



BRUCE MONROE

THE BUILD-FIRST SITE AND PHASE 1 OF THE PARK MORTON NEW COMMUNITIES INITIATIVE
PARK VIEW COMMUNITY PARTNERS
TORTI GALLAS URBAN

ISSUED:

APPLICATION

5/13/2016

DEVELOPMENT TEAM

APPLICANT

Park View Community Partners
c/o The Community Builders/Dantes Partners
1003 K Street NW, Suite 700
Washington, DC 20001

on behalf of

Office of the Deputy Mayor for Planning and Economic Development
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Suite 317
Washington, DC 20004

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PARK VIEW COMMUNITY PARTNERS



BRUCE MONROE

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Site Exhibits





PARK VIEW COMMUNITY PARTNERS



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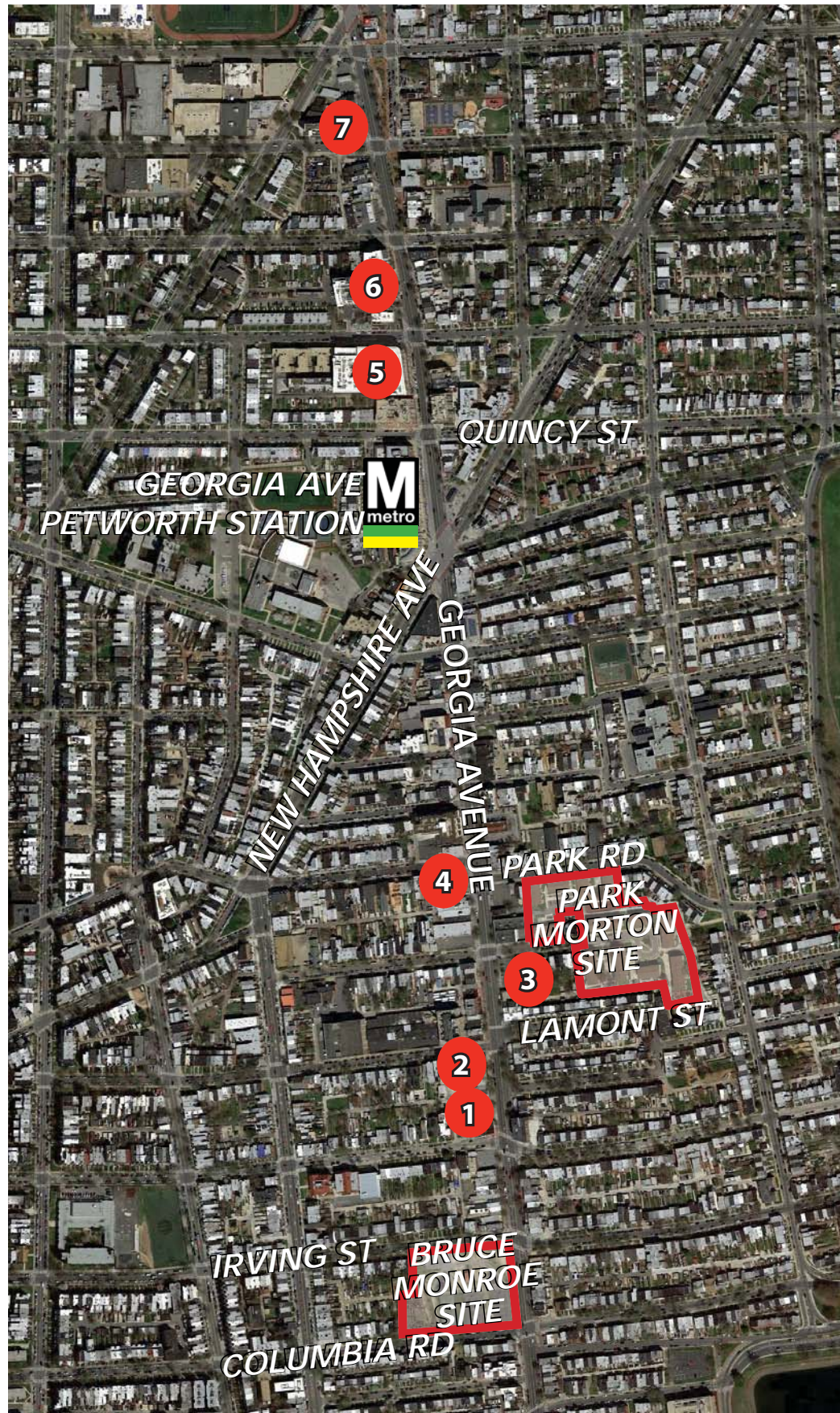
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-  SITE
-  PRIMARY
-  METRO STATION
-  WALKING RADIUS

LEGEND N ↑

 High Density Development along Georgia Ave.



