

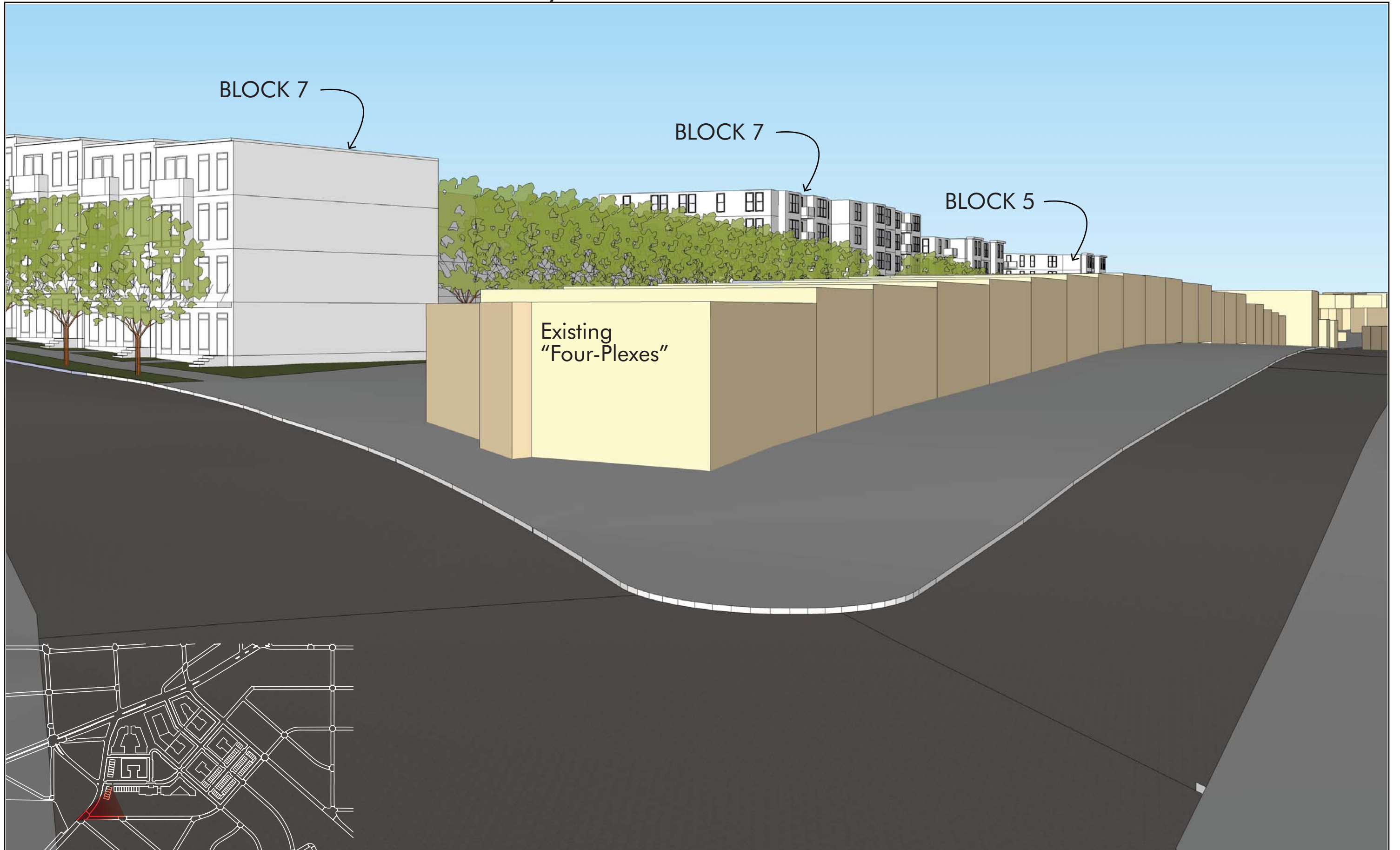
BROOKLAND MANOR

PRE-HEARING STATEMENT OF THE APPLICANT
JANUARY 8, 2015

