

400 Florida Ave. PUD Application

Washington DC

Square 3588 - Lots 4, 25, 803 - 400 Florida Avenue SE



PROPERTY OWNER
Rangers Properties

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
Rangers Properties

LAND USE COUNSEL
Holland & Knight

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Bohler Engineering

TRAFFIC CONSULTANT
Grove/Slade Associates, Inc.

LANDSCAPE ARCHITECT
Parker Rodriguez, Inc.

ZONING COMMISSION NO.
16-10



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	Deleted sheets since submission				



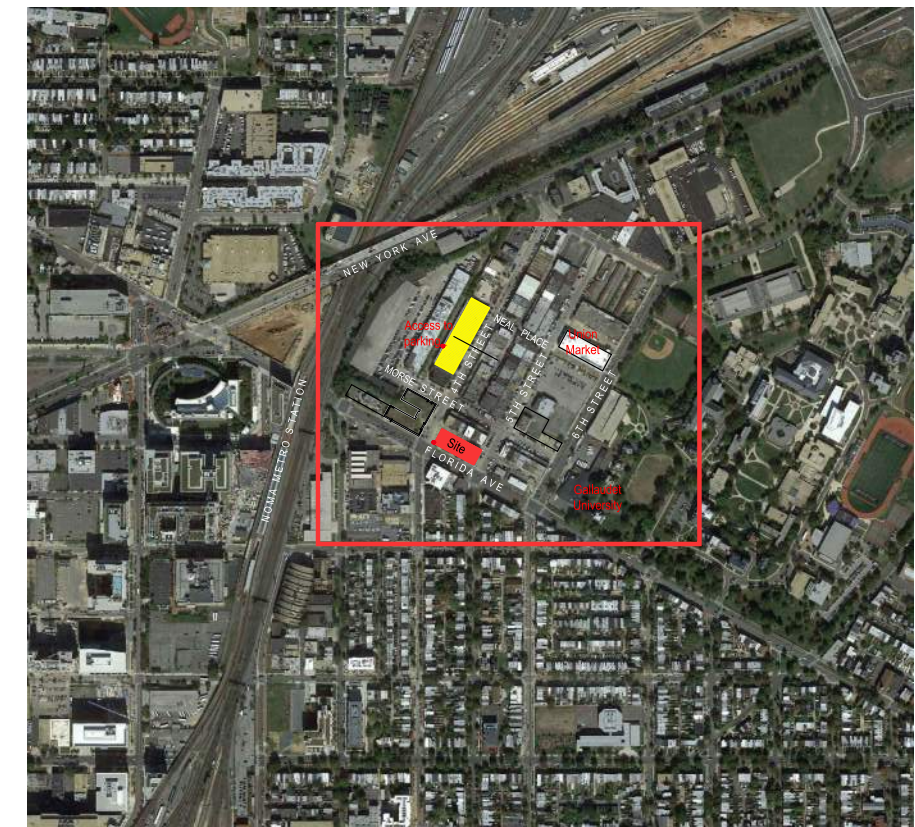
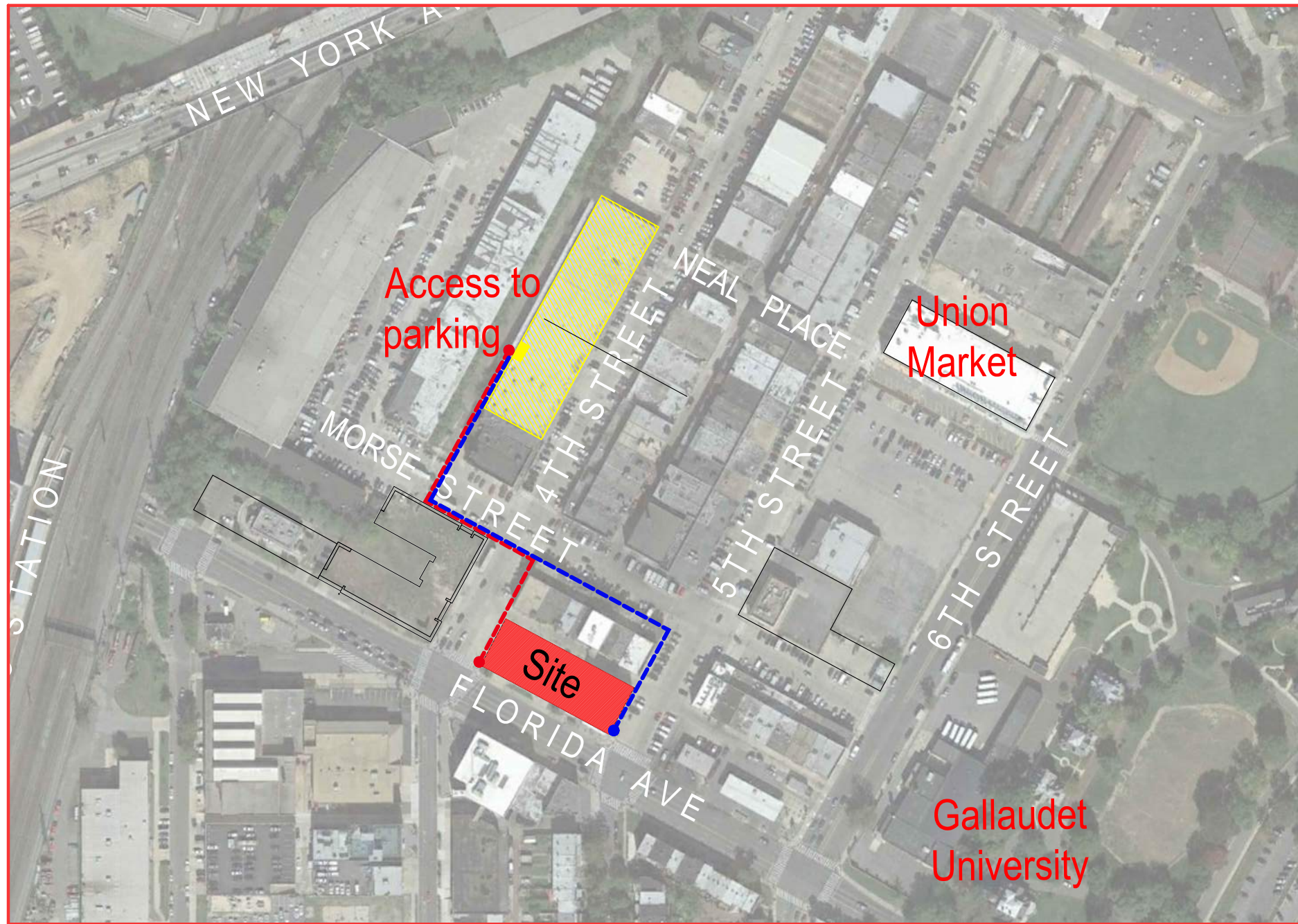
SQUARE: 3588

