



THE BARD REDEVELOPMENT

EYE STREET SW VIEW FROM SE

Southwest Washington, D.C.

November 8, 2017 sba project# 14105 © 2017 Shalom Baranes Associates

shalom baranes associates architects

ZONING COMMISSION
PUD SUBMISSION 2.9
CASE NO.17-21
EXHIBIT NO.2J3





THE BARD REDEVELOPMENT

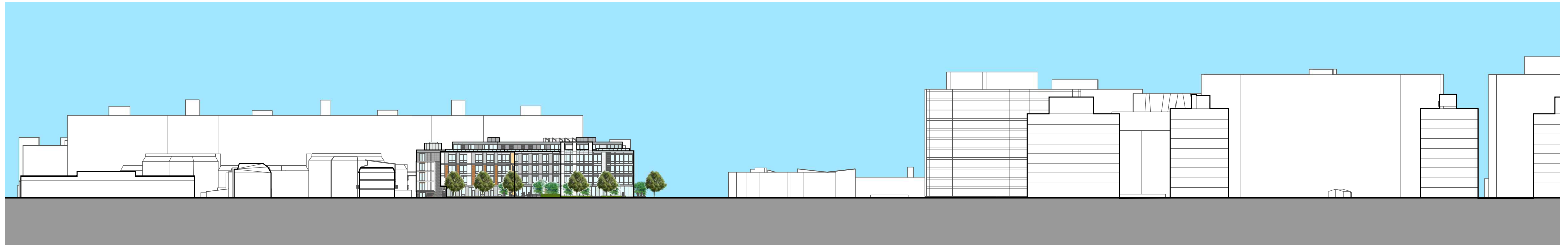
6TH STREET SW VIEW FROM NORTH

shalom baranes associates architects

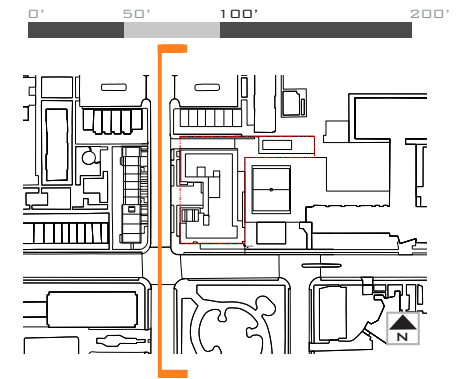
Southwest Washington, D.C.

November 8, 2017 sba project# 14105 © 2017 Shalom Baranes Associates

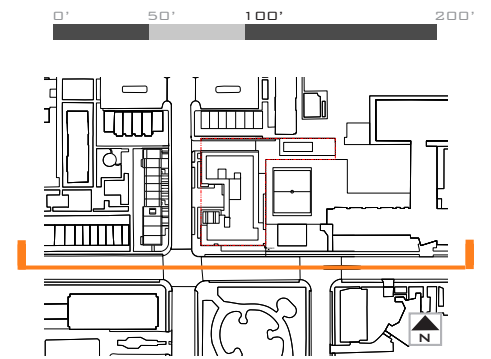
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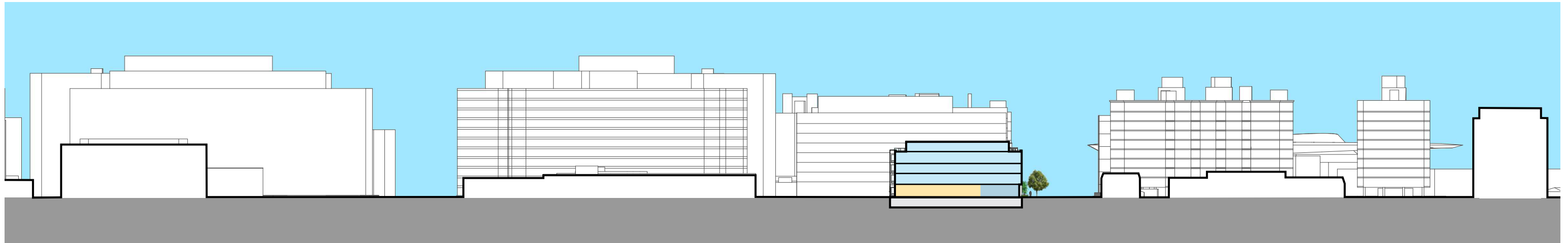


BLOCK ELEVATION ALONG 6TH STREET SW



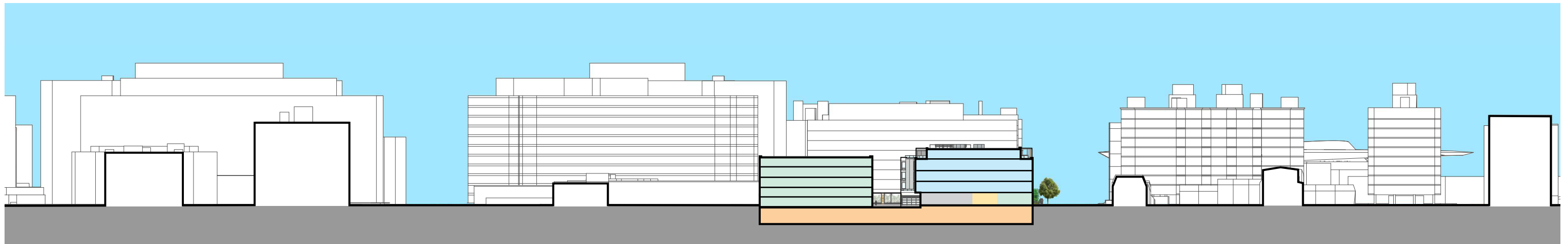
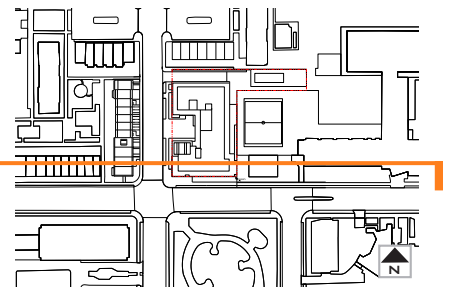
BLOCK ELEVATION ALONG EYE STREET SW





