

# THE BARD REDEVELOPMENT

501 EYE STREET SOUTHWEST WASHINGTON, D.C.

## A PLANNED UNIT DEVELOPMENT

March 8, 2019

Owner

AS YOU LIKE IT, LLC

Land Use Counsel

GOULSTON&STORRS

Architect

SHALOM BARANES ASSOCIATES, PC

Landscape Architect

PARKER RODRIGUEZ INC

Traffic Engineer

GOROVE/SLADE ASSOCIATES, INC

Civil Engineer

BOHLER ENGINEERING





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ZONING TABULATIONS

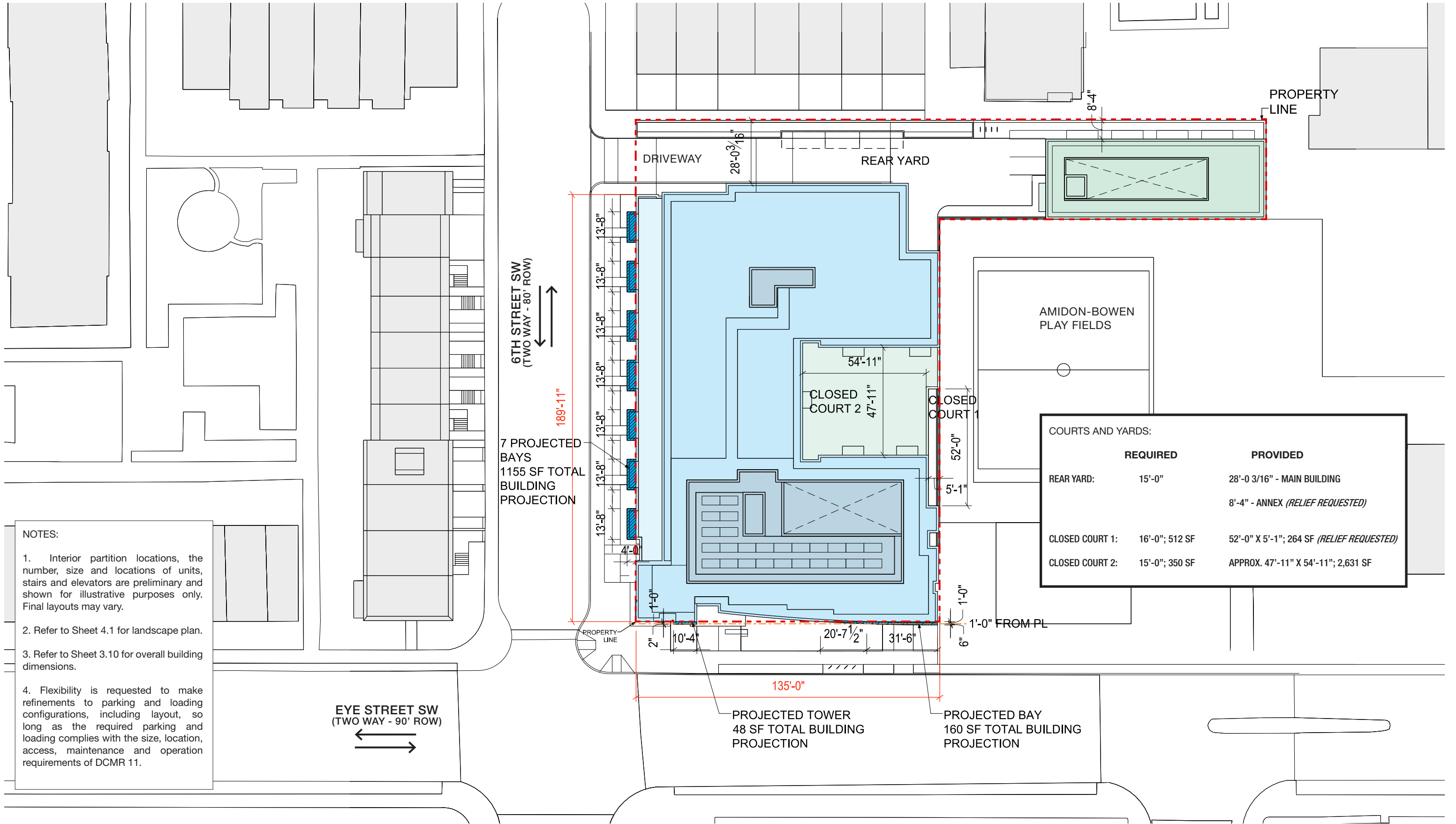
DCMR TITLE 11 ZONING	DEVELOPMENT STANDARDS			
	R-3 (EXISTING)	MU-4	MU-4 PUD	PROPOSED DEVELOPMENT
FAR	NONE PRESCRIBED (MINIMUM LOT WIDTH OF 20' MINIMUM LOT AREA OF 1,600 SF)	3.0 (WITH INCLUSIONARY ZONING) 1.5 NON-RESIDENTIAL	3.6 (WITH INCLUSIONARY ZONING) 1.8 NON-RESIDENTIAL	TOTAL = 2.87 RESIDENTIAL = 2.49 ARTS/OFFICE = 0.38
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 = 104,660 SF RESIDENTIAL = 90,800 SF ARTS/OFFICE = 13,860 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 LEVELS 2&3 66% AT LEVEL 4
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'-8" 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	0.08 FAR (2,850 SF)
PENTHOUSE HEIGHT	100" 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 9'-0" NORTH ELEVATOR OVERRIDE AND STAIR ( <b>RELIEF REQUESTED</b> ) 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 [1.3] 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 [1.3] CLOSED COURT 1: 52'-0" x 5'-1"; 264 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 = 32 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> : 54 SPACES  <u>TOTAL</u> : 27 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) 34 LONG TERM; 5 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> 41 LONG TERM; 7 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	0.310 PROVIDED (SEE PAGE 4.9)
INCLUSIONARY ZONING				SEE PAGE 1.4

