



807 maine avenue sw washington, dc

PUD Submission

site location
807 maine avenue sw
washington, dc

developer / applicant
mill creek residential trust

land use counsel
holland & knight llp

architect
sk+i architectural design group, llc

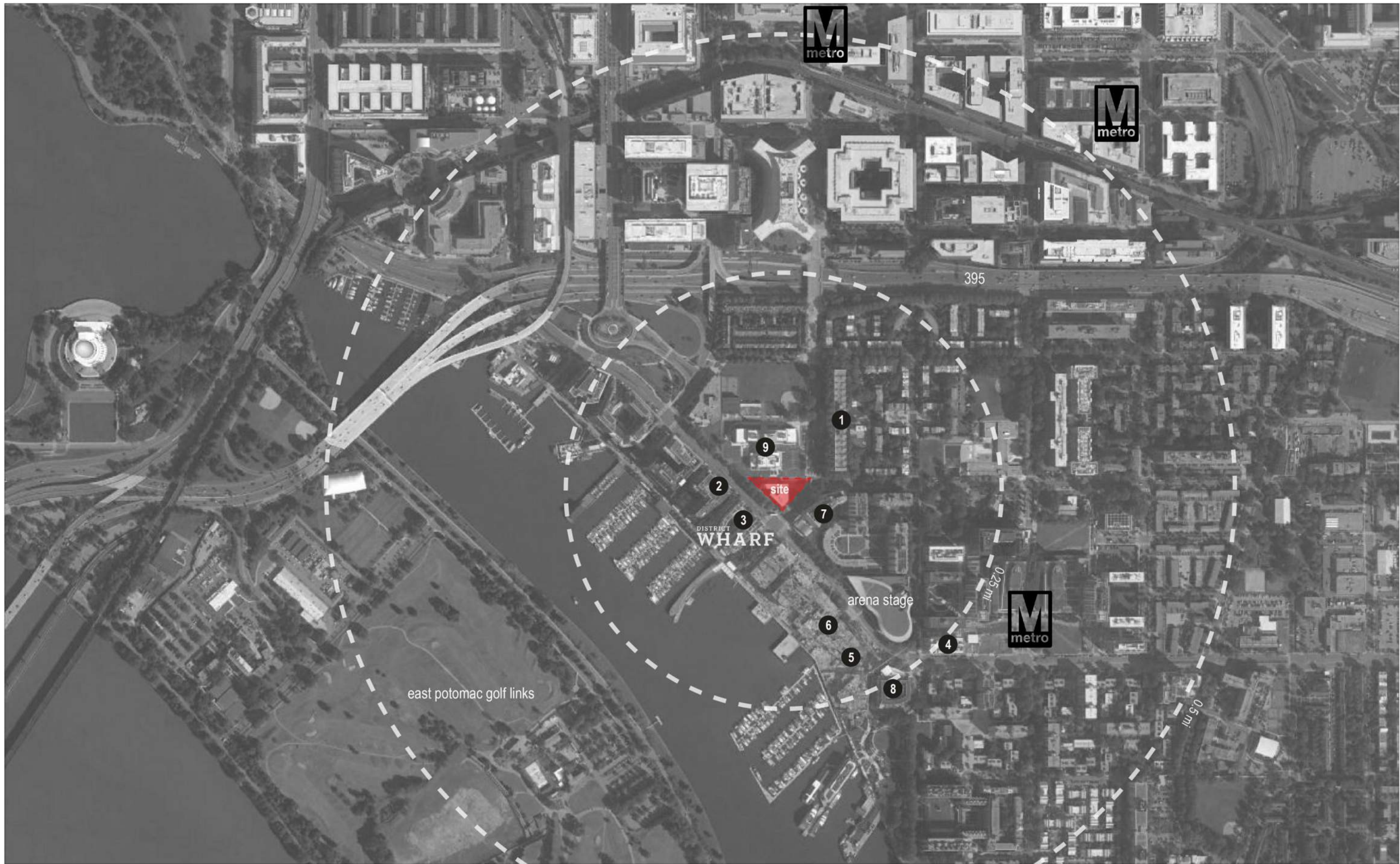
civil engineer
bowman consulting

landscape architect
landdesign

dry utility consultant
utility systems construction & engineering, llc

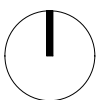
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03.02.2022 | 001





