

# 8th & O Streets NW

## PUD Submission

### Table of Contents

#### Architecture:

- A-01: Cover Page
- A-02: Zoning Boundary Site Plan
- A-03: Zoning & Building Summaries
- A-04: Zoning Diagrams
- A-05: Neighborhood Survey
- A-06: Context Photographs
- A-07: Context Photographs
- A-08: Context Photographs
- A-09: Context Photographs
- A-10: Conceptual Massing
- A-11: Street Level Rendering
- A-12: Demising Plans
- A-13: Demising Plans
- A-14: Demising Plans
- A-15: Demising Plans
- A-16: Demising Plans
- A-17: Demising Plans
- A-18: Building Sections
- A-19: Townhouse Layout Study
- A-20: Street Level Rendering
- A-21: View Looking NW Across 8th
- A-22: Context Elevations
- A-23: Context Elevations
- A-24: Context Elevations
- A-25: Context Elevations
- A-26: Facade Types
- A-27: Facade Types
- A-28: Facade Types

- A-29: Facade Types
- A-30: Signage Guidelines
- A-31: Signage Guidelines

#### Landscape:

- L-01: Ground Level Plan
- L-02: Comp. Roof Plan
- L-03: GAR Calculation

#### Civil:

- C1-01: Existing Conditions Plan
- C1-02: Existing Condition Plan
- C2-01: E. & S.C. Plan
- C2-02: E. & S.C. Plan
- C2-03: E. & S.C. Plan
- C2-04: E. & S.C. Notes
- C3-01: Site Plan
- C3-02: Site Plan
- C4-01: Utility Plan
- C4-02: Utility Plan
- C5: E. & S.C. Details
- C6: Site Details
- C7: Utility Details

#### Traffic:

- T-01: Traffic Analysis
- T-02: Traffic Analysis

#### Sustainability:

- S-01: LEED Scorecard



8<sup>TH</sup> & O STREETS, N.W.



