

# Hanover 8th Street

Consolidated PUD Submission

April 4, 2019



**BOHLER**  
DC

ZONING COMMISSION  
District of Columbia  
CASE NO.18-21  
EXHIBIT NO.25A1



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# Site Exhibits



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-  METRO BROOKLAND CATHOLIC UNIVERSITY
-  RAIL TRACKS
-  PRIMARY STREET
-  SECONDARY STREET (RETAIL CORRIDOR)
-  TERTIARY STREET
-  METROPOLITAN BIKE TRAIL
-  PEDESTRIAN ACCESS RADIUS

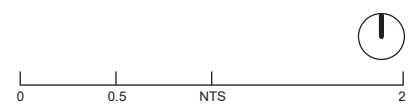


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**REGIONAL PLAN**

**G01**

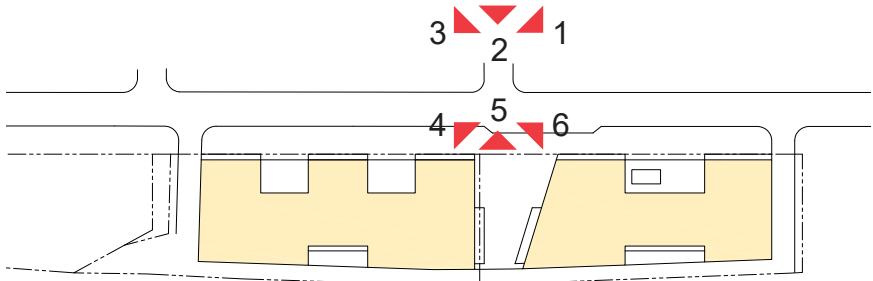
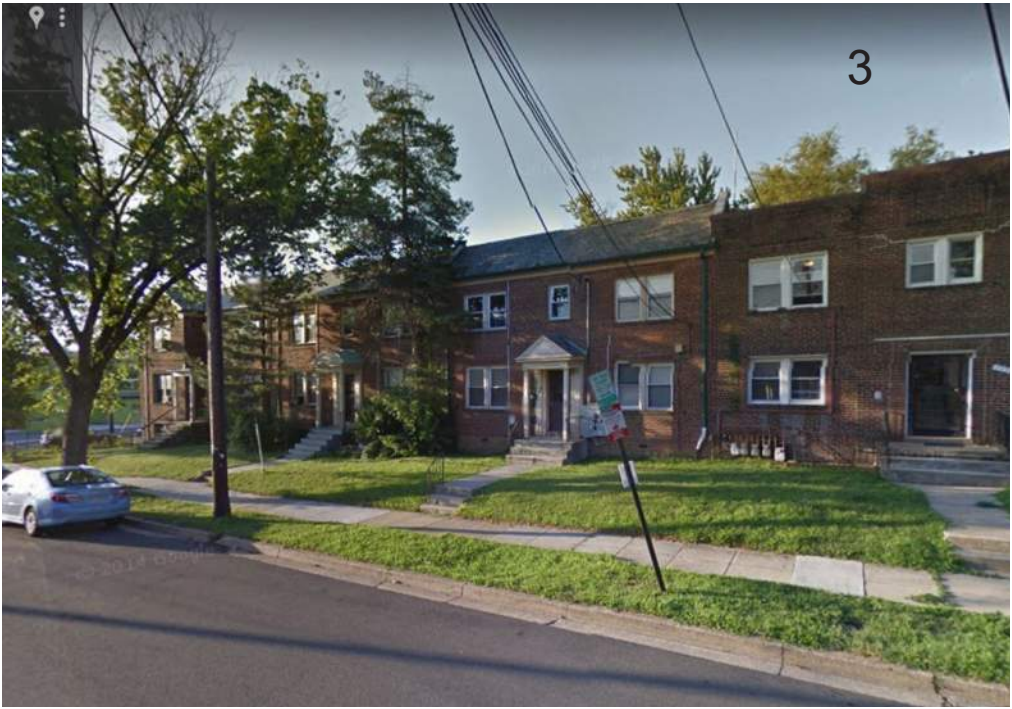




