

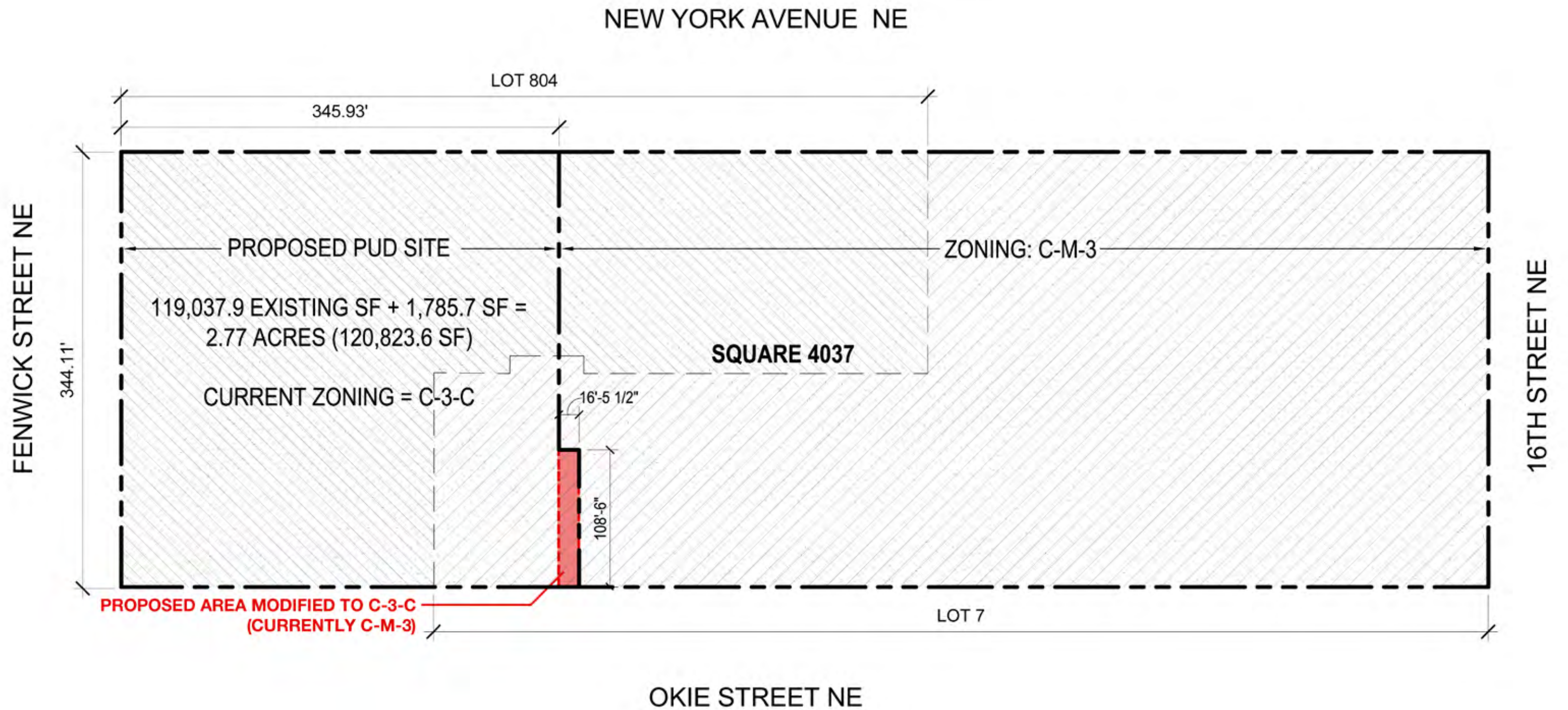
HECHT WAREHOUSE REDEVELOPMENT

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

PLANNED UNIT DEVELOPMENT MODIFICATION - 1400 BLOCK OKIE STREET

May 18, 2015



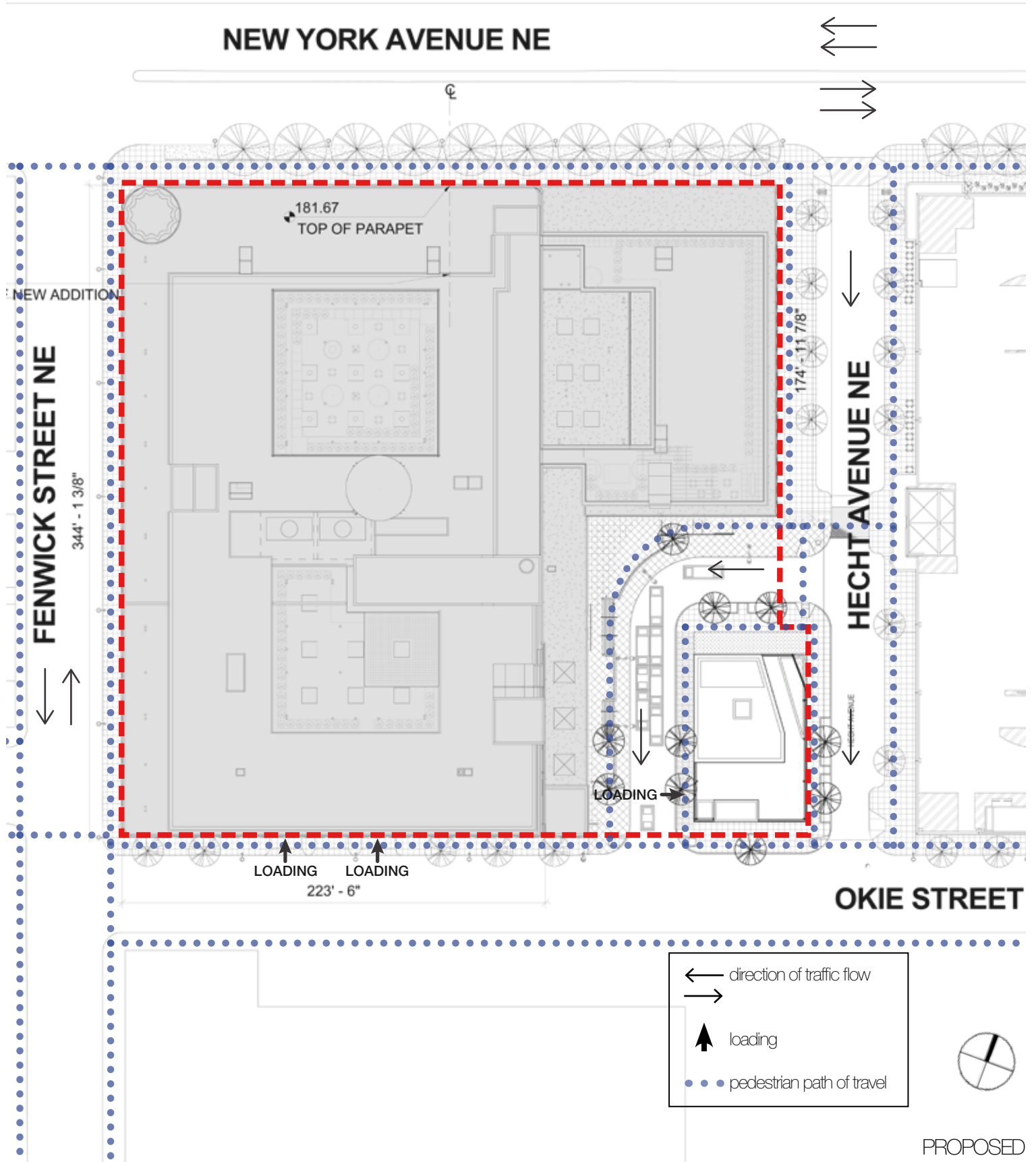
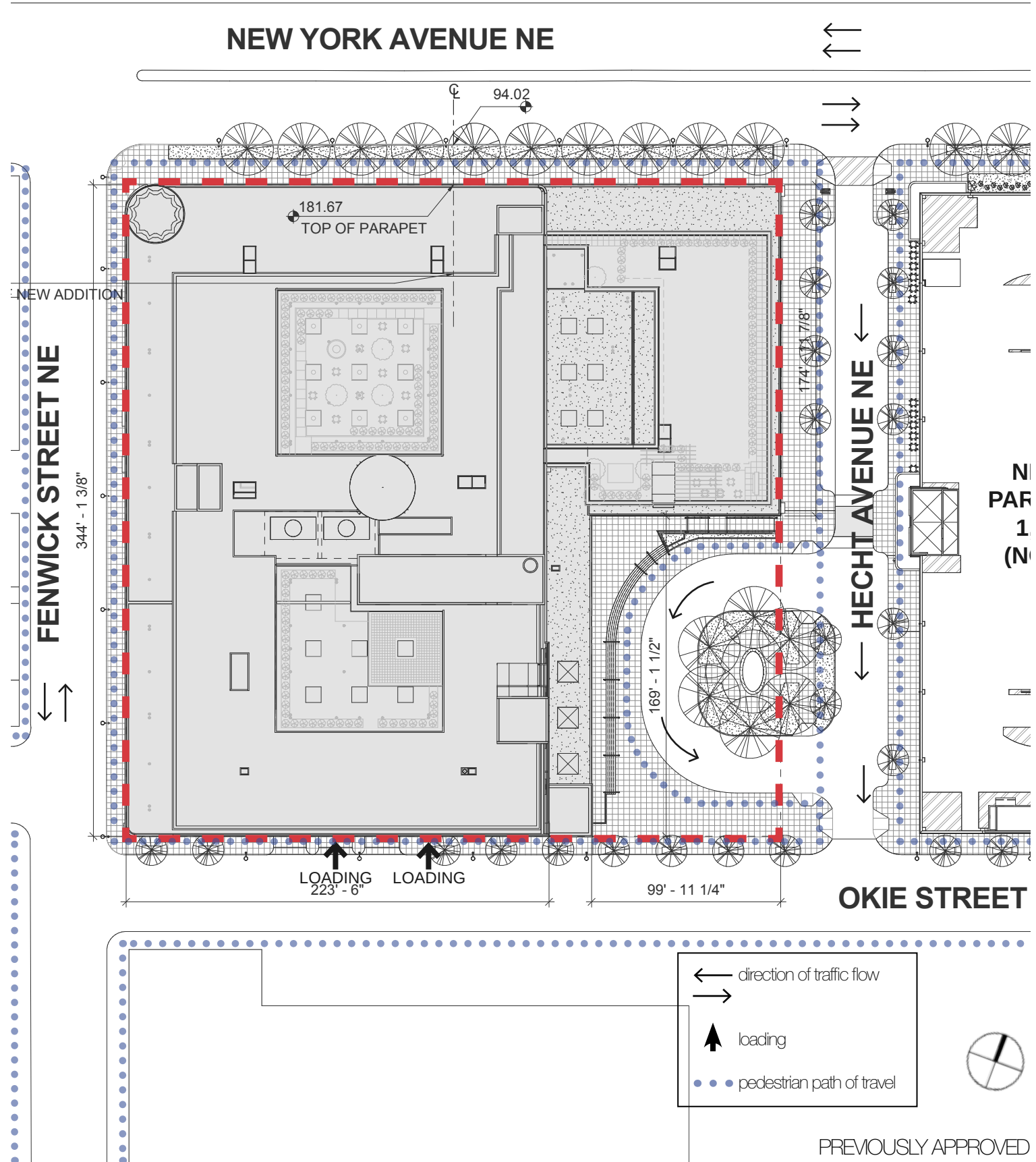


HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

PUD site
MAY 18, 2015





HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

site & circulation plan

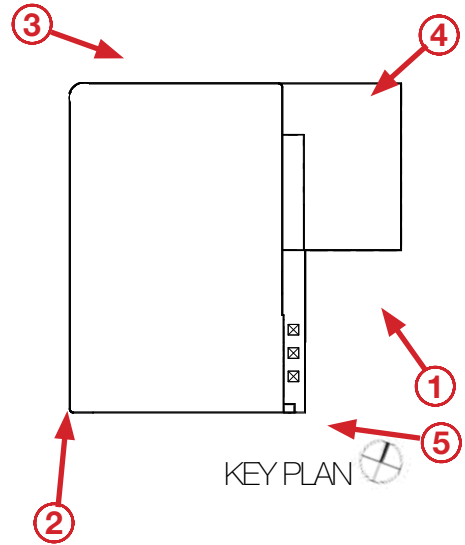
MAY 18, 2015



②



①



⑤



④



③

HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

current-day photographs - contributing facades

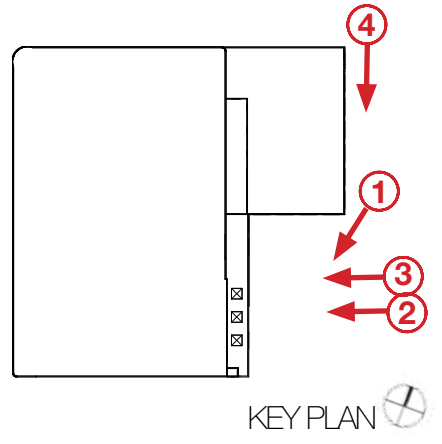
MAY 18, 2015



②



①



④



③

HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

