

6101 SLIGO MILL ROAD, NE

WASHINGTON, DC
SQUARE 3719 - LOT 69

PUD SUBMISSION

AUGUST 19 , 2021

DEVELOPER 6101 SLIGO, LLC
ARCHITECT NELSON ARCHITECTS, PC
LANDSCAPE ARCHITECT AMT, LLC
CIVIL ENGINEER AMT, LLC
LEED CONSULTANT SUSTAINABLE BUILDING PARTNERS
LAND USE COUNSEL SULLIVAN & BARROS, LLP



6101 SLIGO, LLC
11 THOMAS POINT ROAD
MIRROR LAKE, NH 08353

TEL 248.766.2254

6101 SLIGO MILL ROAD, NE
Washington DC

CONCEPT 08.19.2021 - PUD SUBMISSION

N NELSON
ARCHITECTS
1003 K STREET, NW
WASHINGTON, DC 20001
ZONING COMMISSION
District of Columbia
CASE NO.05-30D
EXHIBIT NO.211
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TEL 202.737.4800

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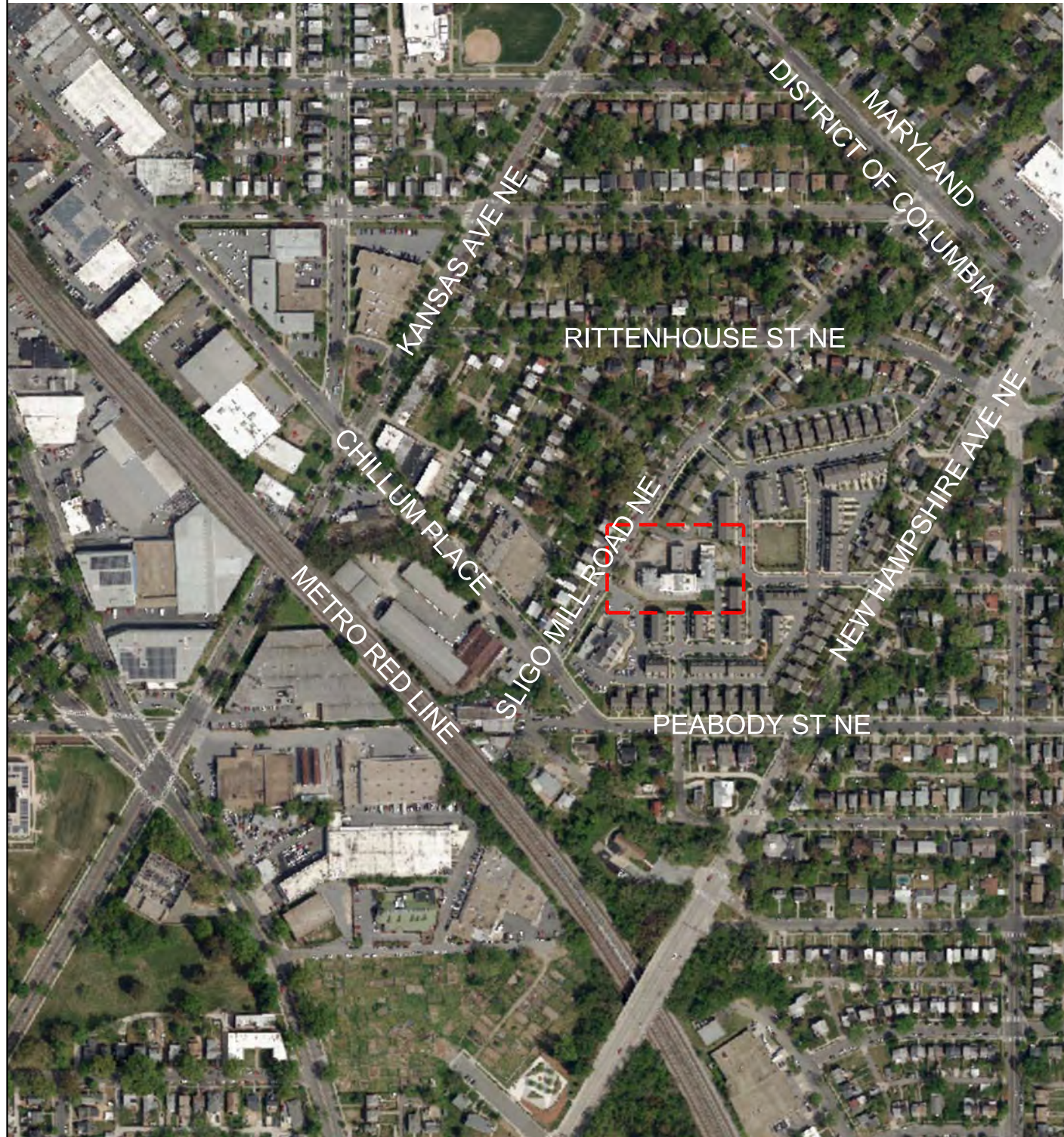
PUD CHECKLIST

SECTION	ITEM	SHEET NUMBER
300.12(a)	Complete application form(s)	In Written Application
300.12(b)	A certified surveyor's plat of the subject property prepared by the Office of the Surveyor.	In Written Application
300.12(c)	Detailed statement as to the uses to be located in the project, including the location, number, size, & types of stores, offices, residential, institutional, industrial, & other uses	In Written Application
300.12(d)	A statement certifying to whom and in what manner the required NOI was given. The applicant shall also indicate what meetings or discussions were held with the Office of Planning, the affected ANC, and other individuals and community groups concerning the proposed development, as well as any changes that resulted from these meetings or discussions.	In Written Application
300.12(e)	Detailed site plan, showing the location & external dimensions of all buildings & structures, utilities & other easements, walkways, driveways, plazas, arcades, & any other open spaces	C7.04 & C7.05
300.12(f)	Detailed landscaping & grading plan, showing all existing contour lines, including graphic illustration of grades exceeding 15% in 5% increments, landscaping to be retained, grades, planting, & landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water & sewer lines, inlets, & basins, & connections to public water & sewer lines. Proposed erosion control measures shall also be shown	L6.00, L6.01, C7.04, C7.06, C7.07
300.12(g)	Typical floor plans & architectural elevations for each building, sections for each building & the project as a whole, & sections & elevations of the entire square within which the project is located	A3.01 – A5.01
300.12(h)	Final detailed circulation plan showing all driveways & walkways, including widths, grades, & curb cuts as well as detailed parking & loading plans	C7.08
300.12(i)	Any other information needed to understand the final design of the proposal, or information specifically requested by the Commission	A2.01, A2.02
300.12(j)	Statement showing how the second-stage plans are in accordance with the intent & purposes of this title, the PUD process, & the first-stage approval	In Written Application
300.12(k)	The name and addresses of the owners of all property located within two hundred feet (200 ft.) of the subject property and self-stick labels printed with their names and addresses.	In Written Application

PUD CHECK LIST
 6101 SLIGO MILL ROAD, NE
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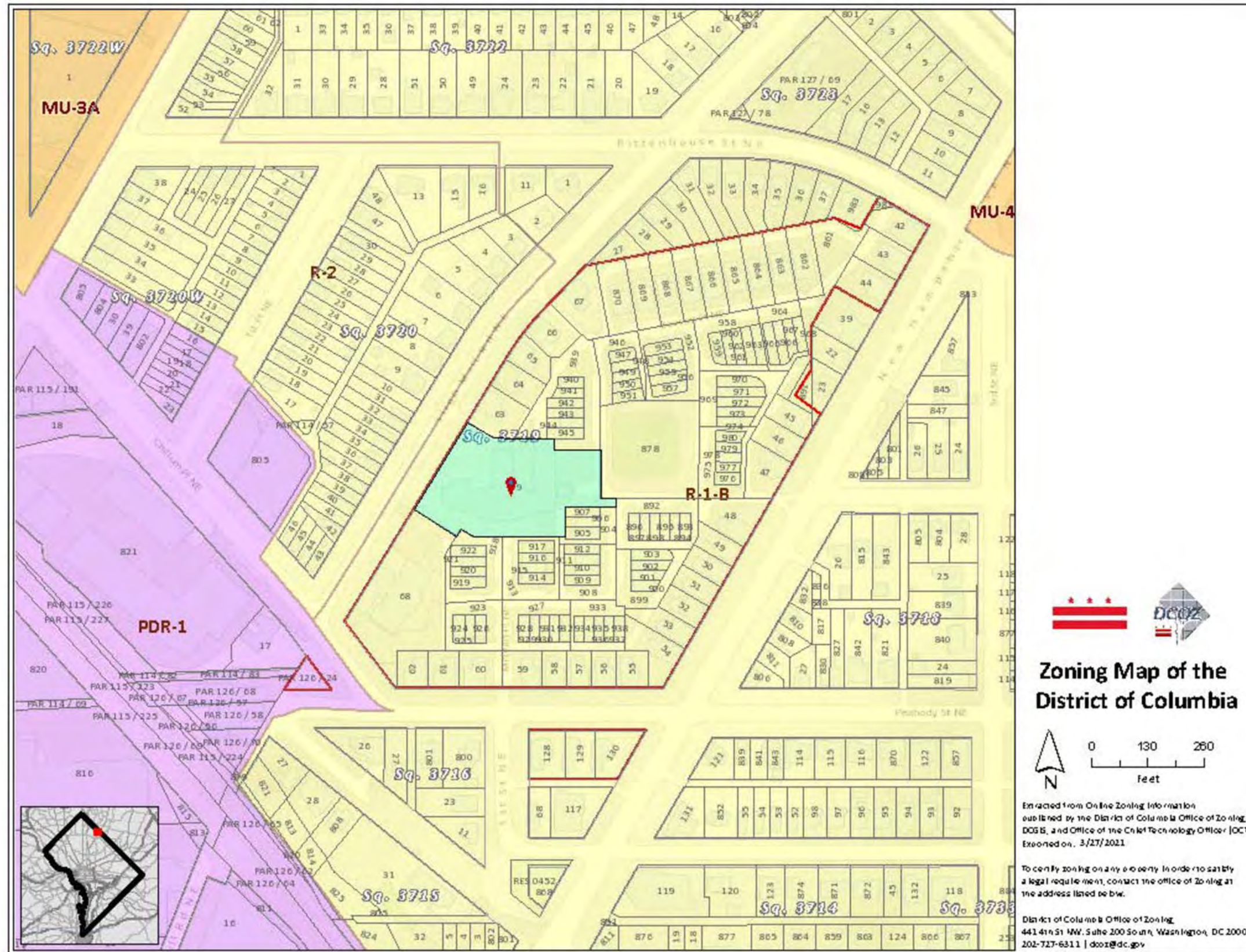
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AERIAL PHOTO LOCATION MAP
 6101 SLIGO MILL ROAD, NE
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Zoning Map of the District of Columbia