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 64 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 100 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:**
1. 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.
  2. Refer to Sheet 4.1 for landscape plan.
  3. Refer to Sheet 3.10 for overall building dimensions.
  4. 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.

	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	52'-0" X 5'-1"; 264 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

### Required IZ Area:

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 = 86,118 GSF \* 0.08 = 6,889 SF (Note 1)
- b. Average Residential Efficiency (67,559 net SF/86,118 GSF) = 78.45% (This excludes penthouse areas)
- c. NET SF 80% MFI = 5,404 SF
- d. Penthouse Residential = 0 SF \* 0.08 = 0 SF (50% MFI) (Note 2)
- e. TOTAL = 5,404 SF**

#### 2. 50% of achievable bonus density + 8% of Residential Penthouse

- a. Bonus Density = .37 FAR = 13,496 GSF; 50% = 6,748 SF
- b. Average Residential Efficiency (67,559 net SF/86,118 GSF) = 78.45% (This excludes penthouse areas)
- c. NET SF 80% MFI = 5,294 SF
- d. Penthouse Residential = 0 SF \* 0.08 = 0 SF (50% MFI) (Note 2)
- e. TOTAL = 5,294 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 :	91,669 SF	Total Residential Area for Market Rate and STC units
	- 6,914 SF	SRO Area
	+ 1,363 SF	Public Space Projections
	<b>86,118 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:	4,518 SF	Total Penthouse Area
	- 1,668 SF	Mechanical
	- 2,850 SF	Amenity Space
	<b>0 SF</b>	

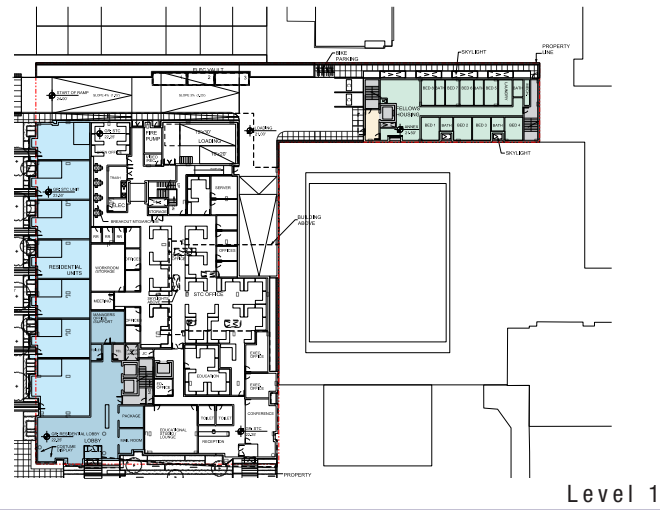
### Provided IZ Area:

The IZ requirement for the project is 6 units at 80% MFI, totaling 5,404 SF, with 1 junior 1 BR, three 1 BR, and two 2 BR. We propose an increase to the required IZ, by an additional 710 SF of IZ, which results in 1 additional unit.

