



View of proposed building with trees and context on Rhode Island Avenue, NW

OWNER/ DEVELOPER:
United House of Prayer for All People
1721 7th Street NW
Washington, DC 20001

LAND USE COUNSEL:
Holland & Knight, LLP
2099 Pennsylvania Avenue NW
Washington, DC 20006

ARCHITECT:
Suzane Reatig Architecture
1312 8th Street NW
Washington, DC 20001

CIVIL ENGINEERS:
CAS Engineering
108 West Ridgeville Blvd., Suite 101
Mt. Airy, MD 21 771

TRAFFIC CONSULTANT:
O. R. George & Associates, Inc.
10210 Greenbelt Road, Suite 310
Lanham, MD 20706

CONSOLIDATED PLANNED UNIT DEVELOPMENT & ZONING MAP AMENDMENT APPLICATION FOR:

625 RHODE ISLAND AVENUE, NW

WASHINGTON, DC 20001

20 MARCH 2009

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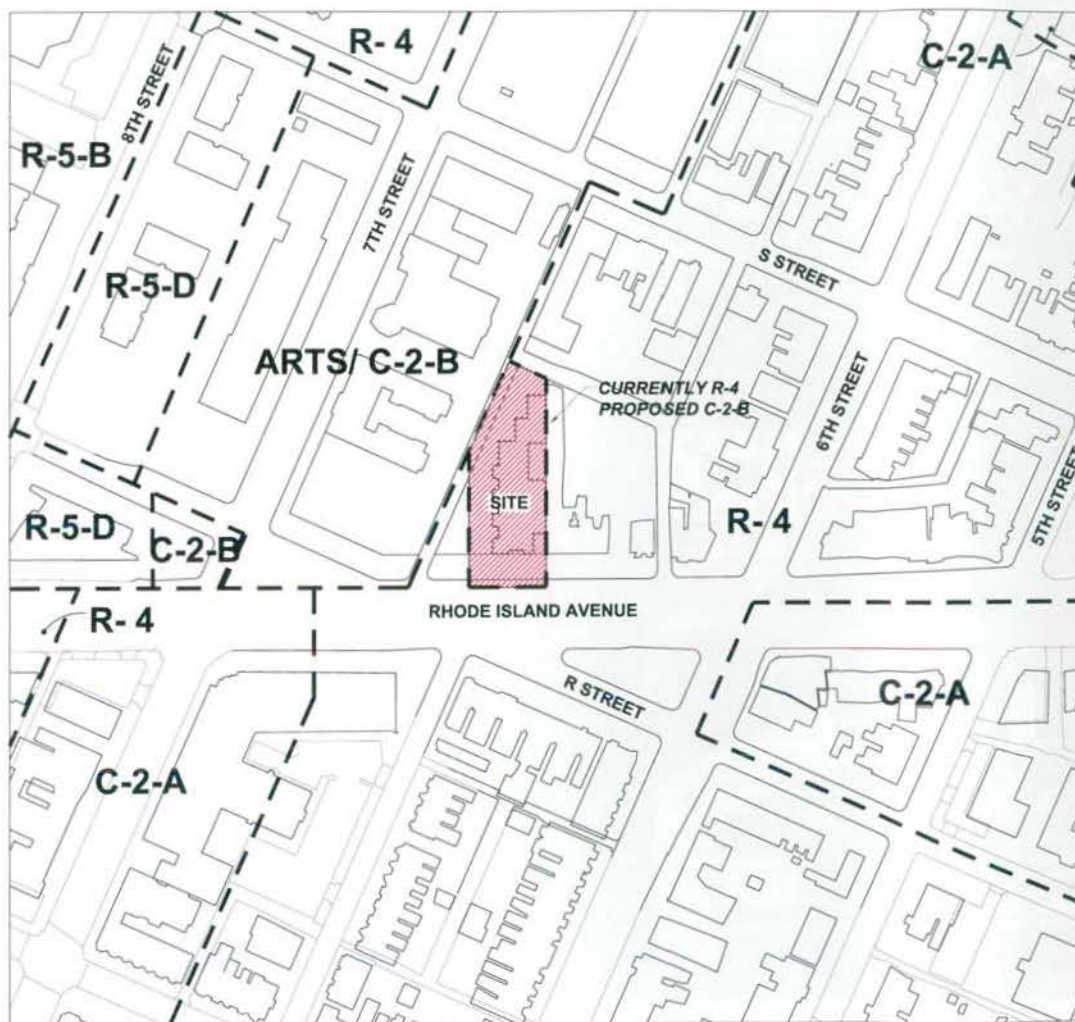
ZONING COMMISSION
DISCUSS AT MEETING

CASE NO 09-05

EXHIBIT NO 5

2009 MAR 23 PM 2:51

OFFICE OF ZONING



PROPOSED ZONING CHANGE RELATIVE TO SURROUNDING ZONING

ZONING TABULATIONS

LOT DATA

SQUARE:	442
LOTS:	115 EXISTING VACANT LOT
	116 EXISTING VACANT LOT
	117 EXISTING 2-STORY HOUSE
	118 EXISTING 2-STORY HOUSE
	119 EXISTING 2-STORY HOUSE
ZONE:	CURRENTLY R4
SITE AREA:	LOT 115 2,123 SF
	LOT 116 2,716 SF
	LOT 117 3,442 SF
	LOT 118 3,923 SF
	LOT 119 4,116 SF
	TOTAL SITE 16,320 SF

PROPOSAL

4-STORY RESIDENTIAL BUILDING (16 DWELLING UNITS) C-2-B/ P.U.D.

	REQUIRED/ALLOWED PUD	PROPOSED
MINIMUM LOT AREA:	15,000 SF	16,320 SF
FAR:	3.5 RESIDENTIAL/6.0 PUD 1.5 OTHER/2.0 COMMERCIAL PUD 3.5 TOTAL/6.0 TOTAL PUD	1.97 RESIDENTIAL ----- 1.97 TOTAL
GROSS FLOOR AREA:	57,120 SF/97,920 SF PUD	32,125 SF
LOT OCCUPANCY:	80%	49%
BUILDING HEIGHT ⁽¹⁾ :	65'/ 90' PUD	48.6'
PENTHOUSE HEIGHT:	18.5'	11'-0"
REAR YARD ⁽²⁾ :	15'	23'-11"
SIDE YARD:	NONE REQUIRED	--
PARKING:	1 PER 3 DWELLING UNITS = 5	11
LOADING:	NONE REQUIRED IF < 50 DW UNITS	NONE
OPEN COURTS ⁽²⁾ :	4' PER 1'-0" OF HEIGHT BUT NOT < 15'-0" WIDTH	--
CLOSED COURTS ⁽²⁾ :	AT LEAST 2 x SQUARE OF WIDTH BASED ON COURT HEIGHT BUT NOT < 350 SF	--

NOTES:

- (1) BUILDING HEIGHT IS BASED ON MEASURING POINT TAKEN AT THE MIDPOINT OF RHODE ISLAND AVENUE FRONTAGE PER DEFINITION: IN THOSE DISTRICTS IN WHICH THE HEIGHTS OF BUILDING IS PERMITTED TO BE NINETY FEET (90 FT.) OR GREATER, THE HEIGHT OF THE BUILDINGS SHALL BE MEASURED TO THE HIGHEST POINT OF THE ROOF EXCLUDING PARAPETS NOT EXCEEDING THREE FEET (3 FT.) IN HEIGHT.
- (2) SEE A1.0 FOR REAR YARD CALCULATIONS, COURT LOCATIONS & DIMENSIONS.



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625 RHODE ISLAND AVENUE
WASHINGTON, DC 20001

ZONING PLAN & TABULATION

SUBMITTED:
20 MARCH 2009

C.1



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625 RHODE ISLAND AVENUE
WASHINGTON, DC 20001

AERIAL VIEW OF SITE
SUBMITTED
20 MARCH 2009

C.2

RHODE ISLAND AVENUE



1



2



3



4



5

ALLEYS



6



7



8

ALLEYS



9



10



11



12



13

7TH STREET



14



15

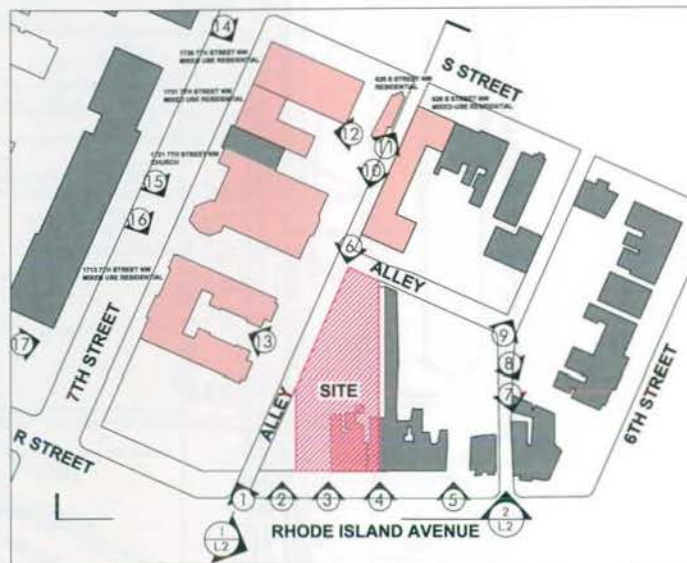


16



17

SITE



1 PHOTO KEY
C.3 NTS

BUILDINGS ON SQUARE 442 OWNED BY
UNITED HOUSE OF PRAYER FOR ALL PEOPLE



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625 RHODE ISLAND AVENUE
WASHINGTON, DC 20001

NEIGHBORHOOD IMAGES

SUBMITTED
20 MARCH 2009

C.3

GENERAL NOTES

- 1) BOUNDARY AND TOPOGRAPHIC SURVEYS COMPLETED BY CAS ENGINEERING, SEPTEMBER, 2006.
- 2) ZONING: R-4 (CURRENT)
C-2-B (PROPOSED)
- 3) TOTAL LOT AREA = 16,320 SF±.