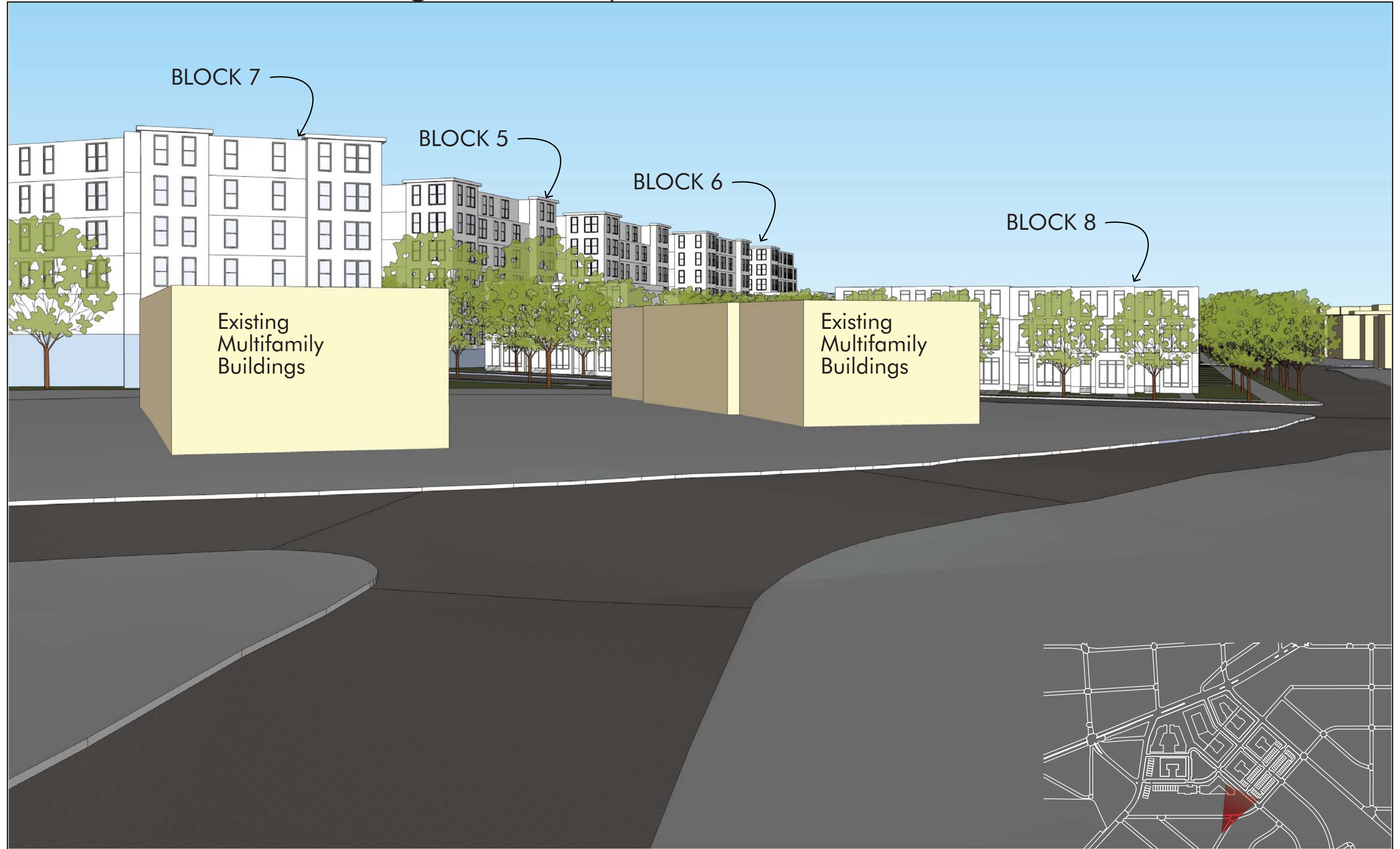


PRE-HEARING STATEMENT OF THE APPLICANT

View at Brentwood Rd and Bryant St



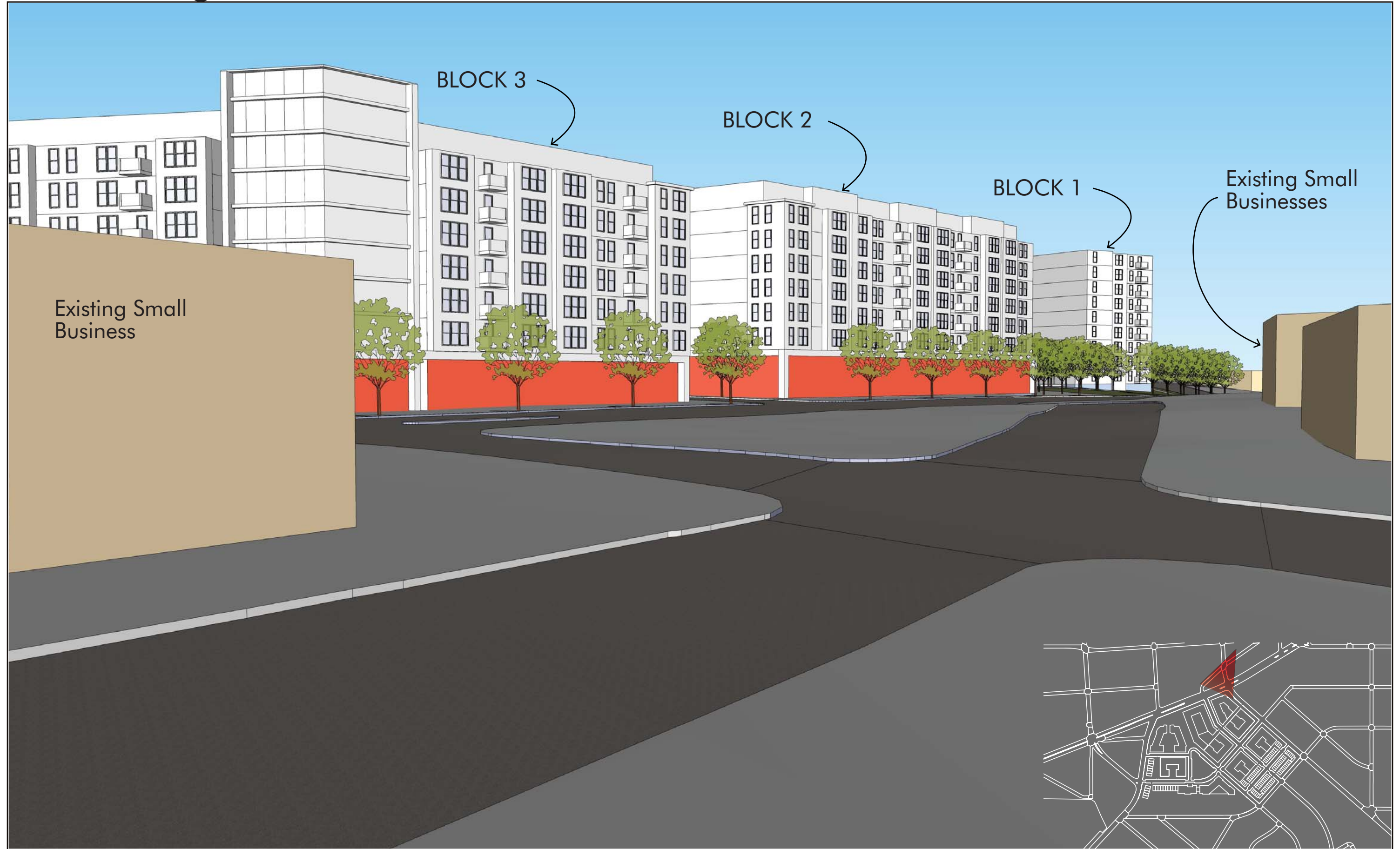
