

4618 14TH STREET, NW

Architectural Design Package

SUBMISSION TO ZONING COMMISSION

APRIL 15TH, 2022



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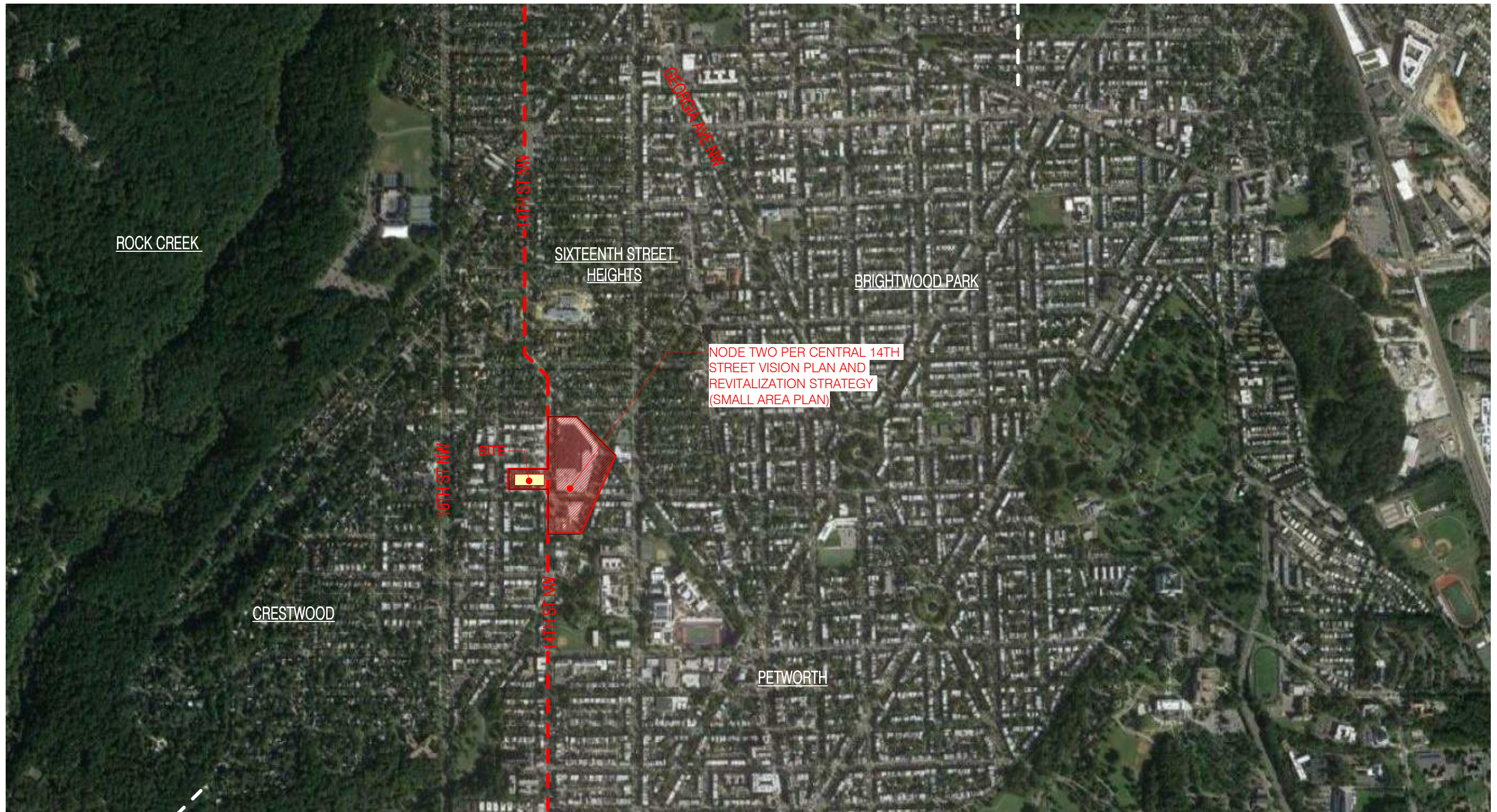
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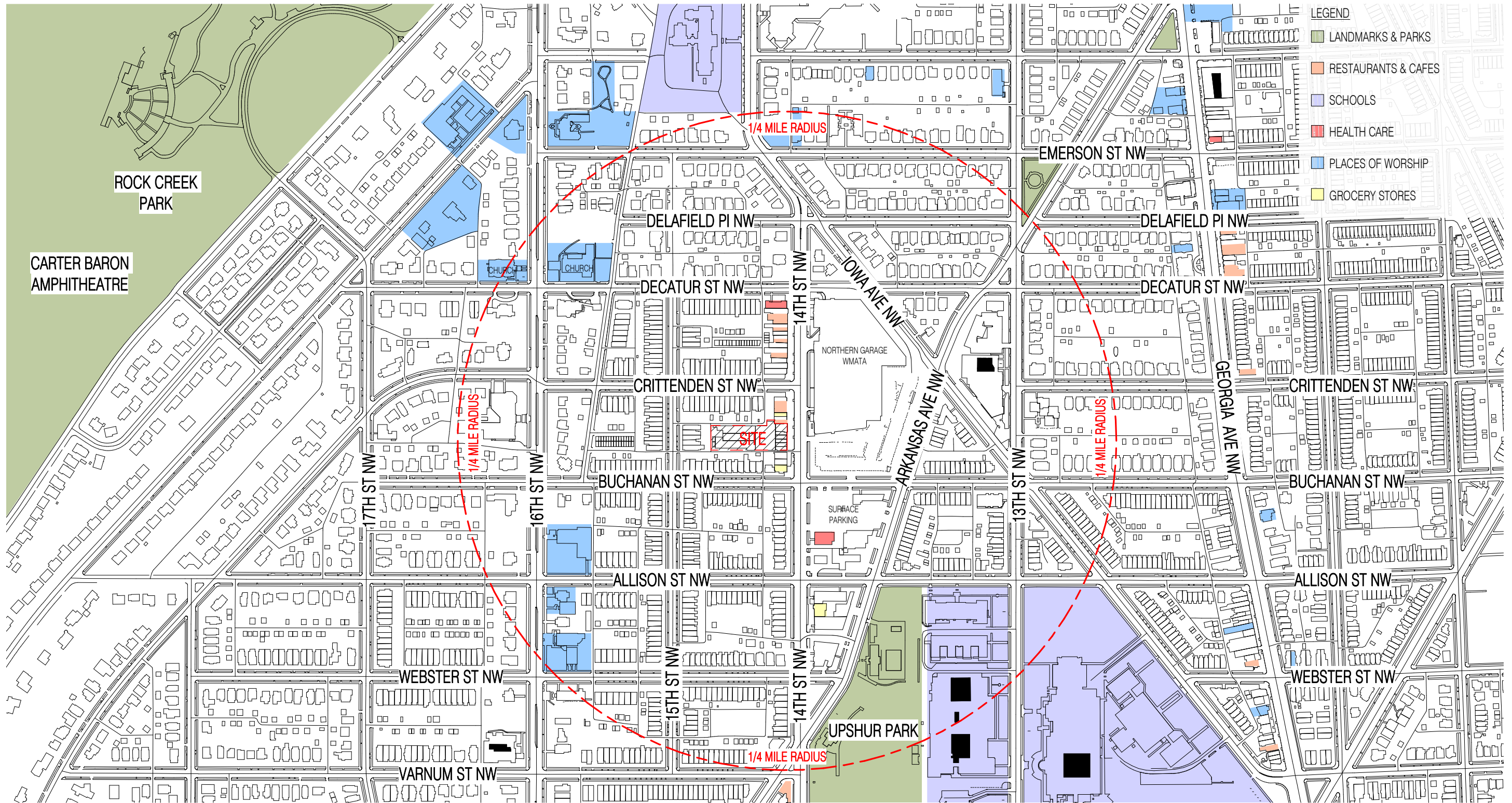
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COVER SHEET | A.00.0

