## 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

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MEP ENGINEER CAPITOL ENGINEERING GROUP

CIVIL ENGINEER VIKA CAPITOL, LLC.

TRAFFIC CONSULTANT GROVE SLADE ASSOCIATES, INC.



COVER SHEET

A0.0

WESLEY HOUSING DEVELOPMENT CORPORATION

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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				

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## WESLEY HOUSING DEVELOPMENT CORPORATION

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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						
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WESLEY HOUSING DEVELOPMENT CORPORATION

ZONING ANALYSIS

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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

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ZONING ANALYSIS

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ZONING ANALYSIS

PROJECT NO: DRAWN BY:

REVISIONS 1 PRE-HEARING SUBVISSION

8/27/19

2018-014 RMUM/SS

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SOLDIER'S HOME





FORT TOTTEN APARTMENTS



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**REGIONAL CONTEXT PLAN** 

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REGIONAL CONTEXT PLAN





















