

The Bridge District

Parcels 3 & 4

632 Howard Rd. SE
Washington DC

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Design Review
Post Hearing Submission
Prepared for DC Zoning Commission

November 08, 2021

632 Howard Rd. SE Washington DC
Z.C. Case 21-13

REDBRICK LMD  | ZGF



Zoning Commission Hearing
Post-Hearing Design Response

Inclusionary Zoning: 3-BR Units

- A1.01 Plan - Typical Floor
- A1.02 IZ Units - Indicative Floor
- A1.03 Inclusionary Zoning Tabulations
- A1.04 Unit Mix
- A1.05 GFA / FAR

SE Corner: Architectural Embellishment

- A2.01 SE Corner - Design Comparison
- A2.02 Rendering - SE Corner Street Level
- A2.03 Rendering - SE Corner Mid-Building
- A2.04 Rendering - SE Corner Aerial
- A2.05 Elevation - South
- A2.06 Plan - Penthouse

SE Corner: Grain Silo

- A3.01 Enlarged Plan - East Plaza
- A3.02 Silo Information & Precedents
- A3.03 Elevation - South with Silo
- A3.04 Rendering - SE Corner Street Level
- A3.05 Rendering - SE Corner Mid-Building

Durability of Lighter Façade Materials

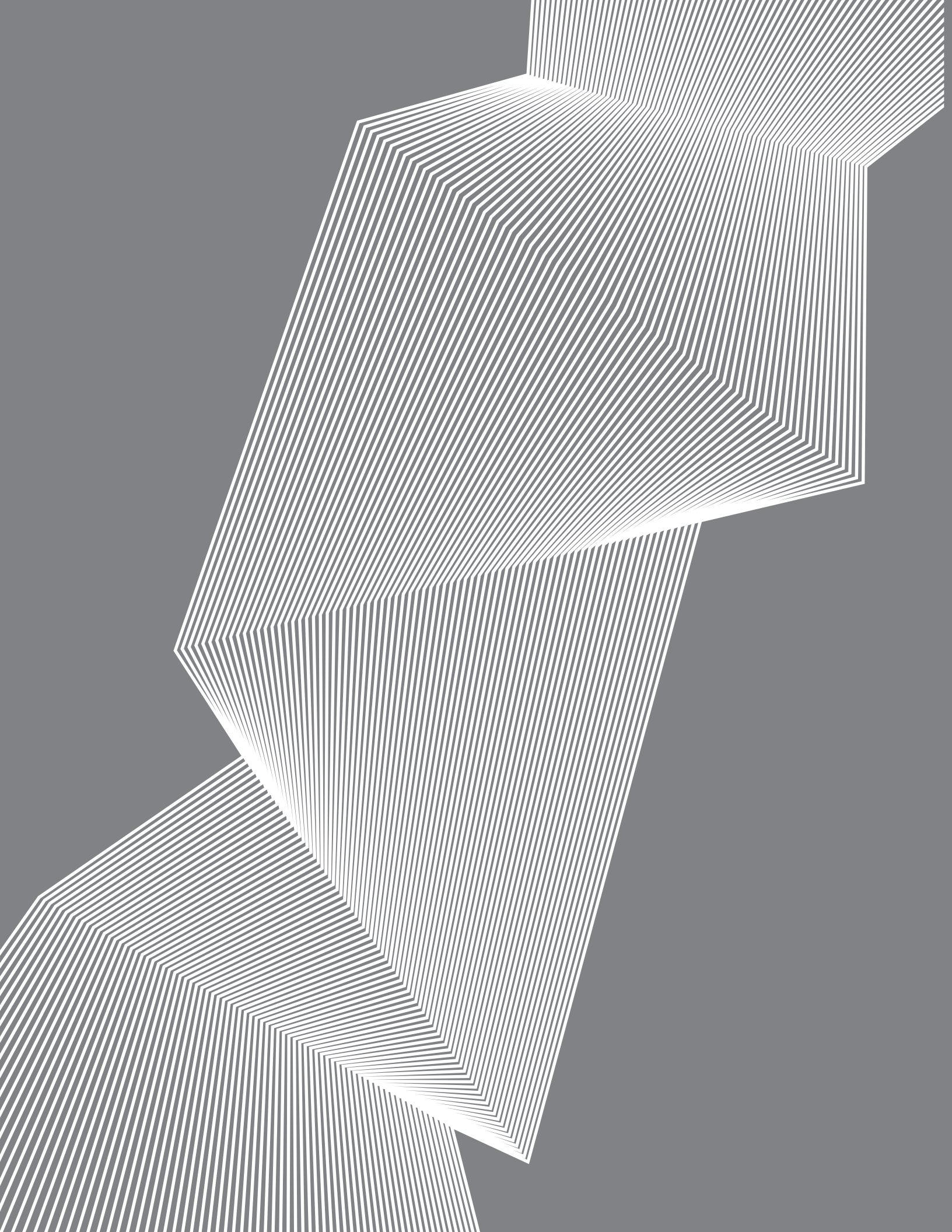
- A4.01 Exterior Materials - Façade Type 1
- A4.02 Building Precedents

