

# TENLEYTOWN APARTMENTS PUD

4611 - 4615 41ST STREET, NW



**PROJECT TEAM:**

**OWNER**  
DANCING CRAB PROPERTIES, LLC  
CARLOS AND MAY-MAY HORCASITAS

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HOLLAND & KNIGHT

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STRUCTURA

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**CIVIL ENGINEER**  
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**GEOTECHNICAL ENGINEER**  
GEOTECH ENGINEERS, INC.

**TRAFFIC CONSULTANT**  
WELLS AND ASSOCIATES

**LEED CONSULTANT**  
GREENSHAPE, LLC

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SUITE 375  
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202-216-0039

Tenleytown Apartments  
4611-4615 41st Street, NW  
Washington, DC 20016

REVISIONS  
1 Supplemental Prehearing Filing 9/07/18

DATE: 09/07/18  
PROJECT NO: 2016-042  
DRAWN BY: AG  
CHECKED BY: JM/GB

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ARCHITECTS

COVER SHEET

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Washington, DC 20009-4309

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DRAWING INDEX			
Sheet	Name	Submission 03/23/18	Submission 06/27/18

**LANDSCAPE**

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L1.2	LANDSCAPE ROOF PLAN	X	X
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**CIVIL**

C.01	CIVIL COVER SHEET	X	X
C.02	EXISTING CONDITIONS / DEMOLITION PLAN	X	X
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C.04	GRADING PLAN	X	X
C.05	STORMWATER MANAGEMENT PLAN	X	X
C.06	EROSION AND SEDIMENT CONTROL PLAN	X	X
C.07	UTILITY PLAN	X	X

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PROJECT DATA						
PROJECT ADDRESS:		4611 - 4615 41ST STREET NORTHWEST, WASHINGTON, D.C., 20016				
SQUARE   LOT:		1769   1 + 2				
ZONING DISTRICT		MU-5-B PUD		Map Amendment Required (MU-4 by right zone)		
LOT AREA:		6,855 SF		Flexibility requested for Minimum PUD Land Area Requirements pursuant to 11-X DCMR § 301.3.		
CONSTRUCTION TYPE:		TYPE 1 PODIUM, TYPE 2 ABOVE				
NUMBER OF STORIES:		7 STORIES ABOVE GRADE				
FIRE SUPPRESSION SYSTEM:		THIS BUILDING IS FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM				
ZONING ANALYSIS - DCMR TITLE 11 (2016)						
SECTION	ZONING REGULATION	REQUIRED/PERMITTED MU-5B PUD	PROPOSED MU-5B PUD	COMPLIES	NOTES	
<b>Floor Area Ratio</b>						
G-402.1	Maximum Permitted FAR	5.04	34,549 GFA	5.04	+/- 34,535 GFA	YES
	Maximum Allowable Non-Residential FAR	2.0	13,710 GFA	0.357	+/- 2,450 GFA	
<b>Inclusionary Zoning</b>						
C-1003.2	Set-Aside Requirements	Greater of 8% residential GFA or 50% of bonus density, plus 8% penthouse habitable space	12.7% residential GFA + penthouse habitable space	YES	(2) 2 BR at 60% MFI - 1,445 GFA each (1) 1 BR at 50% MFI - 992 GFA	
C-1005.1	Development Standards Regarding Inclusionary Units	The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type.	Studio/1 BR MR: 38 Units (100%) 1 BR IZ: 1 Unit (33%) 2 BR MR: 0 Units (0%) 2 BR IZ: 2 Units (67%)	YES		
<b>Building Height</b>						
G-403.1, X-303.7	Height	90'-0"	79'-4"	YES	B-307.1 - Building height measured from top of curb at center line of front of building to top of parapet.	
<b>Penthouse</b>						
G-403.3	Height	20'-0"	11' - 0" penthouse, 7'-0" screen wall, 15'-0" elevator overrun	YES		
	Stories	1 story; (2nd story permitted for penthouse mechanical space)	1 story, plus 2nd story for elevator overrun	YES		
C-1502.1(a)(b)(c3)	Setbacks	1:1 on Front, Back, and Side; No minimum setback on closed court	1:1 on Front, Back, and Side; +/-4'-0" setback on closed court	YES		
C-1503.1(c)	Permitted FAR	0.4	0.256	YES	1,754 GFA Habitable Penthouse	
C-1500.11	Inclusionary Zoning	Penthouse habitable space is subject to the IZ set-aside provisions of DCMR 11-C1000	Bar/Restaurant Lounge	YES	8% of penthouse habitable space (140 GFA) required at 50% MFI, 992 GFA provided on site at 50% MFI	

