

# THE BARD REDEVELOPMENT

S O U T H W E S T W A S H I N G T O N , D . C .

## A PLANNED UNIT DEVELOPMENT

September 27, 2018

Owner

AS YOU LIKE IT, LLC

Land Use Counsel

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ZONING TABULATIONS

DCMR TITLE 11 ZONING	DEVELOPMENT STANDARDS			
	R-3 (EXISTING)	MU-4	MU-4 PUD	PROPOSED DEVELOPMENT
FAR	NONE PRESCRIBED (MINIMUM LOT WIDTH OF 20' MINIMUM LOT AREA OF 1,600 SF)	3.0 (WITH INCLUSIONARY ZONING) 1.5 NON-RESIDENTIAL	3.6 (WITH INCLUSIONARY ZONING) 1.8 NON-RESIDENTIAL	TOTAL = 2.88 RESIDENTIAL = 2.52 ARTS/OFFICE = 0.36
GROSS FLOOR AREA (FAR SF, NOTE 1)	NONE PRESCRIBED	109,428 SF (NON-RESIDENTIAL = 54,714 MAX)	131,314 SF (NON-RESIDENTIAL = 65,657 MAX)	TOTAL = 105,075 SF RESIDENTIAL = 91,835 SF ARTS/OFFICE = 13,240 SF
LOT OCCUPANCY	ROW DWELLING OR PLACES OF WORSHIP = 60%	75% (RESIDENTIAL WITH INCLUSIONARY ZONING)	75% (SAME AS MATTER OF RIGHT)	79% AT LEVEL 1 ( <b>RELIEF REQUESTED</b> ) 71% AT LEVEL 2
BUILDING HEIGHT	40'-0" 3 STORIES	50'-0" NO LIMIT ON # OF STORIES	65'-0"	MAIN BUILDING: 48'-0" TOP OF PARAPET 47'-0" TOP OF ROOF / 4 STORIES EMBELLISHMENT AT SW CORNER 51'-0" ANNEX: 48'-2" TOP OF PARAPET 47'-2" TOP OF ROOF / 5 STORIES
PENTHOUSE AREA	30 SF PER C-1500.4	0.4 FAR FOR HABITABLE SPACE	0.4 FAR FOR HABITABLE SPACE	0.32 FAR (11,715 SF)
PENTHOUSE HEIGHT	10'0" 1 STORY PER C-1500.4	12'-0"; EXCEPT 15'-0" FOR PENTHOUSE MECHANICAL SPACE  1; SECOND STORY PERMITTED FOR PENTHOUSE MECHANICAL SPACE	SAME AS MATTER OF RIGHT	MAIN BUILDING: 11'-0" HABITABLE SPACE 15'-0" ELEVATOR OVERRIDE AND SOLAR PANELS  ANNEX: 8'-4" (MECHANICAL ONLY)
PENTHOUSE SETBACK	1:1 RATIO	1:1 RATIO	SAME AS MATTER OF RIGHT	1:1 OR GREATER
REAR YARD	20'-0"	15'-0"	SAME AS MATTER-OF-RIGHT	SEE YARDS & COURT DIAGRAM AT SHEET [1.2] 28'-0 3/16" AT MAIN BUILDING 8'-4" AT ANNEX ( <b>RELIEF REQUESTED</b> )
SIDE YARD	NONE REQUIRED	NONE REQUIRED IF PROVIDED= 2 IN/FT OF HT, 5'-0" MIN.	SAME AS MATTER-OF-RIGHT	NONE PROVIDED