04/15/2022

ZONING COMMISSION
District of Columbia
CASE NO.21-18
PGN ARCHITECTS



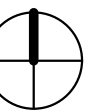


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VICINITY MAP | A.00.2

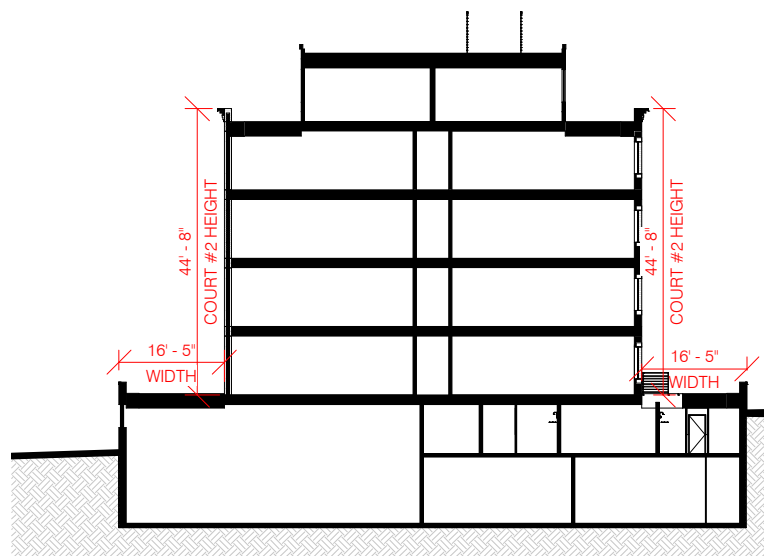
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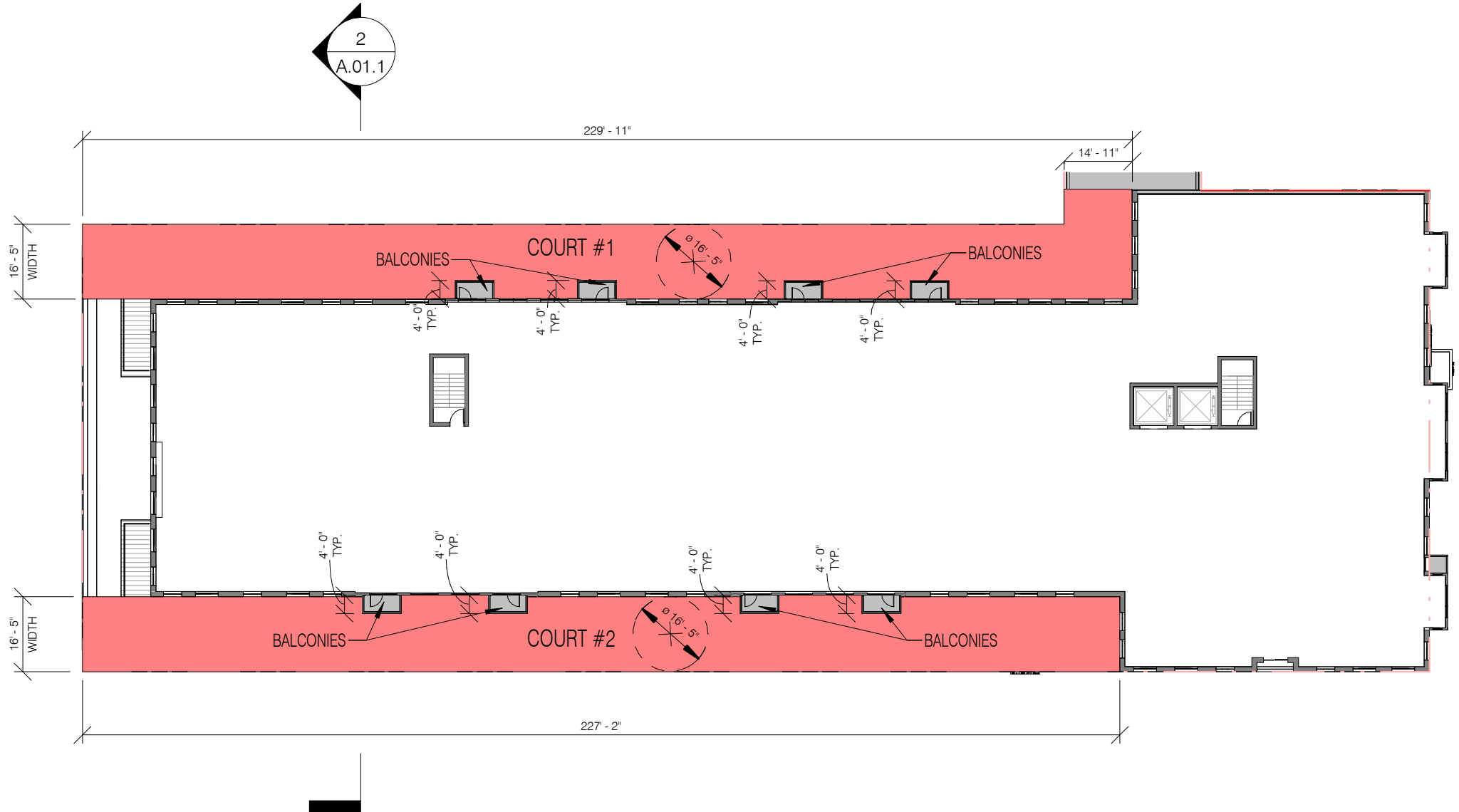
4618 14th Street NW, Washington DC,		Project Name 4618 14th Street NW					
Date:		Thursday, April 14, 2022					
LEVEL	USE	FAR SF	Studio	1BD/1BA	2BD/2BA	3BD/2BA	# of units
1st Floor	Parking/ Non Resid./Residential	20,869	0	0	0	0	0
Dance Mezzanine	Res. Amenity/ Non Residential	10,073	0	0	0	0	0
2nd Floor	Residential	20,651	4	9	3	6	22
3rd Floor	Residential	20,651	4	9	3	6	22
4th Floor	Residential	20,651	4	9	3	6	22
5th Floor	Residential	20,651	4	9	3	6	22
Penthouse	Residential/Amenity		0	9	4	0	13
Total Unit Count			16	45	16	24	101
Totals		113,546					
Percentage Totals			16%	45%	16%	24%	

TOTAL GFA PER USE		
Retail		1,888
Residential		91,909
Dance Loft		11,277
Parking		8472
Total		113,546