CONTINUED ON A0.3

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ZONING ANALYSIS

A0.2

SECTION	ZONING REGULATION	REQUIRED/PERMITTED MU-5B PUD	PROPOSED MU-5B PUD	COMPLIES	NOTES	
C-1503.3(c)	Permitted Use	Any use permitted in the zone except: (c ) A nightclub, bar cocktail lounge or restaurant use shall only be permitted as a special exception if approved by the BZA	Bar/Restaurant Lounge	NO	Special Exception Required	
<b>Lot Occupancy</b>						
G-404.1	Residential w/ IZ	80%	78%	YES		
<b>Rear Yard Setback</b>						
G-405.2	Rear Yard Setback	15'-0"	15'-2-1/2"	YES		
<b>Side Yard Setback</b>						
G-406.1	Side Yard Setback	NOT REQUIRED	NONE PROVIDED	YES		
<b>Closed Court</b>						
G-202.1	Min Width	4 in/ft of height of court = 17'-8"	17'-8"	YES	53'-0" FT Height of Court; 53'x4"/ft = 212"/12 = 17'-8"	
	Min Area	2x the square of the required width = 624 SF	677 SF	YES	53'-0" FT Height of Court; 2(17'-8"x17'-8") = 624 SF	
<b>Green Area Ratio</b>						
G-407.1	Ratio	0.3	0.3	YES		
<b>Car Parking</b>						
TABLE C-701.5	Eating and Drinking Establishment	1.33 / every 1,000 SF over 3000 / 2 = 1 Spaces	2 standard + 1 car-share 3 Spaces	YES	4,204 SF (includes penthouse area pursuant to Subtitle C-709.1(B); 50% reduction by DCMR 11-C702.1a (0.2 miles to Tenleytown Metro Station)	
TABLE C-701.5	Residential	1 space / every 3 units over 4 units / 2 = 6 Spaces	3 standard + 2 compact + 1 car-share 6 Spaces	YES	41 Units; 50% reduction by DCMR 11-C702.1a (0.2 miles to Tenleytown Metro Station); 50% min standard sized spaces provided per DCMR 11-C712.3.	
	<b>Total</b>	<b>7 parking spaces</b>	<b>9 parking spaces</b>	<b>YES</b>	Provided: 5 standard, 2 compact, 2 car-share spaces	
<b>Bicycle Parking</b>						
		<b>Long Term</b>	<b>Short Term</b>	<b>Long Term</b>	<b>Short Term</b>	
TABLE C-802.1	Eating and Drinking Establishment	1 Space /10,000 SF= 0 Spaces	1 Space /3,500 SF= 1 Spaces	0	4	4,204 SF Eating and Drinking Establishment (2,450 GFA ground floor + 1,754 GFA penthouse pursuant to Subtitle C-902.4(b))
TABLE C-802.1	Residential	1 Space /3 units= 14 Spaces	1 Space /20 units= 2 Spaces	14	4	41 Units
	<b>Total</b>	<b>14 Spaces</b>	<b>5 Spaces</b>	<b>14 Spaces</b>	<b>8 Spaces</b>	<b>YES</b> 4 bike racks provided, 2 bikes per rack
<b>Loading Requirements</b>						
TABLE C-901.1	Residential	None Required	None Provided	YES	Not required < 50 Units	
TABLE C-901.1	Food and alcohol services	Loading berth <5,000 SF, None required	None Provided	YES	4,204 SF (2,450 GFA ground floor + 1,754 GFA penthouse pursuant to Subtitle C-902.4(b))	
TABLE C-901.1	Food and alcohol services	Service and Delivery Space, None required	1 Provided	YES	10' wide, 20' deep, 10' vertical clearance	
C-905.2	Loading Berth Size	None Required	None Provided	YES		
C-905.4(a)	Loading Platform	None Required	1 Provided	YES	10' x 10' loading platform provided adjacent to service space	

