

# 400 Florida Ave. PUD Application

Washington DC

Square 3588 - Lots 4, 25, 803 - 400 Florida Avenue SE



PROPERTY OWNER  
Rangers Properties

DEVELOPMENT TEAM

DEVELOPER / APPLICANT  
Rangers Properties

LAND USE COUNSEL  
Holland & Knight

ARCHITECT  
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CIVIL ENGINEER  
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TRAFFIC CONSULTANT  
Grove/Slade Associates, Inc.

LANDSCAPE ARCHITECT  
Parker Rodriguez, Inc.



| Sheet                       | Name                           | DCMR 2406              |
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| Sheet                                   | Name                                   | DCMR 2406             |
|---|--|-----------------------|
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| <b>Civil Design</b>                     |  |                       |
| C-1                                     | Cover Sheet & General Notes            |                       |
| C-2                                     | Existing Conditions/Demolition Plan    | 2406.11.e.5           |
| C-3                                     | Site/Grading Plan                      | 2406.12.(c&d)         |
| C-4                                     | Utility Plan                           | 2406.12.f, 2406.11.e. |
| C-5                                     | Storm Water Management Plan / GAR plan |                       |
| C-6                                     | Erosion and Sediment Control Plan      | 2406.12.c             |
| C-7                                     | SU-30 Truck Turn Plan                  |                       |
| C-8                                     | Circulation Plan                       |                       |



**SQUARE: 3588**

**LOT: 4**

| SECTION  | ITEM   | SHEET NUMBER  |
|----------|--|---|
| 2406.11a | Complete application form (s)  | In Written Application                                |
| 2406.11b | Map showing location, existing zoning of subject site and adjacent properties and any change of zoning   | A003  |
| 2406.11c | Statement of purposes and objectives, including the proposed form of development and description of how project meets the evaluation standards of §2403:   | In Written Application                                |
| 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 exact area of the total site.   | L001 / C3   |
| 2406.11e | DEVELOPMENT DATA:<br>(1) The area and dimensions of each lot proposed for each building and the exact area of the total site; area of the total site;<br>(2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site<br>(3) The gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a break-down for each use,<br>(4) A Circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use,<br>(5) The existing topography of the development area; the location of all major natural features including trees of six-inch caliper or greater; and the location and elevations of public or private streets, alley, or easement bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned;<br>(6) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated including the methods of calculating those quantities,<br>(7) Any other information needed to understand the unique character and problems of developing the PUD. | A006<br>A006<br>A006<br>A004<br>C2<br>C6<br>LEED A020 |

| SECTION  | ITEM   | SHEET NUMBER                               |
|----------|--|--|
| 2406.12a | Completed application form   | In Written Application                     |
| 2406.12b | A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses;  | In Written Application                     |
| 2406.12c | SITE PLAN : A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities, and other easements walkways, driveways, plazas, arcades, and any other open spaces;  | C3 / A100                                  |
| 2406.12d | LANDSCAPE & GRADING PLAN; A detailed landscaping and grading plan showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent in five percent increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water, and sewer lines. proposed erosion control measures shall also be shown; | L001-L004 / C3                             |
| 2406.12e | FLOOR PLANS; Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located;  | A100 - A402                                |
| 2406.12f | CRICULATION PLAN; A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans;  | A102 / C8                                  |
| 2406.12g | OTHER INFORMATION; Any other information needed to understand the final design of the proposal, or information specifically requested by the commission;   | LEED A020                                  |
| 2406.12h | A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.  | N/A this is a consolidated PUD application |