current-day photographs - contributing facades

MAY 18, 2015

ARCHITECTURE



HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

proposed view hecht avenue

MAY 18, 2015



HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

proposed view from okie street

MAY 18, 2015

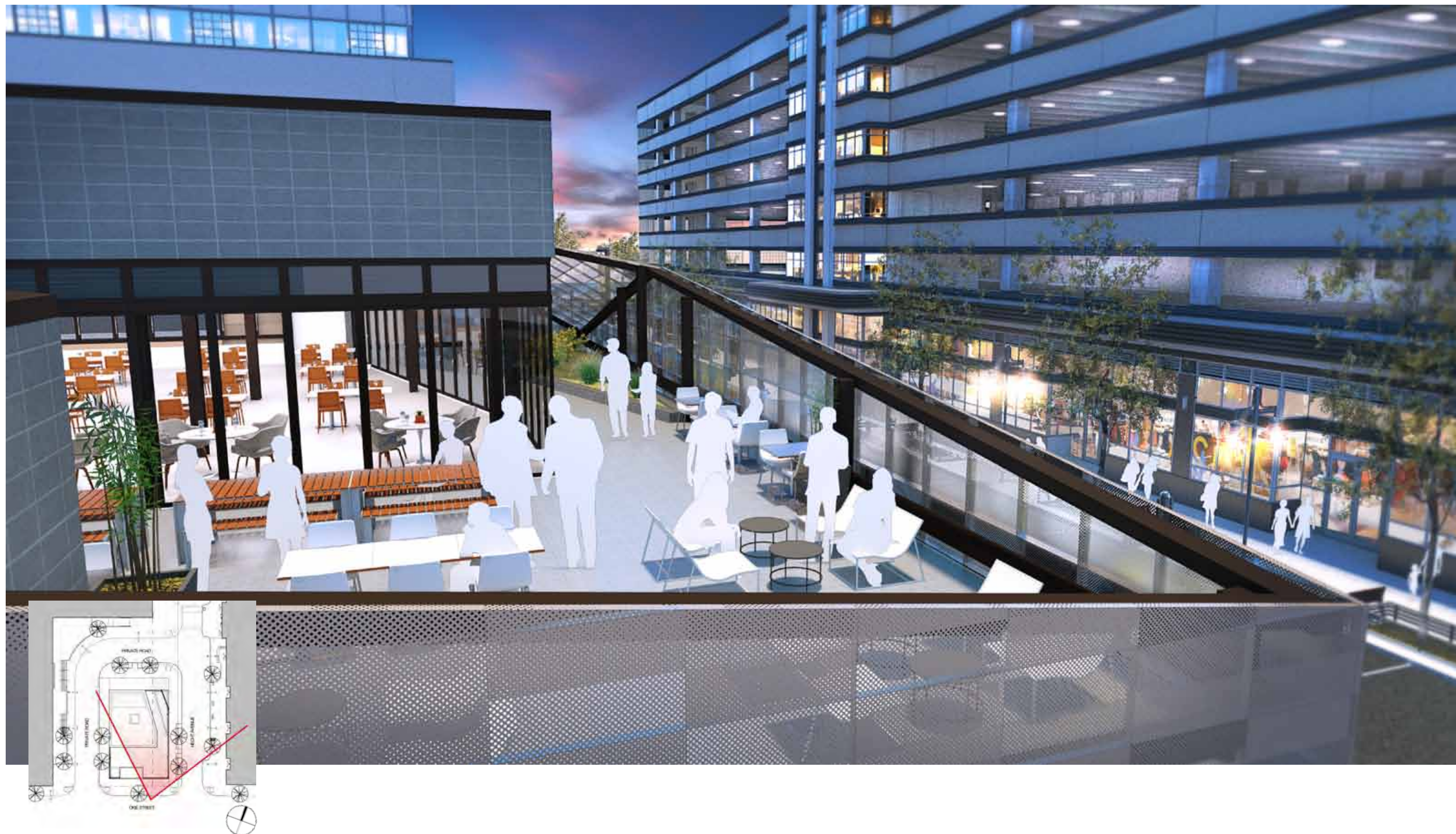


HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

proposed view from private road

MAY 18, 2015

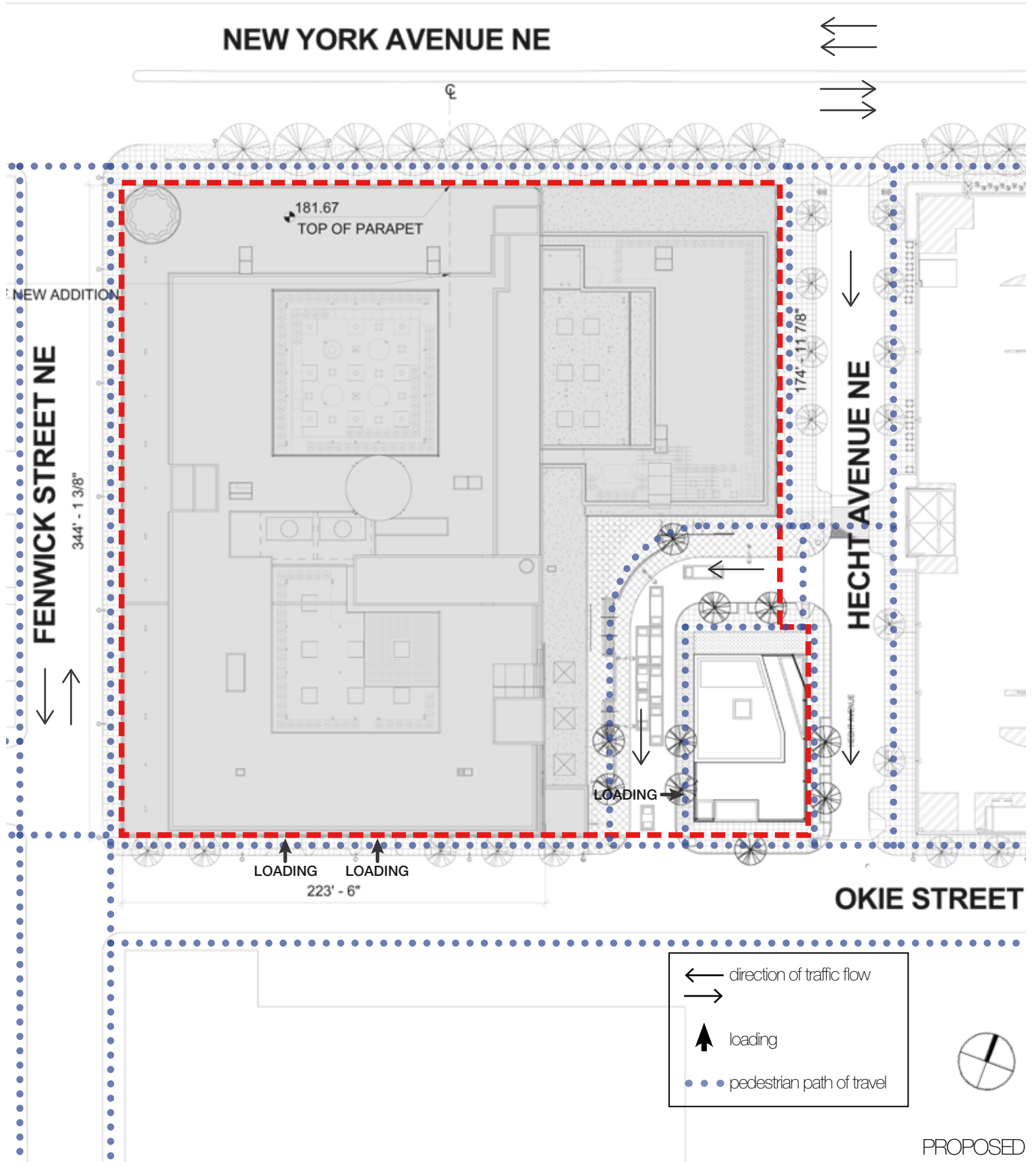
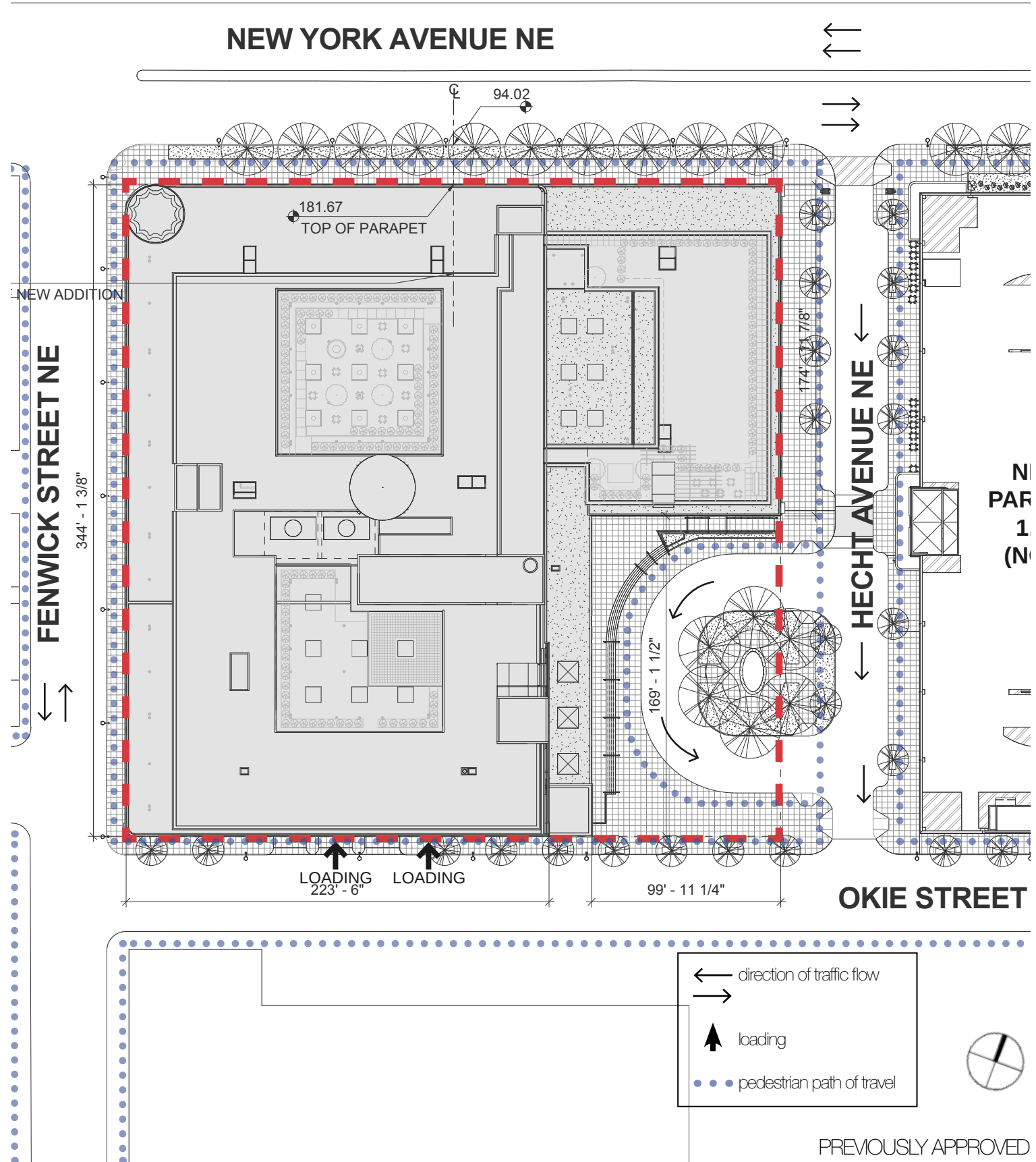


HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

proposed view of rooftop terrace

MAY 18, 2015

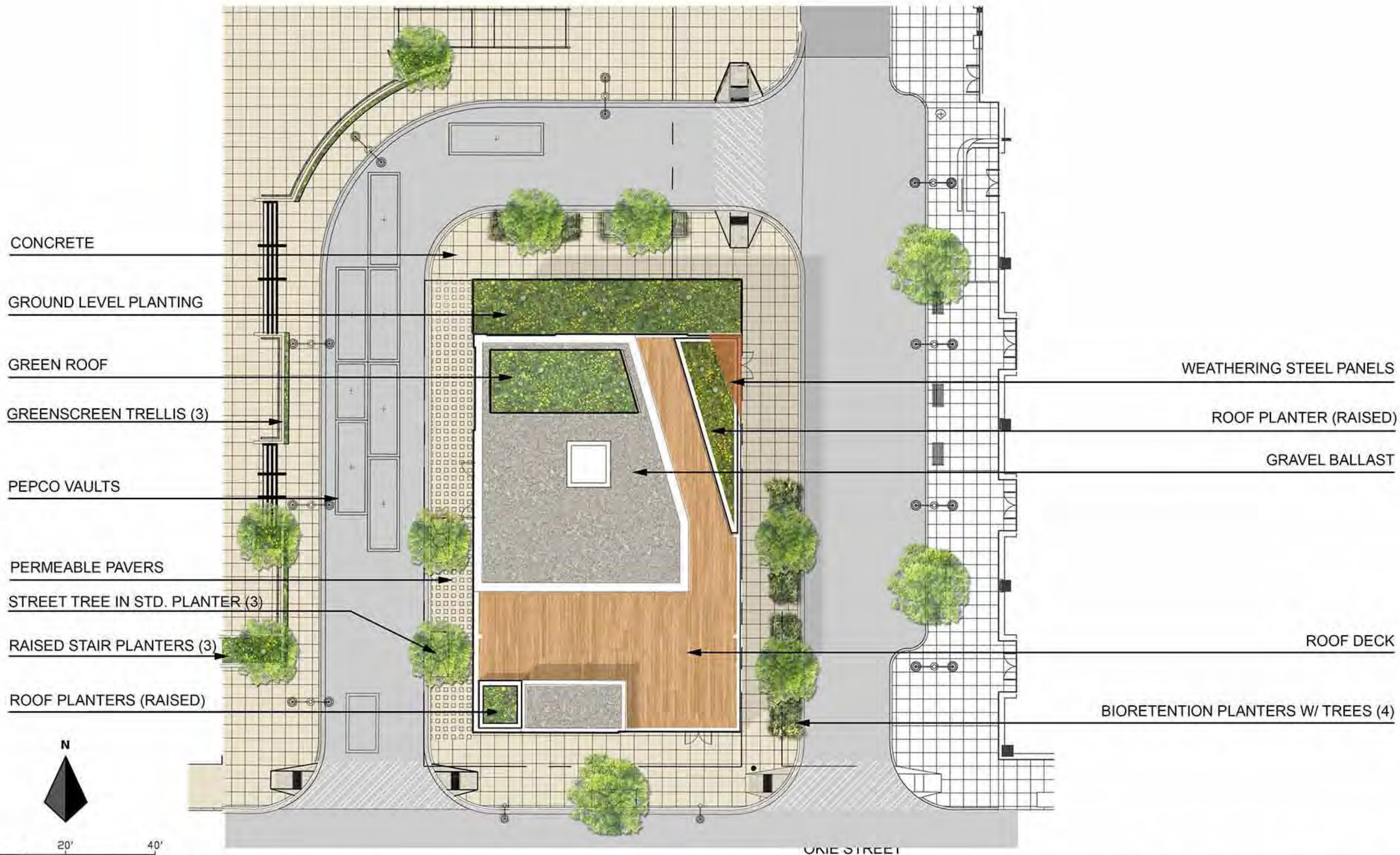


HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

site & circulation plan

MAY 18, 2015



HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

landscape & paving plan

MAY 18, 2015



--- CURRENT ZONING
--- PROPOSED ZONING

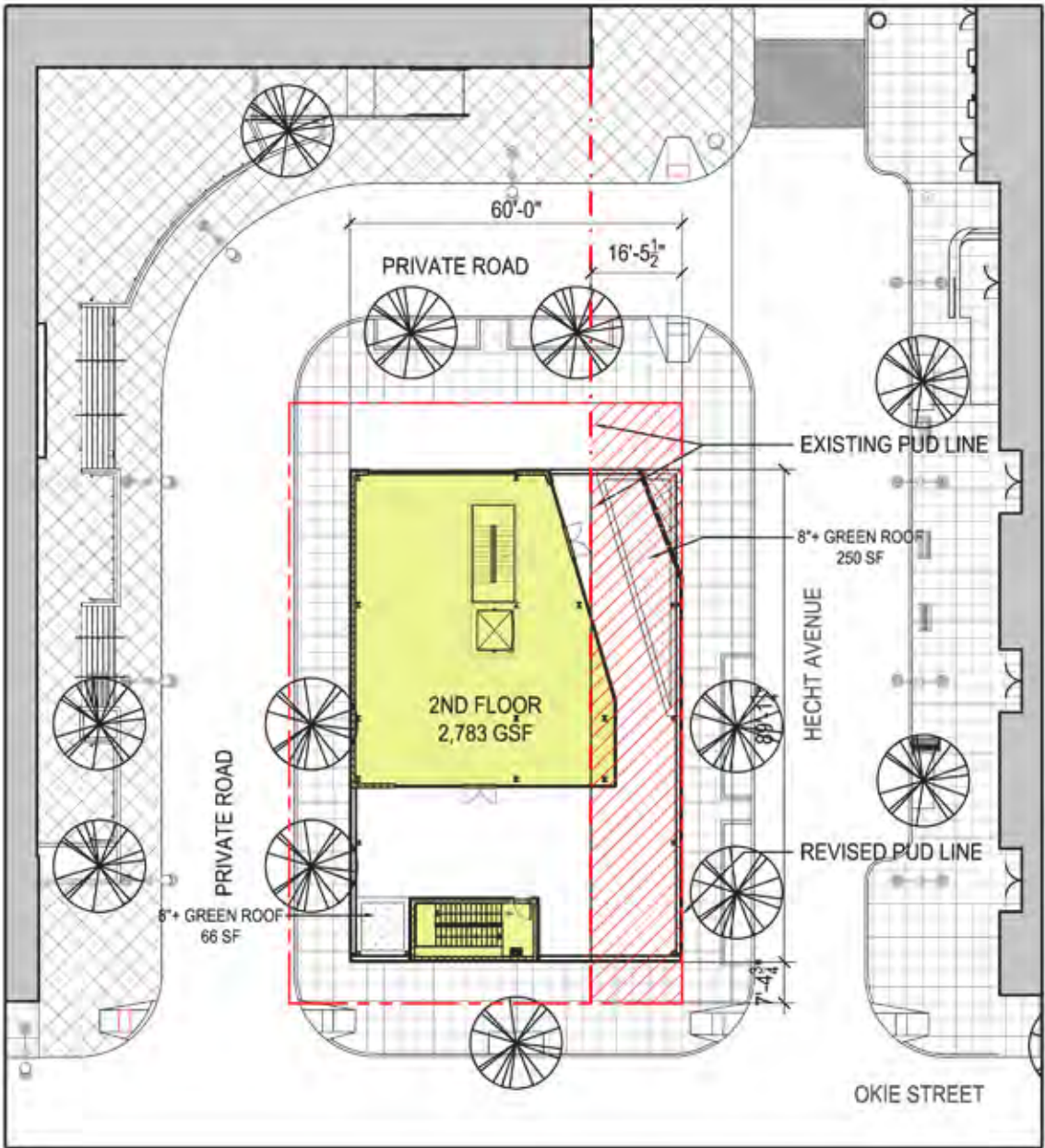
ZONING DATA			
SQUARE: 4037			
LOTS: 804 & 007			
DCRM, TITLE 11	APPROVED PUD	REQ'S UNDER C-3-C	PROPOSED CONDITIONS
ZONE	C-3-C COMMERICAL; HIGH BULK	--	C-M-3 TO C-3-C
SITE AREA (SF):	119,037.9		120,823.6 (ADDITIONAL PUD SITE AREA: 1,785.7 SF)
FAR	4.7	6.5 MAX by right; 8.0 MAX for PUD	4.7 (Overall PUD)
GROSS FLOOR AREA	559,245.0		1.05 (New Building) 567,319.1 (ADDITIONAL GFA: 8,074 SF)
GAR	N/A	0.2	0.2 (Complies for the new building. See page 4.)
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% (Overall PUD) 68.7% (New Building)
BUILDING HEIGHT	95.15'	90' maximum by right; 130' maximum for PUD	38'-1 1/2" (New Building)
PENTHOUSE HEIGHT	23', 22', 19.5', 15'	18.5' maximum	6' Screen Wall on new building.
REAR YARD	27'	2.5in/ft of building height with 12' minimum	12' (Complies for new building)
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	--	--

