

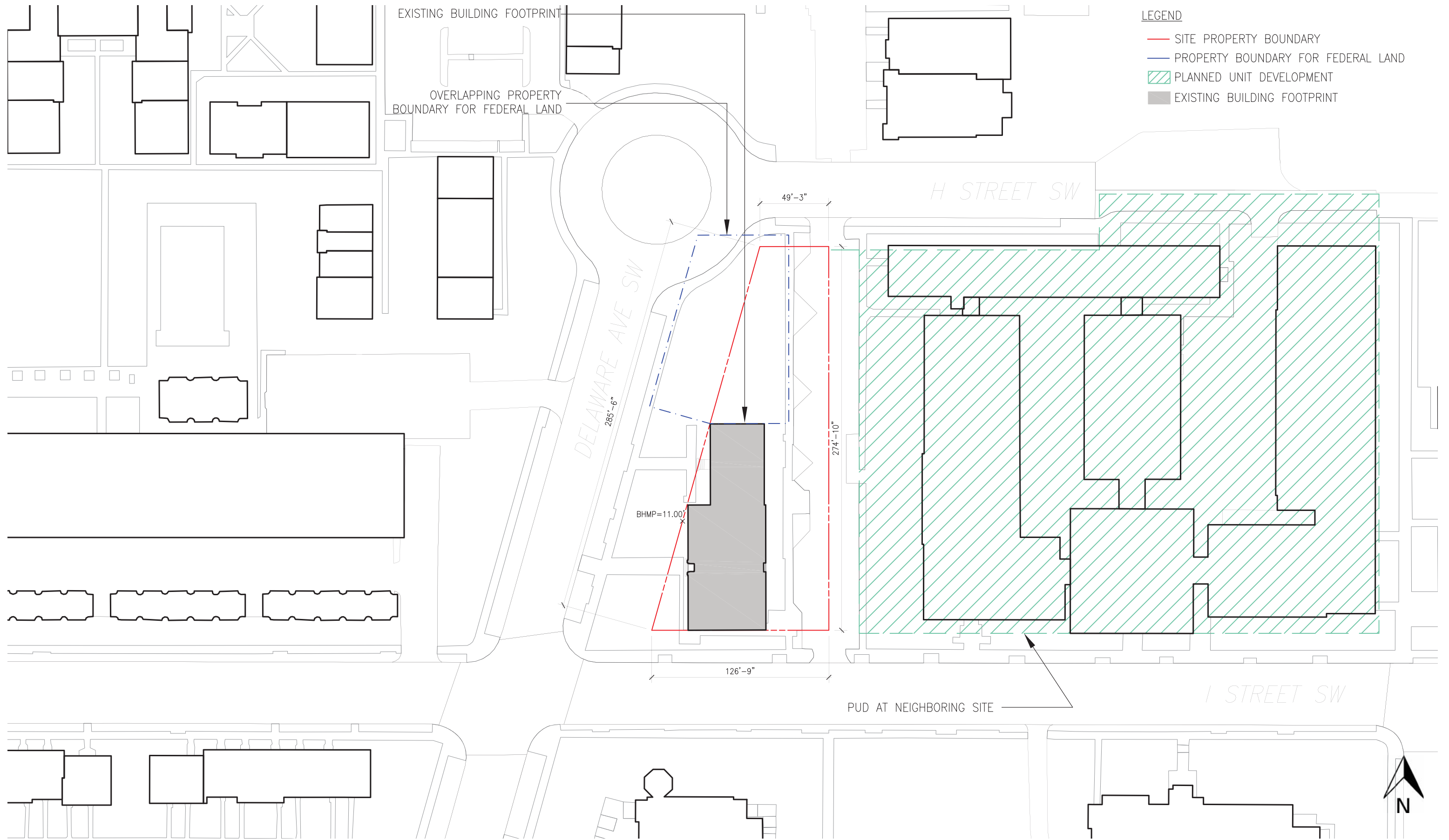
Ward 6: Short Term Family Housing - BZA Application

