

400 Florida Ave. PUD Application

Washington DC

Square 3588 - Lots 4, 25, 803 - 400 Florida Avenue SE



PROPERTY OWNER
Rangers Properties

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
Rangers Properties

LAND USE COUNSEL
Holland & Knight

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Bohler Engineering

TRAFFIC CONSULTANT
Grove/Slade Associates, Inc.

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.

ZONING COMMISSION NO.
16-10



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C-9	Circulation Plan	



SQUARE: 3588

LOT: 4

SECTION	ITEM	SHEET NUMBER
2406.11a	Complete application form (s)	In Written Application
2406.11b	Map showing location, existing zoning of subject site and adjacent properties and any change of zoning	A003
2406.11c	Statement of purposes and objectives, including the proposed form of development and description of how project meets the evaluation standards of §2403:	In Written Application
2406.11d	SITE PLAN: A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building and exact area of the total site.	L001 / C3
2406.11e	DEVELOPMENT DATA:	
	(1) The area and dimensions of each lot proposed for each building and the exact area of the total site; area of the total site;	A006
	(2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site	A006
	(3) The gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a break-down for each use,	A006
	(4) A Circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use,	A004
	(5) The existing topography of the development area; the location of all major natural features including trees of six-inch caliper or greater; and the location and elevations of public or private streets, alley, or easement bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned;	C2
	(6) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated including the methods of calculating those quantities,	C6
(7) Any other information needed to understand the unique character and problems of developing the PUD.	LEED A020	

SECTION	ITEM	SHEET NUMBER
2406.12a	Completed application form	In Written Application
2406.12b	A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses;	In Written Application
2406.12c	SITE PLAN : A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities, and other easements walkways, driveways, plazas, arcades, and any other open spaces;	C3 / A100
2406.12d	LANDSCAPE & GRADING PLAN; A detailed landscaping and grading plan showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent in five percent increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water, and sewer lines. proposed erosion control measures shall also be shown;	L001-L004 / C3
2406.12e	FLOOR PLANS; Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located;	A100 - A402
2406.12f	CRICULATION PLAN; A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans;	A102 / C8
2406.12g	OTHER INFORMATION; Any other information needed to understand the final design of the proposal, or information specifically requested by the commission;	LEED A020
2406.12h	A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.	N/A this is a consolidated PUD application

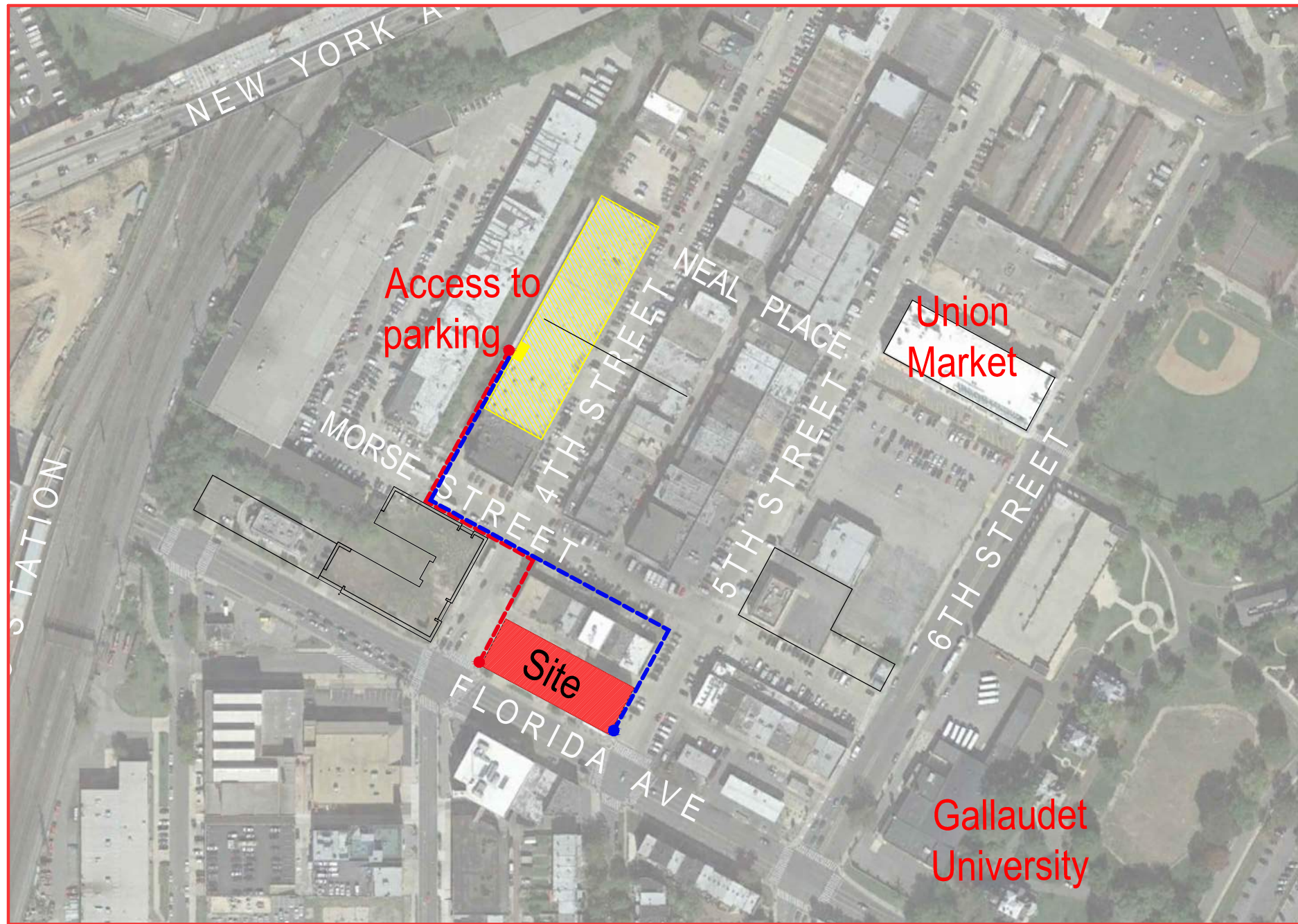


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PUD Check list



Walking Path to Parking-Hotel: -----
 Parking Walking distance: 650'
 Parking Walking average time: 2.5 minutes

Walking Path to Parking-Residential: -----
 Parking Walking distance: 920'
 Parking Walking average time: 3.4 minutes



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1270 4th Street NE /
 -Edens
 -11 story / 520 du's
 -40,000 sf Retail
 Pending Development



1309 5th Street NE (EDENS)
 -Market / Theatre / 112K office



500 & 530 Morse St. NE
 -9 story / 270 du's
 -20,000 Sf. Retail
 Pending Development

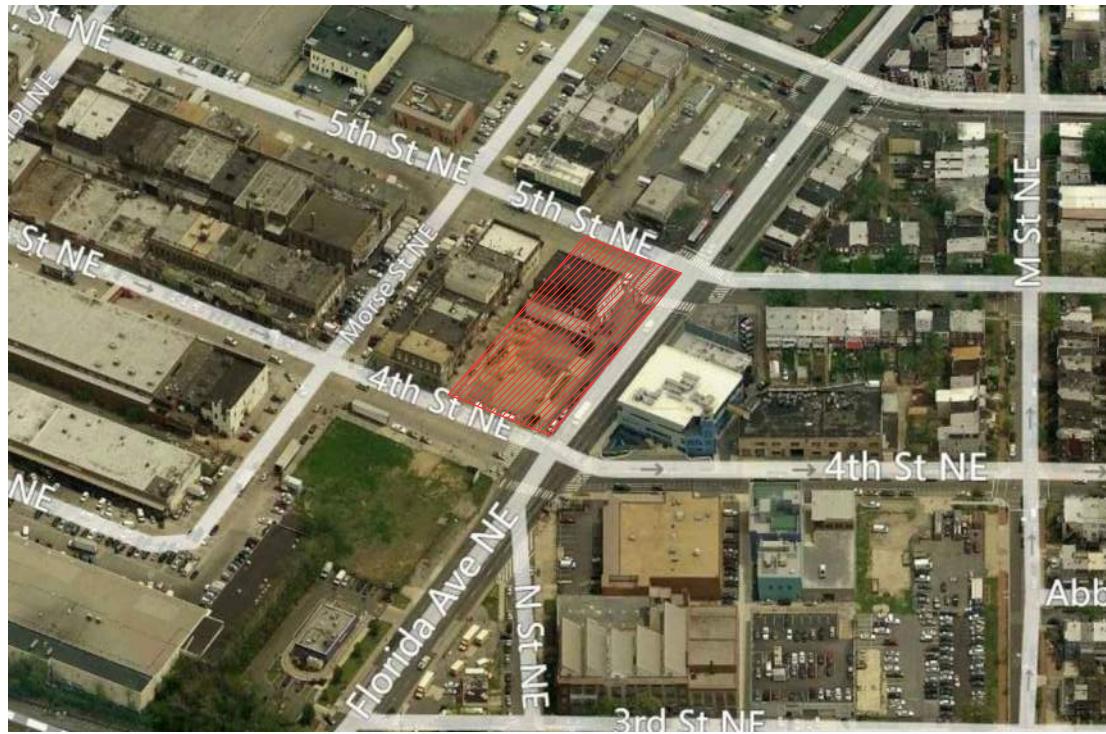


The Edison / LCOR
 -6 story / 171 du's
 -26,000 sf Retail
 340 Florida Ave NE
 Pending Development



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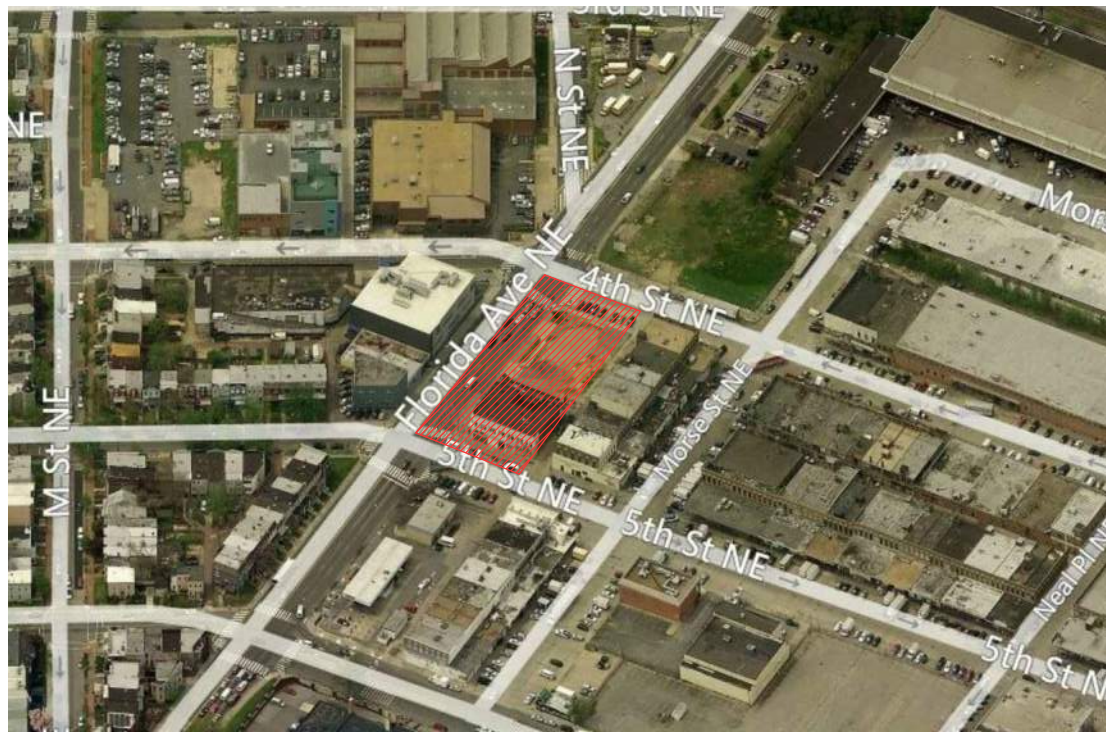
October 7, 2016 | A003



