

899 Maine Avenue

SOUTHWEST, WASHINGTON, DC

899 Maine Avenue, SW

CONSOLIDATED FIRST-STAGE
AND SECOND-STAGE PUD APPLICATION
INITIAL SUBMISSION

ZC Case No. XX-YYY

February 11, 2022

OWNERS

801 Maine Ave SW PJV, LLC

DEVELOPER

JAIR LYNCH REAL ESTATE PARTNERS

LAND USE COUNSEL

HOLLAND & KNIGHT LLP

ARCHITECT

PERKINS EASTMAN DC, PLLC

LANDSCAPE ARCHITECT

LandDesign

TRAFFIC CONSULTANT

GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER

Wiles Mensch Corporation DC



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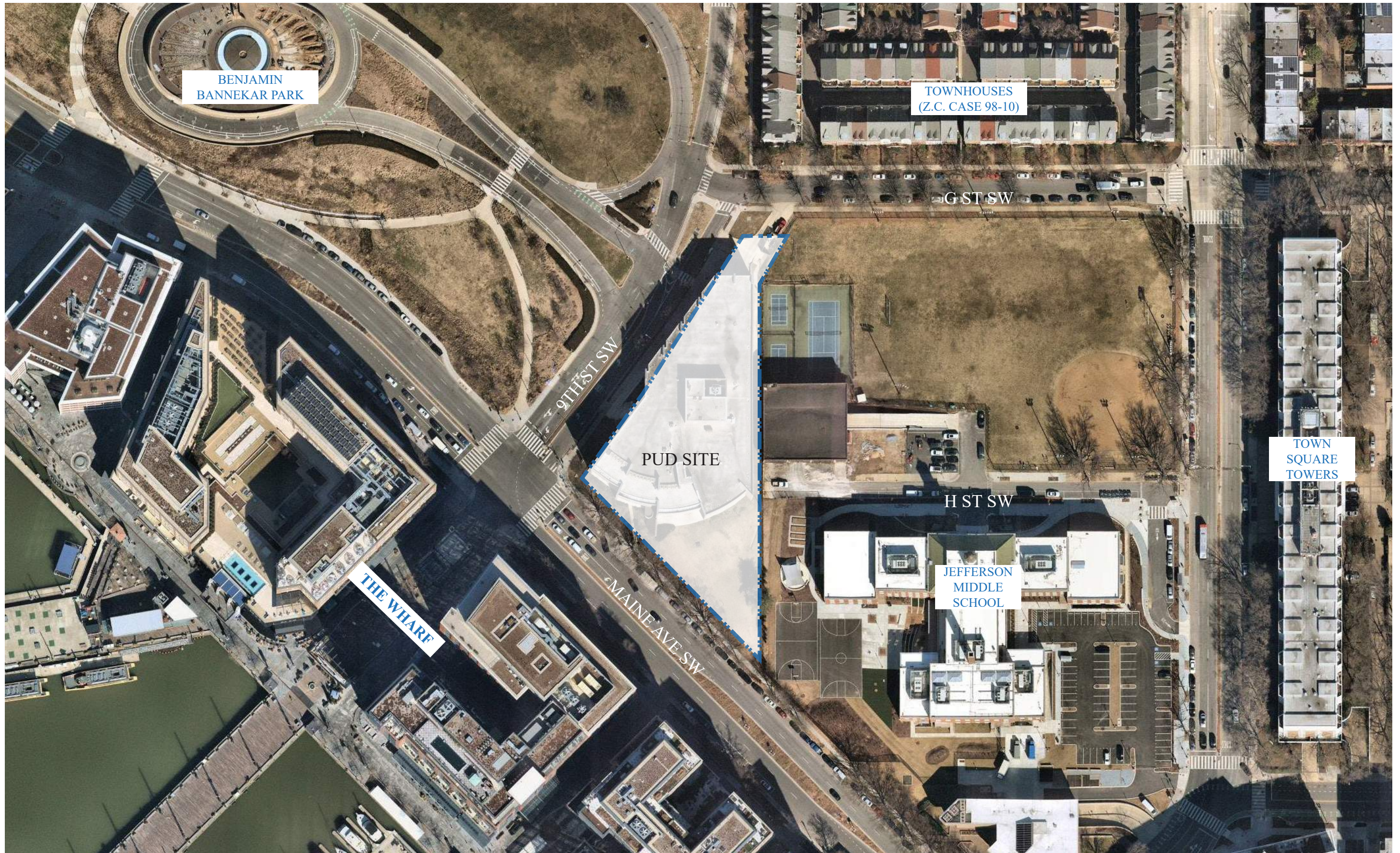
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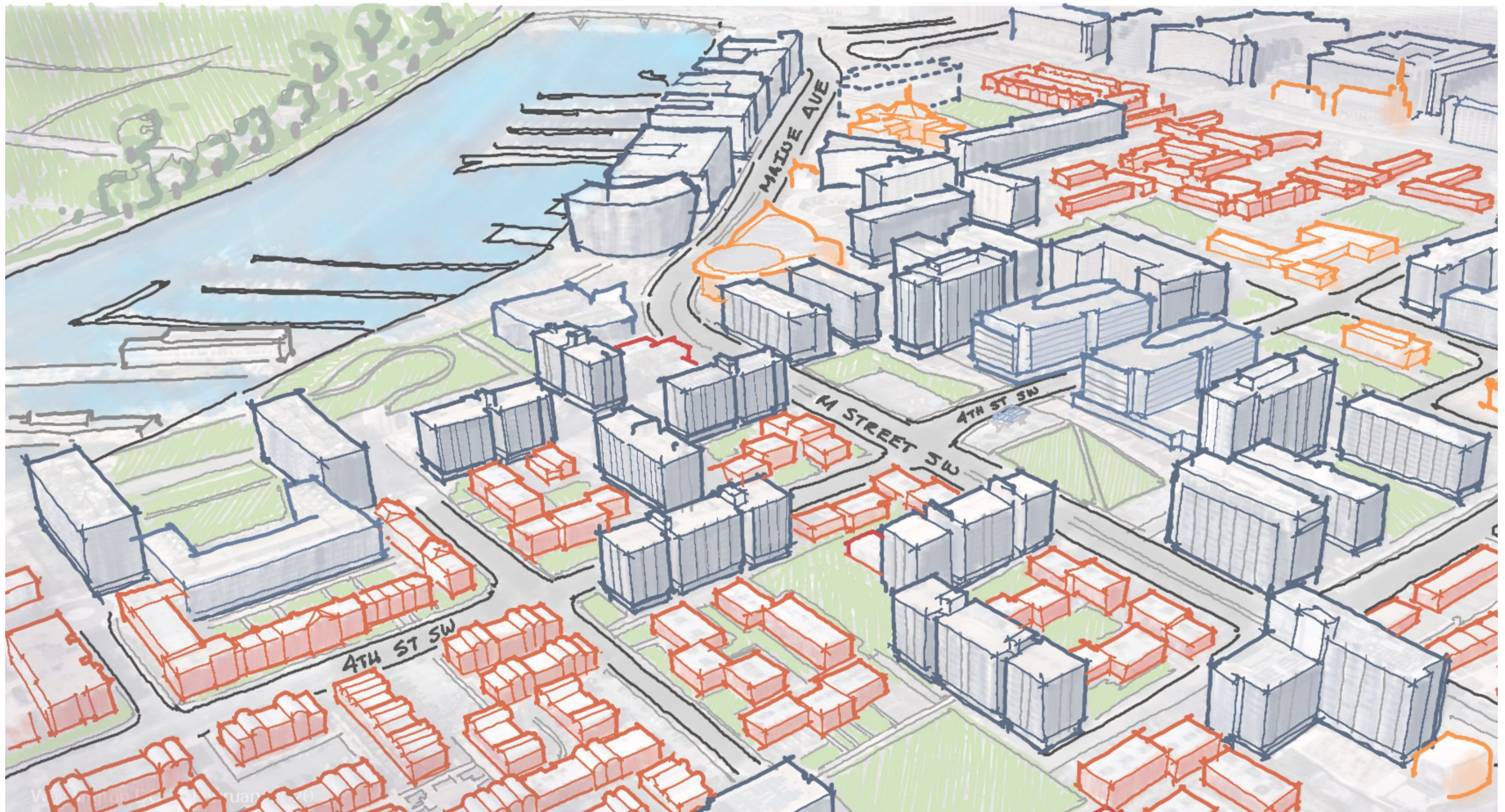
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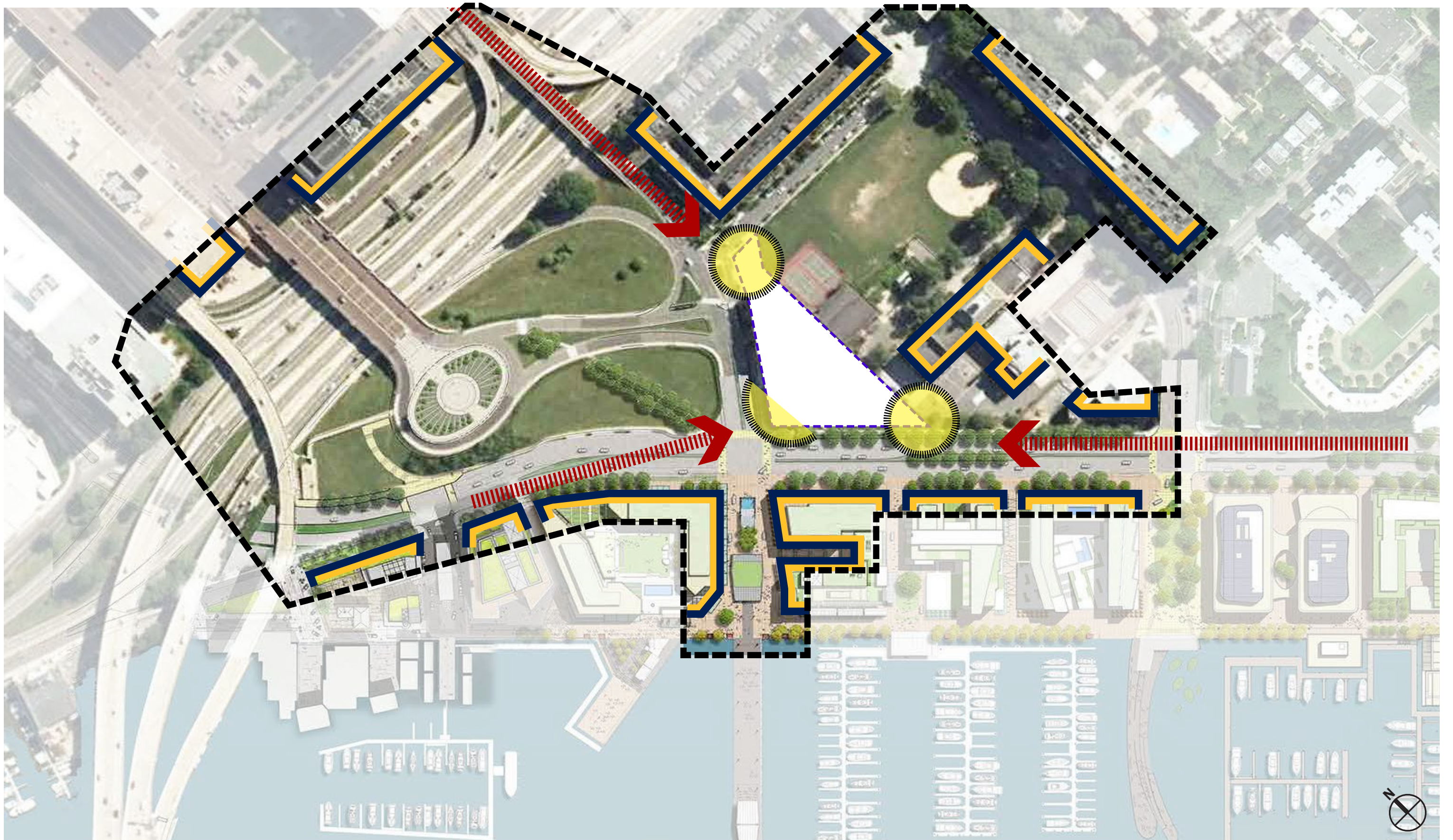
SITE OVERVIEW











