



**APPLICATION FOR REVIEW AND APPROVAL
OF CONSOLIDATED AND FIRST STAGE PLANNED
UNIT DEVELOPMENT AND RELATED MAP
AMENDMENT TO THE D.C. ZONING COMMISSION**

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OCTOBER 30TH, 2015

R2L:ARCHITECTS

KETTLER ZONING COMMISSION
District of Columbia
CASE NO.15-27
EXHIBIT NO.6A1

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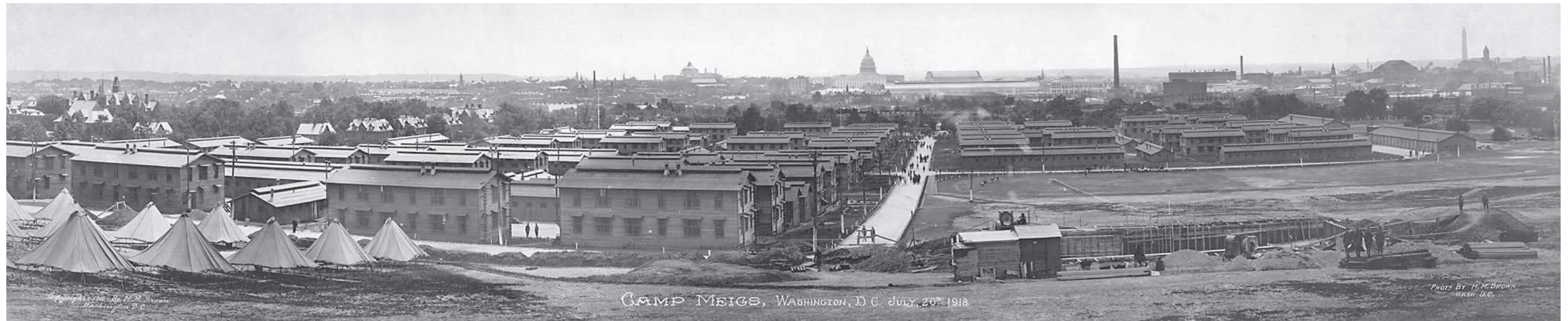
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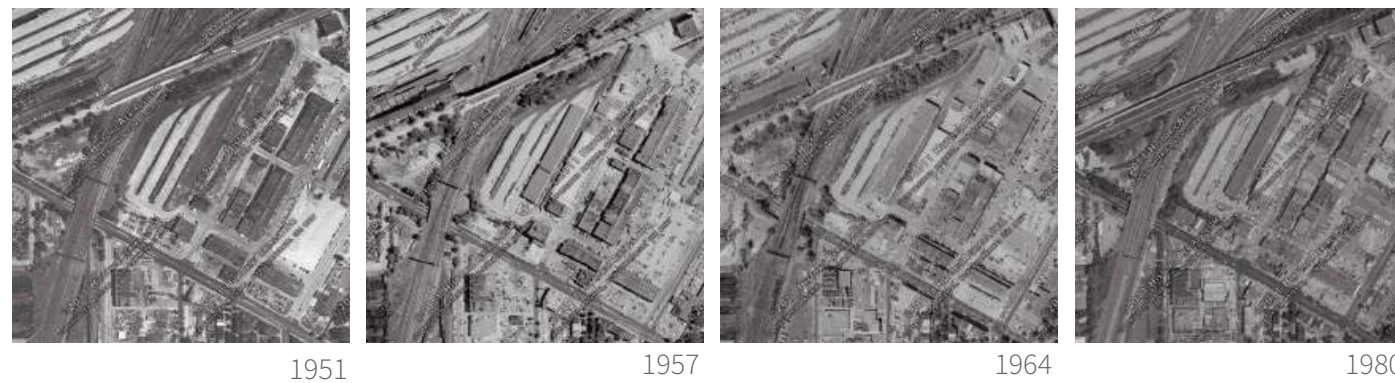
CIVIL

C100	General Notes and Legend
C101	Existing Conditions / Demo Plan
C200	Site Plan Consolidated PUD
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Panoramic Photograph, 1918



Aerial Photograph, Union Station Turntable, 1977



Aerial Photograph, Ivy City Roundhouse, 1977

UNION TERMINAL MARKET

**FLORIDA AVENUE AT 5th STREET, N. E.
NEW YORK AT PENN STREETS, WASHINGTON, D. C.**

Established 1931
Located 1 1/2 miles Northeast of the Capitol
5th and Florida Ave., N. E.
New York Ave. (Route 1) at Penn St., N. E.
No. 92 Street Car Line on Florida Ave.