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ZONING ANALYSIS

LEED V4 PROJECT CHECKLIST

54 29 18 9 Total Project Score (feasibility scoring estimates)

Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points

**1 0 0 0 Integrative Process Possible Points 1**

Y	M+	M-	N
1			

Prereq 1 D Integrative Process 1

**13 1 0 2 Location and Transportation Possible Points 16**

Y	M+	M-	N
			16
1			
			2
5			
5			
1			
1			

Credit 1 D LEED for Neighborhood Development Location 16

Credit 2 D Sensitive Land Protection 1

Credit 3 D High Priority Site 2

Credit 4 D Surrounding Density and Diverse Uses 5

Credit 5 D Access to Quality Transit 5

Credit 6 D Bicycle Facilities 1

Credit 7 D Reduced Parking Footprint 1

Credit 8 D Green Vehicles 1

**3 4 1 2 Sustainable Sites Possible Points 10**

Y	M+	M-	N
Y			
1			
			2
			1
			3
1	1		
1			

Prereq 1 C Construction Activity Pollution Prevention 0

Credit 1 D Site Assessment 1

Credit 2 C Site Development - Protect and Restore Habitat 2

Credit 3 D Open Space 1

Credit 4 D Rainwater Management 3

Credit 5 D Heat Island Reduction 2

Credit 6 D Light Pollution Reduction 1

**7 1 1 2 Water Efficiency Possible Points 11**

Y	M+	M-	N
Y			
Y			
Y			
2			
4	1	1	
			2
1			

Prereq 1 D Outdoor Water Use Reduction (30%) 0

Prereq 2 D Indoor Water Use Reduction (20%) 0

Prereq 3 D Building-Level Water Metering 0

Credit 1 D Outdoor Water Use Reduction (50%, 100%) 2

Credit 2 D Indoor Water Use Reduction (25%, 30%, 35%, 40%, 45%, 50%) 6

Credit 3 D Cooling Tower Water Use 2

Credit 4 D Water Metering 1

**12 11 10 0 Energy & Atmosphere Possible Points 33**

Y	M+	M-	N
Y			
Y			
Y			
Y			
3	1	2	
7	6	5	
1			
			2
2	1		
1			
1	1		

Prereq 1 C Fundamental Commissioning and Verification 0

Prereq 2 D Minimum Energy Performance (New: 5%, Reno: 3%, CS: 2%) 0

Prereq 3 D Building-Level Energy Metering 0

Prereq 4 D Fundamental Refrigerant Management 0

Credit 1 C Enhanced Commissioning 6

Credit 2 D Optimize Energy Performance (New: 6%, Reno: 4%, CS: 3%) 18

Credit 3 D Advanced Energy Metering 1

Credit 4 D Demand Response 2

Credit 5 C Renewable Energy Production 3

Credit 6 C Enhanced Refrigerant Management 1

