

8th & O Streets NW

PUD Submission

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ZONING COMMISSION
St. Louis, MO
CASE NO.16-24
EXHIBIT NO.5A1

architects

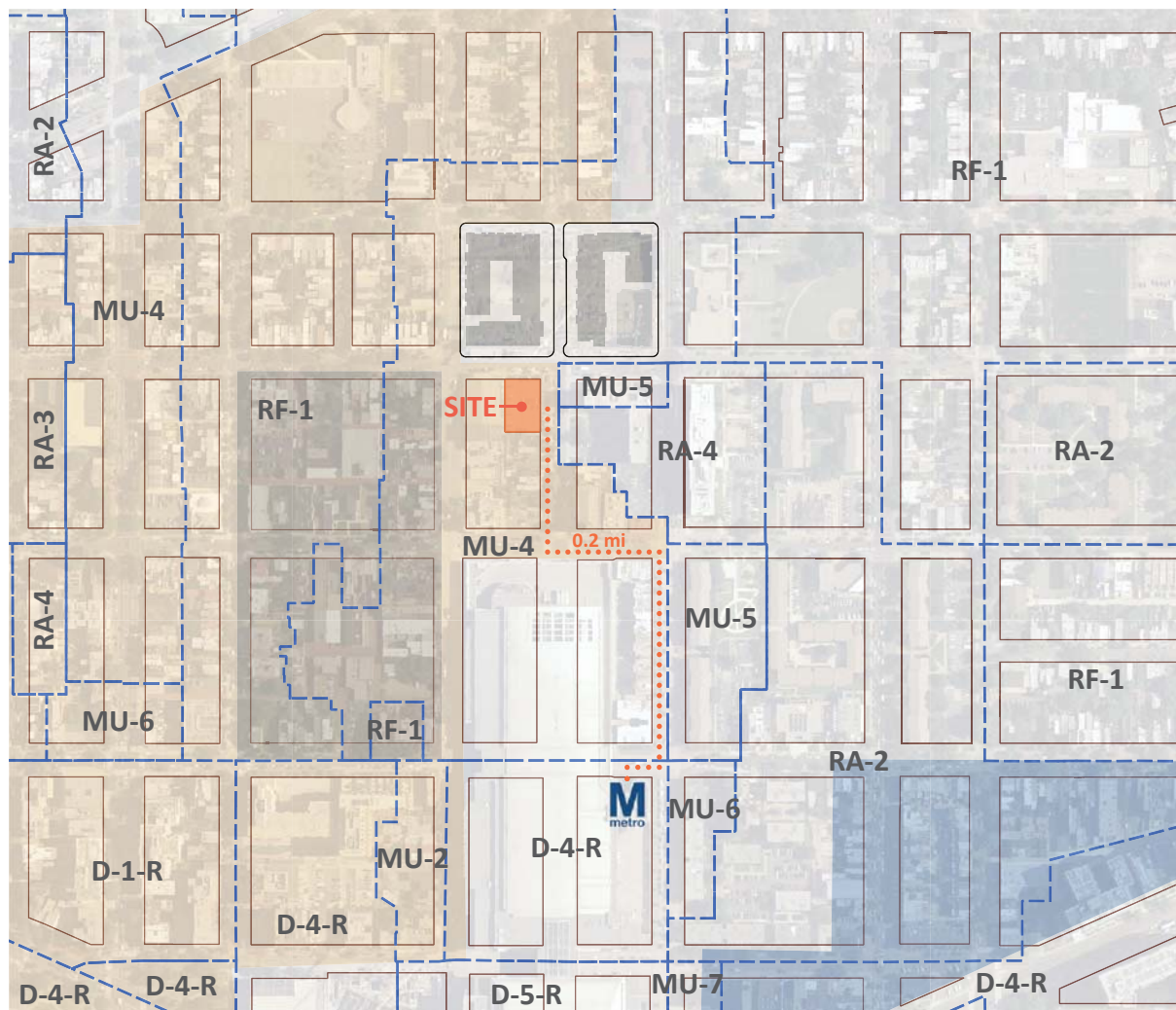
01

PROPOSED ZONING

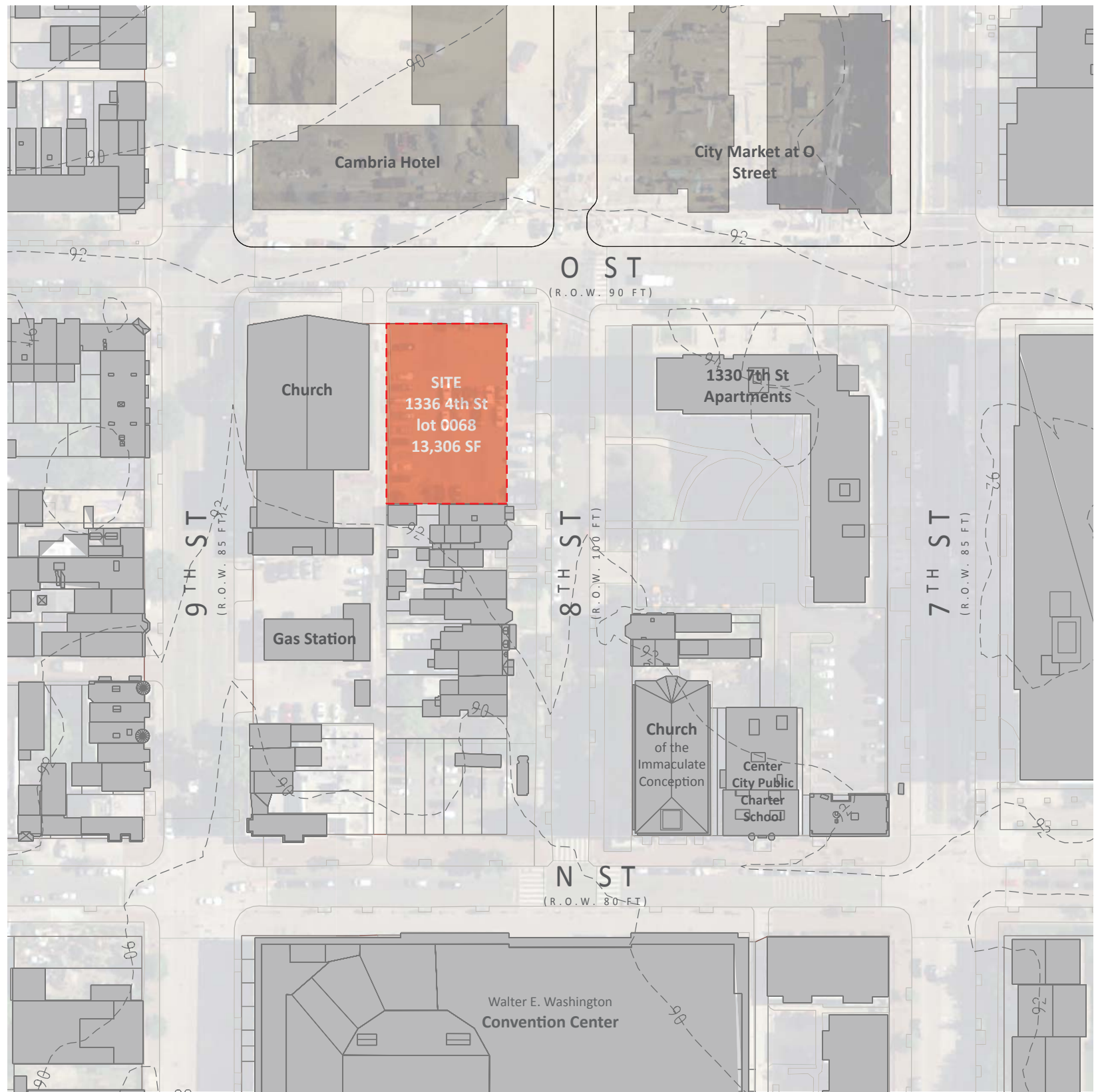
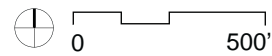
Square: 0399
 Address: 1336 8th Street NW
 Lot: 0068
 Ward: 6
 ANC: 6E
 Current Zone: MU-4
Proposed Zone: MU-6

HISTORIC DISTRICTS

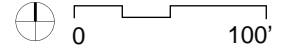
SHAW BLAGDEN ALLEY/ NAYLOR COURT MT. VERNON SQ



Existing Zoning Map



--- Site Boundary



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Zoning Boundary Site Plan architects

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zoning summary

per title 11 of the d.c. municipal regulations
 1336 8th st nw, washington, dc
 lot area (sf): 13,300

Current Zoning MU-4
 Proposed Zoning MU-6

per zoning regulations:

	MU-6	/	MU-6 PUD	permitted / req'd	provided
maximum building height	90 ft	/	110 ft	110 ft	98.0 ft
maximum FAR	7.2 (I.Z.)	/	8.64	8.64	6.56
maximum FAR (sq ft)	95,760	/	114,912	114,912	87,248
max. non-residential FAR	2.5	/	2.68	2.68	0.6
max. non-residential FAR (sq ft)	33,250	/	35,644	35,644	7,980
green area ratio (gar)	0.3			0.3	0.3
maximum lot occupancy	80%			80%	100%
rear yard mimum depth	below 25 ft			not req'd	-
	above 25 ft			15'	6'
Courts					
court-open area	for ground level court adj to 10' alley				
OC-1 min width	4 in / ft height	-or-	10 ft min.	98 ft / 3 = 32.7 ft	1 ft
OC-2 min width	4 in / ft height	-or-	10 ft min.	59.6 ft / 3 = 19.9 ft	44.3 ft
OC-3 min width	4 in / ft height	-or-	10 ft min.	10 ft	44.3 ft
court-closed area	for Level 2 closed court				
CC-1 min width	4 in / ft height	-or-	15 ft min.	75 ft / 3 = 25 ft	15 ft
CC-1 min area	2 x's width squared	-or-	350 sf	25 ft ² x 2 = 1,250 sf	1,250 sf
penthouses					
number of penthouses				1	1
maximum height	20 ft			20 ft	20 ft
maximum stories	1 plus mezzanine; 2nd story mechanical			1 + mech mezz	1 + mech mezz
setbacks	equal to height of roof structure			1:1	1:1 except @ elev
FAR area				0.4 FAR	0.3 FAR
off street parking					
retail (above 3000 sq ft)	1.33 / 1,000 sf in excess of 3,000 sf			2	
residential	1 / 3 units in excess of 4 units			76/3 = 26	
total parking	2 retail + 26 residential			28	
exemption per sec. 702 .1a	< 0.5 mi to metrorail station: Parking /2			28/2 = 14	20
bicycle parking					
retail - short term	1 / 3,500 sf			3,530 / 3,500 = 2	2
retail - long term	1 / 10,000 sf			3,530 / 10,000 = 1	1
residential - short term	1 / 20 dwelling units			73 / 20 = 4	4
residential - long term	1 / 3 dwelling units			73 / 3 = 26	26
off street loading					
retail < 5,000 sf	not required				
residential > 50 dwelling units	1 loading berth	+	1 delivery space	1 berth + 1 space	1 berth

key: = zoning relief required

affordable housing

per: The Land Disposition and Development Agreement by and between the District of Columbia and 1336 8th Street SPE LLC for the Disposition and Development of that certain parcel of land location at 1336 8th Street, NW (Square 399, Lot 68)

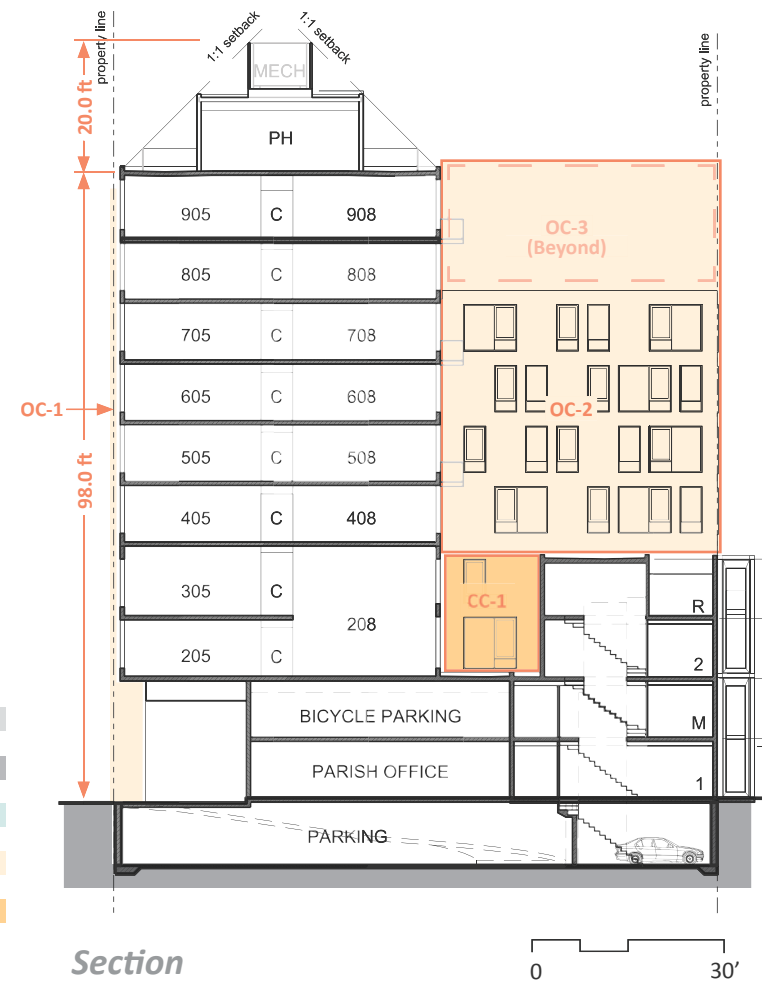
affordable housing = 30% total unit count
 50% of affordable units @ 50% AMI
 + 50% of affordable units @ 80% AMI