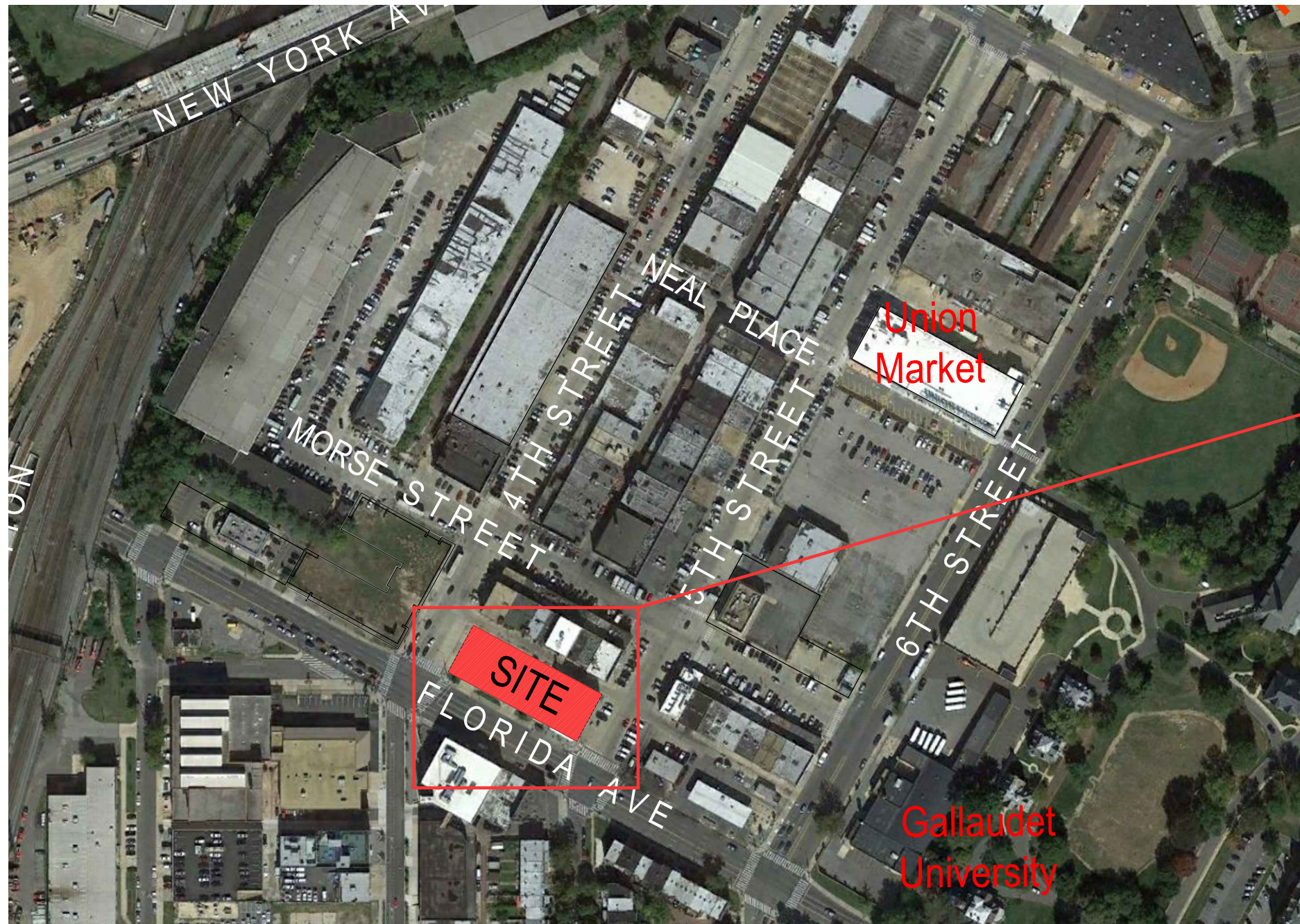


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**May 10, 2016** | **A001**



PUD Check list



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May 10, 2016 | A002



Location Map





1270 4th Street NE /  
 -Level 2 Development  
 -11 story / 520 du's  
 -40,000 sf Retail  
 Pending Development



