



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
PRE HEARING SUBMISSION	8/5/2016
SUPPLEMENTAL PRE HEARING SUBMISSION	11/15/2016
POST HEARING SUBMISSION.....	1/10/2017

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

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PARK VIEW COMMUNITY PARTNERS



BRUCE MONROE

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Site Exhibits

PARK VIEW COMMUNITY PARTNERS



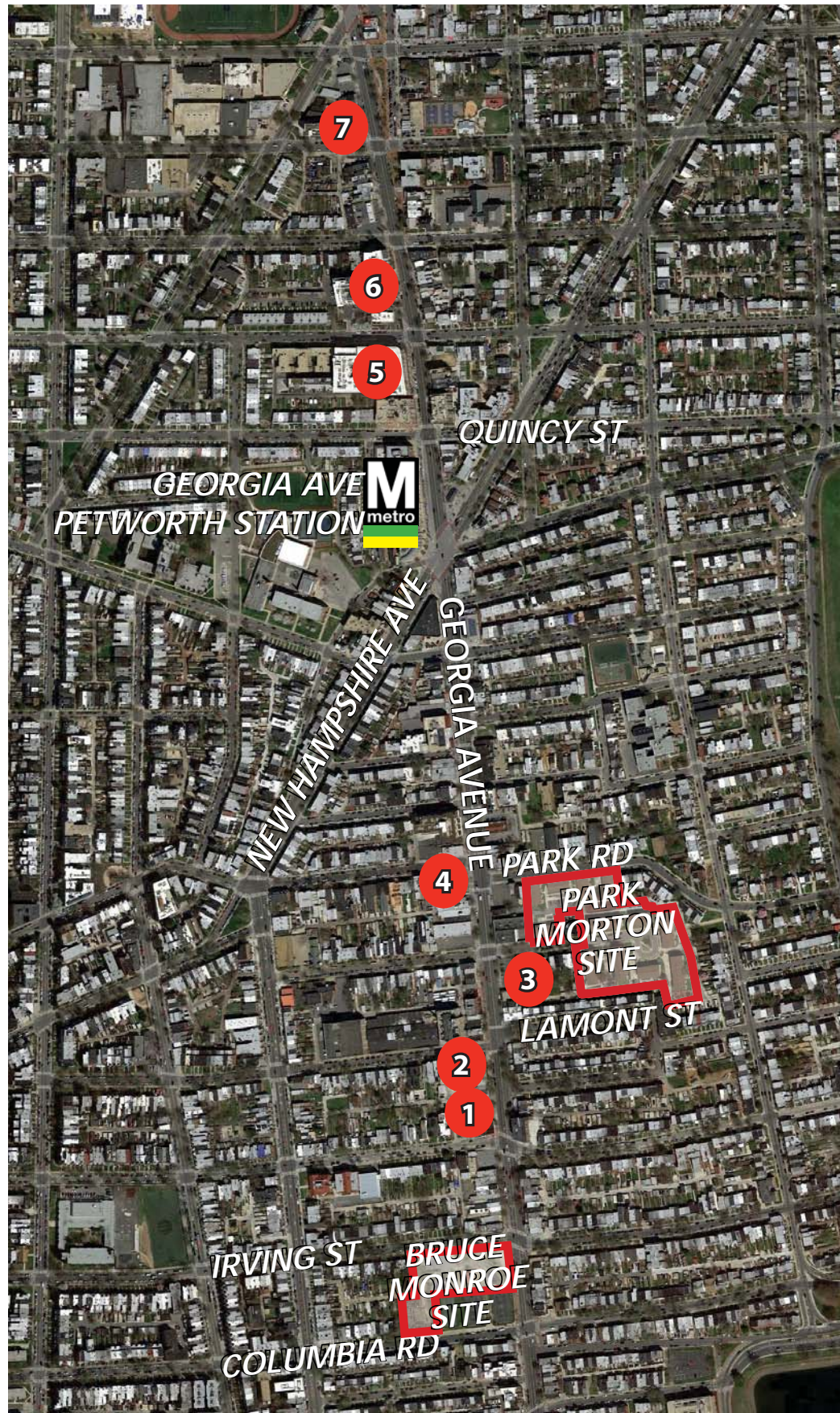
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-  SITE
-  PRIMARY
-  METRO STATION
-  WALKING RADIUS

LEGEND N ↑

 High Density Development along Georgia Ave.



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Development Map

PARK VIEW COMMUNITY PARTNERS



1 3212-3216 GEORGIA AVE
 3212-3216 Georgia Ave
 Z.C. Case No. 13-10
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: GA/C-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

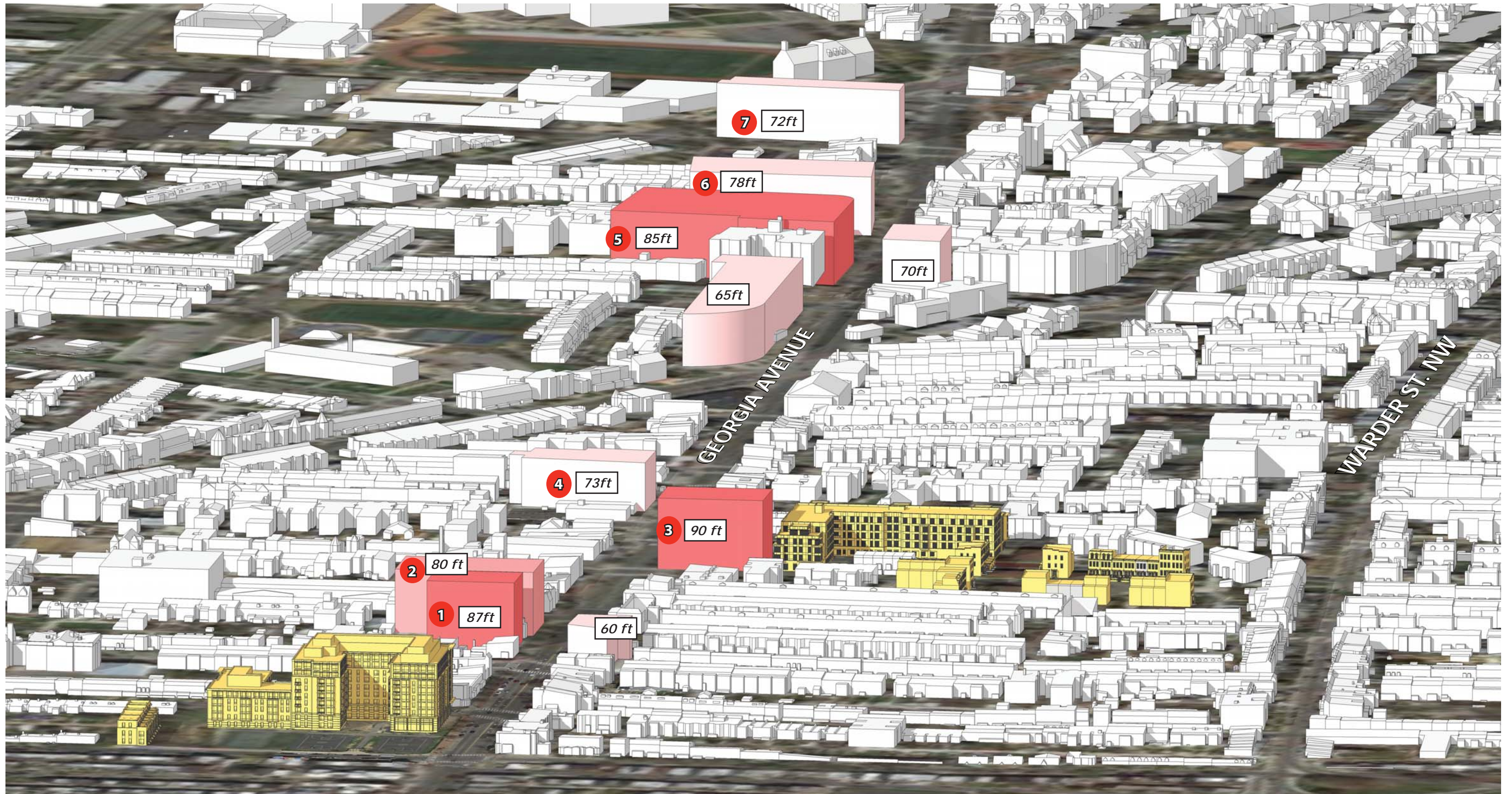


7 THE RESIDENCES AT GEORGIA AVE
 4100 Georgia Ave
 Z.C. Case No. 05-19
PUD 1 Zoning: C-3-A
 FAR: 4.5
 Height: 72'
 Retail: 10,486 SF
 Residential: 68,981 SF (72 units), 100% affordable at 60% AMI
 Parking: 54 spaces