LOT: 4

SECTION	ITEM	SHEET NUMBER
2406.11a	Complete application form (s)	In Written Application
2406.11b	Map showing location, existing zoning of subject site and adjacent properties and any change of zoning	A003
2406.11c	Statement of purposes and objectives, including the proposed form of development and description of how project meets the evaluation standards of §2403:	In Written Application
2406.11d	SITE PLAN: A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building and exact area of the total site.	L001 / C3
2406.11e	DEVELOPMENT DATA: (1) The area and dimensions of each lot proposed for each building and the exact area of the total site; area of the total site; (2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site (3) The gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a break-down for each use, (4) A Circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use, (5) The existing topography of the development area; the location of all major natural features including trees of six-inch caliper or greater; and the location and elevations of public or private streets, alley, or easement bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned; (6) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated including the methods of calculating those quantities, (7) Any other information needed to understand the unique character and problems of developing the PUD.	A006 A006 A006 A004 C2 C6 LEED A020

SECTION	ITEM	SHEET NUMBER
2406.12a	Completed application form	In Written Application
2406.12b	A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses;	In Written Application
2406.12c	SITE PLAN : A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities, and other easements walkways, driveways, plazas, arcades, and any other open spaces;	C3 / A100
2406.12d	LANDSCAPE & GRADING PLAN; A detailed landscaping and grading plan showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent in five percent increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water, and sewer lines. proposed erosion control measures shall also be shown;	L001-L004 / C3
2406.12e	FLOOR PLANS; Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located;	A100 - A402
2406.12f	CRICULATION PLAN; A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans;	A102 / C8
2406.12g	OTHER INFORMATION; Any other information needed to understand the final design of the proposal, or information specifically requested by the commission;	LEED A020
2406.12h	A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.	N/A this is a consolidated PUD application





Walking Path to Parking-Hotel: -----
 Parking Walking distance: 650'
 Parking Walking average time: 2.5 minutes

Walking Path to Parking-Residential: -----
 Parking Walking distance: 920'
 Parking Walking average time: 3.4 minutes

Parking Information:

SQ. 3587
 Lot. 0828 , 0827 , 7012 , 7013



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Location Map





1270 4th Street NE /
-Edens
-11 story / 520 du's
-40,000 sf Retail
Pending Development



1309 5th Street NE (EDENS)
-Market / Theatre / 112K office



500 & 530 morse st. NE
-9 story / 270 du's
-20,000 Sf. Retail
Pending Development



The Edison / LCOR
-6 story / 171 du's
-26,000 sf Retail
340 Florida Ave NE
Pending Development

