

1109 CONGRESS STREET, NE

WASHINGTON, D.C.
SQUARE 748 – LOTS 78 AND 819

PUD SUBMISSION – ADDITIONAL INFORMATION

DECEMBER 16, 2016

Developer	J STREET DEVELOPMENT COMPANY, LLC
Architect	NELSON ARCHITECTS, PC
Landscape Architect	AMT, LLC
Traffic Engineer	GOROVE/SLADE
Civil Engineer	AMT, LLC
LEED Consultant	SUSTAINABLE DESIGN CONSULTING
Land Use Counsel	DONOHUE & STEARNS, PLC



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NO.	TITLE	DCMR 11 ref	NO.	TITLE	DCMR 11 ref
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* NOTE: SHEETS WITH THE DATE OF 12.16.2016 INDICATED HAVE EITHER BEEN REVISED OR ADDED SINCE THE NOVEMBER 1, 2016 SUBMITTAL PACKAGE

PUD CHECKLIST

SECTION	ITEM	SHEET NUMBER	SECTION	ITEM	SHEET NUMBER
2406.11(a)	Complete application form(s)	In Written Application	2406.12(a)	Complete application form(s)	In Written Application
2406.11(b)	Map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and any proposed change of zoning	A1.03, A1.04	2406.12(b)	Detailed statement as to the uses to be located in the project, including the location, number, size, & types of stores, offices, residential, institutional, industrial, & other uses	In Written Application
2406.11(c)	Statement of the purposes & objectives of the project, including the proposed form of development & a detailed statement elucidating how the application meets the PUD evaluation standards in Section 2403	In Written Application	2406.12(c)	Detailed site plan, showing the location & external dimensions of all buildings & structures, utilities & other easements, walkways, driveways, plazas, arcades, & any other open spaces	C7.03
2406.11(d)	General site, landscape, & development plan indicating the proposed use, location, dimensions, number of stories, & height of each building, & the exact area of the total site	C7.03	2406.12(d)	Detailed landscaping & grading plan, showing all existing contour lines, including graphic illustration of grades exceeding 15% in 5% increments, landscaping to be retained, grades, planting, & landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water & sewer lines, inlets, & basins, & connections to public water & sewer lines. Proposed erosion control measures shall also be shown	L6.01, L6.02, L6.03 C7.03
2406.11(e)	Tabulation of development data showing the following: (1) Area & dimensions of each lot proposed for each building & the exact area of the total site (2) Percentage of lot occupancy of each building on each lot & the total percentage of lot occupancy for all buildings on the entire site (3) Gross floor area & floor area ratio for each building on each lot, including a break-down for each use, & the total gross floor area & floor area ratio for all buildings on the entire site, including a breakdown for each use (4) Circulation plan, including the location of all vehicular & pedestrian access ways & the location & number of all off-street parking spaces & loading berths, including an indication of which spaces are designated for which use (5) Existing topography of the development area; the location of all major natural features, including trees of six-inch caliper or greater; & the location & elevations of public or private streets, alleys, or easements 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, & of sanitary sewage & storm water to be generated, including the methods of calculating those quantities (7) Other information needed to understand the unique character & problems of developing the PUD	A1.06, C7.03 A1.06 A1.06 A3.01, T8.01 – T8.14 C7.01 C7.04 LEED A1.08	2406.12(e)	Typical floor plans & architectural elevations for each building, sections for each building & the project as a whole, & sections & elevations of the entire square within which the project is located	A3.01 – A5.02
			2406.12(f)	Final detailed circulation plan showing all driveways & walkways, including widths, grades, & curb cuts as well as detailed parking & loading plans	C7.03, T8.01 – T8.14
			2406.12(g)	Other information needed to understand the final design of the proposal, or information specifically requested by the Commission	A2.01 – A2.06
			2406.12(h)	Statement showing how the second-stage plans are in accordance with the intent & purposes of this title, the PUD process, & the first-stage approval	N/A this is a consolidated PUD application

ZONING TABULATIONS

SQUARE 748 LOTS 78 & 819

LOT AREA: 10,040.7 SF
(incl. 507.6 SF closed alley)