Credit 7 C Green Power and Carbon Offsets 2

**5 6 0 2 Materials & Resources Possible Points 13**

Y	M+	M-	N
Y			
Y			
			3
1	1		
1	1		
1	1		
2			

Prereq 1 D Storage & Collection of Recyclables 0

Prereq 2 C Construction and Demolition Waste Management Planning 0

Credit 1 C Building Life-Cycle Impact Reduction 5

Credit 2 C Bldg Product Disclosure & Opt. - EPD 2

Credit 3 C Bldg Product Disclosure & Opt. - Sourcing of Raw Materials 2

Credit 4 C Bldg Product Disclosure & Opt. - Material Ingredients 2

Credit 5 C Construction and Demolition Waste Management 2

**7 3 5 1 Indoor Environmental Quality Possible Points 16**

Y	M+	M-	N
Y			
Y			
			2
2	1		
1			
1	1		
1	1		
			2
1			
			1

Prereq 1 D Minimum IAQ Performance 0

Prereq 2 D Environmental Tobacco Smoke (ETS) Control 0

Credit 1 D Enhanced IAQ Strategies 2

Credit 2 C Low-Emitting Materials 3

Credit 3 C Construction IAQ Management Plan 1

Credit 4 C IAQ Assessment 2

Credit 5 D Thermal Comfort 1

Credit 6 D Interior Lighting 2

Credit 7 D Daylight 3

Credit 8 D Quality Views 1

Credit 9 D Acoustic Performance 1

**4 1 1 0 Innovation & Design Process Possible Points 6**

Y	M+	M-	N
			1
1			
1			
1			
1			

Credit 1.1 D EP: Access to Quality transit 1

Credit 1.2 D EP: TBD 1

Credit 1.3 C Green Building Education 1

Credit 1.4 C Walkable Project Site 1

Credit 1.5 C Design for Active Occupants (Stairs) 1

Credit 2 C LEED™ Accredited Professional 1

**2 2 0 0 Regional Priority Possible Points 4**

Y	M+	M-	N
1			
1			
1			
1			

Credit 1.1 D LTc5 Access to Quality Transit (4 pt) 1

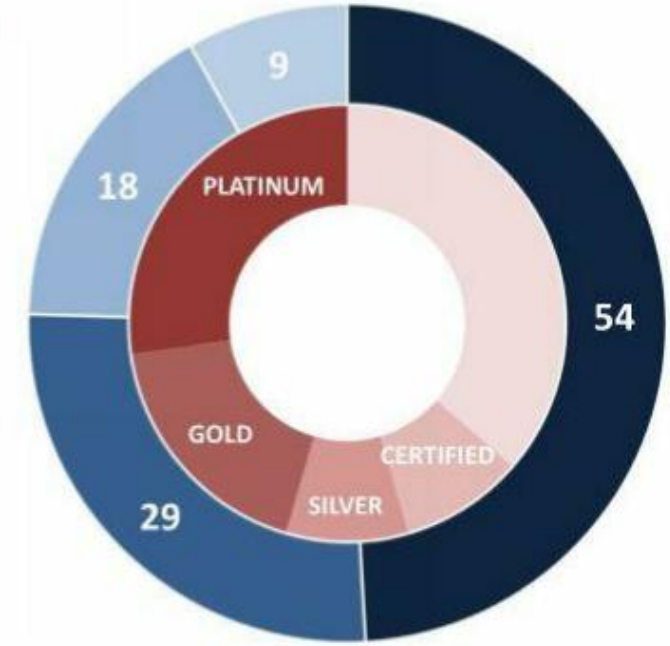
Credit 1.2 D LTc7 Reduced Parking Footprint (1 pt) 1

Credit 1.3 C LTc8 Green Vehicles (1 pt) 1

Credit 1.4 C SSc4 Rainwater Management (3 pts),SSc2 Site Development - Protect 1

**Legend:**

- Regional Priority Credit
- Y Achievable
- M+ Achievable with relative Low Cost / Effort and/or Uncertain
- M- Achievable with relative High Cost / Effort and/or Uncertain
- N Not Achievable
- D Design Phase USGBC Submission
- C Construction Phase USGBC Submission



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NO.	DESCRIPTION	DATE
1	Supplemental Prehearing Filing	9/07/18