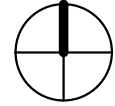
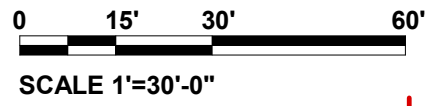
1. Zoning DATA						
Date:		Thursday, April 14, 2022				
Square No.:	2704	Lot No.:	64,815,819,821,823,828,830,831,832,833			
Zoning District:	MU-5A PUD					
Lot Area:	29,960					
Building Details						
	FAR	G-402	MU-5A PUD Allowed/ Required	5.04	150,998	Proposed
	Building Height	G-403.1		90'-0"		66'-8"
	Lot Occupancy	G-404		80%	23,968	70%
	Rear Yard	G-405.4		15'-0"		15'-0"
	Side Yard	G-406		Not Required		N/A
	Open court	G-202.1		14'-11"		16'-5"
Penthouse Details						
	FAR	C-1503		0.40	11,984	0.34
	Height	C-403.1		12'-0" See sheet A.01.2 & A.01.3		12'-0" See sheet A.01.2 & A.01.3
	Mechanical PH height	C-403.1		18'-6" See sheet A.01.2 & A.01.3		18'-6" See sheet A.01.2 & A.01.3
	Setback	C-1502		1:1		12'-0"
Parking/Loading Regulations						
	Dwelling Units			N/A		101
	Dance Studio (Arts)			N/A		20,306
	Vehicle Parking		# per SF	Spaces		Spaces
		Residential - Multifamily	C-701.5		32	
		Entertainment, Assembly & Performing Arts	C-701.5		23	40
		Retail	C-701.5		0	
		Total		55		Relief required from Section 702.1(c). See Exhibit A, page 12.
	Bicycle Parking	Long-Term (Resid)	C-802.1	3	34	34
		Short-Term (Resid)	C-802.1	20	5	5
		Long-Term (Arts)	C-802.1	10000	2	2
		Short-Term (Arts)	C-802.1	10000	2	2
		Long-Term (Retail)	C-802.1	3500	0	0
		Short-Term (Retail)	C-802.1	10000	0	0
			Long Term (Total)		36	36
		Short-Term (Total)		7	8	
	Loading	Berth	C-905.2	1	12x30	1
		Height	C-905.2		14'-0"	14'-0"
		Platform	C-905.4	1	100 SF	1
	Delivery Space	Quantity/Size	C-901.1	1	10x20	1
		Height	C-905.2		10'-0"	14'-0"
Bay Calculations (DCMR 12 Chapter 32)						
	Multiple Bay Projection Calculation	ROW Dimension	Façade Length	First 24'	6"/Foot	Total Allowed
		110'-0"	105			50
	Street 1 (14th Street)	Depth Allowed	4'-0"			4'-0"



MINIMUM OPEN COURT WIDTH CALCULATION:
 = 4" WIDTH PER 1FT HEIGHT = 4" X 44.66 = 14'-11"
 PROVIDED: 16'-5"



2
A.01.1



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COURTS A.01.1

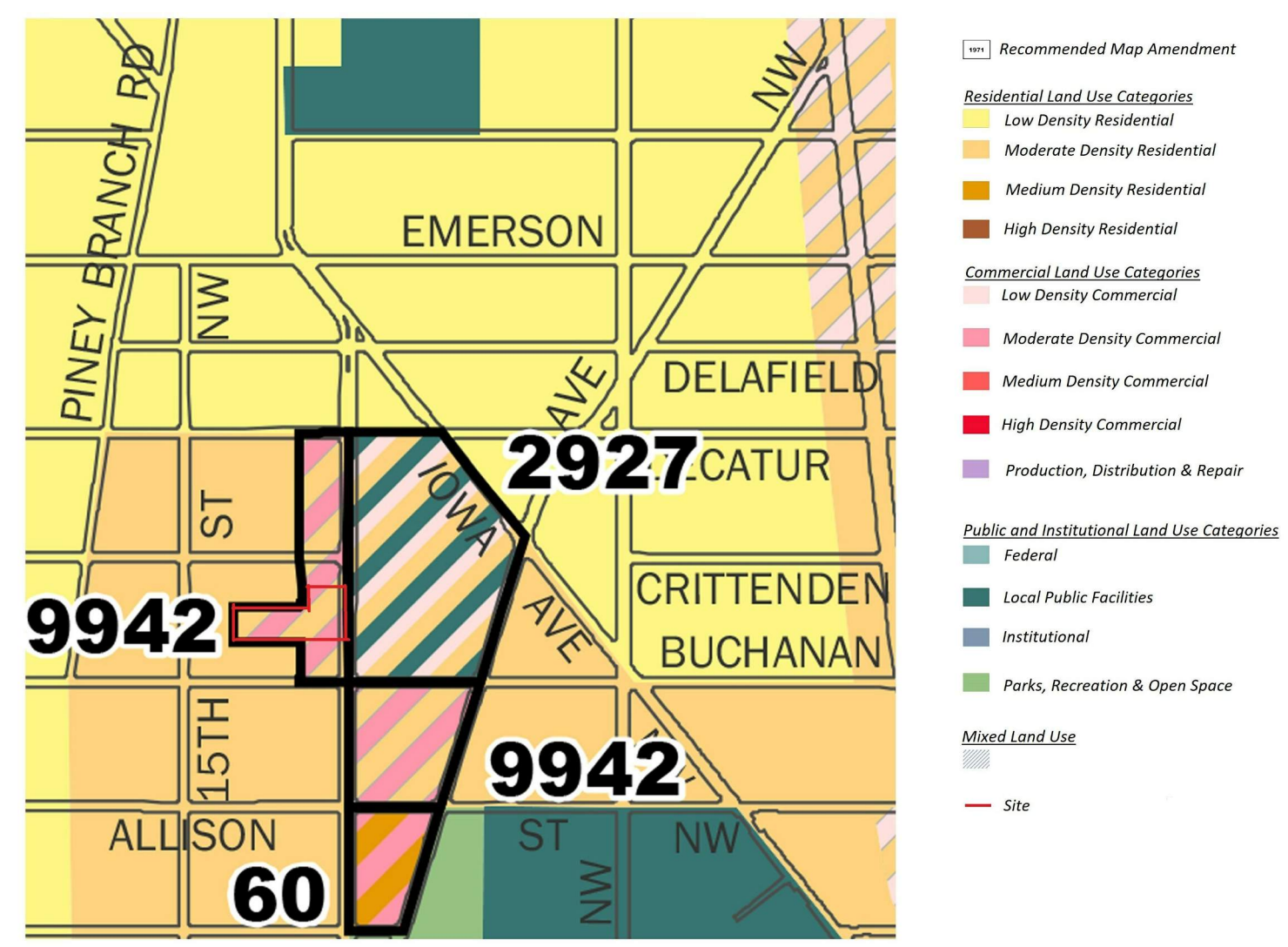
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COMPREHENSIVE PLAN GENERALIZED POLICY MAP