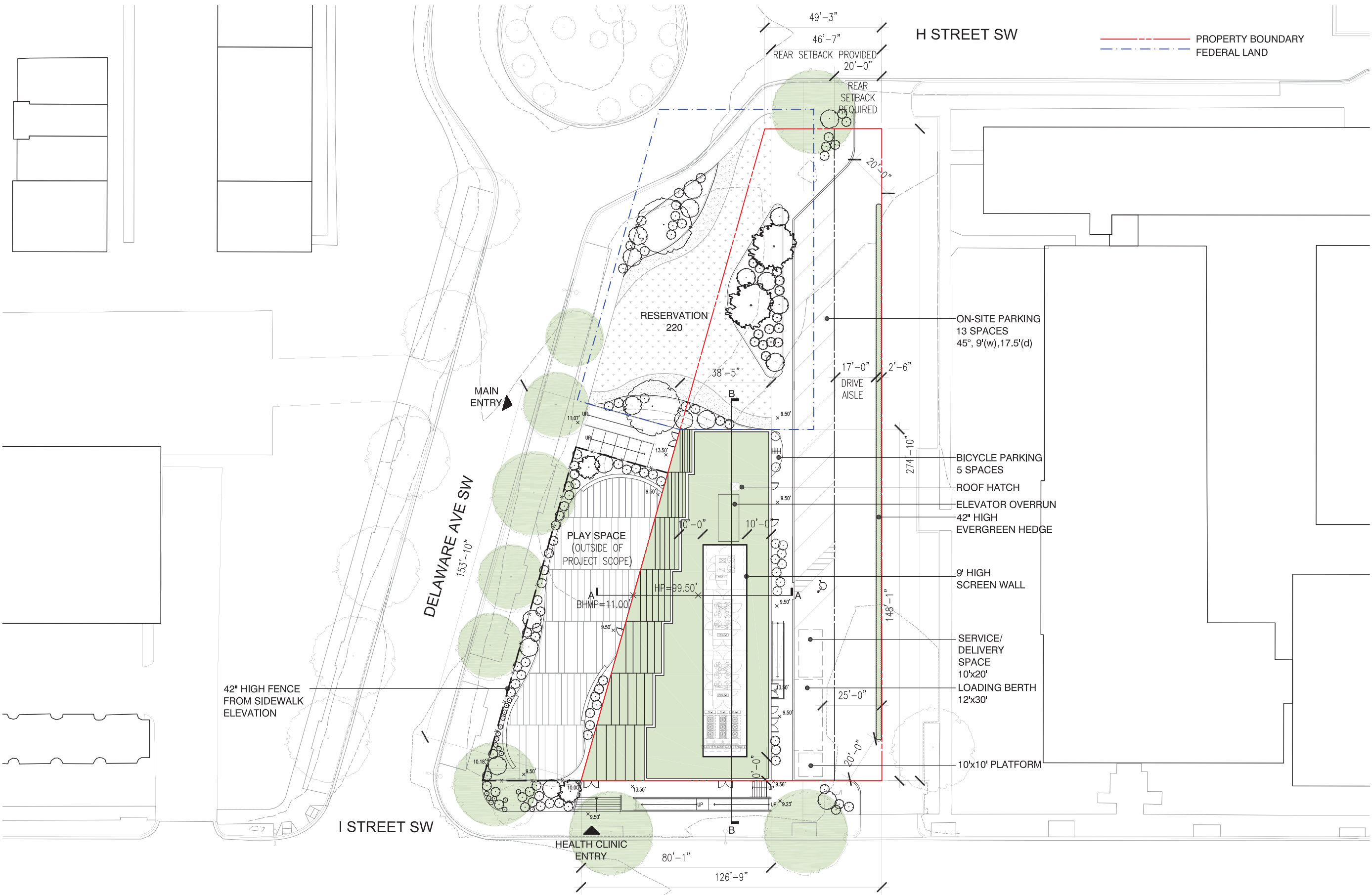


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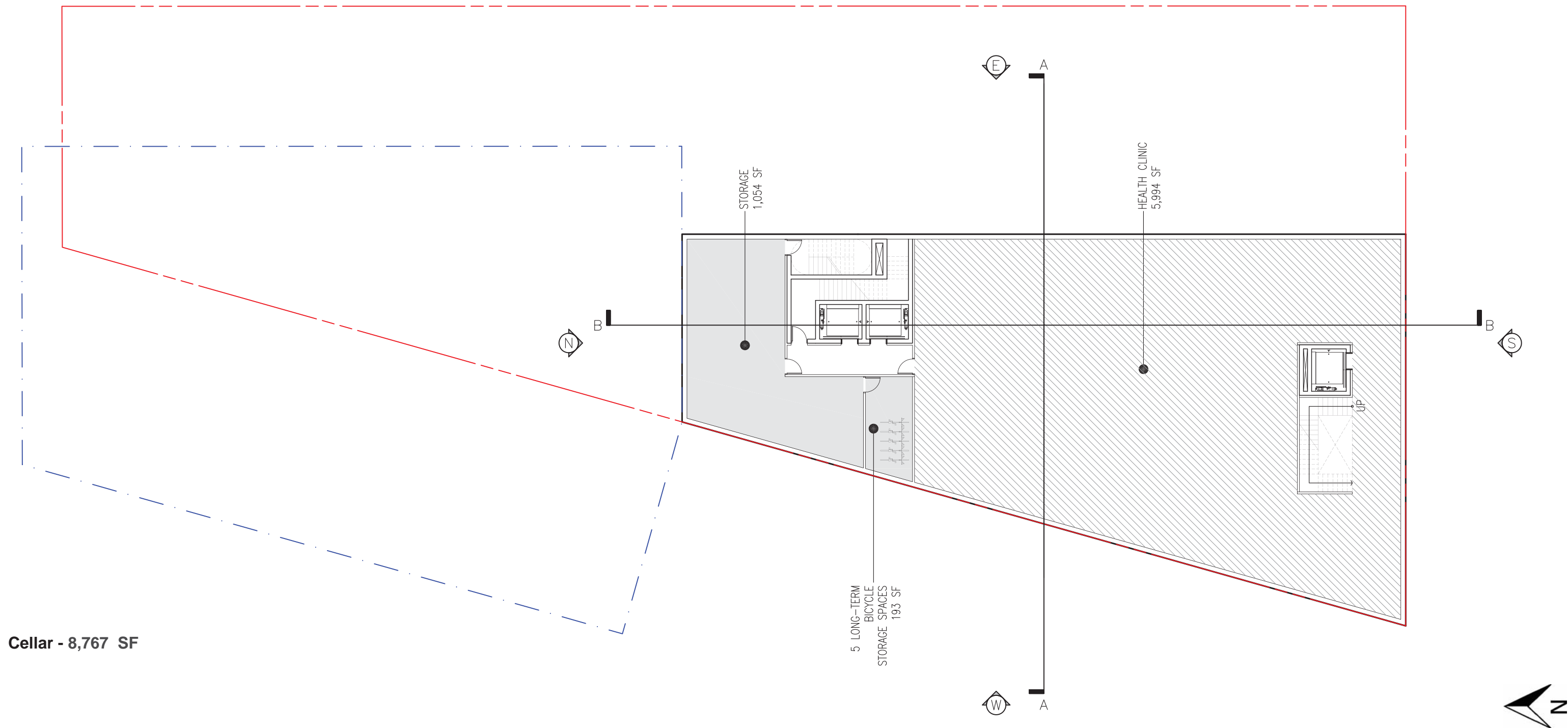
Ward 6 Short Term Family Housing 15 December 2016			
		QUANTITY REQUIRED	PROPOSED
Location			
Address	850 Delaware Ave SW		
Square / Lot	0590E / 800		
Lot Area	24,187 sf		
Zone	RF-1		
Overlays	Residential Flat Zone 1		
Historic District	none		
Lot type - corner, through, interior	none		
DC Reservation	Corner		
	Partial Coverage		
	Reservation 200		
Proposed Uses			Emergency Shelter / Medical Care
Proposed Gross Square Footage			
Emergency Shelter (1st - 7th Floor)	51,791 gross sf		
Medical Care (1st Floor)	1,214 gross sf		
Total Gross Square Footage			53,005 gross sf
Cellar SF			
Emergency Shelter	2,121 sf		
Medical Care	6,646 sf		
Total Cellar SF			8,767 sf
REF	CRITERIA		
Off-Street Parking Spaces + Loading			
C-701.5	Proposed Emergency Shelter	0.5 per 1,000 sf	26 spaces
C-701.5	Proposed Medical Care	1 per 1,000 sf in excess of 3,000 sf, with a minimum of 1 space required	1 spaces
			27 spaces
			13
C-712.6	Minimum Dimensions for Full-sized Parking Spaces and Aisles	45°, 9'(w), 17.5'(d)	45°, 9'(w), 17.5'(d)
C-714.1	Screening required for any external surface parking spaces	wall/solid fence/evergreen hedges or trees - at least (42) high	hedges at least 42" provided
C-901.1	Loading - Emergency Shelter	30,000 to 100,000 GSF	1 loading berth at 12'x30' and 1 service/delivery space at 10' x 20' and 1 platform at 100 sf (C-905.4)
C-901.1	Loading - Medical Care	30,000 to 100,000 GSF	1 loading berth, 1 service/delivery space, and 1 platform all at min. req. dimensions
			0
Bicycle Parking Spaces			
C-802.1	Long-Term Spaces		
	Proposed Emergency Shelter	1 per 10,000 sf	5 spaces
	Proposed Medical Care Use	1 per 10,000 sf	0 spaces
			5 spaces
			5
C-802.1	Short-Term Spaces		
	Proposed Emergency Shelter	1 per 10,000 sf	5 spaces
	Proposed Medical Care Use	1 per 40,000 sf	0 spaces
			5 spaces
			5
Showers and Changing Facilities			
C-806.3	Shower Requirements	(2) for first 25k sf, (2) for every 50k after up to (6) showers	None required with Residential use; 3 required if considered Non-residential
			0
C-806.4	Locker Requirements	(.6) times the min. number of required long-term bicycle parking spaces	None required with Residential use; 4 required if considered Non-residential
			0
Roof Structures			
C-1500	Roof Structures - housing for mech equip, penthouse		one enclosure for all objects > 4ft ht
			One enclosure provided
C-1502.1	Setback from exterior walls		Equal or greater than height of roof structure from roof level
			9' Screen wall set Back 10' from perimeter
C-1503.2	Area		<1/3 of roof level roof area
			26%
E-303.7	Height		12' max from roof level
			9' Screen Wall
General Provisions			
E-201.1	Minimum Lot Width		40'
			126'-9"
E-201.1	Minimum Lot Area		4,000 sf
			24,187 sf
-	Floor Area Ratio		no maximum
	Open Court		
E-203.1	Minimum Width		>6' : 2.5 inches per 1 ft of height
			N/A
	Closed Court		
E-203.1	Minimum Width		>12' : 2.5 inches per 1 ft of height
			N/A
E-203.1	Minimum Area		> 250 ft; twice the square of the required width
			N/A
E-204.1	Pervious Surface Area		minimum 50% of lot
			57% (13,949 sf)
E-303.1	Building Height, excluding architectural emellishments,		35'
			88'-6"
E-303.5	Building Height, excluding the penthouses		90' - provided the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building structure above natural grade
E-303.6	Building Height, excluding the penthouses		90' - provided the institutional building or structure be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the zone in which it is located
E-303.1	Building Height - Stories		3 stories
			7 stories + Cellar
E-304.1	Lot Occupancy		40% (9,674 sf)
			36% (8,767 sf)
E-306.1	Rear Yard		20'
			46'-7"
E-307.2	Side Yards		A side yard shall not be required along a side street abutting a corner lot in an RF-1 zone
E-307.3			No side yard is required for a principal building; however, any side yard provided on any portion of a principal building shall be at least 5 feet





