

PORTNER

PLACE

PUD APPLICATION

<http://portnerplacedevelopment.com/>

April 28, 2014

Square: 204
Lot: 208

OWNER / APPLICANT
Jonathan Rose Companies
Somerset Development Company

LAND USE COUNSEL
Holland & Knight, LLP

ARCHITECT
Eric Colbert & Associates

CIVIL ENGINEER
VIKA Capitol, LLC

TRAFFIC CONSULTANT
Gorove/Slade Associates, Inc.

LANDSCAPE ARCHITECT
SCAPE / Landscape Architecture, PLLC



INDEX OF DRAWINGS:

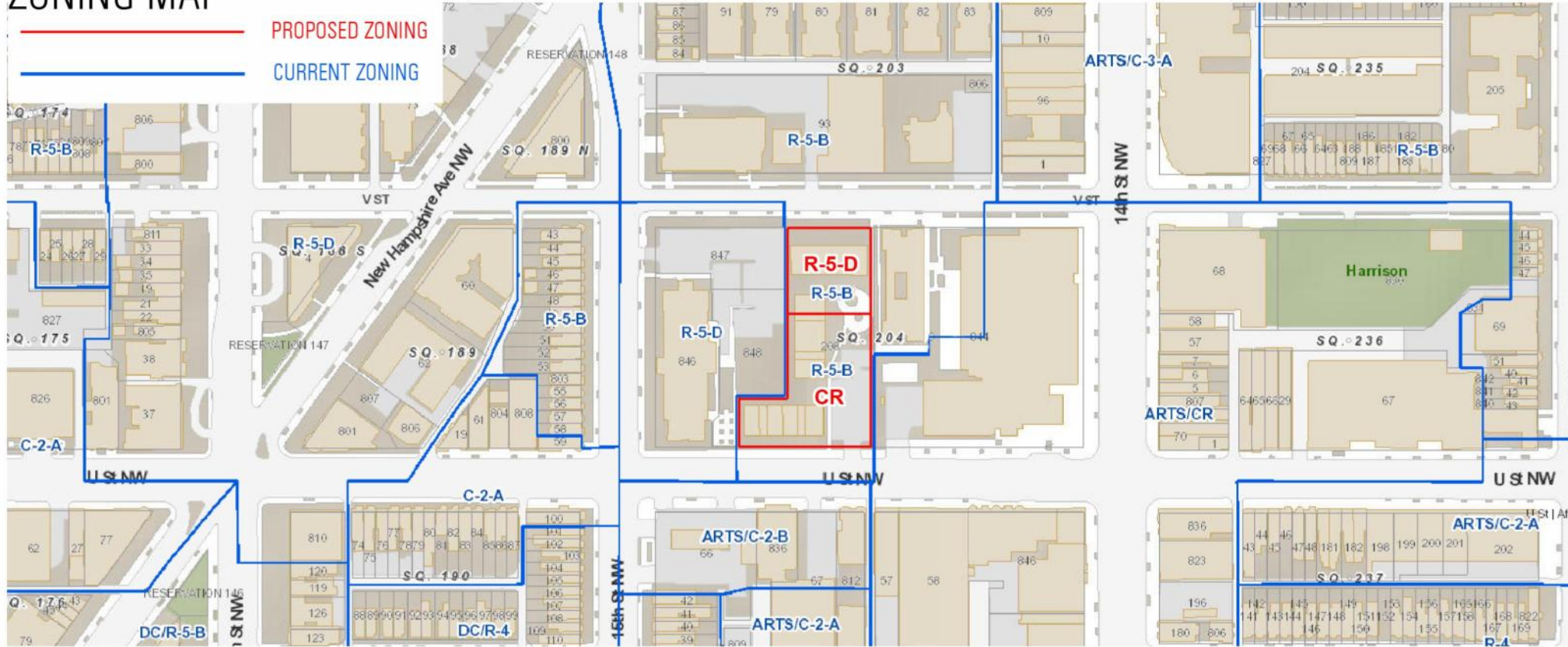
SITE OVERVIEW	RENDERINGS, ELEVATIONS & SECTIONS	FLOOR PLANS	LANDSCAPING DESIGN
A-1 ZONING / DEVELOPMENT DATA	A-9 MASSING: AERIAL LOOKING SOUTHWEST	A-22 P1 & P2 GARAGE PLANS	L-1 OVERALL LANDSCAPE PLAN
A-2 PROJECT DESCRIPTION	A-10 MASSING: AERIAL LOOKING SOUTHEAST	A-23 1ST & 2ND FLOOR PLANS	L-2 STREETScape DESIGN - V STREET
A-3 LOCATION MAPS	A-11 MASSING: AERIAL LOOKING NORTHEAST	A-24 TYP. & 10TH/11TH FLOOR PLANS	L-3 STREETScape DESIGN - U STREET
A-4 SITE SURVEY	A-12 PERSPECTIVE VIEW: V STREET	A-25 PENTHOUSE & ROOFTOP PLANS	L-4 STREETScape DESIGN ELEMENTS
A-5 CONTEXT PHOTOGRAPHS	A-13 PERSPECTIVE VIEW: U STREET		L-5 GROUND FLOOR COURTYARDS
A-6 SITE / CIRCULATION PLAN	A-14 PERSPECTIVE VIEW: U STREET	BUILDING MATERIALS	L-6 SECOND FLOOR TERRACE
A-7 COURT DIAGRAM	A-15 U & V STREET ELEVATIONS	A-26 WING 'A' MATERIALS	L-7 PENTHOUSE AMENITY SPACES
A-8 LEED SCORECARD	A-16 EAST & WEST COURTYARD ELEVATIONS	A-27 WING 'B' MATERIALS	L-8 PENTHOUSE - WING A
	A-17 V STREET ELEVATION	A-28 COURTYARDS MATERIALS	L-9 PENTHOUSE - WING B
	A-18 U STREET ELEVATION	A-29 WING 'A' FACADE DETAIL	L-10 PENTHOUSE GREEN ROOF
	A-19 WEST COURTYARD ELEVATION / SECTION	A-30 WING 'B' FACADE DETAIL	CIVIL DESIGN
	A-20 EAST COURTYARD ELEVATION / SECTION		C-1 EXISTING CONDITIONS PLAN
	A-21 SOUTH COURTYARD ELEVATION / SECTION		C-2 SITE PLAN
			C-3 SEDIMENT & EROSION CONTROL PLAN

