

# 899 Maine Avenue

SOUTHWEST, WASHINGTON, DC

899 Maine Avenue, SW

CONSOLIDATED PLANNED UNIT DEVELOPMENT  
AND PREHEARING SUBMISSION  
INITIAL SUBMISSION

ZC Case No. 22-06

June 3, 2022

APPLICANT

801 Maine Ave SW PJV, LLC

DEVELOPER

JAIR LYNCH REAL ESTATE PARTNERS

LAND USE COUNSEL

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ARCHITECT

PERKINS EASTMAN DC, PLLC

LANDSCAPE ARCHITECT

LandDesign

TRAFFIC CONSULTANT

GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER

Willes Mensch Corporation DC



No. Title:

No. Title:

No. Title:

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# SITE OVERVIEW





BENJAMIN  
BANNEKER PARK

CAPITOL SQUARE  
TOWNHOUSES

G ST SW

9TH ST SW

PUD SITE

TOWN  
SQUARE  
TOWERS

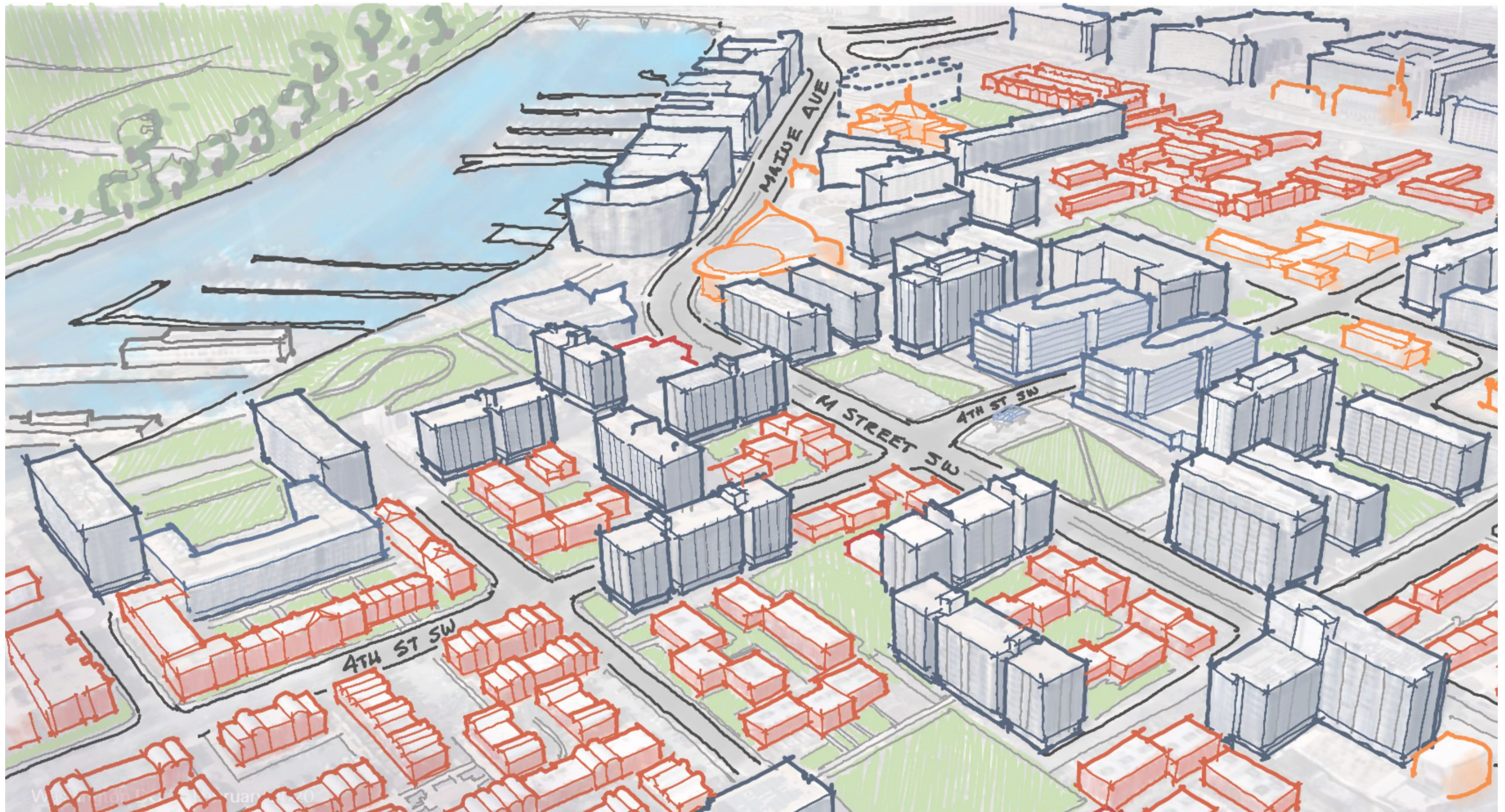
H ST SW

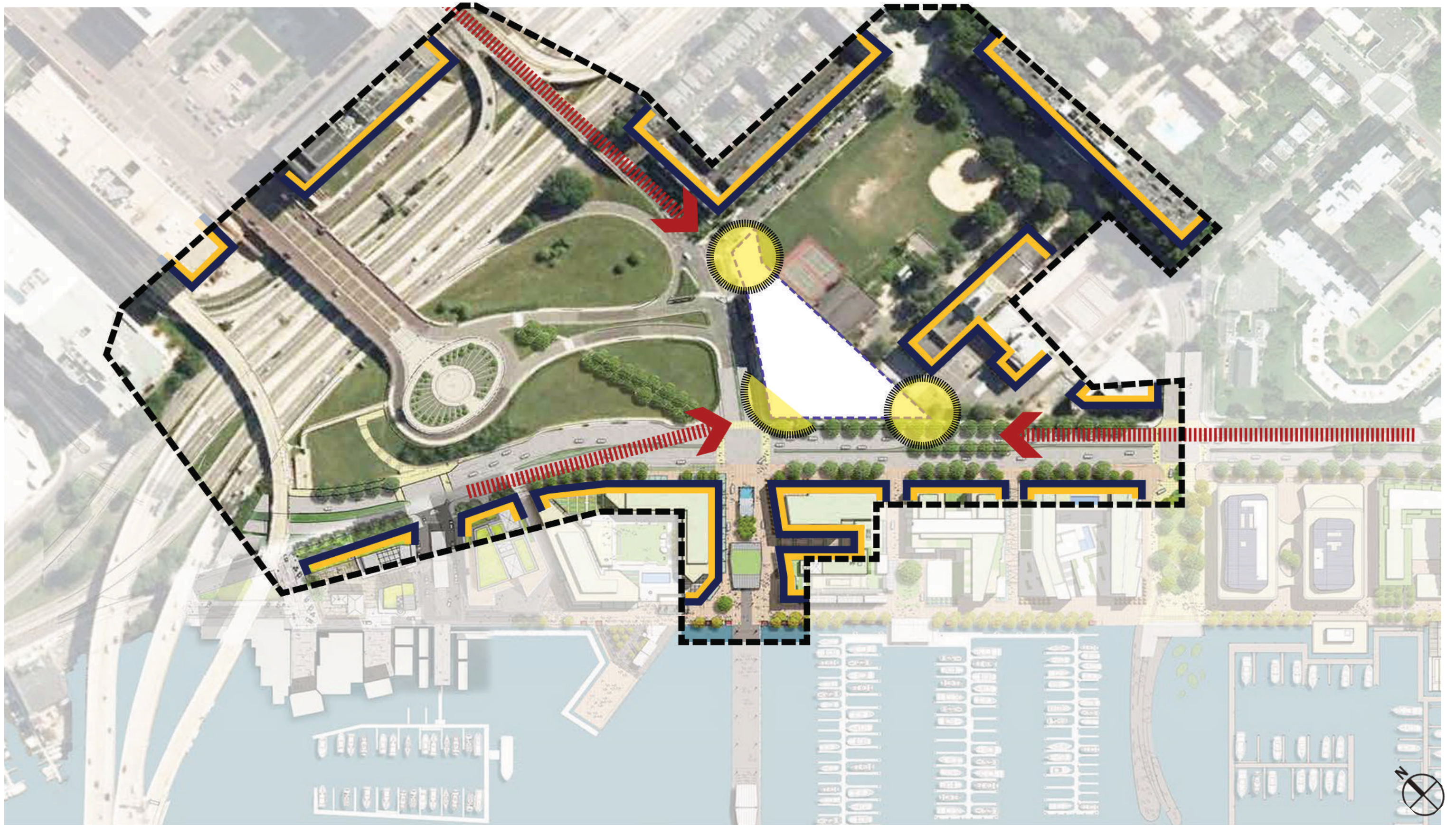
JEFFERSON  
MIDDLE  
SCHOOL

THE WHARF

MAINE AVE SW









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# DEVELOPMENT TABULATIONS

ZONING TABULATIONS

YARDS, COURTS, AND GAR AREAS

	DEVELOPMENT STANDARDS	PROPOSED	NOTES
LAND AREA	57,363 SF	57,363 SF	-
HEIGHT	130'	130'	-
PENTHOUSE HEIGHT	1:1 Setback	20'	-
FAR	FAR (IZ): 7.8 (447,431 SF) FAR (20% PUD INCREASE): 9.36 (536,917 SF)	7.92 FAR (454,243 SF)	-
RESIDENTIAL LOT OCCUPANCY	80% W/ IZ (45,890 SF)	77% GROUND (44,203) 74% LEVEL 1 (42,608 SF) 64% LEVEL 2 (36,627 SF) 68% LEVEL 3-9 (39, 159 SF) 48% LEVEL 10-12 (27,769 SF) 43% LEVEL 13 (24,488 SF) 21% PENTHOUSE (12, 017 SF)	-
REAR YARD	2.5" per 1' vertical distance from grade to highest point of parapet wall, but not less than 12'.	Distance calculated: 29' Rear yard provided: 81'	Measured from center-line of Maine Ave to the rear face of the building.
SIDE YARD (SY1)	None req'd. but if provided at least 2" wide for each 1' of height of bldg. but no less than 5'	Distance calculated: 21'-8" Side yard provided varies: 17'-0" MIN.	Measured from East property line. Relief/Flexibility Requested