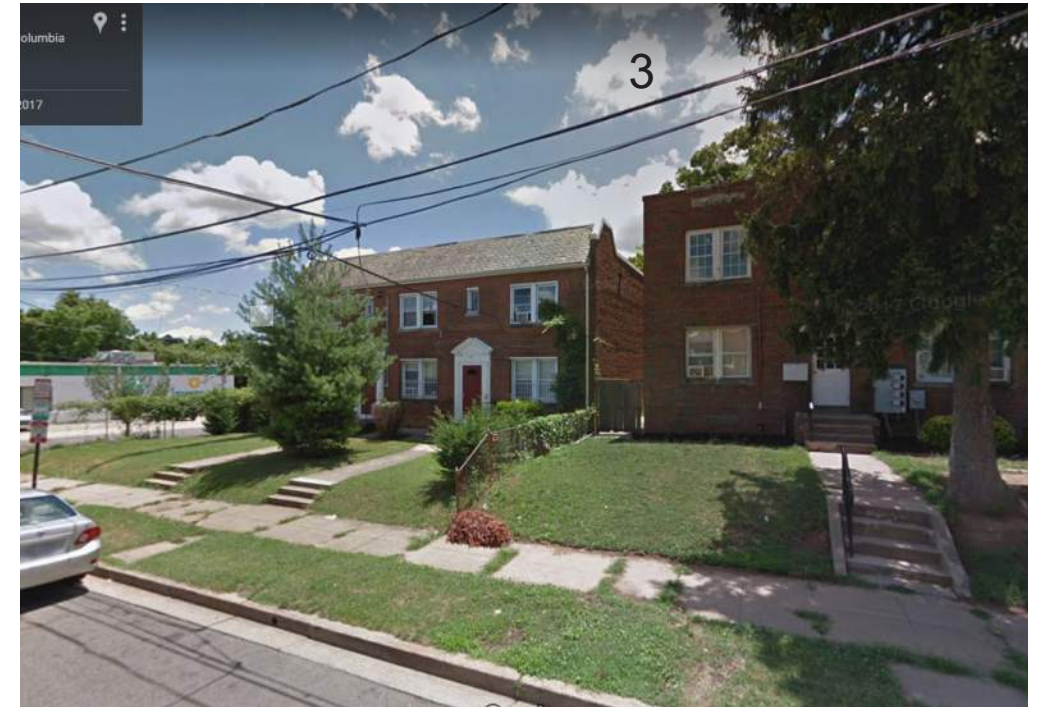
A - Looking East Jackson St



B - Looking West Jackson St



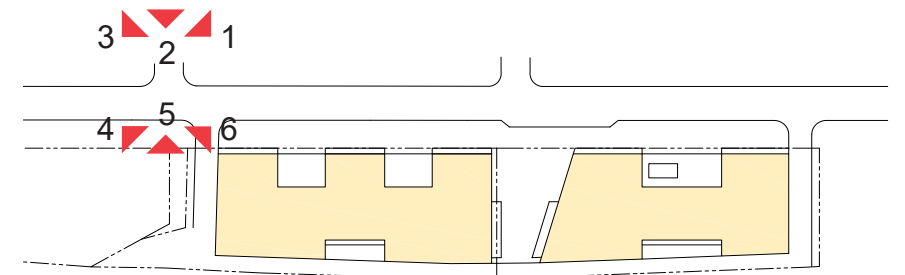




A - Looking East Irving St



B - Looking West Irving St



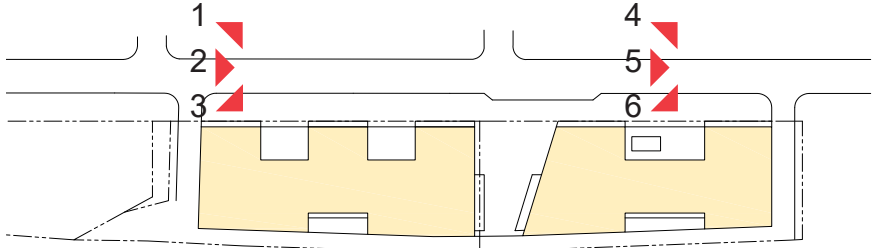




A - 8th Street Looking North 8th street



B - 8th Street Looking North 8th street



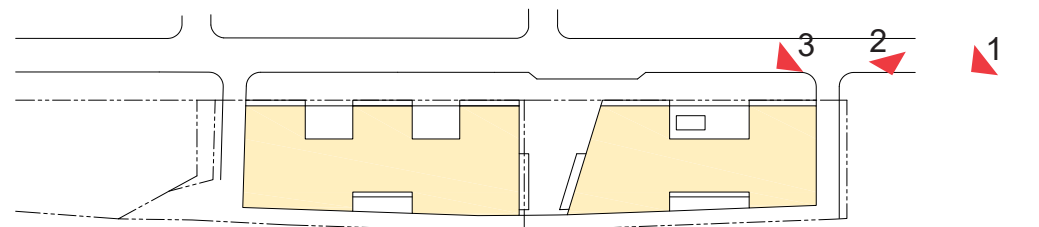




A - Looking at South 8th street



B - Looking at 8th street and Monroe st Intersection







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**SITE LOCATION**

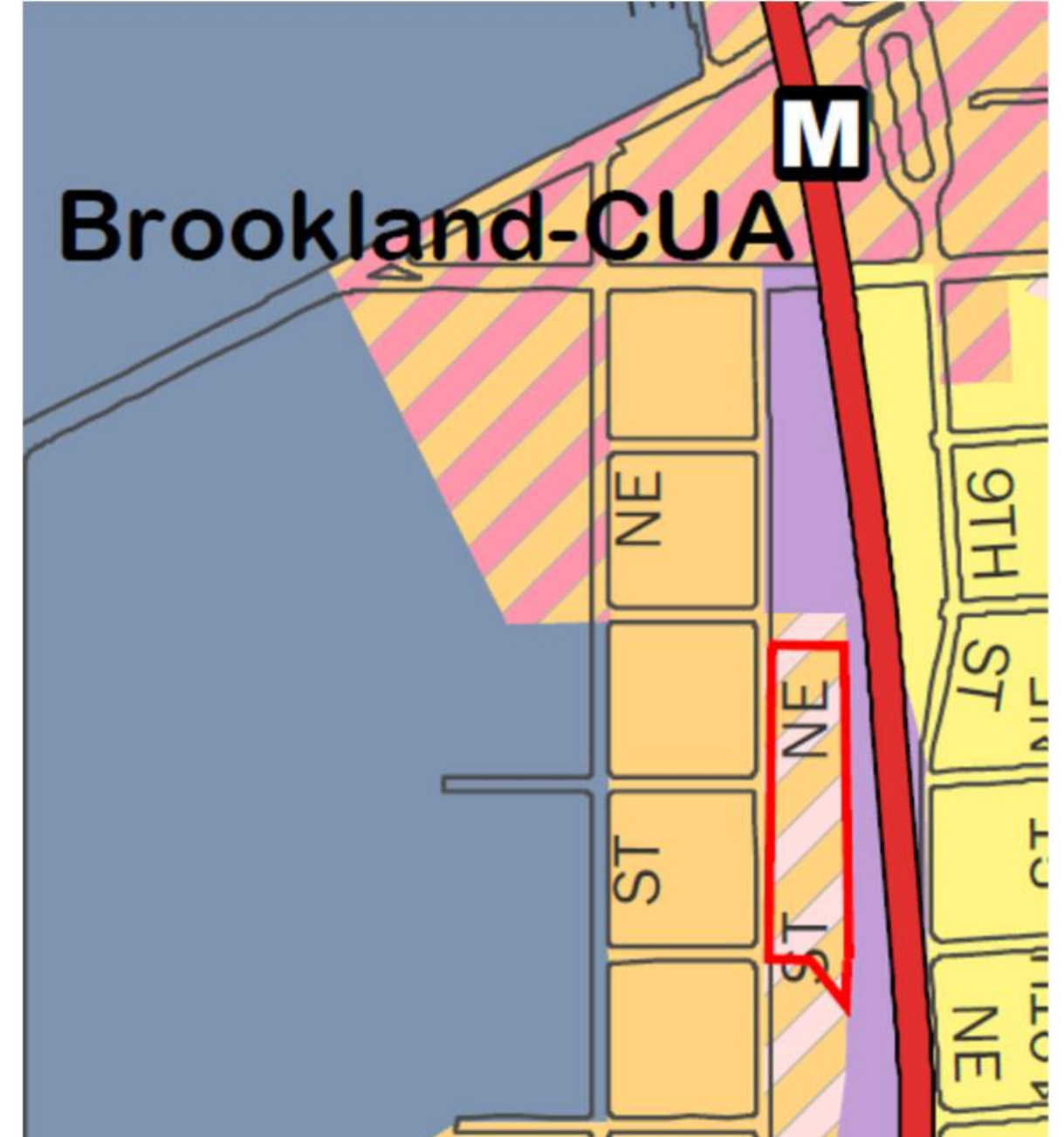
**G06**



## Zoning Map



## Future Land Use Map





Square 3832 Lot 15 (North), Square 3835 Lot 804 (South)		Site Area: 90,293 sf Total PUD		Current Zoning: PDR-1		
	Allowable by Zoning PDR-1	Allowable by Zoning MU-4	Provided			
<b>FAR</b>	Byright: 2.0 restricted, 3.5 permitted DCMR 11, J 202.1, X 303.6 PUD Permitted Use: 3.5 x 20% = 4.2	Byright: 2.5, 3.0 (IZ) DCMR 11, G 402.1, X303.6 PUD: 3.0 (IZ) x 20% = 3.6	1.5 Maximum non-Residential	3.6	Total PUD	325,050 GFA
					North	144,050 GFA
					South	181,000 GFA
