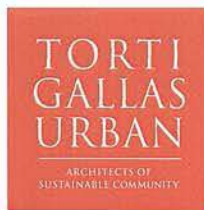


# PUD Zoning Commission Hearing

**Bruce Monroe**



DANTES  
PARTNERS



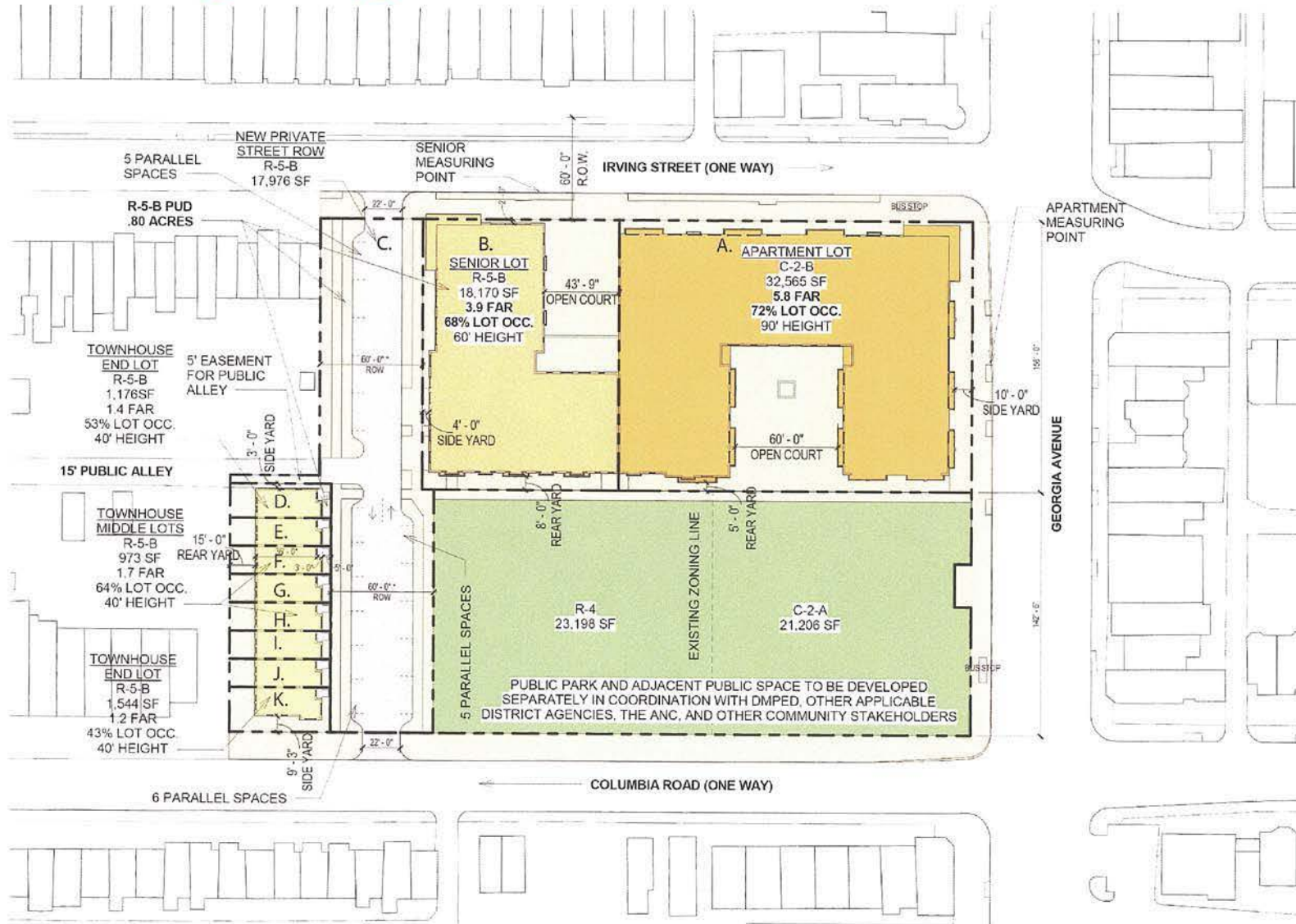
December 8th, 2016

# New Development along Georgia Avenue

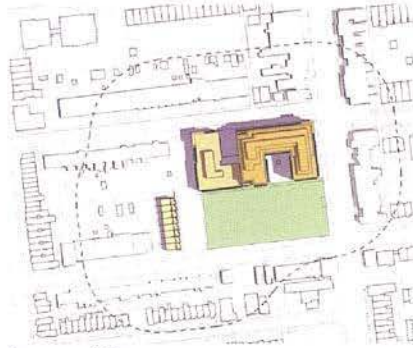


- Significant Corridor Buildings Since the Year 2000
- Significant Corridor Buildings Recently Entitled
- Proposed Buildings as Part of the Park Morton NCI, Phases 1 - 3