SIDE YARD (SY2) AT LEVEL 1	None req'd. but if provided at least 2" wide for each 1' of height of bldg. but no less than 5'	Distance calculated: 21'-8" Side yard provided varies: 21'-8" MIN.	Measured from 9th property line. Relief/Flexibility Requested
OPEN COURT AT LEVEL 2	Min. width: 4 in./ft. of height of court, 10 ft min.	Height of court: 118'-6" Minimum width calculated: 39'-6" Width provided: 56'-0"	-
GAR	Min. green area ratio: 0.20	≥0.20	-

GROSS FLOOR AREAS

	PROPOSED
RESIDENTIAL	430,191 SF
RETAIL	24,052 SF
TOTAL	454,243 SF

INCLUSIONARY ZONING SUMMARY<sup>(1)</sup>

	PROPOSED
TOTAL GROSS FLOOR AREA (ALL USES FAR)	454,243 SF
TOTAL RESIDENTIAL GROSS FLOOR AREA	430,191 SF
TOTAL GROSS SF DEVOTED TO IZ (15% RESIDENTIAL GROSS)	64,529 SF

# ZONING TABULATIONS

## PARKING AND SUPPORT

CAR PARKING				CAR REQUIREMENTS METHOD OF CALCULATION
	REQUIRED	50% <sup>(1)</sup>	PROVIDED	
RESIDENTIAL	165	83	214	# units / 3
RETAIL	31	16	20	Retail Sq Ft * 1.33 / 1000
TOTAL	197	99	234	

BIKE PARKING					BICYCLE REQUIREMENTS METHOD OF CALCULATION	
	Long Term		Short Term		Long Term	Short Term
	REQ.	PROV.	REQ.	PROV.		
RESIDENTIAL	108	108	25	25	# units/3 up to 50 spaces # units/6 after 50	# units/20 up to 50 spaces # units/40 after 50
RETAIL	3	3	7	7	Retail GFA / 10,000	Retail GFA / 3,500
TOTAL	111	110	32	32		

BIKE SUPPORT			BICYCLE SUPPORT METHOD OF CALCULATION	
	REQUIRED	PROVIDED		
SHOWERS	0	2	Min. 2 for non-residential use over 25,000 sq ft GFA	
LOCKERS	2	8	0.6 times the min. # of req'd non-residential LT bicycle spaces	

LOADING/SERVICE	LOADING		SERVICE		LOADING / SERVICE METHOD OF CALCULATION
	REQ.	PROV.	REQ.	PROV.	
	RESIDENTIAL	1@30 ft	1	1	
RETAIL	1@30 ft	1	1	1 <sup>(2)</sup>	1 loading for 5,000 to 20,000 sq ft GFA

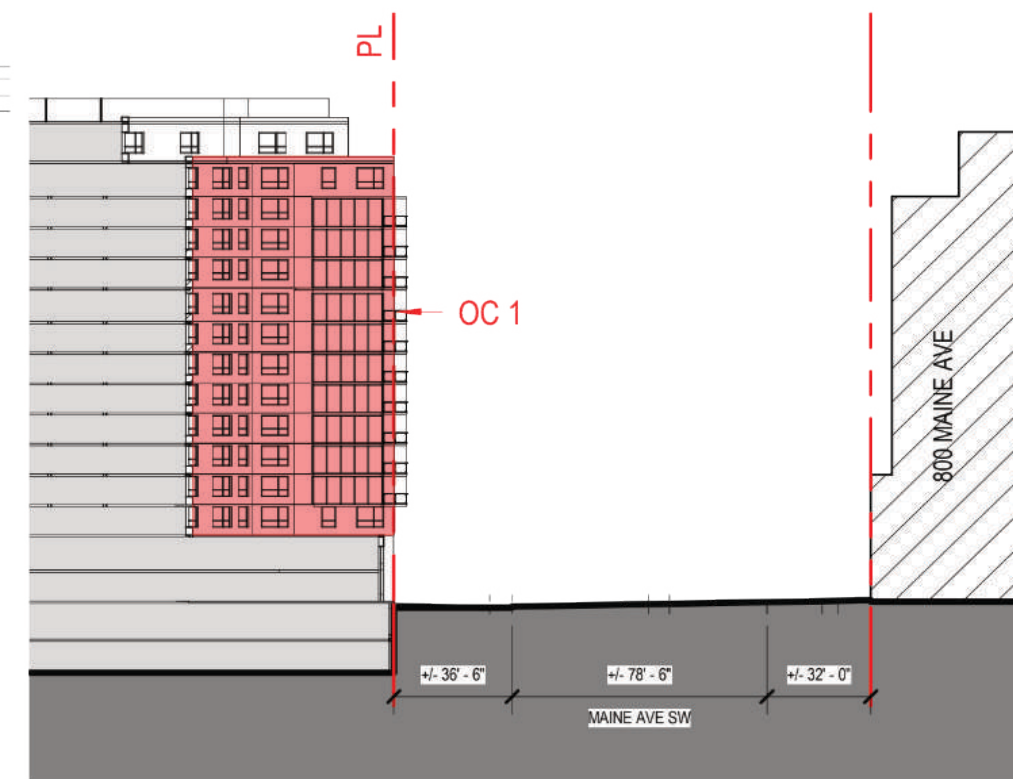
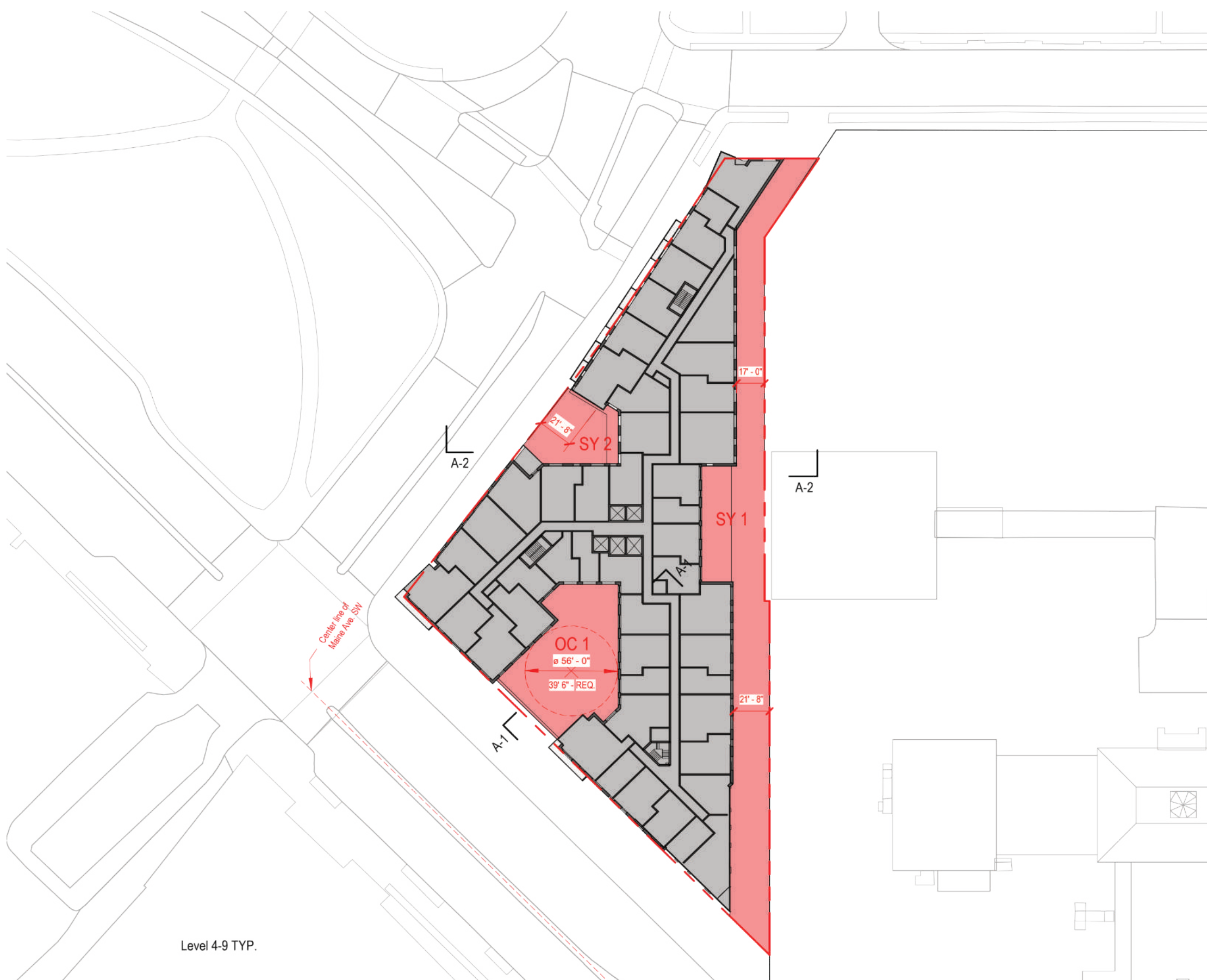
### NOTES:

1. 50% Reduction per DCMR 11 2016 - Section 702.1 - Item (a):

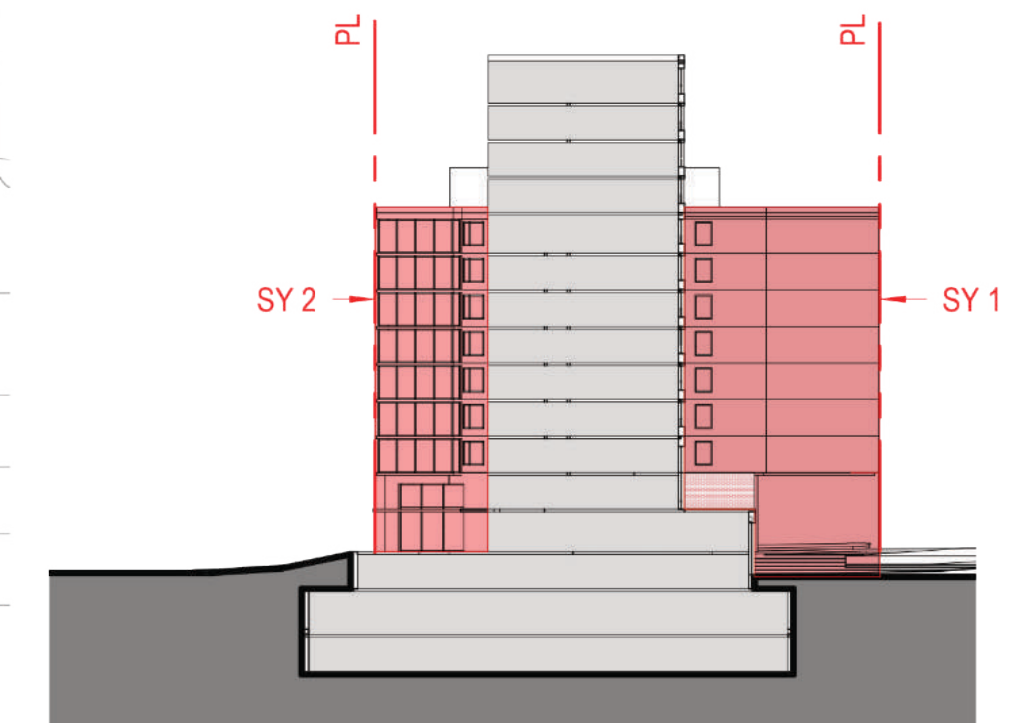
"702.1 Within any zone other than an R or RF zone, the minimum vehicle parking requirement identified in the table of Subtitle C § 701.5 shall be reduced by fifty percent (50%) for any site which is located:

(a) Within one-half mile (0.5 mi.) of a Metro rail station that is currently in operation or is one for which a construction contract has been awarded; or

