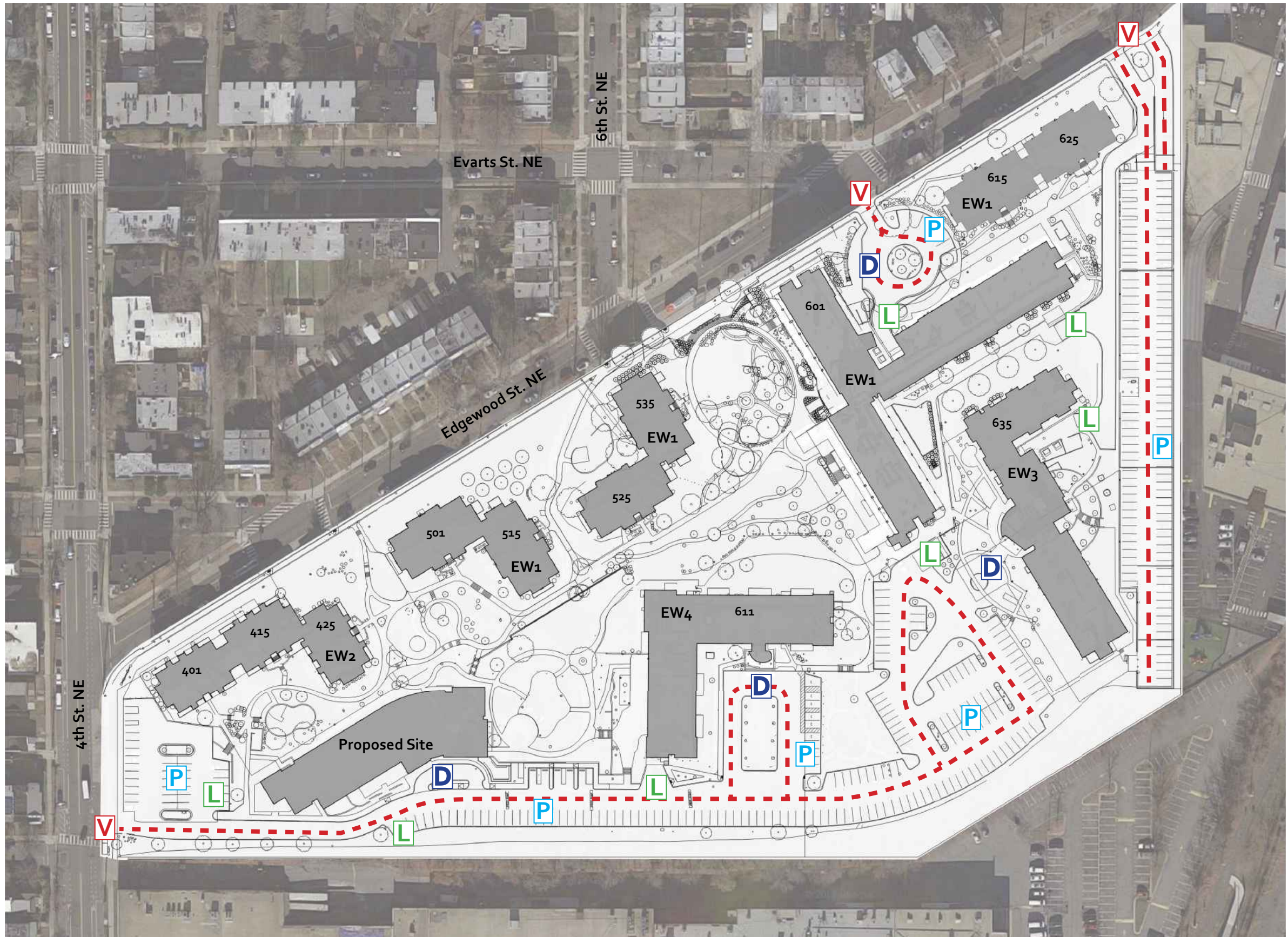


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Existing Campus Plan | Edgewood 5



Washington, DC
April 21, 2020



LEGEND

635	Street Address
EW3	Edgewood Commons Building Designation
P	Parking
L	Delivery/Loading Area
V	Vehicular Site Entry
D	Drop Off
- - -	Vehicular Circulation



