

Hanover 8th Street

Consolidated PUD Submission

February 25, 2019



BOHLER
DC

ZONING COMMISSION
District of Columbia
CASE NO.18-21
EXHIBIT NO.15A1

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Site Exhibits










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-  METRO BROOKLAND CATHOLIC UNIVERSITY
-  RAIL TRACKS
-  PRIMARY STREET
-  SECONDARY STREET (RETAIL CORRIDOR)
-  TERTIARY STREET
-  METROPOLITAN BIKE TRAIL
-  PEDESTRIAN ACCESS RADIUS

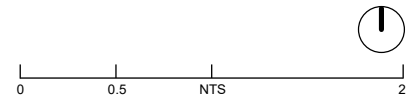


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REGIONAL PLAN

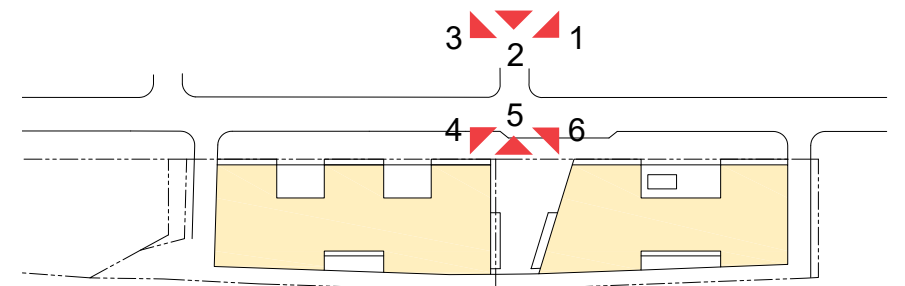
G01



A - Looking East Jackson St



B - Looking West Jackson St





1



2



3

A - Looking East Irving St



4

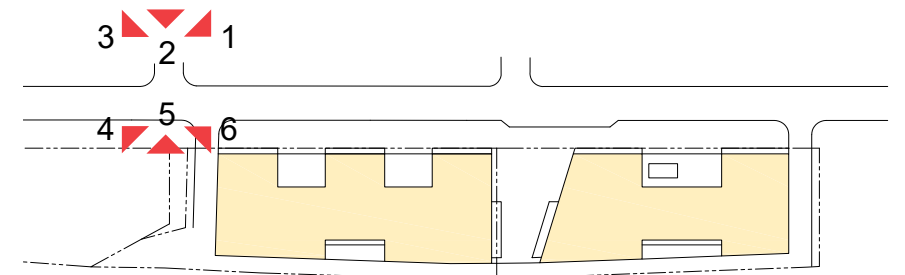


5



6

B - Looking West Irving St





1



2



3

A - 8th Street Looking North 8th street



4

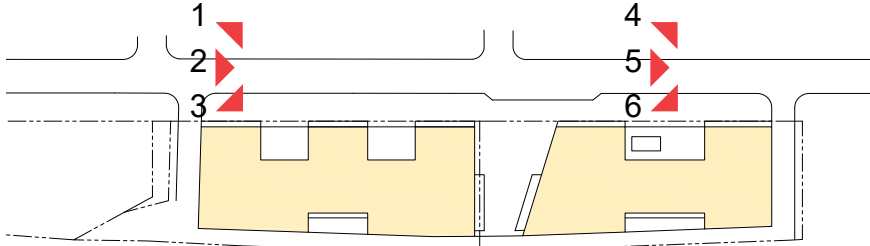


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6

B - 8th Street Looking North 8th street

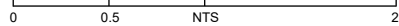


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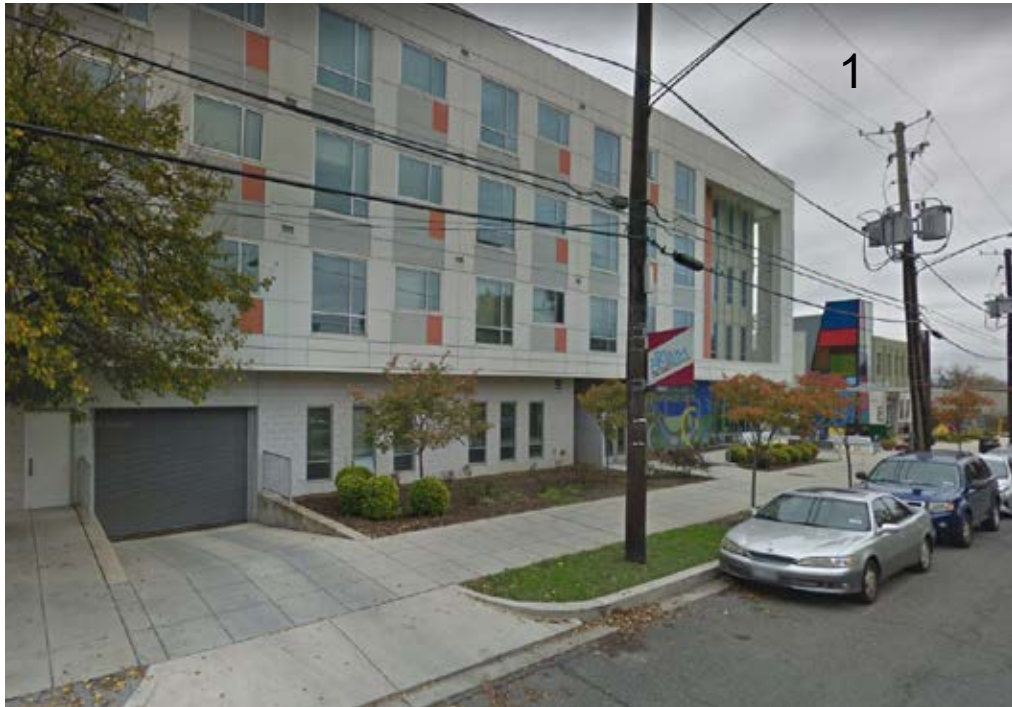
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CONTEXT PHOTOS
8TH STREET