2. Service space shared between residential and retail.

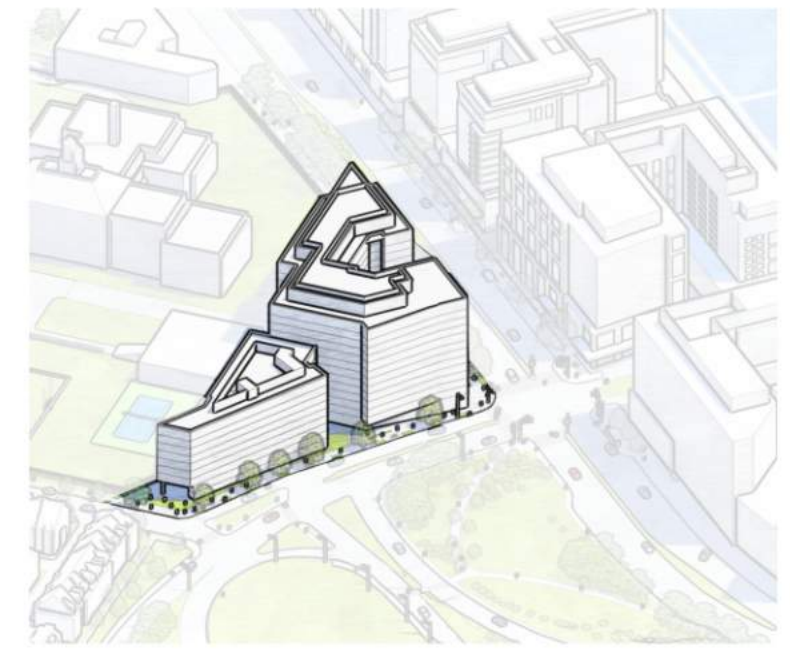
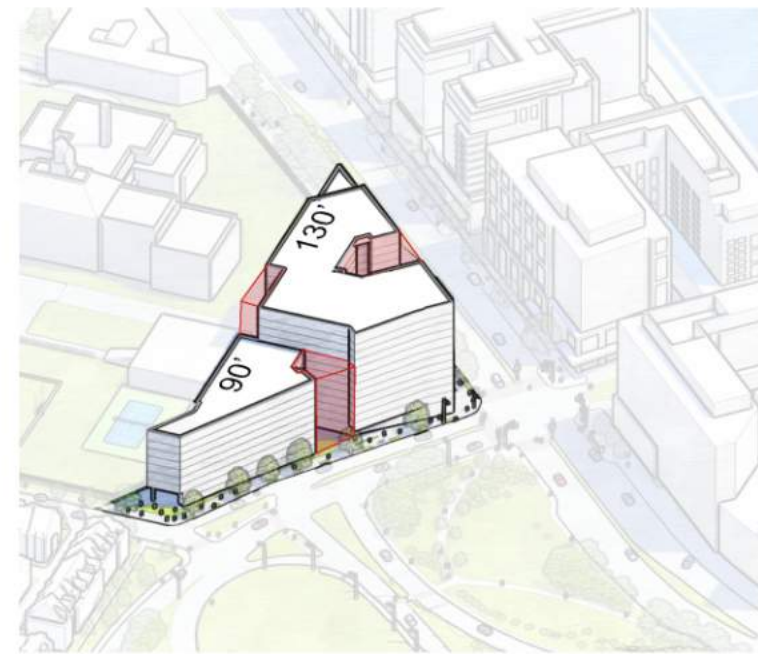
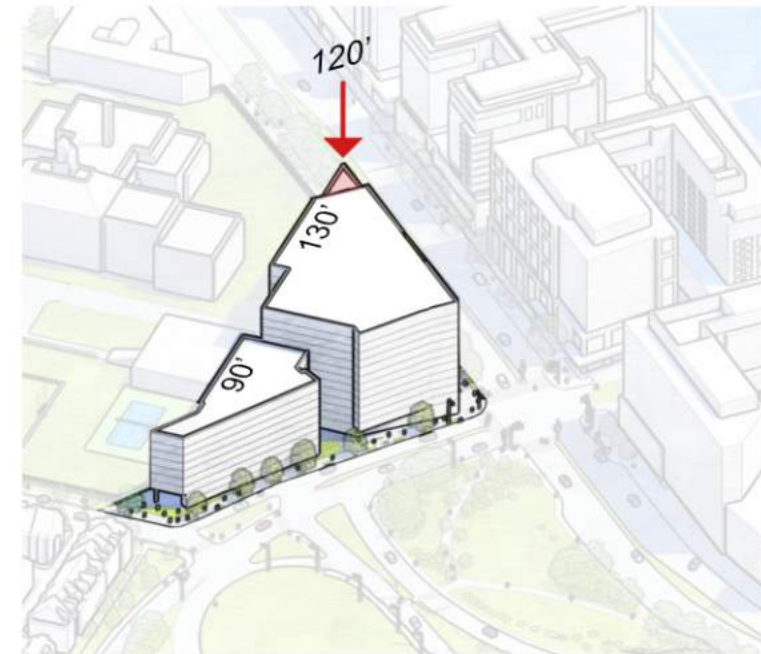
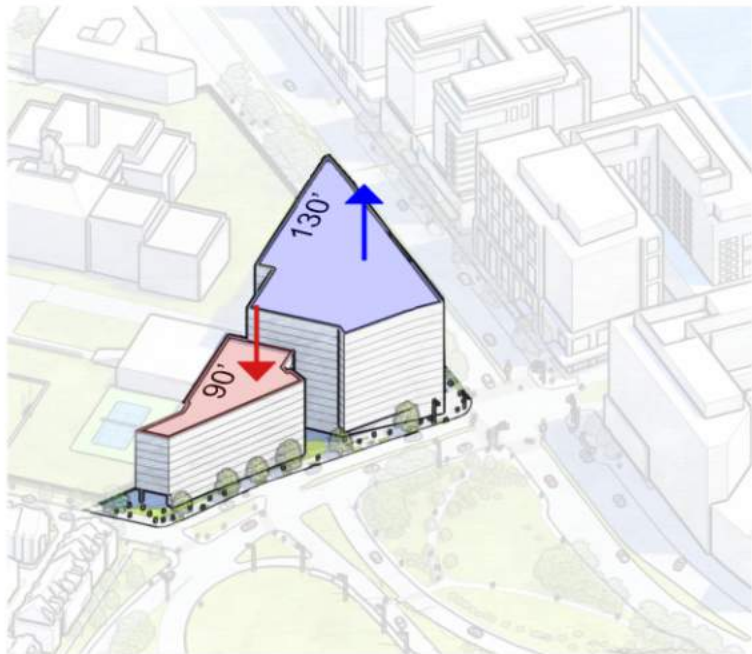
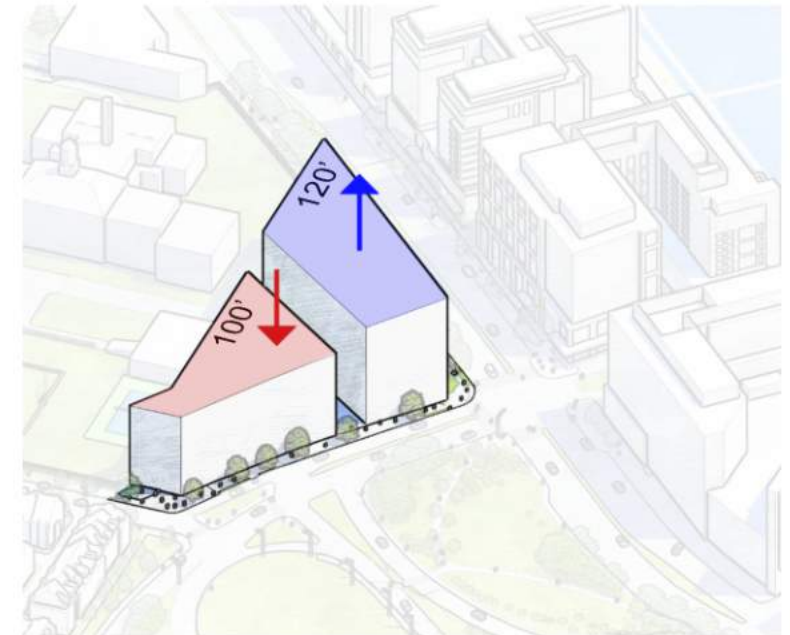
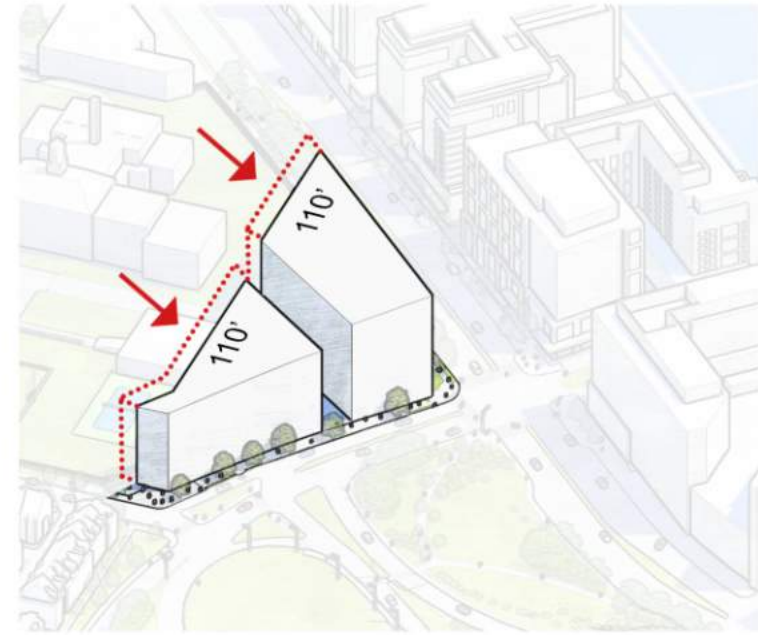
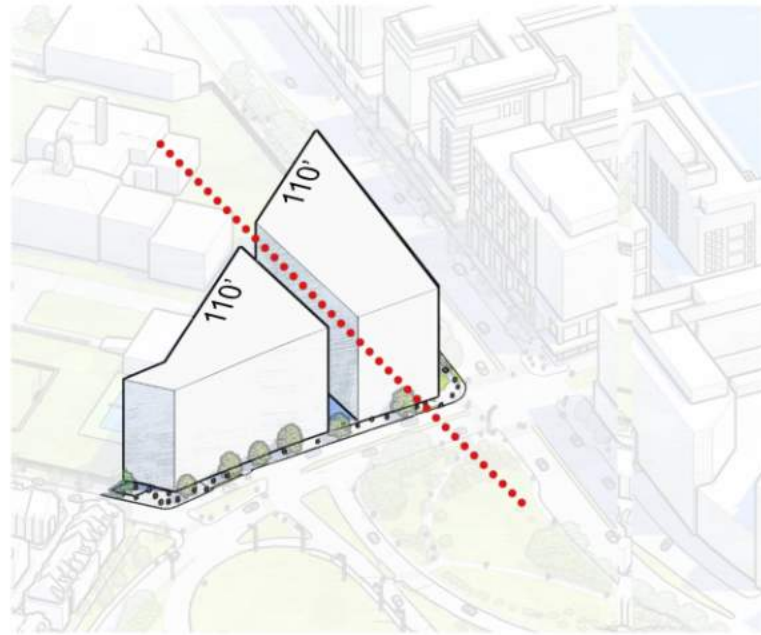
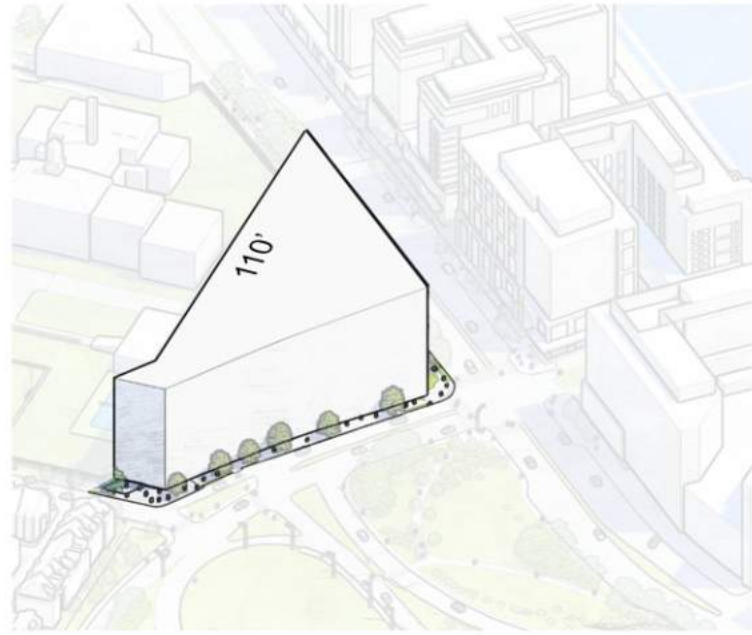