ZONING ANALYSIS

	R-5-D / PUD (WING A)			CR / PUD (WING B)		
	Zoning Restriction	Proposed	Comments	Zoning Restriction	Proposed	Comments
Maximum Building Height	90'	75'-8"	Complies	110'	105'-8"	Complies
Maximum FAR	4.5	4.1	Complies	8	7.52	Complies
Maximum Lot Occupancy	75%	71.4%	Complies	75%	68.7%	Complies
Minimum Rear Yard	4" per foot of height and 15' minimum = 25.22'	45' (to center of street)	Complies	3" per foot of height and 12' minimum = 26.4'	45' (to center of street)	Complies
Minimum Closed Court	4" per foot of height and 15' minimum = 26.4'	West court= 45'-0"	Complies	4" per foot of height and 15' minimum = 32.8'	West court= 45'-0"	Complies
		East court= 21'-0"	20.5% : Flexibility Required		East court= 21'-0"	36% : Flexibility Required
Minimum Parking	1 / 3 dwelling units 96 ÷ 3 = 32	31 spaces provided	Our total parking is adequate; however if Wing A is constructed first, there will be a non-compliant condition until Phase II is constructed	1 / 3 dwelling units 270 ÷ 3 = 90 For retail & service in excess of 3,000, 1 / 750 s.f. 14,380 of this use proposed = 15 spaces; 105 spaces for wing B	106 for wing B	137 spaces required (for both wings); therefore we comply
Parking, Compact	Compact parking spaces must be 5 in a row minimum	We have less than 5 in some rows	Flexibility required	Compact parking spaces must be 5 in a row minimum	We have less than 5 in some rows	Flexibility required
Parking, Compact	Compact parking spaces cannot exceed 40% of the total required spaces	If constructed as its own separate first phase, this phase's compact spaces will total 48% of the total required spaces for this phase.	Flexibility required	Compact parking spaces cannot exceed 40% of the total required spaces	The combined compact spaces are 49% of the "required" spaces	Flexibility required
Penthouse, Number of	One penthouse enclosure allowed	Two penthouse enclosures proposed	Flexibility Required	One penthouse enclosure allowed	Three separate penthouses proposed	Flexibility required
Penthouse, All the Same Height	Penthouse must all be the same height	Two heights proposed	Flexibility required	Penthouse must all be the same height	Two heights proposed	Flexibility required
Penthouse, Setback	Penthouse must be setback from the edge of the main roof at a 1:1 ratio minimum	1:1 setback is maintained	Complies	Penthouse must be setback from the edge of the main roof at a 1:1 ratio minimum	1:1 setback is maintained	complies

	Zoning Restriction	Proposed	Comments
Loading	For an apartment house with 50 or more dwelling units in all districts: One Loading Berth at 55 feet; one loading platform at 200 sf; and one service/delivery space at 20 feet. Retail loading facilities not required pursuant to 2201.2.	2 loading berths at 30 feet; one loading platform at 744 sf; and one service/delivery space at 20 feet.	Flexibility required for one 55-ft berth.