Extracted from Online Zoning Information outlined by the District of Columbia Office of Zoning, DCSB, and Office of the Chief Technology Officer (OCTO) Excerpted on: 3/27/2021.

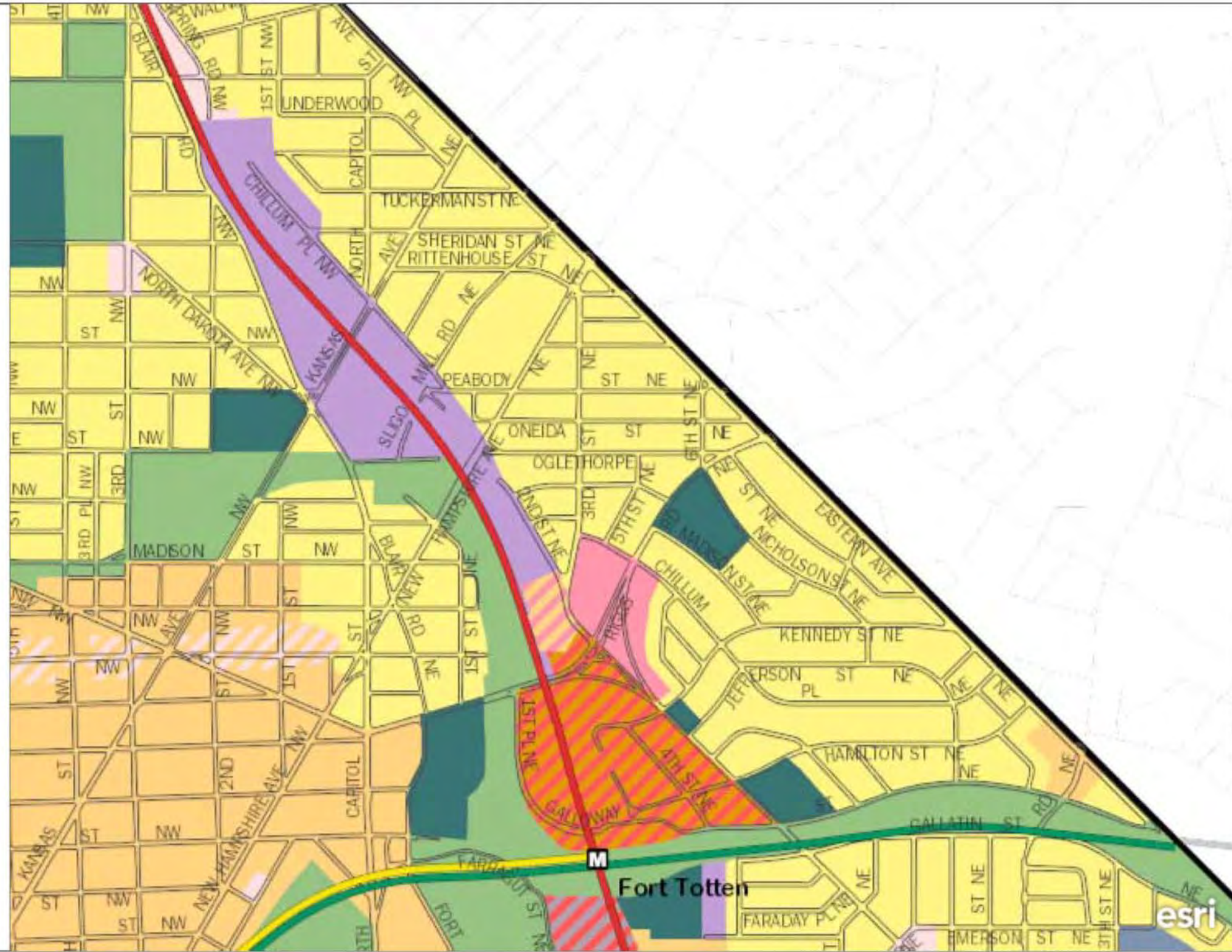
To verify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning
 441 4th St NW, Suite 200 South, Washington, DC 20001
 202-727-6311 | dooz@dc.gov

DC Future Land Use

Land Use Categories

-  Low Density Residential
-  Moderate Density Residential
-  Medium Density Residential
-  High Density Residential
-  Low Density Commercial
-  Moderate Density Commercial
-  Medium Density Commercial
-  High Density Commercial
-  Production, Distribution, and Repair
-  Federal
-  Local Public Facilities
-  Institutional
-  Parks, Recreation, and Open Space
-  Mixed Land Use
-  WATER



COMPREHENSIVE PLAN
 6101 SLIGO MILL ROAD, NE
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A1.05

ZONING TABULATIONS

SQUARE 3719 LOT 0069
 LOT AREA: 48,904 SF
 DWELLING UNITS: 50

	PERMITTED BY EXISTING ZONE DISTRICT: R-1-B	PERMITTED BY PROPOSED ZONE DISTRICT: RA-1 PUD	PROPOSED DEVELOPMENT: RA-1 PUD
FAR (W/IZ):	N/A	1.3	1.01
FAR AREA:	N/A	63,575 sf	49,569 sf
BUILDING HEIGHT:	40 ft	60 ft (excluding parapets not exceeding 4 ft height)	34 ft (measured from the BHMP)
NUMBER OF STORIES:	3	3	3
LOT OCCUPANCY:	40%	40%	32%
REAR YARD:	25 ft	20 ft	84'-0"
SIDE YARD:	None required	Two required; minimum width is 3 in/ft of building height and not less than 8 ft 8'-6"	22'-0" on McLean Place /41'-6" on alley/private street
OPEN COURT:	N/A	Min. width is 4 in/ft of building height and not less than 10 ft; 11'-4" required	N/A
CLOSED COURT:	N/A	Min. width is 4 in/ft of building height and not less than 15 ft; 11'-4" required Min. area is twice the sq of the req'd width of court dimension but not less than 350 sq. ft.; 350 sf required	N/A
ROOF STRUCTURES:			
HEIGHT:	N/A	12 ft; 15 ft. for penthouse mechanical space	14 ft
STORIES:	N/A	1 ; second story permitted for mechanical space	1
AREA:	N/A	Penthouses shall not exceed 1/3 of the total roof area upon which the penthouse sits. 5,035 sf allowed.	1,595 SF
PARKING:			
RESIDENTIAL:	1 per principal dwelling	1 per 3 dwelling units in excess of 4	15 required; 50 spaces provided 23 standard spaces 25 compact spaces 2 ADA van spaces
BICYCLES:	None required	1 per 3 dwelling units long term 1 per 20 dwelling units short term	17 required; 17 provided 3 required; 3 provided
LOADING:			
RESIDENTIAL:	N/A	None required for 50 dwelling units or less	None provided
INCLUSIONARY ZONING:	N/A	The greater of 10% of residential GFA or 75% of bonus density utilized. 3,620 sf required.	7,358 NSF Total (11 dwelling units)
GAR:	N/A	0.40	0.40
PERVIOUS SURFACE:	50%	N/A	N/A



LEED for Homes v4: Multifamily Mid-Rise
 6101 Sligo Road
 August 10, 2021



2 0 0 Integrative Process Possible Points: 2

Y	?	N			
2			Credit	Integrative Process	

15.0 0 0 Location and Transportation Possible Points: 15

Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
8			Credit	Site Selection	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2

5.5 0 1.5 Sustainable Sites Possible Points: 7

Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1		1	Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
1.5		0.5	Credit	Non-Toxic Pest Control	2