G04



1



2

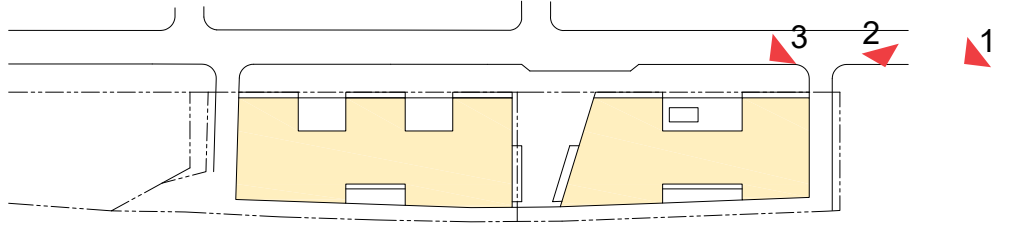


3

A - Looking at South 8th street



B - Looking at 8th street and Monroe st Intersection



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CONTEXT PHOTOS
8th street

G05



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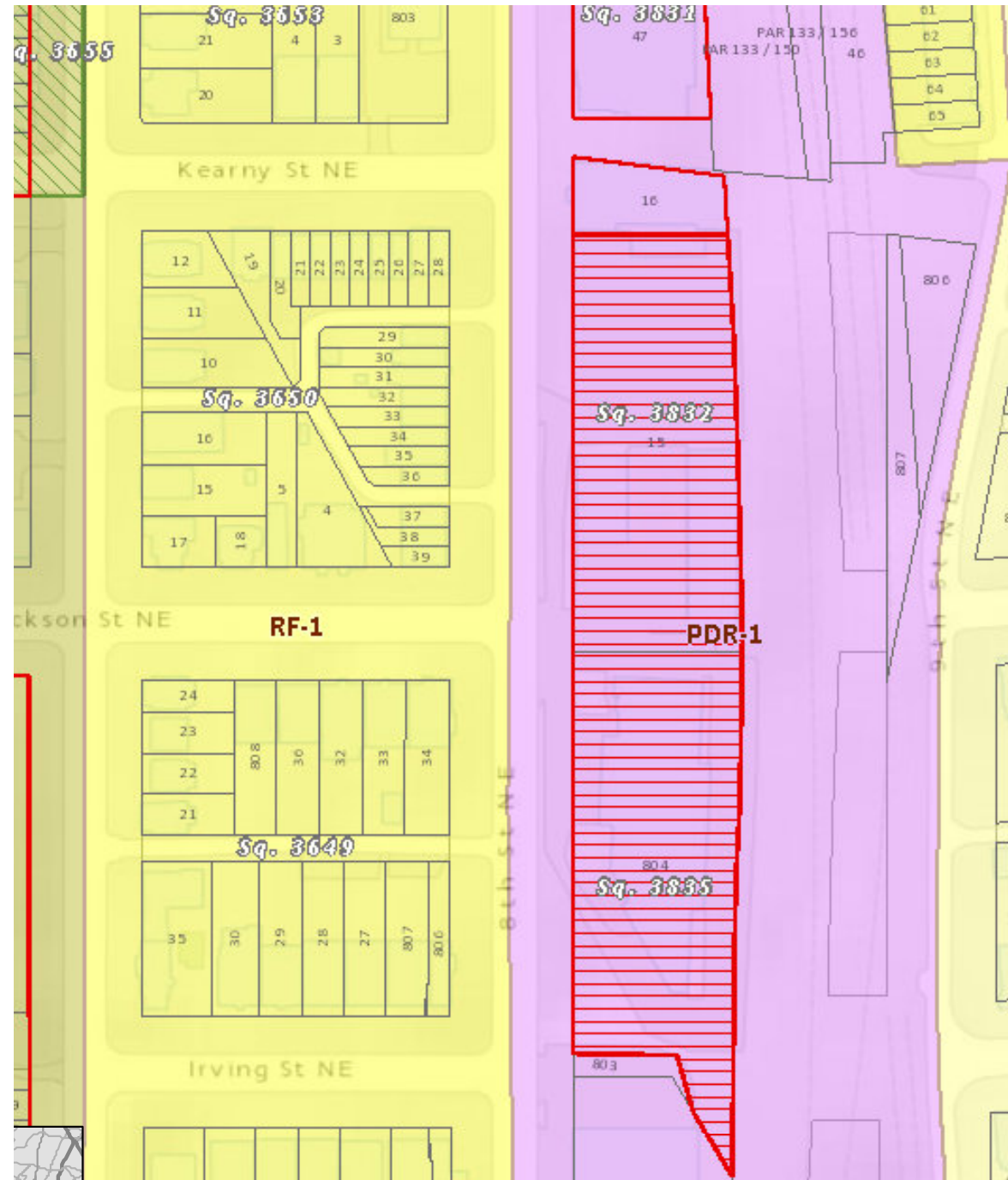
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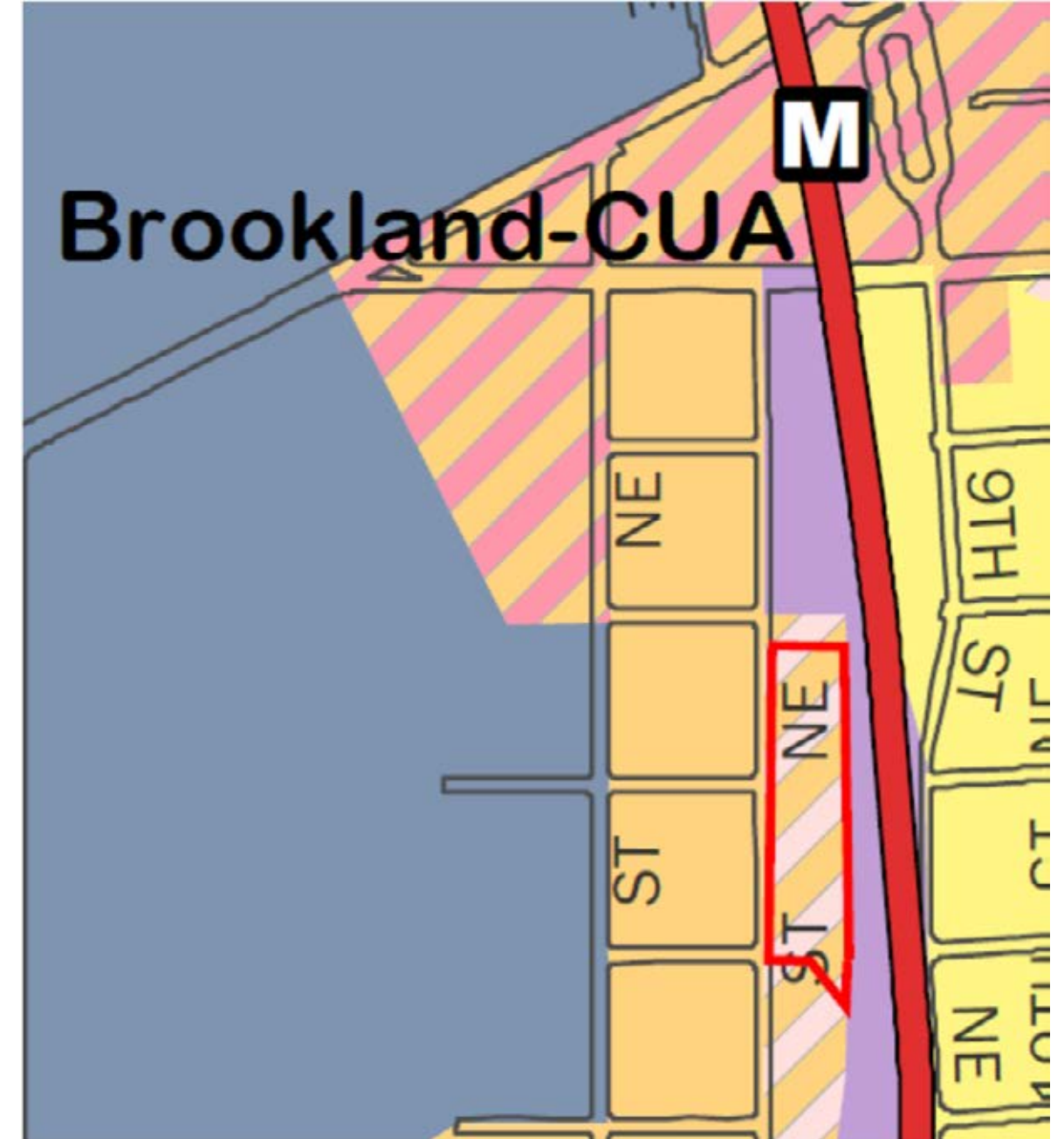
SITE LOCATION

