



5M

5 M Street SW

Design Review Application
For the Zoning Commission Review under the D-5 Zone

June 17, 2020

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140 Typical Storefront Plan & Detail Elevation

141 Sign Type - Building Signage

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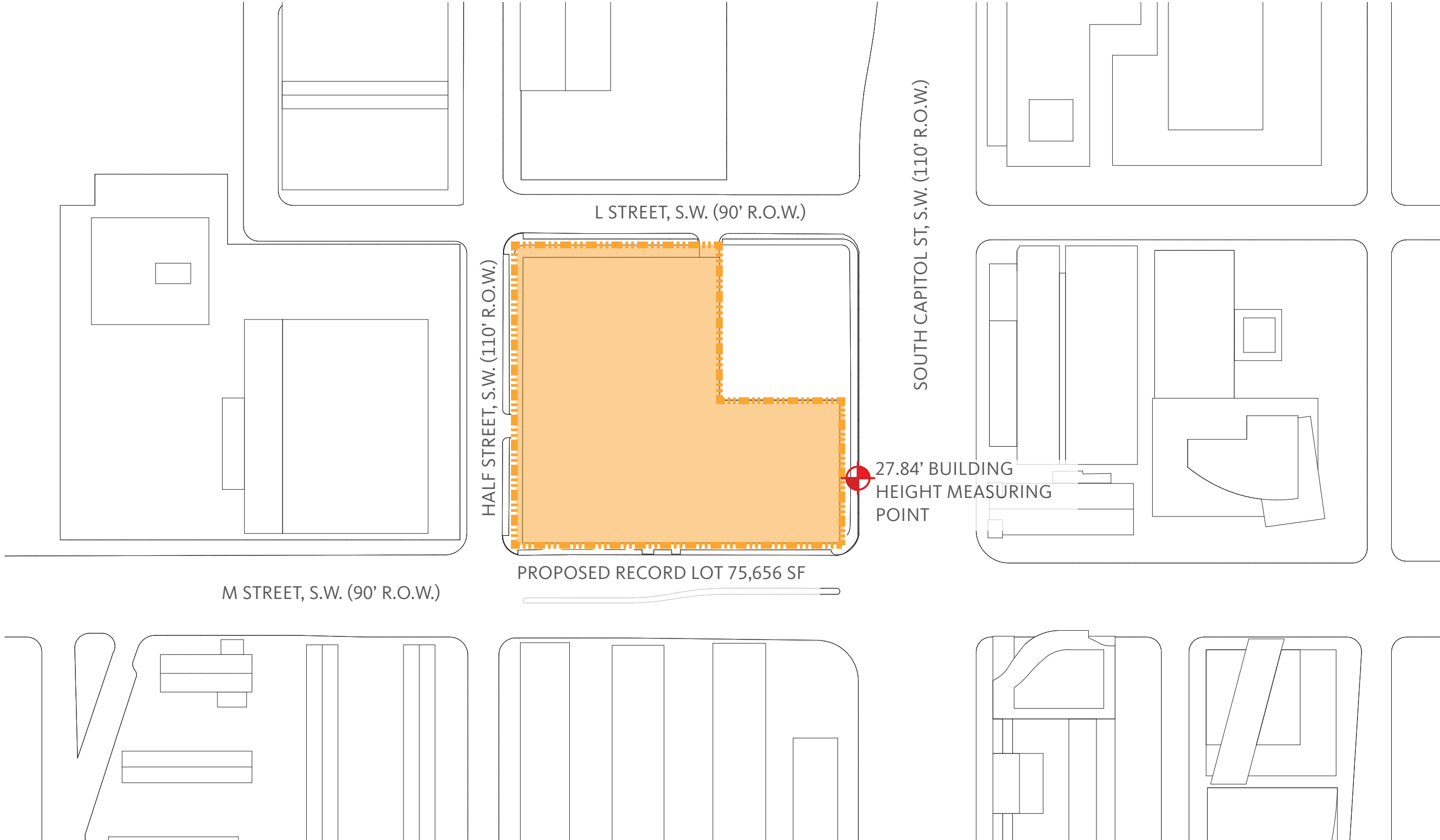
Scheme Comparison Zoning Tabulations