PLENTY OF FREE PARKING
Wide Streets
Keep Corners Clear for Safety

UNION TERMINAL MARKET MERCHANTS

Know Your Market
Know Your Supplier

Better Marketing Makes BETTER SALES

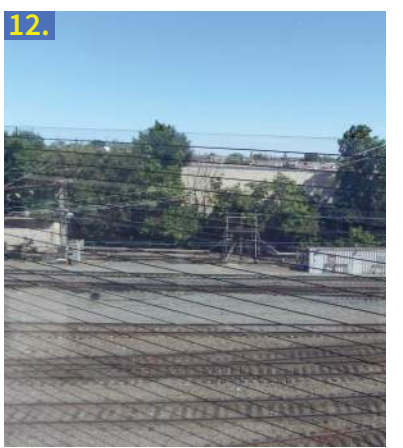
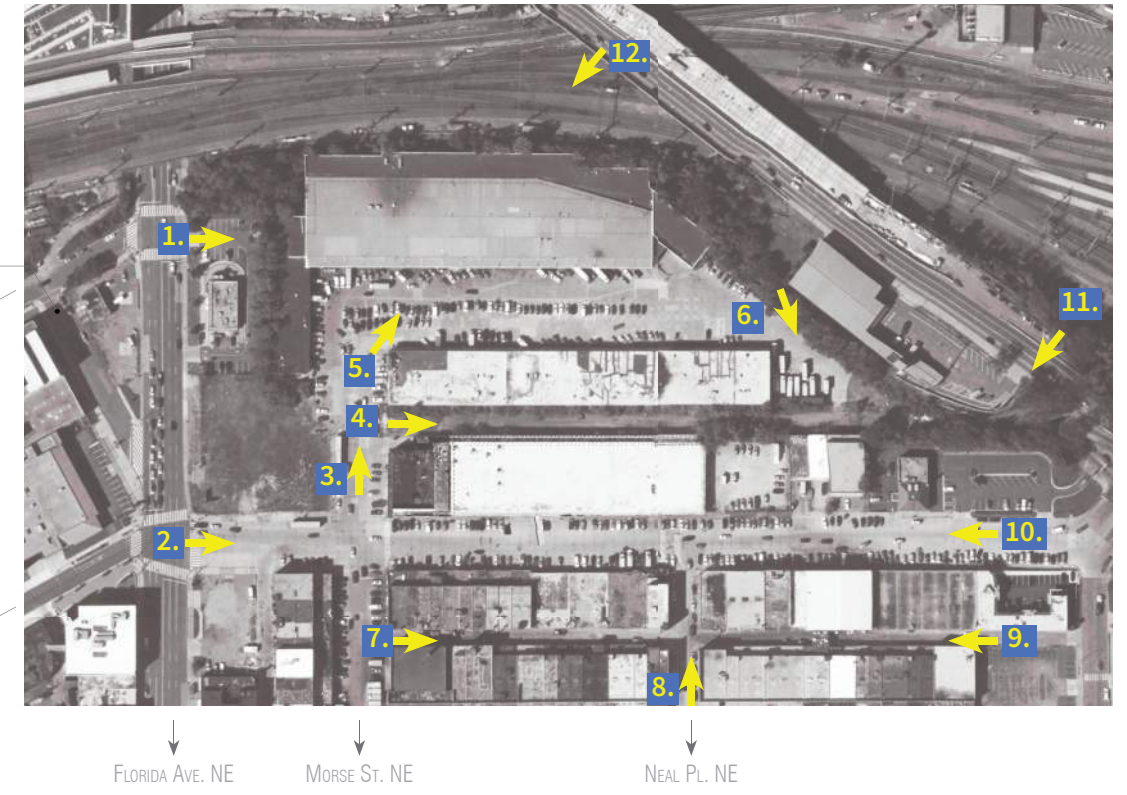
Shop in Person Regularly

See the . . .

QUALITY - QUANTITY VARIETY
of
Choice - Fancy Staple - Unusual FOODS
FROM ALL OVER THE WORLD
Available in
UNION TERMINAL MARKET
Increase Your Variety . . .
Increase Your Business