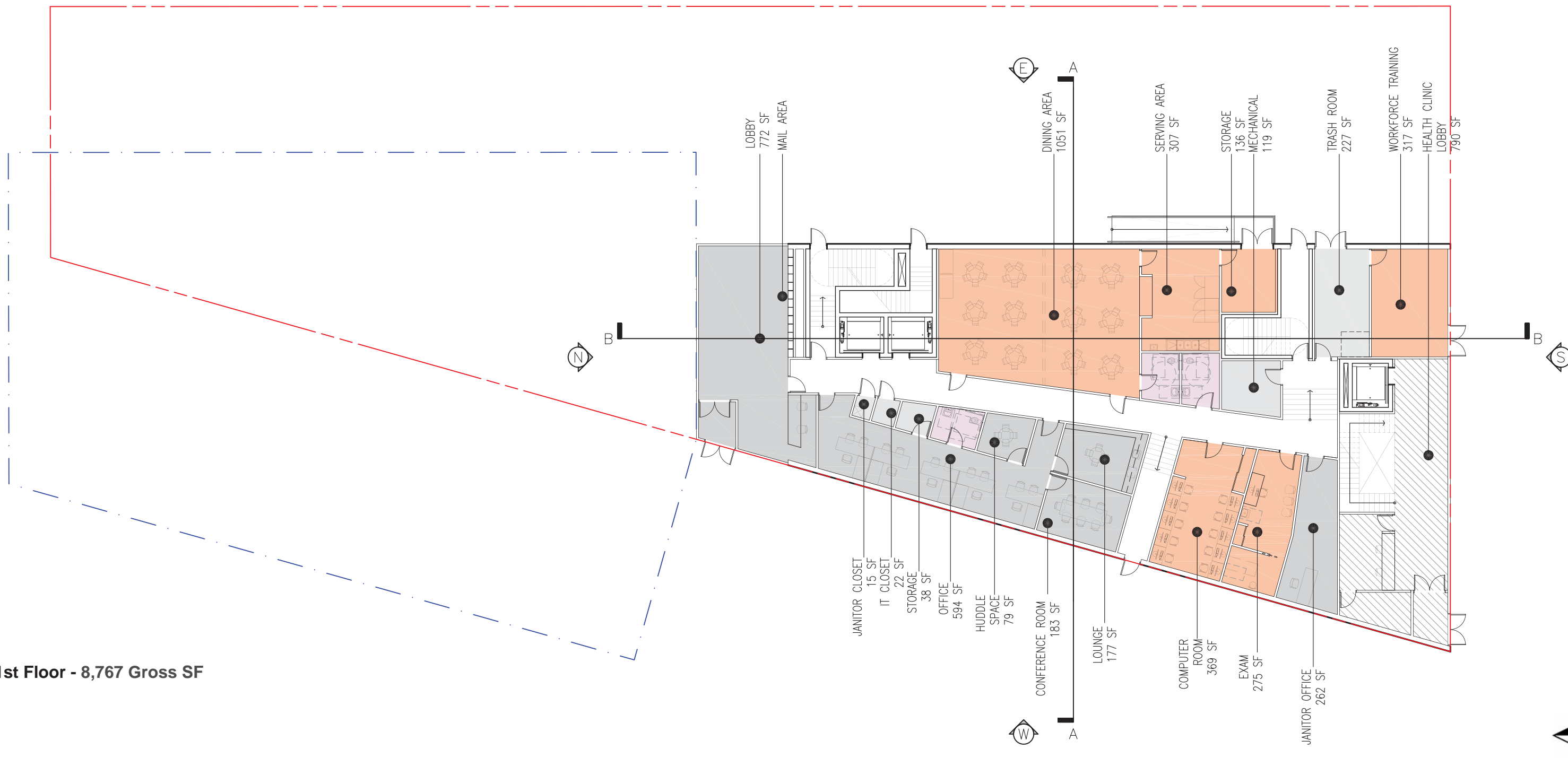
--- PROPERTY BOUNDARY
 - - - FEDERAL LAND

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- OUTDOOR PLAY SPACES



PROPERTY BOUNDARY
FEDERAL LAND

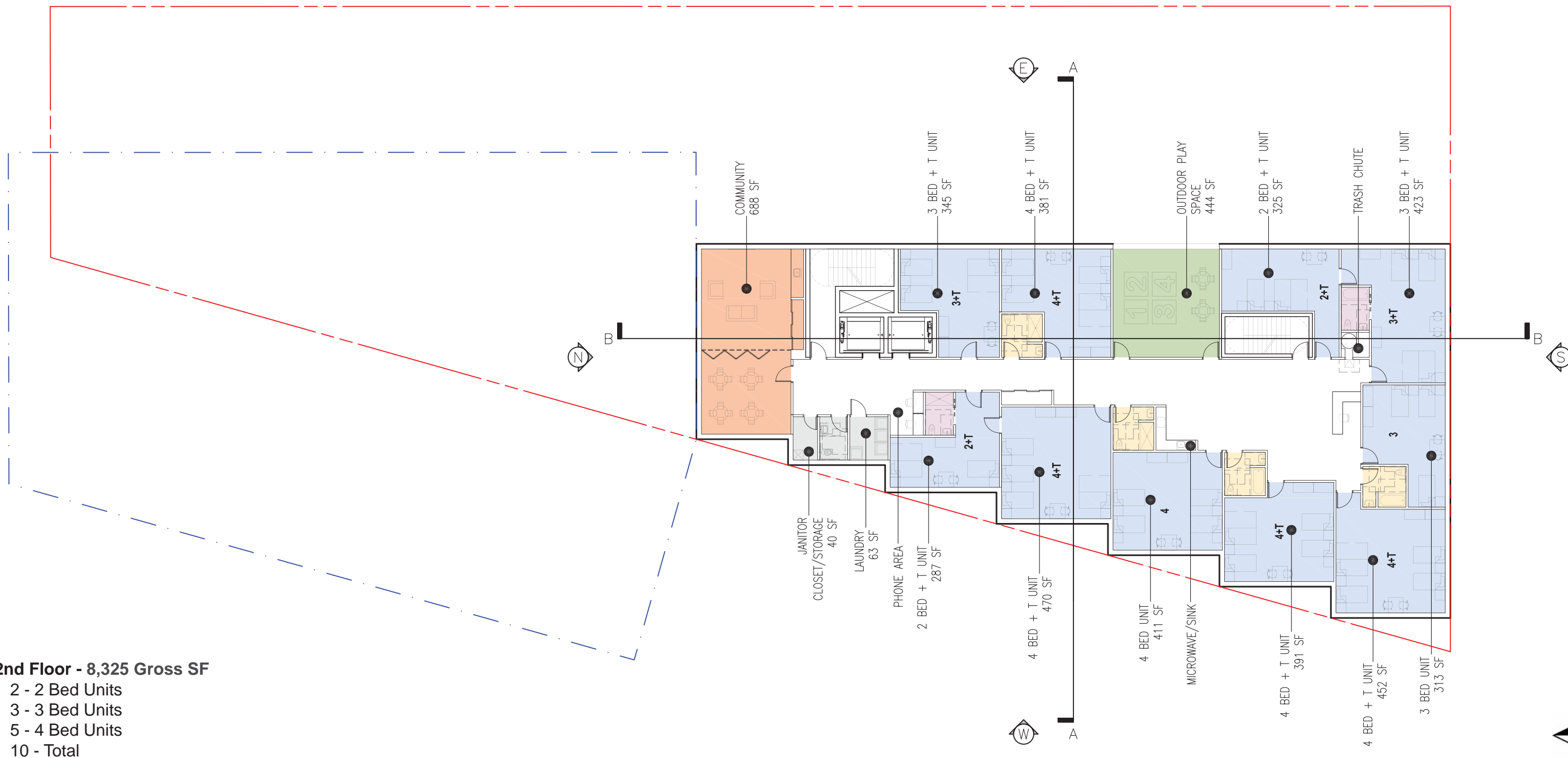
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1st Floor - 8,767 Gross SF