1 town square towers



2 incanto



3 canopy by hilton



4 modern on m



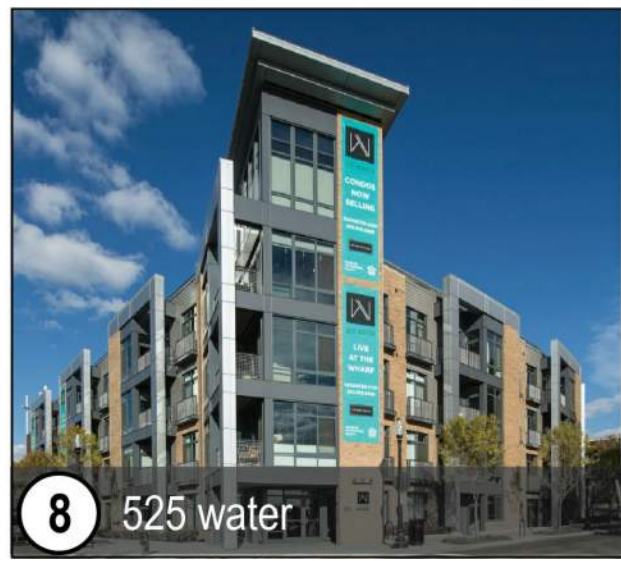
5 amaris dc (under const.)



6 parcel 8 (under const.)