1 3212-3216 GEORGIA AVE
 3212-3216 Georgia Ave
 Z.C. Case No. 13-10
 Pending PUD 1 Zoning: C-2-B
 FAR: 5.95
 Height: 87'
 Retail: 3,816 SF
 Residential: 96,00 SF (105 units), 8% affordable
 Parking: 36 off-street spaces



2 32 THIRTY TWO APARTMENTS
 3232 Georgia Ave
 Z.C. Case No. 08-26
 PUD 1 Zoning: GAC-2-B
 FAR: 4.54
 Height: 80'
 Retail: 10,955 SF
 Residential: 76,100 SF (69 units), at least 50% affordable at 60-80% AMI
 Parking: 29 off-street spaces in below-grade garage



3 THE VUE
 3221-3335 Georgia Ave
 Z.C. Case No. 10-26
 PUD 1 Zoning: GA/C-2-B
 FAR: 5.37
 Height: 90'
 Retail: 7,190 SF, Loading: 23,031 SF
 Residential: 82,801 SF (112 units), 8% affordable at 80% AMI
 Parking: 50 off-street spaces in below-grade garage



4 THE AVENUE
 3506 Georgia Ave
 BZA Order 18078
 GA/C-3-A
 FAR: 4.8
 Height: 73'
 Retail: 2,315 SF
 Residential: 83 units, 27 affordable units
 Parking: 29 below-grade parking spaces



5 SWIFT PETWORTH
 3830 Georgia Ave
 Z.C. Case No. 11-09
 PUD 1 Zoning: GA/C-3-A
 FAR: 4.5
 Height: 85'
 Retail: 27,716 SF
 Residential: 211,540 SF (198-242 units), 8% affordable at 80% AMI
 Parking: first level below-grade - 84 spaces for grocery, second level below-grade 0.6 spaces per dwelling unit



6 THREE TREE FLATS
 3910-3912 Georgia Ave
 Z.C. Case No. 08-08
 PUD 1 Zoning: C-3-A
 FAR: 4.7 (4.65 if no mezzanine level)
 Height: 78'
 Retail: 28,418 SF (21,838 if no mezzanine level)
 Residential: 130 units, 62 affordable units
 Parking: 111 spaces in below-grade garage, 9 surface spaces in rear



7 THE RESIDENCES AT GEORGIA AVE
 4100 Georgia Ave
 Z.C. Case No. 05-19
 PUD 1 Zoning: C-3-A
 FAR: 4.5
 Height: 72'
 Retail: 10,486 SF
 Residential: 68,981 SF (72 units), 100% affordable at 60% AMI
 Parking: 54 spaces



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Development Map

PARK VIEW COMMUNITY PARTNERS





- Significant Corridor Buildings Since the Year 2000
- Significant Corridor Buildings Recently Entitled
- Proposed Buildings as Part of the Park Morton NCI, Phases 1 - 3

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New Development Along Georgia Avenue

