

# 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 | 11.03.2020**

ZONING COMMISSION  
District of Columbia  
CASE NO.20-27  
EXHIBIT NO.3H1



# 7TH & P STREETS, NW: PUD

## SITE / PROJECT OVERVIEW

- A01 ZONING / DEVELOPMENT DATA
- A02 LOCATION MAP
- A03 CONTEXT PHOTOGRAPHS
- A04 SITE / CIRCULATION PLAN
- A05 VEHICLE MANEUVERING ANALYSIS
- A06 LEED SCORECARD
- A07 GAR SCORESHEET
- A08 IZ AND ADU UNIT DIAGRAM
- A09 ARCHITECTURAL PRECEDENTS

## ARCHITECTURAL DESIGN

- A10 VIEW FROM 7TH & P STREET NW
- A11 VIEW FROM P STREET NW
- A12 VIEW 1 FROM MARION & P STREET NW
- A13 VIEW FROM P STREET NW ENTRANCE
- A14 VIEW FROM MARION STREET LOOKING NORTH
- A15 VIEW FROM MARION STREET LOOKING SOUTH
- A16 BUILDING ELEVATION: SOUTH
- A17 BUILDING ELEVATION: WEST
- A18 BUILDING ELEVATION: NORTH
- A19 BUILDING ELEVATION: EAST
- A20 BUILDING SECTION: EAST/WEST
- A21 BUILDING SECTION: NORTH/SOUTH
- A22 P1 & CELLAR LEVEL
- A23 GROUND FLOOR PLAN
- A24 TYPICAL FLOOR PLANS
- A25 PENTHOUSE & ROOF PLAN
- A26 HIGH ROOF PLAN & ENLARGED PENTHOUSE SECTIONS
- A27 ENLARGED PENTHOUSE SECTIONS
- A28 PENTHOUSE VIEW LOOKING NORTH
- A29 PENTHOUSE VIEW LOOKING EAST
- A30 PRECEDENT IMAGES FOR BUILDING MATERIALS
- A31 FACADE DETAILS
- A32 BUILDING SIGNAGE: PLACEMENT
- A33 BUILDING SIGNAGE: GUIDELINES

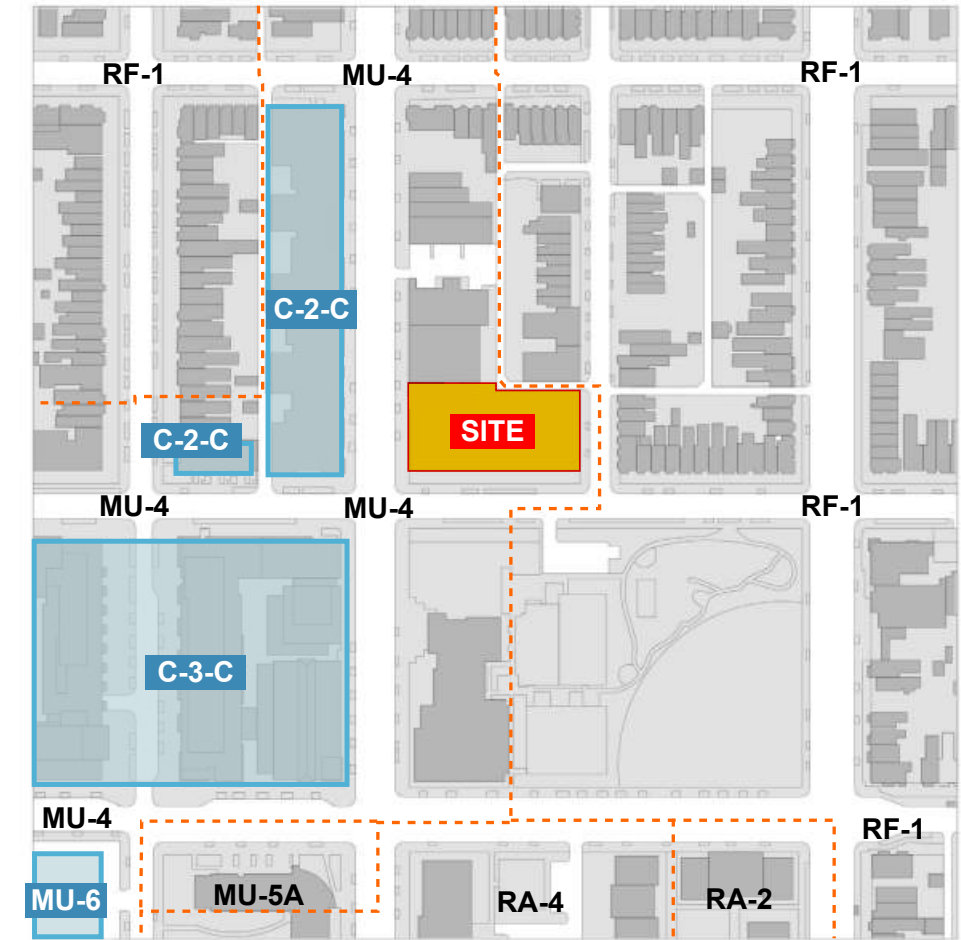
## LANDSCAPING DESIGN

- L01 STREETScape
- L02 STREETScape - ELEMENTS
- L03 PENTHOUSE & ROOF PLAN
- L04 PENTHOUSE PERSPECTIVES
- L05 PENTHOUSE PRECEDENTS
- L06 PENTHOUSE PLANTING
- L07 BIORETENTION PLANTING

## CIVIL DESIGN

- C01 EXISTING CONDITIONS PLAN
- C02 SITE AND UTILITY PLAN
- C03 STORMWATER MANAGEMENT PLAN
- C04 SEDIMENT AND EROSION CONTROL PLAN
- C05 CIRCULATION PLAN
- C06 BUILDING PLAT
- C07 STORMWATER MANAGEMENT DETAILS

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)	83.9%	FLEXIBILITY REQUESTED
DCMR11, G202 Open Court	4 in./ft. of height of court/10 ft.min. : 38'-6" high court = 12'-10"	11'-0" from balconies 15'-0" from exterior wall (see page A20)	FLEXIBILITY REQUESTED
DCMR11, G405 Rear Yard	15' minimum	25'-0" (see page A23)	COMPLY
DCMR11, G406 Side Yard	Not req'd but if provided 2 in./ft. of height but no less than 5ft = 9'-0" / 15'-5"	9'-0" / 18'-6" (see page A21)	COMPLY
DCMR11, G407 Green Area Ratio	0.30	0.30	COMPLY
DCMR11, G403 Penthouse Height	20 ft.	20 ft.	COMPLY
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**

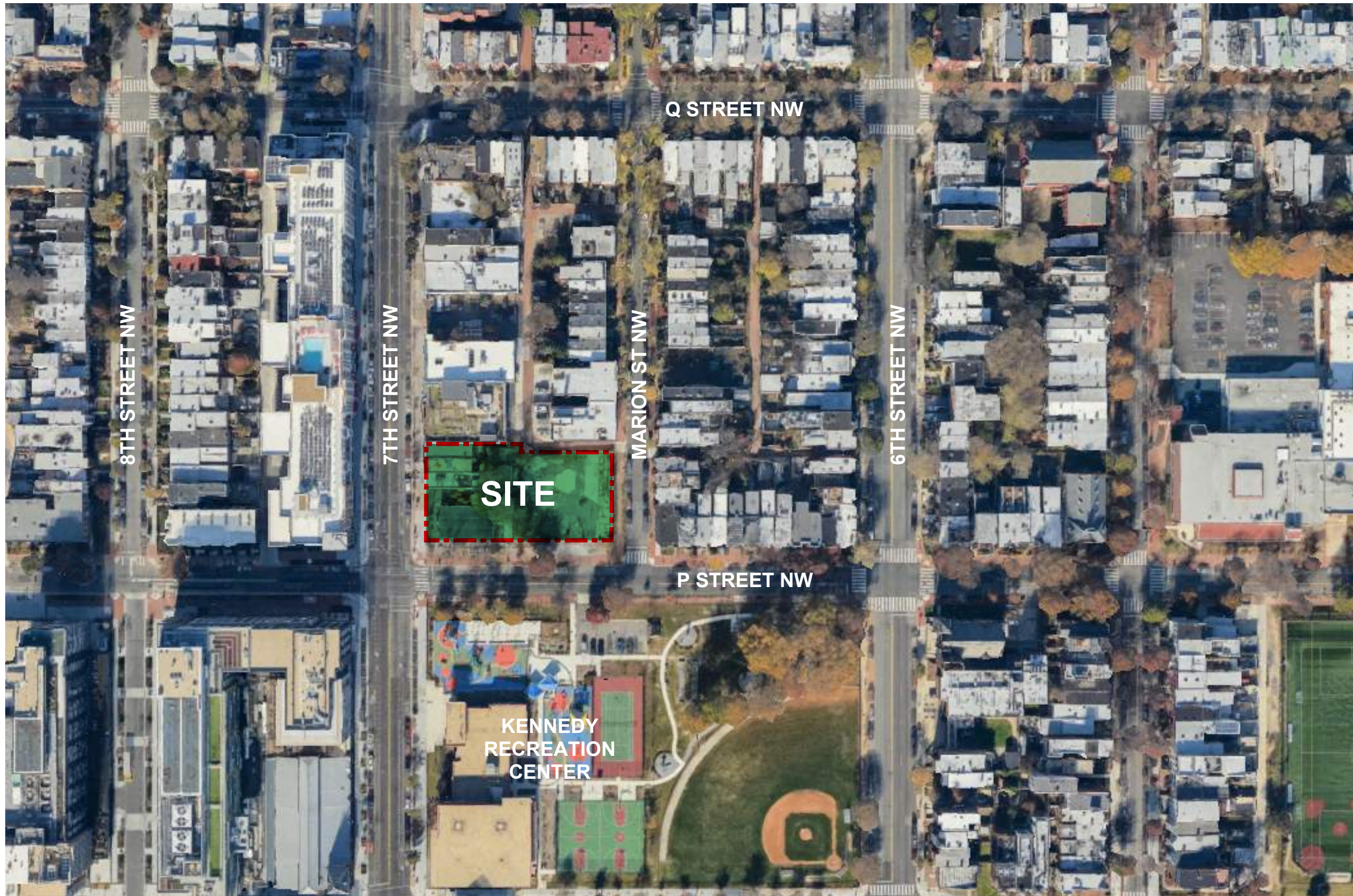
..... Zoning Boundary    PUD Site    Adjacent Approved PUD

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	79.6%	83.9%	83.9%	83.9%	83.9%	75.5%	75.5%	75.5%	75.5%		
Gross Construction Area	21,998	9,191	18,610	19,725	19,725	19,725	19,725	17,414	17,414	17,414	17,414	7,070	Total Gross Cons. Area (w/o parking) 183,427
Gross area toward FAR	0	0	18,175	19,143	19,143	19,143	19,143	17,232	17,232	17,232	17,232	0	Total FAR Area 163,675
Residential units per floor	0	8	9	27	27	27	27	25	25	25	25	5	Total Units 230
Amenities / Lobby / Leasing / Guest suite	0	1,458	4,425	0	0	0	0	0	0	0	0	2,575	Total Amenities Area 8,458
Net residential area	0	5,556	4,792	17,584	17,584	17,584	17,584	15,317	15,317	15,317	15,317	2,969	Total Net Res. Area 144,921
Net retail area	0	0	7,442	0	0	0	0	0	0	0	0	0	Total Net Retail Area 7,442
Core Factor	0	60.5%	25.7%	89.1%	89.1%	89.1%	89.1%	88.0%	88.0%	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	4	18	2	3	27
3rd Floor	4	18	2	3	27
4th Floor	4	18	2	3	27
5th Floor	4	18	2	3	27
6th Floor	5	18	0	2	25
7th Floor	5	18	0	2	25
8th Floor	5	18	0	2	25
9th Floor	5	18	0	2	25
PH	0	4	0	1	5
	38	159	8	25	230
Current %	17%	69%	32%	11%	AVG unit area
Current Average Area	445	624	738	968	636
Rentable SF	16,910	99,295	5,904	24,212	146,321
Target ANSI A (15%)	6	24	1	4	35