7 the banks



8 525 water



9 jefferson middle school academy

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neighborhood context



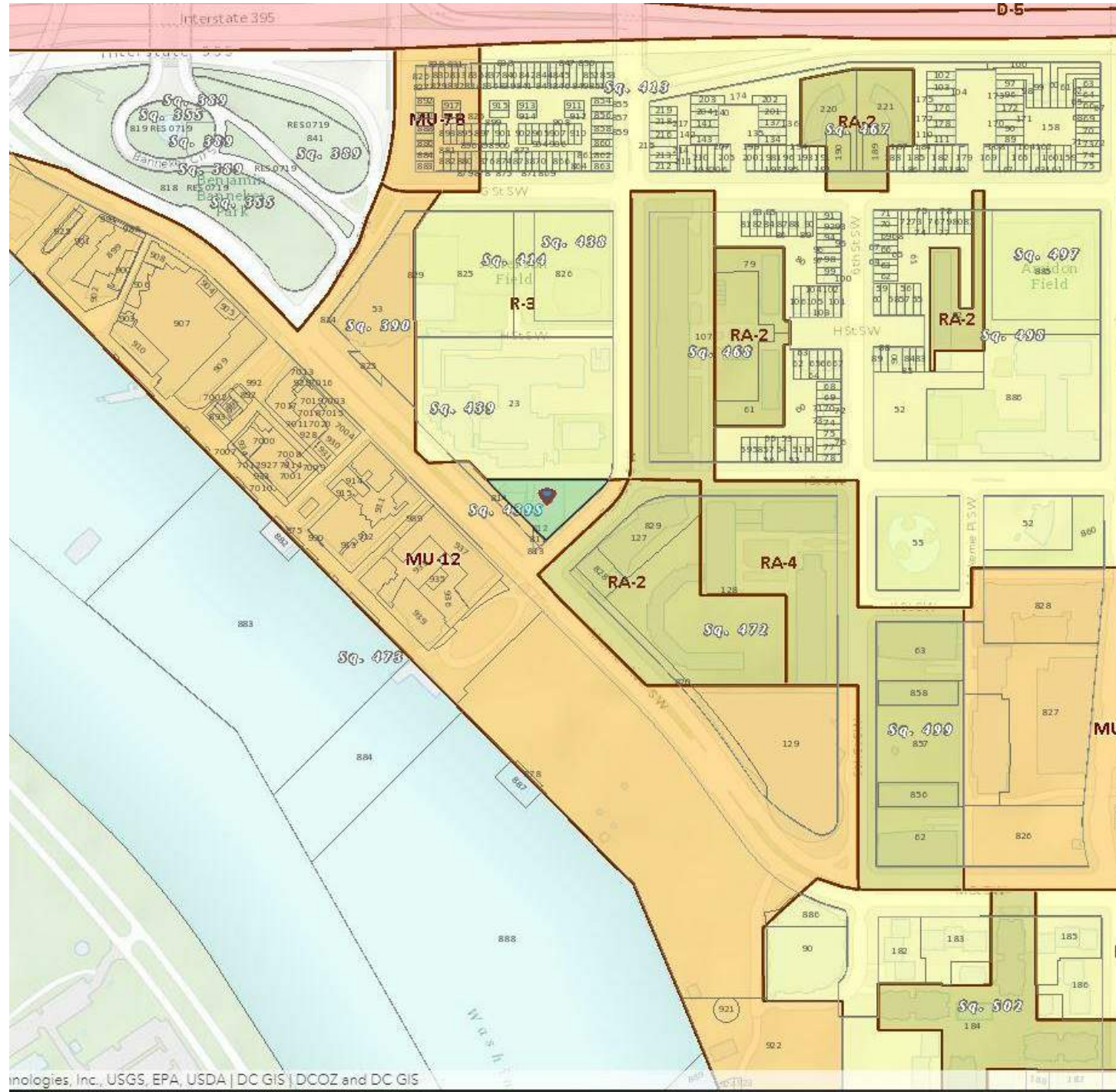
1 corner of maine ave sw & 7th st sw



2 northeast on 7th st sw

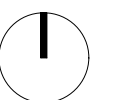


3 northwest on maine ave sw



807 maine avenue sw zoning development summary

DEVELOPMENT DATA - 807 Maine Ave SW		
Total Lot Area	23,664 sf	
	DEVELOPMENT STANDARDS PUD	PROPOSED
Zone	MU-10	MU-10
FAR Overall Max	8.64 (IZ+PUD)	8.40
FAR Nonresidential Max	3.00	0.24
FAR Total	8.64 (IZ+PUD)	8.64
Number of Dwelling Units		approx. 207
Building Height	110'	110'
Penthouse Height	20'	20'
Lot Occupancy Max. (Residential)	80.00%	88.70%
Plaza Requirement	8% Lot Area = 1,894sf	4,683 sf
North Side Yard	None required if provided, width must be 2in/foot not less than 5' (Required: 18.33')	5.00'
Maine Avenue Side Yards		6.00', 2.23', 4.32'
Rear Yard	2.5in/foot but no less than 12 feet (Required: 22.92')	7.0'
Open Court	None required, if provided - 4in/foot of height of court 10' min.	NA
Closed Court	None required, if provided - 4in/foot of height of court 15' min.	NA
Penthouse FAR (Habitable Space)	0.4	0.31
Penthouse FAR (Communal Space)	no limit	2,608
Penthouse Setback	1 to 1	1 to 1
GAR %	0.2	0.2
Parking Residential Use	1 space per 3 unit	69
Parking Retail Use	1.33 per 1,000sf in excess of 3,000sf	4
Total Parking Required - w/o 50% transit reduction		73
Total Parking Required - w/ 50% transit reduction		37
Parking Residential Provided		66
Parking Retail Provided		4
Total Parking Provided		70
Compact parking spaces allowed - 40%	40%	28
Parking-Required accessible spaces (2% for Resi.)		3
Bicycle Parking Residential - Long Term	1 per 3 units	69
Bicycle Parking Residential - Short Term	1 per 20 units	11
Bicycle Parking Retail - Long Term	1 per 10,000sf	1
Bicycle Parking Retail - Short Term	3 per 3,500sf	6
Total Bicycle Parking Required		84
Total Bicycle Parking Provided		87
Loading Berths Residential Use	1@30', 1@20', 1@100sf	1@30', 1@20', 1@100sf
Loading Berths Retail Use between 5,000 and 20,000sf	1@30', 1@100sf	
Affordable Housing Unit Summary		
Residential GFA		198,852
Penthouse GFA		7,976
Residential GFA set aside	15.00%	29,828
Penthouse GFA set aside	15.00%	1,196
Residential MFI Level	60%	60%
Penthouse MFI Level	50%	50%
flexibility requested		

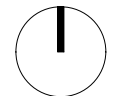
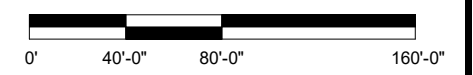