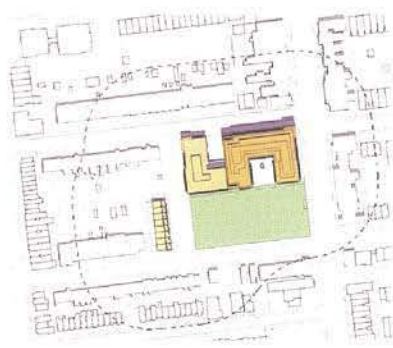
# Zoning Diagram



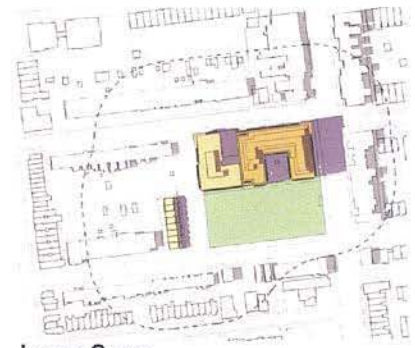
# Shadow Studies



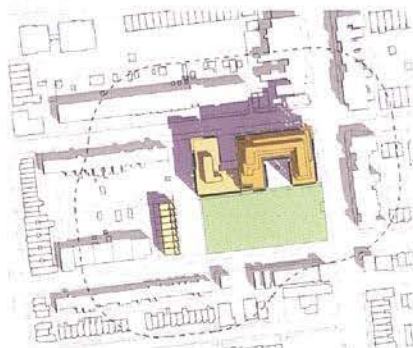
June 10am



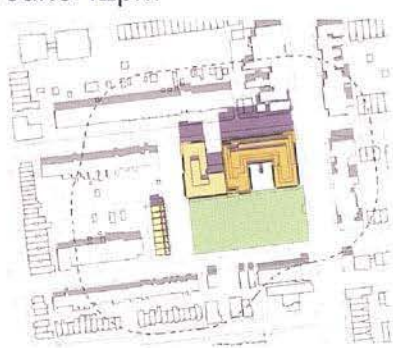
June 12pm