HECHT WAREHOUSE

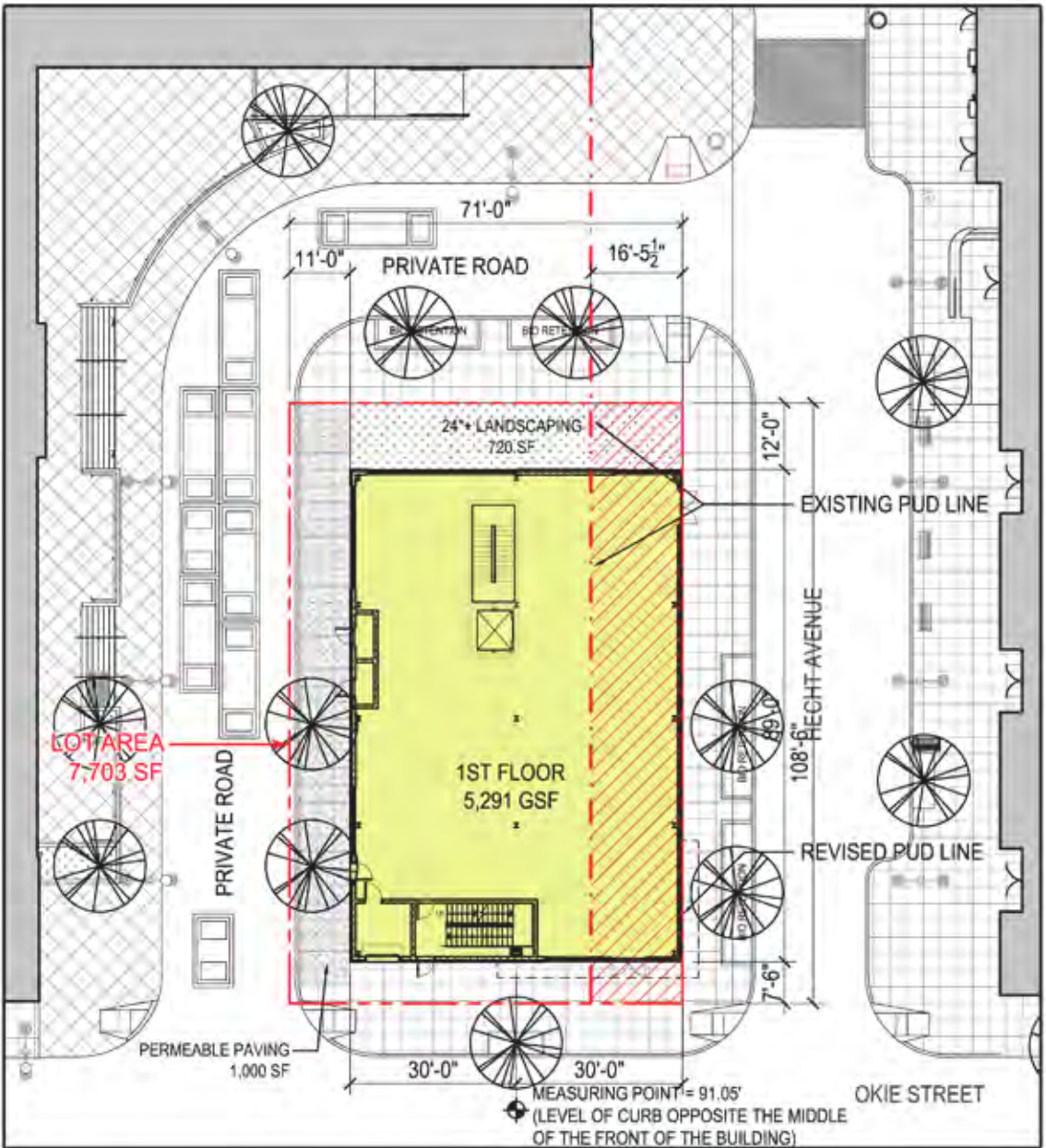
Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

MAY 18, 2015

AREA SCHEDULE - (GROSS FLOOR AREA)	
AREA	LEVEL
5,291 GSF	1ST FLOOR
2,783 GSF	2ND FLOOR
8,074 GSF	TOTAL



SECOND FLOOR PLAN



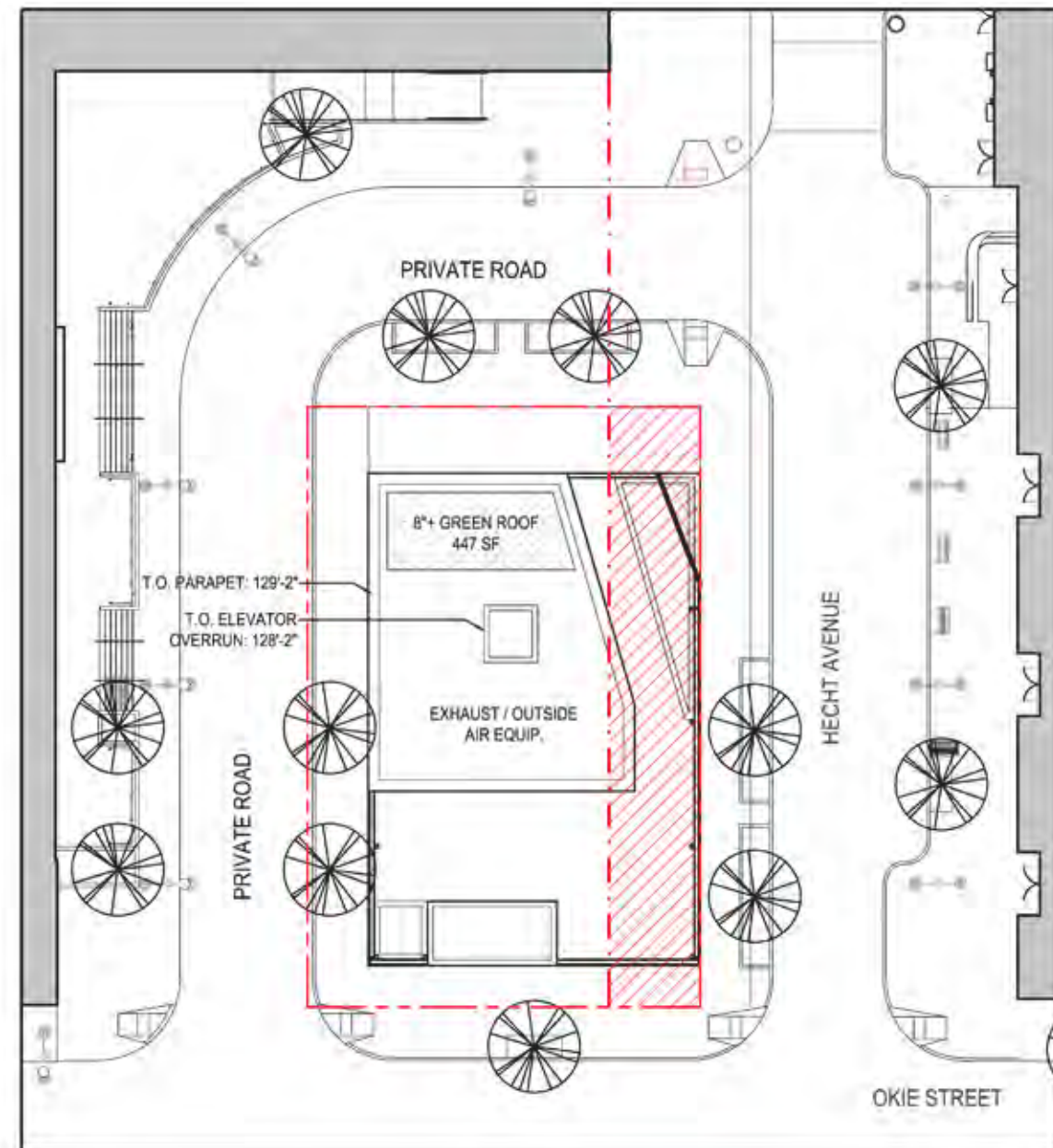
FIRST FLOOR PLAN

AREA TO BE REZONED FROM CM3 TO C3C AND ADDED TO THE PUD SITE: 1,785.7 SF.



HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©



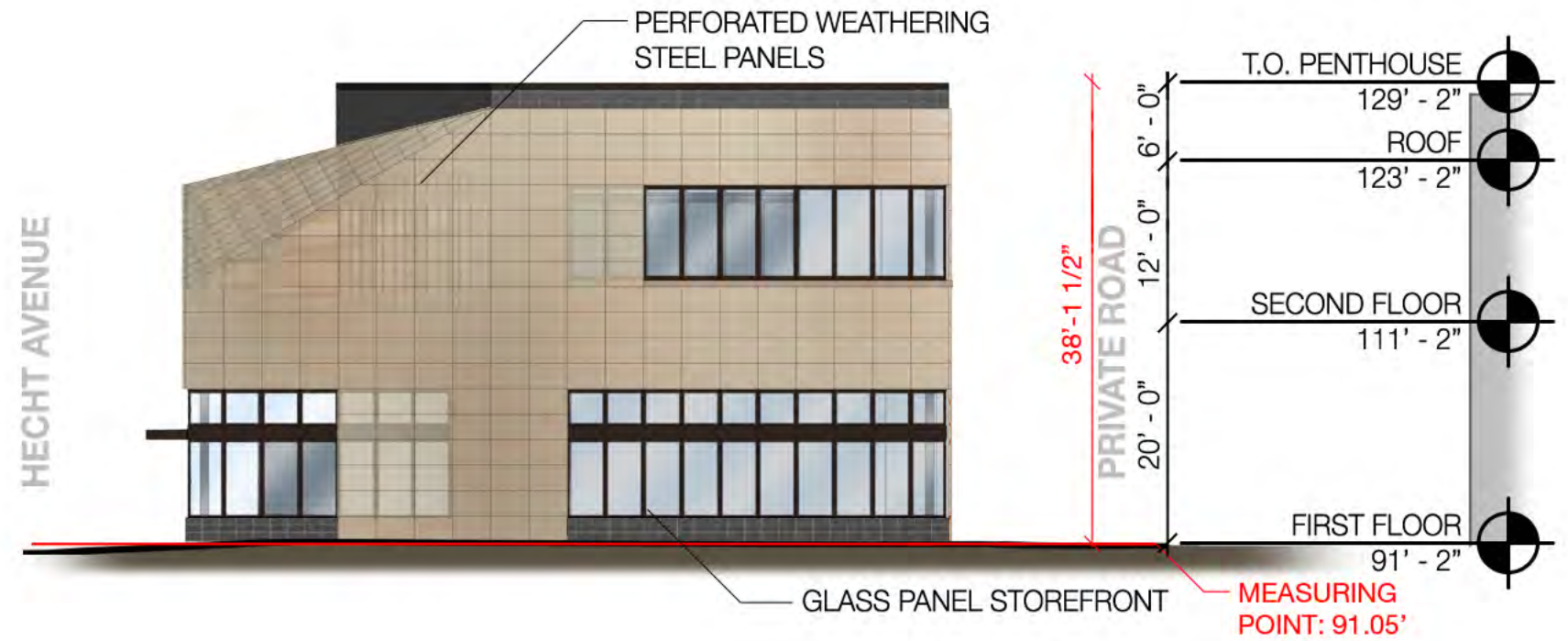
AREA TO BE REZONED FROM CM3 TO C3C
AND ADDED TO THE PUD SITE: 1,785.7 SF.



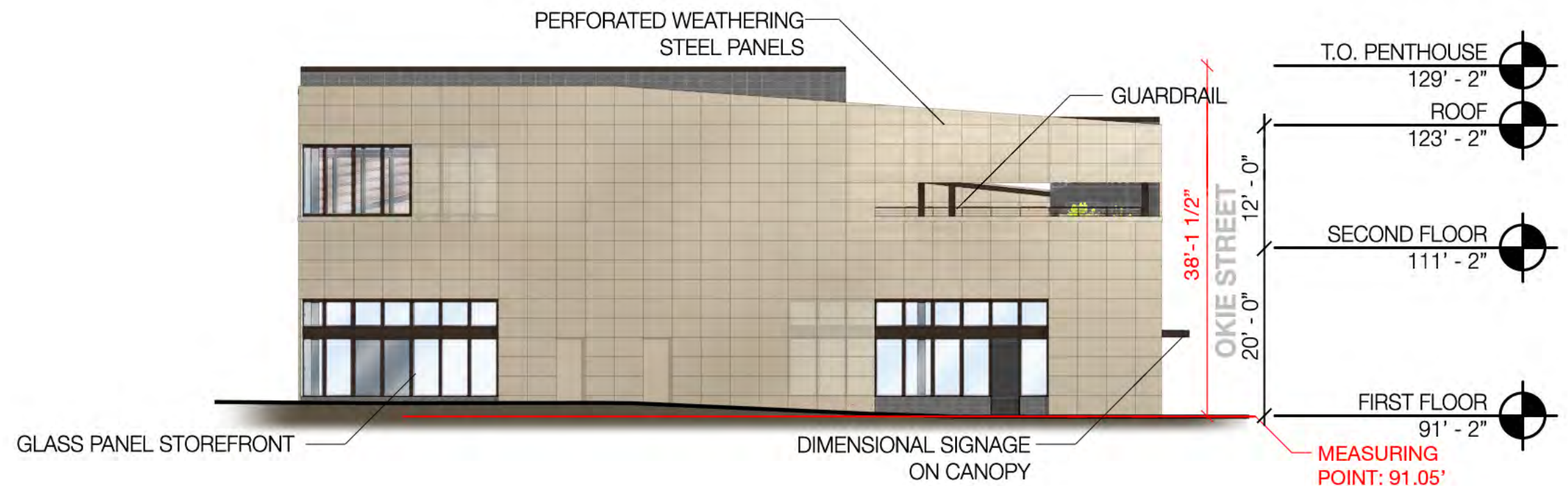
HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

