

EXHIBIT A

**DISTRICT OF COLUMBIA : APPLICATION FOR REVIEW
+ APPROVAL OF A CONSOLIDATED PLANNED UNIT
DEVELOPMENT+ RELATED MAP AMENDMENT TO THE
D.C. ZONING COMMISSION**

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TRAFFIC CONSULTANT: GOROVE SLADE
LANDSCAPE ARCHITECT: GUSTAFSON GUTHRIE NICHOL

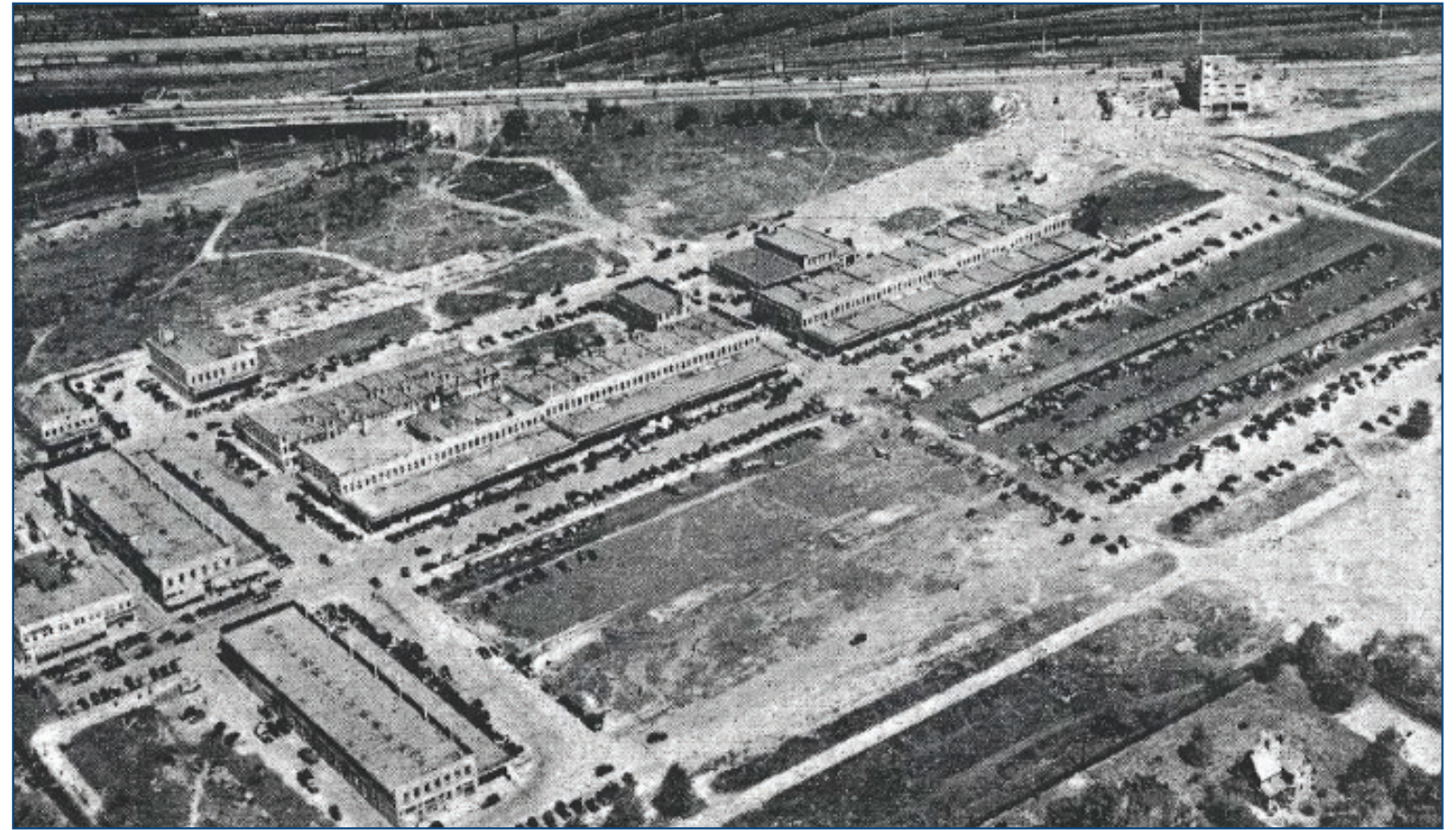