Grocery Store Parking / Access

- A5.01 Level B1 - Access & Circulation Diagram

Promenade Rear-Yard Design

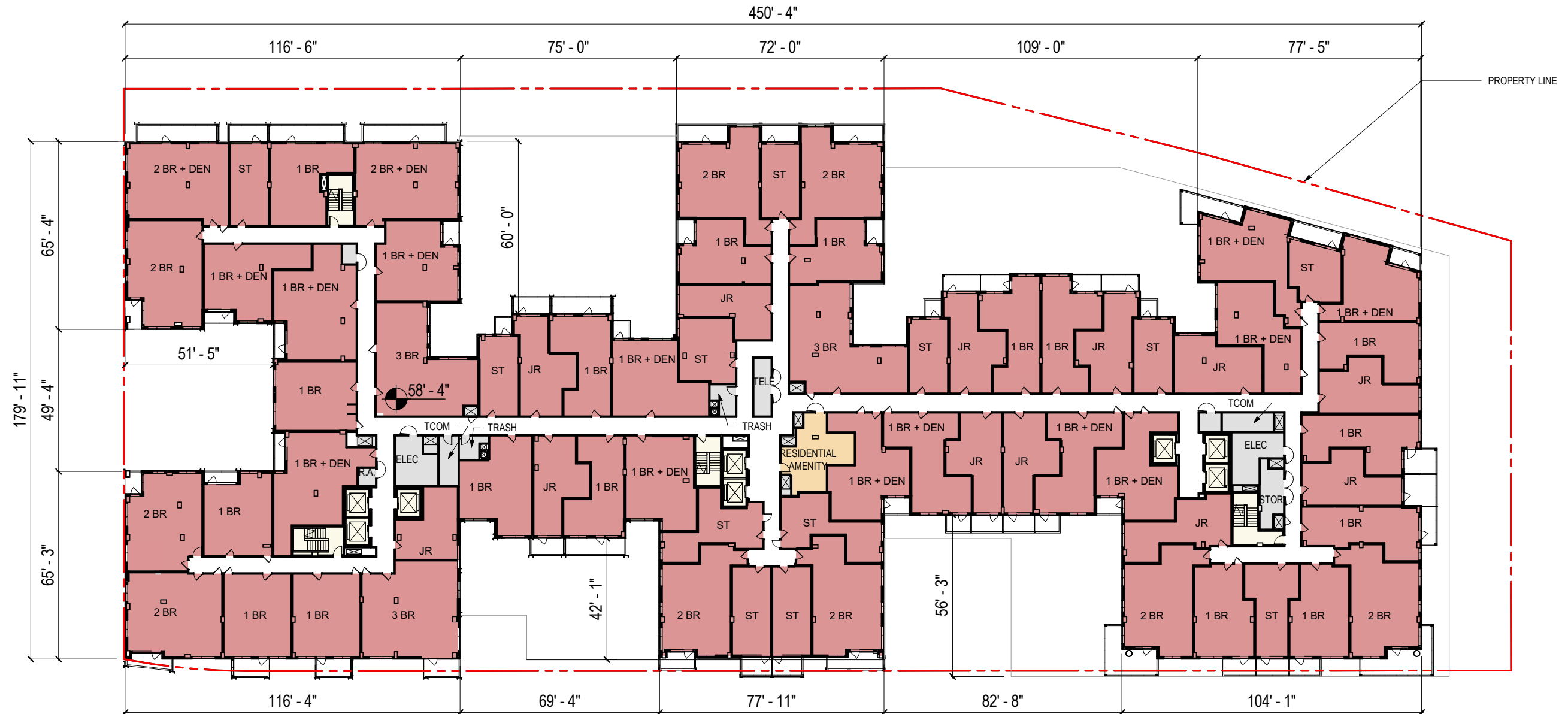
- L1.01 Promenade Including NPS Land
- L1.02 Promenade Including Only Redbrick-
Controlled Parcels
- L1.03 Landscape Plan - Level 1
- L1.04 Section 1.D & 1.E - North Promenade



Inclusionary Zoning: 3 BR Units

COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- RESIDENTIAL



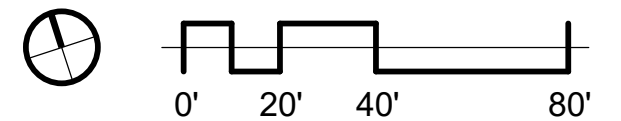
*The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.

