Tab A

ZONING COMMISSION District of Columbia CASE NO.19-01 EXHIBIT NO.26A1

1 HAWAII AVENUE NE PUD AND MAP AMENDMENT



PROJECT TEAM:

OWNER WESLEY HOUSING DEVELOPMENT CORPORATION

LAND USE COUNSEL COZEN O'CONNOR

ARCHITECT BONSTRA | HARESIGN ARCHITECTS, LLP

LANDSCAPE ARCHITECT JENNIFER HORN LANDSCAPE ARCHITECTURE

STRUCTURAL ENGINEER RATHGERBER/GOSS ASSOCIATES, P.C.

MEP ENGINEER CAPITOL ENGINEERING GROUP

CIVIL ENGINEER VIKA CAPITOL, LLC.

TRAFFIC CONSULTANT GROVE SLADE ASSOCIATES, INC.



COVER SHEET

A0.0

WESLEY HOUSING DEVELOPMENT CORPORATION

RATHGERBERIGOSS ASSOCIATES, P.C. 15871 CRABBS BRANCH WA ROCKVILLE, ND 20855

301-590-0073 CAPITOL ENGINEERING GROUF

1825 K STREET NW SUITE 375 WASHINGTON, DC 20006 202-216-0039

> 1 HAWAII AVE NE 1 HAWAII AVE NE W45HIVETOR, DC 2001

Bonstra Haresign ARCHITECTS

> 1728 Fourteenth Street, NW, Suite 300 Washington, DC 20009-4309

> > nstra.com

202 588 9373 T

WESLEY HOUSING DEVELOPMENT CORPORATION

DRAWING INDEX				DRAWING INDEX		
Shoot	Name	Submission 01/04/19	Submission 05/21/19	Submission 08/27/19		Sheet Name
Sheet Name			0	S		Sheet Name
ARCHITECTURAL						LANDSCAPE
A0.0	COVER SHEET	X	_	Х		L1.01 LANDSCAPE SITE PLAN
A0.01	DRAWING INDEX	_	X			L1.02 MAIN ENTRANCE PLAN
A0.02	ZONING ANALYSIS	X	-	Х	-	L1.03 SECTION 1: MAIN ENTRANCE
A0.03	ZONING ANALYSIS	X		Х		L1.04 AMENITY TERRACE PLAN
A0.04	REGIONAL CONTEXT PLAN	X	_	Х		L1.05 SECTION 2: AMENITY TERRACE
A0.05	ZONING MAP	X	_	Х		L1.06 PLANTS 1
A0.06	EXISTING AERIAL VIEW - LOOKING NORTH	X		Х		L1.07 PLANTS 2
A0.07	CIRCULATION PLAN	X		Х		L1.08 GAR CALCULATIONS
C.00	OVERALL EXISTING CONDITIONS PLAN			X	_	L1.09 PAVING EXHIBIT BOARD
C.01	EXISTING CONDITIONS PLAN	X		X		CIVIL
A1.0	ARCHITECTURAL SITE PLAN	X		X		C.02 SITE AND UTILITY PLAN
C.03	GRADING PLAN	X	_	X		C.04 STORMWATER MANAGEMENT PLAN
A1.01	GROUND FLOOR PLAN	X		X		C.05 SEDIMENT AND EROSION CONTROL P
A1.02	CELLAR FLOOR PLAN	X	_	Х	_	C.06 AUTOMOBILE TURN EXHIBIT
A1.03	SECOND - THIRD FLOOR PLAN	X		X		C.07 TRUCK TURN EXHIBIT
A1.04	FORTH FLOOR PLAN	X		X		C.08 BUILDING PLAT
A1.05	ROOF PLAN	X		Х		C.09 STORMWATER MANAGEMENT DETAIL
A2.01	ELEVATIONS	X		Х		
A2.02	ELEVATIONS	X	-	_		
A2.03	ELEVATIONS	X		X		
A3.01	SECTIONS	X	_	X		
A3.02	SECTIONS	X	_	Х		
A4.01	FACADE MATERIALS	X	_	Х		
A5.01	RENDERINGS	X	_	X	_	
A5.02	RENDERINGS	X		X		
A5.03	RENDERINGS	X	_	X		
A5.04	RENDERINGS	X	-	Х		
A5.05	RENDERINGS	- L	1	X		
A6.01	GROSS FLOOR AREA/ UNIT TYPES	X	_	X		
A6.02	IZ UNITS	X				
A6.03	PARKING INFORMATION	X	_	X		
A6.04	CELLAR PERIMETER CACULATIONS	X		X		
		T				

MESLEY HOUGING DEVELOPMENT NOSTREY CORPORATION CORPORATION AND A CORPORATIONA AND A CORPORATIONA A CORPORATIONA AND A CORPORATIONA AND A C 191 CAPITOL ENGINEERING GROUP APHIOL ENGINEERING GROU 1825 K STREET NW SUITE 375 WASHINGTON, DC 20006 202-216-0039 1 HAWAII AVE NE 1 HAWAII AVE NE 1 HAWAI ANENUE NE 1 HAWAI ANENUE NE REVISIONS 1 PRE-HEARING SUBMISSION PROJECT DRAWN B 2018-014 RMJM/SS DHRM

