

THE BARD REDEVELOPMENT

S O U T H W E S T W A S H I N G T O N , D . C .

A P L A N N E D U N I T D E V E L O P M E N T

November 8, 2017

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AS YOU LIKE IT, LLC

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ZONING TABULATIONS

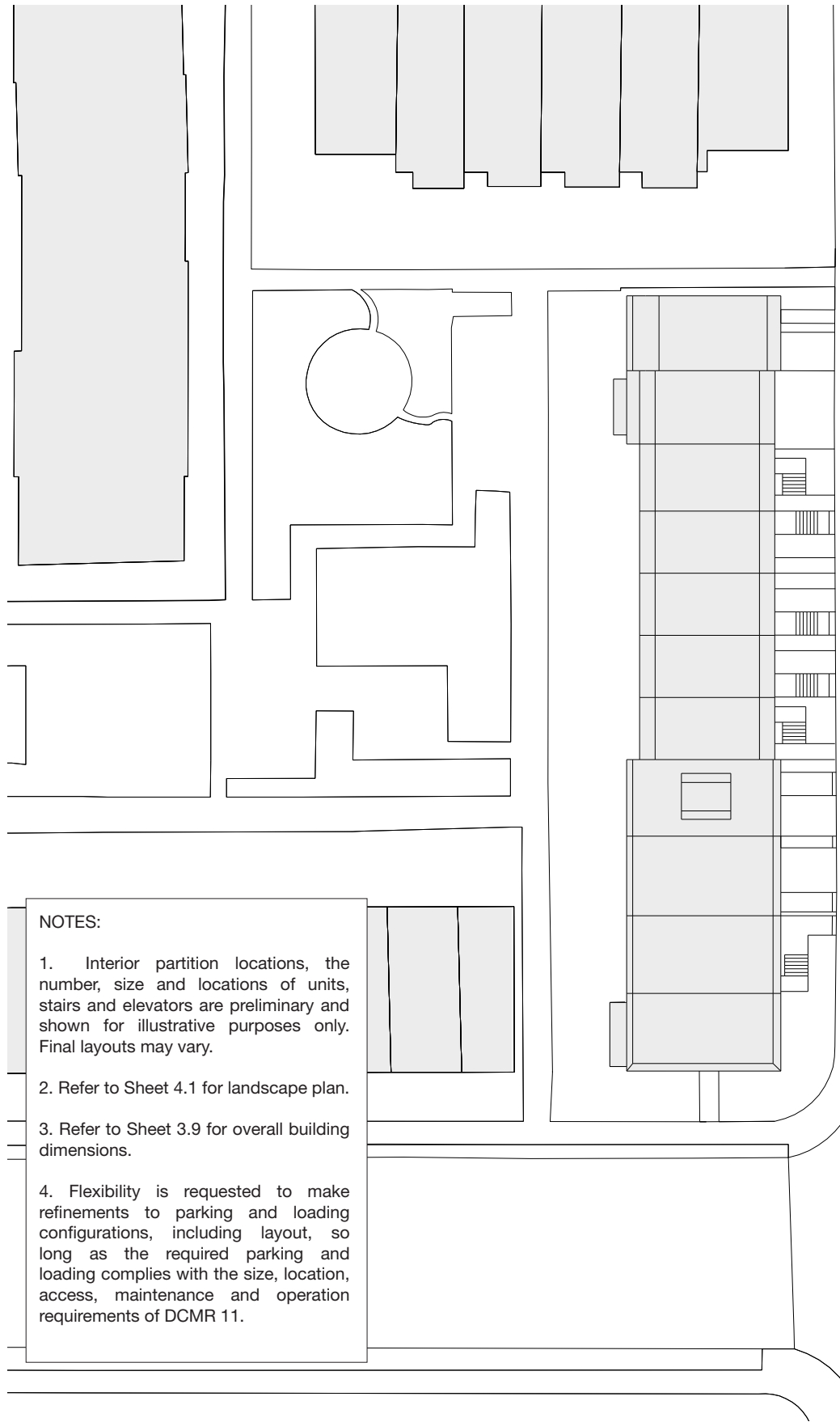
DCMR TITLE 11 ZONING	DEVELOPMENT STANDARDS			
	R-3 (EXISTING)	MU-4	MU-4 PUD	PROPOSED DEVELOPMENT
FAR	NONE PRESCRIBED (MINIMUM LOT WIDTH OF 20' MINIMUM LOT AREA OF 1,600 SF)	3.0 (WITH INCLUSIONARY ZONING) 1.5 NON-RESIDENTIAL	3.6 (WITH INCLUSIONARY ZONING) 1.8 NON-RESIDENTIAL	TOTAL = 2.88 RESIDENTIAL = 2.57 ARTS/OFFICE = 0.31
GROSS FLOOR AREA (FAR SF, NOTE 1)	NONE PRESCRIBED	109,428 SF (NON-RESIDENTIAL = 54,714 MAX)	131,314 SF (NON-RESIDENTIAL = 65,657 MAX)	TOTAL = 105,029 SF RESIDENTIAL = 93,811 SF ARTS/OFFICE = 11,218 SF
LOT OCCUPANCY	ROW DWELLING OR PLACES OF WORSHIP = 60%	75% (RESIDENTIAL WITH INCLUSIONARY ZONING)	75% (SAME AS MATTER OF RIGHT)	75%
BUILDING HEIGHT	40'-0" 3 STORIES	50'-0" NO LIMIT ON # OF STORIES	65'-0"	MAIN BUILDING: 48'-9" TOP OF PARAPET 47'-0" TOP OF ROOF / 4 STORIES ANNEX: 50'-0" TOP OF PARAPET 49'-0" TOP OF ROOF / 5 STORIES
PENTHOUSE AREA	30 SF PER C-1500.4	0.4 FAR FOR HABITABLE SPACE	0.4 FAR FOR HABITABLE SPACE	0.32 FAR (11,689 SF)
PENTHOUSE HEIGHT	10'-0" 1 STORY PER C-1500.4	12'-0"; EXCEPT 15'-0" FOR PENTHOUSE MECHANICAL SPACE 1; SECOND STORY PERMITTED FOR PENTHOUSE MECHANICAL SPACE	SAME AS MATTER OF RIGHT	MAIN BUILDING: 11'-0" HABITABLE SPACE 15'-0" ELEVATOR OVERRIDE AND SOLAR PANELS ANNEX: 8'-4" (MECHANICAL ONLY)
PENTHOUSE SETBACK	1:1 RATIO	1:1 RATIO	SAME AS MATTER OF RIGHT	1:1 OR GREATER
REAR YARD	20'-0"	15'-0"	SAME AS MATTER-OF-RIGHT	SEE YARDS & COURT DIAGRAM AT SHEET [1.2] 25'-5 3/16" AT MAIN BUILDING 0'-0" AT ANNEX (RELIEF REQUESTED)