LEGEND

EXISTING FEATURES

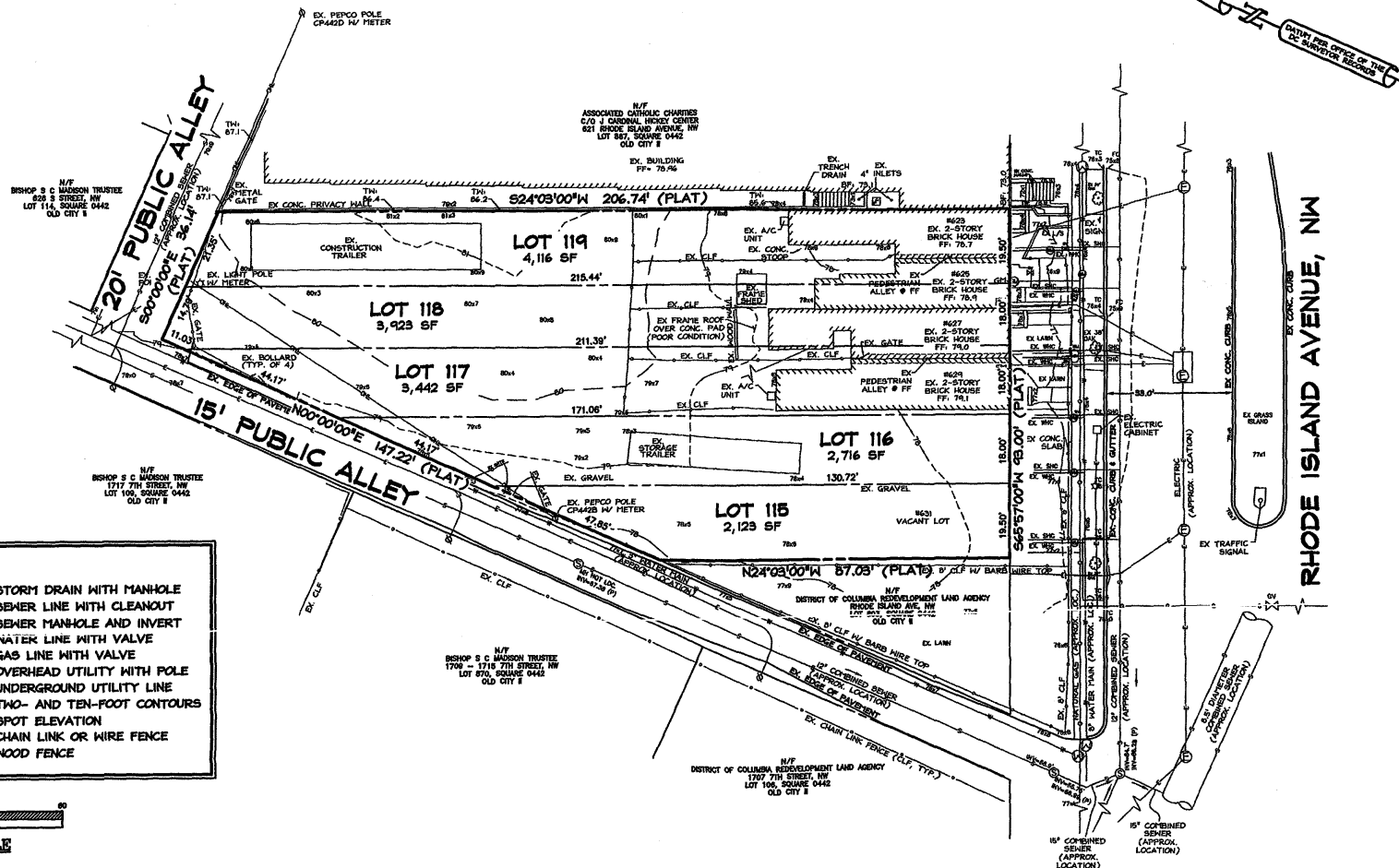
- EX. STORM DRAIN WITH MANHOLE
- EX. SEWER LINE WITH CLEANOUT
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. UNDERGROUND UTILITY LINE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD FENCE



MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/DC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL CODES.

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.



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**625 RHODE ISLAND AVENUE
WASHINGTON, DC 20001**

EXISTING CONDITIONS PLAN

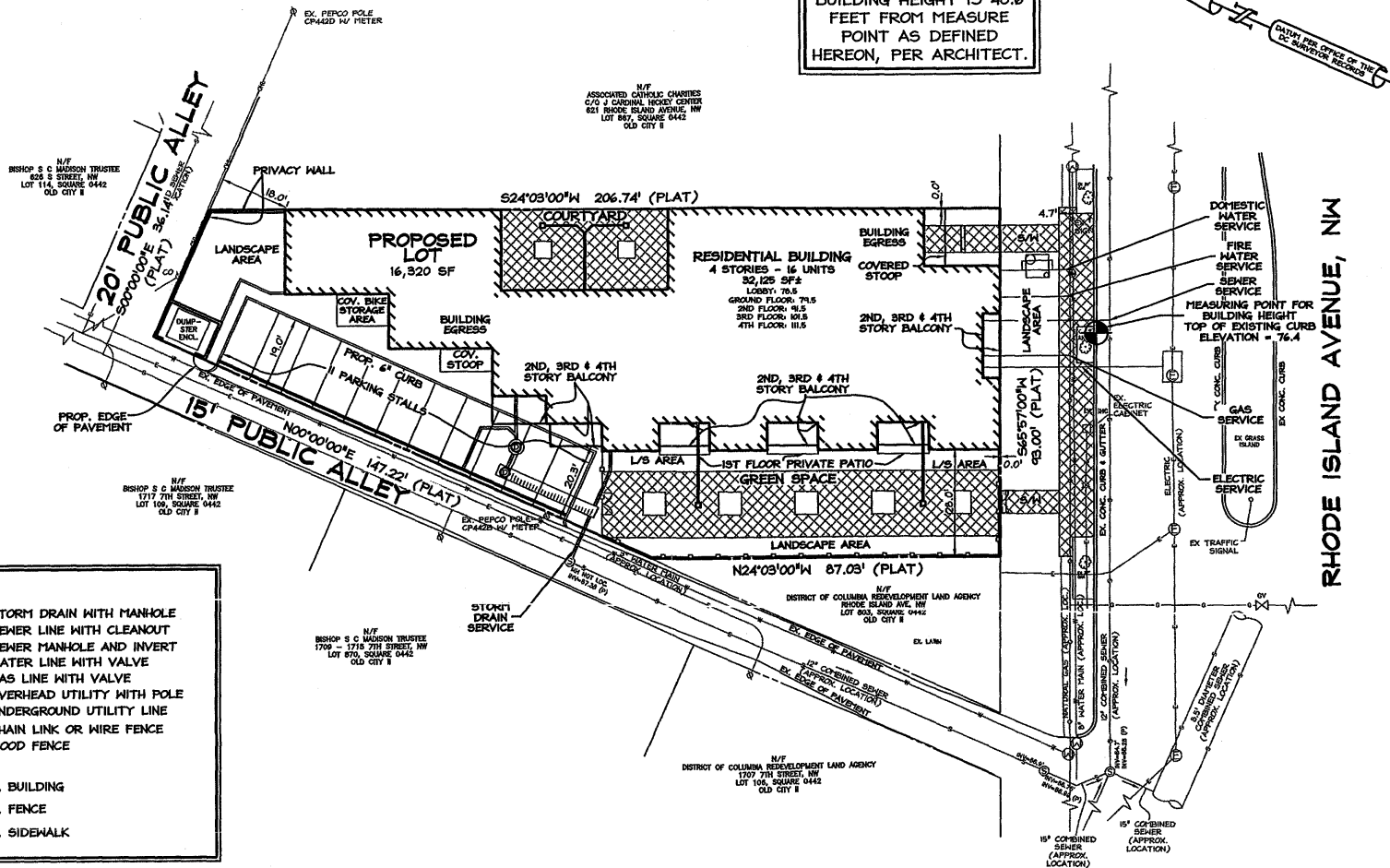
ISSUED
06/25/08 - FOR REVIEW
10/03/08 - FOR REVIEW
10/15/08 - SUBMITTAL SET
01/20/09 - FOR REVIEW
03/20/09 - SUBMITTAL SET

C.4

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BUILDING HEIGHT IS 49.6
FEET FROM MEASURE
POINT AS DEFINED
HEREON, PER ARCHITECT.



