

# CONGRESS HEIGHTS METRO

SOUTHEAST, WASHINGTON, DC

## CONSOLIDATED PUD APPLICATION

CLIENT  
SQUARE 5914, LLC

LAND USE COUNSEL  
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ARCHITECT  
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LANDSCAPE ARCHITECT / CIVIL ENGINEER  
WILES MENSCH CORPORATION

TRAFFIC CONSULTANT  
WELLS + ASSOCIATES



PUD SUBMISSION

APRIL 25, 2013

PUD RESUBMISSION

JULY 31, 2014

ZONING COMMISSION PUBLIC HEARING

JANUARY 22, 2015

POST-HEARING SUBMISSION

MARCH 16, 2015



Rendering - Northwest Perspective

# Congress Heights

Square 5914, LLC



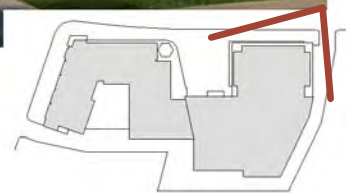
maurice walters | architect



Rendering - Office from across Alabama

## Congress Heights

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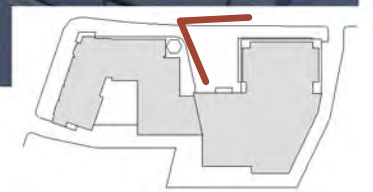
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Perspective View - Office Terrace

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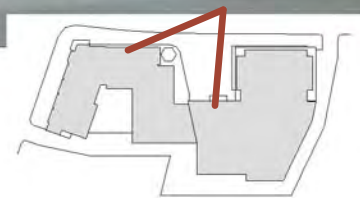


Metro Plaza - Existing & Proposed

Congress Heights

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EXISTING  
CONDITIONS



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13th Street - Existing & Proposed

# Congress Heights

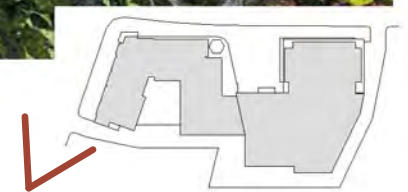
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Perspective View - 13th St. looking north

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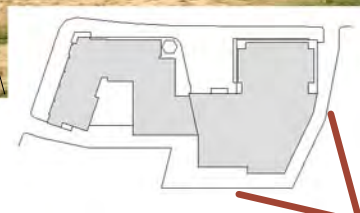


View from Southeast (Malcolm X)

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EXISTING  
CONDITIONS



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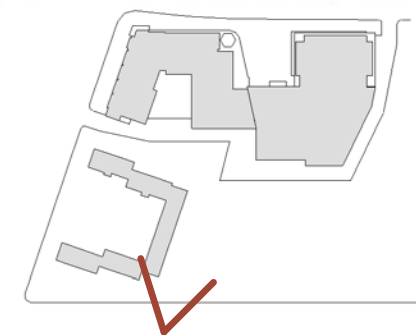


← EXISTING  
CONDITIONS

Perspective View - Savannah Street West

Congress Heights

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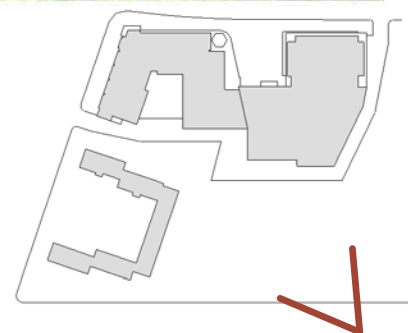
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Perspective View - Savannah Street East

# Congress Heights

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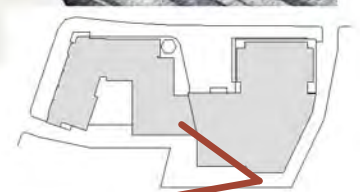
maurice **walters** | architect



Perspective View - Alley from West

Congress Heights

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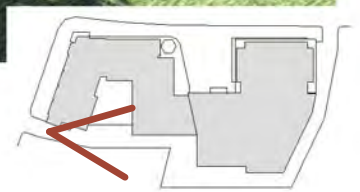




Perspective Views - Alley from East

# Congress Heights

Square 5914, LLC





TOP LEFT: MALCOLM X SCHOOL AND OFFICE BUILDING FROM ALABAMA AVENUE

ABOVE: VIEW FROM SAVANNAH STREET

BOTTOM LEFT: PERSPECTIVE OF OFFICE BUILDING FROM MALCOLM X SCHOOLYARD

## Relationship of Office Building & Malcolm X School

# Congress Heights

Square 5914, LLC

**Congress Heights Metro - Office Lot & Residential Lot**

Square: 5914      Lots: 6 & 7, Parcel #'s 02290161, 02290160, 02290103, 02290151, 02290153      Lot Area: 49,028 sf (Office), 39,458 sf (Res.)