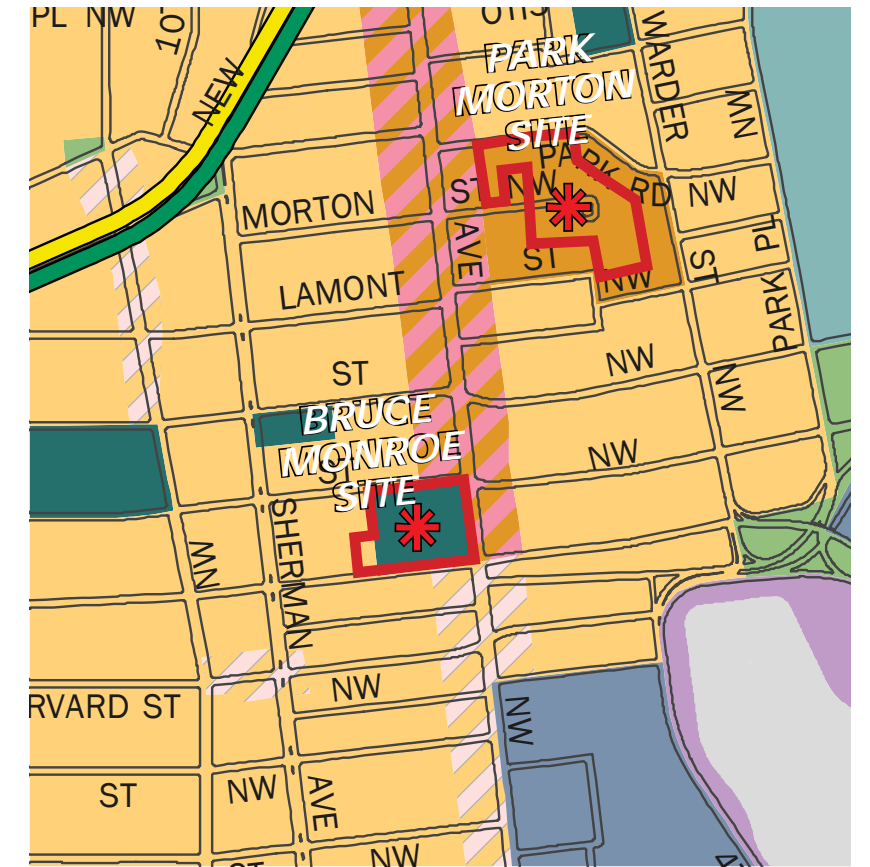
PARK VIEW COMMUNITY PARTNERS

May 13, 2016

G03



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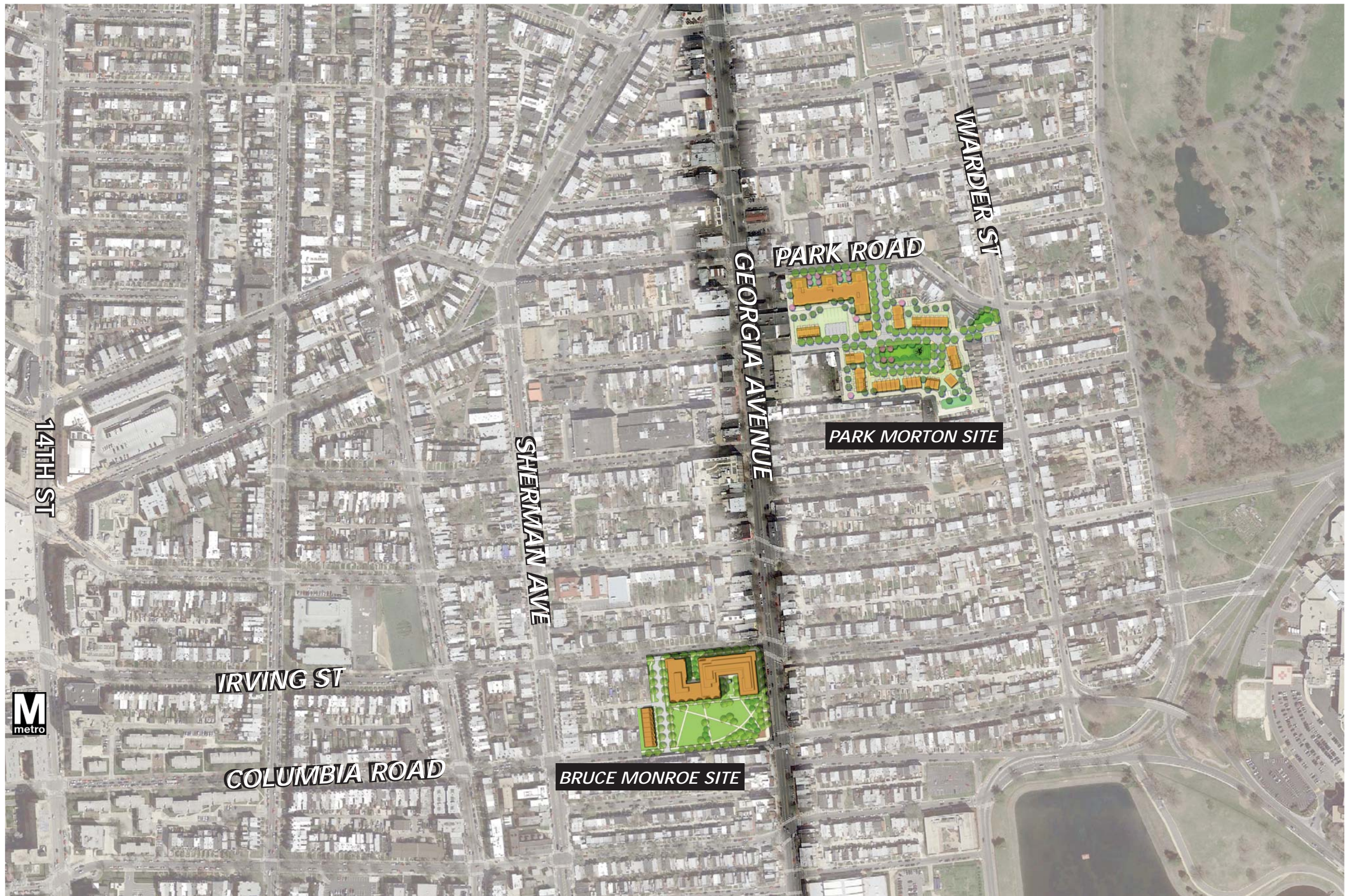
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential (Adjacent)
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial (Adjacent)
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local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

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Zoning Map / Comprehensive Plan

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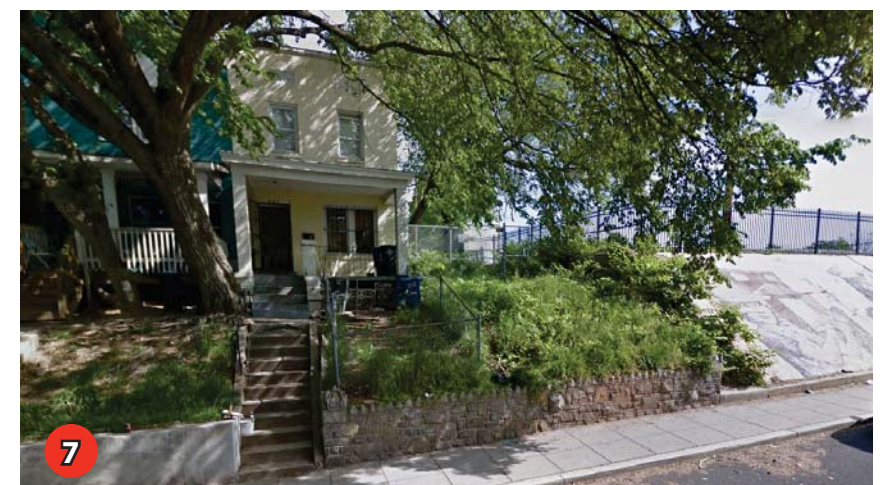
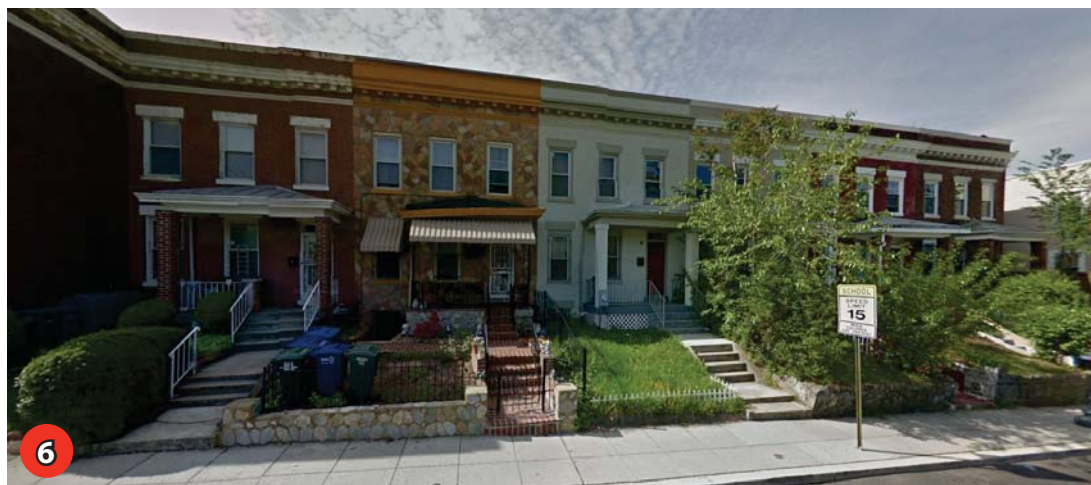
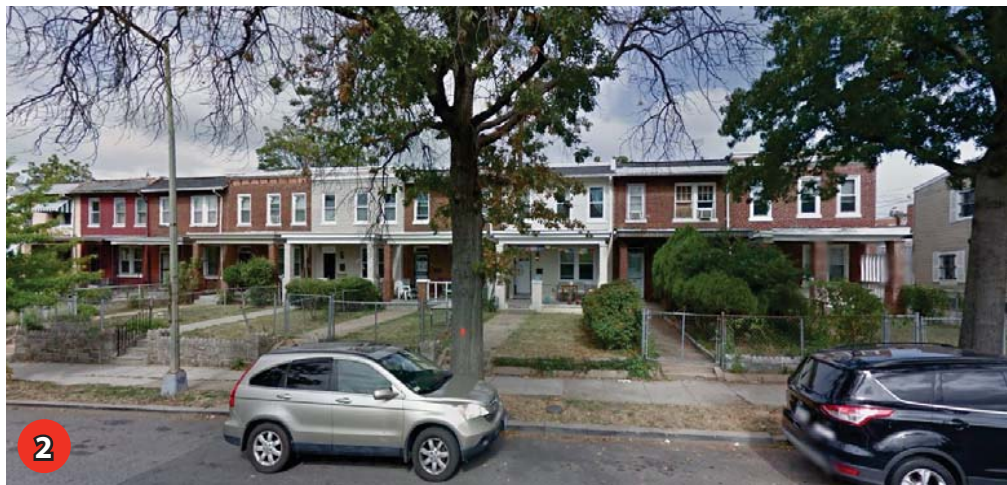