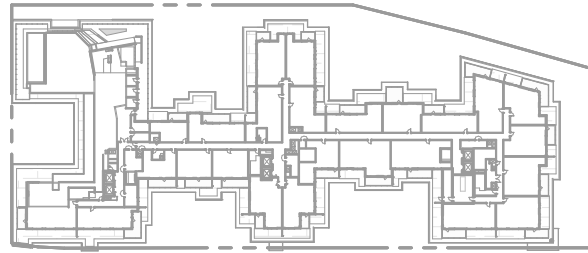
COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- INCLUSIONARY ZONING UNIT



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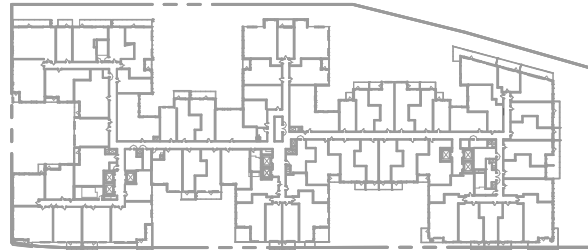
PENTHOUSE



LEVEL 9



LEVEL 5



LEVEL 12



LEVEL 8



LEVEL 4



LEVEL 11



LEVEL 7



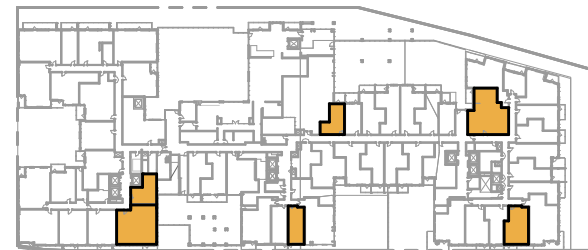
LEVEL 3



LEVEL 10



LEVEL 6



LEVEL 2

GROSS IZ REQUIRED

$$\begin{aligned}
 & \text{(GROSS RESIDENTIAL FLOOR AREA LEVELS 1-12 x 12\%)} && (656,278 \text{ SF x 12\%}) \\
 & + \\
 & \text{(GROSS PH FLOOR AREA x 8\%)} && (34,237 \text{ SF x 8\%}) \\
 & = \\
 & \text{GROSS RESIDENTIAL IZ REQUIRED} && \mathbf{81,492 \text{ SF}} \\
 & \text{GROSS RESIDENTIAL IZ 3BD 51.68\% REQUIRED} && \mathbf{42,116 \text{ SF}}
 \end{aligned}$$

RESIDENTIAL FACTOR

$$\begin{aligned}
 & \text{TOTAL NET RESIDENTIAL AREA (NRA)} && 477,867 \\
 & / \text{TOTAL GROSS RESIDENTIAL FLOOR AREA (GRFA)} && / 690,515 \\
 & = \\
 & \text{RESIDENTIAL FACTOR} && \mathbf{69.66\%}
 \end{aligned}$$

IZ UNIT TABULATIONS

COMMENTS	COUNT	MINIMUM AREA PER ZONING	NET RESIDENTIAL AREA	GROSS RESIDENTIAL FLOOR AREA	%
- STUDIO	21	400	9,345 SF	13415 SF	16.46%
1 BED	22	550	12,611 SF	18103 SF	22.22%
2 BED	6	850	5,376 SF	7,736 SF	9.47%
3 BED	28	1000	29,426 SF	42,240 SF	51.83%
GRAND TOTAL: 77			56,759 SF	81,494 SF	100.00 %

GENERAL NOTES:

1. INCLUSIONARY ZONING UNIT MIX REFLECTS APPROXIMATE RANGE IN PROPORTION TO MARKET UNIT MIX
2. THE LOCATION OF IZ UNITS IS SCHEMATIC AND INTENDED TO SHOW GENERAL DISTRIBUTION
3. FINAL LOCATIONS WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN

*All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission. The IZ unit mix and locations are subject to change based on final interior layout, total unit mix, and as necessary to comply with any applicable DC laws and regulations, including the IZ Implementation Regulations (14 DCMR Chapter 22). The unit types shown herein are based on definitions set forth in the DC Building Code and may be reallocated as necessary to comply with the requirements of 14 DCMR Chapter 22.

