



807 maine avenue sw washington, dc, 20024

Pre-Hearing PUD Submission

site location
807 maine avenue sw
washington, dc

developer / applicant
mill creek residential trust

land use counsel
holland & knight llp

architect
sk+i architectural design group, llc

civil engineer
bowman consulting

landscape architect
landdesign

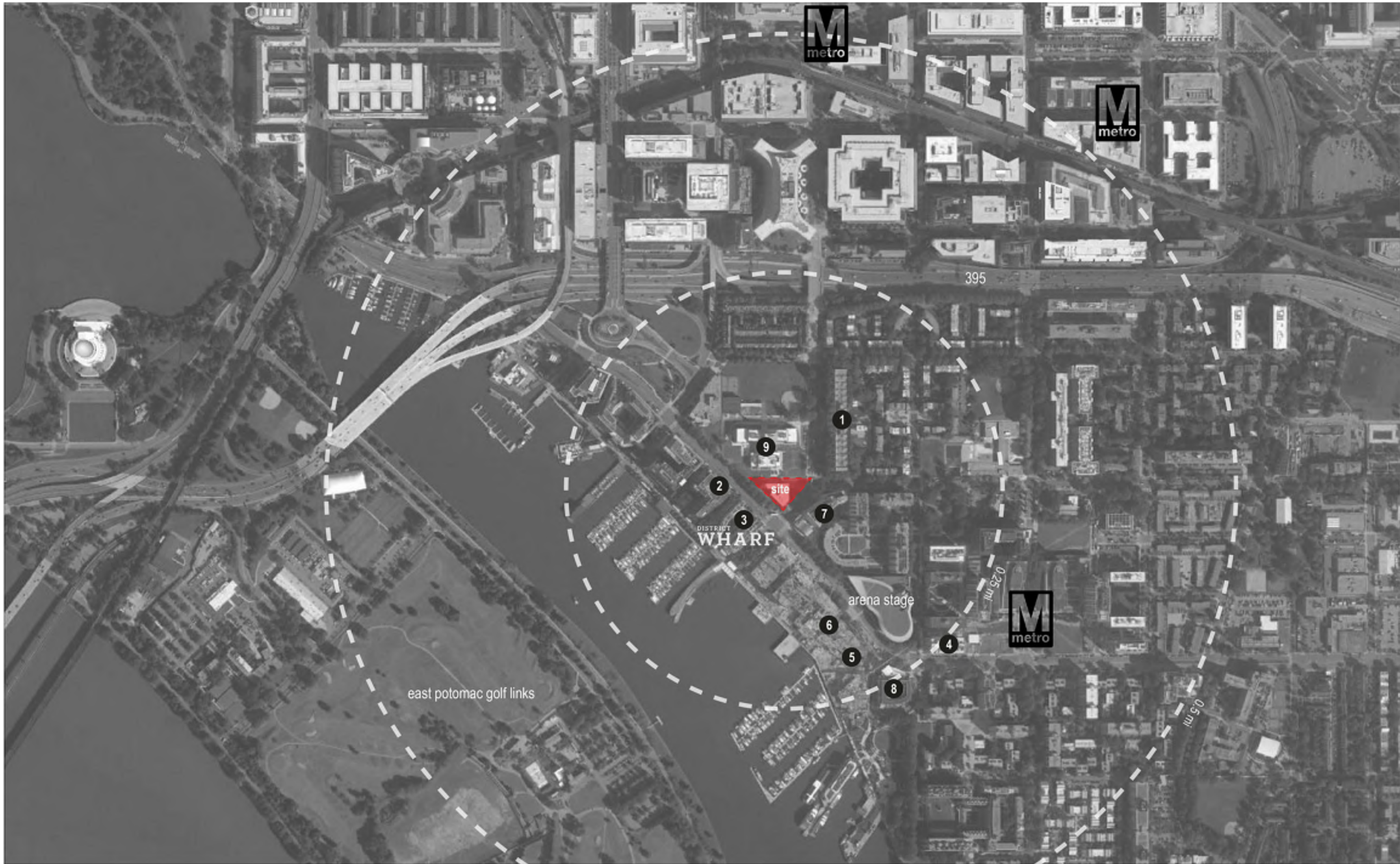
dry utility consultant
utility systems construction & engineering, llc