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Overall Site Plan

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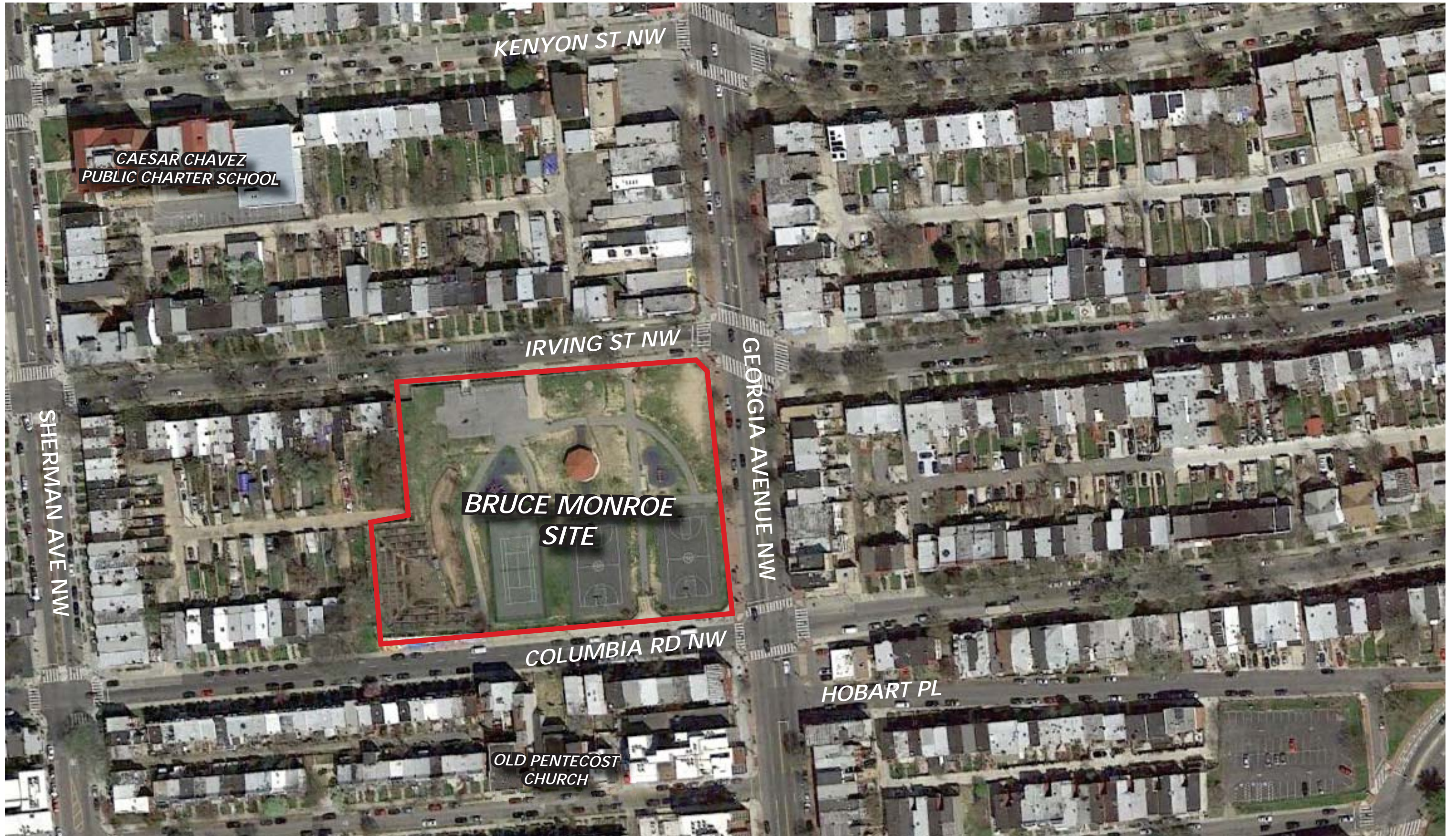
Site Photos