 INCLUSIONARY ZONING UNIT

UNIT TYPES

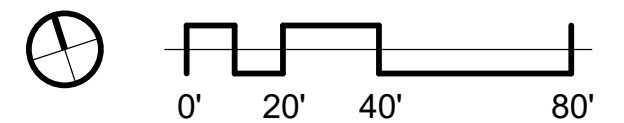
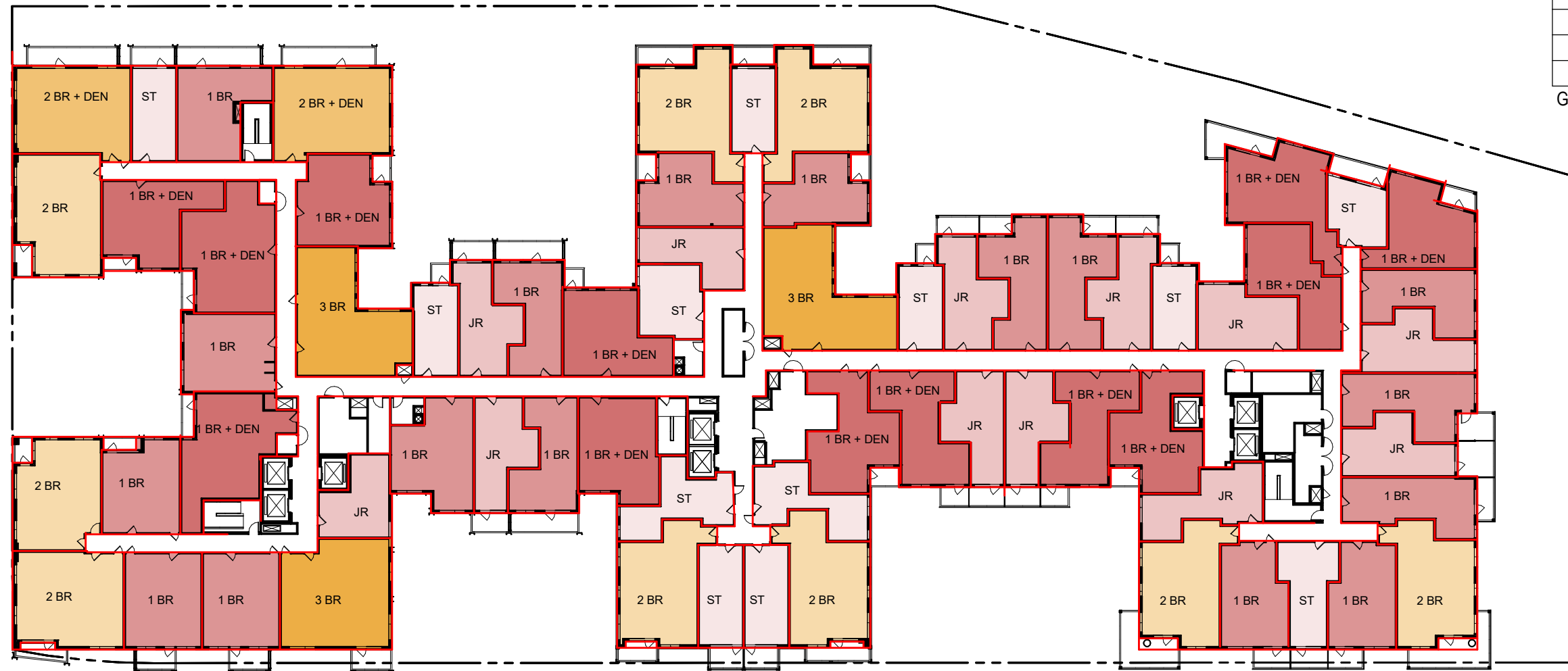
- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- 3 BED
- JR 1 BED
- STUDIO

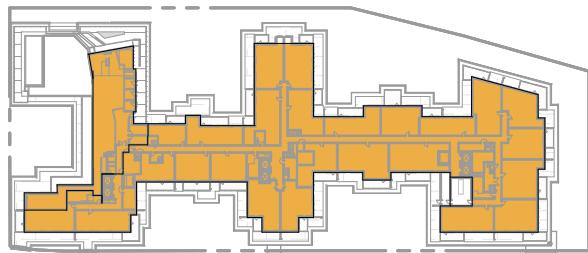
GENERAL NOTES:

1. PROPOSED UNIT MIX IS PRELIMINARY.
FINAL MIX WILL BE DETERMINED UPON
FURTHER DWELLING UNIT LAYOUT
STUDY AS PART OF THE FINAL DESIGN

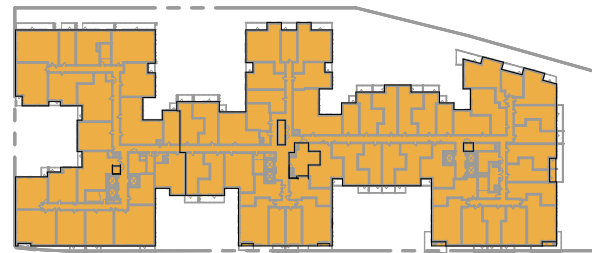
UNIT MIX - PER TYPE	
UNIT TYPE	UNIT COUNT
ST	133
JR	129
1 BR	200
1 BR + DEN	145
2 BR	94
2 BR + DEN	29
3 BR	28
GRAND TOTAL:	758

UNIT MIX - PER LEVEL	
LEVEL	UNIT COUNT
LEVEL 2	53
LEVEL 3	68
LEVEL 4	68
LEVEL 5	68
LEVEL 6	68
LEVEL 7	68
LEVEL 8	68
LEVEL 9	68
LEVEL 10	68
LEVEL 11	68
LEVEL 12	68
PENTHOUSE	25
GRAND TOTAL	758