SIDE YARD	NONE REQUIRED	NONE REQUIRED IF PROVIDED= 2 IN/FT OF HT, 5'-0" MIN. SIDE YARD 1: 8'-4" REQ'D AT 50'-0" HT SIDE YARD 2: 8'-2" REQ'D AT 48'-9" HT	SAME AS MATTER-OF-RIGHT	SEE YARDS & COURT DIAGRAM AT SHEET [1.2] SIDE YARD 1: 8'-4" SIDE YARD 2: 5'-1" (RELIEF REQUESTED)
COURTS OPEN COURT	WIDTH = 4 IN/FT OF HT ONE FAMILY DWELLING = 6 FT MIN. ALL OTHER STRUCTURES = 10 FT MIN.	NONE REQUIRED IF PROVIDED= 4 IN/FT OF HT, 10'-0" MIN. OPEN COURT: WIDTH REQ'D =16'-4"	SAME AS MATTER-OF-RIGHT	SEE YARDS & COURT DIAGRAM AT SHEET [1.2] OPEN COURT: 48'-0" WIDE
PARKING	<u>RESIDENTIAL</u> NONE PER C-702.3	<u>RESIDENTIAL</u> 1 PER 3 DU > 4 DU = 40 SPACES (NOTE 2) <u>OFFICE</u> : 0.5 PER 1,000 SF > 3,000 SF = 5 SPACES (NOTE 4) <u>ARTS</u> : 1 PER 1,000 SF > 3,000 SF = 16 SPACES (NOTE 5) <u>SUBTOTAL</u> : 61 SPACES <u>TOTAL</u> : 32 REQUIRED (REDUCED BY 50% FOR PROXIMITY TO METRO PER C-702.1(a))	SAME AS MATTER OF RIGHT	<u>PROVIDED</u> 34 STRIPED AND 5 TANDEM ON-SITE 15 OFF-SITE <u>TOTAL</u> 54 TOTAL PARKING SPACES
BIKE PARKING	NONE REQUIRED	<u>RESIDENTIAL</u> 1 PER 3 DU (LONG TERM); 1 PER 20 DU (SHORT-TERM) 42 LONG TERM; 6 SHORT TERM REQUIRED <u>OFFICE</u> 1 PER 2,500 SF (LONG TERM); 1 PER 4,000 SF (SHORT TERM) 4 LONG TERM; 1 SHORT TERM REQUIRED <u>ARTS</u> 1 PER 1,000 SF (LONG TERM); 1 PER 4,000 SF (SHORT TERM) 2 LONG TERM; 1 SHORT TERM REQUIRED <u>TOTAL</u> 48 LONG TERM; 8 SHORT TERM REQUIRED 2 SHOWERS AND 4 LOCKERS ARE REQUIRED (NOTE 8)	SAME AS MATTER-OF-RIGHT	<u>PROVIDED</u> 70 LONG TERM SPACES 16 SHORT TERM SPACES 2 SHOWERS 4 LOCKERS
LOADING	NONE REQUIRED	<u>RESIDENTIAL</u> (NOTE 3,7) 1 BERTH @ 30 FT DEEP 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 20 FT DEEP	SAME AS MATTER OF RIGHT	<u>TOTAL PROVIDED</u> 1 BERTH @ 30 FT DEEP 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 20 FT DEEP
GREEN AREA RATIO	NONE REQUIRED	0.3	SAME AS MATTER-OF-RIGHT	0.3 MINIMUM PROVIDED
INCLUSIONARY ZONING				SEE PAGE 1.3