LEGEND

EXISTING FEATURES

- EX. STORM DRAIN WITH MANHOLE
- EX. SEWER LINE WITH CLEANOUT
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. UNDERGROUND UTILITY LINE
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD FENCE

PROPOSED FEATURES

- PROP. BUILDING
- PROP. FENCE
- S/W PROP. SIDEWALK

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625 RHODE ISLAND AVENUE
WASHINGTON, DC 20001

SITE DEVELOPMENT PLAN

ISSUED
08/25/08 - FOR REVIEW
10/03/08 - FOR REVIEW
10/15/08 - SUBMITTAL SET
01/20/09 - FOR REVIEW
03/20/09 - SUBMITTAL SET

C.5

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LEGEND

EXISTING FEATURES

- EX. STORM DRAIN WITH MANHOLE
- EX. SEWER LINE WITH CLEANOUT
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. UNDERGROUND UTILITY LINE
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD FENCE

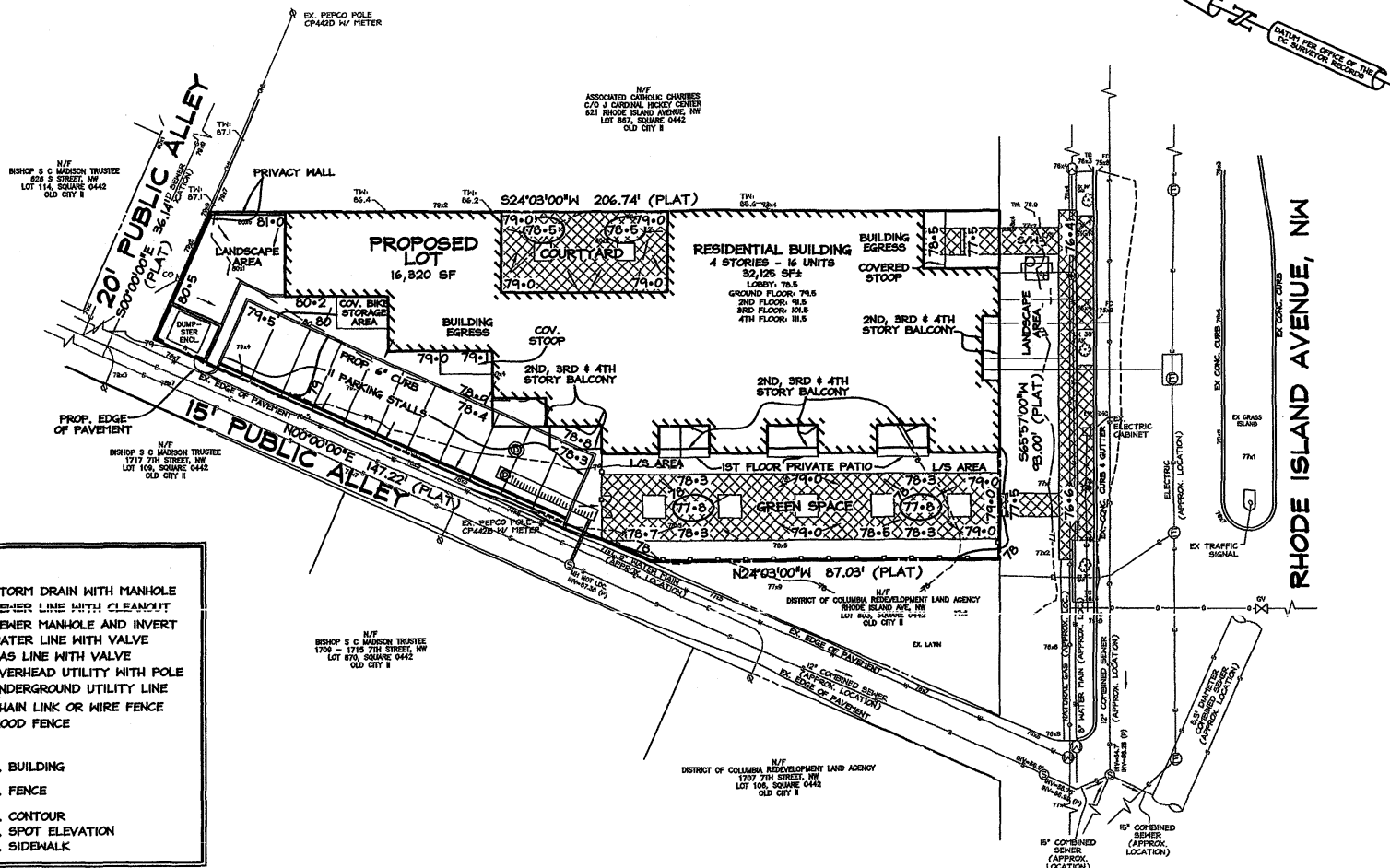
PROPOSED FEATURES

- PROP. BUILDING
- PROP. FENCE
- 78 PROP. CONTOUR
- 78.3 PROP. SPOT ELEVATION
- S/W PROP. SIDEWALK

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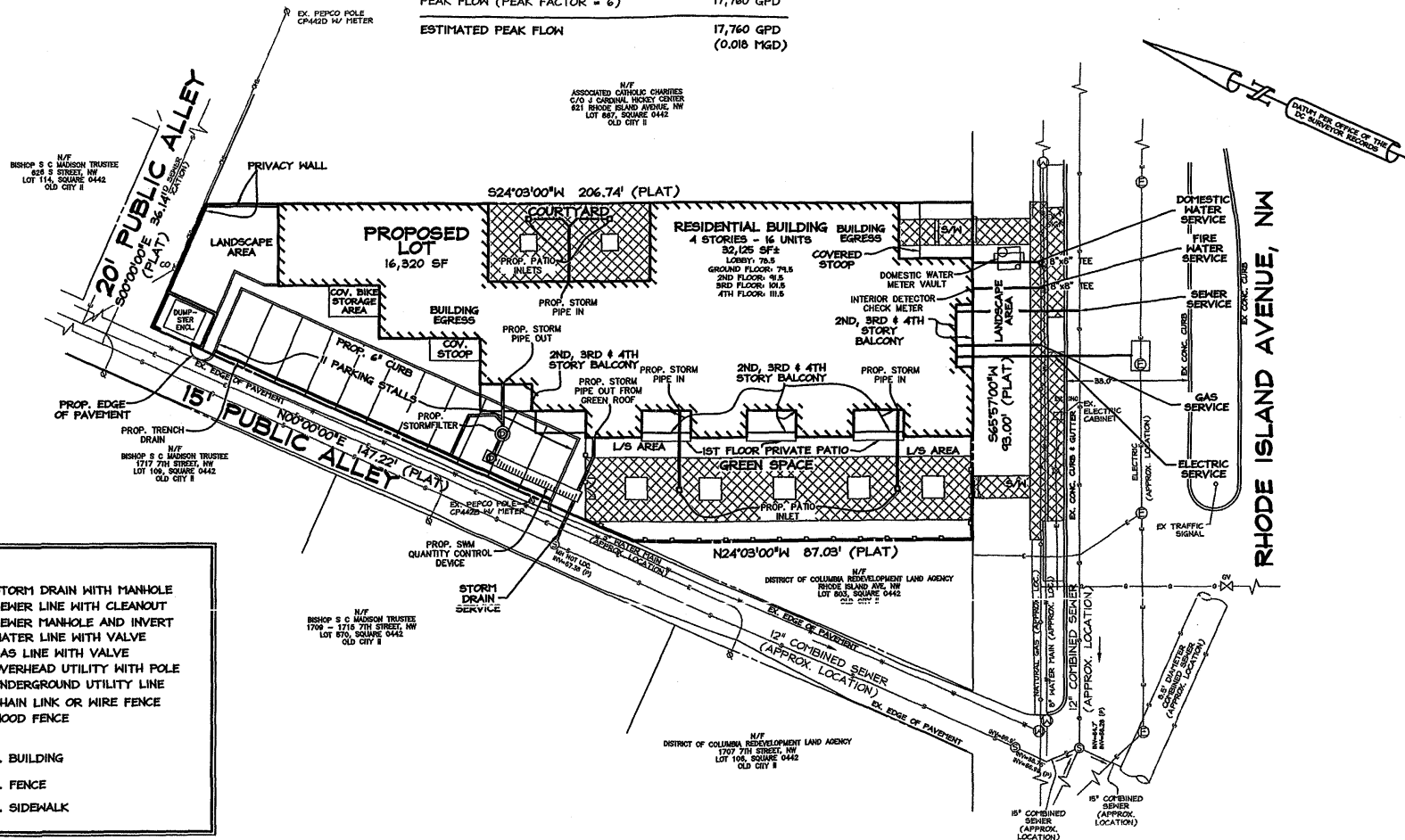


GENERAL NOTES

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- ZONING: R-4 (CURRENT)
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- TOTAL LOT AREA = 16,320 SF±.