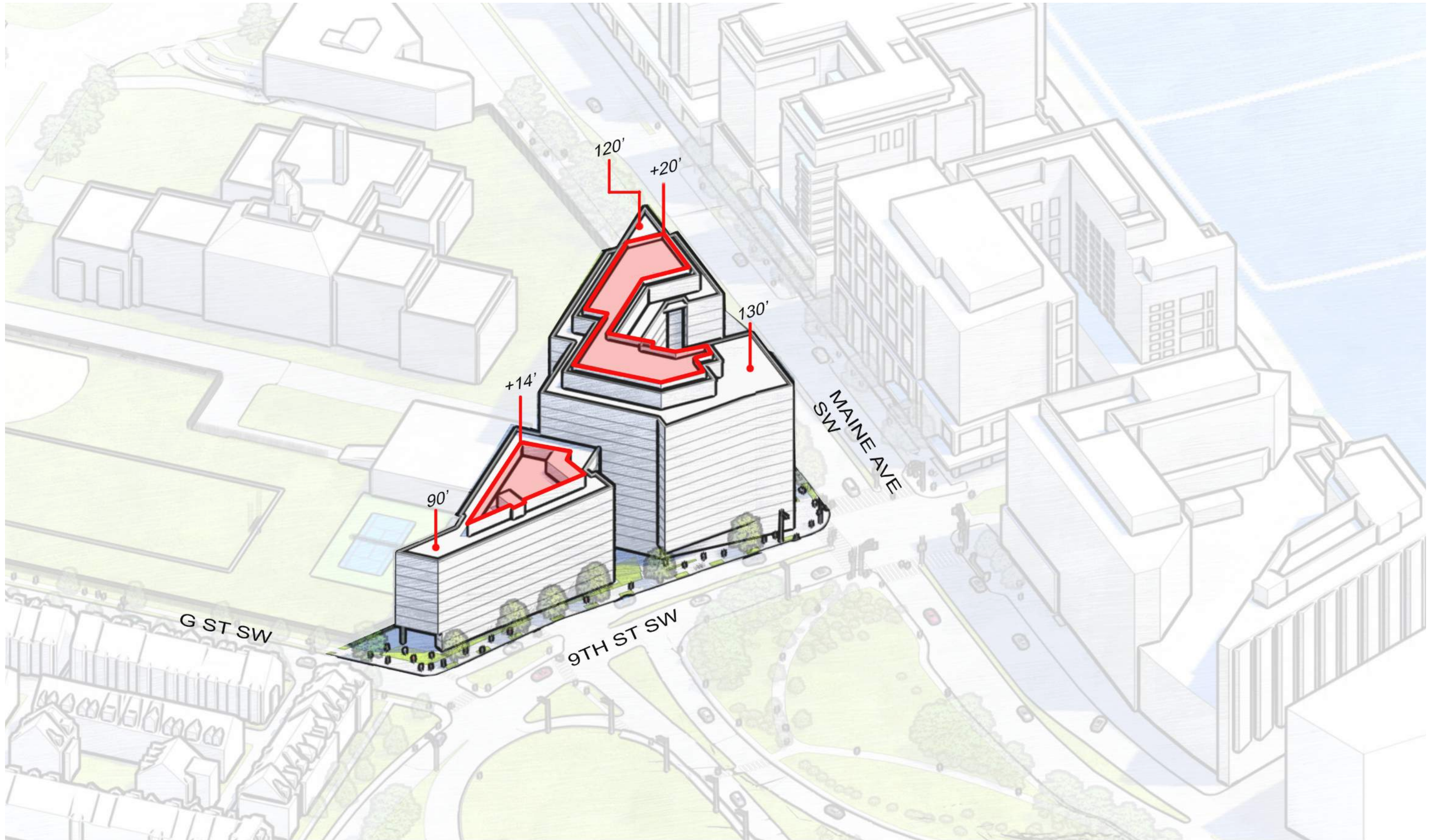
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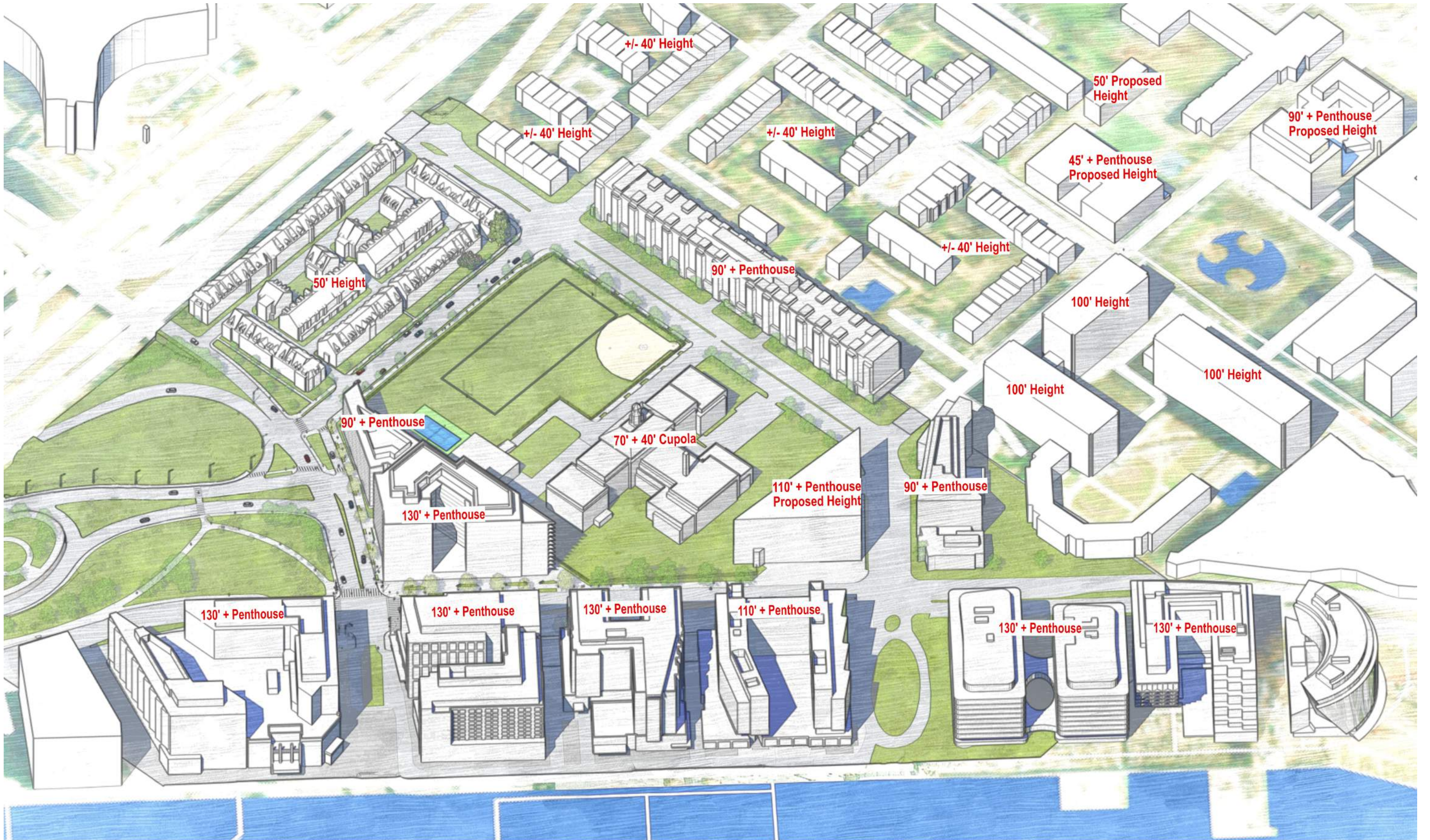
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# CONCEPT MASSING







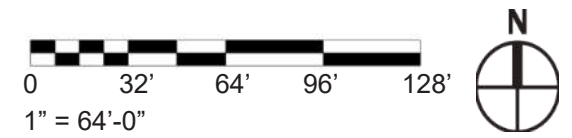
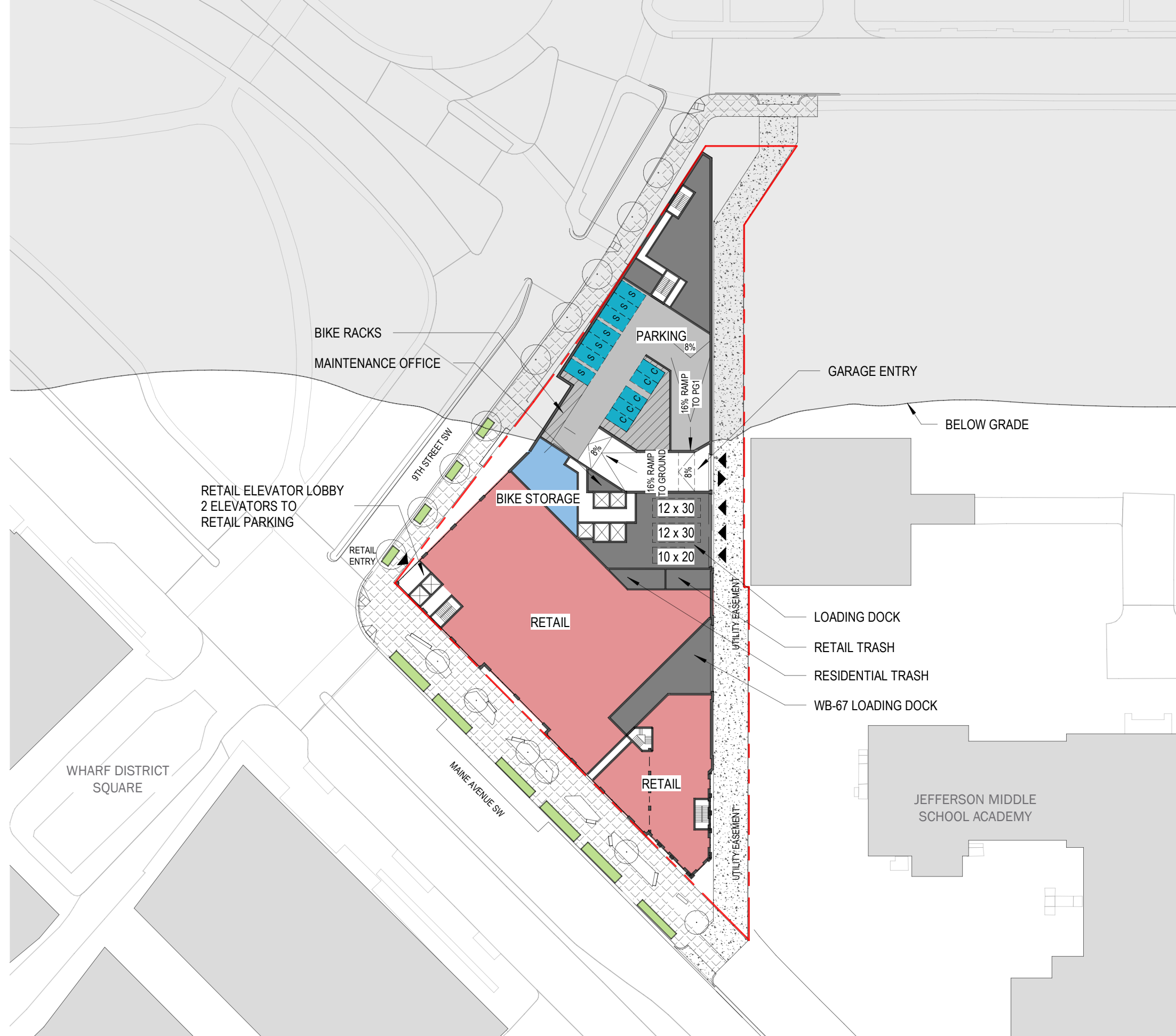