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G06

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Aerial Site Plan

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G07



BRUCE MONROE





GUIDING PRINCIPLES

WALKABILITY

CONNECTIVITY

DEFINED PUBLIC/PRIVATE SPACES

APPROPRIATE HOUSING TYPES, DENSITIES AND CHARACTER

IRVING ST

IRVING ST

GEORGIA AVENUE

COLUMBIA RD

COLUMBIA ROAD

HOBART PL

4 BLOCKS NORTH TO PARK MONROE

PARK

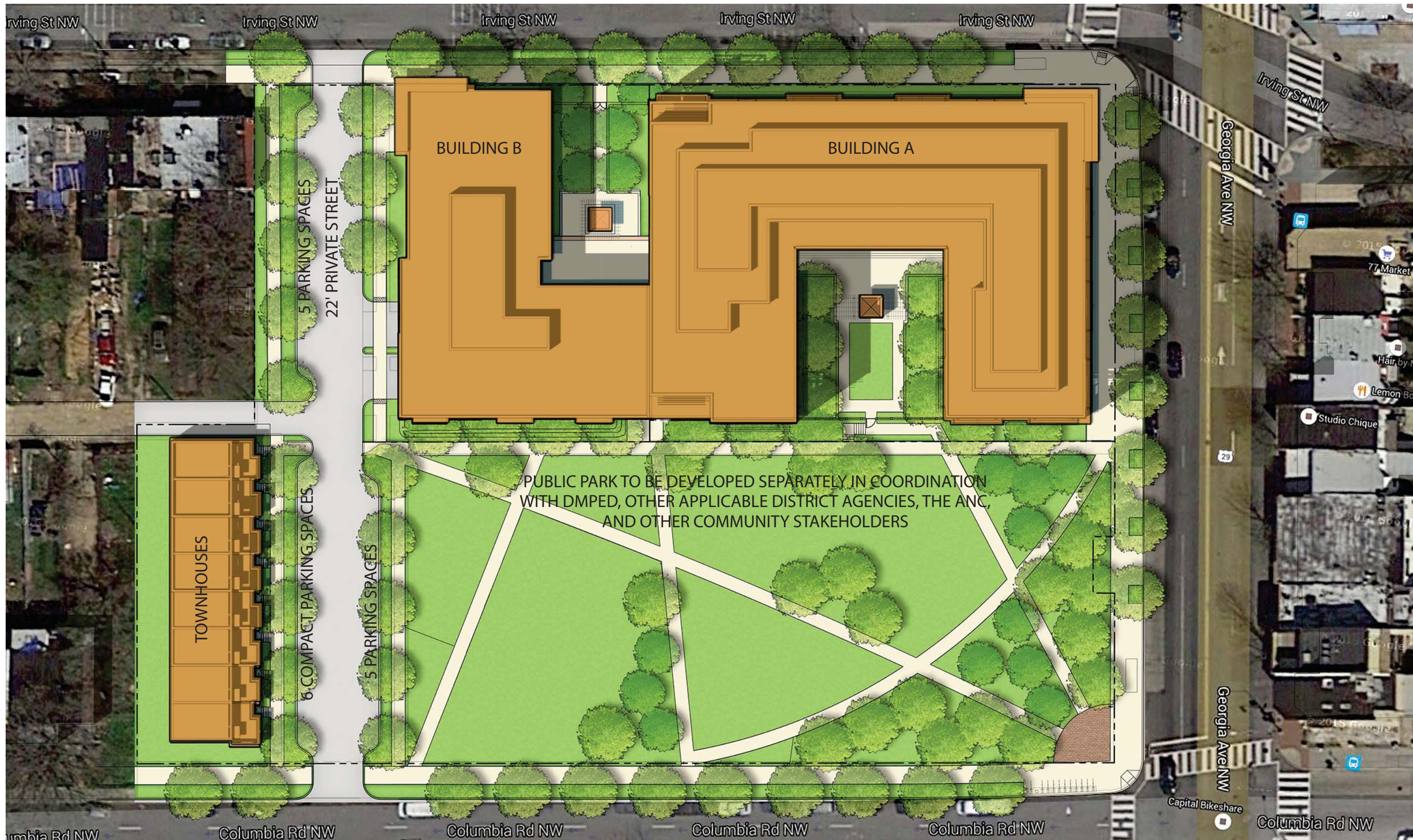
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Site Analysis