G06

Zoning Map



Future Land Use Map



Square 3832 Lot 15 (North), Square 3835 Lot 804 (South)		Site Area: 90,293 sf Total PUD		Current Zoning: PDR-1		
	Allowable by Zoning PDR-1	Allowable by Zoning MU-4	Provided			
FAR	Byright: 2.0 restricted, 3.5 permitted DCMR 11, J 202.1, X 303.6 PUD Permitted Use: 3.5 x 20% = 4.2	Byright: 2.5, 3.0 (IZ) DCMR 11, G 402.1, X303.6 PUD: 3.0 (IZ) x 20% = 3.6	1.5 Maximum non-Residential	3.6	Total PUD	325,050 GFA
					North	144,050 GFA
					South	181,000 GFA
Building Height	Byright: 50' Stories: No Limit PUD: 60' Stories: No Limit DCMR 11, J 203.1, X 303.7	Byright: 50' Stories: No Limit PUD: 65' Stories: No Limit DCMR 11, G 403.1, X 303.7		65', 6 stories	Both Buildings	
Penthouse						
Area	FAR = .4 max (Habitable Space) DCMR 11, C 1503.1	FAR = .4 max (Habitable Space) DCMR 11, C 1503.1	0.36	Total PUD	32,160 GFA	
					North	14,140 GFA
					South	18,020 GFA
Height	15'-0" mechanical PUD: 12' habitable, 18'-6" mechanical Setback = 1:1 DCMR 11, J 203.6, X 303.18	15'-0" mechanical PUD: 12' habitable, 18'-6" mechanical Setback = 1:1 DCMR 11, G 403.3, X 303.18		12' habitable, 18'-6" mechanical	Complies	
Lot Occupancy	No max.	Byright 60%, IZ 75% DCMR 11, G 404.1	64.8%	Total PUD	58,539 SF	
			59.1%	North	26,319 SF	
			70.4%	South	32,220 SF	
Rear Yard	2.5" wide per 1' height, min. 12' DCMR 11, J 205.2	15' DCMR 11, G 405.2		Varies, 15' min.	North	
				Varies, 15' min.	South	
Side Yard	None required DCMR 11, J 206.1	None required, if provided 2" wide per 1' height, min. 5' 65' @ 2" per 1' = 10.83' required DCMR 11, G 406.1		17', 50'	North	
				11', 13'	South	
Courtyards Open	Min. width 2.5" per 1' height, min. 6'	Min. width 4" per 1' height, min. 10'				
		Court A 44' @ 4" per 1' = 14.66' required		113' min.		
		Court B 65' @ 4" per 11 = 21.66' required		40' min		
		Court C 44' @ 4" per 1' = 14.66' required		50' min.		
		Court D 44' @ 4" per 1' = 14.66' required		50' min.		
	DCMR 11, J 209.1	DCMR 11, G 202.1				
Green Area Ratio	0.3 DCMR 11, J 208.1	0.3 DCMR 11, G 407.1		0.3 Overall Site		
Parking Requirement						
Residential	1 space per 3 D.U. in excess of 4 DCMR 11, C 701.5 50% reduction within 1/2 mile of Metro station DCMR 11, C 702.1	1 space per 3 D.U. in excess of 4 DCMR 11, C 701.5 50% reduction within 1/2 mile of Metro station DCMR 11, C 702.1	377 units, 63 required	184 spaces provided total		
Bike Parking	Long Term Short Term	Long Term Short Term		Long Term Short Term		
Residential	1 per 3 D.U. up to 50, 1 per 6 above 1 space per 20 D.U.	1 per 3 D.U. up to 50, 1 per 6 above 1 space per 20 D.U.				
		88 total 19 total		125 total 20 total		
	DCMR 11, C 802.1-2	DCMR 11, C 802.1-2				
Loading						
Residential	1 30'x12' loading berth + 100 sf platform, 1 20'x10' service space DCMR 11, C 901.1, 905.2-4	1 30'x12' loading berth + 100 sf platform, 1 20'x10' service space DCMR 11, C 901.1, 905.2-4		1 30'x12' loading berth + 100 sf platform in each building (2 total)		
				1 20'x10' service space exterior		