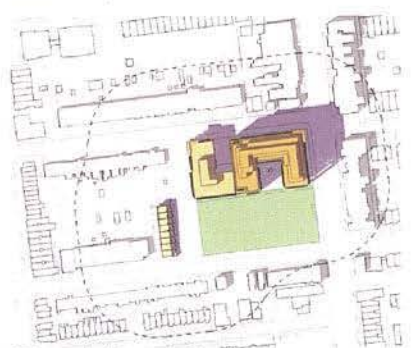
June 3pm



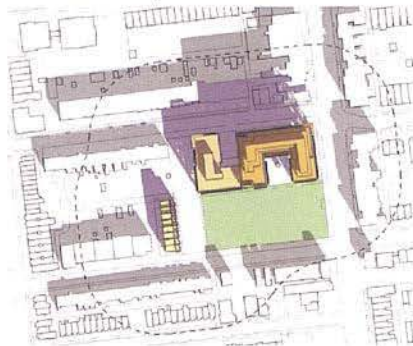
March/Sept 10am



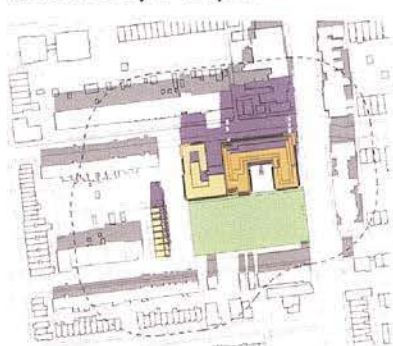
March/Sept 12 pm



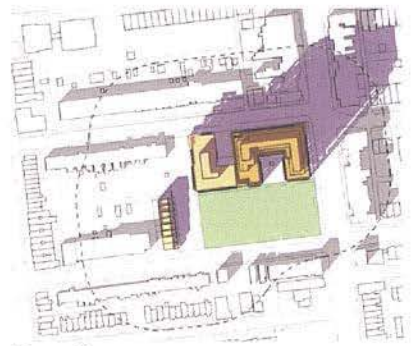
March/Sept 3pm



Dec 10am