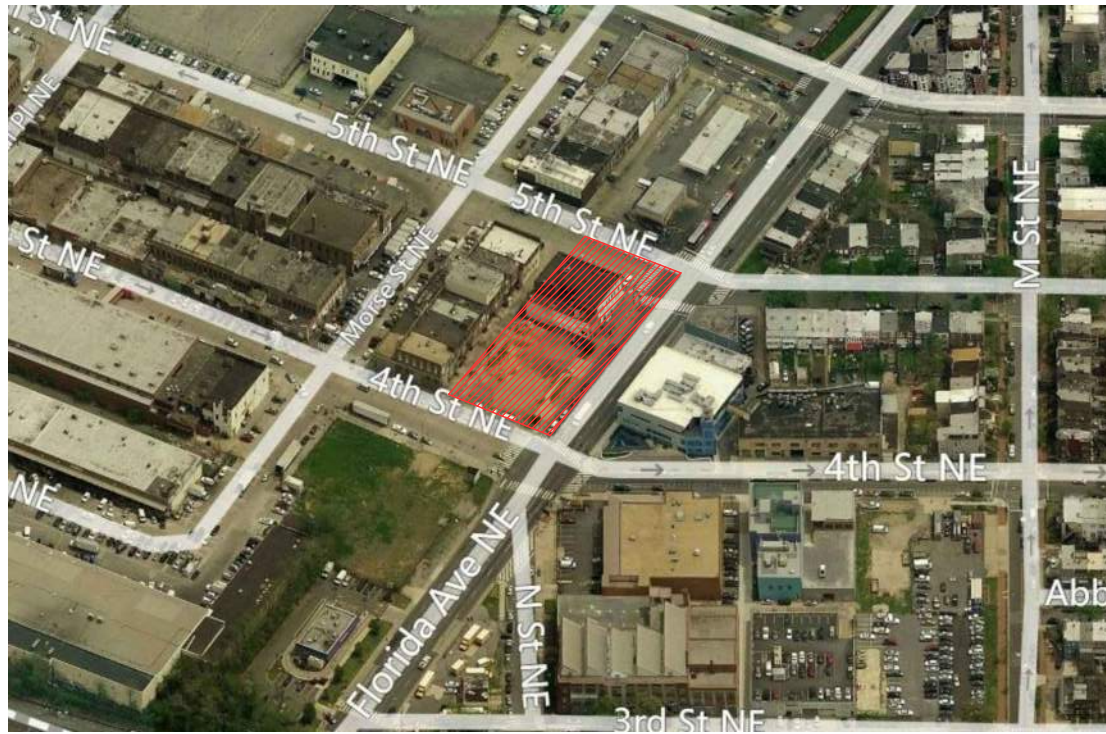


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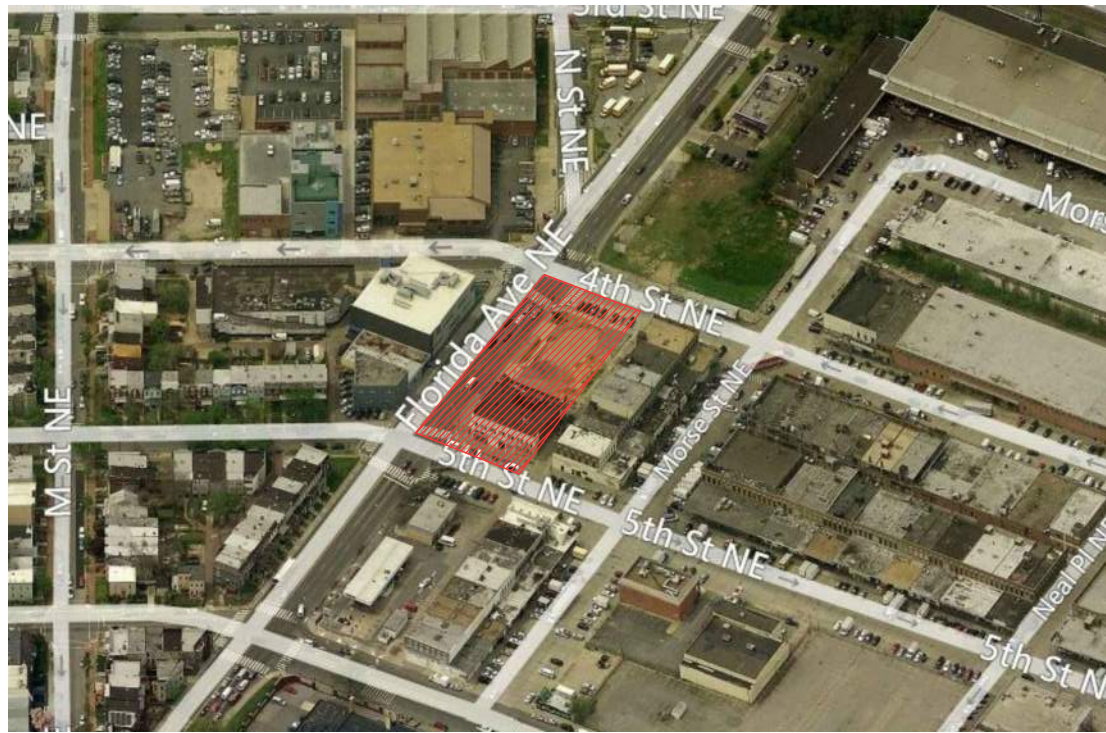
Nearby Precedents