PROJECT DATA

SQUARE: 498
LOT: 52
ZONE: MU-4 PUD (PROPOSED)
SITE AREA: 36,476 SF RECORDED
 36,485 SF MEASURED

NOTES

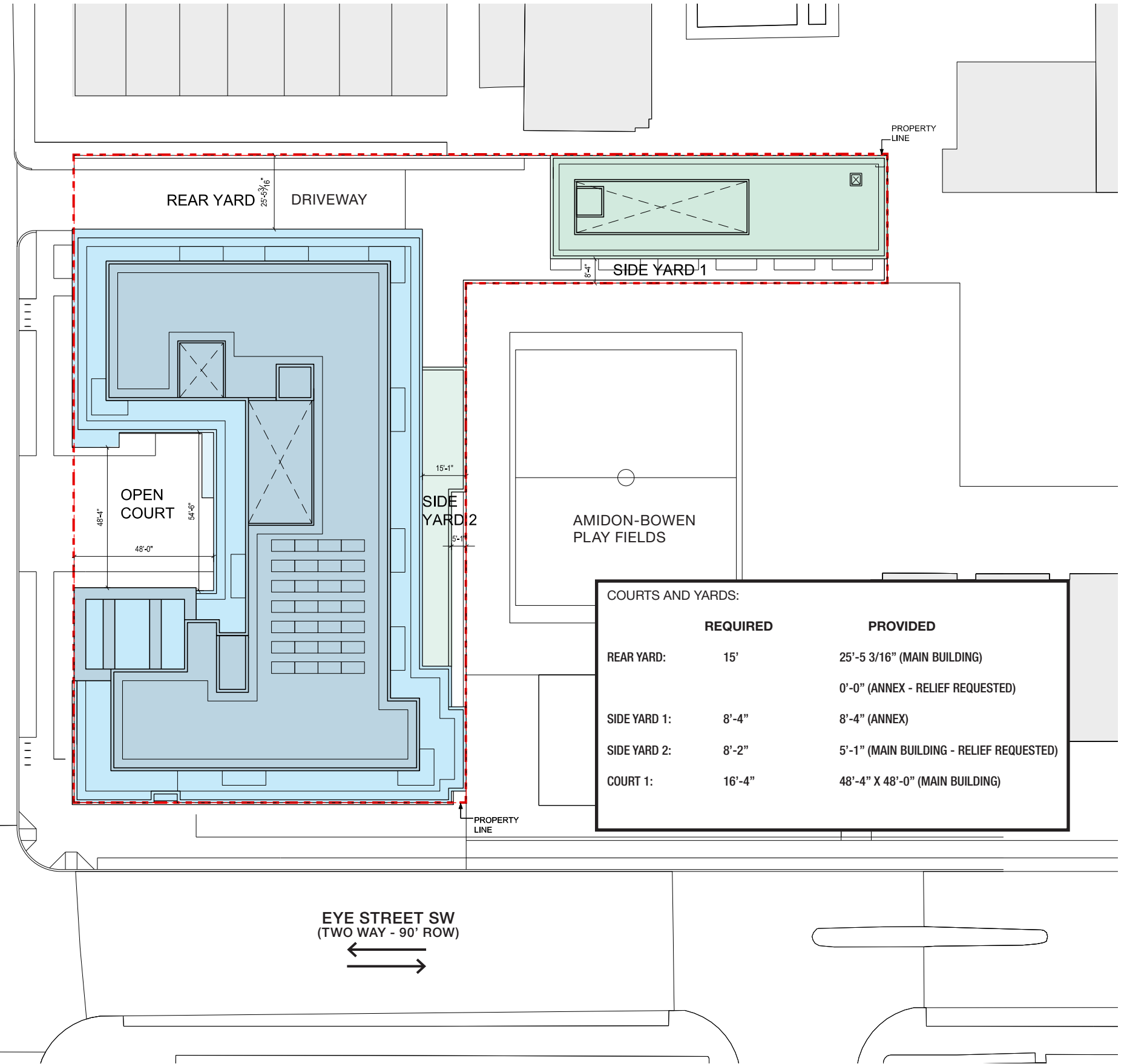
- Gross Floor Area (GFA) includes a deduction of 2% for mechanical shafts, but does not include areas for (1) parking access ramps, and (2) spaces with structural clearance less than 6'-6".
- The proposed number of dwelling units is made up of 85 market rate units, 20 actors housing units, and 5 fellows housing units with 4 bedrooms each. For purposes of the parks requirements, each bedroom within a fellows unit is treated as a separate unit, which yields a total of 125 units. The final dwelling unit count may vary by 10% per flexibility requested.
- For Office use less than 20,000 GSF no loading berth or platform is required per section 901.1.
- Office Parking in excess of 3,000 SF (Prorated between office and arts, design & creation uses), 0.5 spaces per each additional 1,000 SF. 3 spaces required for 11,218 SF of office. $((11,218 - 1,095) / 1000) * 0.5 = 5.06 * 0.5$ for metro proximity
- Office Parking in excess of 3,000 SF (Prorated between office and arts, design & creation uses), 0.5 spaces per each additional 1,000 SF. 3 spaces required for 11,218 SF of office. $((11,218 - 1,095) / 1000) * 0.5 = 5.06 * 0.5$ for metro proximity
- Arts, Design, & Creation Parking in excess of 3,000 SF (Prorated between office and arts, design & creation uses), 1 space per each additional 1,000 SF. 8 spaces required for 18,207 SF of arts, design, & creation. $((18,207 - 1,905) / 1000) = 16.302 * 0.5$ for metro proximity
- Per Subtitle C Sec. 901.8 and Sec. 902.2, loading requirements are determined by the use with the greatest requirement.
- Per Subtitle C Sec. 806.3 and Sec. 806.4, non-residential uses that occupies more than 25,000 SF require 2 showers and lockers equal 0.6 times the required long-term bike parking.