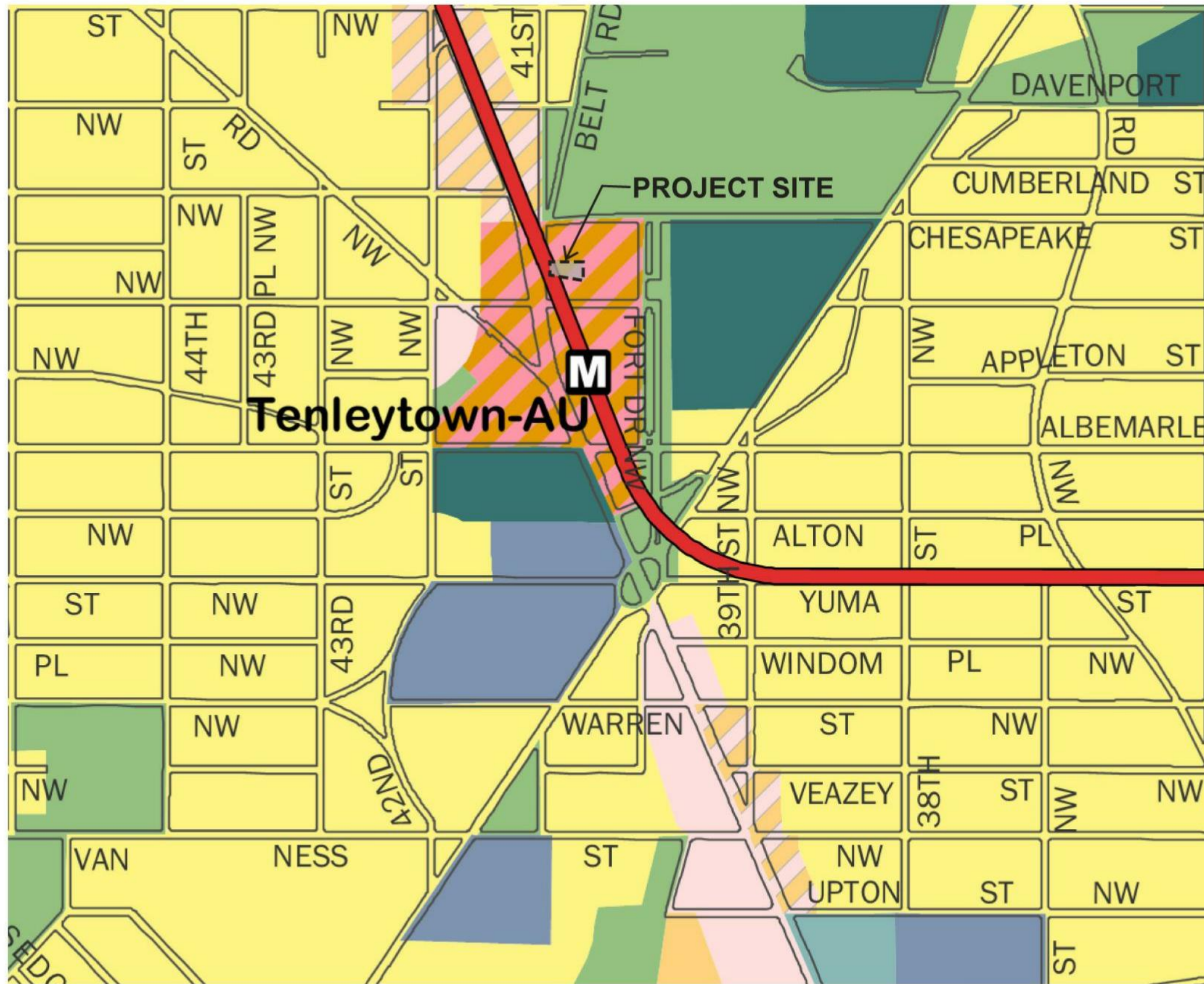
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LEED GOLD CERTIFICATION: PRELIMINARY SCORECARD

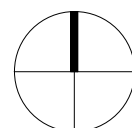
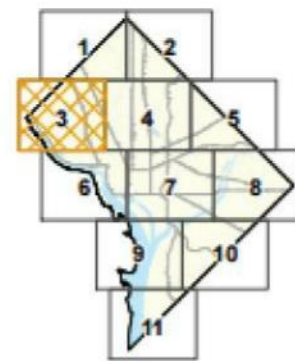
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LEED SCORECARD





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



**MEDIUM DENSITY RESIDENTIAL:** INDICATES AREAS OF MID-RISE (TYPICALLY 4-7 STORY) APARTMENT DEVELOPMENT, ALTHOUGH MAY ALSO IDENTIFY AREAS WITH A MIX OF HIGH-RISES AND ROW HOUSES, OR HIGH RISES SURROUNDED BY LARGE OPEN SPACES.

**MODERATE DENSITY COMMERCIAL:** INDICATES AREAS OF RETAIL, OFFICE AND SERVICE USES GENERALLY THREE TO FIVE STORIES IN HEIGHT.