COURTS CLOSED COURT	WIDTH = 4 IN/FT OF HT ONE FAMILY DWELLING = 6 FT MIN. ALL OTHER STRUCTURES = 10 FT MIN.	NONE REQUIRED IF PROVIDED= 4 IN/FT OF HT, 15'-0" MIN.; 350 SF MIN.; OR TWICE THE MINIMUM WIDTH SQUARED CLOSED COURT 1: WIDTH REQ'D =16'-0" FOR 48'-0" ; 512 SF MIN. CLOSED COURT 2: WIDTH REQ'D =15'-0" FOR 33'-6" ; 350 SF MIN.	SAME AS MATTER-OF-RIGHT	SEE YARDS & COURT DIAGRAM AT SHEET [1.2] CLOSED COURT 1: 53'-6" x 5'-1"; 272 SF ( <b>RELIEF REQUESTED</b> ) CLOSED COURT 2: APPROX 47'-11" x 54'-11"; 2,631 SF
PARKING	<u>RESIDENTIAL</u> NONE PER C-702.3	<u>RESIDENTIAL</u> 1 PER 3 DU > 4 DU = 34 SPACES (NOTE 2)  <u>OFFICE</u> : 0.5 PER 1,000 SF > 3,000 SF = 6 SPACES (NOTE 4)  <u>ARTS</u> : 1 PER 1,000 SF > 3,000 SF = 16 SPACES (NOTE 5)  <u>SUBTOTAL</u> : 56 SPACES  <u>TOTAL</u> : 28 REQUIRED (REDUCED BY 50% FOR PROXIMITY TO METRO PER C-702.1(a))	SAME AS MATTER OF RIGHT	<u>PROVIDED</u> 38 AT B1 AND 2 AT GRADE 15 OFF-SITE  <u>TOTAL</u> 55 TOTAL PARKING SPACES
BIKE PARKING	NONE REQUIRED	<u>RESIDENTIAL</u> 1 PER 3 DU (LONG TERM); 1 PER 20 DU (SHORT-TERM) 35 LONG TERM; 6 SHORT TERM REQUIRED  <u>OFFICE</u> 1 PER 2,500 SF (LONG TERM); 1 PER 40,000 SF (SHORT TERM) 5 LONG TERM; 0 SHORT TERM REQUIRED  <u>ARTS</u> 1 PER 10,000 SF (LONG TERM); 1 PER 20,000 SF (SHORT TERM) 2 LONG TERM; 2 SHORT TERM REQUIRED  <u>TOTAL</u> 42 LONG TERM; 8 SHORT TERM REQUIRED 2 SHOWERS AND 4 LOCKERS ARE REQUIRED (NOTE 7)	SAME AS MATTER-OF-RIGHT	<u>PROVIDED</u> 67 LONG TERM SPACES 16 SHORT TERM SPACES  2 SHOWERS 4 LOCKERS
LOADING	NONE REQUIRED	<u>RESIDENTIAL</u> (NOTE 3,6) 1 BERTH @ 30 FT DEEP 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 20 FT DEEP	SAME AS MATTER OF RIGHT	<u>TOTAL PROVIDED</u> 1 BERTH @ 30 FT DEEP 1 PLATFORM @ 100 SF 1 SERVICE/DELIVERY @ 20 FT DEEP
GREEN AREA RATIO	NONE REQUIRED	0.3	SAME AS MATTER-OF-RIGHT	0.3 MINIMUM PROVIDED
INCLUSIONARY ZONING				SEE PAGE 1.3