Existing Zoning is R-5-A

2/23/2015

| Allowable       | Proposed Zoning (C-3-B) PUD   | Provided  | General Note  |
|-----------------|---|---|---|
| General         |   |   | <b>APPROVAL REQUESTED FOR MULTIPLE BUILDINGS ON SAME LOT</b>  |
| FAR             | 5.5 (No more than 4.5 Non-Residential), per DCMR (2405.2)   | Office Lot (49,028 sf) - 4.82<br>Residential Lot (39,458 sf) - 5.35<br>Residential use on Res. Lot - 4.96<br>Non-Residential use on Res. Lot (16,071 sf) - 0.40<br><b>Total Site FAR (88,486 sf) - 5.06</b><br><br>Gross Floor Area by Building<br>Office Building 236,355<br>Residential Building 211,233<br>Total Building Area 447,588 sf<br><br>Gross Floor Area by Use<br>Office 226,695<br>Residential 195,684<br>Retail 25,209<br>Total 447,588 sf | <b>RELIEF REQUESTED FOR NON-RESIDENTIAL FAR OVER 4.5</b><br><br><i>*Refer to attached sheet for detailed tabulations</i>  |
| Roof Structures | One structure per building per DCMR 11 (770.6)<br>Limited to 0.37 allowable FAR increase<br>0.37 x Site Area Allowed per 11 DCMR (411.7)<br>32,740 SF Allowed<br><br><i>*Mechanical equip., stairway, elev penthouses may be excluded per 11 DCMR (411.1)</i> | Office Building 1,690 sf<br>Residential Building 1,380 sf<br>Total provided 3,070 sf  |   |
| Penthouse       | One continuous structure; continuous height<br><br>1:1 Setback  | Office Building: One Structure / Height Varies<br>Residential Building: 3 Structures / Height Varies<br><br>Office Building 1:1 Setback<br>Residential 1:1 Setback except at south side of main structure   | <b>RELIEF REQUESTED FOR ONE CONTINUOUS HEIGHT (OFFICE)</b><br><br><b>RELIEF REQUESTED FOR ONE CONTINUOUS STRUCTURE / HEIGHT (RESIDENTIAL)</b><br><br><b>RELIEF REQUESTED (RESIDENTIAL) *SEE DIMENSIONED SITE PLAN</b> |
| Lot Occupancy   | 100% Per 11 DCMR (772.1)  | Office: 66% 32,555 sf<br>Residential: 73% 28,895 sf   |   |
| Building Height | 90 feet per 11 DCMR (2405.1)  | Office Building : 90'-0" measured from t.o.c. at 183.09'<br>Residential Building : 90'-0" measured from t.o.c. at 181.17'   |   |
| Dwelling Units  | No requirement  | Residential Building: 212 units   | <i>*Final number of units may vary</i>  |
| <b>Yards</b>    |   |   |   |
| Rear Yard       | 2 1/2 inches per foot from the mean finished grade at the middle rear of the structure, not less than 12 feet. 11 DCMR (774.1)<br>2 1/2" x 98'-0" = 20'-5" req'd (Office)<br>2 1/2" x 97'-2" = 20'-3" req'd (Residential)                                     | 22'-4" provided (Office)<br>20'-4" provided (Residential)   | <i>*See diagram attached</i>  |
| Side Yard       | 2 inches wide for each foot of height of building but not less than 6 ft. per DCMR (775.5)<br><br>2" x 98'-0" = 16'-4" req'd (Office)<br>Not required (Residential)   | 20'-11" provided (Office)<br>Not required (Residential)   | <i>*See diagram attached</i>  |