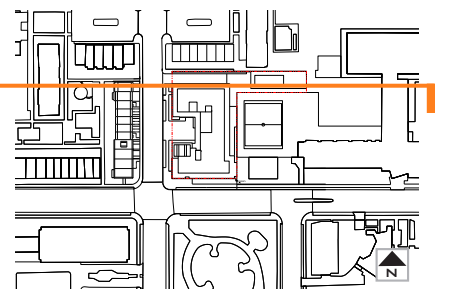
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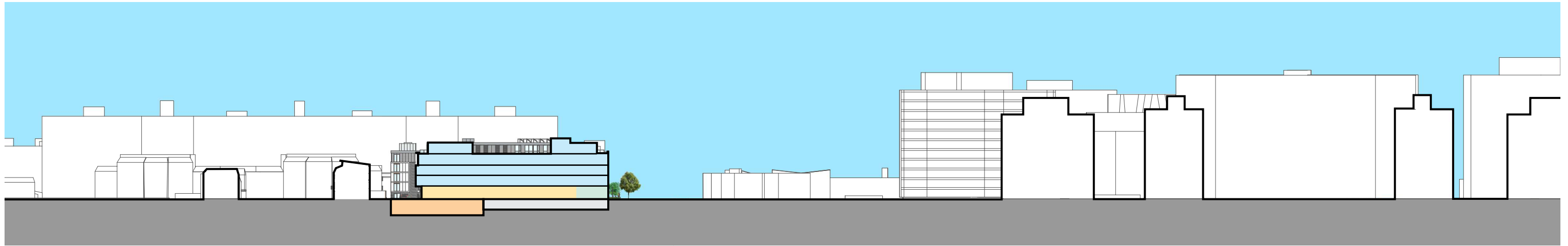
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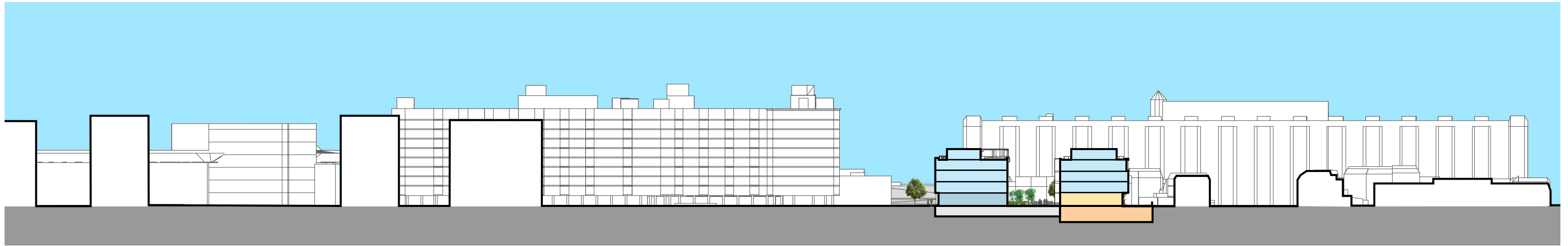
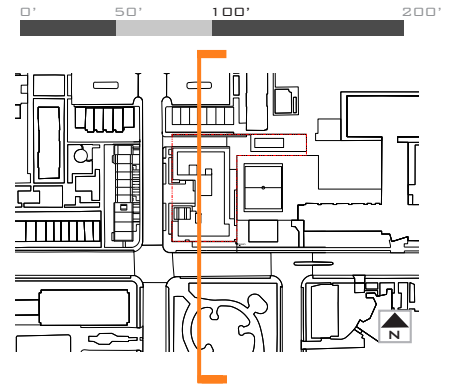
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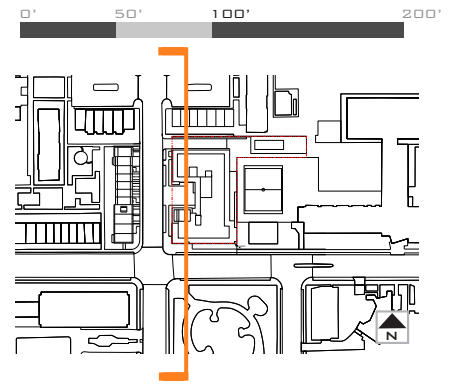




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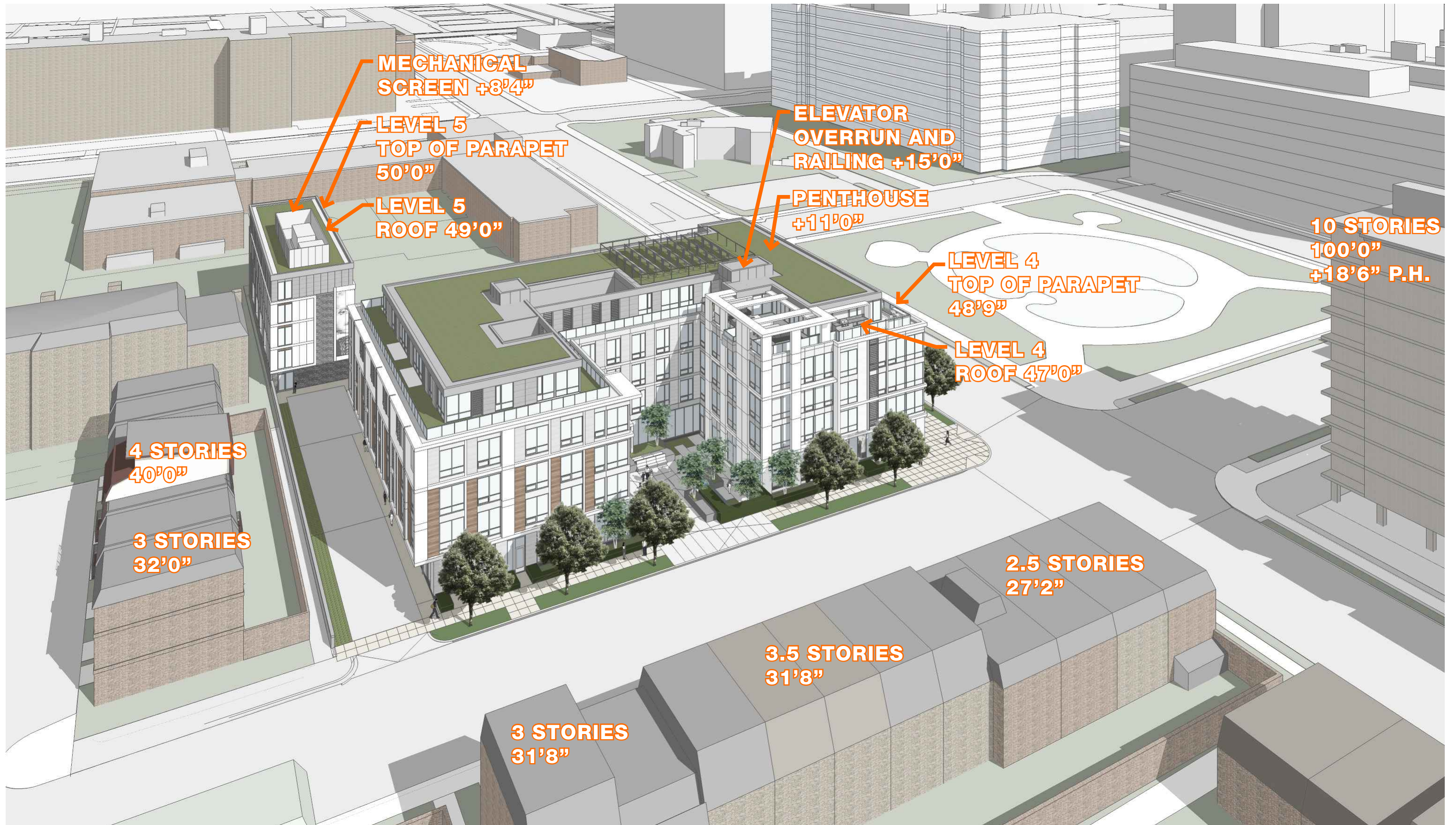