ZONING MAP



UNIT COUNTS

	EFF	WING-A-				WING-B-				
		1-BR	2BR	3BR		1BR	1BR+D	2BR		
1st Floor	3	3	1	0	0	0	0	0	0	4
2nd Floor	2	4	5	0	3	17	2	5		36
3rd Floor	3	3	5	2	3	17	2	5		37
4th Floor	3	3	5	2	3	17	2	5		37
5th Floor	3	3	5	2	3	17	2	5		37
6th Floor	3	3	5	2	3	17	2	5		37
7th Floor	3	3	5	2	3	17	2	5		37
8th Floor	3	3	5	2	3	17	2	5		37
9th Floor		0	0	0	3	17	2	5		27
10th Floor		0	0	0	3	17	2	5		27
11th Floor		0	0	0	3	17	2	5		27
TOTAL	23	25	36	12	30	170	20	50		366
%	24%	26%	38%	13%	11.1%	63.0%	7.4%	18.5%		

AREA BREAKDOWN

	WING-A-	WING-B-	TOTAL	TOTAL (FAR ONLY)
	36,467	30,792	47,179	
Parking		63,852	63,852	0
Parking		63,852	63,852	0
1st Floor	10,259	22,455	32,714	32,714
2nd Floor	10,259	21,043	31,302	31,302
3rd Floor	11,749	21,043	32,792	32,792
4th Floor	11,749	21,043	32,792	32,792
5th Floor	11,749	21,043	32,792	32,792
6th Floor	11,749	21,043	32,792	32,792
7th Floor	11,749	21,043	32,792	32,792
8th Floor	11,749	21,043	32,792	32,792
9th Floor	0	20,387	20,387	20,387
10th Floor	0	20,387	20,387	20,387
11th Floor	0	20,387	20,387	20,387
TOTAL w/o PARKING	91,012	230,917	321,929	321,929
Penthouse	6,963	5,216	12,179	0
FAR:	4.10	7.52		6.82
Lot occupancy:	71.35%	73.14%		72.51%

WATER COMPUTATION

Type of Fixture	Enter Quantity	Sanitary		Domestic						
		Each DFL	Total DFL	Each CW SFU	Each HW SFU	Total SFU	Total CW SFU	Total HW SFU	Combined SFU	Total Combined GPM
Group (Tank) (1.6 gpf)	428	5	2140	2.7	1.5	3.6	1155.6	642	1540.8	269
WC Tank (Private)		3		2.2		2.2				
WC Tank (Public)		4		5		5				
Group (greater than 1.6 gpf)		6		6	3	8				
WC FV (Private)		4		6		6				
WC FV (Public)	7	6	42	10		10	70		70	35
Public UR (PV) (1 gpf or less)		2		5		5				
Public Lavatory	7	1	7	1.5	1.5	2	10.5	10.5	14	17
Private Lavatory/Bidet		1		0.5	0.5	0.7				
Public Bathrub		2		3	3	4				
Private Bathrub		2		1	1	1.4				
Public Shower		2		3	3	4				
Private Shower		2		1	1	1.4				
Mop basin	1	5	5	2.25	2.25	3	2.25	2.25	3	6.5
Service Sink		5		2.25	2.25	3				
Public Kitchen Sink	2	2	4	3	3	4	6	6	8	12.8
Private Kitchen Sink w/ DW	366	2	732	1	1	2.8	366	366	1024.8	208
Drinking Fountain		0.5		0.25		0.25				
Washing Machine (Public)		3		3	3	4				
Washing Machine (Private)	366	2	732	1	1	1.4	366	366	512.4	124
3" Floor Drain	8		5	40						
4" Floor Drain	4		6	24						
3/4" FD (emerg)										
Bar sink		2		1.5	1.5	2				
Sub-Totals (DFU):			3726	Sub-Totals (SFU):						
Additional Sanitary Drainage Demands:		Enter Total DFL		Additional Domestic Water Demands:						
HVAC				Hose Bibbs						
Kitchen				HVAC						
Laundry				Kitchen						
Pool / Fountain				Laundry						
				Pool / Fountain						
				Irrigation						
Total (DFU):			3726	Totals (SFU):						
				1976.35 1392.75 3173 433						

- Notes:
- Supply fixture unit (SFU) value based on the 2012 International Plumbing Code table E101B
 - Drainage fixture unit (DFU) value based on the 2012 International Plumbing Code table 709.1
 - Additional demands for HVAC make-up, irrigation, pool, fountain, laundry, food service, etc.
 - Add 5 GPM for each hose bibb up to a maximum of 15 GPM

ZONING / DEVELOPMENT DATA

AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH



PROJECT DESCRIPTION

The project site, in the center of the block, bounded by U, V, 14th and 15th Streets NW includes many unique characteristics. Although located in a historic district the block itself contains no historic structures. Our context includes the massive Frank D. Reeves Municipal Center to the east and the 90' high Dunbar Apartments to the west. The Reeves Center is approximately 110' high. Both the Dunbar apartments and the Reeves Center were built in the 1970s. The only other structure on the block is a modest 3-story apartment building which faces V Street and is east of the V Street side of our property. This affordable apartment building was constructed in 1988. A 90' tall addition to the Dunbar Apartments is working its way through the approval process and has obtained preliminary approval. This site is surrounded by predominantly high density structures.