1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2014 MAY 1

DRAWING INDEX

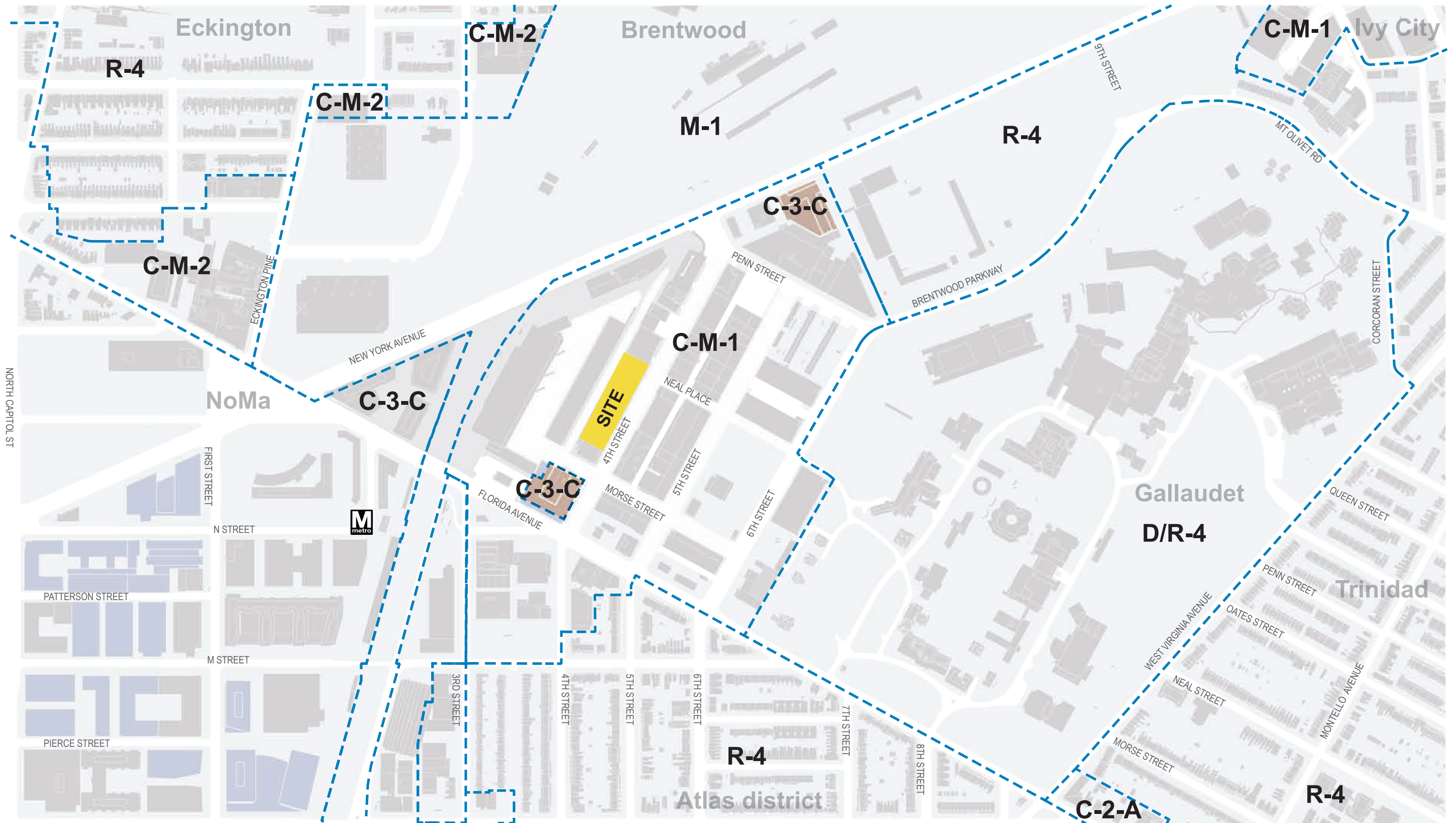
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The Study Area - 1938, *The Washington Post*, 1938



fig.3.06 (source: Wymer Collection, *Evening Star*, Historical Society of Washington D.C., 1949)