Affordable Housing Summary	
Site Area	90,293
Permitted FAR	2.5, 3.0 w/ IZ, 3.6 PUD
Efficiency Factor	82%
Base Building	
Total Residential GFA	325,050 SF
Projections GFA	750 SF
Total Residential GFA + Projections	325,800 SF
Total Net Residential GFA	267,156 SF
10% of Net Residential GFA	26,716 SF
IZ Bonus Density Utilized	45,147 SF
Net Bonus Density Utilized	37,020 SF
75% of Net Bonus Density	27,765 SF
Required Net GFA for IZ Units @ 60% MFI	27,765 SF
Penthouse	
Habitable Space GFA	33,160 SF
Net Habitable Space	27,191 SF
10% of Net Habitable Space GFA	2,719 SF
Required Net GFA for IZ Units @ 50% MFI	2,719 SF
Total: Base Building + Penthouse	
Total Net Residential GFA	294,347 SF
Total Net GFA Required for IZ Units	30,484 SF

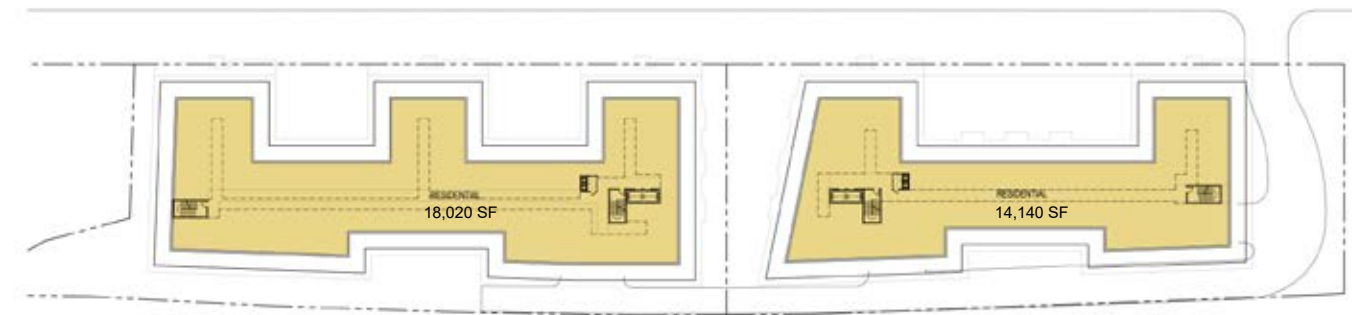
Provided Affordable Housing Summary	
30% MFI	2,119 SF
50% MFI	4,945 SF
60% MFI	23,666 SF
80% MFI	4,592 SF
Total Net Residential	35,322 SF
% of Net Residential	12%

Unit Summary	
Proposed Units	377 units
Unit Type	Percentage
Studio	10% - 20%
1 bedroom	50% - 65%
2 bedroom	20% - 30%
3 bedroom	1% - 5%

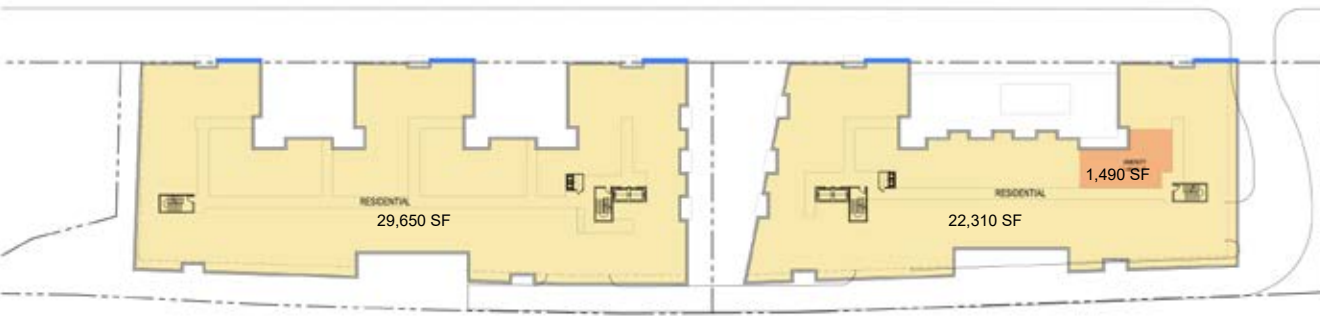
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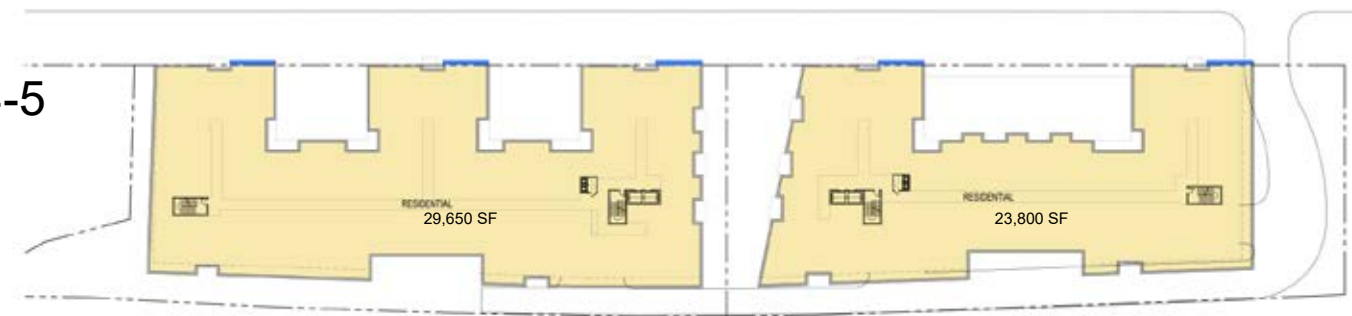
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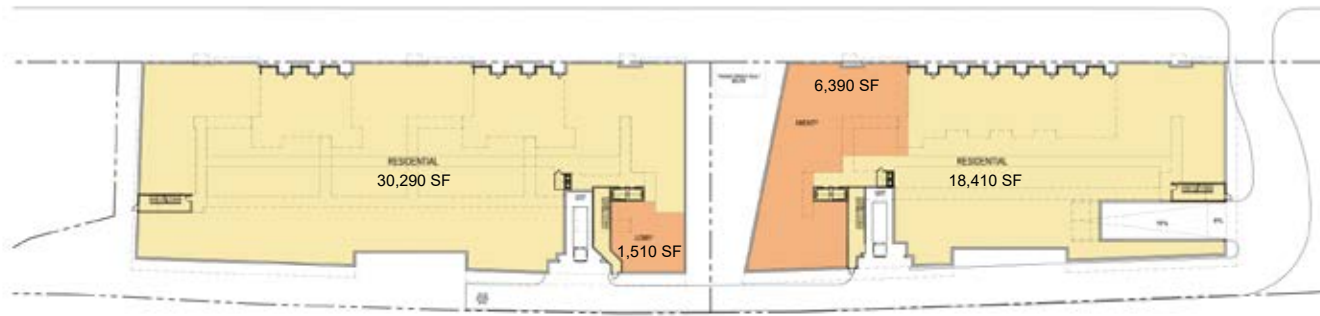
F3



