

810 O Street, NW Washington DC

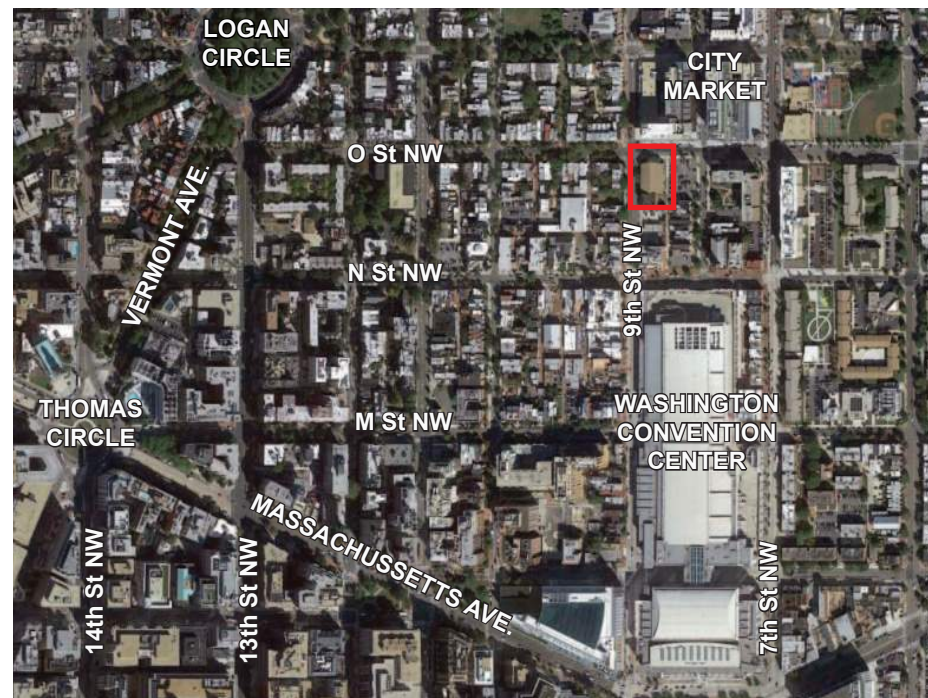
Proposed Planned Unit Development & Zoning Map Ammendment

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VICINITY PLAN & PROPOSED PROJECT



EXISTING SITE ZONING INFORMATION:

SITE ADDRESS: 810 O STREET NW
 SQUARE: 399
 LOT: 66
 LOT SIZE: 15,093 SF
 EXISTING ZONE: C-2-A
 PROPOSED ZONE: C-2-B

ZONING ANALYSIS

CRITERIA	C-2-B PUD	PROPOSED DESIGN	NOTES
Height - Feet	90'-0"	90'-0"	
Height - Stories	N/A	N/A	
Roof Structures			
Height	20' 0"	18'-6"	
Setback	1:1	1:1	
FAR	0.4/6000 sf	0.29/4526 sf	
Penthouse uses			
Residential		4526 sf	
Communal Recreation		1446 sf	
Mechanical		3670 sf	
FAR - Total	6.0	5.99	
Total area	90,558 sf	90,458 sf	
FAR - Retail	2.0	0.4	
Retail area	30,186 sf	6,879 sf	
GAR	0.3	0.303	
Lot Occupancy - Residential limit	80%	80%	
Rear Yard	15'-0"	15'-0"	
Side Yard	N/A	none	
Courts - Residential	Court width -25.88'	105.33'	Minimum width of open court 4" per foot of height measured from lowest level of court- 4"/77.66= 25.88' (see sheet A29)
Parking - Residential	1:3 (22 spaces)	52 spaces	66 units/3 = 22 required
Parking - Retail	1/750 sf > 3,000 sf	5 spaces	Retail GFA -6879 sf Parking spaces: 6879-3000 /750 = 5.17 ~5
Parking - Bicycle	0	0	5% of required retail spaces- 0.05x5= 0.25 ~0
	22	22	Building code requirement 1 per 3 units- 66/3=22
Loading - Residential w/ > 50 units	1 berth @55' 1 platform @200sf 1 delivery @20'	1 berth @30' 1 platform @400sf 1 delivery @20'	Relief for berth size
Loading - Retail w/ 5,000-20,000 GSF	1 berth @30' 1 platform @100sf 0 delivery @20'	0 berth @30' 0 platform 1 delivery @20'	Relief for loading berth & platform

Section+A2:C14	Requirements	Sheet number
2406.11a	Completed application form	Written app.
2406.11b	Zoning Plan: Map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties and any proposed change of zoning	A-03
2406.11c	Statement of purpose: A statement of the purposes and objectives of the project, including the proposed form of development and a detailed statement elucidating how the application meets the PUD evaluation standards in 2403	Written app.
2406.11d	Site plan: A general site, landscape and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building and the exact area of the total site	A-15, A-02, C-03, L-01
2406.11e	Development Submissions: (1)	
2406.12a	Completed application form	Written app.
2406.12b	Detail Statement: A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores and residential uses.	Written app.
2406.12c	Site plan: A detailed site plan, showing the location and external dimensions of all buildings structures, utilities and other easments, walkways, driveways, plazas, arcades and any other open spaces.	A-15, A-16, C-03
2406.12d	Landscaping and Grading Plans:	L-01, C1.06
2406.12e	Floor Plans: Typical floor plans and architectural elevations for the building, section of the building and elevations of the entire square within which the project is located.	A-16 to A-26
2406.12f	Circulation Plans: A final detailed circulation plan showing all driveways and walkways, including widths, grades and curb cuts, as well as detailed parking and loading plans.	
2406.12g	Additional Information: Any other information needed to understand final design of the proposal, or information specifically requested by the Commission.	

BUILDING AREA SUMMARY

Floor	Retail Area (SF)	Residential Amenity (SF)	Total FAR area (SF)
1st Floor	6,879	1,605	11,397
2nd Floor			11,416
3rd Floor			11,416
4th Floor			11,416
5th Floor			11,416
6th Floor			11,416
7th Floor			11,416
8th Floor			10,565
TOTAL SF			90,458
Total SF allowed per 6.0 FAR			90,558
Site Area			15,093
Project FAR			5.99
Penthouse			
Penthouse Residential/Habitable			4,526
Penthouse Communal Recreation			1,446
Total			5,972
Penthouse Mechanical (2nd story)			3,670

PARKING SUMMARY

Parking Spaces	Required	Provided
Retail (6879 sf)	5	5
Residential	22	52*
Total	27	57*
Full size spaces	16	18*
40% Compact spaces allowed	11	39
Total	27	57
*excludes 10 Tandem spaces in vault under O street		
Bike spaces	22	22

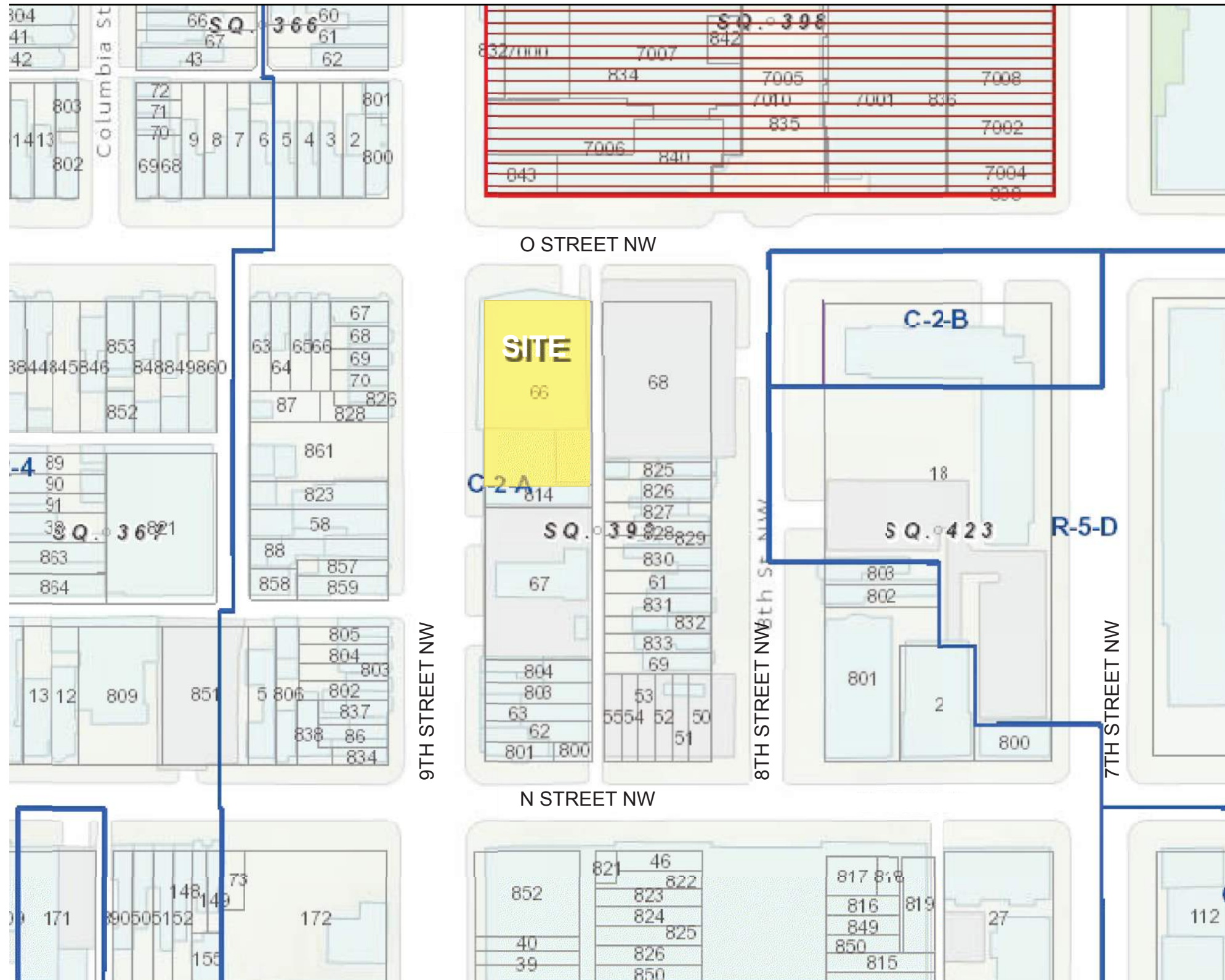
UNIT SUMMARY



Unit types	Number	SF Range
2 BR + Den	10	1800
2 BR	30	995-1410
1 BR + Den	18	950-1050
1 BR	8	760-835
TOTAL	66	