5 2 5 Water Efficiency Possible Points: 12

Y	?	N			
Y			Prereq	Water Metering	Required
5	2	5	Credit	Total Water Use	12

15 5 16 Energy and Atmosphere Possible Points: 37

Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
15	5	10	Credit	Annual Energy Use	30
		5	Credit	Efficient Hot Water Distribution	5
1		1	Credit	Advanced Utility Tracking	2

2.5 1 5.5 Materials and Resources Possible Points: 9

Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
		1	Credit	Durability Management Verification	1
0.5		4.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management	3

5 1 12 Indoor Environmental Quality Possible Points: 18

Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
	1	2	Credit	Enhanced Ventilation	3
1		1	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
		2	Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
1		1.5	Credit	Low Emitting Products	3
1			Credit	No Environmental Tobacco Smoke	1

4 2 0 Innovation Possible Points: 6

Y	?	N			
3	2		Credit	Innovation	5
1			Credit	LEED AP Homes	1

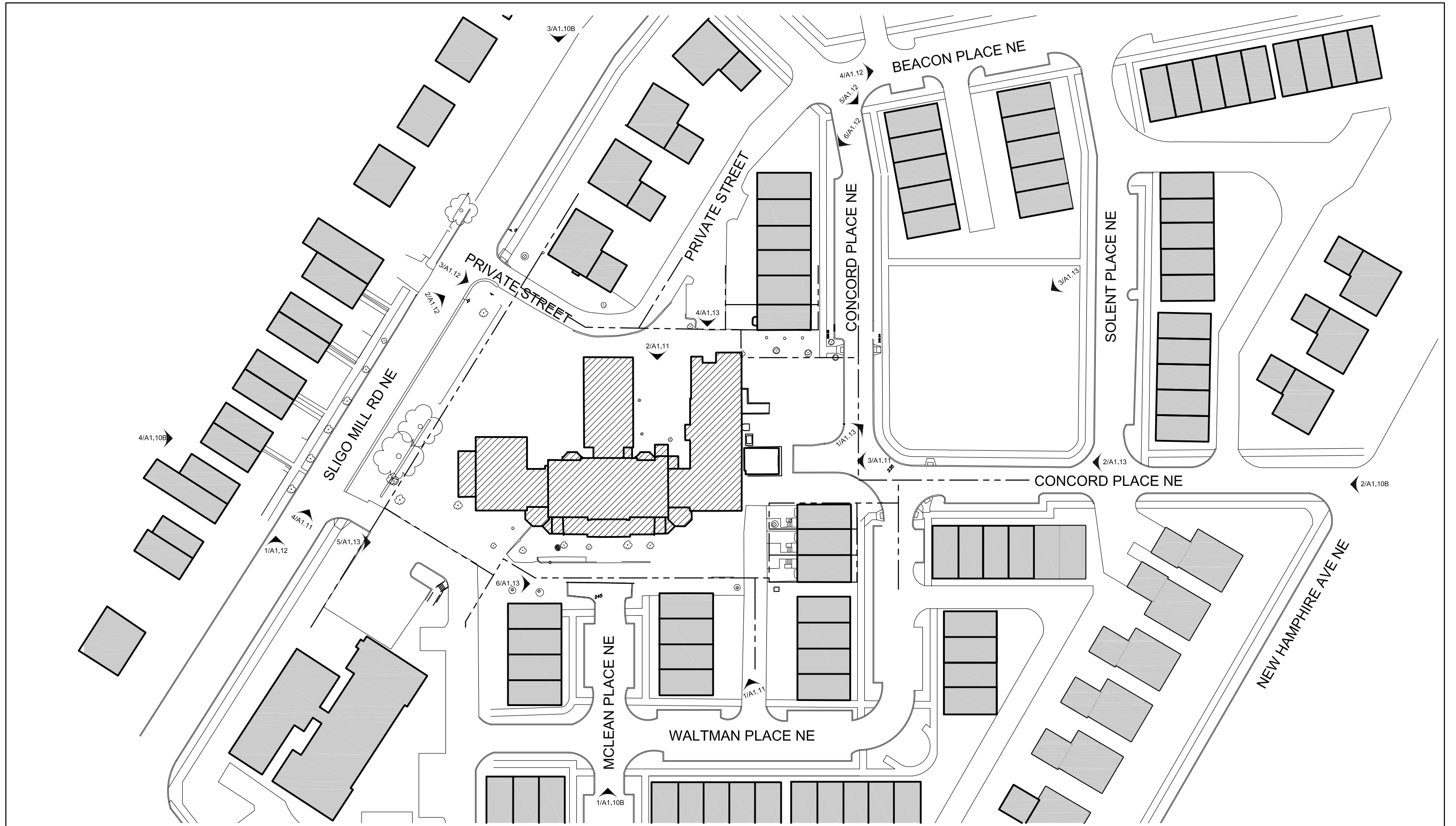
3 1 0 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit	Site Selection (8 pts)	1
1			Credit	Community Resources (2 pts)	1
1			Credit	Access to Transit (2 pts)	1
	1		Credit	Total Water Use (12), Outdoor Water Use (4 pts)	1

58 12 40 Possible Points: 110



Note:
 - min 8 points total in LT and EA required
 - min 3 points in WE required
 - min 3 points in EQ required



SITE IMAGE KEY

6101 SLIGO MILL ROAD, NE
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6101 SLIGO, LLC
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A1.10A



1. BIRD'S EYE VIEW NORTH



2. BIRD'S EYE VIEW EAST



3. BIRD'S EYE VIEW SOUTH



4. BIRD'S EYE VIEW WEST

SITE - AERIAL VIEWS
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A1.10B



①



②



③



④

REFER TO SHEET A1.10A FOR PHOTO KEY

SITE PHOTOS
 6101 SLIGO MILL ROAD, NE
 Washington DC



①



②



③



④



⑤



⑥

REFER TO SHEET A1.10A FOR PHOTO KEY

CONTEXT PHOTOS
6101 SLIGO MILL ROAD, NE
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①