PARK VIEW COMMUNITY PARTNERS



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Illustrative Site Plan

PARK VIEW COMMUNITY PARTNERS



BRUCE MONROE

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G10

ZONING			BLDG DIM					SETBACKS			LOT AREA (sf)	LOT OCCUPANCY	COMBINED R-5-B LOT OCCUPANCY*	LOT F.A.R.	COMBINED R-5-B FAR*	OFF-STREET PARKING	ON-STREET PARKING		
BUILDING/LOT	BUILDING TYPE	NO. OF UNITS	HEIGHT (ft)	WIDTH (ft)	DEPTH (ft)	BUILDING FOOTPRINT AREA (sf)	BUILDING FLOOR AREA (gsf)**	REAR YARD (ft) ***	SIDE YARD (ft)***	FRONT YARD (ft)									
A	APT	189	90	-	-	23,378	189,919	5.0	10.0	-	32,565	72%	-	5.8	-	86	-		
B	SR APT	76	60	-	-	12,400	70,817	8.0	4.0	-	18,170	68%	39%	3.9	1.9	13	-		
C	STREET	0	-	-	-	-	-	-	-	-	17,976	-		-		-	-	-	16
D	SD	1	40	16.5	36	624	1,685	15.0	3.0	5.0	1,186	53%		1.4		-	-	-	
E	ROW	1	40	16.5	36	624	1,685	15.0	-	5.0	973	64%		1.7		-	-	-	
F	ROW	1	40	16.5	36	624	1,685	15.0	-	5.0	973	64%		1.7		-	-	-	
G	ROW	1	40	16.5	36	624	1,685	15.0	-	5.0	973	64%		1.7		-	-	-	
H	ROW	1	40	16.5	36	624	1,685	15.0	-	5.0	973	64%		1.7		-	-	-	
I	ROW	1	40	16.5	36	624	1,685	15.0	-	5.0	973	64%		1.7		-	-	-	
J	ROW	1	40	16.5	36	624	1,685	15.0	-	5.0	973	64%		1.7		-	-	-	
K	SD	1	40	16.5	36	668	1,804	15.0	9.25	5.0	1,544	43%		1.2		-	-	-	
						40,814	274,333				77,279	53%		3.5		99.0	16.0		

* R-5-B lots combined for Lot Occupancy and FAR calculations

**Base FAR does not include Penthouse Areas. See Zoning Analysis Chart on G13

*** Rear Yard and Side Yard Setbacks Highlighted in Yellow Indicate Relief Needed from C-2-B and R-5-B PUD requirements.

Rear yard requirement: 4 inches per foot of height (not less than 15 ft)

Side yard requirement: 3 inches per foot of height (not less than 8 ft)

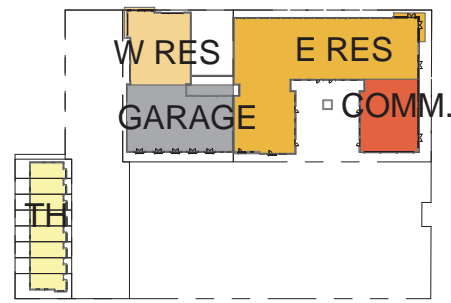
	(SF)	(ACRE)
NEW PRIVATE STREET ROW	17,976	0.41
ALLEY EASEMENT	252	0.01
TOTAL	18,228	0.42
SITE AREA	77,531	1.78
PUBLIC PARK TO BE DEVELOPED SEPARATELY	44,404	1.02

Square 2890		Site Area: 32,656 sf	Current Zoning: C-2-A + R-4	23,876 sf C-2-A	8,780 sf R-4	
		Allowable by Zoning (C-2-B PUD)		Provided		
Apartment Building	FAR	PUD - 6.0 Residential (2.0 Commercial)		5.8	189,919 GFA	
	Building Height	PUD - 90' tall stories-no limit		90'		
	IZ Units	See Required IZ chart on G14		See Required IZ chart on G14		
	Penthouse	FAR = .4 max		0.34		
		PUD - 20' 1 story + mezz Height = 10' typ./18.5' allowed at stairs, elev., and mech Setback = 1:1		Provided as required		
	Lot Occupancy	80%		72%		
	Rear Yard	15'		5' Relief Requested		
	Side Yard	None required; If provided 2 inches per foot of height not < 6 feet (90' x 2" = 15')		10' Relief Requested		
	Courtyards	Open	Min. Width: 4" per ft of height not < 15' (res) (90' x 4" = 30') Area: Twice square of req'd width not < 350 sf (res)		60'	
		Closed				
Green Area Ratio	0.3		0.3			
Parking Requirement		Retail/Community Service Residential		1 space per 750 sf over the first 3,000 sf ((4,545 - 3,000) / 750 = 2) 1 space per each 3 D.U. (189 D.U. / 3 = 63 spaces)		
Bike Parking		Retail Residential		5% of the number of automobile parking spaces required (0) 1 space per each 3 D.U. (189 / 3 = 63)		
Loading		Retail (5,000-20,000 sf) Residential (>50 units)		1 loading berth at 30' + 100 sf platform 1 loading berth at 55' + 200 sf platform+1 20' service space		
				Shared with Residential 2 loading berths at 30' + 100 sf platform + 1 20' service space (shared between buildings) Relief Requested		

Square 2890		Site Area: 20,066+3,640=	23,706 sf	(Lot C Included)	Current Zoning: R-4	
		Allowable by Zoning (R-5-B PUD)		Provided		
Senior Building	FAR	PUD - 3.0 Residential		3.9 Relief Requested*	70,817 GFA	
	Building Height	PUD - 60' tall stories-no limit		60'		
	IZ Units	See Required IZ chart on G14		See Required IZ chart on G14		
	Penthouse	FAR = .4 max		0.08		
		Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1		Provided as required		
	Lot Occupancy	60%		68% Relief Requested**		
	Rear Yard	4 inches per foot of height not < 15 feet (60' x 4" = 20')		8' Relief Requested		
	Side Yard	None required; If provided 3 inches per foot of height not < 8 feet (60' x 3" = 15')		4' Relief Requested		
	Courtyards	Open	Min. Width: 4" per ft of height not < 10' Area: Twice square of req'd width not < 350 sf		43' 9"	
		Closed				
Green Area Ratio	0.4		0.4			
Parking Requirement		Residential		1 space per 6 D.U. of publicly assisted housing for elderly/handicapped (76 / 6 = 13)		
Bike Parking		Residential		1 space per each 3 D.U. (76 / 3 = 26)		
Loading		Residential (>50 units)		1 loading berth at 30' + 100 sf platform 1 loading berth at 55' + 200 sf platform+1 20' service space		
				2 loading berths at 30' + 100 sf platform + 1 20' service space (shared between buildings) Relief Requested		