NOTES:

1. Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Refer to Sheet 4.1 for landscape plan.
3. Refer to Sheet 3.9 for overall building dimensions.
4. Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.

6TH STREET SW
(TWO WAY - 100' ROW)



REAR YARD 25'-5 3/16" DRIVEWAY

OPEN COURT
48'-4" 48'-0" 54'-6"

SIDE YARD 2
15'-1" 5'-1"

SIDE YARD 1

AMIDON-BOWEN PLAY FIELDS

	REQUIRED	PROVIDED
REAR YARD:	15'	25'-5 3/16" (MAIN BUILDING) 0'-0" (ANNEX - RELIEF REQUESTED)
SIDE YARD 1:	8'-4"	8'-4" (ANNEX)
SIDE YARD 2:	8'-2"	5'-1" (MAIN BUILDING - RELIEF REQUESTED)
COURT 1:	16'-4"	48'-4" X 48'-0" (MAIN BUILDING)

EYE STREET SW
(TWO WAY - 90' ROW)





Level 1



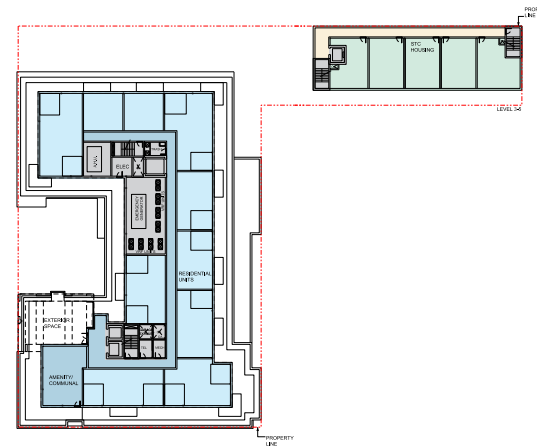
Level 2



Level 3



Level 4



Penthouse/Level 5

Unit Mix	Studio	1 BR	2 BR	3 BR	4 BR	TOTAL
Total Market Rate Residential	21	36	14	2	0	73
Inclusionary Zoning	2	6	3	1	0	12
STC Actors and Fellows Housing	3	17	0	0	5	25
TOTAL UNITS						110

NOTES:

12 affordable units shown. Affordable unit mix reflects approximate range in proportion to market unit mix.