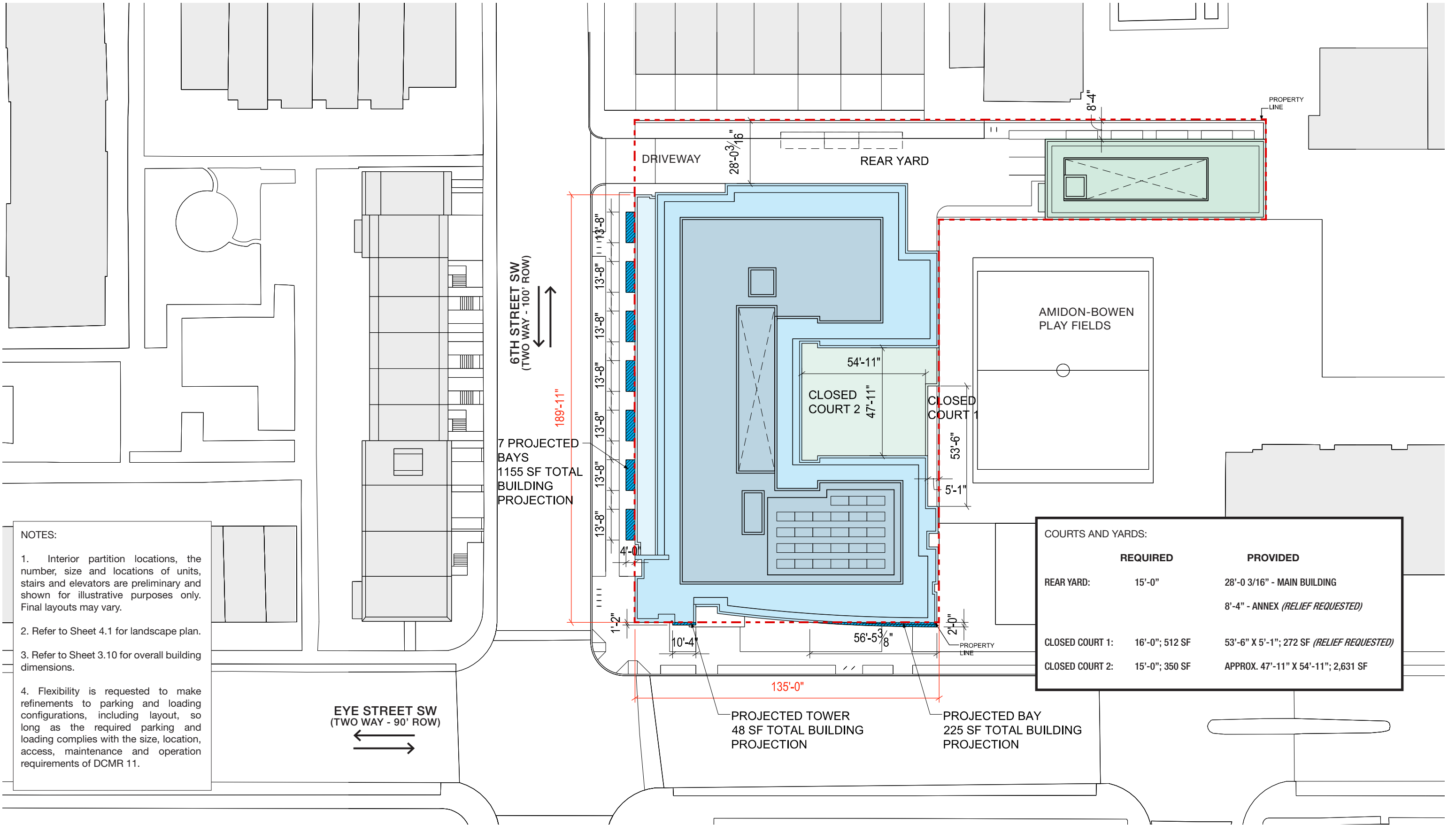
PROJECT DATA

SQUARE: 498  
 LOT: 52  
 ZONE: MU-4 PUD (PROPOSED)  
 SITE AREA: 36,476 SF RECORDED  
 36,485 SF MEASURED

NOTES

- Gross Floor Area (GFA) includes a deduction of 2% for mechanical shafts, but does not include areas for (1) parking access ramps, and (2) spaces with structural clearance less than 6'-6".
- The proposed number of dwelling units is made up of 69 market rate units, 18 actors housing units, and 18 Single Room Occupancy Units (SRO) for fellows. For purposes of the parking requirements SROs, as rooming units, do not technically require parking, we are including the units to be conservative, which yields a total of 105 units applied to parking. The final dwelling unit count may vary by 10% per flexibility requested.
- For Office use less than 20,000 GSF no loading berth or platform is required per section 901.1.
- Office Parking in excess of 3,000 SF (Prorated between office and arts, design & creation uses), 0.5 spaces per each additional 1,000 SF. 3 spaces required for 13,268 GSF of office. ((13,268-1,260)/1000)\*0.5=6.004 \* 0.5 for metro proximity
- Arts, Design, & Creation Parking in excess of 3,000 SF (Prorated between office and arts, design & creation uses), 1 space per each additional 1,000 SF. 8 spaces required for 18,230 GSF of arts, design, & creation. ((18,230-1,740)/1000)=16.49 \* 0.5 for metro proximity
- Per Subtitle C Sec. 901.8 and Sec. 902.2, loading requirements are determined by the use with the greatest requirement.
- Per Subtitle C Sec. 806.3 and Sec. 806.4, non-residential uses that occupies more than 25,000 SF require 2 showers and lockers equal 0.6 times the required long-term bike parking.





**NOTES:**

- Interior partition locations, the number, size and locations of units, stairs and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
- Refer to Sheet 4.1 for landscape plan.
- Refer to Sheet 3.10 for overall building dimensions.
- Flexibility is requested to make refinements to parking and loading configurations, including layout, so long as the required parking and loading complies with the size, location, access, maintenance and operation requirements of DCMR 11.