--- PROPERTY BOUNDARY
 - - - FEDERAL LAND

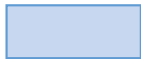





	RESIDENT UNITS		ADMINISTRATIVE SPACES
	FAMILY BATHROOMS		COMMON SPACES
	PRIVATE BATHROOMS		OUTDOOR PLAY SPACES

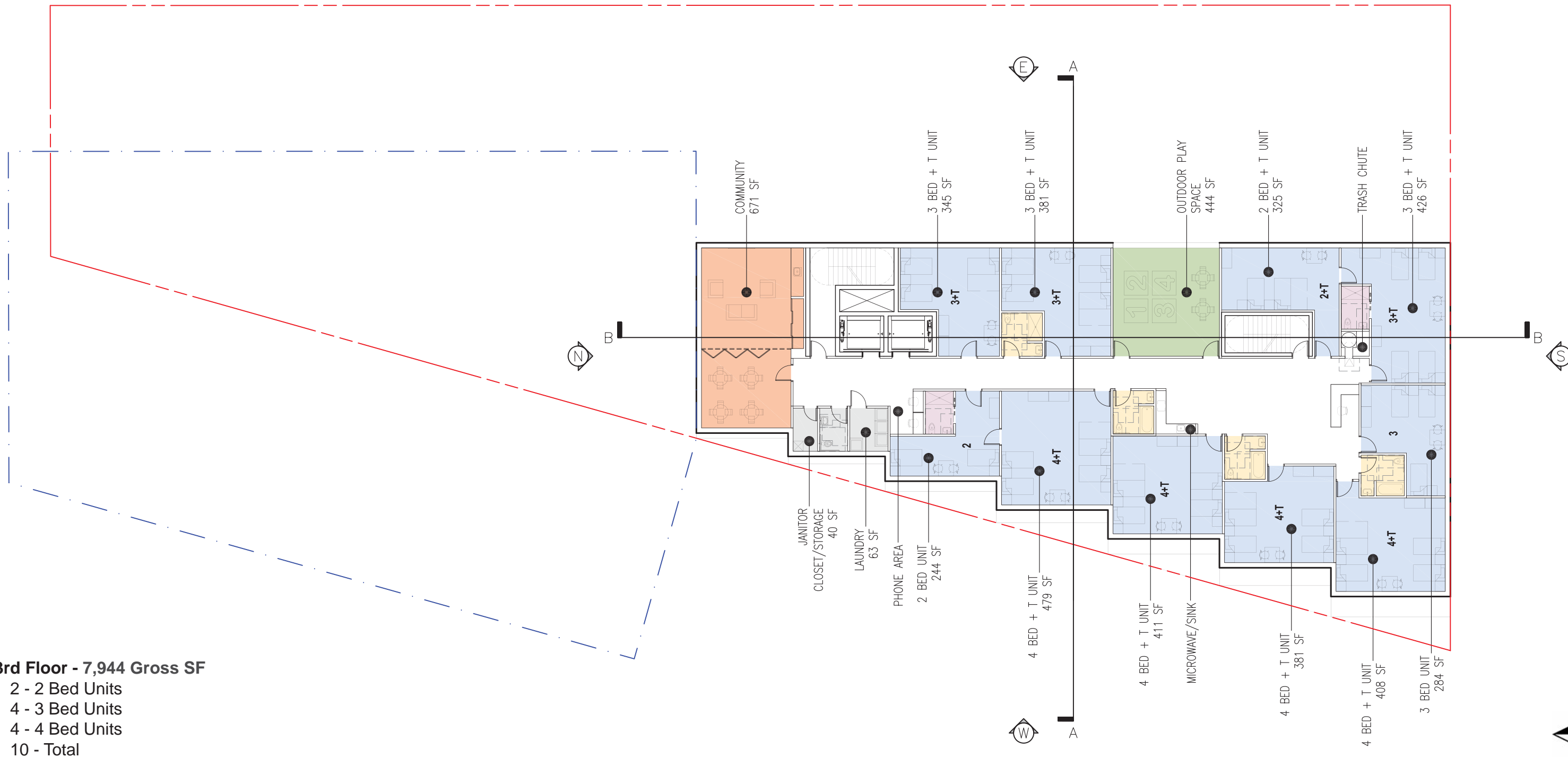


2nd Floor - 8,325 Gross SF

- 2 - 2 Bed Units
- 3 - 3 Bed Units
- 5 - 4 Bed Units
- 10 - Total

--- PROPERTY BOUNDARY
 - - - FEDERAL LAND

	RESIDENT UNITS		ADMINISTRATIVE SPACES
	FAMILY BATHROOMS		COMMON SPACES
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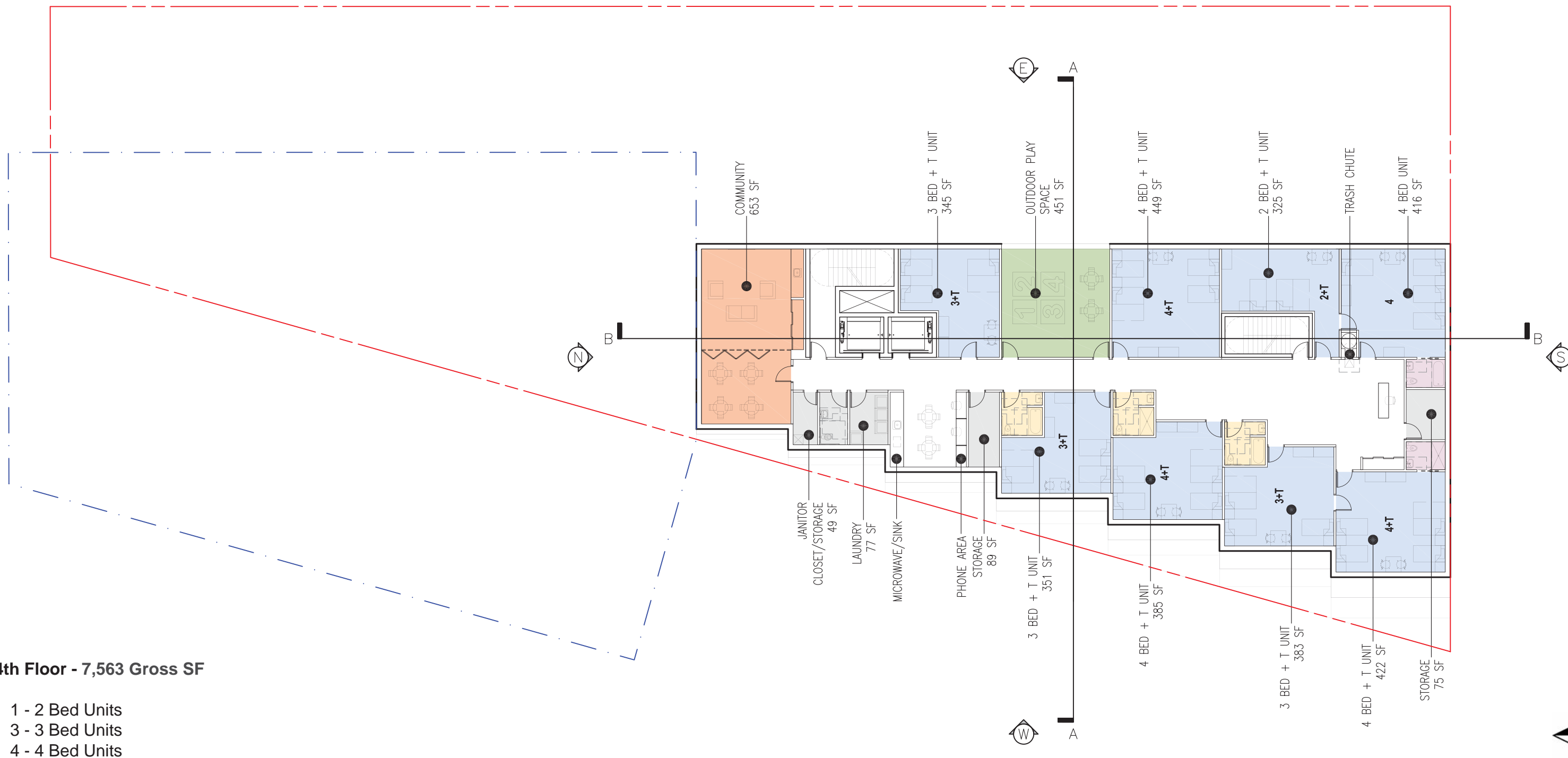