Units type designation per 2012 INTERNATIONAL BUILDING CODE regulations









1



2



3



4



5



6



7



8

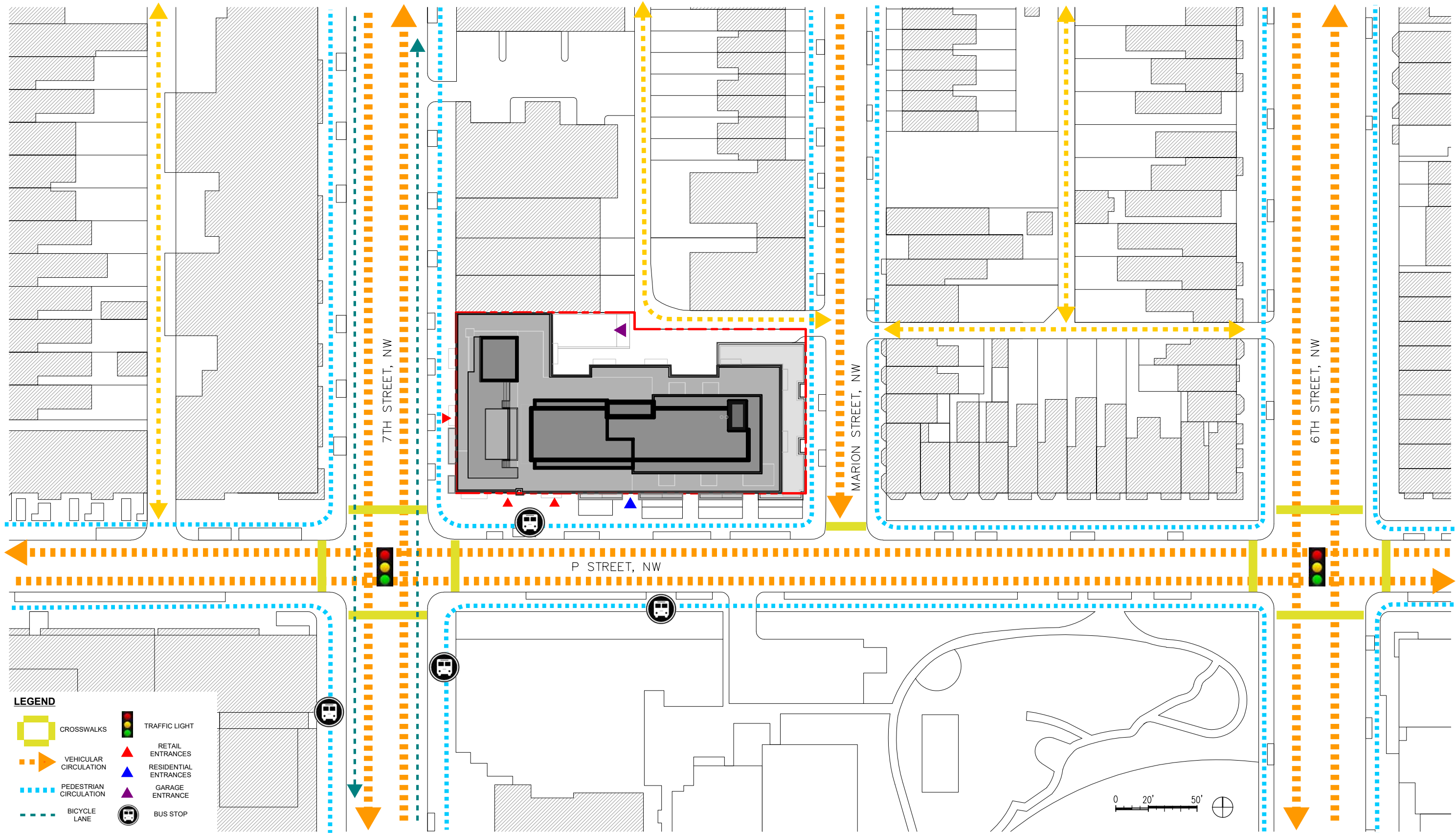


9



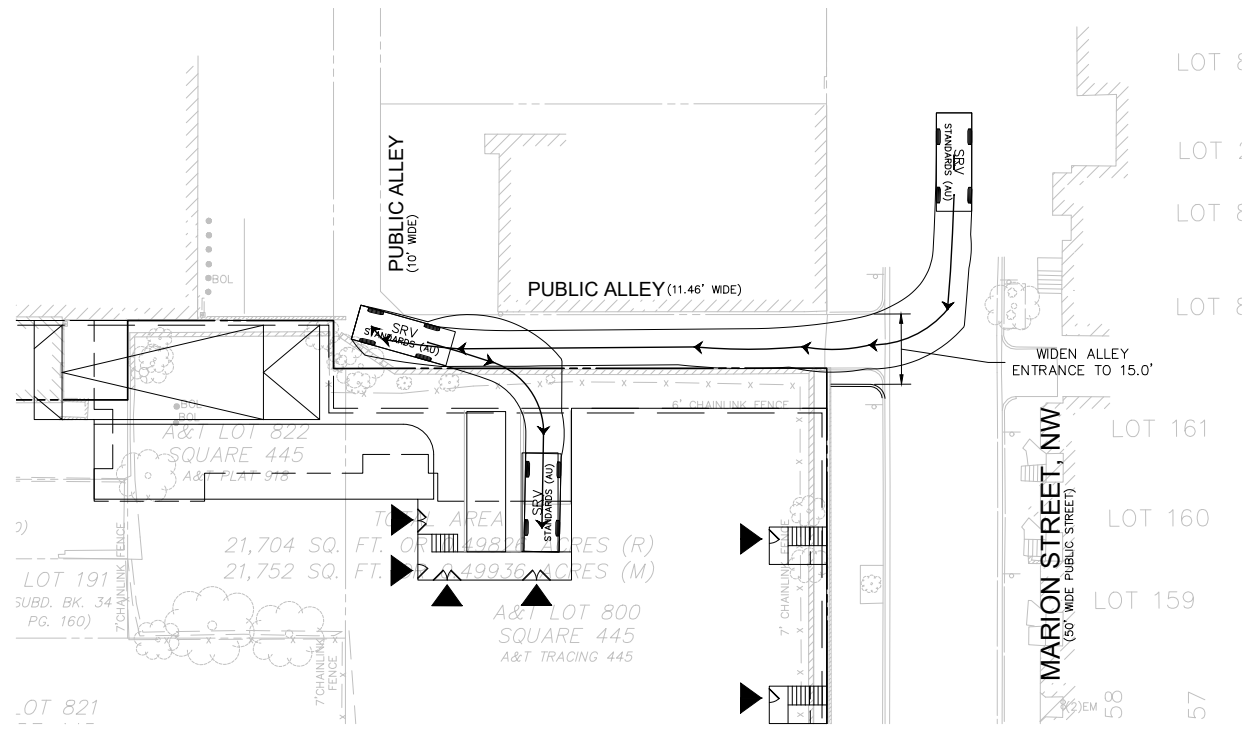
10



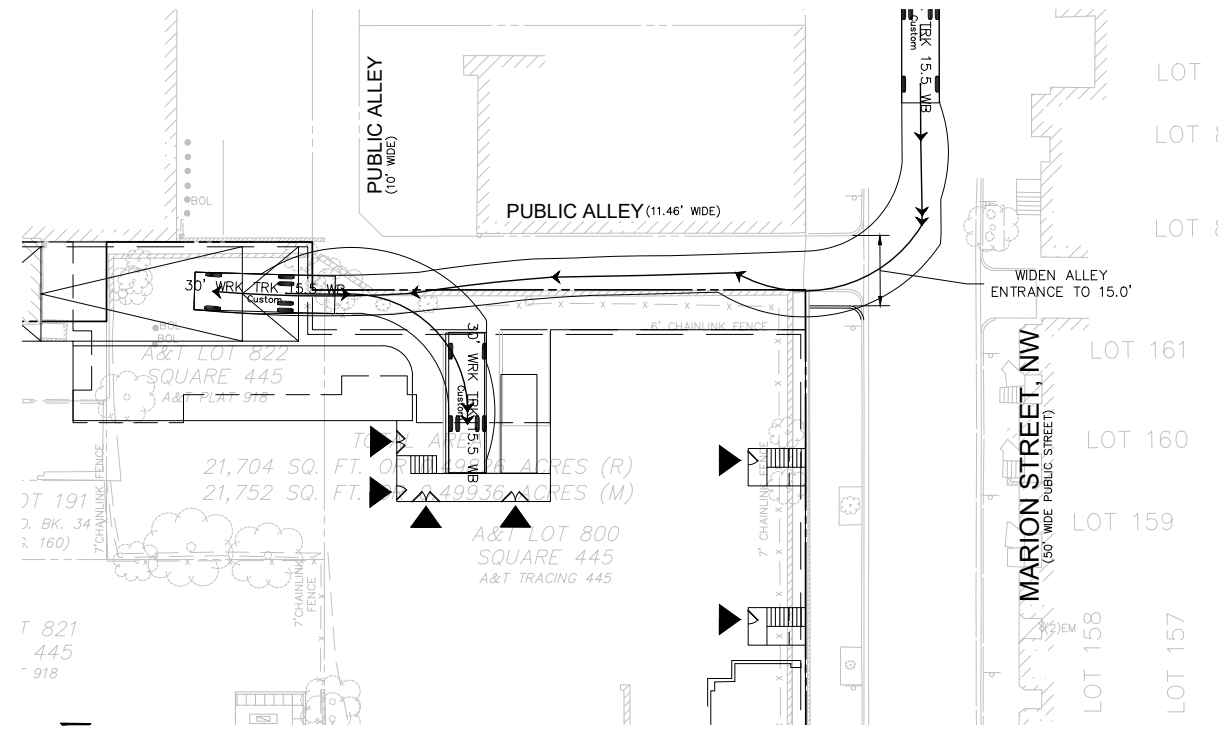


**SITE / CIRCULATION PLAN**

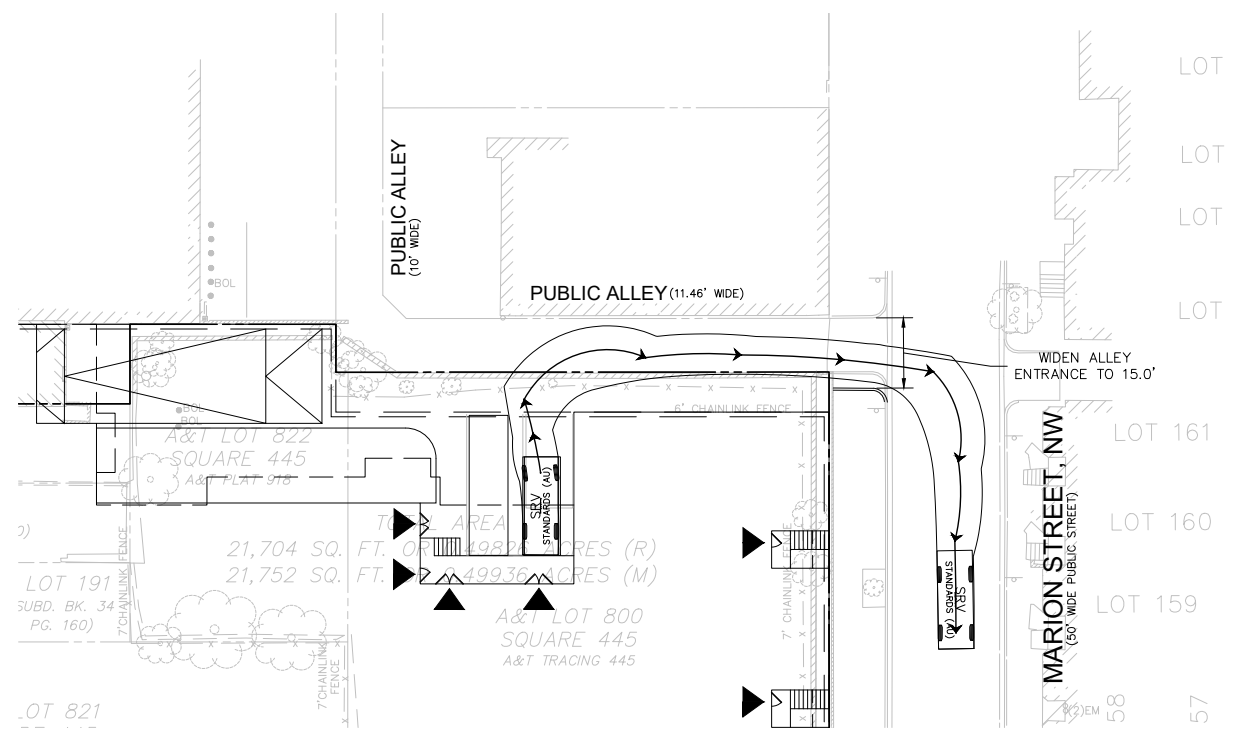
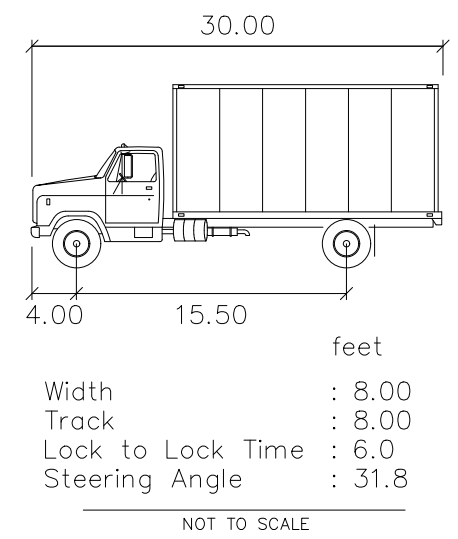
NOVEMBER 03, 2020