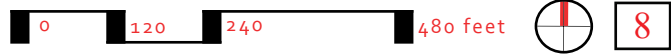
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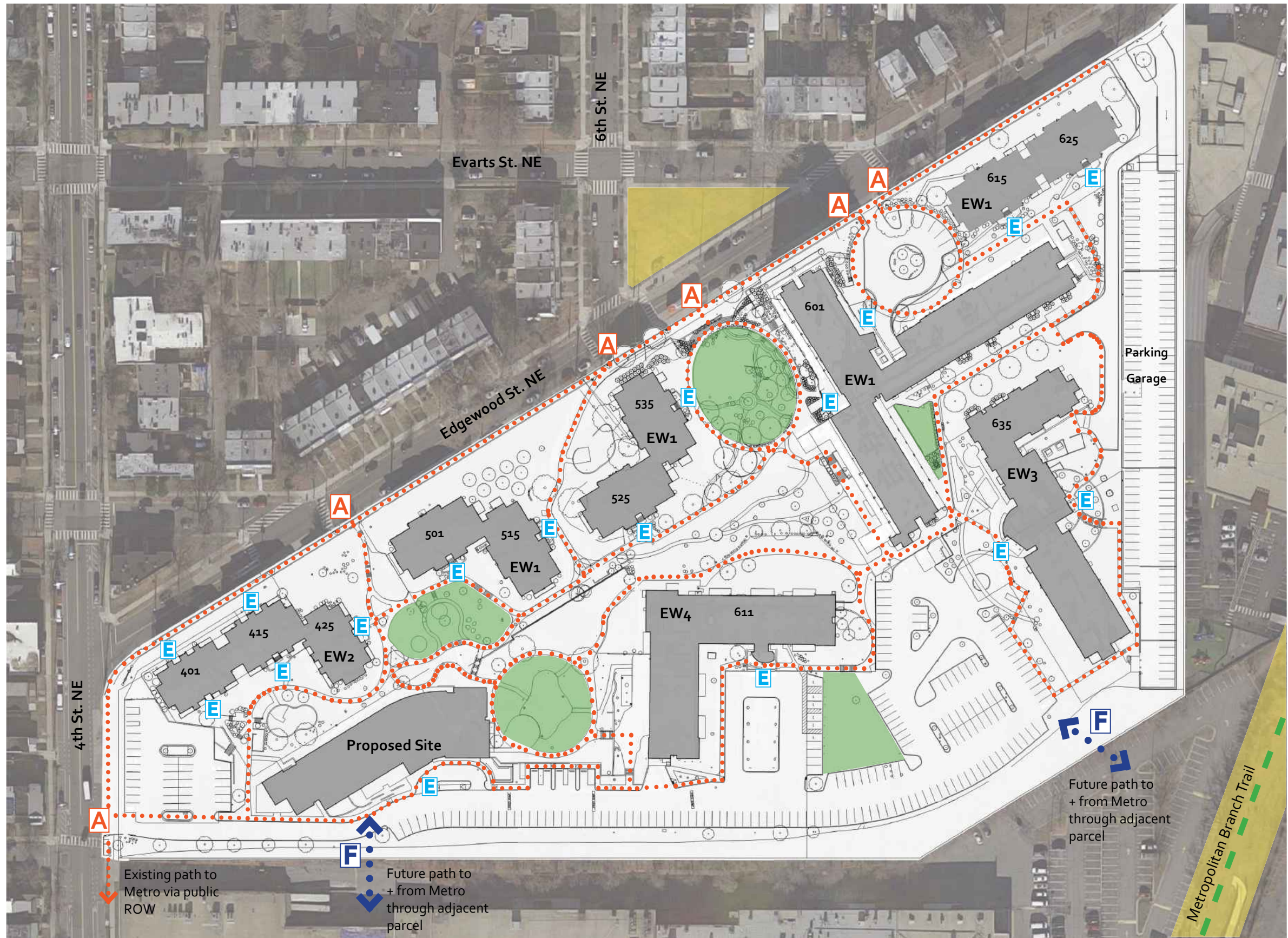
WMC goulston&storr **GOROVE SLADE**

