

BROOKLAND MANOR

PLANNED UNIT DEVELOPMENT (PUD) STAGE I SUPPLEMENTAL SUBMISSION
APRIL 10, 2015

STAGE 1 PUD



Brookland Manor PUD



Table of Contents

INTRODUCTION

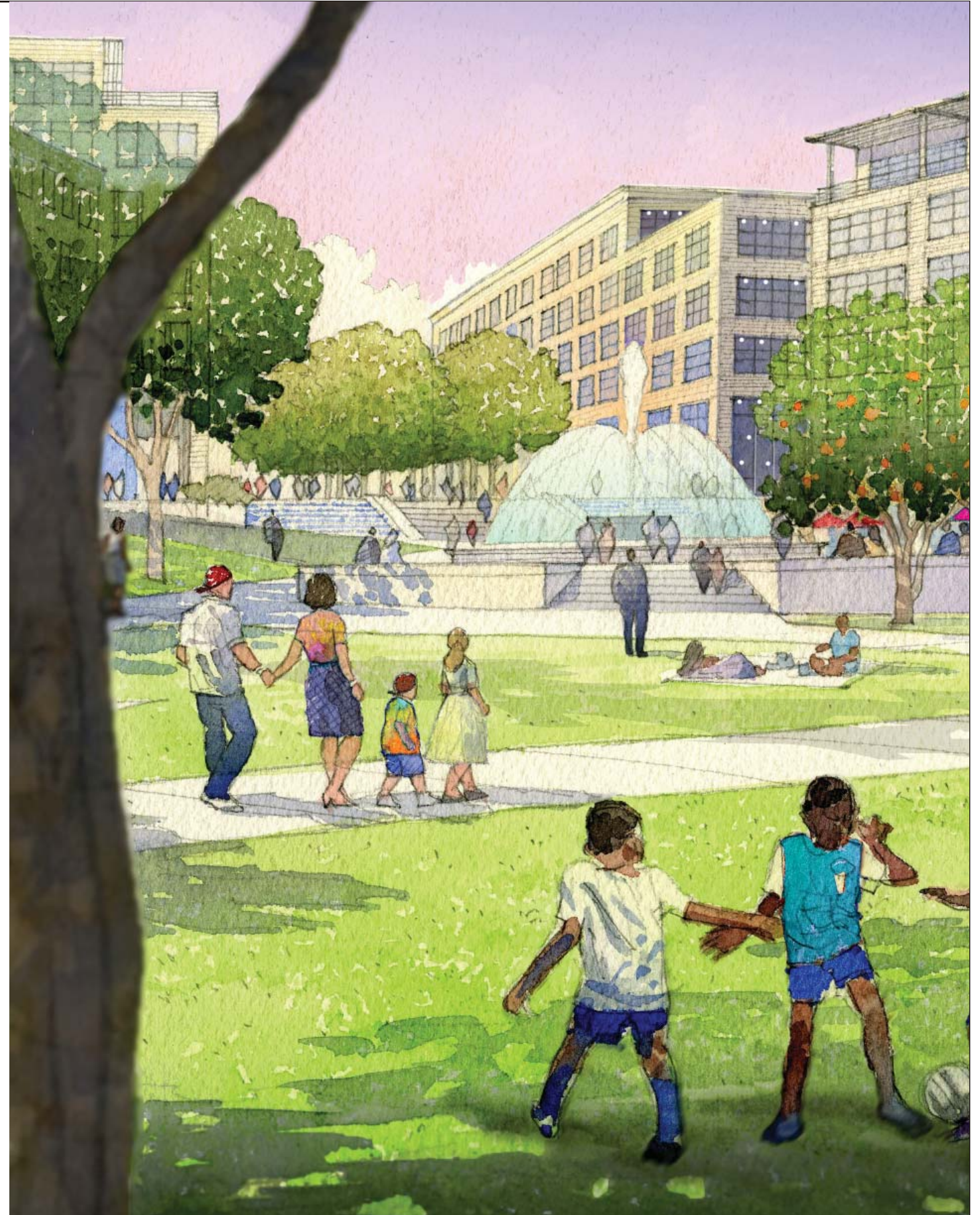
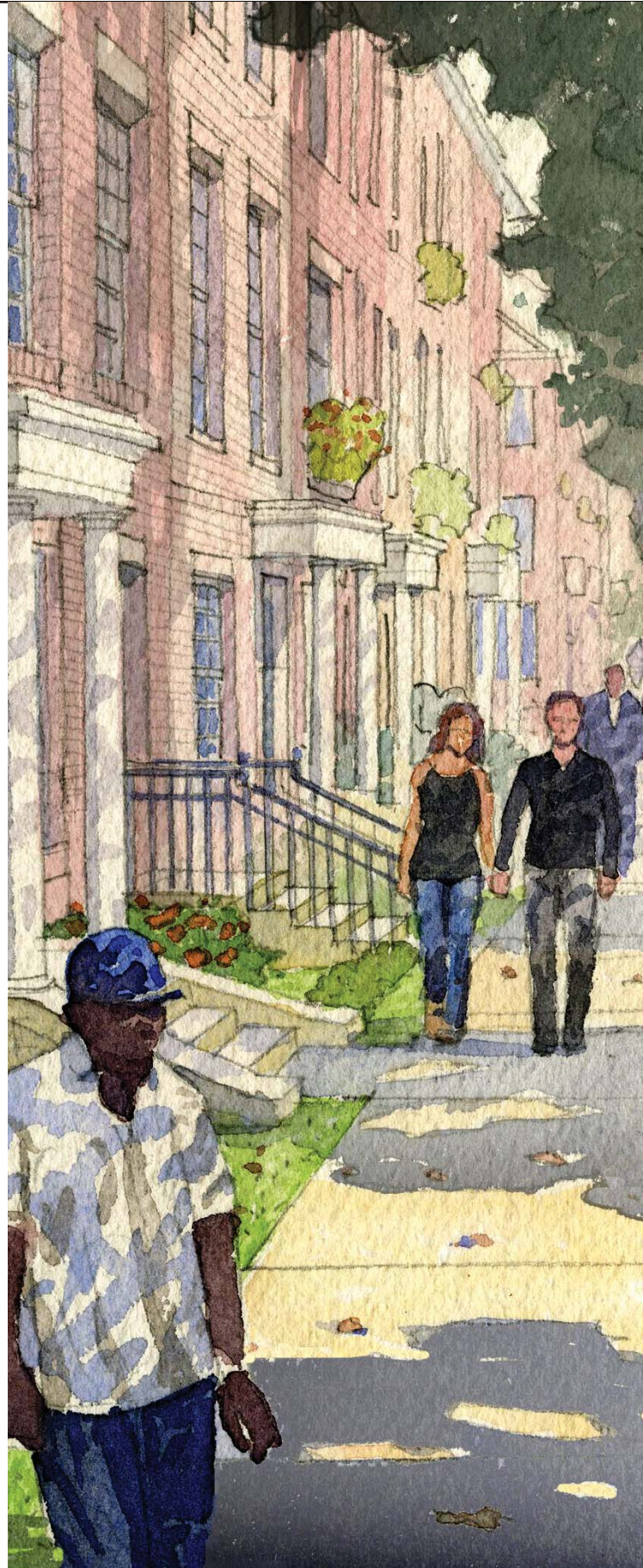
Table of Contents..... 03