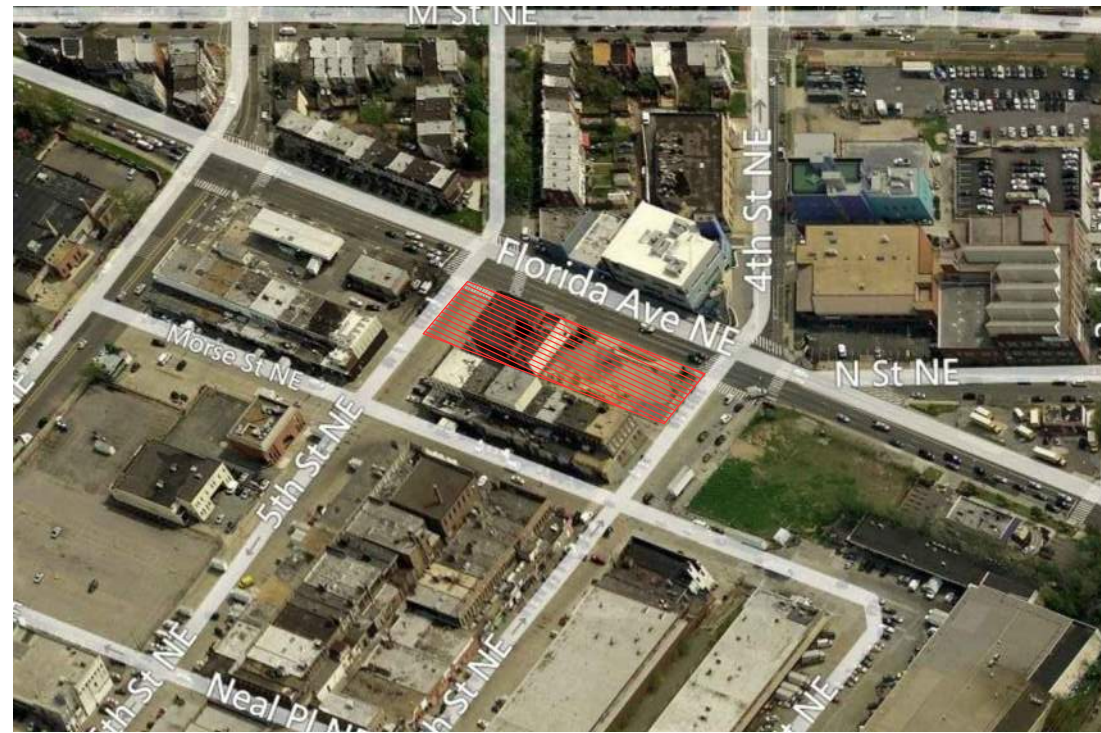
north west - bird eye view



south west - bird eye view



south east - bird eye view



north east - bird eye view



key plan















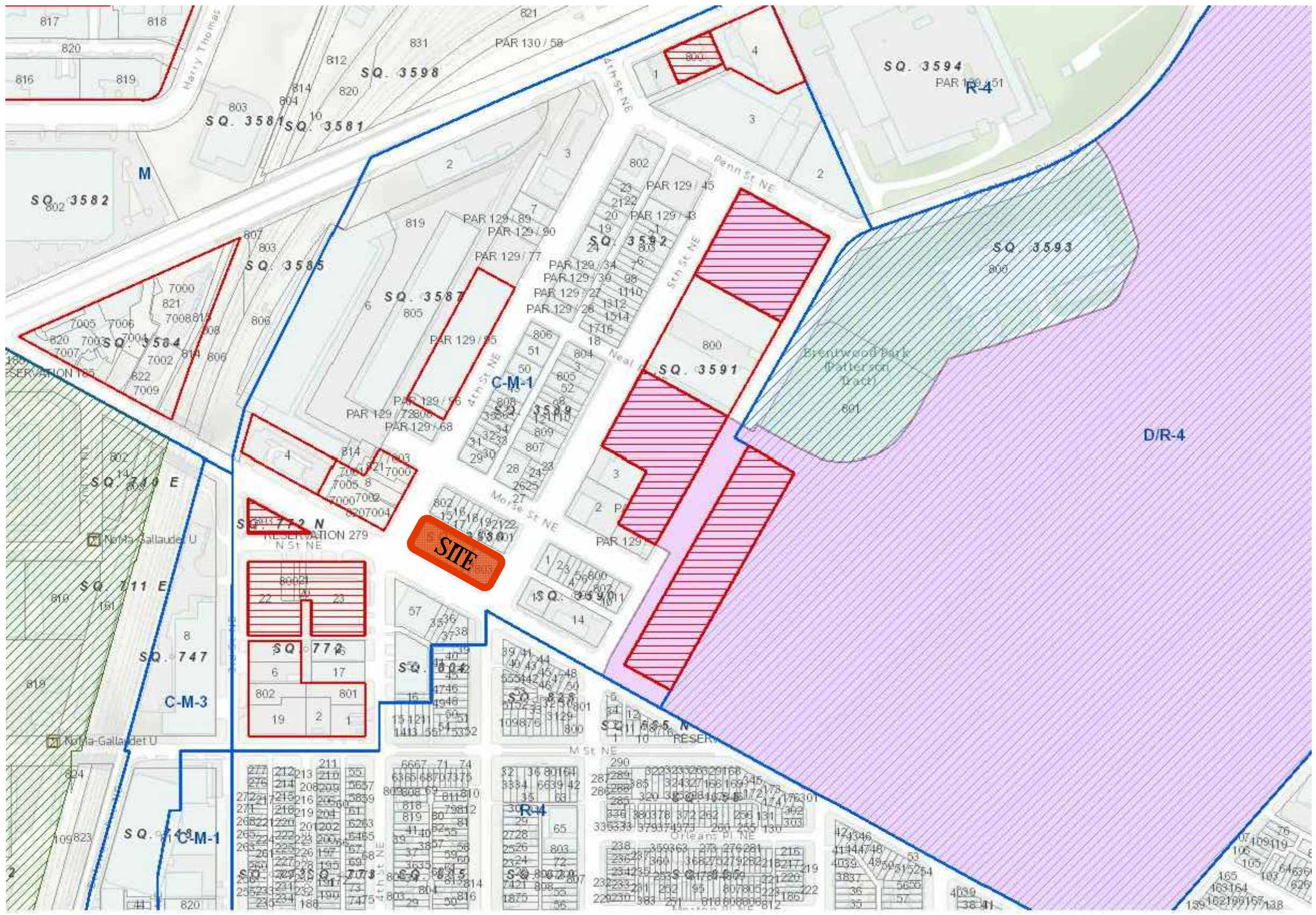
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Existing Aerial Views

-  Zone Districts
-  Pending Zones
-  Historic Districts
-  TDRs
-  Pending PUDs
-  Active PUDs
-  Overlays Districts
-  Pending Overlay Districts
-  Campus Plans
-  Air Rights Zone
-  Baist Index
-  CEA



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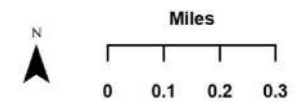
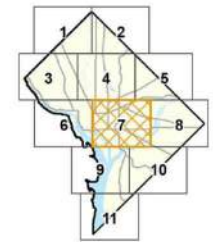


Zoning Map



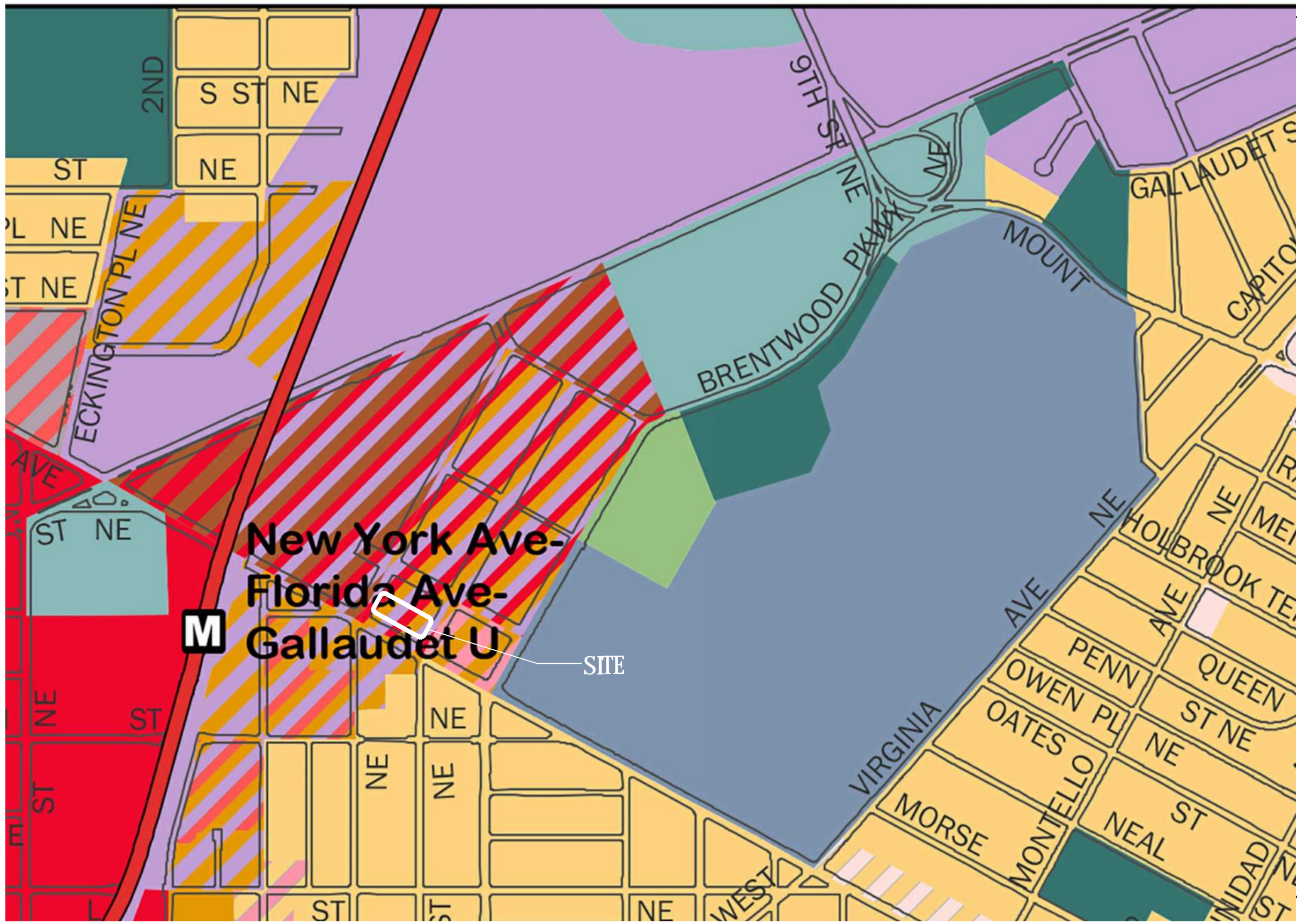
Comprehensive Plan Future Land Use Map 7