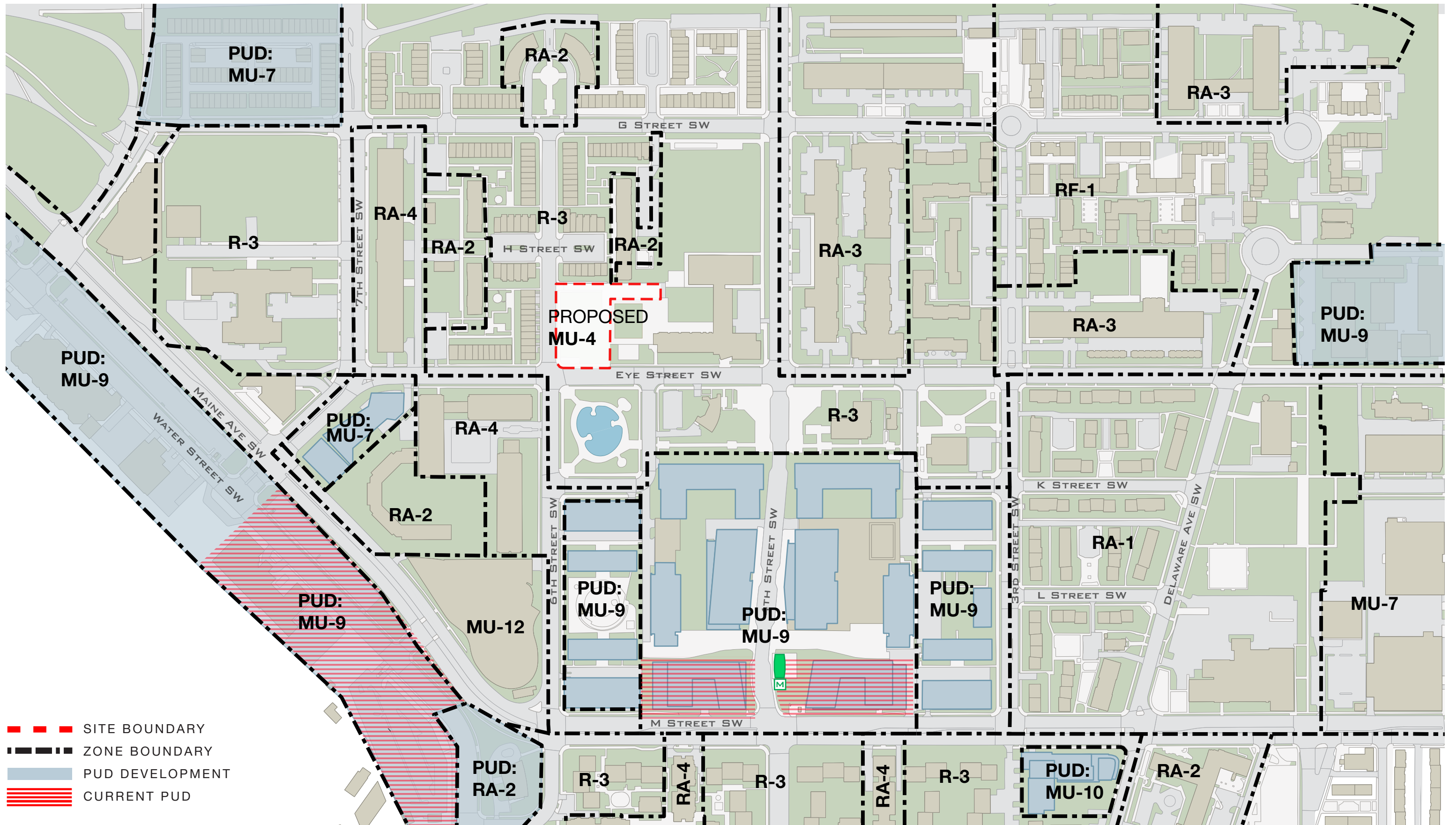
The designation of units for affordable housing is schematic and intended to show general distribution.

Final locations will be determined upon further dwelling unit layout study as part of the final design.