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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'	120'	-
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 (454,442 SF)	-
RESIDENTIAL LOT OCCUPANCY	80% W/ IZ (45,890 SF)	82% GROUND (47,128 SF) 80% LEVEL 1 (45,897 SF) 72% LEVEL 2 -10 (41,358 SF) 47% LEVEL 11 (26,680 SF) 17% PENTHOUSE (9,730 SF)	-
REAR YARD	2.5" per 1' vertical distance from grade to highest point of parapet wall, but not less than 12'.	Distance calculated: 27' Rear yard provided: 81'	Measured from centerline 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: 18'-8" Side yard provided varies: 18-8" MIN.	Measured from East property line.
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: 18'-8" Side yard provided varies: 18-8" MIN.	Measured from 9th property line.
OPEN COURT AT LEVEL 2	Min. width: 4 in./ft. of height of court, 10 ft min.	Height of court: 88'-8" Minimum width calculated: 29'-7" Width provided: 43'-9"	-
GAR	Min. green area ratio: 0.20	≥0.20	-

GROSS FLOOR AREAS

	PROPOSED
RESIDENTIAL	431,818 SF
RETAIL	22,624 SF
TOTAL	454,442 SF

INCLUSIONARY ZONING SUMMARY⁽¹⁾

	PROPOSED
TOTAL GROSS FLOOR AREA (ALL USES FAR)	454,442SF
TOTAL RESIDENTIAL GROSS FLOOR AREA	431,818 SF
TOTAL GROSS SF DEVOTED TO IZ (15% RESIDENTIAL GROSS)	64,773 SF

UNIT MIX

	PROPOSED
COUNT ⁽²⁾	498
TYPE	MIX
STUDIO	10-20%
1BR	30-35%
1BR-JR	20-25%
1BR+D	5-10%
2BR	20-30%
3BR	8 UNITS

ZONING TABULATIONS

PARKING AND SUPPORT

CAR PARKING				CAR REQUIREMENTS METHOD OF CALCULATION
	REQUIRED	50% ⁽¹⁾	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 ⁽²⁾	1 loading for 5,000 to 20,000 sq ft GFA

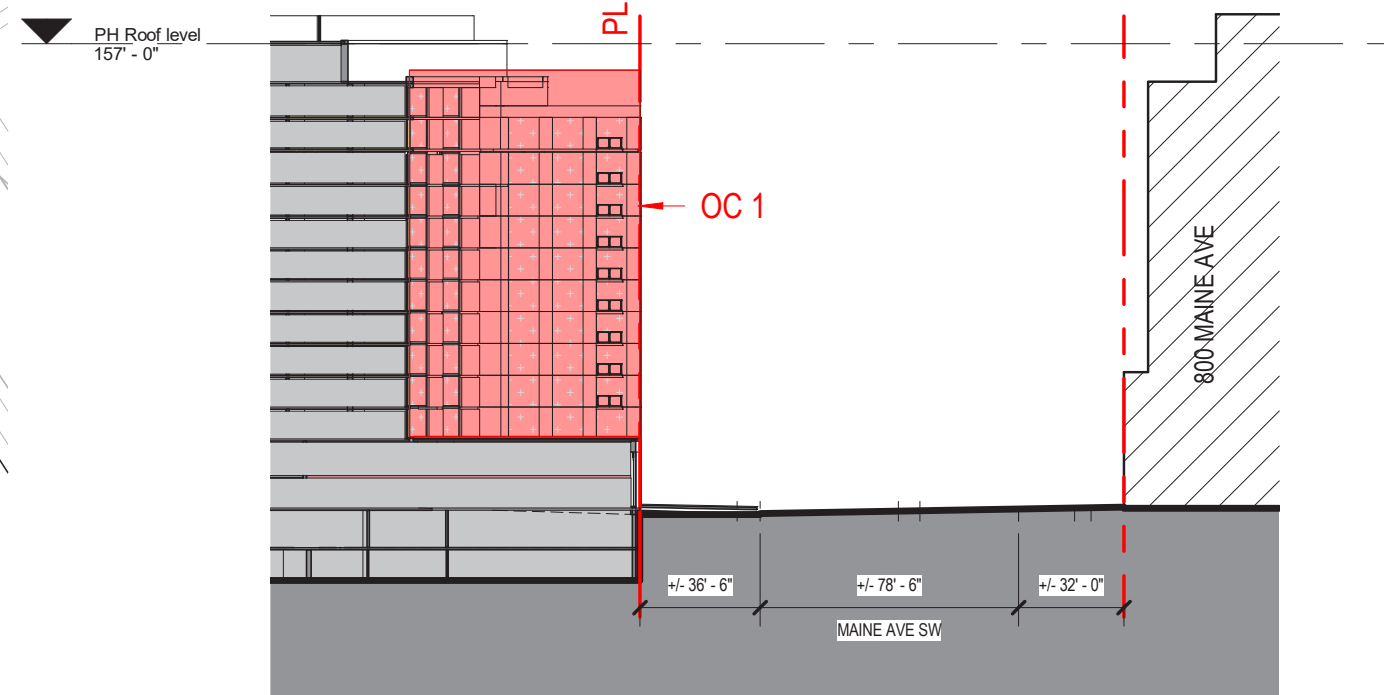
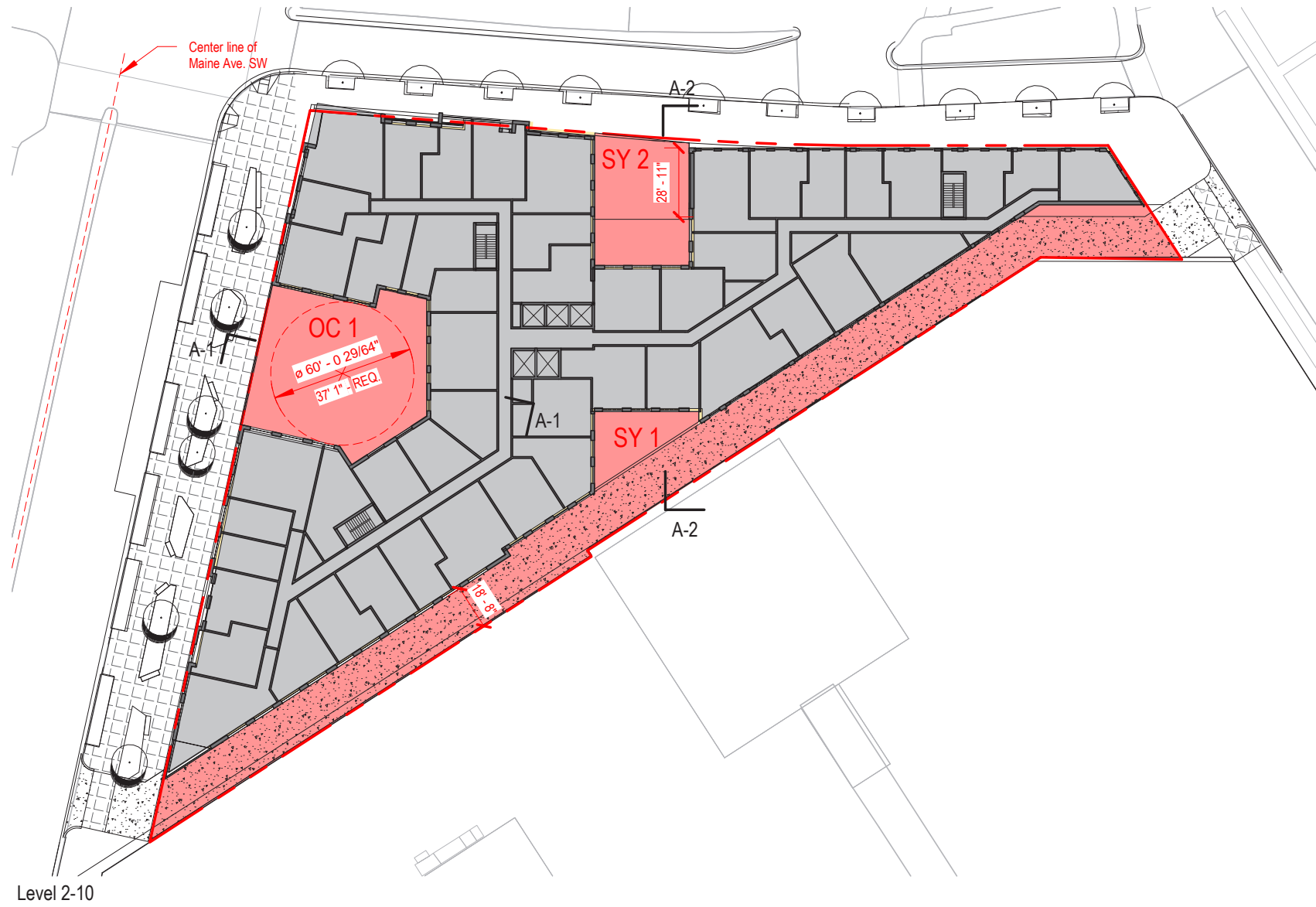
NOTES:

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

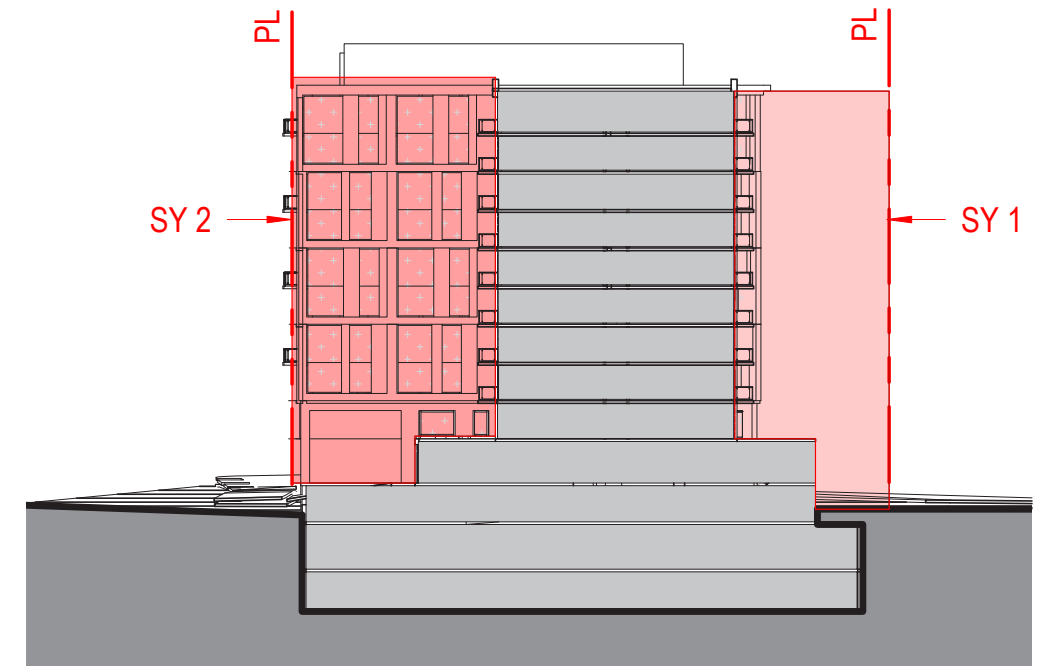
"702.1 Within any zone other than an R or RF zone, the minimum vehicle parking requirement identified in the table of Subtitle C § 701.5 shall be reduced by fifty percent (50%) for any site which is located:

(a) Within one-half mile (0.5 mi.) of a Metrorail 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.