BLOCK SECTION ALONG 6TH STREET SW





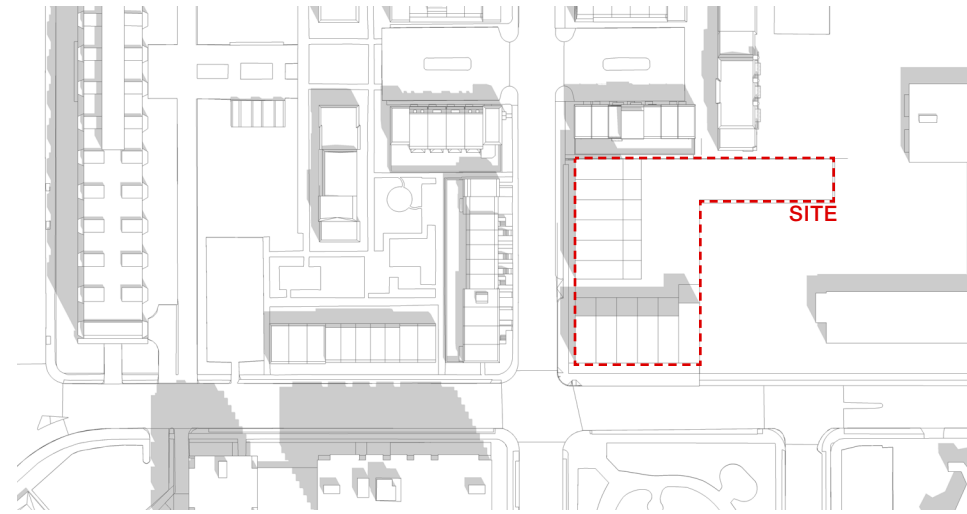
- BUILDINGS UNDER 3 STORIES
- BUILDINGS 6-12 STORIES
- PUD DEVELOPMENT



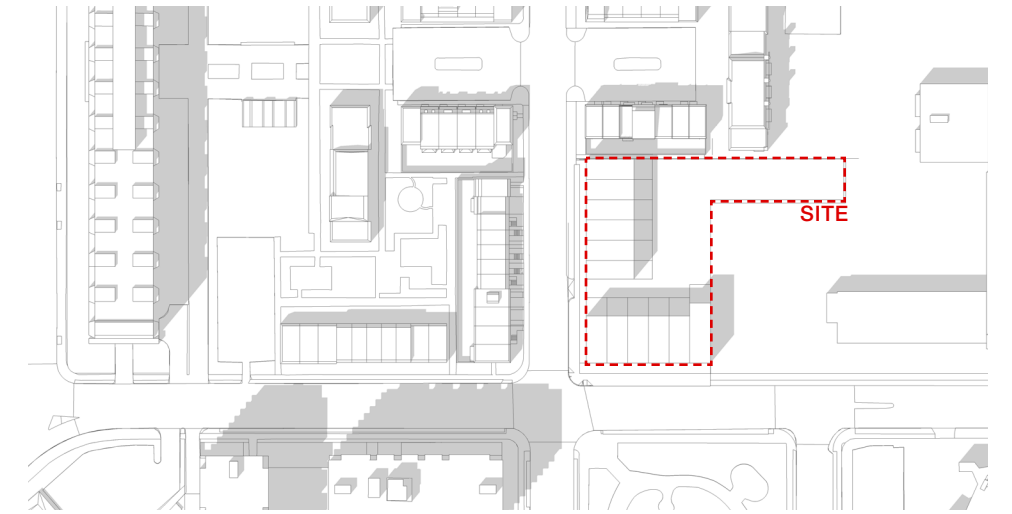


MARCH 21 & SEPTEMBER 21

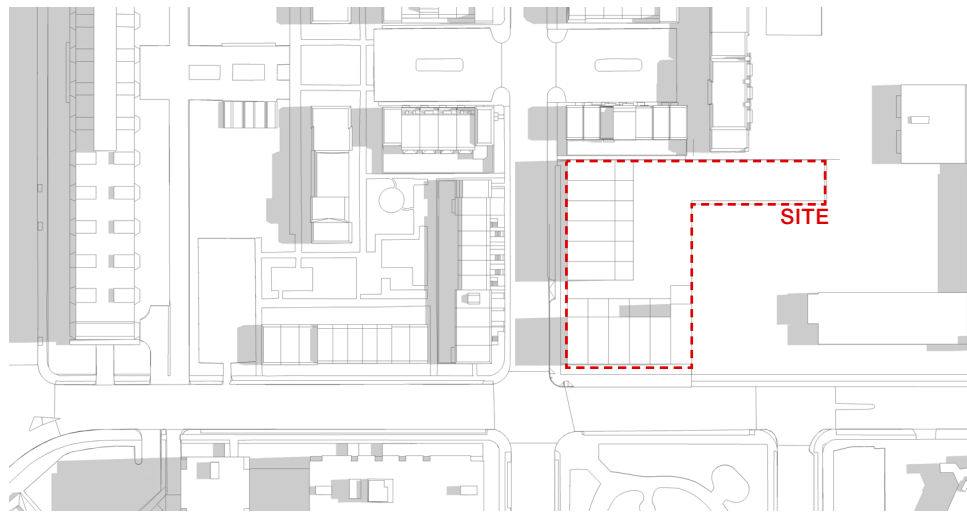
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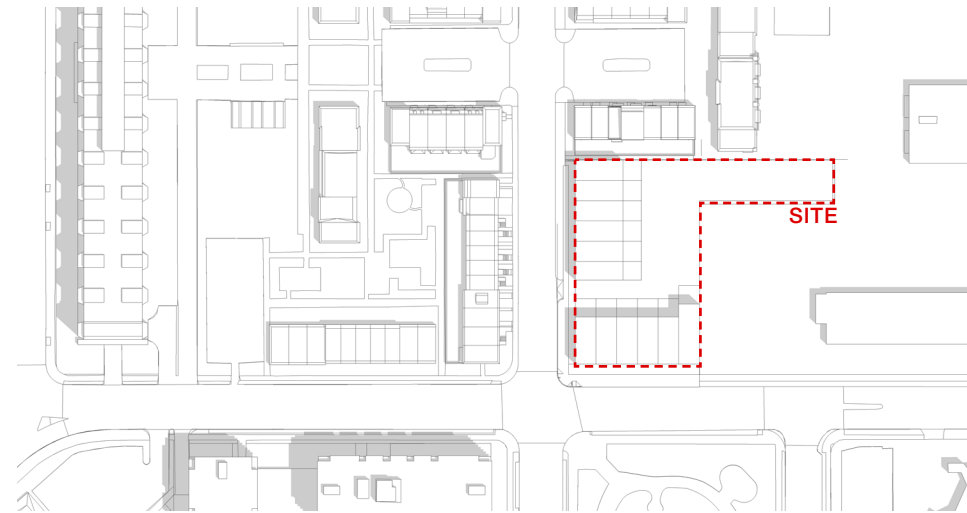


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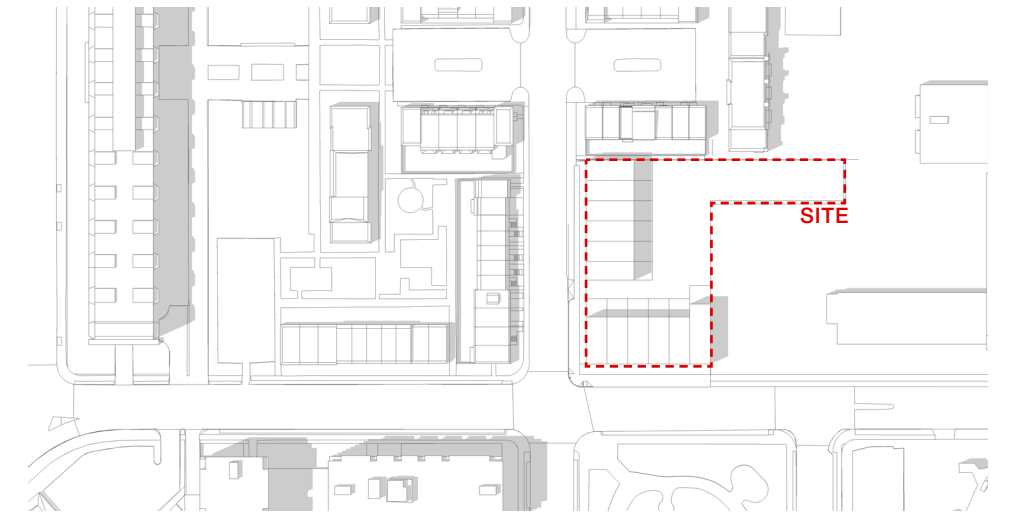