* FAR for combined R-5-B site is 1.9
 ** Lot Occupancy for combined R-5-B site is 39%

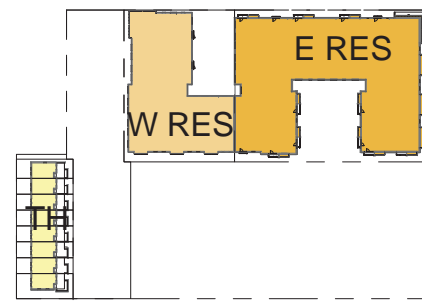
Square 2890		Site Area: 20,066+3,640=	23,706 sf	(Lot C Included)	Current Zoning: R-4	
		Allowable by Zoning (R-5-B PUD)		Provided		
Townhouses	FAR	PUD - 3.0 Residential		Varies, see G12		
	Building Height	PUD - 60' tall (Byright - 50') stories-no limit		up to 40'		
	IZ Units	See Required IZ chart on G14		See Required IZ chart on G14		
	Penthouse	FAR = .4 max		N/A		
		Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1		N/A		
	Lot Occupancy	60%		Varies, see G12		
	Rear Yard	4 inches per foot of height not < 15 feet (40' x 4" = 12')		15'		
	Side Yard	None required; If provided 3 inches per foot of height not < 8 feet (40' x 3" = 10')		3' Relief Requested (North Townhouse) 9.25' Relief Requested (South Townhouse)		
	Courtyards	Open	Min. Width: 4" per ft of height not < 10' Area: Twice square of req'd width not < 350 sf		None Provided	
		Closed				
Green Area Ratio	N/A		N/A			
Parking Requirement		Retail Residential		N/A 1 space per each 1 D.U.		
Bike Parking		Residential		N/A (<8 units)		
Loading		Residential		N/A N/A		



1st Floor



W 2nd/E Mezz



W 3rd/E 2nd



W 4th/E 3rd



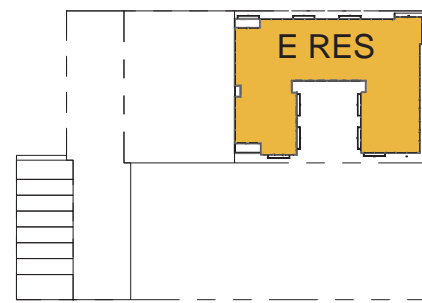
W 5th/E 4th



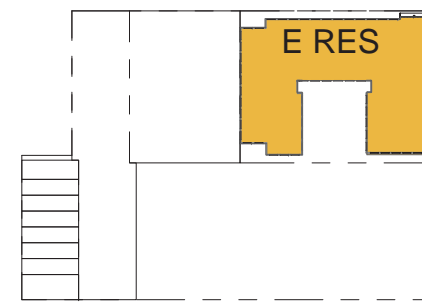
W 6th/ E 5th



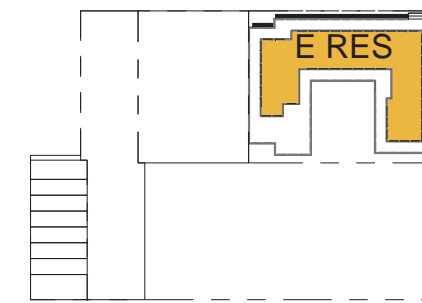
W PH (not in FAR) /E 6th



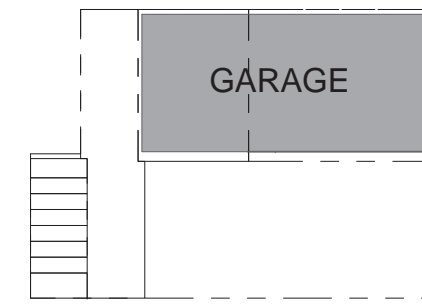
E 7th



E 8th



E PH (not in FAR)



G1 (not in FAR)

1. Apartment	
1st Floor	4,643 SF
1st Floor	17,554 SF
Mezz	12,339 SF
2nd Floor	22,519 SF
3rd Floor	22,398 SF
4th Floor	22,475 SF
5th Floor	22,475 SF
6th Floor	22,531 SF
7th Floor	21,414 SF
8th Floor	21,571 SF
	189,919 SF

2. Senior	
1st Floor	7,715 SF
1st Floor	5,062 SF
Mezz	9,794 SF
2nd Floor	12,112 SF
3rd Floor	12,051 SF
4th Floor	12,104 SF
5th Floor	11,979 SF
	70,817 SF