IZ SUMMARY

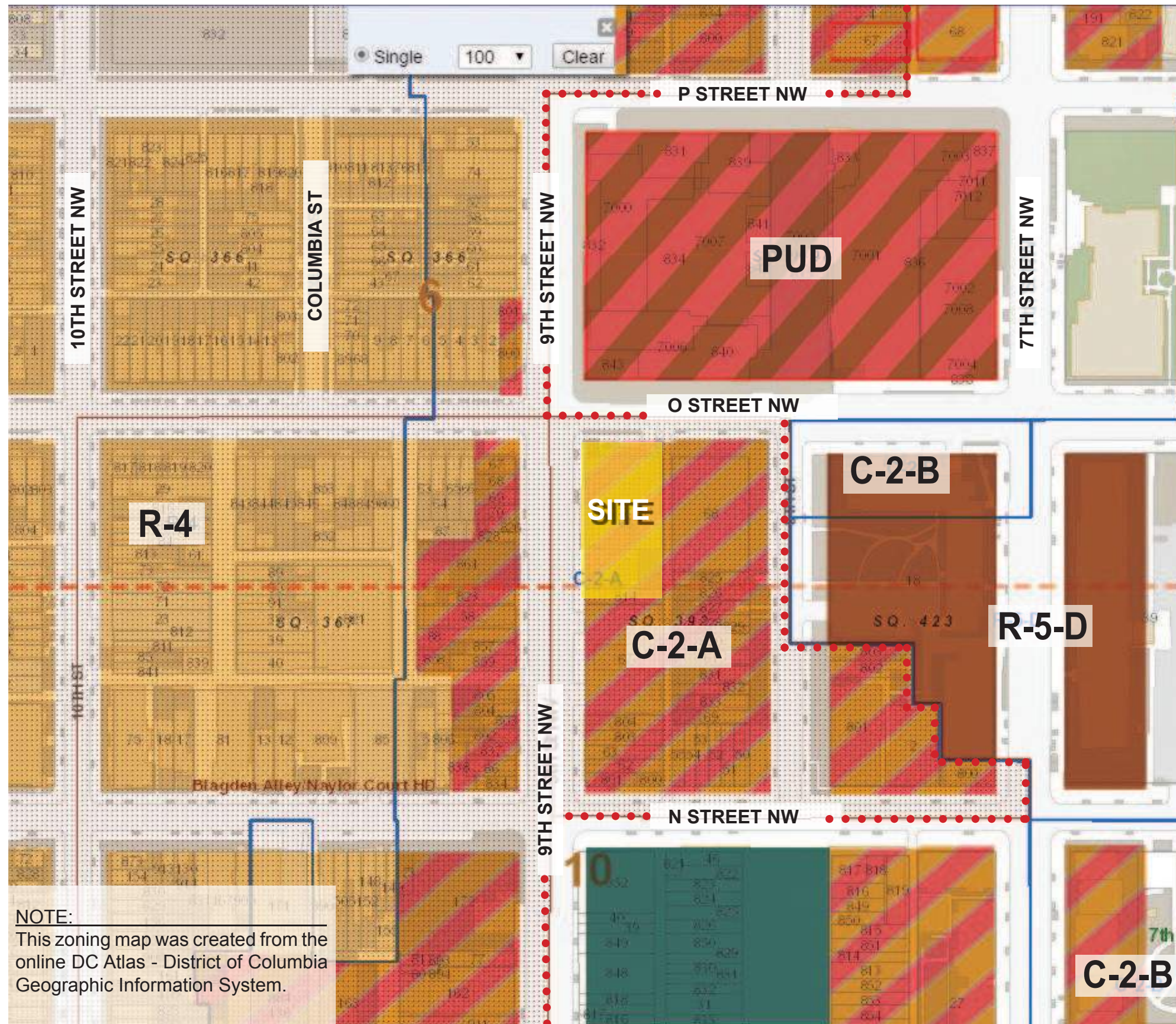
GFA Residential	86,563	
NSF Residential	69,732	
GFA Multiplier	19.44%	
8% GFA IZ Requirement	6,809	Includes square footage from penthouse habitable
8% NSF IZ Requirement	5,579	Includes square footage from penthouse habitable
1BR	45%	
2BR	55%	

Unit	1BR		2BR		Total		AMI %
	NSF	GFA	NSF	GFA	NSF	GFA	
203							
204	986	1178			986	1178	80%
205	900	1075			900	1075	50%
207							
209							
303							
304	986	1178			986	1178	80%
307			938	1120	938	1120	80%
308							
309			977	1167	977	1167	80%
407			938	1120	938	1120	80%
408							
409							
Total	2,872	3,430	2,853	3,408	5,725	6,838	



-  ZONING DISTRICTS
-  PENDING PUDS

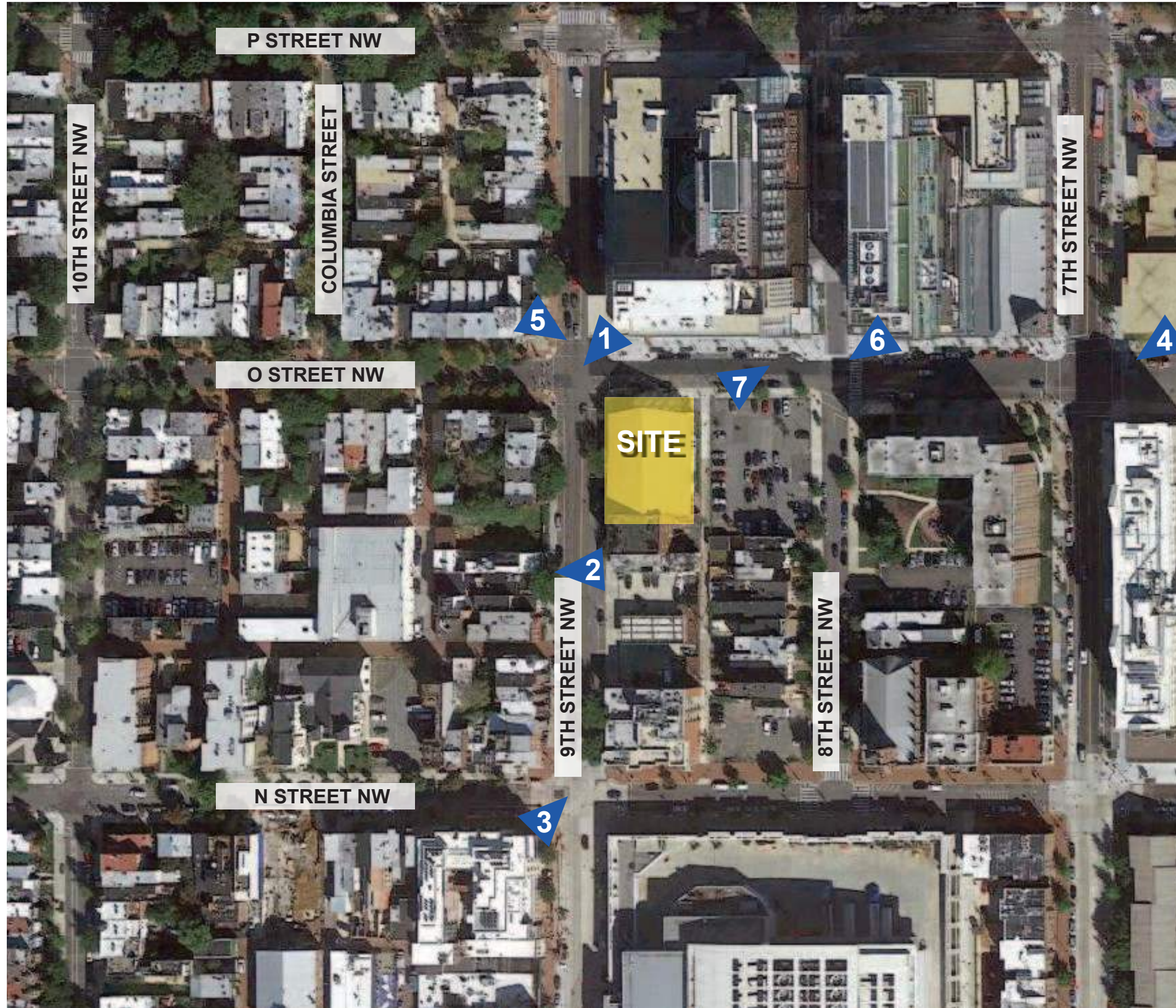




- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional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

NOTE:
 This zoning map was created from the online DC Atlas - District of Columbia Geographic Information System.