affordable unit size range:
 (A) 1 BD RM = 550 - 676 sq ft
 (A) 2 BD RM = 775 - 825 sq ft

	Affordable		Market Rate		TOWNHOUSE	Tot. # Units
	1 BD RM Affordable	2 BD RM Affordable	1 BD RM Market Rate	2 BD RM Market Rate		
number of units	17	7	14	36	6	80
% of type (affrd/mrkt rate)	70.8%	29.2%	28.0%	72.0%	100.0%	
% of total excld'ng townhouses	23.0%	9.5%	18.9%	48.6%		
% of total by type excld townhouses	32.4%		67.6%			
% of total	21.3%	8.8%	17.5%	45.0%	7.5%	
% of total by type	30.0%		62.5%		7.5%	

Zoning Schedule

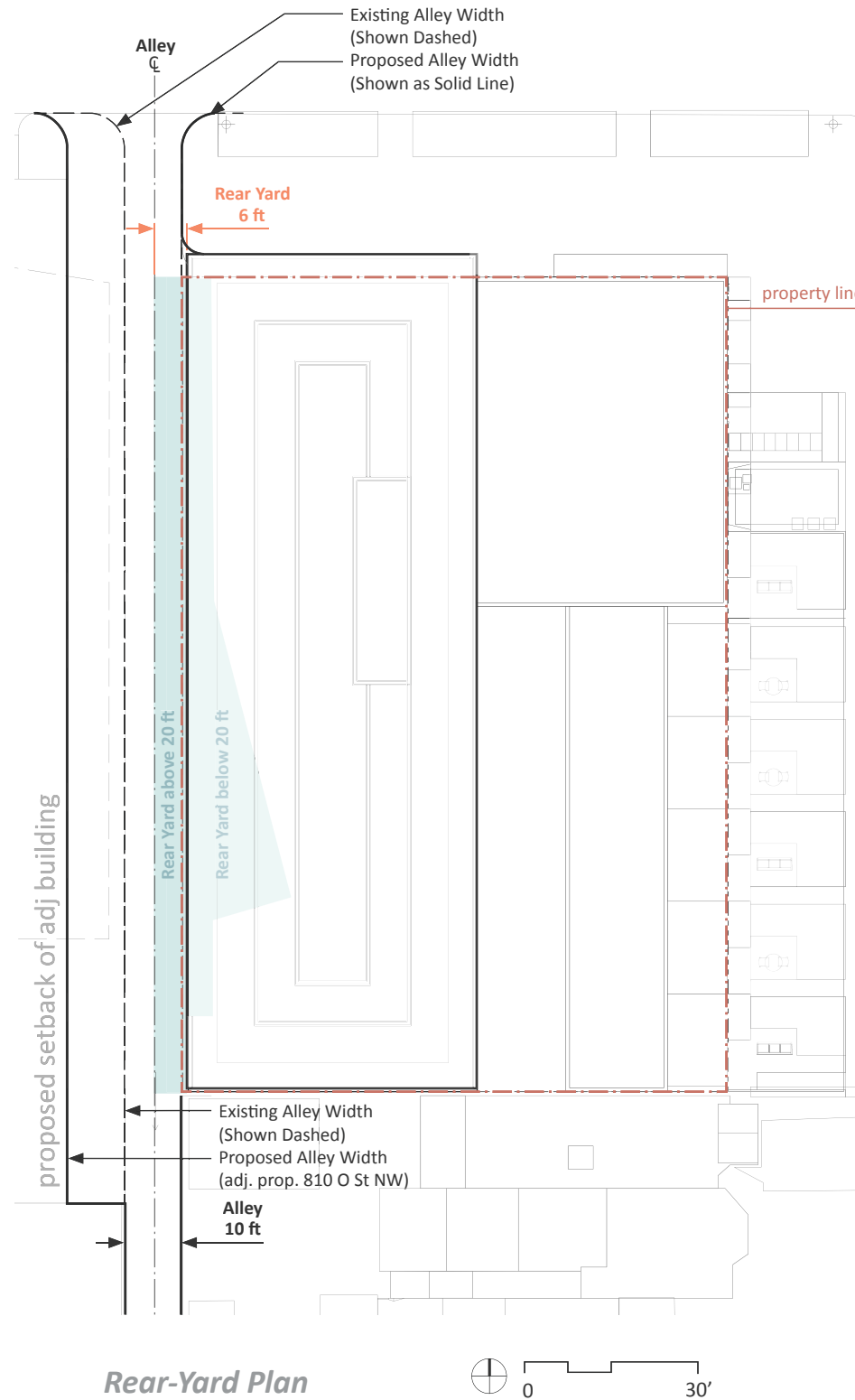
schedule of yards				
rear yard	req'd depth*	provided depth*	* measured to the center-line of adjacent alley	
	15 ft	6 ft		
schedule of courts				
open court	req'd width	provided width	* zoning relief required	
OC-1	4"/ft ht - 10 ft min.	1 ft*		
closed court	req'd width	provided width	min. area	provided area
CC-1	4"/ft ht - 15 ft min.	15 ft	2X's sq of the width, 350 sf min	1,260 sf
lot occupancy				
lot occupancy	max occupancy	provided*	*measured at lowest level of residential use	
	80%	100%*	* zoning relief required	
penthouses				
max. height	req'd	provided		
	20 ft	20 ft		
max. stories	1 ph + 1 mech mezz	1 ph + 1 mech mezz		
setback	1 to 1	1 to 1*	*except at elevator over-run	