January 10, 2017
 G02

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

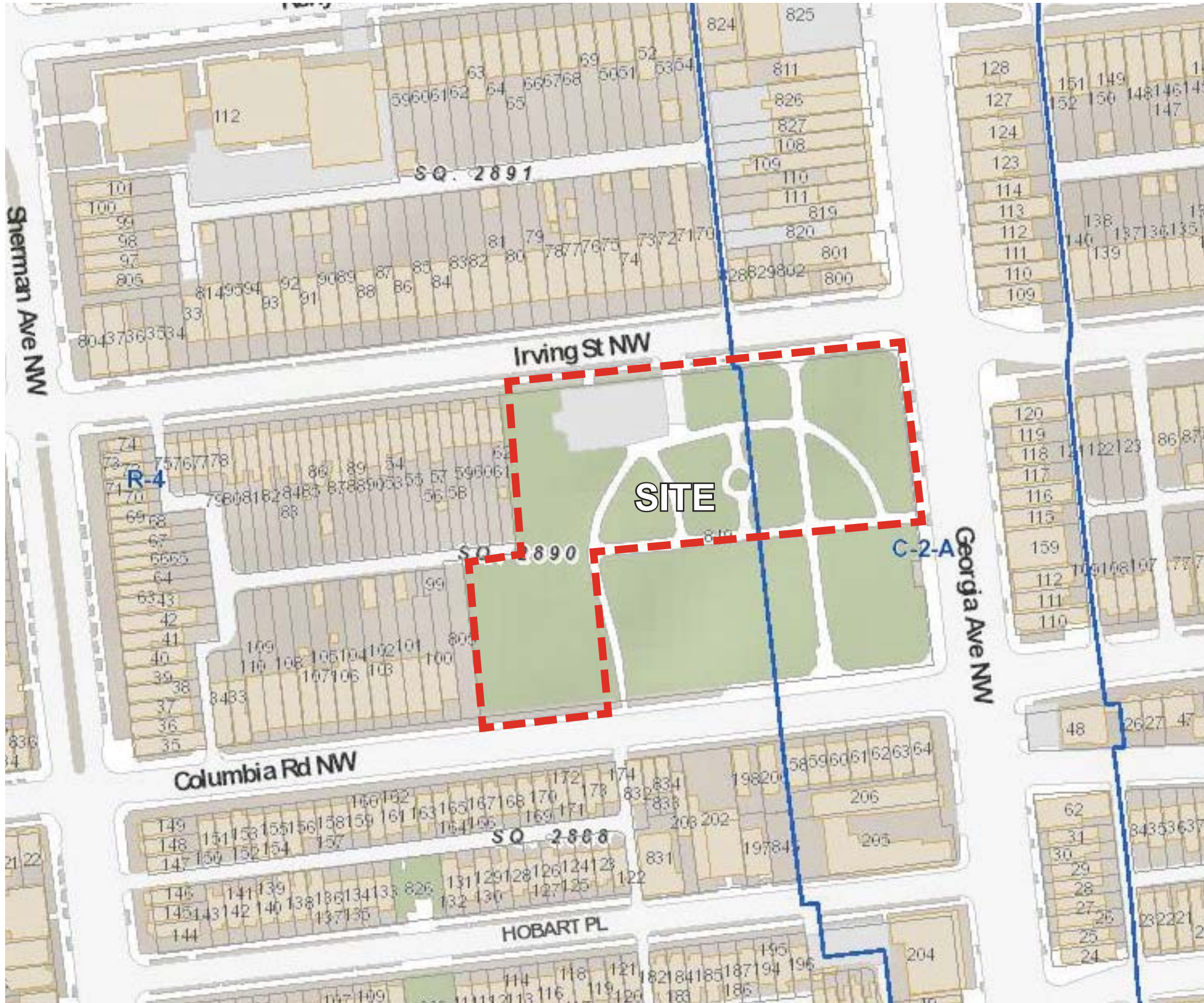
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New Development Along Georgia Avenue
 PARK VIEW COMMUNITY PARTNERS

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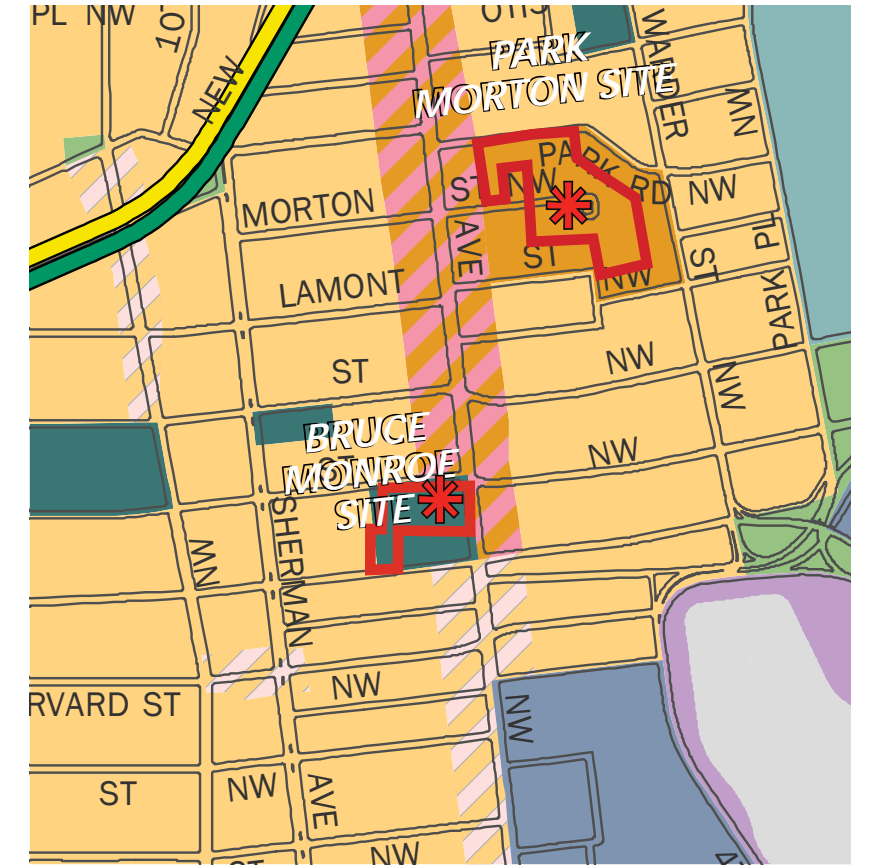
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Zoning Map / Comprehensive Plan

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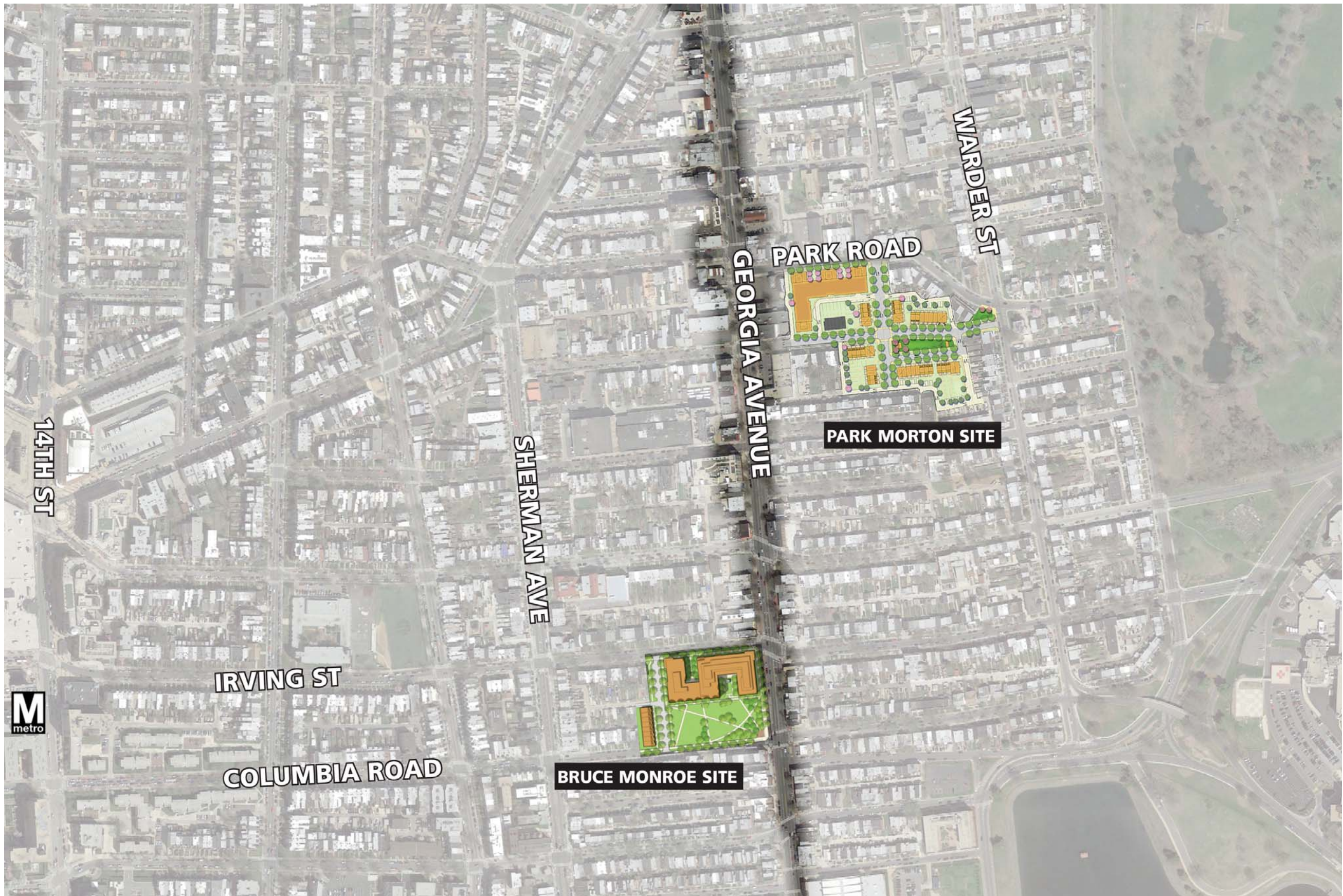


- Low Density Residential
- Moderate Density Residential
- Medium Density Residential (Adjacent)
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial (Adjacent)
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local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