<b>Building Height</b>	Byright: 50' Stories: No Limit PUD: 60' Stories: No Limit DCMR 11, J 203.1, X 303.7	Byright: 50' Stories: No Limit PUD: 65' Stories: No Limit DCMR 11, G 403.1, X 303.7		65', 6 stories	Both Buildings	
<b>Penthouse</b>						
<b>Area</b>	FAR = .4 max (Habitable Space) DCMR 11, C 1503.1	FAR = .4 max (Habitable Space) DCMR 11, C 1503.1		0.36	Total PUD	32,160 GFA
					North	14,140 GFA
					South	18,020 GFA
<b>Height</b>	15'-0" mechanical PUD: 12' habitable, 18'-6" mechanical Setback = 1:1 DCMR 11, J 203.6, X 303.18	15'-0" mechanical PUD: 12' habitable, 18'-6" mechanical Setback = 1:1 DCMR 11, G 403.3, X 303.18			12' habitable, 18'-6" mechanical	Complies
<b>Lot Occupancy</b>	No max.	Byright 60%, IZ 75% DCMR 11, G 404.1		64.8%	Total PUD	58,539 SF
				59.1%	North	26,319 SF
				70.4%	South	32,220 SF
<b>Rear Yard</b>	2.5" wide per 1' height, min. 12' DCMR 11, J 205.2	15' DCMR 11, G 405.2		Varies, 15' min.	North	
				Varies, 15' min.	South	
<b>Side Yard</b>	None required DCMR 11, J 206.1	None required, if provided 2" wide per 1' height, min. 5' 65' @ 2" per 1' = 10.83' required DCMR 11, G 406.1		17', 50'	North	
				11', 13'	South	