Dec 12 pm

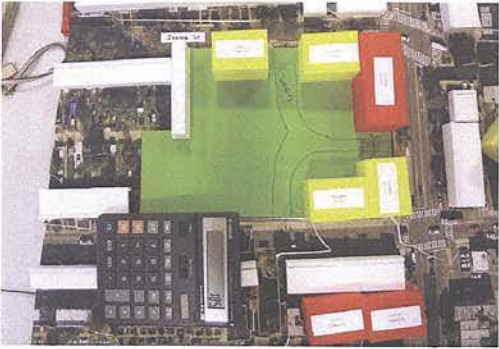


Dec 3pm

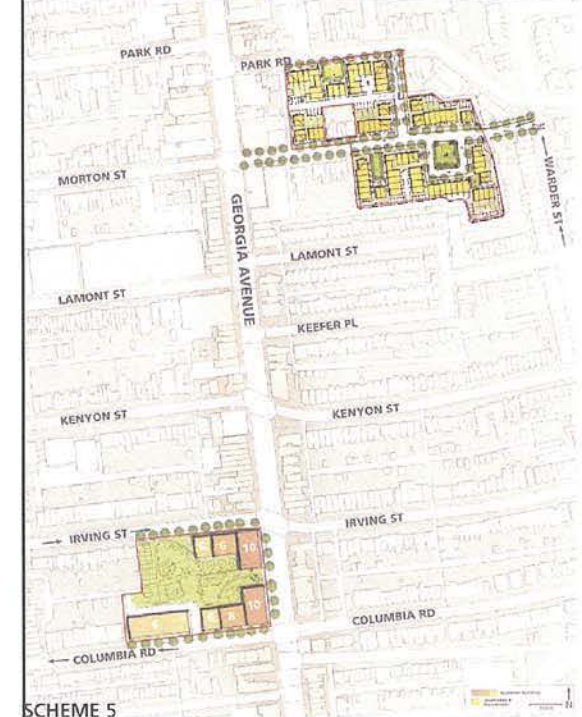
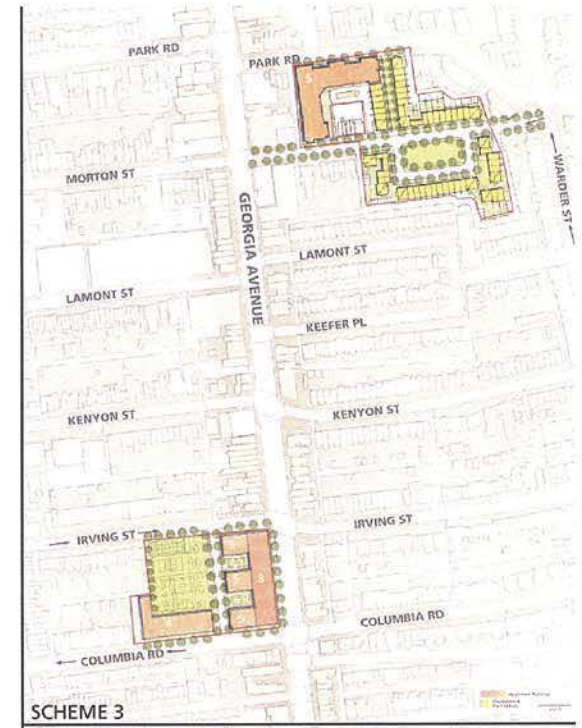
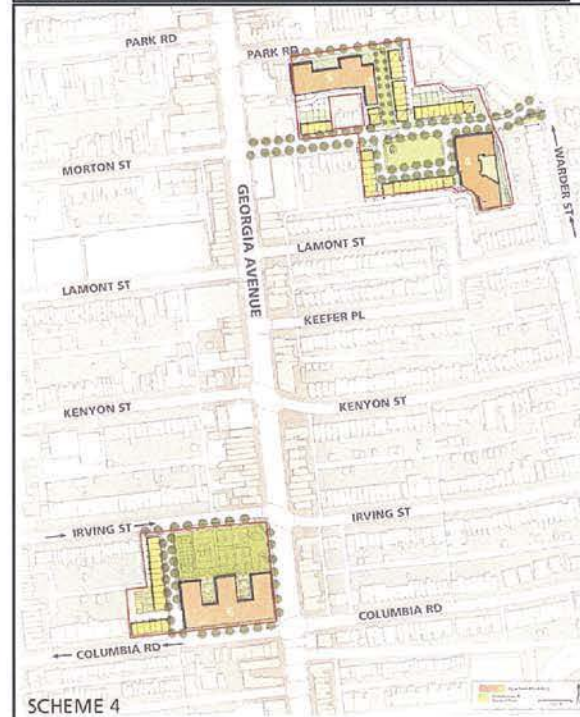
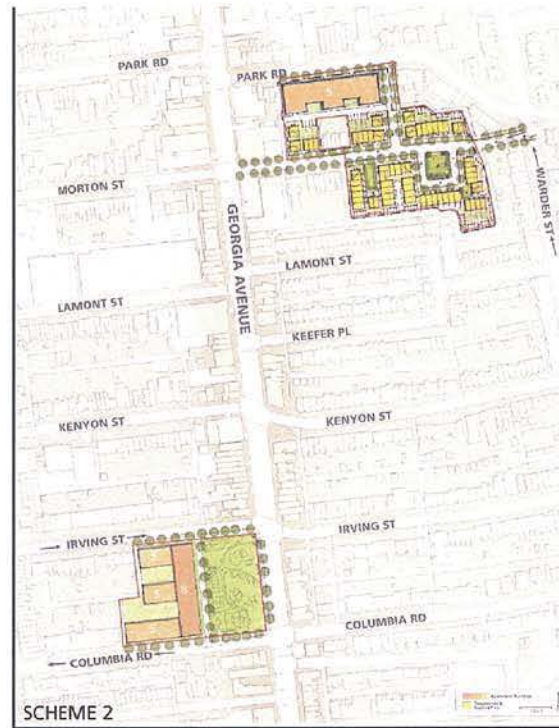