View North at Downing St and Bryant St



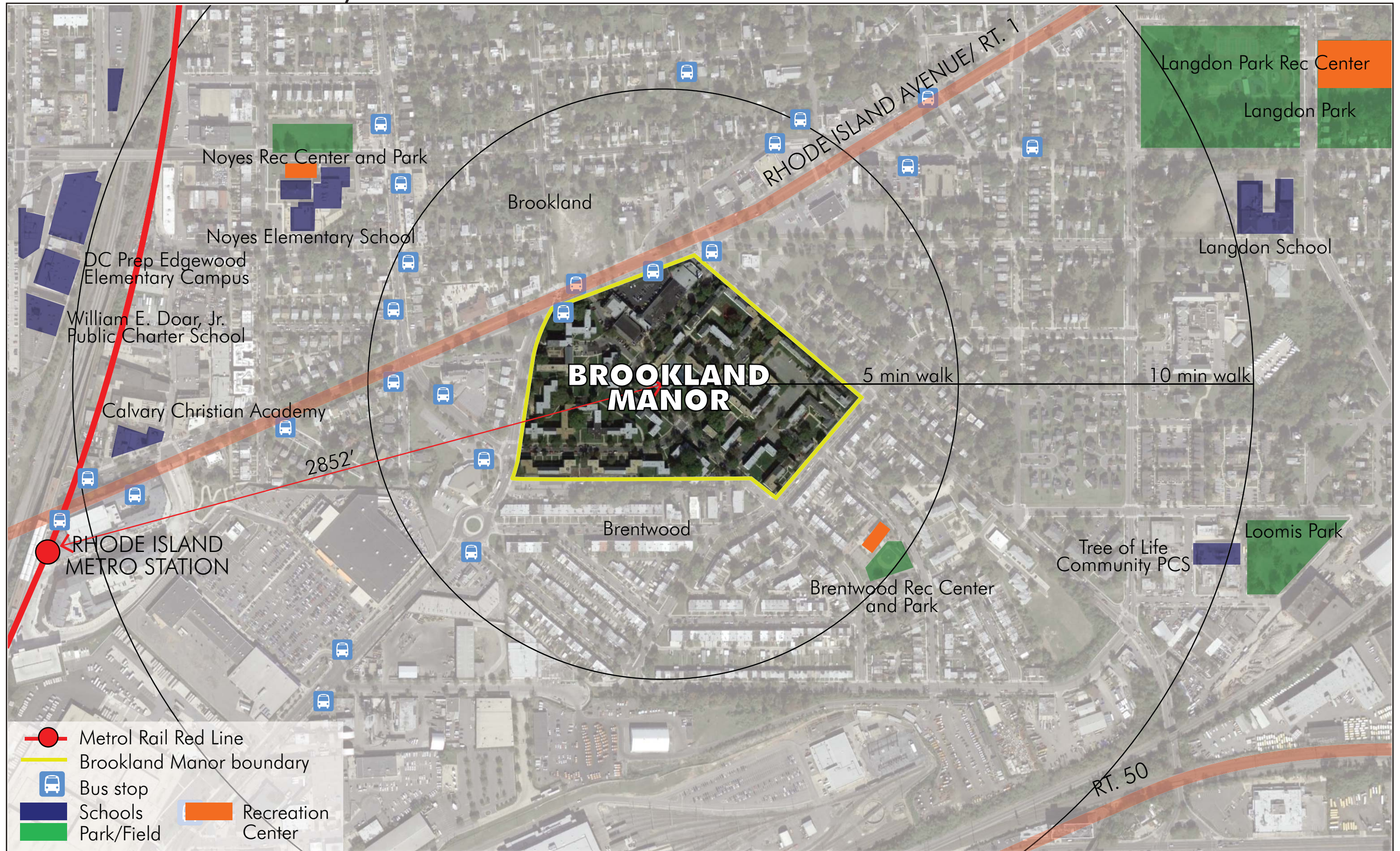
View North along Montana Ave









