



PROVIDENCE PLACE

PNBC
PROVIDENCE PLACE I, LP
TORTI GALLAS URBAN

Issued:

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ZONING COMMISSION
District of Columbia
CASE NO.17-08
EXHIBIT NO.27A1

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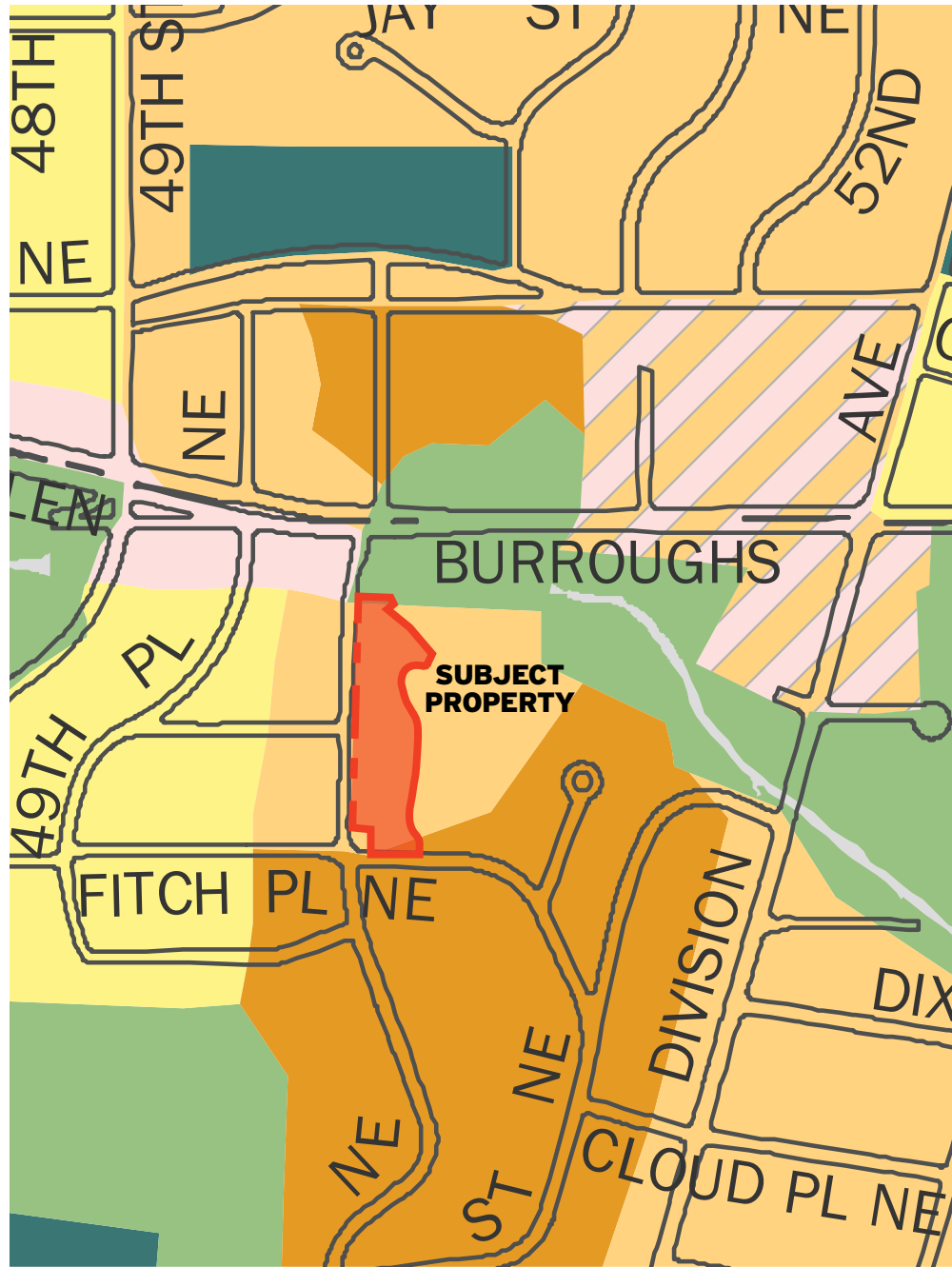
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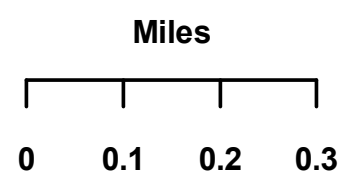
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COMPREHENSIVE PLAN