JUNE 21

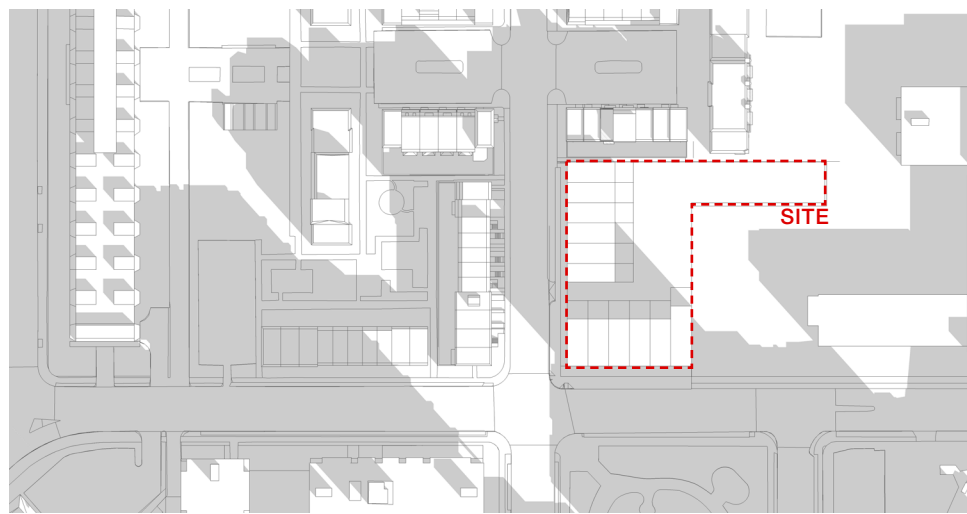
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DECEMBER 21

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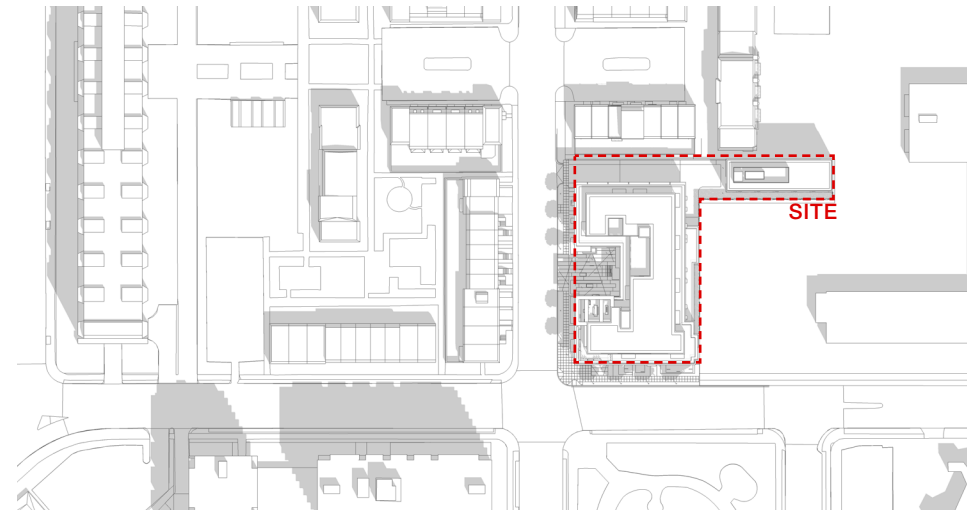
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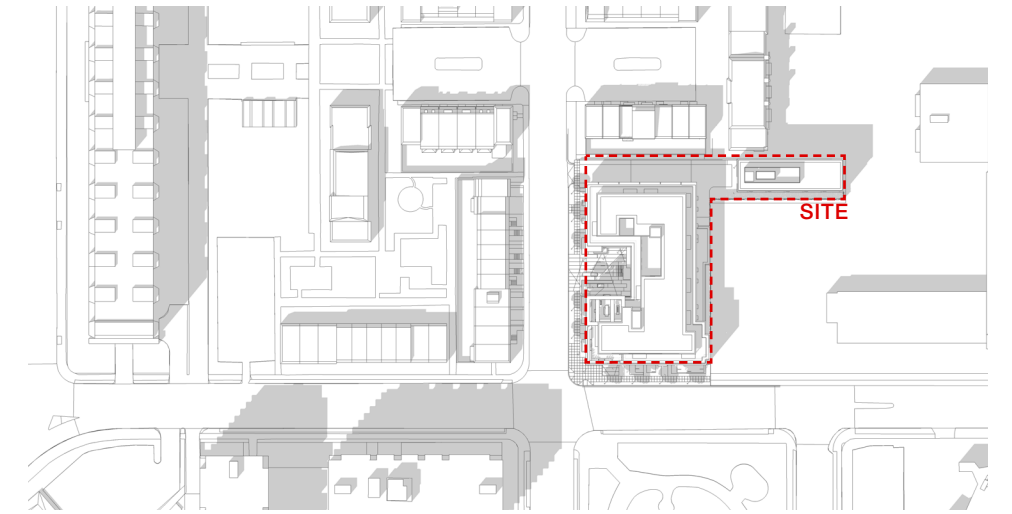


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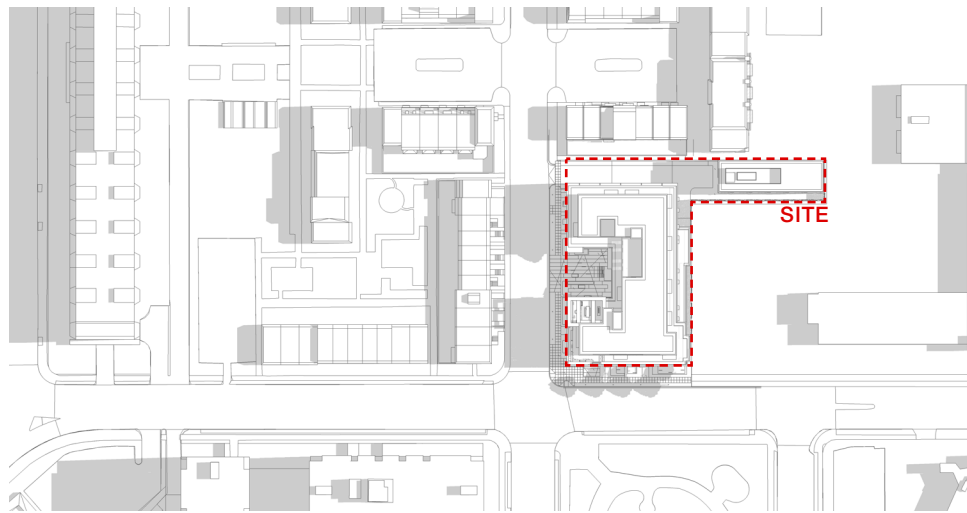
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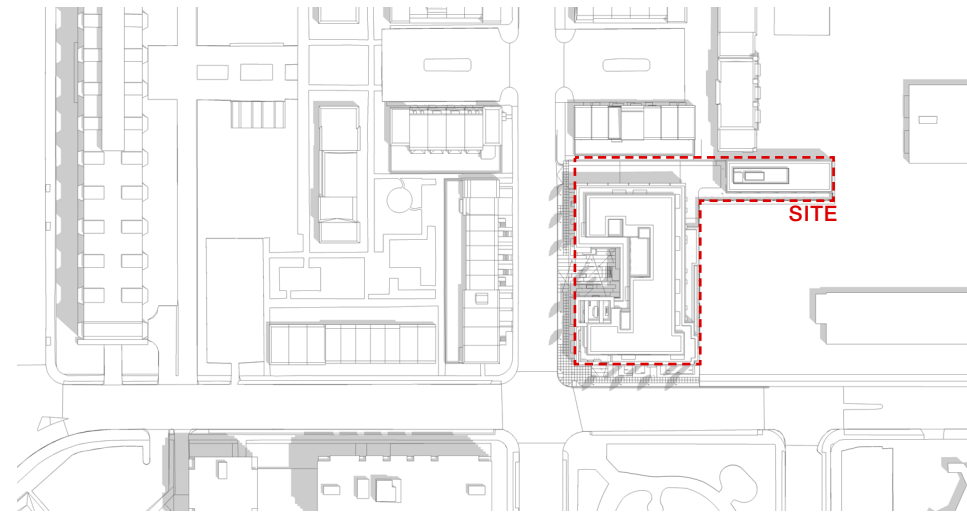