1 Corner view 9th Street and O Street NW - Looking SOUTH



2 9th Street NW Elevations - View Looking EAST



3 Corner view 9th Street and N Street NW - Looking NORTH



4 O Street NW - Looking SOUTH





5 Corner view 9th Street and O Street NW - Looking SOUTHEAST



6 O Street NW - Looking SOUTHWEST



7 O Street NW - Looking NORTHWEST

HOTEL CAMBRIA

O STREET NW

PROPOSED PROJECT



A09 VIEW FROM O STREET NW LOOKING WEST

Gensler

25 MARCH 2016

810 O STREET NW

FOUR POINTS

HOTEL CAMBRIA

PROPOSED PROJECT

CONVENTION CENTER



EXISTING APARTMENT BLOCK

PROPOSED NEIGHBORING
PROJECT

PROPOSED
PROJECT

O STREET MARKET



A11 O STREET VIEW, LOOKING SOUTH

Gensler

25 MARCH 2016

810 O STREET NW

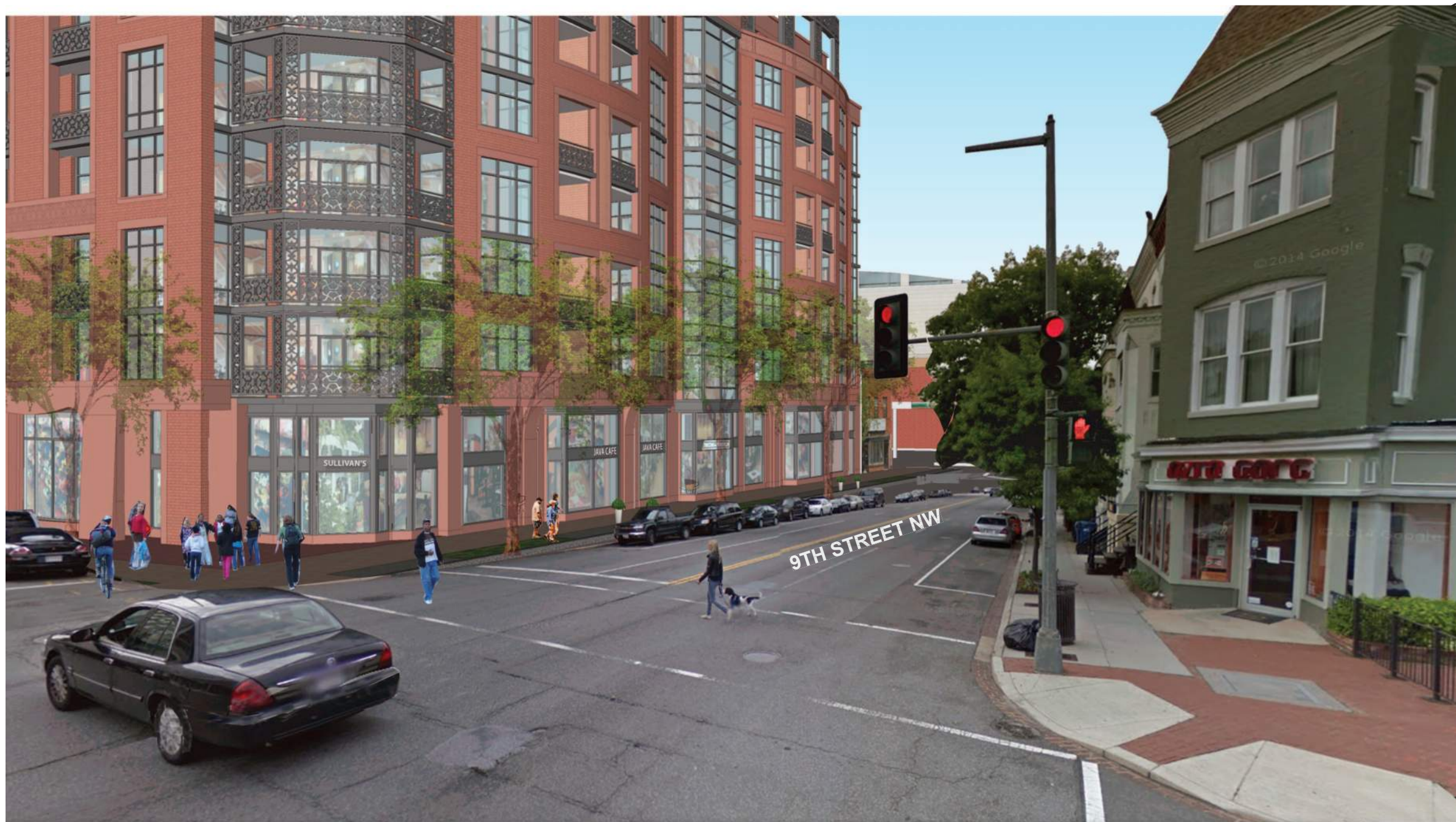
FOUR POINTS

HOTEL CAMBRIA

PROPOSED BUILDING

PROPOSED BUILDING BY OTHERS





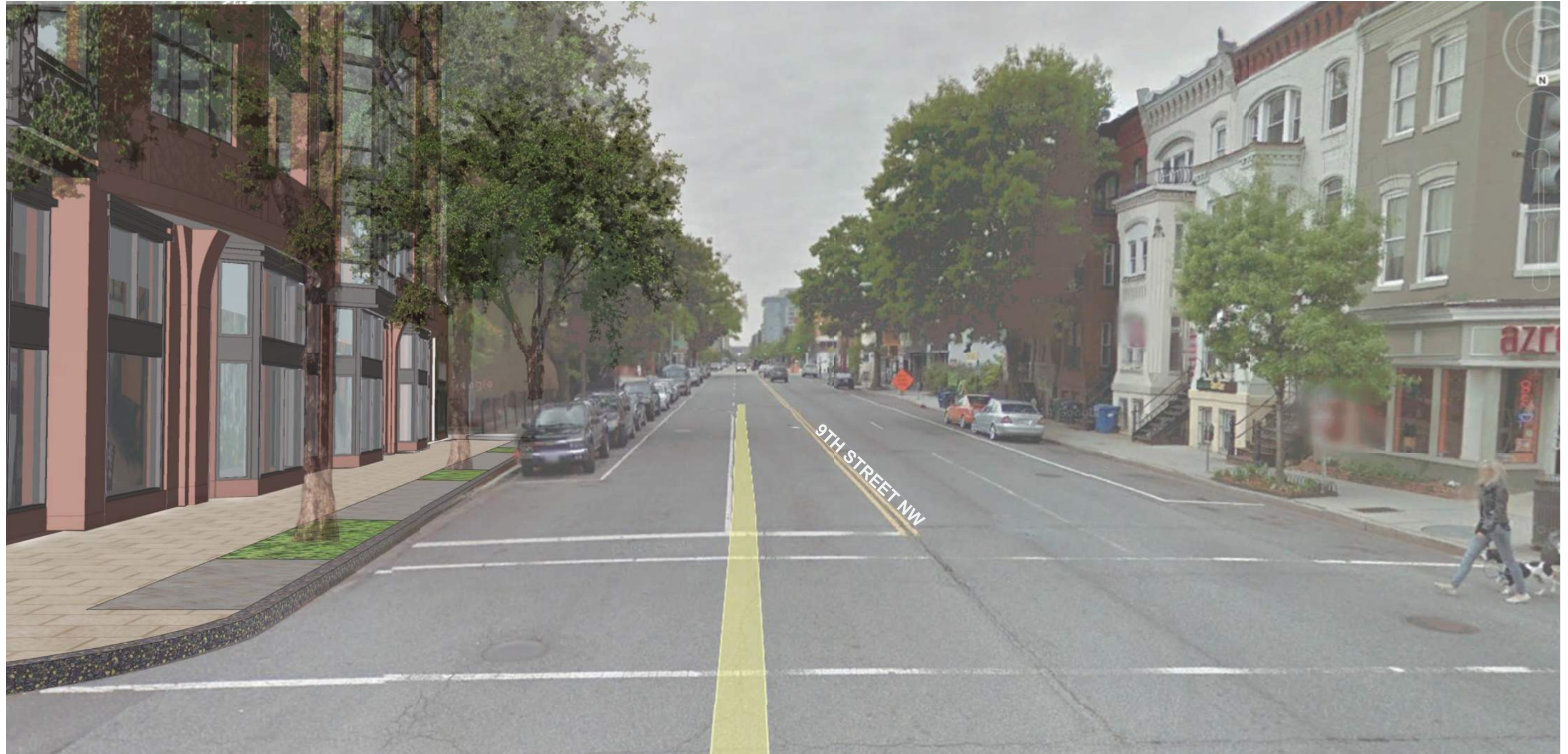
A13 VIEW OF RETAIL BASE

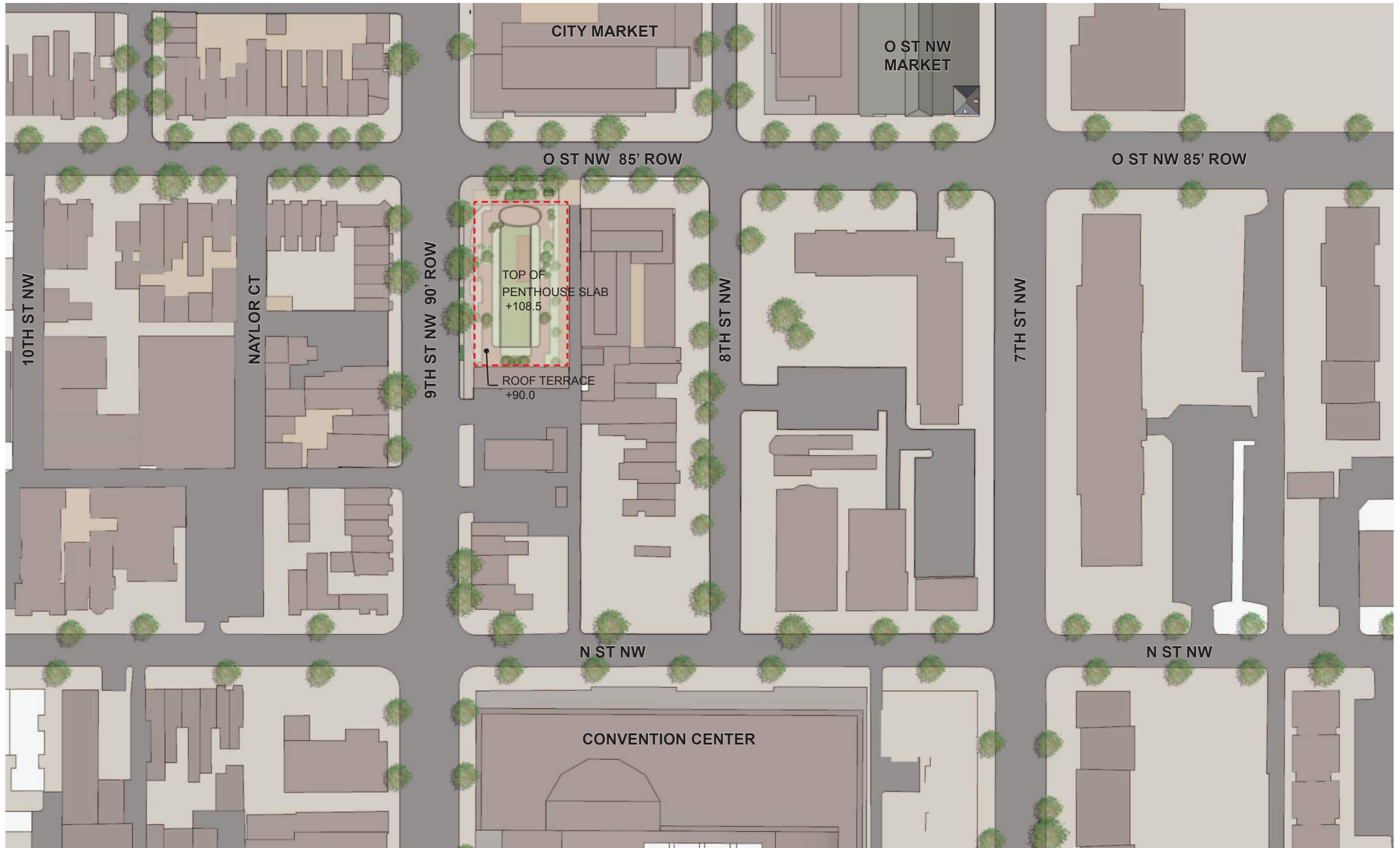
Gensler

25 MARCH 2016

810 O STREET NW

FOUR POINTS







1

Note: Relative Elevations are based on a Measuring Point of ± 91.13 located at the level of the curb opposite the middle of the front of the building.

1st Floor

Floor Area:	11,397 sf
Lobby Area:	1,975 sf
Retail Area:	6,879 sf

- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- LOADING ACCESS





2nd Floor

Floor Area: 11,416 sf
 Residential Area: 9,940 sf
 Terrace Area: 1,720 sf
 Unit Count: 9

- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE

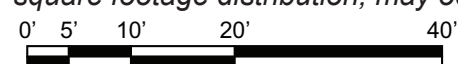


Typical Floor

Floor Area: 11,416 sf
 Residential Area: 9,940 sf
 Terrace Area: 780 sf
 Unit count: 9

- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE

Note: The interior layout shown of the building is schematic. Changes to the layouts, not affecting the exterior envelop or square footage distribution, may occur.