3rd Floor - 7,944 Gross SF

- 2 - 2 Bed Units
- 4 - 3 Bed Units
- 4 - 4 Bed Units
- 10 - Total

PROPERTY BOUNDARY
FEDERAL LAND

RESIDENT UNITS
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COMMON SPACES
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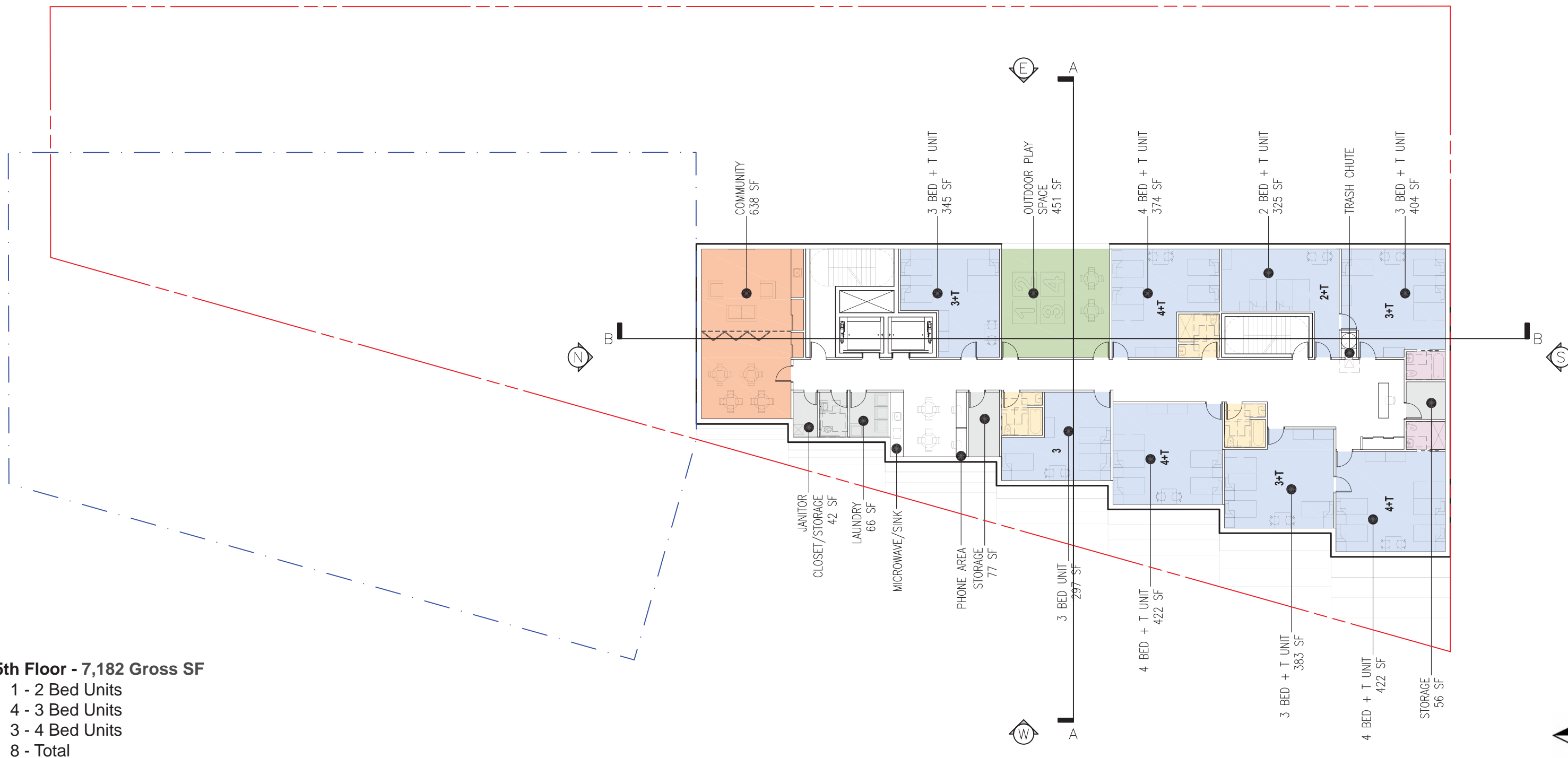


4th Floor - 7,563 Gross SF

- 1 - 2 Bed Units
- 3 - 3 Bed Units
- 4 - 4 Bed Units
- 8 - Total

PROPERTY BOUNDARY
FEDERAL LAND

RESIDENT UNITS
FAMILY BATHROOMS
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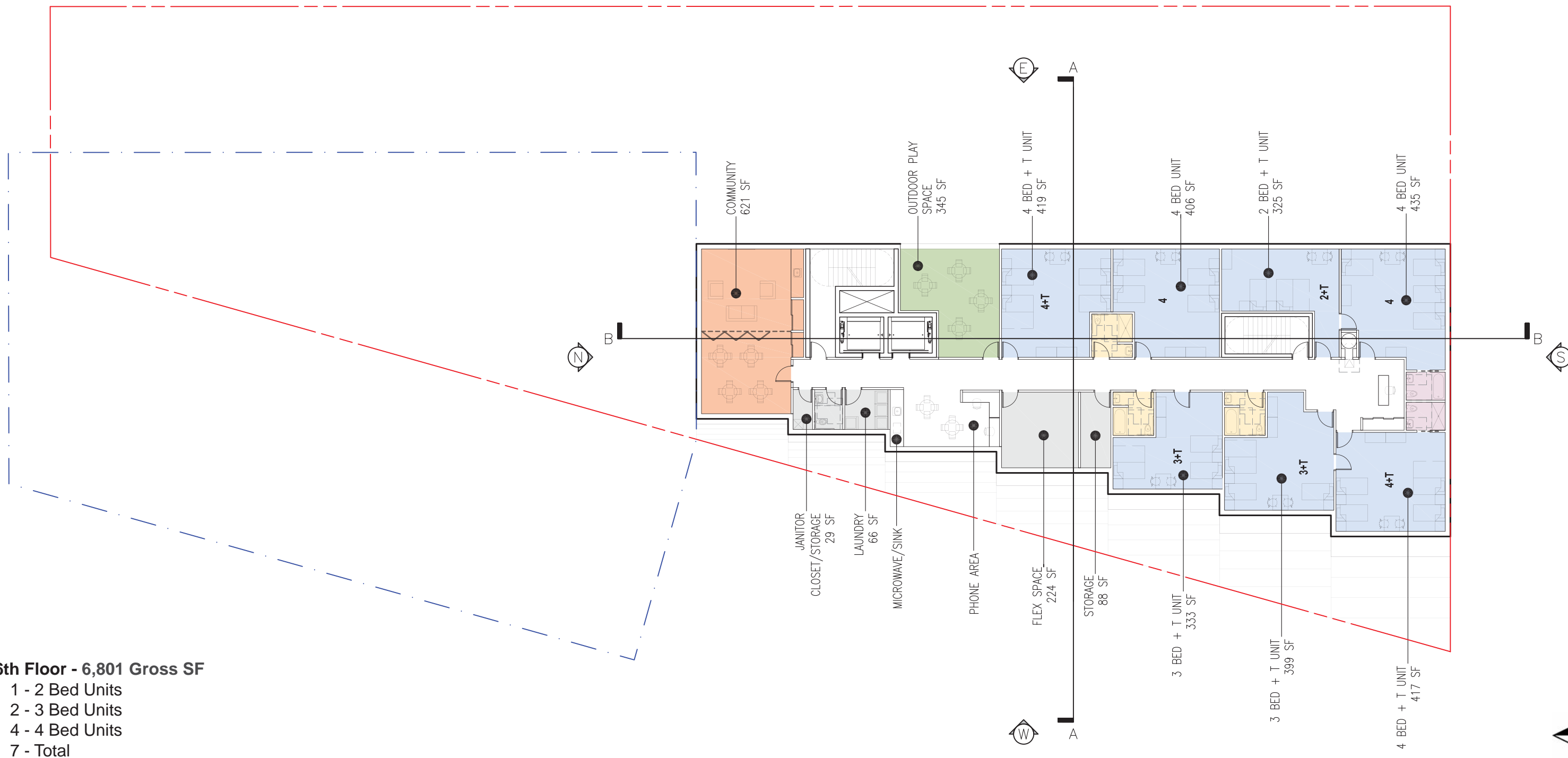