A Distributor To Serve You Regardless of Your Requirements

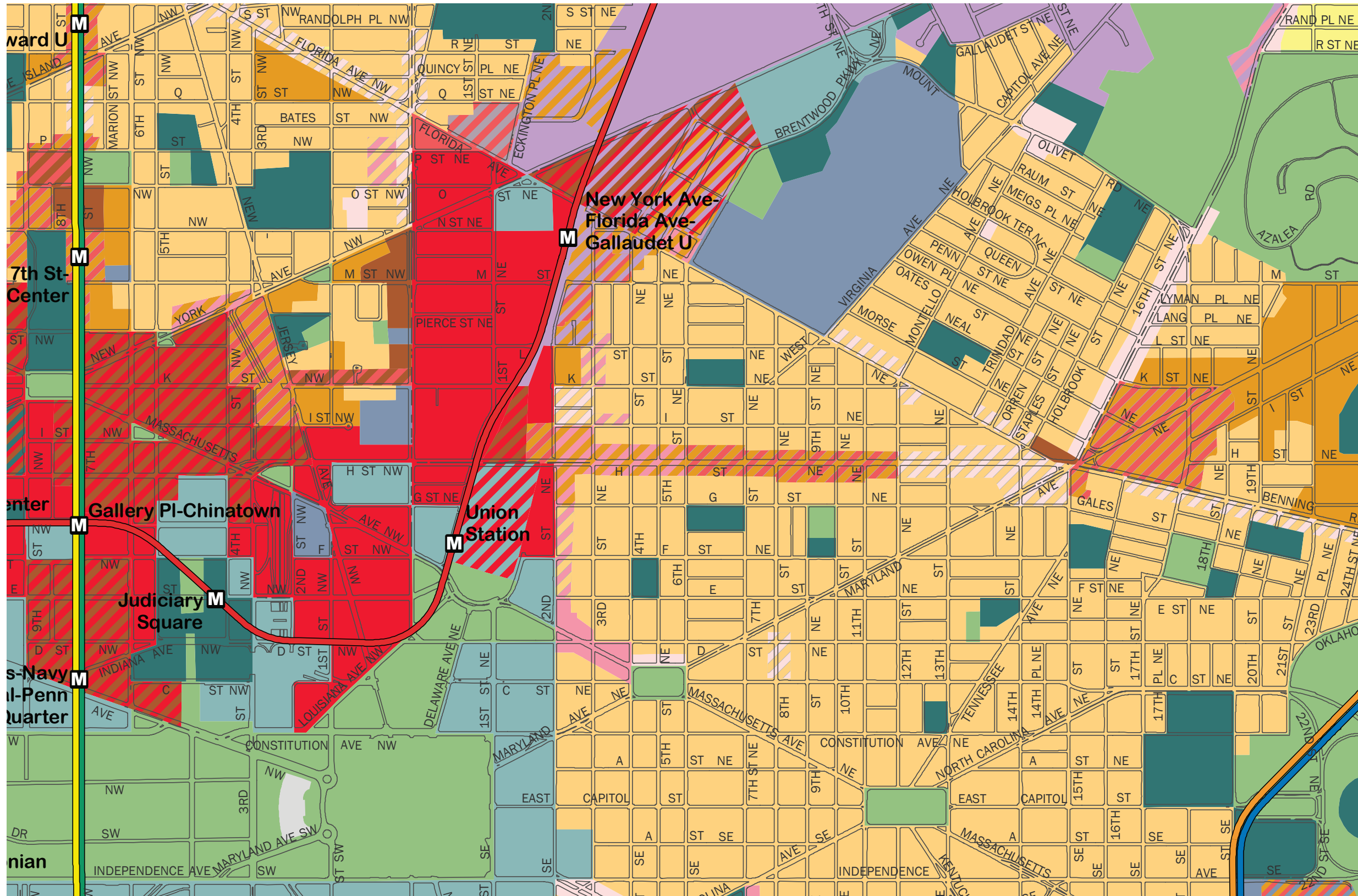




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EXISTING VIEWS





LEGEND

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- Water

KEY MAP

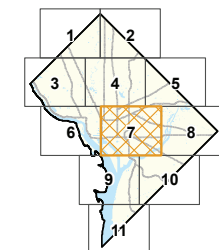
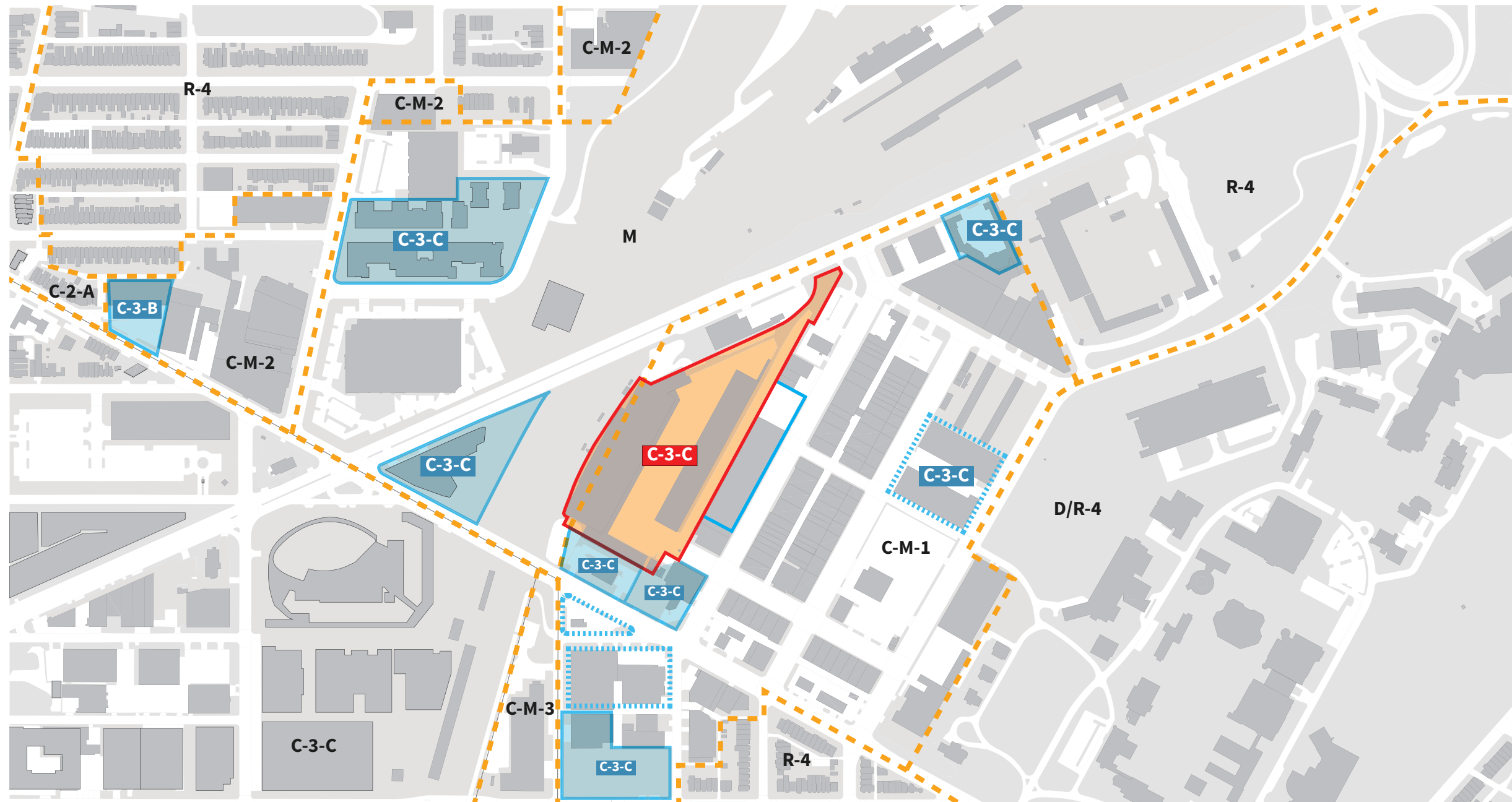


DIAGRAM KEY

- Lot 6
- - - Zoning Boundary
- ▭ Adjacent Approved PUD
- ▭ Adjacent Proposed PUD