Our site currently contains 3 garden apartment style buildings set back from the street and surrounded by surface parking lots. This suburban prototype creates security challenges and is out of character with its urban environment.

Our proposed design includes two wings. The 8-story north wing fronts on V Street and includes 97 affordable dwelling units, more than double the amount that currently exist. Our 11-story south wing fronts on U Street and includes 270 market rate dwellings. The north wing is all residential while the south wing includes 9,510 square feet of ground floor retail. An additional 4,870 square feet of below grade retail may be provided. The massing of our design is consistent with the existing context. The height and density of buildings in this neighborhood increase as you approach U Street.

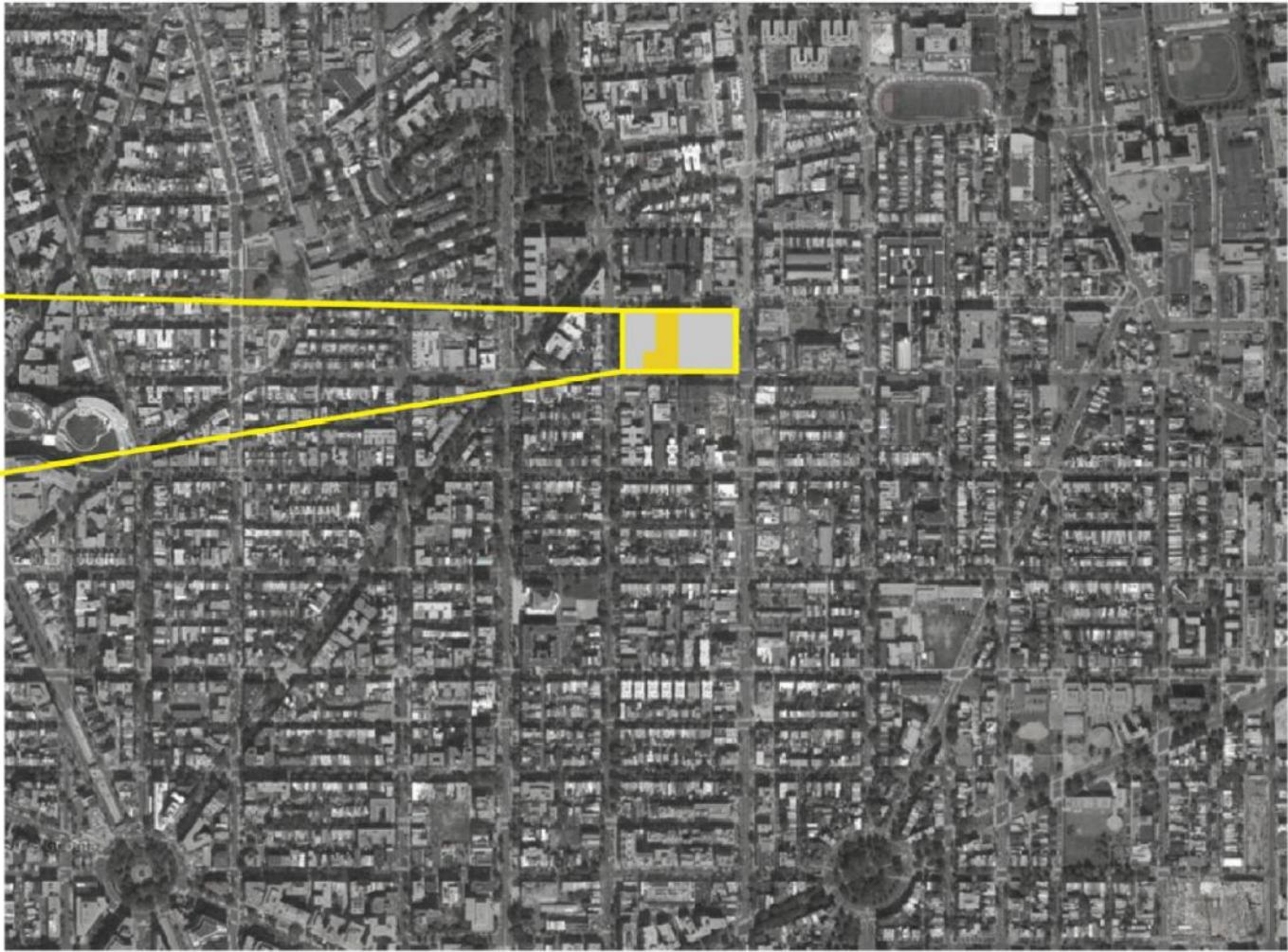
Proposed site work includes the removal of a curb cut on U Street and installing all new sidewalks and street trees on U and V Streets which will comply with the guidelines of the Department of Transportation. All the projects' automobile and truck access will be from one curb cut on V Street. Trucks will be able to turn around within our site and therefore not have to back across sidewalks. Vehicular access from V Street will benefit the community due to the congested nature of U Street.