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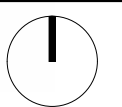
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1 town square towers



2 incanto



3 canopy by hilton



4 modern on m



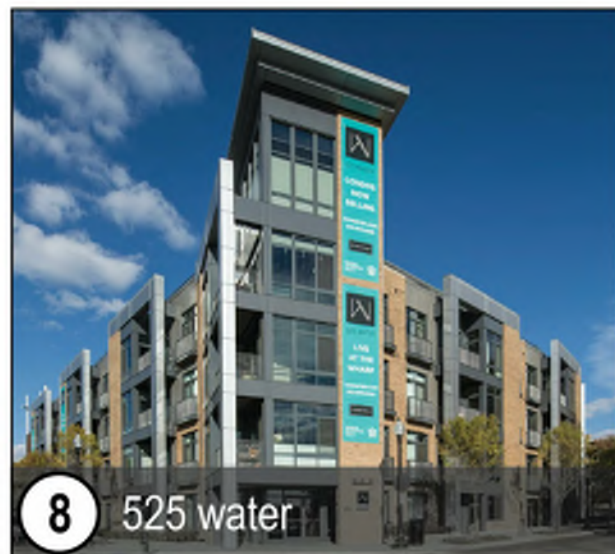
5 amaris dc (under const.)



6 parcel 8 (under const.)



7 the banks



8 525 water



9 jefferson middle school academy

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neighborhood context

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1 corner of maine ave sw & 7th st sw