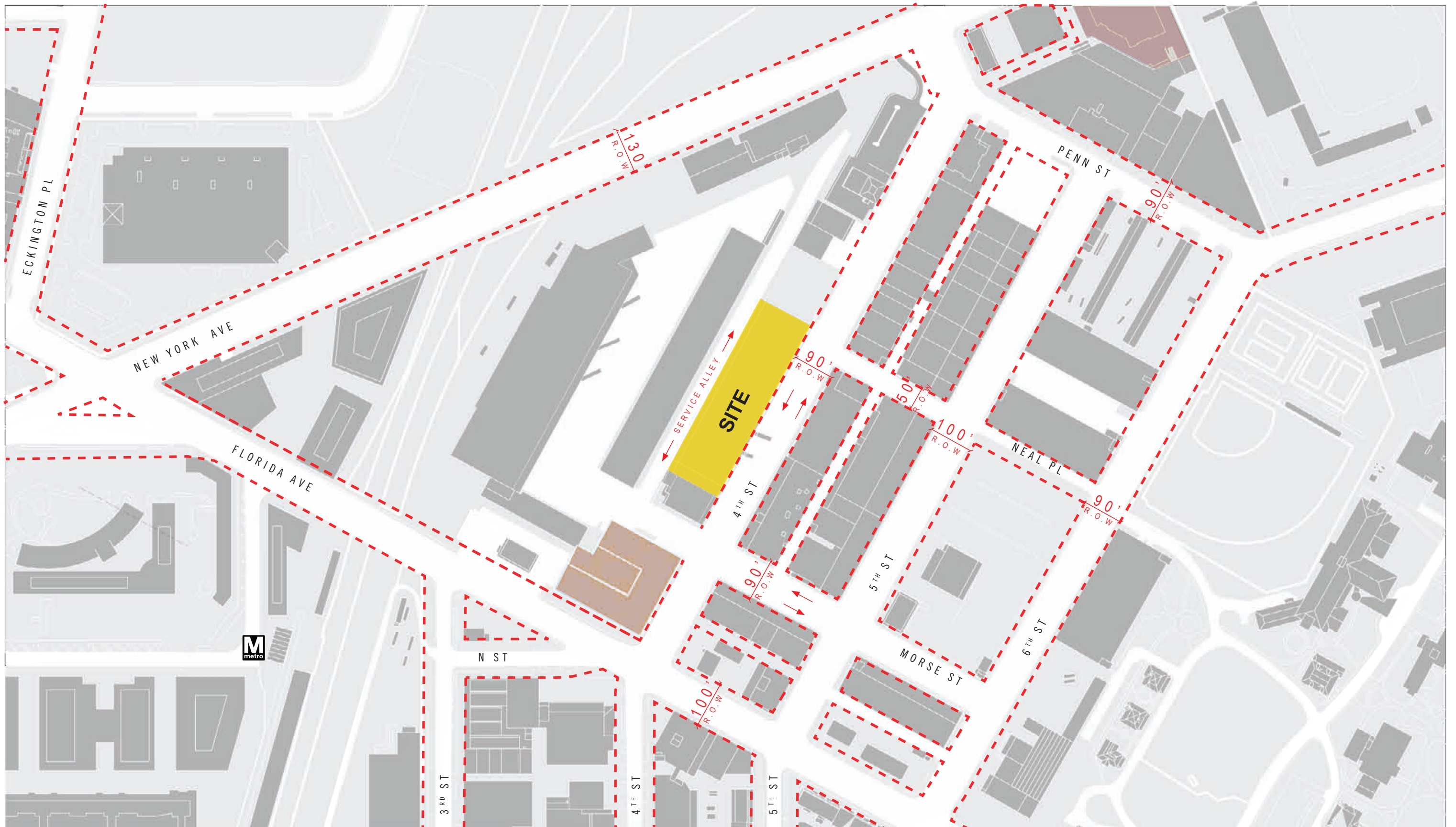


SITE BOUNDARY
 FUTURE DEVELOPMENT
 APPROVED PUD W/IN MARKET
 ZONE BOUNDARY

1270 4TH ST NE WASHINGTON, DC

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CITY ZONING PLAN D2



SITE BOUNDARY