WESLEY HOUSING DEVELOPMENT CORPORATION

DRAWING INDEX

Submission 01/04/19 Submission 05/02/19 Submission 08/27/19

 X
 X
 X

 X
 X
 X

 X
 X
 X

 X
 X
 X

 X
 X
 X

 X
 X
 X

 X
 X
 X

X X X X

XX

X X X X

X

X X

X X

X X

X X

> Bonstra Haresign ARCHITECTS

© 2019 - Bonstra | Haresign ARCHITECTS

1728 Fourteenth Street, NW, Suite 300 Washington, DC 20009-4309 A0.01 www.bonstra.com 202 588 9373 T

DRAWING INDEX

	Stories	1 story; (2nd story permitted for penthous mechanical space)	e 1 story								
-301.1	Height	15'-0"	10' - 0" mechanical penthouse		REVISIONS 1 PRE-HEARING SUBJICED 802711						
	Penthouse										
-303.1, X-303.7	Height	60'-0"	48'-6"								
	Building Height										
c-1005.1	Development Standards Regarding Inclusionary Units	The proportion of studio and one-bedroo inclusionary units shall not exceed the proportion of the comparable market rat units for each unit type.	See sheet A6 02		1 HAWAII AVE NE						
c-1003.2	Set-Aside Requirements	Greater of 10% residential GFA or 50% obonus density, plus 8% penthouse habital space			AVE NE Delic ic Cozoni						
	Inclusionary Zoning			-							
	Maximum Permitted FAR	2.59 68,376 GFA	2.24 59,070 GFA		<u><u><u></u><u></u><u></u><u></u><u>202-216-0039</u></u></u>						
	Floor Area Ratio				1825 K STREET NW SUITE 375 WASHINGTON, DC 20006						
ECTION	ZONING REGULATION	PERMITTED RA-2 PUD	PROPOSED RA-2 PUD	NOTES	E 301-589-C073 CAPITOL ENGINEERING GROUP						
	SIS - DCMR TITLE 11 (201				ASSOCIATES, P.C. EST/CRABBS BRANCH WAY EST/CRABBS BRANCH WAY ROCOVULE, MU 20655						
IUMBER OF ST		THIS BUILD	고 · · · · · · · · · · · · · · · · · · ·								
CONSTRUCTIO			TYPE 1 PODIUM, TYPE 3 4 STORIES ABOVE G		AESL						
OT AREA:											
ONING DISTR		0)	MESLEY HOUSING DEVELOPMENT SISCARMARK REAL SISCARMARK REAL								
ROJECT ADD											
ROJECT DAT											

WESLEY HOUSING DEVELOPMENT CORPORATION

ZONING ANALYSIS

Bonstra Haresign ARCHITECTS

> 1728 Fourteenth Street, NW, Suite 300 Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

ZONING ANALYSIS

SECTION	ZONING REGULATION	PERMITTED RA-2 PUD		PROPOSE	ED RA-2 PUD	NOTES
	Rear Yard Setback					
F-305.1	Rear Yard Setback	4' per 1" of heigh	t, but not less that 15'		28'	
	Side Yard Setback					
F-306.2	Side Yard Setback	None required, but 4' minimum if provided		1	5'-0"	Building Restriction Line: 20' on Rock Creek Church Rd; 15' on Allison
	Green Area Ratio					
F-307.1	Ratio		0.3		0.3	
1	Car Parking	5 (C)		See.	lla.	
TABLE C-701.5	Residential	50%	s in excess of 4 units X reduction Spaces	14 s	spaces	70 Units; 50% reduction by DCMR 11-C702.1a (<0.5 miles to Fort Totten Metro Station); 50% min standard sized spaces provided per DCMR 11-C712.3.
	Total	11 park	ing spaces	14 parki	ng spaces	Provided: 7 standard, 5 compact, 2 handicapped
	Bicycle Parking					
		Long Term	Short Term	Long Term	Short Term	
TABLE C-802.1	Residential	1 Space /3 units= 24 Spaces	1 Space /20 units= 4 Spaces	26	12	70 Units
	Total	24 Spaces	4 Spaces	48 spaces	12 Spaces	6 bike racks provided, 8 bikes per rack
	Loading Requirements					
TABLE C-901.1	Residential	1 Required		1 Pr	ovided	
C-904.2	Loading Berth Size	12' x 30', 14' vertical clear		12	x 30'	10'-6" clearance provided, see sheet A3.01 section B-B
C-905.4(a)	Loading Platform	1 Required		1 Pr	ovided	100 s.f loading platform provided adjacent to service space

1 HAWAII AVE NE I HAWAII AVE NE Meanuratic Re Me

WESLEY HOUSING DEVELOPMENT CORPORATION

ZONING ANALYSIS

Bonstra Haresign ARCHITECTS

ZONING ANALYSIS

PROJECT NO: DRAWN BY:

REVISIONS 1 PRE-HEARING SUBVISSION

8/27/19

2018-014 RMUM/SS

DHIRM

1728 Fourteenth Street, NW, Suite 300 Washington, DC 20069-3399 www.bonstra.com 202 [568 9373 T



NORTHWOOD GARDENS



GARDEN APARTMENTS ON CLERMONT DRIVE



SOLDIER'S HOME





FORT TOTTEN APARTMENTS



HAWAIIAN GARDENS APARTMENTS



HAWAIIAN GARDENS APARTMENTS

RATHGERBERIGOSS ASSOCIATES, P.C. 15871 CRABBS BRANCH WAY ROCKVILLE, MD 20855 301-590-0073

CAPITOL ENGINEERING GROUP 1825 K STREET NW SUITE 375 WASHINGTON, DC 2006 202-216-039

> 1 HAWAII AVE NE 1 HAWBII AVE NE WASHWGTON DC 20011

WESLEY HOUSING DEVELOPMENT CORPORATION

REGIONAL CONTEXT PLAN

Bonstia Haresign ARCHITECTS 1728 Fourteenth Street, NV, Sale 300 Weshington, DC 2000-4309

www.bonstra.com 202 588 9373 T

A0.04

REGIONAL CONTEXT PLAN





