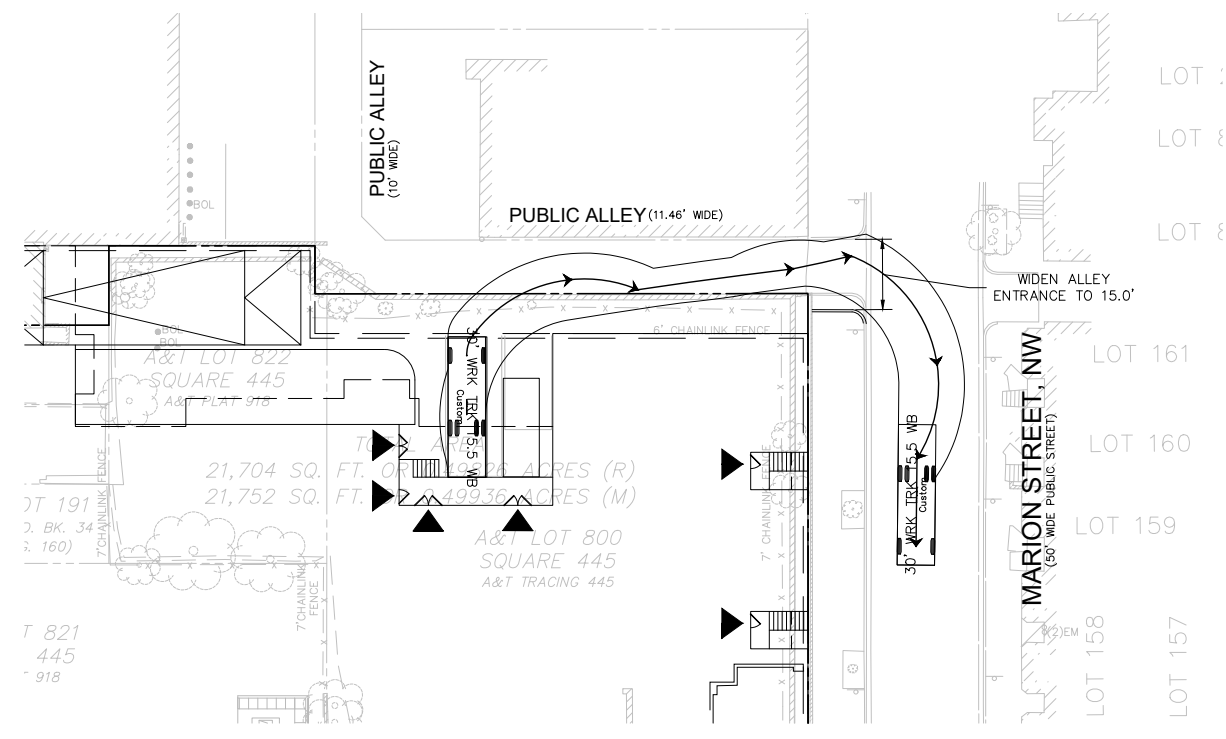
**TRUCK TURN STUDY  
(21' TRUCK IN)**



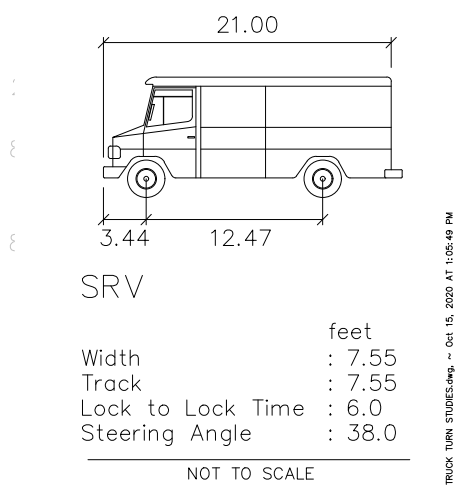
**TRUCK TURN STUDY  
(30' TRUCK IN)**



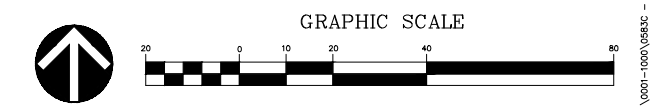
**TRUCK TURN STUDY  
(21' TRUCK OUT)**



**TRUCK TURN STUDY  
(30' TRUCK OUT)**



LAYOUT: C07B TRUCK TURN 2 IN BAYS (2), Plotted By: merkel



S:\0001-1000\0583C - 7th and P Street NW\Coord\Verimetry\0583C\_100 TRUCK TURN STUDIES.dwg - Oct 15, 2020 AT 1:05:49 PM