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EXISTING AND PROPOSED PUDs



1325 5TH STREET, NE



THE HIGHLINE AT UNION MARKET - 320 FLORIDA AVENUE



GATEWAY MARKET - 340 FLORIDA AVENUE, NE



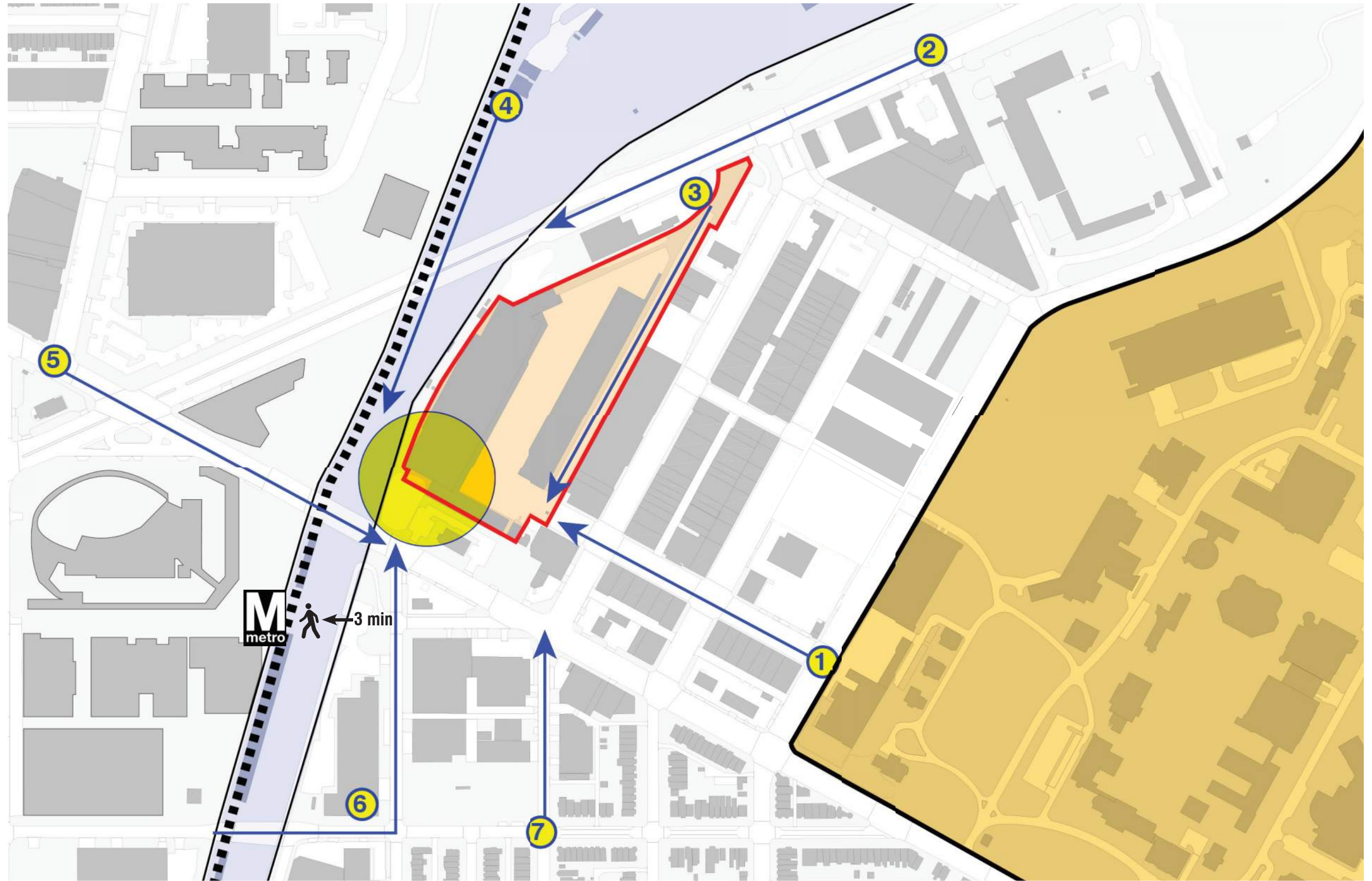
1270 4TH STREET, NE

OVERVIEW OF PROPOSED SURROUNDING PROJECTS

SCALE: 1" = 50'-0"

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- PUD Line
- Metropolitan Branch Trail
- Railroad and Metro
- Gallaudet University
- Convergence Point



- | | | |
|-----------------------------------|--------------------------------|-----------------------|
| 1. Gallaudet students & faculty | 4. Rail and Metro users | 7. Old City residents |
| 2. New York Avenue vehicles | 5. NoMa office workers & Metro | |
| 3. Future bike trail to Arboretum | 6. 3rd St (REI, MBT, Metro) | |

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SITE DATA

PROJECT DESCRIPTION - CONSOLIDATED PUD

2 RESIDENTIAL BUILDINGS (BUILDINGS A-1, B) WITH GROUND FLOOR RETAIL AND APPROXIMATELY 474 TO 580 RESIDENTIAL UNITS. 1 OFFICE BUILDING (BUILDING C-1) WITH GROUND FLOOR RETAIL.

PROJECT DESCRIPTION - FIRST STAGE PUD

2 RESIDENTIAL BUILDINGS (BUILDING A-2, C-2) WITH GROUND FLOOR RETAIL AND APPROXIMATELY 360 TO 440 RESIDENTIAL UNITS. 1 OFFICE BUILDING (BUILDING D) WITH GROUND FLOOR RETAIL.

SECOND STAGE PUD TO BE SUBMITTED AT A LATER DATE.

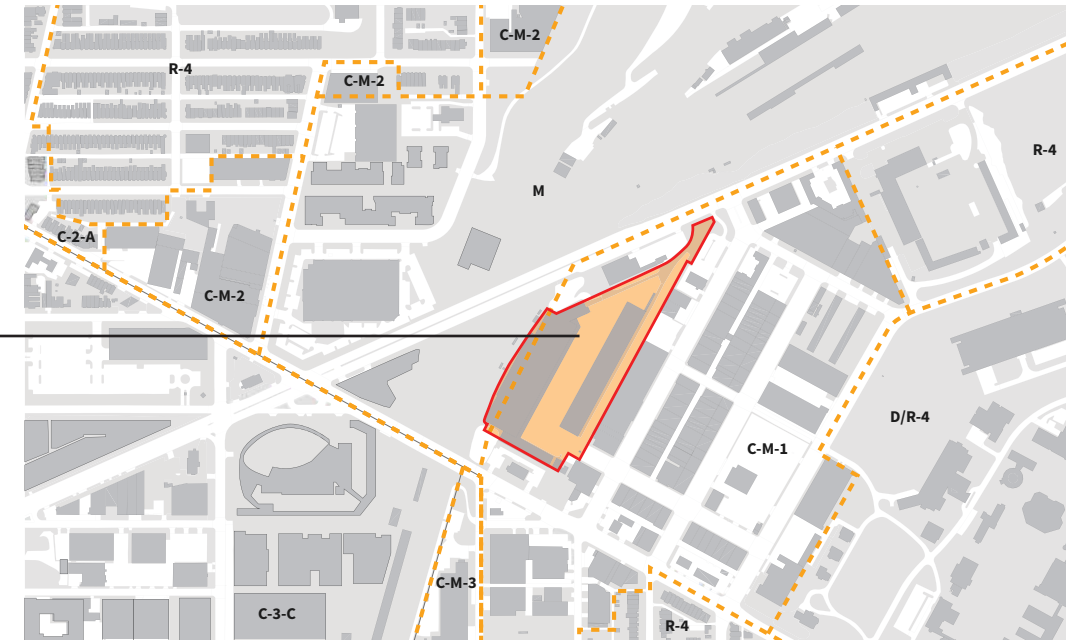
EXISTING SITE AREA		
A&T LOT 805	67,404	SF
A&T LOT 814	1993	SF
A&T LOT 817	143647	SF
TOTAL	213,044	SF

THE PUD SITE IS COMPRISED OF A&T LOTS 805, 814 AND 817 IN RECORD LOT 6 IN SQUARE 3587. THE REMAINING PORTION OF RECORD LOT 6 IS A&T LOT 819 WHICH IS DISTRICT-OWNED LAND AND IS NOT INCLUDED IN THIS PUD.