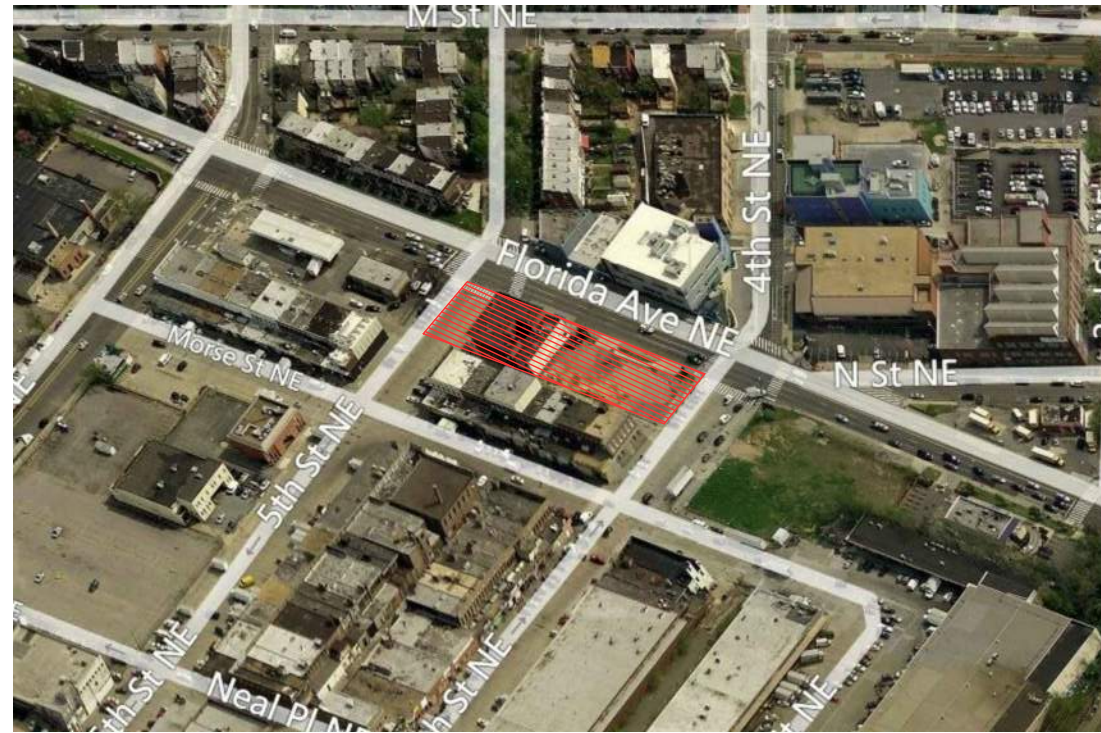
north west - bird eye view



south west - bird eye view



south east - bird eye view



north east - bird eye view



key plan















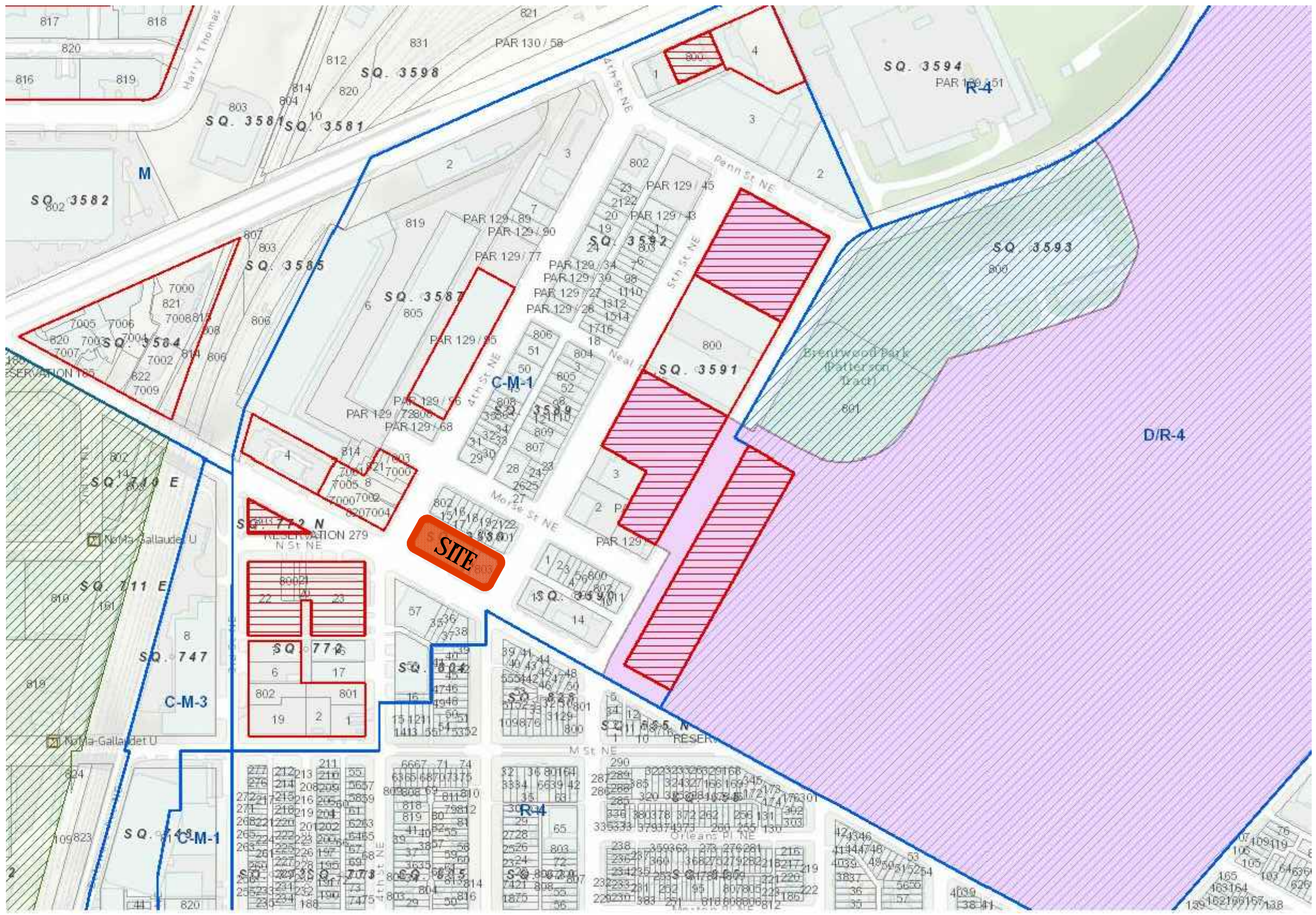
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Existing Aerial Views

-  Zone Districts
-  Pending Zones
-  Historic Districts