2 looking southwest on 7th st sw

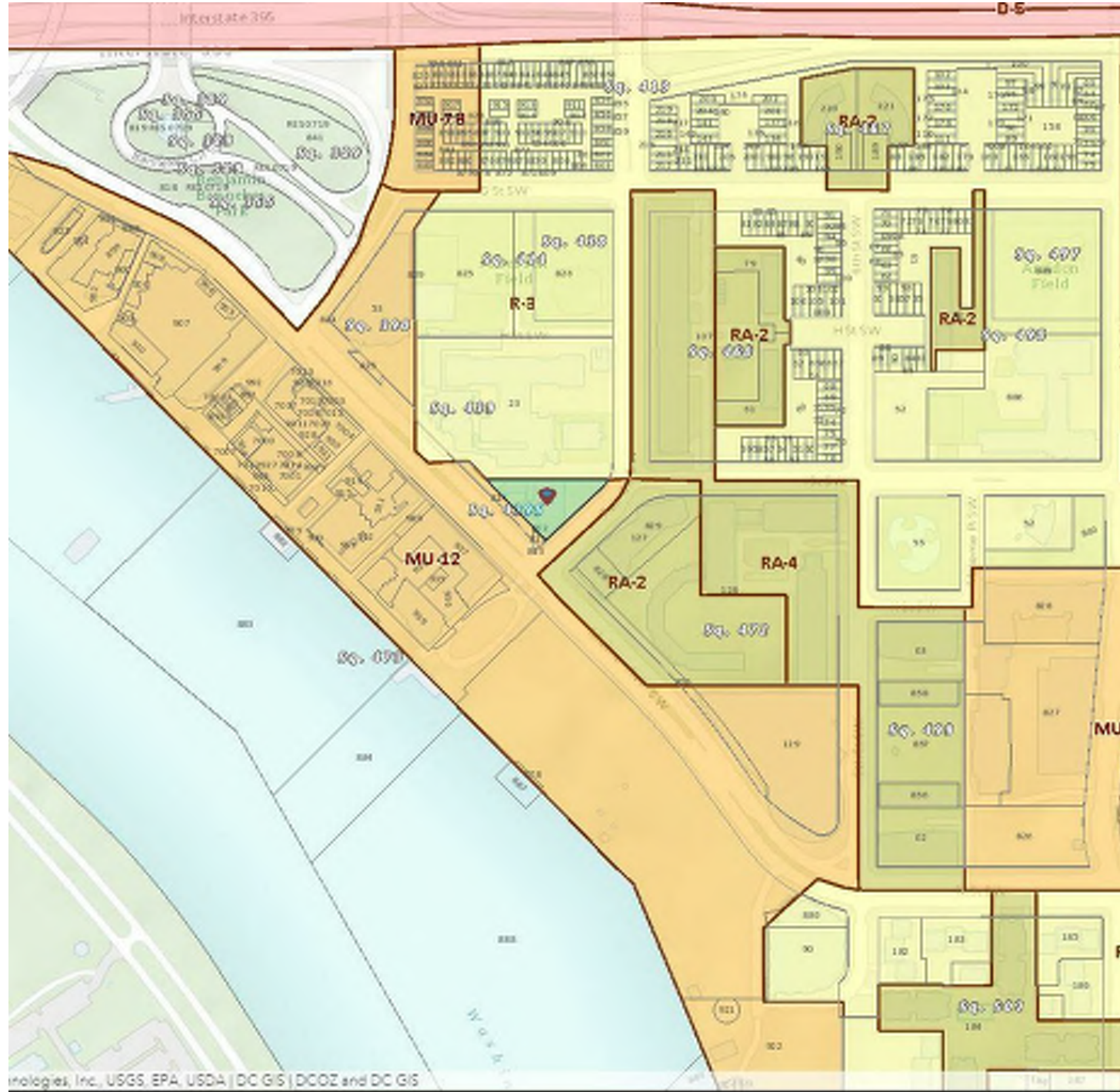


3 looking southeast on maine ave sw

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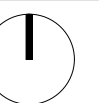
existing conditions

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807 maine avenue sw zoning development summary

DEVELOPMENT DATA - 807 Maine Ave SW		
Total Lot Area	23,664 sf	
	DEVELOPMENT STANDARDS PUD	PROPOSED
Zone	MU-10	MU-10
FAR Overall Max	8.64 (IZ+PUD)	8.21 (194,839 sf)
FAR Nonresidential Max	3.00	0.0 (0 sf)
FAR Total	8.64 (IZ+PUD)	8.21 (194,839 sf)
Number of Dwelling Units		approx. 195
Building Height	110'	110'
Penthouse Height	20'	20'
Lot Occupancy Max. (Residential)	80.00%	82%
Plaza Requirement	8% Lot Area = 1,894sf	2,870 sf
North Side Yard	None required if provided, width must be 2in/foot not less than 5' (Required: 18.33')	5.00'
Maine Avenue Side Yards		6.00', 2.23', 4.32'
Rear Yard	2.5in/foot but no less than 12 feet (Required: 22.92')	7.0'
Open Court	None required, if provided - 4in/foot of height of court 10' min.	NA
Closed Court	None required, if provided - 4in/foot of height of court 15' min.	NA
Penthouse FAR (Habitable Space)	0.4	0.28 (6,599 sf)
Penthouse FAR (Communal Space)	no limit	0.10 (2,568 sf)
Penthouse Setback	1 to 1	1 to 1
GAR %	0.2	0.244
Parking Residential Use	1 space per 3 unit	64
Parking Retail Use	1.33 per 1,000sf in excess of 3,000sf	0
Total Parking Required - w/o 50% transit reduction		64
Total Parking Required - w/ 50% transit reduction		32
Parking Residential Provided		78
Compact parking spaces allowed - 50%	50%	36
Parking-Required accessible spaces (2% for Resi.)		2
Bicycle Parking Residential - Long Term	1 per 3 units (1 per 6 after 50 spaces)	86
Bicycle Parking Residential - Short Term	1 per 20 units	10
Total Bicycle Parking Provided		96
Loading Berths Residential Use	1@30', 1@ 20', 1@100sf	1@30', 1@ 20', 1@100sf
Affordable Housing Unit Summary		
Residential GFA + Bay Projections GSF		196,435
Penthouse GFA		6,599
Residential GFA set aside	15.00%	29,465
Penthouse GFA set aside	15.00%	990
Penthouse MFI Level	50%	50%
Base building MFI level	60%	50%
		60%
		flexibility requested