F4-5



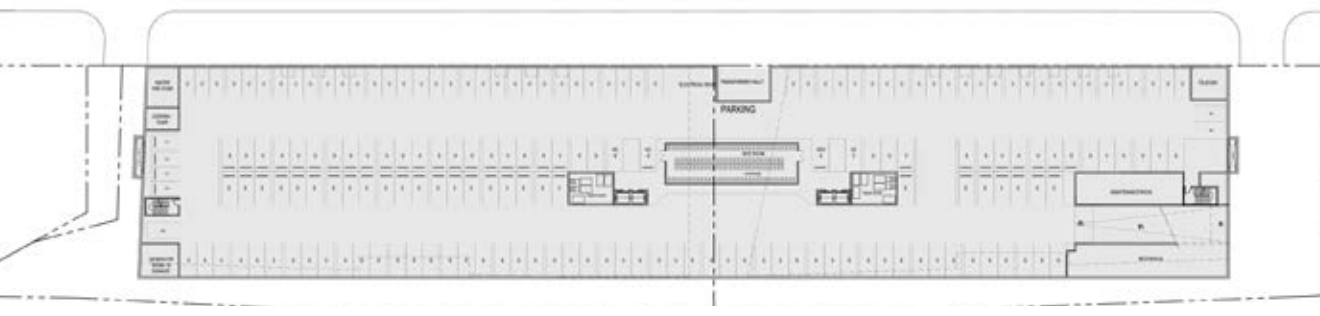
F1



F2



B1



Floor	South Building						North Building						Total					
	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)
B1													0 SF	0 SF	68,690 SF	68,690 SF	137,380 SF	68,690 SF
F1	30,290 SF	1,510 SF	0 SF	0 SF	31,800 SF	31,800 SF	18,410 SF	6,390 SF	0 SF	0 SF	24,800 SF	24,800 SF	48,700 SF	7,900 SF	0 SF	0 SF	56,600 SF	56,600 SF
F2	31,800 SF	0 SF	0 SF	0 SF	31,800 SF	31,800 SF	24,900 SF	0 SF	0 SF	0 SF	24,900 SF	24,900 SF	56,700 SF	0 SF	0 SF	0 SF	56,700 SF	56,700 SF
F3	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	22,310 SF	1,490 SF	0 SF	100 SF	23,900 SF	23,800 SF	51,960 SF	1,490 SF	0 SF	250 SF	53,700 SF	53,450 SF
F4	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	23,800 SF	0 SF	0 SF	100 SF	23,900 SF	23,800 SF	53,450 SF	0 SF	0 SF	250 SF	53,700 SF	53,450 SF
F5	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	23,800 SF	0 SF	0 SF	100 SF	23,900 SF	23,800 SF	53,450 SF	0 SF	0 SF	250 SF	53,700 SF	53,450 SF
F6	28,450 SF	0 SF	0 SF	0 SF	28,450 SF	28,450 SF	22,950 SF	0 SF	0 SF	0 SF	22,950 SF	22,950 SF	51,400 SF	0 SF	0 SF	0 SF	51,400 SF	51,400 SF
Penthouse	0 SF	0 SF	18,020 SF	0 SF	18,020 SF	0 SF	0 SF	0 SF	14,140 SF	0 SF	14,140 SF	0 SF	0 SF	0 SF	32,160 SF	0 SF	32,160 SF	32,160 SF
Total	179,490 SF	1,510 SF	18,020 SF	450 SF	199,470 SF	181,000 SF	136,170 SF	7,880 SF	14,140 SF	300 SF	158,490 SF	144,050 SF	315,660 SF	9,390 SF	32,160 SF	750 SF	357,960 SF	325,050 SF

Totals	
Site Area	90,293 SF
Max Gross Area	325,055 SF
Provided Gross Area	325,050 SF
Max FAR	3.60
Provided FAR	3.60
Max Penthouse Area	36,117 SF
Provided Penthouse Area	32,160 SF
Max Penthouse FAR	0.40
Provided Penthouse FAR	0.36