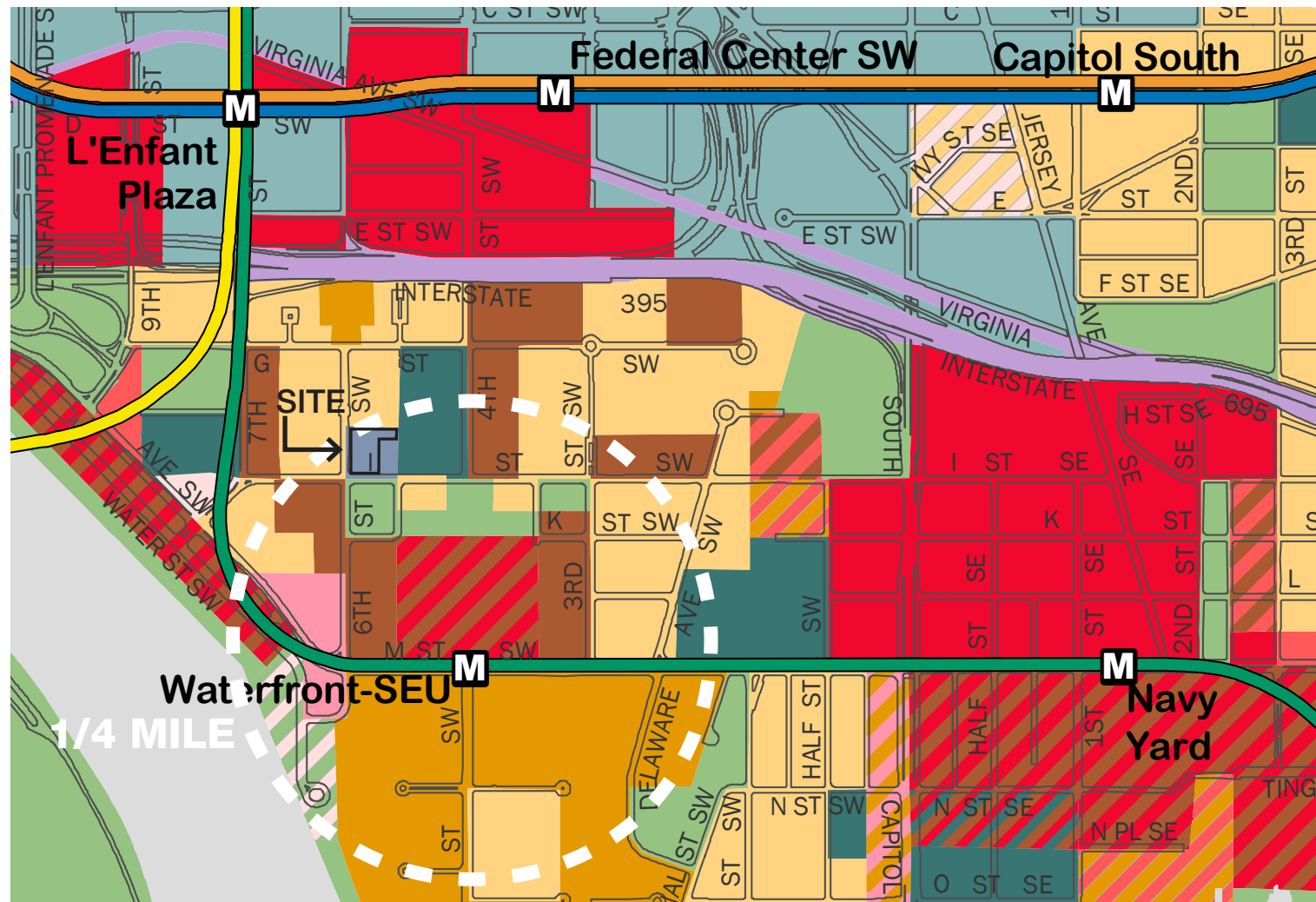
KEY

- RESIDENTIAL (MARKET)
- RESIDENTIAL (AFFORDABLE)
- STC HOUSING

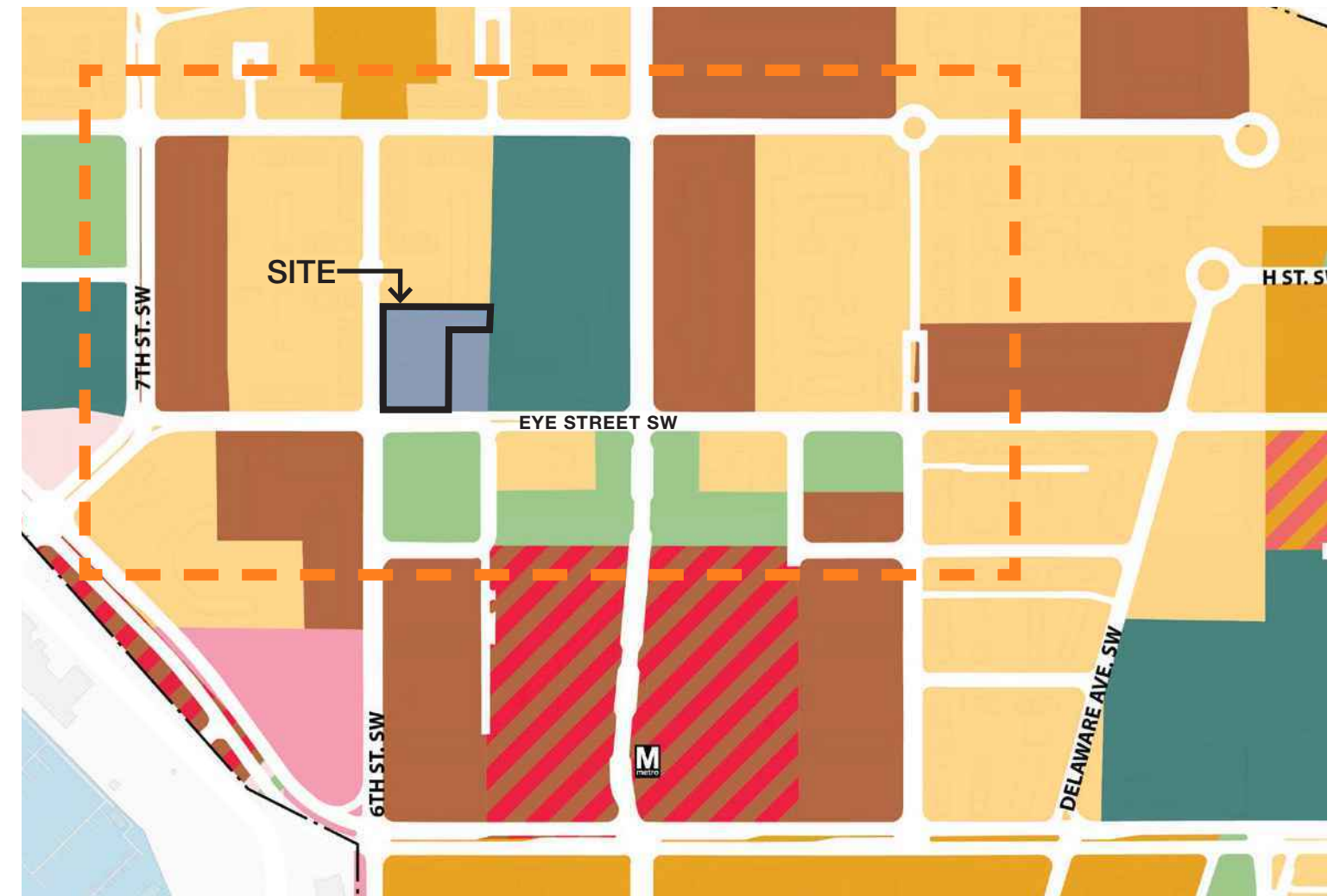
