

# Tab D

# 1 HAWAII AVENUE NE PUD AND MAP AMENDMENT



**PROJECT TEAM:**

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WESLEY HOUSING DEVELOPMENT CORPORATION

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**1 HAWAII AVENUE, NE**  
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WASHINGTON, DC 20011

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DATE: 01/04/19  
PROJECT NO: 2018-014  
DRAWN BY: RM/AMRK  
CHECKED BY: DHRM

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COVER SHEET

A0.0

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ARCHITECTURAL

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Notes:  
The number, size, and location of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.

**WESLEY HOUSING DEVELOPMENT CORPORATION**

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LANDSCAPE

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CIVIL

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DRAWING INDEX

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DRAWN BY: RM/JMK  
CHECKED BY: DJH/RM

| PROJECT DATA             |  |   |  |  |
|--------------------------|--|---|--|--|
| PROJECT ADDRESS:         |  | ONE HAWAII AVENUE NE , WASHINGTON, D.C., 20011                            |  |  |
| SQUARE   LOT:            |  | 0124   0077   |  |  |
| ZONING DISTRICT          |  | RA - 1 (RA - 2 PUD)   |  |  |
| LOT AREA:                |  | 26,400  |  |  |
| CONSTRUCTION TYPE:       |  | TYPE 1 PODIUM, TYPE 3b ABOVE  |  |  |
| NUMBER OF STORIES:       |  | 5 STORIES ABOVE GRADE   |  |  |
| FIRE SUPPRESSION SYSTEM: |  | THIS BUILDING IS FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM |  |  |

**ZONING ANALYSIS - DCMR TITLE 11 (2016)**

| SECTION                    | ZONING REGULATION                                  | PERMITTED RA-2 PUD  |            | PROPOSED RA-2 PUD             |            | NOTES |
|----------------------------|--|---|------------|-------------------------------|------------|-------|
|                            |  |   |            |                               |            |       |
| <b>Floor Area Ratio</b>    |  |   |            |                               |            |       |
| <b>F-302.1</b>             | Maximum Permitted FAR                              | 2.59  | 68,376 GFA | 2.58                          | 68,238 GFA |       |
| <b>Inclusionary Zoning</b> |  |   |            |                               |            |       |
| <b>C-1003.2</b>            | Set-Aside Requirements                             | Greater of 10% residential GFA or 50% of bonus density, plus 8% penthouse habitable space   |            | 10% residential GFA           |            |       |
| <b>C-1005.1</b>            | Development Standards Regarding Inclusionary Units | The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type. |            | See sheet A6.02               |            |       |
| <b>Building Height</b>     |  |   |            |                               |            |       |
| <b>F-303.1, X-303.7</b>    | Height   | 60'-0"  |            | 58'-6"                        |            |       |
| <b>Penthouse</b>           |  |   |            |                               |            |       |
| <b>F-301.1</b>             | Height   | 15'-0"  |            | 10' - 0" mechanical penthouse |            |       |
|                            | Stories  | 1 story; (2nd story permitted for penthouse mechanical space)   |            | 1 story                       |            |       |
| <b>C-1502.1(a)(b)(c3)</b>  | Setbacks   | 1:1 on Front, Back, and Side; No minimum setback on closed court  |            | 1:1 on Front, Back, and Side  |            |       |
| <b>C-1503.1(c)</b>         | Permitted habitable FAR                            | 0.4   |            | 0                             |            |       |
| <b>Lot Occupancy</b>       |  |   |            |                               |            |       |
| <b>F-304.1</b>             | Residential w/ IZ                                  | 60%   |            | 53%                           |            |       |

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**WESLEY HOUSING DEVELOPMENT CORPORATION**