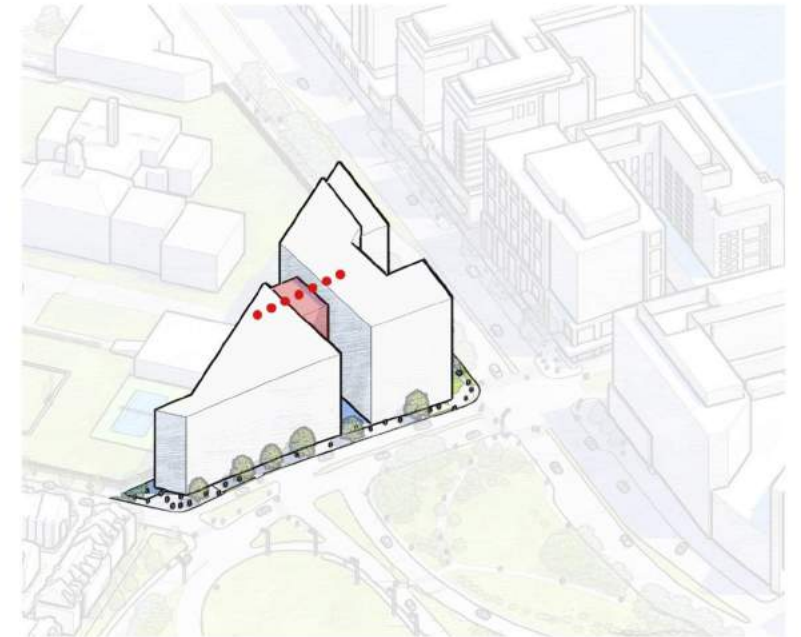
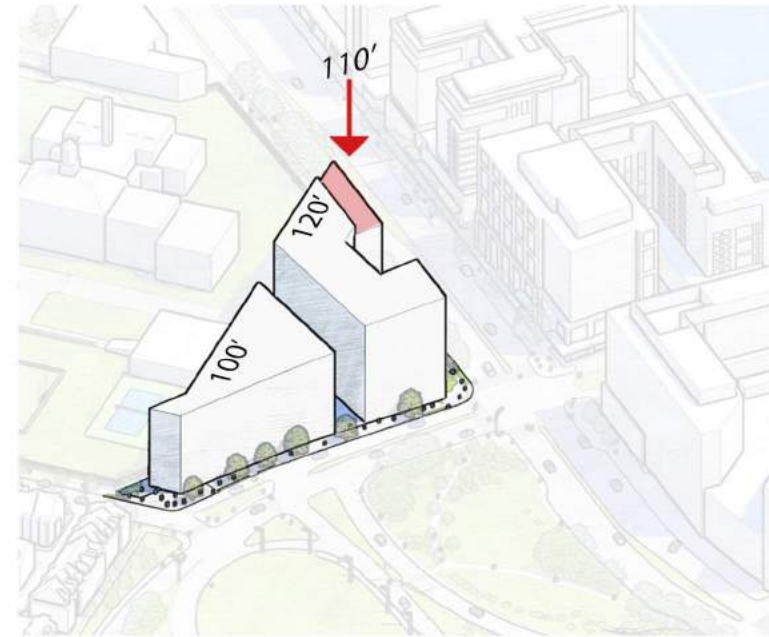
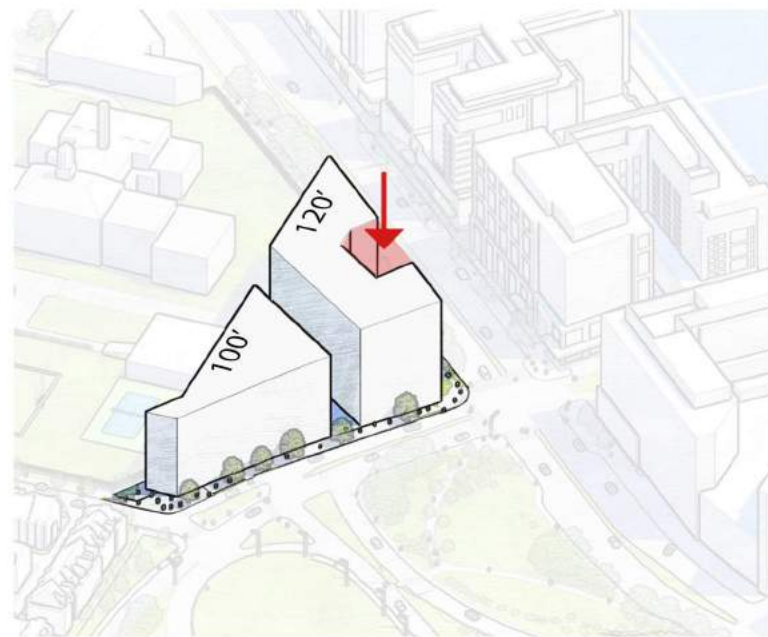
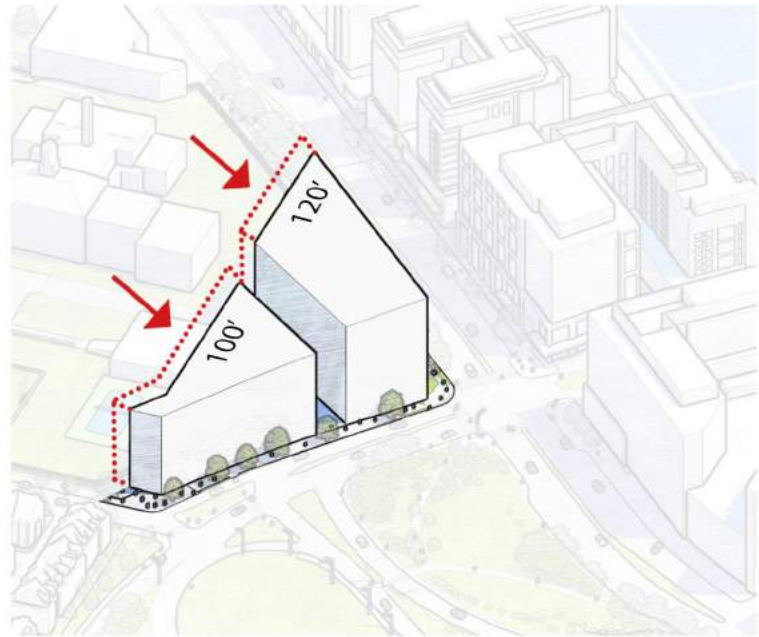