- Penthouse
- Mechanical Mezzanine
- Rear Yard
- Open Court
- Closed Court

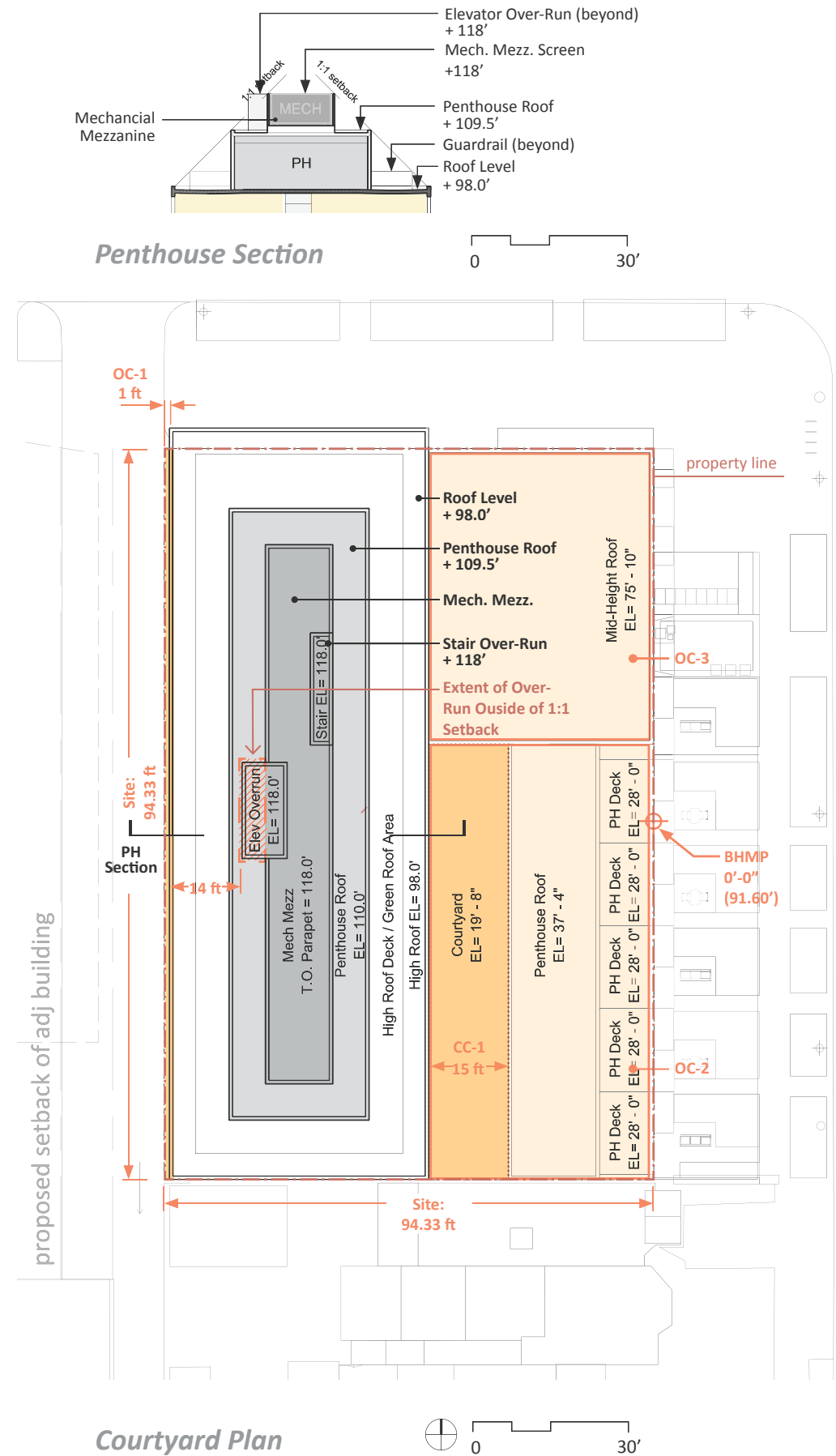
Key Section

0 30'



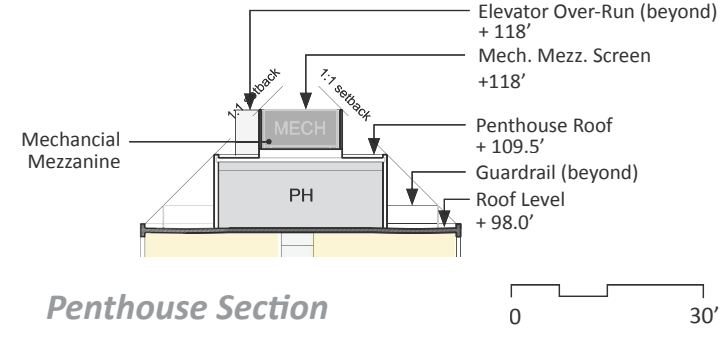
Rear-Yard Plan

0 30'



Courtyard Plan

0 30'



Penthouse Section

0 30'



SCRIPTURE CATHEDRAL - (SCHEDULED FOR DEMO)