APPROVED PUD
W/IN MARKET

1270 4TH ST NE WASHINGTON, DC

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SITE CIRCULATION DIAGRAM

D3



1



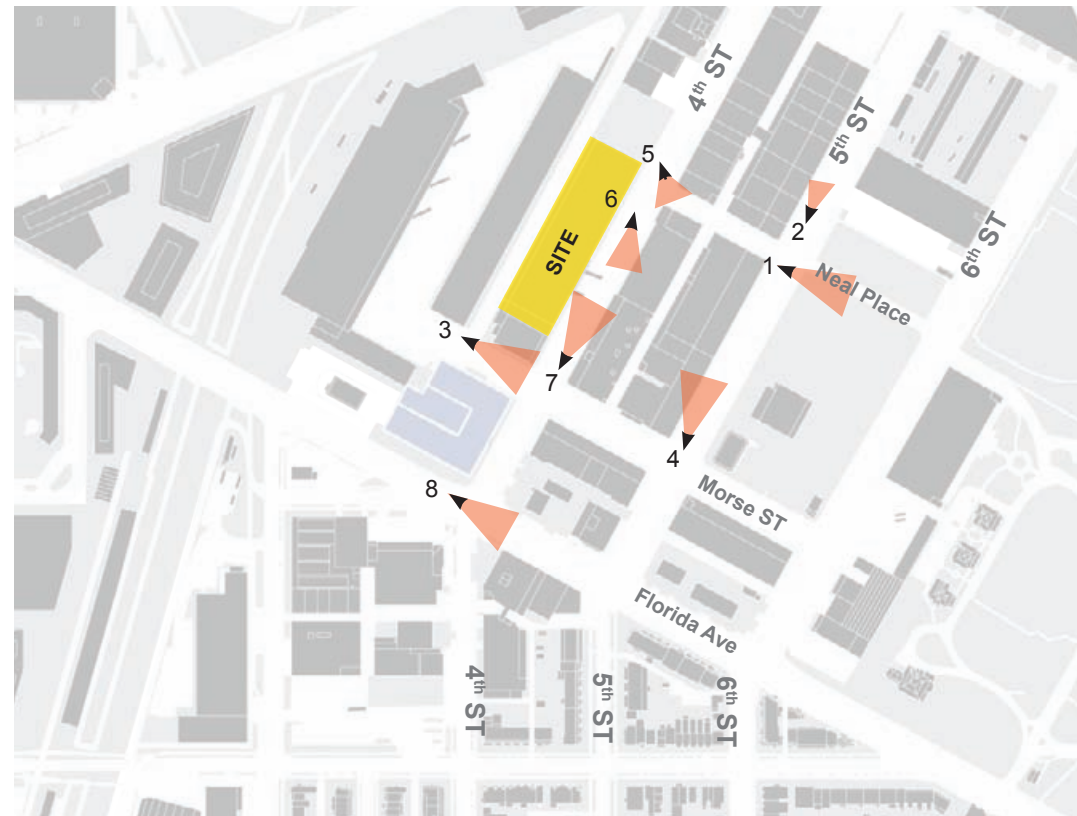
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3