WASHINGTON, DC

May 5<sup>th</sup>, 2017

PUD Re-submission

copyright, ©2016 | sba, PC

architects

shalom baranes associates

ZONING COMMISSION  
SOUTHERN MARYLAND  
CASE NO.16-24  
EXHIBIT NO.26A1

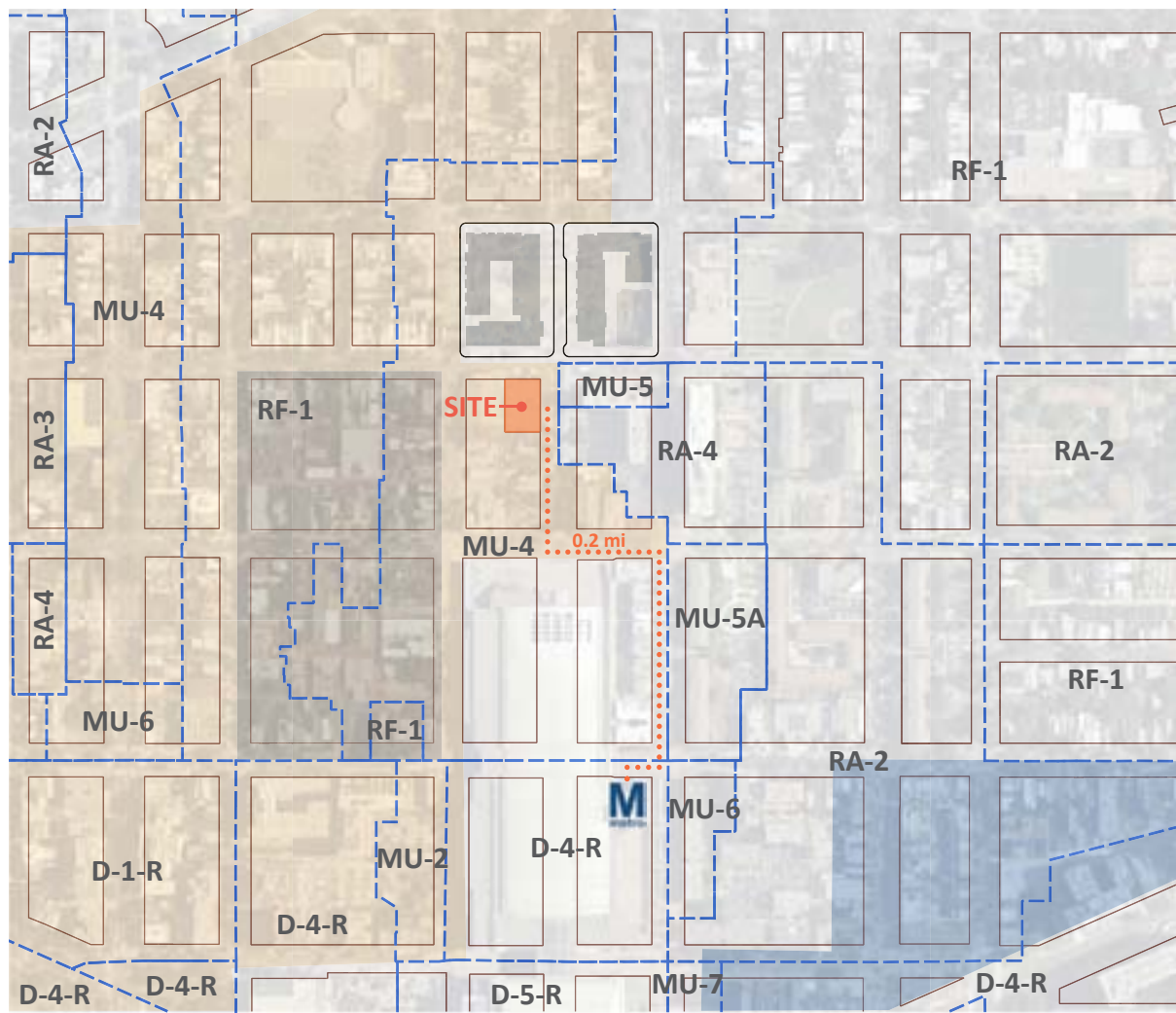
A-01

**ZONING**

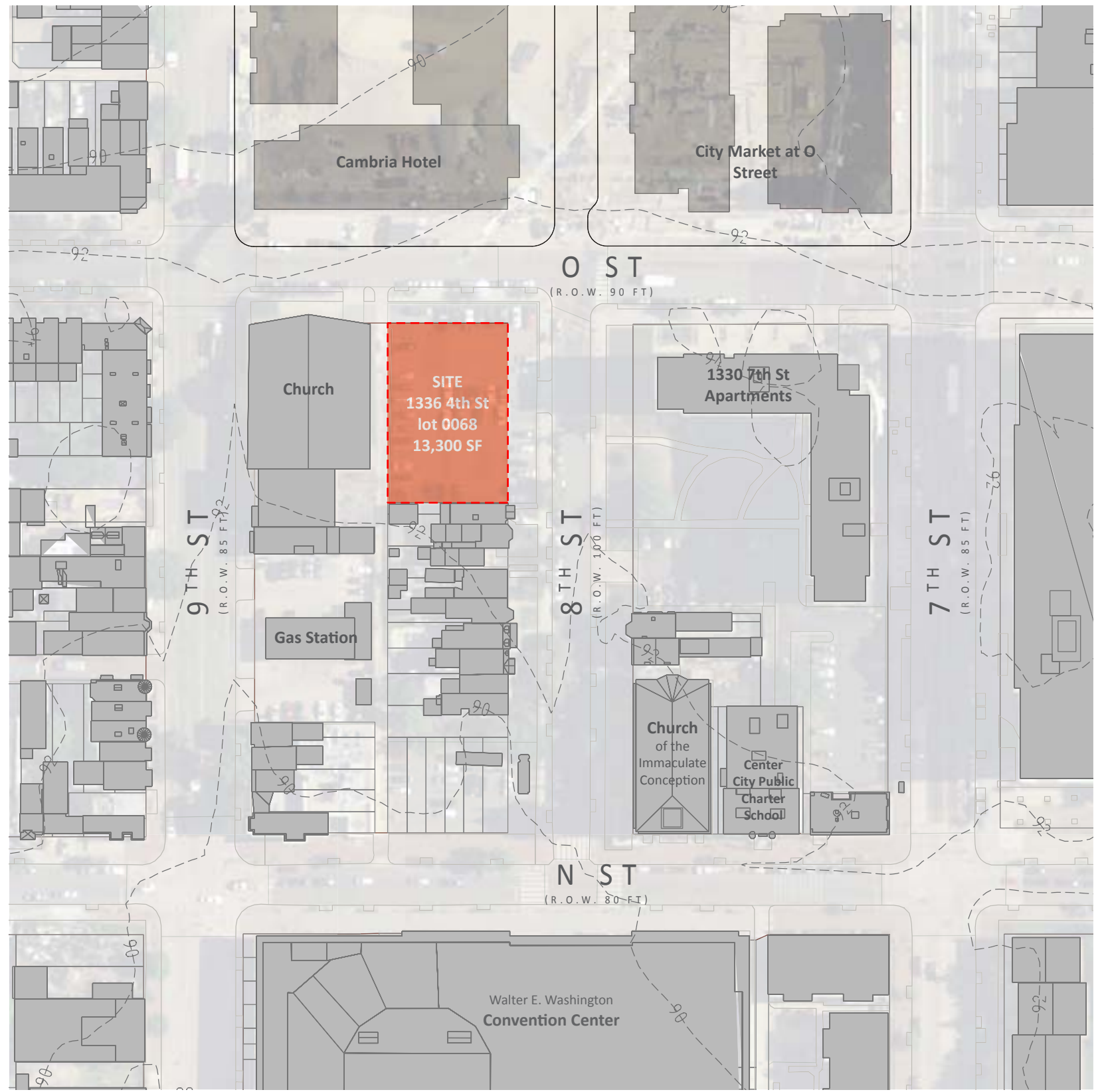
Square: 0399  
 Address: 1336 8th Street NW  
 Lot: 0068  
 Ward: 6  
 ANC: 6E  
 Current Zone: MU-4  
**Proposed Zone: MU-6**