Campus Site Circulation - Vehicular

Edgewood 5



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April 21, 2020



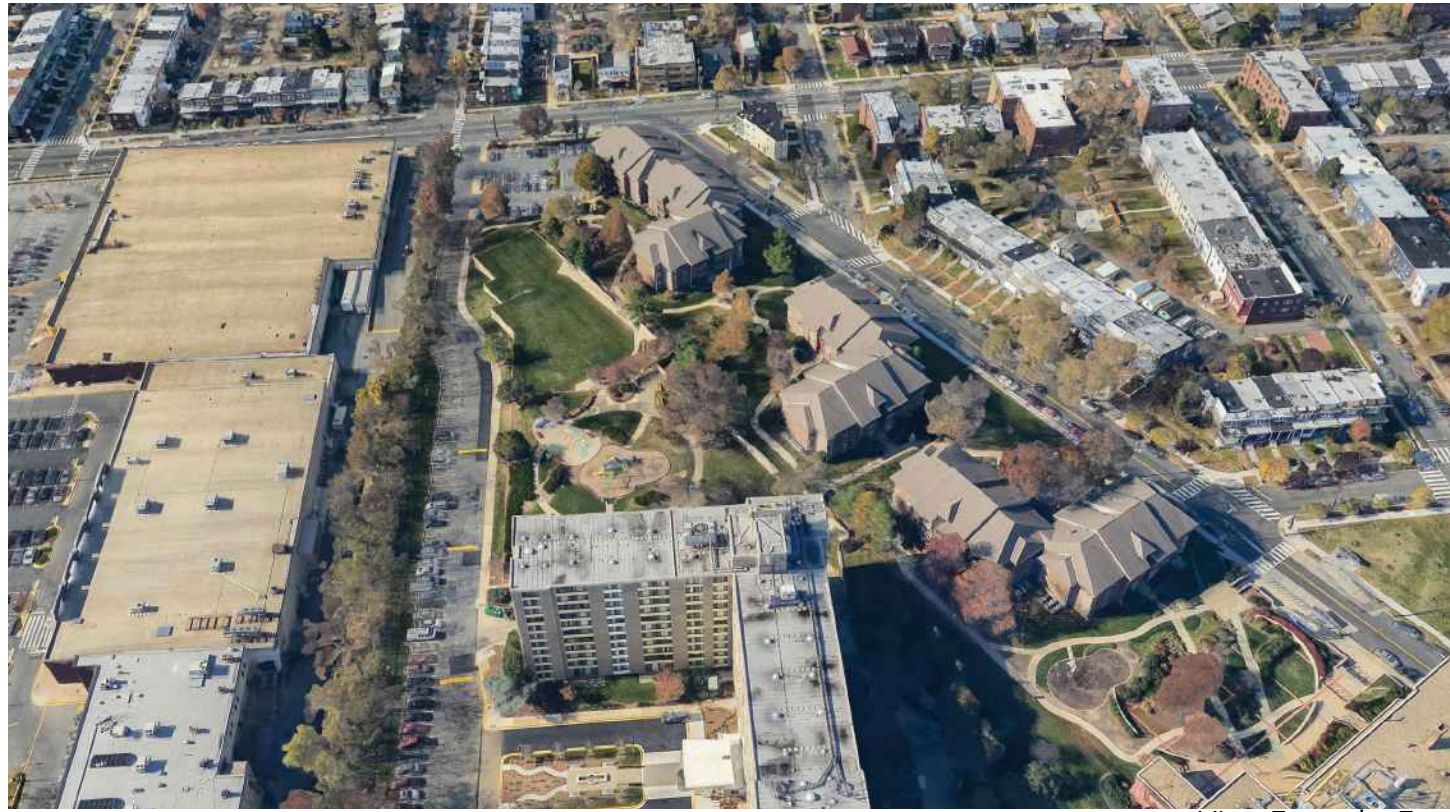
LEGEND

635	Street Address
EW3	Edgewood Commons Building Designation
A	Exiting Pedestrian Site Access
F	Future Pedestrian Site Access
E	Primary Building Entry
●●●●	Primary Pedestrian Path
■	Campus Active Open Space
■	Public Open Space