WATER AND SANITARY SEWER USAGE ESTIMATION

RESIDENTIAL USE:	
NUMBER OF UNITS	16
TOTAL POPULATION (2.3 PEOPLE PER UNIT)	37
GALLONS PER PERSON PER DAY (ESTIMATE)	80 GPCD
TOTAL AVERAGE DAILY FLOW	2,960 GPD
PEAK FLOW (PEAK FACTOR = 6)	17,760 GPD
ESTIMATED PEAK FLOW	17,760 GPD (0.018 MGD)



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**625 RHODE ISLAND AVENUE
WASHINGTON, DC 20001**

UTILITY LAYOUT PLAN

ISSUED

- 08/25/08 - FOR REVIEW
- 10/03/08 - FOR REVIEW
- 10/15/08 - SUBMITTAL SET
- 01/20/09 - FOR REVIEW
- 03/20/09 - SUBMITTAL SET

C.7

GENERAL NOTES

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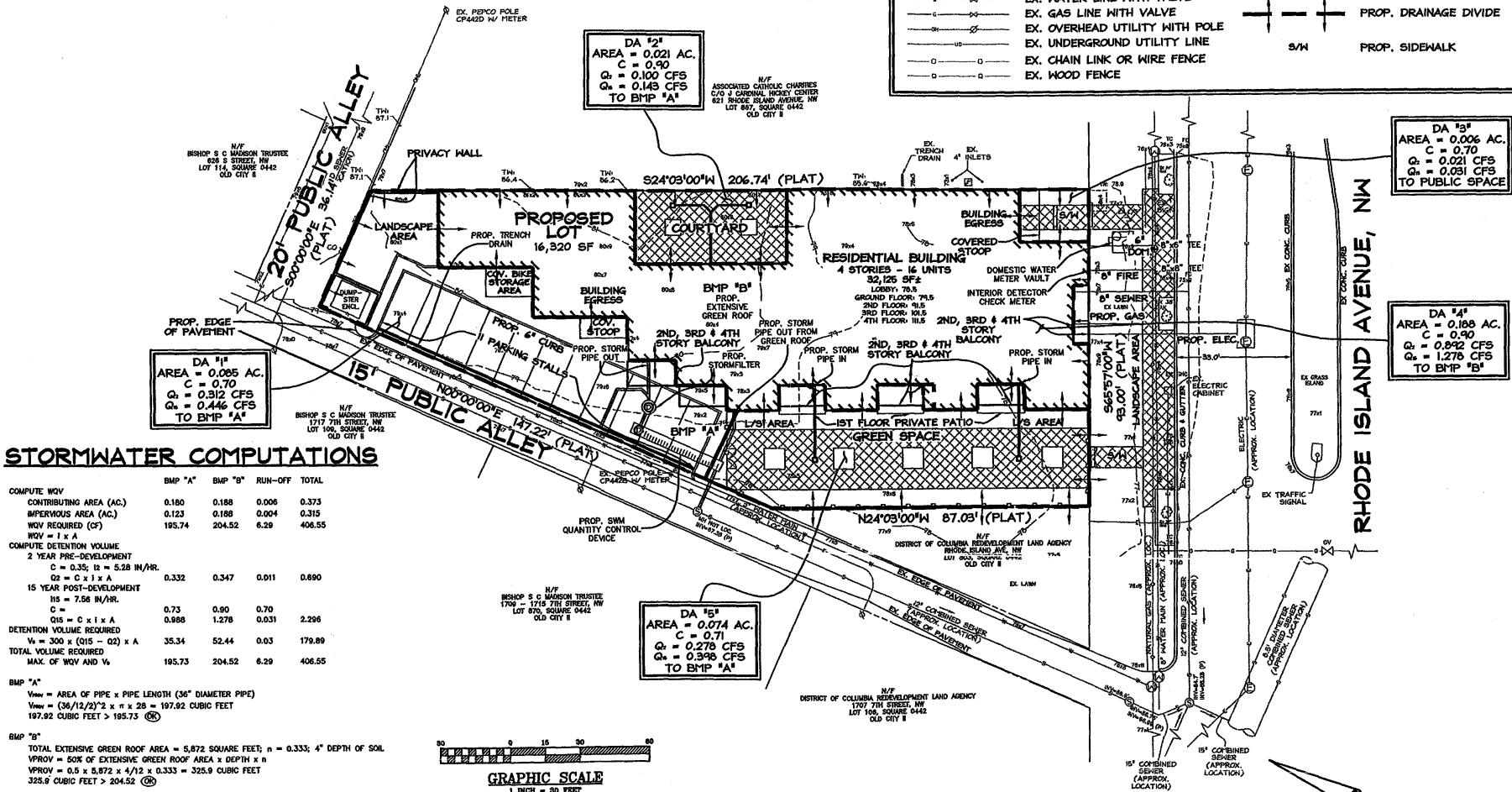
LEGEND

EXISTING FEATURES

- ① — EX. STORM DRAIN WITH MANHOLE
- S — EX. SEWER LINE WITH CLEANOUT
- (S2.7) — EX. SEWER MANHOLE AND INVERT
- W — EX. WATER LINE WITH VALVE
- G — EX. GAS LINE WITH VALVE
- U — EX. OVERHEAD UTILITY WITH POLE
- U — EX. UNDERGROUND UTILITY LINE
- O — EX. CHAIN LINK OR WIRE FENCE
- O — EX. WOOD FENCE

PROPOSED FEATURES

- — — — — PROP. BUILDING
- — — — — PROP. FENCE
- — — — — PROP. DRAINAGE DIVIDE
- — — — — PROP. SIDEWALK



STORMWATER COMPUTATIONS

COMPUTE WQV	BMP "A"	BMP "B"	RUN-OFF	TOTAL
CONTRIBUTING AREA (AC.)	0.190	0.188	0.006	0.373
IMPERVIOUS AREA (AC.)	0.123	0.188	0.004	0.315
WQV REQUIRED (CF)	195.74	204.52	6.29	406.55

WQV = I x A				
COMPUTE DETENTION VOLUME				
2 YEAR PRE-DEVELOPMENT				
C = 0.35; I ₂ = 5.58 IN/HR.				
O ₂ = C x I x A	0.332	0.347	0.011	0.690
15 YEAR POST-DEVELOPMENT				
I ₁₅ = 7.56 IN/HR.				
O ₁₅ = C x I x A	0.73	0.80	0.70	2.296
DETENTION VOLUME REQUIRED				
V ₁₅ = 300 x (O ₁₅ - O ₂) x A	35.34	52.44	0.03	179.89
TOTAL VOLUME REQUIRED				
MAX. OF WQV AND V ₁₅	195.73	204.52	6.29	406.55

BMP "A"
V_{max} = AREA OF PIPE x PIPE LENGTH (36" DIAMETER PIPE)
V_{max} = (36/12/2)² x π x 28 = 197.92 CUBIC FEET
197.92 CUBIC FEET > 195.73 (OK)

BMP "B"
TOTAL EXTENSIVE GREEN ROOF AREA = 5,872 SQUARE FEET; n = 0.333; 4" DEPTH OF SOIL
V_{PROV} = 50% OF EXTENSIVE GREEN ROOF AREA x DEPTH x n
V_{PROV} = 0.5 x 5,872 x 4/12 x 0.333 = 325.9 CUBIC FEET
325.9 CUBIC FEET > 204.52 (OK)

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STORMWATER MANAGEMENT WATER QUALITY CONTROL TO BE ACHIEVED BY UTILIZING A COMBINATION OF WATER QUALITY BEST MANAGEMENT PRACTICES, SPECIFICALLY AN EXTENSIVE GREEN ROOF SYSTEM AND A HYDRODYNAMIC SEPARATOR. STORMWATER MANAGEMENT QUANTITY CONTROL TO BE ACHIEVED BY UTILIZING AN UNDERGROUND STORAGE PIPE WITH A LOW FLOW ORIFICE WHICH SHALL RELEASE STORMWATER AT PRE-DEVELOPMENT RATES.



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STORMWATER CONCEPT PLAN
ISSUED
08/25/08 - FOR REVIEW
10/03/08 - FOR REVIEW
10/15/08 - SUBMITTAL SET
01/20/09 - FOR REVIEW
03/20/09 - SUBMITTAL SET

C.8

1) BOUNDARY AND TOPOGRAPHIC SURVEYS COMPLETED BY CAS ENGINEERING,
SEPTEMBER, 2006.

2) ZONING: R-4 (CURRENT)
C-2-B (PROPOSED)

3) TOTAL LOT AREA = 16,320 SF±.