View along Rhode Island Ave



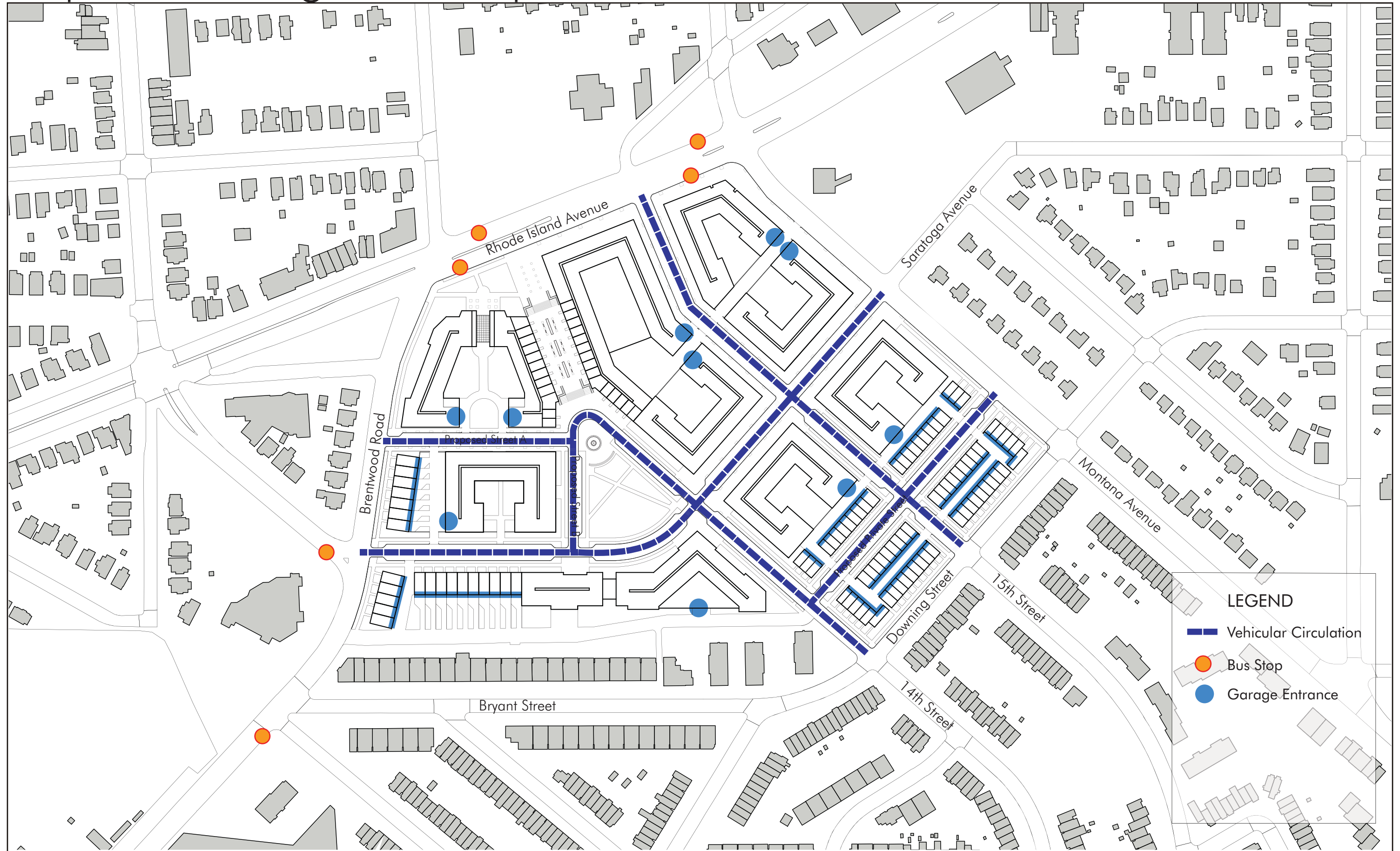
Location of Nearby Schools and Recreation Centers