-  TDRs
-  Pending PUDs
-  Active PUDs
-  Overlays Districts
-  Pending Overlay Districts
-  Campus Plans
-  Air Rights Zone
-  Baist Index
-  CEA



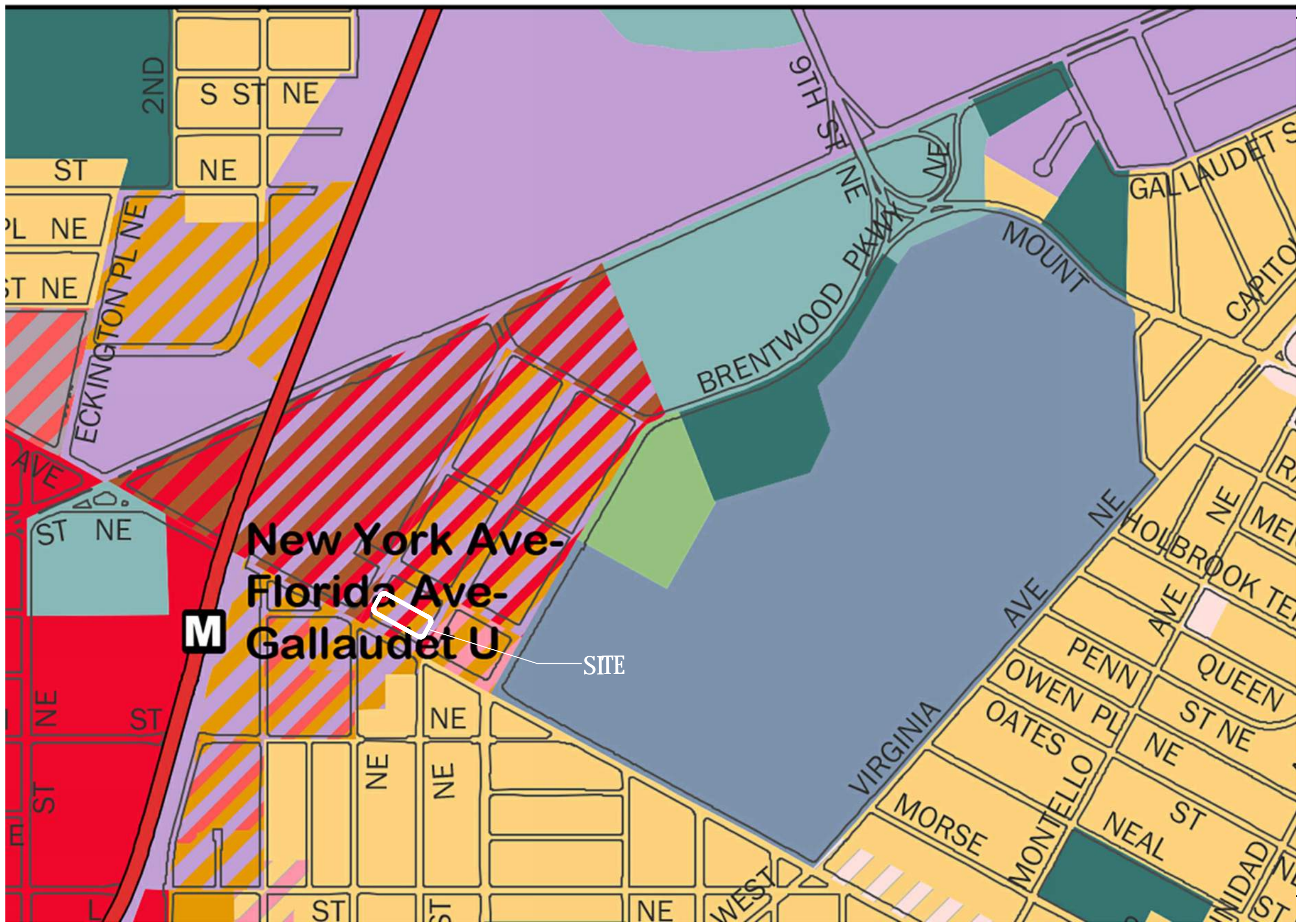
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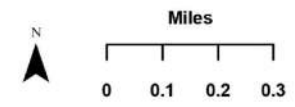
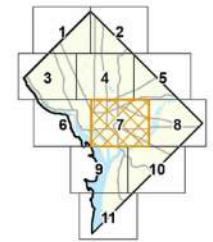
Zoning Map