MASTER PLAN

Context Transit Diagrams..... 06
 Context Usage Diagram..... 08
 DC Comprehensive Plan:
 Future Land Use Map..... 09
 Zoning..... 10
 Site Sections..... 12
 Existing Site Views..... 14
 Illustrative Site Plan..... 17
 Proposed Project
 Overlaid on Existing Development..... 18
 Proposed Block Plan..... 19
 Existing Traffic Pattern..... 20
 Existing & Proposed Street Network..... 21
 Loading & Service..... 22
 Initial Parking Plan..... 23
 Bicycle & Pedestrian Circulation..... 24
 Building Heights..... 26
 Building Frontages..... 27
 Building Use & Typologies..... 28
 Streetscape..... 31
 Places..... 34
 Open Spaces..... 35
 Renderings..... 36
 Proposed Street Sections..... 40
 Street Views..... 56
 Shadow Studies..... 60
 LEED ND Scorecard..... 66

CIVIL ENGINEERING

Zoning Tabulations..... 68
 Existing Tree Survey..... 70
 Demolition Plan..... 75
 Block Layout Plan..... 81
 Utility Plan..... 87
 Erosion and Sediment Control Plan..... 93

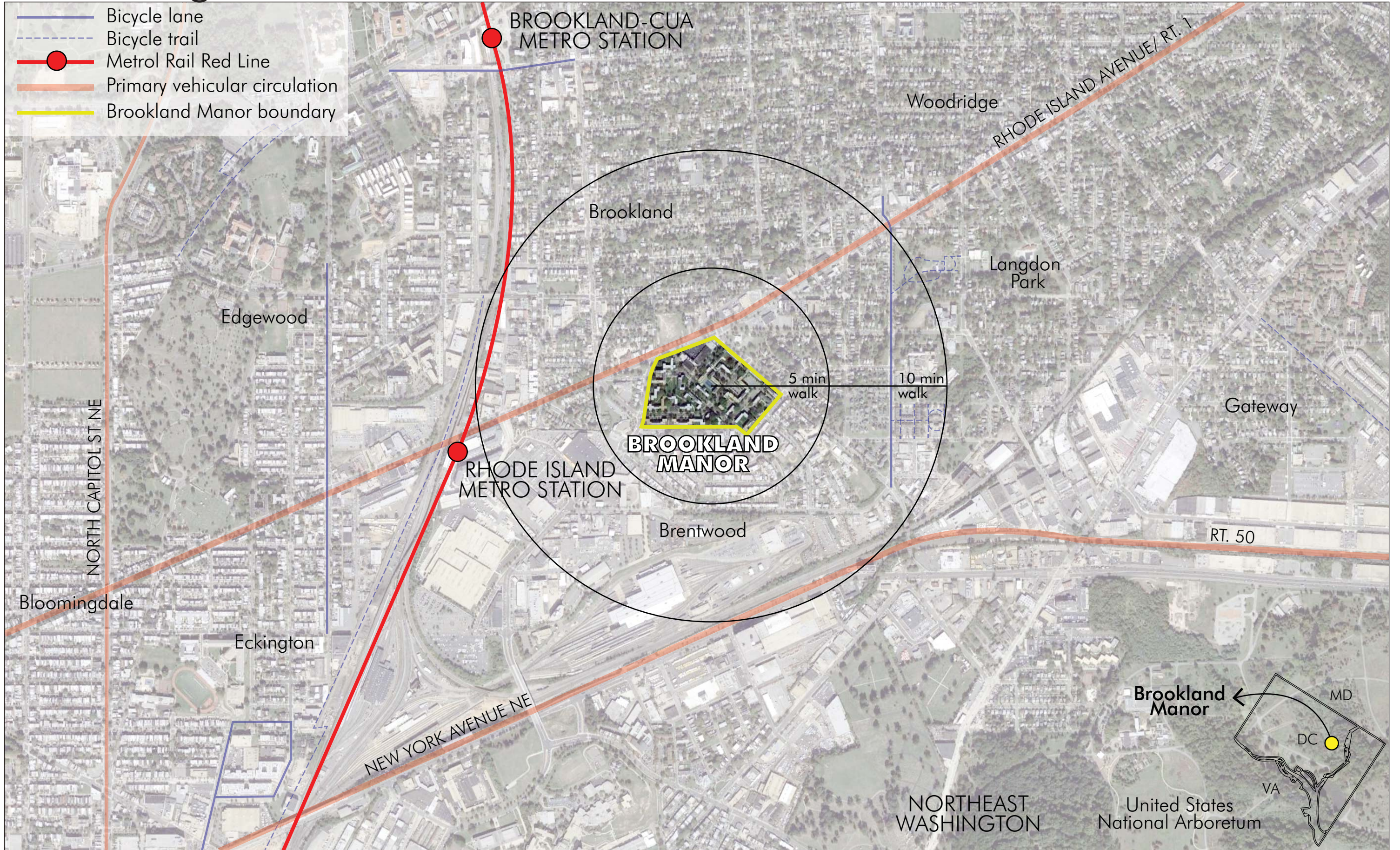


(INTENTIONALLY BLANK)