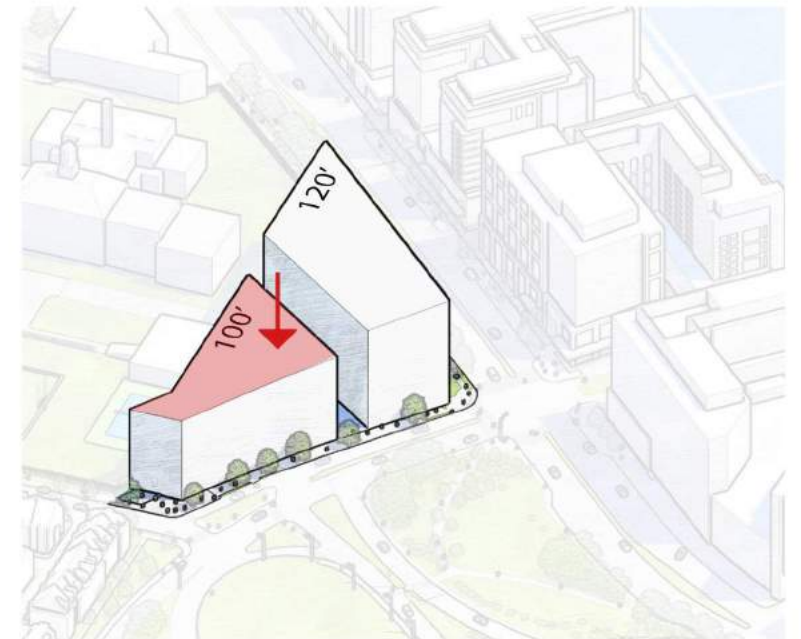
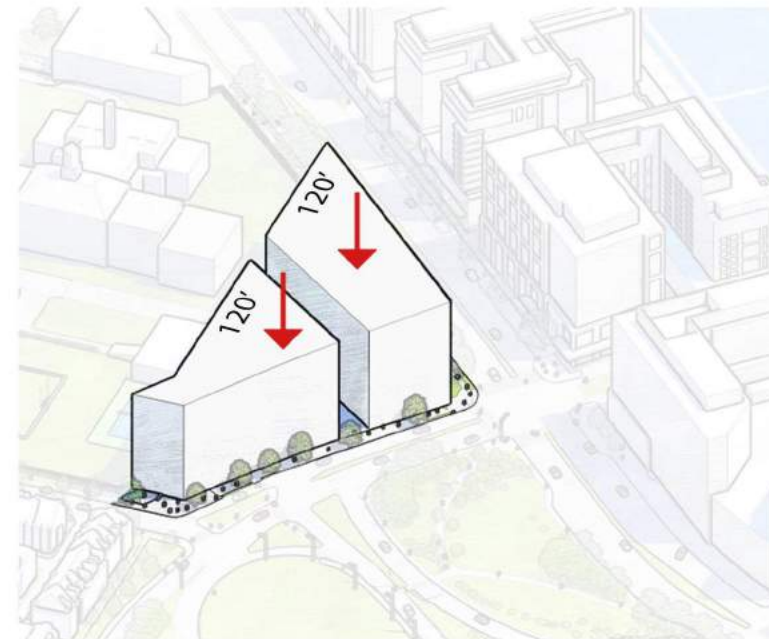
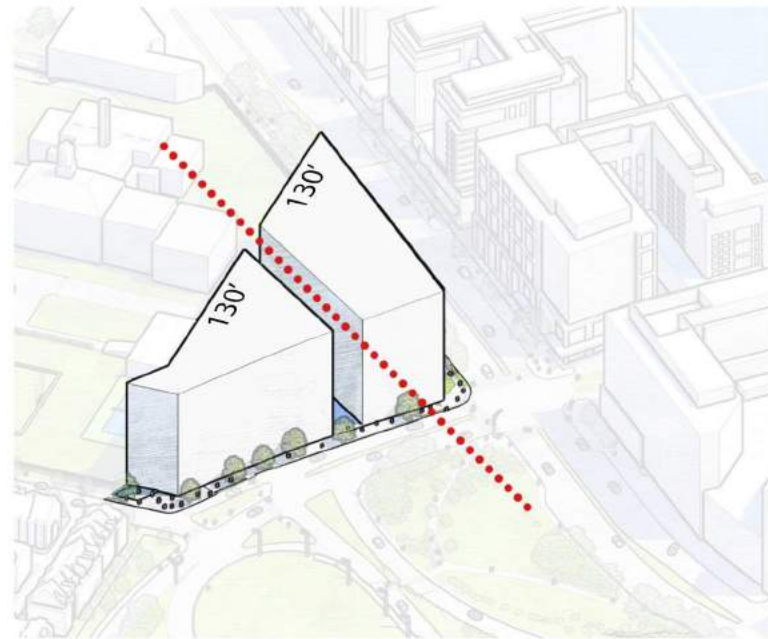
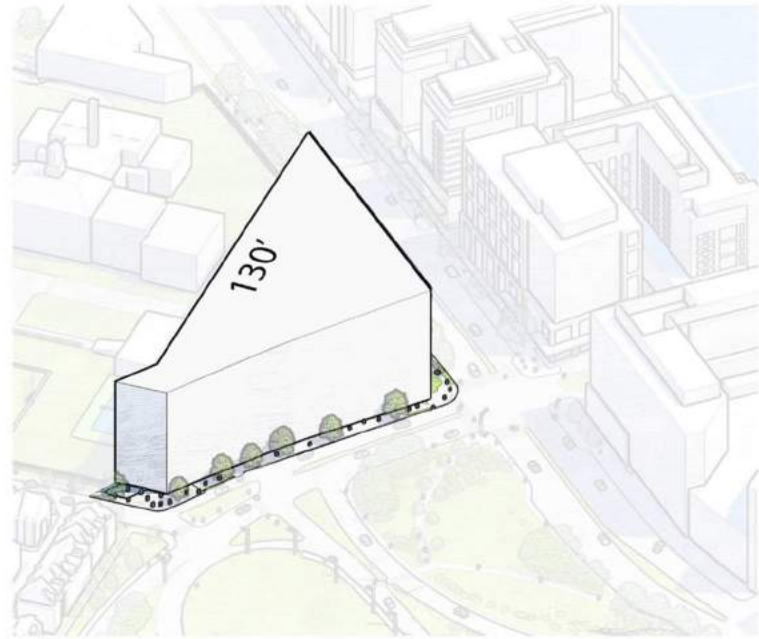