EXISTING ZONING: C-M-1
PROPOSED ZONING: C-3-C

UNDERLAY ZONE: NONE
HISTORIC DISTRICT: NONE

ZONING MAP



SITE AREA	THEORETICAL LOT A			THEORETICAL LOT B	THEORETICAL LOT C			THEORETICAL LOT D	TOTAL	COMMENTS	
	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D			
	117,506.0			28,134.0			53,503.0		13,901.0	213,044.0	
BUILDING	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D			
USES	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, OFFICE	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL, OFFICE	RETAIL, OFFICE			
GFA IN SQFT (TOWARD FAR)*	441,444.0	206,098.0	647,542.0	105,310.0	227,484.0	253,074.0	480,558.0	110,531.0	1,343,941.0	* ABOVE GRADE, NOT INCLUDING PENTHOUSE	
RESIDENTIAL GFA IN SQFT	355,601.0	192,600.0	548,201.0	90,591.0		230,147.0	230,147.0		868,939.0		
RETAIL GFA IN SQFT	19,045.0	3,060.0	22,105.0	10,313.0	13,955.0	14,762.0	28,717.0	6,080.0	67,215.0		
OFFICE GFA IN SQFT					203,728.0		203,728.0	99,667.0	303,395.0		
SUPPORT SPACES/ PARKING/ LOADING IN SQFT	70,698.0	15,838.0	86,536.0	8,606.0	20,239.0	14,165.0	34,404.0	7,784.0	137,330.0		
TOTAL SQFT**	445,344.0	211,498.0	656,842.0	109,510.0	237,922.0	259,074.0	496,996.0	113,531.0	1,376,879.0	** ABOVE GRADE, INCLUDING PENTHOUSE	
# OF RESIDENTIAL UNITS	412	150	562	115		250	250		927		

DCMR TITLE/ SECTION	DESCRIPTION	ZONING ALLOWABLE/ REQUIRED	A-1 PROPOSED	A-2 PROPOSED	TOTAL A PROPOSED	B PROPOSED	C-1 PROPOSED	C-2 PROPOSED	TOTAL C PROPOSED	D PROPOSED	TOTAL	COMMENTS
DCMR11, 2405.2	MAXIMUM FLOOR AREA RATIO	8	2.07	0.97	3.04	0.50	1.10	1.20	2.30	0.50	6.3	COMPLY
DCMR11, 772.1	MAXIMUM LOT OCCUPANCY	100%	60%	20%	80.00%	63%	46%	47%	93.00%	85%		COMPLY (BASED ON THEORETICAL LOT AREA)
												81.0%

ZONING ANALYSIS

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DCMR TITLE/SECTION	DESCRIPTION	ZONING ALLOWABLE/REQUIRED	A-1 PROPOSED	A-2 PROPOSED	TOTAL A PROPOSED	B PROPOSED	C-1 PROPOSED	C-2 PROPOSED	TOTAL C PROPOSED	D PROPOSED	TOTAL	COMMENTS
DCMR11, 2405.1	BUILDING HEIGHT/MAXIMUM HEIGHT ALLOWED	130'-0"	130'-0"	130'-0"	130'-0"	78'-0"	130'-0"	130'-0"	130'-0"	130'-0"		COMPLY
DCMR11, 411.3	PENTHOUSE	ONE PERMITTED PER BUILDING	TWO	ONE	ASK FOR SPECIAL EXCEPTION	ONE	ONE	TWO	ASK FOR SPECIAL EXCEPTION	ONE		ASK FOR SPECIAL EXCEPTION FOR BUILDING A-1 AND C-2
DCMR11, 411.5	PENTHOUSE HEIGHT	18'-6" PERMITTED	18'-6"	18'-6"	18'-6"	12'-6"	18'-6"	18'-6"	18'-6"	18'-6"		COMPLY
ACT 1910	PENTHOUSE SETBACK	1: 1 SETBACK REQUIRED	0'-0" ON NORTH SIDE OF LARGER PENTHOUSE	18'-6" MIN	ASK FOR SPECIAL EXCEPTION	12'-6" MIN	18'-6" MIN	18'-6" MIN	COMPLY	18'-6" MIN		ASK FOR SPECIAL EXCEPTION FOR BUILDING A-1
DCMR11, 2517	EXCEPTION TO BUILDING LOT CONTROL	(2) OR MORE PRINCIPAL BUILDINGS ON A SINGLE SUBDIVIDED LOT			COMPLY				COMPLY			COMPLY
DCMR11, 3401	GREEN AREA RATIO	0.2									0.2	COMPLY
DCMR11, 2603	IZ	8% OF RESIDENTIAL GFA 20% OF RES GFA TO BE UP TO 50% AMI AND 80% RES GFA TO BE UP TO 80% AMI	8% OF RES GFA = 28,448 SF 20% OF 28,448 SF = 5,690 SF (7 IZ UNITS) 80% OF 28,448 SF = 22,758 SF (27 IZ UNITS)	8% OF RES GFA = 15,408 SF 20% OF 15,408 SF = 3,082 SF (4 IZ UNITS) 80% OF 15,408 SF = 12,326 SF (15 IZ UNITS)	20% (50% AMI) IZ UNITS: 11 80% (80% AMI) IZ UNITS: 42 TOTAL IZ UNITS: 53 (* 853 SF AVERAGE UNIT SIZE GROSS)	8% OF RES GFA = 7,247 SF 20% OF 7,247 SF = 1,450 SF (2 IZ UNITS) 80% OF 7,247 SF = 5,797 SF (7 IZ UNIT) TOTAL IZ UNITS: 9 (* 782 SF AVERAGE UNIT SIZE GROSS)	NA	8% OF RES GFA = 18,412 SF 20% OF 18,412 SF = 3,682 SF (5 IZ UNITS) 80% OF 28,449 SF = 14,730 SF (17 IZ UNITS)	20% (50% AMI) IZ UNITS: 5 80% (80% AMI) IZ UNITS: 17 TOTAL IZ UNITS: 22 (* 853 SF AVERAGE UNIT SIZE GROSS)	NA		COMPLY (*IZ CALCULATIONS ARE SUBJECT TO CHANGE BASED ON FINAL UNIT SIZES AND UNIT LAYOUTS. APPLICANT WILL COMPLY WITH REQUIRED IZ PERCENTAGES)
TOTAL IZ UNITS			REQUIRED:			84			PROVIDED:			84