2

3-7

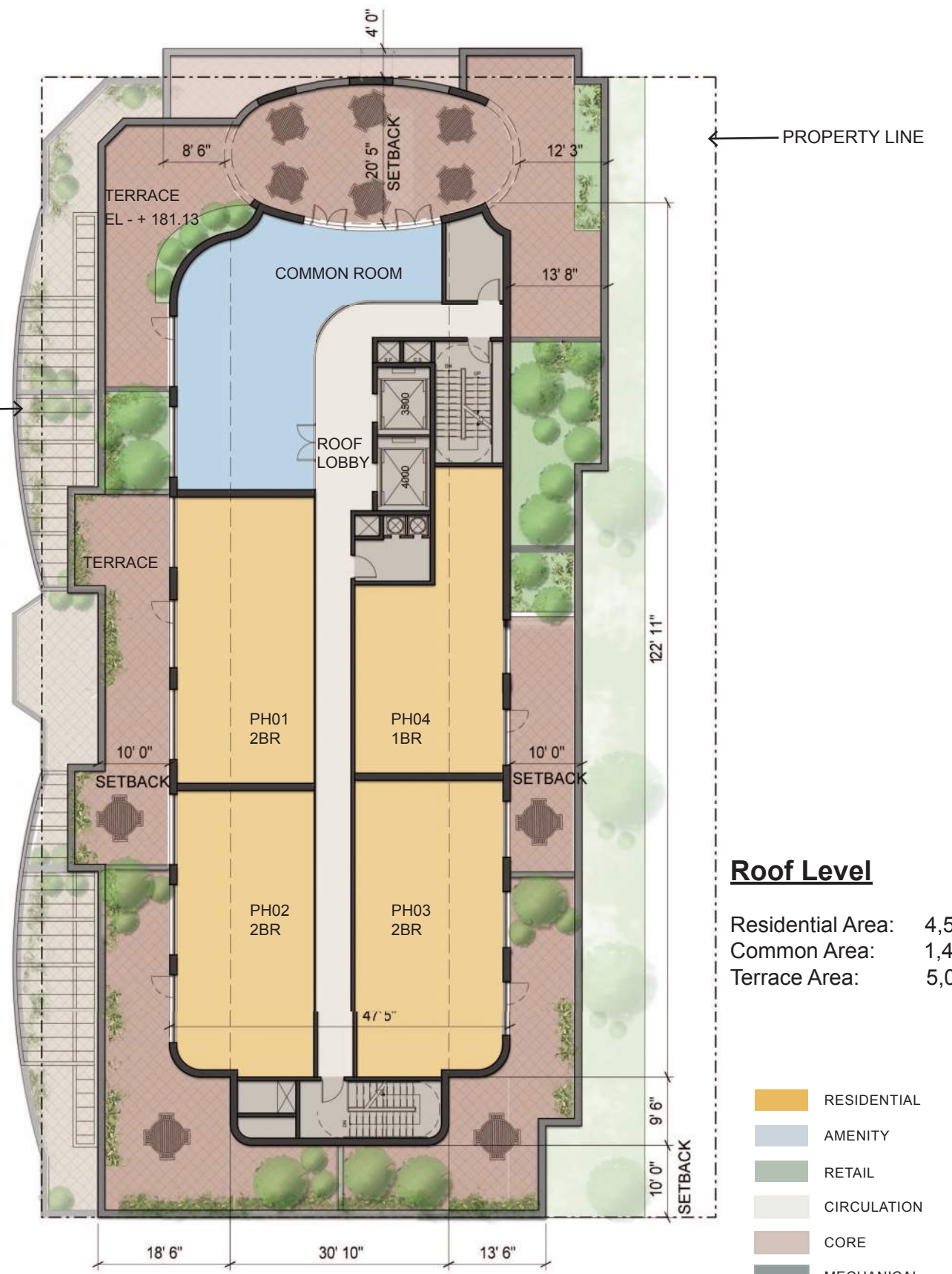


8th Floor

Floor Area: 10,565 sf
 Residential Area: 8,955 sf
 Terrace Area: 1,926 sf
 Unit Count: 8

- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE

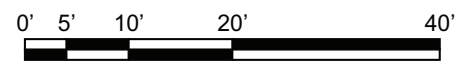
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Roof Level

Residential Area: 4,526 sf
 Common Area: 1,446 sf
 Terrace Area: 5,076 sf

- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE
- MECHANICAL



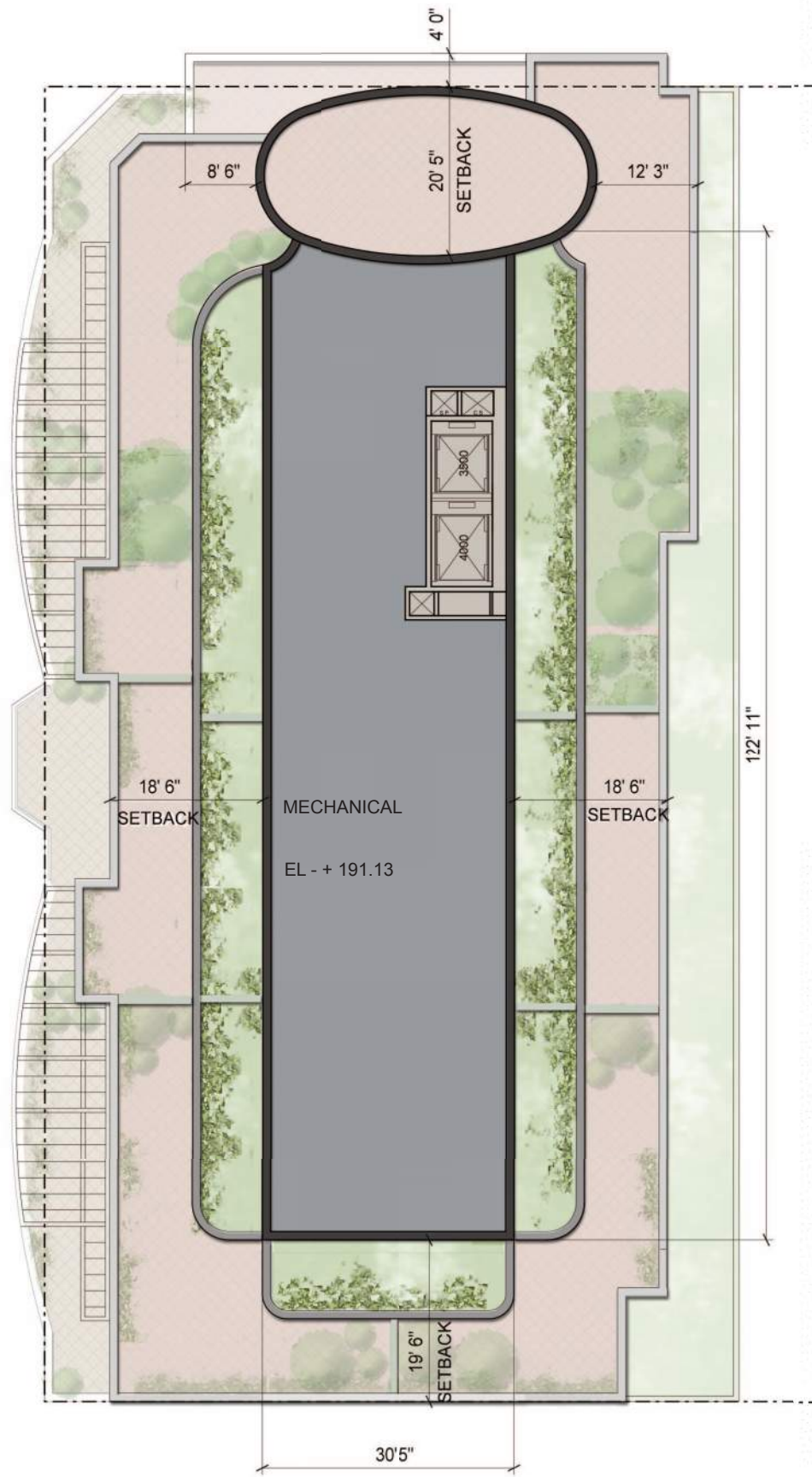
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810 O STREET NW