COURTS AND YARDS:		
	REQUIRED	PROVIDED
REAR YARD:	15'-0"	28'-0 3/16" - MAIN BUILDING 8'-4" - ANNEX ( <i>RELIEF REQUESTED</i> )
CLOSED COURT 1:	16'-0"; 512 SF	53'-6" X 5'-1"; 272 SF ( <i>RELIEF REQUESTED</i> )
CLOSED COURT 2:	15'-0"; 350 SF	APPROX. 47'-11" X 54'-11"; 2,631 SF

## The Bard - Inclusionary Zoning

According to 1003.2 - An inclusionary residential development of steel or steel and concrete frame construction shall set aside the greater of eight percent (8%) of the gross floor area dedicated to residential use including penthouse habitable space as described in Subtitle C § 1001.2(d), or fifty percent (50%) of its achievable bonus density to inclusionary units plus an area equal to eight percent (8%) of the penthouse habitable space as described in Subtitle C § 1001.2(d).

1. 8% of Residential GFA + 8% of Residential Penthouse
  - a. GFA Residential = 86,495 GSF \* 0.08 = 6,920 SF (Note 1)
  - b. Average Residential Efficiency (67,152 net SF/86,495 GSF) = 77.6% (This excludes penthouse areas)
  - c. NET SF 80% MFI = 5,370 SF
  - d. Penthouse Residential = 8,877 SF \* 0.08 = 710 SF (50% MFI) (Note 2)
  - e. TOTAL = 6,080 SF
  
2. 50% of achievable bonus density + 8% of Residential Penthouse
  - a. Bonus Density = .38 FAR = 13,861 GSF; 50% = 6,930 SF
  - b. Average Residential Efficiency (67,152 net SF/86,495 GSF) = 77.6% (This excludes penthouse areas)
  - c. NET SF 80% MFI = 5,378 SF
  - d. Penthouse Residential = 8,877 SF \* 0.08 = 710 SF (50% MFI) (Note 2)
  - e. TOTAL = 6,088 SF

### NOTES:

(1) GFA of total Residential Area (Including 1'-0" exterior wall, corridors, cores, lobby, ground floor amenity, and part of loading. Excluding SRO units, STC administration, office and part of loading.)

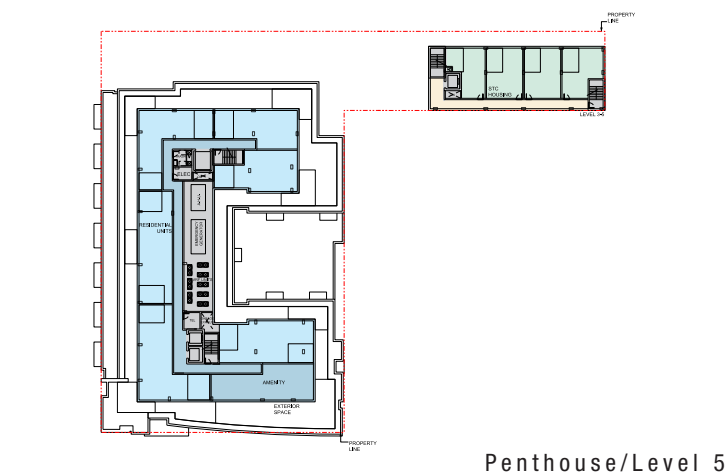
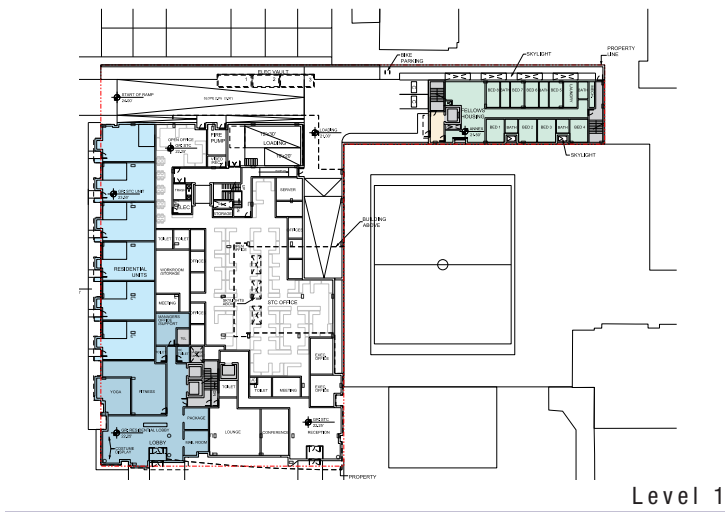
Residential GFA :	91,835 SF	Total Residential Area for Market Rate and STC units
	- 6,768 SF	SRO Area
	+ 1,428 SF	Public Space Projections
	<b>86,495 SF</b>	

(2) According to 1500.11 - For residential buildings, the construction of penthouse habitable space, except penthouse habitable space devoted exclusively to communal rooftop recreation or amenity space for the primary use of residents of the residential building, is subject to the Inclusionary Zoning set-aside provisions of Subtitle C, Chapter 10 Inclusionary Zoning.