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G04



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Overall Site Plan

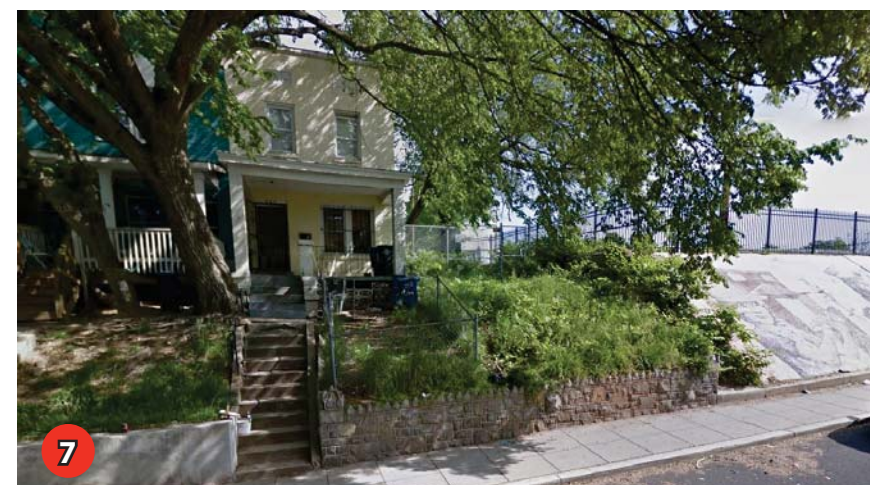
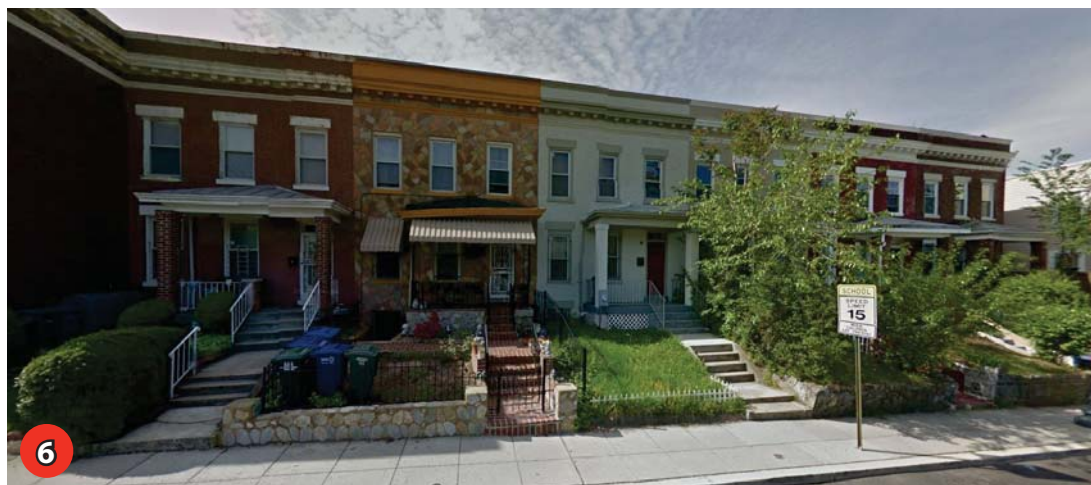
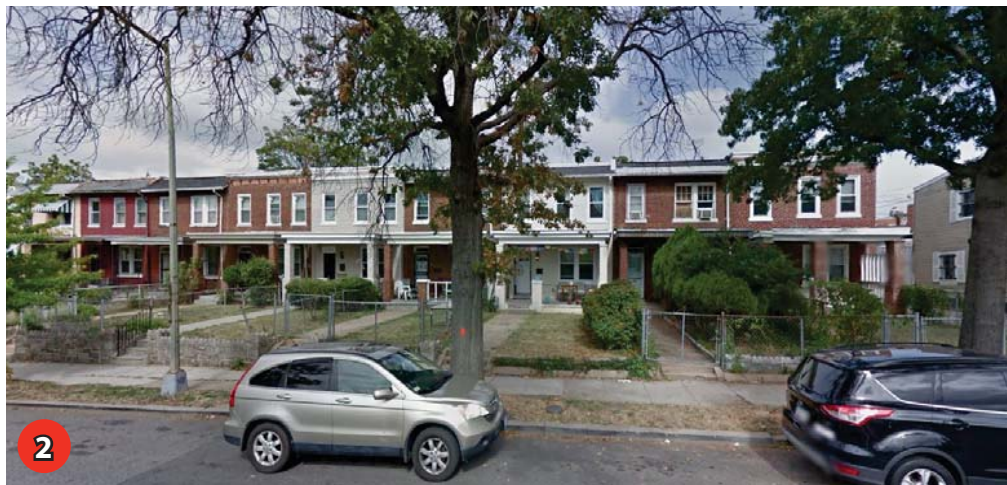
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G05

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Site Photos

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Aerial Site Plan

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G07



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GUIDING PRINCIPLES

WALKABILITY

CONNECTIVITY

DEFINED PUBLIC/ PRIVATE SPACES

APPROPRIATE HOUSING TYPES, DENSITIES AND CHARACTER

9 story
 6 story
 3 story
 Public Park/ Green

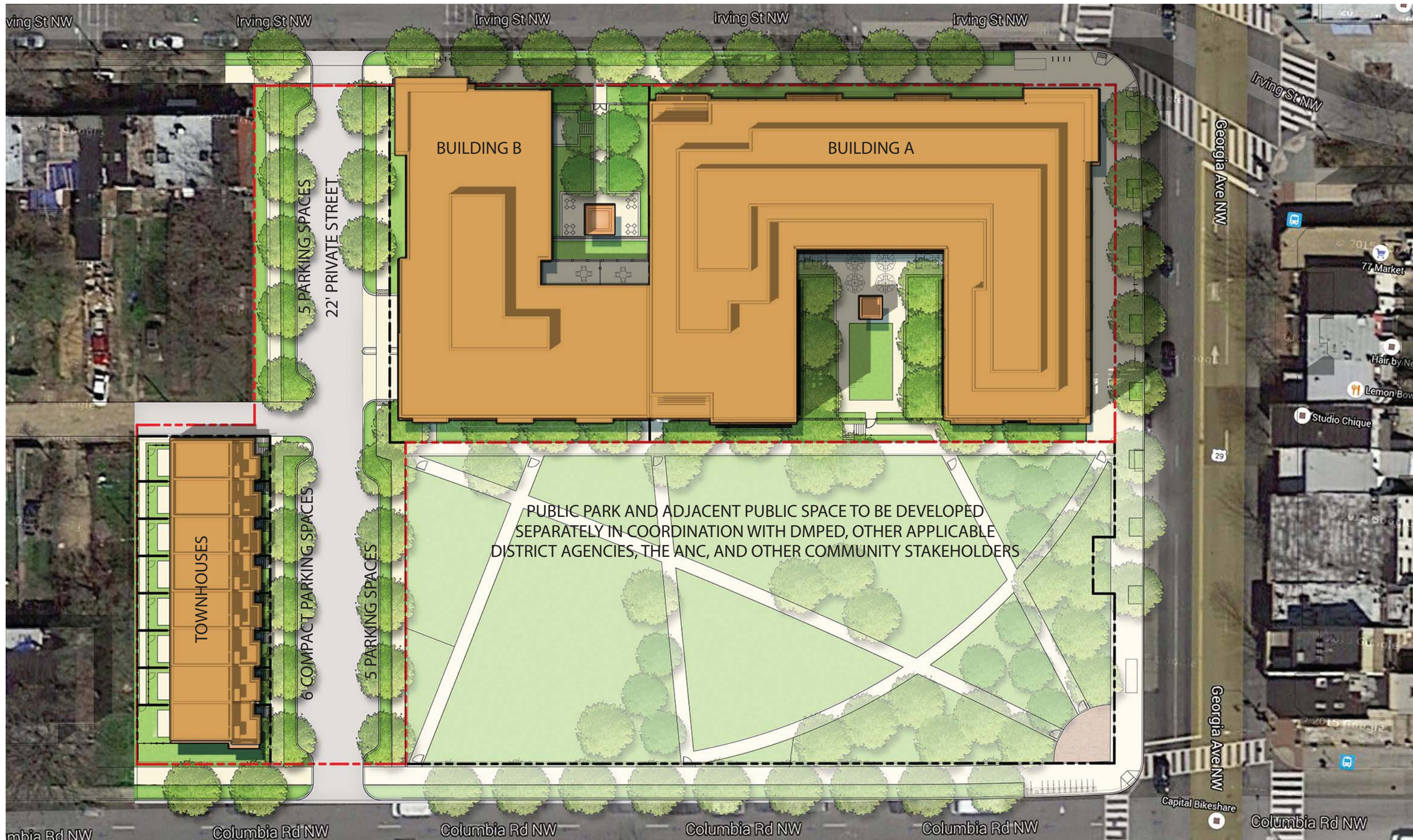
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Site Analysis

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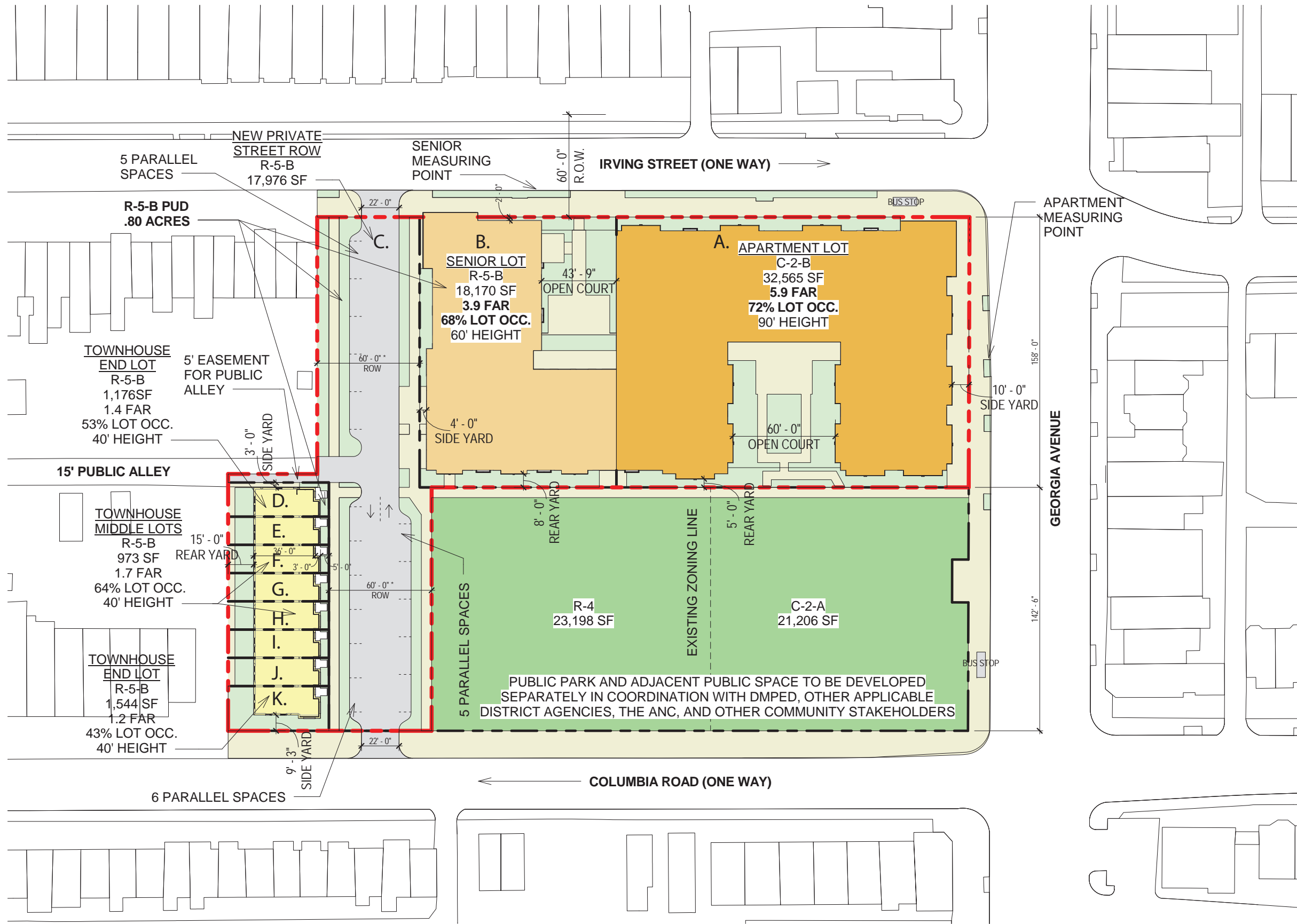
Illustrative Site Plan