②



③



④

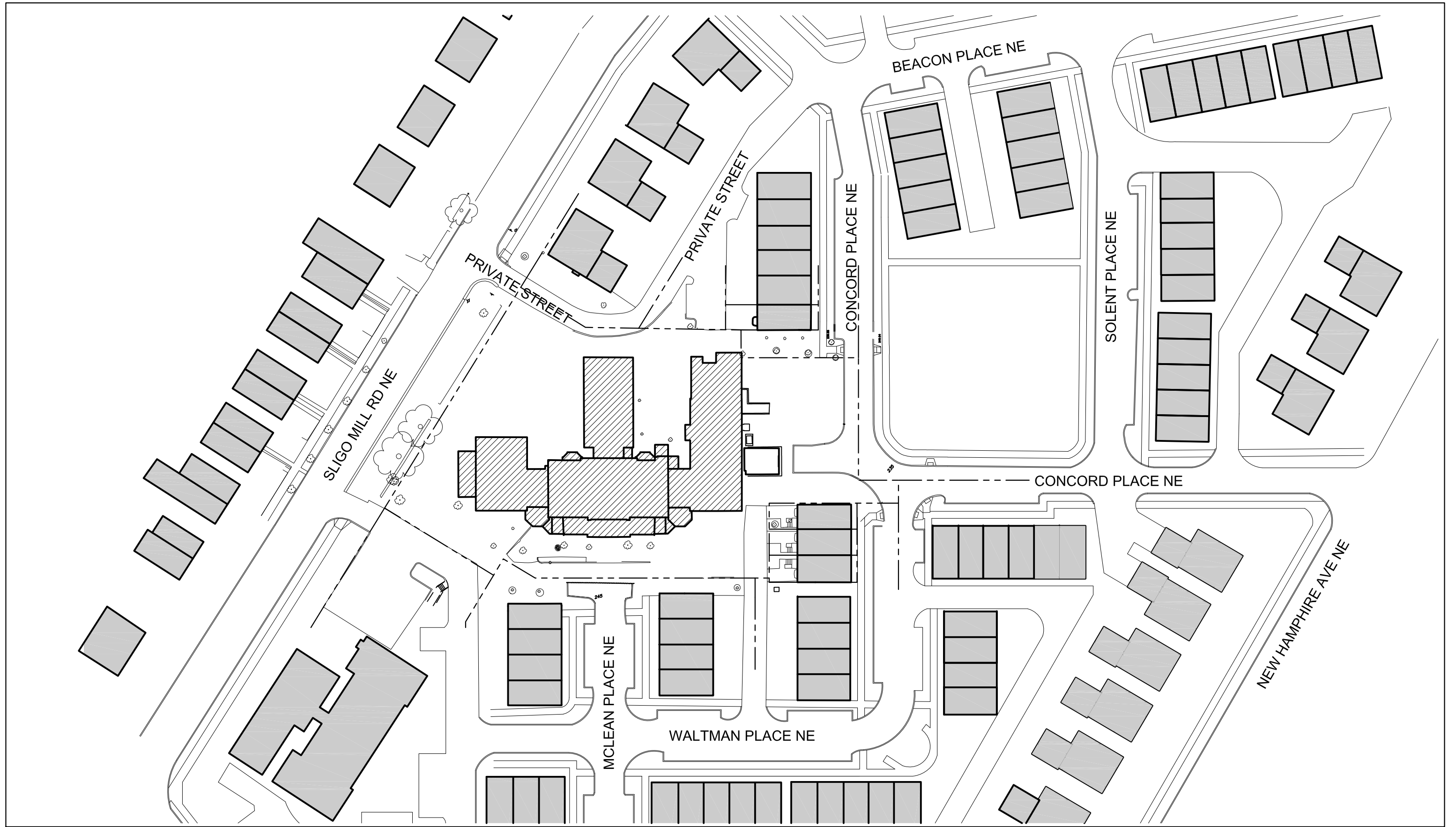


⑤



⑥

REFER TO SHEET A1.10A FOR PHOTO KEY



EXISTING SITE PLAN

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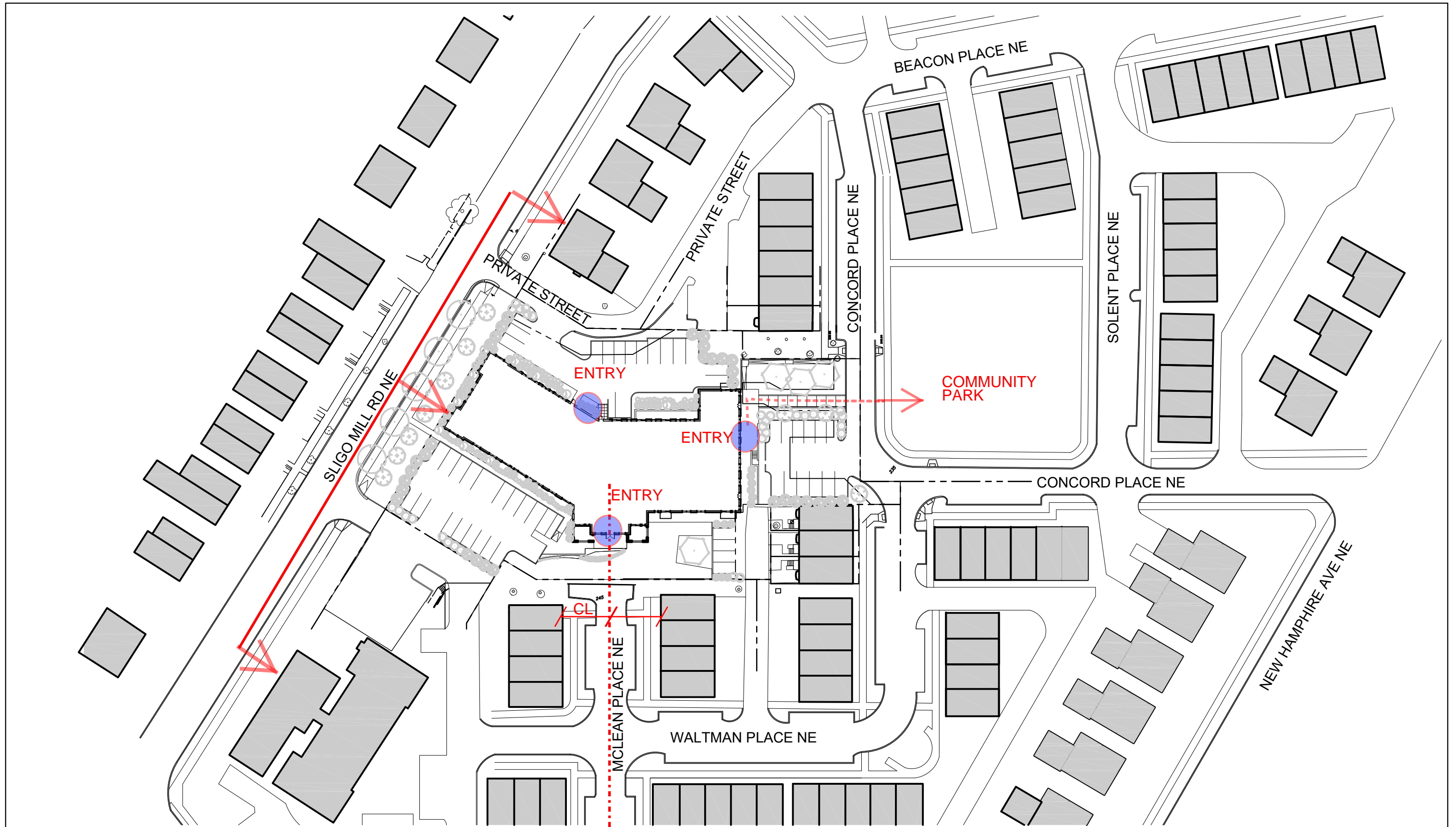


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A1.14



PROPOSED SITE PLAN & SITE ANALYSIS

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1 16
 0 8
 SCALE: 1/64" = 1'-0"

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A1.15



RENDERING - LOOKING WEST
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A2.01



RENDERING - LOOKING NORTHEAST
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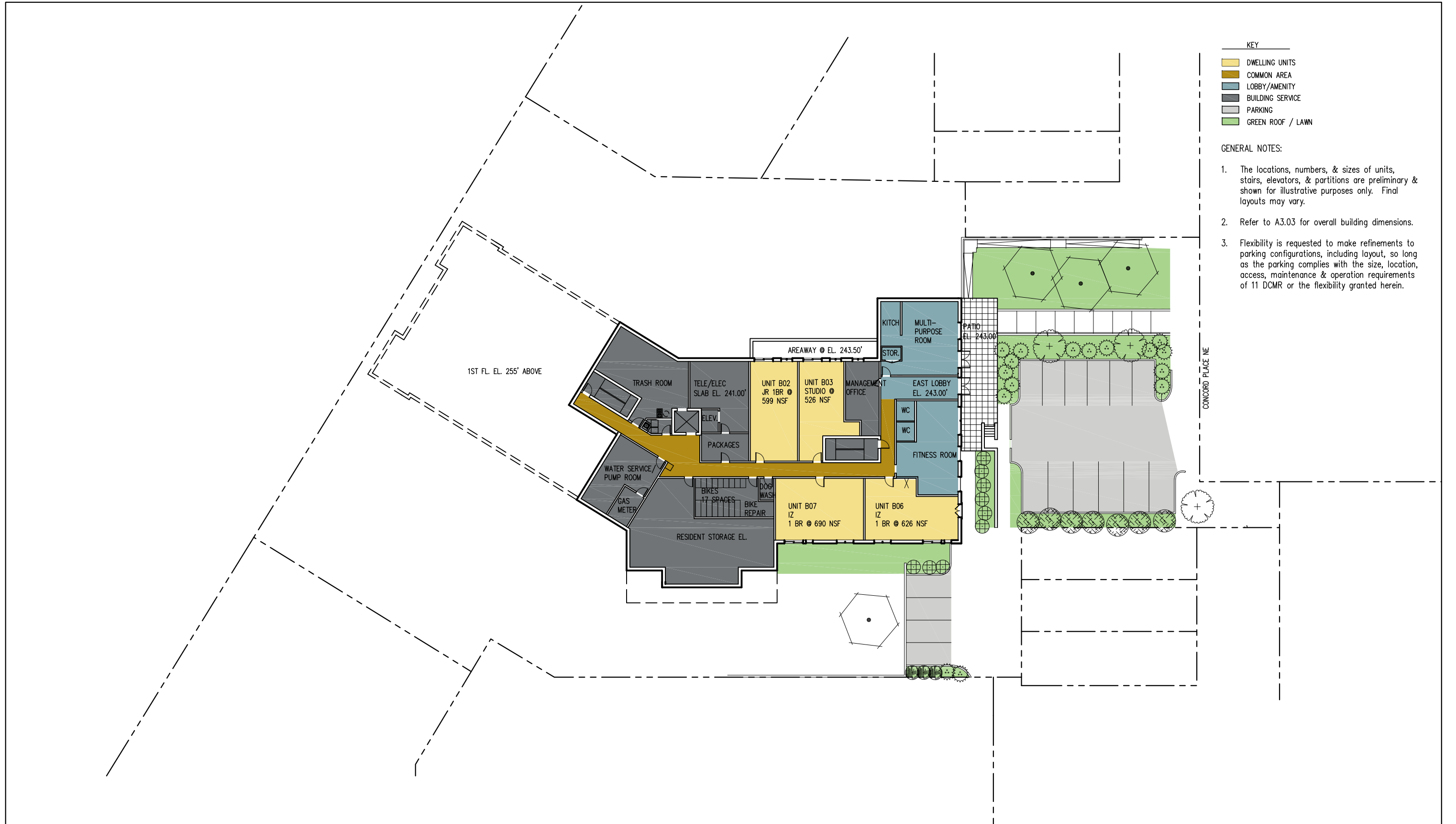
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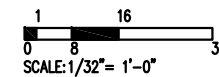
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A2.02



BASEMENT / CELLAR PLAN
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A3.01



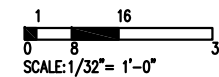
KEY

[Yellow Box]	DWELLING UNITS
[Orange Box]	COMMON AREA
[Blue Box]	LOBBY/AMENITY
[Grey Box]	BUILDING SERVICE
[Light Grey Box]	PARKING
[Green Box]	GREEN ROOF / LAWN

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.03 for overall building dimensions.
3. Flexibility is requested to make refinements to parking configurations, including layout, so long as the parking complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.