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



Proposed Parking and Transportation Features – Vehicles



Shadow Studies: March 21 10AM

MASTER PLAN



Shadow Studies: March 21 1PM



Shadow Studies: June 21 10AM

MASTER PLAN



Shadow Studies: June 21 1PM



Shadow Studies: December 21 10AM

MASTER PLAN

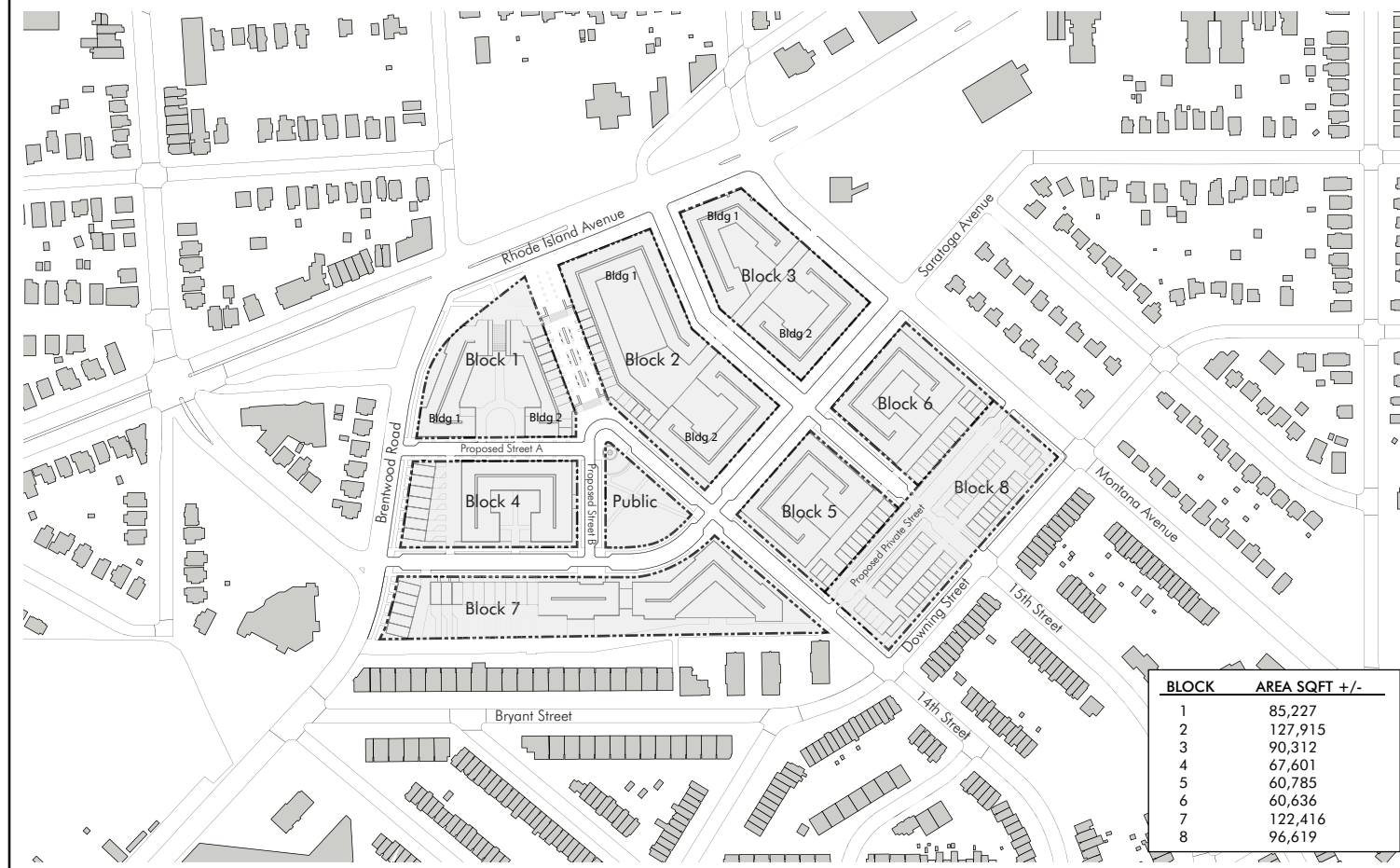


Shadow Studies: December 21 1PM



Zoning Tabulations

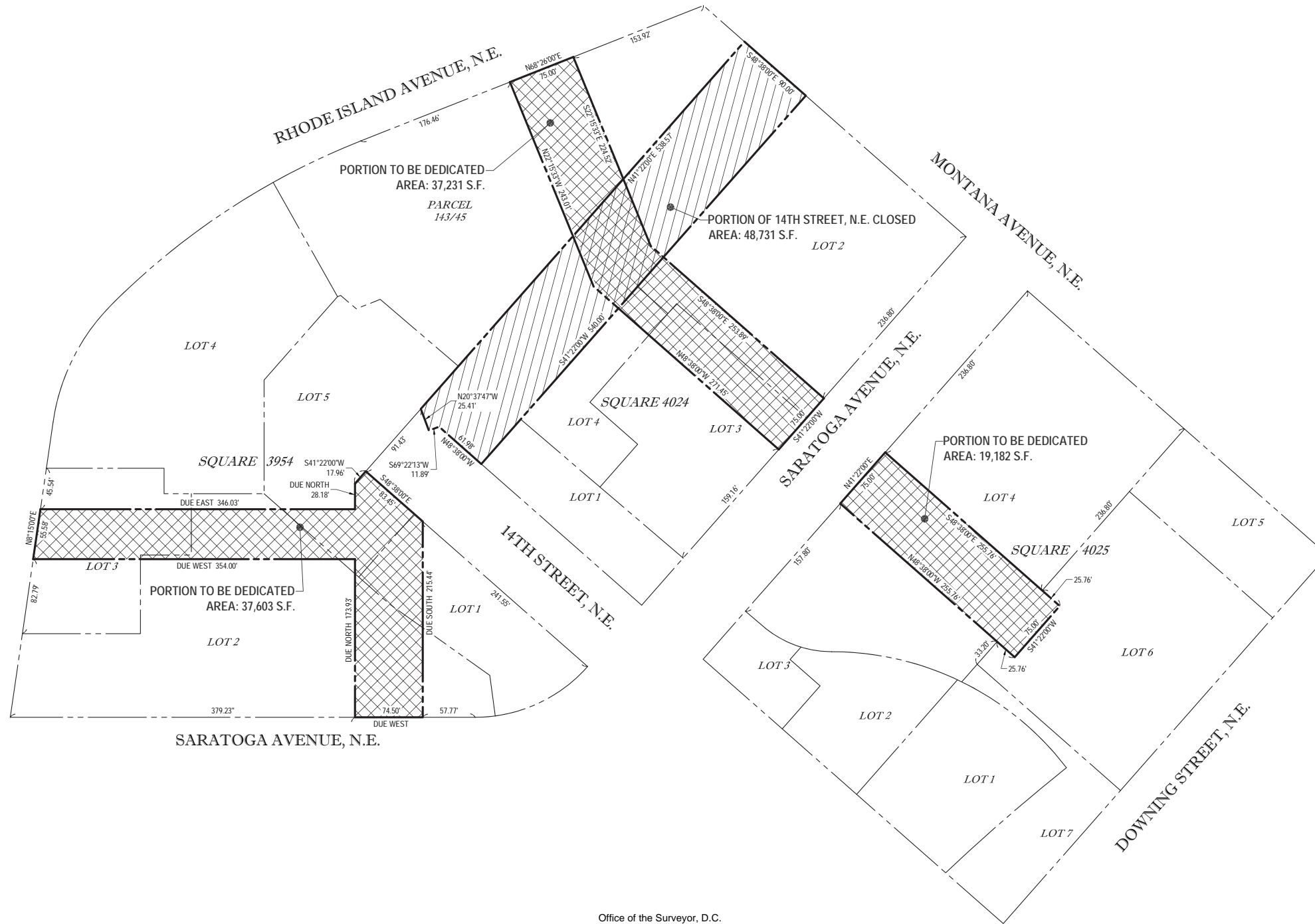
Block Number	Lot Information		Zoning		Building & Use							FAR						Overall Proposed FAR	
	Proposed Area (SF)	Proposed Area (SF) per Prop. Zone	Existing Zoning	Proposed Zoning	Proposed Use	Total Building Footprint (SF)	Number of Stories	Proposed Building Height Max (FT)	Proposed Lot Occupancy (%)*	GFA (SF)	# of Units	Permitted FAR (PUD)			Proposed FAR				
												Total	Residential	Non-Residential	Total	Residential	Non-Residential		