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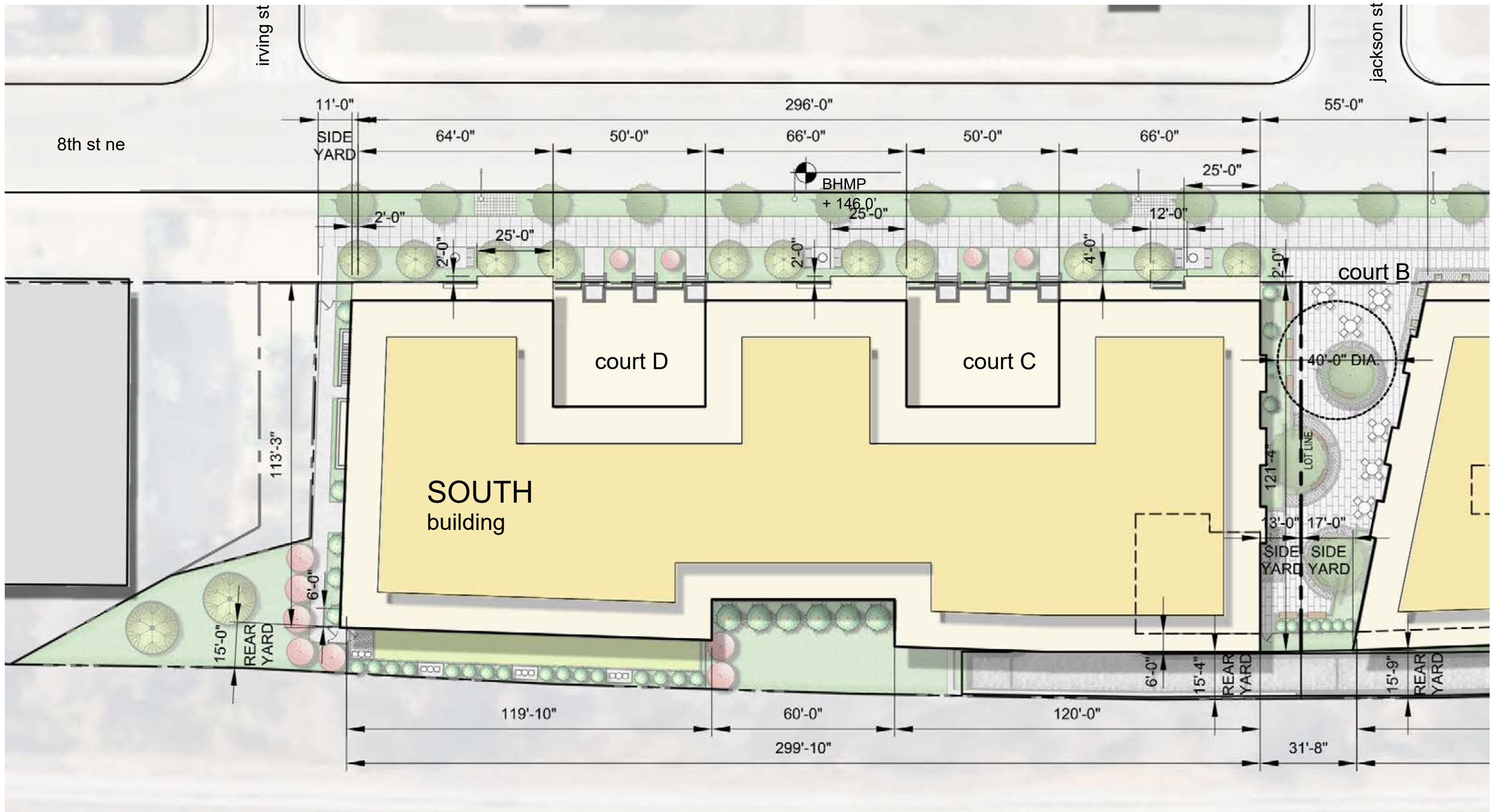


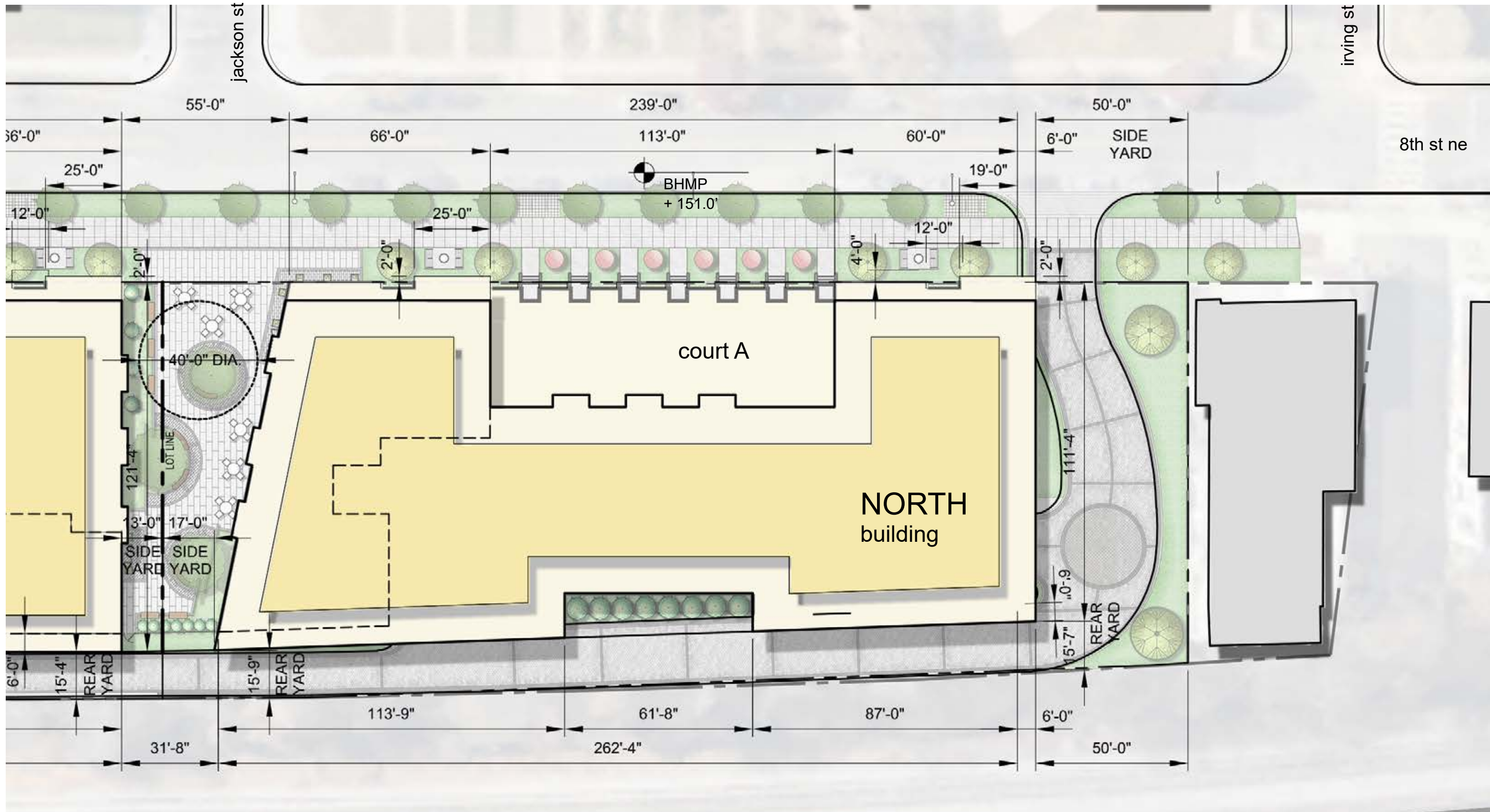
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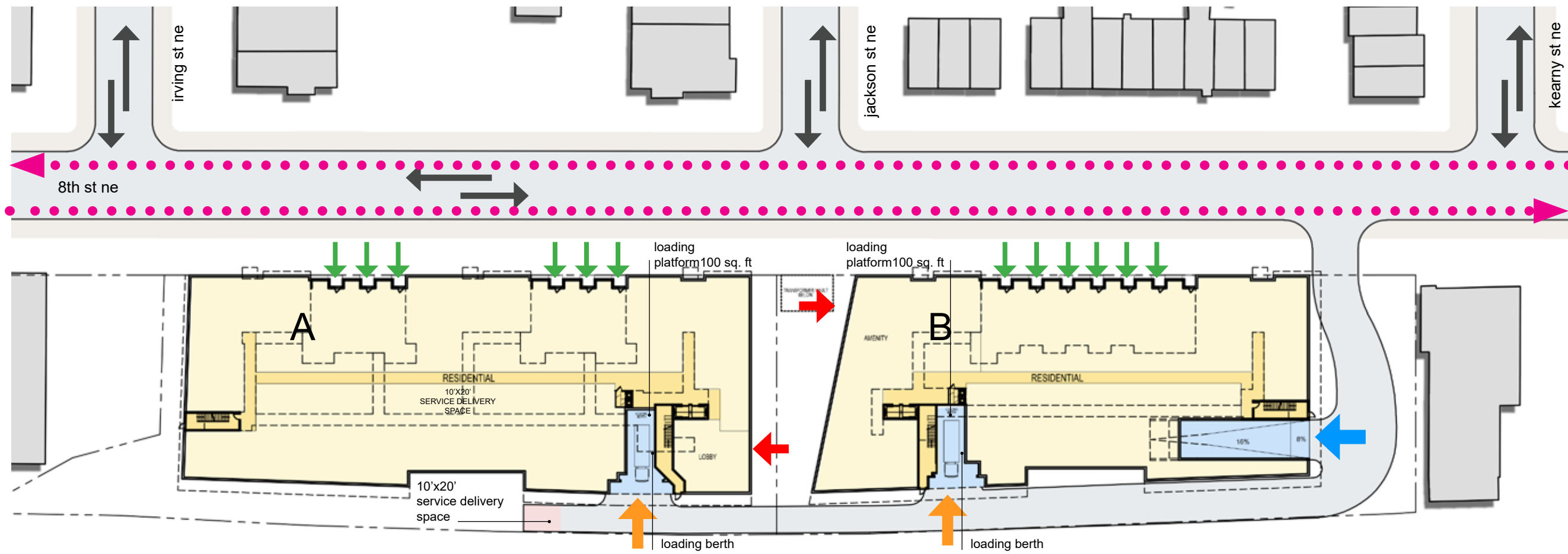
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FAR DIAGRAMS