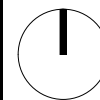
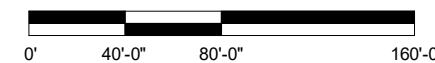


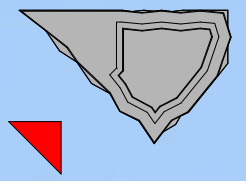
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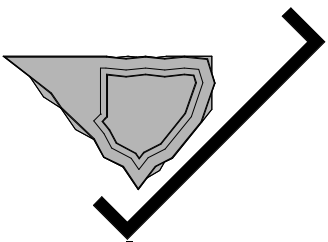
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005







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jair lynch proposal
10-12 stories
100'-120'

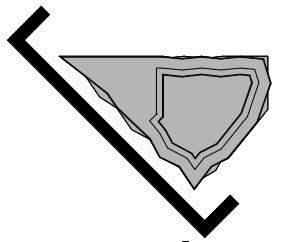
jefferson middle school
academy
3 stories
35'-75'

807 maine avenue sw
11 stories
110'



the banks
9 stories
90'

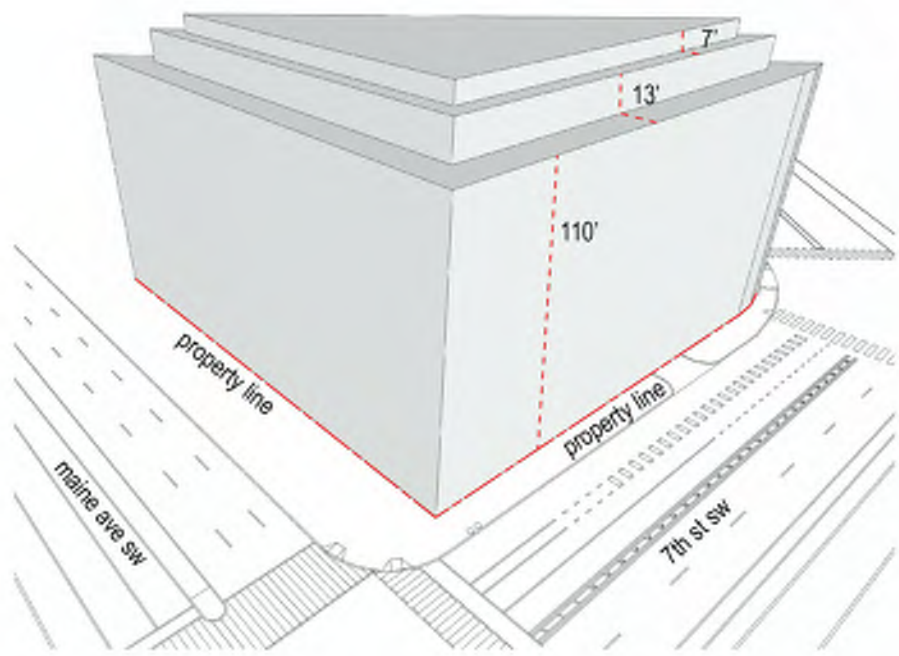
arena stage
4 stories
50'