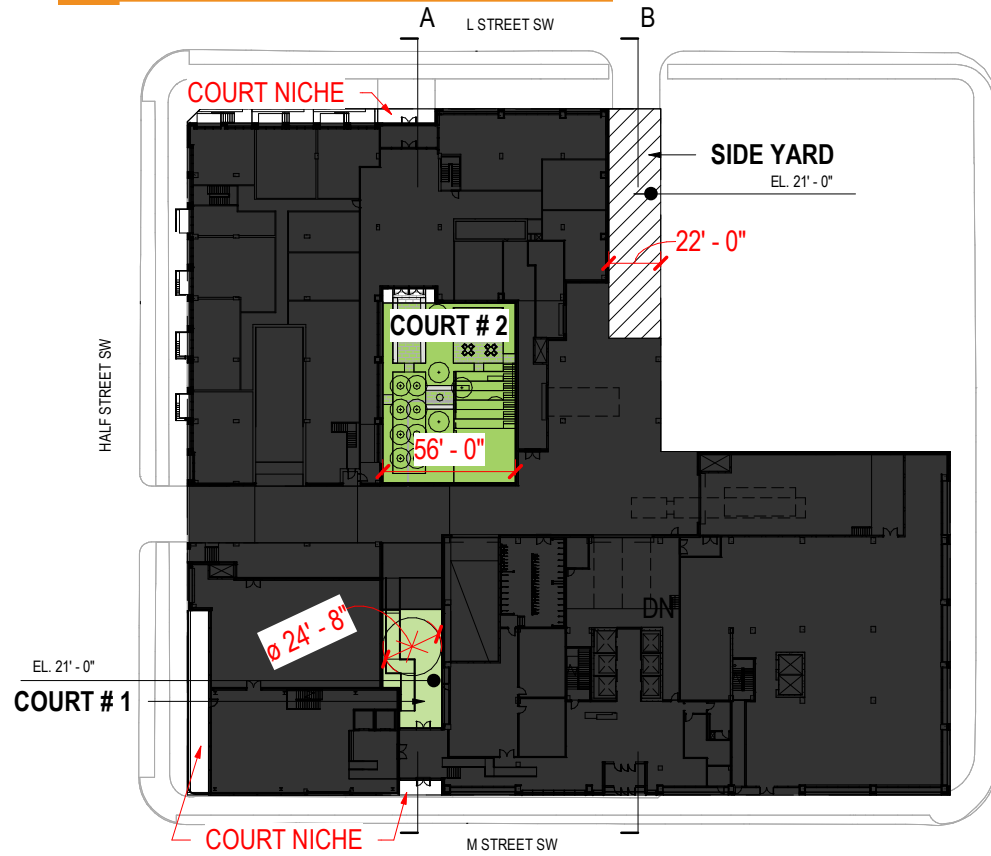
Lot Area : 75,656 SF

5M St SW; Square 649; Lots 43, 44, 45, 48; Zone D-5

	Mixed-Use Scheme (Project)			Residential Alternative (Residential Scheme)			Comments
Proposed Use	Office, Residential, Retail			Residential, Retail			
Proposed Number of Residential Units	371			688			
Allowable Building Height	130' due to frontage at South Capitol St 110' at South Capitol St, 1:1 Setback per 11-I DCMR § 616.7(d). Penthouse Height : 20', Setback 1:1			130' due to frontage at South Capitol St 110' at South Capitol St, 1:1 Setback per 11-I DCMR § 616.7(d). Penthouse Height : 20', Setback 1:1			
Build To Requirements	70%			60%			Minimum requirement of 60% of street wall is to be constructed to the property line per Sub. I, Sec. 616.7(g)
Allowable FAR	Residential : Unlimited Non Residential : 6.5 x 75,656 = 491,764 SF			Residential : Unlimited Non Residential : 6.5 x 75,656 = 491,764 SF			
Total Gross Floor Area		Non Residential FAR	Residential FAR		Non Residential FAR	Residential FAR	
Retail	25,427 SF			23,850 SF			Flexible space calculations below included in Retail SF.
Residential	330,622 SF			662,415 SF			
Office	226,132 SF			n/a			
Total	582,181 SF	3.33	4.37	686,265 SF	0.32	8.76	
Flexible Space	10,424 SF			6,119 SF			
Penthouse Habitable Space	14,588 SF	Residential Units : 2,556 SF (4 units, included in unit total); Office Amenity : 5,458 SF		12,986 SF	Residential Units : 5,630 SF (7 Units, included in unit total)		
Parking Spaces	403			311			
*Vehicle parking spaces are not required for development on the subject property due to its location in D zone east of 20th Street, NW.							
Loading Berths	Required	Provided		Required	Provided		
Retail	2 Loading Berth/ 1 Service/Delivery Space	3 Loading Berths / 2 Service/Delivery Spaces*		2 Loading Berth/ 1 Service/Delivery Space	3 Loading Berths / 2 Service/Delivery Spaces*		*Per C-901.8 and C-902.2, two or more uses may share loading and the building is only required to provide enough berths to meet the requirements for the use category with the highest requirement. Loading Berth (12'x30'x14' clear); Service/Delivery Space (10'x20'x10' clear)
Office	3 Loading Berth/ 1 Service/Delivery Space			0			
Residential	1 Loading Berth/ 1 Service/Delivery Space			1 Loading Berth/ 1 Service/Delivery Space			
Loading Platform							
Retail	2 Loading Platform @ 100 SF	3 Loading Platforms @ 100 SF*		2 Loading Platform @ 100 SF	3 Loading Platforms @ 100 SF*		
Office	3 Loading Platform @ 100 SF			0			
Residential	1 Loading Platform @ 100 SF			1 Loading Platform @ 100 SF			
Rear Yard	Not Required			Not Required			Reference Subtitle I, Sec. 205.2(b).
Side Yard	22'-0" Provided			22'-0" Provided			
GAR Requirement	0.2 minimum			0.2 minimum			Reference Section 7 for Preliminary GAR Scoresheet
Courts							
Open Courth Width	4" per foot of height, no less than 10'			4" per foot of height, no less than 10'			To Comply - See Court Exhibit
Closed Court Width/Area	Width : 4" per foot of height, no less than 15'; Area : Twice the square of the required width, minimum 350 SF			Width : 4" per foot of height, no less than 15'; Area : Twice the square of the required width, minimum 350 SF			To Comply - See Court Exhibit
Bike Parking	Required	Provided		Required	Provided		Bike parking will be provided to meet the minimum number of zoning required spaces. The minimum number of bike parking spaces will be required based on the final square footage and the number of units. Reference Subtitle C, Sec. 802.2 (after first 50 bike parking spaces are provided for a use, additional spaces are required at one-half the ratio specified).
Short Term							
Retail	7	7		7	7		
Residential	19	19		35	35		
Office	6	6		0	0		
Total	32	32		42	42		
Long Term							
Retail	3	3		2	2		
Residential	87	87		140	140		
Office	70	70		0	0		
Total	160	160		142	142		
Shower Requirement	6	6		0	0		Residential scheme has less than 25,000 GSF of non-residential use.
Locker Requirement	42	42		0	0		Residential scheme has less than 25,000 GSF of non-residential use.