EX. PERGO POL.
ZONING: M.U. 11

EXISTING FEATURES

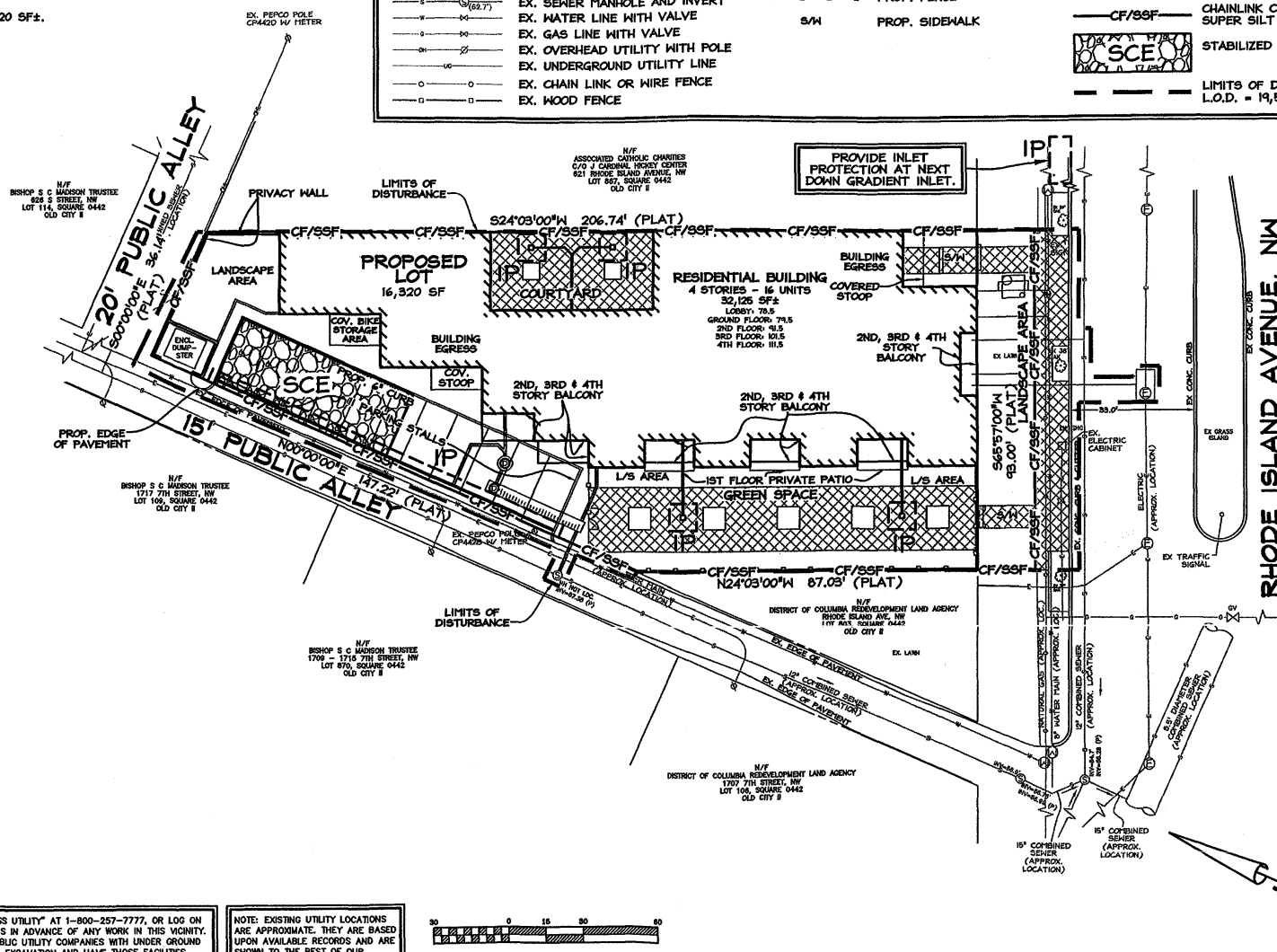
- | | |
|---|--------------------------------|
|  | EX. STORM DRAIN WITH MANHOLE |
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|  | EX. UNDERGROUND UTILITY LINE |
|  | EX. CHAIN LINK OR WIRE FENCE |
|  | EX. WOOD FENCE |

PROPOSED FEATURES

-  PROP. BUILDING
 PROP. FENCE
 S/W PROP. SIDEWALK

SEDIMENT CONTROL DEVICES

- | | |
|---|--|
|  | INLET PROTECTION |
|  | CHAINLINK CONSTRUCTION FENCE AND
SUPER SILT FENCE |
|  | STABILIZED CONSTRUCTION ENTRANCE |
|  | LIMITS OF DISTURBANCE
L.O.D. = 19,575 S.F.± |



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GRAPHIC SCALE
1 INCH = 30 FEET

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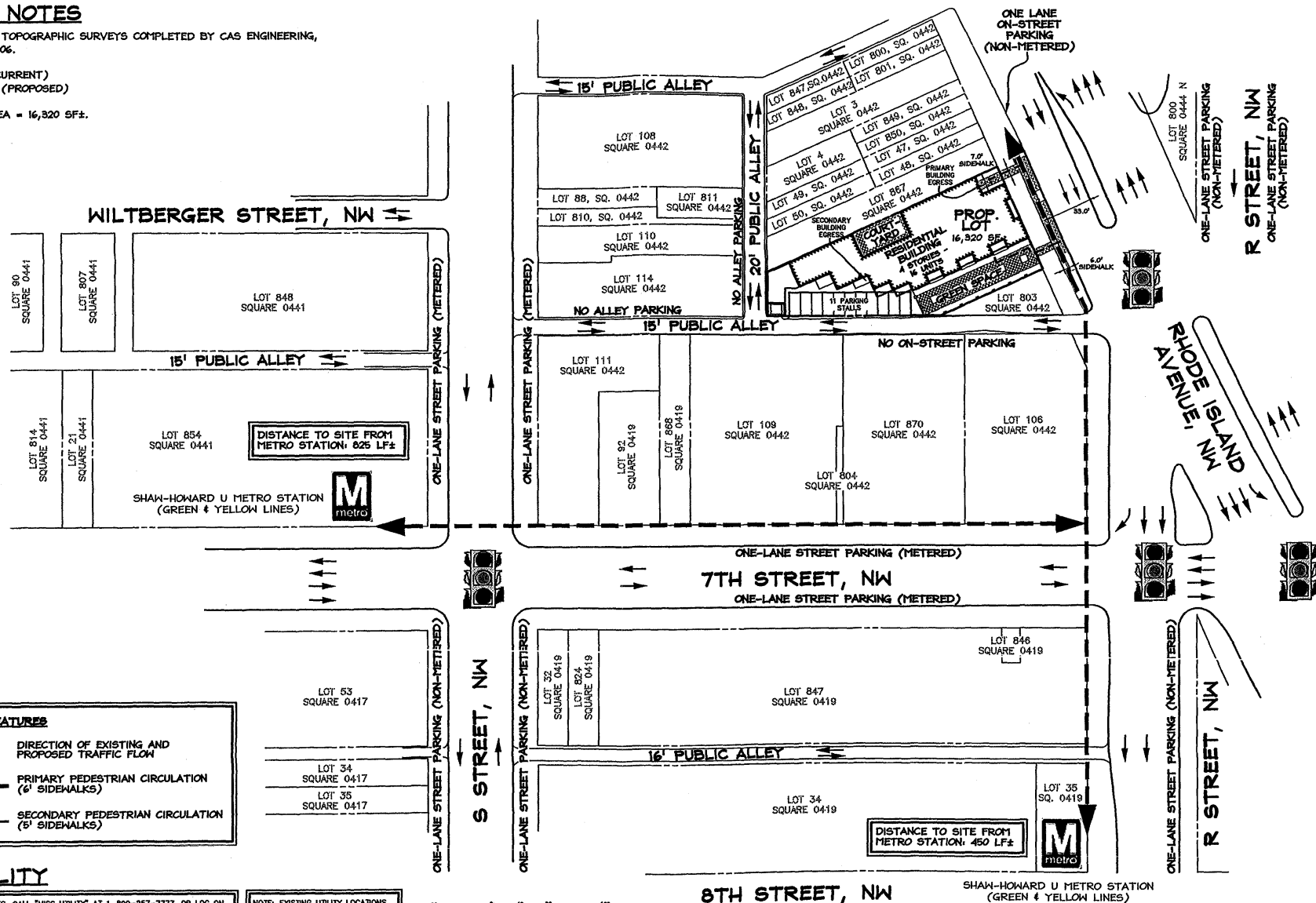
**EROSION CONTROL
PLAN**

ISSUED
08/25/08 – FOR REVIEW
10/03/08 – FOR REVIEW
10/15/08 – SUBMITTAL SET
01/20/09 – FOR REVIEW
03/20/09 – SUBMITTAL SET

C.9

GENERAL NOTES

- 1) BOUNDARY AND TOPOGRAPHIC SURVEYS COMPLETED BY CAS ENGINEERING, SEPTEMBER, 2006.
- 2) ZONING: R-4 (CURRENT)
C-2-B (PROPOSED)
- 3) TOTAL LOT AREA = 16,320 SF±.