Residential Land Use Categories

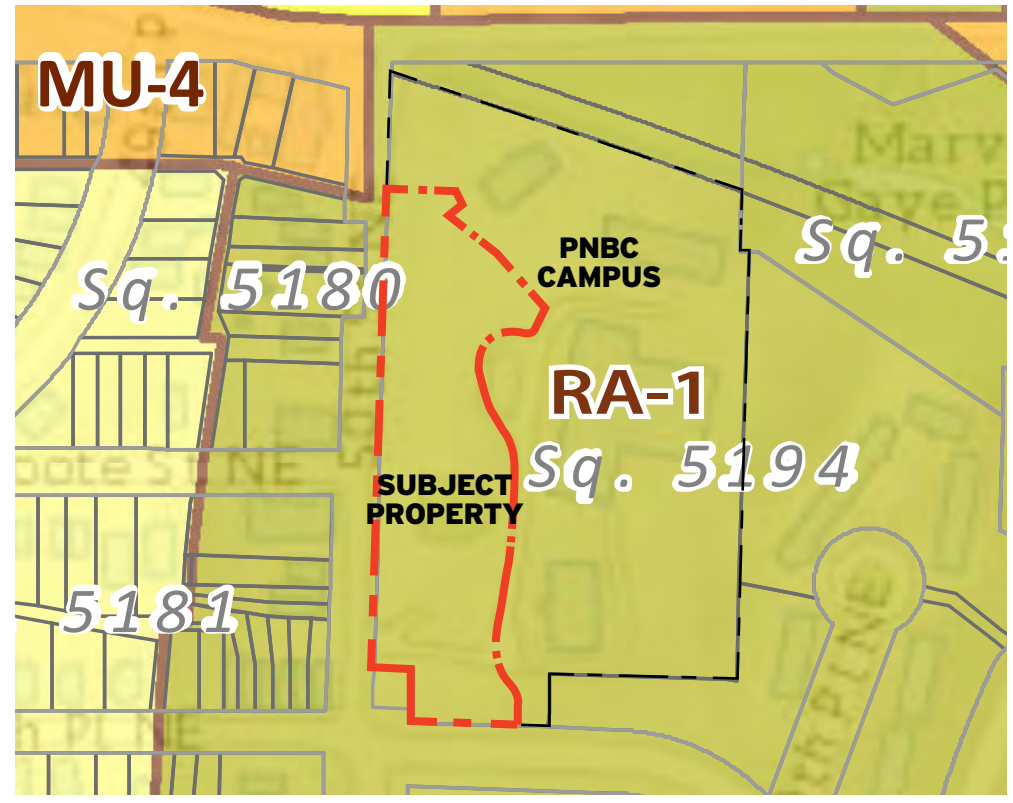
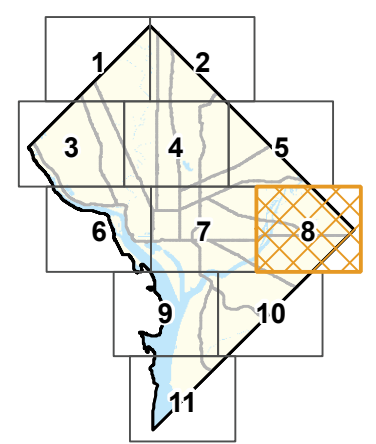
- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden 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