Proposed Record Lot of 5M St SW

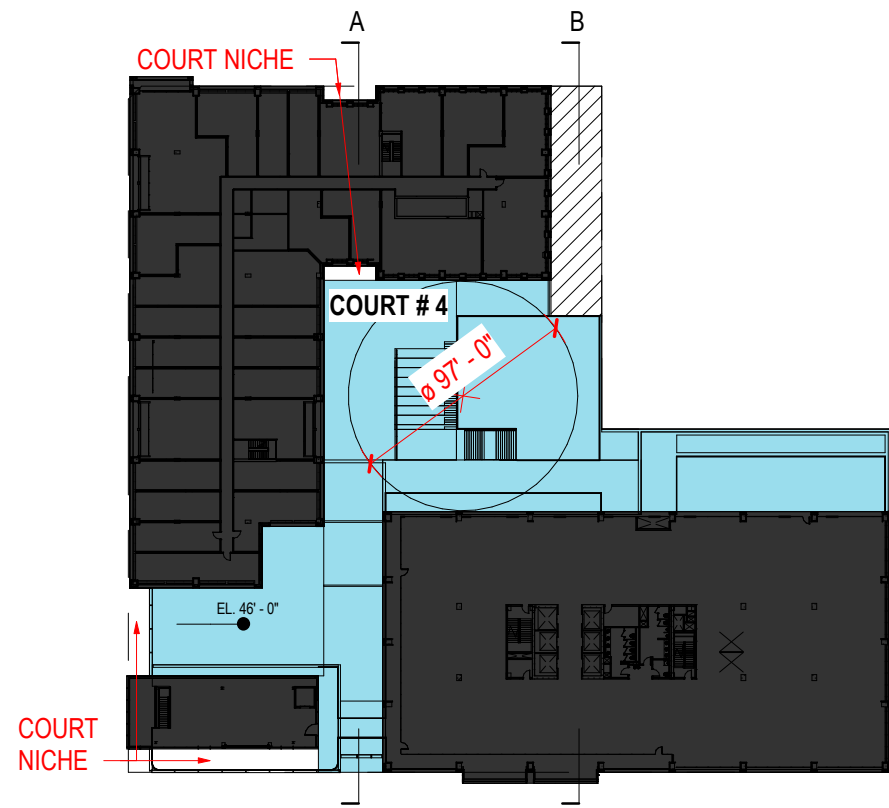




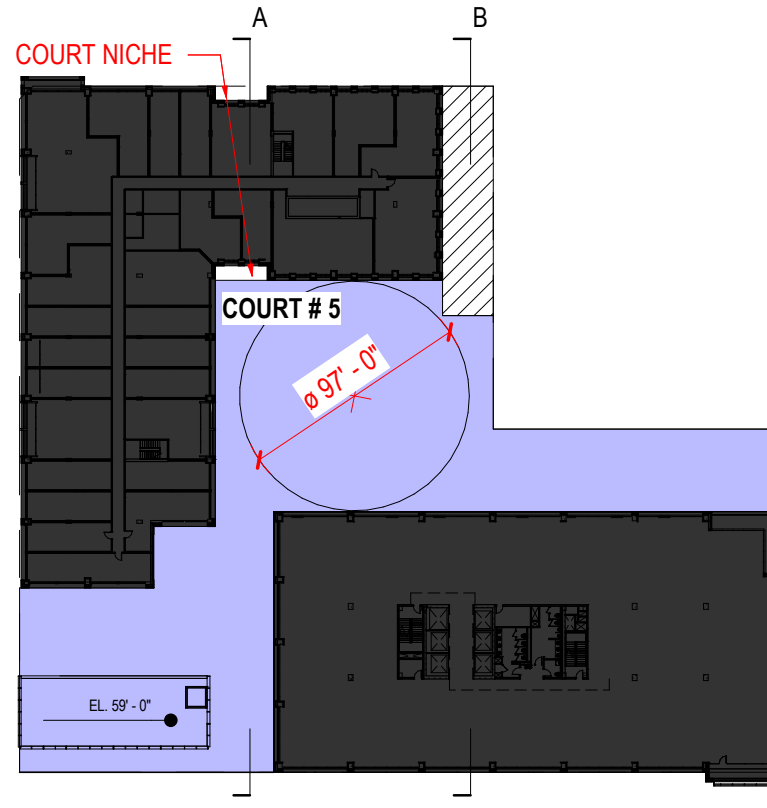
LEVEL 01 PLAN



RES LEVEL 02 PLAN (EL +36'-0")

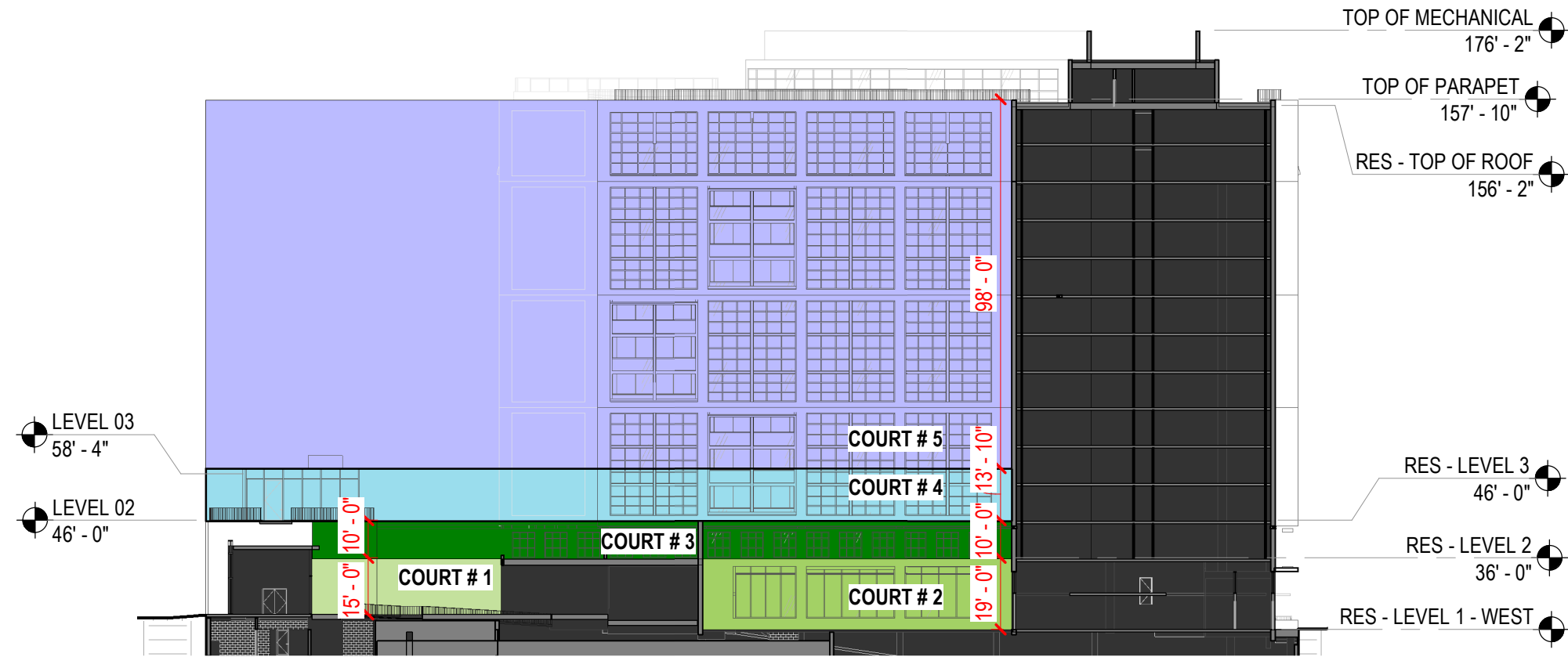


OFFICE LEVEL 02 PLAN (EL +46'-0")