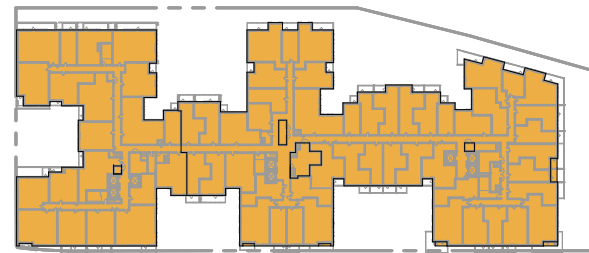




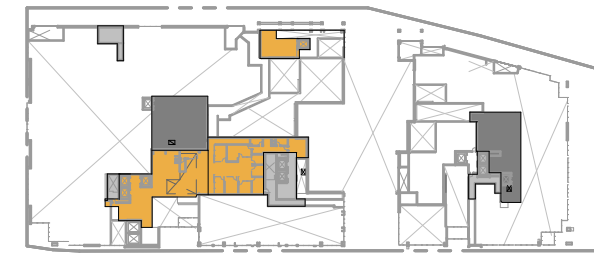
PENTHOUSE



LEVEL 9

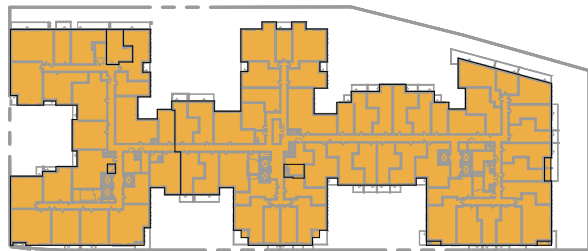


LEVEL 5

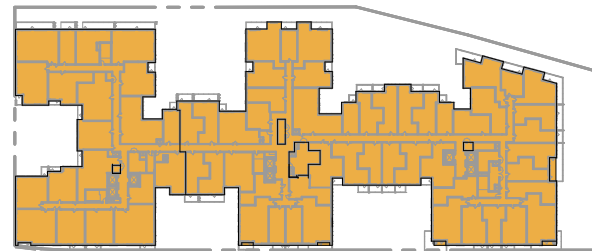


MEZZANINE

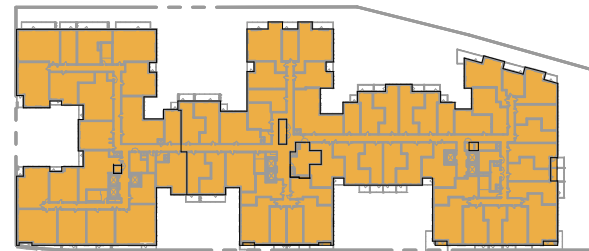
- COMMERCIAL
- SERVICE
- RESIDENTIAL



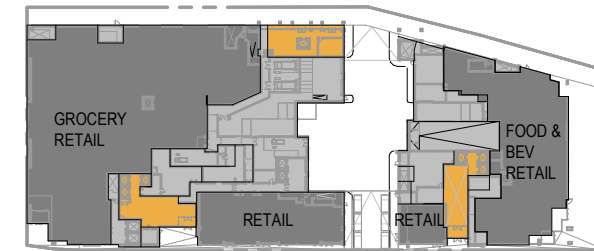
LEVEL 12



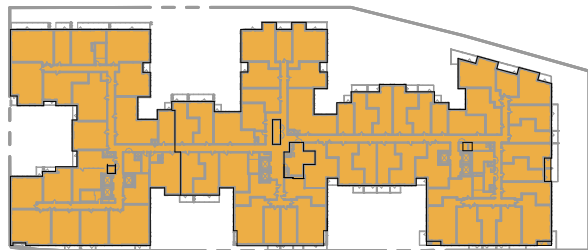
LEVEL 8



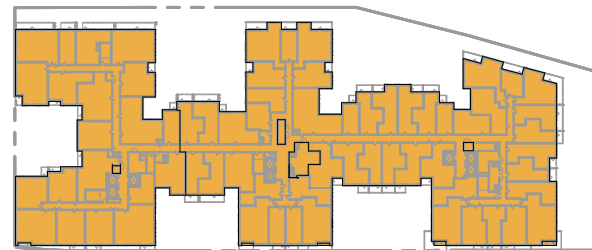
LEVEL 4



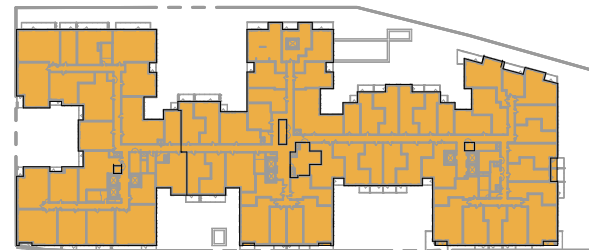
LEVEL 1



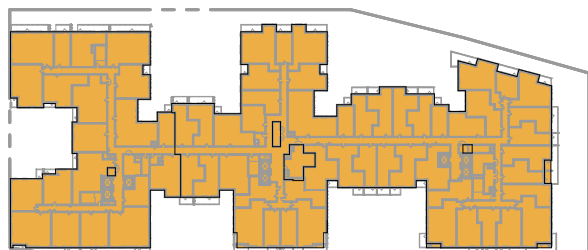
LEVEL 11



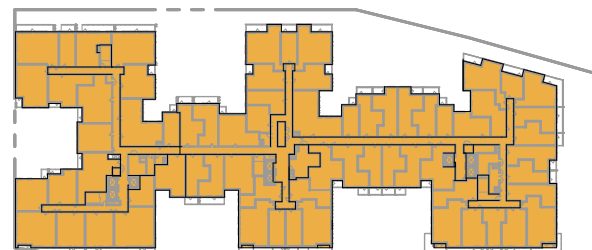
LEVEL 7



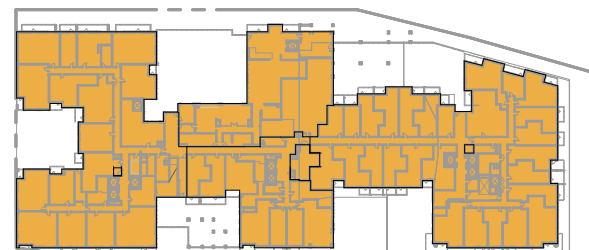
LEVEL 3



LEVEL 10



LEVEL 6

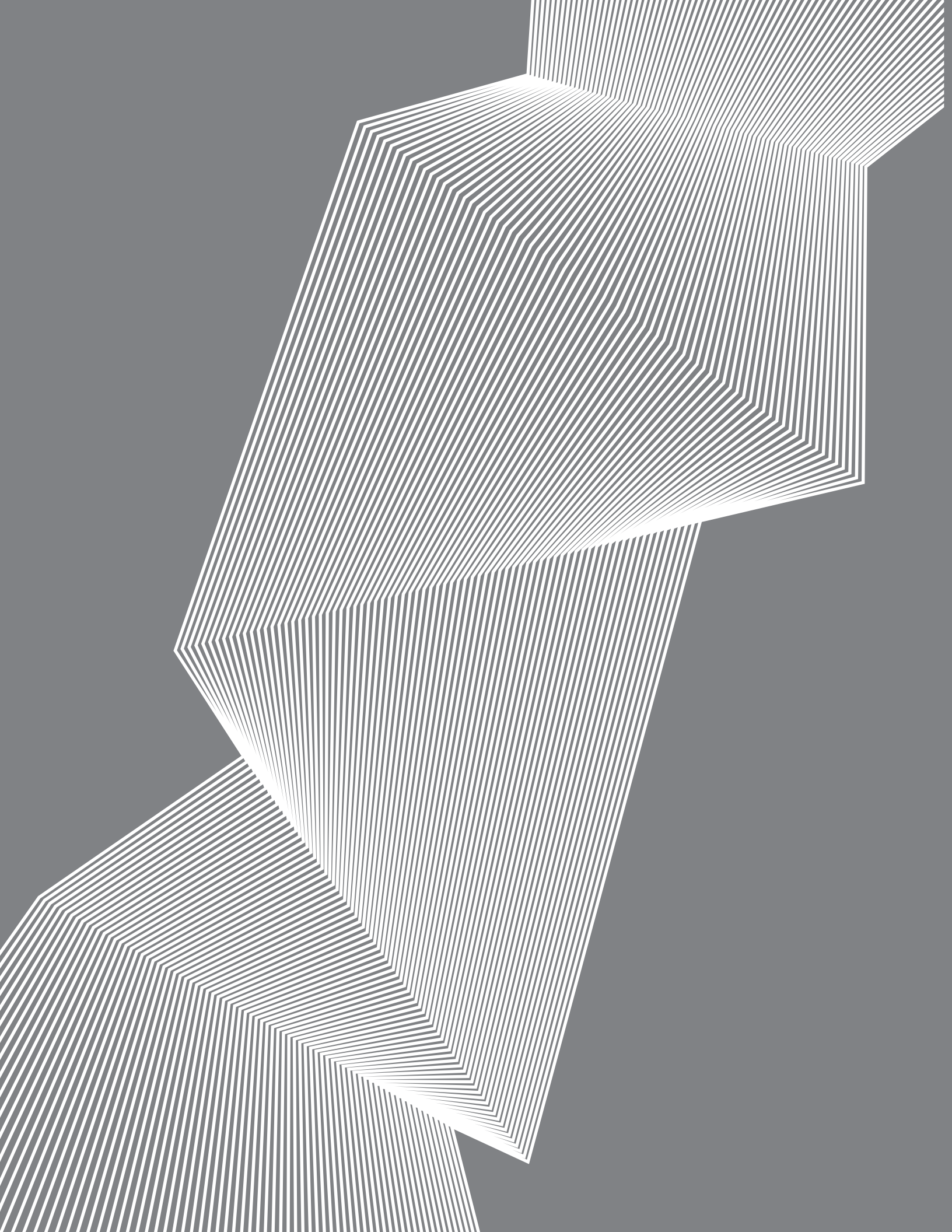


LEVEL 2

FAR (FLOOR AREA RATIO)			