4



LOADING ZONES



ALLEYS



5



6



7



8

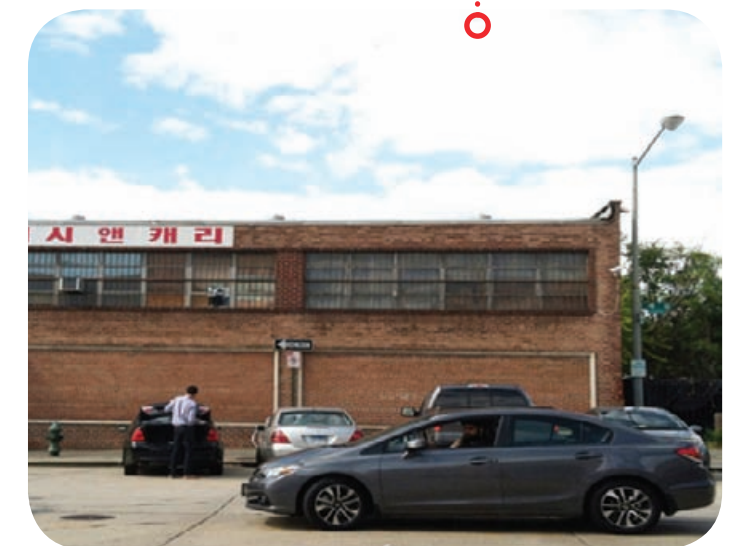
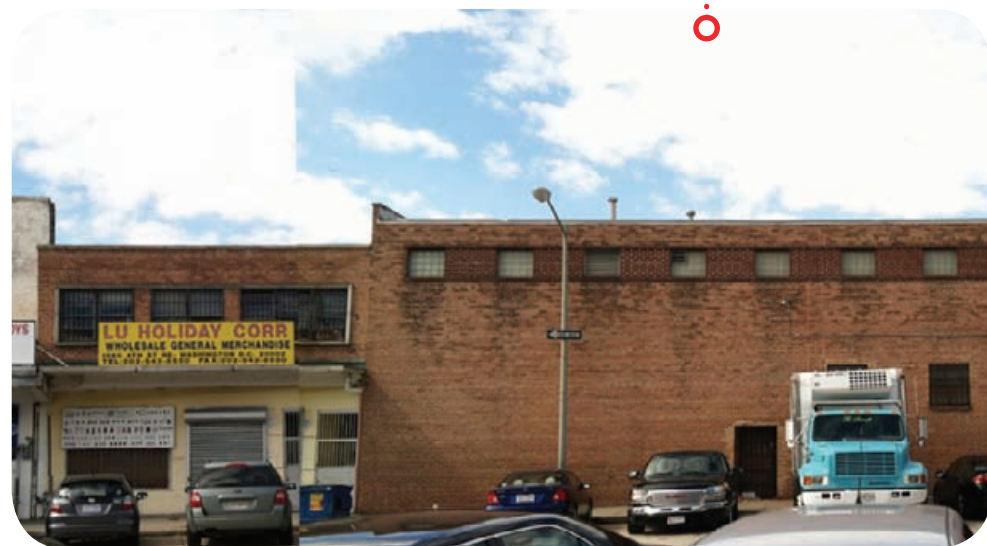


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SITE PHOTOGRAPHS

S 1



EXISTING FACADE
 THE EXISTING BUILDING ON THE 1270 4TH STREET SITE IS PART OF THE FABRIC OF BUILDINGS THAT DEFINE THE CHARACTER OF THE UNION MARKET NEIGHBORHOOD. THE EXISTING FAÇADE WILL BE ADAPTIVELY RE-USED IN THIS PLAN TO ACCOMMODATE RETAIL AND RESIDENTIAL USES.



PEARL DISTRICT, PORTLAND



PEARL DISTRICT, PORTLAND



PEARL BREWERY, SAN ANTONIO



MEATPACKING DISTRICT, NYC



MEATPACKING DISTRICT, NYC



MOSAIC MERRIFIELD, VA



MOSAIC MERRIFIELD, VA



MOSAIC MERRIFIELD, VA



SAN FRANCISCO



NYC



PEARL DISTRICT, PORTLAND



NYC



VANCOUVER, BC



AMSTERDAM, NETHERLANDS



AMSTERDAM, NETHERLANDS

This streetscape design embraces the unique character of the Union Market site and creates a pedestrian oriented environment that supports the intense and varied retail program planned for the project site. The industrial nature of the site is characterized by authentic, durable, and functional materials; flexible, multi-use space; and a dynamic, high energy atmosphere. As new development transforms the site, these characteristics will be maintained through the following strategies:

A CURBLESS, SHARED STREET: the curbless street section encourages vehicles and pedestrians to pay attention, slow down, and share the street. This will not only create more cross-street connections to benefit retail, but will also comfortably accommodate the phased transformation of the site over time. The current commercial wholesale uses will have the opportunity to co-exist with new retail and residential uses. By embracing that interim condition, the design allows the neighborhood to evolve organically in the most authentic manner possible.

CONTEXTUAL MATERIAL PALETTE: by making use of the simple, functional, and lasting materials that already exist on site, this design allows the fabric of the place to continue to define the project's character.

VARIATION IN STREET TREE LAYOUT: rather than being laid out in a straight repeating pattern, street trees will be strategically grouped within large planters to organize the multiple uses on the sidewalk. Irregular tree spacing will reinforce the idea that the whole street is the space of the market, and will avoid segregating the street into separate sides.

A FAMILY OF BUILT IN STREETSCAPE FURNITURE: a variety of built in furniture options will encourage diversity of use. From large, platform benches that accommodate informal seating, to smaller intimate benches that provide a personal experience, this integrated seating responds to the anticipated programming of the building and gives the public space a deep sense of place.