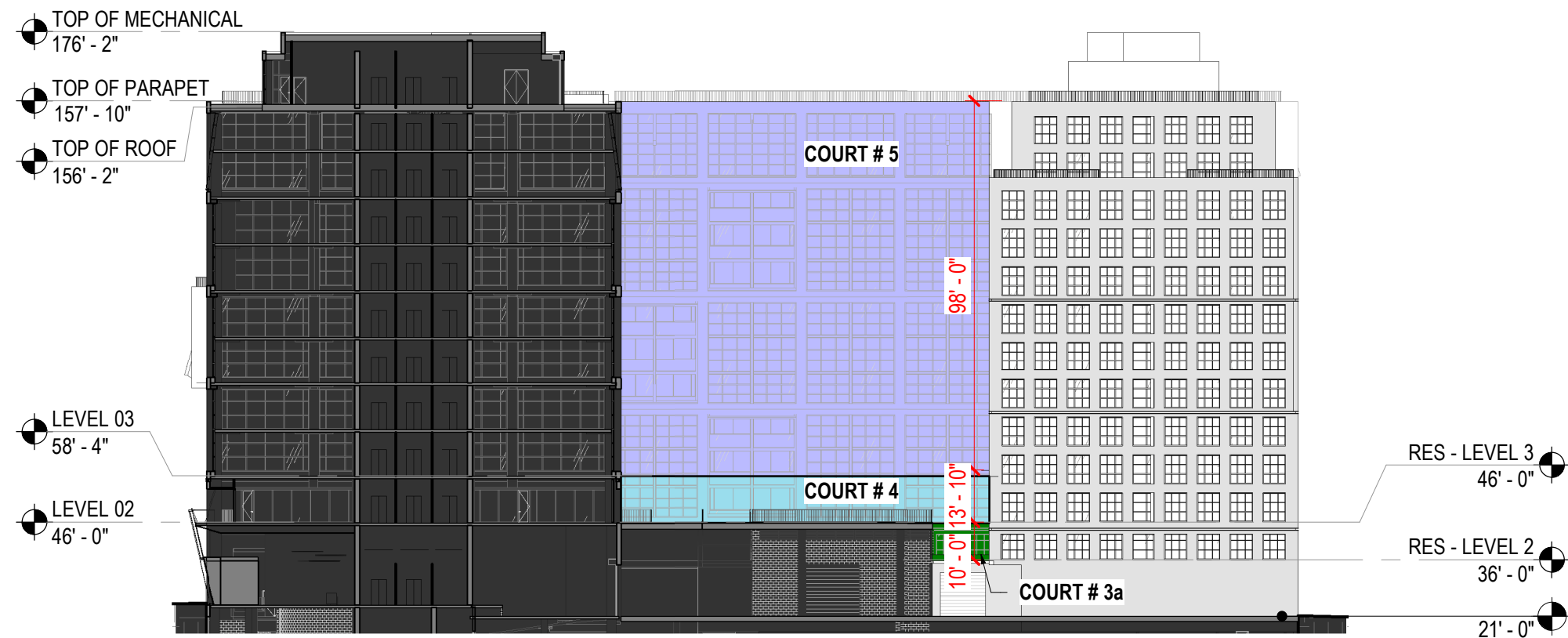


OFFICE LEVEL 03 PLAN

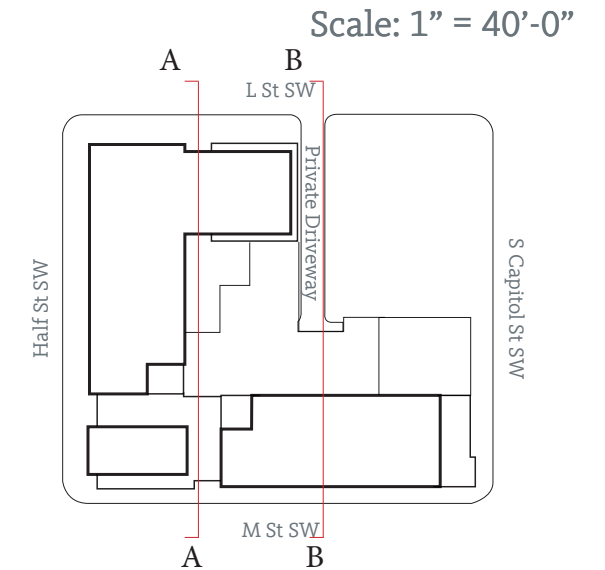
MXU SCHEME							
Court #	Court Type	Height	Required Width	Provided Width	Required Area (SF)	Provided Area (SF)	Comply (Y/N)
					Twice the square of the reqd. width		
Residential Courts					4 inches per foot Open Court Min: 10' Closed Court Min: 15'	Area Min: 350 sft	
COURT-01	CLOSED	15	15	24.66	350	1,177	Y
COURT-02	CLOSED	19	15	56.00	350	4,256	Y
COURT-03	OPEN	10	10	56.00			Y
COURT-04	OPEN	13.83	10	97.00			Y
COURT-05	OPEN	98	32.34	97.00			Y