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G10



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Zoning Diagram

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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	191,333	5.0	10.0	-	32,567	72%	-	5.9	-	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	1,176	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	275,747				77,271	53%		3.6		99.0	16.0		

	(SF)	(ACRE)
NEW PRIVATE STREET ROW	17,976	0.41
ALLEY EASEMENT	260	0.01
TOTAL	18,236	0.42
SITE AREA	77,531	1.78
PUBLIC PARK TO BE DEVELOPED SEPARATELY	44,404	1.02

* 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)

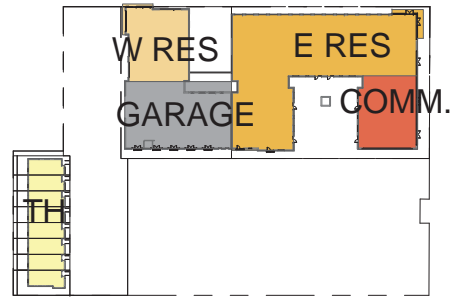
Side yard requirement: 3 inches per foot of height (not less than 8 ft)

Square 2890		Site Area: 32,567 sf	Current Zoning: C-2-A + R-4	23,876 sf C-2-A	8,691 sf R-4	
		Allowable by Zoning (C-2-B PUD)		Provided		
Apartment Building	FAR	PUD - 6.0 Residential (2.0 Commercial)		5.9	191,333 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 PUD - 20' 1 story + mezz Height = 10' typ./18.5' allowed at stairs, elev., and mech Setback = 1:1		0.34 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')		60'	
		Closed	Min. Width: 4" per ft of height not < 15' Area: Twice square of req'd width not < 350 sf (res)		None Provided	
	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. (187 D.U. / 3 = 62 spaces)		99 total (4 Retail spaces) 99 spaces total (82 Apartment spaces)		
Bike Parking Retail Residential		Long Term 1 for each 10,000 SF 1 space per each 3 D.U. (187 / 3 = 62) Short Term 1 for each 3,500 SF 1 space per each 20 D.U. (187 / 20 = 10)		Long Term 1 space 63 spaces Short Term 4 spaces 10 spaces		
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: 18,170 sf	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 PUD - 15' 1 story Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1		0.08 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' (60' x 4" = 20')		43' 9"	
		Closed	Min. Width: 4" per ft of height not < 15' Area: Twice square of req'd width not < 350 sf		None Provided	
	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)		99 spaces total (13 Senior spaces)		
Bike Parking Residential		Long Term 1 space per each 3 D.U. (76 / 3 = 26) Short Term 1 space per each 20 D.U. (76 / 20 = 4)		Long Term 26 spaces Short Term 4 spaces		
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: Varies, see G12	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 PUD - 15' 1 story 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'		None Provided	
		Closed	Min. Width: 4" per ft of height not < 15' Area: Twice square of req'd width not < 350 sf		None Provided	
	Green Area Ratio	N/A		N/A		
Parking Requirement Retail Residential		N/A 1 space per each 1 D.U.		N/A 8 Spaces (Compact)		
Bike Parking Residential		N/A (<8 units)		N/A		
Loading Residential		N/A N/A		N/A		



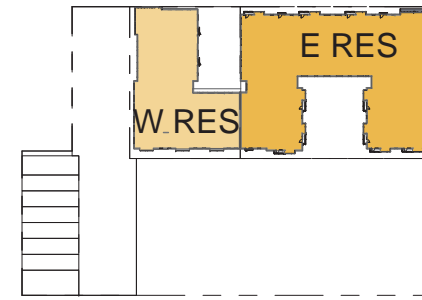
1st Floor



W 2nd/E Mezz



W 3rd/E 2nd



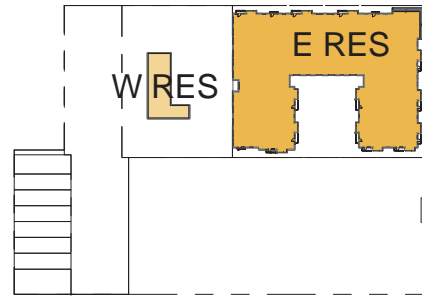
W 4th/E 3rd



W 5th/E 4th



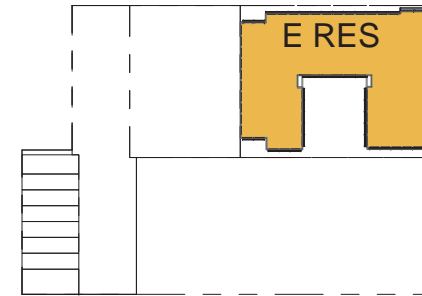
W 6th/ E 5th



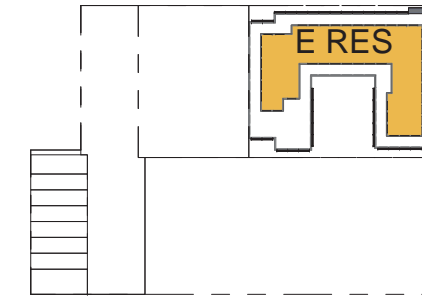
W PH (not in FAR) /E 6th



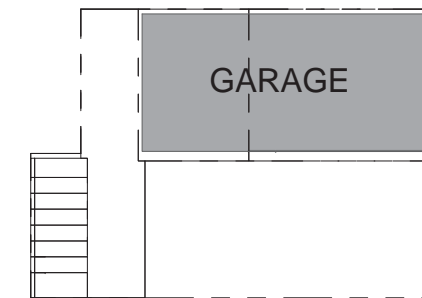
E 7th



E 8th



E PH (not in FAR)



G1 (not in FAR)

1. Apartment

1st Floor	4,643 SF
1st Floor	17,554 SF
Mezz	14,351 SF
2nd Floor	22,396 SF
3rd Floor	22,282 SF
4th Floor	22,395 SF
5th Floor	22,334 SF
6th Floor	22,391 SF
7th Floor	21,414 SF
8th Floor	21,571 SF

191,333 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	12,075 SF
5th Floor	11,979 SF