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03.02.2022 | 005





building height: 90'
9 stories

building height: 100'
10 stories

building height: 100'
10 stories

100'
10 stories

120'
12 stories

proposed

100'
10 stories

building height: 35'
3 stories

building height: 110'
11 stories

building height: 90'
9 stories

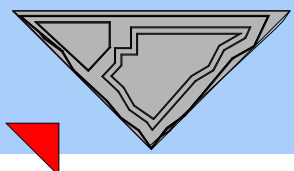
building height: 110'
9 stories

building height: 130'
12 stories

building height: 130'
11 stories

building height: 130'
10 stories

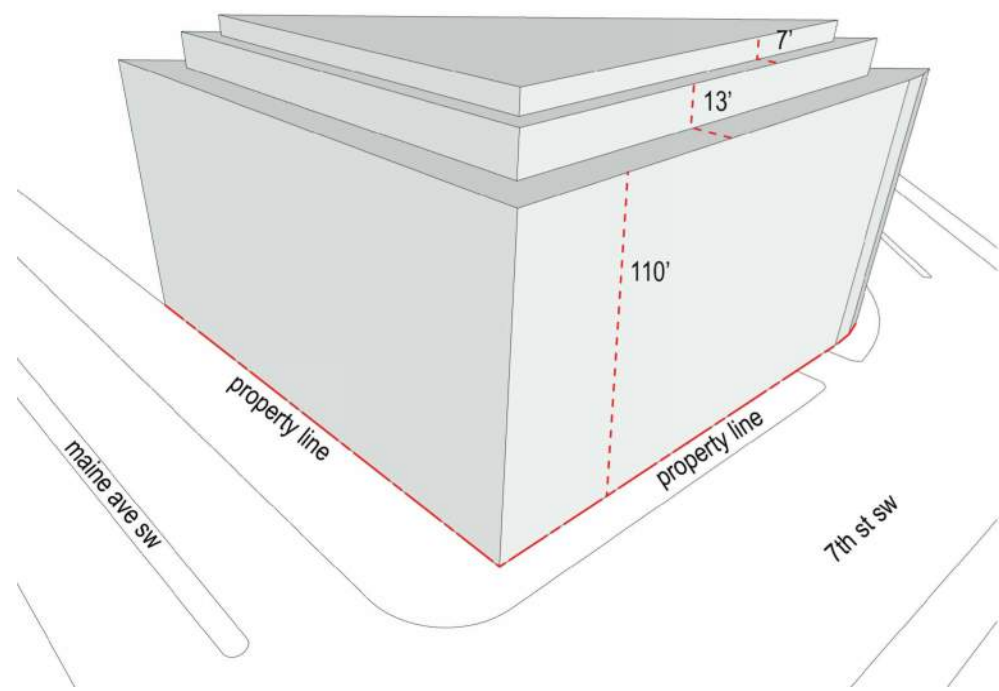
building height: 130'
12 stories



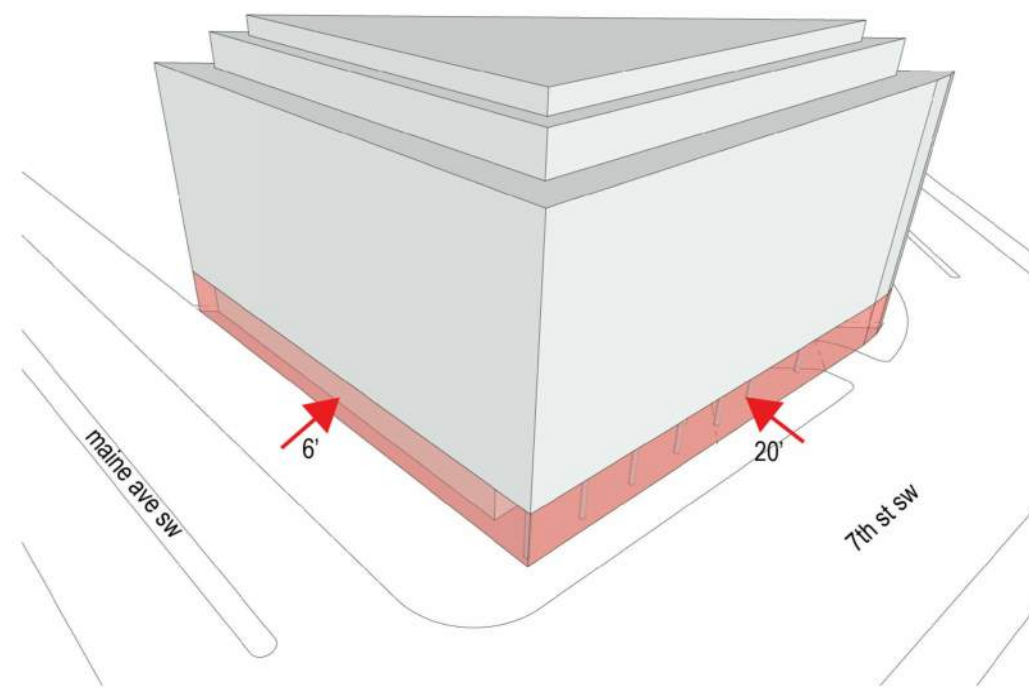
807 Maine Avenue SW | Washington, DC

03.02.2022 | 006