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- Water



Government of the District of Columbia
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



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	C-3-C PUD Requirements - Hotel Use	C-3-C PUD Requirements - Residential Use	Proposed PUD - Hotel Use	Proposed PUD - Residential Use	Proposed PUD - Retail Use	Total Proposed - Hotel, Residential and Retail Use
FAR	8.0	8.0				8.0
Gross Floor Area (GFA) Allowed	164,288	164,288	65,903	96,171	2,200	164,274
Number of Dwelling Units			155	110		
Building Height	120' *	120' *	114'-7"	120'		
Lot Occupancy	100%	100%				74.20%
Rear Yard	2 1/2"/ft of adjacent height** not < 12'-0" = 25' (based off 120' height)	2 1/2"/ft of adjacent height** not < 12'-0" = 25' (based off 120' height)				45'-0"
Side Yard	not required ***	not required ***				
Closed Court	not applicable	not applicable				
Open Court	4"/ft of height not < 15'-0" **** = 40' (based off 120' height)	4"/ft of height not < 15'-0" **** = 40' (based off 120' height)	35'	35'		
Penthouse Height	20'-0"	20'-0"	13'-0" and 20'-0"	9'-8", 13'-0", and 20'-0"		
Penthouse FAR	0.4	0.4	0.0	0.0		0.0
Penthouse Use: Mechanical Space (sf)			800	800		1,600
Penthouse Use: Communal Space (sf)			1,785	2,550		4,335
Penthouse Setback	1 to 1	1 to 1	1 to 1	1 to 1		
GAR %	0.200	0.200	0.200	0.200	included in hotel and residential	
Parking [parking/units]	1/4units = 41	1/4units = 28	0	3		3
Parking Hotel Function Use	none required below 10,000 sf		0			
Parking Retail use	none required below 3,000 sf					
Compact Parking Spaces Allowed	25%	25%				
Total Car Parking			0	3		3****
Bicycle Parking [parking/units]		1/3units = 37		100		100
Loading Berths	1 berth @ 30', 1 platform @ 100 sf, 1 service @ 20'	1 berth @ 55', 1 platform @ 200 sf, 1 service @ 20'				1 berth @ 12' x 30', 1 platform @ 500 sf, 1 service @ 20'
Loading Berths Hotel Function Use	none required below 10,000 sf					
Loading Berths Retail Use	none required below 5,000 sf					
Affordable Housing Unit Summary						
Residential GFA				96,171		
GFA Set Aside		8% @ 80% AMI = 7,907		12% Total = 11,860 6% @ 50% AMI = 5,930 6% @ 80% AMI = 5,930		
Number of Units Set Aside				14		
Notes						
*Section 2405.1 of the Zoning Regulations permits a maximum building height of 130 feet for PUDs in the C-3-C District. However, given that the 5th Street right-of-way is 100 feet, the 1910 Height Act limits the Maximum building height to 120 feet.						
As shown on the site plan, the building's point of measurement is at elevation 77'-8", which is the level of the curb opposite the middle of the front of the building on 5th Street.						
**Adjacent height = vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall.						
***If provided, 3"/ft of height not < 8'-0"						
****Measured from lowest level of the court						
*****One parking space shared with loading service space, 50 Parking spaces will be located off-site.						
Flexibility Requested						



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Development Data

	floor	2 bedroom market rate	3 bedroom market rate	2 bedroom IZ @50%	3 bedroom IZ @80%	3 bedroom IZ @50%	4 bedroom IZ @80%	TOTAL UNITS
average sf		546	815	546	546	815	815	
	11	5	6					11
	10	5	6					11
	9	5	6					11
	8	5	6				1	12
	7	5	5				1	11
	6	5	5		1	1		12
	5	4	5	1		1		11
	4	4	5		1		1	11
	3	3	4	1	1	1		10
	2	3	4	1		1	1	10
	1							
Total		44	52	3	3	4	4	
Total		96		14				110
remarks								
amenity								

NOTES:

1. Refer to sheet A103 - A108 for IZ units distribution.



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Area	MATTER OF RIGHT (MOR)		PUD / TDR	
	Height	FAR	Height *	FAR
Moderate - Medium	65'-00"	4.0	65'-00" - 90'-00"	4.0 - 6.0
Medium - High	70'-00"	5.0	70'-00" - 130'-0"	5.0 - 8.0
High	90'-00"	6.5	130'-00"	8.0

* or less if restricted by the Height Act

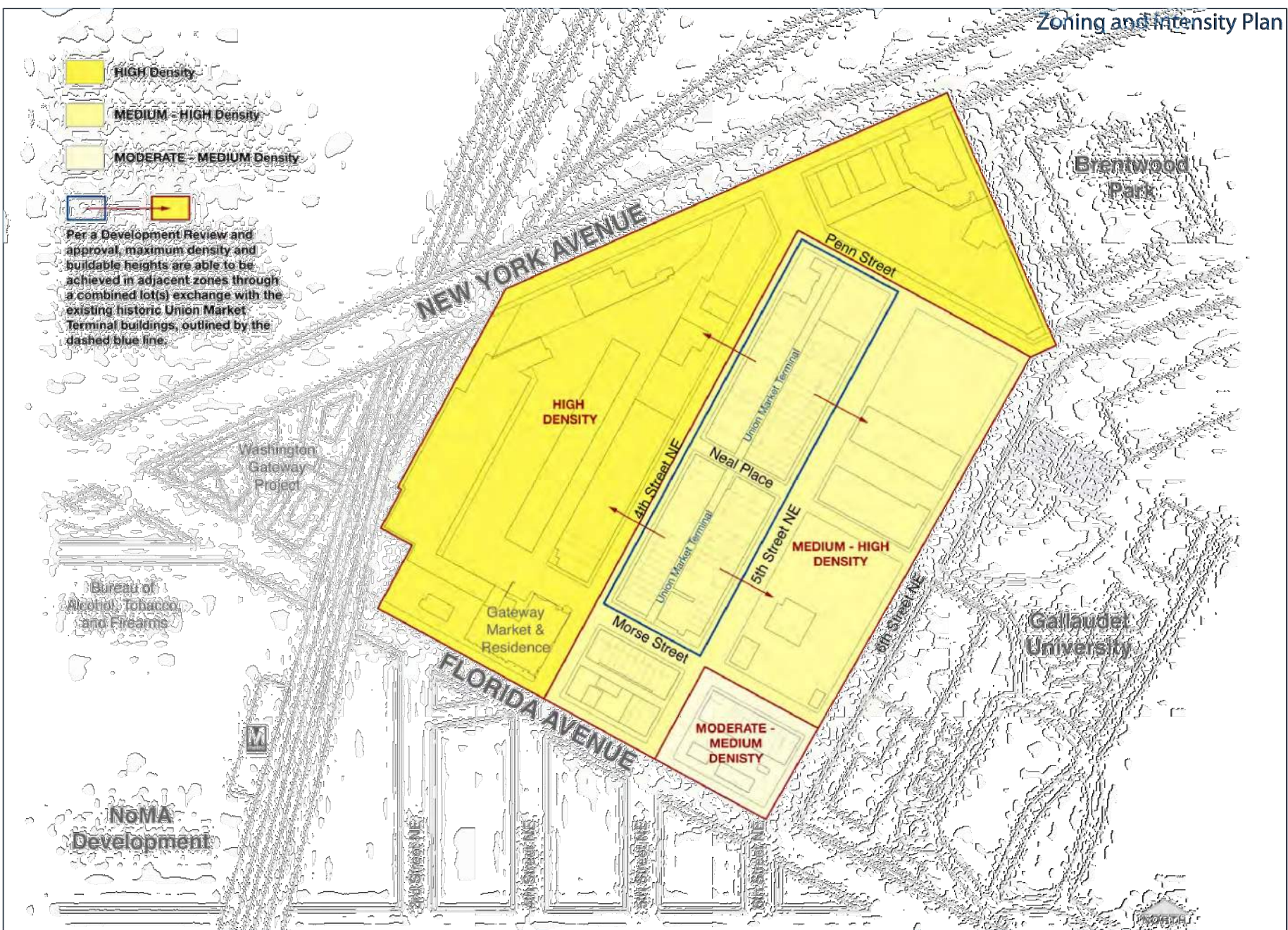


fig. 6.01

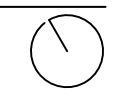


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Florida Avenue Market Study Development Framework





LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Y ? N

10	1	0	Location and Transportation	16	
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	1		Credit	High Priority Site	2
3			Credit	Surrounding Density and Diverse Uses	5
3			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
8	0	1	Sustainable Sites	10	
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1
5	1	1	Water Efficiency	11	
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
		1	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
17	1	0	Energy and Atmosphere	33	
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
6			Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
1	1		Credit	Demand Response	2
1			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
1			Credit	Green Power and Carbon Offsets	2

7	3	0	Materials and Resources	13	
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3		Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

12	3	0	Indoor Environmental Quality	16	
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
2			Credit	Daylight	3
1	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1

4	0	0	Innovation	6	
3			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

1	1	0	Regional Priority	4	
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

64 10 2 TOTALS Possible Points: **110**
Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110



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Residential LEED Score Card



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Y ? N

Y	?	N	Credit	Integrative Process	1
10	1	0	Location and Transportation		16
Y			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	1		Credit	High Priority Site	2
3			Credit	Surrounding Density and Diverse Uses	5
3			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
7	0	1	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
2			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1
5	0	1	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
		1	Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1
10	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3			Credit	Enhanced Commissioning	6
4			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
1			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
1			Credit	Green Power and Carbon Offsets	2
9	0	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
2			Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2
11	2	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
2			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
2			Credit	Daylight	3
1	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1
1	0	0	Innovation		6
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
1	1	0	Regional Priority		4
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
54	4	2	TOTALS		Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