<b>Courtyards</b> Open	Min. width 2.5" per 1' height, min. 6' DCMR 11, J 209.1	Min. width 4" per 1' height, min. 10' Court A 44' @ 4" per 1' = 14.66' required Court B 65' @ 4" per 11 = 21.66' required Court C 44' @ 4" per 1' = 14.66' required Court D 44' @ 4" per 1' = 14.66' required DCMR 11, G 202.1			113' min.	
					40' min	
					50' min.	
					50' min.	
<b>Green Area Ratio</b>	0.3 DCMR 11, J 208.1	0.3 DCMR 11, G 407.1			0.3 Overall Site	
<b>Parking Requirement</b>						
<b>Residential</b>	1 space per 3 D.U. in excess of 4 DCMR 11, C 701.5 50% reduction within 1/2 mile of Metro station DCMR 11, C 702.1	1 space per 3 D.U. in excess of 4 DCMR 11, C 701.5 50% reduction within 1/2 mile of Metro station DCMR 11, C 702.1	377 units, 63 required		184 spaces provided total	
<b>Bike Parking</b>	Long Term Short Term 1 per 3 D.U. up to 50, 1 per 6 above 1 space per 20 D.U. DCMR 11, C 802.1-2	Long Term Short Term 1 per 3 D.U. up to 50, 1 per 6 above 1 space per 20 D.U. 88 total 19 total DCMR 11, C 802.1-2			125 total 20 total	
<b>Loading</b>						
<b>Residential</b>	1 30'x12' loading berth + 100 sf platform, 1 20'x10' service space DCMR 11, C 901.1, 905.2-4	1 30'x12' loading berth + 100 sf platform, 1 20'x10' service space DCMR 11, C 901.1, 905.2-4			1 30'x12' loading berth + 100 sf platform in each building (2 total) 1 20'x10' service space exterior	