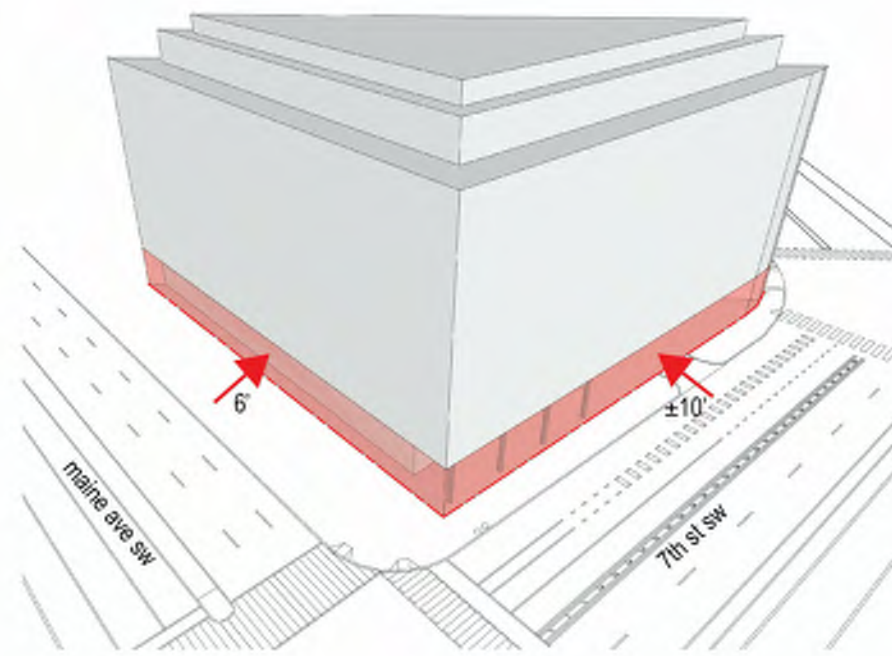
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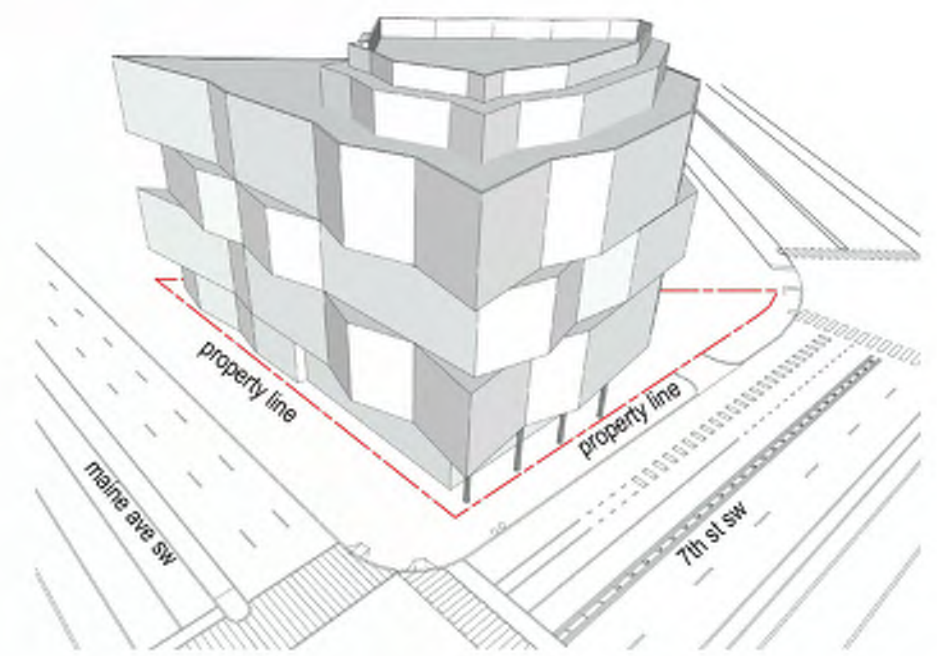
1. site