SECTION AA



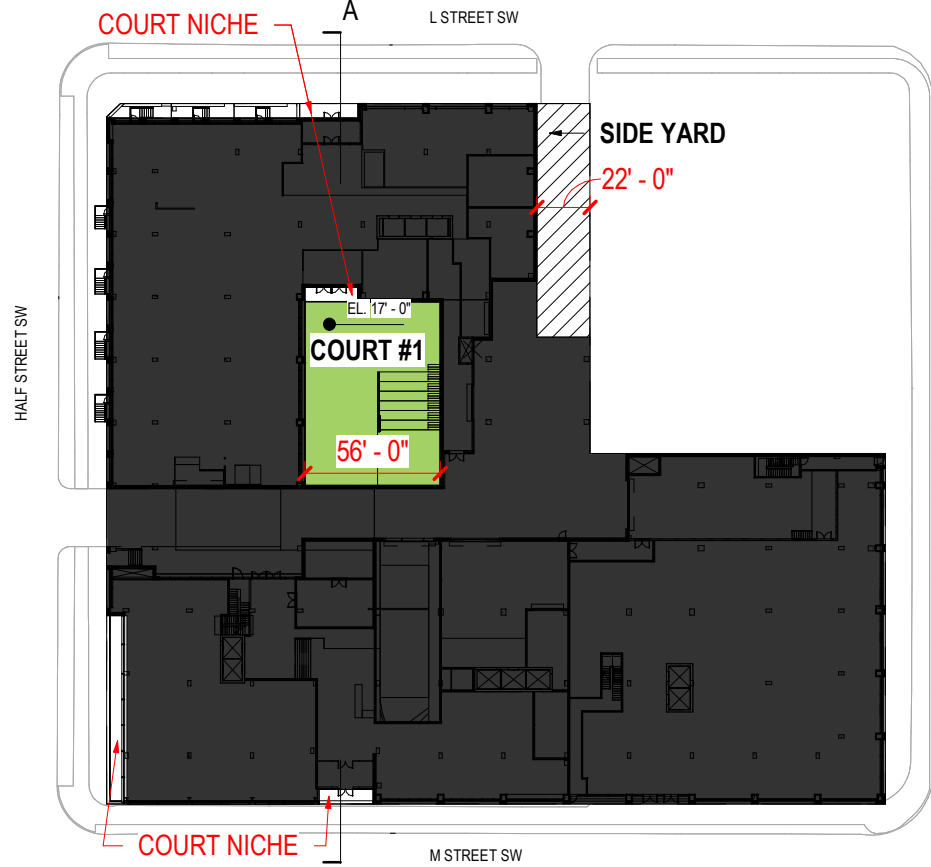
SECTION BB



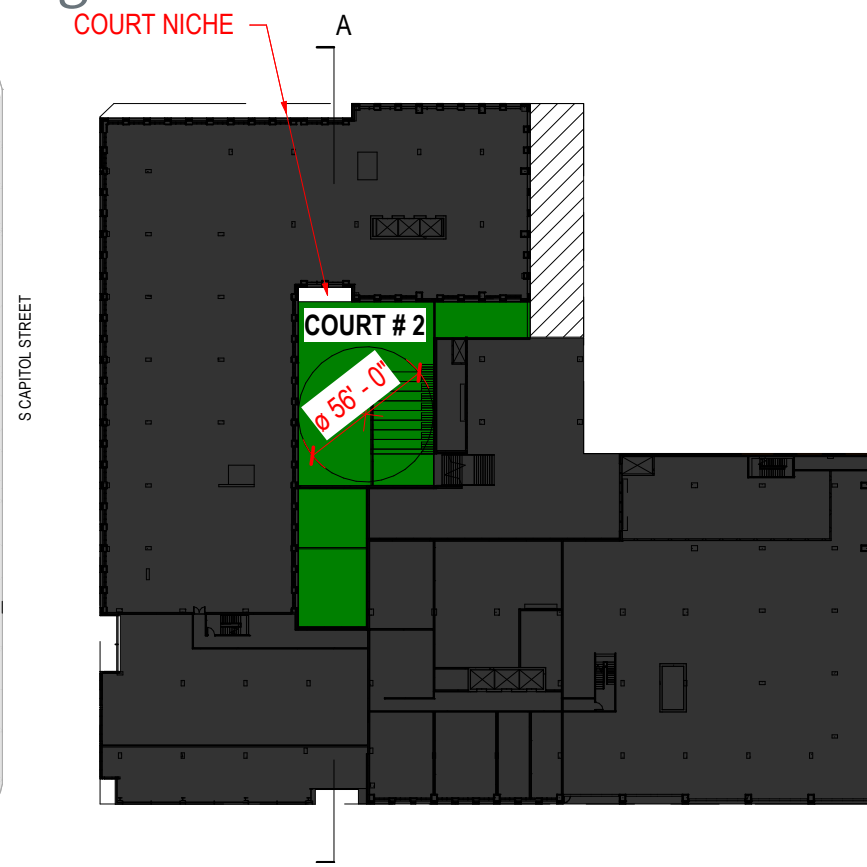
Residential Scheme

Court Diagrams

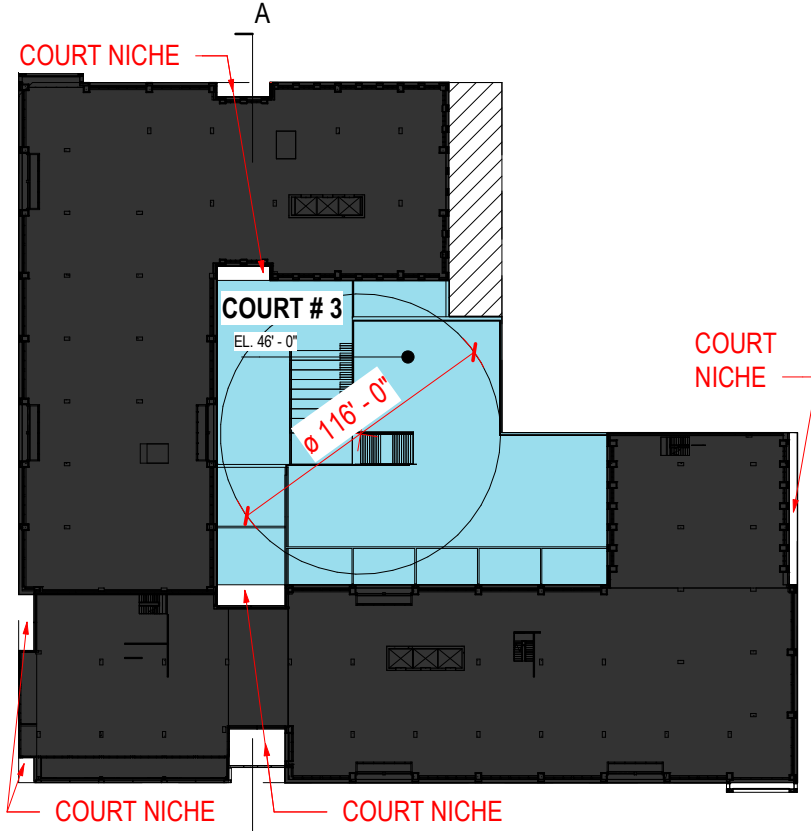
Scale: 1" = 80'-0"