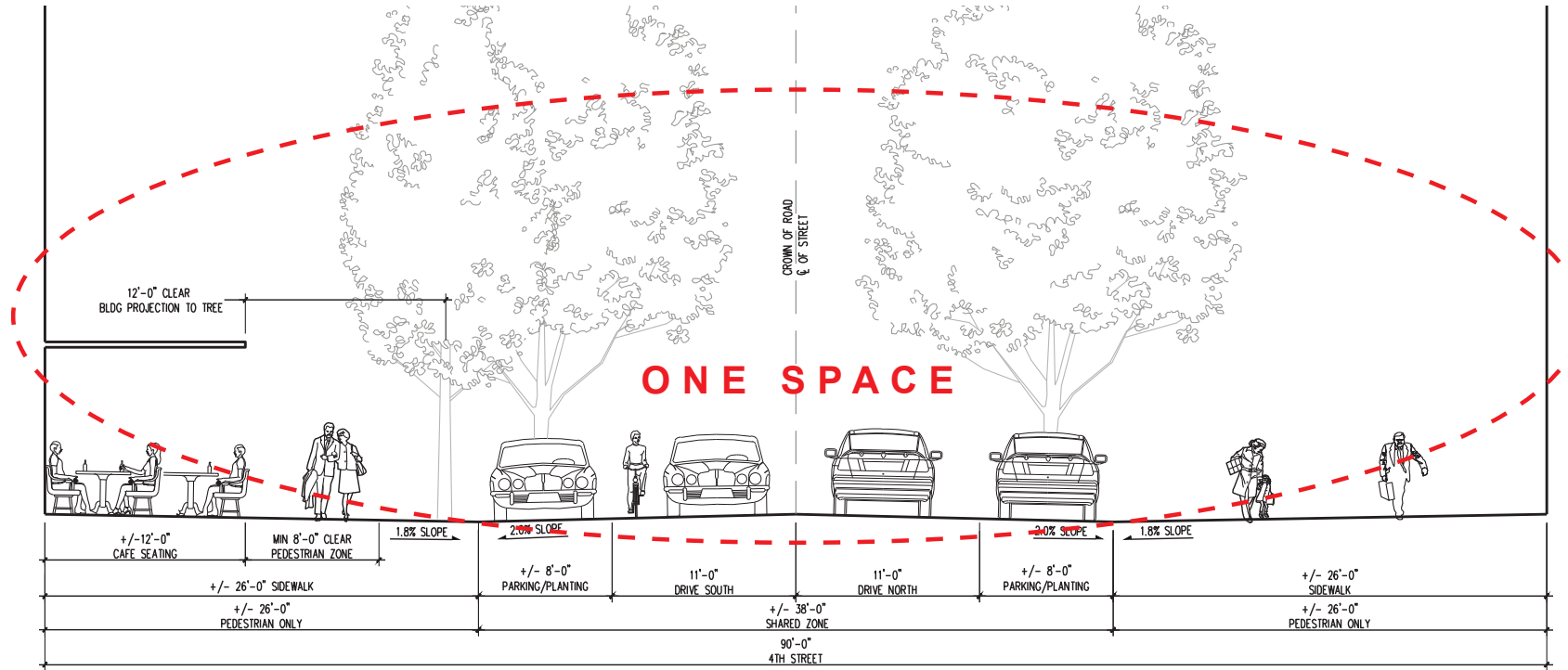
These strategies are designed as a kit-of-parts to be deployed in a flexible manner throughout the Union Market area. By using the kit-of-parts approach, the design establishes a consistent character within which a variety of options can be utilized in response to the specific circumstances of each development parcel.