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CIRCULATION PLAN	
ISSUED	
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10/03/08	- FOR REVIEW
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03/20/09	- SUBMITTAL SET

C.10

TREES, SHRUBS, GRASSES & GROUNDCOVER



EXISTING STREET TREES:



MEDIUM FLOWERING TREES:
BRADFORD PEAR



SMALL FLOWERING TREES:
CRAPE MYRTLE



PRIVACY TREES:
ITALIAN CYPRESS



MEDIUM SHRUBS:
WAX MYRTLE



ORNAMENTAL GRASSES:
FEATHER REED GRASS



GROUND COVER:
LIRIOPE



PERVIOUS PAVING:
HANOVER ECOGRID



EXTENSIVE GREEN ROOF:
SEDUM



FENCE AROUND GREEN SPACE
(SIM TO 626 S STREET, NW)



BENCHES IN GREEN SPACE

NOTES:
1. LANDSCAPE DESIGN IS SCHEMATIC. FINAL DESIGN
MAY VARY SLIGHTLY.

LANDSCAPE KEY



EXISTING STREET TREE TO REMAIN



MEDIUM FLOWERING TREE



SMALL FLOWERING TREE



PRIVACY TREE



MEDIUM SHRUB



ORNAMENTAL GRASS



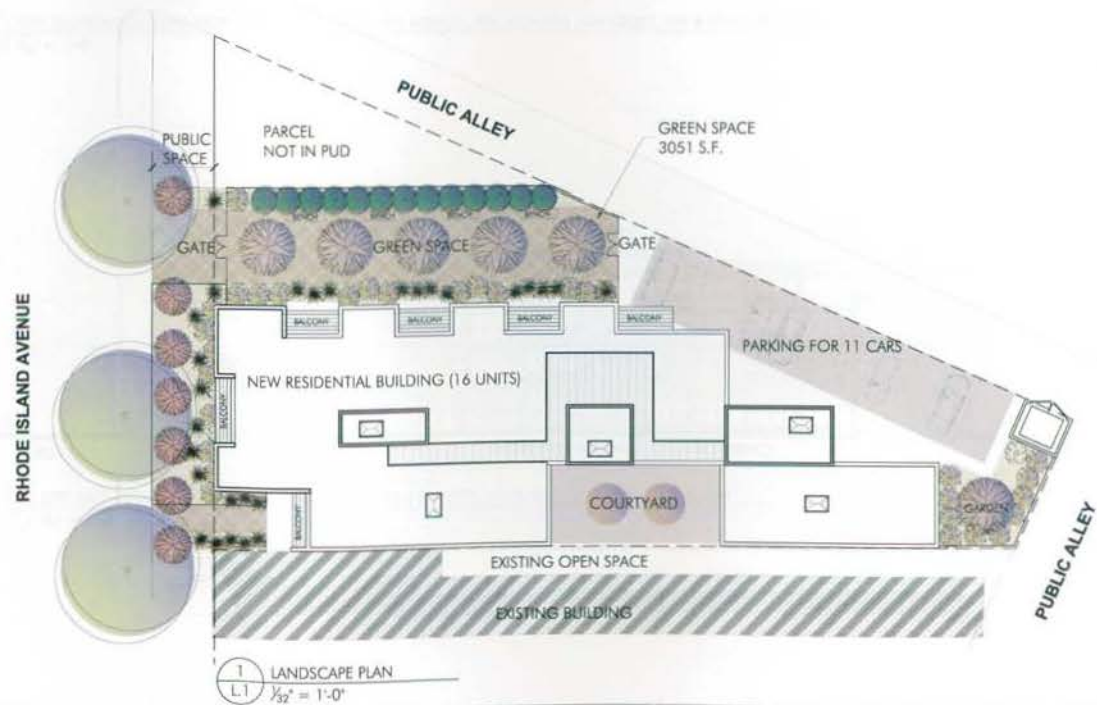
GROUND COVER



PERVIOUS PAVING



EXTENSIVE GREEN ROOF



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625 RHODE ISLAND AVENUE
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LANDSCAPE PLAN

SUBMITTED
20 MARCH 2009

L.1



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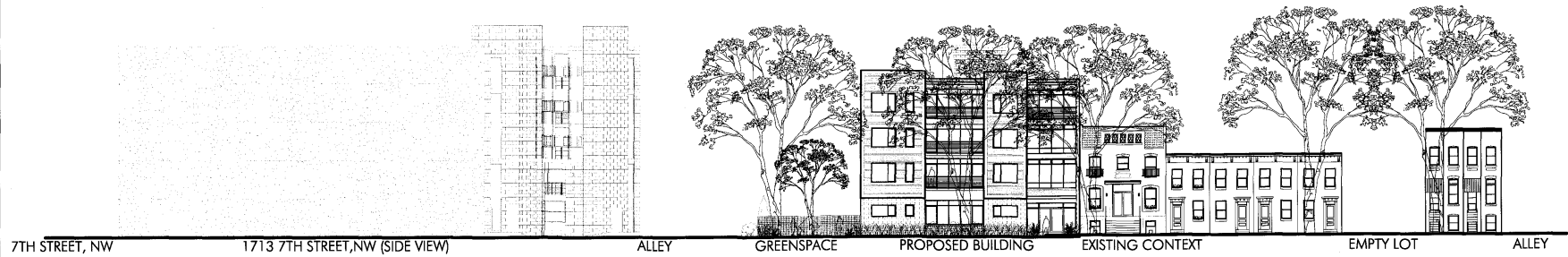
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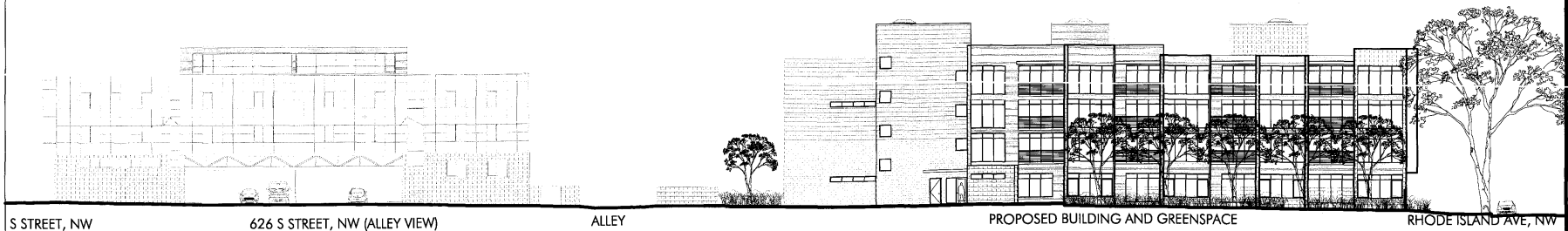
SITE SECTIONS

SUBMITTED
20 MARCH 2009

L.2



2
L.2
SITE SECTION LOOKING NORTH FROM RHODE ISLAND AVENUE, NW BETWEEN 7TH STREET, NW & 6TH STREET, NW
 $\frac{1}{32}'' = 1'-0''$



1
L.2
SITE SECTION LOOKING EAST FROM ALLEY BETWEEN S STREET, NW & RHODE ISLAND AVENUE, NW
 $\frac{1}{32}'' = 1'-0''$



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SITE /ZONING PLAN

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A1.0

SUMMARY OF COURTS:

OPEN COURTS	DESCRIPTION	MIN. WIDTH REQ'D	WIDTH PROVIDED	AREA (SF)
 OPEN COURT "A"	RESIDENTIAL ENTRY	15'-0"	15'-0"	297 (SF)
 OPEN COURT "B"	GREEN SPACE	16'-0"	29'-10"	3051 (SF)
 OPEN COURT "C"	PARKING	15'-8"	23'-1"	658 (SF)
 OPEN COURT "D"	PARKING	17'-10"	27'-1"	820 (SF)
 OPEN COURT "E"	PARKING	14'-6"	27'-2"	881 (SF)
 OPEN COURT "F"	GARDEN	14'-6"	29'-8"	1156 (SF)

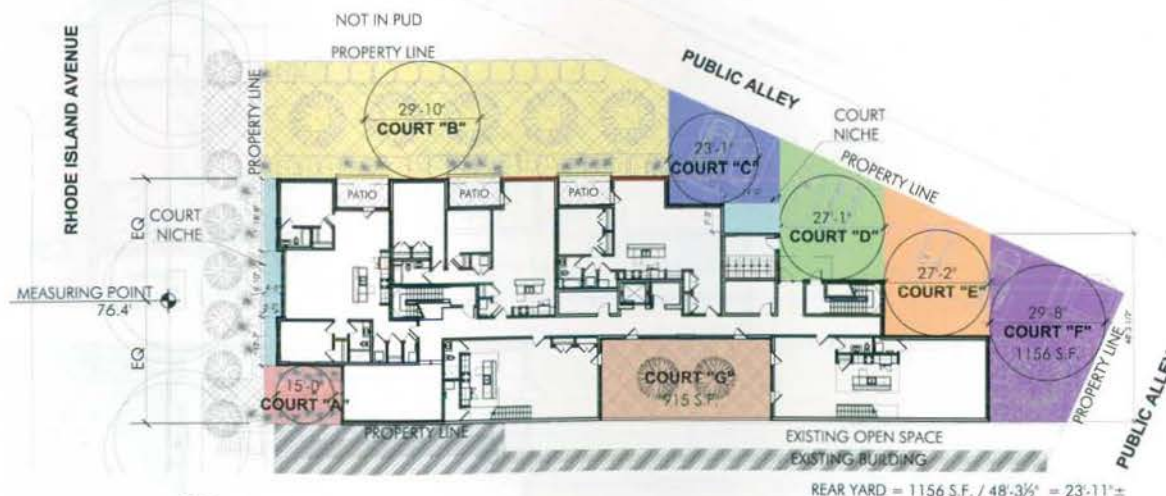
CLOSED COURT	DESCRIPTION	MIN. AREA REQ'D	AREA PROVIDED
 CLOSED COURT "G"	COURTYARD	879 (SF)	915 (SF)