**The total IZ provided is 7 units at 80% MFI, totaling 6,114 SF, with 1 junior 1 BR, three 1 BR, and three 2 BR.**

Unit Mix *	Jr 1 BR	1 BR	2 BR	SRO	TOTAL
Total Market Rate Residential	9	28	20	0	57
<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>100</b>

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



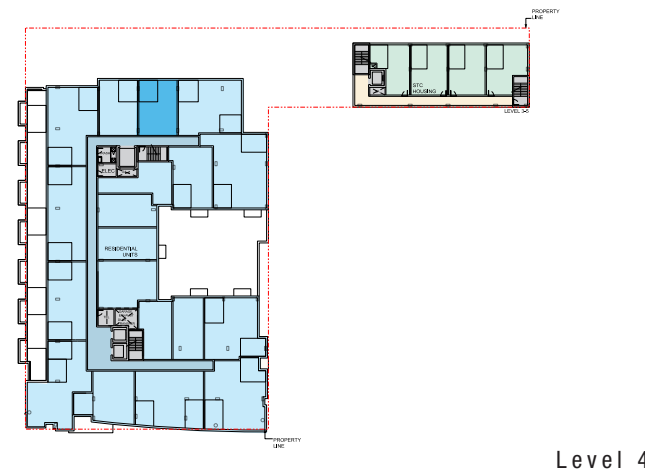
Level 1



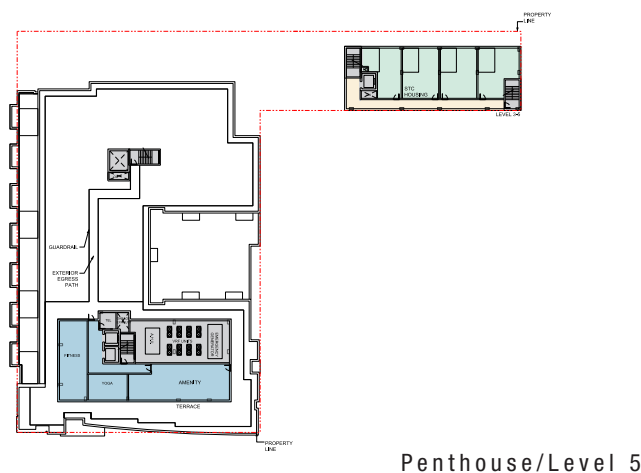
Level 2



Level 3



Level 4



Penthouse/Level 5

### NOTES:

6 affordable units are required. 1 additional affordable unit will be provided for a total of 7 inclusionary zoning units.