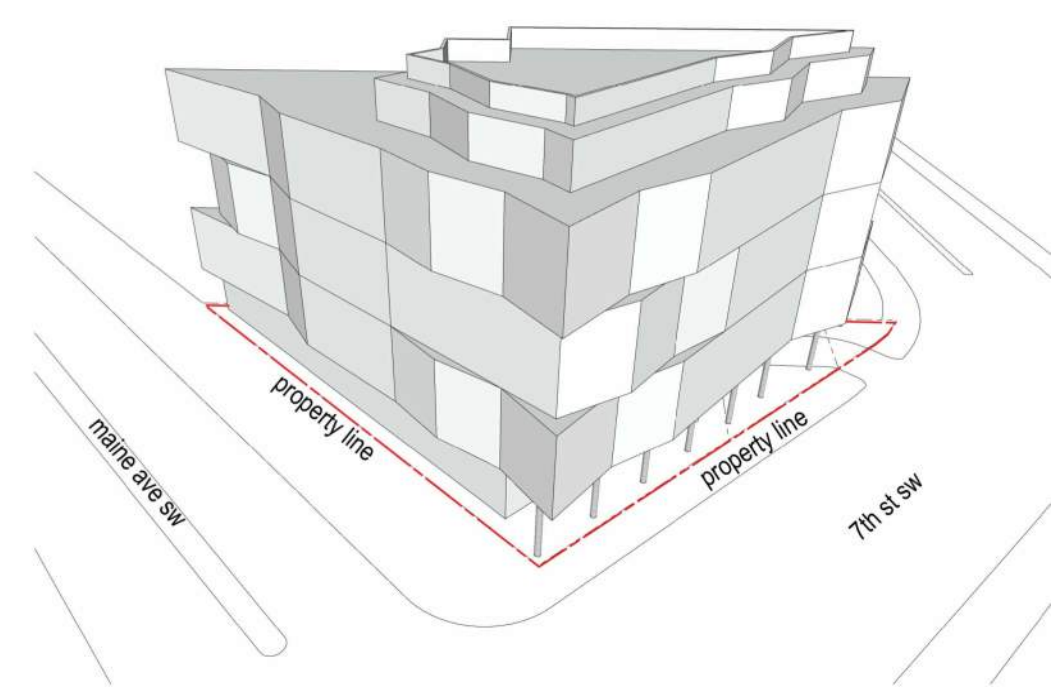
1. site



2. setbacks



3. articulation



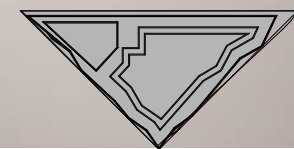


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south aerial

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03.02.2022 | 009



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looking up 7th st

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looking up maine ave

03.02.2022 | 011



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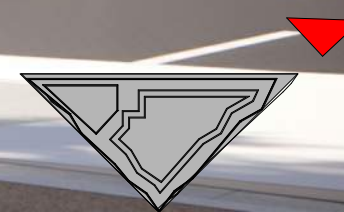
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03.02.2022 | 012

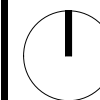
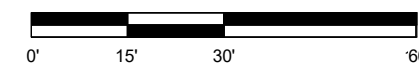