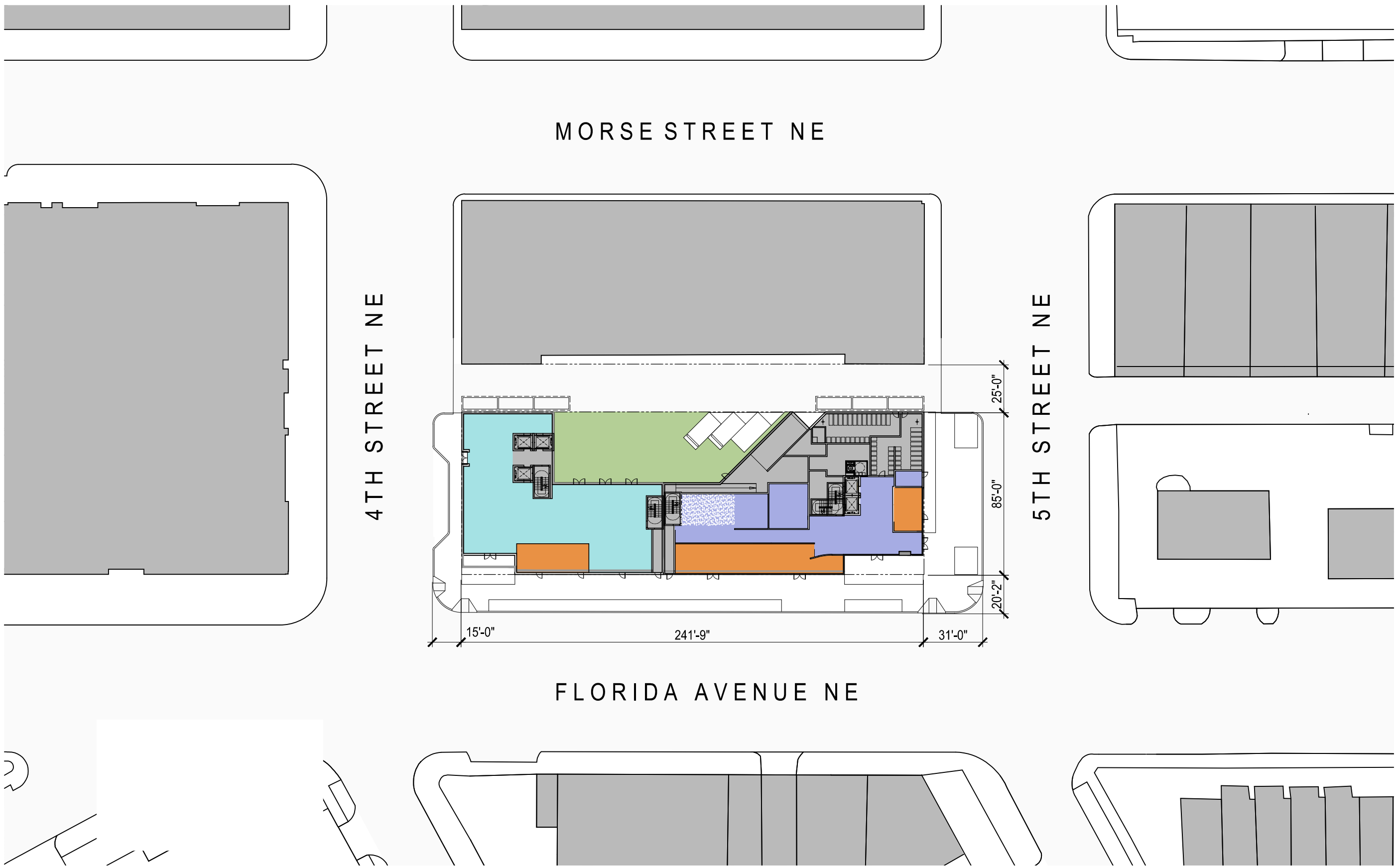


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Hotel LEED Score Card

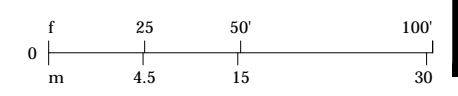


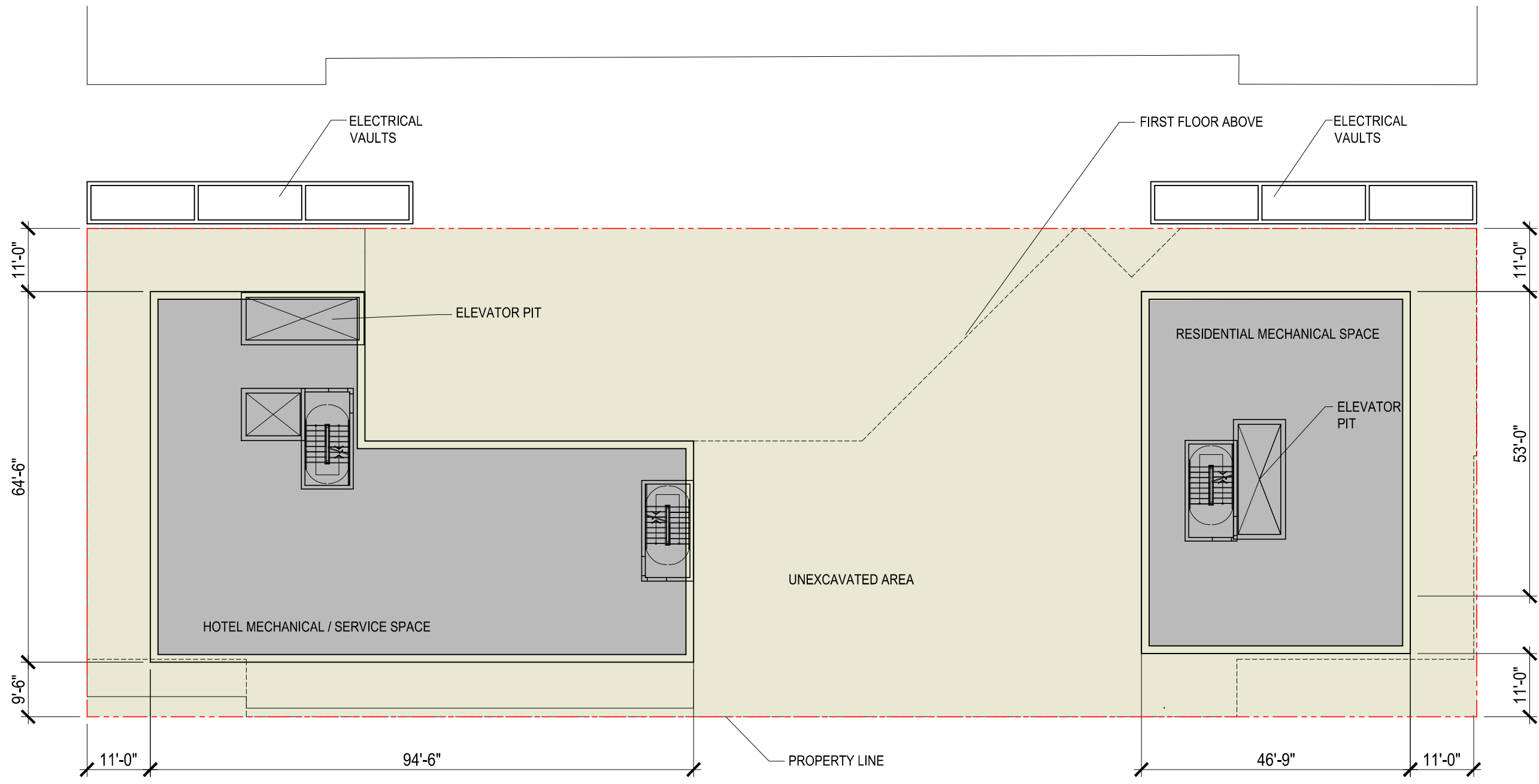
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October 7, 2016 | A100



Site Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:
 1. Refer to sheet A111 for dimensions

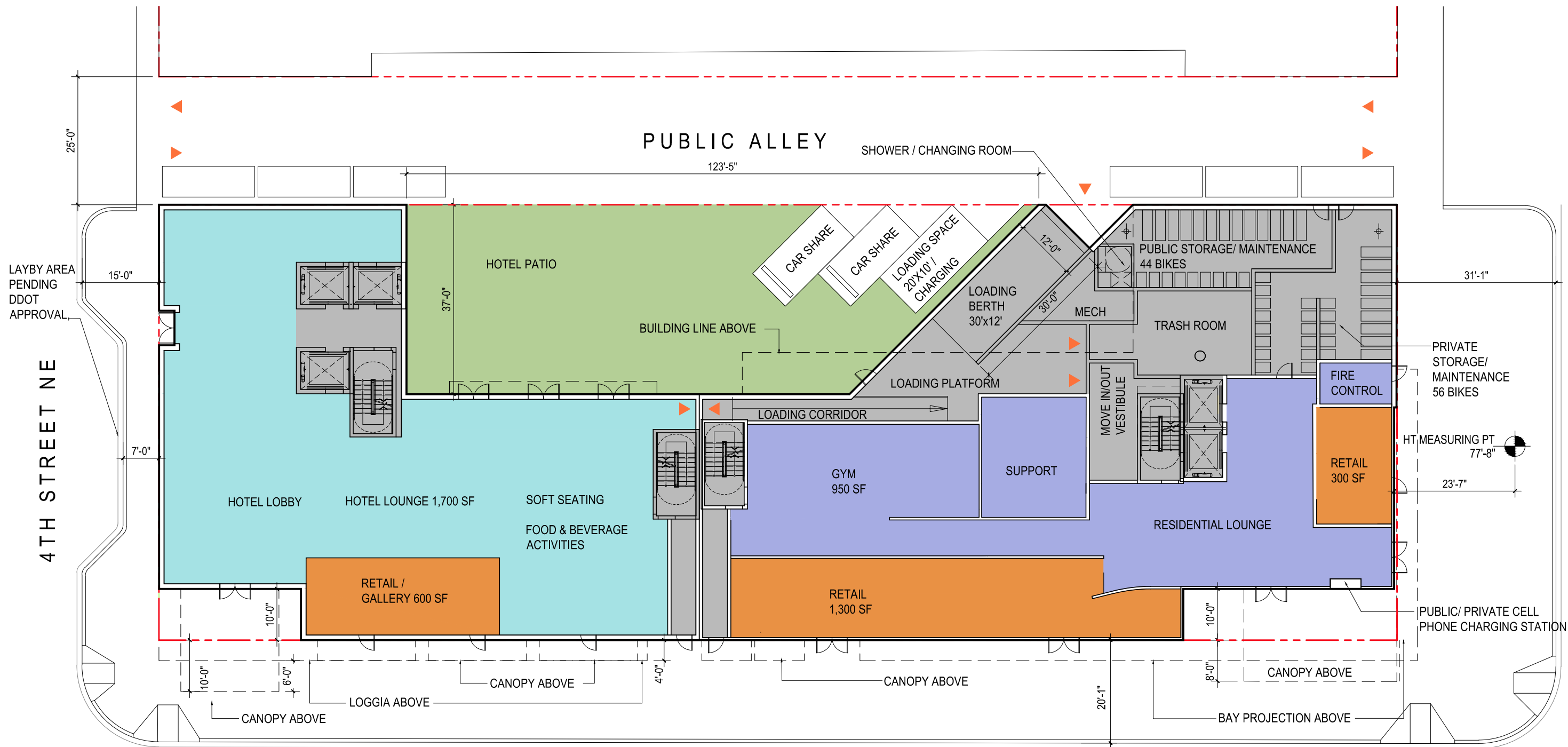


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Cellar Floor Plan

October 7, 2016 | A101





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms
- Retail

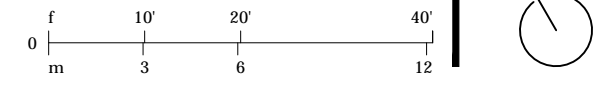
- NOTES:**
1. Refer to sheet A100 and A111 for dimensions and setbacks
 2. For landscape refer to sheet L001
 3. Loading zones on 4th and 5th street are subjected to DDOT approval,
- ▼ Access points