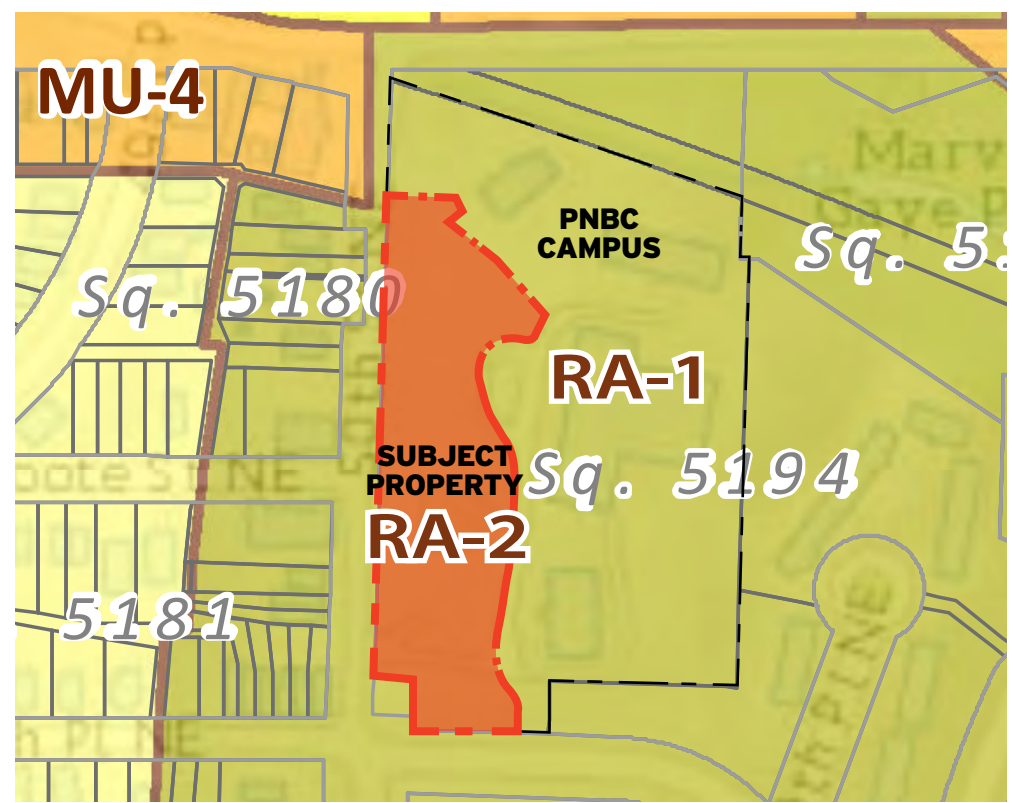
- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses 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.
- 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.