DEFINITIONS PER DC COMPREHENSIVE PLAN 2011

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COMPREHENSIVE PLAN

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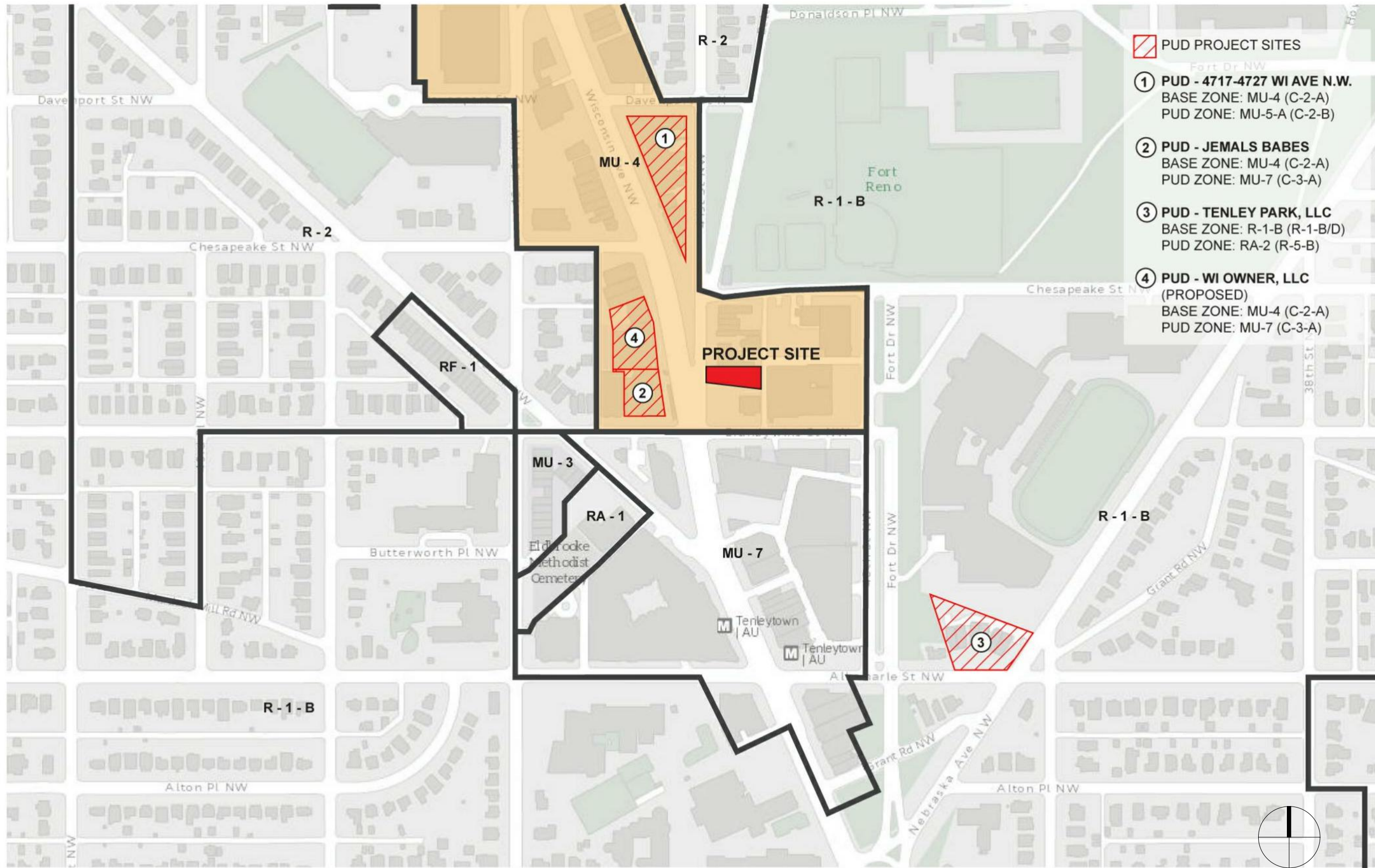
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REGIONAL CONTEXT PLAN





- PUD PROJECT SITES
- ① PUD - 4717-4727 WI AVE N.W.  
BASE ZONE: MU-4 (C-2-A)  
PUD ZONE: MU-5-A (C-2-B)
- ② PUD - JEMALS BABES  
BASE ZONE: MU-4 (C-2-A)  
PUD ZONE: MU-7 (C-3-A)
- ③ PUD - TENLEY PARK, LLC  
BASE ZONE: R-1-B (R-1-B/D)  
PUD ZONE: RA-2 (R-5-B)
- ④ PUD - WI OWNER, LLC  
(PROPOSED)  
BASE ZONE: MU-4 (C-2-A)  
PUD ZONE: MU-7 (C-3-A)