Our V Street façade will be significantly lower than the Dunbar Apartments to the west and the Reeves Center to the east. On the east side of our composition we are proposing a projecting bay which cantilevers out over the garage entrance. This building mass is balanced out with a more set back façade on the west side of our V Street frontage. Using a combination of material and color changes we have broken down the façade into rectangular elements which are made of cast stone, brick, and factory painted aluminum windows.

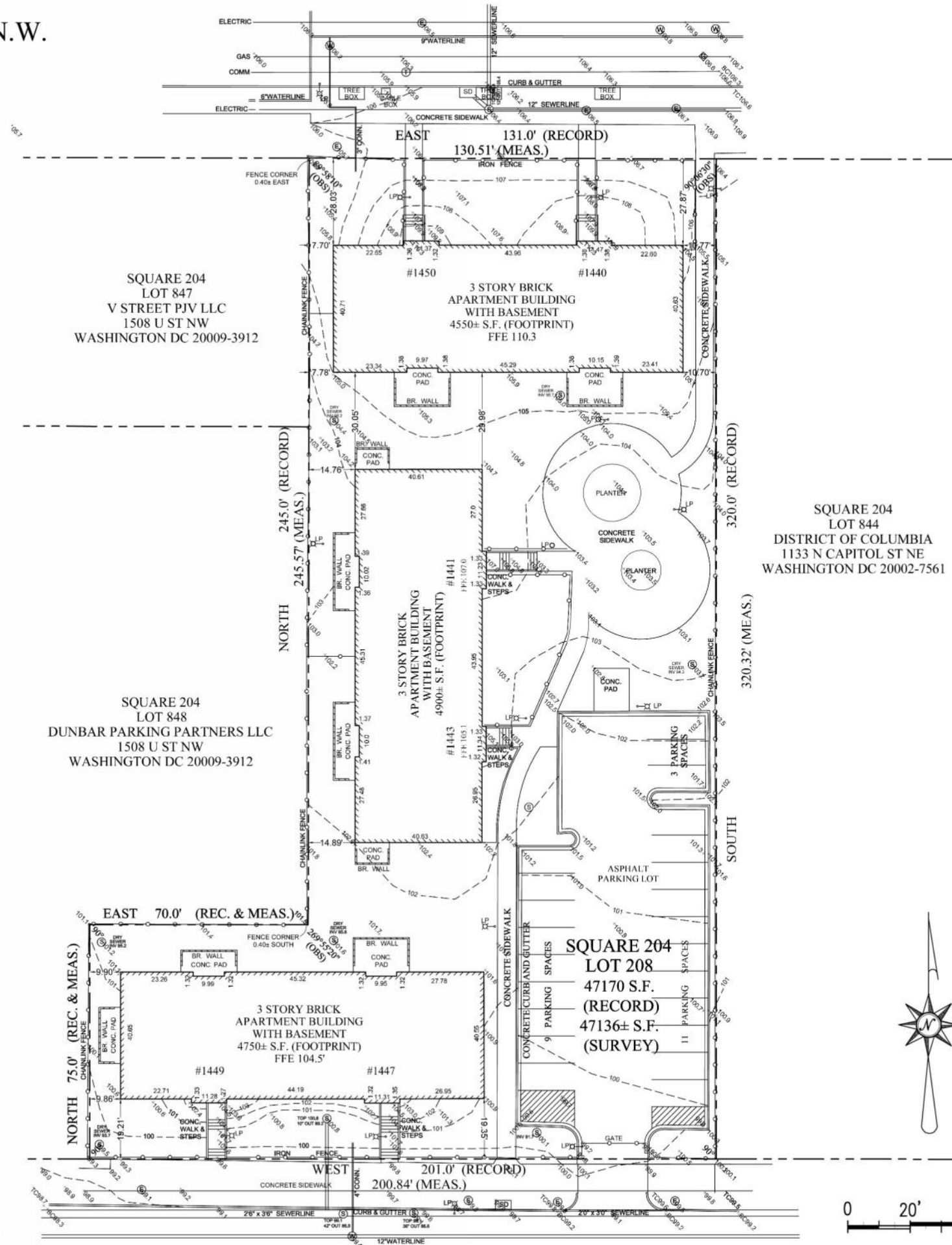
Our change in material and color coincides with our building entrance and punctuates this zone of the composition. To provide further interest and scale, we have added six one-story high projecting elements. These bay like windows will be faced with wood panels. Our entrance canopy will also be faced with wood. We intend to have a green wall on our first two floors on our east façade.