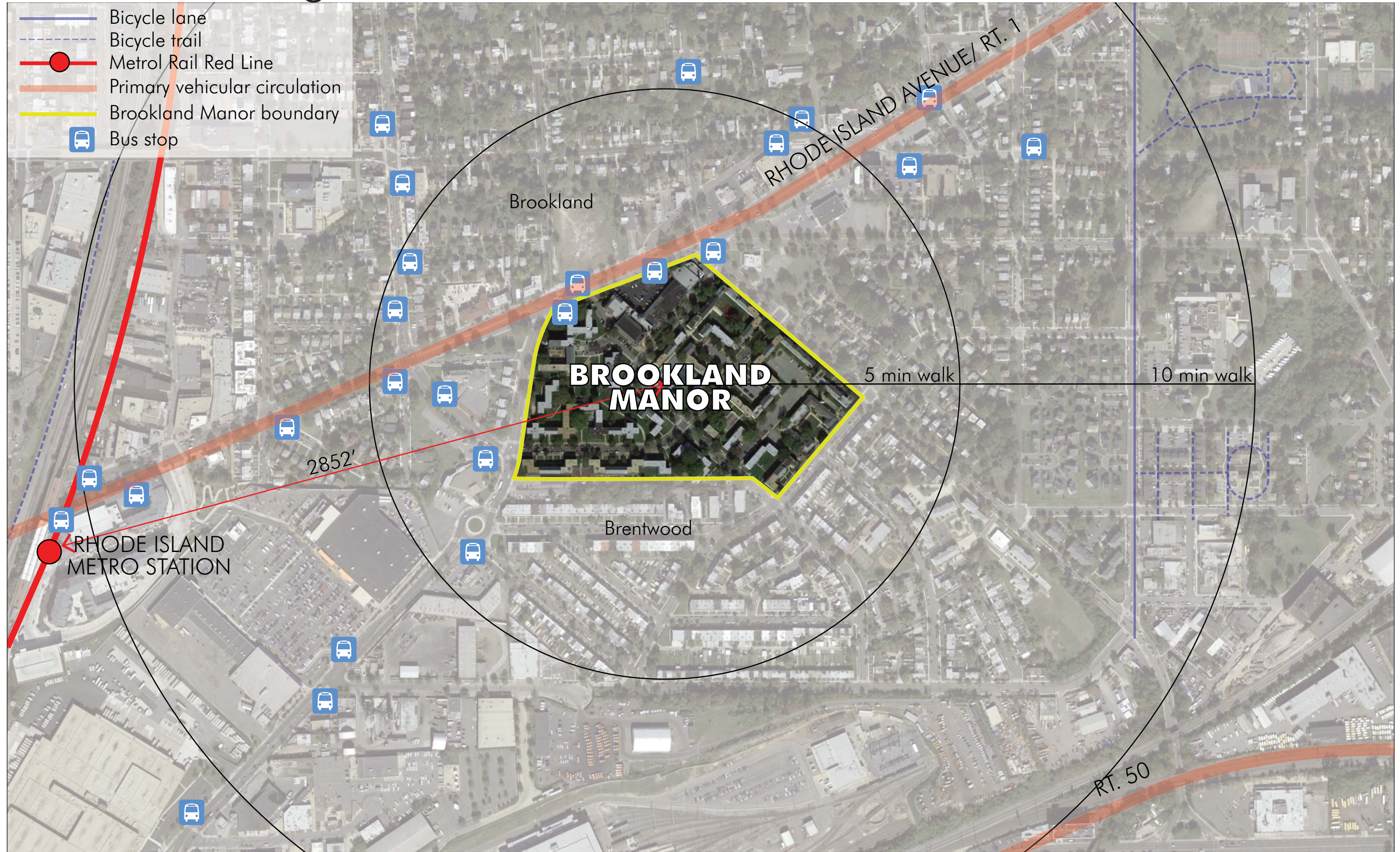


BROOKLAND MANOR | Master Plan

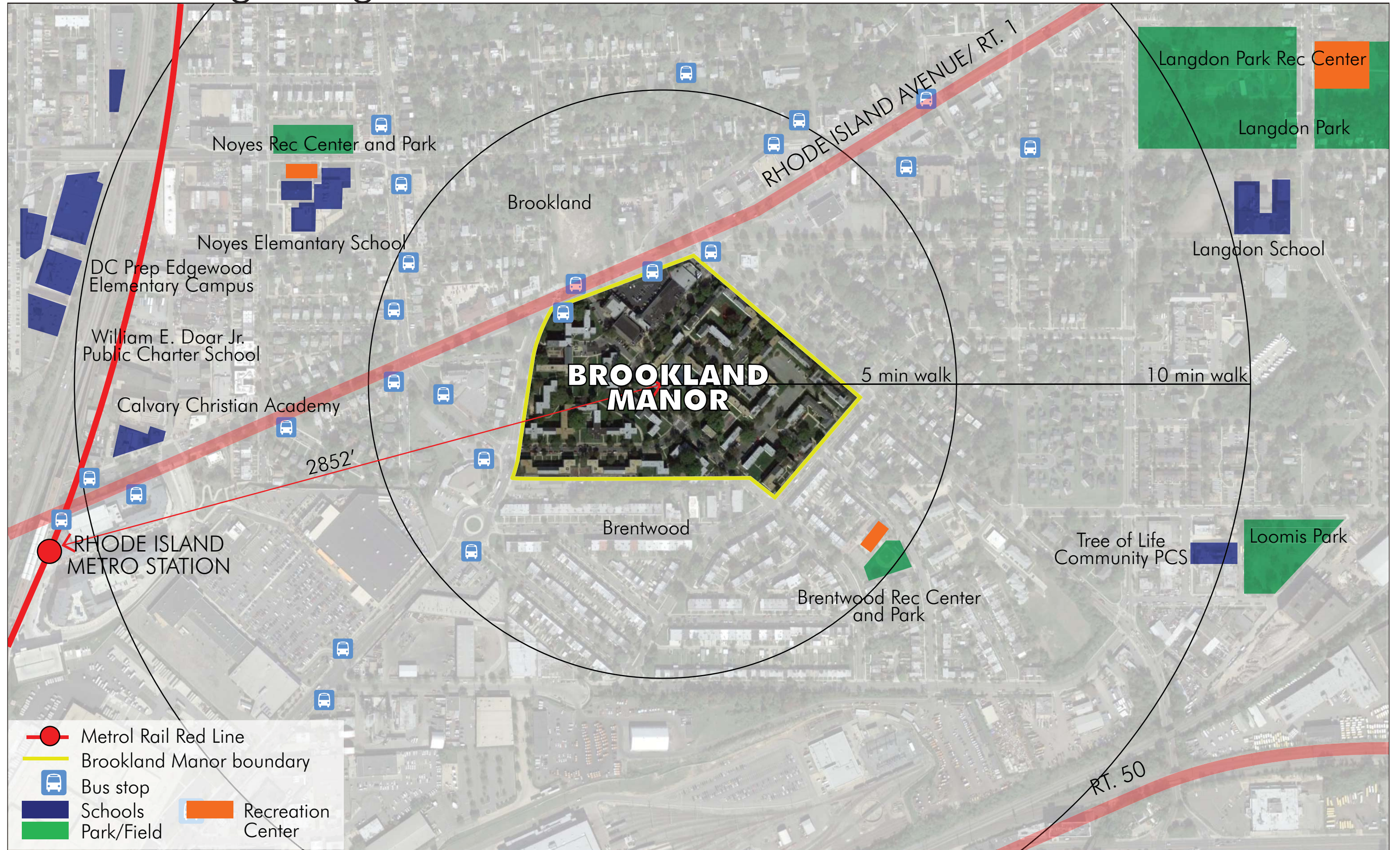