TOTAL SITE AREA (SF)			92,303
LEVEL	RESIDENTIAL (GSF)	COMMERCIAL (GSF)	TOTAL (GSF)
L1	23,315	40,245	63,560
MEZZ	8,798	4,218	13,016
L2	57,344	-	57,344
L3	56,953	-	56,953
L4	56,873	-	56,873
L5	56,737	-	56,737
L6	56,585	-	56,585
L7	56,634	-	56,634
L8	56,737	-	56,737
L9	56,744	-	56,744
L10	56,672	-	56,672
L11	56,670	-	56,670
L12	56,218	-	56,218
PH	34,237	-	34,237
	690,515	44,464	734,979
FAR	7.48	0.48	7.96

GENERAL NOTES:

1. PER 11-B DCMR SECTION 304, THE FOLLOWING HAVE BEEN EXCLUDED FROM GFA TOWARDS FAR CALCULATIONS:
 - BELOW GRADE PARKING LEVELS
 - PARKING RAMP TO GARAGE
 - EXTERIOR BALCONIES THAT DO NOT EXCEED A PROJECTION OF 6 FT BEYOND EXTERIOR WALLS OF THE BUILDING
 - ALL PROJECTIONS BEYOND THE PROPERTY LINE THAT ARE ALLOWED BY ZONING REGULATIONS