70,788 SF

3. Townhouse

1st Floor	4,972 SF
2nd Floor	5,013 SF
3rd Floor	3,439 SF

13,424 SF

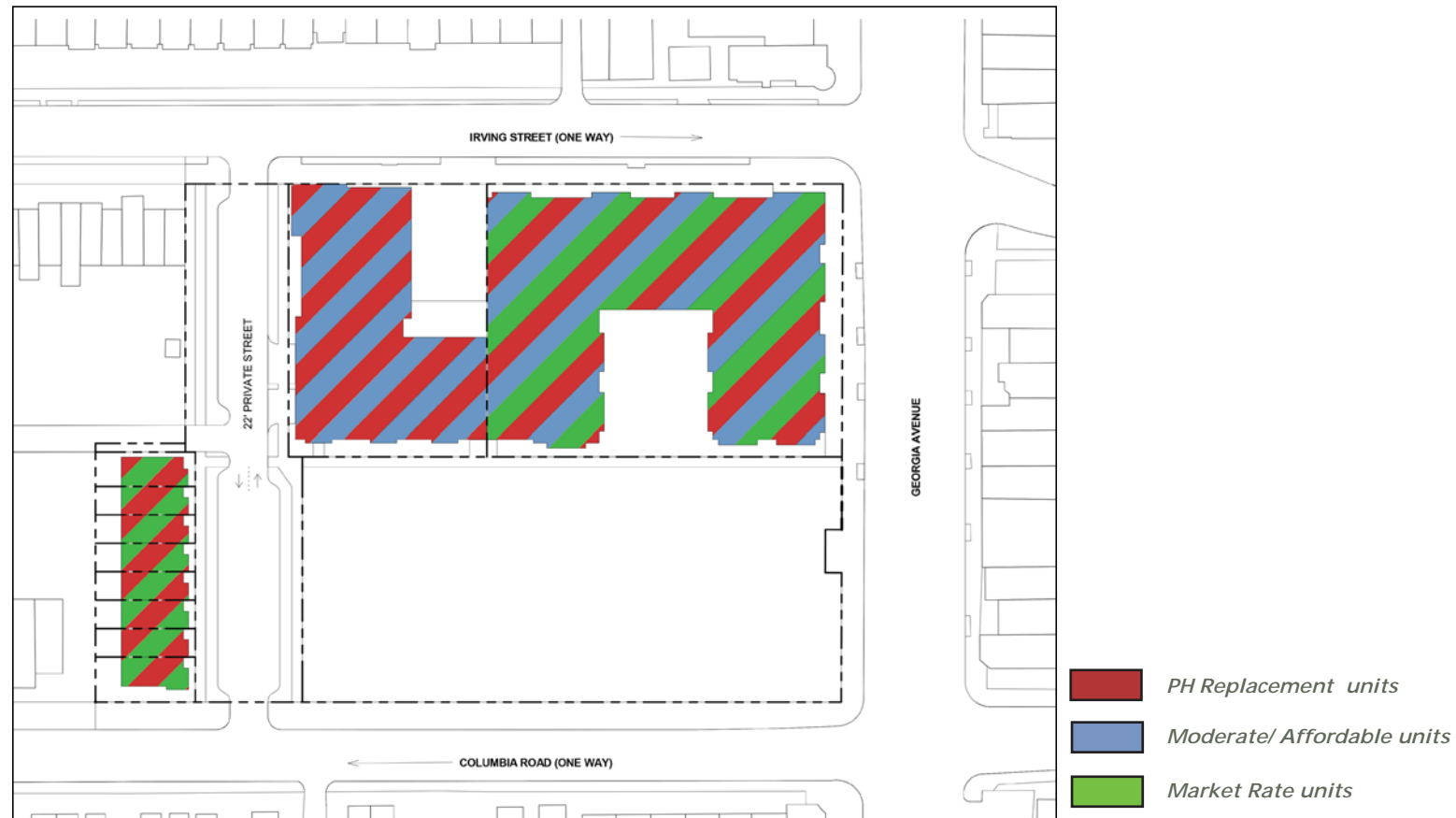
4. Parking

G1	43,488 SF
----	-----------

43,488 SF

332,203 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 (GFA)					680	680
8% IZ Required (GFA)	14,995		2,529	2,529		
5% PH IZ Required (GFA)		558				
Avg SF/Unit	1,000	1,000	830	830	1,685	1,685
# Units Required	15	1	3	3	1	1
# Units Provided	68	54	43	33		3



BUILDING		PHA	MODERATE/ AFFORDABLE	MARKET RATE	TOTAL
SENIOR BUILDING	1BR UNITS	33	43		76
	SUBTOTAL	33	43		76
APARTMENT BUILDING	STUDIO			8	8
	1BR UNITS	2	37	57	96
	2BR UNITS	51	31	2	84
	3BR UNITS	1			
	SUBTOTAL	54	68	67	189
	COMMUNITY SERVICE				
TOWN HOUSE	3BR TH UNITS	3		5	8
	SUBTOTAL	3		5	8
TOTAL UNITS		90	111	72	273
PERCENTAGE MIX		33%	41%	26%	100%
TOTAL COMMUNITY SERVICE					4,545 SF