FLOOR PLANS-EIGHTH & ROOF DECK FLOOR A 18

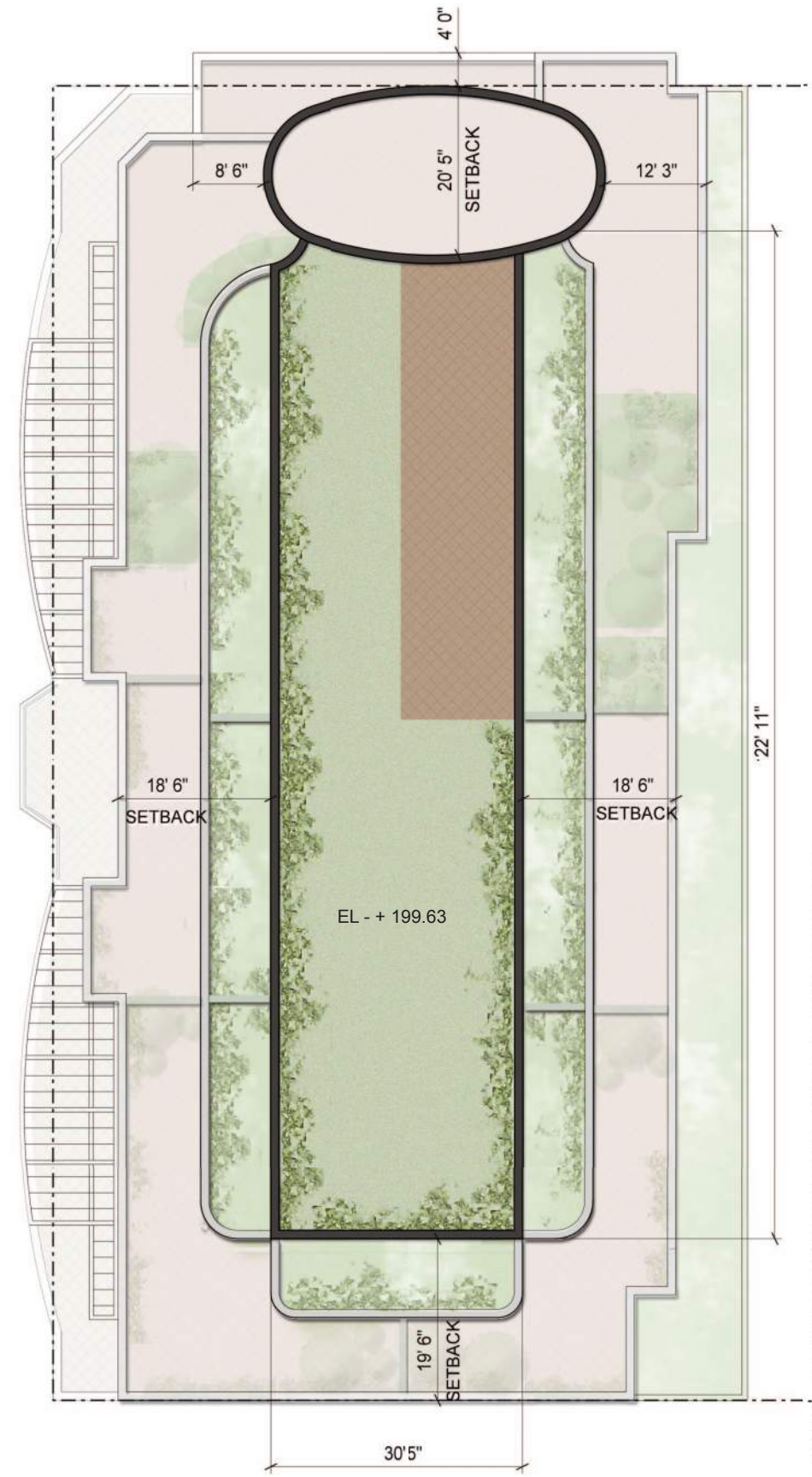


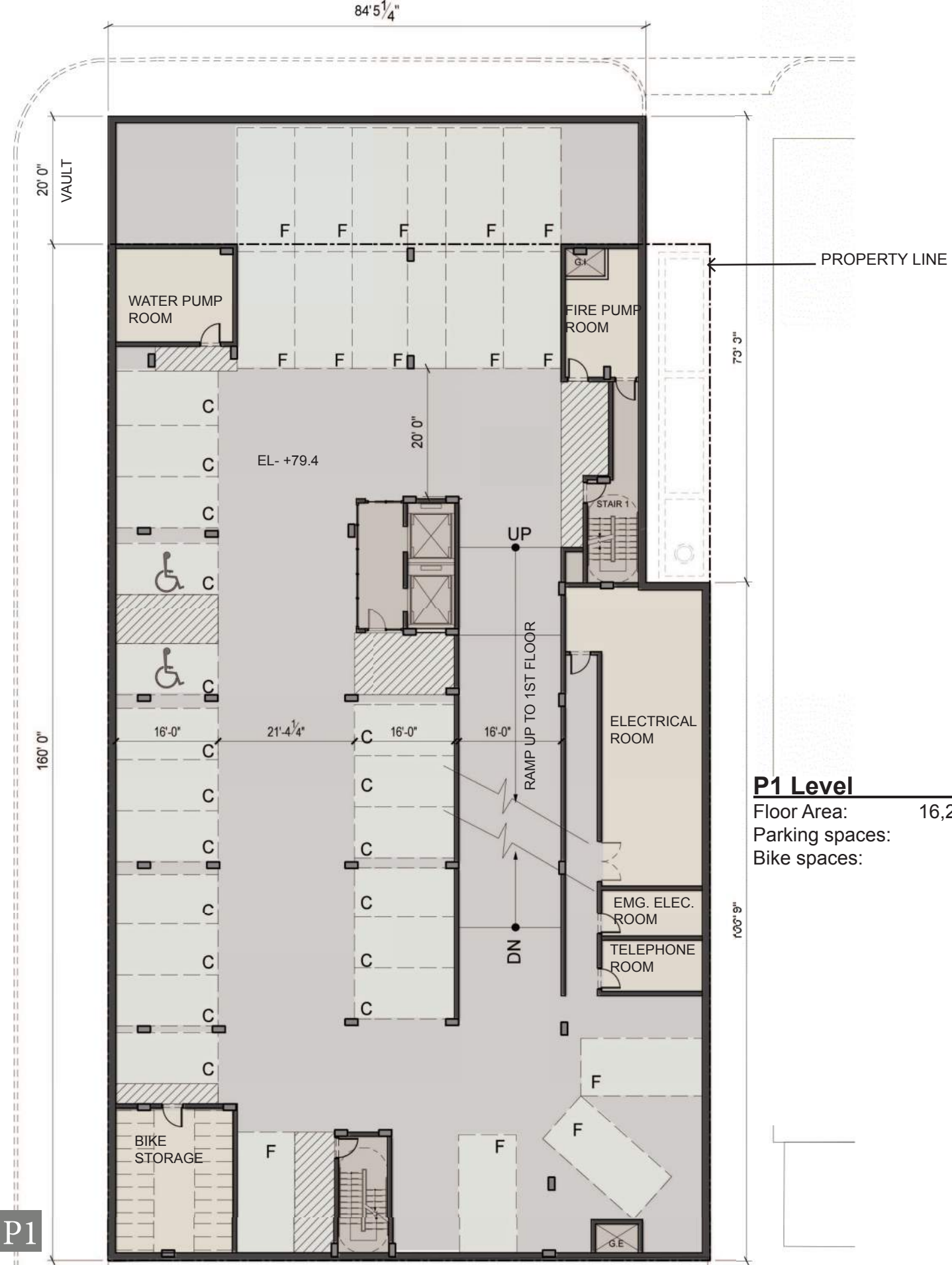


Penthouse Level

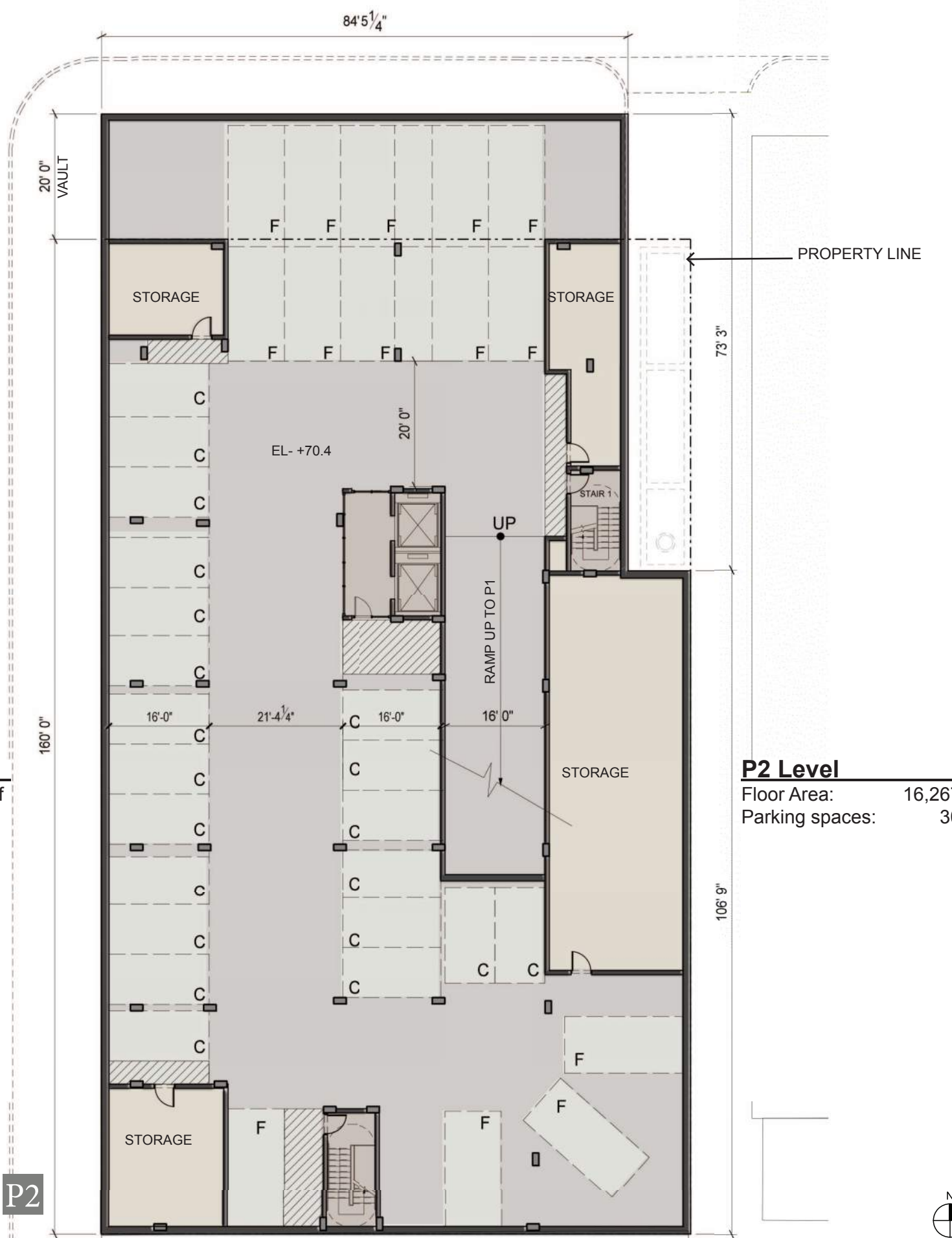
Mechanical Area: 3,670 sf
 Terrace Area: 2,007 sf

- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE
- MECHANICAL





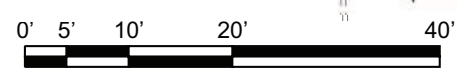
P1 Level
 Floor Area: 16,267 sf
 Parking spaces: 27
 Bike spaces: 22