Our U Street façade employs the use of architectural elements to create hierarchy and give the façade a pleasant scale. Lighter masonry grids project 4 feet out from the darker masonry façade which is set back. This composition includes abstract grids on either side of the darker building entrance zone. The first floor entry area is reinforced up through the building with darker bays and culminates in a decorative element that defines outdoor space at the front of the roof deck. The grid like element on the east side of the entrance extends down to the sidewalk while the one to the west of the entrance is suspended two stories above the ground plane. The ground floor commercial space is integrated into the bottom of the eastern grid while the storefronts on the west side create their own zone of light transparent glass. The western grid wraps the southwest corner of the building to help activate the west façade which will remain visible into the future. Similar to the bays on V Street, we have a pattern of wood clad bays facing U Street. Design components and façade materials are the same or similar from one side of the building to the other, allowing the whole project to achieve aesthetic harmony.

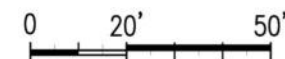
PROJECT DESCRIPTION



V STREET N.W.
(90' R/W)



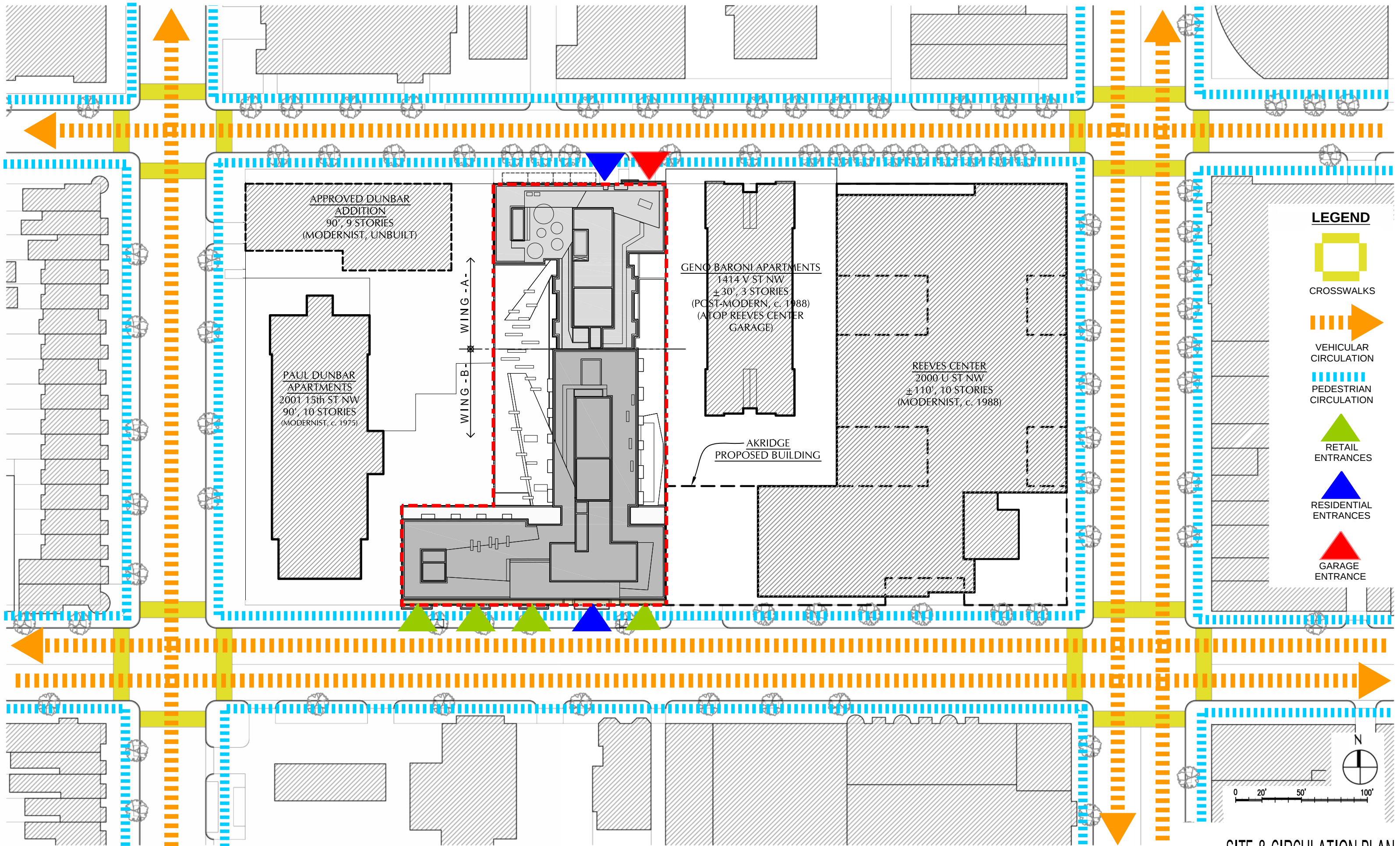
U STREET N.W.
(90' R/W)