1309 5th Street NE (EDENS)  
 -Market / Theatre / 112K office

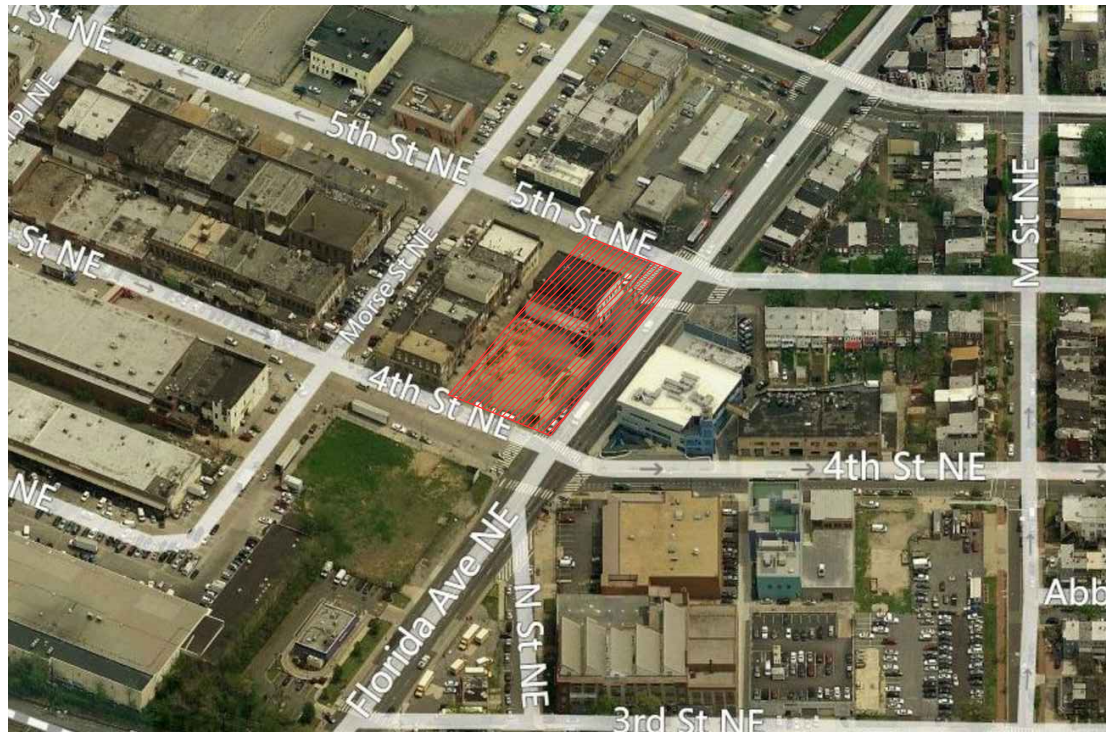


500 & 530 morse st. NE  
 -9 story / 270 du's  
 -20,000 Sf. Retail  
 Pending Development



The Edison / LCOR  
 -6 story / 171 du's  
 -26,000 sf Retail  
 340 Florida Ave NE  
 Pending Development