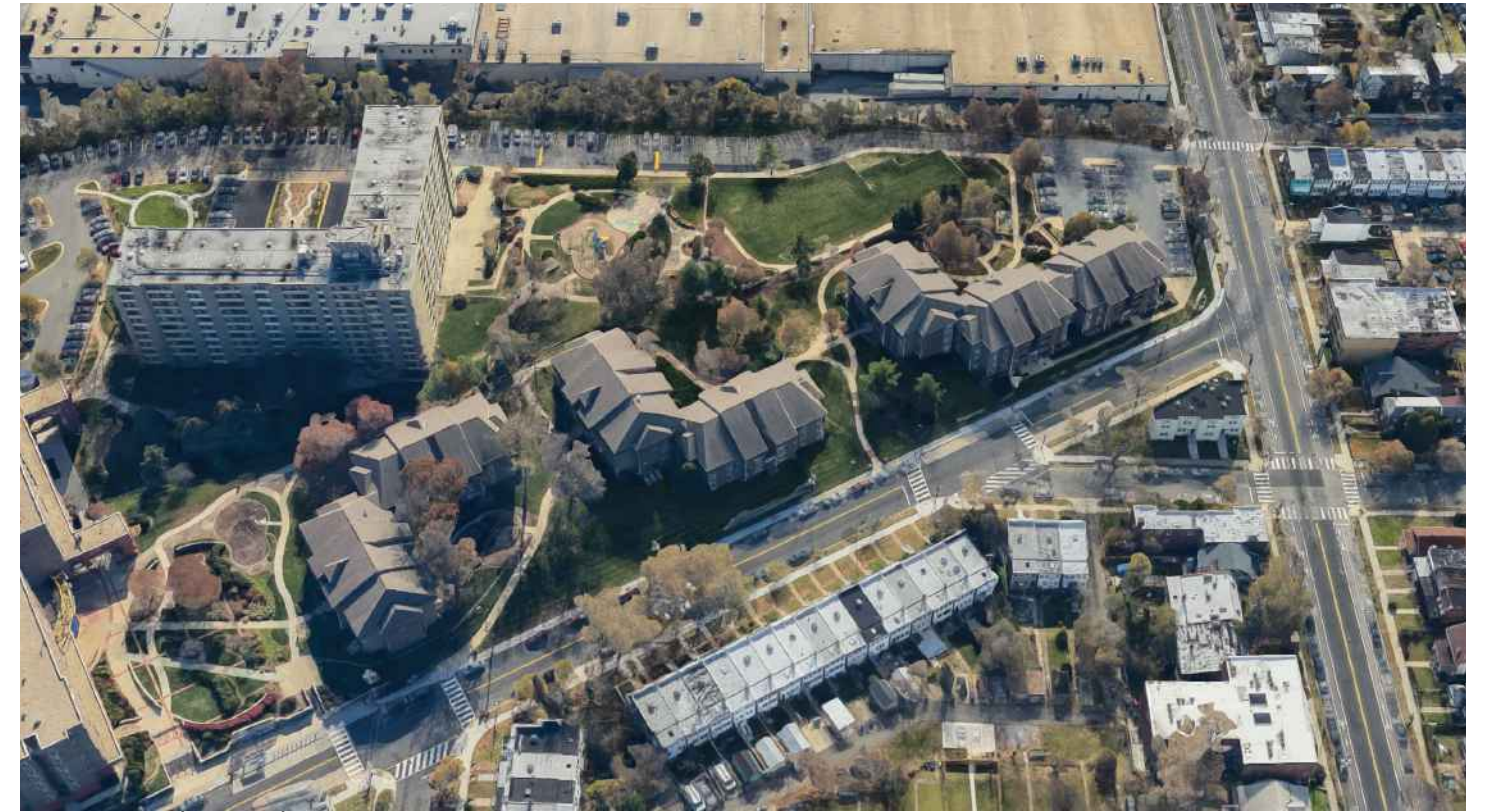
Existing path to Metro via public ROW

Future path to + from Metro through