**TORTI GALLAS URBAN**

# Community Meetings



# Bruce Monroe Plans presented at Community Meetings



# Bruce Monroe Plan presented at Community Meeting on 1/28/16



# View from South on Columbia





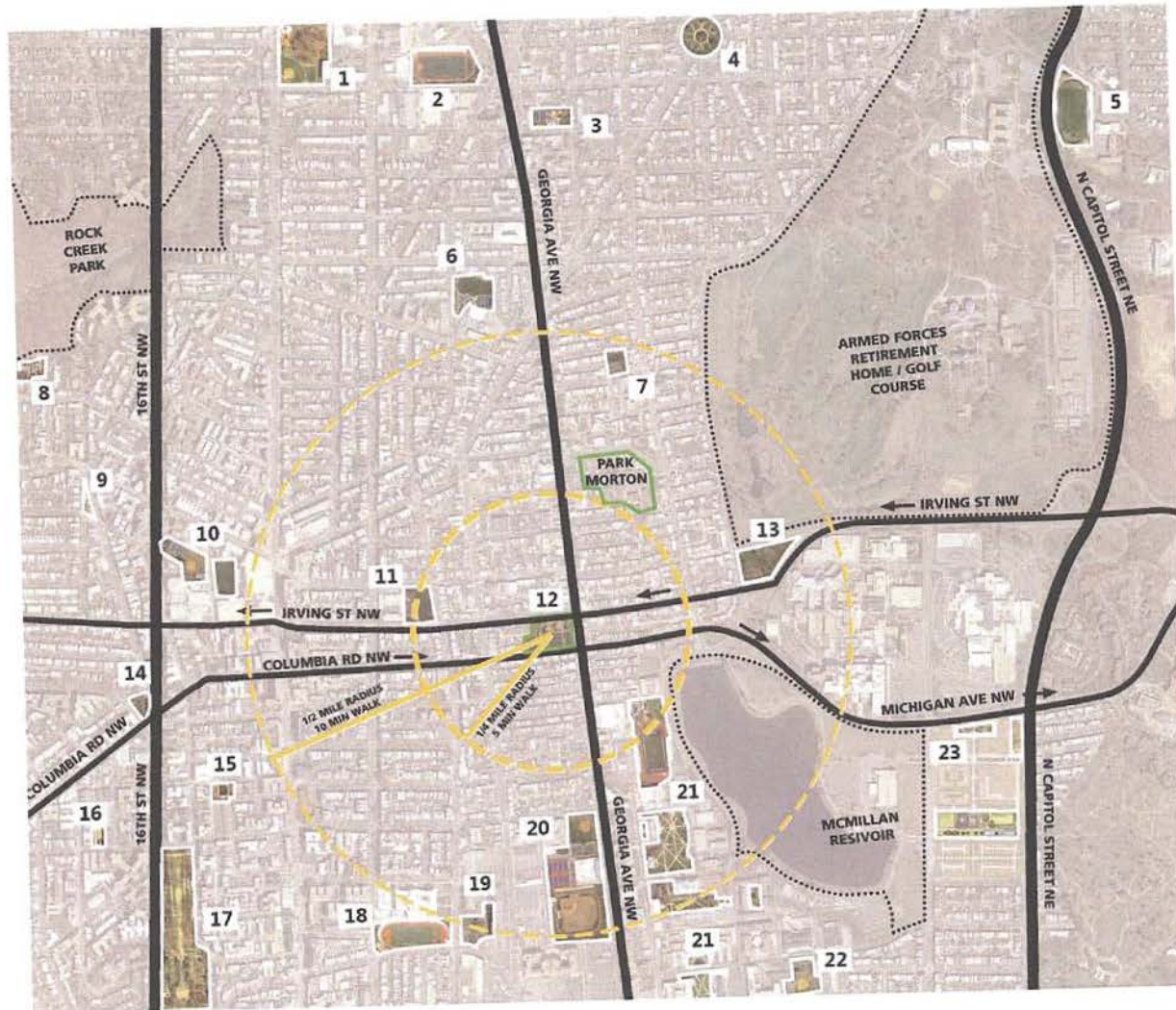
# View from East



# View from Georgia Avenue



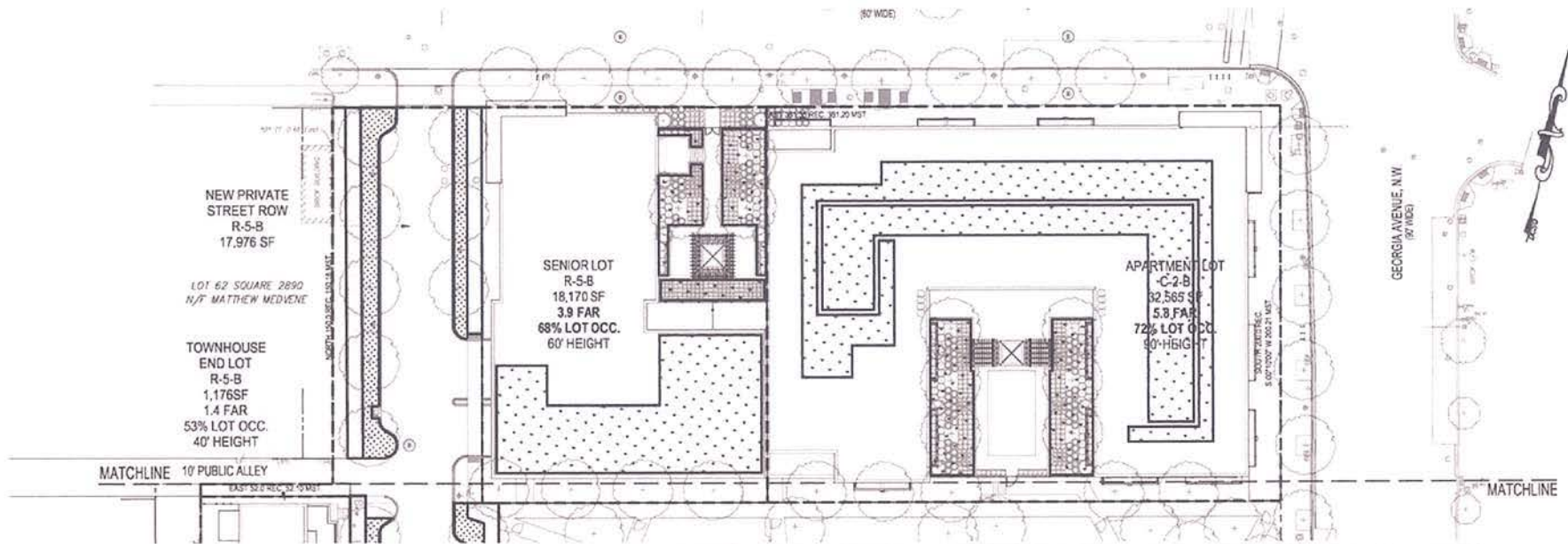
# Parks and Open Space



## PARKS AND OPEN SPACE

- ..... MAJOR PARK BOUNDARY
- MAJOR ROADWAY
- - - - WALKING RADIUS BOUNDARY
- WALKING RADIUS

1. UPSHUR PARK
2. ROOSEVELT HIGH SCHOOL
3. PETWORTH PLAYGROUND / SPRAY PARK
4. GRANT CIRCLE PARK
5. ARCHBISHOP CARROLL HIGH SCHOOL
6. RAYMOND PLAYGROUND
7. PARK VIEW RECREATION CENTER
8. BANCROFT ELEMENTARY SCHOOL
9. LAMONT PARK
10. POWELL RECREATION CENTER
11. HARRIET TUBMAN ELEMENTARY SCHOOL
12. BRUCE MONROE PARK
13. WANGARI GARDENS
14. RABAUT PARK
15. GIRARD STREET PARK
16. H.D. COOKE ELEMENTARY SCHOOL
17. MERIDIAN HILL PARK
18. CARDOZO HIGH SCHOOL
19. GARFIELD PARK