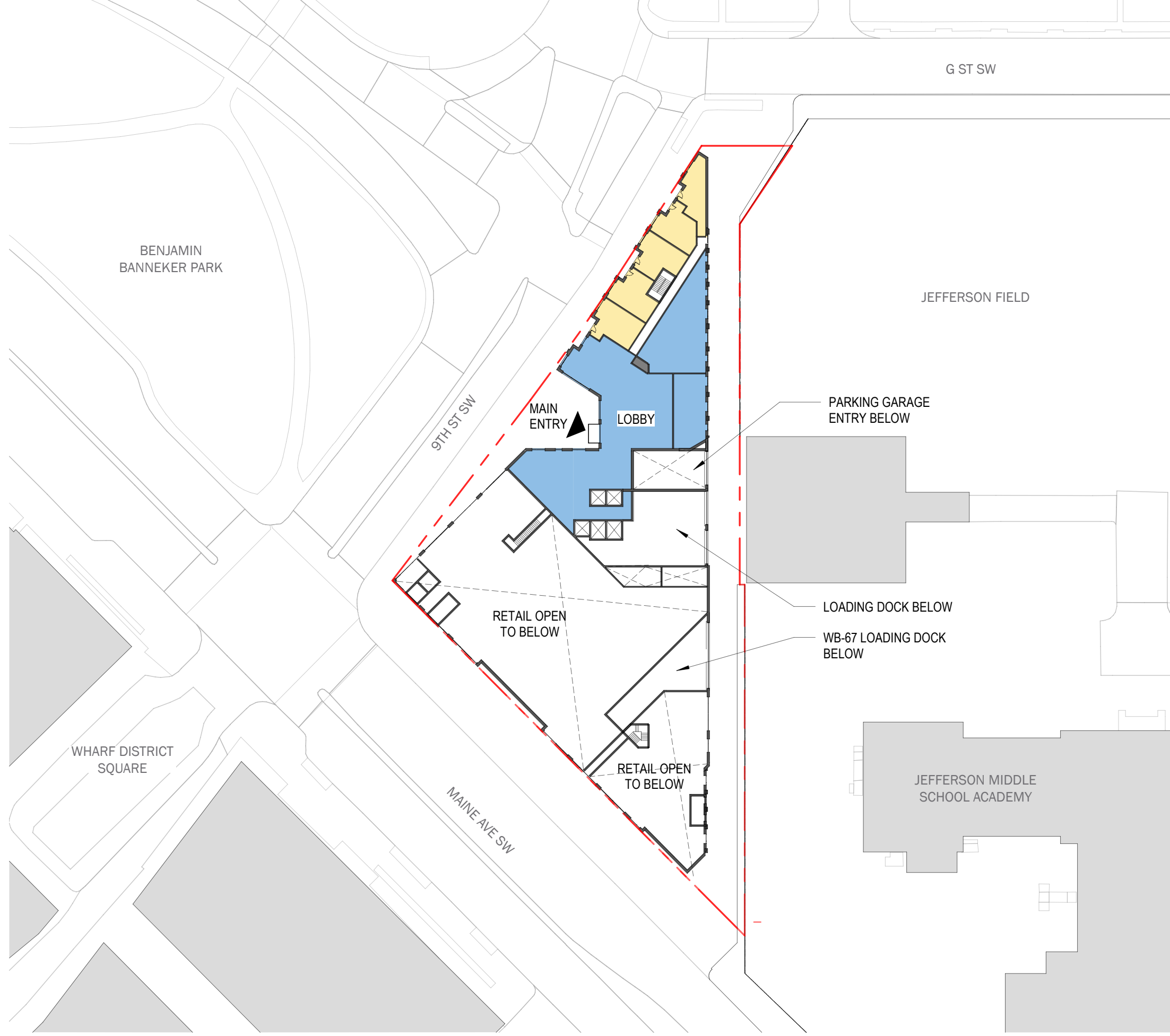
# BUILDING PLANS & SECTIONS

NOTES:

1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. RETAIL, COMMUNITY & AMENITY ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL & AMENITY SPACE, DEPENDING ON THE NEEDS OF THE TENANTS.
3. THE RETAIL, COMMUNITY, AND AMENITY USES SHALL BE CONSISTENT WITH THE FLEXIBILITY GRANTED IN THE FINAL ZONING COMMISSION ORDER.
4. SERVICE AREAS DISTRIBUTED AMONG BUILDING USES.

- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL
- RETAIL
- PARKING SPACE

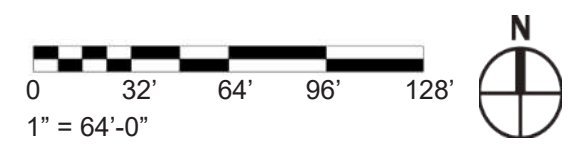


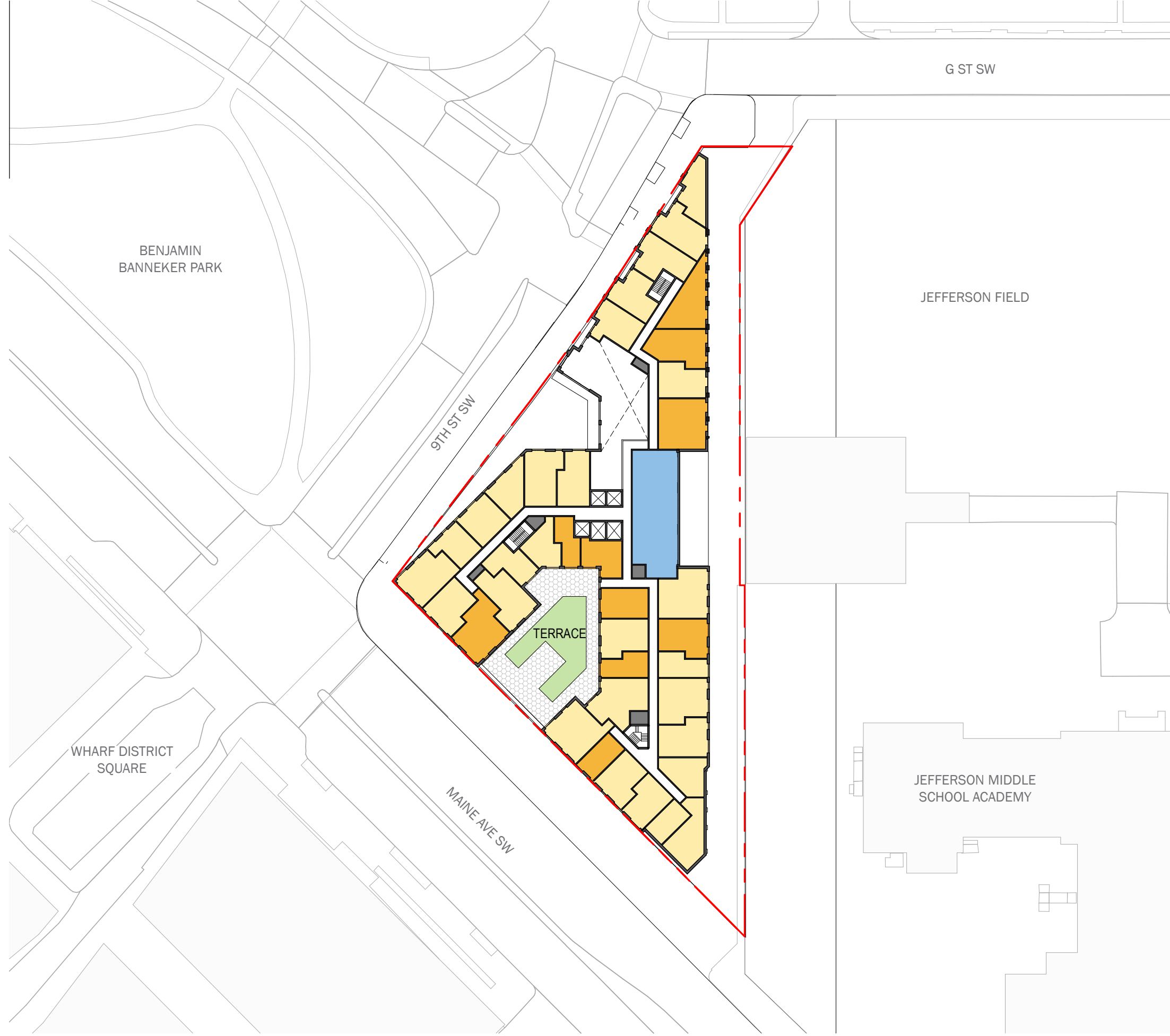


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COMMON AREA  
 BUILDING SUPPORT  
 RESIDENTIAL

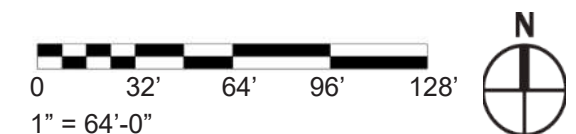




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- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL
- IZ UNIT