SEOUL, SOUTH KOREA

THE FLEXIBILITY OF A SHARED STREET

PROPOSED: CURBLESS 2-LANE STREET

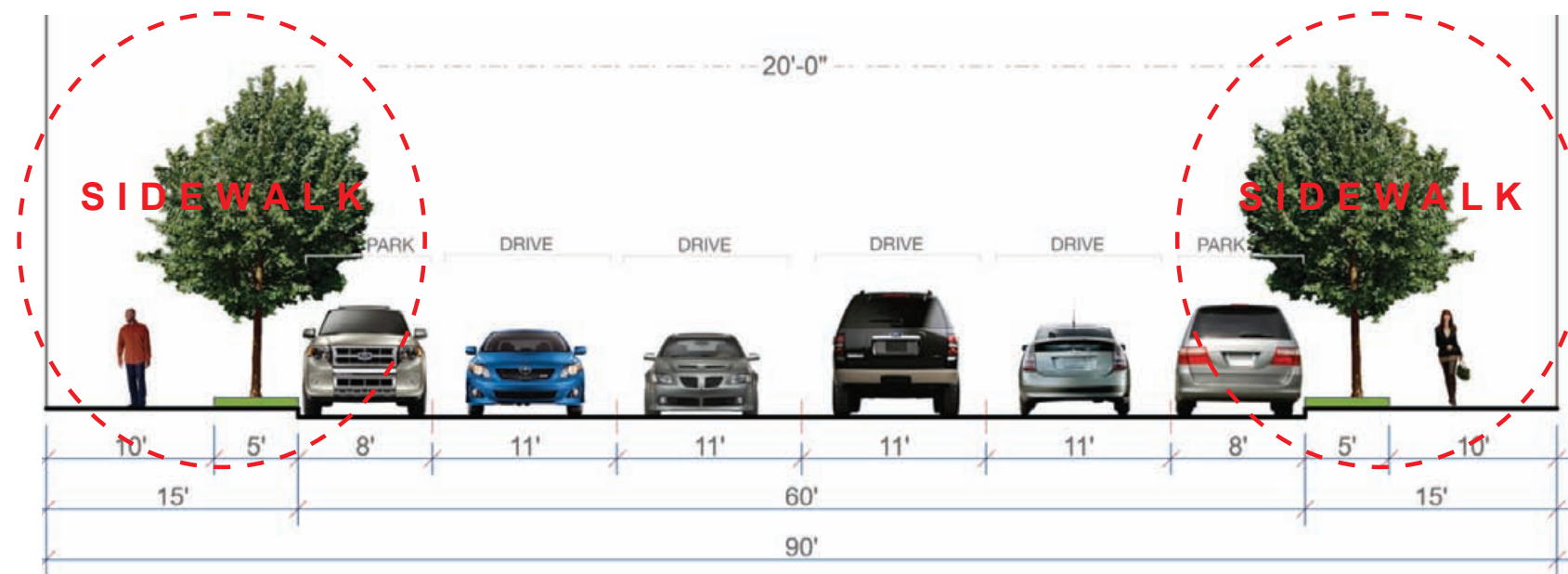


PARIS, FRANCE

A UNIVERSAL STREET:

- RECOGNIZES THIS MARKET DISTRICT AS A UNIQUE PLACE AND CELEBRATES ITS IDENTITY
- CREATES ONE FLEXIBLE SPACE: THE ENTIRE STREET IS THE SPACE OF THE MARKET
- PROVIDES A SAFE ENVIRONMENT WHICH ENCOURAGES VEHICLES AND PEDESTRIANS TO SLOW DOWN, PAY ATTENTION, AND SHARE THE STREET.
- COMFORTABLY ACCOMMODATES THE PHASED DEVELOPMENT OF 4TH STREET: ALLOWS FOR FULL BUILD OUT OF THE WEST SIDE OF THE STREET WHILE INTERIM TRUCK LOADING CONTINUES ON THE EAST SIDE OF THE STREET.
- INVITES A RANGE OF USES, FROM HIGH ENERGY RETAIL TO INTIMATE GATHERING
- ESTABLISHES A CONSISTENT FRAMEWORK FOR THE MARKET DISTRICT THAT WILL STILL ALLOW FOR CREATIVE DESIGN ACCORDING TO THE UNIQUE CIRCUMSTANCES OF FUTURE DEVELOPMENT SITES

FL AVE SMALL AREA PLAN SUGGESTION: TYPICAL 4-LANE STREET



A TYPICAL STREET:

- DIVIDES 4TH STREET INTO TWO SPACES
- IN ORDER TO ACCOMMODATE INTERIM TRUCK LOADING, REQUIRES REBUILDING STREETScape IN FINAL CONDITION.
- IS NOT AS FLEXIBLE OR SUPPORTIVE OF A WIDE RANGE OF PROGRAMMING
- DOES NOT RESPOND TO OR CELEBRATE THE UNIQUE MARKET IDENTITY OF THE SITE