COMPREHENSIVE PLAN FUTURE LAND USE MAP AS AMENDED



AMENDMENT EFFECTIVE AS OF AUGUST 2021

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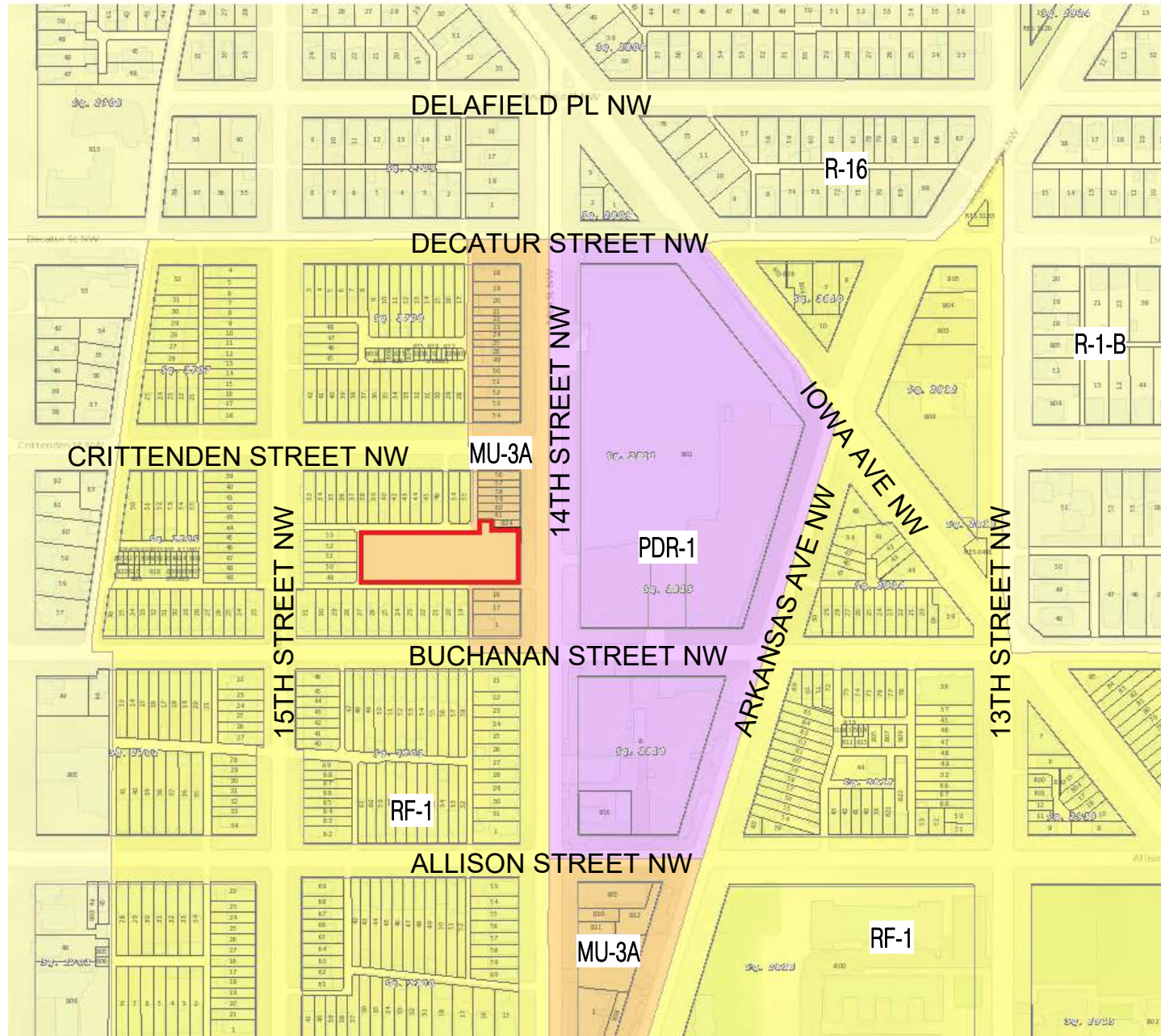
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COMPREHENSIVE PLAN MAPS | A.01.2

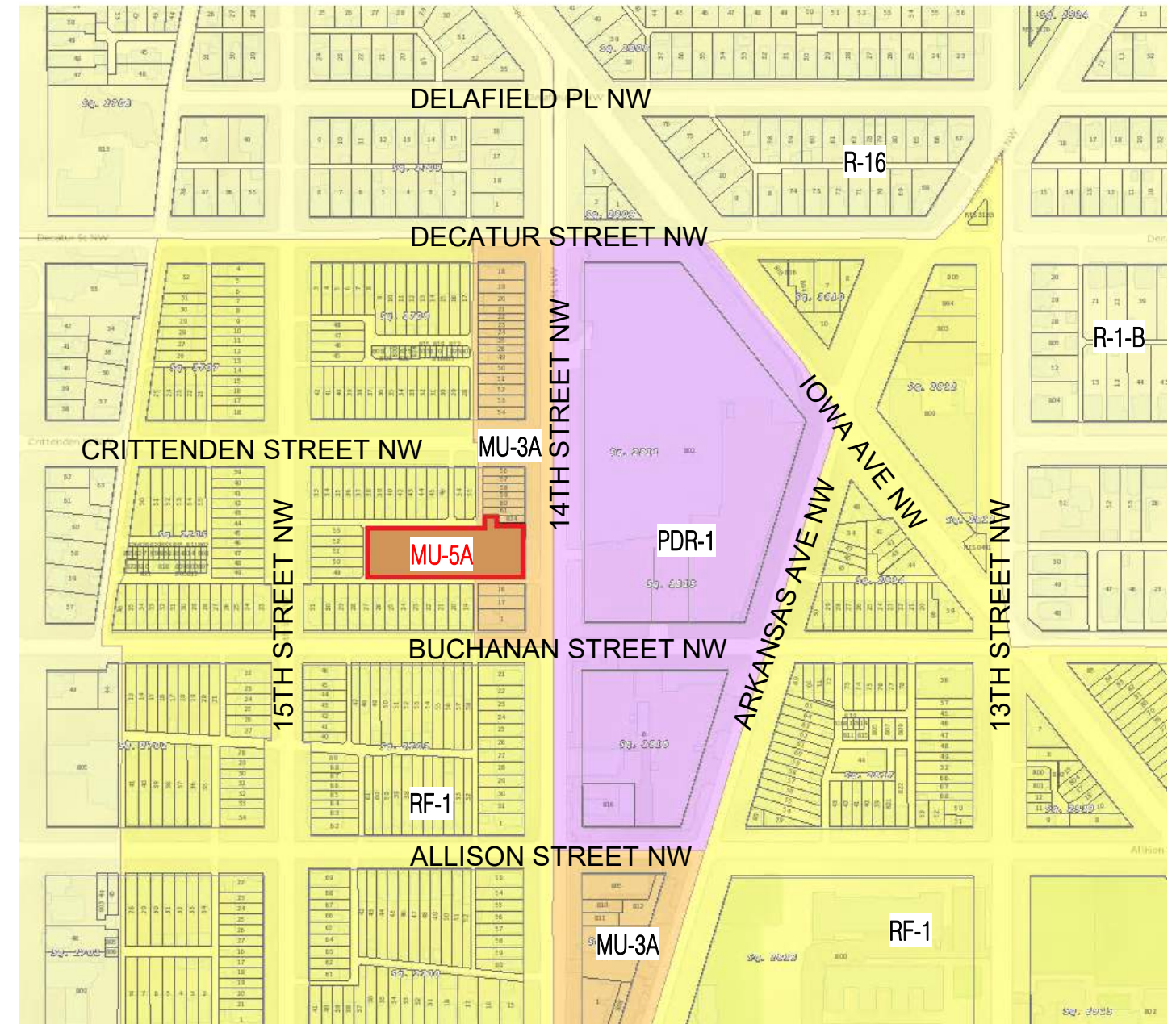
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CURRENT ZONING MAP