**Comprehensive Plan
Future Land Use
Map 7**

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



Government of the District of Columbia
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



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Comprehensive Plan

	C-3-C PUD Requirements - Hotel Use	C-3-C PUD Requirements - Residential Use	Proposed PUD - Hotel Use	Proposed PUD - Residential Use	Proposed PUD - Retail Use	Total Proposed - Hotel, Residential and Retail Use
FAR	8.0	8.0				8.0
Gross Floor Area (GFA) Allowed	164,288	164,288	66,924	94,632	2,732	164,288
Number of Dwelling Units			155	110		
Building Height	120' *	120' *	114'-7"	120'		
Lot Occupancy	100%	100%				74.20%
Rear Yard	2 1/2"/ft of adjacent height** not < 12'-0" = 25' (based off 120' height)	2 1/2"/ft of adjacent height** not < 12'-0" = 25' (based off 120' height)				45'-0"
Side Yard	not required ***	not required ***				
Closed Court	not applicable	not applicable				
Open Court	4"/ft of height not < 15'-0" **** = 40' (based off 120' height)	4"/ft of height not < 15'-0" **** = 40' (based off 120' height)	132'-6" , 141'-10"	132'-6" , 141'-10"		
Penthouse Height	20'-0"	20'-0"	5'-0" , 9'-0" , 9'-4" , 12'-0" , 18'-6"	9'-4" , 13'-0" , 18'-6" , and 20'-0"		
Penthouse FAR	0.4	0.4				0.3
Penthouse Use: Mechanical Space (sf)			800	800		1,600
Penthouse Use: Communal Space (sf)			1,907	2,550		4,457
Penthouse Setback	1 to 1	1 to 1	1 to 1	1 to 1		
GAR %	0.200	0.200	0.200	0.200	included in hotel and residential	
Parking [parking/units]	1/4units = 39	1/4units = 28	0	3		3
Parking Hotel Function Use	none required below 10,000 sf		0			
Parking Retail use	none required below 3,000 sf					
Compact Parking Spaces Allowed	25%	25%				
Total Car Parking			0	3		3****
Bicycle Parking [parking/units]		1/3units = 37	6	97		103
Loading Berths	1 berth @ 30', 1 platform @ 100 sf, 1 service @ 20'	1 berth @ 55', 1 platform @ 200 sf, 1 service @ 20'	1 berth @ 12' x 30', 1 platform @ 100 sf	1 berth @ 12' x 30', 1 platform @ 200 sf		2 berths @ 12' x 30', 1 platform @ 100 sf, 1 platform @ 200 sf
Loading Berths Hotel Function Use	none required below 10,000 sf					
Loading Berths Retail Use	none required below 8,000 sf					
Affordable Housing Unit Summary						
Residential GFA				94,632		
GFA Set Aside		8% @ 80% AMI = 7,571		12% Total = 11,356 6% @ 50% AMI = 5,678 6% @ 80% AMI = 5,678		
Number of Units Set Aside				14		
Notes						
*Section 2405.1 of the Zoning Regulations permits a maximum building height of 130 feet for PUDs in the C-3-C District. However, given that the 5th Street right-of-way is 100 feet, the 1910 Height Act limits the Maximum building height to 120 feet.						
As shown on the site plan, the building's point of measurement is at elevation 77'-8", which is the level of the curb opposite the middle of the front of the building on 5th Street.						
**Adjacent height = vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall.						
***If provided, 3"/ft of height not < 8'-0"						
****Measured from lowest level of the court						
*****One parking space shared with loading service space, 50 Parking spaces will be located off-site.						
***** Total lot area SQF. 20,536						
Flexibility Requested						