roof plan
MAY 18, 2015



NORTH ELEVATION



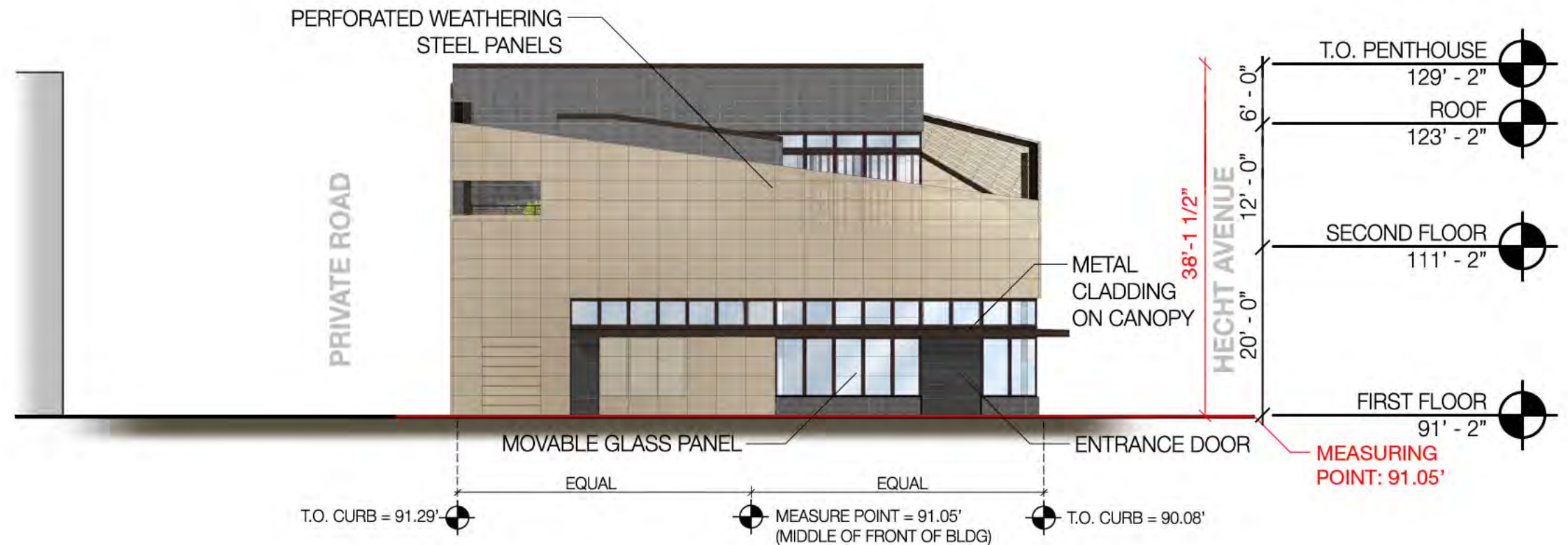
WEST ELEVATION

HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

building elevations

MAY 18, 2015



SOUTH ELEVATION



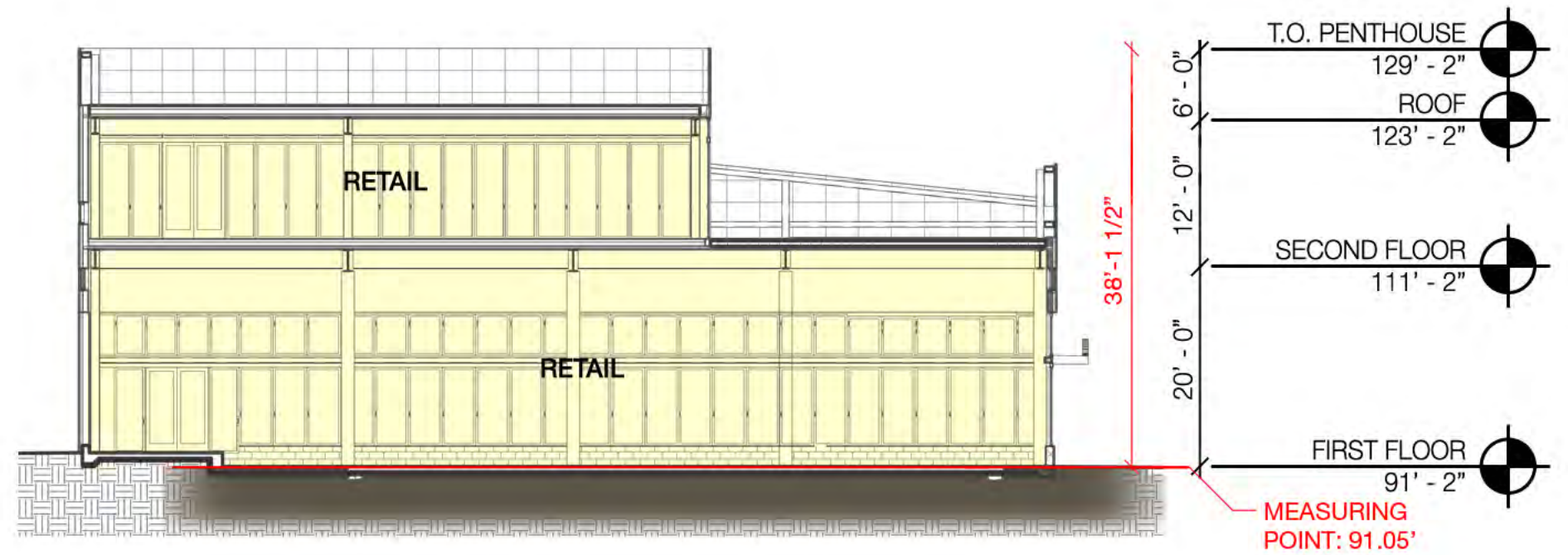
EAST ELEVATION

HECHT WAREHOUSE

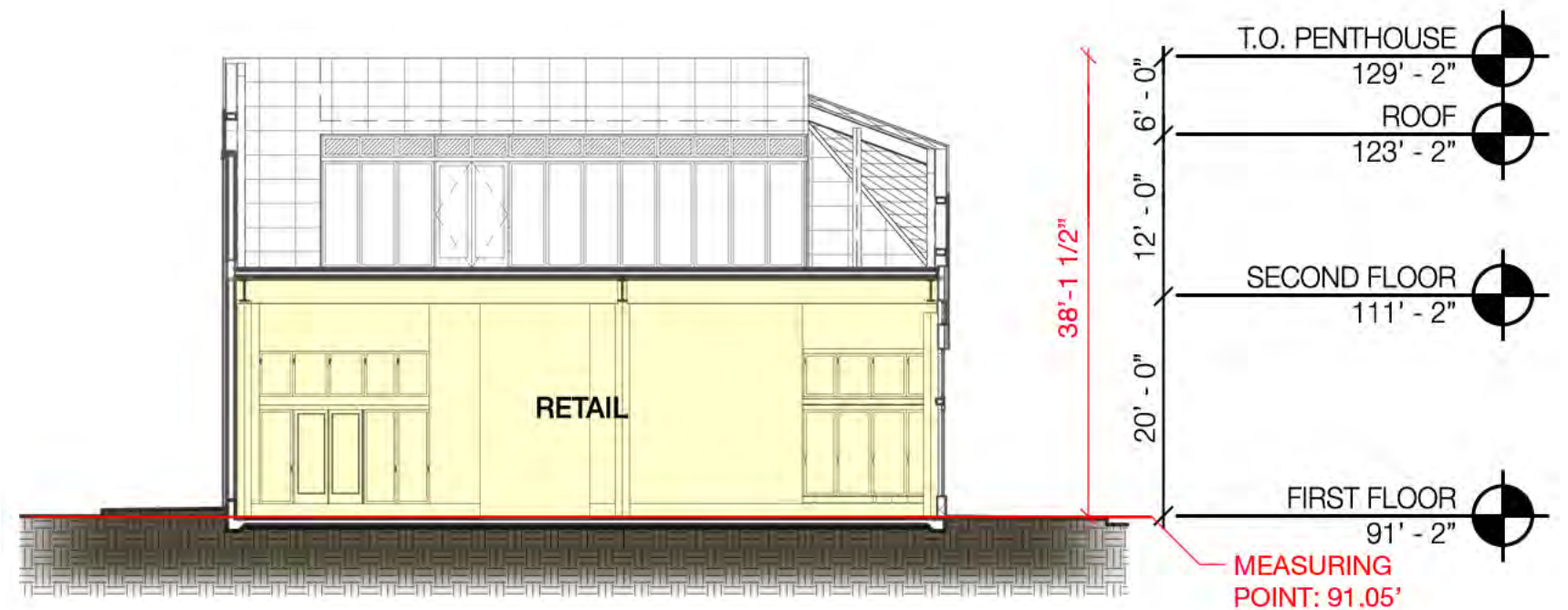
Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