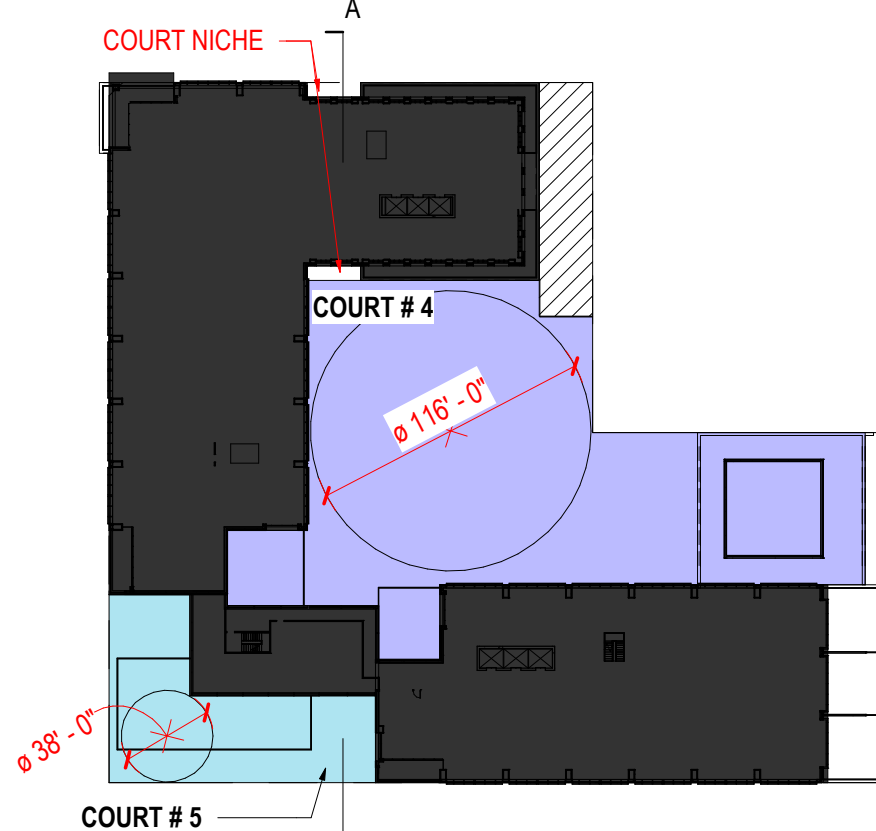
LEVEL 01 PLAN



LEVEL 02 PLAN

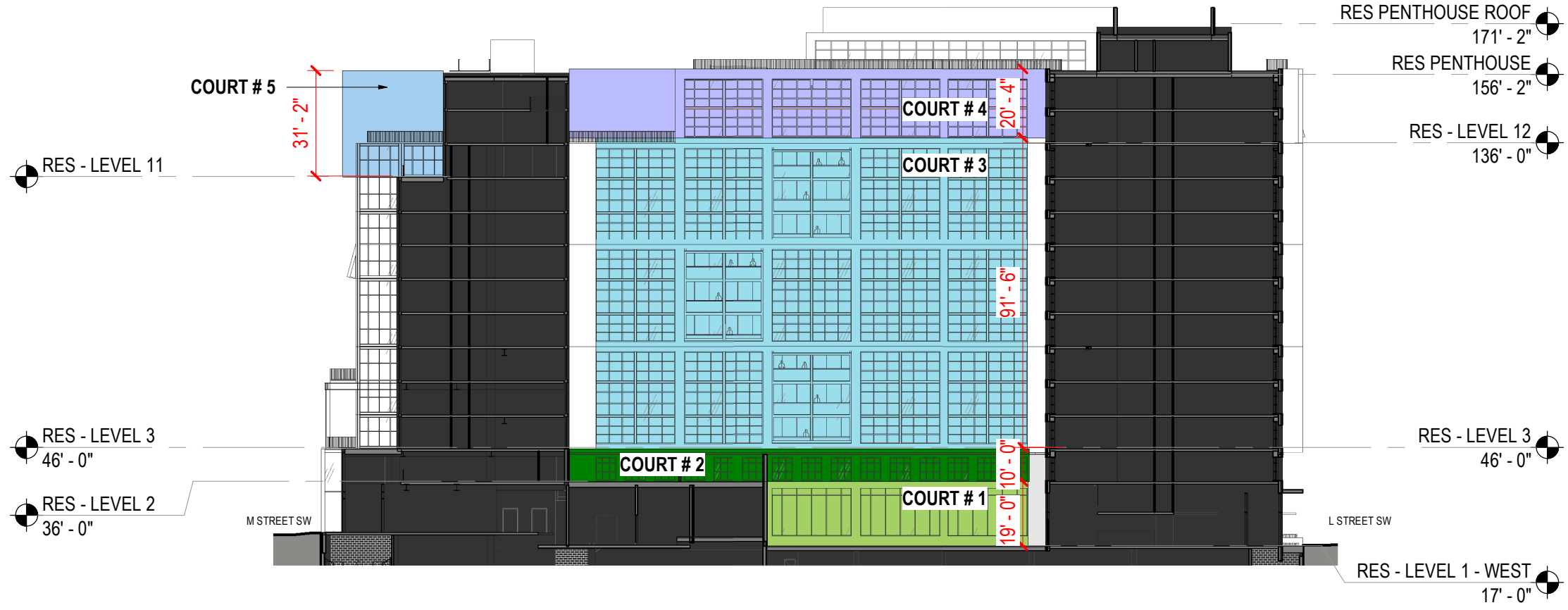


LEVEL 03 PLAN



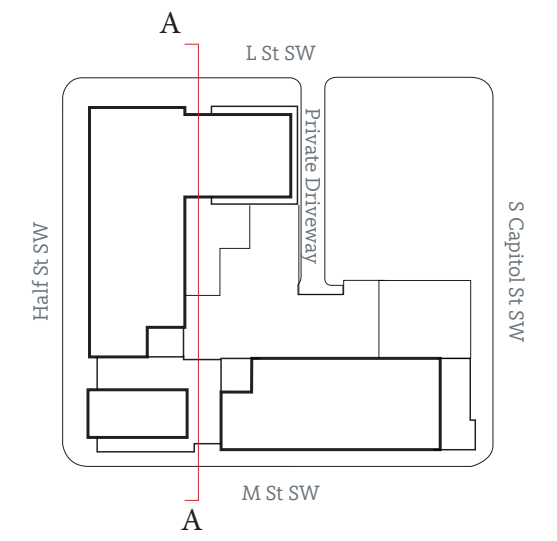
LEVEL 12 PLAN

RES SCHEME	Court #	Court Type	Height	Required Width	Provided Width	Required Area (SF)	Provided Area (SF)	Comply (Y/N)
Residential Courts				4 inches per foot		Twice the square of the reqd. width		
				Open Court Min: 10' Closed Court Min: 15'		Area Min: 350 sft		
	COURT-1	CLOSED	19.00	15.00	56.00	350	4,256	Y
	COURT-2	OPEN	10.00	10.00	56.00			Y
	COURT-3	OPEN	91.50	30.20	116.00			Y
	COURT-4	OPEN	20.33	10.00	116.00			Y
	COURT-5	OPEN	31.16	10.28	38.00			Y



SECTION AA

Scale: 1" = 40'-0"

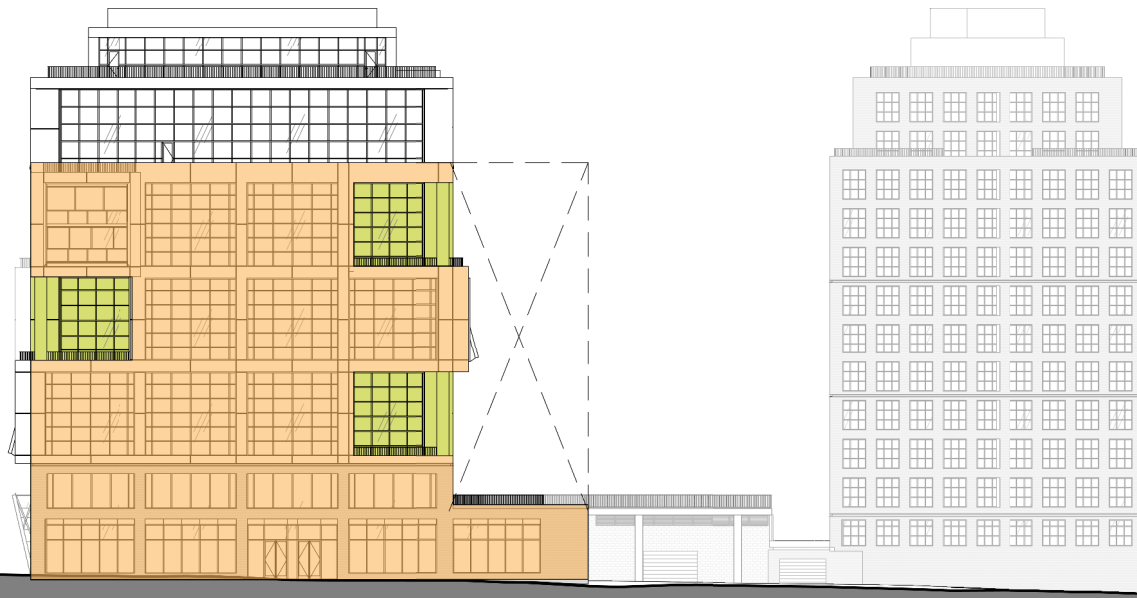


Streetwall Calculations

Scale: 1" = 50'-0"

