



South View Rendering



Deanwood hills, llc
TORTI GALLAS urban, llc

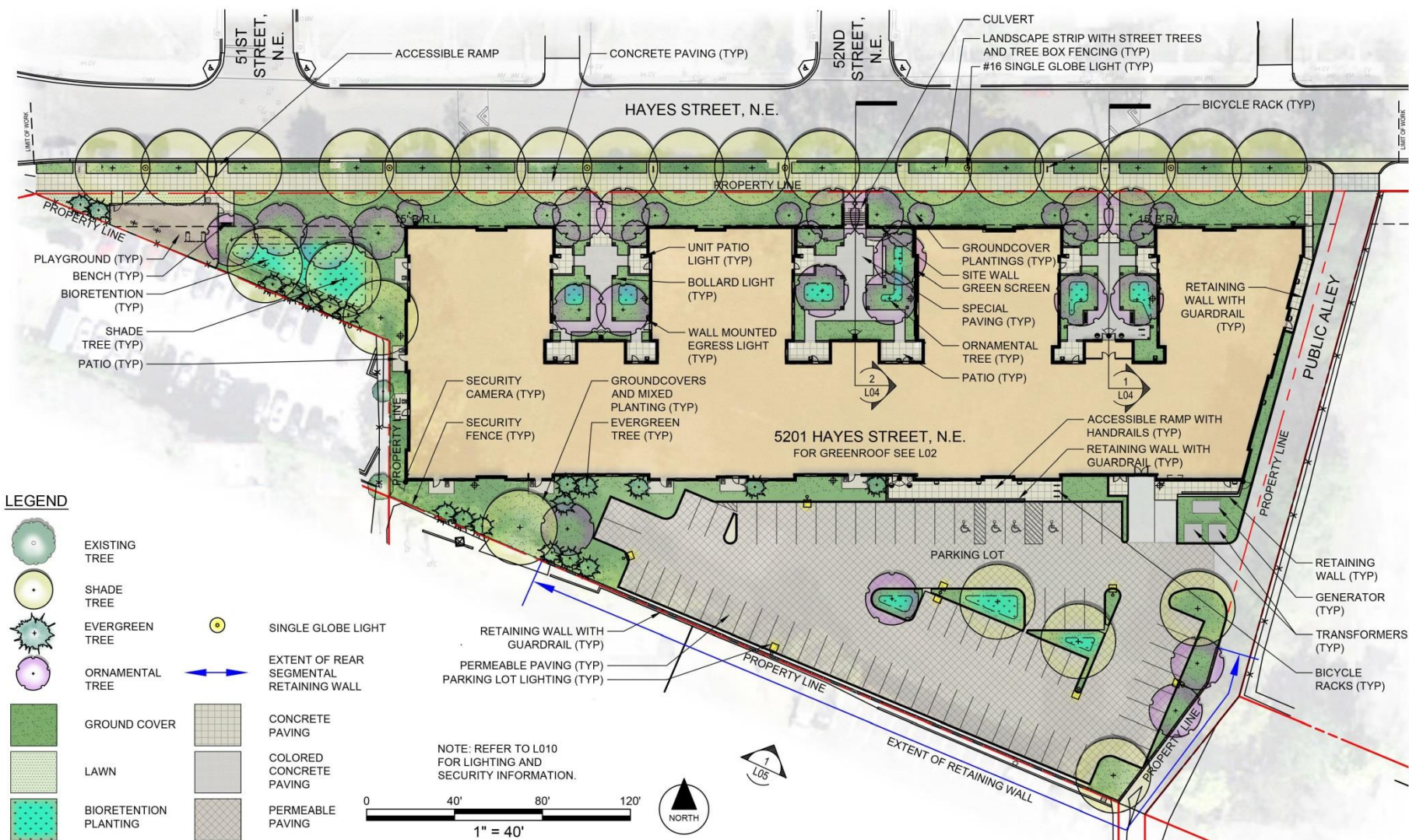
ZONING COMMISSION

District of Columbia

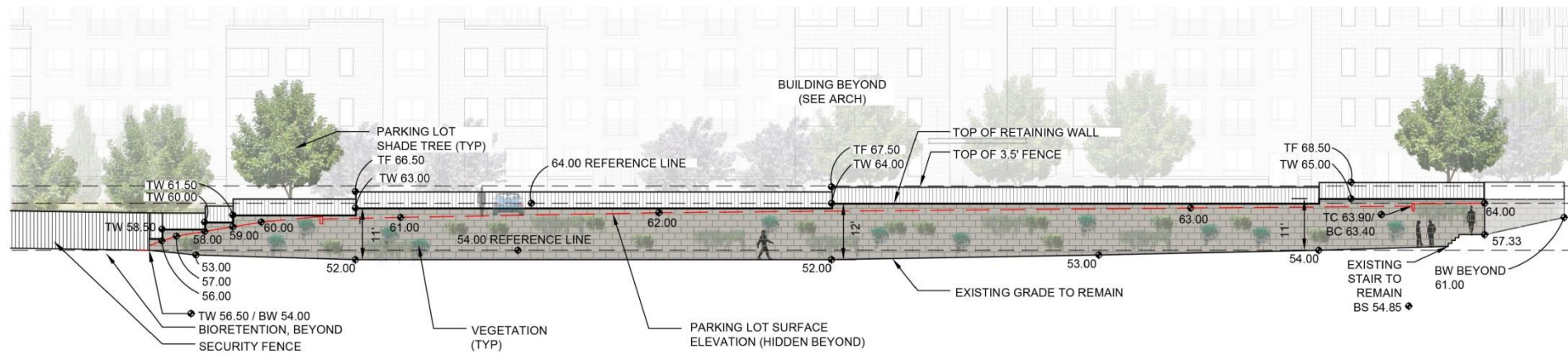
CASE NO.15-10

EXHIBIT 10-4682

Deanwood hills



Landscape Plan

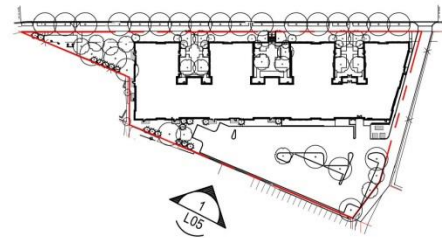


1 RETAINING WALL ELEVATION

SCALE: 1" = 20'-0"