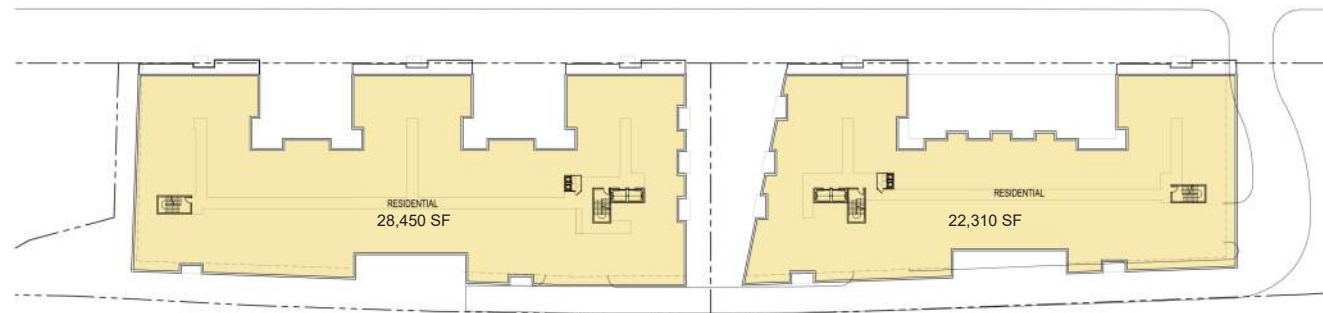
Affordable Housing Summary	
Site Area	90,293
Permitted FAR	2.5, 3.0 w/ IZ, 3.6 PUD
Efficiency Factor	82%
Base Building	
Total Residential GFA	325,050 SF
Projections GFA	750 SF
Total Residential GFA + Projections	325,800 SF
Total Net Residential GFA	267,156 SF
10% of Net Residential GFA	26,716 SF
IZ Bonus Density Utilized	45,147 SF
Net Bonus Density Utilized	37,020 SF
75% of Net Bonus Density	27,765 SF
Required Net GFA for IZ Units @ 60% MFI	<b>27,765 SF</b>
Penthouse	
Habitable Space GFA	33,160 SF
Net Habitable Space	27,191 SF
10% of Net Habitable Space GFA	2,719 SF
Required Net GFA for IZ Units @ 50% MFI	<b>2,719 SF</b>
Total: Base Building + Penthouse	
Total Net Residential GFA	<b>294,347 SF</b>
Total Net GFA Required for IZ Units	<b>30,484 SF</b>

Provided Affordable Housing Summary	
30% MFI	2,119 SF
50% MFI	4,945 SF
60% MFI	23,666 SF
80% MFI	4,592 SF
<b>Total Net Residential</b>	<b>35,322 SF</b>
<b>% of Net Residential</b>	<b>12%</b>

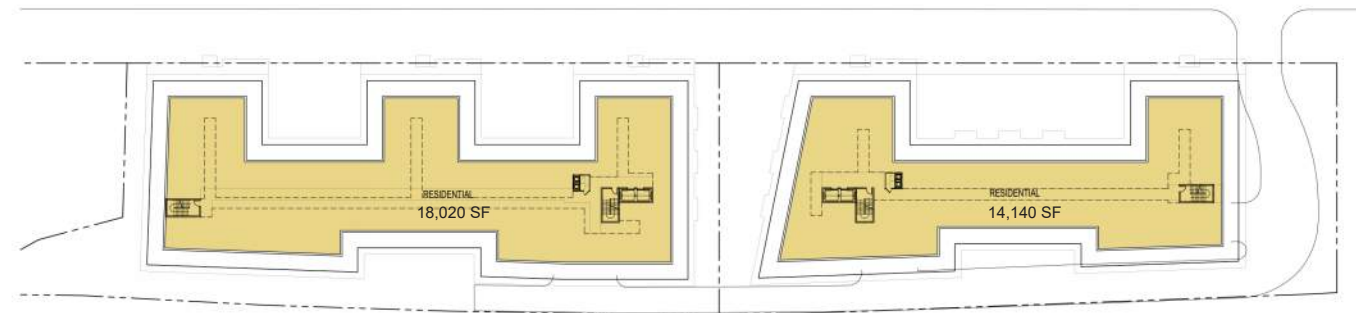
Unit Summary	
Proposed Units	377 units
Unit Type	Percentage
Studio	10% - 20%
1 bedroom	50% - 65%
2 bedroom	20% - 30%
3 bedroom	1% - 5%