adjacent parcel

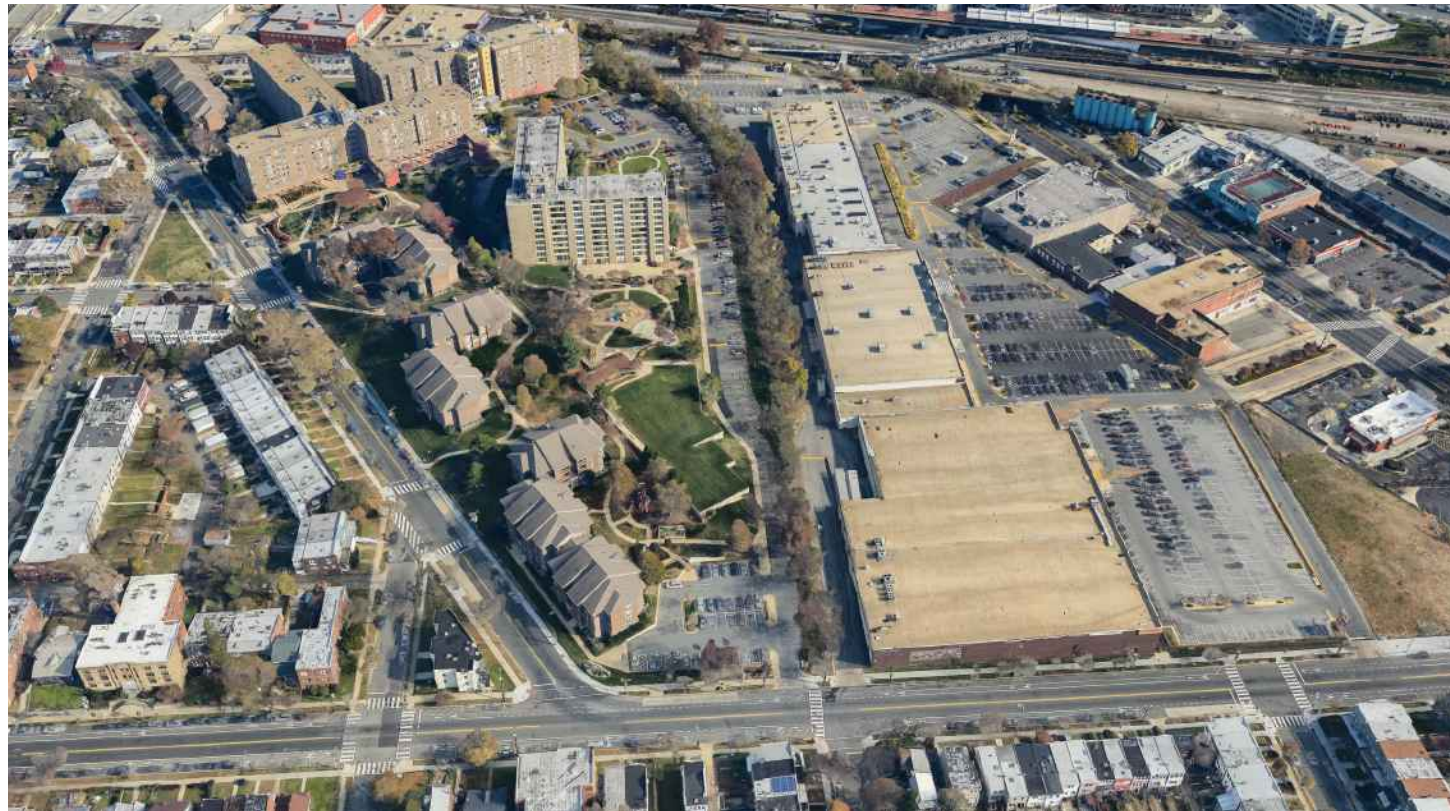
Future path to + from Metro through adjacent parcel