1	82,631	82,631	R-5-A	C-2-B	Residential	44,891	9	90	54%	380,692	412	6.0	6.0	2.0	4.6	4.6	0.0	3.3	
2	129,366	129,366	R-5-A / C-2-A	C-2-B	Retail	113,715	4 & 7	90	88%	97,960	N/A	6.0	6.0	2.0	4.6	3.8	0.8		
					Residential					497,780	553								
3	91,574	91,574	R-5-A / C-2-A	C-2-B	Retail	83,201	4 & 7	90	91%	73,400	N/A	6.0	6.0	2.0	4.7	3.9	0.8		
					Residential					356,504	396								
4	66,069	66,069	R-5-A	R-5-B	Residential	42,958	5	60	65%	159,000	191	3.0	3.0	0.0	3.0	3.0	0.0		
					Residential (rowhome)					38,920	14								
5	60,785	44,956	R-5-A	C-2-A	53,944	4.5	65	89%	87%	15,160	N/A	3.0	3.0	2.0	3.0	2.6	0.3		
		15,829		R-5-B						Residential (rowhome)	33,360							12	
6	61,826	45,740	R-5-A	C-2-A	53,782	4.5	65	87%	87%	15,160	N/A	3.0	3.0	2.0	2.9	2.6	0.3		
		16,086		R-5-B						Residential (rowhome)	118,880							169	
7	119,928	119,928	R-5-A	R-5-B	Residential	68,284	5	60	57%	123,680	229	3.0	3.0	0.0	1.7	1.7	0.0		
					Residential (rowhome)					83,400	30								
8	100,255	100,255	R-5-A	R-5-B	Residential (rowhome)	33,461	5	45	33%	133,401	48	3.0	3.0	0.0	1.3	1.3	0.0	<p>NOTE: The area used for the Overall Proposed FAR calculation (686,942 SF) is calculated by taking the total area of blocks 1-8 (712,434) subtracting the area of the private road in block 8 (47,979 SF) and adding the area of the proposed Community Green (22,487 SF). The total GFA (2,279,537 SF) is divided by the area to get an overall FAR of 3.3.</p>	
										TOTAL =	2,279,537	2,235							
										TOTAL RETAIL =	201,680								
										TOTAL RESIDENTIAL =	2,077,857								
<p>* Mixed use buildings will have retail on the ground floor and residential above. Maximum Lot Occupancy for retail in all zones is listed as 100%. Maximum Lot Occupancy for Residential in R-5-B and C-2-A is 60%. Maximum Lot Occupancy for Residential in C-2-B is 80%.</p>																			