20. REC DEPARTMENT / BENJAMIN BANNEKER HIGH SCHOOL
21. HOWARD UNIVERSITY
22. WASHINGTON METROPOLITAN HIGHSCHOOL
23. FUTURE MCMILLAN REDEVELOPMENT PARK SPACE



**LEGEND**

- GREEN ROOF
- BIORETENTION
- PERMEABLE PAVEMENT

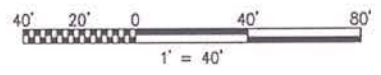
**STORMWATER MANAGEMENT NARRATIVE:**

THE PROJECT WILL BE UNDER THE 2013 STORMWATER MANAGEMENT REQUIREMENTS PER THE DEPARTMENT OF ENERGY AND ENVIRONMENT. THIS WILL BE A MAJOR LAND DISTURBING ACTIVITY. THEREFORE, THE SITE WILL RETAIN THE FIRST 1.2" OF RAINFALL, GREEN ROOF, PERMEABLE PAVEMENT AND BIORETENTION WILL BE USED TO MEET THE RETENTION AND DETENTION REQUIREMENTS.

**STORMWATER MANAGEMENT NARRATIVE:**  
**MAXIMUM EXTENT PRACTICABLE IN THE PROW**

THE PUBLIC RIGHT OF WAY PORTION OF THIS PROJECT WILL BE UNDER THE 2013 STORMWATER MANAGEMENT REQUIREMENTS PER THE DEPARTMENT OF ENERGY AND ENVIRONMENT. THE SITE WILL MEET THE PUBLIC RIGHT OF WAY STORMWATER REQUIREMENTS TO THE MAXIMUM EXTENT PRACTICABLE.