RETAINING WALL WITH VEGETATION INSERTS



0 REFERENCE PLAN

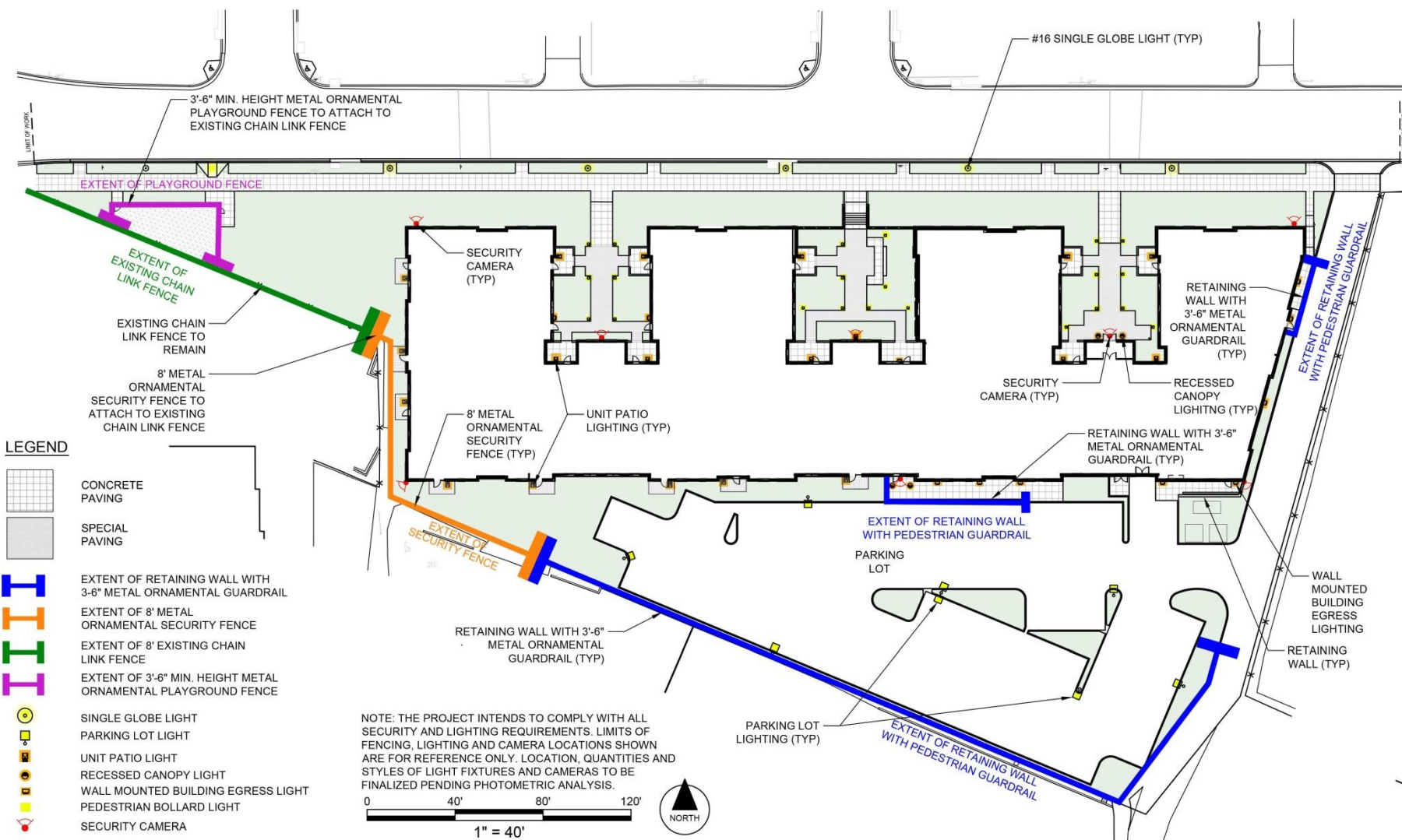
N.T.S.