	floor	2 bedroom market rate	3 bedroom market rate	2 bedroom IZ @50%	3 bedroom IZ @80%	3 bedroom IZ @50%	4 bedroom IZ @80%	TOTAL UNITS
average sf		546	815	546	546	815	815	
	11	5	6					11
	10	5	6					11
	9	5	6		1	1		13
	8	5	6			1		12
	7	5	5		1			11
	6	5	5		1	1		12
	5	4	5			1	1	11
	4	4	5		1		1	11
	3	3	4		1	1		9
	2	3	4	1		1		9
	1							
Total		44	52	1	5	6	2	
Total		96		14				110
remarks								
	amenity							

NOTES:

1. Refer to sheet A103 - A109A for IZ units distribution.



Area	MATTER OF RIGHT (MOR)		PUD / TDR	
	Height	FAR	Height *	FAR
Moderate - Medium	65'-00"	4.0	65'-00" - 90'-00"	4.0 - 6.0
Medium - High	70'-00"	5.0	70'-00" - 130'-0"	5.0 - 8.0
High	90'-00"	6.5	130'-00"	8.0

* or less if restricted by the Height Act

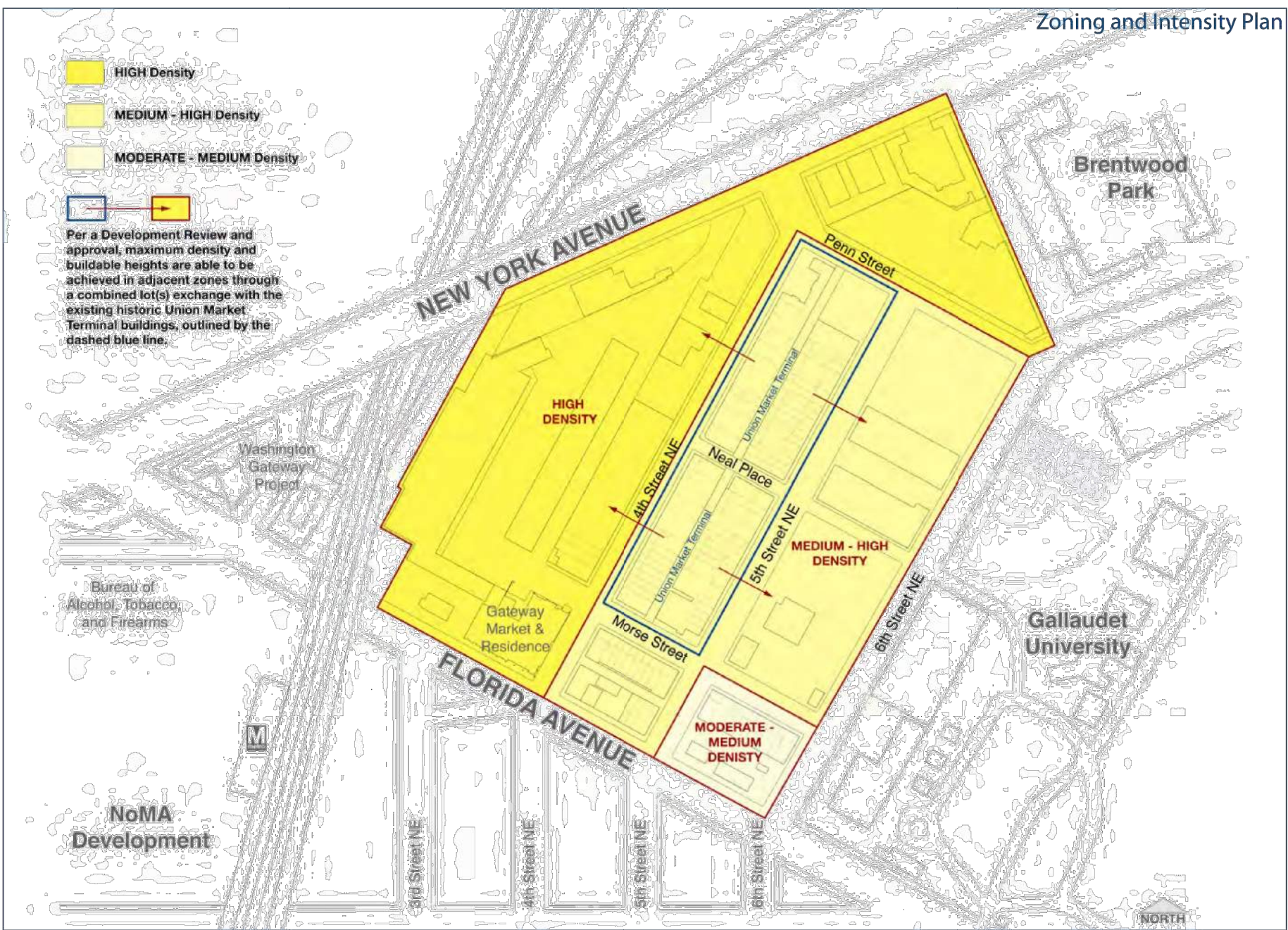


fig. 6.01



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Florida Avenue Market Conceptual Plan





LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Y ? N

Y	?	N	Credit	Description	Points
				Integrative Process	1
10 1 0 Location and Transportation 16					
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	1		Credit	High Priority Site	2
3			Credit	Surrounding Density and Diverse Uses	5
3			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
8 0 1 Sustainable Sites 10					
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1
5 1 1 Water Efficiency 11					
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
		1	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
17 1 0 Energy and Atmosphere 33					
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
6			Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
1	1		Credit	Demand Response	2
1			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
1			Credit	Green Power and Carbon Offsets	2
7 3 0 Materials and Resources 13					
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3		Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2
12 3 0 Indoor Environmental Quality 16					
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
2			Credit	Daylight	3
1	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1
4 0 0 Innovation 6					
3			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
1 1 0 Regional Priority 4					
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
64 10 2 TOTALS Possible Points: 110					
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					





LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Y ? N

		Credit	Integrative Process	1						
10	1	0	Location and Transportation	16	9	0	0	Materials and Resources	13	
			Credit	LEED for Neighborhood Development Location	16	Y		Prereq	Storage and Collection of Recyclables	Required