NOVEMBER 03, 2020

**VEHICLE MANEUVERING ANALYSIS**

**LEED v4.0 & v4.1 BD+C: New Construction**

Project Scorecard

**7th & P Streets NW**

Eric Colbert & Associates  
8/11/2020



**Project Information Form**

Y	?Y	?N	N
Y			

**Project Information** Possible Points **1**

Y	?Y	?N	N
1			

**Integrative Process** Possible Points **1**

Y	?Y	?N	N
1			

**Location and Transportation** Possible Points **16**

Y	?Y	?N	N
1			
2			
5			
6			
1			
2			
2			

**Sustainable Sites** Possible Points **10**

Y	?Y	?N	N
Y			
1			
2			
1			
4			
2			
1			

**Water Efficiency** Possible Points **11**

Y	?Y	?N	N
Y			
Y			
Y			
1			
1	1		
1			

**Energy and Atmosphere** Possible Points **33**

Y	?Y	?N	N
Y			
Y			
Y			
Y			

**Energy & Atmosphere, cont.**

Y	?Y	?N	N
4	1	1	12
			1
			2
			3
			1
		2	

**Materials and Resources** Possible Points **13**

Y	?Y	?N	N
Y			
Y			
			5
1			1
1			1
1			1
2			

**Indoor Environmental Quality** Possible Points **16**

Y	?Y	?N	N
Y			
Y			
1			1
1			2
1			
			2
1			
1			1
			3
	1		
1			

**Innovation** Possible Points **6**

Y	?Y	?N	N
1			
1			
1			
			1
1			
1			

**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)

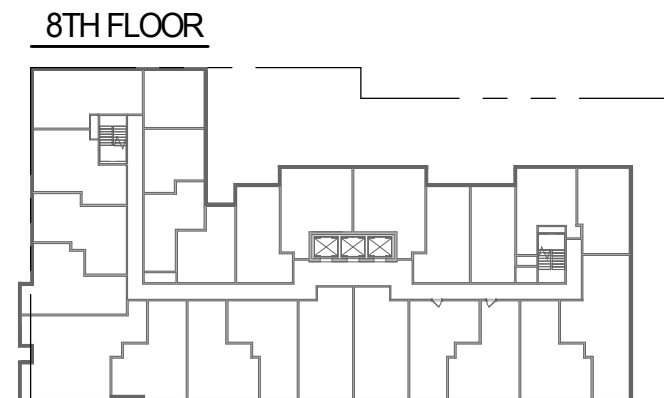
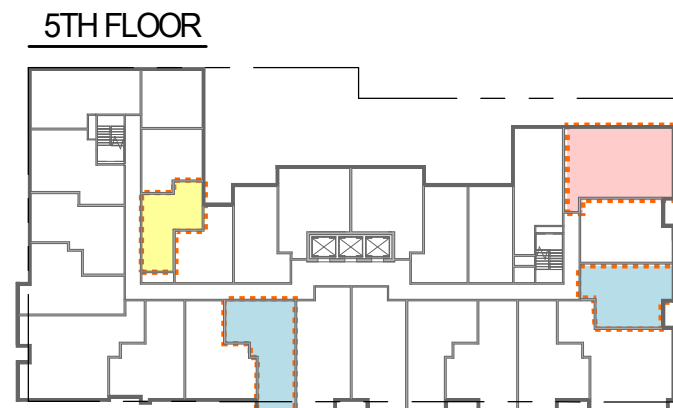
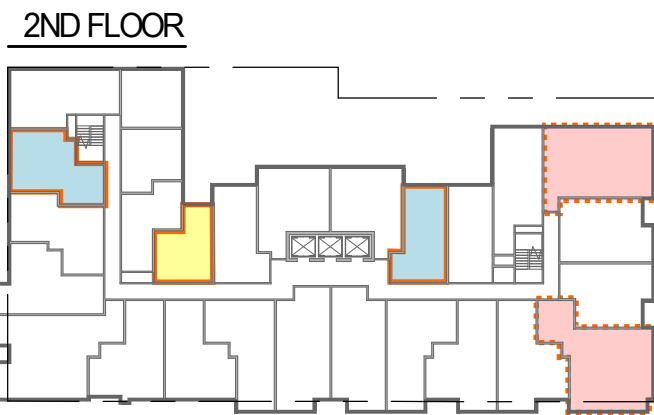
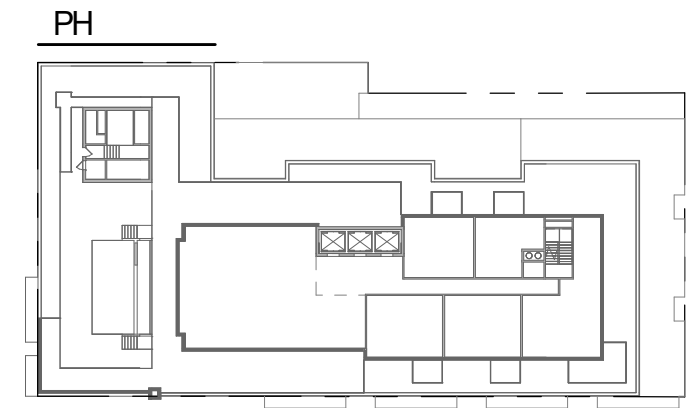
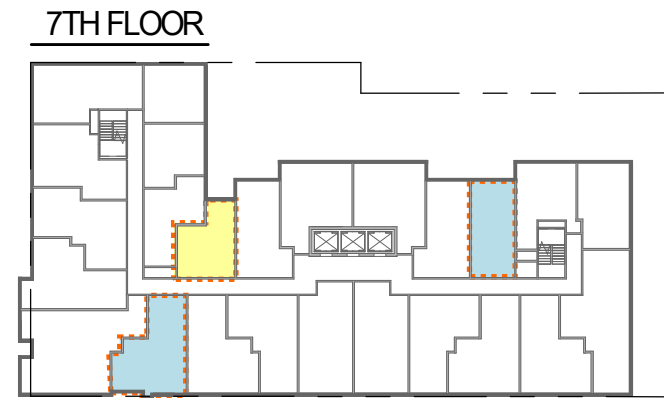
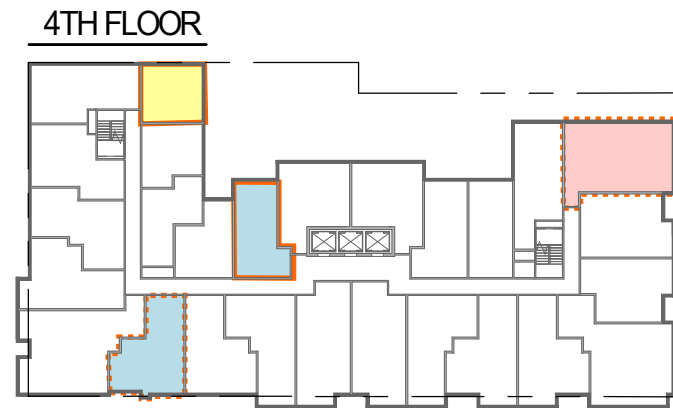
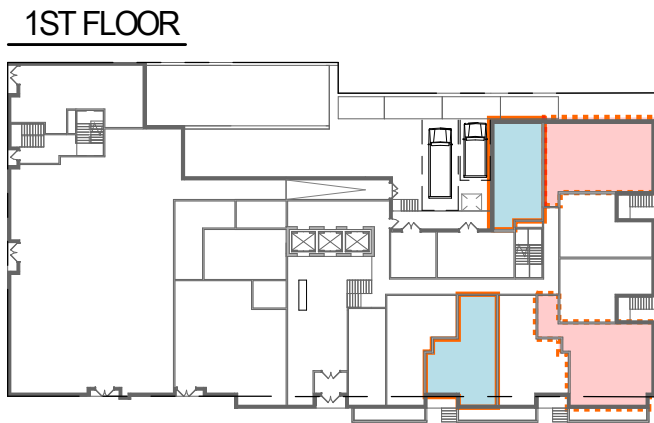
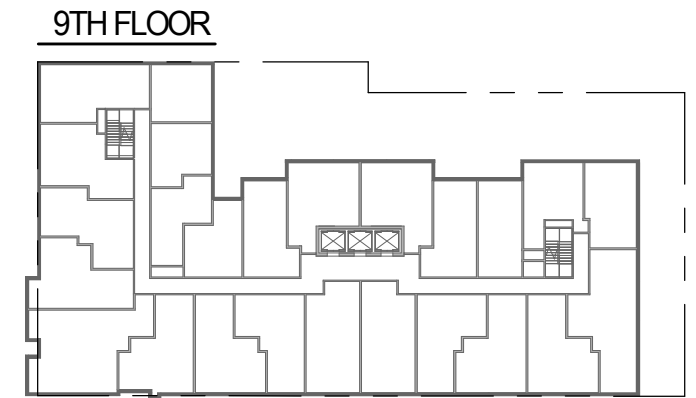
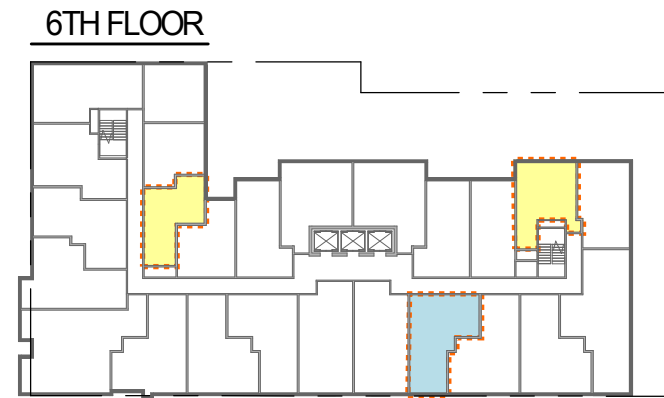
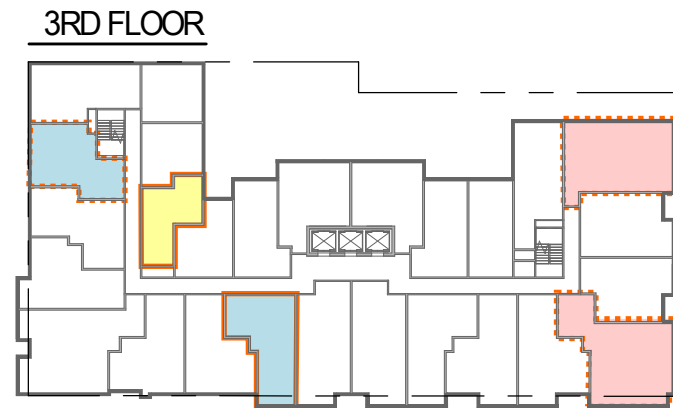
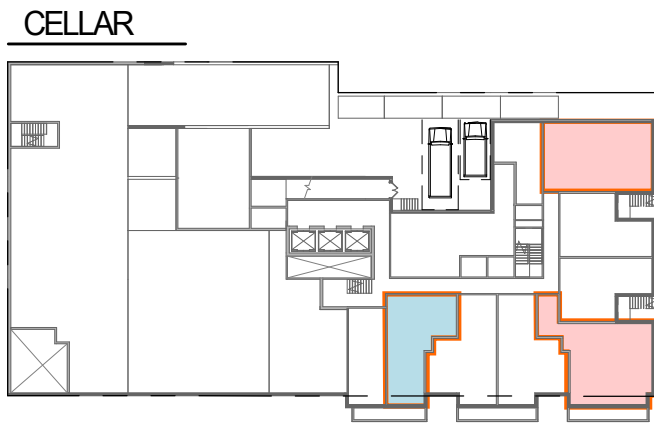
[v4.1] - LEED v4.1 credit substitution








Green Area Ratio Scoresheet						
***	Address	Square	Lot	Zone District		
***	Other	Lot area (sf)	Minimum Score	Multiplier	GAR Score	
	Lot size (enter this value first) *	22,824	0.3	SCORE:	0.380	
<b>Landscape Elements</b>						
		Square Feet	Factor			Total
<b>A Landscaped areas (select one of the following for each area)</b>						
1	Landscaped areas with a soil depth < 24"	square feet	0.30			-
2	Landscaped areas with a soil depth ≥ 24"	square feet 1,150	0.60			690.0
3	Bioretention facilities	square feet	0.40			-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>						
1	Groundcovers, or other plants < 2' height	square feet	0.20	Native Bonus square feet		-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 400	3600 0.30	# of plants		1,080.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 13	650 0.50	# of trees		325.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees 2	500 0.60	# of trees		300.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0 0.70	# of trees		-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0 0.70	# of trees		-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0 0.70	# of trees		-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0 0.80	# of trees		-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet		-
<b>C Vegetated or "green" roofs</b>						
1	Over at least 2" and less than 8" of growth medium	square feet 3,355	0.60	square feet		2,013.0
2	Over at least 8" of growth medium	square feet 5,332	0.80	square feet		4,265.6
<b>D Permeable Paving***</b>						
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40			-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50			-
<b>E Other</b>						
1	Enhanced tree growth systems***	square feet	0.40			-
2	Renewable energy generation	square feet	0.50			-
3	Approved water features	square feet	0.20			-
		sub-total of sq ft = 14,587				
<b>F Bonuses</b>						
1	Native plant species	square feet 0	0.10			-
2	Landscaping in food cultivation	square feet	0.10			-
3	Harvested stormwater irrigation	square feet	0.10			-
		Green Area Ratio numerator =		8,674		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.						
Total square footage of all permeable paving and enhanced tree growth.						








**I.Z. UNITS**

-  STUDIO I.Z. UNIT
-  1 BEDROOM I.Z. UNIT
-  2 BEDROOM I.Z. UNIT

**ADU UNITS**

-  STUDIO ADU UNIT
-  1 BEDROOM ADU UNIT
-  2 BEDROOM ADU UNIT

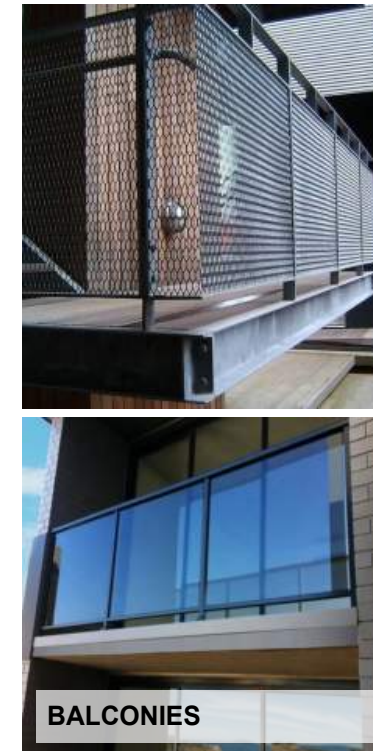
**ESTIMATED I.Z. UNIT LOCATIONS**

All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission. The IZ unit mix and locations are subject to change based on final interior layout, total unit mix, and as necessary to comply with any applicable DC laws and regulations including the IZ Implementation Regulations, DCMR Title 14, Chapter 22. The unit types shown herein are based on definitions set forth in the D.C. Building Code and may be reallocated as necessary to comply with the requirements of DCMR Title 14, Chapter 22.





MATERIAL PRECEDENTS



BALCONIES



RETAIL STOREFRONTS



RAISED RESIDENTIAL ENTRIES



RESIDENTIAL ENTRY CANOPY

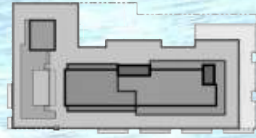




VIEW FROM 7TH & P STREET NW

NOVEMBER 03, 2020





**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.



NOVEMBER 03, 2020

VIEW FROM P STREET NW



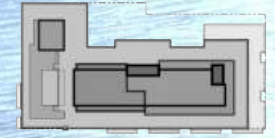
**ECA**

**A11**



**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.



VIEW 1 FROM MARION & P STREET NW

NOVEMBER 03, 2020

**A12**

**ECA**







**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.





VIEW FROM MARION STREET LOOKING NORTH

NOVEMBER 03, 2020





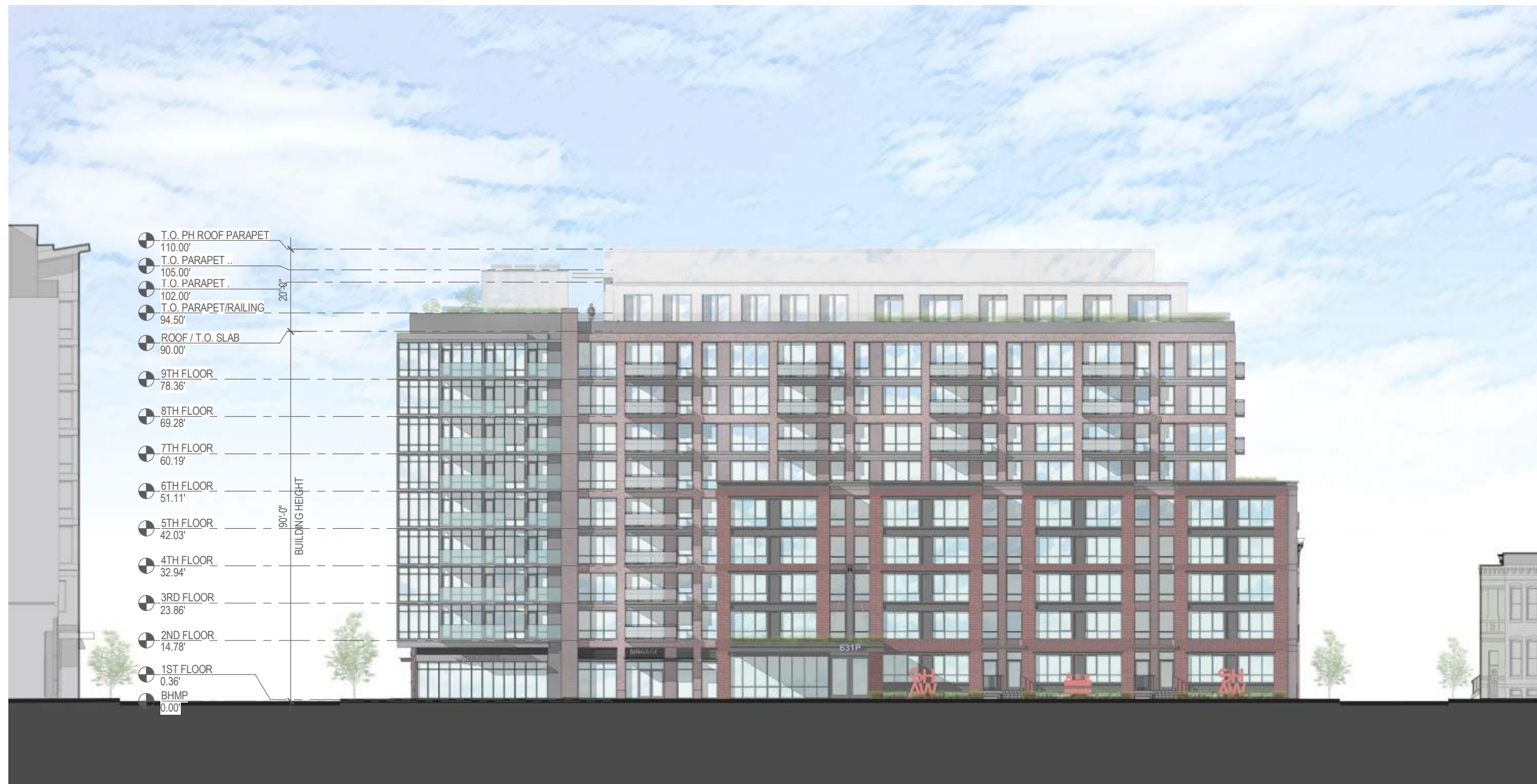
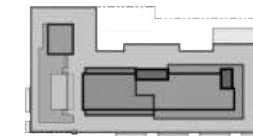
NOVEMBER 03, 2020