P2 Level
 Floor Area: 16,267 sf
 Parking spaces: 30

810 O STREET NW

FOUR POINTS

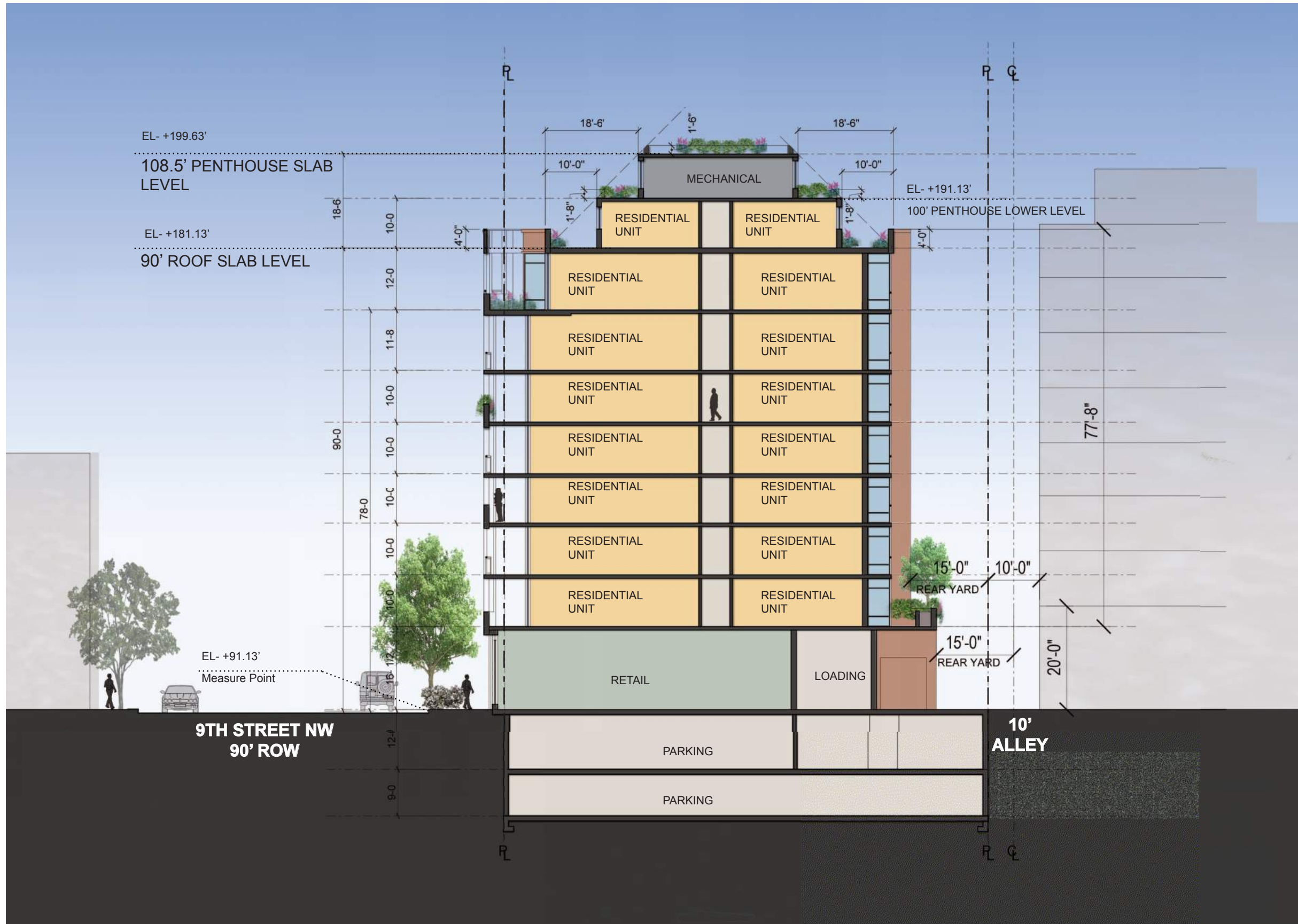


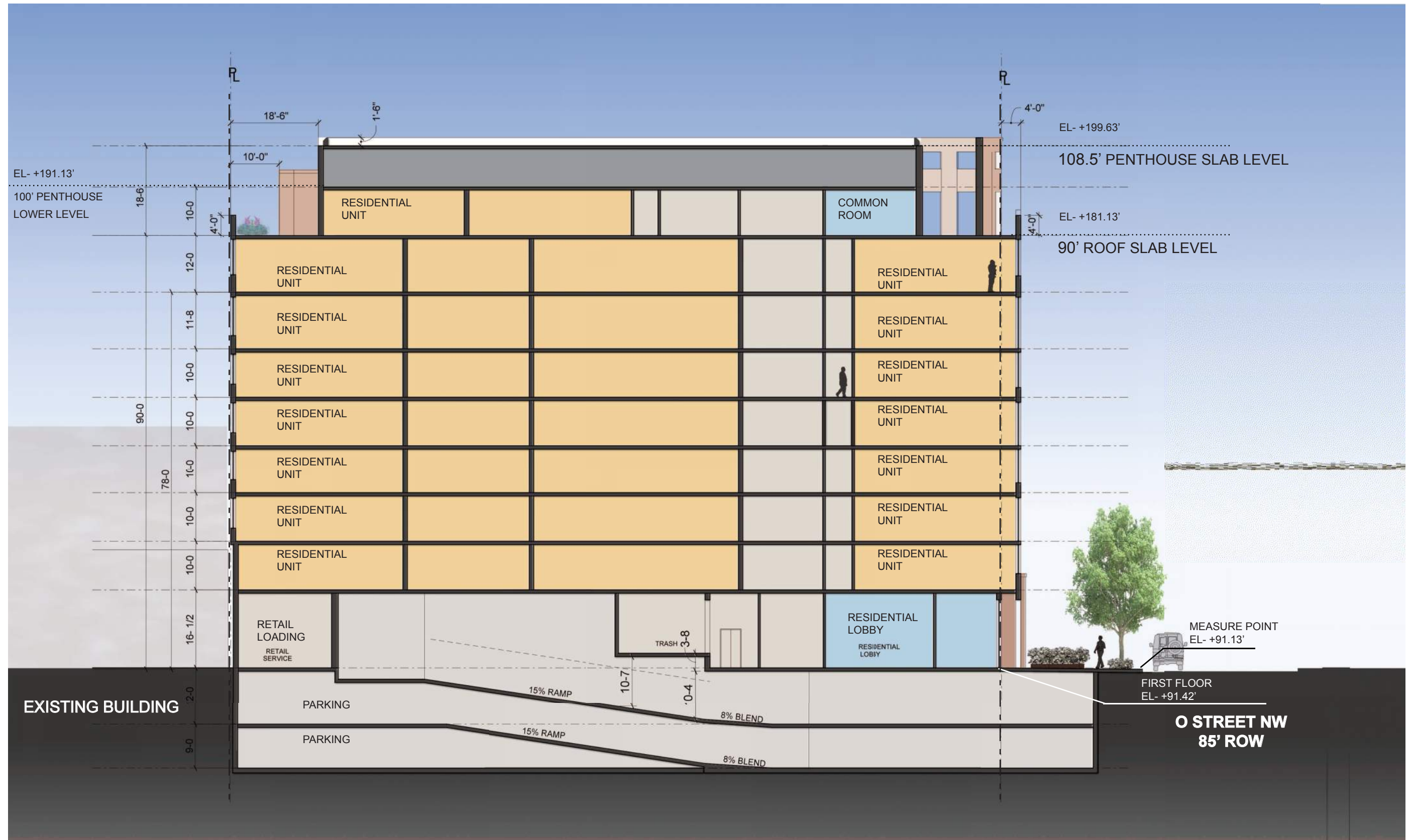
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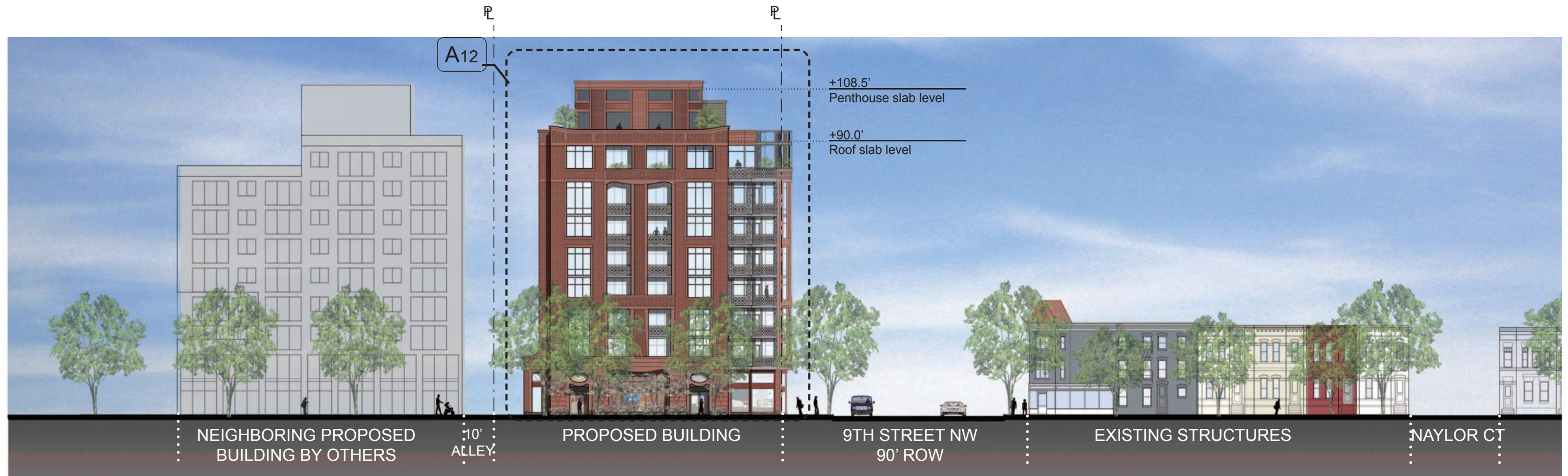
FLOOR PLANS-PARKING FLOORS A 20