Transit Diagram



Local Transit Diagram

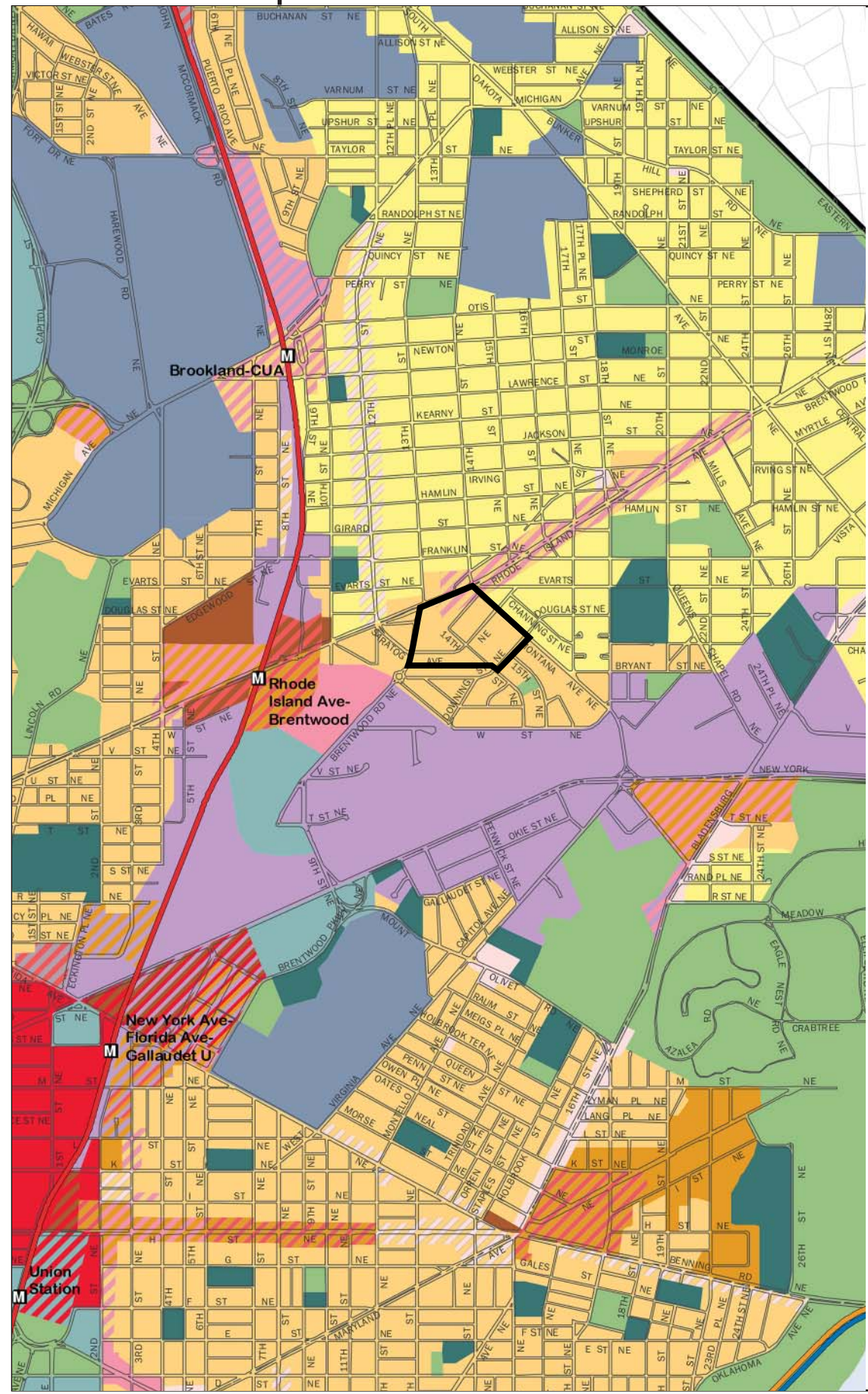


Context Usage Diagram



- Metrol Rail Red Line
- Brookland Manor boundary
- Bus stop
- Schools
- Park/Field
- Recreation Center