Penthouse Residential:	11,715 SF	Total Penthouse Area
	- 1,596 SF	Mechanical
	- 1,242 SF	Amenity Space
	<b>8,877 SF</b>	

Unit Mix *	Jr 1 BR	1 BR	2 BR	SRO	TOTAL
Total Market Rate Residential	9	29	24	0	62
<b>Inclusionary Zoning</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>7</b>
STC Actors and Fellows Housing	6	12	0	18	36
<b>TOTAL UNITS</b>					<b>105</b>

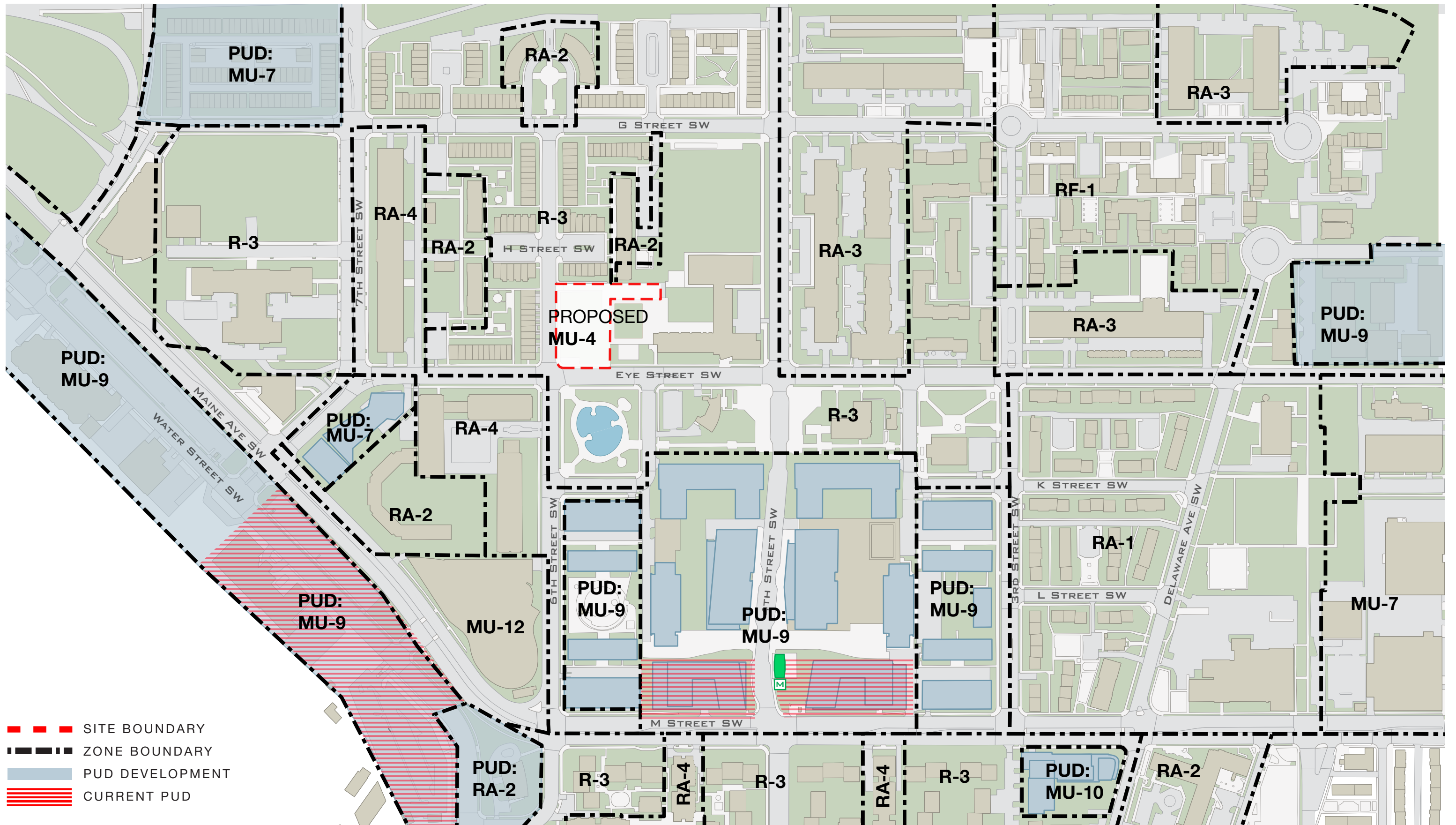
\*Affordable unit mix reflects range in proportion to market and stc unit mix as indicated in 1005.1.