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ZONING BOUNDARY PLAN



1. View of site from Wisconsin Ave, NW



4. View from alley looking northwest



2. Looking south on 41st Street, NW



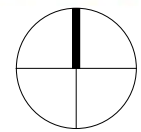
5. View from alley looking west



3. Alley view, looking south



6. Alley view, looking north



7. View of site from Brandywine Street, NW, looking north

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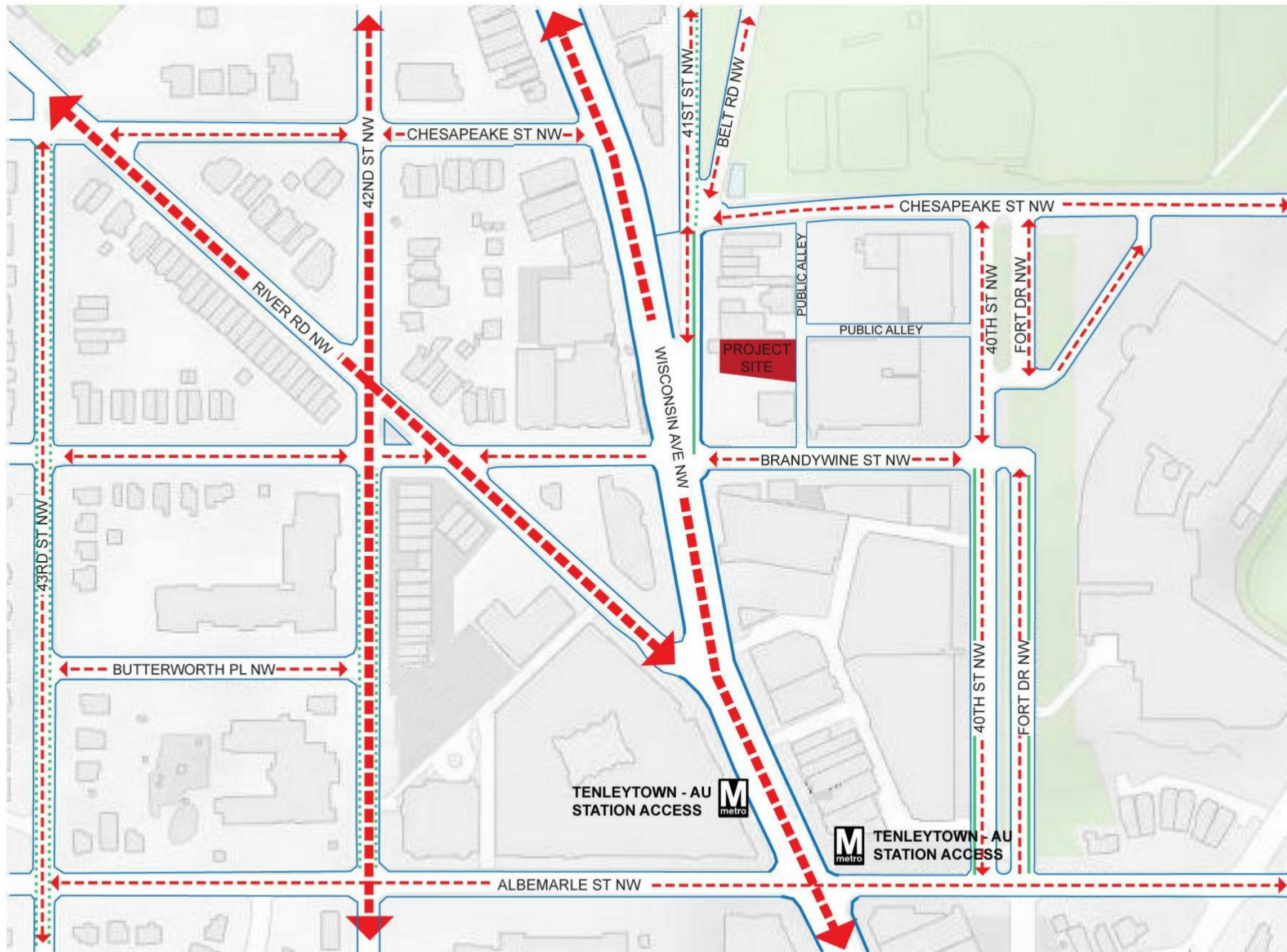
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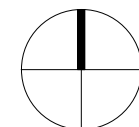
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CONTEXT PHOTOS