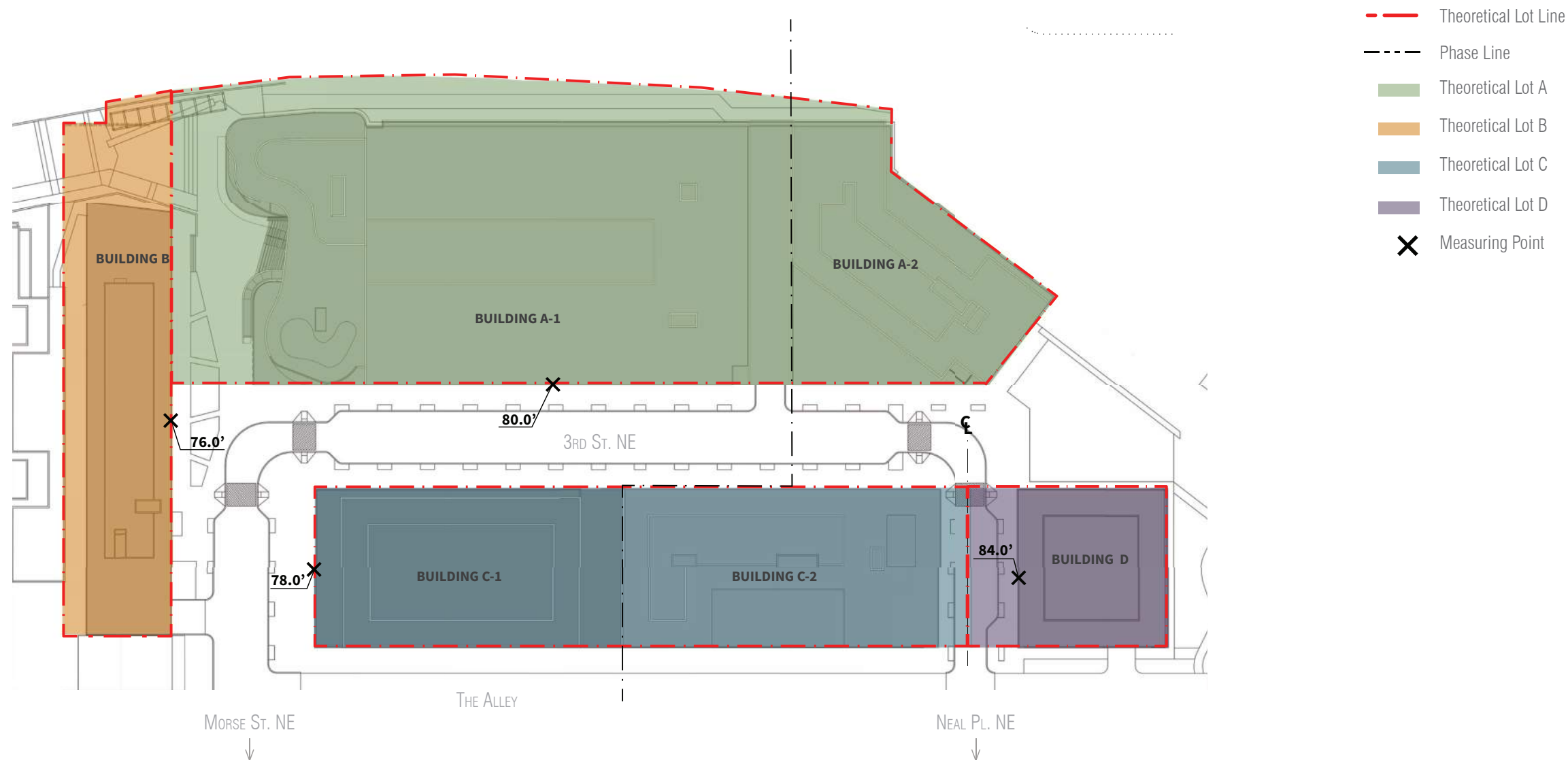
OFF STREET PARKING SCHEDULE

DCMR TITLE/SECTION	DESCRIPTION	BUILDING OCCUPANCY	THEORETICAL LOT A				THEORETICAL LOT B	THEORETICAL LOT C				THEORETICAL LOT D	COMMENTS				
			A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D							
			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED			
DCMR11, 2101	OFF STREET PARKING	RETAIL: IN EXCESS OF 3,000 SF, 1 FOR EA ADDITIONAL 750 SF OF GFA	RETAIL: 21	141	RETAIL: 1	1	142	RETAIL: 10	PARKING SPACES FOR BUILDING B WILL BE PROVIDED PARKING STRUCTURE A	RETAIL: 15	15	RETAIL: 16	16	31	RETAIL: 4	4	
		RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS	RESIDENTIAL: 412 UNITS /4 = 103	201	RESIDENTIAL:150 UNITS/4 = 38	71	272	RESIDENTIAL: 115 UNITS /4 = 29		RESIDENTIAL: 250 UNITS /4 = 63	134	134					
		OFFICE: IN EXCESS OF 2,000 SF, 1 PER 1,800 SF OF GFA								OFFICE: 112	118	118	OFFICE: 54	54			
		TOTAL	124	342	39	72	414	39		124	133	79	150	283	58	58	
TOTAL PARKING SPACES ON SITE			REQUIRED: 463				PROVIDED: 755										
DCMR11, 2115	COMPACT PARKING SPACES	40% MAXIMUM COMPACT SPACES PERMITTED	COMPLY	COMPLY	COMPLY	COMPLY	COMPLY	NA	NA	COMPLY	COMPLY	COMPLY	COMPLY	COMPLY	COMPLY	COMPLY	COMPLY
DCMR11, 2119.1	BICYCLE PARKING	RETAIL (NOT REQUIRED IN C-3-C)	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	BIKE PARKING TO BE PROVIDED ON-STREET
		RESIDENTIAL	1 BIKE PER 3 UNITS=138	138	1 BIKE PER 3 UNITS=50	50	188	1 BIKE PER 3 UNITS=39	39	NA	NA	1 BIKE PER 3 UNITS=84	84	84	NA	NA	COMPLY
		OFFICE (5% OF PROVIDED PARKING SPACES)	NA	NA	NA	NA	NA	NA	NA	5% OF 118=6	6	NA	NA	NA	5% OF 54=3	3	COMPLY
ADA ACCESSIBLE PARKING SPACES (INCLUDED IN OVERALL PARKING COUNT)		6 ADA PARKING SPACES @ 8' X 19' W/ 5' SERVICE AISLE	6		3 ADA PARKING SPACES @ 8' X 19' W/ 5' SERVICE AISLE	3	9	INCLUDED IN A-1 PARKING COUNT	4 ADA PARKING SPACES @ 8' X 19' W/ 5' SERVICE AISLE	4	4 ADA PARKING SPACES @ 8' X 19' W/ 5' SERVICE AISLE	4	8	INCLUDED IN C-1 PARKING COUNT		COMPLY	
		2 ADA VAN SPACES @ 11' X 19' W/ 5' SERVICE AISLE	2		NONE	NONE	2		1 ADA VAN SPACES @ 11' X 19' W/ 5' SERVICE AISLE	1	1 ADA VAN SPACES @ 11' X 19' W/ 5' SERVICE AISLE	1	2			COMPLY	
TOTAL ADA PARKING SPACES ON SITE			REQUIRED: 21				PROVIDED: 21										

ON STREET PARKING SCHEDULE

STREET NAME	PROPOSED PARKING IN CONSOLIDATED PUD	INTERIM (TO BE REMOVED IN FIRST STAGE PUD)	PROPOSED PARKING IN FIRST STAGE PUD	TOTAL ON-STREET PARKING
MORSE STREET	6		0	43
3RD STREET	26		8	
NEAL PLACE	0		3	
TOTAL	32	21	11	