**ZONING ANALYSIS**

**Bonstra | Haresign ARCHITECTS**  
 ZONING ANALYSIS

| SECTION                     | ZONING REGULATION  | PERMITTED RA-2 PUD   | PROPOSED RA-2 PUD              | NOTES  |                 |   |
|-----------------------------|--------------------|--|--------------------------------|--|-----------------|---|
| <b>Rear Yard Setback</b>    |                    |  |                                |  |                 |   |
| F-305.1                     | Rear Yard Setback  | 4' per 1" of height, but not less than 15'                               | 28'                            |  |                 |   |
| <b>Side Yard Setback</b>    |                    |  |                                |  |                 |   |
| F-306.2                     | Side Yard Setback  | None required, but 4' minimum if provided                                | 15'-0"                         | Building Restriction Line: 20' on Rock Creek Church Rd; 15' on Allison S   |                 |   |
| <b>Green Area Ratio</b>     |                    |  |                                |  |                 |   |
| F-307.1                     | Ratio              | 0.3  | 0.3                            |  |                 |   |
| <b>Car Parking</b>          |                    |  |                                |  |                 |   |
| TABLE C-701.5               | Residential        | 1 space per 3 units in excess of 4 units X<br>50% reduction<br>12 Spaces | 12 spaces                      | 78 Units; 50% reduction by DCMR 11-C702.1a (<0.5 miles to Fort Totten Metro Station); 50% min standard sized spaces provided per DCMR 11-C712.3. |                 |   |
|                             | <b>Total</b>       | <b>12 parking spaces</b>   | <b>12 parking spaces</b>       | Provided: 7 standard, 3 compact, 2 handicapped   |                 |   |
| <b>Bicycle Parking</b>      |                    |  |                                |  |                 |   |
|                             |                    | <b>Long Term</b>   | <b>Short Term</b>              |  |                 |   |
| TABLE C-802.1               | Residential        | 1 Space /3 units=<br>26 Spaces   | 1 Space /20 units=<br>4 Spaces | 26   | 4               | 78 Units                                |
|                             | <b>Total</b>       | <b>26 Spaces</b>   | <b>4 Spaces</b>                | <b>48 spaces</b>   | <b>4 Spaces</b> | 6 bike racks provided, 8 bikes per rack |
| <b>Loading Requirements</b> |                    |  |                                |  |                 |   |
| TABLE C-901.1               | Residential        | 1 Required   | 1 Provided                     |  |                 |   |
| C-904.2                     | Loading Berth Size | 12' x 30', 14' vertical clear  | 12' x 30'                      | 10'-6" clearance provided, see sheet A3.01 section B-B   |                 |   |
| C-905.4(a)                  | Loading Platform   | 1 Required   | 1 Provided                     | 100 s.f loading platform provided adjacent to service space  |                 |   |

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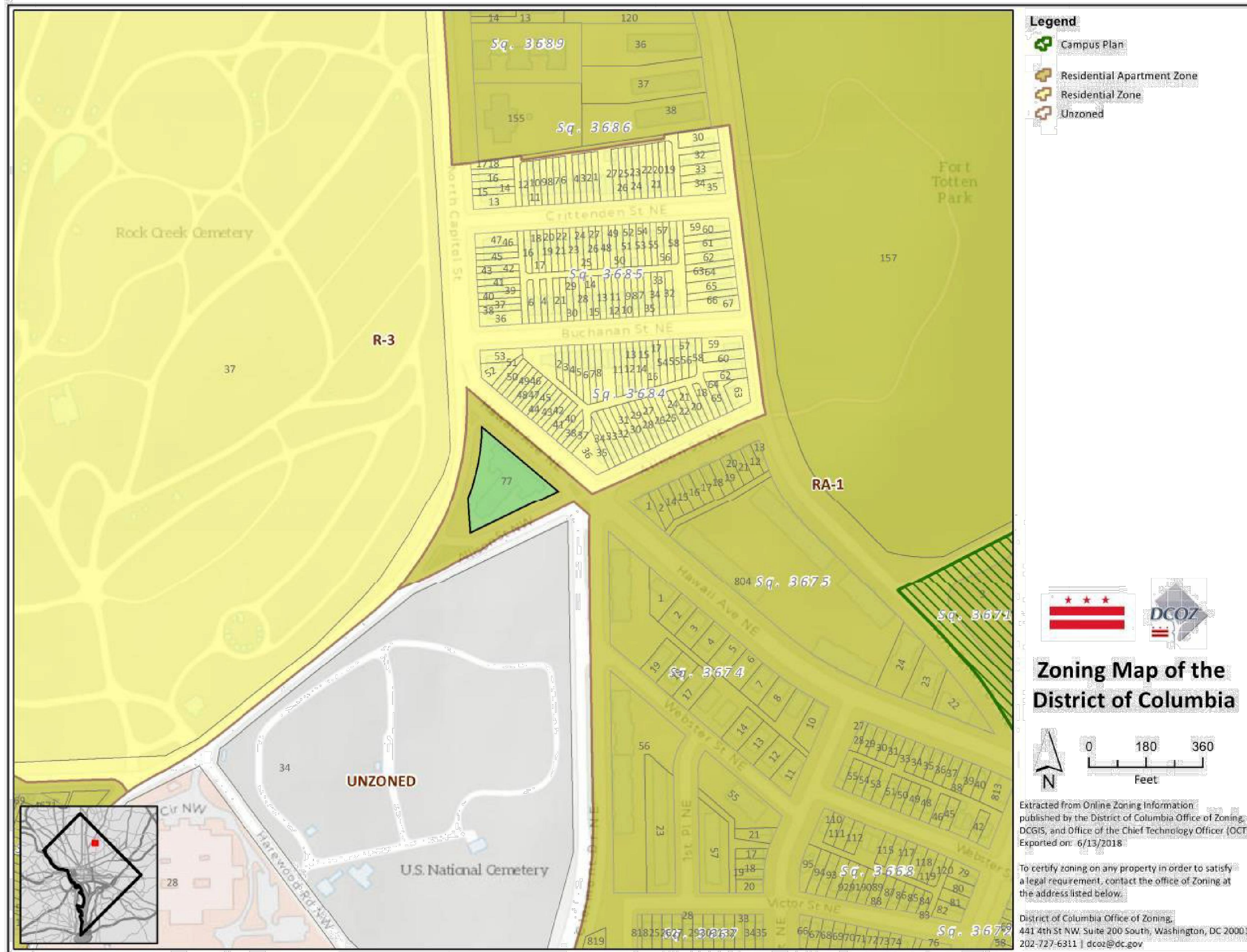
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**WESLEY HOUSING DEVELOPMENT CORPORATION**