Retaining Wall

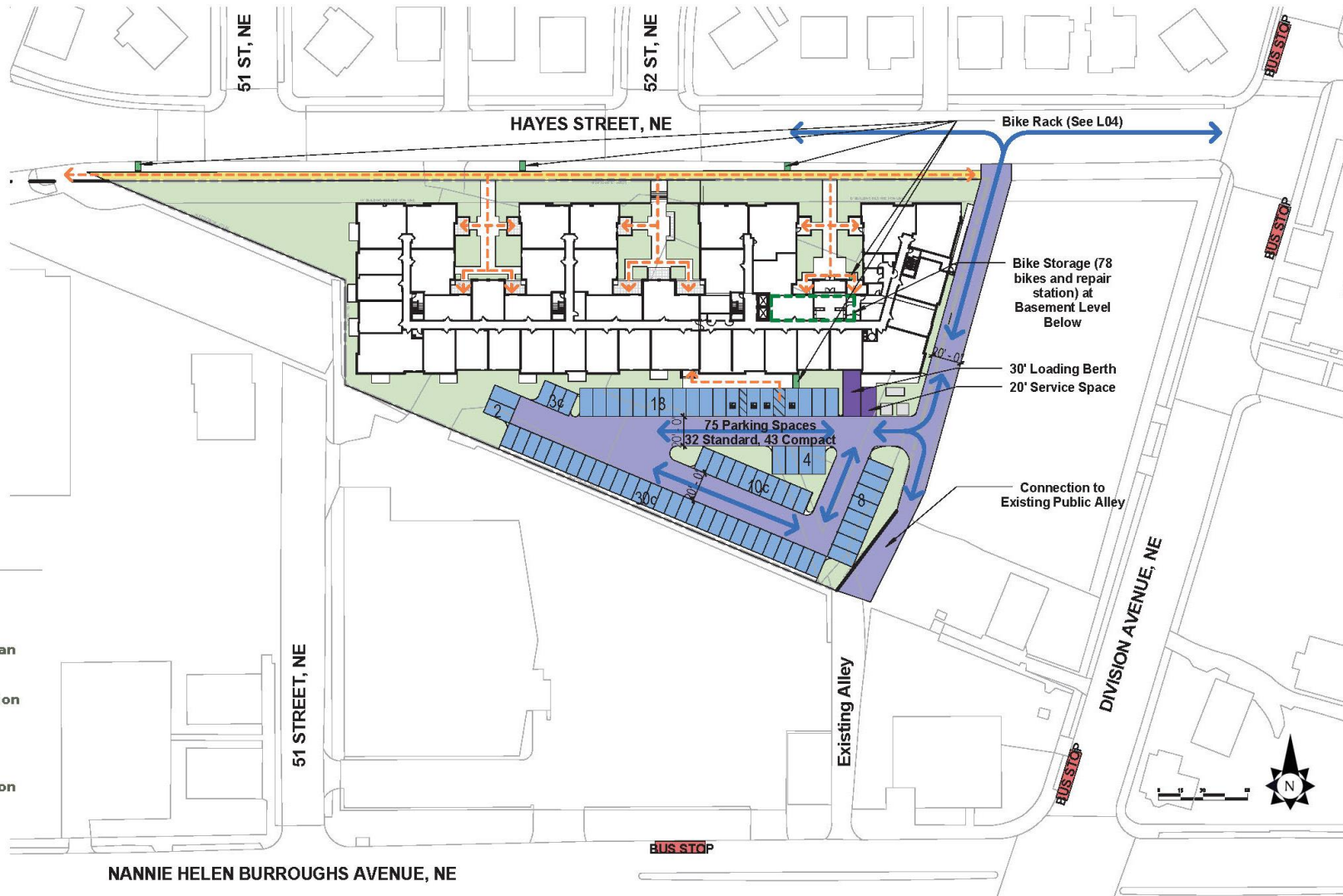


Deanwood hills, llc
TORTI GALLAS urban, llc

Deanwood hills



Lighting and Security Plan



Transportation/Circulation Plan



DEANWOOD HILLS
5201 hayes street, ne
Deanwood Hills, LLC
Torti Gallas Urban

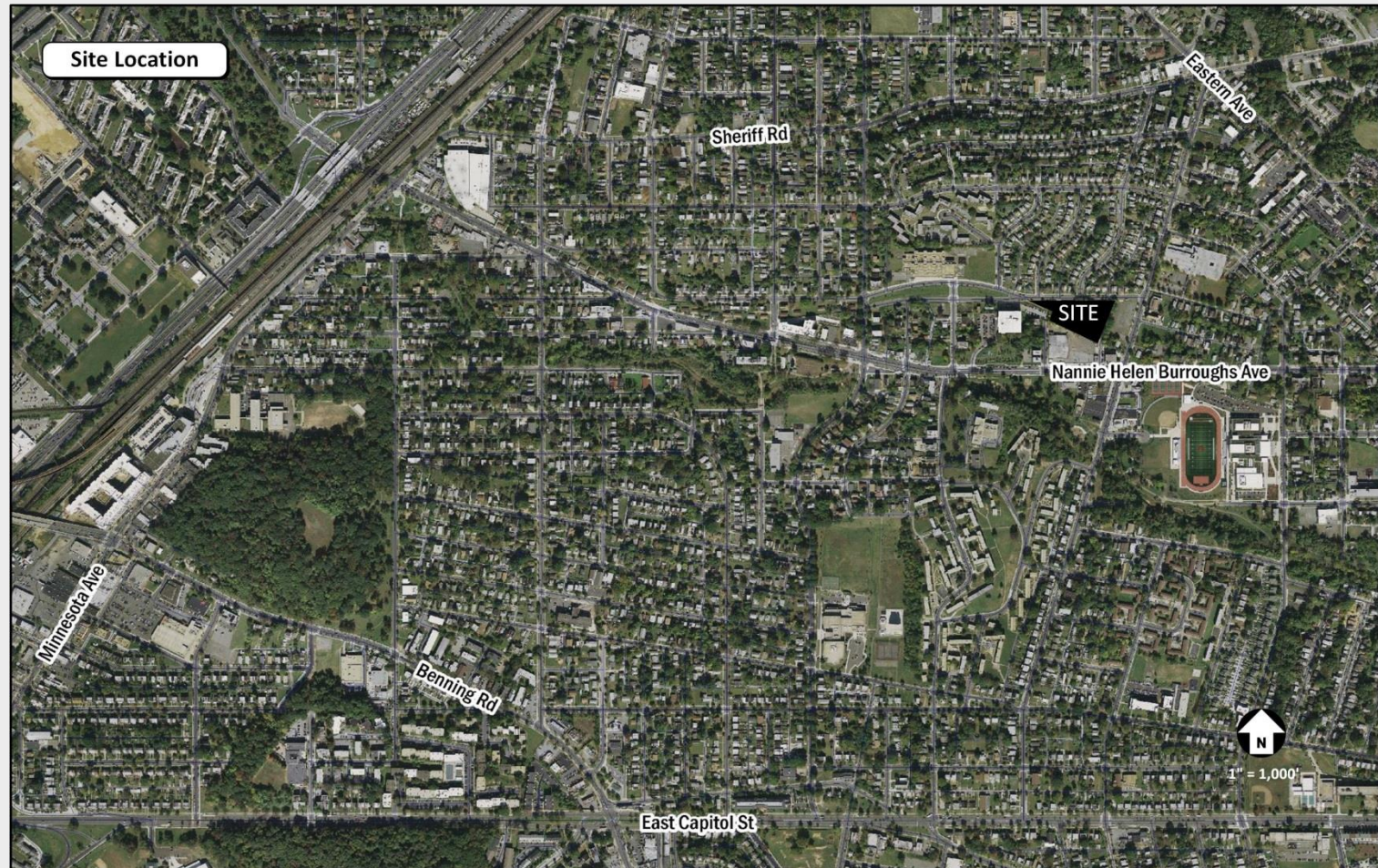
Deanwood Hills Transportation Overview



GOROVE / SLADE

Transportation Planners and Engineers

Site Location



Site Plan

1-30' Loading Berth
1-20' Service Space

75-Space Parking Lot
(75 Spaces Required)