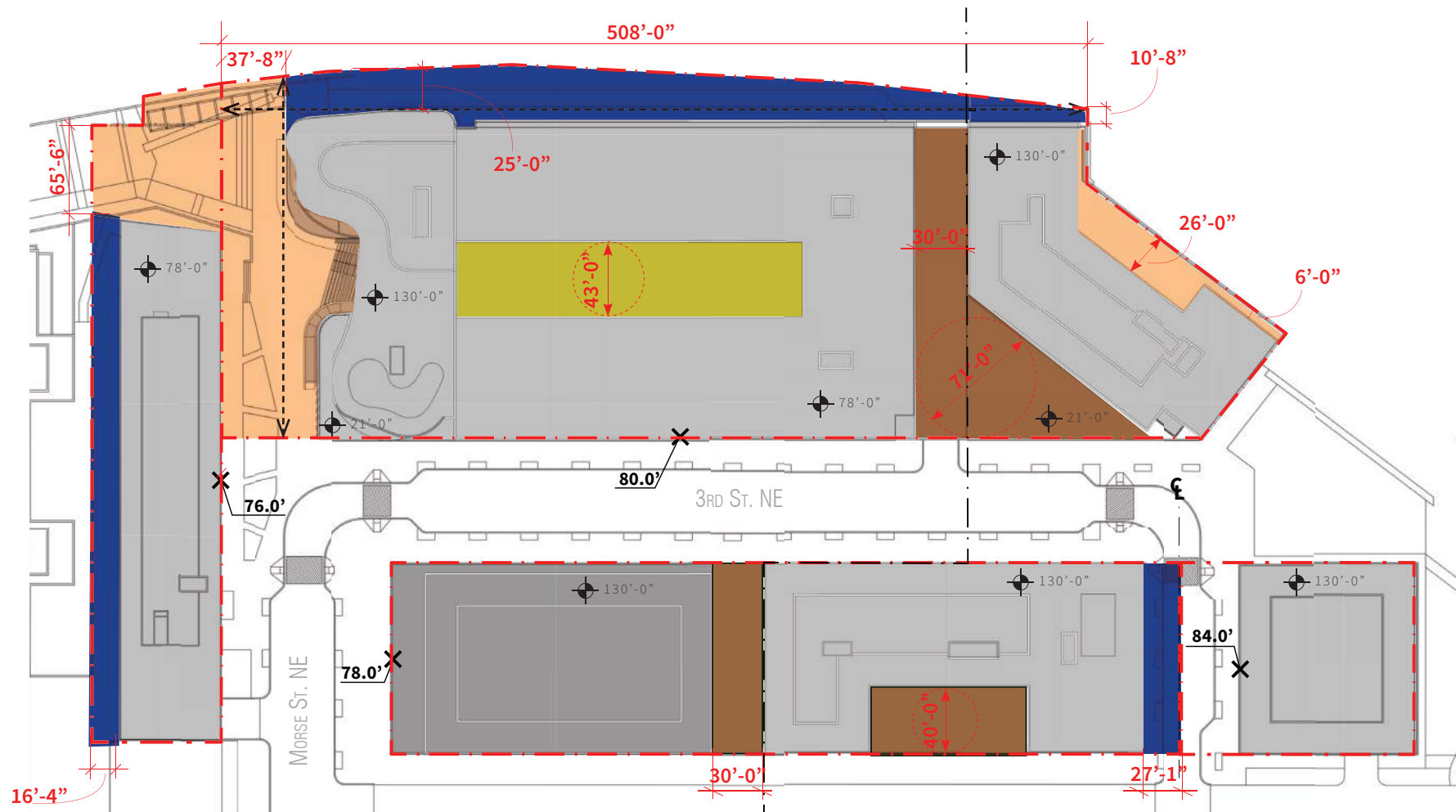
BUILDING			THEORETICAL LOT A					THEORETICAL LOT B		THEORETICAL LOT C					THEORETICAL LOT D		COMMENTS		
			A-1		A-2		PROPOSED TOTAL BUILDING A	B		C-1		C-2		PROPOSED TOTAL BUILDING C	D				
DCMR TITLE/SECTION	DESCRIPTION	OCCUPANCY	REQUIRED	PROPOSED	REQUIRED	PROPOSED		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED		REQUIRED	PROPOSED			
DCMR11, 2201	OFF STREET LOADING	RETAIL: < 5,000 SF NO LOADING REQUIREMENTS	(1) LOADING BERTH @ 30' DEEP	1	NONE	NONE	1	(1) LOADING BERTH @ 30' DEEP	1	(1) LOADING BERTH @ 30' DEEP	1	(1) LOADING BERTH @ 30' DEEP	1	2	NONE	NONE	COMPLY		
			(1) LOADING PLATFORM @ 100 SQFT	1	NONE	NONE	1	(1) LOADING PLATFORM @ 100 SQFT	1	(1) LOADING PLATFORM @ 100 SQFT	1	(1) LOADING PLATFORM @ 100 SQFT	1	(1) LOADING PLATFORM @ 100 SQFT	1	2	NONE	NONE	COMPLY
			(1) LOADING SPACE @ 20' DEEP	1	NONE	NONE	1	(1) LOADING SPACE @ 20' DEEP	1	(1) LOADING SPACE @ 20' DEEP	1	(1) LOADING SPACE @ 20' DEEP	1	(1) LOADING SPACE @ 20' DEEP	1	2	NONE	NONE	COMPLY
		RESIDENTIAL	(1) LOADING BERTH @ 55' DEEP	2 @ 30'-0"	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	3	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	NA	NA	(1) LOADING BERTH @ 55' DEEP	2 @ 30'-0"	2	NA	NA	ASK FOR VARIANCE FOR ALL BUILDINGS W/ RESIDENTIAL USE (55' LOADING BERTH)		
			(1) LOADING PLATFORM @ 200 SQFT	1	(1) LOADING PLATFORM @ 200 SQFT	1	2	(1) LOADING PLATFORM @ 200 SQFT	1	NA	NA	(1) LOADING PLATFORM @ 200 SQFT	1	1	NA	NA	COMPLY		
			(1) LOADING SPACE @ 20' DEEP	1	(1) LOADING SPACE @ 20' DEEP	1	2	(1) LOADING SPACE @ 20' DEEP	1	NA	NA	(1) LOADING SPACE @ 20' DEEP	1	1	NA	NA	COMPLY		
		OFFICE	NA	NA	NA	NA	NA	NA	NA	(3) LOADING BERTH @ 30' DEEP	2	NA	NA	2	(1) LOADING BERTH @ 30' DEEP	1	ASK FOR VARIANCE FOR BUILDING C-1 AND PROPOSE SHARED LOADING FACILITIES WITH RETAIL		