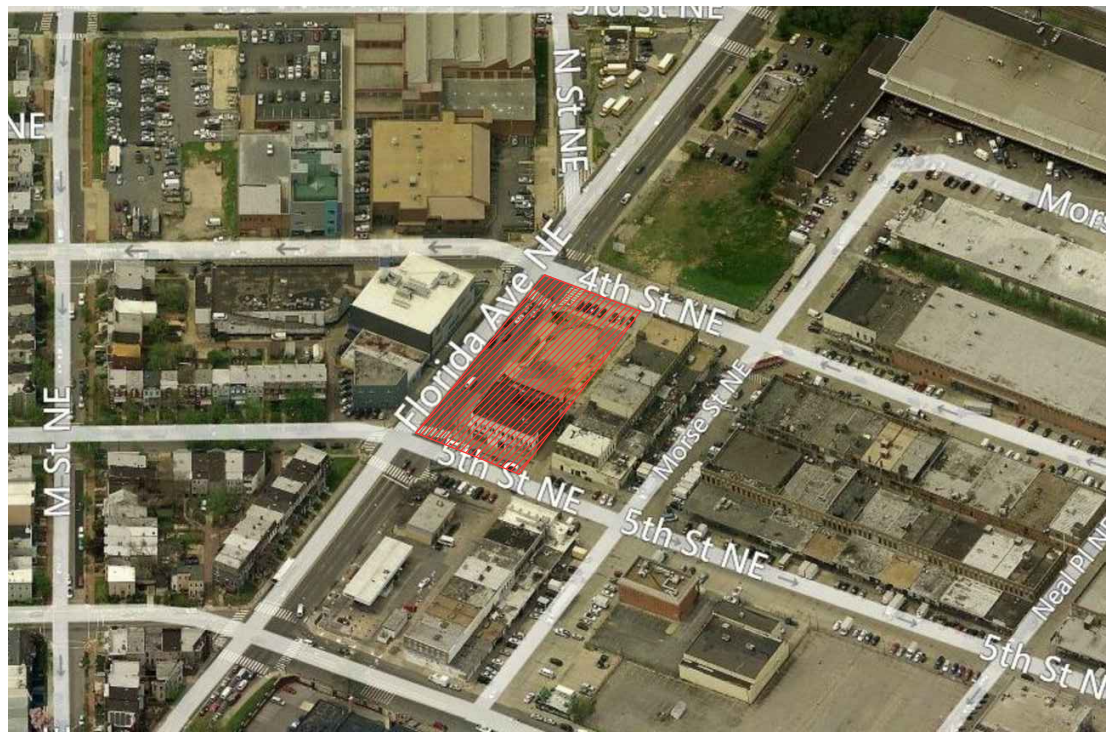




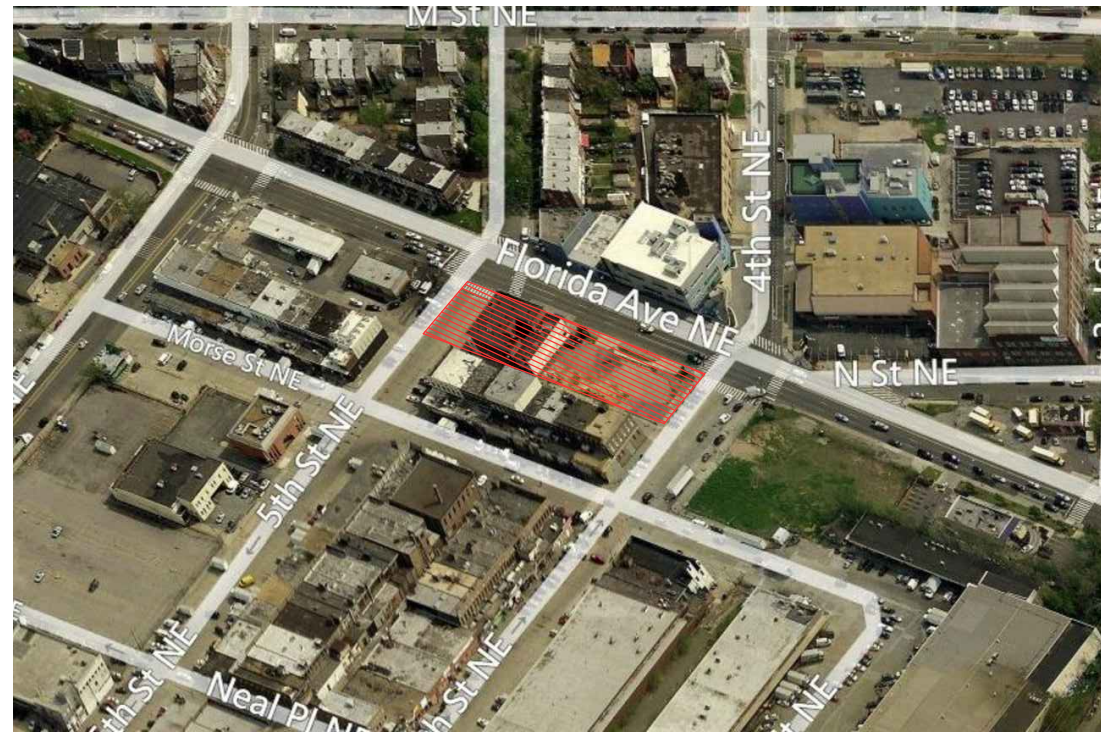
north west - bird eye view



south west - bird eye view



south east - bird eye view



north east - bird eye view



key plan

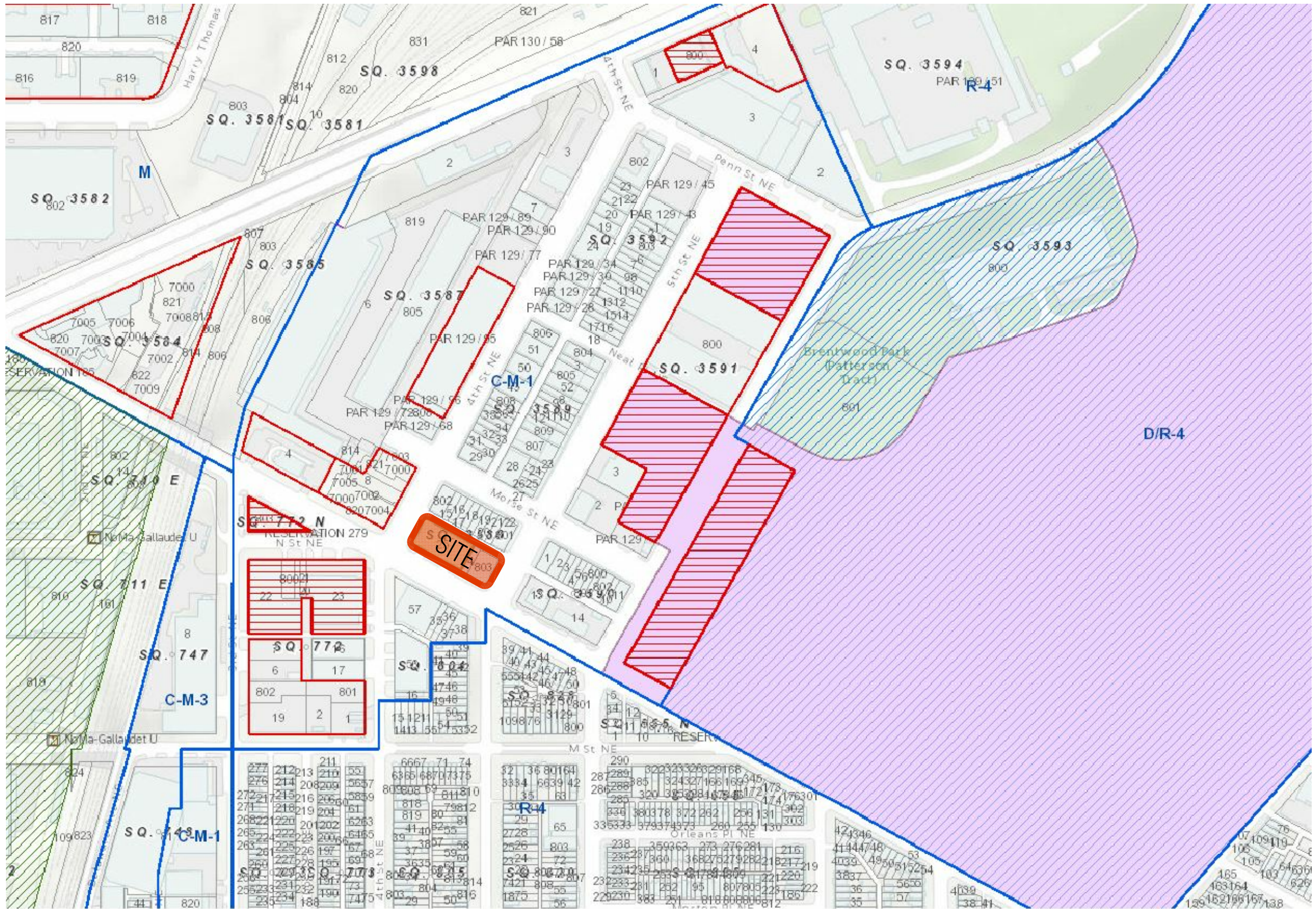














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May 10, 2016 | A004



Existing Aerial Views



-  Zone Districts
-  Pending Zones
-  Historic Districts
-  TDRs
-  Pending PUDs
-  Active PUDs
-  Overlays Districts
-  Pending Overlay Districts
-  Campus Plans
-  Air Rights Zone
-  Baist Index
-  CEA