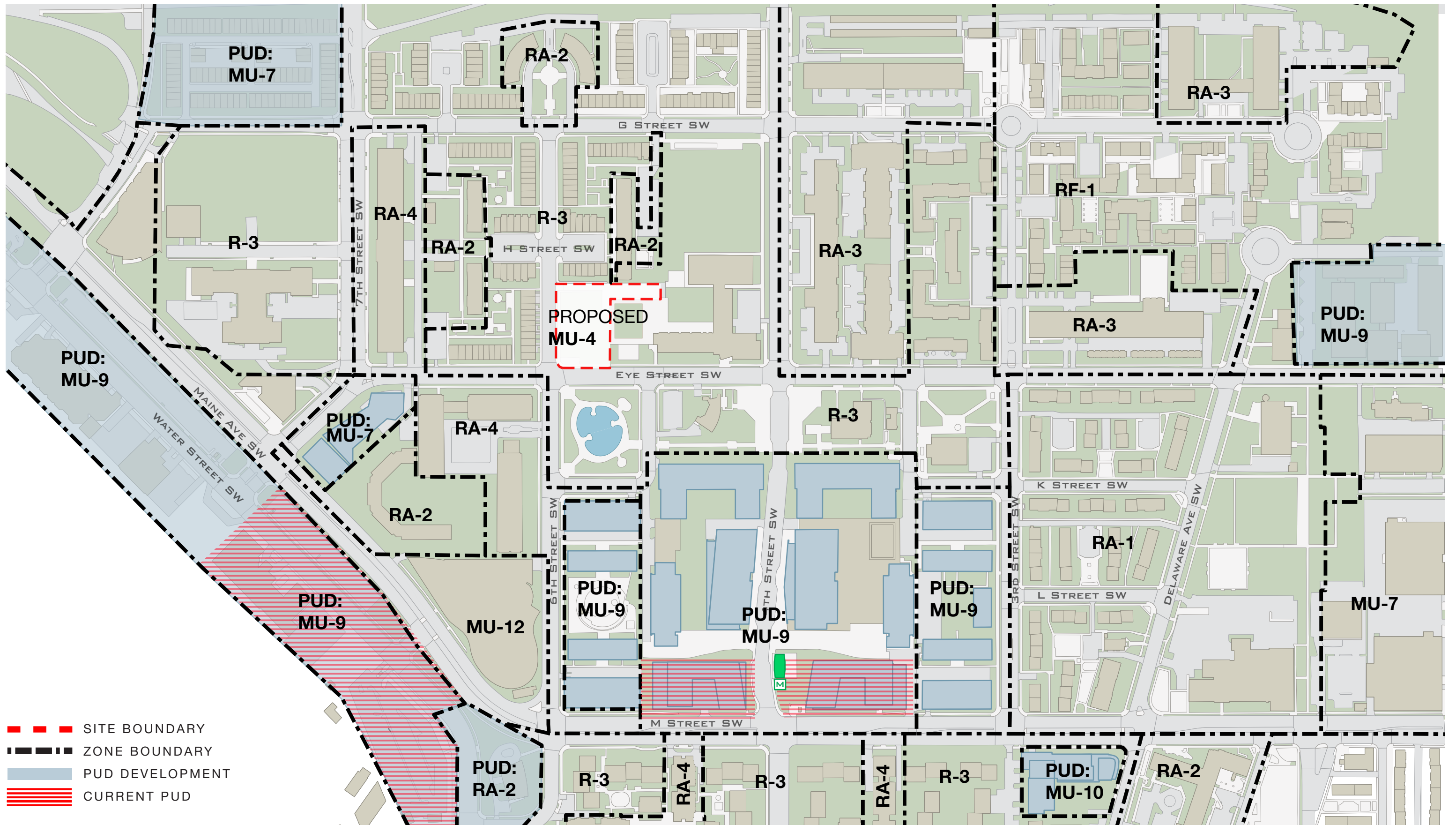
The designation of units for affordable housing is schematic and intended to show general distribution.

Final locations will be determined upon further dwelling unit layout study as part of the final design.