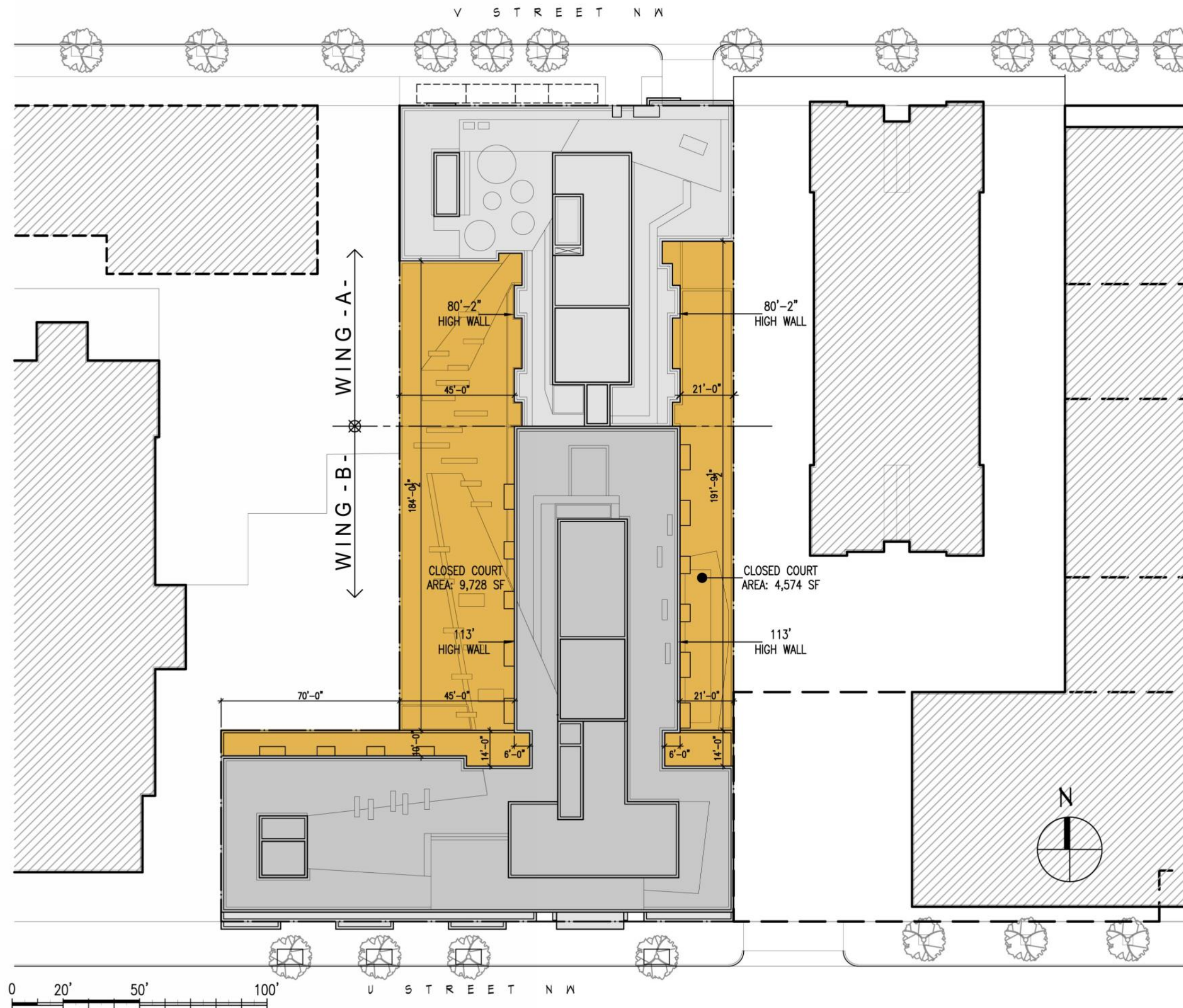
SITE SURVEY



CONTEXT PHOTOGRAPHS



SITE & CIRCULATION PLAN



COURT DIAGRAM



LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

2/21/2014

16	3	Sustainable Sites	Possible Points: 26
Y	?	N	
Y		Prereq 1 Construction Activity Pollution Prevention	
1		Credit 1 Site Selection	1
5		Credit 2 Development Density and Community Connectivity	5
	N	Credit 3 Brownfield Redevelopment	1
6		Credit 4.1 Alternative Transportation—Public Transportation Access	6
1		Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1
3		Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	N	Credit 4.4 Alternative Transportation—Parking Capacity	2
?		Credit 5.1 Site Development—Protect or Restore Habitat	1
1		Credit 5.2 Site Development—Maximize Open Space	1
?		Credit 6.1 Stormwater Design—Quantity Control	1
?		Credit 6.2 Stormwater Design—Quality Control	1
1		Credit 7.1 Heat Island Effect—Non-roof	1
1		Credit 7.2 Heat Island Effect—Roof	1
?		Credit 8 Light Pollution Reduction	1

2	2	Water Efficiency	Possible Points: 10
Y		Prereq 1 Water Use Reduction—20% Reduction	
2	2	Credit 1 Water Efficient Landscaping	2 to 4
	N	Credit 2 Innovative Wastewater Technologies	2
?		Credit 3 Water Use Reduction	2 to 4

14	9	Energy and Atmosphere	Possible Points: 35
Y		Prereq 1 Fundamental Commissioning of Building Energy Systems	
Y		Prereq 2 Minimum Energy Performance	
Y		Prereq 3 Fundamental Refrigerant Management	
10	9	Credit 1 Optimize Energy Performance	1 to 19
?		Credit 2 On-Site Renewable Energy	1 to 7
?		Credit 3 Enhanced Commissioning	2
2		Credit 4 Enhanced Refrigerant Management	2
	N	Credit 5 Measurement and Verification	3
2		Credit 6 Green Power	2

8		Materials and Resources	Possible Points: 14
Y		Prereq 1 Storage and Collection of Recyclables	
	N	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	N	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2		Credit 2 Construction Waste Management	1 to 2
2	N	Credit 3 Materials Reuse	1 to 2

		Materials and Resources, Continued	
Y	?	N	
2		Credit 4 Recycled Content	1 to 2