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Tenure and Bedroom Type

PARK VIEW COMMUNITY PARTNERS

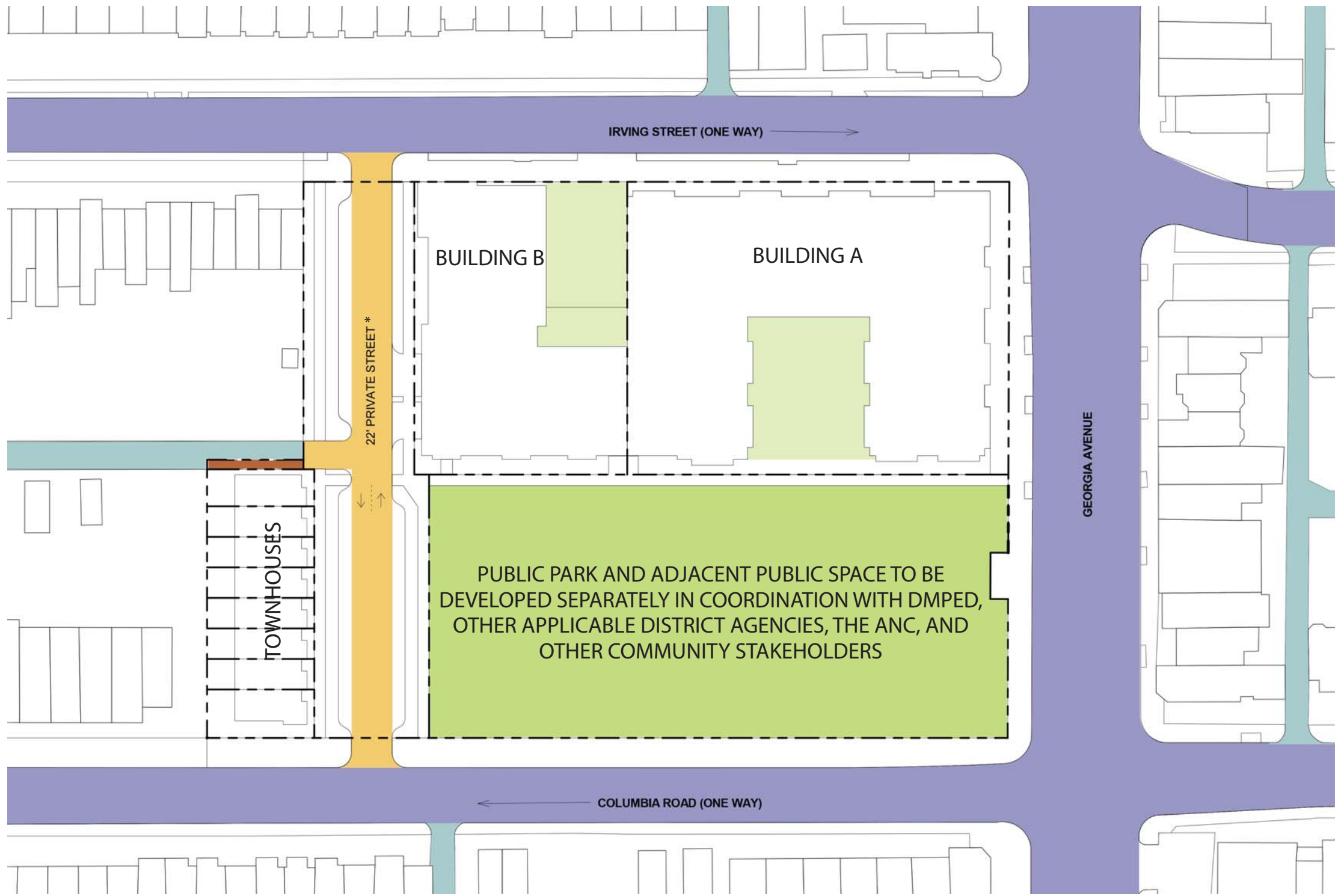


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G15

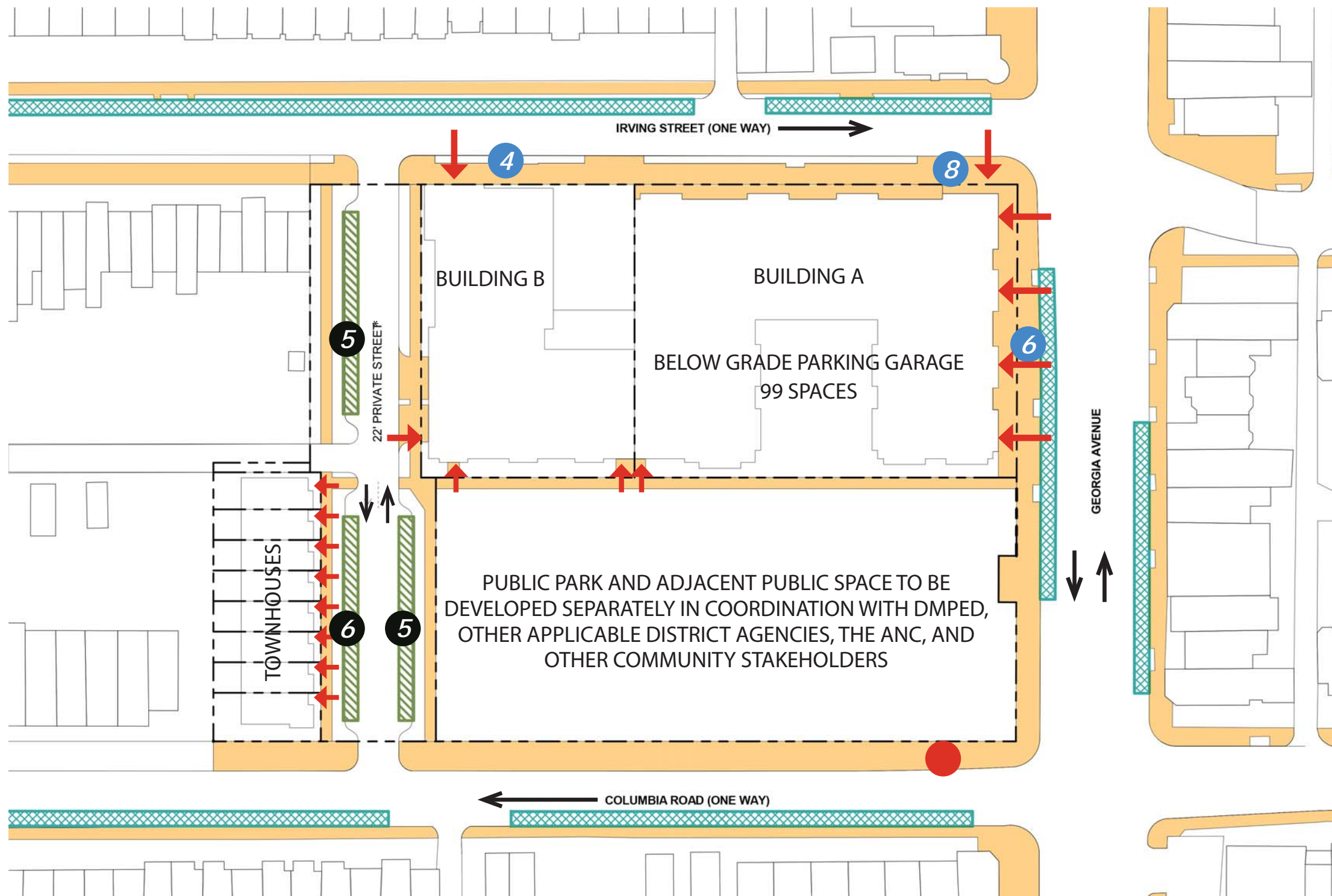


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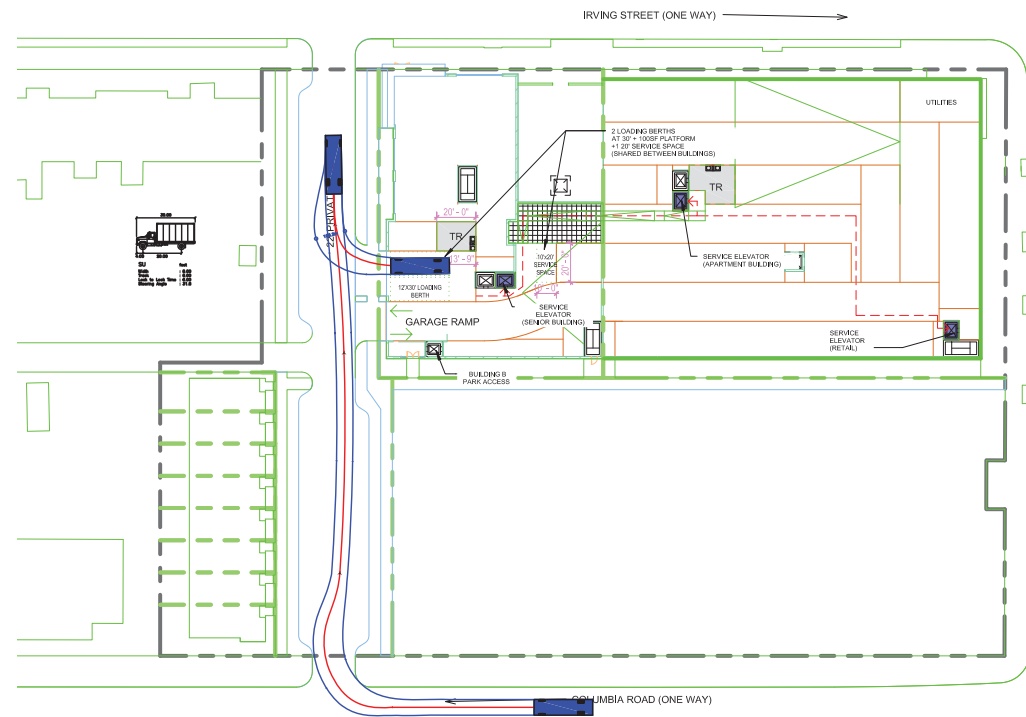


- Existing Public streets
- Existing Public alleys
- New Private streets
- Alley Easement
- Park
- Courtyard

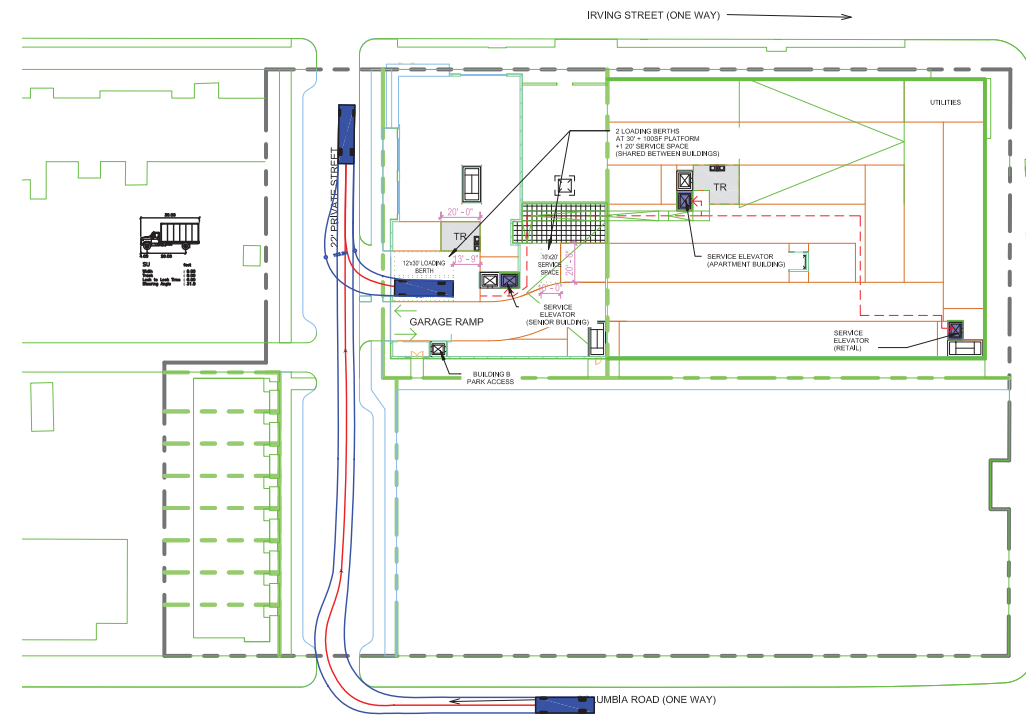




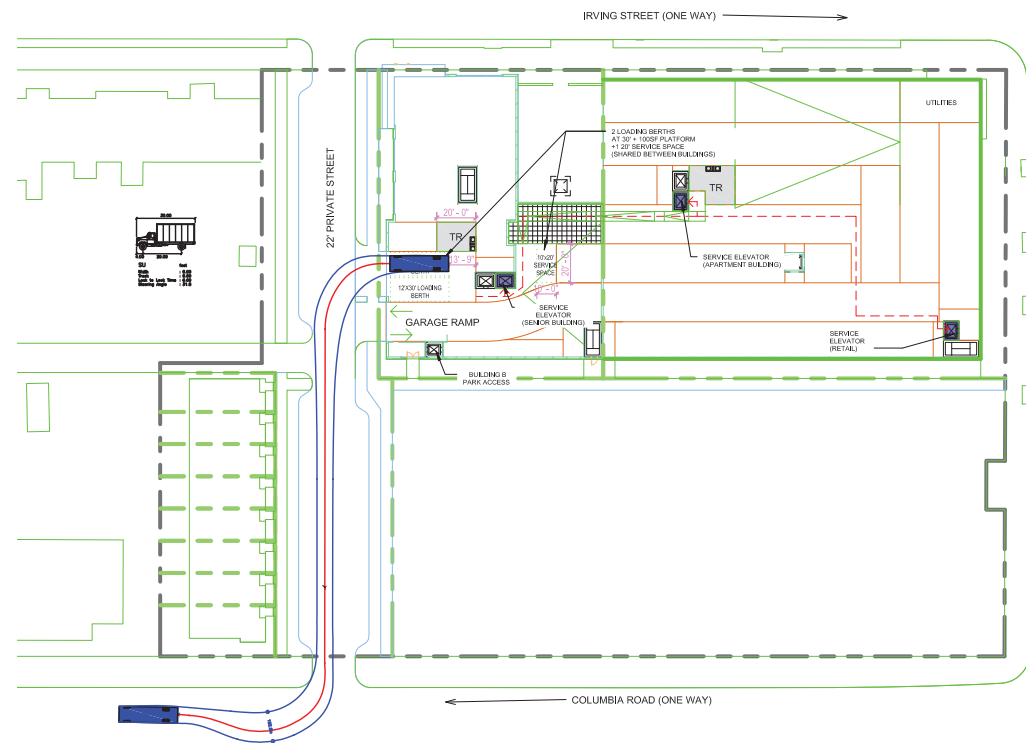
- Key**
- Existing on-street parking
 - Proposed on-street parking
 - Sidewalks
 - Building Entrance
 - Vehicular Parking
 - Short Term Bike Parking
 - Existing Capital Bikeshare Station