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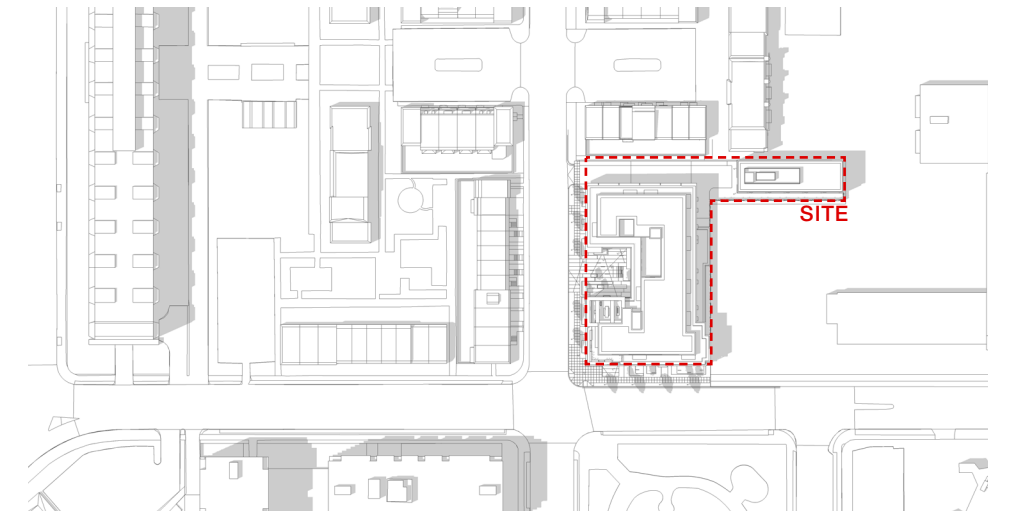


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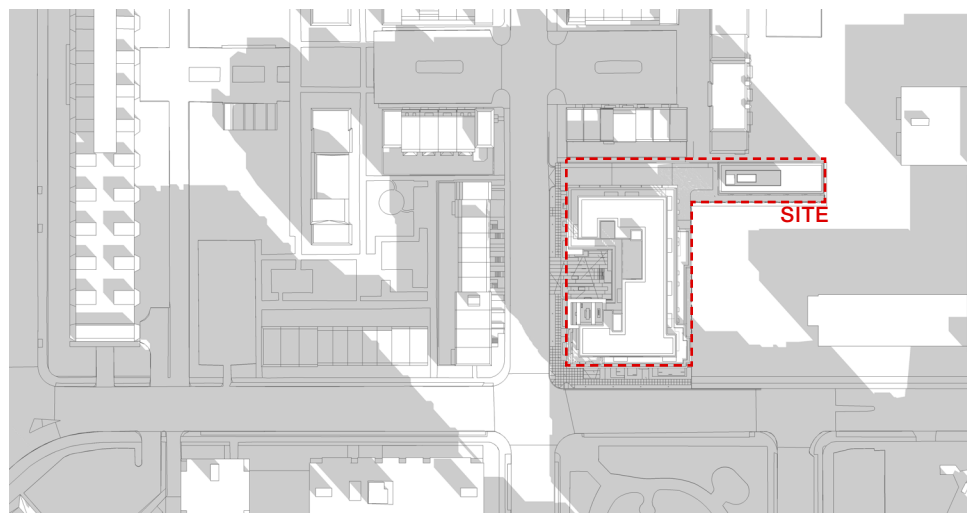
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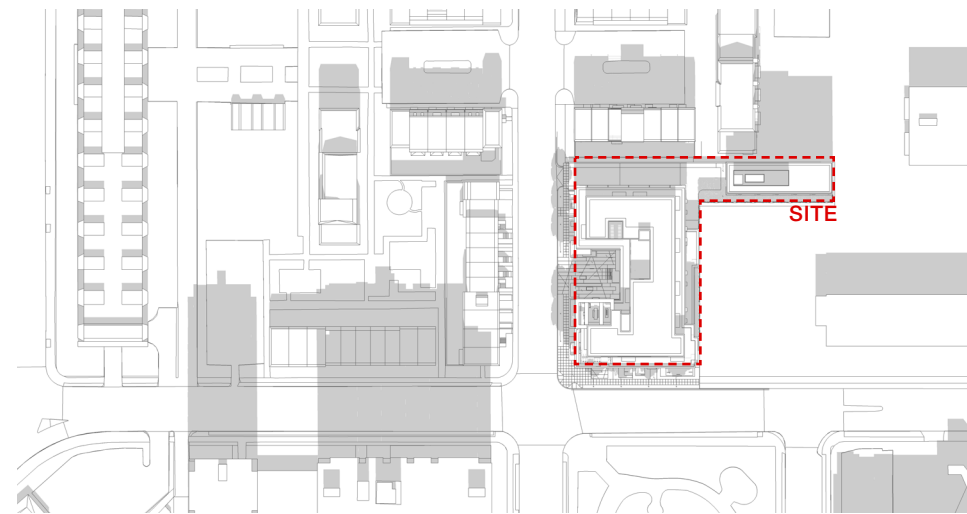


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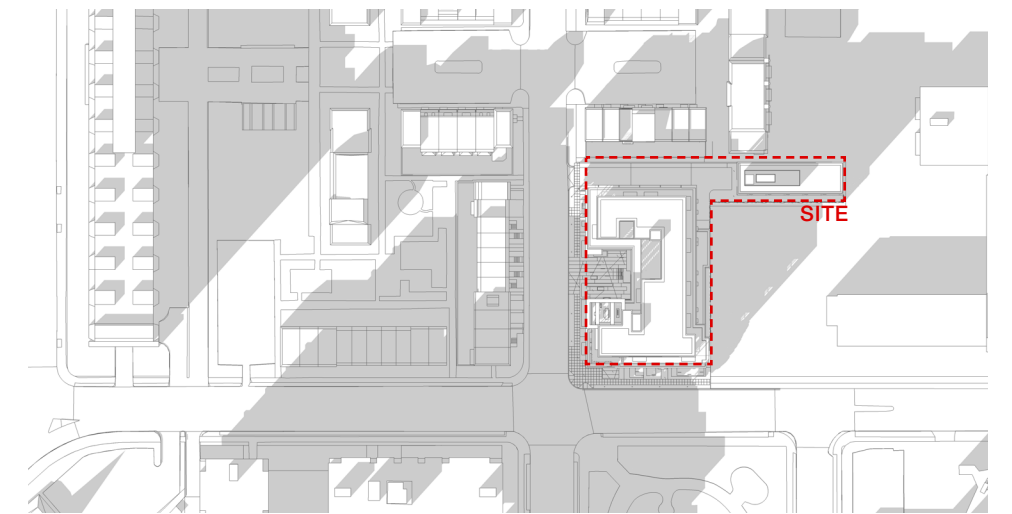