5th Floor - 7,182 Gross SF

- 1 - 2 Bed Units
- 4 - 3 Bed Units
- 3 - 4 Bed Units
- 8 - Total

PROPERTY BOUNDARY
FEDERAL LAND

RESIDENT UNITS
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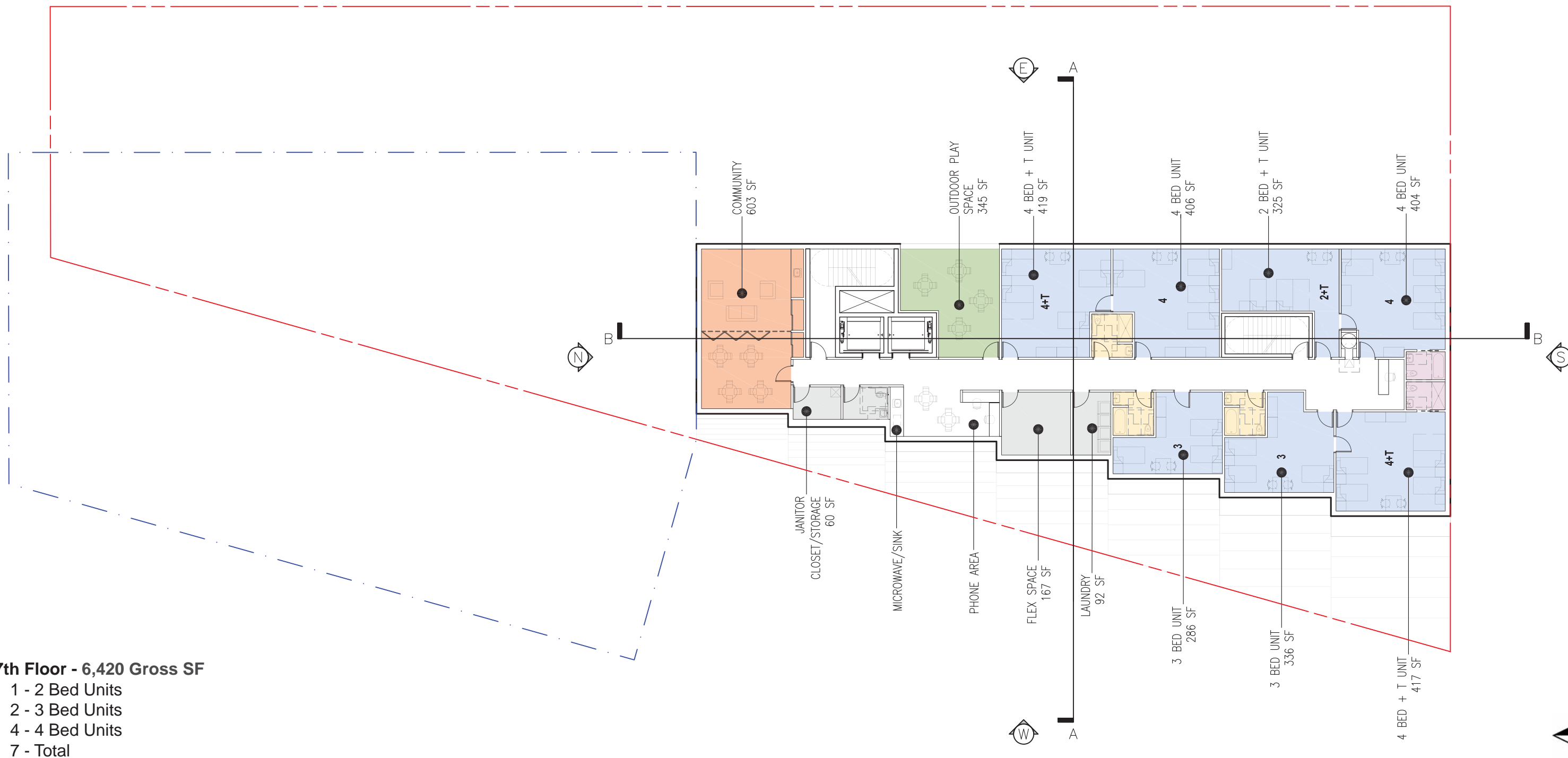


