

HECHT WAREHOUSE REDEVELOPMENT

A HISTORIC LANDMARK AT 1401 NEW YORK AVENUE NE WASHINGTON, DC

PLANNED UNIT DEVELOPMENT MODIFICATION - 1400 BLOCK OKIE STREET

FEBRUARY 27, 2015



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INTRODUCTION



--- CURRENT ZONING
--- PROPOSED ZONING

ZONING DATA			
SQUARE: 4037			
LOTS: 804 & 007			
DCRM, TITLE 11	APPROVED PUD	REQ'S UNDER C-3-C	PROPOSED CONDITIONS
ZONE	C-3-C COMMERICAL; HIGH BULK	--	C-M-3 TO C-3-C
SITE AREA (SF):	119,037.9		120,823.6 (ADDITIONAL PUD SITE AREA: 1,785.7 SF)
FAR	4.7	6.5 MAX by right; 8.0 MAX for PUD	4.7
GROSS FLOOR AREA	559,245.0		567,319.1 (ADDITIONAL GFA: 8,074 SF)
GROSS FLOOR AREAS		(SF)	(SF)
FLOOR 1		100,459.7	100,459.7
1400 BLOCK - FLOOR 1		0.0	5,291.0
FLOOR 2		95,884.1	95,884.1
1400 BLOCK - FLOOR 2		0.0	2,783.0
FLOOR 3		95,882.3	95,882.3
FLOOR 4		79,632.0	79,632.0
FLOOR 5		73,482.2	73,482.2
FLOOR 6		73,396.8	73,396.8
FLOOR 7		40,508.0	40,508.0
TOTAL		559,245.1	567,319.1
LOT OCCUPANCY	86%	100% permitted	89.1%
BUILDING HEIGHT	95.15'	90' maximum by right; 130' maximum for PUD	32'-11"
PENTHOUSE HEIGHT	23', 22', 19.5', 15'	18.5' maximum	6' Screen Wall on new building.
REAR YARD	27'	17.4' (2.5in/ft of building height)	--
SIDE YARD	--	No requirement	--
COURTS	39'-6" smallest width	14.5' min width (4in/ft height), where provided	--
PARKING REQUIREMENTS			
Retail	No spaces provided on PUD Site due to 11 DCMR 2100.4 and 2120; 1,000+ parking spaces provided in neighboring parking garage.	No additional spaces req'd for PUD due to historic landmark exception 11 DCMR 2100.4 and 2120	No additional parking provided. Parking provided in neighboring parking garage.
Residential		No additional spaces req'd for PUD due to historic landmark exception 11 DCMR 2100.4 and 2120	
LOADING BERTHS			
Retail	1 @ 55' deep; 1 @ 30' deep	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	No additional loading provided. Loading provided in warehouse building.
Residential	1 @ 55' deep	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	--
Warehouse	--	--	--
LOADING PLATFORMS			
Retail	2 @ 200+ SF	No additional arequirement due to historic landmark exception 11 DCMR - 2200.5	No additional platforms provided. Loading provided in warehouse building.
Residential	1 @ 200+ SF	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	--
Warehouse	--	--	--
SERVICE/DELIVERY SPACES			
Retail	none	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	No additional delivery spaces provided.
Residential	none	No additional requirement due to historic landmark exception 11 DCMR - 2200.5	--
Warehouse	none	--	--