SHAW ALLEYS



CITY MARKET AT O STREET



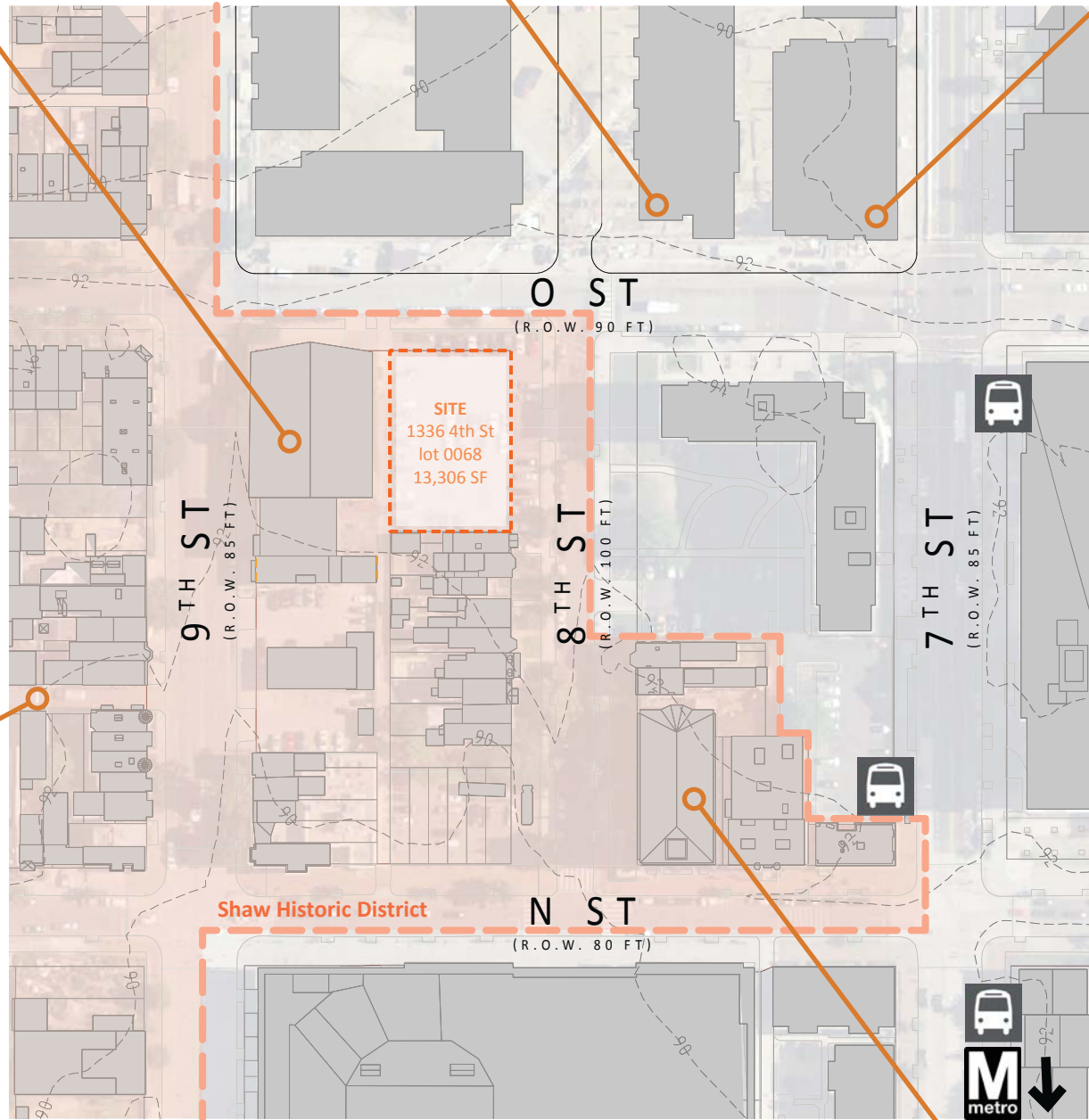
GIANT FOOD STORE



STREET ART



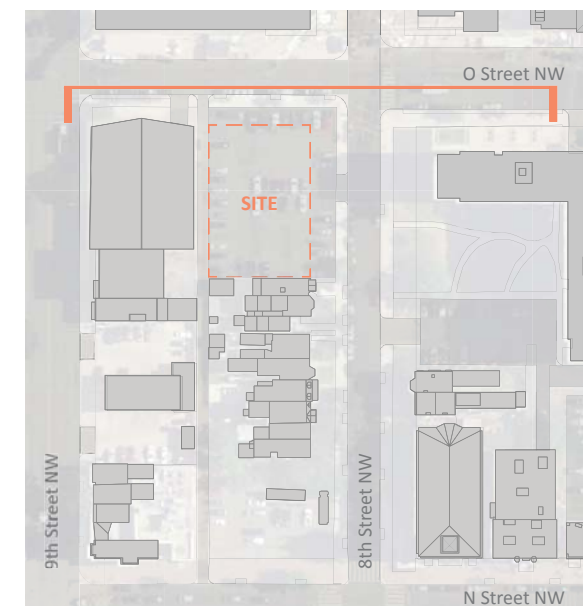
IMMACULATE CONCEPTION CATHOLIC CHURCH





Project Site
1336 8th St NW