Public Alley (Not Yet Constructed)

51ST STREET, N.E.
(32' WIDE)

52ND STREET, N.E.
(32' WIDE)

NOTES:

1. PARKING LOT AREA = 23,702 SF
10% OF PARKING LOT = 2,370 SF
GREEN AREA SHOWN = 3,195 SF
2. 75 TOTAL PARKING STALLS (34 REGULAR AND 41 COMPACT)

NOT TO SCALE

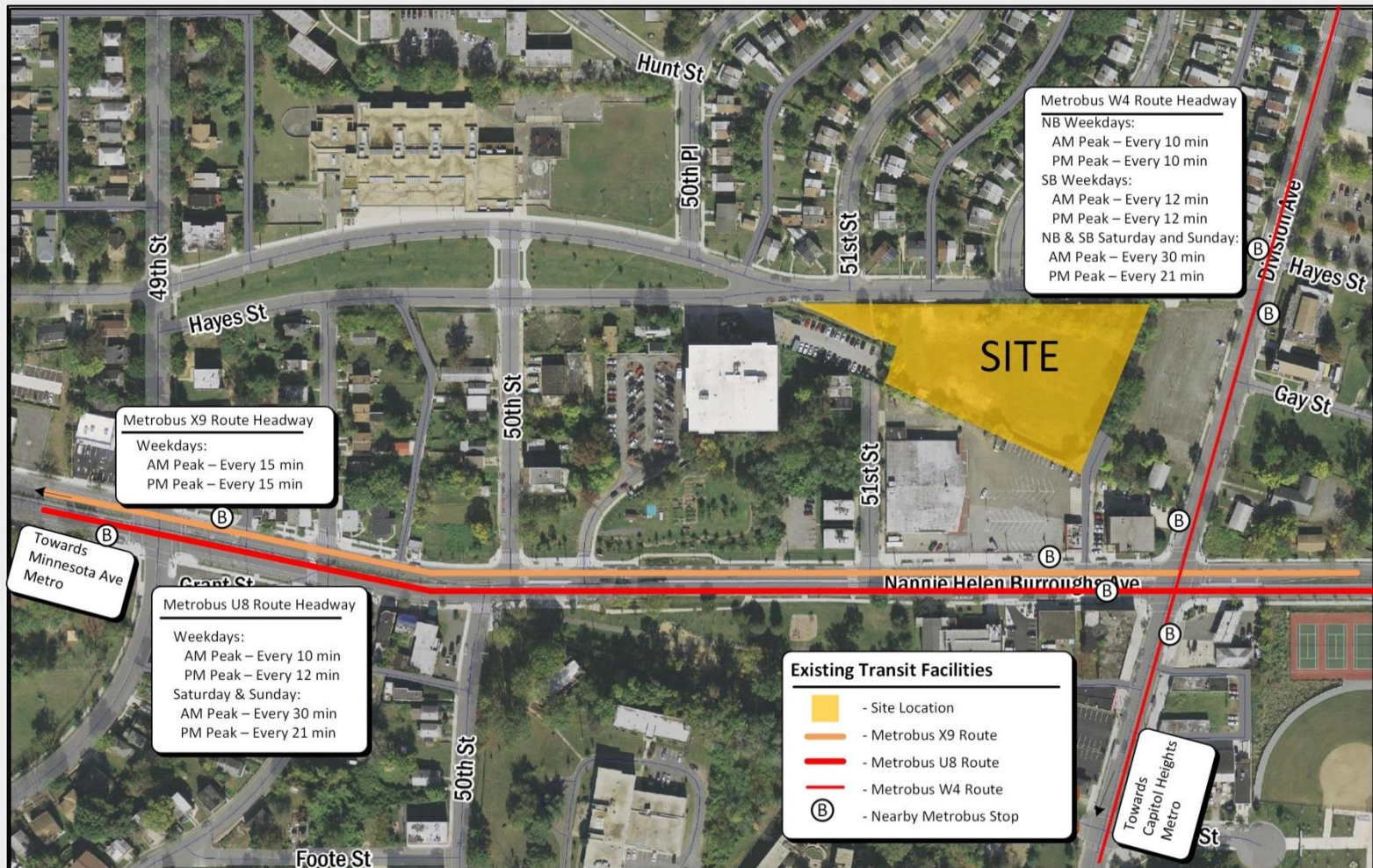


Program, Parking, & Loading

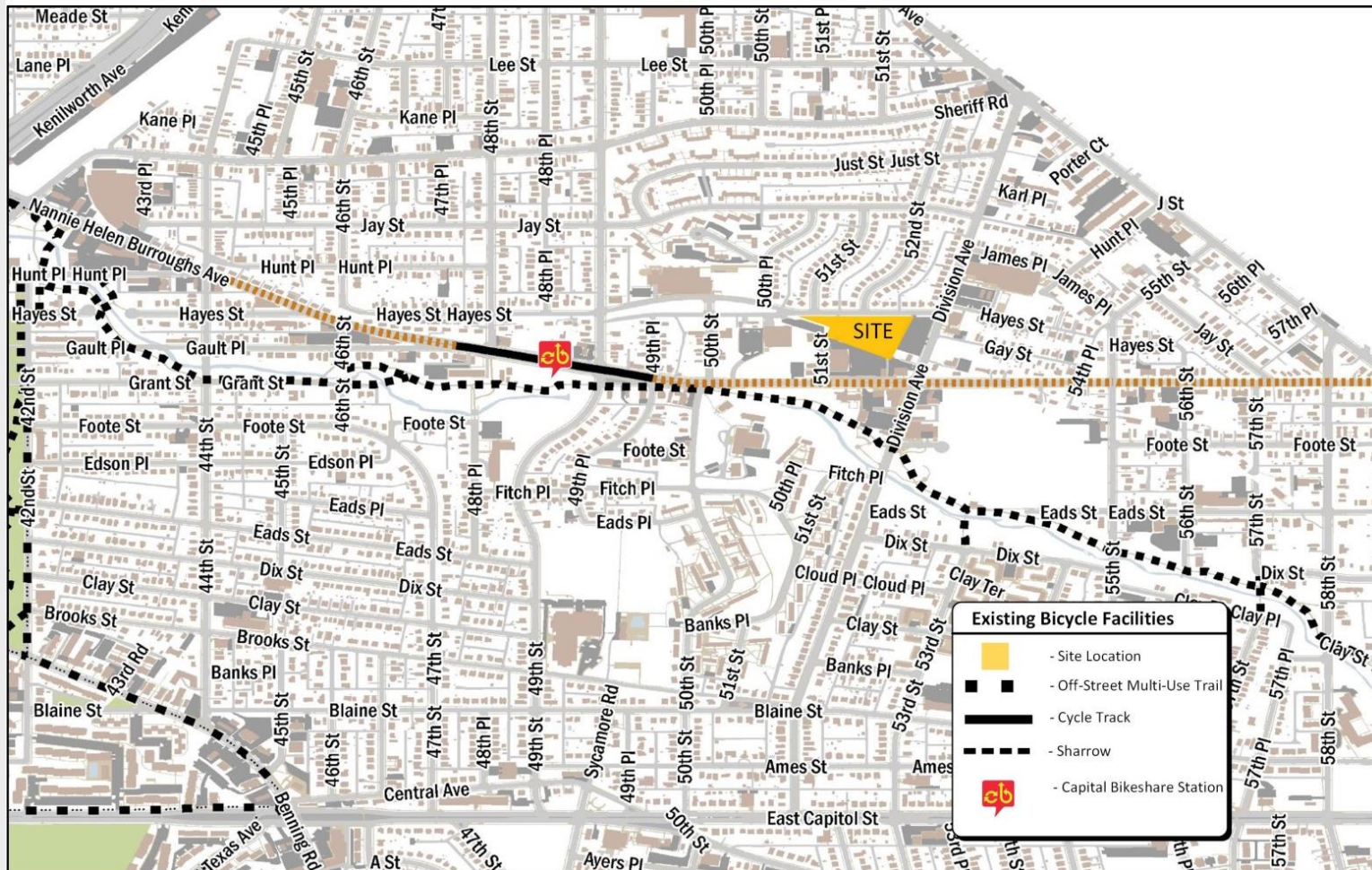
- Development Program:
 - 150 residential units
- Parking:
 - Zoning requirement: 75 spaces
 - Parking proposed: 75 spaces
 - Parking variance requested: None
- Loading:
 - Zoning requirement: 1 – 30' loading berth/1 – 20' service space
 - Loading proposed: 1 – 30' loading berth/1 – 20' service space
 - Loading variance requested: None



Existing Transit Service



Existing Bicycle Facilities



TDM Measures

- The following TDM measures have been initially proposed by the Applicant:
 - Include up to 50 secure bicycle parking spaces inside the building and additional bicycle racks external to the building.
 - Identify a project TDM Leader.
 - Make printed materials related to local transportation alternatives available to residents.
 - Provide an on-site business center.