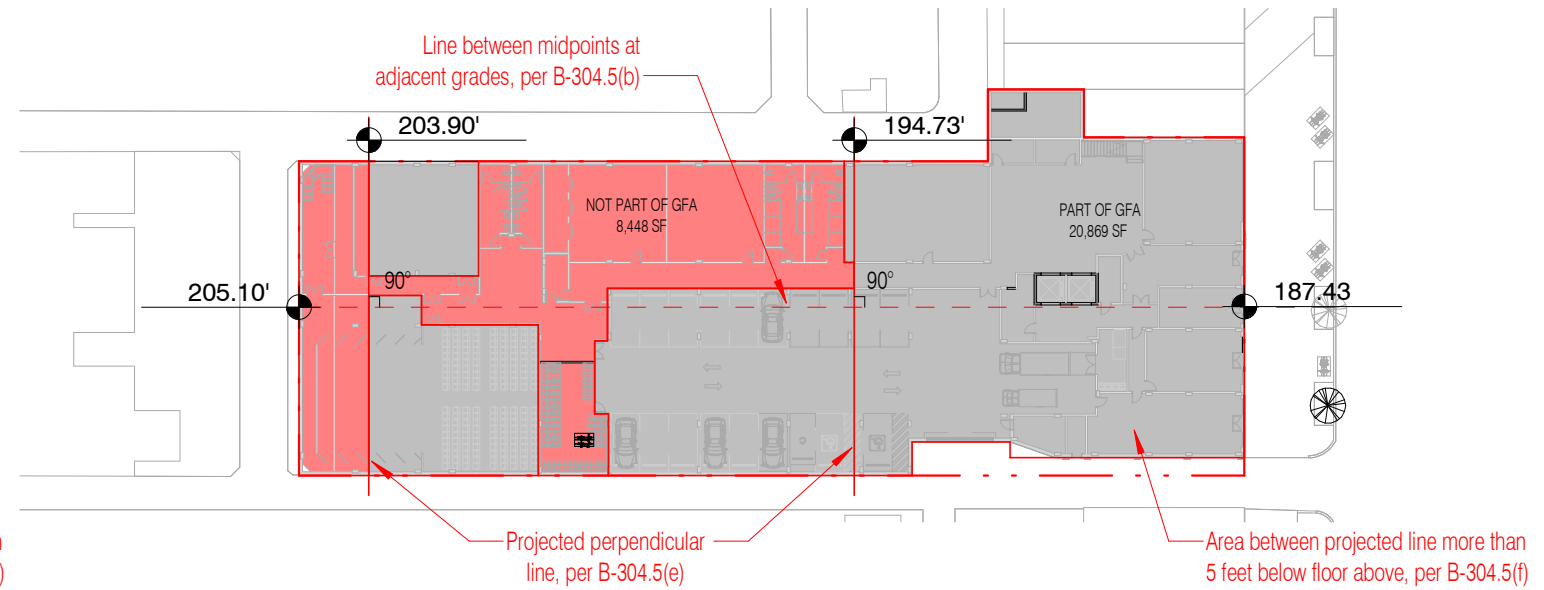
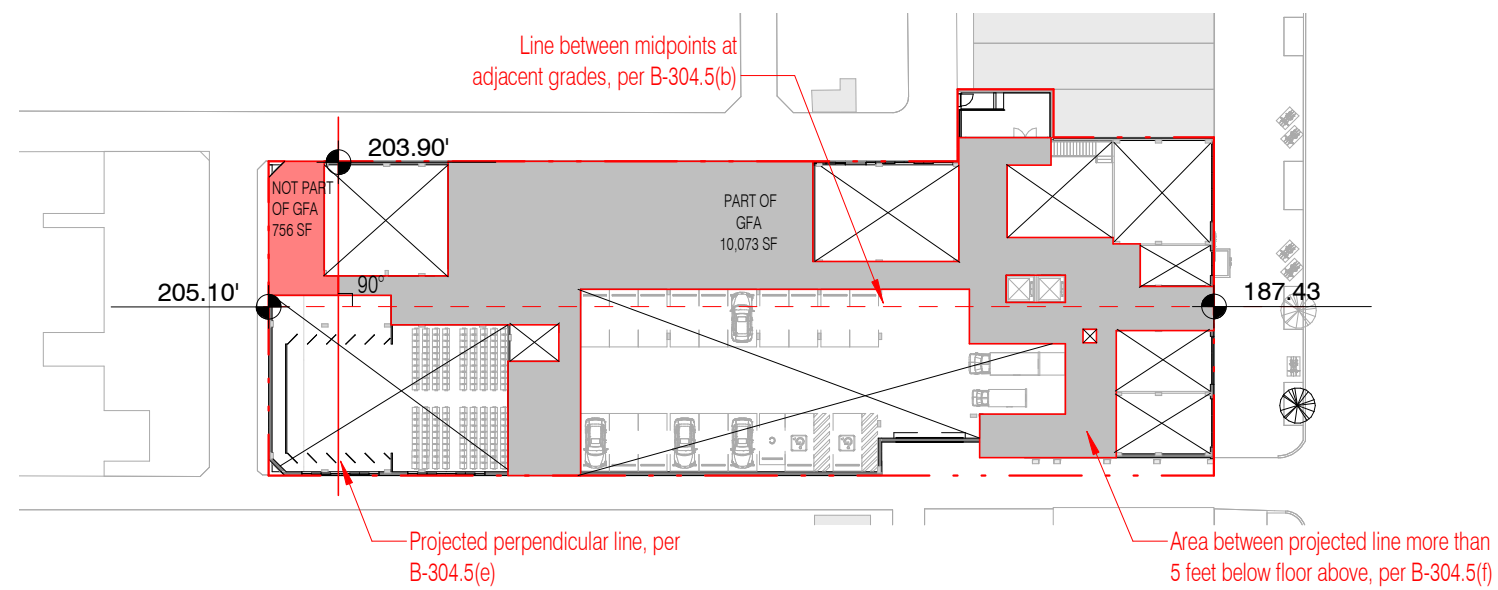
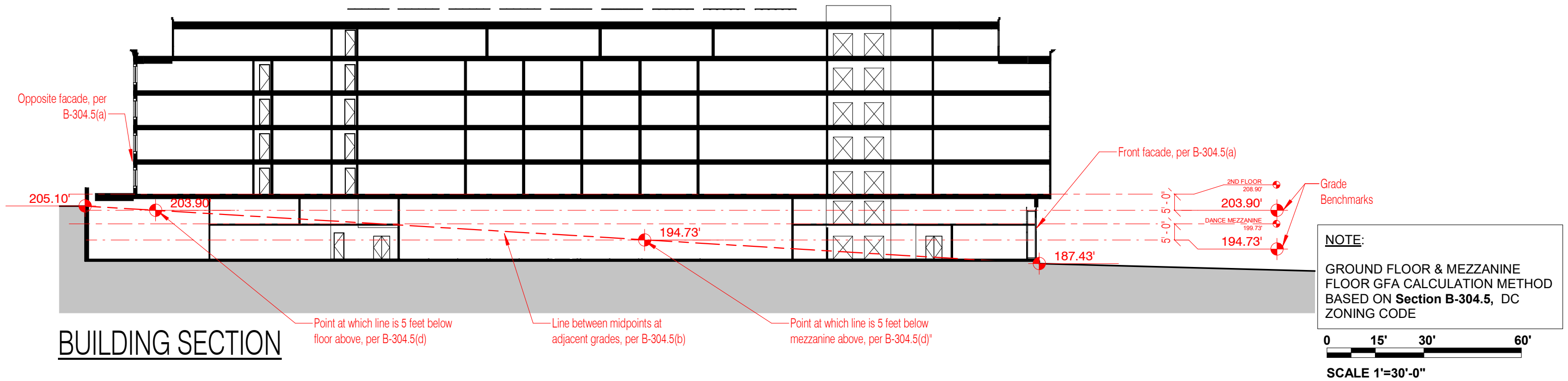