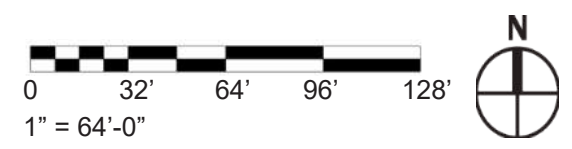


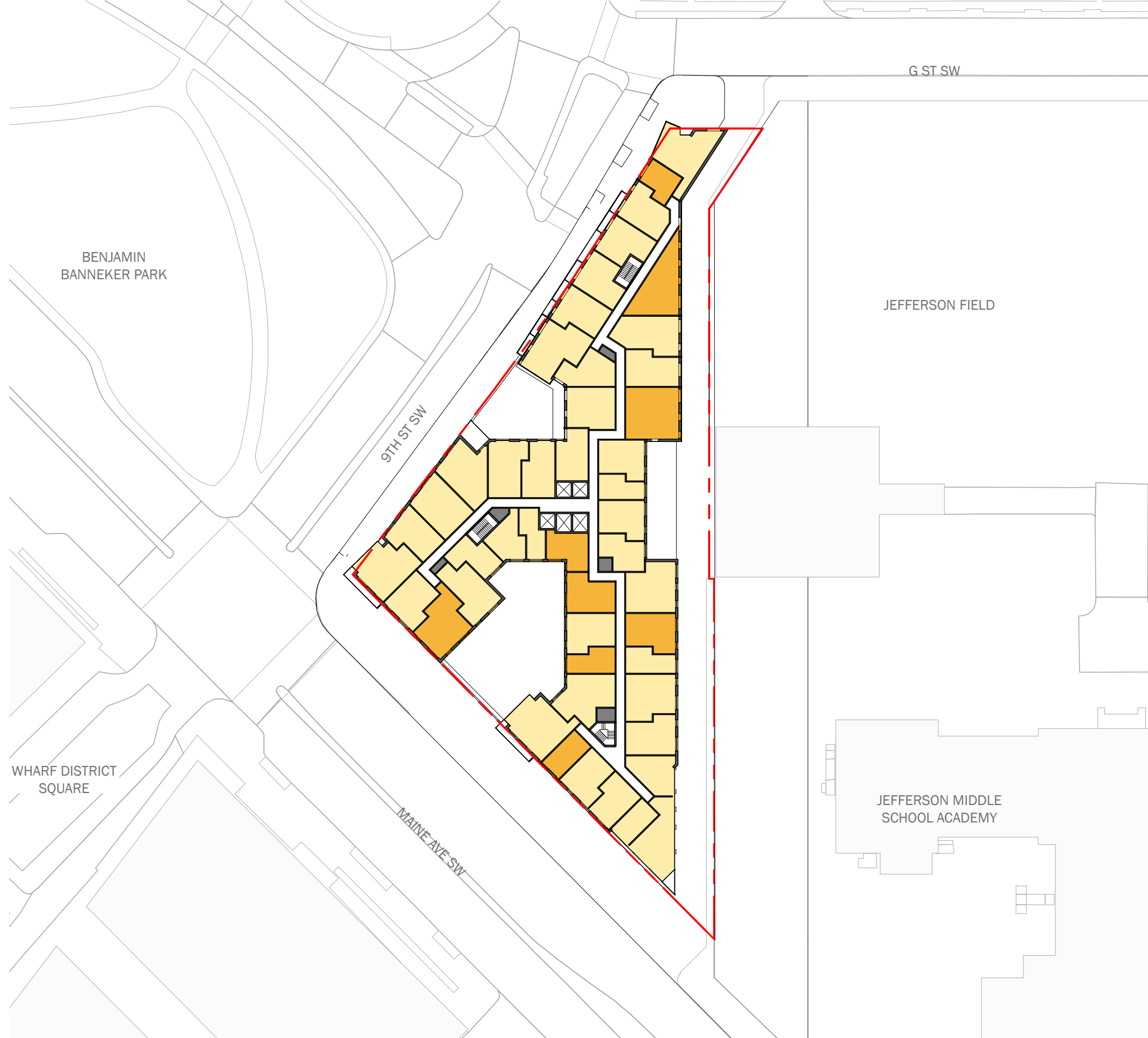


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- COMMON AREA
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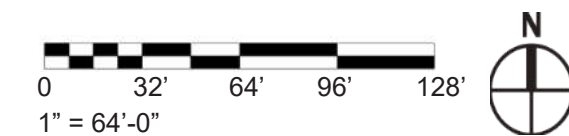


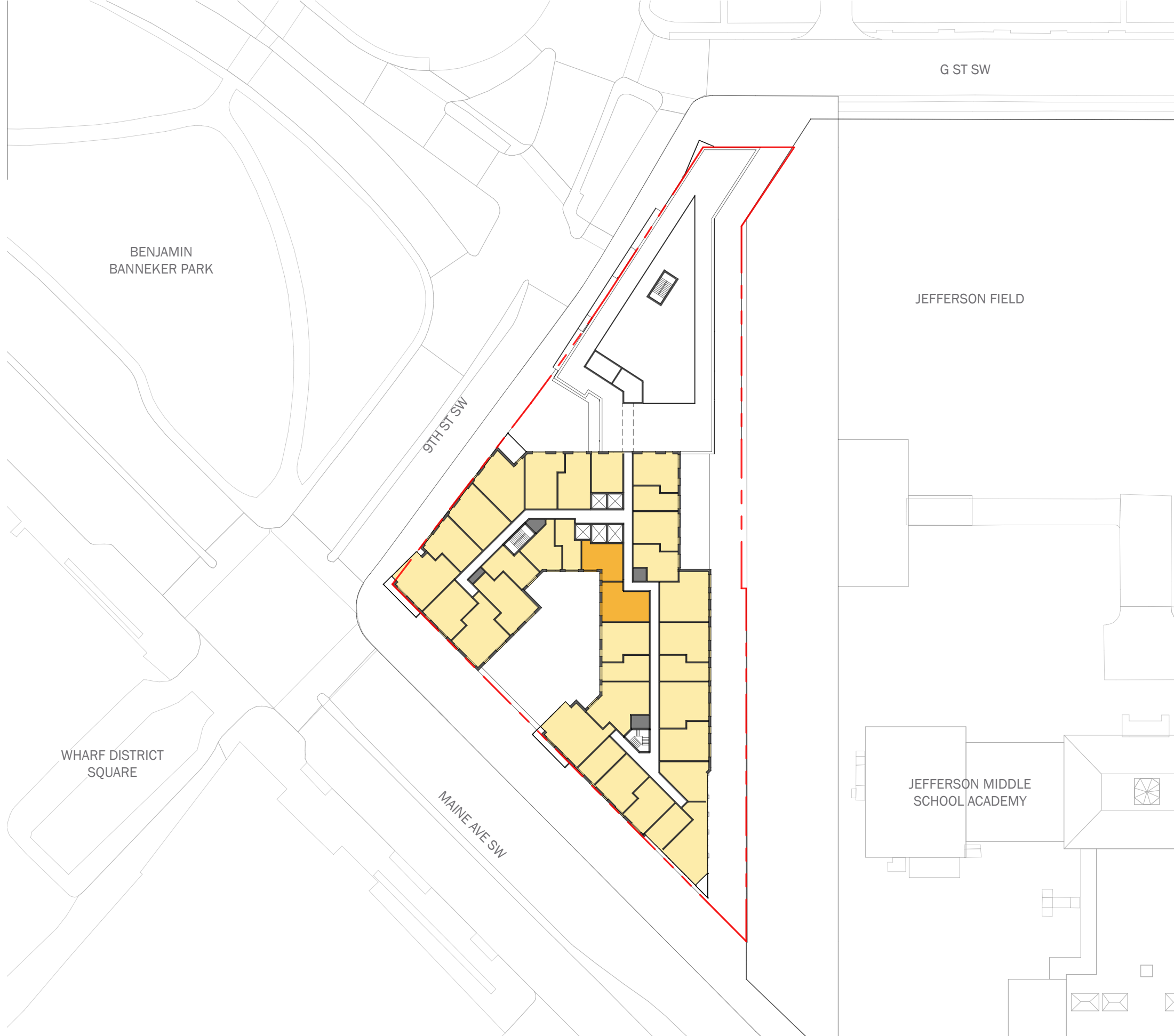


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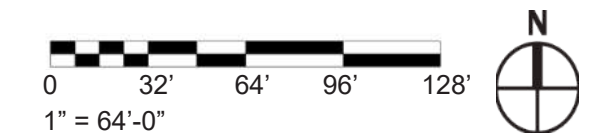