 COURT NICHE	SEE PLAN FOR DIMENSIONS		
---	-------------------------	--	--



BUILDING HEIGHT = 48'-7 1/4"

2 ELEVATION ZONING
A1.0 1/32" = 1'-0"



1 SITE PLAN ZONING
A1.0 1/32" = 1'-0"

REAR YARD = 1156 S.F. / 48'-3 1/2" = 23'-11" ±

RHODE ISLAND AVENUE

NOT IN PUD

99'-6"

GREEN SPACE

PUBLIC ALLEY

1

2

3

4

5

6

7

8

9

10

11

PARKING AREA

TYPICAL PARKING SPACE

NOTES:
1. INTERIOR LAYOUTS ARE SCHEMATIC. CHANGES TO INTERIOR LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.



1 GROUND FLOOR PLAN
A1.1 1/8" = 1'-0"

2 A2.1

PUBLIC ALLEY

UNIT MATRIX:			
FLOOR	UNIT	DESCRIPTION	AREA (SF)
1 & 2	A1 - DUPLEX	3 BEDROOM, 2 1/2 BATH	2178
1	B1 - FLAT	1 BEDROOM, 1 BATH	987
1	C1 - FLAT	2 BEDROOM, 1 BATH	1148
1	D1 - FLAT	2 BEDROOM, 2 BATH	1242
1 & 2	E1 - DUPLEX	3 BEDROOM, 3 BATH	1979
2	B2 - FLAT	2 BEDROOM, 2 BATH	1545
2	C2 - FLAT	2 BEDROOM, 1 BATH	1148
2	D2 - FLAT	2 BEDROOM, 2 BATH	1327
3 & 4	A3 - DUPLEX	3 BEDROOM, 2 1/2 BATH	2097
3	B3 - FLAT	2 BEDROOM, 2 BATH	1545
3	C3 - FLAT	2 BEDROOM, 1 BATH	1148
3	D3 - FLAT	3 BEDROOM, 3 BATH	1750
3 & 4	E3 - DUPLEX	3 BEDROOM, 3 BATH	1927
4	B4 - FLAT	2 BEDROOM, 2 BATH	1545
4	C4 - FLAT	2 BEDROOM, 1 BATH	1148
4	D4 - FLAT	2 BEDROOM, 2 BATH	1327
16 UNITS TOTAL			



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GROUND FLOOR PLAN

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A1.1



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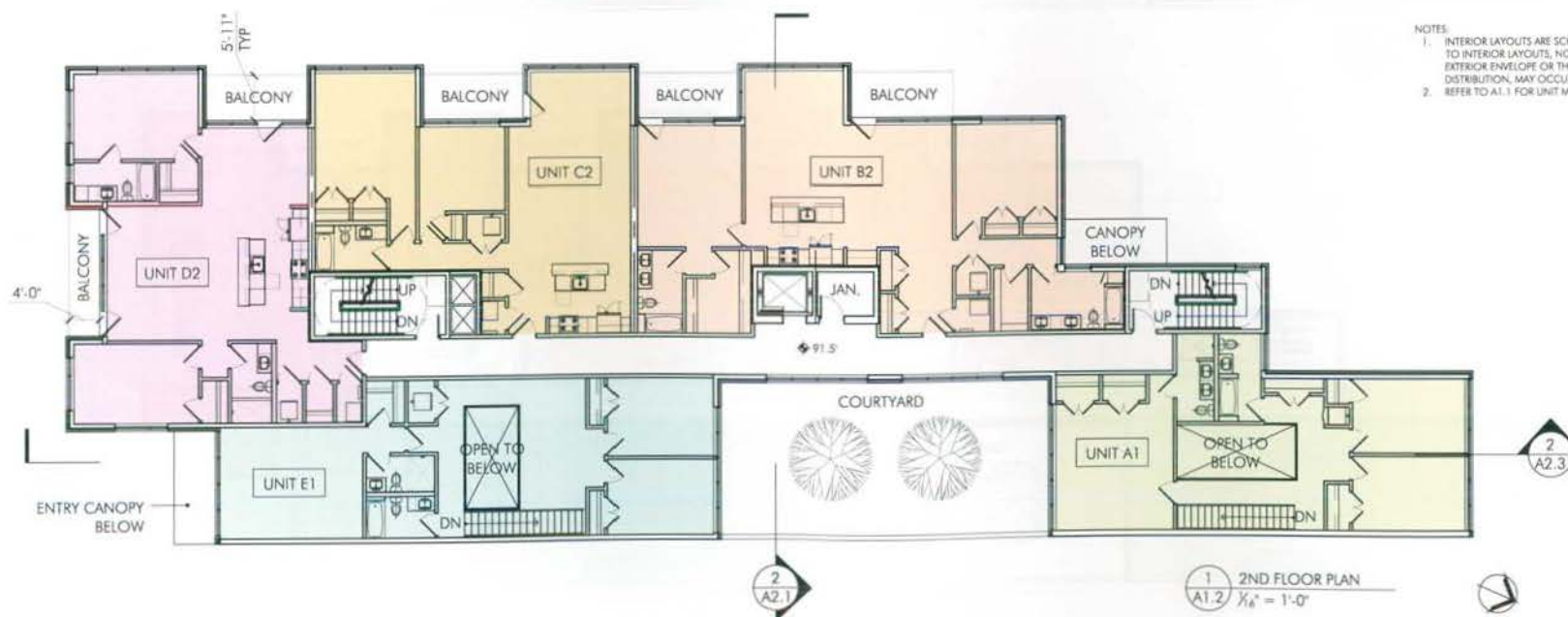
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2ND FLOOR PLAN

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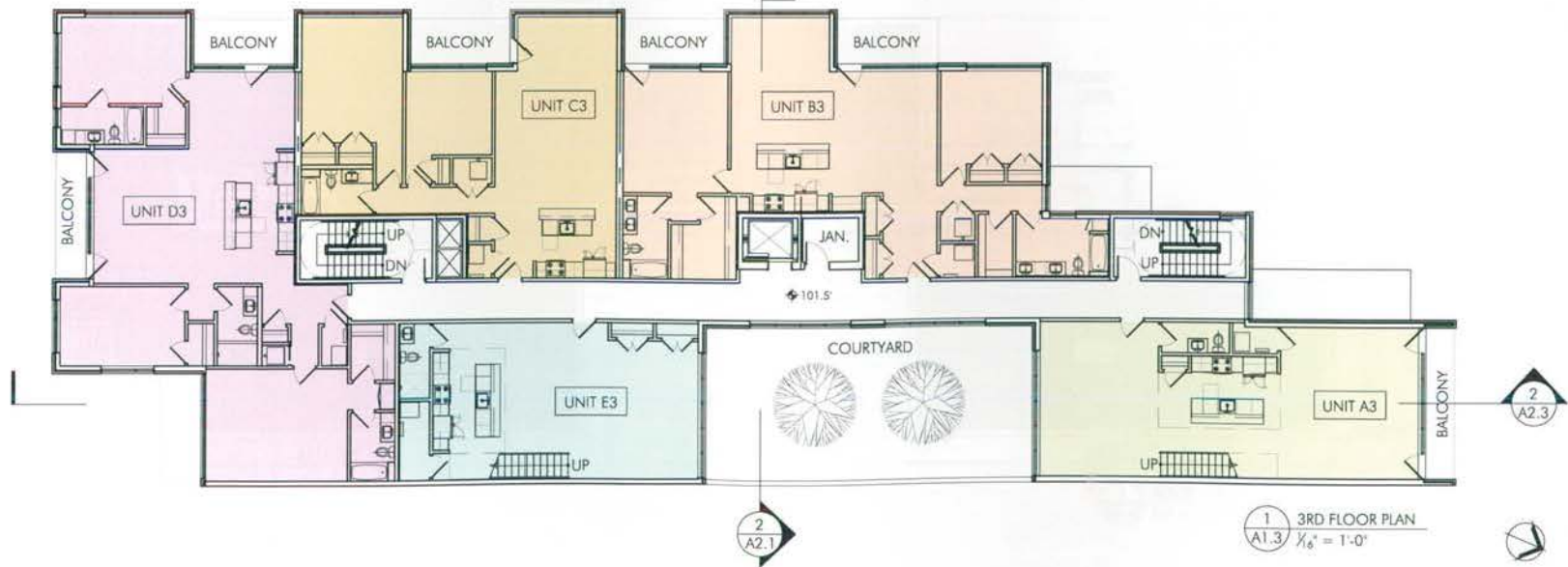
A1.2



- NOTES:
1. INTERIOR LAYOUTS ARE SCHEMATIC. CHANGES TO INTERIOR LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
 2. REFER TO A1.1 FOR UNIT MATRIX.