SE Corner: Architectural Embellishment

Previous Design - Presented 11/01/21



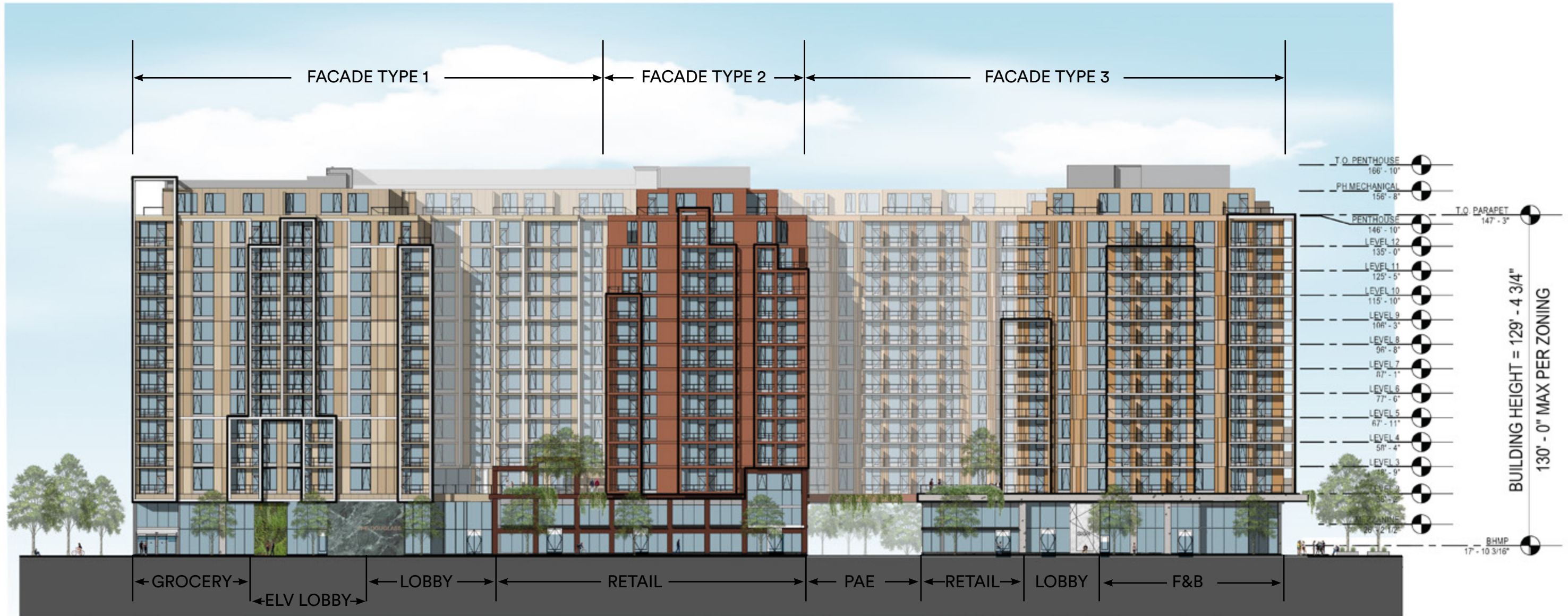
Updated Design Proposal





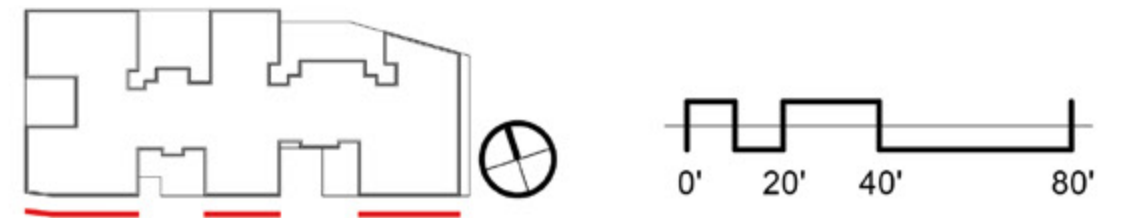






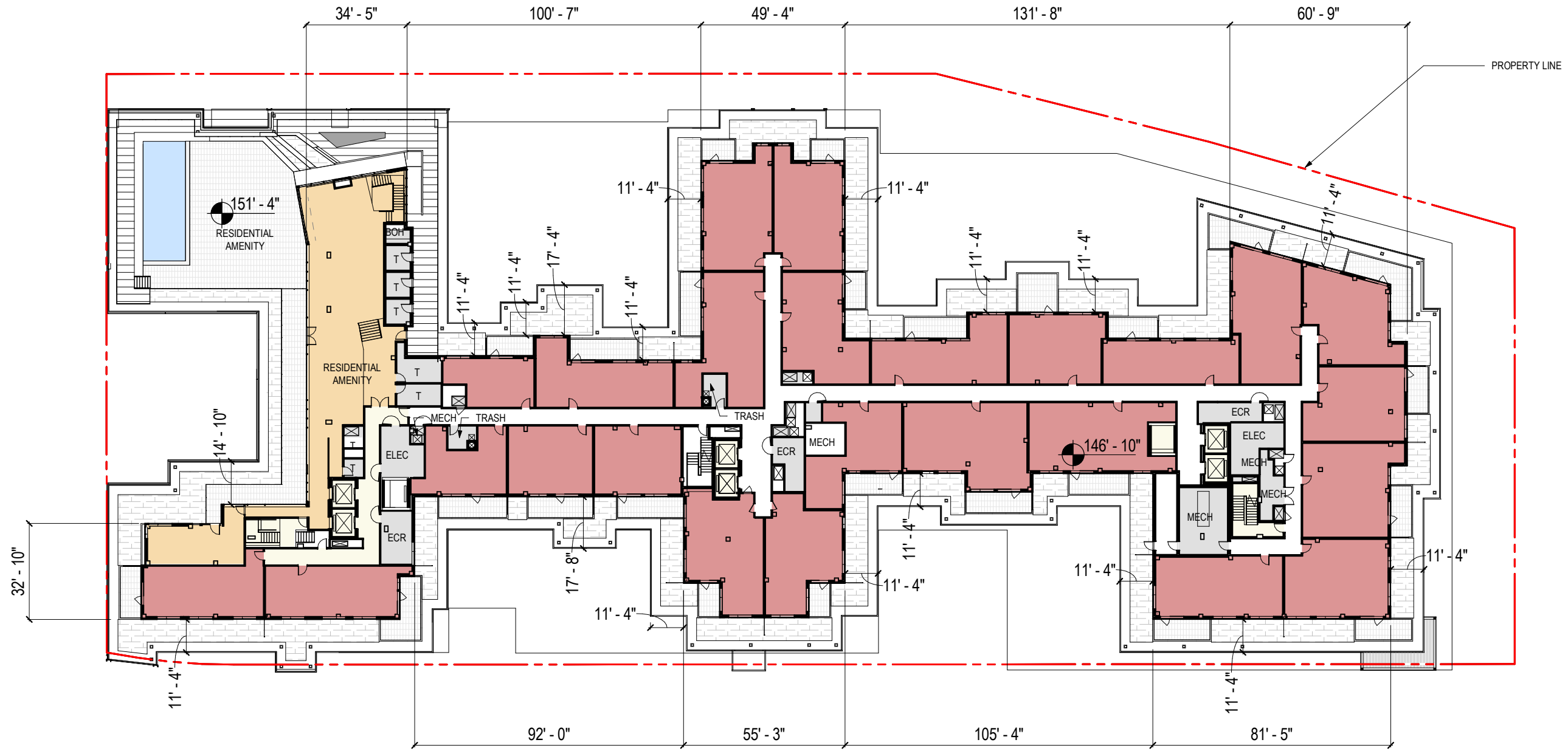
*Ground floor retail elevations are illustrative and intended to describe the character and scale for the base of the building. The actual retail elevations will be developed by individual retail tenants, approved by the building owner, and may change over time to accommodate leasing cycles.

* Exhaust vents to be integrated into final façade designs NO through-wall HVAC units will be on building elevations.



COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- RESIDENTIAL - AMENITY
- RESIDENTIAL - LOBBY
- RESIDENTIAL



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