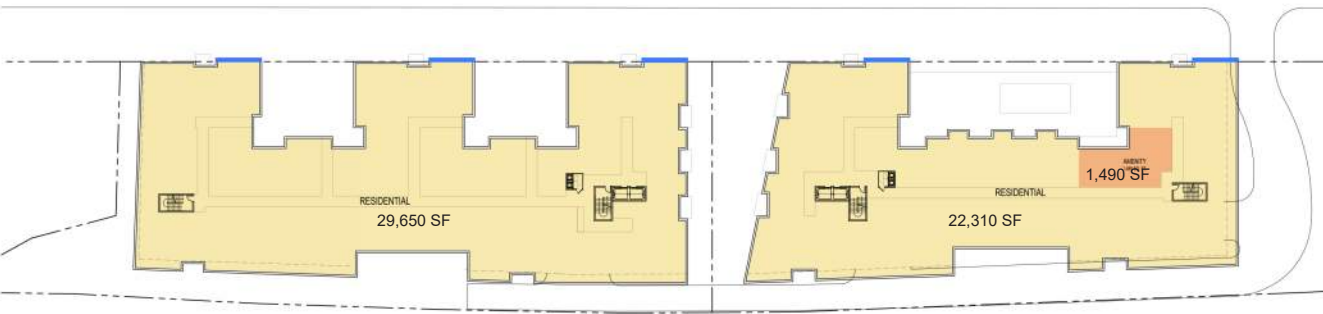
F6



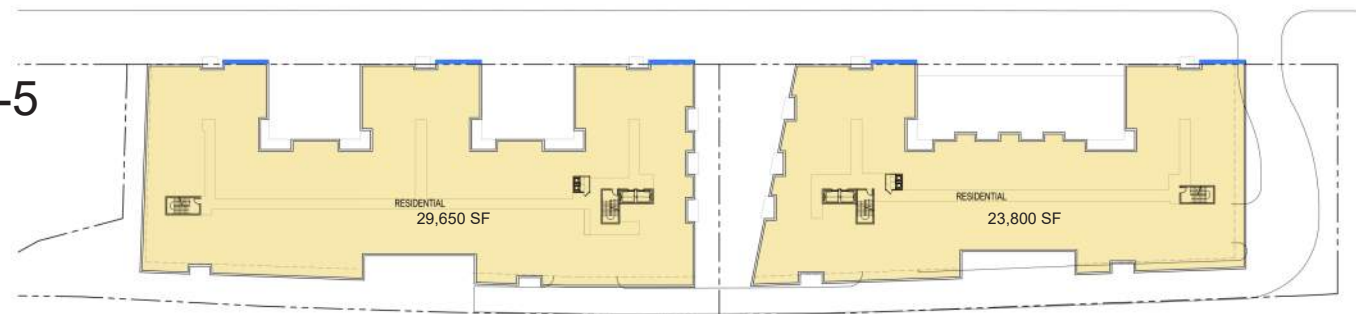
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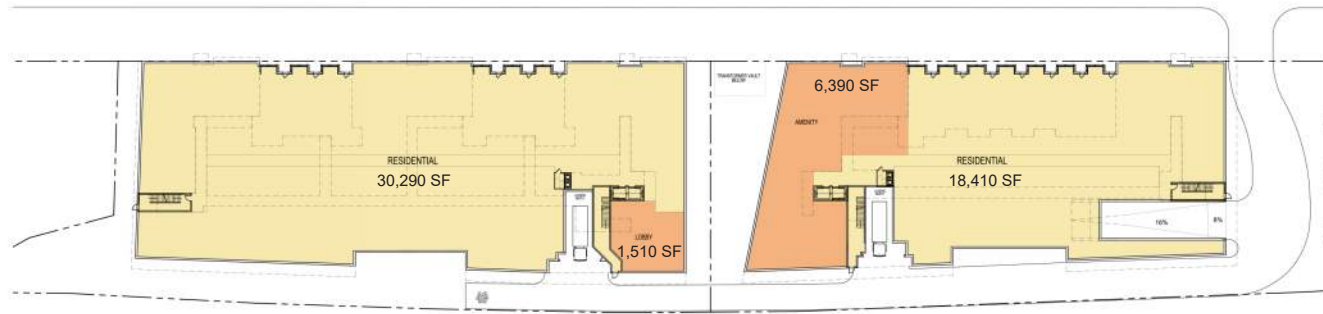
F3