VIEW FROM MARION STREET LOOKING SOUTH



**ECA** **A15**





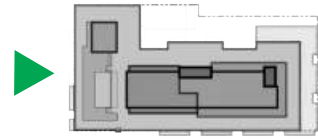
**GENERAL NOTES:**

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.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

**BUILDING ELEVATION: SOUTH**

NOVEMBER 03, 2020

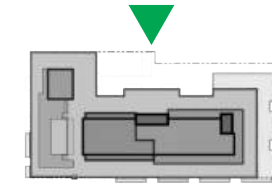




**GENERAL NOTES:**

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.
5. Flexibility is requested to vary the floor to floor heights as design is refined.





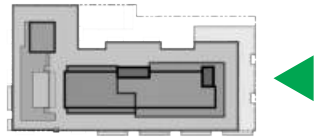
**GENERAL NOTES:**

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.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

**BUILDING ELEVATION: NORTH**

NOVEMBER 03, 2020





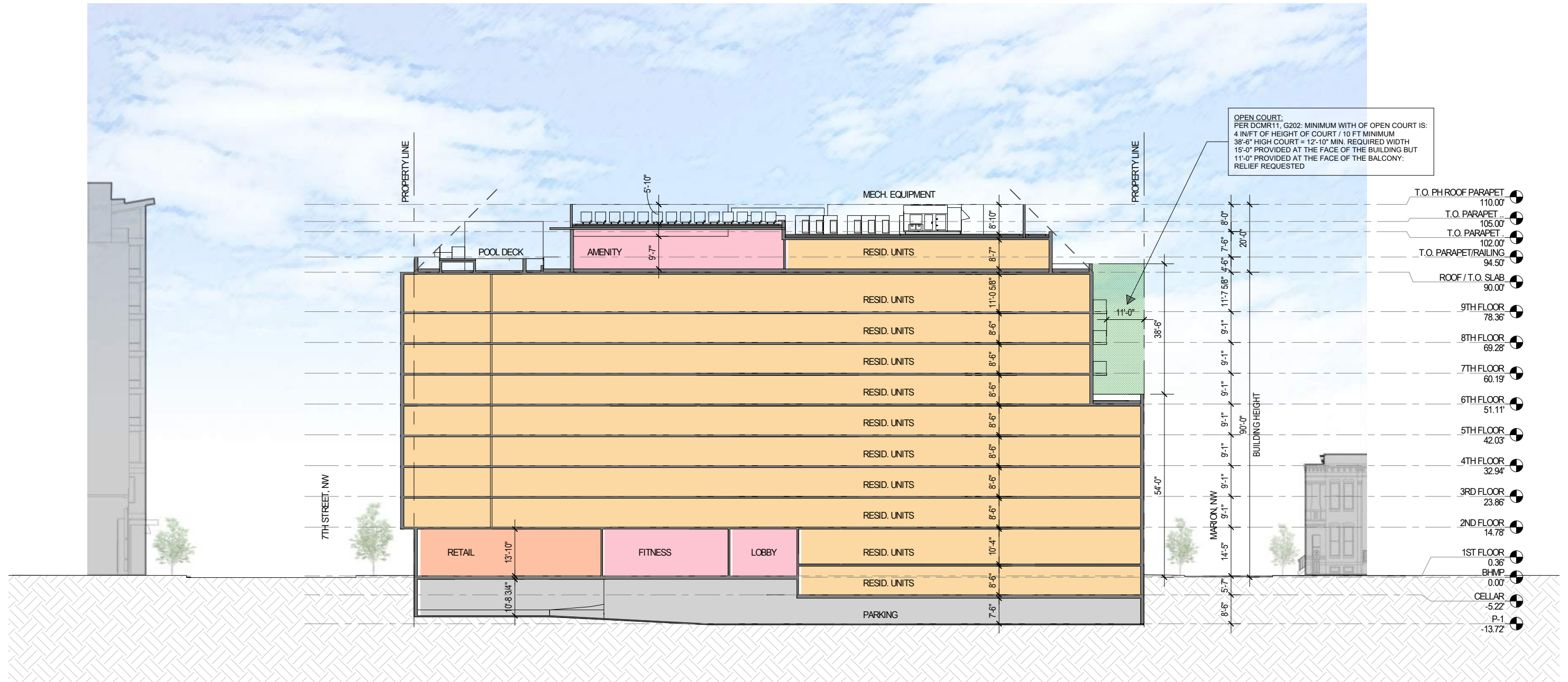
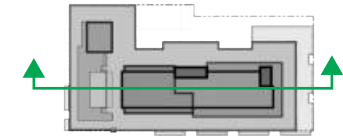
**GENERAL NOTES:**

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.
5. Flexibility is requested to vary the floor to floor heights as design is refined.

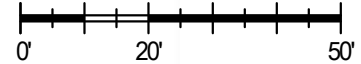


**LEGEND**

- CORE/SERVICE
- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL



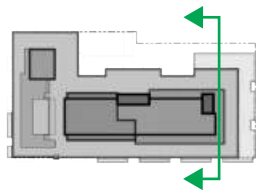
**GENERAL NOTES:**  
 1. All spot elevations are relative to the measuring point 86.76' taken at P Street, NW Top of curb, assumed for these drawings to be +0'-0".  
 2. 5. Flexibility is requested to vary the floor to floor heights as design is refined.



**BUILDING SECTION: EAST/WEST**

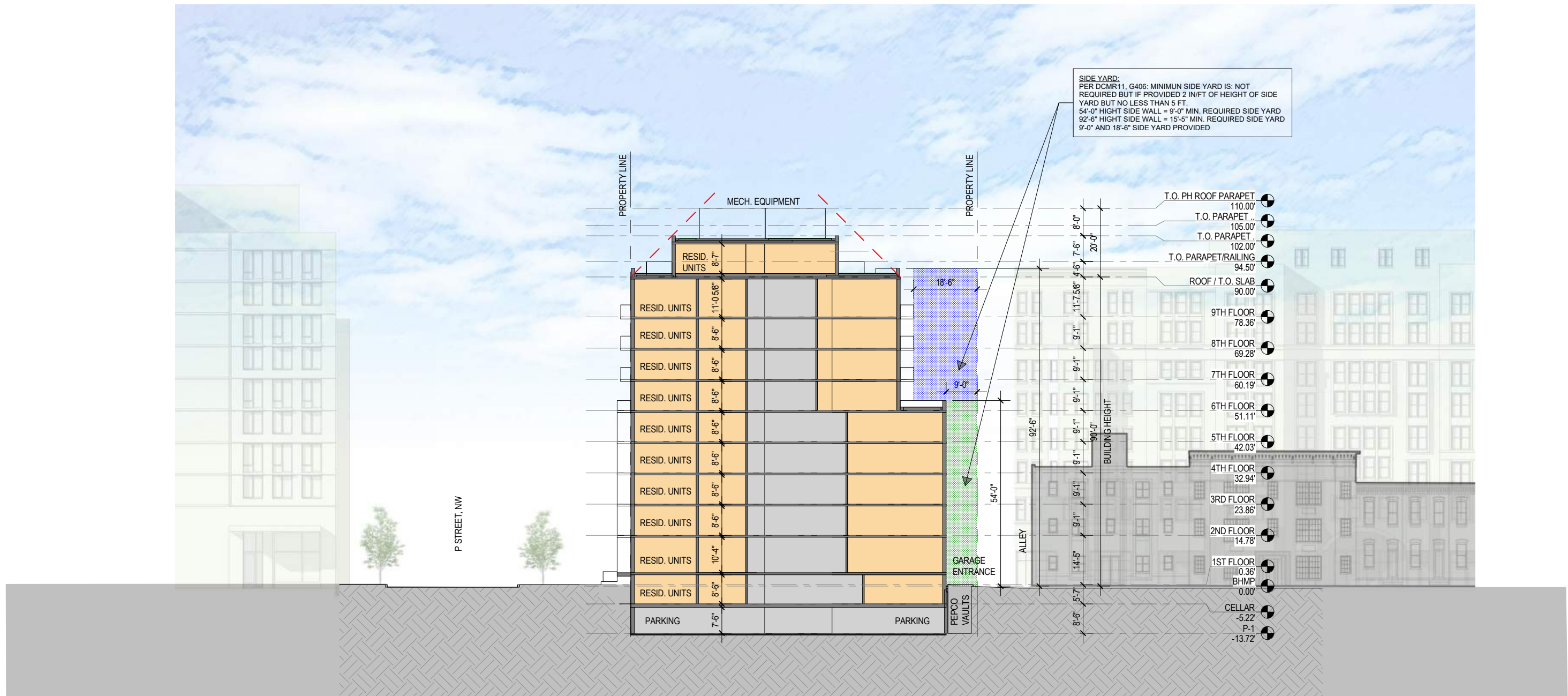
NOVEMBER 03, 2020





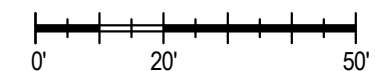
**LEGEND**

- CORE/SERVICE
- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL



**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. 5. Flexibility is requested to vary the floor to floor heights as design is refined.





**LEGEND**

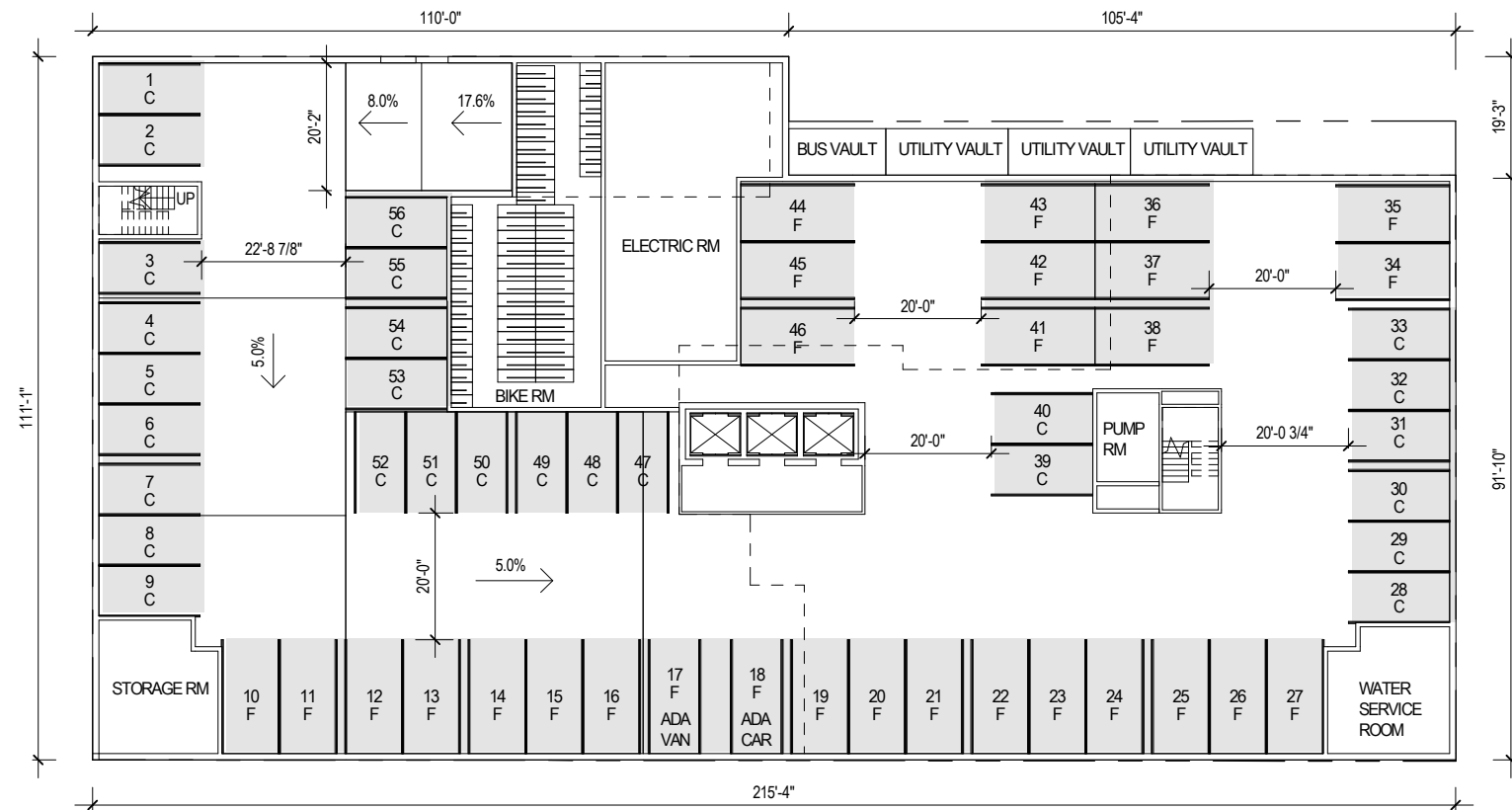
- CORE/SERVICE
- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL

**GENERAL NOTES:**

1. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.

2. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11 or the flexibility granted herein.

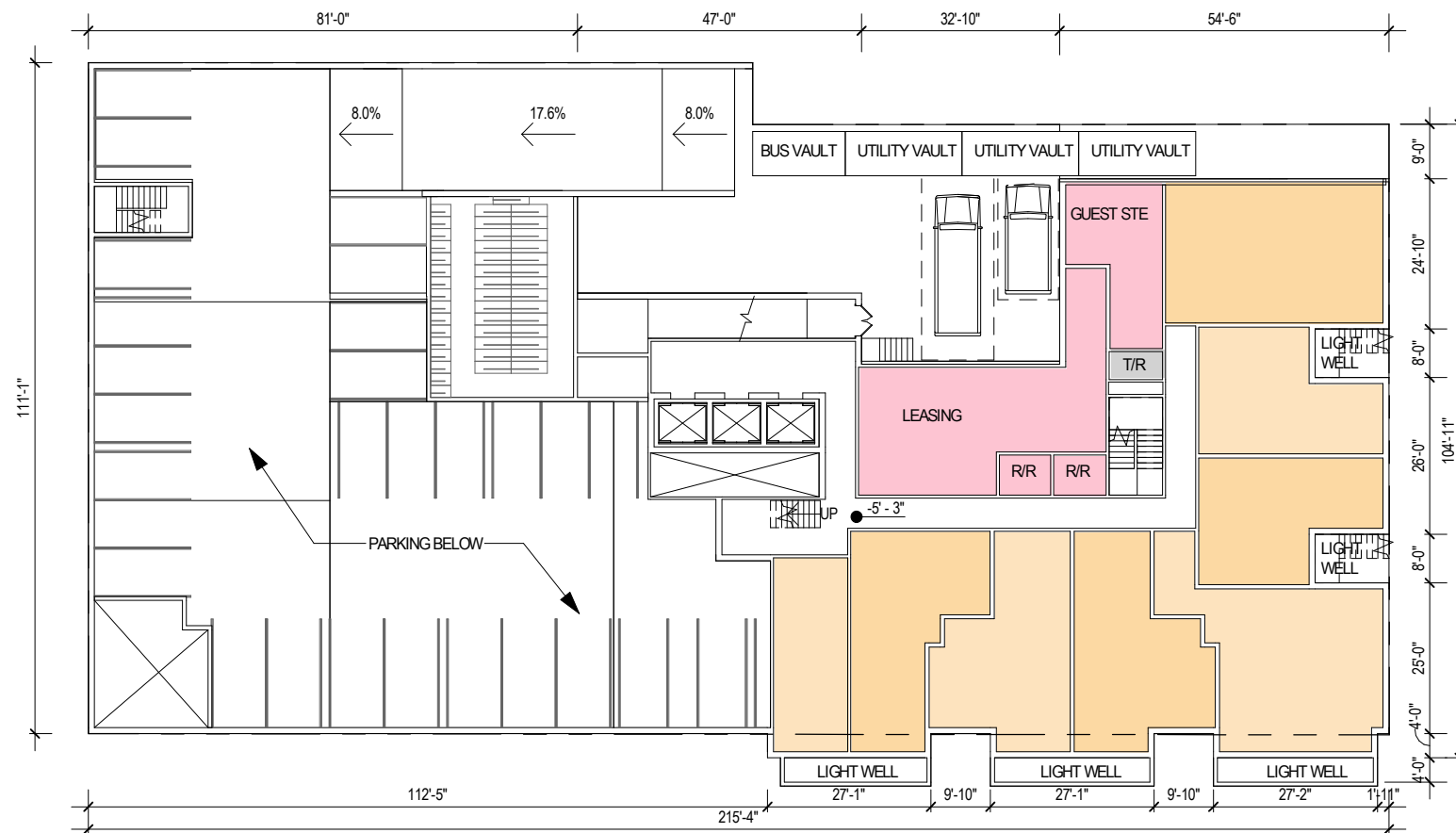
**P-1**



**PARKING TOTAL = 56 SPACES**

FULL = 29 SPACES  
COMPACT = 27 SPACES

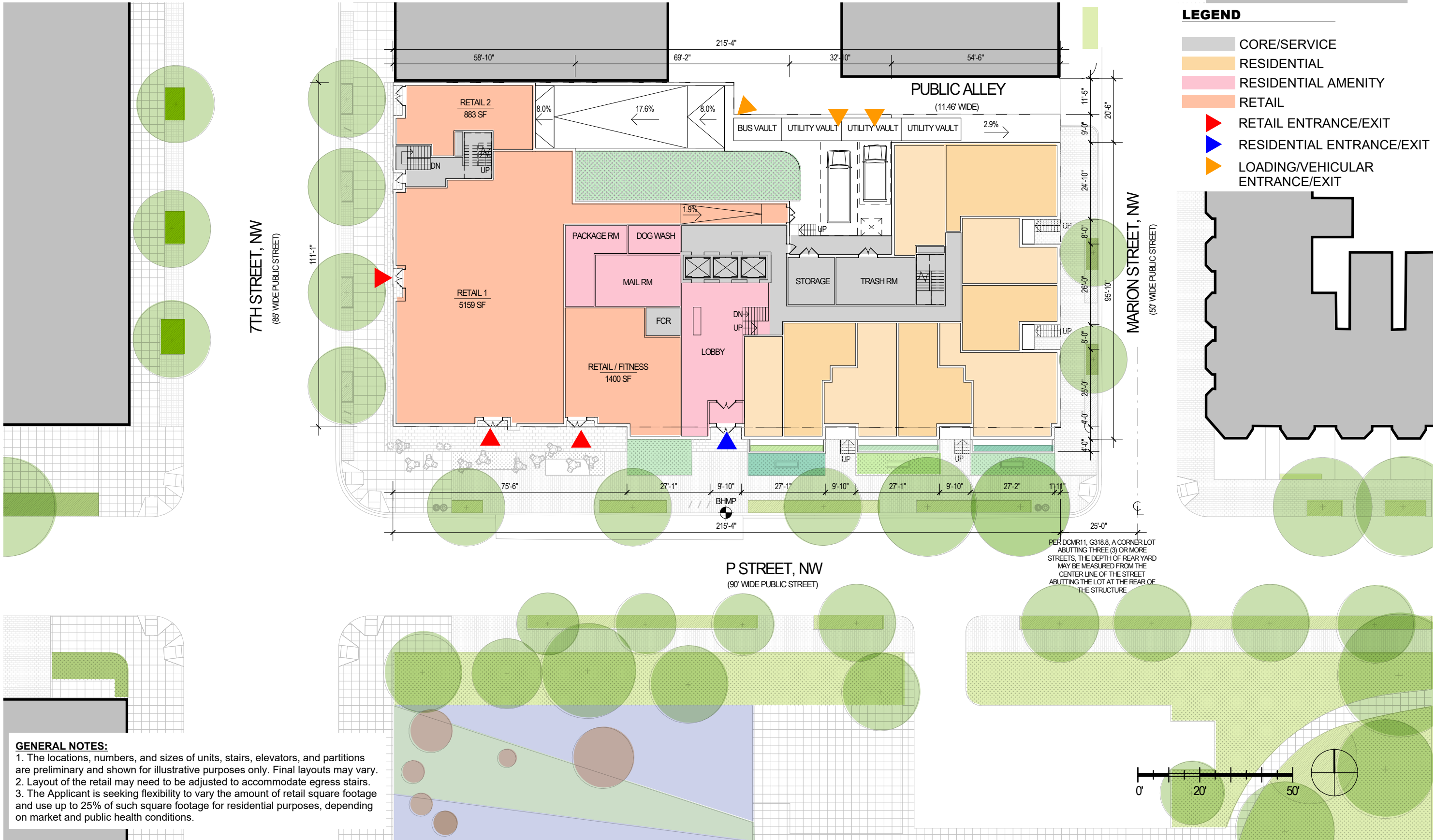
**CELLAR**



**P1 & CELLAR LEVEL**

NOVEMBER 03, 2020





NOVEMBER 03, 2020

GROUND FLOOR PLAN



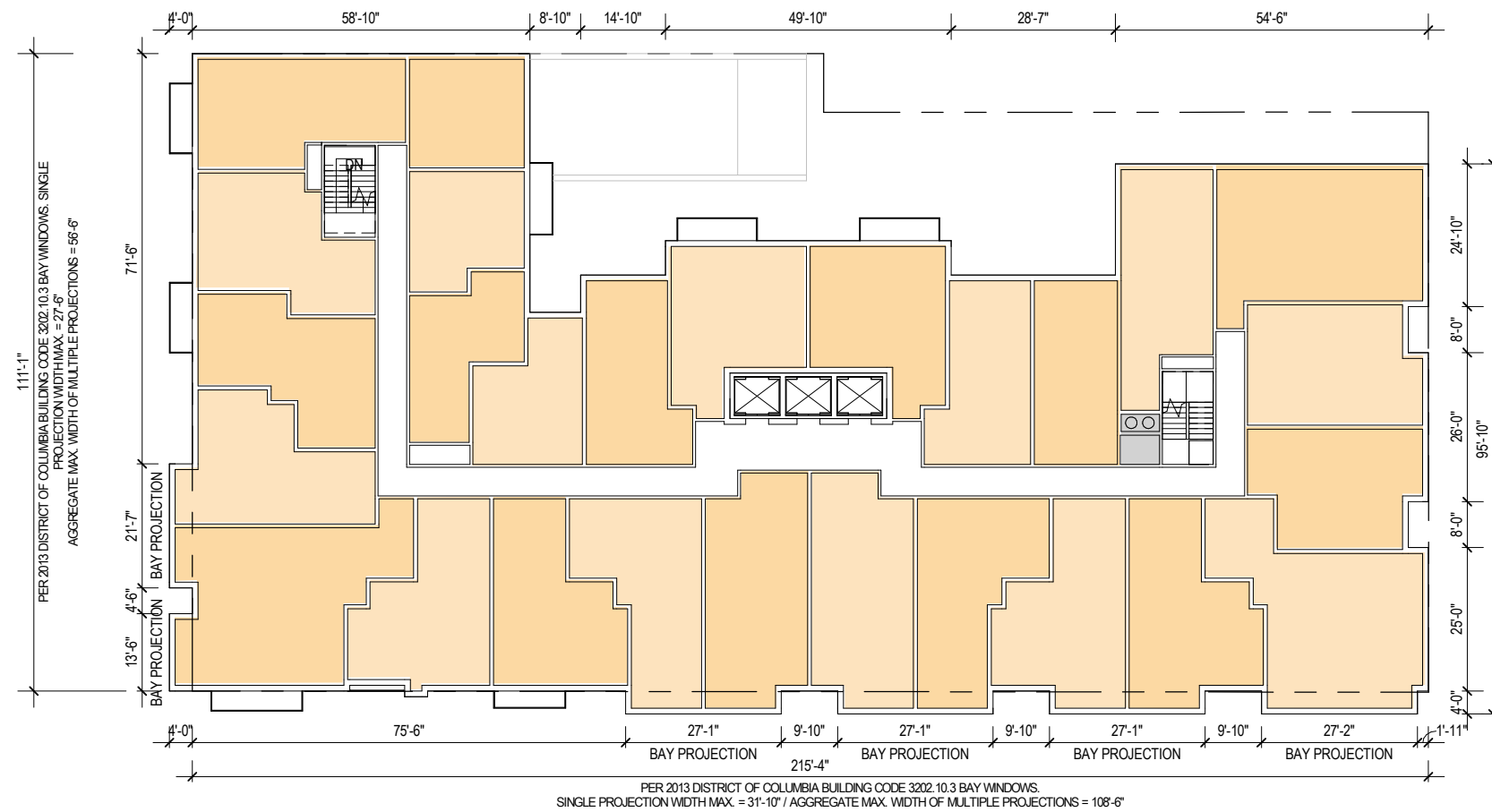
**ECA A23**



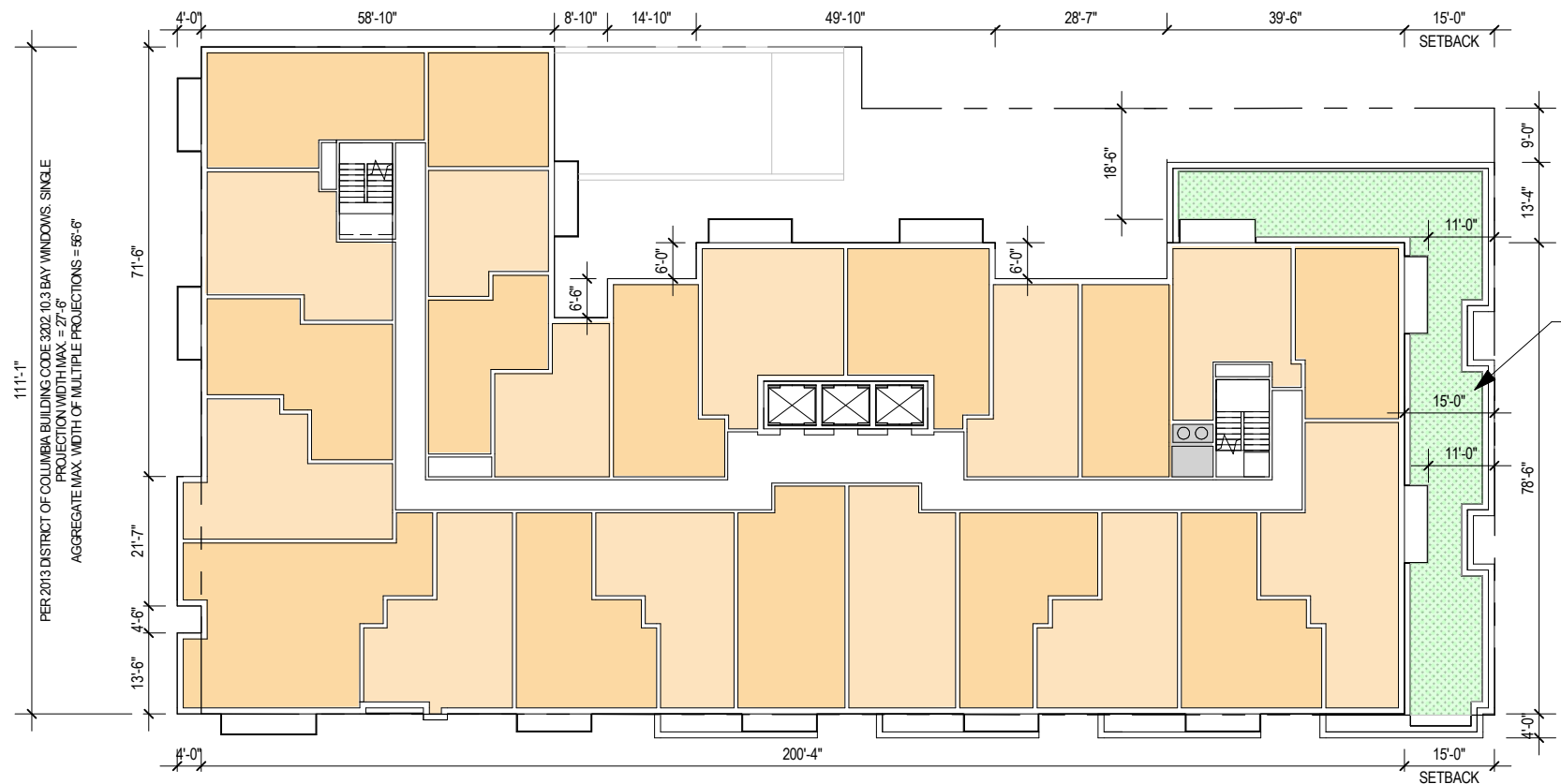
**LEGEND**

- CORE/SERVICE
- RESIDENTIAL