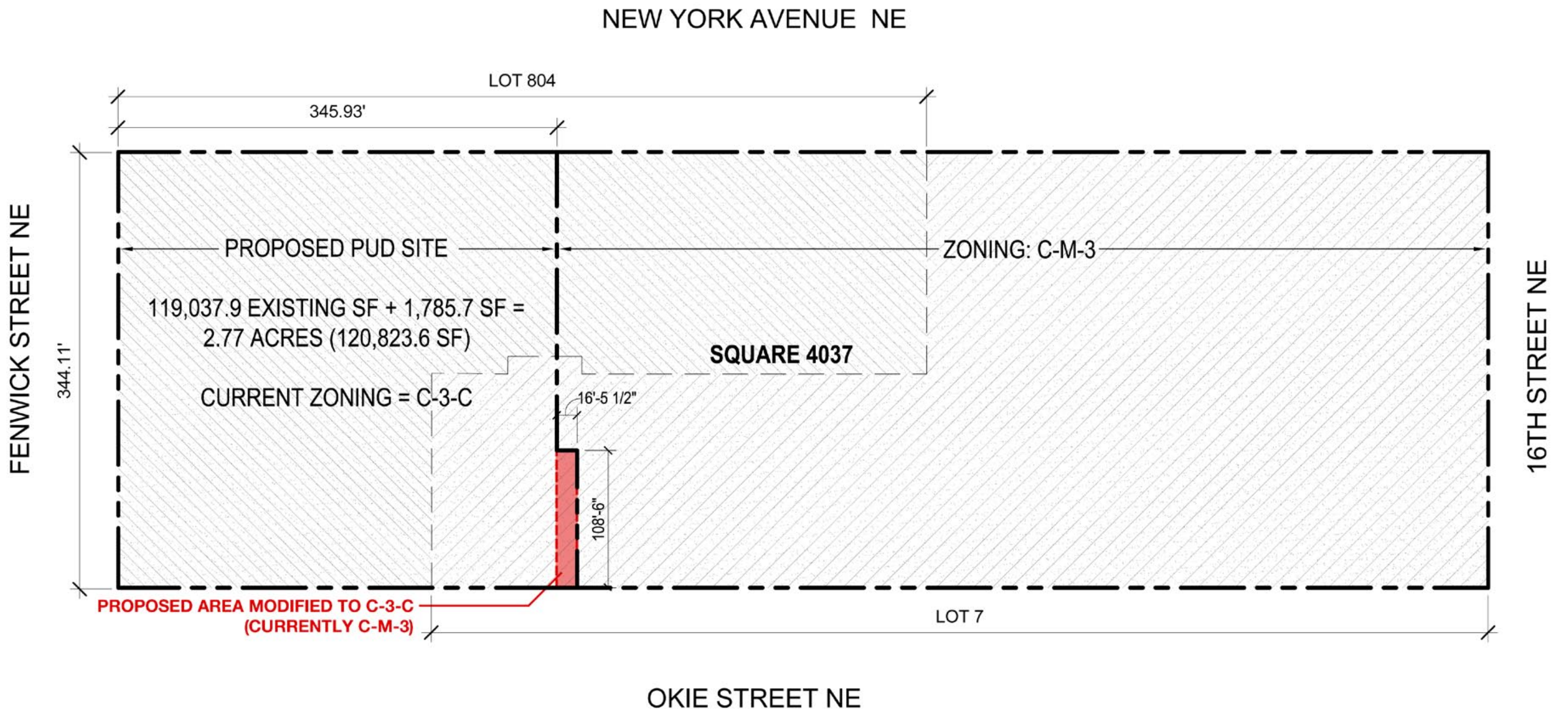
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		Green Area Ratio Scoresheet			
Address		Ward	Lot	Square	Zoning District
1400 Block of Okie Street NE		5		4037	C-3-C
Other / BZA Order		enter sq ft of lot		multiplier	
		7,703		SCORE 0.200	
Lot size (enter this value first) *					

Landscape Elements		Square Ft.	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 720	0.6	432.0
3	Bioretention facilities	enter sq ft 0	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 0	0.2	-
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0.3	-
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0.5	-
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	enter sq ft 0	0.6	-
2	Over at least 8" of growth medium	enter sq ft 762	0.8	609.6
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 1,000	0.5	500.0
E Other				
1	Enhanced tree growth systems***	enter sq ft 0	0.4	-
2	Renewable energy generation	enter sq ft 0	0.5	-
3	Approved water features	enter sq ft 0	0.2	-
H Bonuses		sub-total of sq ft = 2,482		
1	Native plant species	enter sq ft 0	0.1	-
2	Landscaping in food cultivation	enter sq ft 0	0.1	-
3	Harvested stormwater irrigation	enter sq ft 0	0.1	-
Green Area Ratio numerator =				1,542

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth



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PUD site
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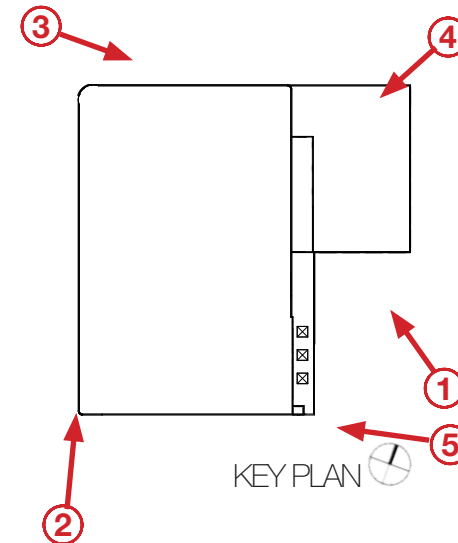




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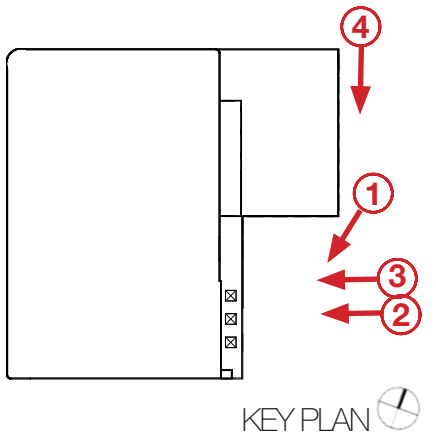
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current-day photographs - hecht avenue facades

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ARCHITECTURE