DWELLING UNITS: 64

	PERMITTED BY EXISTING ZONE DISTRICT: C-M-1	PERMITTED BY PROPOSED ZONE DISTRICT: C-2-B PUD	PROPOSED DEVELOPMENT: C-2-B PUD
FAR:	3.0	6.0 (6.0 residential; 2.0 commercial)	6.0 (5.62 residential; 0.38 PDR)
FAR AREA:	30,372 sf	60,244.2 sf	60,244 sf (56,419 sf residential; 3,825 sf PDR)
BUILDING HEIGHT:	40 ft	90 ft	90 ft
NUMBER OF STORIES:	3	No limit	8
LOT OCCUPANCY:	n/a	80% residential; 100% other	80% @ level 1; 76% @ levels 2-8
REAR YARD:	None required for first 20 ft of building's height; Minimum depth of 2.5 in/ft of building height and not less than 12 ft	15 ft Up to 20 ft plane can be measured to center line of alley	9'-7" below 20 ft plane; 5'-3" above 20 ft plane
SIDE YARD:	None required	None required; if provided, minimum width is 2 in/ft of building height and not less than 6 ft 15 ft required	15 ft
OPEN COURT:	None required	min. width is 4 in/ft of building height and not less than 15 ft; 30 ft required	5 ft
CLOSED COURT:	None required	None required	n/a
ROOF STRUCTURES:			
FAR (habitable space):	0.4	0.4	0.24
HEIGHT (habitable space):	12 ft	20 ft	12 ft
HEIGHT (mechanical space):	15 ft	20 ft	18'-6"
STORIES:	1; 2nd permitted for PH mechanical space	1 plus mezzanine; 2nd permitted for PH mechanical space	2
PARKING:			
RESIDENTIAL:	n/a (Residential use not permitted)	1 per 3 dwelling units (63 UNITS)	21 required; 6 spaces provided
RETAIL:	In excess of 3,000 sf 1 per additional 300 sf	In excess of 3,000 sf 1 per additional 750 sf	
BICYCLES:		1 per 3 dwelling units 63 UNITS / 3 = 21	21 required; 22 provided
LOADING:			
RESIDENTIAL:	n/a (Residential use not permitted)	1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 delivery space @ 20' deep	on street
PDR:	None required	None required	
INCLUSIONARY ZONING:	n/a (Residential use not permitted)	8% of residential GFA: fls 2-8 + PH = 46,344 sf @ 8% = 3,708 sf (207.2 sf of PH @ 50% AMI; remainder of IZ sf at 80% AMI)	4,533 sf Total 703 sf @ 50% AMI (1 unit) 3,830 sf @ 80% AMI (4 units)
GAR:	0.30	0.30	0.30



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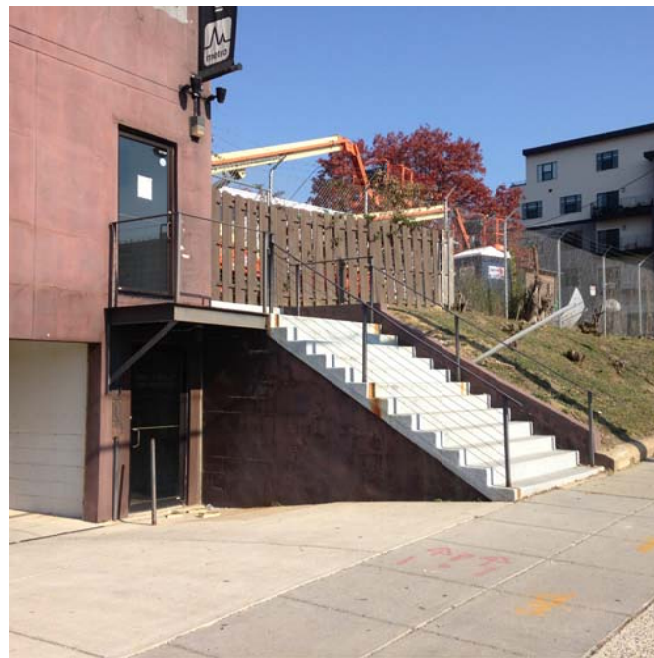
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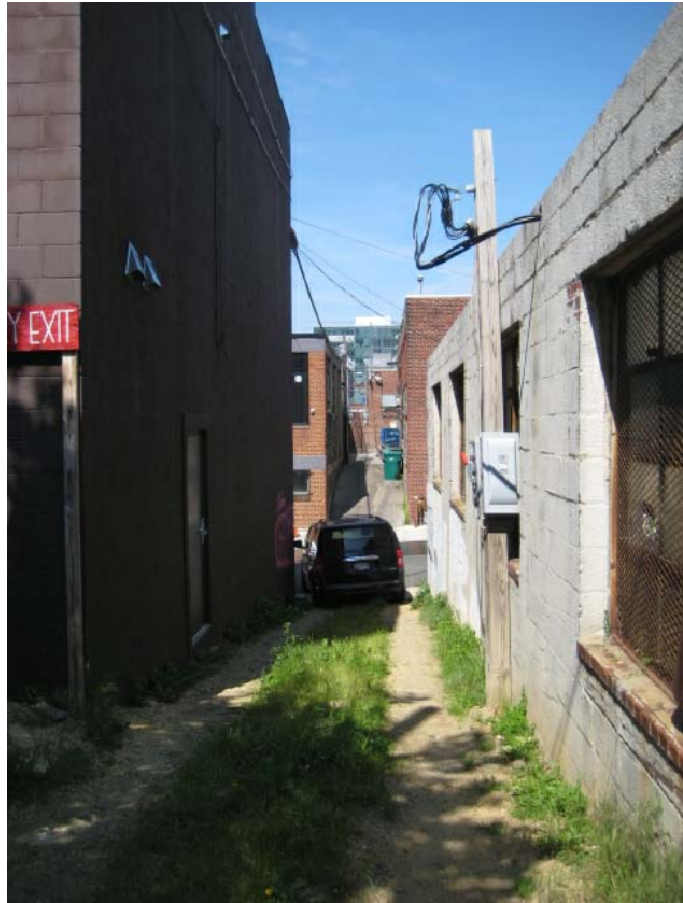
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DECEMBER 16, 2016 - PUD SUBMISSION

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RENDERING - 3RD STREET LOOKING SOUTHWEST
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RENDERING - ALLEY VIEW FROM TOWNHOUSE REAR YARDS
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