DECEMBER 21

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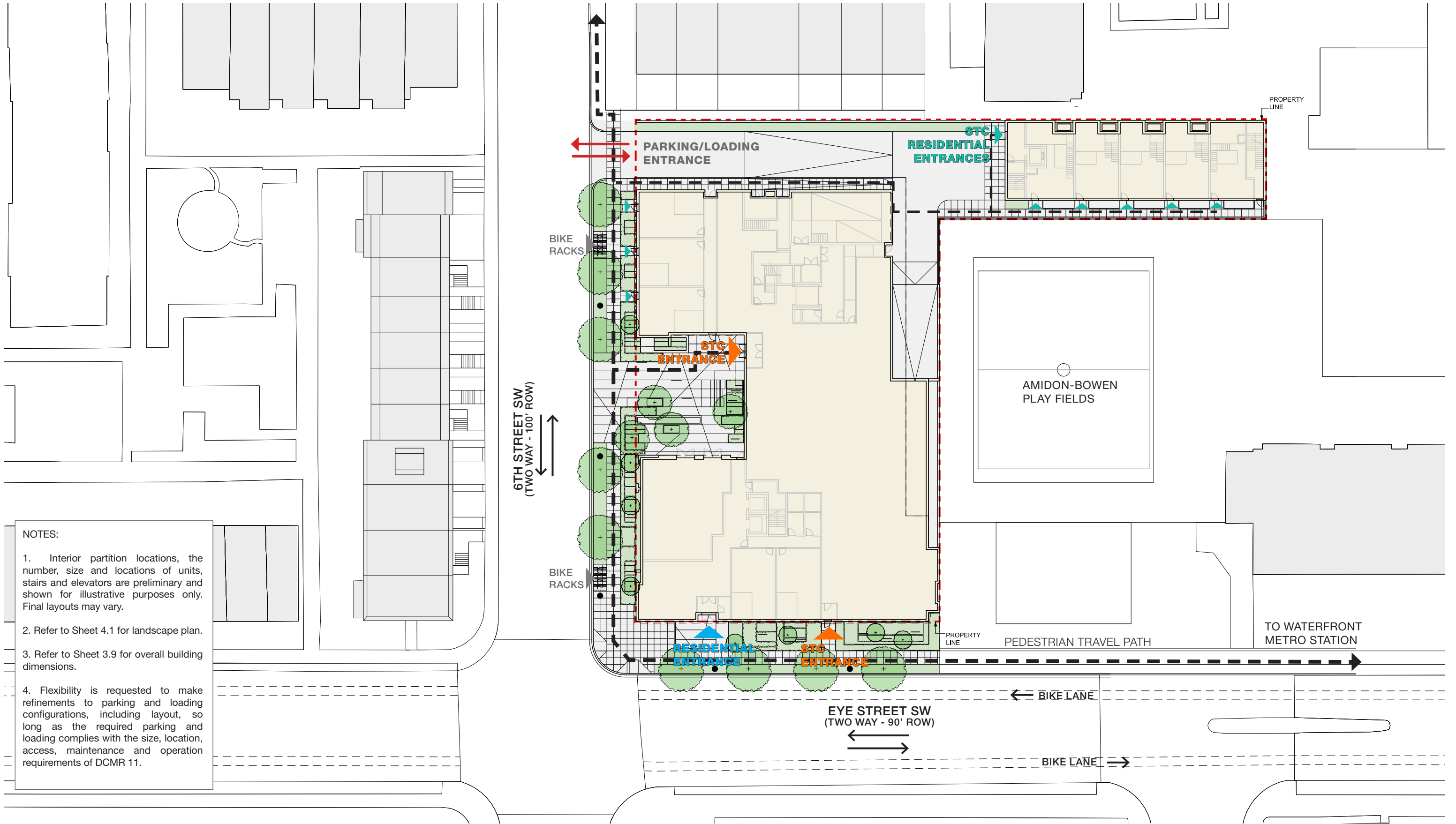


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NOTES:

1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Refer to Sheet 4.1 for landscape plan.
3. Refer to Sheet 3.9 for overall building dimensions.
4. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.

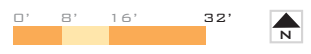


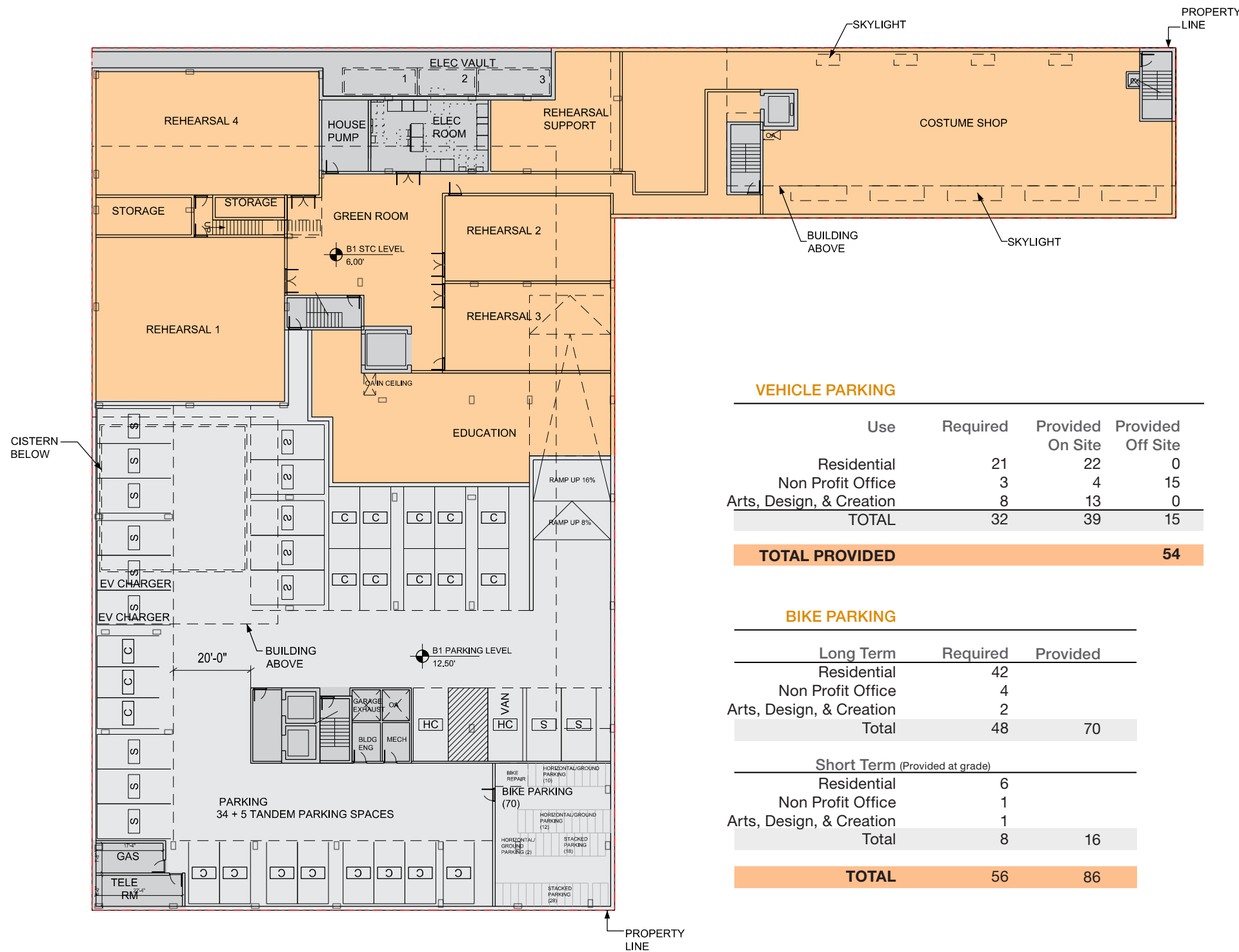
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KEY

| | |
|---|----------------------------------|
| | RESIDENTIAL (MARKET) |
| | RESIDENTIAL CIRCULATION / COMMON |
| | STC ARTS, DESIGN, & CREATION |
| | STC NON-PROFIT OFFICE |
| | STC HOUSING |
| | STC CIRCULATION |
| | PARKING |
| | BUILDING SERVICES |