Public and Institutional Land Use Categories

- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



EXISTING ZONING



PROPOSED ZONING



Providence Place - Zoning Analysis

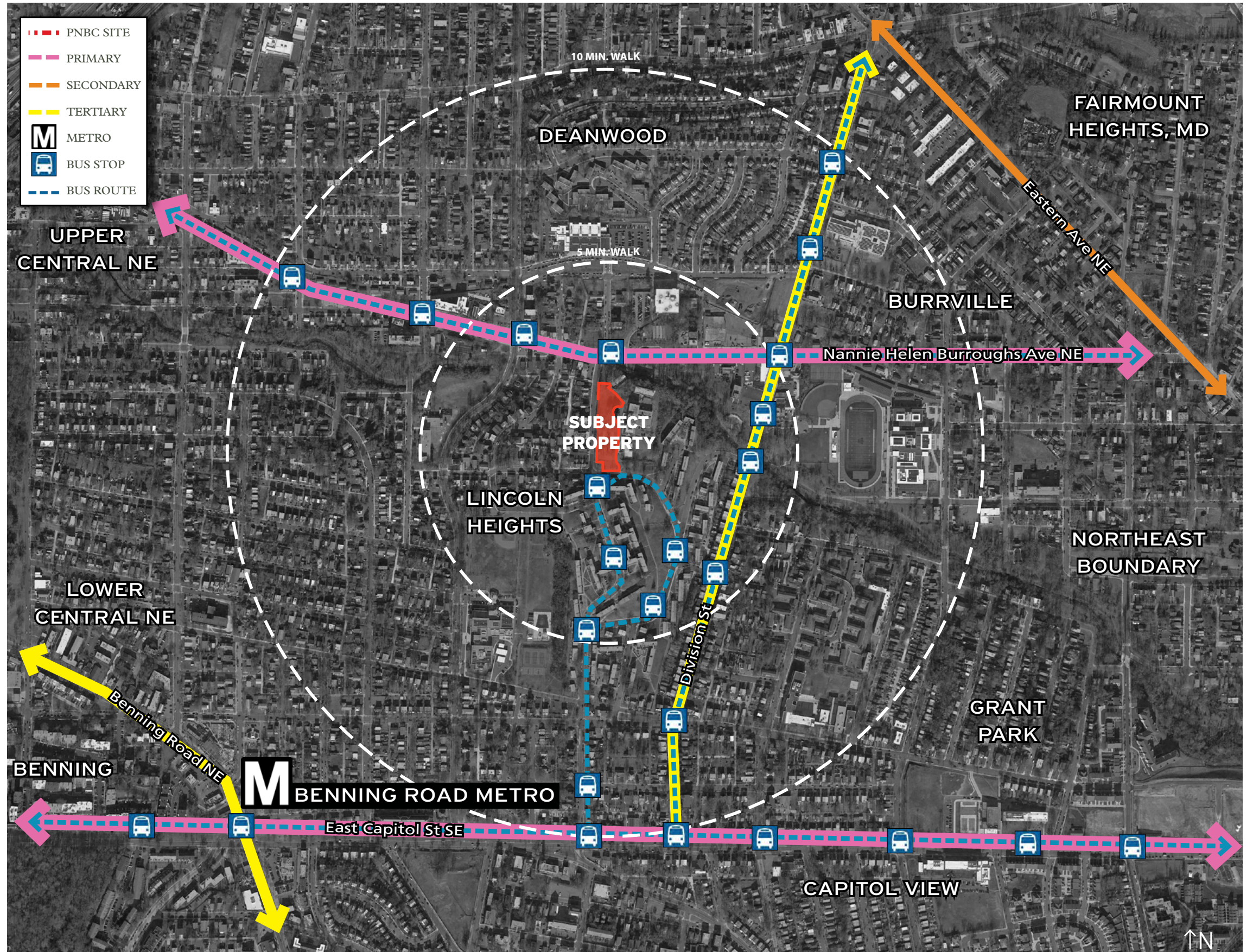
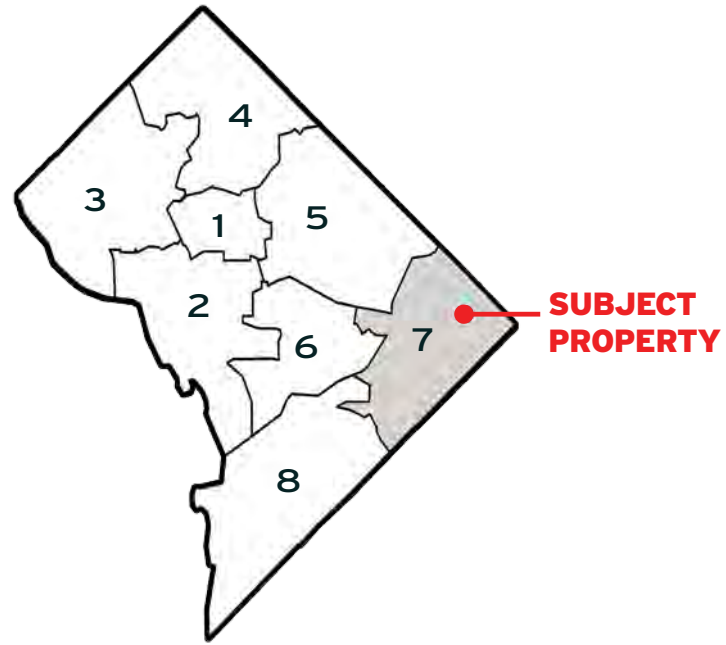
Square 5194, Lot 824 (New tax lot proposed) Lot Area: 70,712 sf