TOTAL AVAILABLE FRONTAGE TO 110': 15,675 SF
 FRONTAGE ON PL: 10,967 SF
 SETBACK [A] 7'-4": 1,701 SF

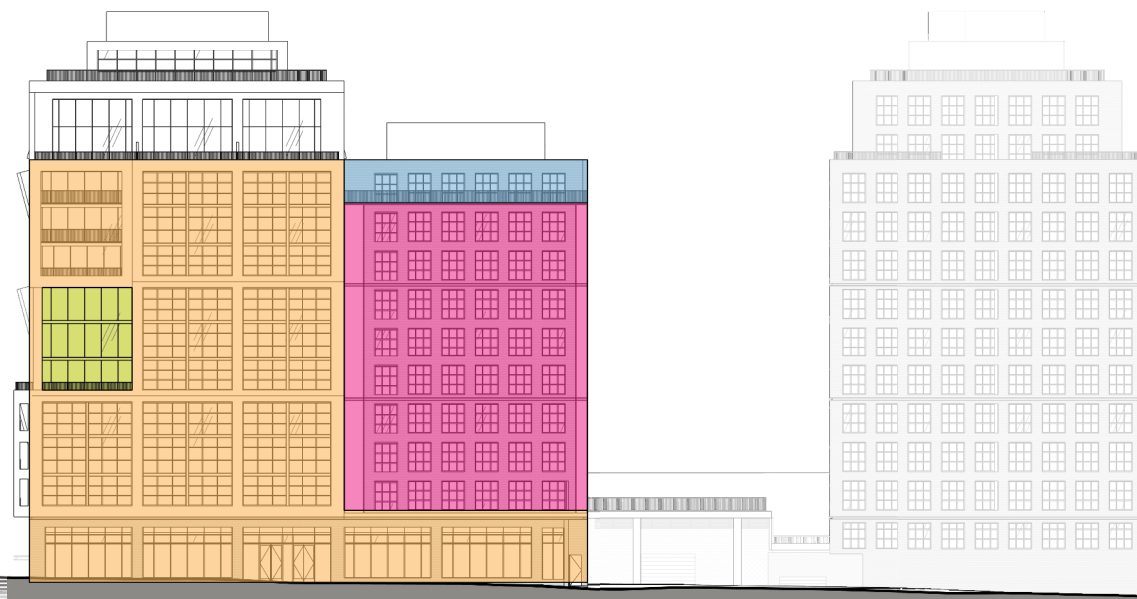
TOTAL FACADE PERCENT ON PL = 70%
 TOTAL STREETWALL PERCENT ON PL = 100%



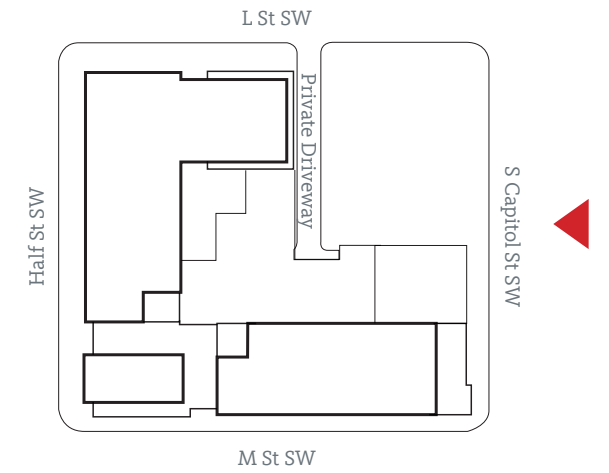
Mixed Use Scheme

TOTAL AVAILABLE FRONTAGE TO 110': 15,917 SF
 FRONTAGE ON PL: 9,550 SF
 SETBACK [A] 3'-4": 5,033 SF
 SETBACK [B] 7'-4": 702 SF
 SETBACK [C] 15'-0": 630 SF

TOTAL FACADE PERCENT ON PL = 60%
 TOTAL STREETWALL PERCENT ON PL = 100%



Residential Scheme





LEED v4 for BD+C: Core and Shell

Project Checklist

Goal: LEED Silver

Project Name: 5M SW Mixed-Use Office

Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process
16	4	0	Location and Transportation	20
			Credit	LEED for Neighborhood Development Location
2			Credit	Sensitive Land Protection
3			Credit	High Priority Site (brownfield)
6			Credit	Surrounding Density and Diverse Uses
3	3		Credit	Access to Quality Transit
1			Credit	Bicycle Facilities
1			Credit	Reduced Parking Footprint
1			Credit	Green Vehicles
6	4	1	Sustainable Sites	11
			Prereq	Construction Activity Pollution Prevention
1			Credit	Site Assessment
1	1		Credit	Site Development - Protect or Restore Habitat
1			Credit	Open Space
2	1		Credit	Rainwater Management
2			Credit	Heat Island Reduction
1			Credit	Light Pollution Reduction
1			Credit	Tenant Design and Construction Guidelines
4	1	6	Water Efficiency	11
			Prereq	Outdoor Water Use Reduction
			Prereq	Indoor Water Use Reduction
			Prereq	Building-Level Water Metering
2			Credit	Outdoor Water Use Reduction
6			Credit	Indoor Water Use Reduction (30%)
1	1		Credit	Cooling Tower Water Use
1			Credit	Water Metering
7	10	15	Energy and Atmosphere	33
			Prereq	Fundamental Commissioning and Verification
			Prereq	Minimum Energy Performance
			Prereq	Building-Level Energy Metering
			Prereq	Fundamental Refrigerant Management
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>
3	2	12	Credit	Optimize Energy Performance (8%) SBP Estimates 8-14% savings
1			Credit	Advanced Energy Metering
2			Credit	Demand Response
		3	Credit	Renewable Energy Production
1			Credit	Enhanced Refrigerant Management
2			Credit	Green Power and Carbon Offsets

Y	?	N		
			Prereq	Storage and Collection of Recyclables
			Prereq	Construction and Demolition Waste Management Planning
1	2	3	Credit	Building Life-Cycle Impact Reduction
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients
2			Credit	Construction and Demolition Waste Management
2	8	0	Indoor Environmental Quality	10
			Prereq	Minimum Indoor Air Quality Performance
			Prereq	Environmental Tobacco Smoke Control
2			Credit	Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring)
1	2		Credit	Low-Emitting Materials
1			Credit	Construction Indoor Air Quality Management Plan
3			Credit	Daylight
1			Credit	Quality Views
6	0	0	Innovation	6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, + LEED Accredited Professional)
1			Credit	LEED Accredited Professional
3	1	0	Regional Priority	4
1			Credit	Regional Priority: High Priority Site (1 Pt. Required)
1			Credit	Regional Priority: Surrounding Density and Diverse uses (2 Pts. Required)
1			Credit	Regional Priority: Access to Quality Transit (1 Pt. Required)
1			Credit	Regional Priority: Green Vehicles (1 Pt. Required)
51	33	25	TOTALS	Possible Points: 110