South Side of O St NW between 7th & 9th Streets



Key Plan

8TH & O STREETS, N.W.



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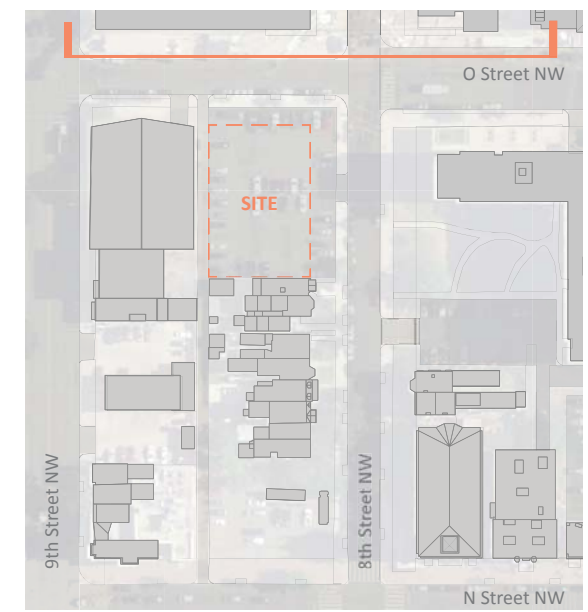
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Context Photographs architects