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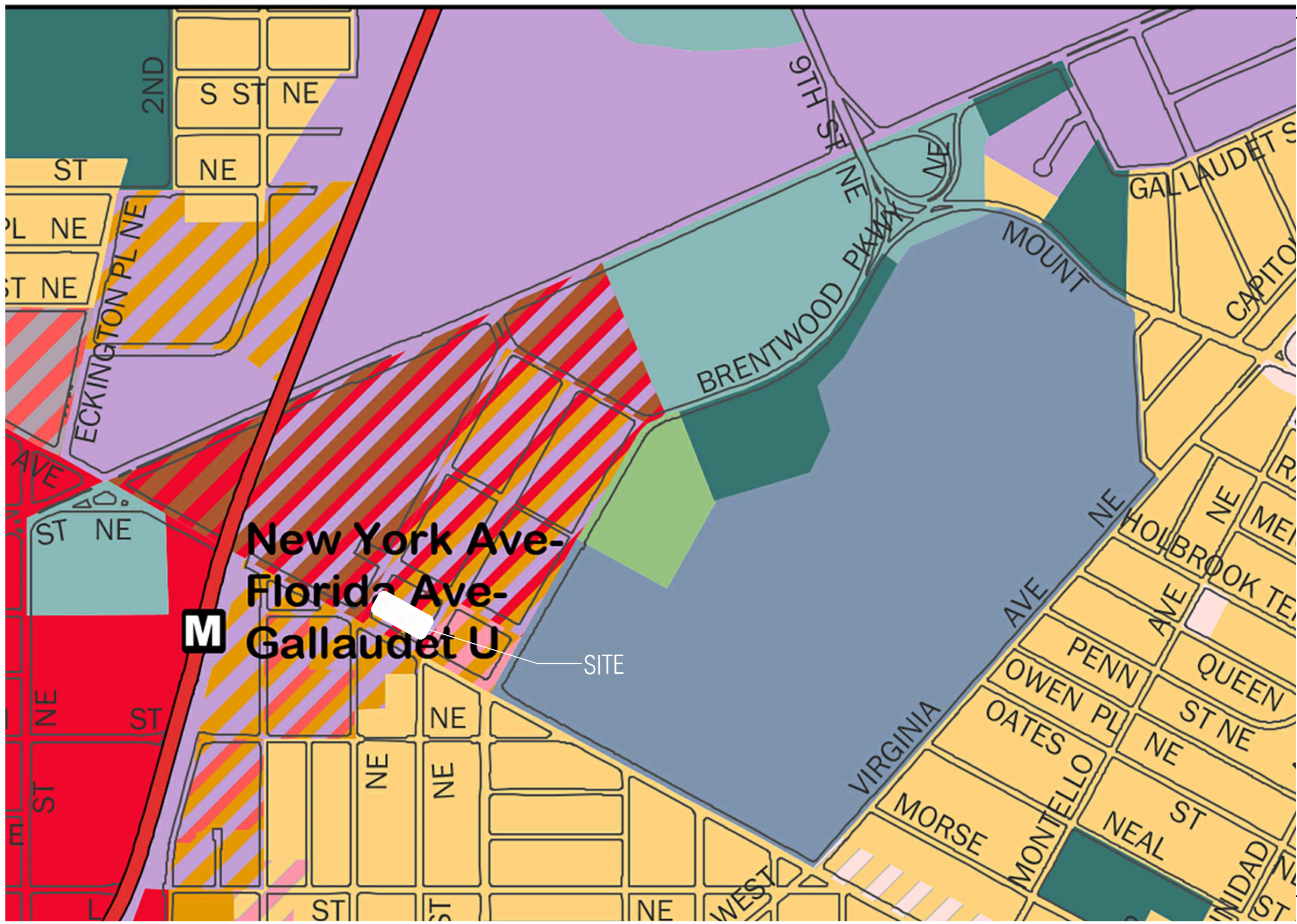
May 10, 2016 | **A005**



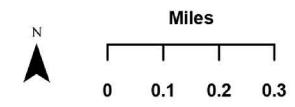
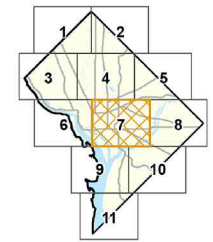
Zoning Map



### Comprehensive Plan Future Land Use Map 7



- 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



Government of the District of Columbia  
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