FIRST FLOOR PLAN
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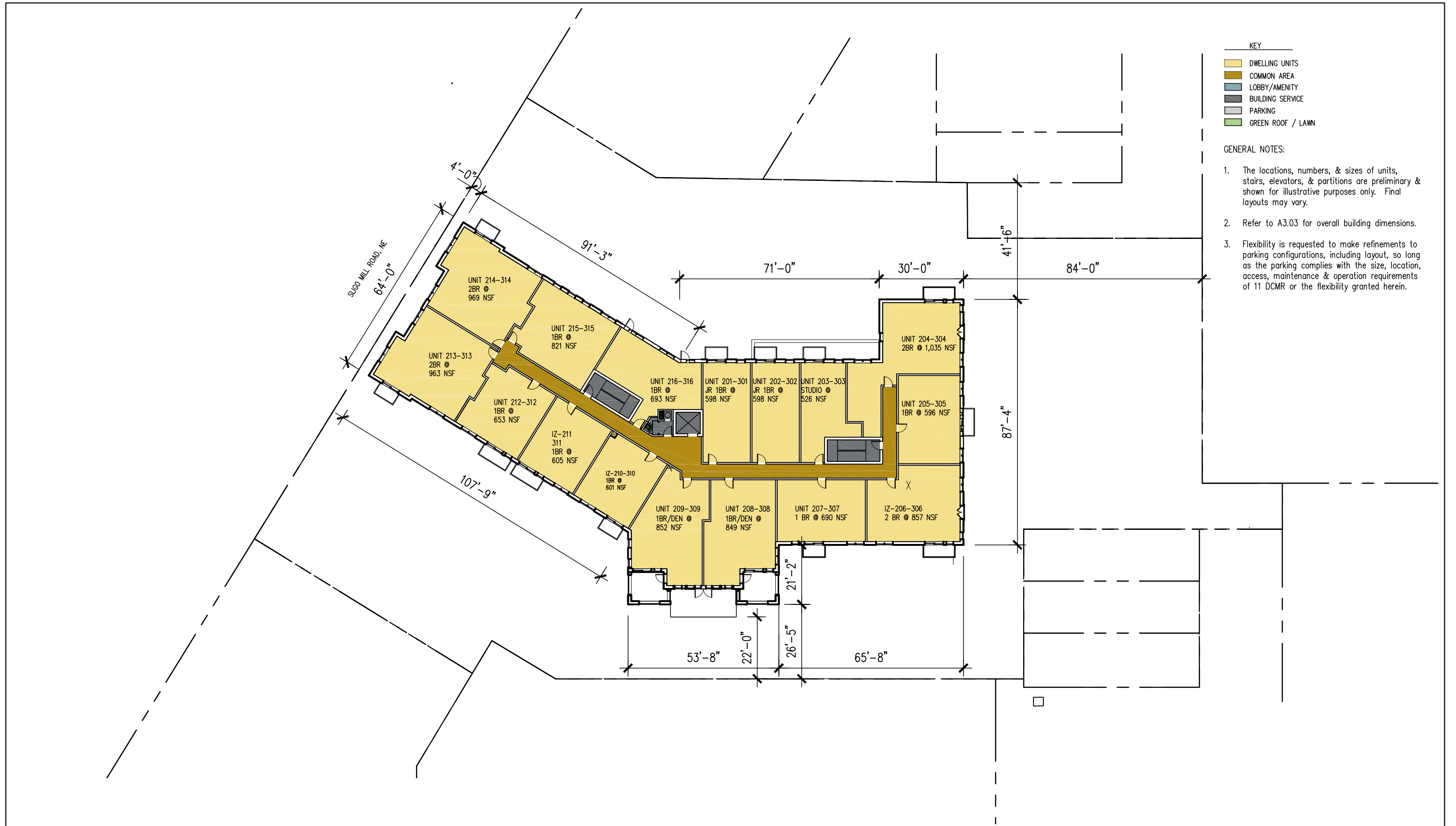
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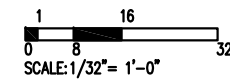
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A3.02



SECOND & THIRD FLOOR PLANS
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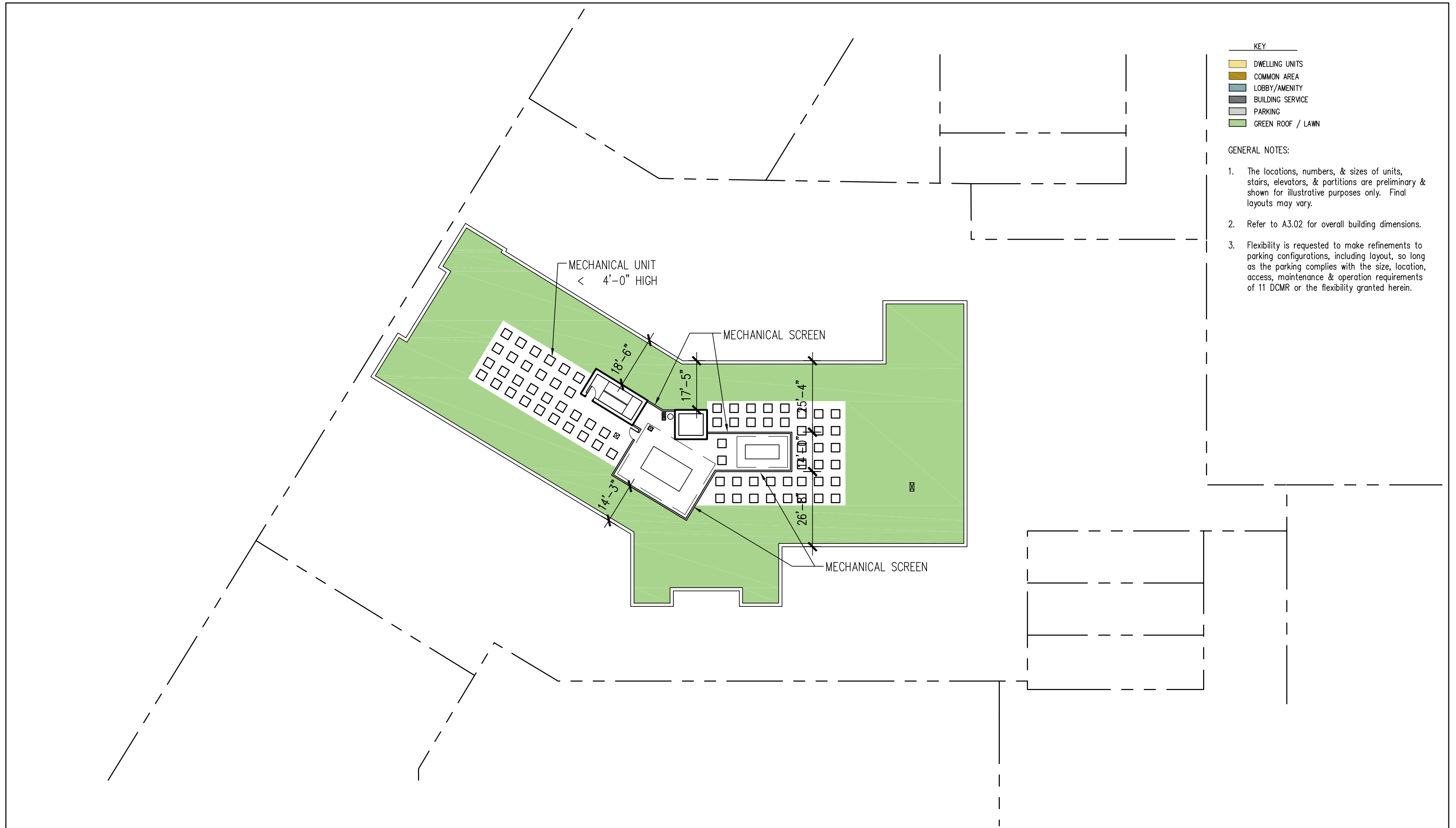
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A3.03

KEY	
	DWELLING UNITS
	COMMON AREA
	LOBBY/AMENITY
	BUILDING SERVICE
	PARKING
	GREEN ROOF / LAWN

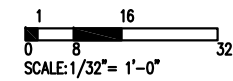
GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions.
3. Flexibility is requested to make refinements to parking configurations, including layout, so long as the parking complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.