- RESIDENTIAL AMENITY
- RETAIL

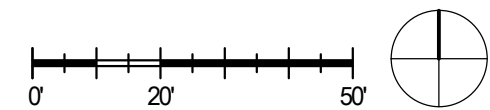
**TYPICAL FLOOR PLAN  
(2ND - 5TH)**



**TYPICAL FLOOR PLAN  
(6TH - 9TH)**

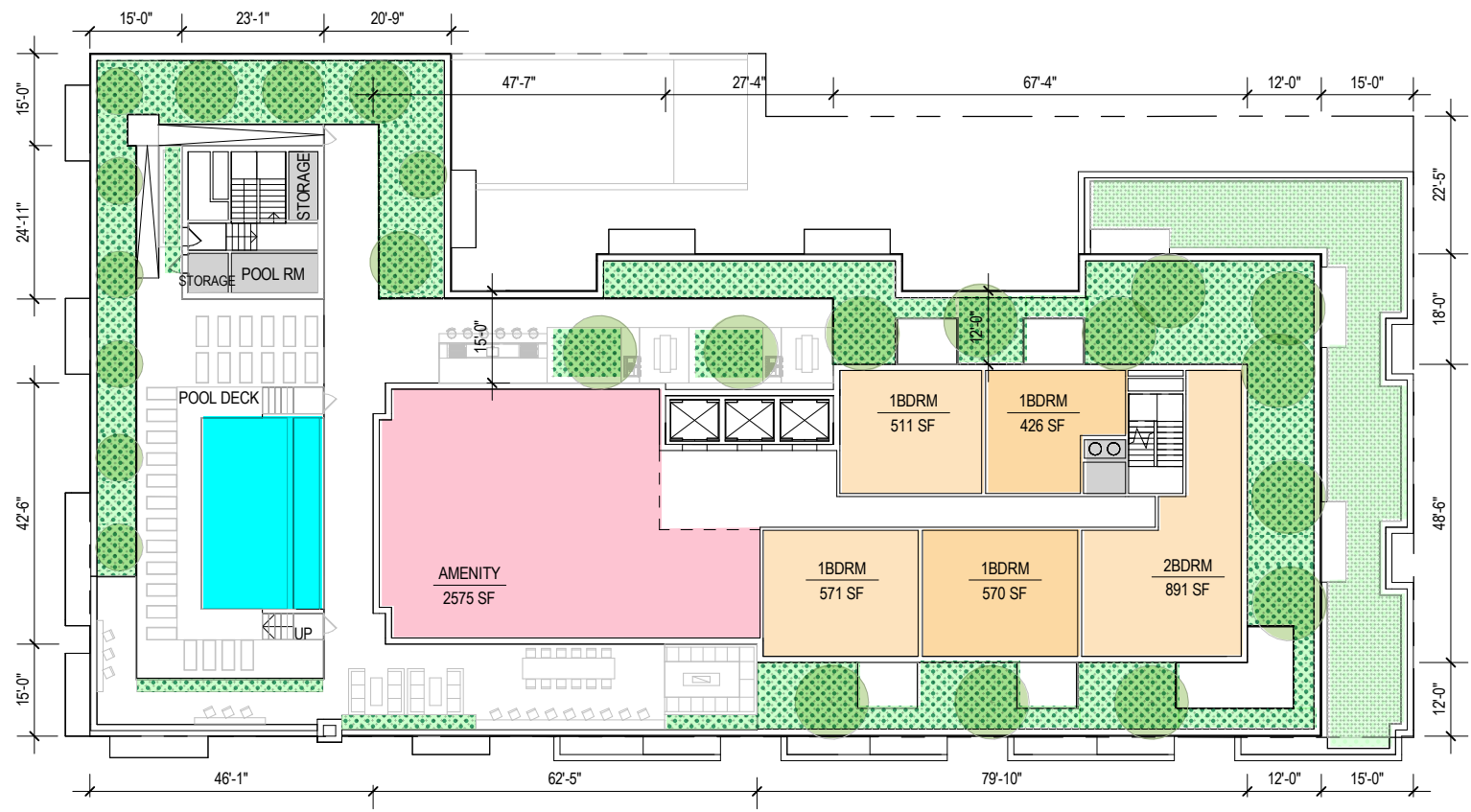


**OPEN COURT:**  
 PER DCMR11, G202: MINIMUM WITH OF OPEN COURT IS:  
 4' IN FT OF HEIGHT OF COURT / 10 FT MINIMUM  
 38'-6" HIGH COURT = 12'-10" MIN. REQUIRED WIDTH  
 15'-0" PROVIDED AT THE FACE OF THE BUILDING BUT  
 11'-0" PROVIDED AT THE FACE OF THE BALCONY.  
 RELIEF REQUESTED



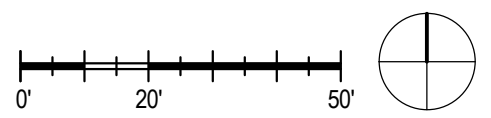
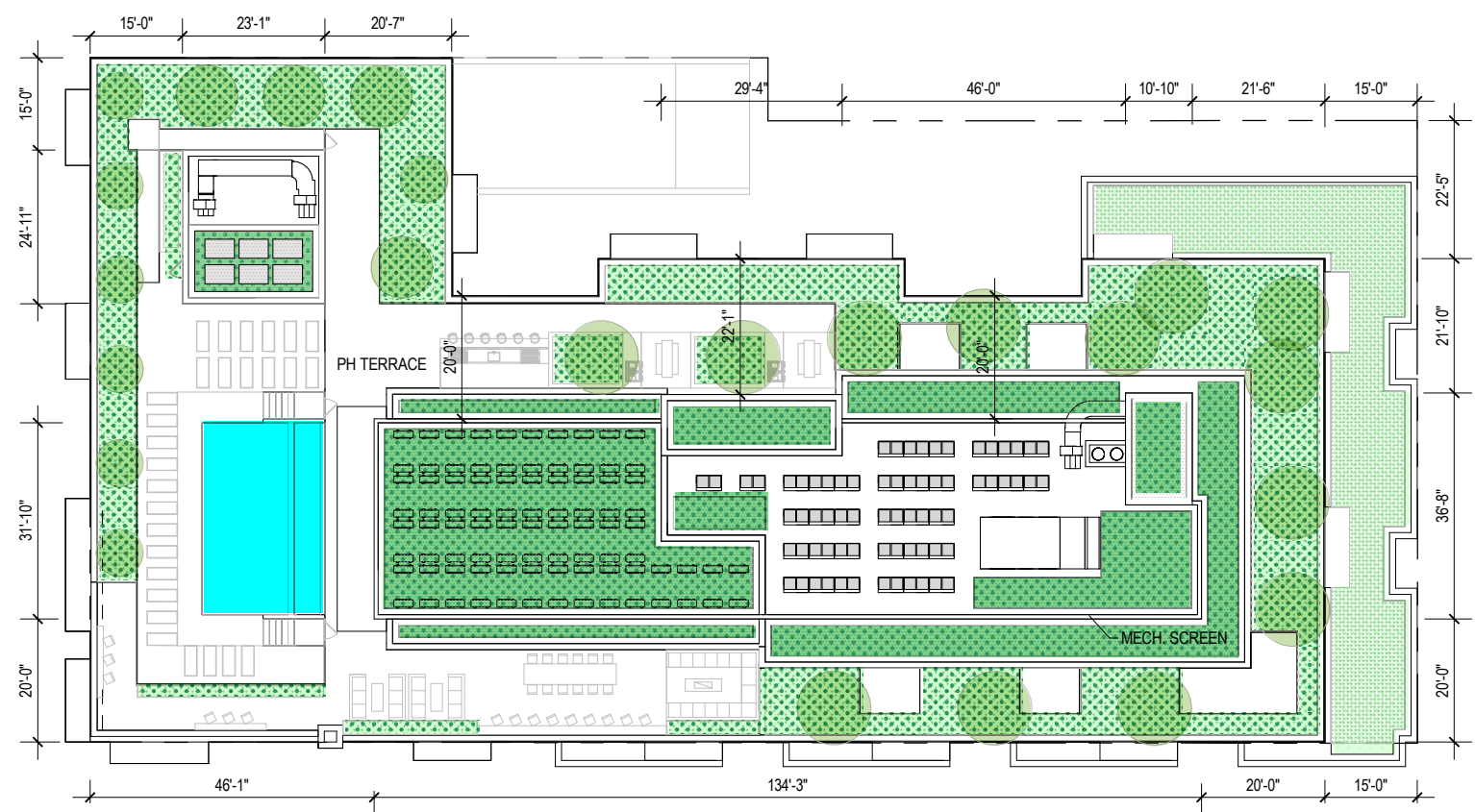