F4-5



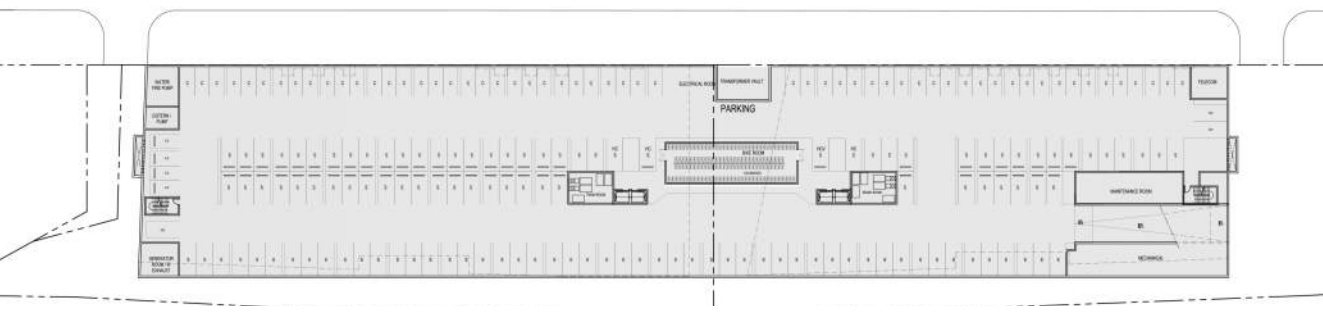
F1



F2



B1



Floor	South Building						North Building						Total					
	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)
B1													0 SF	0 SF	68,690 SF	68,690 SF	137,380 SF	68,690 SF
F1	30,290 SF	1,510 SF	0 SF	0 SF	31,800 SF	31,800 SF	18,410 SF	6,390 SF	0 SF	0 SF	24,800 SF	24,800 SF	48,700 SF	7,900 SF	0 SF	0 SF	56,600 SF	56,600 SF
F2	31,800 SF	0 SF	0 SF	0 SF	31,800 SF	31,800 SF	24,900 SF	0 SF	0 SF	0 SF	24,900 SF	24,900 SF	56,700 SF	0 SF	0 SF	0 SF	56,700 SF	56,700 SF
F3	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	22,310 SF	1,490 SF	0 SF	100 SF	23,900 SF	23,800 SF	51,960 SF	1,490 SF	0 SF	250 SF	53,700 SF	53,450 SF
F4	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	23,800 SF	0 SF	0 SF	100 SF	23,900 SF	23,800 SF	53,450 SF	0 SF	0 SF	250 SF	53,700 SF	53,450 SF
F5	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	23,800 SF	0 SF	0 SF	100 SF	23,900 SF	23,800 SF	53,450 SF	0 SF	0 SF	250 SF	53,700 SF	53,450 SF
F6	28,450 SF	0 SF	0 SF	0 SF	28,450 SF	28,450 SF	22,950 SF	0 SF	0 SF	0 SF	22,950 SF	22,950 SF	51,400 SF	0 SF	0 SF	0 SF	51,400 SF	51,400 SF
Penthouse	0 SF	0 SF	18,020 SF	0 SF	18,020 SF	0 SF	0 SF	0 SF	14,140 SF	0 SF	14,140 SF	0 SF	0 SF	0 SF	32,160 SF	0 SF	32,160 SF	32,160 SF
Total	179,490 SF	1,510 SF	18,020 SF	450 SF	199,470 SF	181,000 SF	136,170 SF	7,880 SF	14,140 SF	300 SF	158,490 SF	144,050 SF	315,660 SF	9,390 SF	32,160 SF	750 SF	357,960 SF	325,050 SF

Totals	
Site Area	90,293 SF
Max Gross Area	325,055 SF
Provided Gross Area	325,050 SF
Max FAR	3.60
Provided FAR	3.60
Max Penthouse Area	36,117 SF
Provided Penthouse Area	32,160 SF
Max Penthouse FAR	0.40
Provided Penthouse FAR	0.36



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FAR DIAGRAMS

G10