VEHICLE PARKING

| Use | Required | Provided On Site | Provided Off Site |
|--------------------------|-----------|------------------|-------------------|
| Residential | 21 | 22 | 0 |
| Non Profit Office | 3 | 4 | 15 |
| Arts, Design, & Creation | 8 | 13 | 0 |
| TOTAL | 32 | 39 | 15 |
| TOTAL PROVIDED | | | 54 |

BIKE PARKING

| | Required | Provided |
|---------------------------------------|-----------|-----------|
| Long Term | | |
| Residential | 42 | |
| Non Profit Office | 4 | |
| Arts, Design, & Creation | 2 | |
| Total | 48 | 70 |
| Short Term (Provided at grade) | | |
| Residential | 6 | |
| Non Profit Office | 1 | |
| Arts, Design, & Creation | 1 | |
| Total | 8 | 16 |
| TOTAL | 56 | 86 |

PARKING NOTES:

1. The total number of Residential parking spaces is based on a unit total of 125 dwelling units. The proposed number of dwelling units is made up of 85 market rate units, 20 actors housing units, and 5 fellows housing units with 4 bedrooms each, for a total of 125 dwelling units.
2. The final dwelling unit count may vary by 10% per flexibility requested. Proposed unit range = 113-138.
3. The final residential parking count may vary by 10% per flexibility requested. Proposed residential parking range = 19-23.

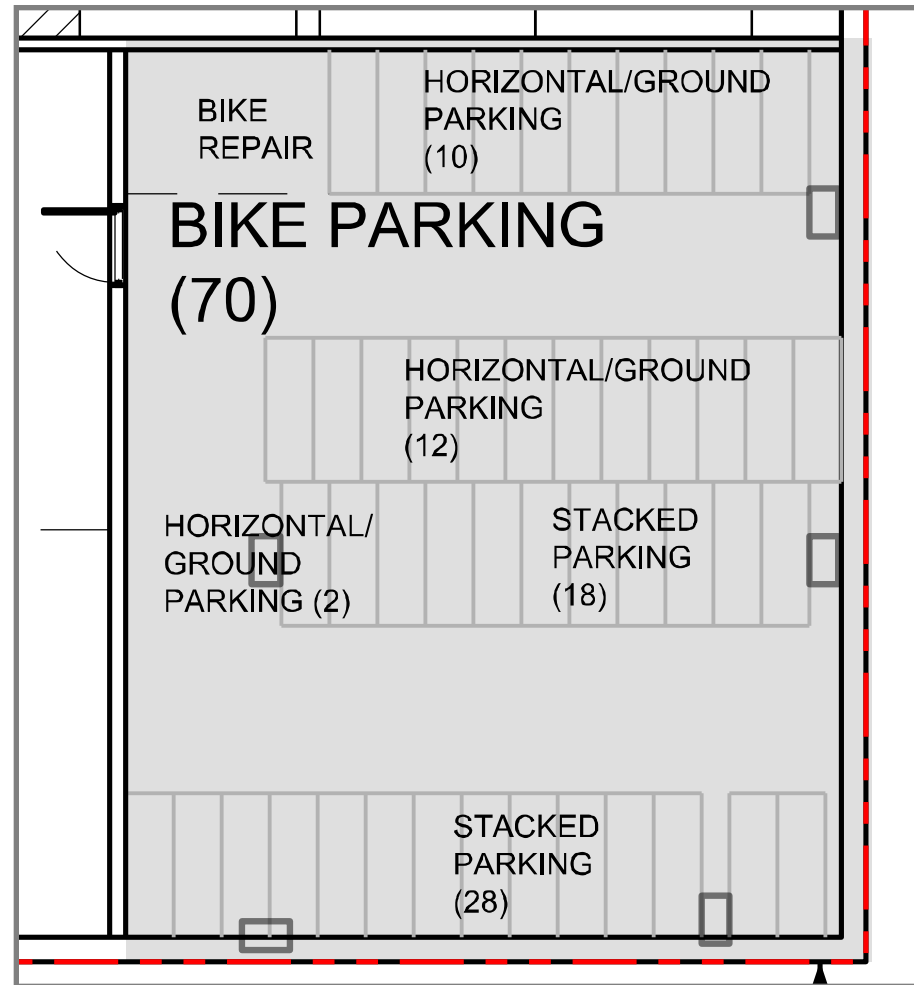
NOTES:

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2. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.
3. Parking space sizes:
 Handicap = 9'x19'
 Compact = 8'x16'
 Standard = 9'x19'
4. Above 40% of required parking may be compact spaces, relief requested.
5. Bicycle Parking detailed page 3.5
6. Handicap Parking includes one van accessible space
7. Shower and Lockers to be added in supplemental filing.

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LONG TERM BIKE PARKING



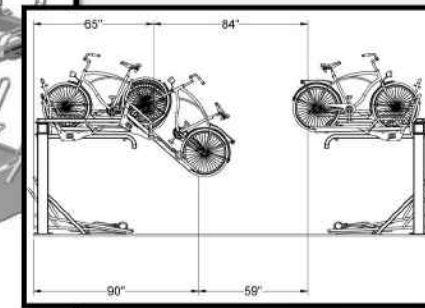
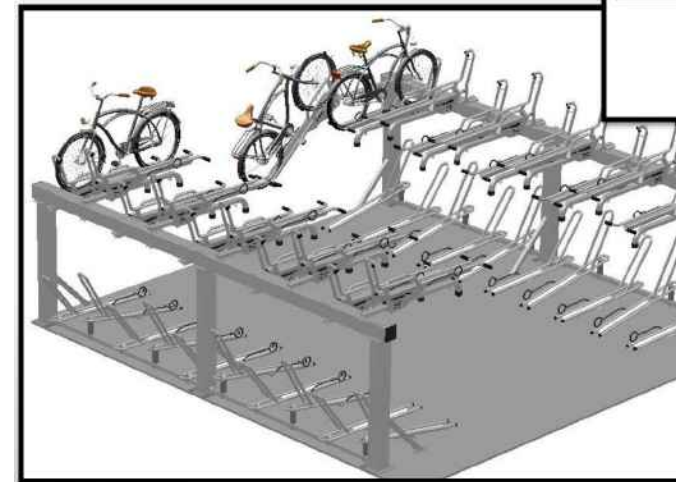
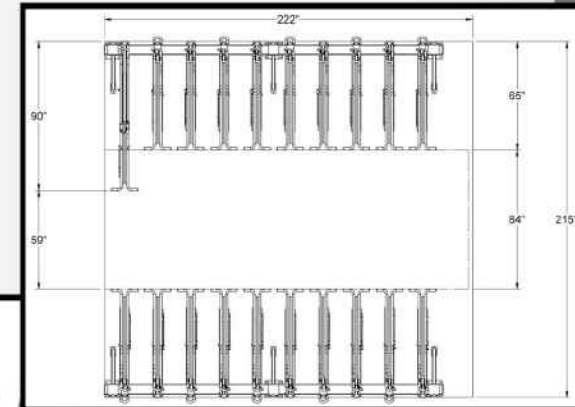
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| Arts, Design, & Creation | 1 | |
| Total | 8 | 16 |
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Two-Tier: Articulating Top Level

Recommended Installation (opposite Walls)

- Parks 40 bikes in 331.5 sq. ft.
- 84" aisle way when all trays are up
- 59" aisle way when one opposite tray is down
- 108" ceiling height min.
- 18", 20" or 24" spacing in-between bicycles



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2. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.
3. Standard Bicycle space = 2'x6'
4. Stacked Bicycle parking indicated in diagram.
5. Short Term parking provided at grade.