Gensler

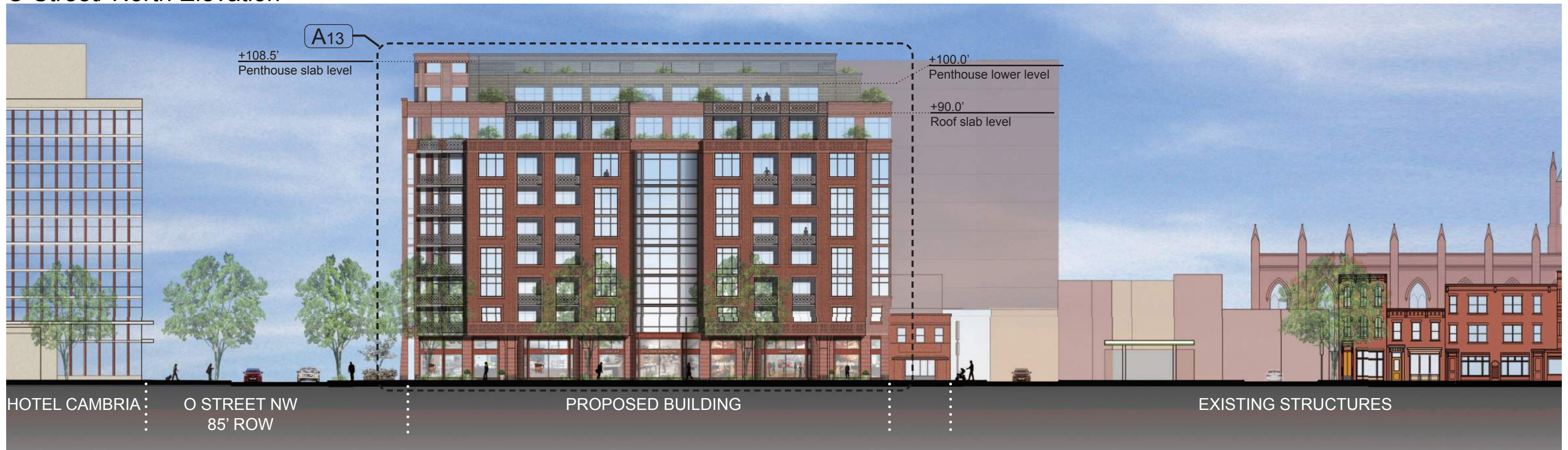




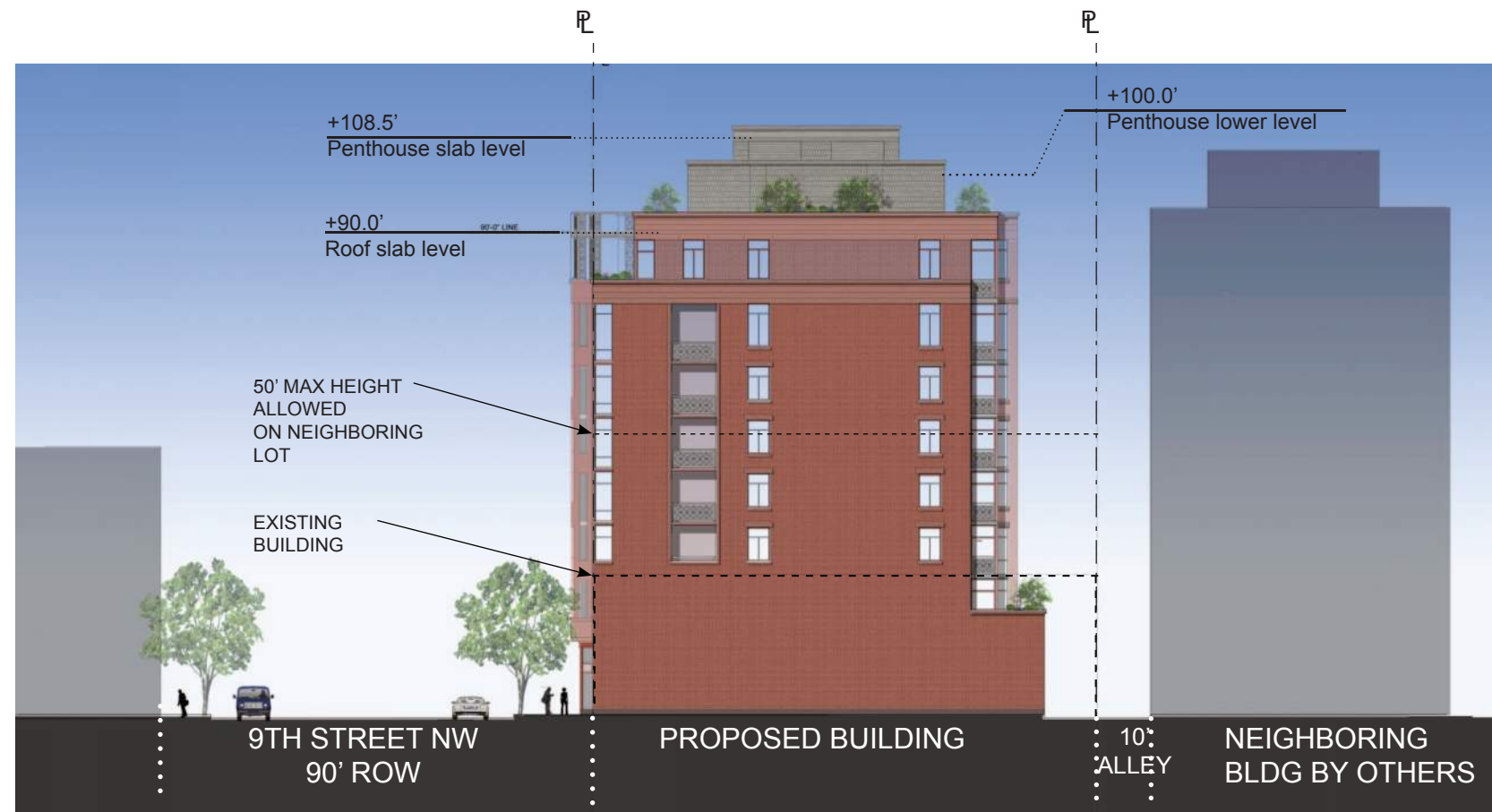




O Street/ North Elevation



9 Street/ West Elevation





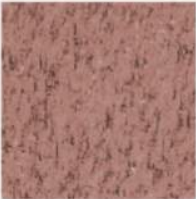
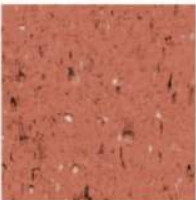
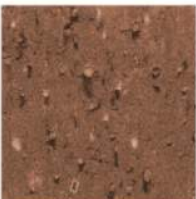



South Elevation



Alley/East Elevation



- 1 French Terra Cotta Tile Grey Green
- 2 Tinted Precast- Pattern1
- 3 Tinted Precast Brown Window trim
- 4 Brick Burgundy
- 5 Brick Dark brown
- 6 Ornamental metal railing
- 7 Precast Tinted Deep Red
- 8 Stone Base Pompeii Honed

-  ① French Terra Cotta Tile Grey Green
-  ② Tinted Precast-Pattern1
-  ③ Tinted Precast Brown Window trim
-  ④ Brick Burgundy
-  ⑤ Brick Dark brown
-  ⑥ Ornamental metal railing
-  ⑦ Precast Tinted Deep Red
-  ⑧ Stone Base Pompeii Honed

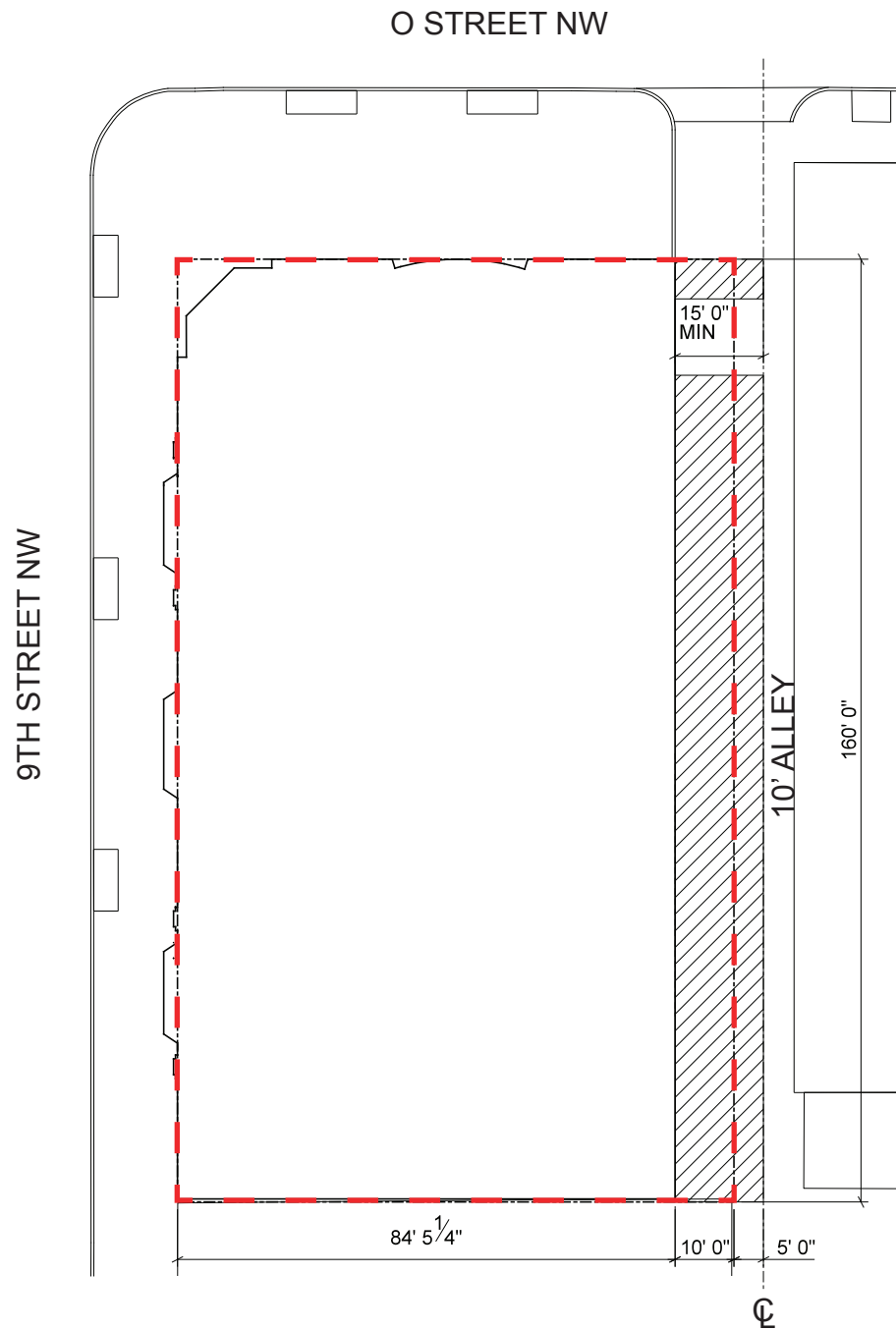




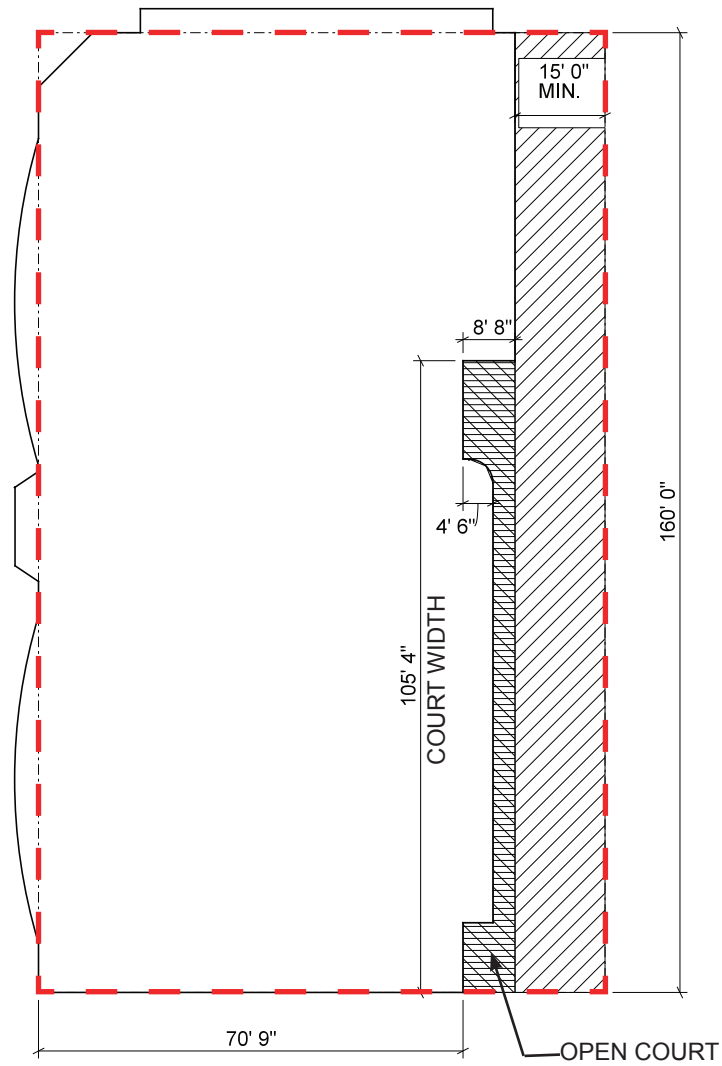
- 
①
French Terra Cotta Tile
Grey Green
- 
②
Tinted Precast- Pattern1
- 
③
Tinted Precast
Brown Window trim
- 
④
Brick
Burgundy
- 
⑤
Brick
Dark brown
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Ornamental metal railing
- 
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Precast
Tinted Deep Red
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Dark brown
-  ⑥ Ornamental metal
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-  ⑦ Precast
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Pompeii Honed