G10

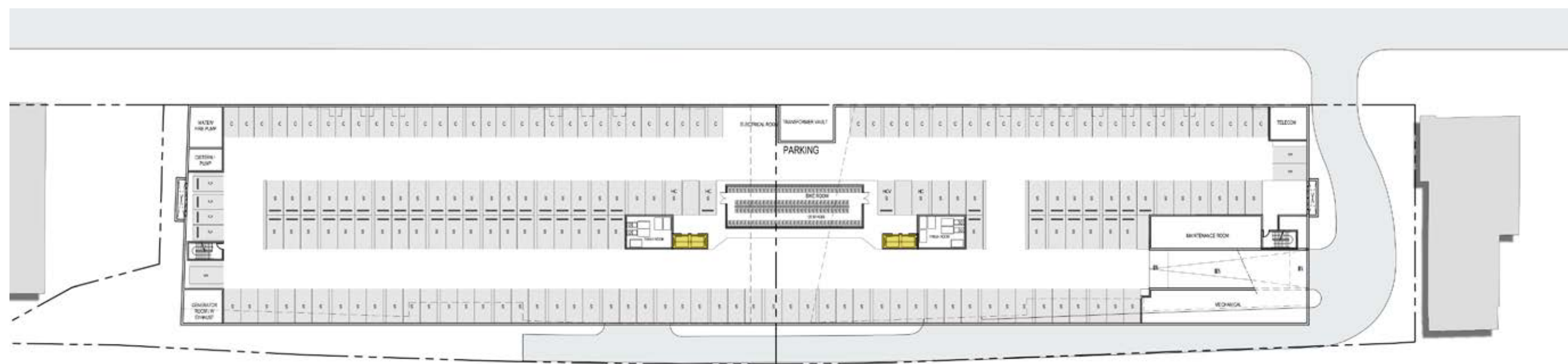






- LEGEND**
- Building Entrance
 - Building Loading
 - Garage Entrance
 - Private Entrance
 - Sidewalks
 - Elevators
 - Vehicular Traffic
 - Metropolitan Branch Trail

CIRCULATION AND LOADING (GROUND FLOOR PLAN)



GARAGE SERVICE PLAN





LEEDv4 Homes Multifamily Midrise Project Scorecard

Project Title: Hanover 8th Street

Project ID # 1000112354



Integrative Process Preliminary Y 2 of 2 M 0 Verified

IPc	Integrative Process	2 of 2	0
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Location and Transportation Preliminary Y 15 of 15 M 0 Verified

LTp	Floodplain Avoidance	Required	
LTc	LEED for Neighborhood Development	0 of 15	0
LTc	Site Selection	8 of 8	0
LTc	Compact Development	3 of 3	0
LTc	Community Resources	2 of 2	0
LTc	Access to Transit	2 of 2	0



Sustainable Sites Preliminary Y 5 of 7 M 1 Verified

SSp	Construction Activity Pollution Prevention	Required	
SSp	No Invasive Plants	Required	
SSc	Heat Island Reduction	1 of 2	1
SSc	Rainwater Management	2 of 3	0
SSc	Nontoxic Pest Control	2 of 2	0



Water Efficiency Preliminary Y 6 of 12 M 2 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	6 of 12	2
WEc	Indoor Water Use	0 of 6	0
WEc	Outdoor Water Use	0 of 4	0