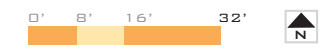


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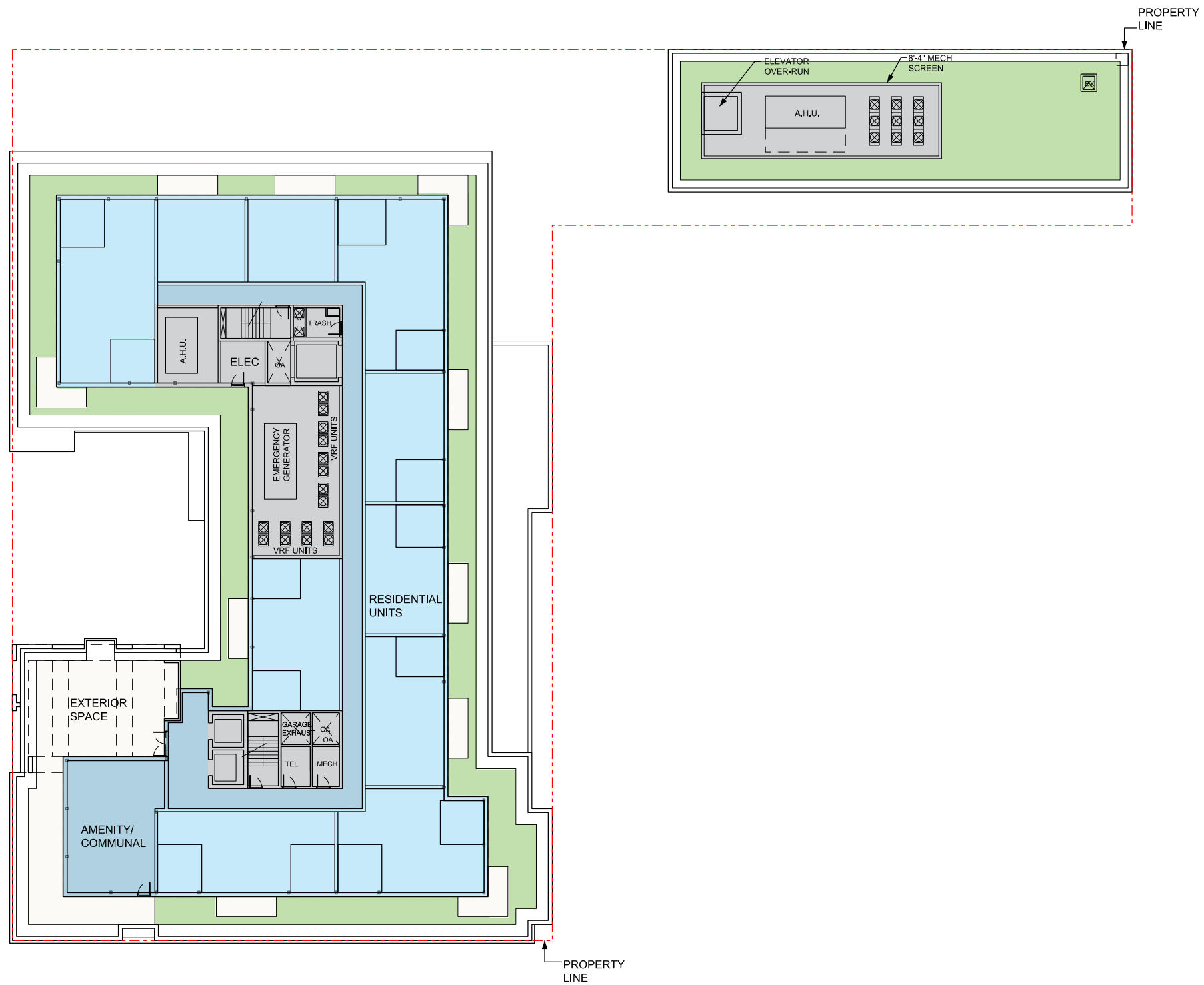
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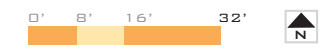


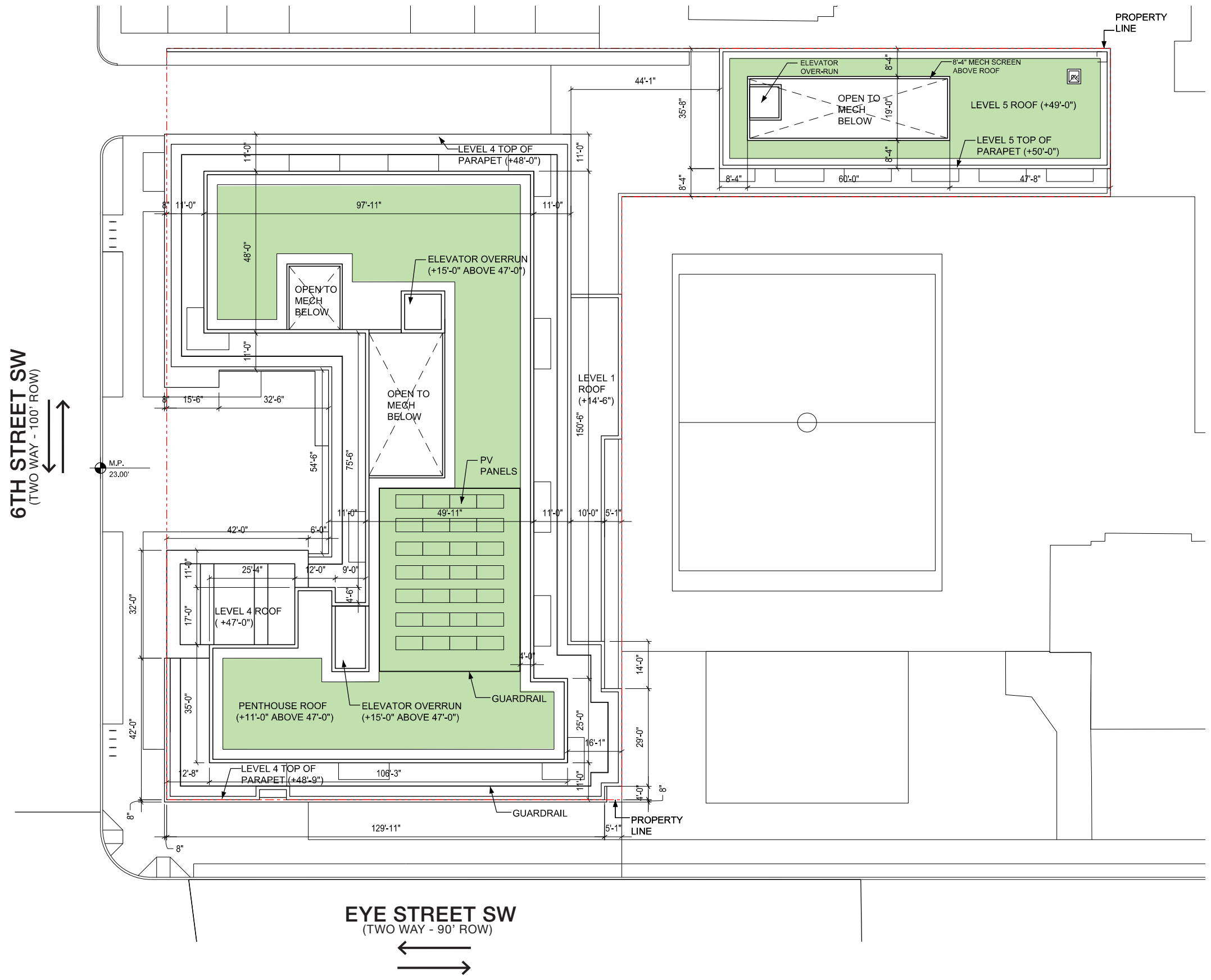
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4. Building heights are taken from the measuring point on 6th Street (MP=+23.00').

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