Zoning Analysis - 2 Lots

Congress Heights

Square 5914, LLC

| Allowable                   | Proposed Zoning (C-3-B) PUD  | Provided   | General Note  |                       |                       |
|-----------------------------|--|--|---|-----------------------|-----------------------|
| Courtyards                  | Office<br>Open   | Width of Open Court at Metro Pedestrian Level:<br>3 inches wide per ft of height but no less than 12 ft per 11 DCMR (776.1)<br>CRT #1 : 3" x 16'-0" = 4'-0" (min. 12'-0" required); Area = 250 sf minimum  | CRT #1: Width of 19'-10" provided<br><b>Area of 3,836 sf provided</b>   | *See diagram attached |                       |
|                             |  | Width of Open Court at North at Second Floor Office Level<br>4 inches wide per ft of height but no less than 15 ft per 11 DCMR (776.3)<br>CRT #2 : 4" x 66'-0" = 22'-0" width required; Area = 2 x (15 x 15) = 968 sf required   | CRT #2: Width of 60'-3" provided (width measured at tightest point)<br><b>Area of 6,318 sf provided</b>                                     |                       |                       |
|                             | Residential<br>Open  | Width of Open Court at Metro Pedestrian Level:<br>3 inches wide per ft of height but no less than 12 ft per 11 DCMR (776.1)<br>CRT #3 : 3" x 16'-0" = 4'-0" (min. 12'-0" required); Area = 250 sf minimum  | CRT #3: Width of 16'-8" provided<br><b>Area of 1,401 sf provided</b>  |                       | *See diagram attached |
|                             |  | Width of Open Court at North at Second Floor Office Level<br>4 inches wide per ft of height but no less than 15 ft per 11 DCMR (776.3)<br>CRT #4 : 4" x 79'-0" = 26'-4" width required; Area = 2 x (26.33 x 26.33) = 1,387 sf required                                     | CRT #4: Width of 34'-8" provided (width measured using a circle as court is irregular)<br><b>Area of 3,436 sf provided</b>                  |                       |                       |
|                             | Closed   | Width of Closed Court at Residential Building<br>4 inches wide per ft of height but no less than 15 ft per 11 DCMR (776.3)<br>Area: twice square of req'd width per 11 DCMR (776.4)<br>CRT#5 : 4" x 80'-0" = 26'-8" required width; Area: = (26.66 x 26.66) x 2 = 1,422 sf | CRT #5: Width = 45'-2", 46'-0" dia circle fits in irregular courtyard<br><b>3,690 sf provided</b>   |                       |                       |
|                             | <b>Parking Requirements</b>  |  |   |                       |                       |
| Office Lot                  | Office   | 1 sp/1800 sf, over 2,000 sf per 11 DCMR (2101.1)<br>(218,561 sf - 2000 sf) = 216,561 / 1800 sf = 120 required spaces   | <b>120 Office Spaces</b> provided in Office garage<br>120 full size spaces (100%)   |                       |                       |
|                             | Retail   | 1 space for each add'l 750 sf over 3000 sf retail per 11 DCMR (2101.1)<br>((9973 sf + 609 sf) - 3000 sf) = 7582 sf / 750 = 10 required spaces  | <b>12 Retail Spaces</b> provided in Office garage & alley<br>12 full size spaces (100%)   |                       |                       |
| Res. Lot                    | Office   | 1 sp/1800 sf, over 2,000 sf per 11 DCMR (2101.1)<br>((963 sf + 923 sf) - 2000 sf) / 1800 sf = 0 required spaces  | <b>14 Office &amp; Retail Spaces</b> provided on Res. Ground Fir<br>10 full size spaces (71%)<br>4 compact spaces (29%)                     |                       |                       |
|                             | Retail   | 1 space for each add'l 750 sf over 3000 sf retail per 11 DCMR (2101.1)<br>(8870 sf - 3000 sf) = 5870 / 750 sf = 8 required spaces  |   |                       |                       |
|                             | Residential  | 0.25 space per dwelling unit per 11 DCMR (2101.1)<br>212 / 4 = 53 req'd<br>Min. 60% of required to be full size per 11 DCMR (2115.2)<br>53 x .6 = 32 full size required  | <b>72 Res. Spaces</b> provided @ 0.34 per dwelling unit on Res. Ground Floor and G1<br>46 full size spaces (64%)<br>26 compact spaces (36%) |                       |                       |
| Bicycles                    | <b>11 DCMR (2119.2)</b> - 5% of required parking spaces<br><b>DC 'Bicycle Commuter and Parking Expansion Act of 2007'</b> - 1 per 3 du |  |   |                       |                       |
|                             | Office   | Retail: 10 spaces x .05 = 1 space<br>Office: 120 spaces x .05 = 6 spaces   | Office - 77 Interior provided   |                       |                       |
| Residential                 | Res: no DCMR requirement<br>Retail: 8 spaces x .05 = 0 spaces<br>Office: 0 space x .05 = 0 spaces                                      | 212 units / 3 = 71 spaces<br>Residential - 64 Interior provided, 7 on outside bike racks<br>Retail & Office - outside bike racks   |   |                       |                       |
| <b>Loading</b>              |  |  |   |                       |                       |
| Office                      | Greater than 200k s.f. per 11 DCMR (2201.1)  |  |   |                       |                       |
| Office Retail (9,177 sf)    | 3 berths @ 30 ft deep; 3 platforms @ 100 sf<br>1 service delivery @ 20 ft deep<br>1 berth @ 30' deep; 1 platform @ 100 sf              | 3 berths @ 30 ft deep; 3 platforms @ 100 sf<br>2 service delivery @ 20 ft x 10 ft<br>1 berth @ 30' deep; 1 platform @ 100 sf   | Located on Residential Lot  |                       |                       |
| Residential                 | 1 berth @ 55' deep<br>1 platform @ 200 sf<br>1 service delivery @ 20' deep   | 1 berth @ 30' deep<br>1 platform @ 200 sf<br>1 service delivery @ 20 ft x 10 ft  | RELIEF REQUESTED. 30 ft loading berth provided in lieu of 55 ft   |                       |                       |
| Res. Retail (8,870 sf)      | no requirements  | none   |   |                       |                       |
| Res. Office (less than 30k) | no requirements  | none   |   |                       |                       |