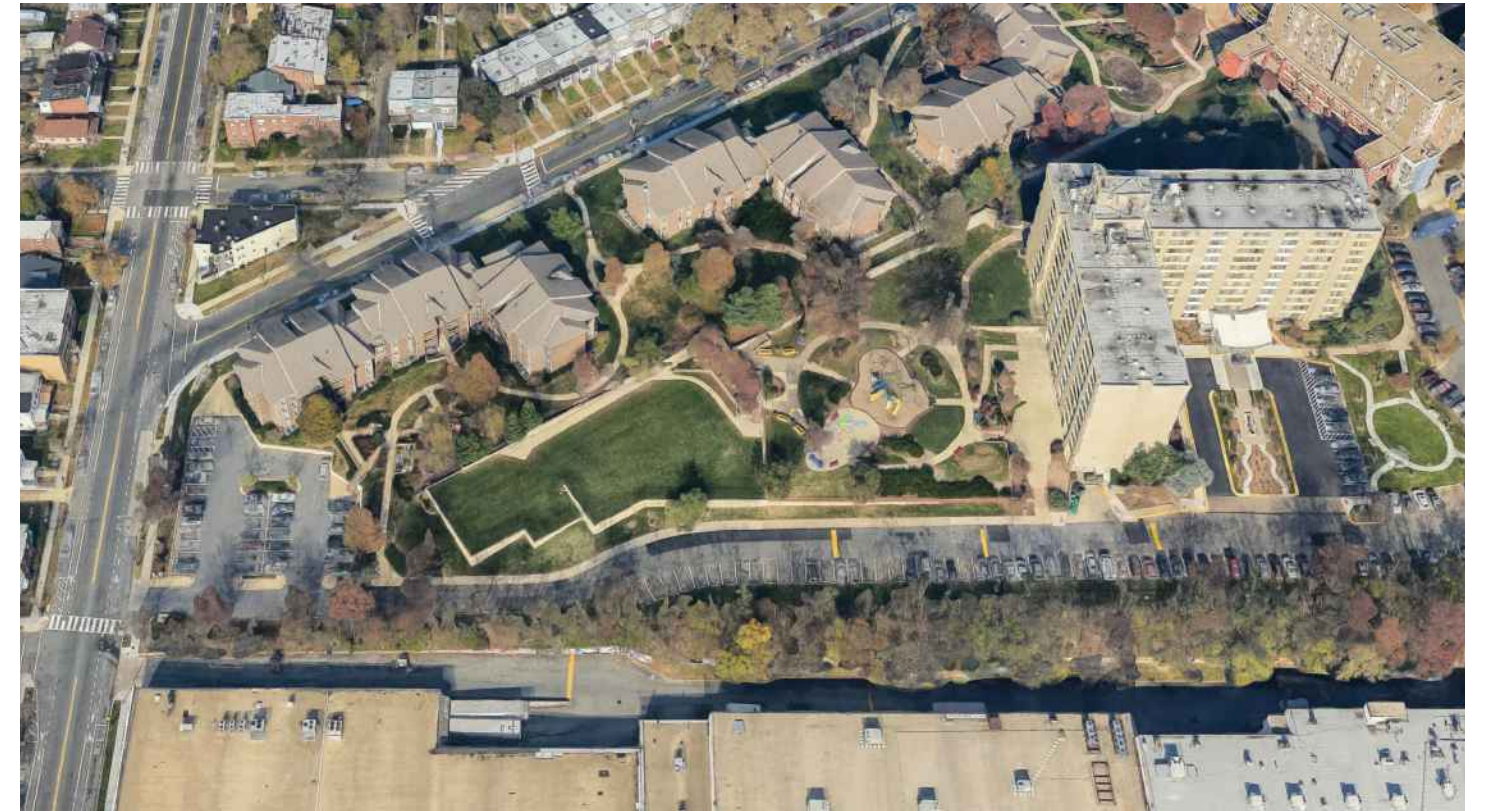
View From the East



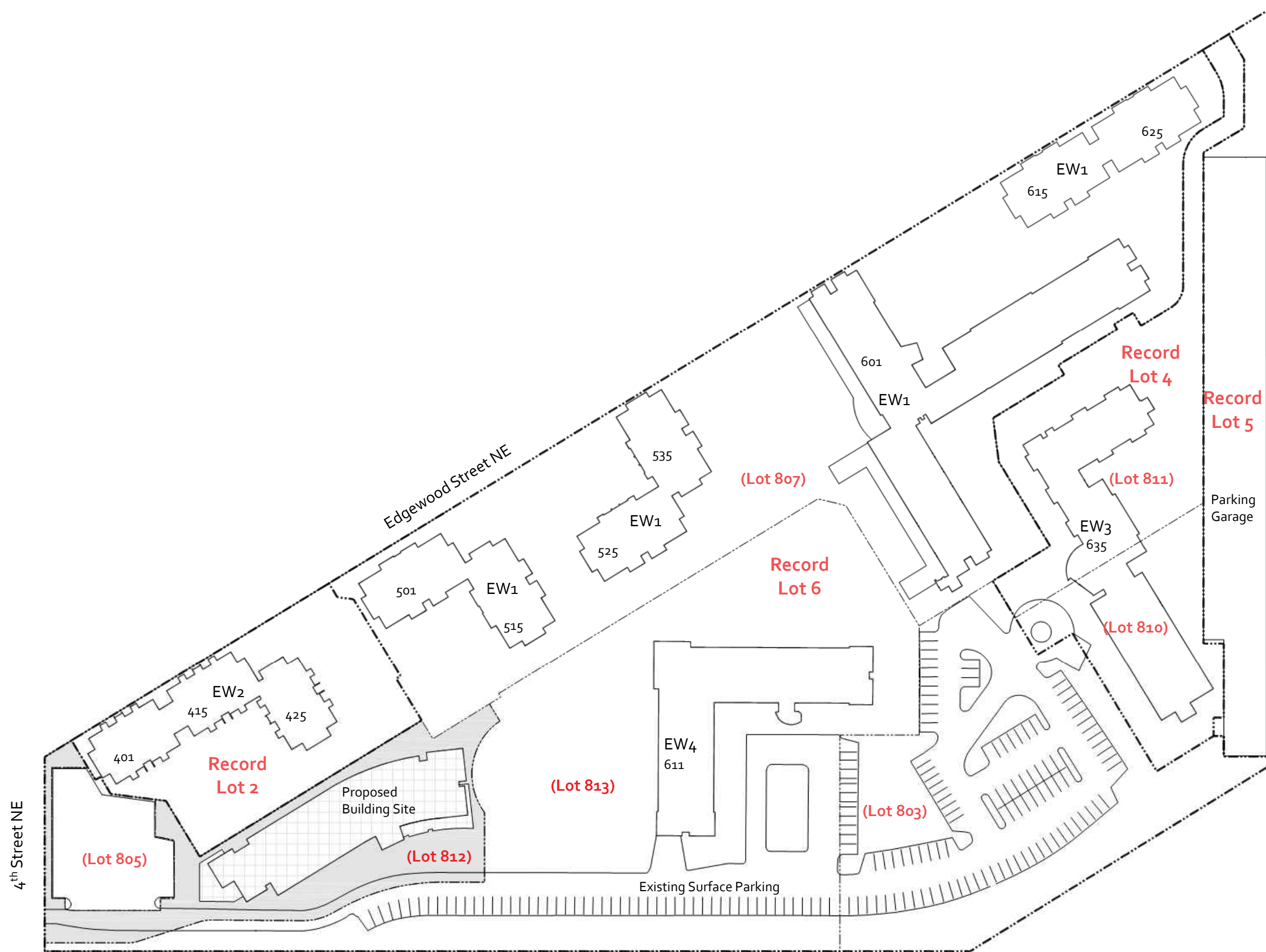
View From the North



View From the West



View From the South



Zoning Section	Zoning Criteria	PUD Required or Allowed	Proposed on 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		153,209	sf
C-1002.3(1)	FAR - IZ Bonus (20%)	4.2		
	GFA - IZ Bonus (20%)		183,851	sf
X-303.3 X-303.4	FAR - PUD Bonus (20%)	5.04		
	FAR - PUD Bonus (20%)		220,621	sf
	FAR Proposed		3.44	
	GFA Proposed		150,601	sf
F-304.1	Lot Occupancy Allowed	75%		No PUD bonus. No IZ bonus.
	Lot Occupancy Proposed		41%	
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 A&T 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		Varies 44-foot minimum	
F-306.1(b)	Side Yard Required	Not Required; 4 feet min if provided		
	Side Yard Proposed		Varies 151 feet minimum	
C-1503.1(c)	Penthouse Habitable FAR Allowed	0.4		
	Penthouse GFA Allowed		17,510	sf
	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		13	Spaces provided on Edgewood campus, not on Tax Lot 812.
C-701.5 C-702.1	Parking Required - ADC	.5 per 1,000sf	2	50% reduction due to proximity to Metro.
	Parking Provided - ADC		2	Spaces provided on Edgewood campus, not on Tax Lot 812.
C-802.1	Bicycle Parking Required - Residential	1/3 units long term 1/20 units short term	59	
C-802.1	Bicycle Parking Required - ADC	1/10K sf long term 1/10K sf short term	2	
	Bicycle Parking Provided		61	
C-901.1	Loading	1 Loading Berth 1 Delivery Space	1 Loading Berth 1 Delivery Space	

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.							