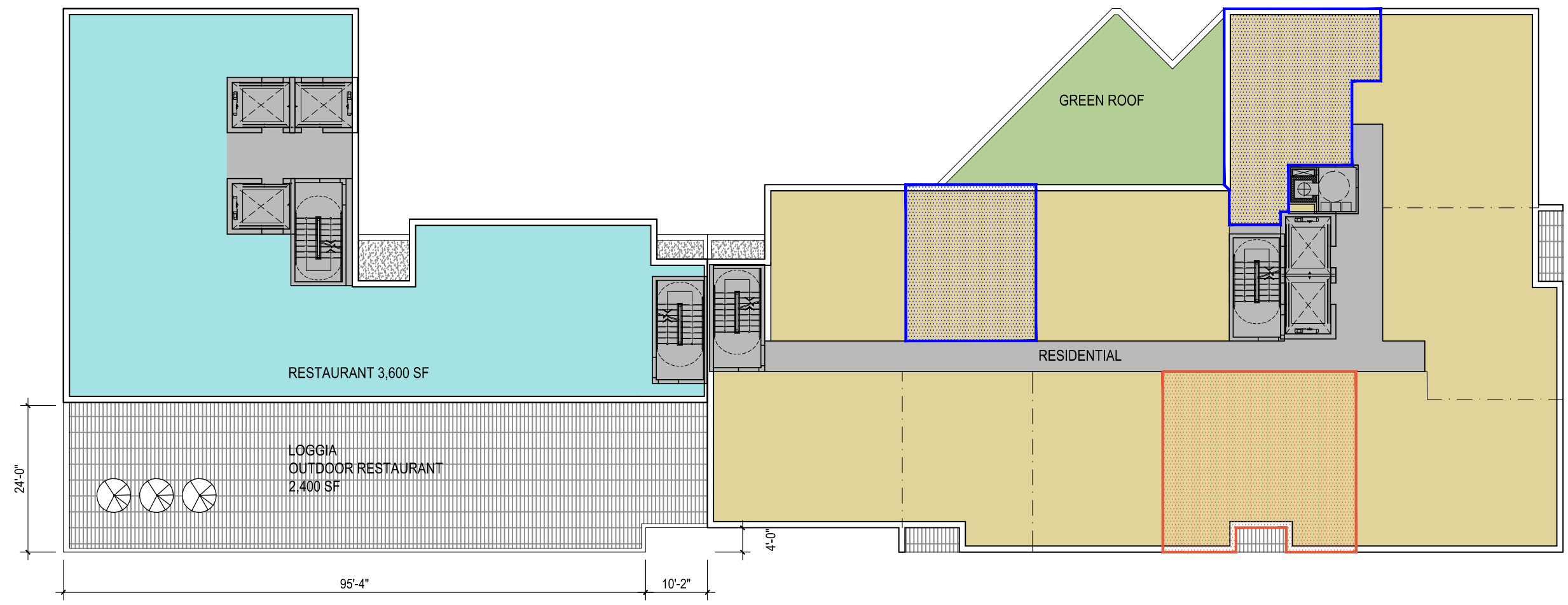


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1st Floor Plan

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- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms
- Retail

- NOTES:**
1. Refer to sheet A111 for dimensions
 2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

- IZ Units 80 %
- IZ Units 50 %



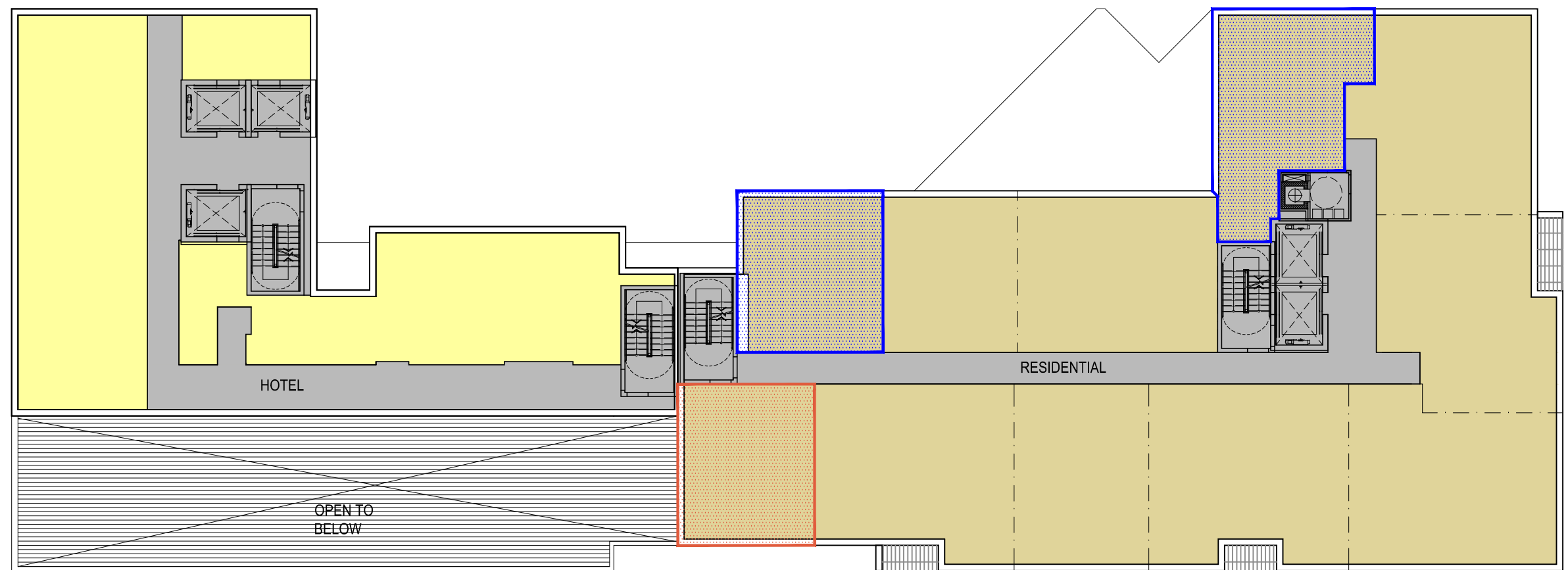
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2nd Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:

1. Refer to sheet A111 for dimensions
2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

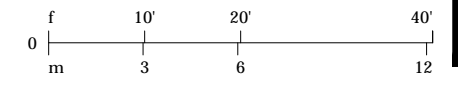
- IZ Units 80 %
- IZ Units 50 %

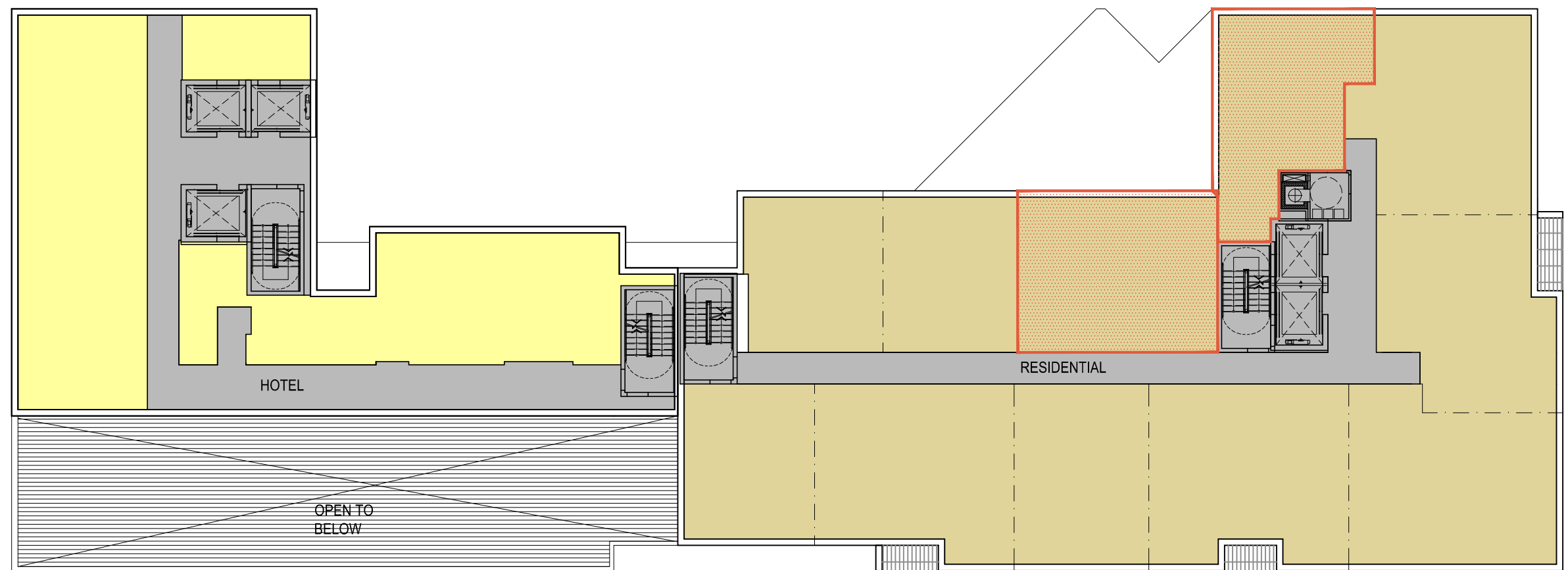


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3rd Floor Plan

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- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

- NOTES:**
1. Refer to sheet A111 for dimensions
 2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

- IZ Units 80 %
- IZ Units 50 %

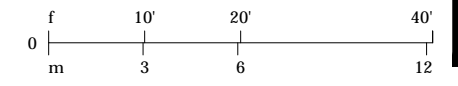


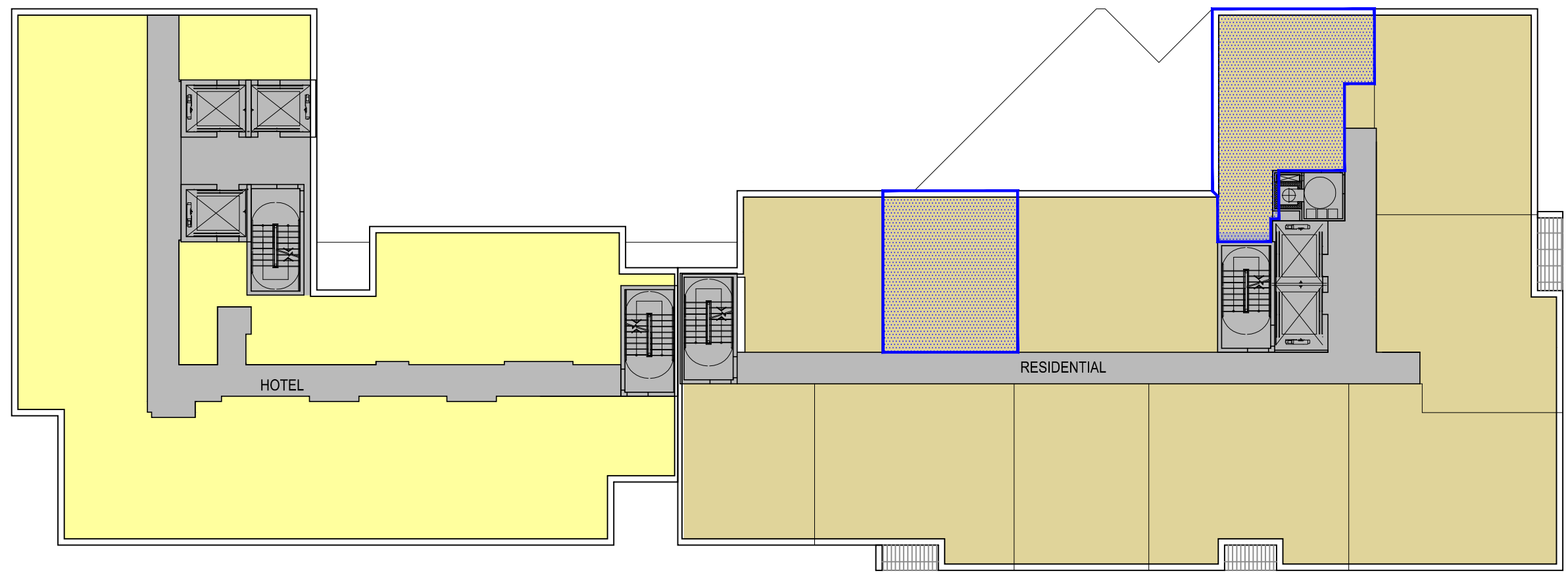
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4th Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