PROPOSED MAP AMENDMENT



4618 14TH STREET, NW

EXISTING ZONING VS PROPOSED AMENDMENT | A.01.3



LEGEND	
	AREA LESS THAN 5FT ABOVE GRADE
	AREA MORE THAN 5FT ABOVE GRADE

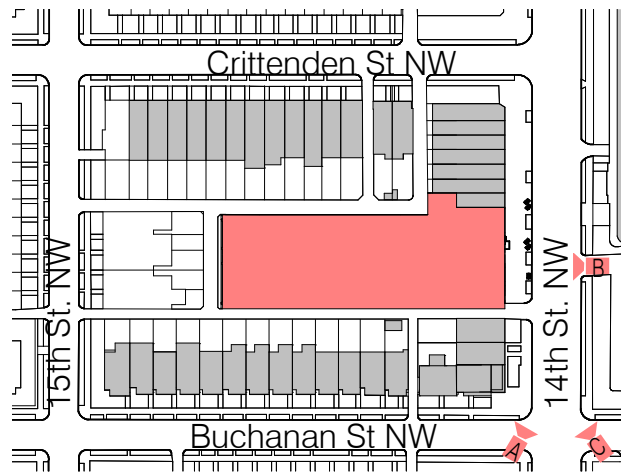




A. 14TH ST - NE BOUND



B. FURNITURE STORE FACADE



C. 14TH ST - NW BOUND

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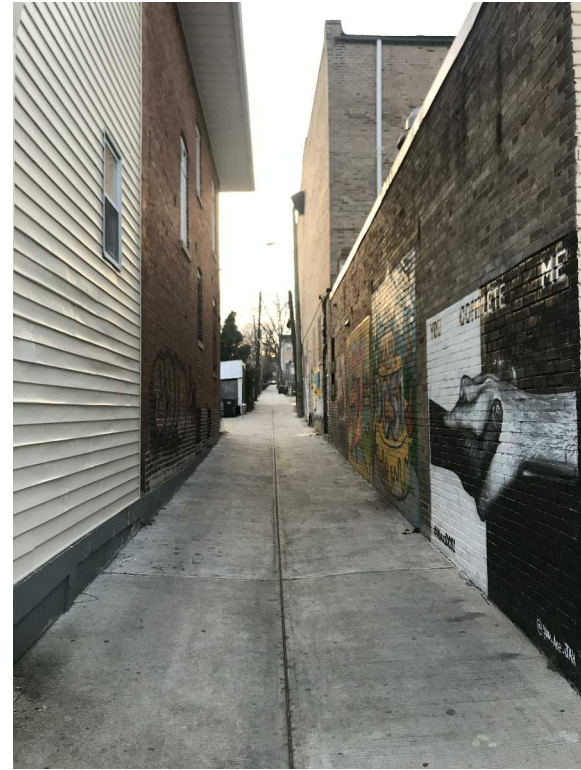
CONTEXT PHOTOS - 14TH ST | A.02.2

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A. ALLEY



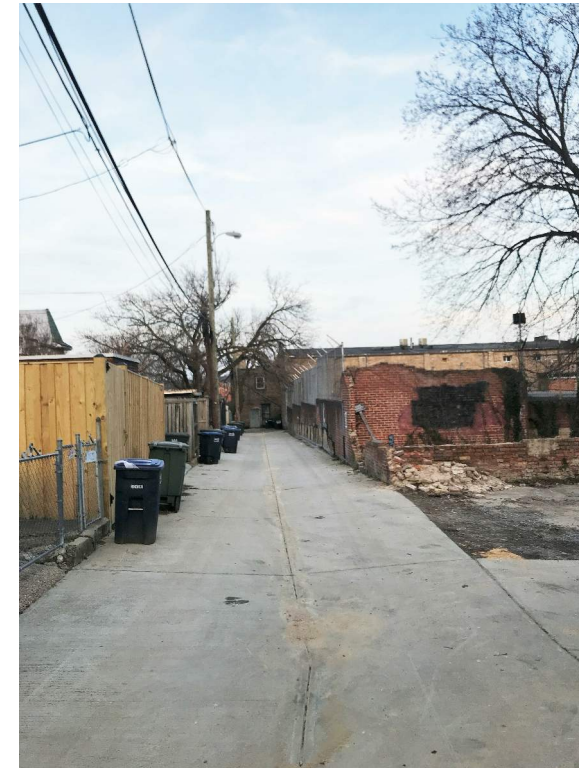
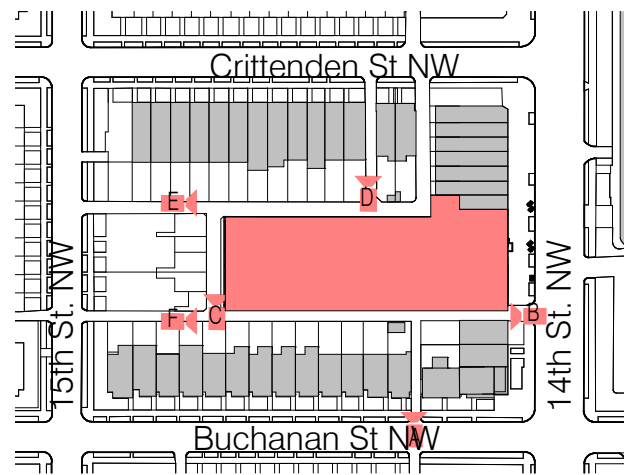
B. ALLEY



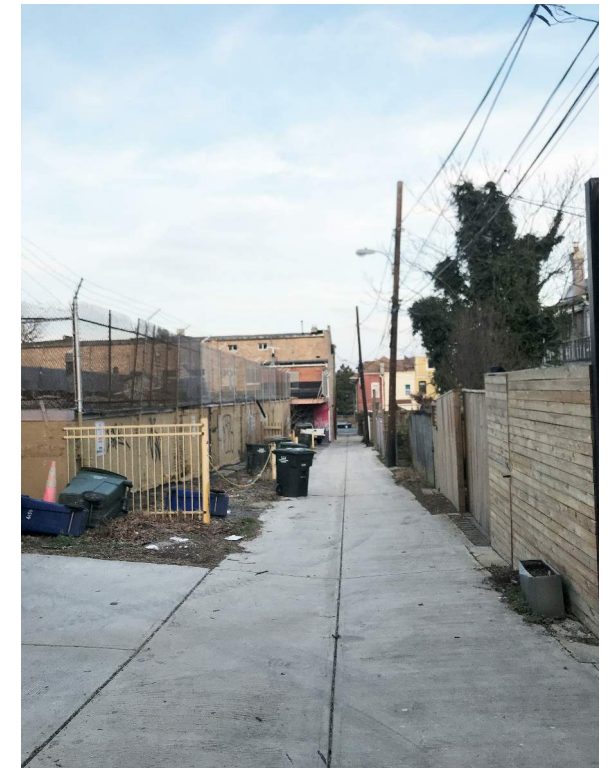
C. ALLEY



D. ALLEY



E. ALLEY



F. ALLEY

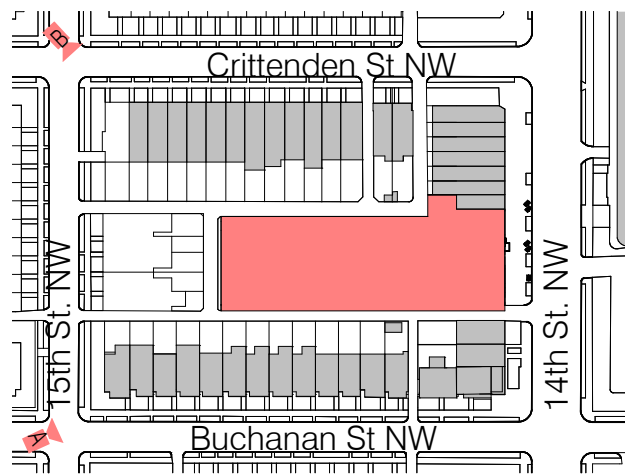
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CONTEXT PHOTOS - ALLEYS | A.02.3