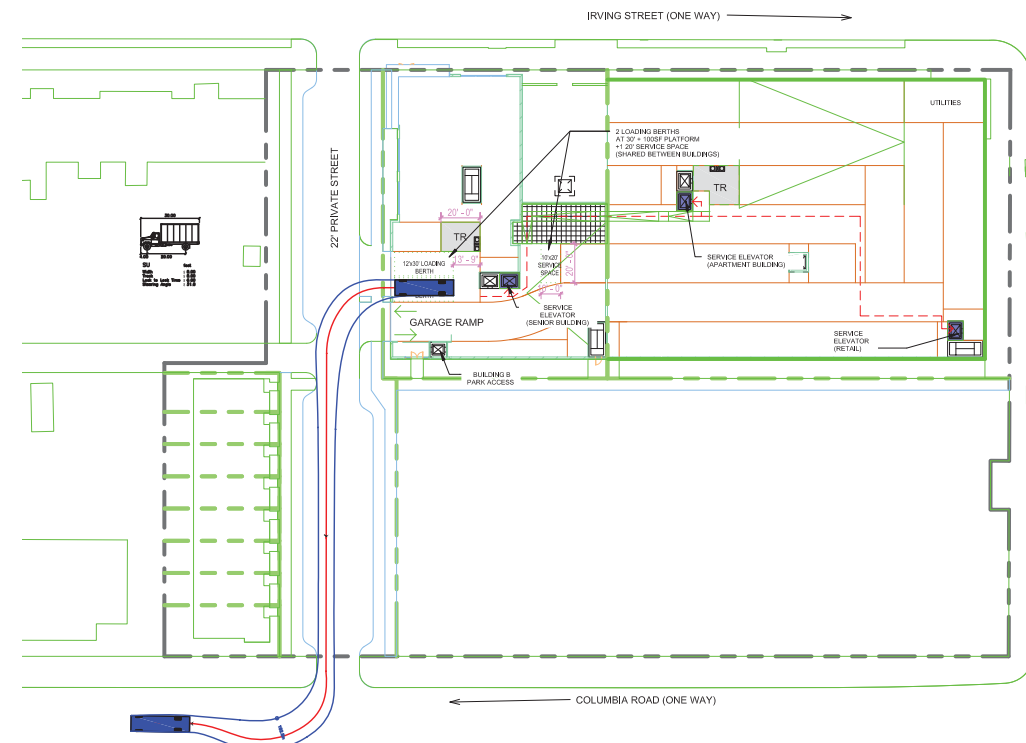
Inbound Berth 1 from Columbia Road



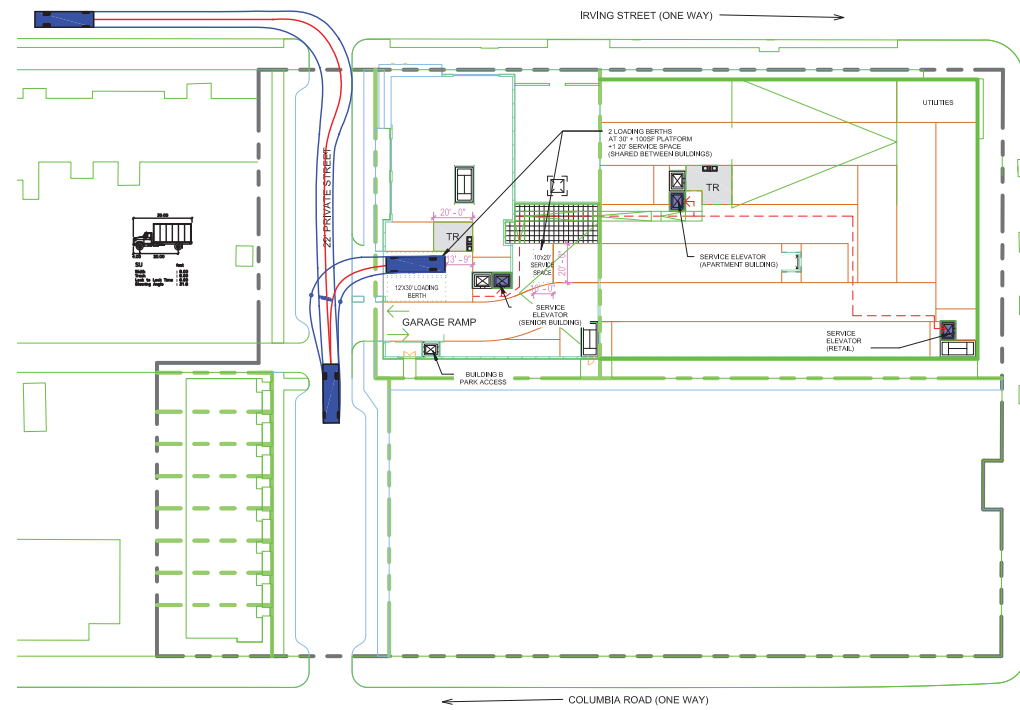
Inbound Berth 2 from Columbia Road



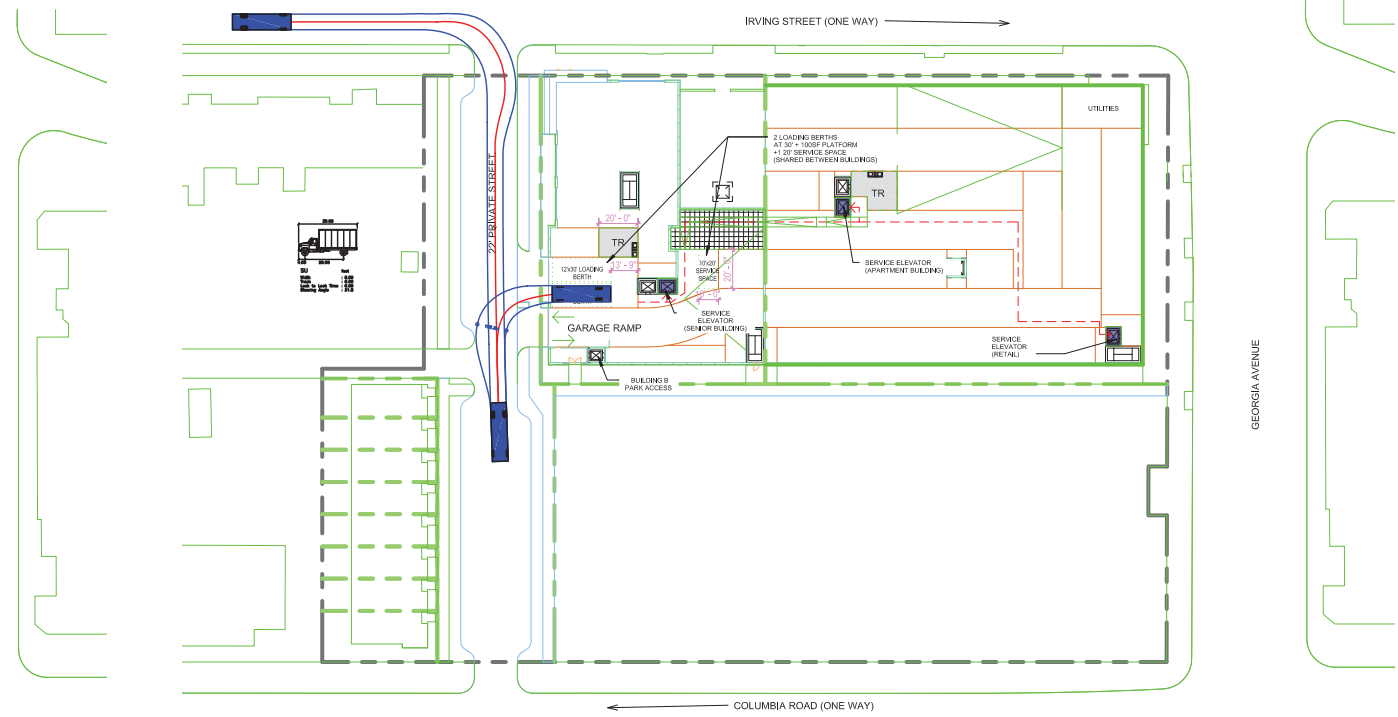
Outbound Berth 1 to Columbia Road



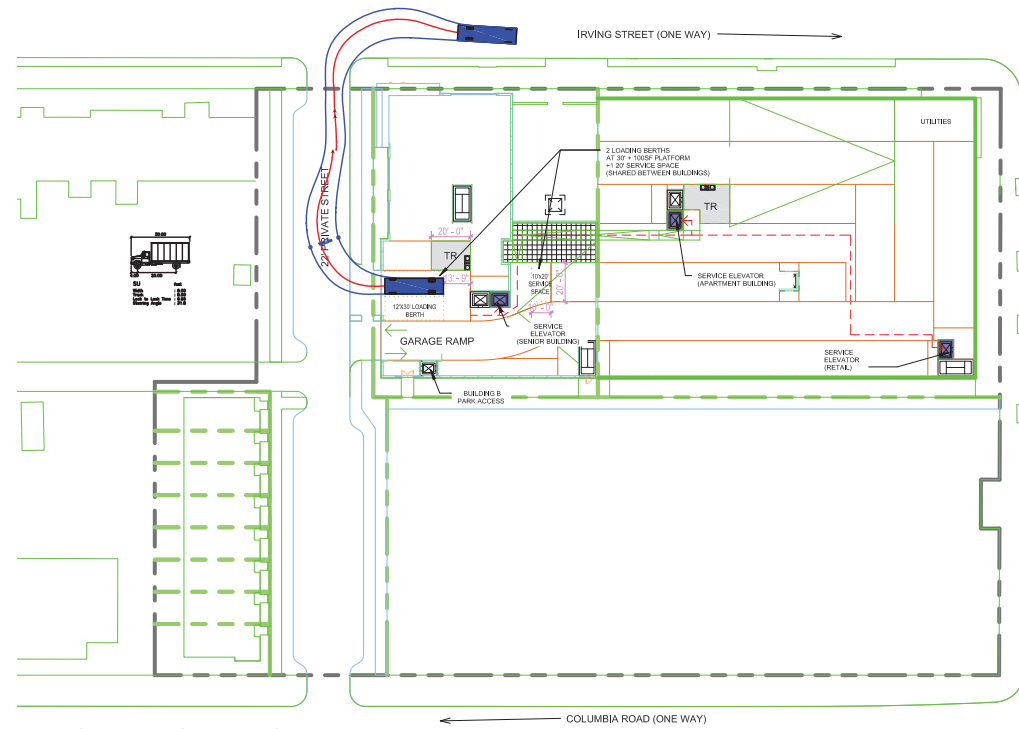
Outbound Berth 2 to Columbia Road



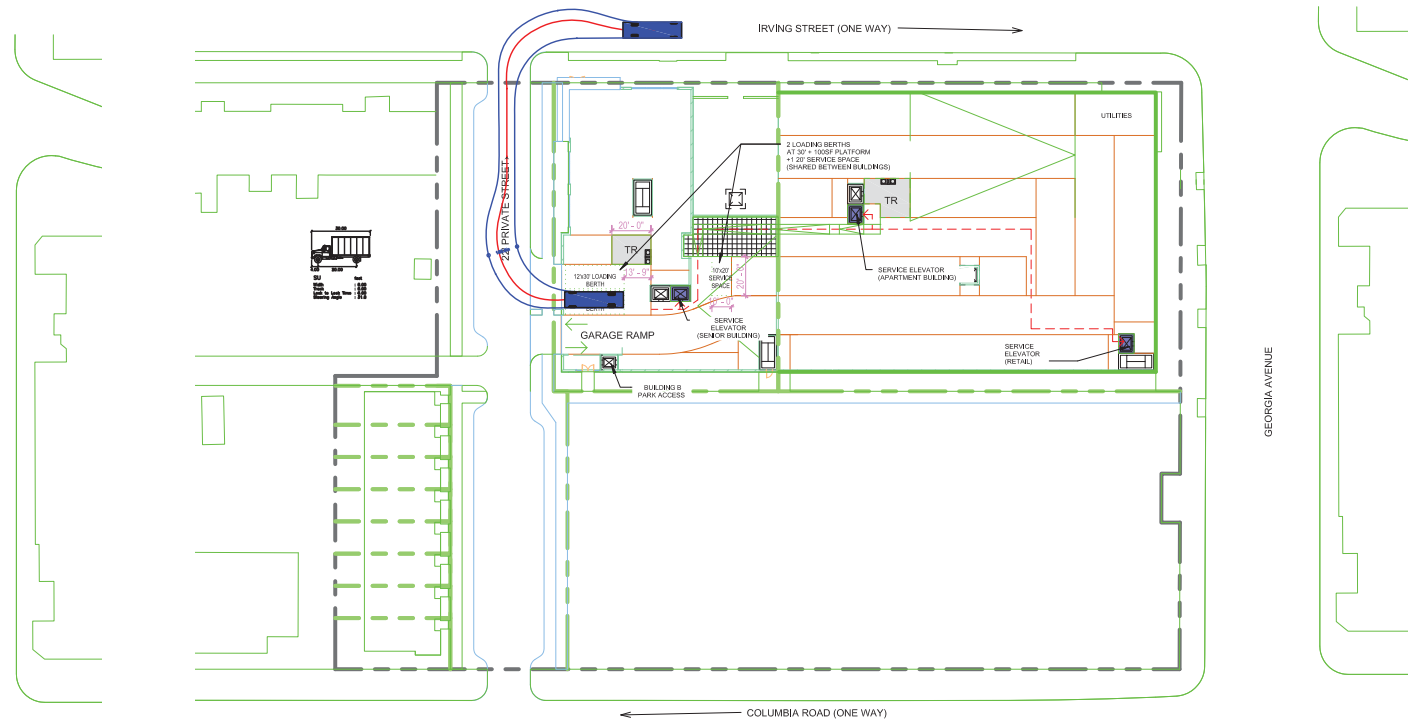
Inbound Berth 1 from Irving Street



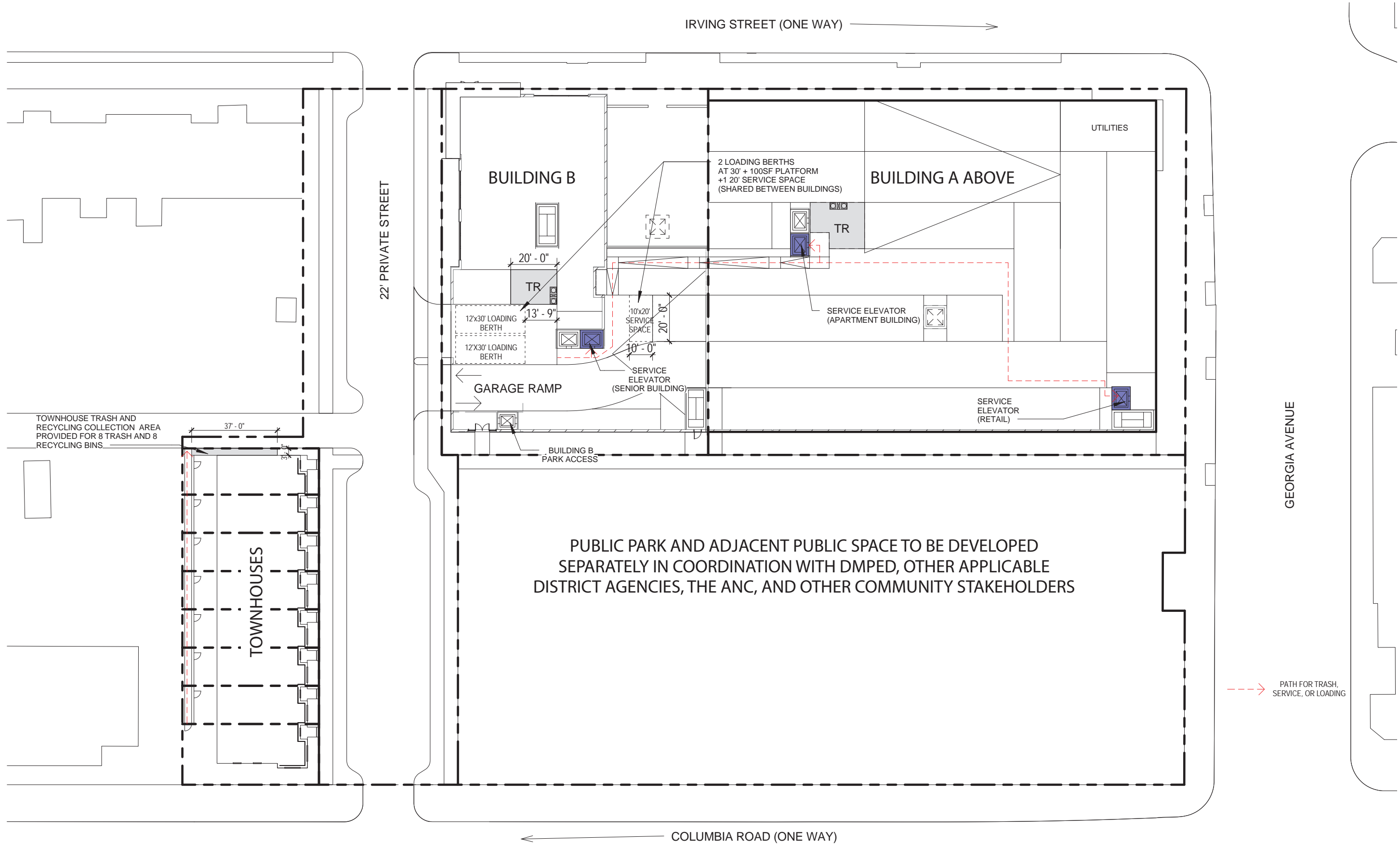
Inbound Berth 2 from Irving Street



Outbound Berth 1 to Irving Street