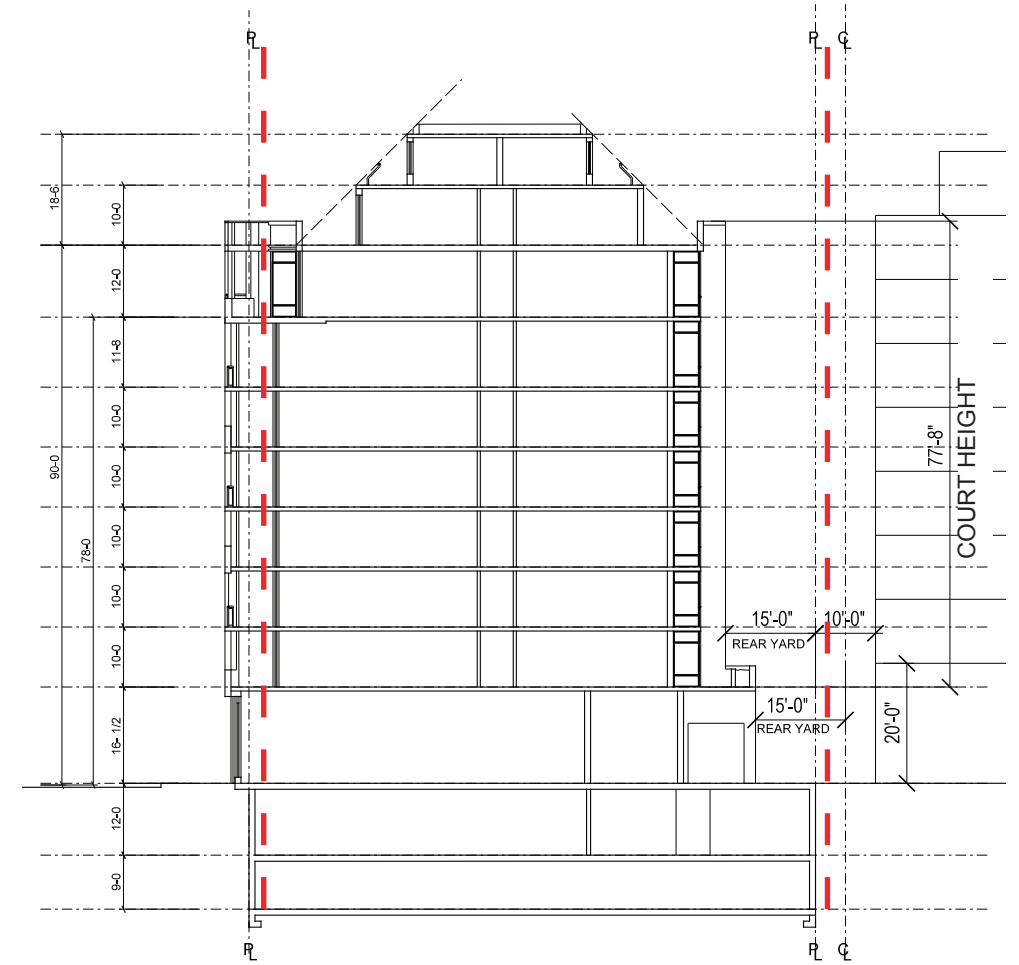




REAR YARD - BELOW 20'
 Minimum Depth of Rear yard required for C2B - 15'-0"
 774.7 (a)- For portion of structure below a horizontal plane 20' above the mean finished grade at the middle of the rear of the structure from the center line of the alley to the rear wall of the portion.



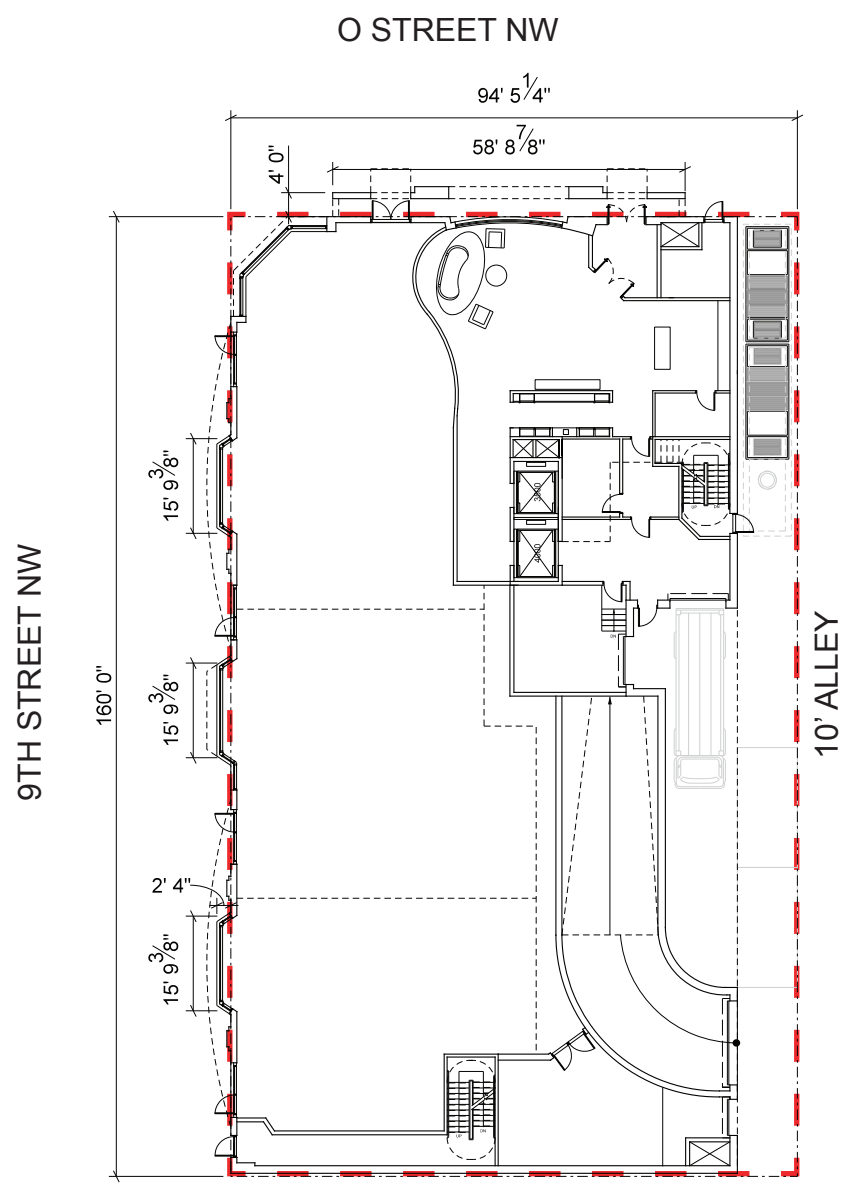
REAR YARD - ABOVE 20'
 Minimum Depth of Rear yard required for C2B - 15'-0"
 774.7 (b)- For that portion of the structure above the horizontal plane 20' above the mean finished grade at the middle of the rear of the structure, the depth of rear yard shall be measured from the rear lot line to the rear wall of that portion immediately above the plane.



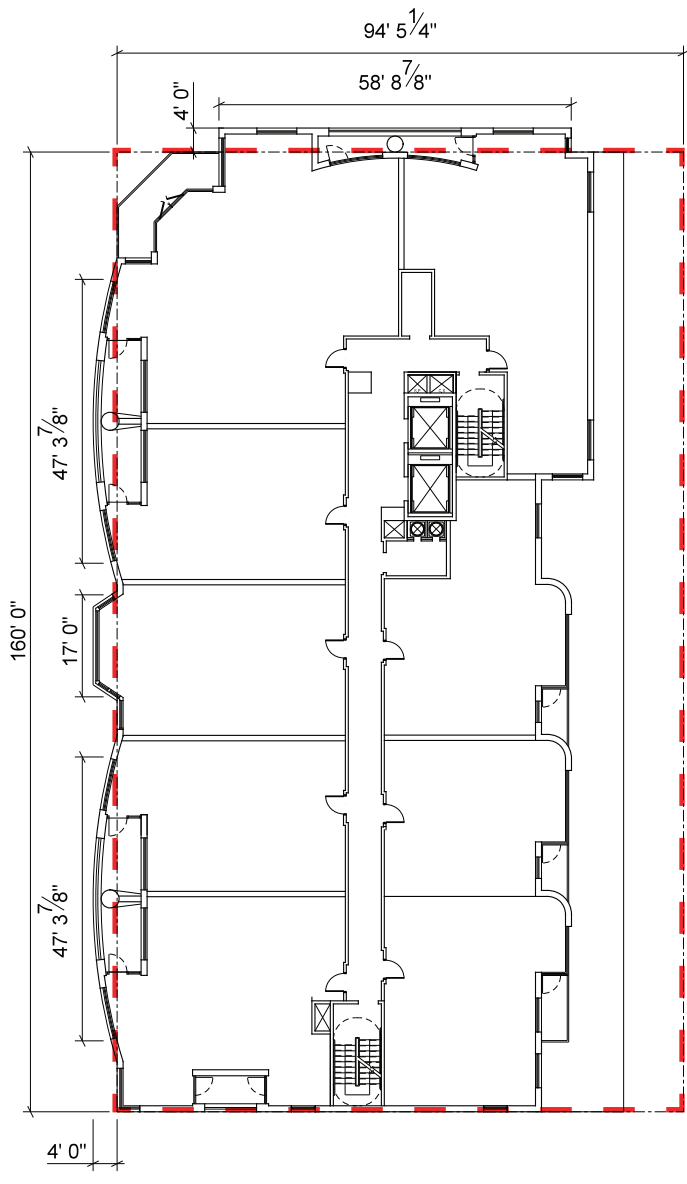
CROSS SECTION

OPEN COURT WIDTH PROVIDED- 105.33'
 776.3- Open court for residential use
 Minimum width 4"per foot of height measured from the lowest level of the court, no less than 15'
 $4"/77.66' = 25.88'$





GROUND FLOOR



SECOND FLOOR

PROJECTION SUMMARY

	9TH STREET (90' ROW)		O STREET (85' ROW)	
	Allowed	Proposed	Allowed	Proposed
Gnd flr	80'	46.68'	47.21'	58.66'
2nd-8th flr	80'	111.6'	47.21'	56.66'

	Allowed	Proposed
Total projection area for both streets	508 sf	589 sf