3. Townhouse	
1st Floor	4,972 SF
2nd Floor	5,021 SF
3rd Floor	3,439 SF
	13,432 SF

4. Parking	
G1	43,488 SF
	43,488 SF
	330,800 SF

Required IZ	Building A (Apt)		Building B (Sr. Apt)		Townhouses	
	80% AMI	50% AMI	80% AMI	50% AMI	80% AMI	50% AMI
10% IZ Required (GSF)					680	680
8% IZ Required (GSF)	14,995		2,529	2,529		
5% PH IZ Required (GSF)		558				
Avg SF/Unit	1,000	1,000	830	830	1,685	1,685
# Units Required	15	1	3	3	1	1
# Units Provided	71	52	38	38		3



- PH Replacement units
- Moderate/Affordable units
- Market Rate units



- Studio apartment
- 1 BR apartment
- 2 BR apartment
- 3 BR apartment
- 3 BR Town house

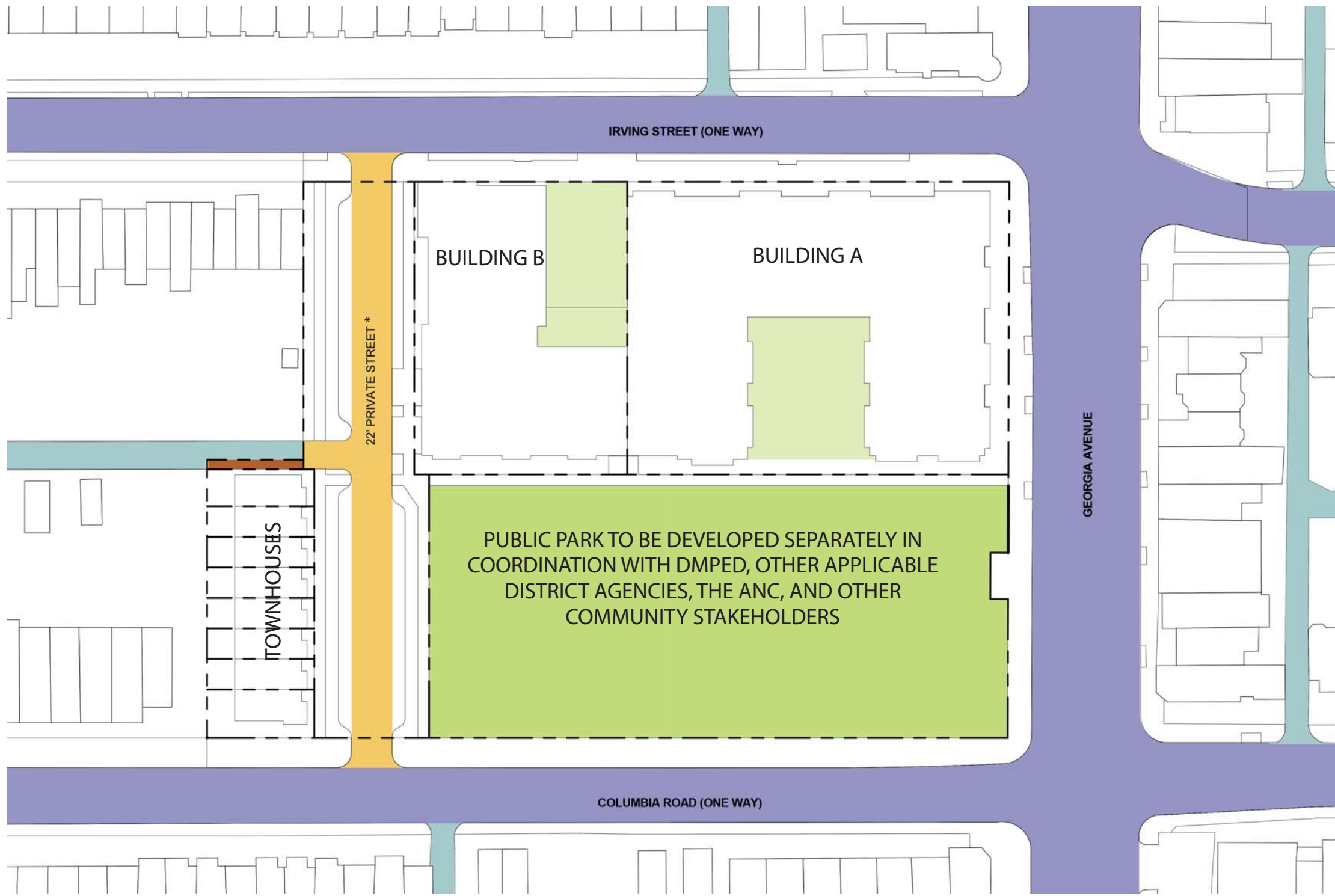
Building		STUDIO UNITS	1BR UNITS	1BR/Den UNITS	2BR UNITS	2BR Flat UNITS	2BR TH UNITS	3BR UNITS	3BR TH UNITS	TOTAL
Senior Building	PHA		38							38
	Moderate/Affordable		38							38
	Market Rate		0							0
	Total Res	0	76	0	0	0	0	0	0	76
	Community Service Retail									0
Apartment Building	PHA		2		50			1		53
	Moderate/Affordable		50		20					70
	Market Rate	8	44		14					66
	Total Res	8	96	0	84	0	0	1	0	189
	Community Service Retail									4,545 SF 0
Townhouses	PHA								3	3
	Moderate/Affordable									0
	Market Rate								5	5
	Total Res	0	0	0	0	0	0	0	8	8
	Community Service Retail									0 0
TOTALS		8	172	0	84	0	0	1	8	273
TOTAL COMMUNITY SERVICE										4,545 SF

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Tenure and Bedroom Type

PARK VIEW COMMUNITY PARTNERS





- Existing Public streets
- Existing Public alleys
- New Private streets
- Alley Easement
- Park
- Courtyard