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

Alt Regional Priority Credits

Regional Priority: Rainwater Management (2 Pts. Required)
Regional Open Space (1 Pt. Required)



LEED v4 for BD+C: New Construction

Project Checklist

Goal: LEED Silver

Project Name: 5M SW West Residential

Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process
13	3	0	Location and Transportation	16
			Credit	LEED for Neighborhood Development Location
1			Credit	Sensitive Land Protection
2			Credit	High Priority Site <i>Brownfield</i>
5			Credit	Surrounding Density and Diverse Uses
3	2		Credit	Access to Quality Transit
1			Credit	Bicycle Facilities
1			Credit	Reduced Parking Footprint
1			Credit	Green Vehicles
5	4	1	Sustainable Sites	10
			Prereq	Construction Activity Pollution Prevention
1			Credit	Site Assessment
1	1		Credit	Site Development - Protect or Restore Habitat
1			Credit	Open Space
2	1		Credit	Rainwater Management
2			Credit	Heat Island Reduction
1			Credit	Light Pollution Reduction
4	1	6	Water Efficiency	11
			Prereq	Outdoor Water Use Reduction
			Prereq	Indoor Water Use Reduction
			Prereq	Building-Level Water Metering
2			Credit	Outdoor Water Use Reduction
6			Credit	Indoor Water Use Reduction (35%)
1	1		Credit	Cooling Tower Water Use
1			Credit	Water Metering
8	12	13	Energy and Atmosphere	33
			Prereq	Fundamental Commissioning and Verification
			Prereq	Minimum Energy Performance
			Prereq	Building-Level Energy Metering
			Prereq	Fundamental Refrigerant Management
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>
4	4	10	Credit	Optimize Energy Performance (12%) SBP Estimate 12%-25% savings
1			Credit	Advanced Energy Metering
2			Credit	Demand Response
3			Credit	Renewable Energy Production
1			Credit	Enhanced Refrigerant Management
2			Credit	Green Power and Carbon Offsets

Y	?	N		
			Prereq	Storage and Collection of Recyclables
			Prereq	Construction and Demolition Waste Management Planning
1	2	2	Credit	Building Life-Cycle Impact Reduction
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients
2			Credit	Construction and Demolition Waste Management
6	10	0	Indoor Environmental Quality	16
			Prereq	Minimum Indoor Air Quality Performance
			Prereq	Environmental Tobacco Smoke Control
1	1		Credit	Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring)
3			Credit	Low-Emitting Materials
1			Credit	Construction Indoor Air Quality Management Plan
2			Credit	Indoor Air Quality Assessment
1			Credit	Thermal Comfort
2			Credit	Interior Lighting
3			Credit	Daylight
1			Credit	Quality Views
1			Credit	Acoustic Performance
6	0	0	Innovation	6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, + LEED Accredited Professional)
1			Credit	LEED Accredited Professional
1	3	0	Regional Priority	4
			Credit	Regional Priority: Access to Quality Transit (4 Pts. Required)
1			Credit	Regional Priority: Reduced Parking Footprint (1 Pt. Required)
1			Credit	Regional Priority: Green Vehicles (1 Pt. Required)
1			Credit	Regional Priority: Rainwater Management (3 Pts. Required)
50	38	22	TOTALS	Possible Points: 110

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

Alt Regional Priority Credits

Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)

Residential Scheme

LEED Scorecard



LEED v4 for BD+C: New Construction

Project Checklist
Goal: LEED Silver

Project Name: **5M SW South Residential**
Date: June 09, 2020

Y	?	N	Credit	Points
1			Credit Integrative Process	1
13	3	0	Location and Transportation	16
			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
2			Credit High Priority Site <i>Brownfield</i>	2
5			Credit Surrounding Density and Diverse Uses	5
3	2		Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1
5	4	1	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
1	1		Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
2	1		Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1
4	1	6	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
6			Credit Indoor Water Use Reduction (35%)	6
1	1		Credit Cooling Tower Water Use	2
1			Credit Water Metering	1
8	12	13	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
4	2		Credit Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>	6
4	4	10	Credit Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i>	18
1			Credit Advanced Energy Metering	1
2			Credit Demand Response	2
3			Credit Renewable Energy Production	3
1			Credit Enhanced Refrigerant Management	1
2			Credit Green Power and Carbon Offsets	2

Y	?	N	Credit	Points
6	5	2	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
1	2	2	Credit Building Life-Cycle Impact Reduction	5
1	1		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2
6	10	0	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1	1		Credit Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring)	2
3			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
2			Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
2			Credit Interior Lighting	2
3			Credit Daylight	3
1			Credit Quality Views	1
1			Credit Acoustic Performance	1
6	0	0	Innovation	6
5			Credit Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +1)	5
1			Credit LEED Accredited Professional	1
1	3	0	Regional Priority	4
1			Credit Regional Priority: Access to Quality Transit (4 Pts. Required)	1
1			Credit Regional Priority: Reduced Parking Footprint (1 Pt. Required)	1
1			Credit Regional Priority: Green Vehicles (1 Pt. Required)	1
1			Credit Regional Priority: Rainwater Management (3 Pts. Required)	1

50 | 38 | 22 TOTALS Possible Points: **110**
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110
All Regional Priority Credits
 Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)
 Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)



LEED v4 for BD+C: New Construction

Project Checklist
Goal: LEED Silver

Project Name: **5M SW West Residential**
Date: June 09, 2020

Y	?	N	Credit	Points
1			Credit Integrative Process	1
13	3	0	Location and Transportation	16
			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
2			Credit High Priority Site <i>Brownfield</i>	2
5			Credit Surrounding Density and Diverse Uses	5
3	2		Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1
5	4	1	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
1	1		Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
2	1		Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1
4	1	6	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
6			Credit Indoor Water Use Reduction (35%)	6
1	1		Credit Cooling Tower Water Use	2
1			Credit Water Metering	1
8	12	13	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
4	2		Credit Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i>	6
4	4	10	Credit Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i>	18
1			Credit Advanced Energy Metering	1
2			Credit Demand Response	2
3			Credit Renewable Energy Production	3
1			Credit Enhanced Refrigerant Management	1
2			Credit Green Power and Carbon Offsets	2

Y	?	N	Credit	Points
6	5	2	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
1	2	2	Credit Building Life-Cycle Impact Reduction	5
1	1		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2
6	10	0	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1	1		Credit Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring)	2
3			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
2			Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
2			Credit Interior Lighting	2
3			Credit Daylight	3
1			Credit Quality Views	1
1			Credit Acoustic Performance	1
6	0	0	Innovation	6
5			Credit Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +1)	5
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1	3	0	Regional Priority	4
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