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entry into sw from 7th st

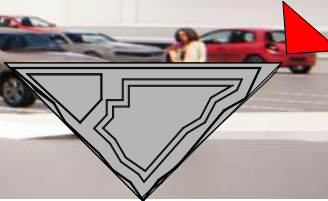
03.02.2022 | 013





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i & 7th st

03.02.2022 | 014



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sidewalk on 7th st

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retail corner

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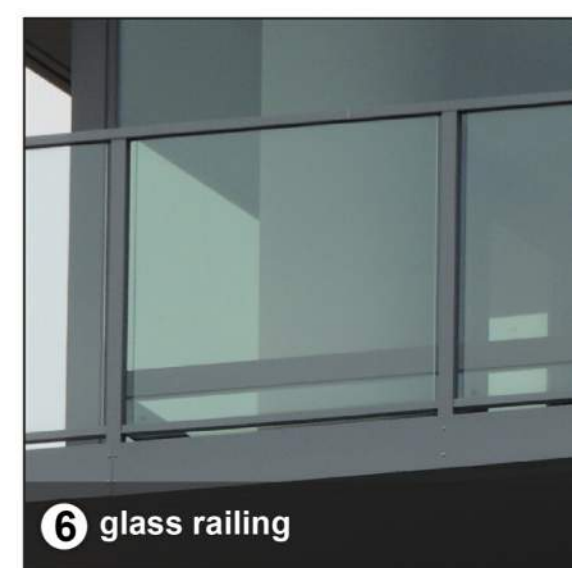
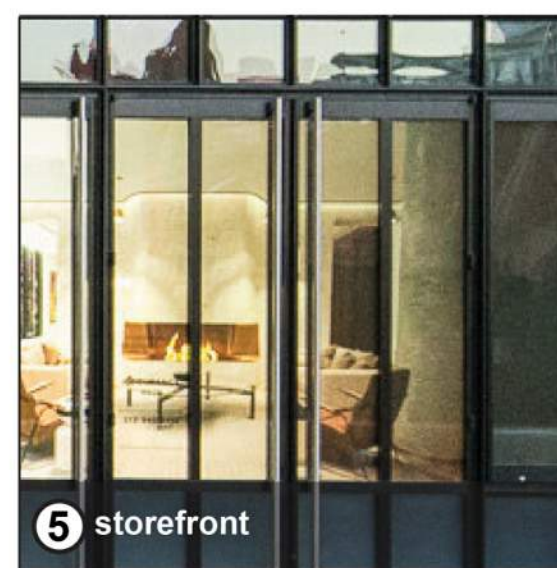
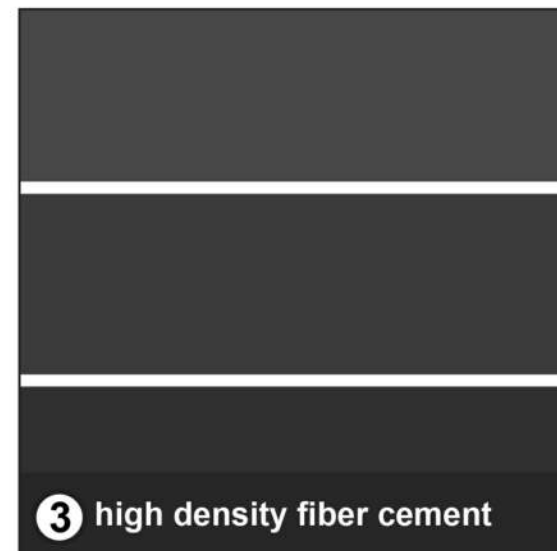
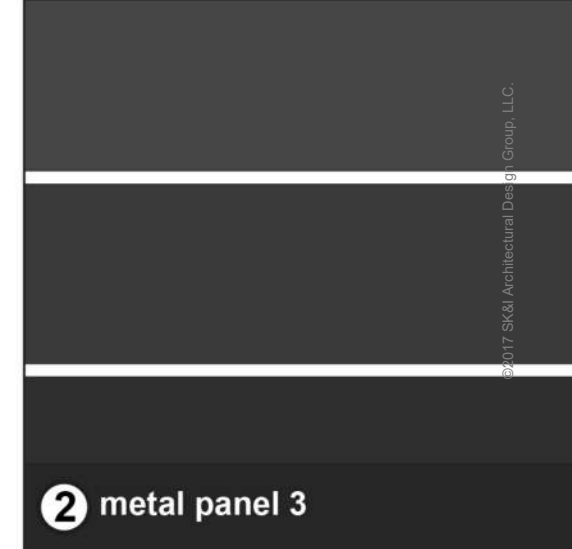
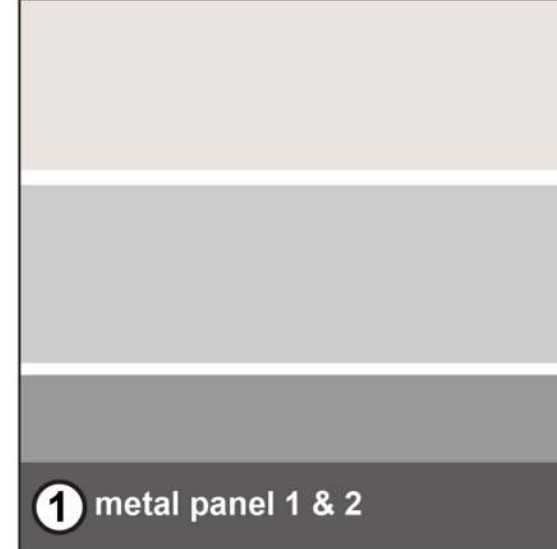
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sidewalk on maine ave

03.02.2022 | 017



807 Maine Avenue SW | Washington, DC

materials

03.02.2022 | 018

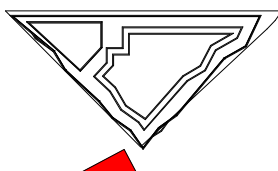
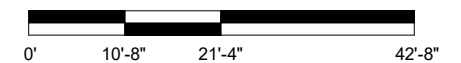


note: exterior details. minor refinements may be made to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems. retail spaces, retail storefronts, signage, and associated features and fixtures in public space are subject to change upon individual retailer modifications.