ROOF PLAN

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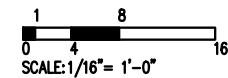
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A3.04



SOUTH ELEVATION
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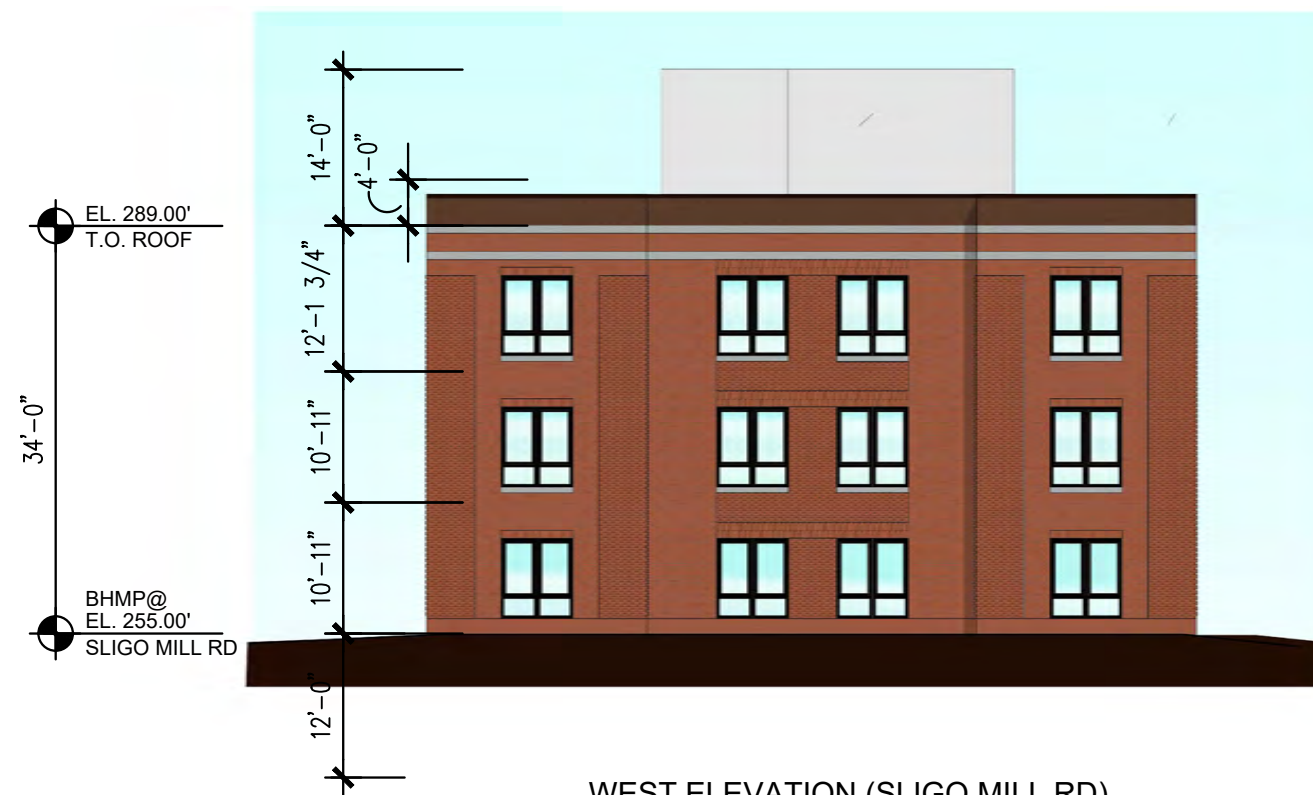
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A4.01



EAST ELEVATION (CONCORD PLACE)



WEST ELEVATION (SLIGO MILL RD)

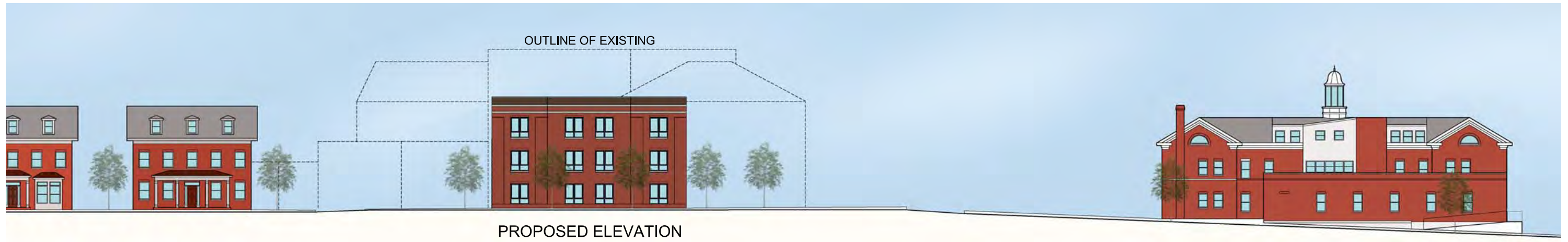
EAST ELEVATION (CONCORD PLACE) & WEST ELEVATION

6101 SLIGO MILL ROAD, NE

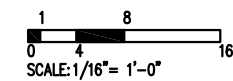
Washington DC



NORTH ELEVATION
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STREET ELEVATION / SLIGO MILL ROAD
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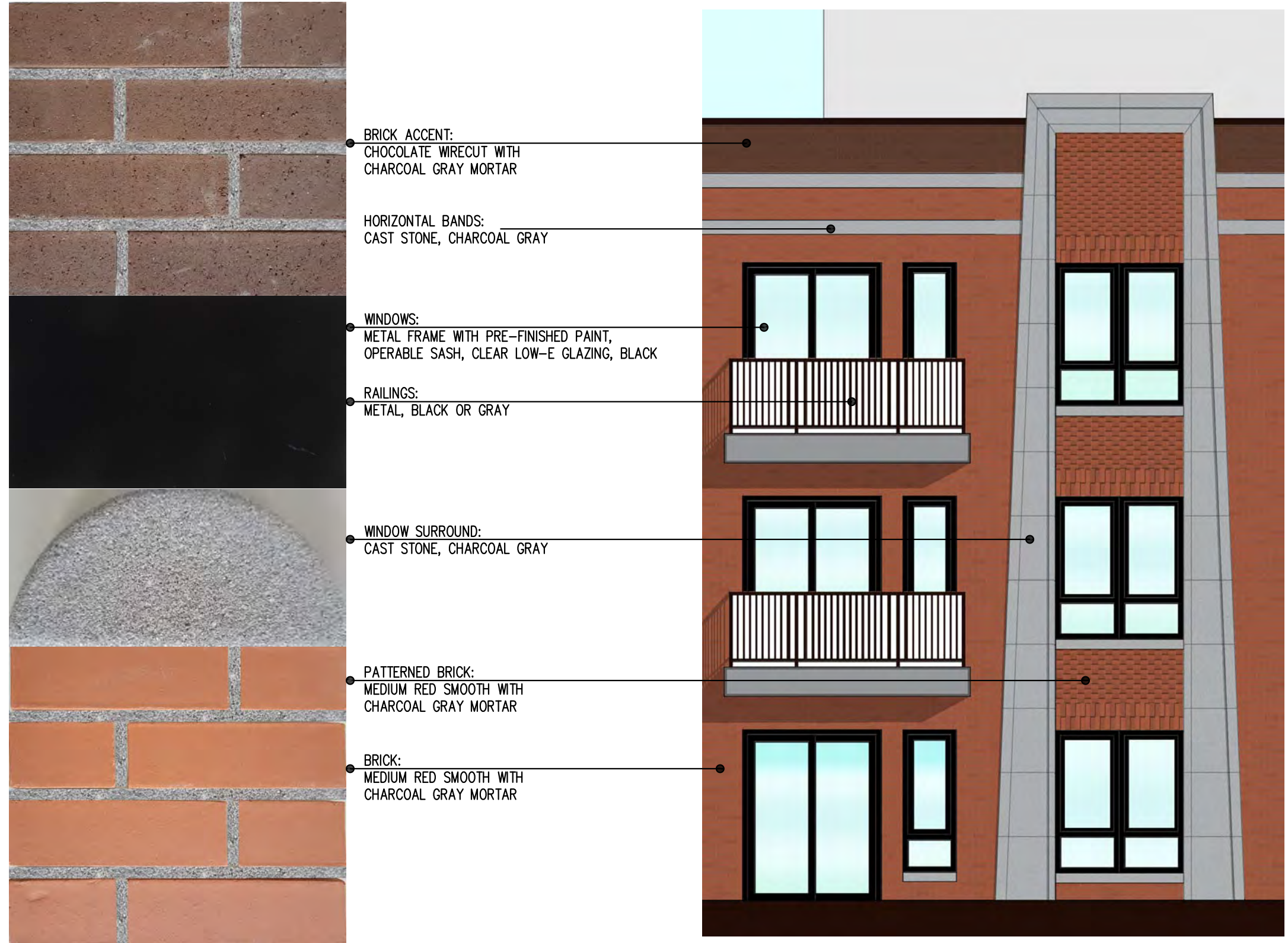
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A4.10

GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Flexibility is requested to vary the final window and balcony door configurations based on the selected manufacturer's options and sizes.
3. Residential exhaust vents to be integrated into final facade designs.