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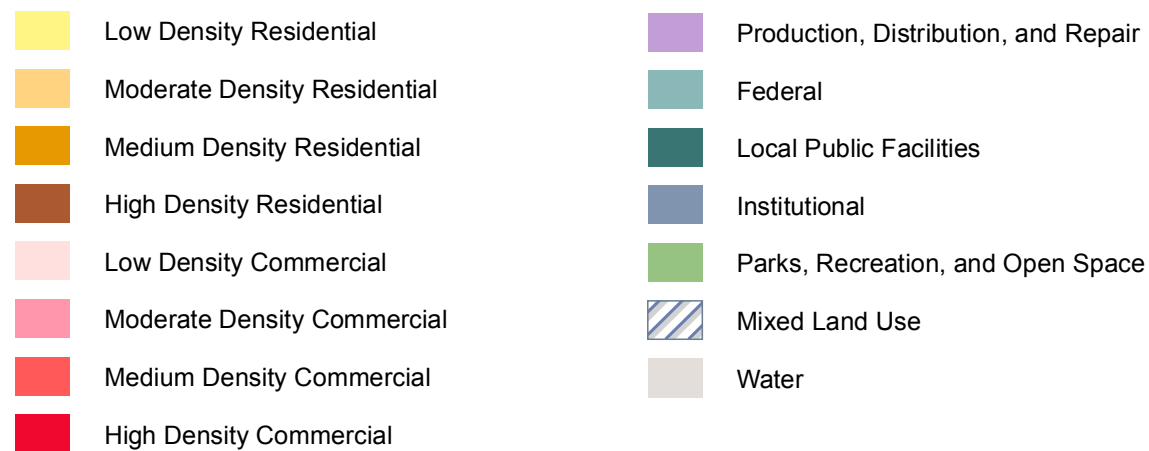
- SITE BOUNDARY
- ZONE BOUNDARY
- PUD DEVELOPMENT
- CURRENT PUD