### KEY

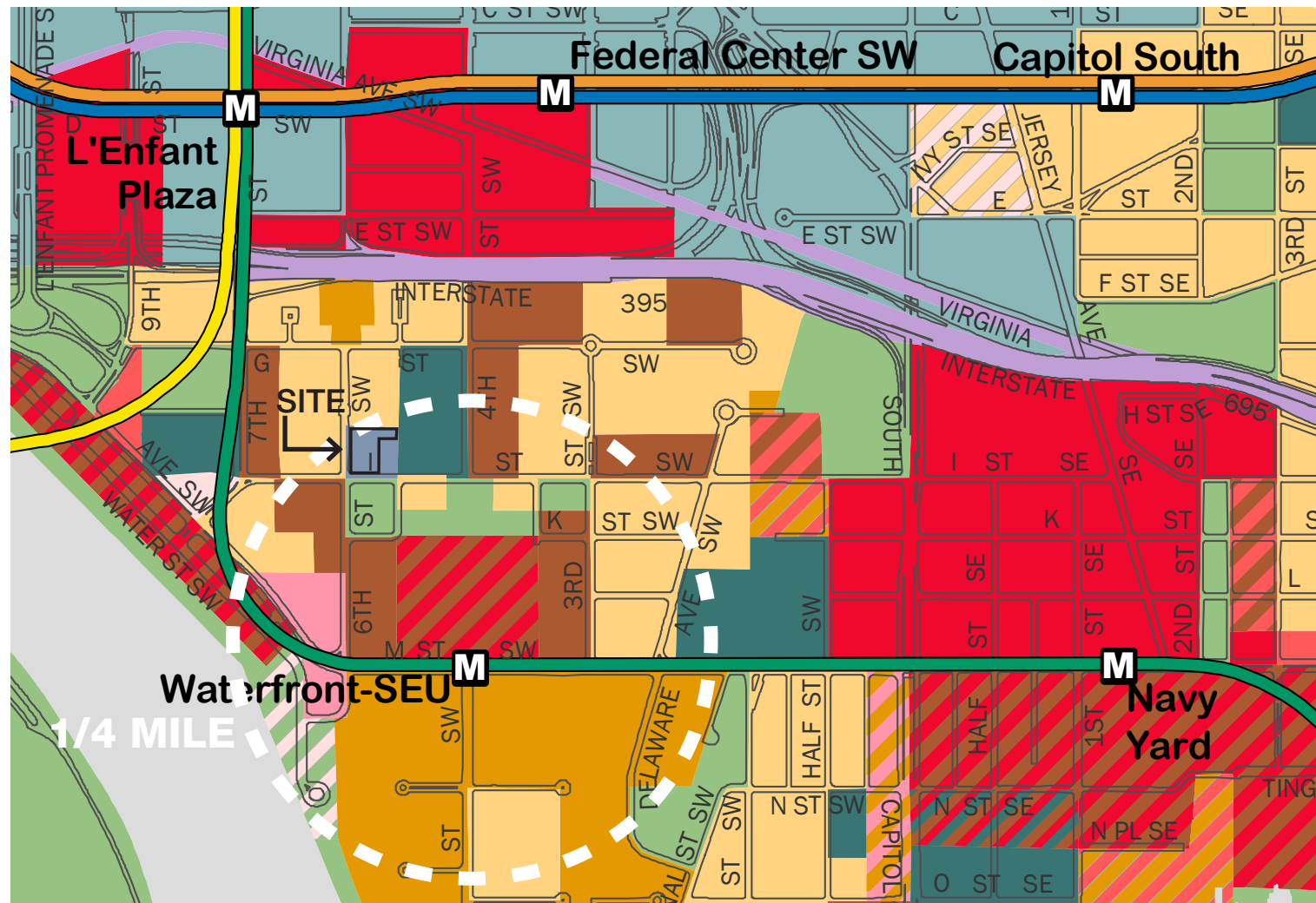
- RESIDENTIAL (MARKET)
- RESIDENTIAL (AFFORDABLE)
- STC HOUSING



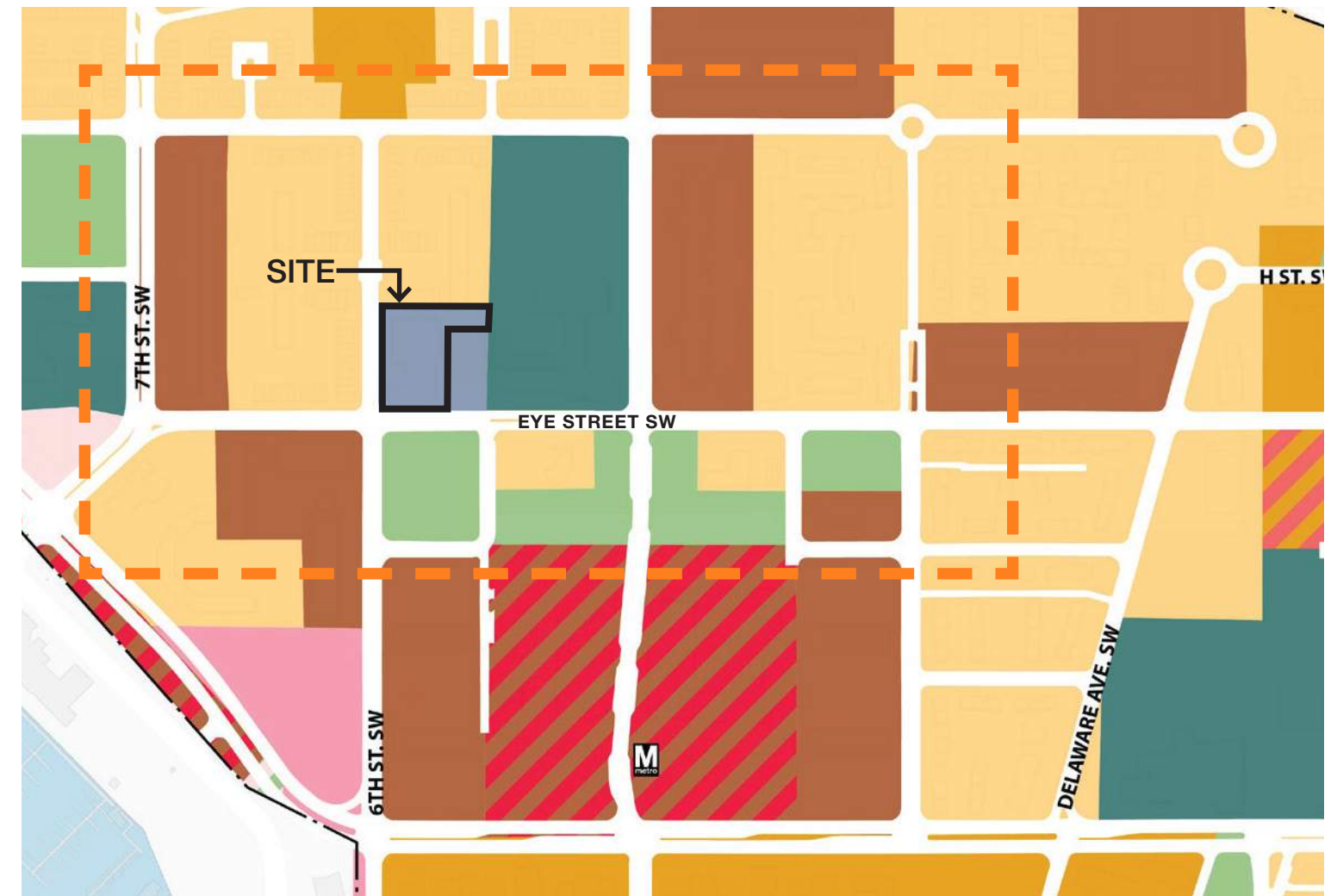


- SITE BOUNDARY
- ZONE BOUNDARY
- PUD DEVELOPMENT
- CURRENT PUD




















COMPREHENSIVE PLAN - FUTURE LAND USE MAP 7  
GENERAL VICINITY MAP

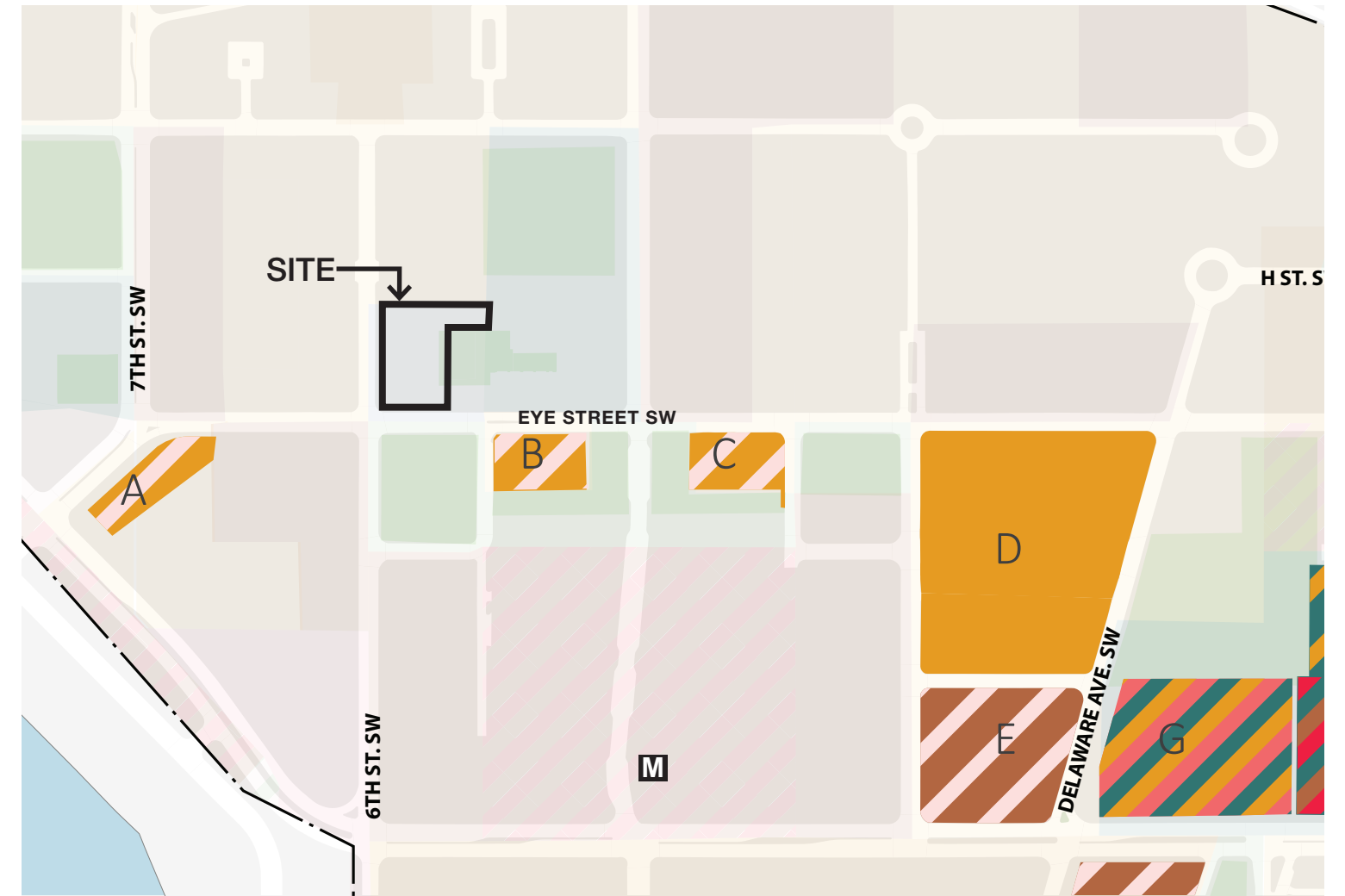


MAP ENLARGEMENT

- |   |  |
|---|--|
|  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

# 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

## THE BARD REDEVELOPMENT

## PLANNING BACKGROUND

shalom baranes associates architects

## RECOMMENDATIONS

*Goal: Build on and market existing cultural assets and institutions to reinforce the concept of an arts and cultural destination.*