**ZONING MAP**

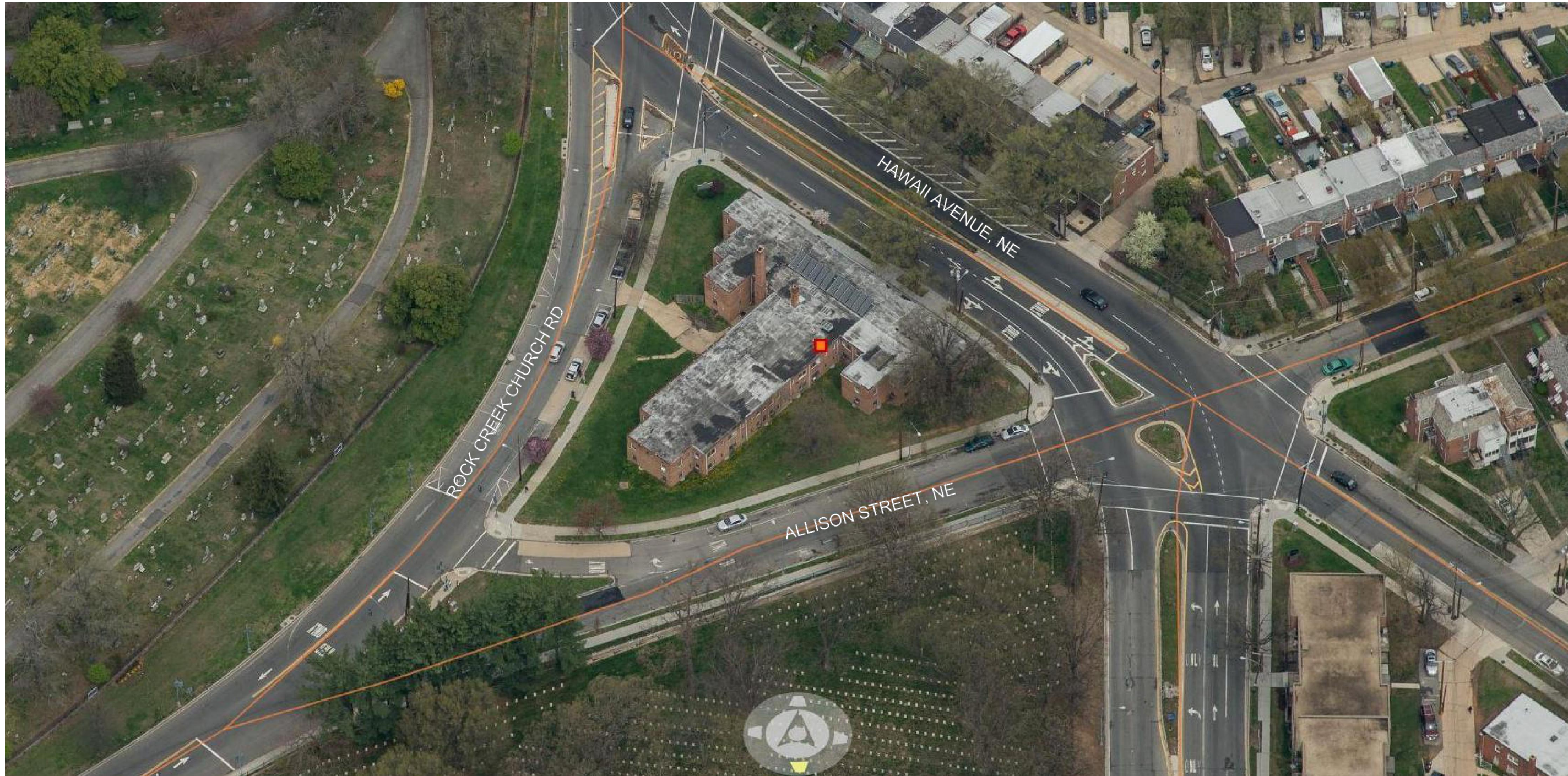
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ZONING MAP

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