**PENTHOUSE PLAN**



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

**PENTHOUSE ROOF PLAN**

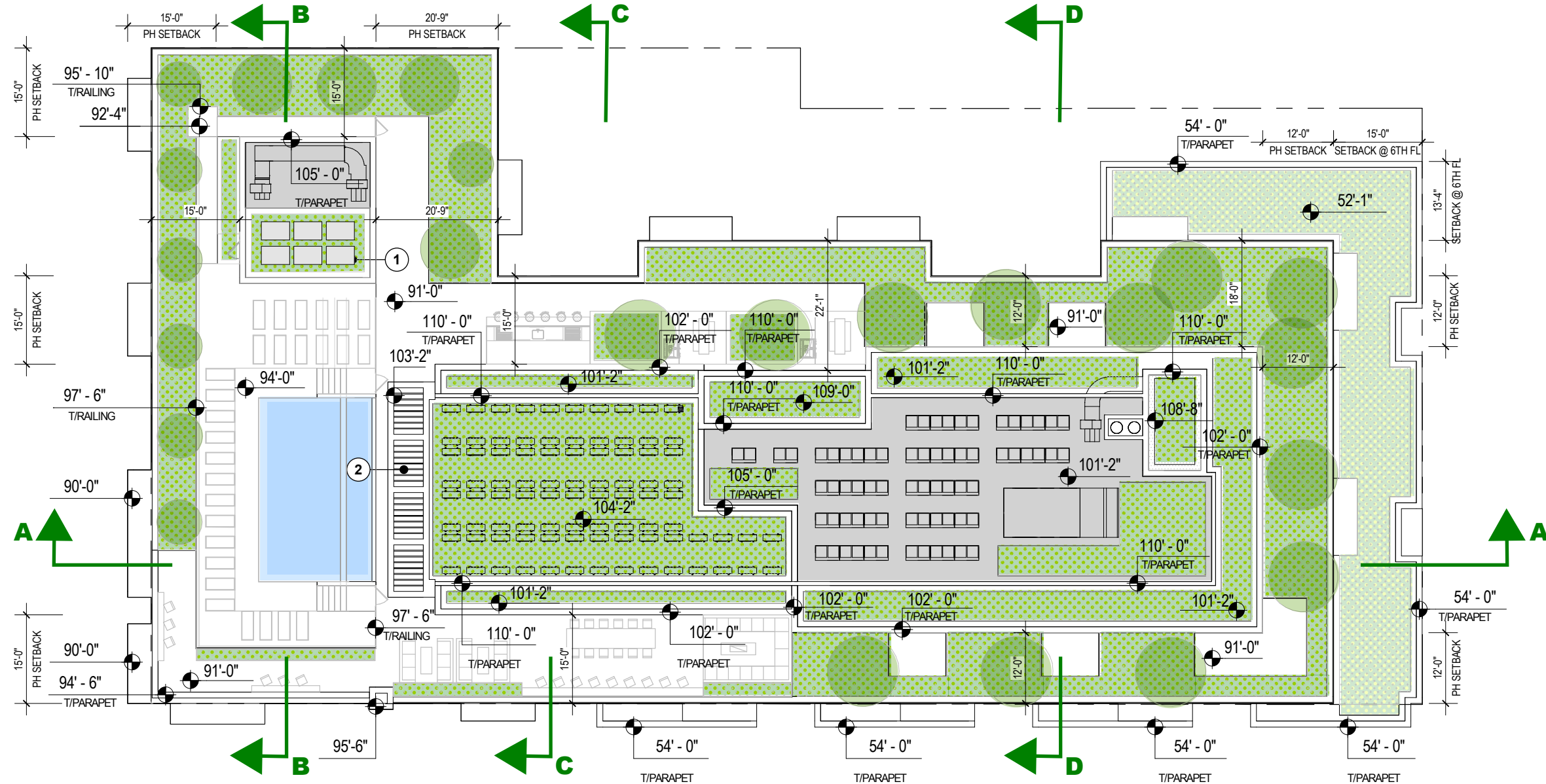




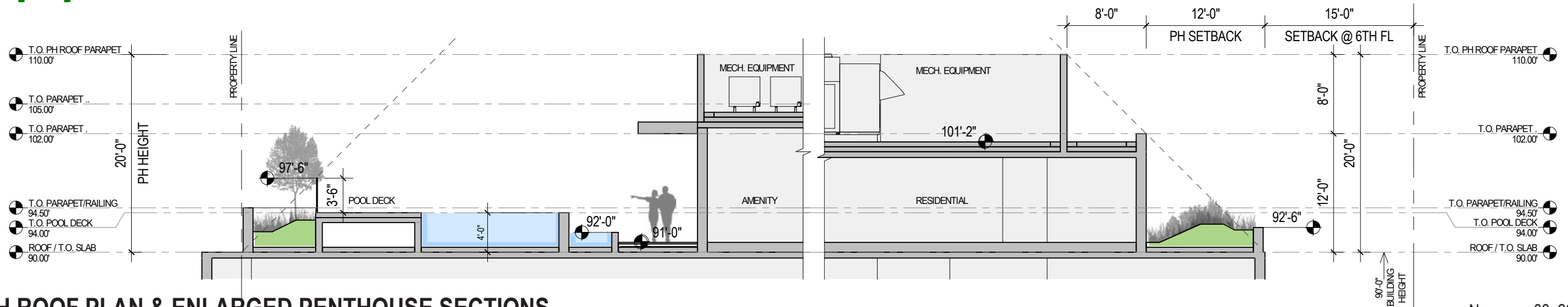
# PENTHOUSE ROOF

**NOTE:**  
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".

- ① Solar panels over green roof per DOEE specifications (Meet the 1:1 Penthouse Setback Requirement)
- ② Trellis / Pergola (Meet the 1:1 Penthouse Setback Requirement)



## [A-A] ENLARGED PENTHOUSE SECTION

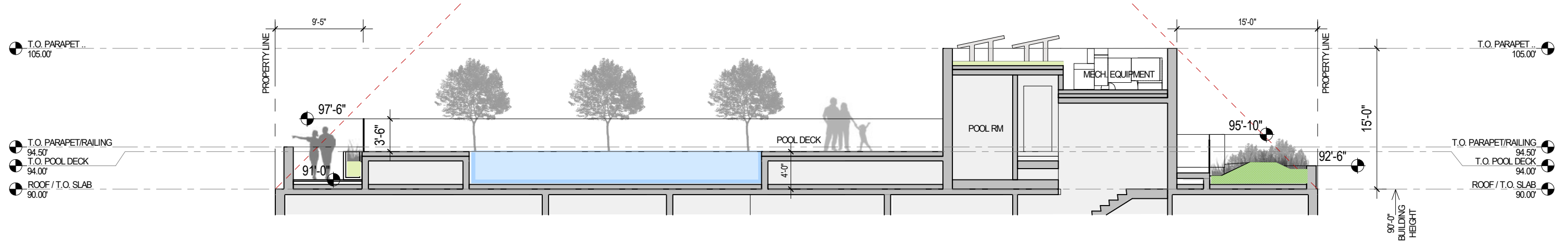


## HIGH ROOF PLAN & ENLARGED PENTHOUSE SECTIONS

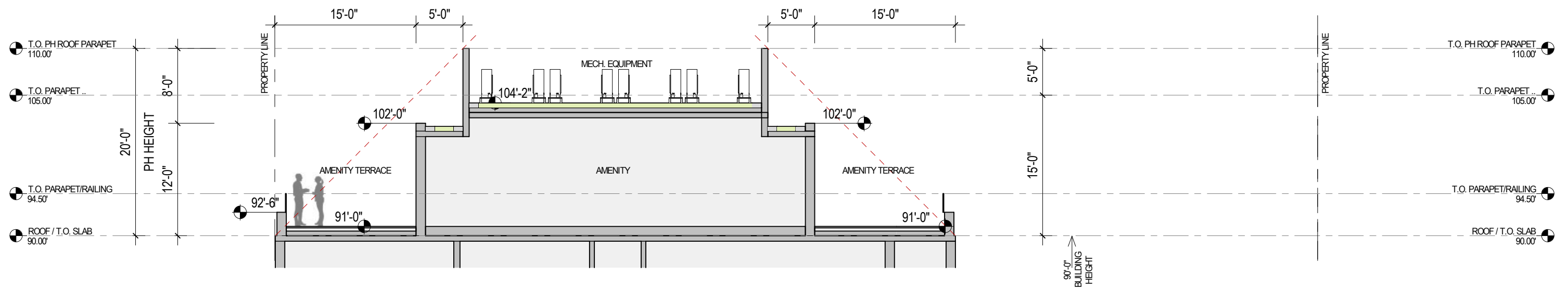
NOVEMBER 03, 2020



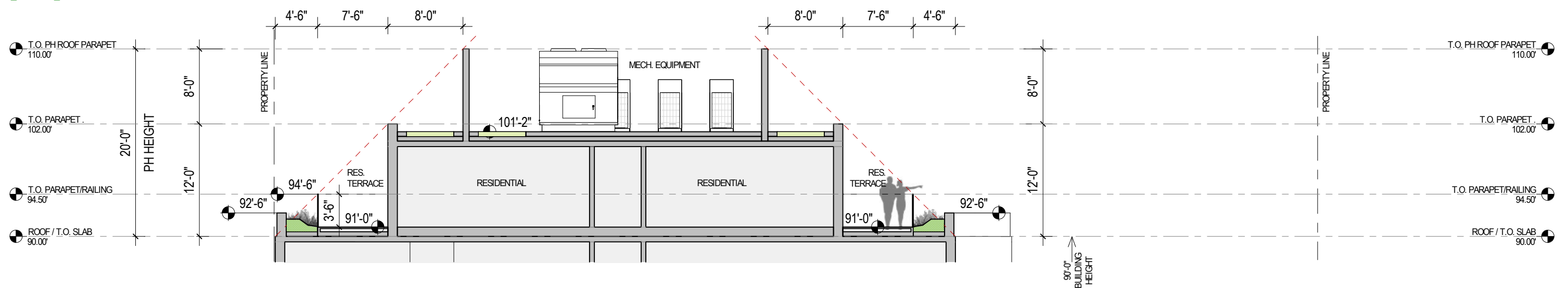
**[B-B] ENLARGED PENTHOUSE SECTION**



**[C-C] ENLARGED PENTHOUSE SECTION**



**[D-D] ENLARGED PENTHOUSE SECTION**







PENTHOUSE VIEW LOOKING NORTH

NOVEMBER 03, 2020