DC Comprehensive Plan: Future Land Use



LEGEND

RESIDENTIAL LAND USE CATEGORIES

- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

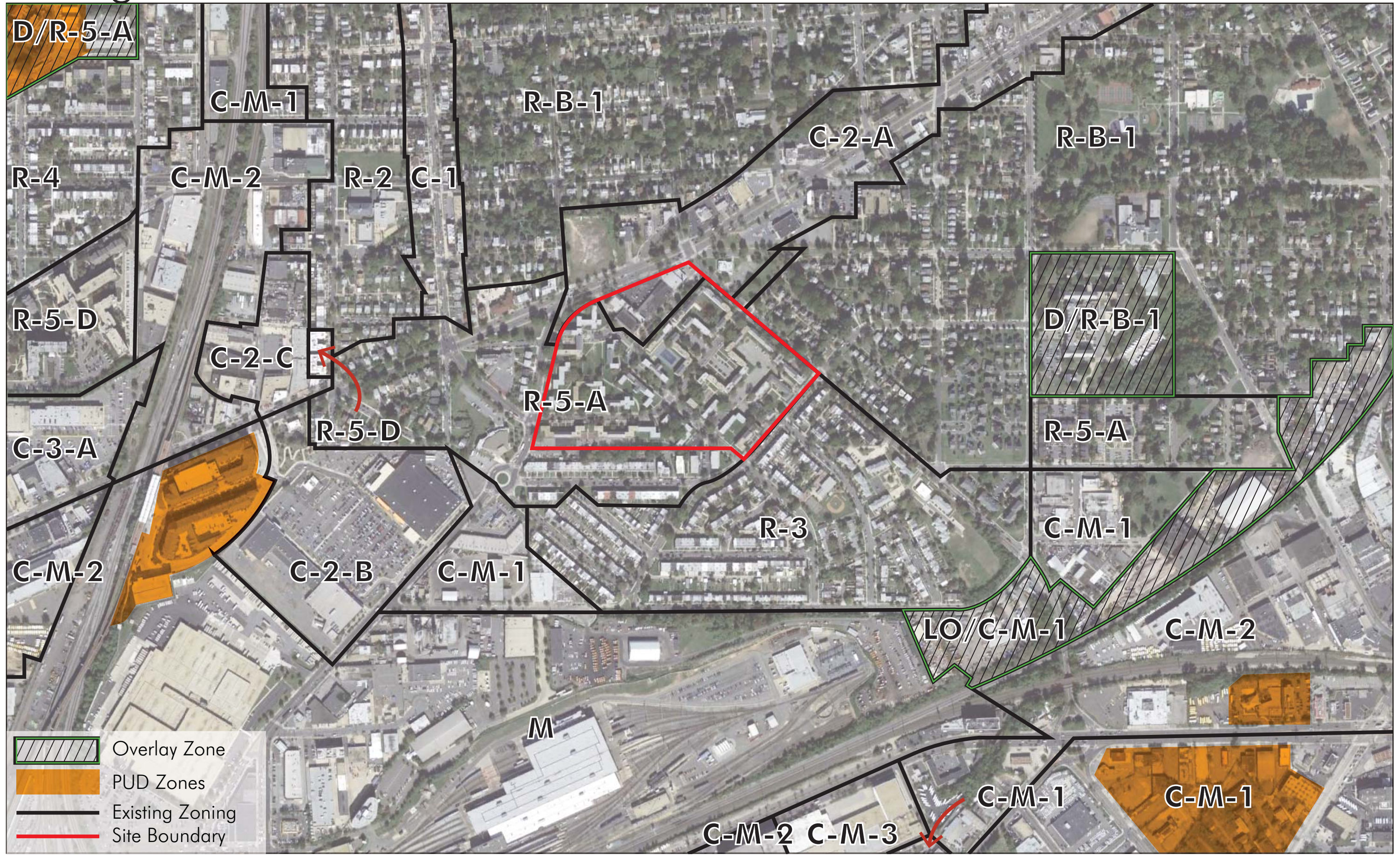
COMMERCIAL LAND USE CATEGORIES

- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**
Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.

PUBLIC AND INSTITUTIONAL LAND USE CATEGORIES

- Production, Distribution, and Repair**
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.
- Federal**
Includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses includes military bases, federal government buildings, the International Chancery Center, federal hospitals, and similar federal government activities. The "Federal" category generally denotes ownership rather than use. Land with this designation is generally not subject to zoning.
- Local Public Facilities**
Includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Because of the scale of this map, local public facilities smaller than one acre- including some of the district's libraries, police and fire stations, and similar uses- may not be shown.
- Institutional**
Includes land facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Because of the scale of this map, smaller institutional uses such as churches are generally not shown unless they are located on sites that are several acres in size.
- Parks, Recreation, and Open Space**
Includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation).
- Mixed Land Use**
Areas where the mixing of two or more land uses is encouraged are shown using striped patterns. The colors of the strips correspond to the specific land uses. The general density and intensity of development within a Mixed Use area is determined by the specific mix of uses. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the map may indicate the dominant use by showing it at a slightly higher density (in this case, "Moderate Density Residential/Low Density Commercial"). The Comprehensive Plan Area Elements may also provide additional detail on the specific mix of uses envisioned.
- Water**

Existing Zone Districts



Existing & Proposed Zoning Districts