DDOT Conditions

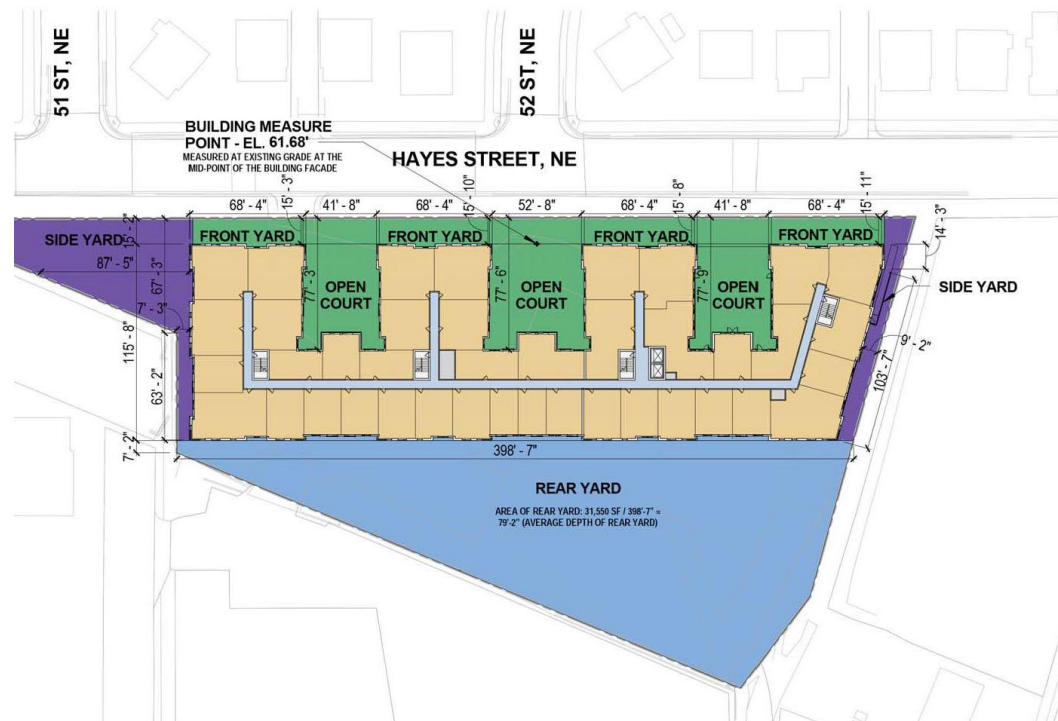
- The following conditions have been requested by DDOT:
 - Construct a sidewalk along the south side of Hayes Street to extend to the east to Division Street. (Applicant Agrees)
 - Construct a safe pedestrian connection to the north side of Hayes Street at either 51st Street or near 50th Place. (Applicant Agrees)
 - Construct a new curb ramps at the southwest and southeast corners of Hayes Street and Division Street. (Applicant Agrees)
 - Amend the TDM plan to include the following:
 - Provide 78 long term-bicycle spaces. (Applicant Agrees)
 - Provide a bicycle repair station. (Applicant Agrees)
 - Install a minimum of eight short-term bicycle parking spaces near the building entrances. (Applicant Agrees)
 - The Applicant shall offer each new household a one-year bikeshare or carshare membership. The memberships will be available on a first come, first served basis, and shall have an aggregate value of up to \$12,000. In order to ensure residents are aware of the bikeshare or carshare benefit, the Applicant will provide a proactive marketing strategy. (Applicant Agrees)