EXTERIOR MATERIALS
6101 SLIGO MILL ROAD, NE
Washington DC



BRICK:
AT SELECT LOCATIONS—
HEADER COURSE WITH PROJECTED BRICK CORBEL



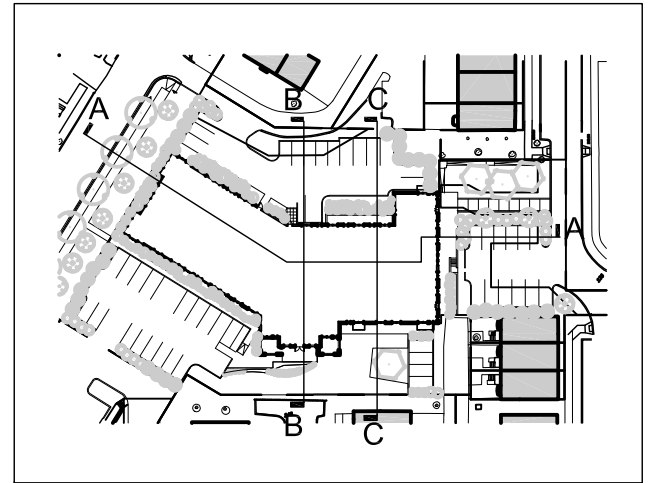
BRICK:
AT SELECT WINDOWS—
SOLDIER COURSE WITH PROJECTED BRICK CORBEL



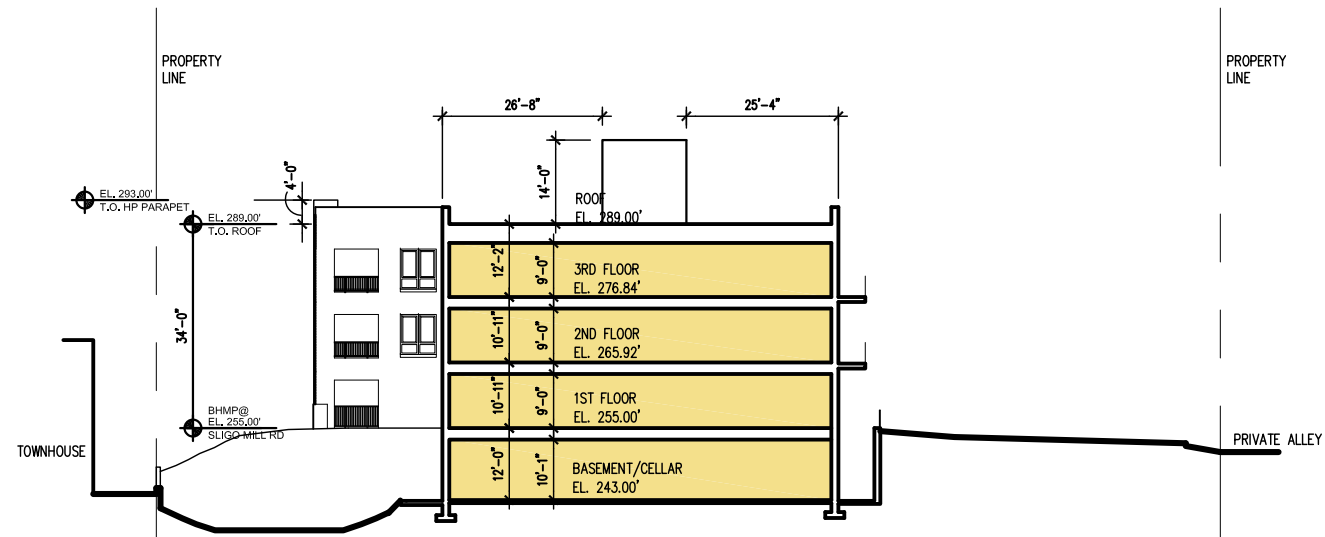
GENERAL NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the general material types proposed, based on availability at the time of construction. Quality of materials will not be reduced.
2. Flexibility is requested to vary the final window and balcony door configurations based on the selected manufacturer's options and sizes.
3. Residential exhaust vents to be integrated into final facade designs.

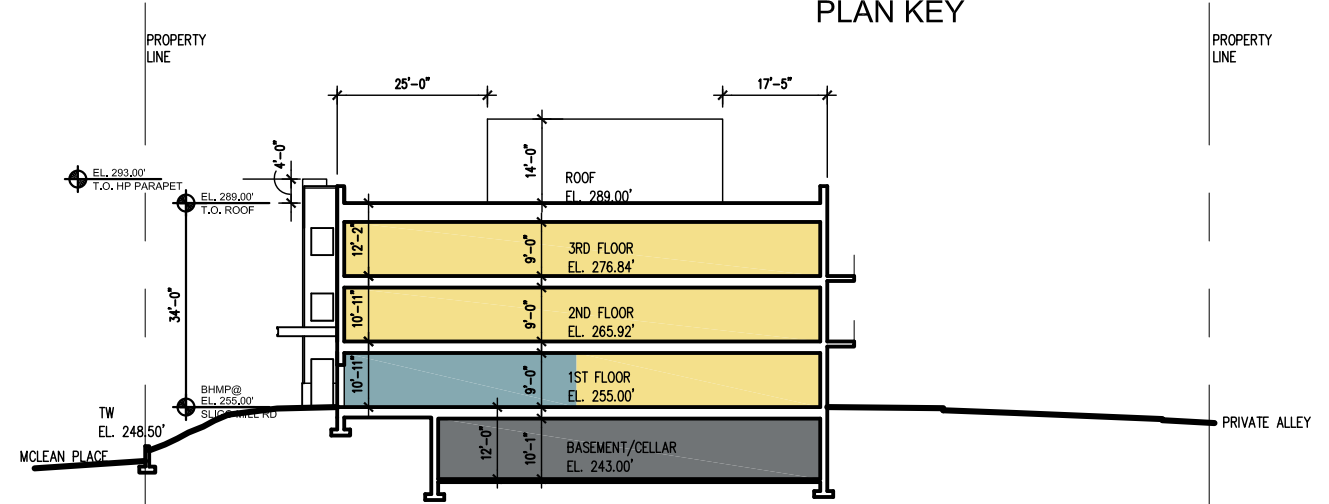
EXTERIOR MATERIALS
6101 SLIGO MILL ROAD, NE
Washington DC