- AC.1** Foster the Southwest neighborhood arts hub by expanding events, such as Jazz Night at Westminster, Southwest Night at Arena Stage, activities with Blind Whino, and future events with the proposed Rubell Museum at the Randall School.
- AC.2** Promote the arts as a community amenity in neighborhood marketing materials and communicate current and planned activities involving the arts to residents throughout the District of Columbia. Develop a single source to advertise and promote all arts events in one place for easier access and more effective marketing.

*Goal: Strengthen 'I' Street as a cultural corridor.*

- AC.3** Renovate the Randall Recreation Center to support both recreation and multi-purpose arts focused programming while maintaining existing playing fields and greenspaces.
- AC.4** Market the required affordable units in the new Randall School development to artists who meet the affordability requirements.
- AC.5** Encourage the creation of incubator space for local arts organizations or other creative entrepreneurs (e.g., web designers, film editing, production, culinary space, etc.) or local business start-ups on the ground floors of new buildings on M and 'I' Streets.

*Goal: Grow the presence of the arts throughout the Southwest neighborhood.*

- AC.6** Initiate a pilot improvement project for at least one underpass to include unique public art and lighting.
- AC.7** Support the use of grants, pilot programming or public/private partnerships to help fund “pop-up” programming, short-term events and other efforts by the Neighbors of the Southwest Duck Pond to expand activities in this location.