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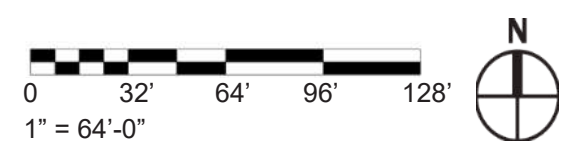


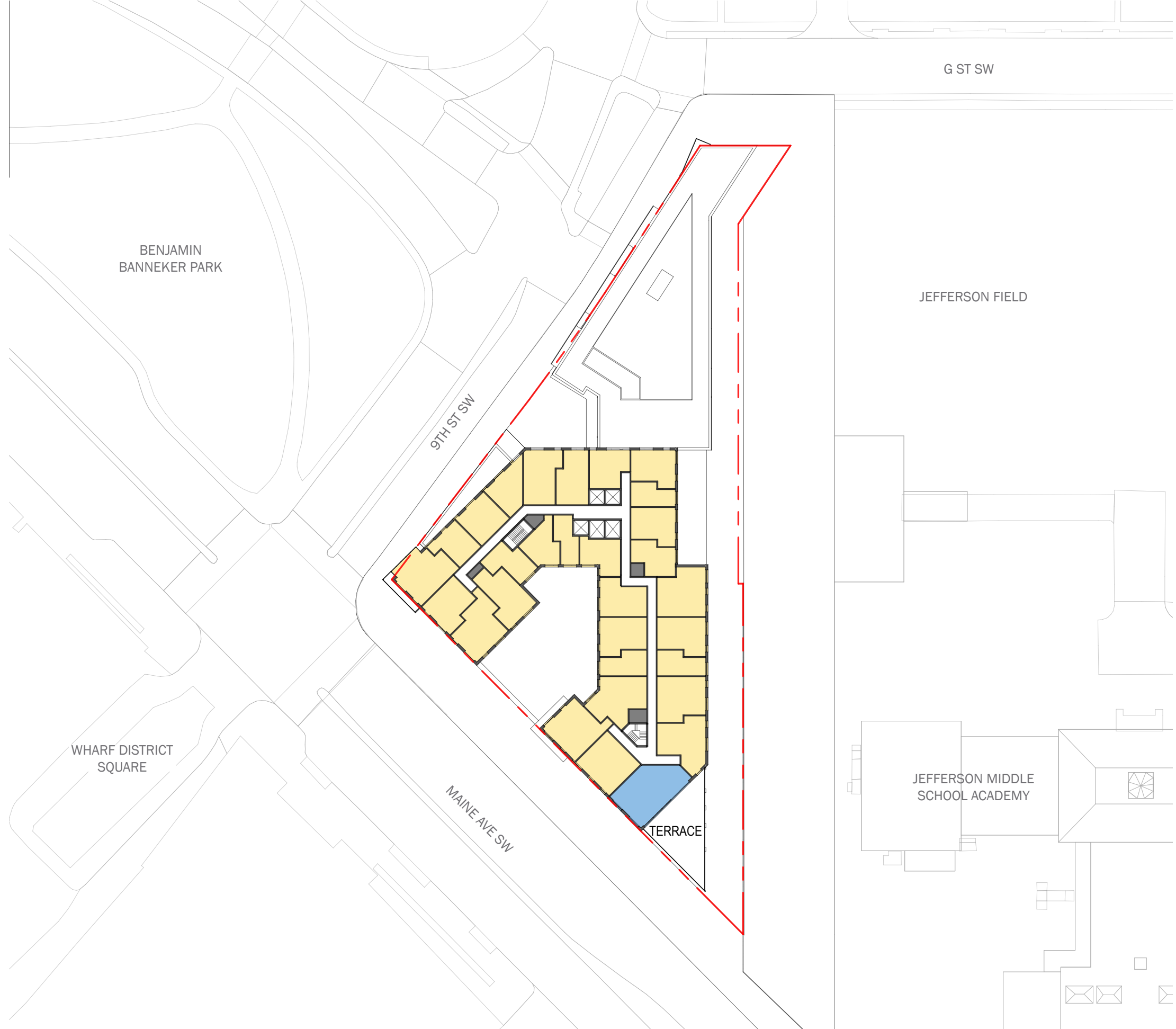


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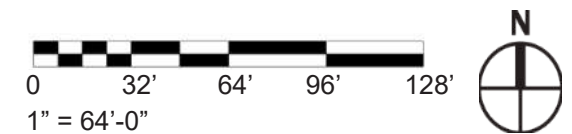


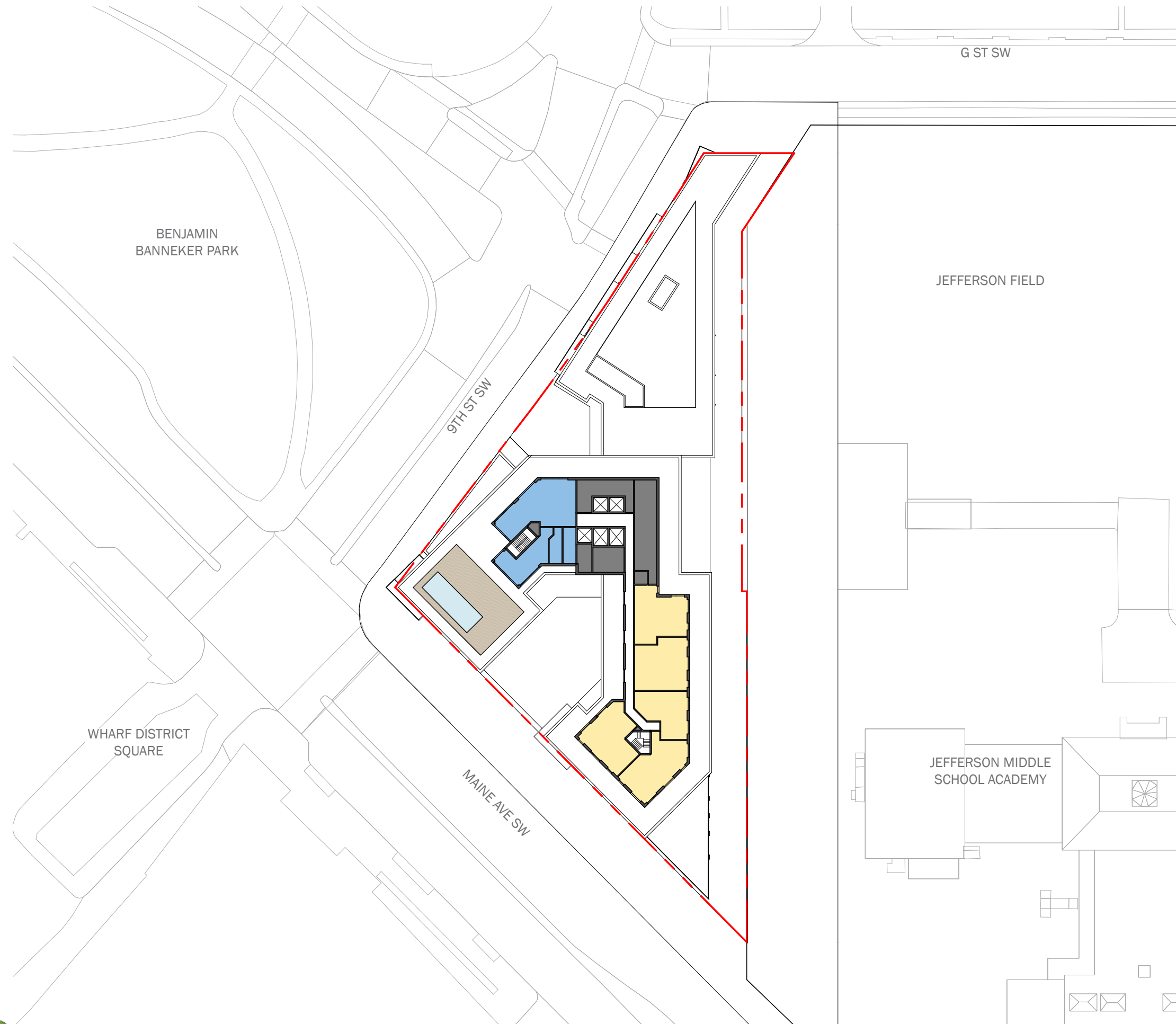


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- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL





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2. THE DESIGN AND LAYOUTS OF THE POOLS AND OUTDOOR AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
3. ALL PENTHOUSE HABITABLE SPACE DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OF AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS.
4. PROJECTIONS SHOWN ALONG MAINE AVENUE ARE SUBJECTED TO CHANGE PENDING FURTHER COORDINATION WITH DDOT AND DCRA CODE OFFICIAL AS TO PERMISSIBILITY OF PROJECTIONS ALONG MAINE AVENUE UNDER DC CONSTRUCTION CODE.

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