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North Side of O St NW between 9th & 7th Streets



Key Plan

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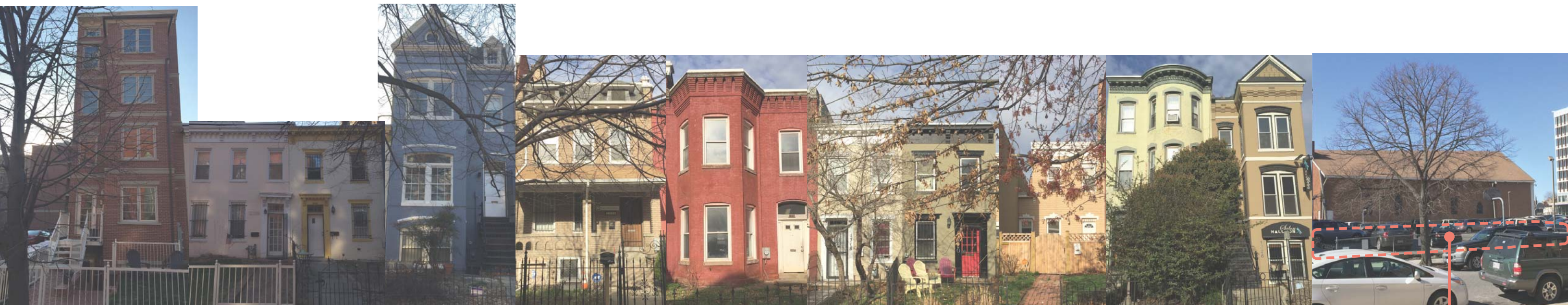
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1933 - 2014

1839-1880
Flat Front - Italianate

1881-1904
Queen Anne

1905-1918
Georgian Revival

1839-1880
Washington Row

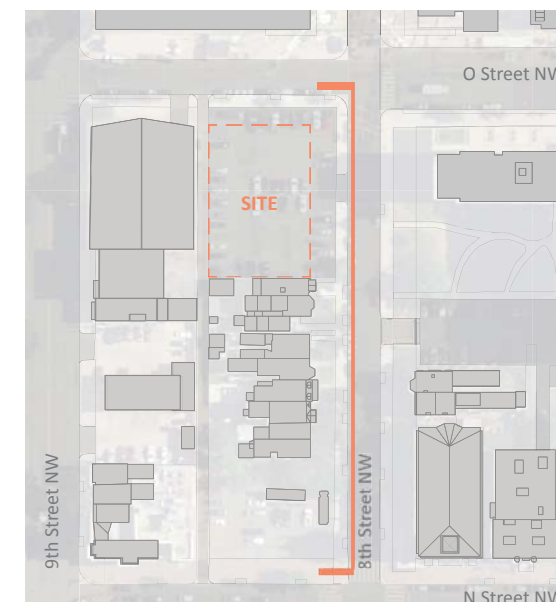
1839-1880
Flat Front - Italianate

1839-1880
Italianate

1881-1904
Queen Anne
(Arch: Julius Germailler)

Project Site
1336 8th St NW

West Side of 8th St NW between O & M Streets



Key Plan

8TH & O STREETS, N.W.



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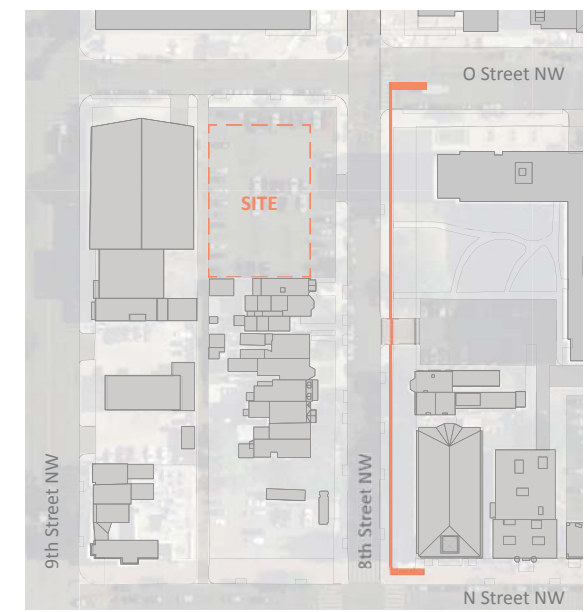
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East Side of 8th St NW between O & N Streets



Key Plan

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