6th Floor - 6,801 Gross SF

- 1 - 2 Bed Units
- 2 - 3 Bed Units
- 4 - 4 Bed Units
- 7 - Total

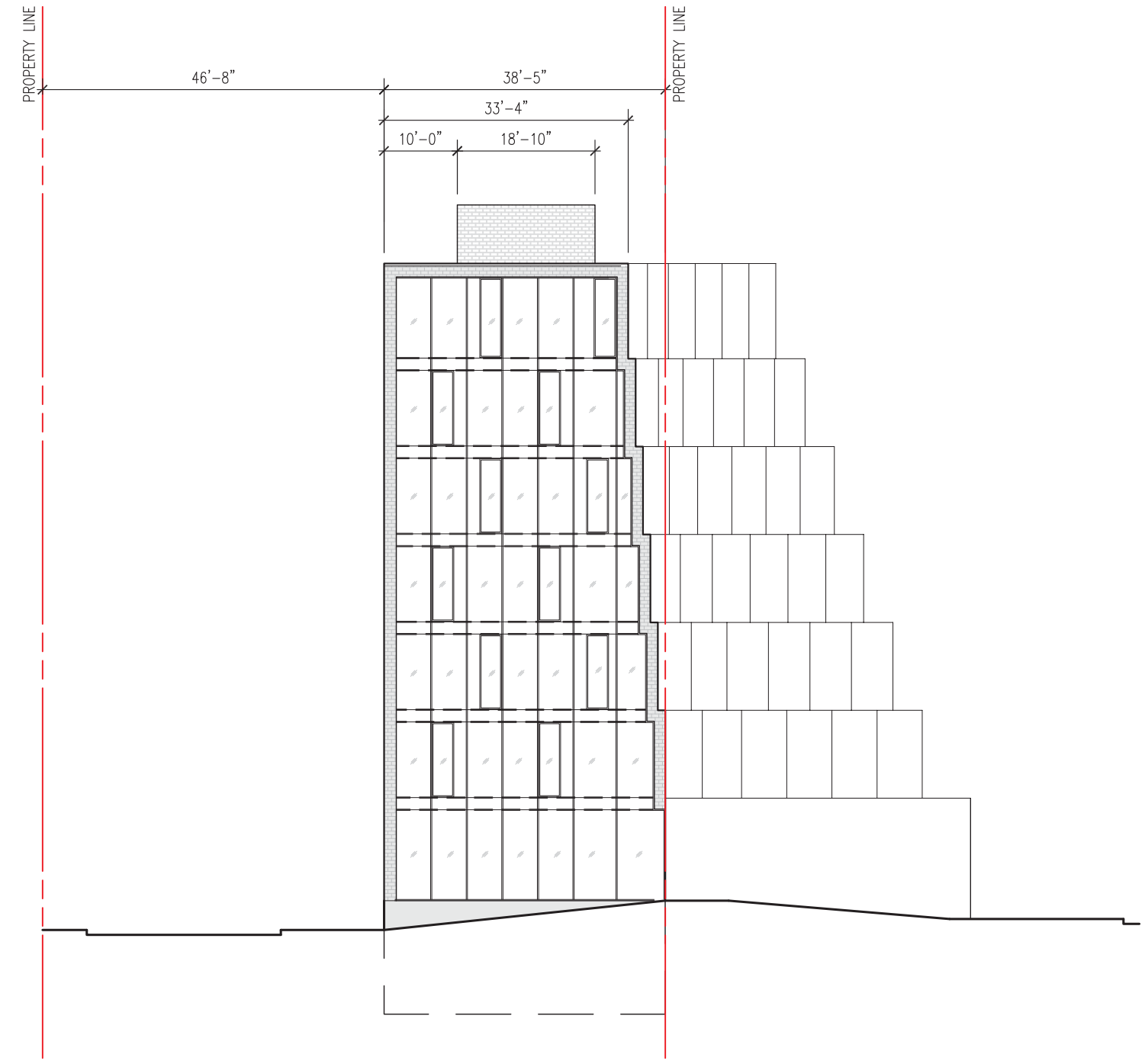
PROPERTY BOUNDARY
FEDERAL LAND

RESIDENT UNITS
FAMILY BATHROOMS
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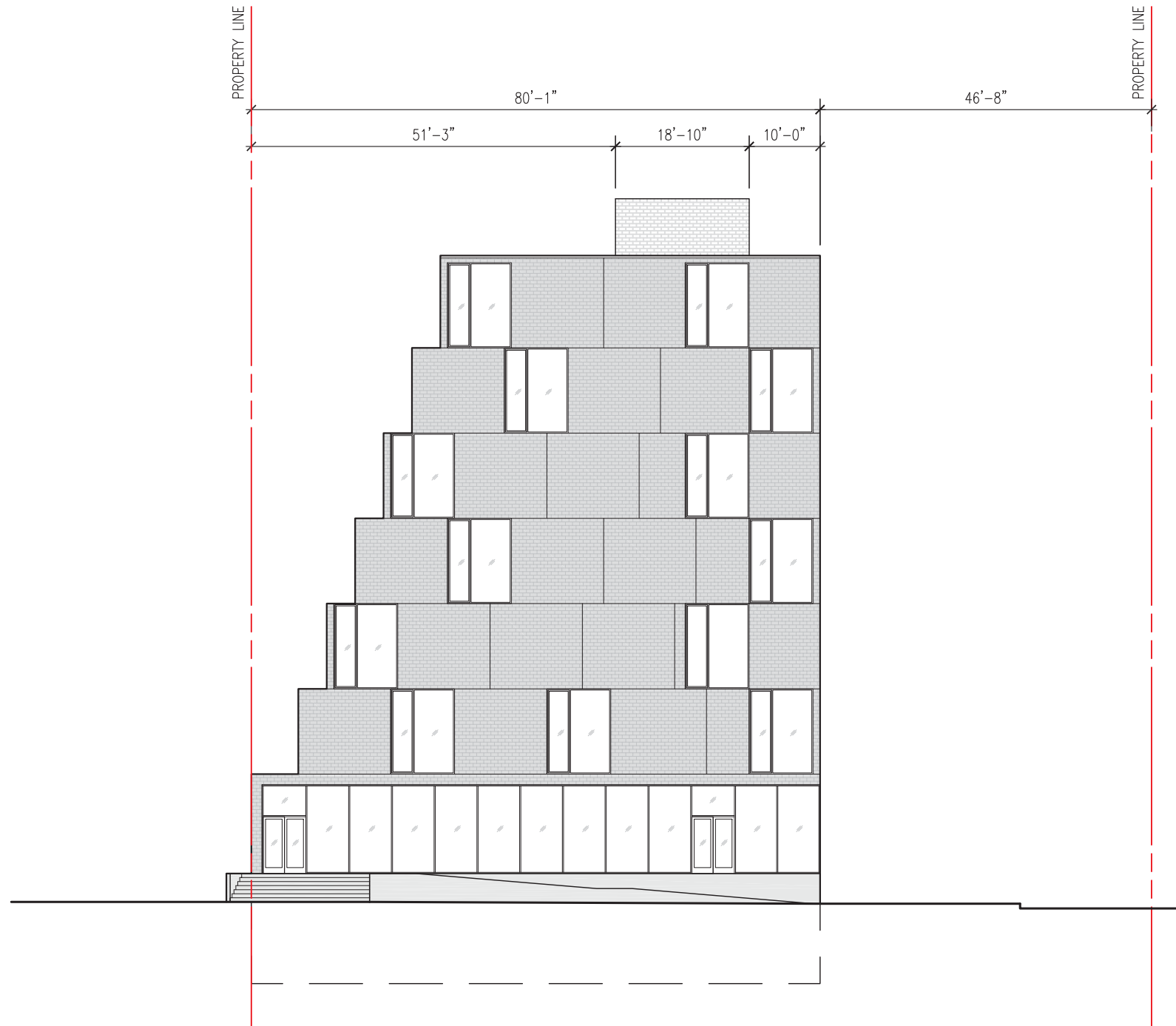


7th Floor - 6,420 Gross SF
1 - 2 Bed Units
2 - 3 Bed Units
4 - 4 Bed Units
7 - Total

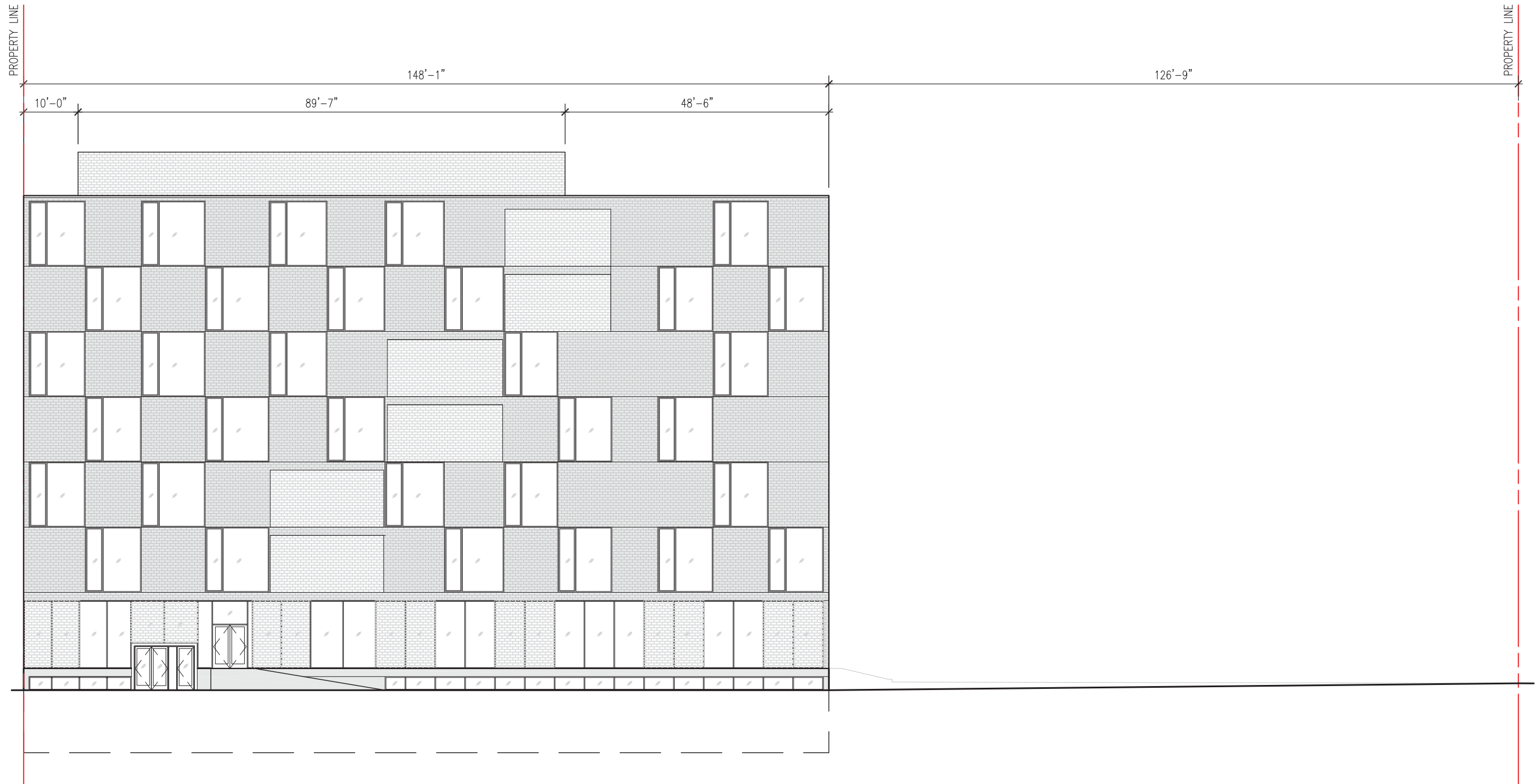
T.O. PENTHOUSE
 EL. 108'-6"
 T.O. PARAPET
 EL. 100'-6"
 ROOF
 HIGHEST POINT
 EL. 99'-6"
 FINISHED FLOOR
 @ SEVENTH LEVEL
 EL. 87'-6"
 FINISHED FLOOR
 @ SIXTH LEVEL
 EL. 75'-6"
 FINISHED FLOOR
 @ FIFTH LEVEL
 EL. 63'-6"
 FINISHED FLOOR
 @ FOURTH LEVEL
 EL. 51'-6"
 FINISHED FLOOR
 @ THIRD LEVEL
 EL. 39'-6"
 FINISHED FLOOR
 @ SECOND LEVEL
 EL. 27'-6"
 FINISHED FLOOR
 @ FIRST LEVEL
 EL. 13'-6"
 B.H.M.P.
 @ DELAWARE AVE
 EL. 11'-0"
 NEW GRADE
 EL. 9'-6"
 FINISHED FLOOR
 @ CELLAR LEVEL
 EL. -0'-6"