- NOTES:**
1. Refer to sheet A111 for dimensions
 2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008
- IZ Units 80 %
 - IZ Units 50 %

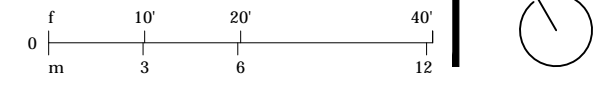


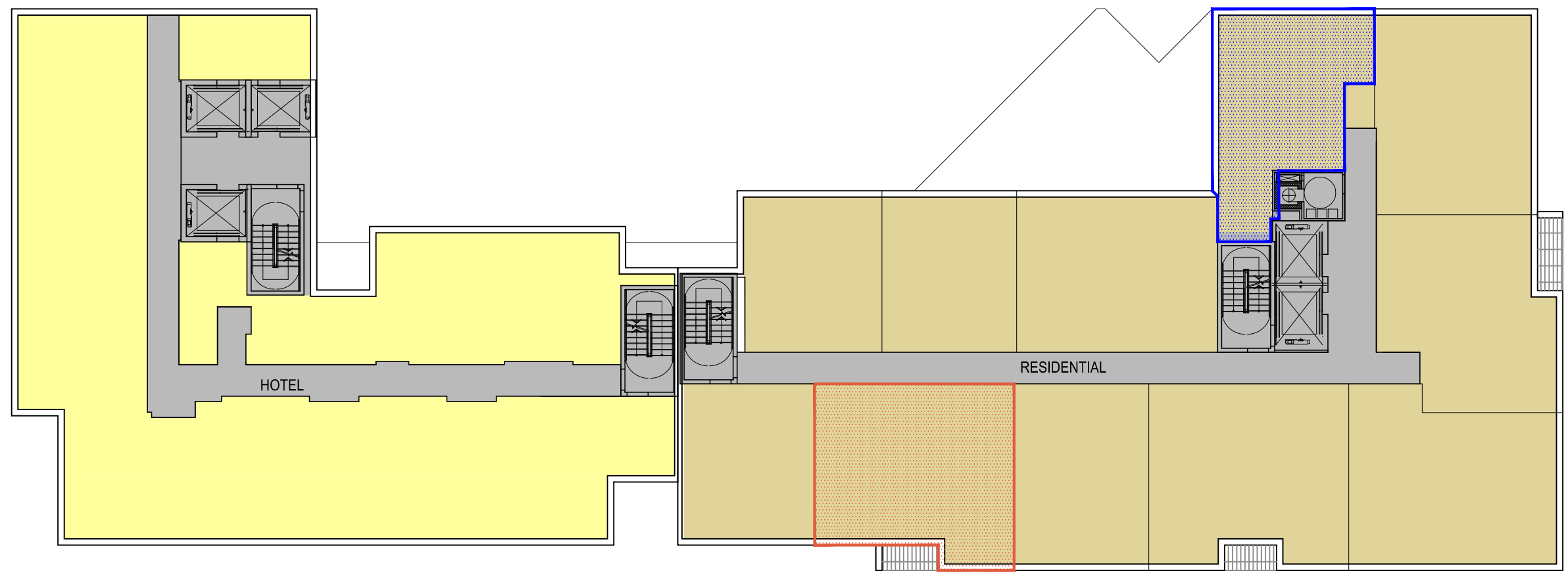
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5th Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

- NOTES:**
1. Refer to sheet A111 for dimensions
 2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

- IZ Units 80 %
- IZ Units 50 %

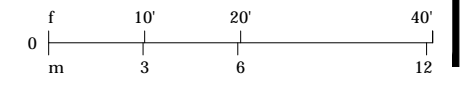


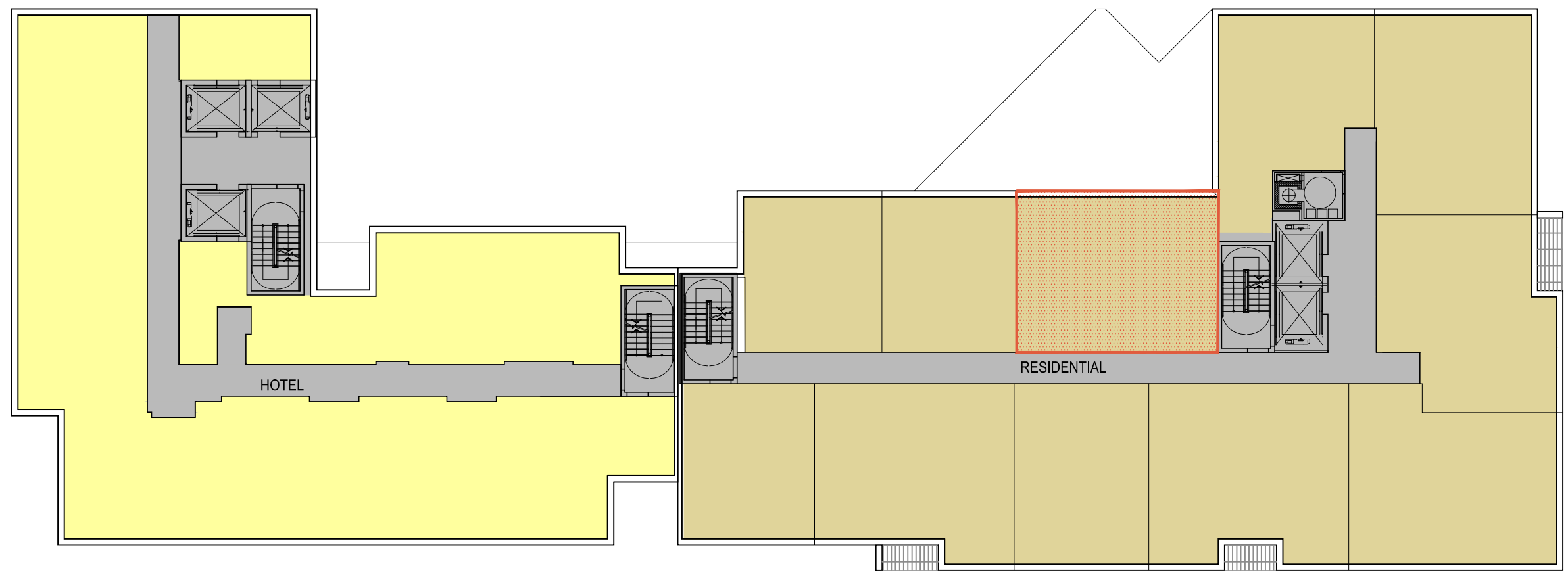
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6th Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:

1. Refer to sheet A111 for dimensions
2. For vertical distribution refer to IZ Unit Mix chart on sheet A-008

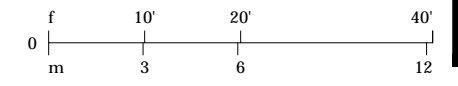
- IZ Units 80 %
- IZ Units 50 %

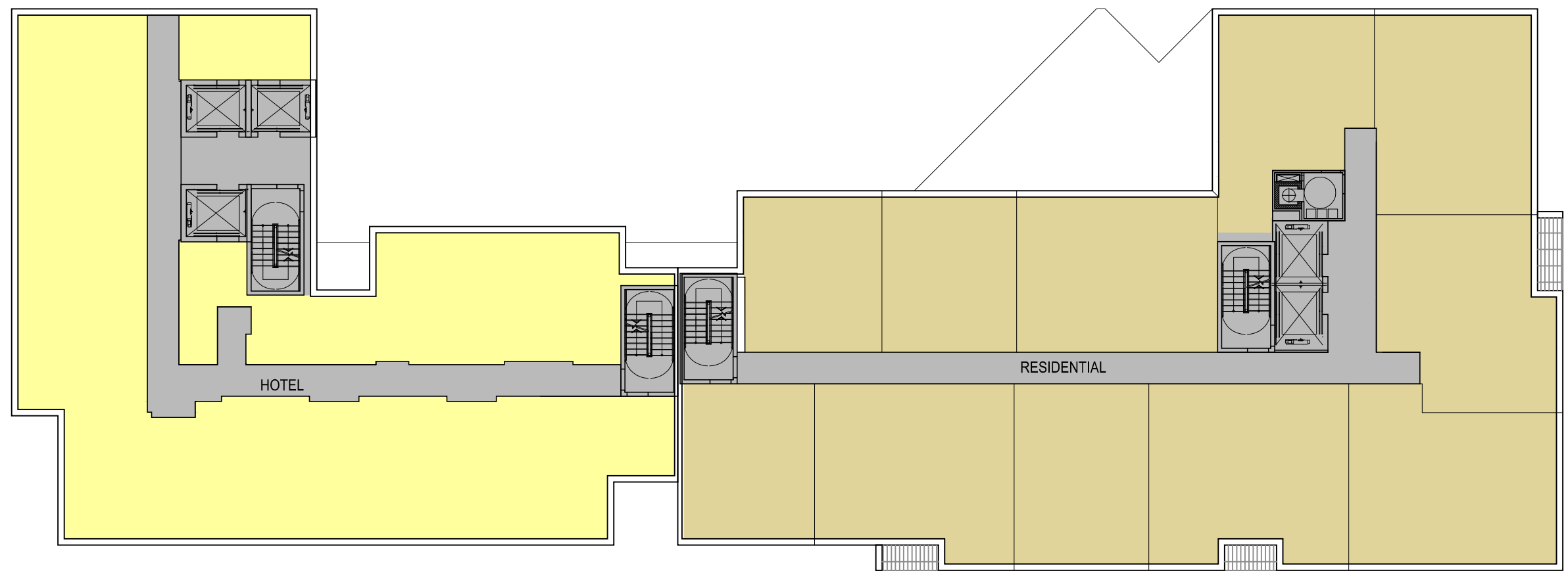


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7th to 8th Floor Plan

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- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