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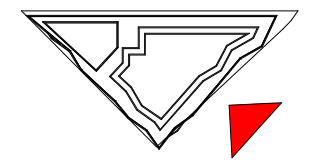
signage

03.02.2022 | 019



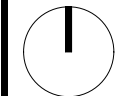


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807 Maine Avenue SW | Washington, DC
 southeast elevation

03.02.2022 | 020



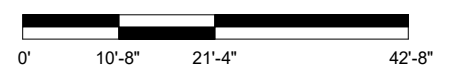


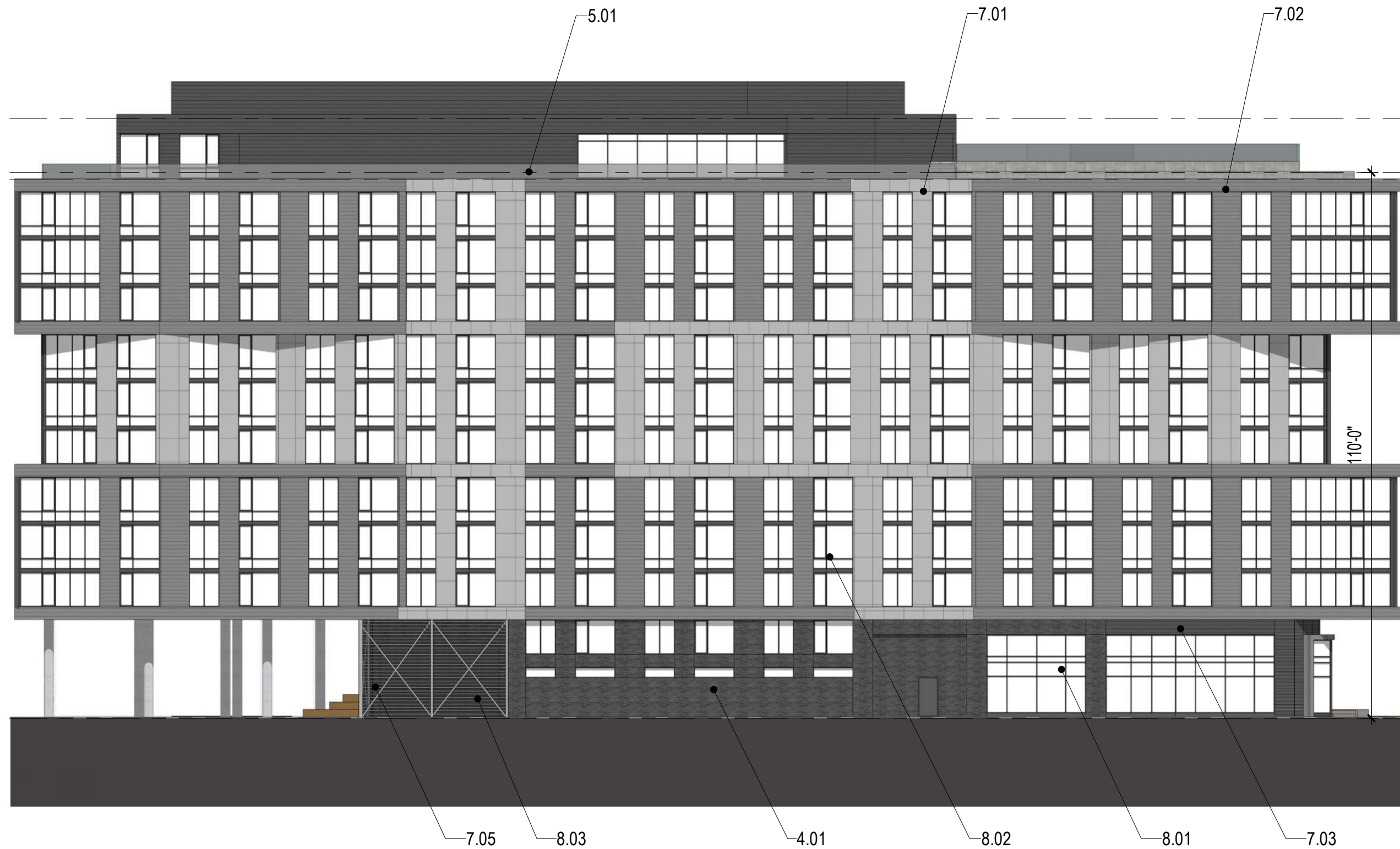
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- 4.01 brick #1
 - 5.01 glass railing
 - 7.01 metal panel #1
 - 7.02 metal panel #2
 - 7.03 metal panel #3
 - 7.04 high density fiber cement
 - 7.05 garage screen
 - 7.06 potential public art
 - 8.01 storefront wall system
 - 8.02 aluminum window system
 - 8.03 coiling overhead door