NOTES:  
7 affordable units shown.  
The designation of units for affordable housing is schematic and intended to show general distribution.  
Final locations will be determined upon further dwelling unit layout study as part of the final design.

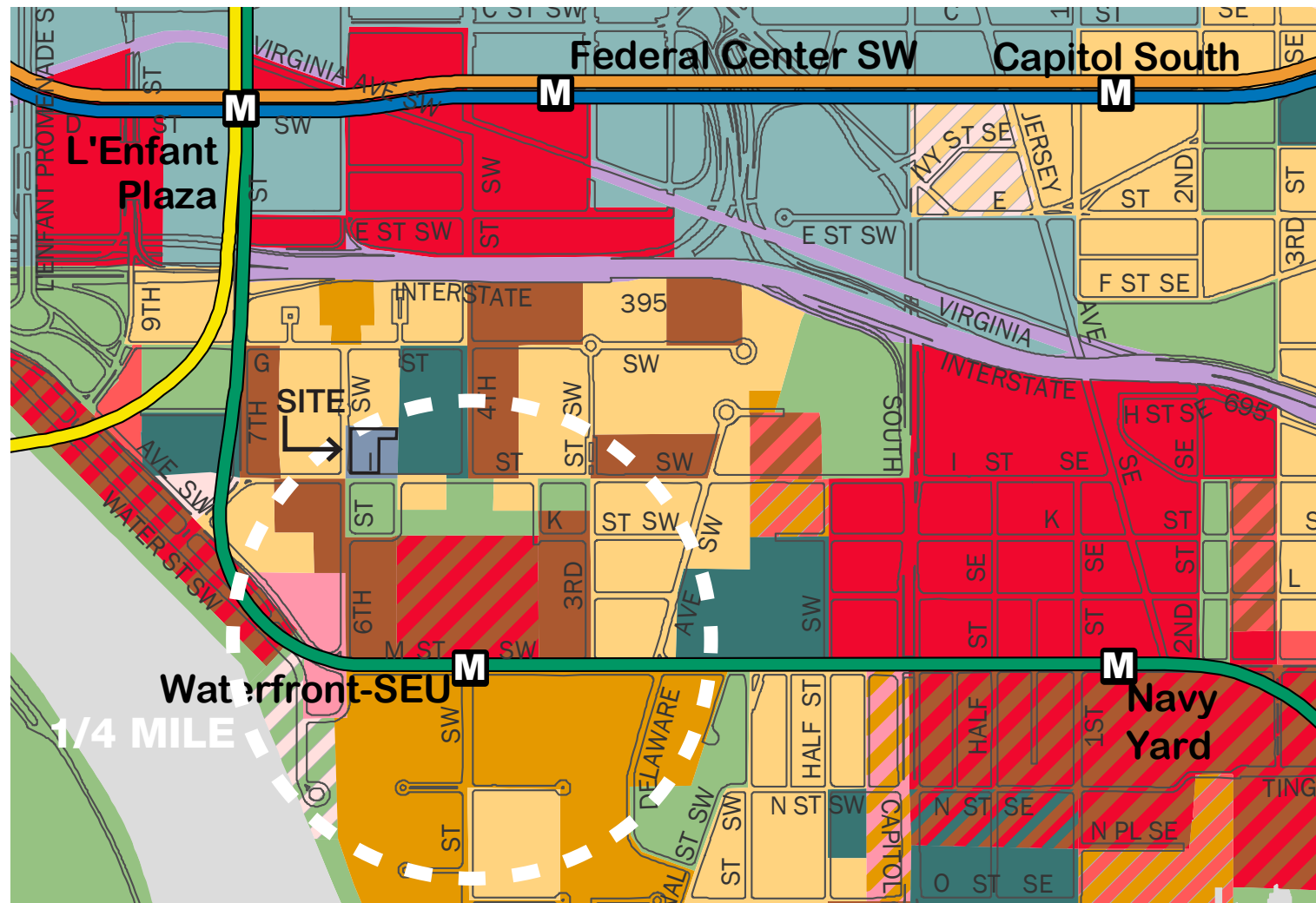
**KEY**

- RESIDENTIAL (MARKET)
- RESIDENTIAL (AFFORDABLE)
- STC HOUSING