**HISTORIC DISTRICTS**

SHAW      BLAGDEN ALLEY/ NAYLOR COURT      MT. VERNON SQ



Existing Zoning Map



Site Boundary

8<sup>TH</sup> & O STREETS, N.W.



WASHINGTON, DC

May 5<sup>th</sup>, 2017 PUD Re-submission

copyright, ©2016 | sba, PC

Zoning Boundary Site Plan architects

shalom baranes associates A-02

## zoning summary

per title 11 of the d.c. municipal regulations

1336 8th st nw, washington, dc

lot area (sf): 13,300

Current Zoning MU-4

Proposed Zoning MU-6

### per zoning regulations:

	MU-6	/	MU-6 PUD	permitted / req'd	provided
<b>maximum building height</b>	90 ft	/	110 ft	110 ft	98.0 ft
<b>maximum FAR</b>	7.2 (I.Z.)	/	8.64	8.64	7.2
<b>maximum FAR (sqf ft)</b>	95,760	/	114,912	114,912	95,760
max. non-residential FAR	2	/	2.68	2.68	0.27
max. non-residential FAR (sq ft)	26,600	/	35,644	35,644	3,530
<b>green area ratio (gar)</b>	0.3			0.3	0.3
<b>maximum lot occupancy</b>	90%			90%	100%
<b>rear yard mimum depth</b>	below 25 ft			not req'd	-
	above 25 ft			15'	6'
<b>Courts</b>					
<b>court-open area</b>	for ground level court adj to 10' alley				
OC-1 min width	4 in / ft height	-or-	10 ft min.	141 ft / 3 = 47 ft	1 ft
OC-2 min width	4 in / ft height	-or-	10 ft min.	41.3 ft / 3 = 13.7 ft	31.67 ft
OC-3 min width	4 in / ft height	-or-	10 ft min.	10 ft min.	31.67 ft
OC-4 min width	4 in / ft height	-or-	10 ft min.	79 ft / 3 = 26.3 ft	5 ft
<b>penthouses</b>					
number of penthouses				1	1
maximum height	20 ft			20 ft	20 ft
maximum stories	1 plus mezzanine; 2nd story mechanical			1 + mech mezz	1 + mech mezz
setbacks	equal to height of roof structure			1:1	1:1
FAR area				0.4 FAR	0.32 FAR
<b>off street parking</b>					
retail (above 3000 sq ft)	1.33 / 1,000 sf in excess of 3,000 sf			2	
residential	1 / 3 units in excess of 4 units			85-4 = 81/3 = 27	
total parking	2 retail + 29 residential			27 + 2=29	
exemption per sec. 702 .1a	< 0.5 mi to metrorail station: Parking /2			29/2 = 15	20
<b>bicycle parking</b>					
retail - short term	1 / 3,500 sf			3,530 / 3,500 = 1.0	1
retail - long term	1 / 10,000 sf			3,530 / 10,000 = 0.35	0
residential - short term	1 / 20 dwelling units			85 / 20 = 4.25	5
residential - long term	1 / 3 dwelling units			85 / 3 = 28.33	29
<b>off street loading</b>					
retail < 5,000 sf	not required				
residential > 50 dwelling units	1 loading berth	+	1 delivery space	1 berth + 1 space	1 berth

key:  = zoning relief required

## affordable housing

per: The Land Disposition and Development Agreement by and between the District of Columbia and 1336 8th Street SPE LLC for the Disposition and Development of that certain parcel of land location at 1336 8th Street, NW (Square 399, Lot 68)

affordable housing = 30% total unit count  
 50% of affordable units @ 50% AMI  
 + 50% of affordable units @ 80% AMI

affordable unit size range:  
 (A) 1 BD RM = 550 - 676 sq ft  
 (A) 2 BD RM = 775 - 850 sq ft