Outbound Berth 2 to Irving Street



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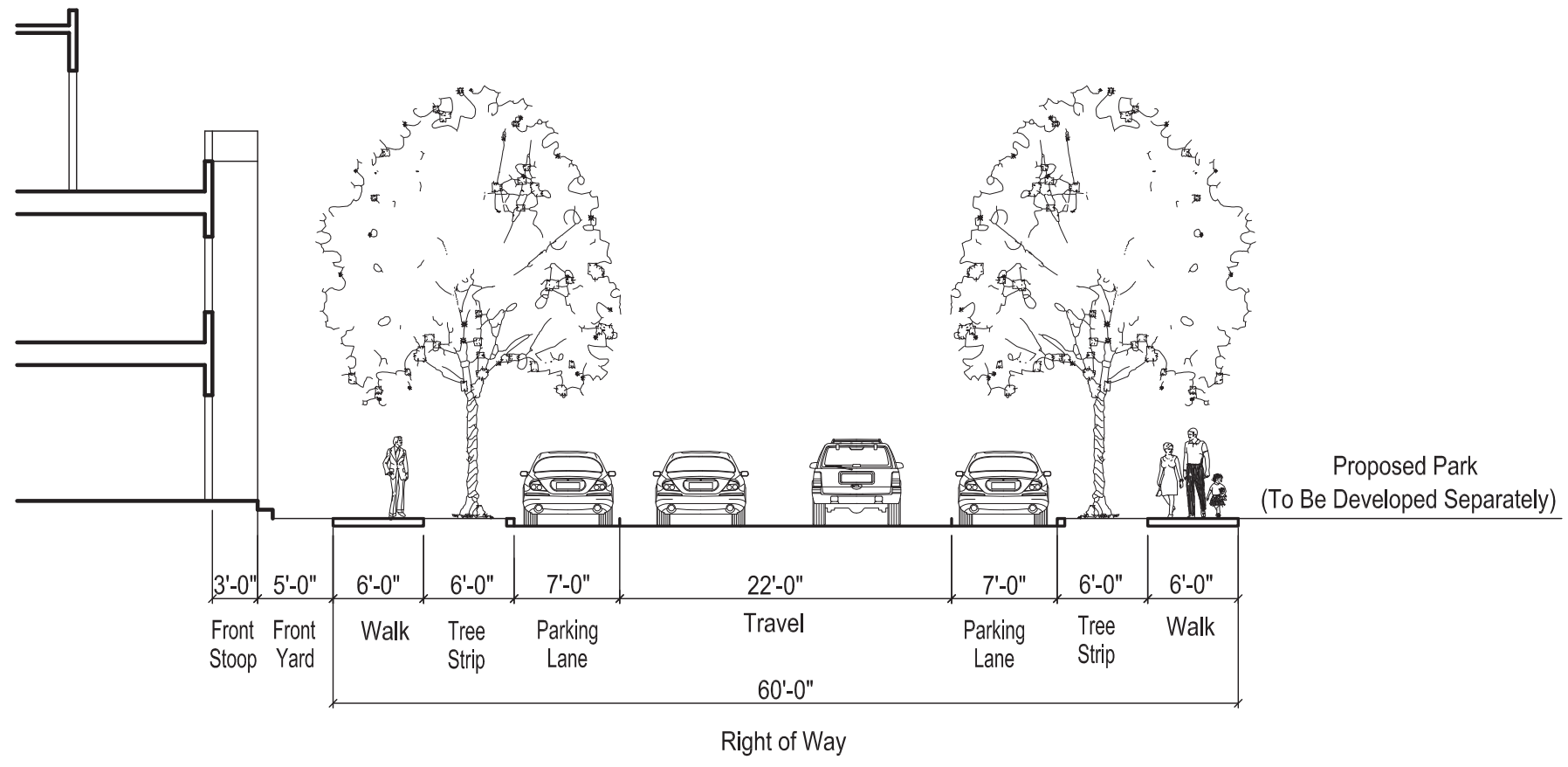
Service and Loading Diagrams

PARK VIEW COMMUNITY PARTNERS

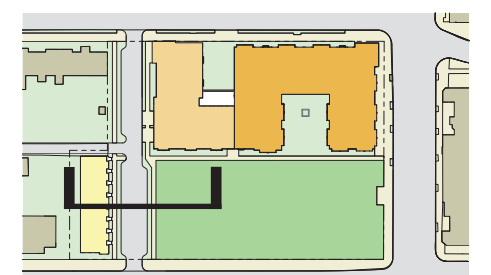


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Proposed New Private Street between Columbia Road and Irving Street



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Architecture Exhibits

PARK VIEW COMMUNITY PARTNERS



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