"PUBLIC PARK AND ADJACENT PUBLIC SPACE TO BE DEVELOPED SEPARATELY IN COORDINATION WITH DMPED, OTHER APPLICABLE DISTRICT AGENCIES, THE ANC AND OTHER COMMUNITY 'STAKEHOLDERS'"



# Comprehensive Plan Future Land Use Map



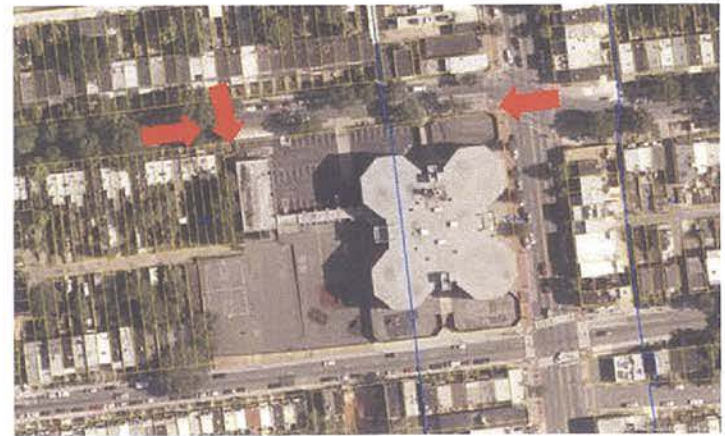
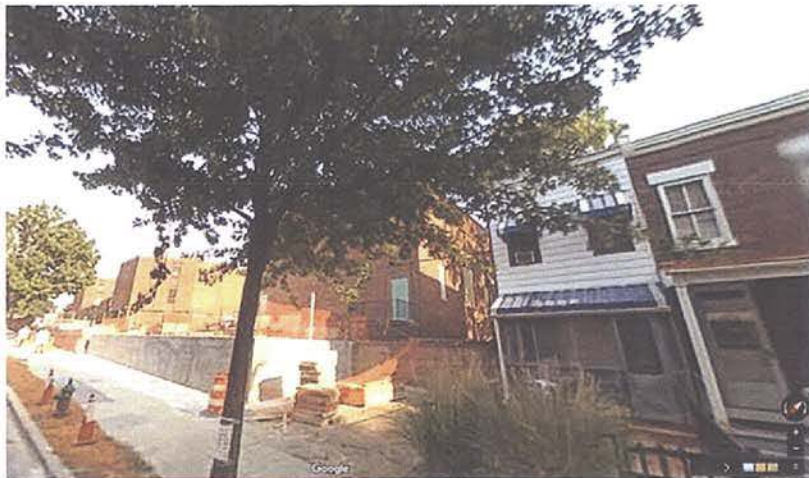
# Comprehensive Plan Generalized Policy Map



# View Along Columbia Road (2007-2008)

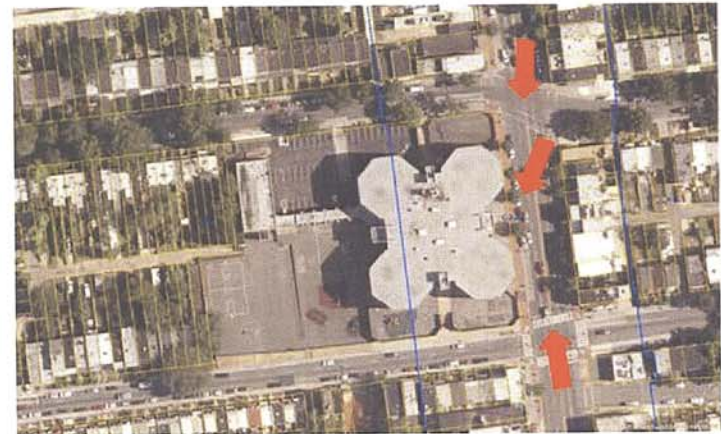


# View Along Irving Street (2007-2008)





# View Along Georgia Avenue (2007-2008)







# View from SE at corner of Georgia and Columbia