1
A1.2 2ND FLOOR PLAN
1/8" = 1'-0"

2
A2.1



- NOTES:
1. INTERIOR LAYOUTS ARE SCHEMATIC; CHANGES TO INTERIOR LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
 2. REFER TO A1.1 FOR UNIT MATRIX.



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3RD & 4TH FLOOR PLANS

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A1.3



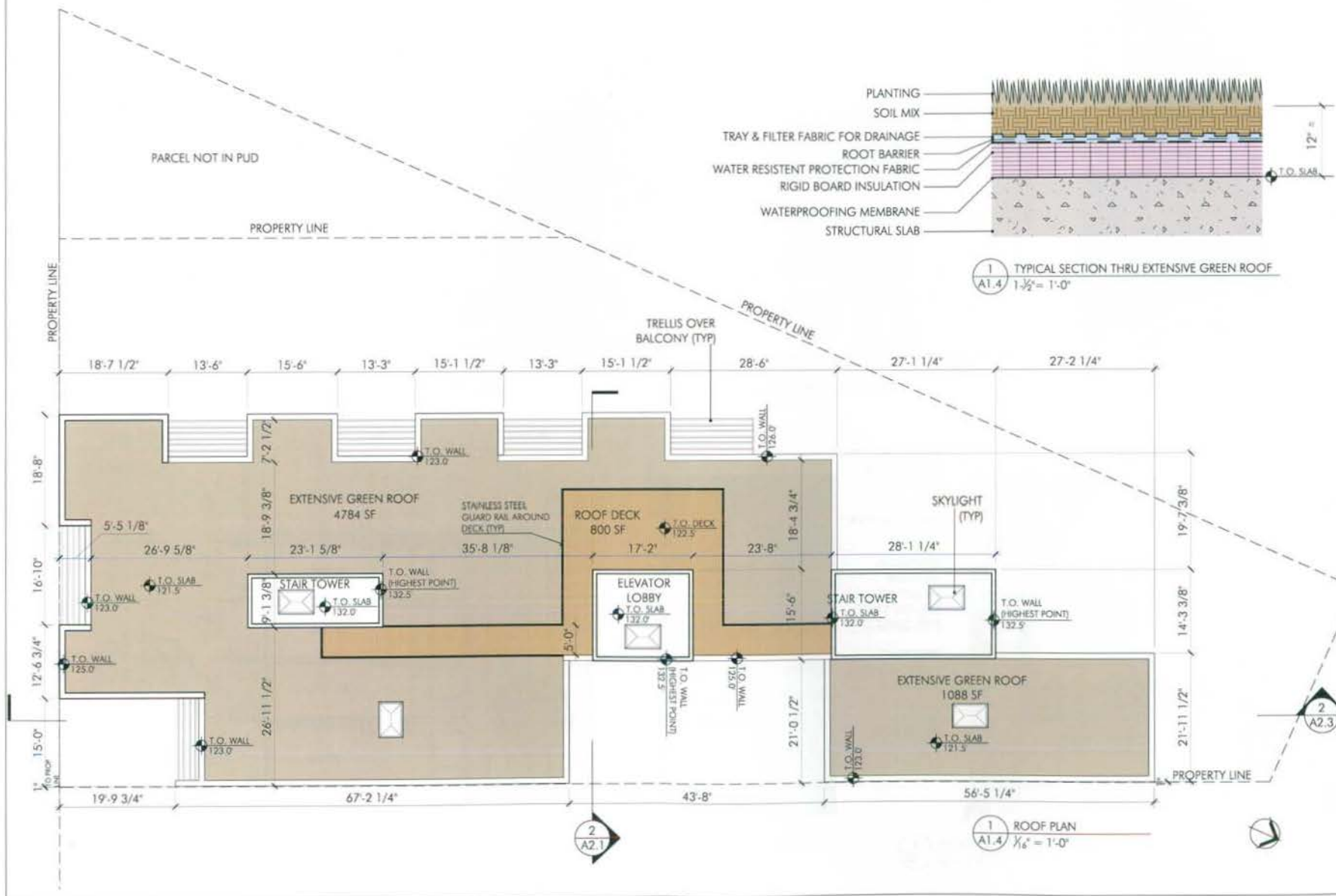
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ROOF PLAN

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A1.4





1 SOUTH ELEVATION - FACING RHODE ISLAND AVENUE
A2.1 1/8" = 1'-0"

EXISTING STREET TREES TO REMAIN (TYP)
BRIGHTLY COLORED CANOPY



2 TRANSVERSE SECTION THRU BUILDING
A2.1 1/8" = 1'-0"



EXAMPLE OF ARCHITECTURAL
CMU & ALUMINUM WINDOWS
(1713 7TH STREET, NW)

PTD CORRUGATED
METAL SIDING
(TYP)
PTD METALTRIM
(TYP)
ALUMINUM
WINDOW
SYSTEM W/
LOW-E DOUBLE
GLAZING (TYP)
SMOOTHE
ARCHITECTURAL
CMU (TYP)
METAL
FENCE (TYP)



3 ENLARGED SOUTH ELEVATION SHOWING PROPOSED BUILDING MATERIALS
A2.1 1/8" = 1'-0"



EXAMPLE OF CORRUGATED SIDING
(626 S STREET, NW)



EXAMPLE OF RAILING & ALUMINUM WINDOWS
(1713 7TH STREET, NW)

METAL RAILING SYSTEM
W/WOOD HANDRAIL (TYP)



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SOUTH ELEVATION &
SHORT BUILDING SECTION

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A2.1



BRIGHTLY
COLORED
CANOPY

ENTRY

1 WEST ELEVATION - FACING GARDEN
A2.2 1/8" = 1'-0"



2 NORTH ELEVATION - FACING ALLEY
A2.2 1/8" = 1'-0"



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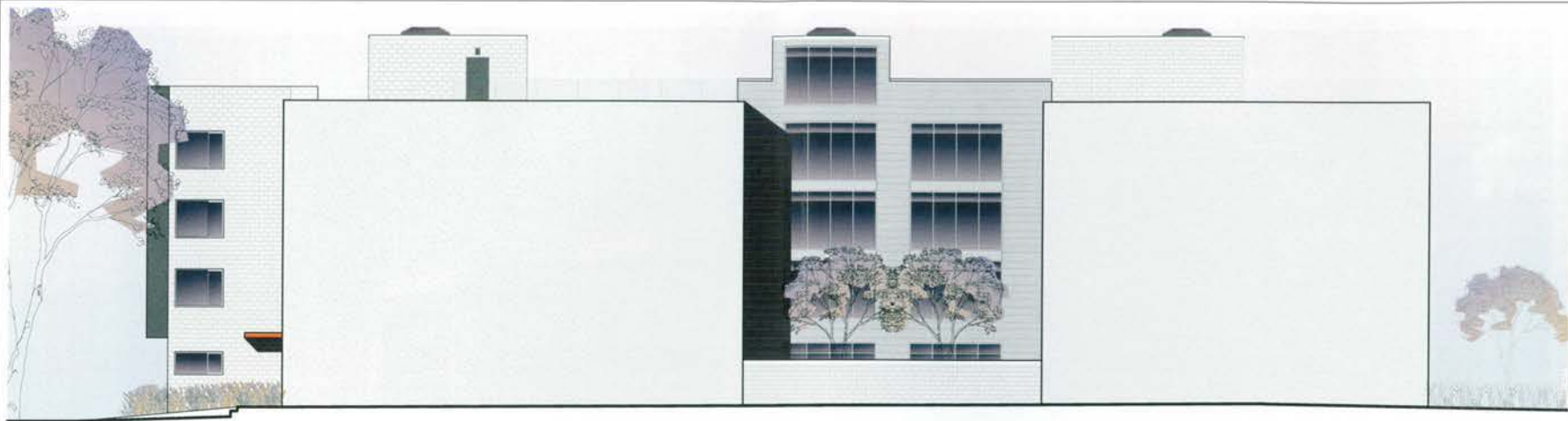
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WEST & NORTH ELEVATIONS

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A2.2



1
A2.3 EAST ELEVATION - FACING PROPERTY LINE
1/8" = 1'-0"



2
A2.3 LONG SECTION THRU LOBBY, UNITS AND COURTYARD
1/8" = 1'-0"



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EAST ELEVATION &
LONG BUILDING SECTION

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A2.3



RENDERING OF PROPOSED BUILDING WITH ADJACENT GREEN SPACE



EXISTING SITE



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SITE MAPS

SUBMITTED
20 MARCH 2009

A2.4