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A. 15 ST AND BUCHANAN



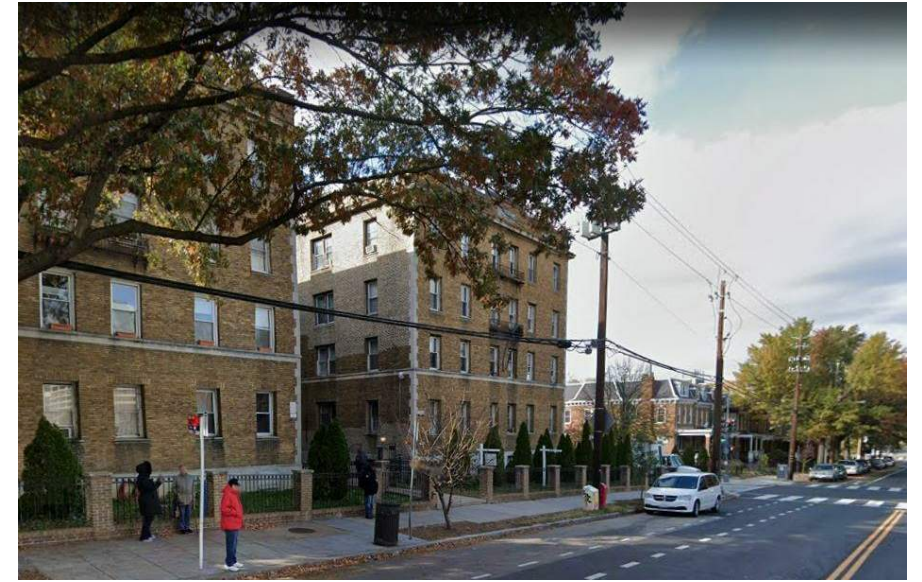
B. 15 ST AND CRITTENDEN



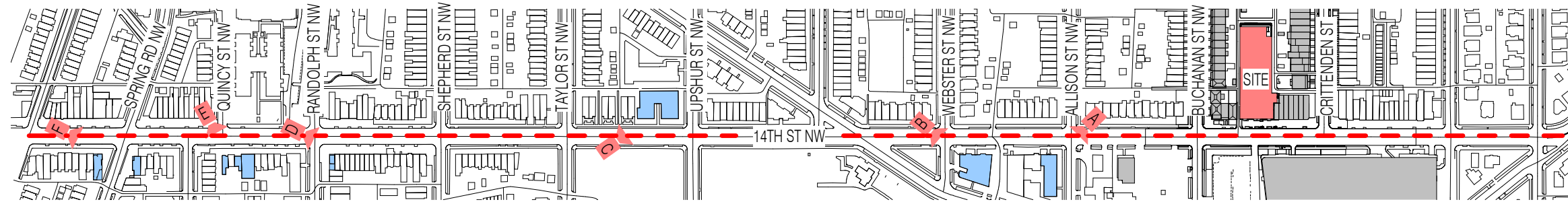
A. THE INTERSECTION OF 14TH AND ALLISON



B. THE INTERSECTION OF 14TH AND WEBSTER



C. THE INTERSECTION OF 14TH AND UPSHUR



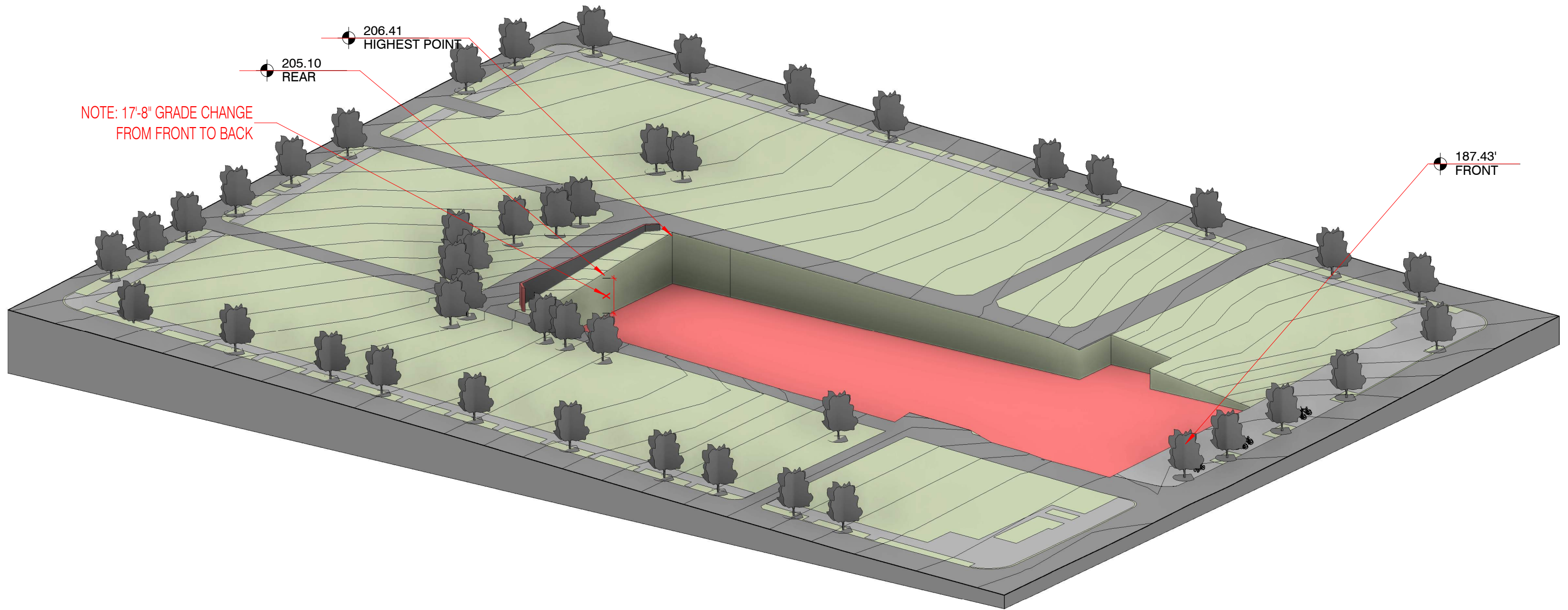
D. THE INTERSECTION OF 14TH AND RANDOLPH