	Allowable by Current Zoning (RA-1 PUD)	Allowable by Proposed Zoning (RA-2 PUD)	Provided
FAR	PUD - 1.3 Residential (0.9x20%x20%) Byright: 0.9 x 20% bonus density with IZ = 1.08	PUD - 2.59 Residential (1.8x20%x20%) or 183,144 sf Byright - 1.8x20% bonus density with IZ = 2.16	132,776/70,712 = 1.88
Building Height	PUD - 60' tall (Byright - 40') Byright-40', 3 stories max	PUD - 60' tall (Byright - 50') Stories - no limit	31' - 10"
Penthouse	FAR of habitable space <.4 does not contribute to FAR Height = 12'/1 story Setback = 1:1	FAR of habitable space <.4 does not contribute to FAR Height = 12' /1 story except 15/2 stories for mechanical space Setback = 1:1	Habitable space = 97 sf < .4; does not contribute to FAR Stair penthouse 10" - 0" tall; Roof Trellis 10' - 8" tall, Guardrail 42" tall Min. 1:1 Setbacks provided. See Sheet A21.
Lot Occupancy	40%	60%	38%
Rear Yard	20'	4" per ft. of principal height; 15' min.	221' - 4" average. See Sheet A03
Side Yard	2 required; 3 inches per foot of height not < 8 feet	None required; If provided not < 4' No side yard required along a side street abutting a corner lot	Side Yard at Campus Drive: 9' - 7 1/2" to 62' - 7 1/2" provided. See Sheet A03 No Side Yard required along 50th Street NE
Courtyards Open	Min. Width: 4" per ft of height not < 10'	Min. Width: 4" per ft of height not < 10' . Court A: 61' - 4" height, Min. 20' - 6" Width required. Court B: 44' - 8": Min. 14' - 10 1/2" Width Required	Court A: 50' - 0" Width provided. Court B: 88' - 0" Width provided.
Green Area Ratio	0.4	0.4	0.415
Parking Requirement Residential	1 space per 3 D.U. in excess of 4 units	1 space per 3 D.U. in excess of 4 units. 100 DU/32 spaces required	48 spaces provided
Bike Parking Residential	1 space per 3 DU long term; 1 space per 20 DU short term	1 space per 3 DU long term; 1 space per 20 DU short term 100 DU/34 long term and 5 short term spaces required	34 long term and 5 short term spaces provided
Loading Residential (>50 units)	1 loading berth @30 ft, 1 service loading at 20 ft, 1 platform @ 8 ft, 100 sf min.	1 loading berth @30 ft, 1 service loading at 20 ft, 1 platform @ 8 ft, 100 sf min.	1 loading berth @38 ft, 1 service loading at 20 ft, 1 platform @ 8 ft, 120 sf

*Building Front and Building Measuring Point on Fitch Place. See Sheet A03



DC WARDS MAP





WHAT'S AROUND

Education Facilities

1. Nannie Helen Burroughs School
2. HD Woodson Senior H.S.
3. Kelly Miller Middle School
4. Burrville Elementary School
5. Aiton Elementary School
6. Drew Elementary School

Recreation Facilities

7. Kelly Miller Recreation Center
8. Watts Branch Recreation Center
9. Lederer Gardens

Housing Facilities

10. Richardson Dwellings
11. Lincoln Heights
12. Habitat for Humanity Townhomes

Public Facilities

13. Metropolitan Police Department

KEY



A View of 50th St. from Nannie Helen Burroughs Ave, NE

B View of Site from the corner of 50th St and Fitch Pl



C Houses on Nannie Helen Burroughs Ave, NE

D Existing Access Road Viewed from 50TH St, NE

E View East of Park from Nannie Helen Burroughs Ave, NE

PHOTOS OF PNBC CAMPUS CONTEXT



F Dormitory Building



G PNBC Headquarters Building / Trades Hall

PHOTOS OF PRECEDENT BUILDINGS



Washington DC, NE



H School Building



I Chapel



Montgomery Arms, Silver Spring MD