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May 10, 2016 | A006



Comprehensive Plan



Total Lot Area [SF] 20,536

|                                      | C-3-C PUD Requirements - Hotel Use  | C-3-C PUD Requirements - Residential Use                                  | Proposed PUD - Hotel Use | Proposed PUD - Residential Use | Total Proposed - Hotel and Residential Use |
|--------------------------------------|---|---|--------------------------|--------------------------------|--|
| FAR                                  | 8.0   | 8.0   |                          |                                | 8.0  |
| Gross Floor Area (GFA) Allowed       | 164,288   | 164,288   | 65,540                   | 98,836                         | 164,376                                    |
| Number of Dwelling Units             |   |   | 164                      | 110                            |  |
| Building Height                      | 120' *  | 120' *  | 109'-7"                  | 120'                           |  |
| Lot Occupancy                        | 100%  | 100%  |                          |                                | 75.23%                                     |
| Rear Yard                            | 2 1/2"/ft of adjacent height** not < 12'-0" = 25' (based off 120' height) | 2 1/2"/ft of adjacent height** not < 12'-0" = 25' (based off 120' height) |                          |                                | 45'-0"                                     |
| Side Yard                            | not required ***  | not required ***  |                          |                                |  |
| Closed Court                         | not applicable  | not applicable  |                          |                                |  |
| Open Court                           | 4"/ft of height not < 15'-0" **** = 40' (based off 120' height)           | 4"/ft of height not < 15'-0" **** = 40' (based off 120' height)           | 57'                      | 84'                            | 141'                                       |
| Penthouse Height                     | 20'-0"  | 20'-0"  | 13'-0" and 20'-0"        | 9'-8", 13'-0", and 20'-0"      |  |
| Penthouse FAR                        | 0.4   | 0.4   | 0.0                      | 0.0                            | 0.0  |
| Penthouse Use: Mechanical Space (sf) |   |   | 800                      | 800                            | 1,600                                      |
| Penthouse Use: Communal Space (sf)   |   |   | 1,520                    | 2,700                          | 4,220                                      |
| Penthouse Setback                    | 1 to 1  | 1 to 1  | 1 to 1                   | 1 to 1                         |  |
| GAR %                                | 0.200   | 0.200   | 0.200                    | 0.200                          |  |
| Parking [parking/units]              | 1/4units = 41   | 1/4units = 28   | 0                        | 3                              | 3  |
| Parking Hotel Function Use           | none required below 10,000 sf   |   | 0                        |                                |  |
| Compact Parking Spaces Allowed       | 25%   | 25%   |                          |                                |  |
| <b>Total Car Parking</b>             |   |   | 0                        | 3                              | 3  |
| Bicycle Parking [parking/units]      |   | 1/3units = 37   |                          | 120                            | 120  |
| Loading Berths                       | 1 berth @ 30', 1 platform @ 100 sf, 1 service @ 20'                       | 1 berth @ 55', 1 platform @ 200 sf, 1 service @ 20'                       |                          |                                | 1 berth @ 12' x 30', 1 platform @ 500 sf   |
| Loading Berths Hotel Function Use    | none required below 10,000 sf   |   |                          |                                |  |

| <b>Affordable Housing Unit Summary</b> |  |                      |  |  |  |
|--|--|----------------------|--|--|--|
| Residential GFA                        |  |                      |  | 98,836   |  |
| GFA Set Aside                          |  | 8% @ 80% AMI = 7,907 |  | 12% Total = 11,860<br>6% @ 50% AMI = 5,930<br>6% @ 80% AMI = 5,930 |  |
| Number of Units Set Aside              |  |                      |  | 14   |  |

**Notes**

\*Section 2405.1 of the Zoning Regulations permits a maximum building height of 130 feet for PUDs in the C-3-C District. However, given that the 5th Street right-of-way is 100 feet, the 1910 Height Act limits the Maximum building height to 120 feet. As shown on the site plan, the building's point of measurement is at elevation 77'-8", which is the level of the curb opposite the middle of the front of the building on 5th Street.

\*\*Adjacent height = vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall.

\*\*\*If provided, 3"/ft of height not < 8'-0"

\*\*\*\*Measured from lowest level of the court

Flexibility Requested



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Development Data