E. THE INTERSECTION OF 14TH AND QUINCY



F. THE INTERSECTION OF 14TH AND SPRING

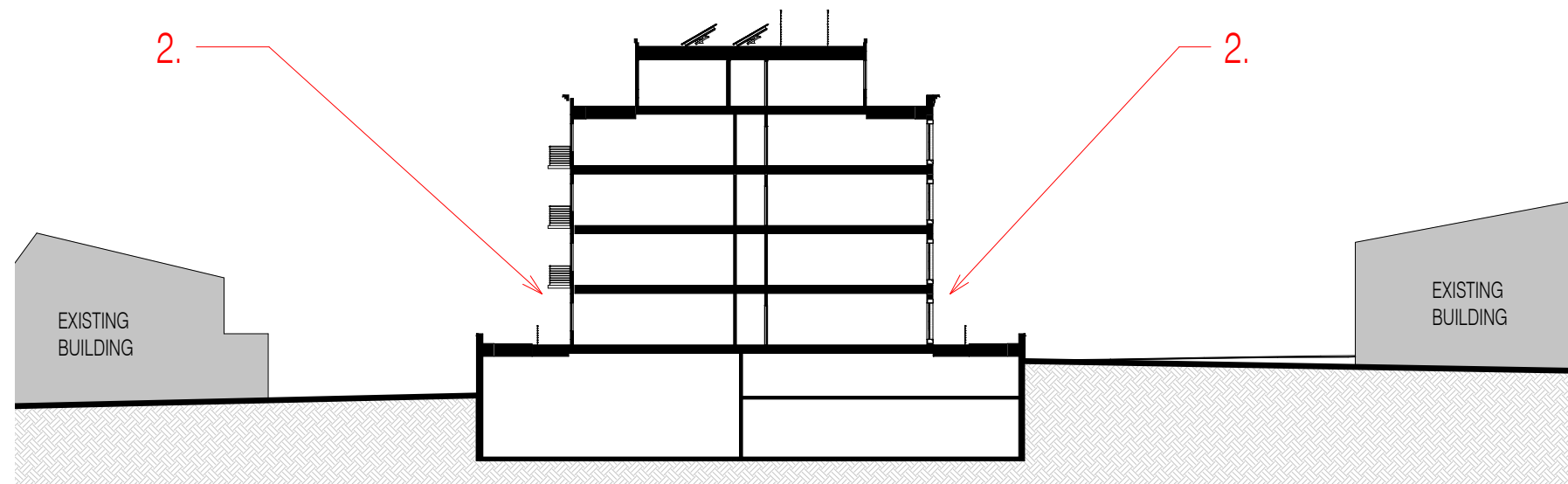




PROPOSED DEVELOPMENT

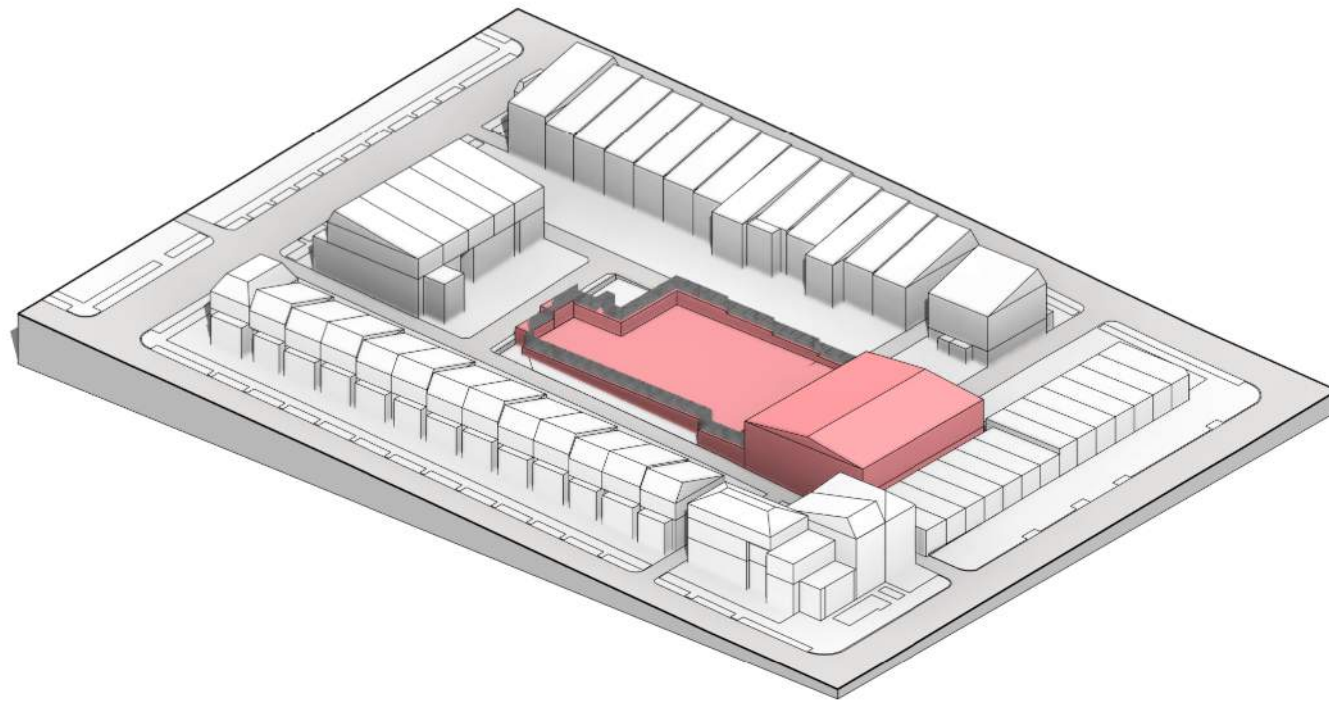


PROPOSED GUIDELINES ILLUSTRATED (EXTRACTED FROM SMALL AREA PLAN)



KEYPLAN

- 1. RESIDENTIAL AT THE TOP WITH GROUND FLOOR COMMERCIAL BELOW
- 2. STEPS AWAY FROM EXISTING RESIDENTIAL USES (SEE DISTANCES DIMENSIONED IN SHEET A.13)
- 3. STOREFRONTS CONSISTENT WITH EXISTING RETAIL CHARACTER
- 4. CONTINUOUS STREET FRONTAGE FOR PEDESTRIAN FRIENDLY PUBLIC SPACE
- 5. PARKING ACCESSED FROM ALLEY ONLY



EXISTING

FRONT 2 STORIES - 35'-0"H

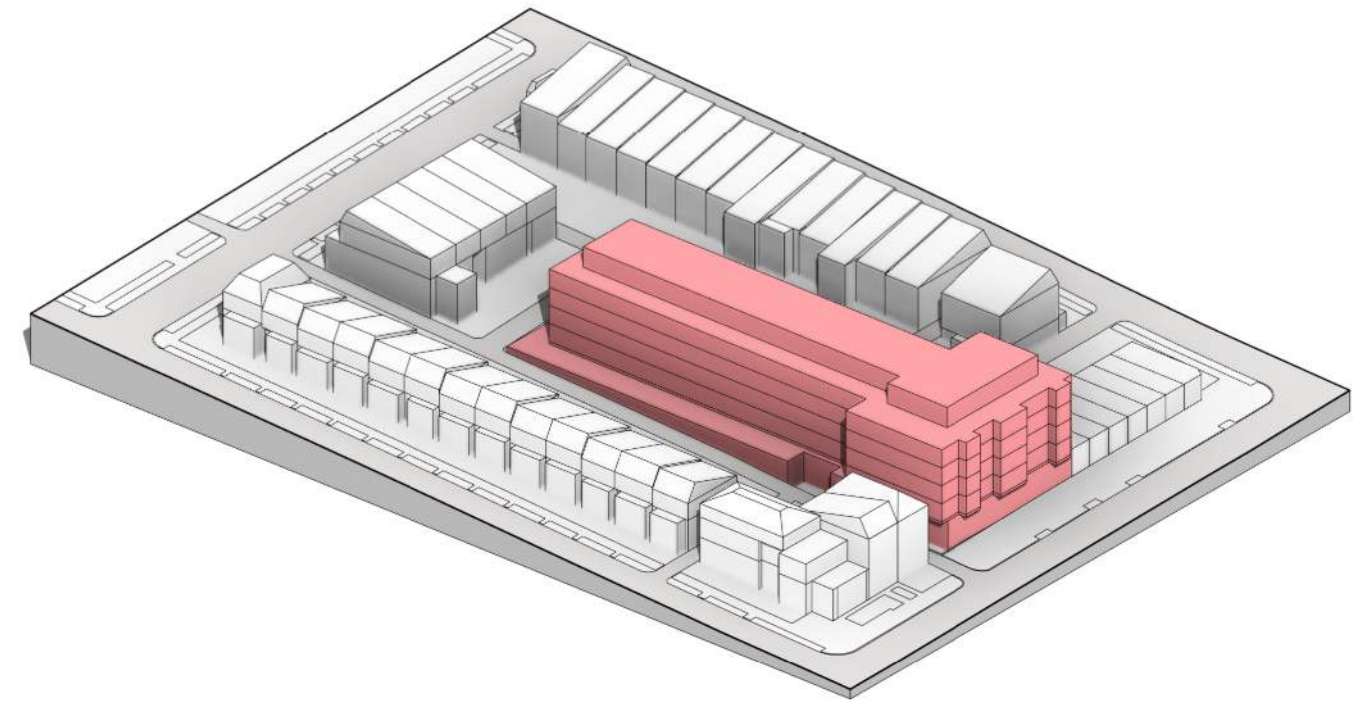
REAR 1 STORY 6'-8"

"SIDE YARD" SETBACK 1 - 0'-0"

"SIDE YARD" SETBACK 2 - 10'-0"

REAR YARD SETBACK - 0'-0"

TYPICAL FLOOR - 32,992 GFA



PROPOSED DESIGN

FRONT- 5 STORIES - 66'-8"H

REAR - 4 STORIES - 48'-4"

COURTS SETBACK - 16'-3" to 16'-5"

REAR YARD SETBACK - 15'-0"

TYPICAL FLOOR - 20,651 GFA

RESIDENTIAL 91,153 GFA