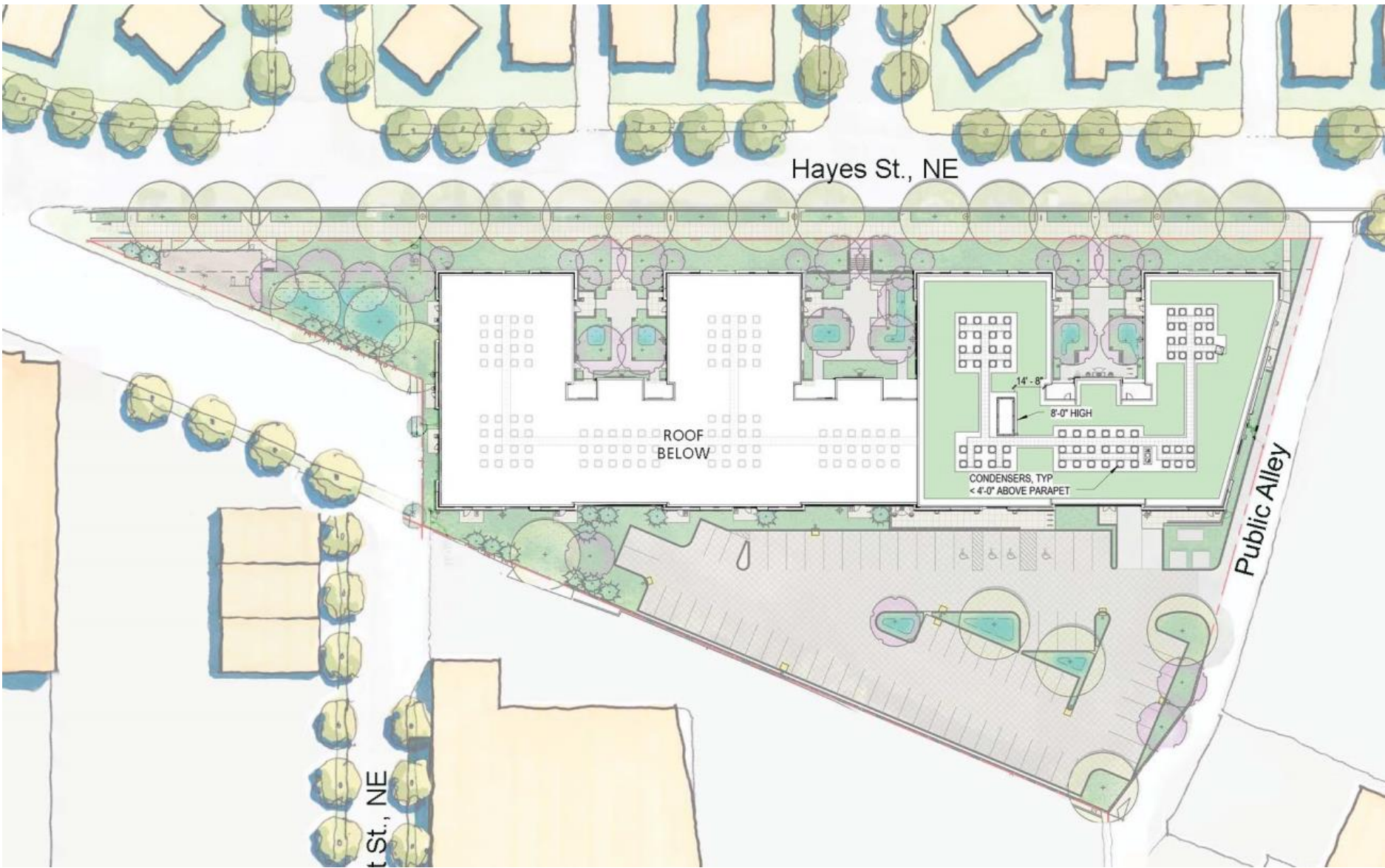
Deanwood Hills - 5201 Hayes St. NE		Current Zoning: C-M-1	10/15/2015
Square: 5197	Lot: 809	Lot Area: 93,540 sf	
Allowable	Allowable by Zoning (R-5-B)	Provided	
FAR	1.8 (3.0 PUD)	1.63 Total	
		Gross Floor Area by Level	
		Basement	25,100
		1st	37,300
		2nd	37,300
		3rd	36,800
		4th	16,000
		Total Building Area	152,500 gsf
Roof Structures	.37 increase in FAR per 11 DCMR (411.7)	Will comply	
Penthouse	One continuous structure 1:1 Setback	Provided as required, see sheet A05	
Lot Occupancy	60% at lowest residential uses 93,540 x .60 = 56,124 sf	40%	37,300 sf
Building Height	50 feet (60 feet PUD) stories-no limit	59'-8" measured at existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line	
		4 stories plus partial Basement	
Dwelling Units	NA	150 units	
Rear Yard	15 ft minimum; 4in/ft of vert. distance from the mean fin. grade of the rear to the structure to the highest pt. of the main roof or parapet wall	79'-2" Average depth of rear yard provided (Required: 4" x 61' = 20'-4")	
Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	7'-3' and 9'-2" Provided (Required: 3" x 62'-3" = 15'-7") Relief requested for side yards less than 15'-7"	
Courtyards Open	Min. Width: 4" per ft of height not < 10'	Provided as required, see sheet G11 (Required 4" x 58' max cytd height = 19'-4")	
Closed	Area: Twice square of req'd width not < 350 sf Min. Width: 4" per ft of height not < 15'	N/A	
Green Area Ratio (GAR)	Required GAR score: 0.40	Provided as required, see sheet L04	
<u>Parking Requirement</u>			
Residential	0.5 space per D.U. 150 units / 2 = 75 Min. 60% of required to be full size 75 x .6 = 45	75 Residential Spaces Provided at .50 space per dwelling unit 32 full size, 43 compact Provided Relief requested for 43% full size	
Bicycles	1 space per 3 residential units	Provided as required, see sheet A19	
<u>Loading</u>			
Residential	1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service space @ 20' deep	1 loading berth @ 12' x 30' (Relief requested) 1 platform @ 100 sf (Relief requested) 1 service space @ 20' deep	