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807 Maine Avenue SW | Washington, DC
 southwest elevation

03.02.2022 | 021





- MECH. PENTHOUSE
EL. +137.58'
- T.O. PARAPET
EL. +126.68'
- PENTHOUSE
EL. +125.33'

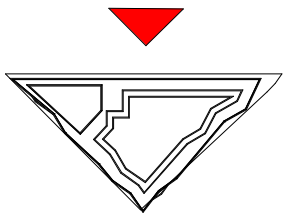
keynote legend

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- 7.05 garage screen
- 7.06 potential public art
- 8.01 storefront wall system
- 8.02 aluminum window system
- 8.03 coiling overhead door

- 1ST FLOOR
EL. +16.75'
- BHMP
EL. +16.68'

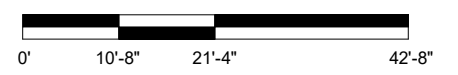
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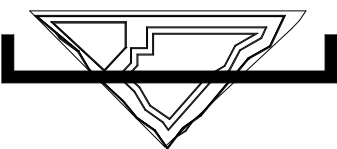
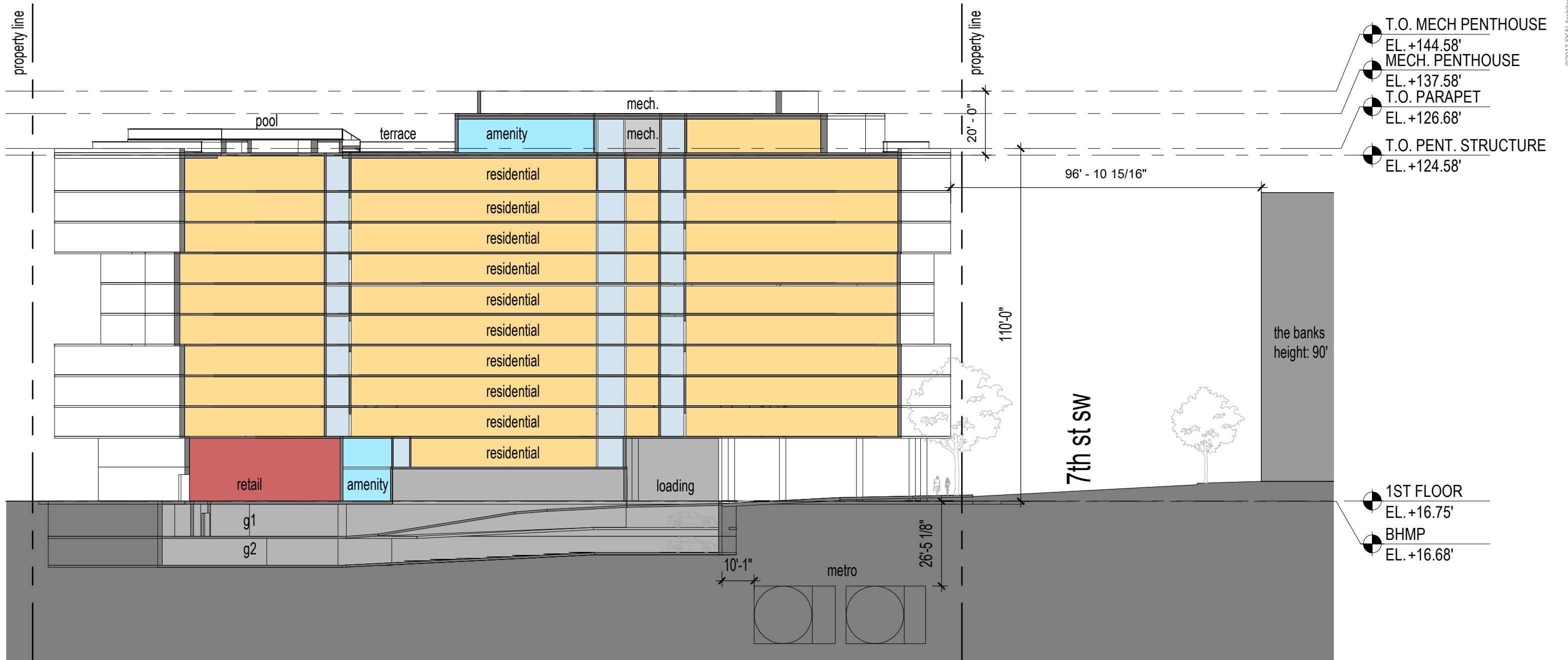
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03.02.2022 | 023