building elevations

MAY 18, 2015



NORTH - SOUTH SECTION



EAST - WEST SECTION



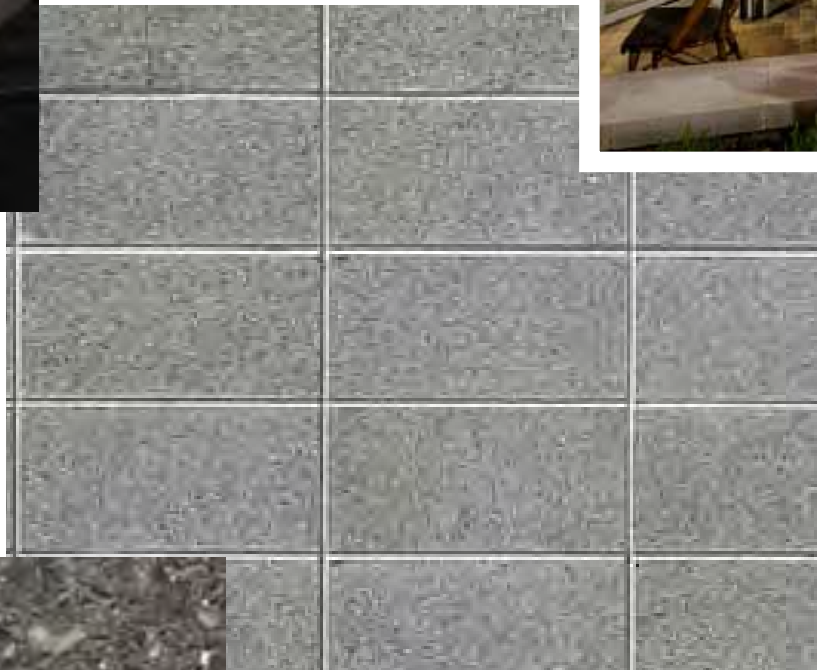
PERFORATED METAL PANEL



ALUMINUM COMPOSITE PANEL
CLASSIC BRONZE



METAL PANEL, CHAMPAGNE



CONCRETE MASONRY UNITS,
GROUND FACE FINISH



GROUND FACE FINISH



OPERABLE GLASS PARTITION

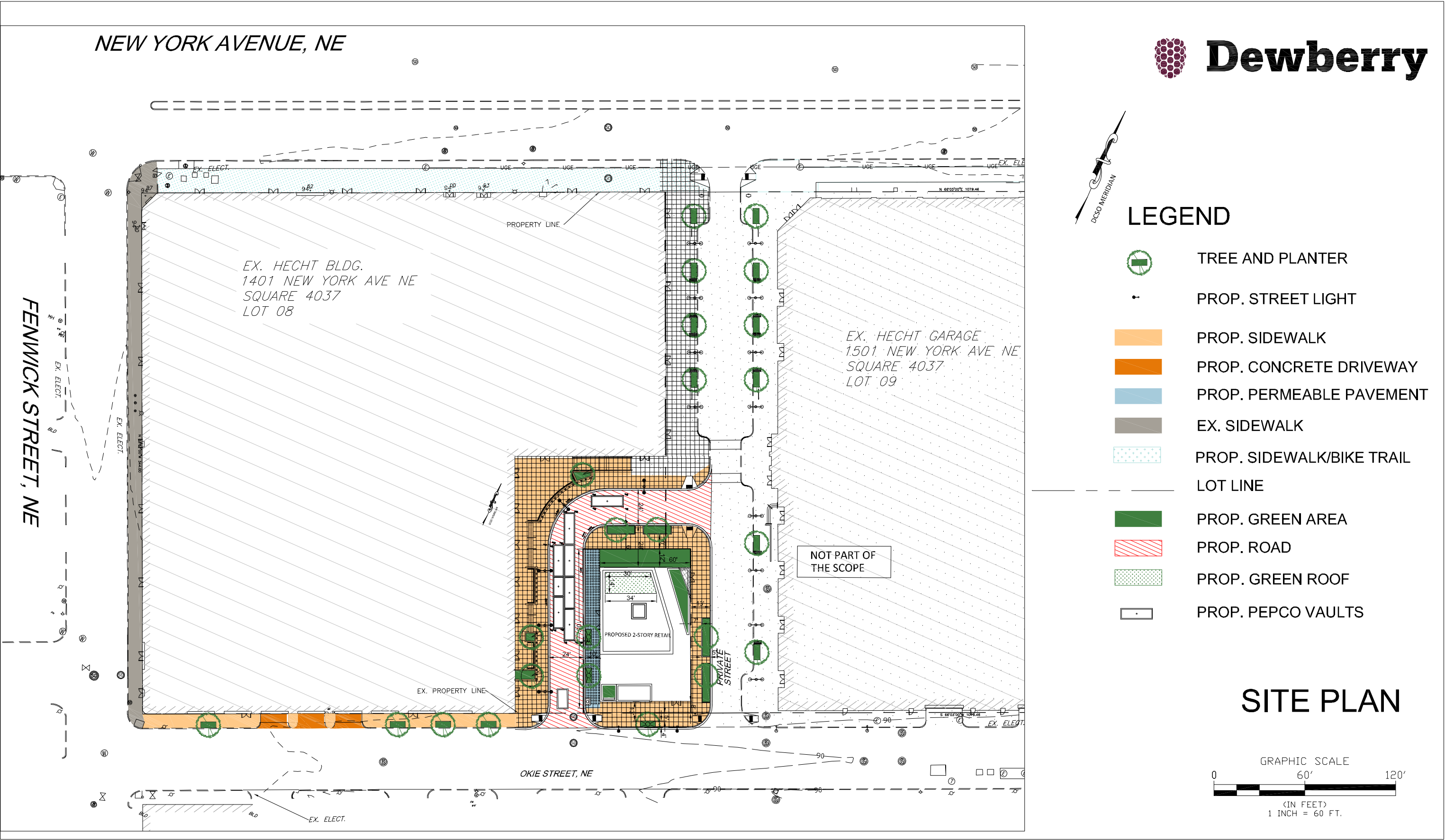
HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

exterior materials

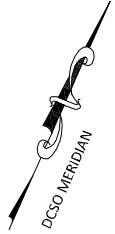
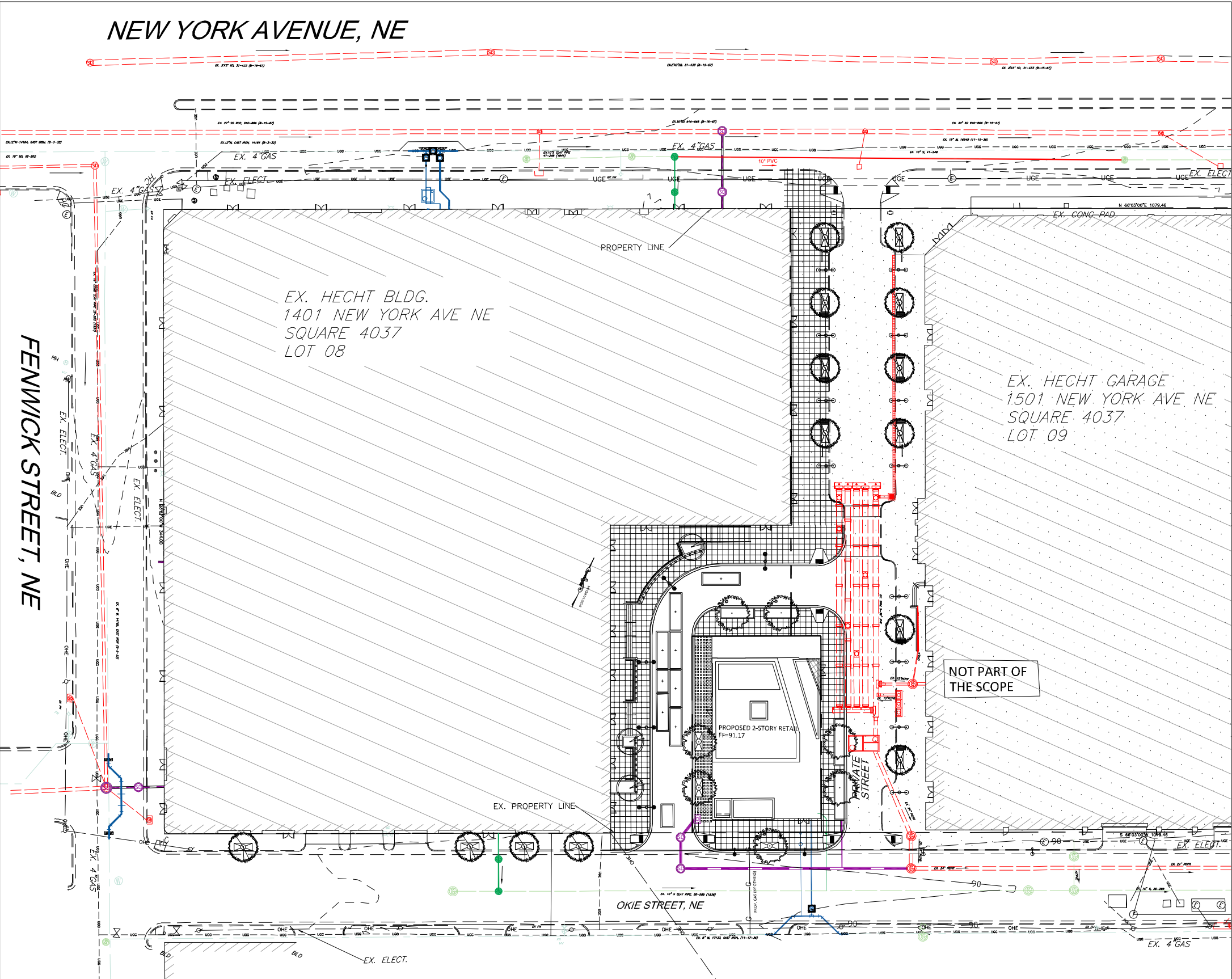
MAY 18, 2015

CIVIL



HECHT WAREHOUSE

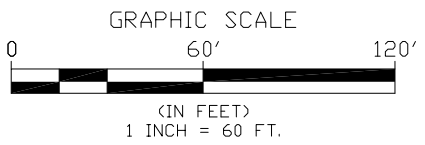
Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©



LEGEND

- EX. WATER MAIN
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER MAIN
- PROP. WATER PIPE
- PROP. SANITARY SEWER PIPE
- PROP. STORM SEWER PIPE
- LOT LINE

UTILITY PLAN



HECHT WAREHOUSE

Hecht Warehouse Redevelopment, Washington, D.C. · Douglas Development Corp · Antunovich Associates ©

site utility plan
MAY 18, 2015