COMPREHENSIVE PLAN - FUTURE LAND USE MAP 7
GENERAL VICINITY MAP

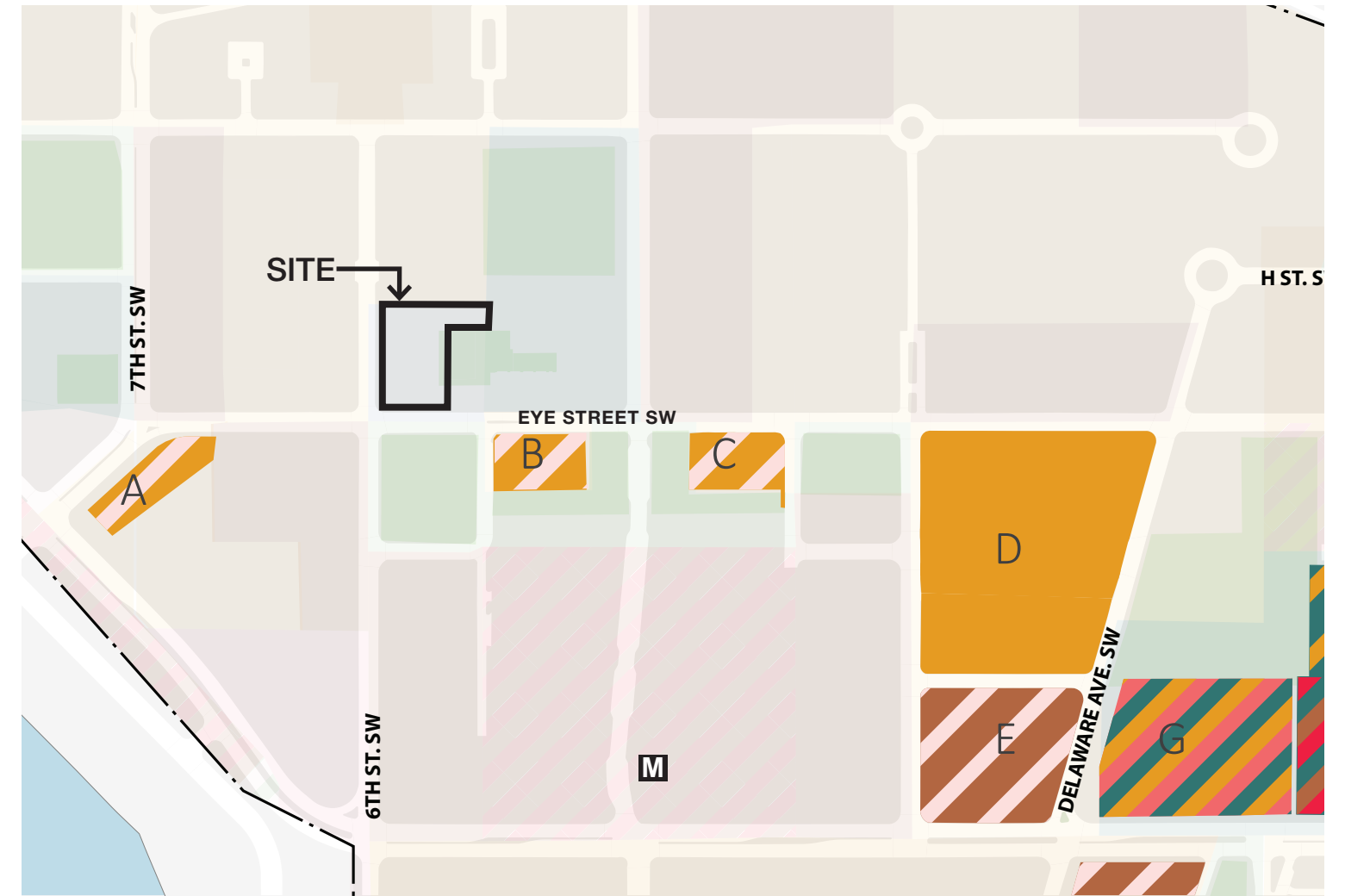


MAP ENLARGEMENT





FUTURE LAND USE MAP



FUTURE LAND USE MAP WITH SW SMALL AREA PLAN CHANGES

- MODERATE DENSITY RESIDENTIAL (1-3 STORIES)
- MEDIUM DENSITY RESIDENTIAL (4-7 STORIES)
- HIGH DENSITY RESIDENTIAL (8+ STORIES)
- LOW DENSITY COMMERCIAL
- MODERATE DENSITY COMMERCIAL
- MEDIUM DENSITY COMMERCIAL
- HIGH DENSITY COMMERCIAL
- PARKS AND OPEN SPACE
- LOCAL PUBLIC
- PUBLIC, INSTITUTIONAL
- STRIPING INDICATES A MIX OF USES