	Affordable		Market Rate		TOWNHOUSE	Tot. # Units
	1 BD RM Affordable	2 BD RM Affordable	1 BD RM Market Rate	2 BD RM Market Rate		
number of units	15	11	18	35	6	85
% of type (affrd/mrkt rate)	57.7%	42.3%	34.0%	66.0%	100.0%	
% of total exclud'ng townhouses	19.0%	13.9%	22.8%	44.3%		
% of total by type excld townhouses	32.9%		67.1%			
% of total	17.6%	12.9%	21.2%	41.2%	7.1%	
% of total by type	30.6%		62.4%		7.1%	





SCRIPTURE CATHEDRAL - (SCHEDULED FOR DEMO)



SHAW ALLEYS



CITY MARKET AT O STREET



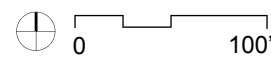
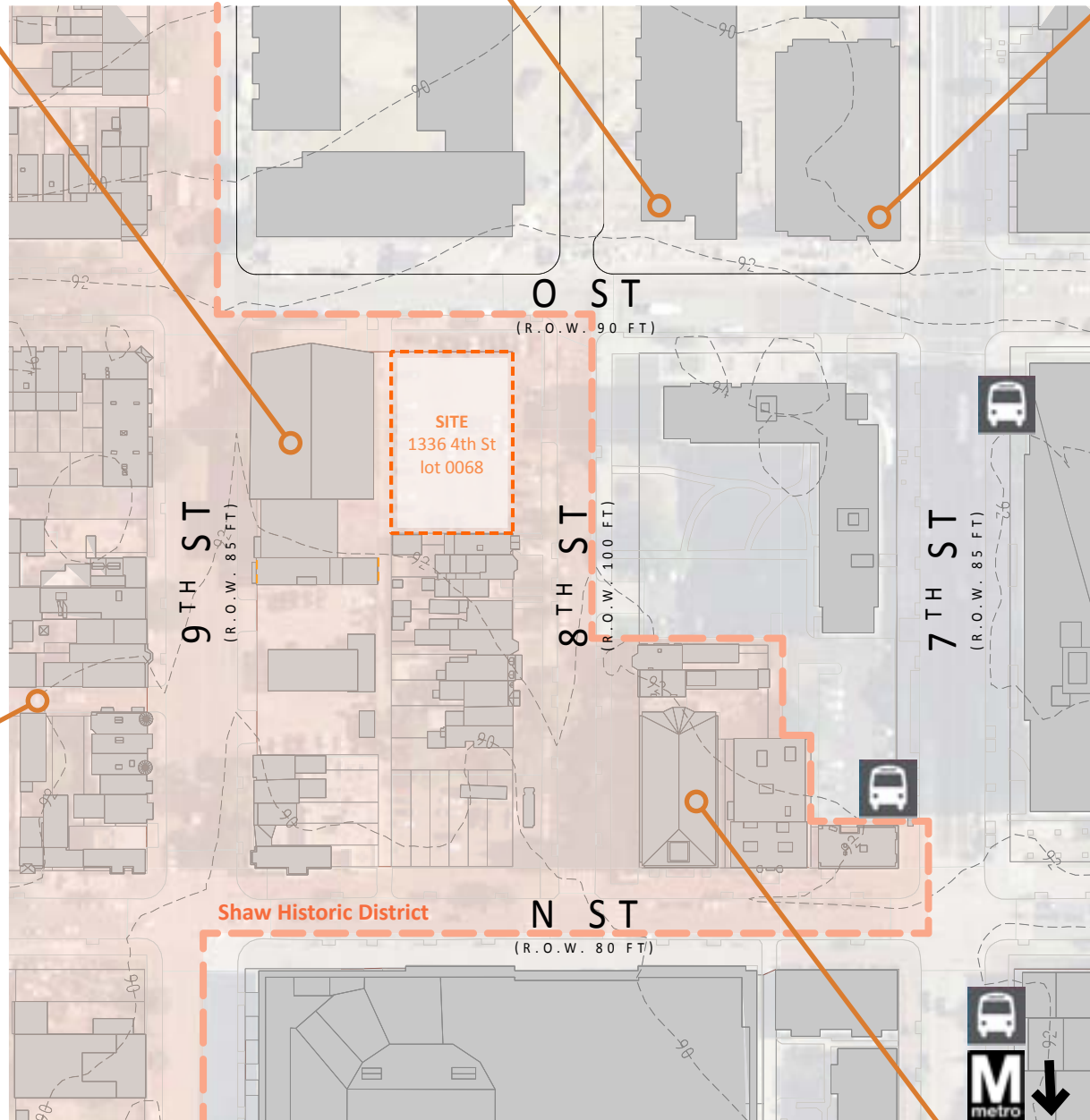
GIANT FOOD STORE



STREET ART



IMMACULATE CONCEPTION CATHOLIC CHURCH



- Site Boundary
- Shaw Historic District