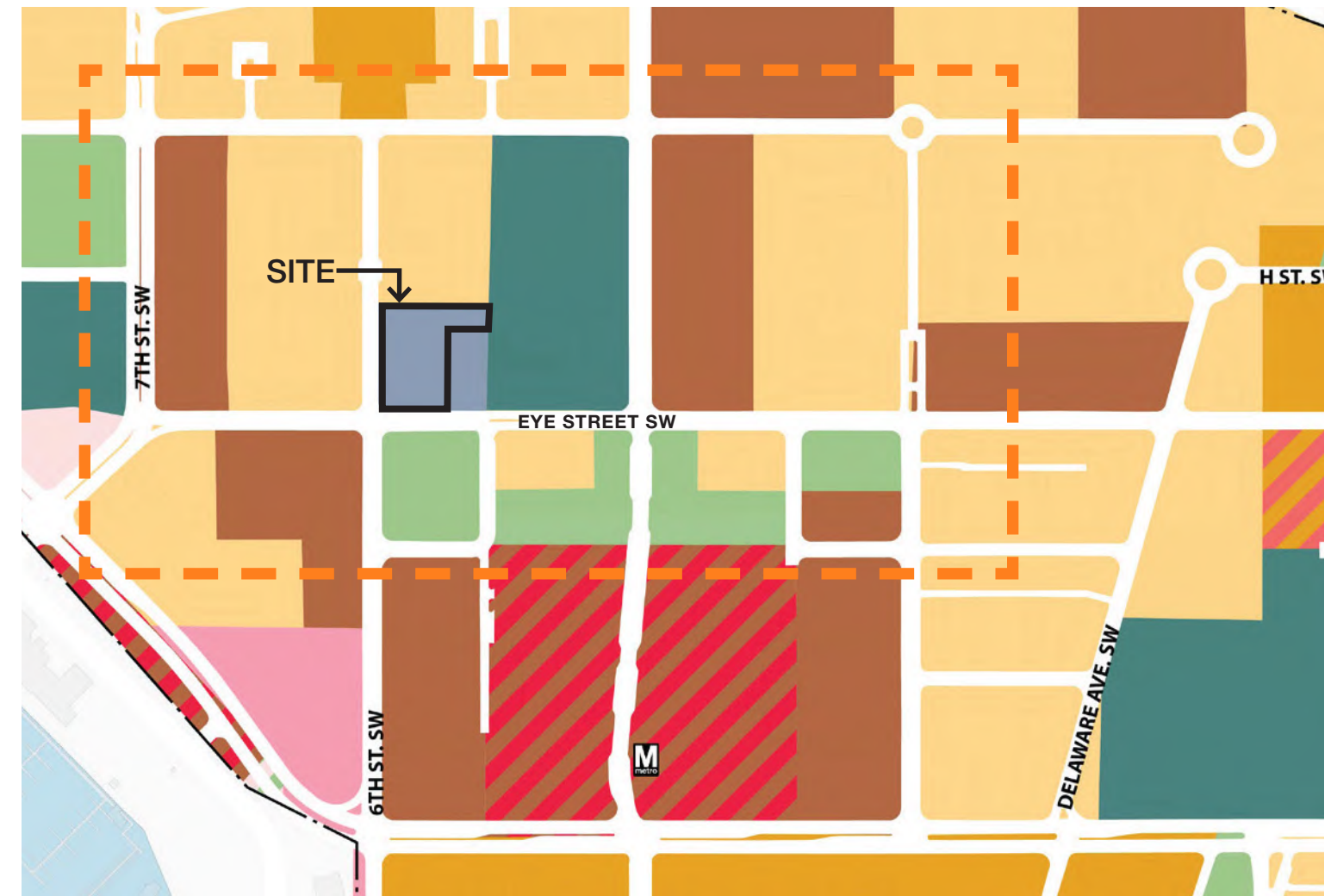


- SITE BOUNDARY
- ZONE BOUNDARY
- PUD DEVELOPMENT
- CURRENT PUD





COMPREHENSIVE PLAN - FUTURE LAND USE MAP 7  
GENERAL VICINITY MAP

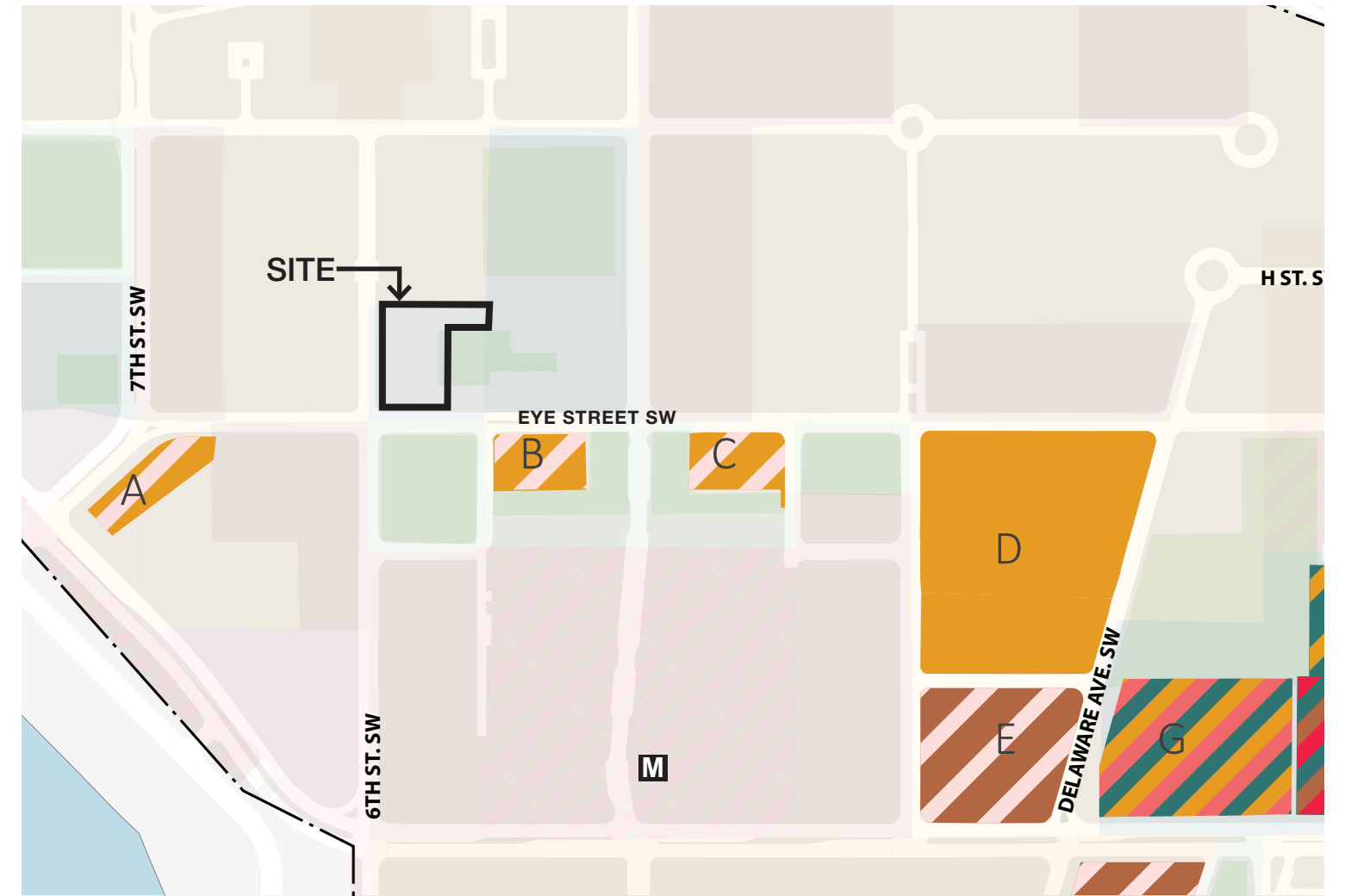


MAP ENLARGEMENT

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



FUTURE LAND USE MAP



FUTURE LAND USE MAP WITH SW SMALL AREA PLAN CHANGES

- MODERATE DENSITY RESIDENTIAL (1-3 STORIES)
- MEDIUM DENSITY RESIDENTIAL (4-7 STORIES)
- HIGH DENSITY RESIDENTIAL (8+ STORIES)
- LOW DENSITY COMMERCIAL
- MODERATE DENSITY COMMERCIAL
- MEDIUM DENSITY COMMERCIAL
- HIGH DENSITY COMMERCIAL
- PARKS AND OPEN SPACE
- LOCAL PUBLIC
- PUBLIC, INSTITUTIONAL
- STRIPING INDICATES A MIX OF USES