Energy and Atmosphere Preliminary Y 16 of 37 M 11 Verified

EAp	Minimum Energy Performance	Required	
EAp	Energy Metering	Required	
EAp	Education of the Homeowner, Tenant or Building Manager	Required	
EAc	Annual Energy Use	14 of 30	10
EAc	Efficient Hot Water Distribution System	2 of 5	0
EAc	Advanced Utility Tracking	0 of 2	1
EAc	Active Solar-Ready Design	0 of 0	0
EAc	HVAC Start-Up Credentialing	0 of 0	0



Materials and Resources Preliminary Y 3.5 of 9 M 0.5 Verified

MRp	Certified Tropical Wood	Required	
MRp	Durability Management	Required	
MRC	Durability Management Verification	1 of 1	0
MRC	Environmentally Preferable Products	0.5 of 5	0.5
MRC	Construction Waste Management	2 of 3	0
MRC	Material-Efficient Framing	0 of 0	0



Indoor Environmental Quality Preliminary Y 8 of 18 M 0 Verified

EQp	Ventilation	Required	
EQp	Combustion Venting	Required	
EQp	Garage Pollutant Protection	Required	
EQp	Radon-Resistant Construction	Required	
EQp	Air Filtering	Required	
EQp	Environmental Tobacco Smoke	Required	
EQp	Compartmentalization	Required	
EQc	Enhanced Ventilation	1 of 3	0
EQc	Contaminant Control	1 of 2	0
EQc	Balancing of Heating and Cooling Distribution Systems	1 of 3	0
EQc	Enhanced Compartmentalization	0 of 3	0
EQc	Combustion Venting	2 of 2	0
EQc	Enhanced Garage Pollutant Protection	1 of 1	0
EQc	Low-Emitting Products	1 of 3	0
EQc	No Environmental Tobacco Smoke	1 of 1	0



Innovation Preliminary Y 4 of 6 M 1 Verified

INp	Preliminary Rating	Required	
INc	Innovation	4 of 5	1
INc	LEED Accredited Professional	0 of 1	0



Regional Priority Preliminary Y 3 of 4 M 0 Verified

RPC	Regional Priority	3 of 4	0
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Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="No"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>

Total Preliminary Y 62.5 of 110 M 15.5 Verified

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110



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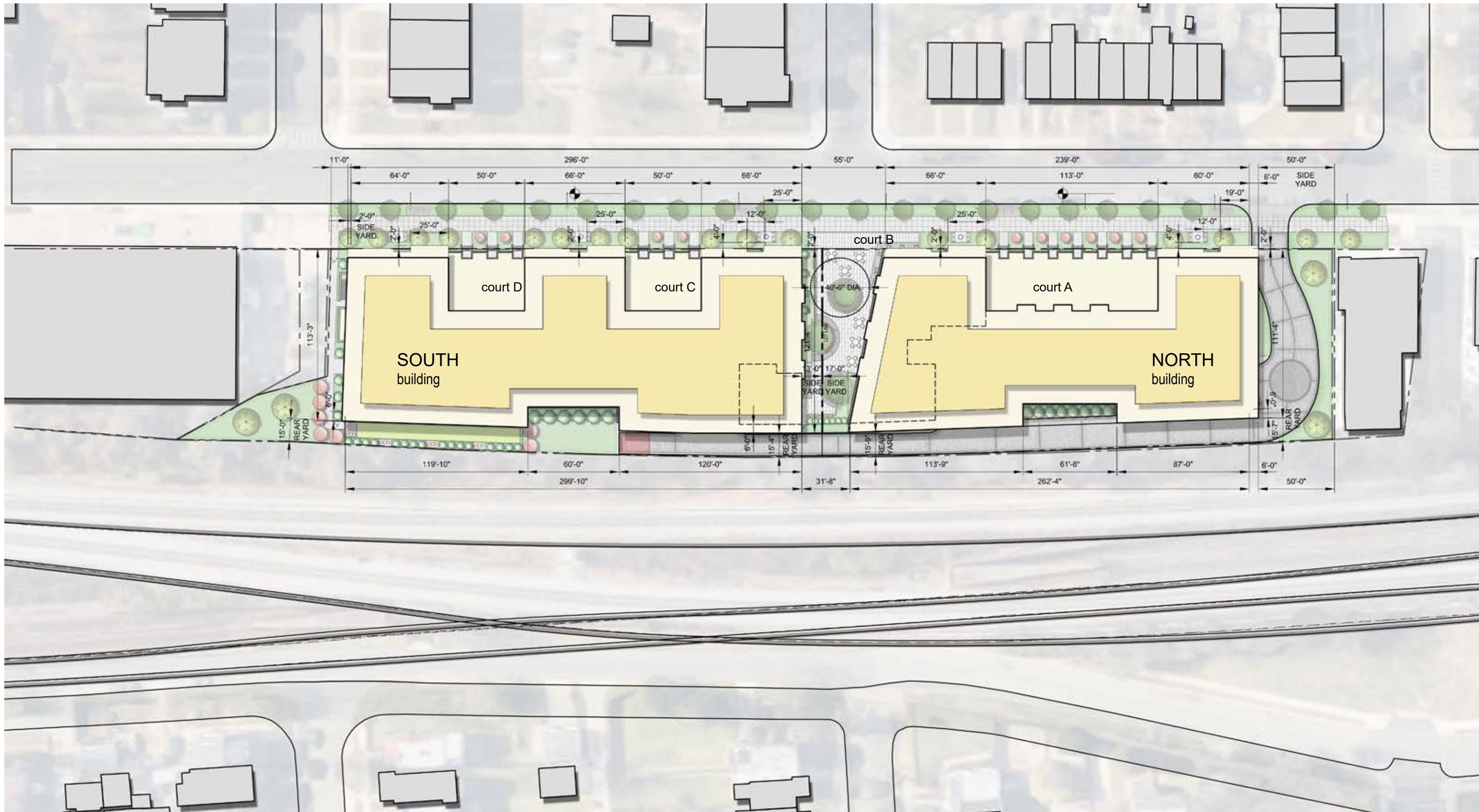
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LEED CHECKLIST

G14

Architecture Exhibits







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CONTEXT MASSING VIEW

A03