Program Summary

5201 Hayes	Replacement Public Housing Units	LIHTC - only Units	Total
Studio	0	6	6
1 Bedroom Unit	1	67	68
2 Bedroom Unit	18	27	45
3 Bedroom Unit	28	0	28
4 Bedroom Unit	3	0	3
TOTAL	50	100	150



Zoning Analysis



Roof Plan



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October 15, 2015

Site Condition Photos

Unit Mix

Deanwood Hills	Replacement Lincoln Heights/ Richardson Dwellings Units	Affordable (60% AMI) Units	Total
Studio	0	6	6
1 Bedroom Unit	1	67	68
2 Bedroom Unit	18	27	45
3 Bedroom Unit	28	0	28
4 Bedroom Unit	3	0	3
TOTAL	50	100	150

Average Unit Sizes

Studio	538 sf
1 Bedroom Unit	628 sf
2 Bedroom Unit	938 sf
3 Bedroom Unit	1,166 sf
4 Bedroom Unit	1,420 sf

Unit Description		Median	Number of	Unit Size	Contract	Rent
Bedrooms	Baths	Income	Units	(Net leasable Sq. Ft.)	Rent	Subsidy
1	1	30%	1	628	\$ 240	\$340
2	2	60%	3	938	\$ 240	\$340
2	2	30%	15	938	\$ 240	\$340
3	2	60%	6	1,166	\$ 240	\$340
3	2	30%	22	1,166	\$ 240	\$340
4	2	30%	2	1,420	\$ 240	\$340
4	2	60%	1	1,420	\$ 240	\$340
Studio	1	60%	6	538	\$ 940	
1	1	60%	67	628	\$ 998	
2	2	60%	27	938	\$ 1,199	

Area Market Rate Rents in Community

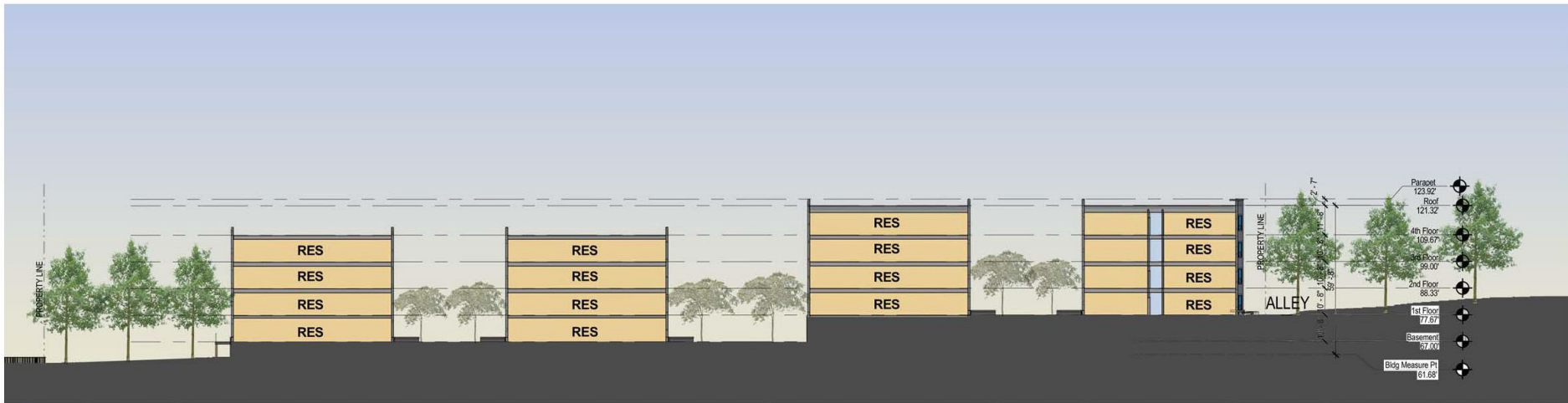
Unit Type	Avg. Rent	Avg Sq.ft
1BR	\$949	734
2BR	\$1,059	844

Source: Market Study Conducted by Valbridge Property Advisors.
March 2015.

60% AMI HH Incomes & Rent Limits

Family Size	BR Size	60% AMI	Rent Limit
1	1B	\$ 45,840	\$1,146
2	1B	\$ 52,440	\$1,311
3	2B	\$ 58,980	\$1,475
4	2B	\$ 65,520	\$1,638