SOUTHEASTERN UNIVERSITY

## SOUTHEASTERN UNIVERSITY SITE

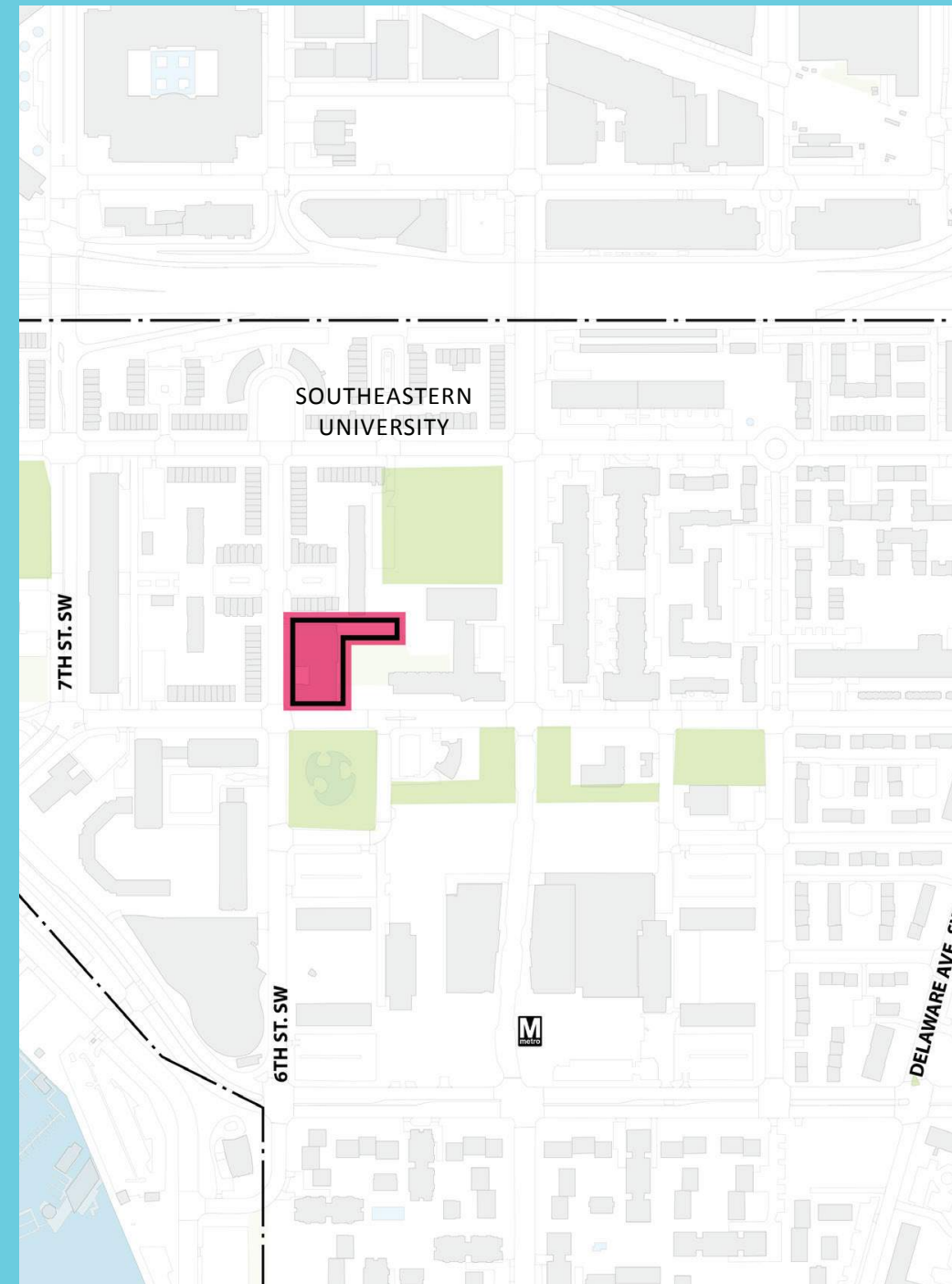
This site, located at 501 'I' Street SW, was initially constructed in 1948 as the Metropolitan Boys Club. It was later expanded by Modernist architect Charles Goodman to become the Hawthorne School. Additional wings were added as was the concrete façade that is still in existence. The building was sold in 1972 to Southeastern University which operated an adult education campus until closing permanently in 2010. Since that time, that building has been vacant and fallen into disrepair.

During this planning process, a prominent theater company, Shakespeare Theater Company (STC), proposed a plan to convert the property into its new headquarters with artist space by tearing the existing building down and erecting a larger building in its place. STC planned to partner with a private developer to include additional market rate housing as well as housing specifically for visiting actors. This site is a preferred location for an arts and cultural use as it complements and augments the arts uses already in Southwest and further anticipates the Plan's vision for cultural uses along 'I' Street. Convenient access to Metro is also a plus for many of the visiting actors who would use the rehearsal space.

The site itself is currently designated "Institutional" on the Comprehensive Plan Future Land Use map which is in keeping with its historic educational and nonprofit uses. It is zoned R-3 which permits low density residential uses such as townhomes.

During this planning process, the community expressed an understanding of the theater's need for additional space and recognized the merits of having a world class theater headquartered in Southwest. However, it was clear that many adjacent residents have serious concerns about the compatibility of a 6-9 story building within the existing townhome community. The land use designation would need to be changed to facilitate the full building program as required by the theater company and its development partner.

At this time, the Southwest Neighborhood Plan is not making a recommendation for a land use designation change for this site until further outreach efforts can be conducted by the STC and its development partner to address community concerns. A cultural use at this site would be a preferred use going forward and efforts to change the land use should seriously be considered by the community and the ANC. The theater is encouraged to continue the dialogue with the Southwest neighborhood through the upcoming Comprehensive Plan Amendment process which will get underway in 2015.



KEY SITES  
N  
FIGURE 7.1 | DISTRICT PROPERTIES