Street Closing and Street Dedication Plat



STREET CLOSING
14TH STREET, N.E.
DEDICATION FOR
SQUARES 3954, 4024, 4025 &
PARCEL 143/45





SURVEYOR'S OFFICE, D.C.	
Made for _____	
Drawn by J.E.B. Checked by _____	
Record and computations by _____	
Recorded at _____	
Recorded in Survey Book _____ Page _____ SO Receipt _____	
Scale: 1 inch = 80 feet	S.O. file _____

Office of the Surveyor, D.C.
_____, 2014

I CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT AND IS RECORDED.

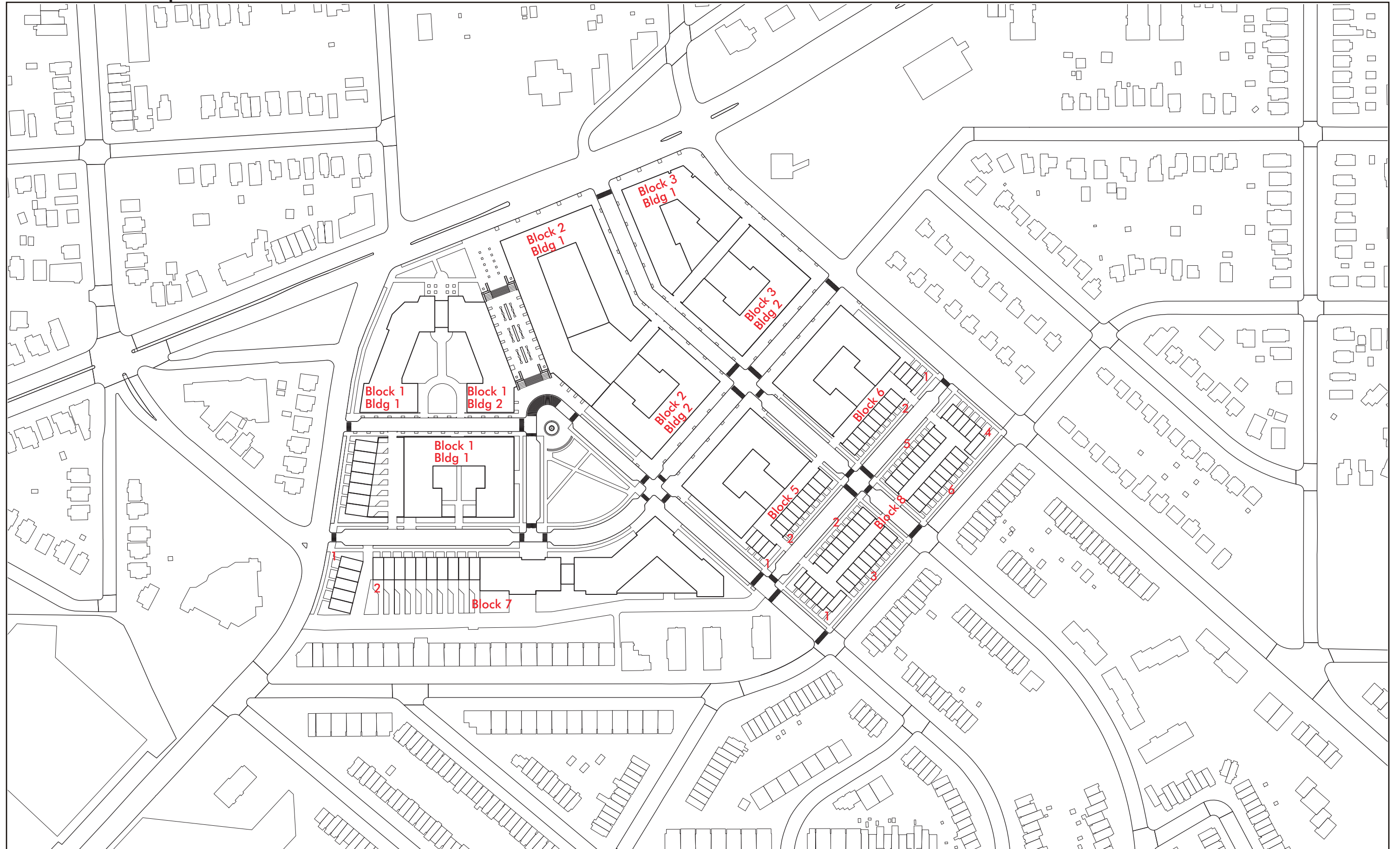
Surveyor, D.C.

The portion of Squares 3954, 4024, 4025 & Parcel 143/45 shown thus:  has been dedicated.

The portion of 14th Street, N.E. shown thus:  has been closed.

SRW132214EXB3

Yard Requirement Plan



Yard Requirement Chart

Block	Building	Side N	Side E	Side S	Side W	Side NE	Side NW	Side SE	Side SW	Front	Rear
1	1						*	*		0	*
	2					0			*	0	*
2	1					0			0	6'-5"	*
	2					0			0	6'	*
3	1					*			0	0	15'
	2					*			0	5'-6"	15'
4	MF	0		0						0	15'
	2 over 2					*			0	0	15'
5	Mixed MF					0			0	0	*
	Row 1						15'	0		0	15'
	Row 2					0			60'-3"	15'	15'
6	Mixed MF					*			0	0	*
	Row 1						15'	0		5'-9"	15'
	Row 2					15'			0	0	15'
7	MF				0	*				6'-6"	47'-10"
	2 over 2 (1)					11'-11"	0			0	15'
	2 over 2 (2)		0		15'					6.1'	75'-3"
8	Row 1						74'	6'		0	*
	Row 2					77'			62'-8"	74'	15'
	Row 3					77'			62'-6"	6	15'
	Row 4						74'	6'		5'-10"	*
	Row 5					73'			77'	74'	15'
	Row 6					73'			77'	6	15'

* Zoning relief may be needed from yard requirements