2		Credit 5 Regional Materials	1 to 2
	N	Credit 6 Rapidly Renewable Materials	1
	N	Credit 7 Certified Wood	1

7		Indoor Environmental Quality	Possible Points: 15
Y		Prereq 1 Minimum Indoor Air Quality Performance	
Y		Prereq 2 Environmental Tobacco Smoke (ETS) Control	
	N	Credit 1 Outdoor Air Delivery Monitoring	1
	N	Credit 2 Increased Ventilation	1
1		Credit 3.1 Construction IAQ Management Plan—During Construction	1
	N	Credit 3.2 Construction IAQ Management Plan—Before Occupancy	1
1		Credit 4.1 Low-Emitting Materials—Adhesives and Sealants	1
1		Credit 4.2 Low-Emitting Materials—Paints and Coatings	1
1		Credit 4.3 Low-Emitting Materials—Flooring Systems	1
	N	Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	N	Credit 5 Indoor Chemical and Pollutant Source Control	1
1		Credit 6.1 Controllability of Systems—Lighting	1
1		Credit 6.2 Controllability of Systems—Thermal Comfort	1
1		Credit 7.1 Thermal Comfort—Design	1
?		Credit 7.2 Thermal Comfort—Verification	1
?		Credit 8.1 Daylight and Views—Daylight	1
?		Credit 8.2 Daylight and Views—Views	1

1	5	Innovation and Design Process	Possible Points: 6
	1	Credit 1.1 Innovation in Design: Specific Title	1
	1	Credit 1.2 Innovation in Design: Specific Title	1
	1	Credit 1.3 Innovation in Design: Specific Title	1
	1	Credit 1.4 Innovation in Design: Specific Title	1
	1	Credit 1.5 Innovation in Design: Specific Title	1
1		Credit 2 LEED Accredited Professional	1

2		Regional Priority Credits	Possible Points: 4
1		Credit 1.1 Regional Priority: Specific Credit	1
1		Credit 1.2 Regional Priority: Specific Credit	1
	N	Credit 1.3 Regional Priority: Specific Credit	1
	N	Credit 1.4 Regional Priority: Specific Credit	1

50	19	Total	Possible Points: 110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110			

LEED SCORECARD



MASSING: AERIAL LOOKING SOUTHWEST



MASSING: AERIAL LOOKING SOUTHWEST



MASSING: AERIAL LOOKING NORTHEAST



PERSPECTIVE VIEW: V STREET



PERSPECTIVE VIEW: U STREET



PERSPECTIVE VIEW: U STREET

V STREET ELEVATION



U STREET ELEVATION



U & V STREET ELEVATIONS