NOTES:
 1. Refer to sheet A111 for dimensions



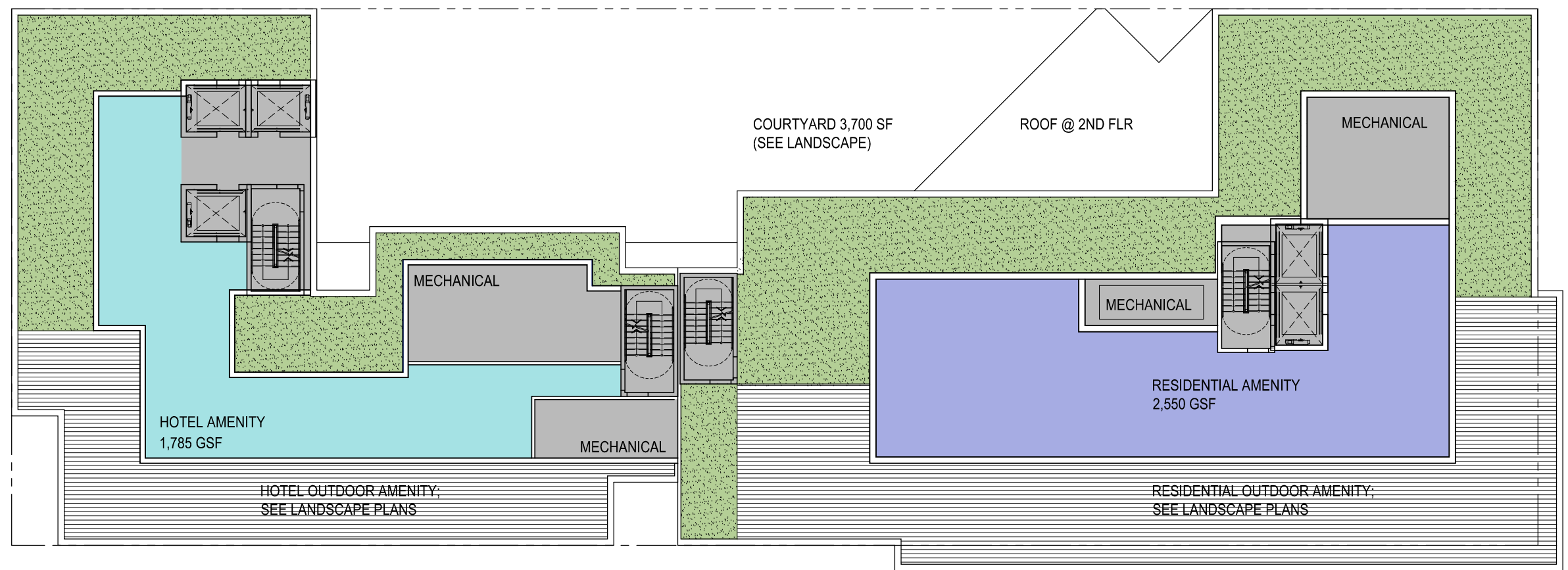
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9th to 11th Floor Plan





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

- NOTES:**
1. For landscape refer to sheet L002
 2. Refer to sheet A111 for dimension and setbacks



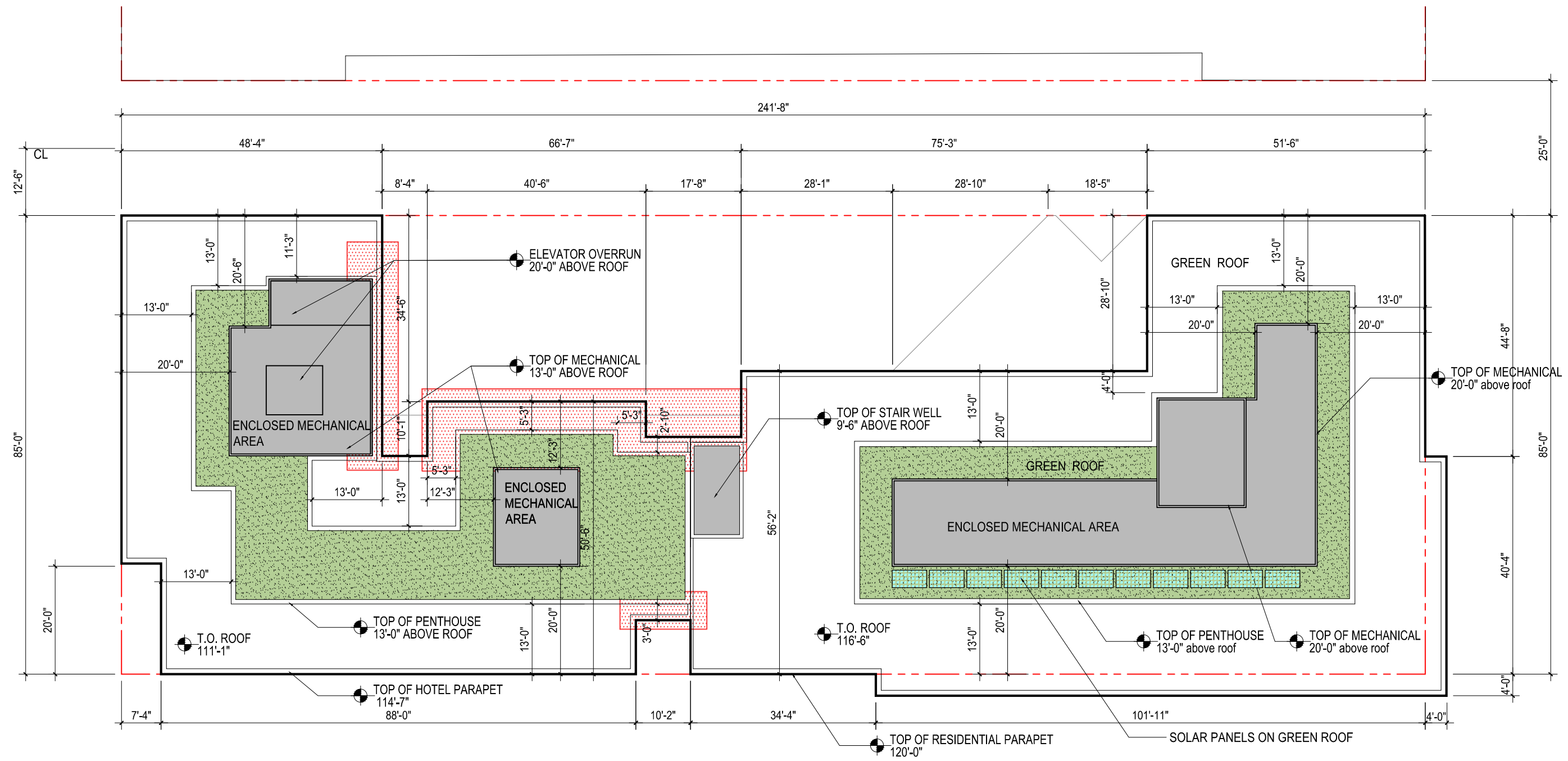
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Roof Plan





NOTES:

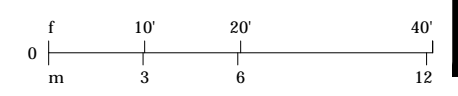
- Solar panels highest Point are 2' and they are set back 3' from the surface of the adjacent wall, (30Degree tilted)
-  areas not complying with 1:1 set back rule,

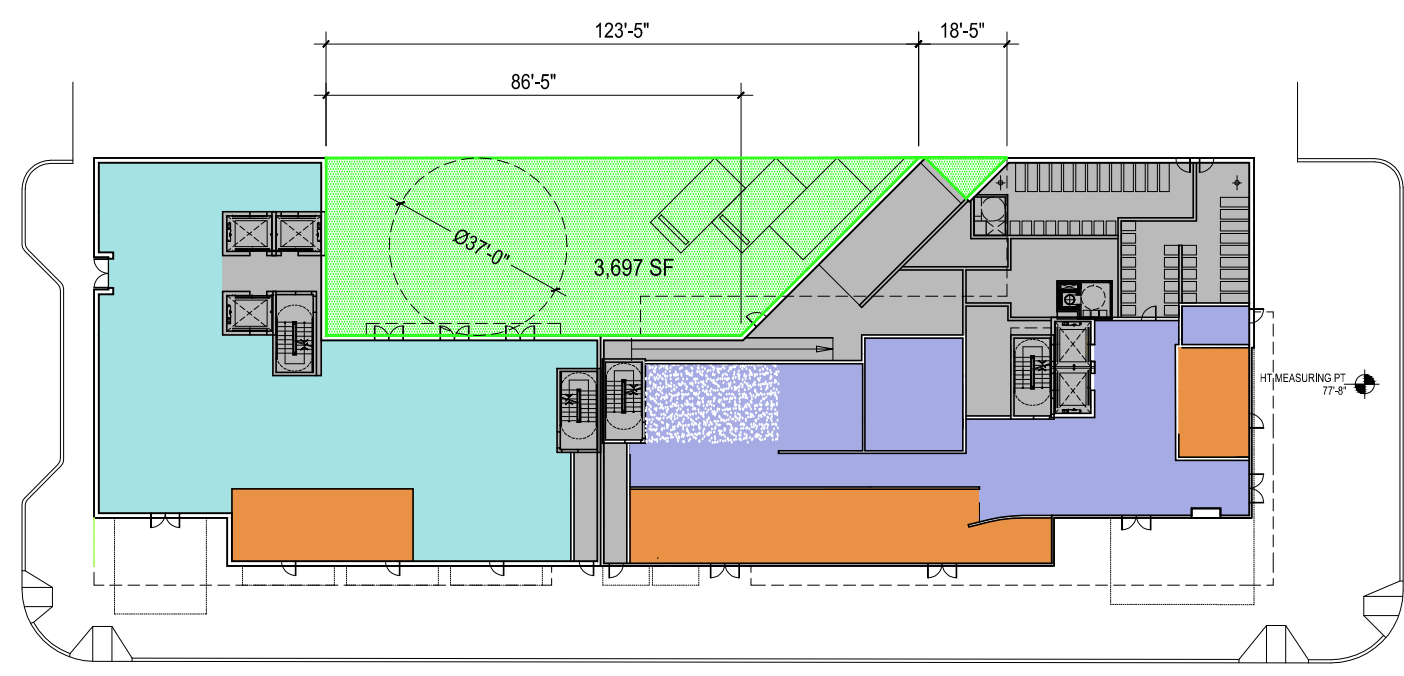


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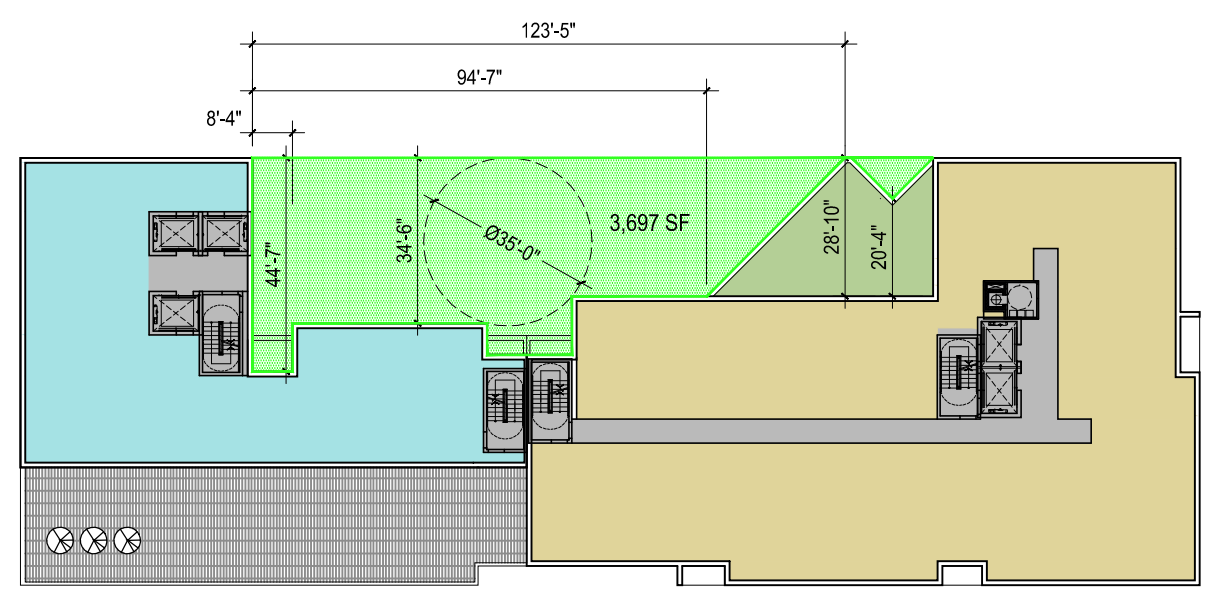
Penthouse Plan