Source: Novogradac



A- Transverse Section



B- Transverse Section



KEY PLAN

Building Sections



C - North Elevation



D - East Elevation



KEY PLAN

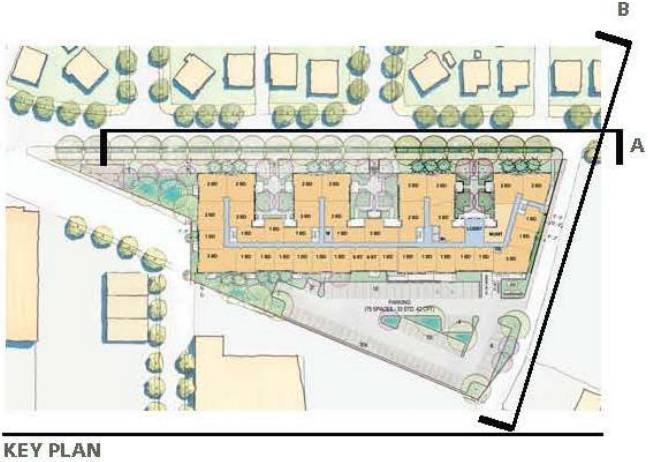
Building Sections



A - North Elevation



B - East Elevation



KEY PLAN

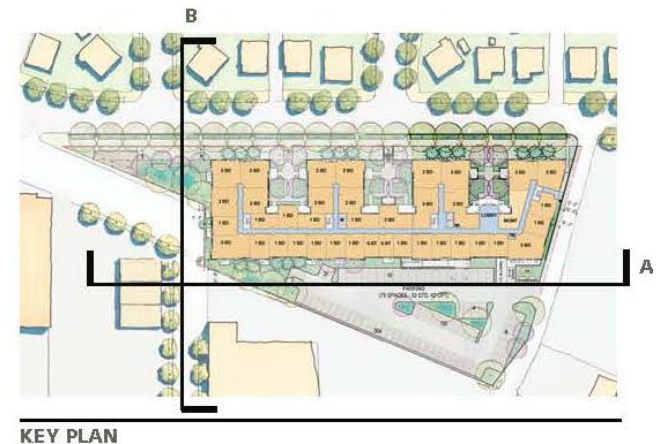
Building Elevations



A - South Elevation



B - West Elevation



KEY PLAN

Building Elevations



8'-0" METAL ORNAMENTAL
SECURITY FENCE



3'-6" METAL ORNAMENTAL GUARDRAIL
MOUNTED TO TOP OF RETAINING WALL

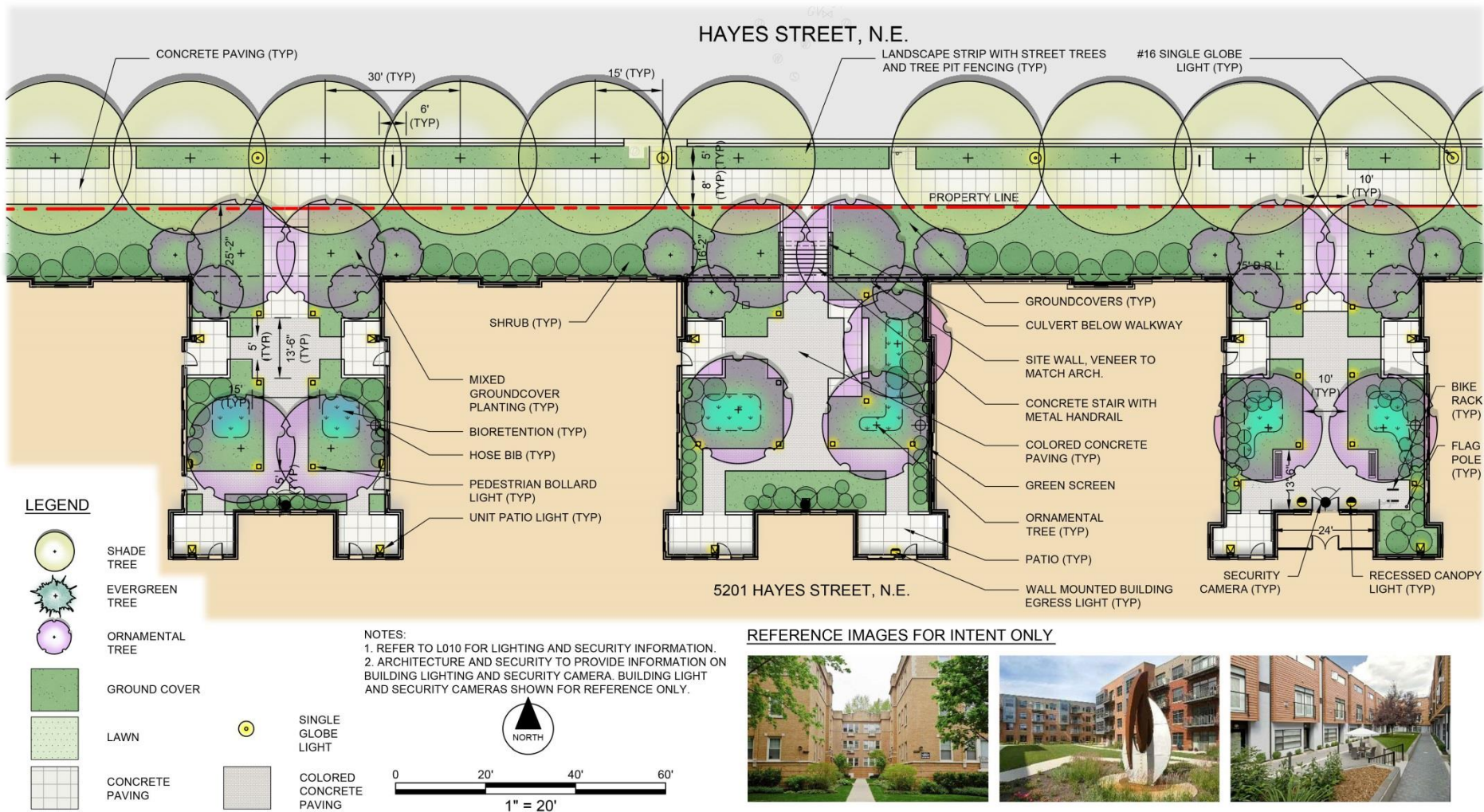


MIN. 3'-6" HEIGHT METAL ORNAMENTAL
PLAYGROUND FENCING

NOTES:

1. IMAGES ARE FOR REFERENCE ONLY TO ESTABLISH INTENT. FINAL MATERIALS MAY VARY IN COLOR, TEXTURE OR CONFIGURATION AS DESIGN DEVELOPS.
2. THE INTENT FOR THE RETAINING WALL IS TO PROVIDE BEAUTIFICATION WITH INSET VEGETATION. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES AND THE FULL CONSTRAINTS OF THE PROJECT SITE ARE REALIZED, ACTUAL WALL SYSTEM, CONSTRUCTION MEANS AND FINAL VEGETATIVE APPROACH MAY VARY.

Site Images –Fencing



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Site Plan Enlargement



the warrenton group llc - pennrose properties llc
torti gallas URBAN



DEANWOOD HILLS

July 17, 2015

L03