## Zoning Analysis - 2 Lots

# Congress Heights

Square 5914, LLC

Congress Heights Building - Eight Story Office and Nine Story Residential Building

Preliminary Tabulations (Note areas are preliminary, approximate and subject to change)

2/23/2015

| <b>Office Building - Eight Stories</b> |                           |                       |                  |                |                      |                    |                     |                   |                           |
|--|---------------------------|-----------------------|------------------|----------------|----------------------|--------------------|---------------------|-------------------|---------------------------|
| Floor                                  | Zoning Height<br>ft. @ MP | Grade Level<br>Spaces | Garage<br>Spaces | Bike<br>Spaces | Zon. Gross<br>g.s.f. | Ret. Net<br>n.s.f. | Gym/Amen.<br>n.s.f. | Parking<br>g.s.f. | WMATA<br>Canopy<br>g.s.f. |
| 8                                      | 11.583                    |                       |                  |                | 27,129               |                    |                     |                   |                           |
| 7                                      | 11.291                    |                       |                  |                | 29,442               |                    |                     |                   |                           |
| 6                                      | 11.041                    |                       |                  |                | 30,257               |                    |                     |                   |                           |
| 5                                      | 11.041                    |                       |                  |                | 30,257               |                    |                     |                   |                           |
| 4                                      | 11.041                    |                       |                  |                | 30,257               |                    |                     |                   |                           |
| 3                                      | 11.041                    |                       |                  |                | 30,254               |                    |                     |                   |                           |
| 2                                      | 10.541                    |                       |                  |                | 28,985               |                    |                     |                   |                           |
| 1 / Ret                                | 12.421                    | 2                     |                  |                | 29,774               | 9,177              | 3,159               | 0                 | 1,238                     |
| G1                                     |                           |                       | 61               | 37             |                      |                    |                     | 33,964            |                           |
| G2                                     |                           |                       | 69               | 40             |                      |                    |                     | 33,964            |                           |
| Totals *                               | 90.000                    | 2                     | 130              | 77             | 236,355              | 9,177              | 3,159               | 67,928            | 1,238                     |

Typical Office Floor 17.5" plenum, 7" PT slab with 3 1/2" drops, 9' ceilings = 11.041' flr / flr

\*Note the Total height is listed twice, at the Measuring Point and at Lobby.

| <b>Residential Building - Nine Stories</b> |                           |                       |                  |                |                      |                    |                      |                   |                  |
|--|---------------------------|-----------------------|------------------|----------------|----------------------|--------------------|----------------------|-------------------|------------------|
| Floor                                      | Zoning Height<br>ft. @ MP | Grade Level<br>Spaces | Garage<br>Spaces | Bike<br>Spaces | Zon. Gross<br>g.s.f. | Ret. Net<br>n.s.f. | Office Net<br>n.s.f. | Parking<br>g.s.f. | Units GSF<br>925 |
| 9  | 10.58                     |                       |                  |                | 22,131               |                    |                      |                   | 26               |
| 8  | 9.25                      |                       |                  |                | 22,461               |                    |                      |                   | 26               |
| 7  | 9.25                      |                       |                  |                | 22,798               |                    |                      |                   | 27               |
| 6  | 9.25                      |                       |                  |                | 23,133               |                    |                      |                   | 27               |
| 5  | 9.25                      |                       |                  |                | 23,251               |                    |                      |                   | 27               |
| 4  | 9.25                      |                       |                  |                | 23,418               |                    |                      |                   | 27               |
| 3  | 9.25                      |                       |                  |                | 23,473               |                    |                      |                   | 27               |
| 2  | 9.25                      |                       |                  |                | 23,101               |                    |                      |                   | 25               |
| 1 / Ret.                                   | 14.67                     | 24                    |                  | 24             | 27,467               | 6,557              | 1,669                |                   |                  |
| G1   |                           |                       | 62               | 40             |                      |                    |                      | 33,104            |                  |
| Totals                                     | 90.00                     | 24                    | 62               | 64             | 211,233              | 6,557              | 1,669                | 33,104            | 212              |

Typical Residential Floor 8'-8" ceiling and 7" PT slab, with some drops in bathrooms and kitchens = 9'-3" Flr/Flr

\*Note the Total height is listed twice, at the Measuring Point and at Lobby.

## Project Tabulation Summary

# Congress Heights

Square 5914, LLC

mauricewalters | architect