October 7, 2016 | A111

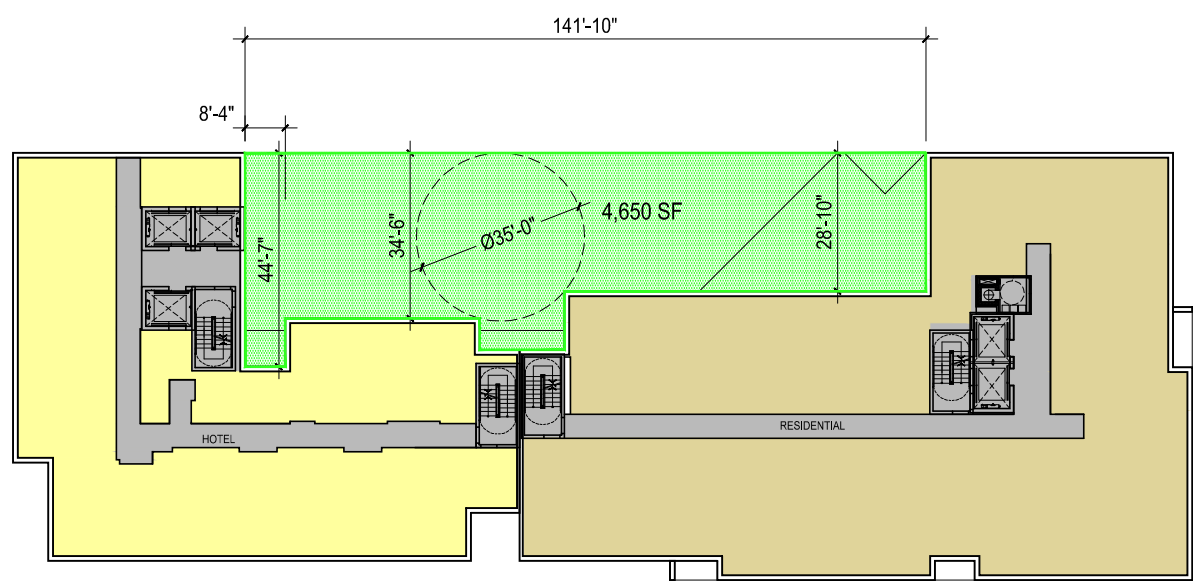




1st floor



2nd floor



3rd - 11th floor

NOTES:

- 1. Refer to sheet A102 and A111 for dimensions open court
- Open court

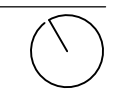
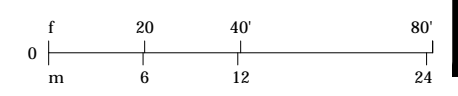


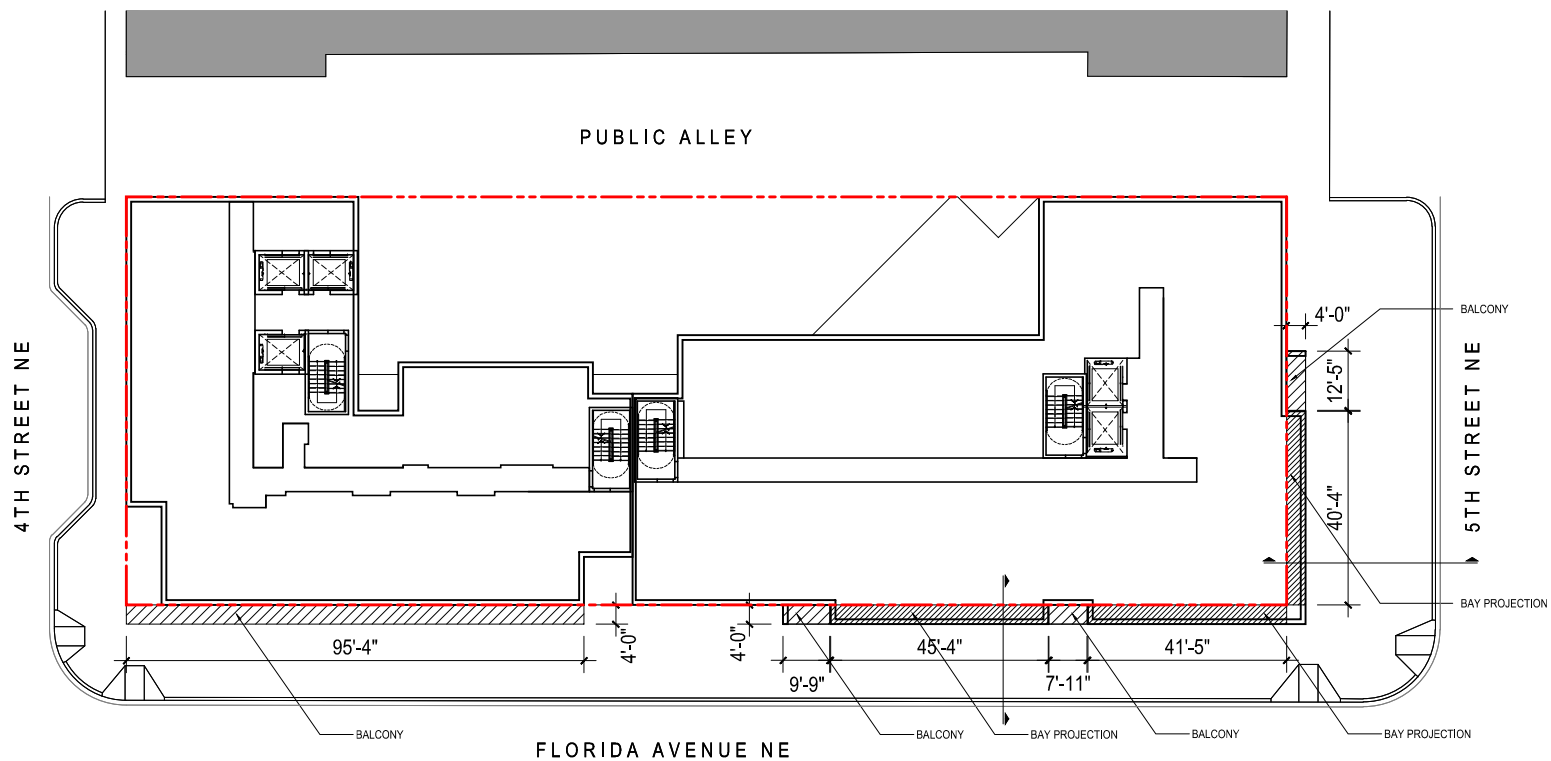
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Court Diagram

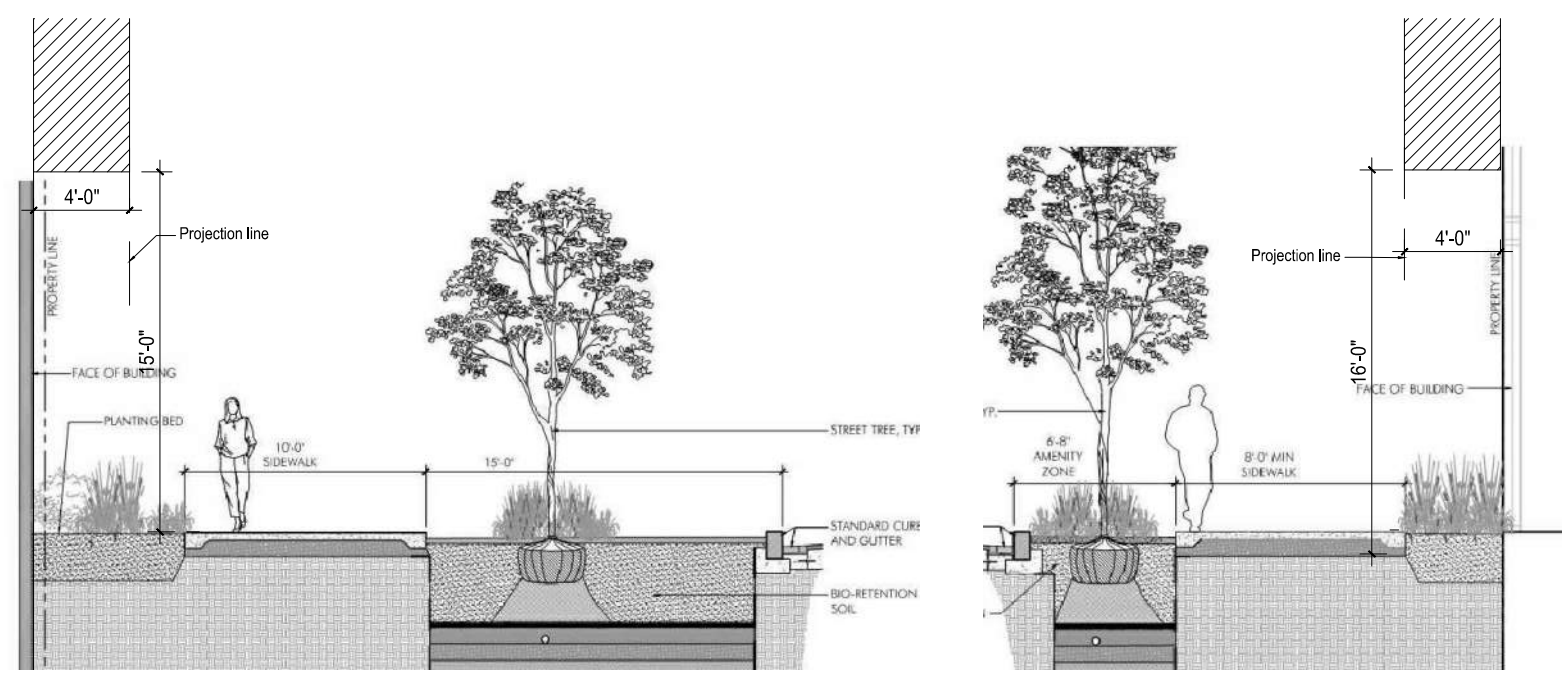




Projections:	Residential		Balcony Projection allowed (width)	Balcony Projection provided (width)	Projection depth allowed	Projection depth Provided
	allowed (width)	provided (width)				
Florida Ave.	121' - 10"	104' - 10"	NO LIMIT	17' - 8"	4'	4'
4th street						
5th street	23' - 2"	40' - 4"	NO LIMIT	12' - 5"	4'	4'

* Balconies on the florida ave. at the residential building are not connected to bay projections,
 ** Needs code modification

Projections:	Hotel		Balcony Projection allowed (width)	Balcony Projection provided (width)	Projection depth allowed	Projection depth Provided
	allowed (width)	provided (width)				
Florida Ave.			NO LIMIT	95' - 4"	4'	4'
4th street						
5th street						



- NOTES:
1. the balcony at residential building on 5th street is disconnected from bay projection,
 2. Lowest point of the bay projections on Florida Ave. is 16', and the Lowest point of bay projection on 5th street is 15'



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Projections into public space