			NA	NA	NA	NA	NA	NA	NA	(3) LOADING PLATFORM @ 100 SQFT	2	NA	NA	2	(1) LOADING PLATFORM @ 100 SQFT	1			
			NA	NA	NA	NA	NA	NA	NA	(1) LOADING SPACE @ 20' DEEP	1	NA	NA	1	(1) LOADING SPACE @ 20' DEEP	1	COMPLY		



PROPOSED THEORETICAL SITE AREA: (REFER TO ZONING DIAGRAM)		
THEORETICAL LOT A	117,506	SF
THEORETICAL LOT B	28,134	SF
THEORETICAL LOT C	53,503	SF
THEORETICAL LOT D	13,901	SF
TOTAL	213,044	SF

NOTE:
EXISTING LOT 6 HAS BEEN DIVIDED INTO THEORETICAL LOT LINES TO
SHOW REARYARD/ COURTYARD REQUIREMENTS FOR ZONING.





DCMR TITLE/SECTION	DESCRIPTION	BUILDING ZONING ALLOWABLE/ REQUIRED	THEORETICAL LOT A		THEORETICAL LOT B		THEORETICAL LOT C		THEORETICAL LOT D		COMMENTS
			A	B	C	D					
DCMR11, 774.1	MINIMUM REAR YARD	ALL USES: 2-1/2" PER FOOT OF VERTICAL DISTANCE FROM THE MEAN OF FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12'-0"	REQUIRED 2-1/2" PER 130'-0"= 27'-1"	PROPOSED 9,460 sf/508=18'-6"	REQUIRED 2-1/2" PER 78'-0"=16'-4"	PROPOSED 16'-4"	REQUIRED 2-1/2" PER 130'-0"= 27'-1"	PROPOSED 27'-1"	REQUIRED 2-1/2" PER 130'-0"= 27'-1"	PROPOSED NONE	ASK FOR VARIANCE FOR BUILDING A AND D
DCMR11, 775.1	MINIMUM SIDE YARD	2" WIDE FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN 6'-0"	2" PER 130'-0"=21'-7"	37'-8" (A-1) 6'-0" (A-2)	2" PER 78'-0"=13'-0"	65'-6"	NA	NA	NA	NA	COMPLY ASK FOR VARIANCE FOR BUILDING A-2
DCMR11, 776.1	MINIMUM OPEN COURT	RESIDENTIAL: MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM; COMMERCIAL: MINIMUM WIDTH =3'-0" PER FOOT OF HEIGHT AND 12'-0" MINIMUM	4" PER 109'-0"=36'-4" (RESID. USE)	71'-0"	NA	NA	4" PER 109'-0"=36'-4" (RESID. USE)	30'-0" (BETWEEN C-1 AND C-2) 40'-0"	NA	NA	ASK FOR VARIANCE FOR BUILDING C-2
DCMR11, 776.1	COURT CLOSED AREA	MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM	4" PER 109'-0"=36'-4"	43'-0"	NA	NA	NA	NA	NA	NA	COMPLY