-  SIDEWALKS
-  SHARED BIKE PATH
-  DEDICATED BIKE PATH
-  ONE-WAY PRIMARY STREET
-  TWO-WAY PRIMARY STREET
-  ONE-WAY SECONDARY STREET
-  TWO-WAY SECONDARY STREET



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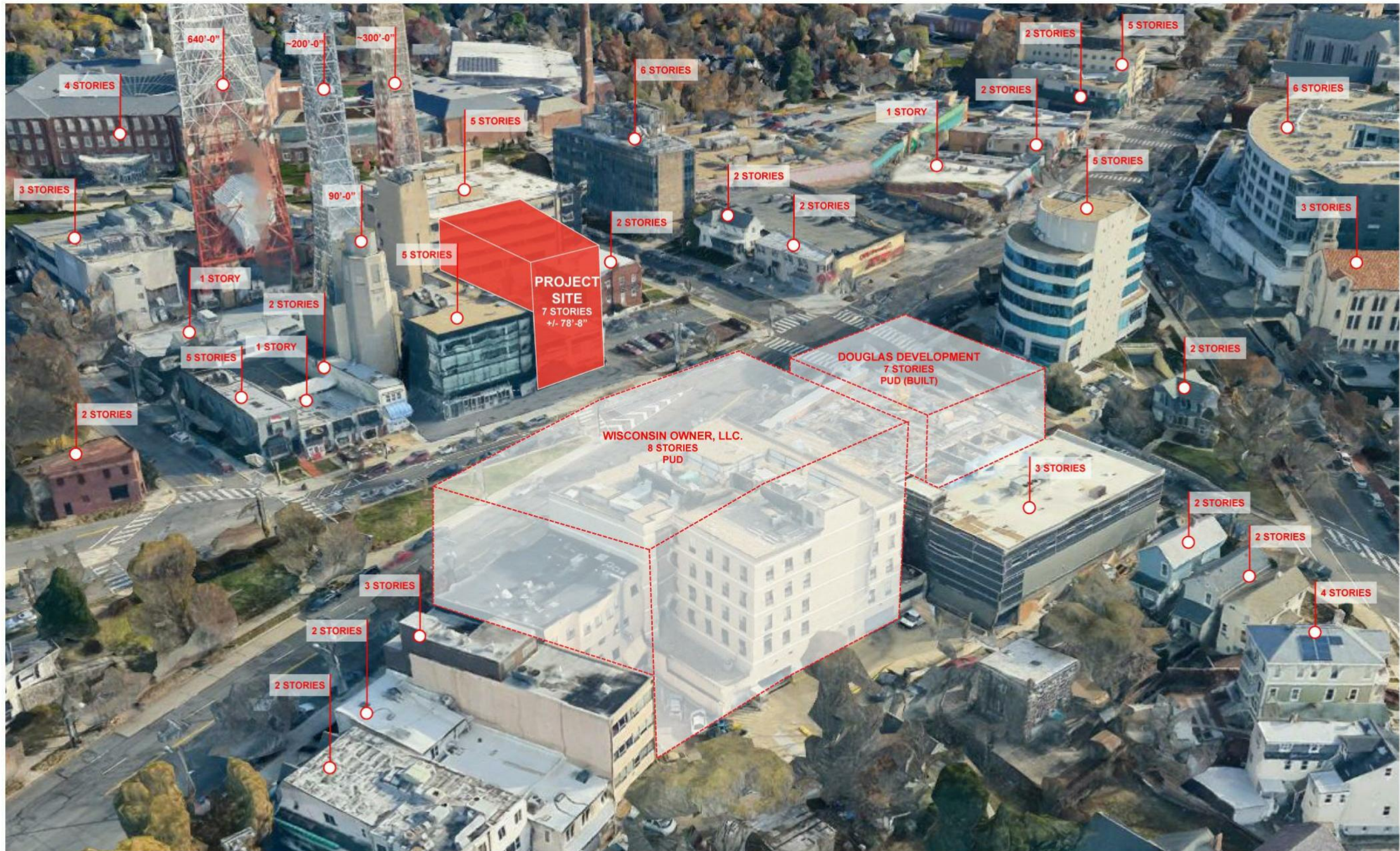
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CIRCULATION PLAN

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CONTEXT MASSING