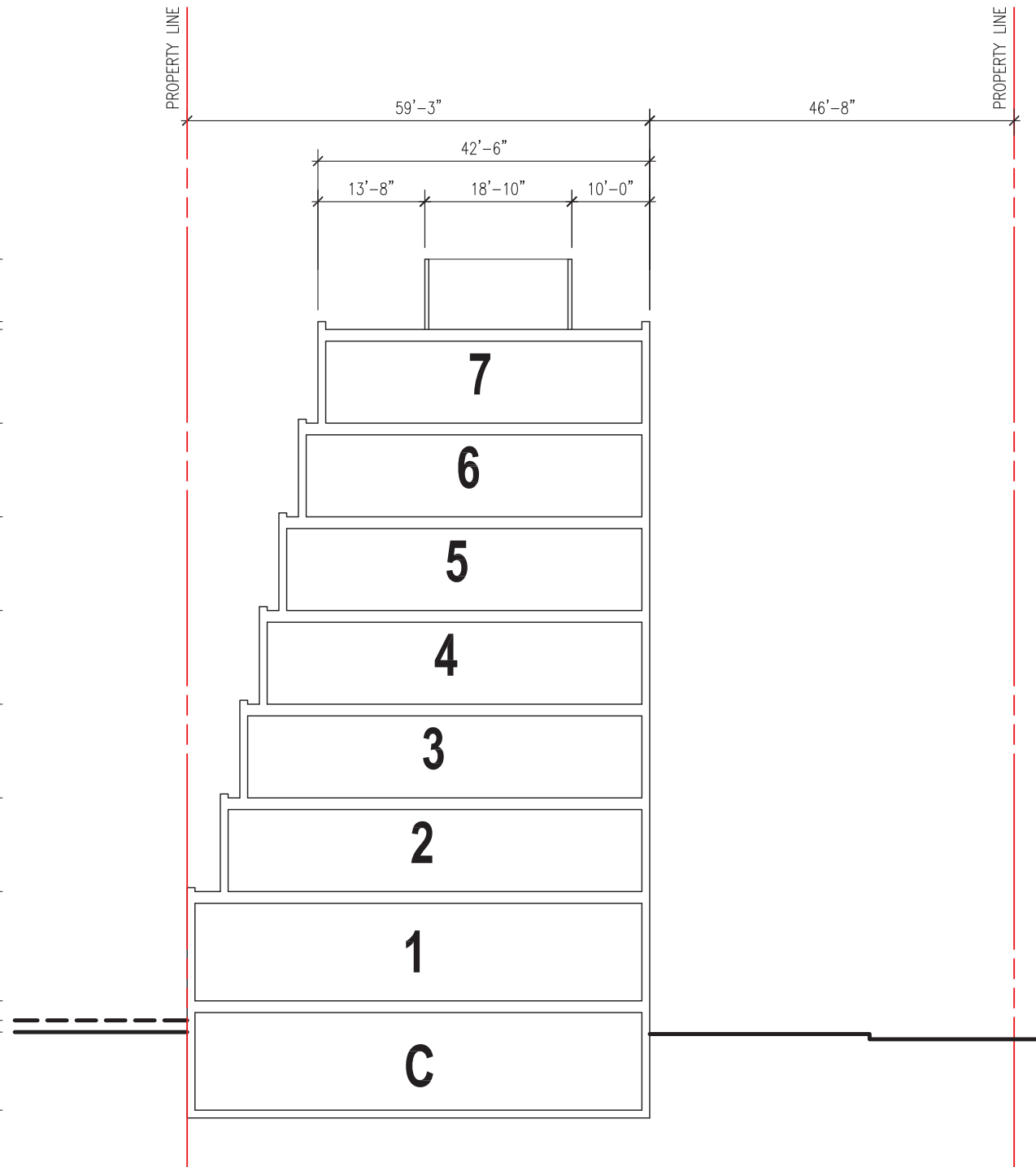
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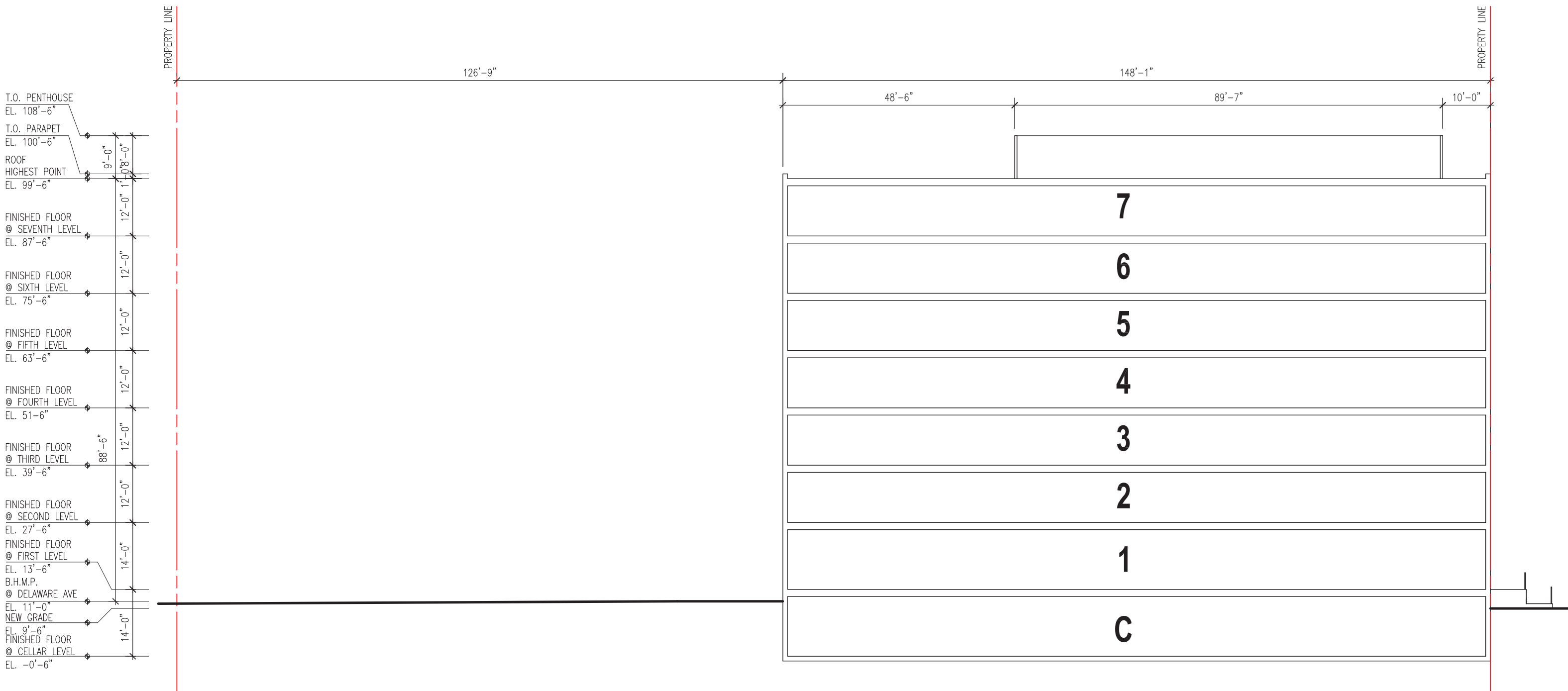


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View From North End of Delaware Ave



View From Delaware Ave



View From I St