1			Credit	Sensitive Land Protection	1	Y		Prereq	Construction and Demolition Waste Management Planning	Required
	1		Credit	High Priority Site	2	2		Credit	Building Life-Cycle Impact Reduction	5
3			Credit	Surrounding Density and Diverse Uses	5	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
3			Credit	Access to Quality Transit	5	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Bicycle Facilities	1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1			Credit	Reduced Parking Footprint	1	2		Credit	Construction and Demolition Waste Management	2
1			Credit	Green Vehicles	1					
7	0	1	Sustainable Sites	10	11	2	0	Indoor Environmental Quality	16	
Y			Prereq	Construction Activity Pollution Prevention	Required	Y		Prereq	Minimum Indoor Air Quality Performance	Required
			Credit	Site Assessment	1	Y		Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Site Development - Protect or Restore Habitat	2	1		Credit	Enhanced Indoor Air Quality Strategies	2
1			Credit	Open Space	1	2		Credit	Low -Emitting Materials	3
2			Credit	Rainwater Management	3	1		Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Heat Island Reduction	2	1		Credit	Indoor Air Quality Assessment	2
		1	Credit	Light Pollution Reduction	1	1		Credit	Thermal Comfort	1
						1	1	Credit	Interior Lighting	2
5	0	1	Water Efficiency	11	2			Credit	Daylight	3
Y			Prereq	Outdoor Water Use Reduction	Required	1		Credit	Quality Views	1
Y			Prereq	Indoor Water Use Reduction	Required	1		Credit	Acoustic Performance	1
Y			Prereq	Building-Level Water Metering	Required	1		Credit		
2			Credit	Outdoor Water Use Reduction	2					
3			Credit	Indoor Water Use Reduction	6					
		1	Credit	Cooling Tower Water Use	2					
			Credit	Water Metering	1					
10	0	0	Energy and Atmosphere	33	1	1	0	Regional Priority	4	
Y			Prereq	Fundamental Commissioning and Verification	Required	1		Credit	Regional Priority: Specific Credit	1
Y			Prereq	Minimum Energy Performance	Required		1	Credit	Regional Priority: Specific Credit	1
Y			Prereq	Building-Level Energy Metering	Required			Credit	Regional Priority: Specific Credit	1
Y			Prereq	Fundamental Refrigerant Management	Required			Credit	Regional Priority: Specific Credit	1
3			Credit	Enhanced Commissioning	6					
4			Credit	Optimize Energy Performance	18					
			Credit	Advanced Energy Metering	1					
1			Credit	Demand Response	2					
			Credit	Renewable Energy Production	3					
1			Credit	Enhanced Refrigerant Management	1					
1			Credit	Green Power and Carbon Offsets	2					
					54	4	2	TOTALS	Possible Points: 110	
					Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					



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Hotel LEED Score Card