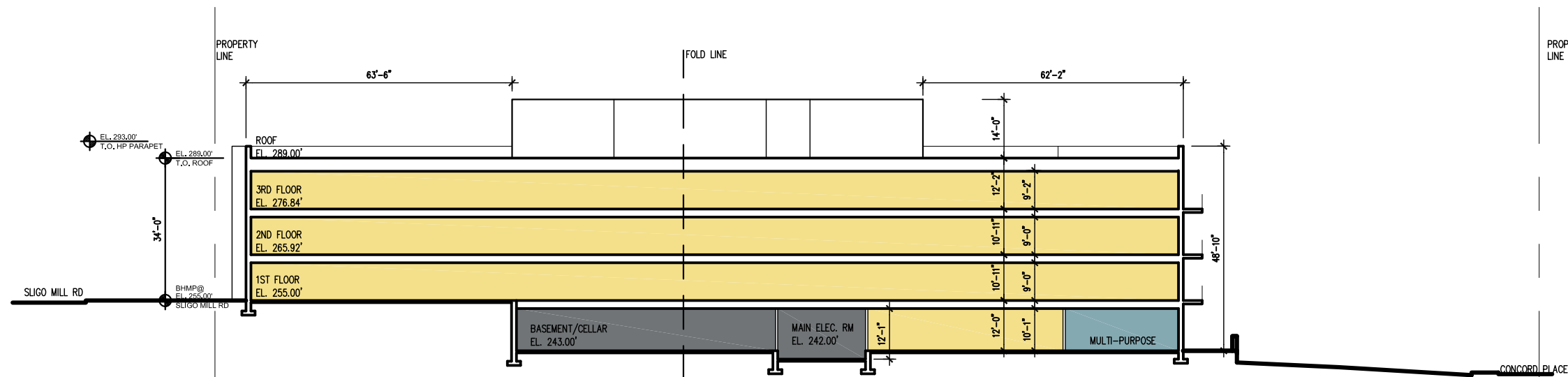
PLAN KEY



SECTION C-C



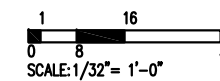
SECTION B-B



SECTION A-A

- KEY
- DWELLING UNITS
 - COMMON AREA
 - LOBBY/AMENITY
 - BUILDING SERVICE
 - PARKING
 - GREEN ROOF / LAWN

LONGITUDINAL & CROSS BUILDING SECTIONS
 6101 SLIGO MILL ROAD, NE
 Washington DC



N NELSON ARCHITECTS
 1003 K STREET, NW
 WASHINGTON, DC 20001

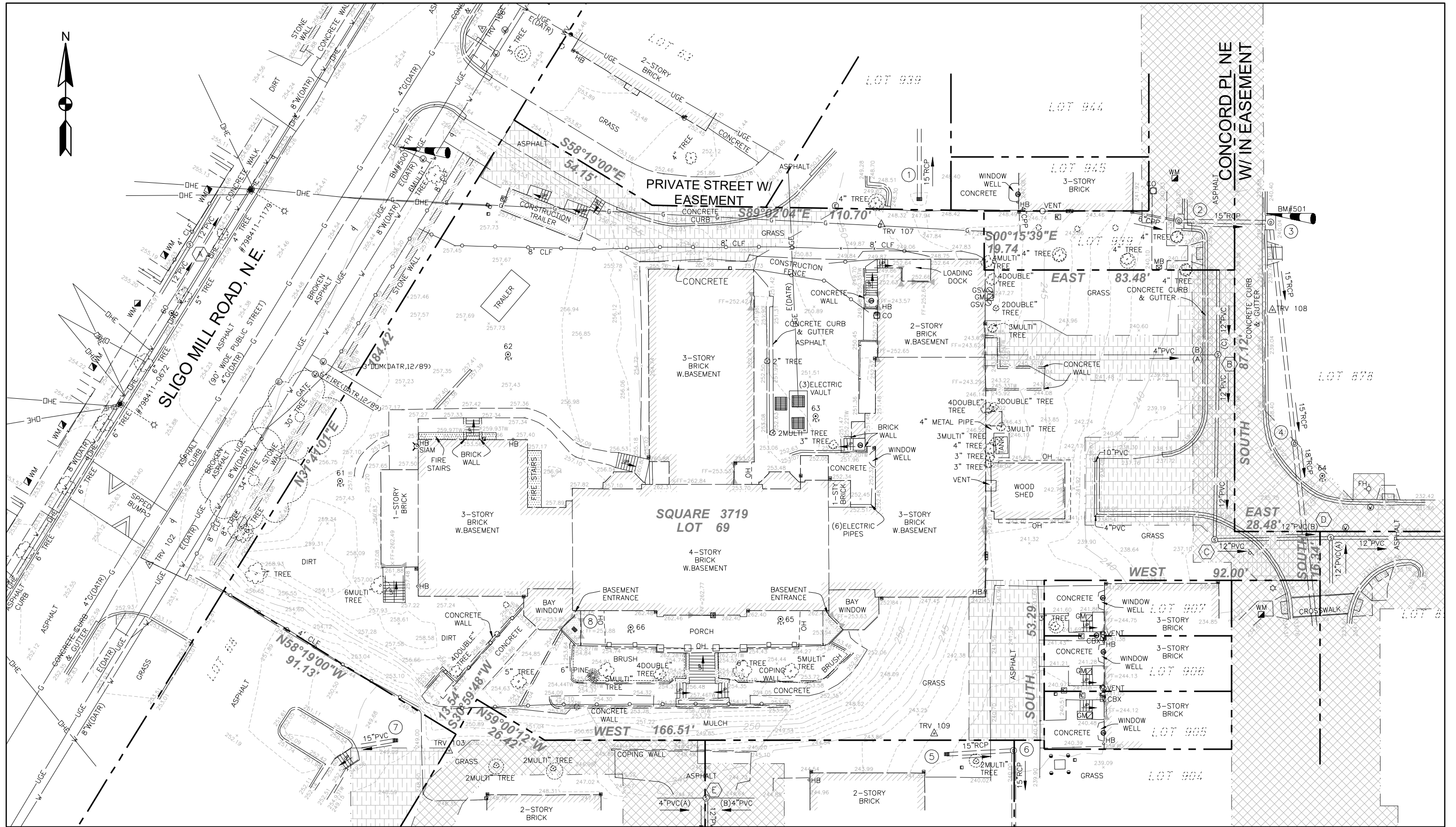
6101 SLIGO, LLC
 11 THOMAS POINT ROAD
 MIRROR LAKE, NH 08353

TEL 248.766.2254

CONCEPT 08.19.2021 - PUD SUBMISSION

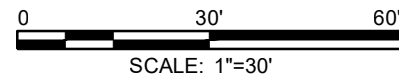
TEL 202.737.4800
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A5.01



EXISTING CONDITIONS PLAN
 6101 SLIGO MILL ROAD, NE
 Washington DC

6101 SLIGO, LLC
 11 THOMAS POINT ROAD
 MIRROR LAKE, NH 08333



TEL 248.766.2254

CONCEPT 08.19.2021 - PUD SUBMISSION

N NELSON
 ARCHITECTS
 1003 K STREET, NW
 WASHINGTON, DC 20001

TEL 202.737.4800

C7.01

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UTILITY INFORMATION:

UTILITY COMPANY	STATUS
VERIZON 13101 COLUMBIA PIKE FDC-1 SILVER SPRING, MD 20904	NO INFORMATION RECEIVED
PEPCO 701 9th STREET, N.W. WASHINGTON, DC 20068	NO INFORMATION RECEIVED
WASHINGTON GAS 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151	NO INFORMATION RECEIVED
DC WATER 5000 OVERLOOK AVENUE, S.W. WASHINGTON, DC 20032	NO INFORMATION RECEIVED

TRAVERSE DATA:

NO	NORTHING	EASTING	ELEV	DESCRIPTION
102	1404.4504	1529.9344	253.24	MAG-NAIL
103	1342.2056	1629.8686	248.75	REBAR & CAP
106	1583.0535	1640.8845	254.40	REBAR & CAP
107	1517.6729	1774.0006	249.16	REBAR & CAP
108	1489.1531	1904.4300	239.36	REBAR & CAP
109	1347.9237	1791.6695	241.88	REBAR & CAP

BENCH MARK DATA:

NO	ELEV	DESCRIPTION
500	256.76	CROSS CUT ON NW BOLT OF FIRE HYDRANT
501	240.07	SQUARE CUT ON TOP OF CURB

LEGEND:

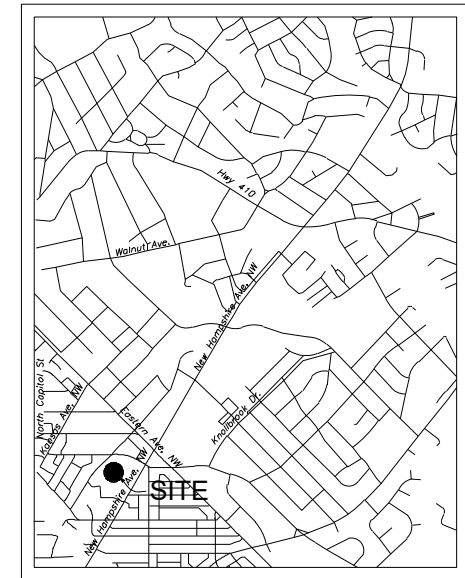
	TREE		CURB AND GUTTER
	PINE		WATERLINE
	GRATE INLET		GAS LINE
	STORM MANHOLE		ELECTRIC LINE
	DRAIN		OVERHEAD ELECTRIC
	ROOF DRAIN		OVERHANG
	BOLLARD		PROPERTY LINE
	SINGLE POST SIGN		DATA ACCORDING TO RECORDS
	STREET LIGHT		POLYVINYL CHLORIDE PIPE
	POWER POLE		TERRACOTTA PIPE
	ELECTRIC MANHOLE		REINFORCED CONCRETE PIPE
	ELECTRIC OUTLET		CORRUGATED PLASTIC PIPE
	ELECTRIC METER		WALL
	ELECTRIC JUNCTION BOX		BUILDING
	CARD READER		AREA UNDER PORCH
	AIR CONDITIONER		FIRE STAIRS
	MAIL BOX		SITE EASEMENT
	GROUND SHOT		DC WATER UTILITY EASEMENT
	TOP OF WALL ELEVATION		
	SANITARY SEWER MANHOLE		
	CLEAN OUT		
	WATER MANHOLE		
	WATER METER		
	FIRE HYDRANT		
	HOSE BIBB		
	SIAMESE CONNECTION		
	WATER VALVE		
	GAS METER		
	GAS VALVE		
	GAS SHUTOFF VALVE		
	COMMUNICATION MANHOLE		
	CABLE BOX		
	VENT		
	TRAVERSE		
	BENCHMARK		

STORM SEWER DATA:

- ① GRATE INLET
TOP=247.96
INV OUT=245.40
- ② DROP INLET
TOP=240.02
INV IN=237.08
INV OUT=232.69
- ③ DROP INLET
TOP=240.17
INV IN=232.42
INV OUT=232.12
- ④ MANHOLE
TOP=237.43
INV IN=230.94
INV OUT=223.94
- ⑤ GRATE INLET
TOP=241.14
INV OUT=237.74
- ⑥ MANHOLE
TOP=240.18
INV IN=235.79
INV OUT=235.74
- ⑦ GRATE INLET
TOP=249.08
INV OUT=244.40
- ⑧ GRATE INLET
TOP=253.56
INV OUT=FULL OF DEBRIS

SEWER DATA:

- A MANHOLE
TOP=255.10
INV IN=244.80
INV OUT=244.20
- B MANHOLE
TOP=238.62
INV IN(A)=231.03
INV IN(B)=228.36
INV IN(C)=227.05
INV OUT=226.82
- C MANHOLE
TOP=236.68
INV IN=225.08
INV OUT=222.53
- D MANHOLE
TOP=233.91
INV IN(A)=221.31
INV IN(B)=221.53
INV OUT=221.29
- E MANHOLE
TOP=244.64
INV IN(A)=235.14
INV IN(B)=235.07
INV OUT=234.54



VICINITY MAP
SCALE 1"=2000'

NOTES:

1. HORIZONTAL DATUM: DISTRICT OF COLUMBIA SURVEYOR'S OFFICE MERIDIAN
2. VERTICAL DATUM: DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. BOUNDARY INFORMATION SHOWN HEREON IS JUST FOR INFORMATION PURPOSES ONLY. OBTAINED FROM RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL CITY RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT OR DESIGN PURPOSES; A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.
4. THE UNDERGROUND UTILITIES INDICATED HEREON ARE DERIVED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES. THE LOCATION OF THESE UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER UTILITIES MAY EXIST WHICH HAVE NO RECORD DATA OR ARE UNDETECTABLE WITH CONVENTIONAL METHODS. NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION PROVIDED HEREON. UTILITIES LABELED (DATR) ARE SHOWN BASED UPON "DATA ACCORDING TO RECORDS".
5. CONTOUR INTERVAL IS ONE (1) FOOT.