2. setbacks

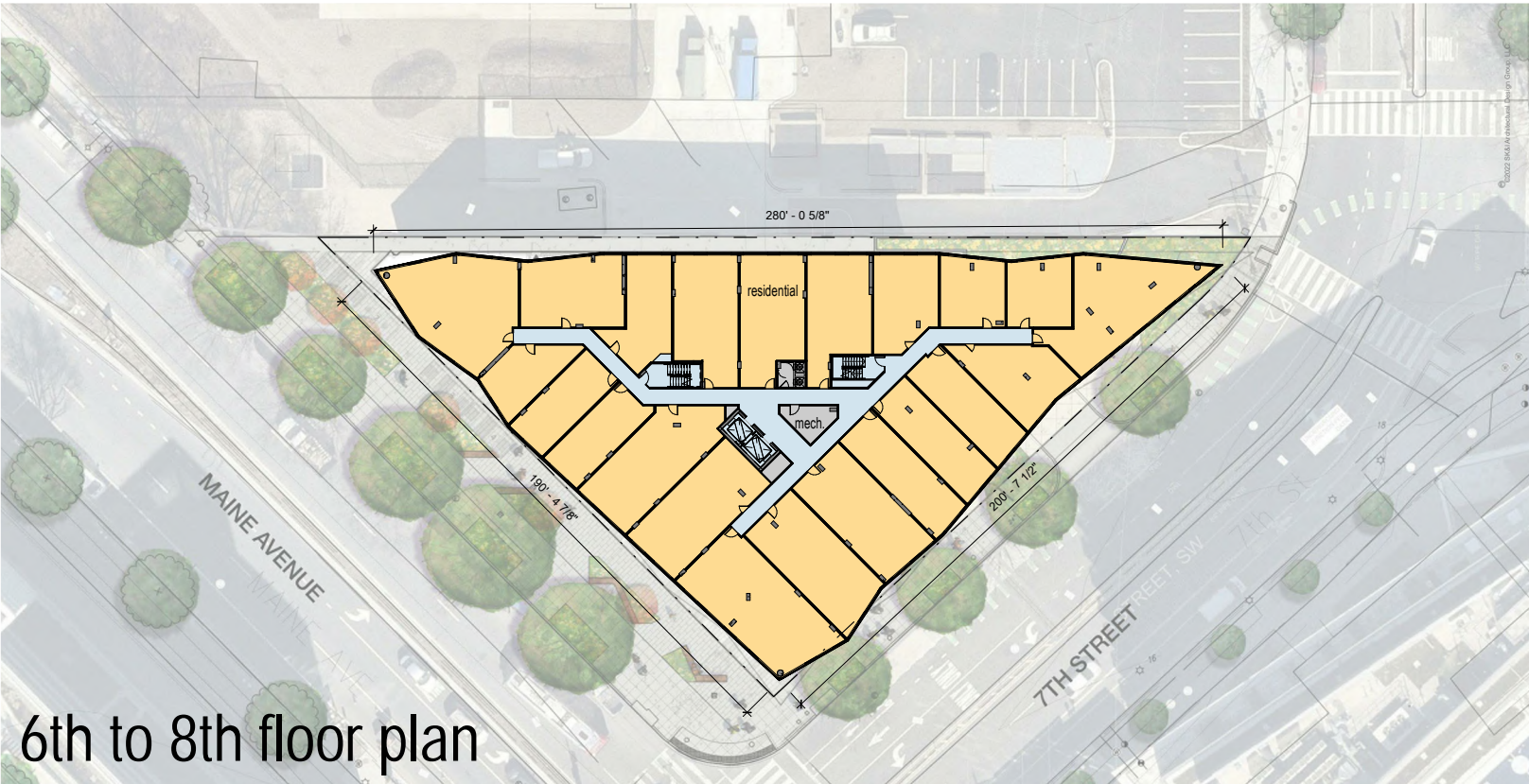


3. articulation



previous massing

new massing



6th to 8th floor plan

6th to 8th floor plan

3rd to 5th & 9th to 11th floor plan

3rd to 5th & 9th to 11th floor plan

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previous massing

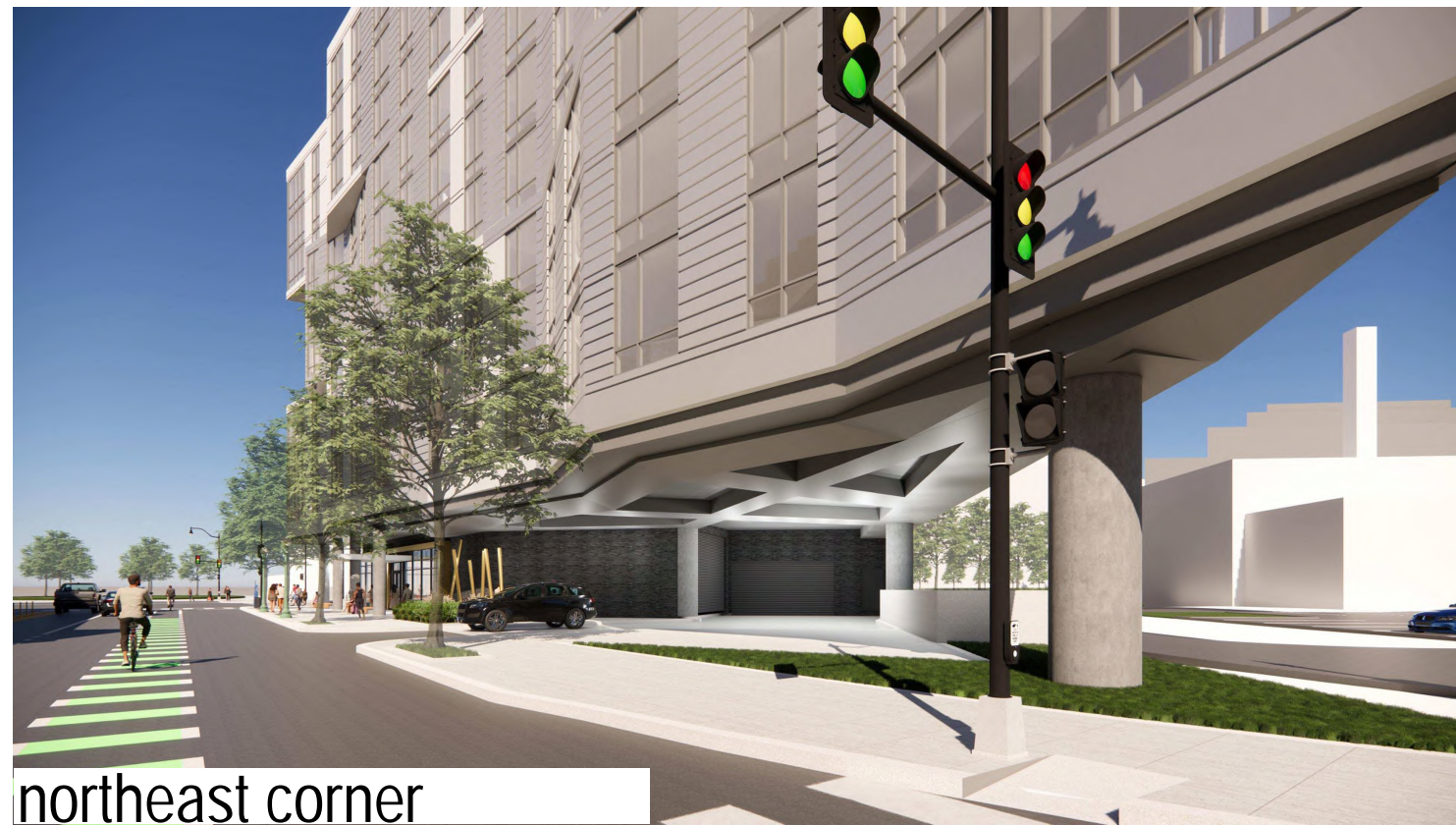
new massing



northeast aerial



northeast aerial



northeast corner



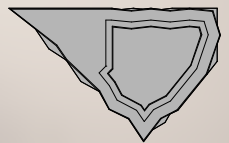
northeast corner

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note: public art shown in these renderings within the proposed 7th street open space is for illustrative purposes only. actual art will be designed by a local artist selected by the applicant in coordination with interested stakeholders. features and improvements shown in public space and/or on DC-owned land are conceptual and subject to District approval.



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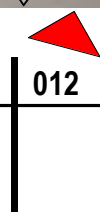


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entry into sw from maine ave

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018



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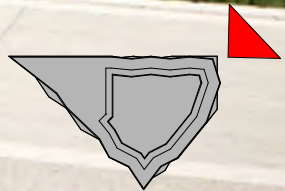
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