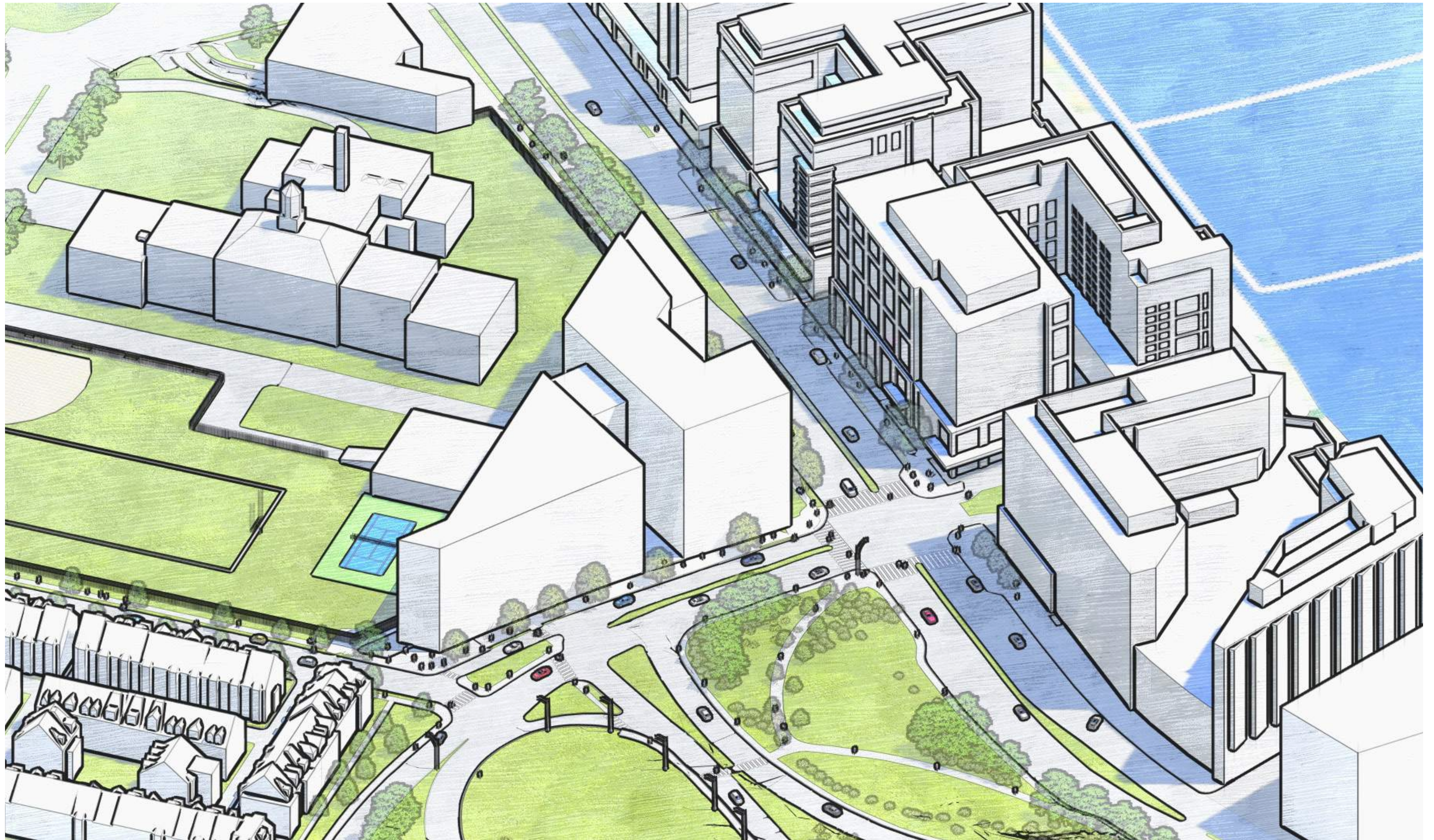
Section A-1



Section A-2

CONCEPT MASSING

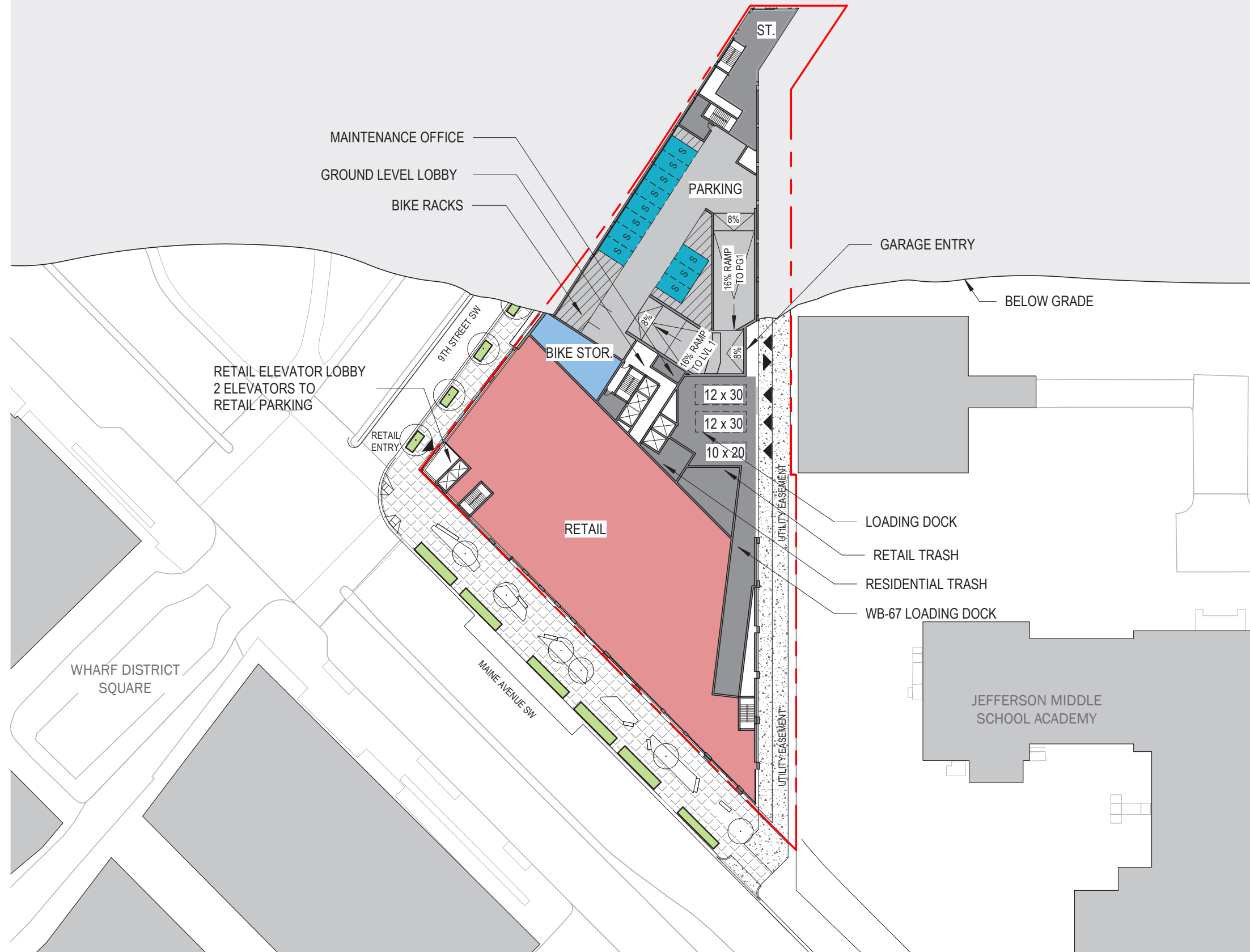




BUILDING PLANS & SECTIONS

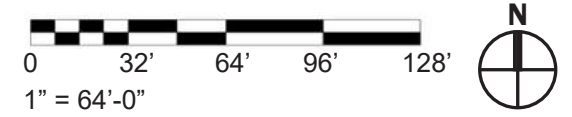
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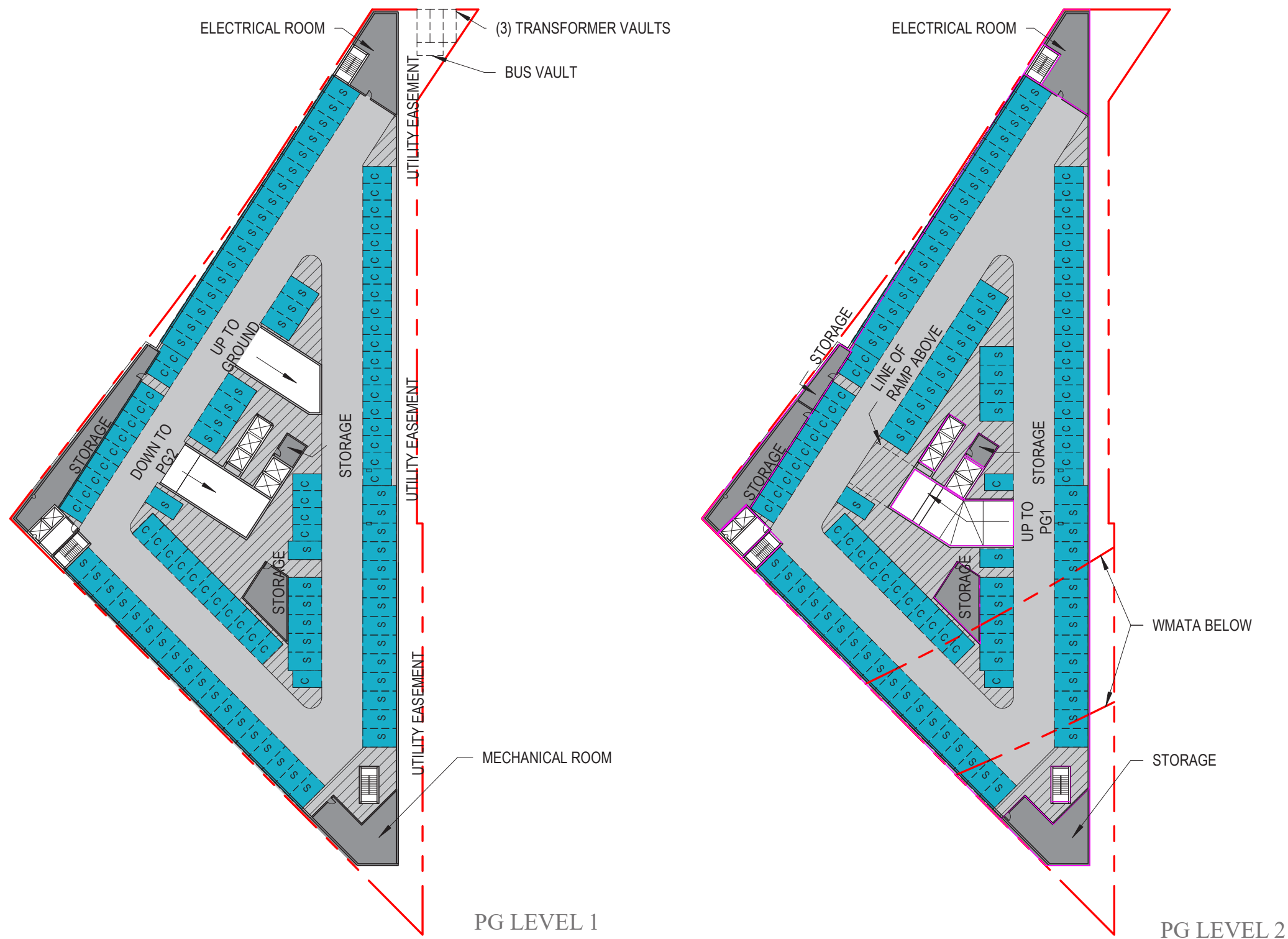
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATIONS ARE PRE-LIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. RETAIL, COMMUNITY & AMENITY ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL & AMENITY 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.



Legend:

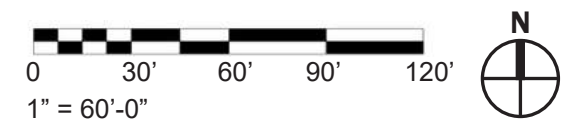
- AMENITY
- BOH
- CIRC
- PARKING
- RETAIL

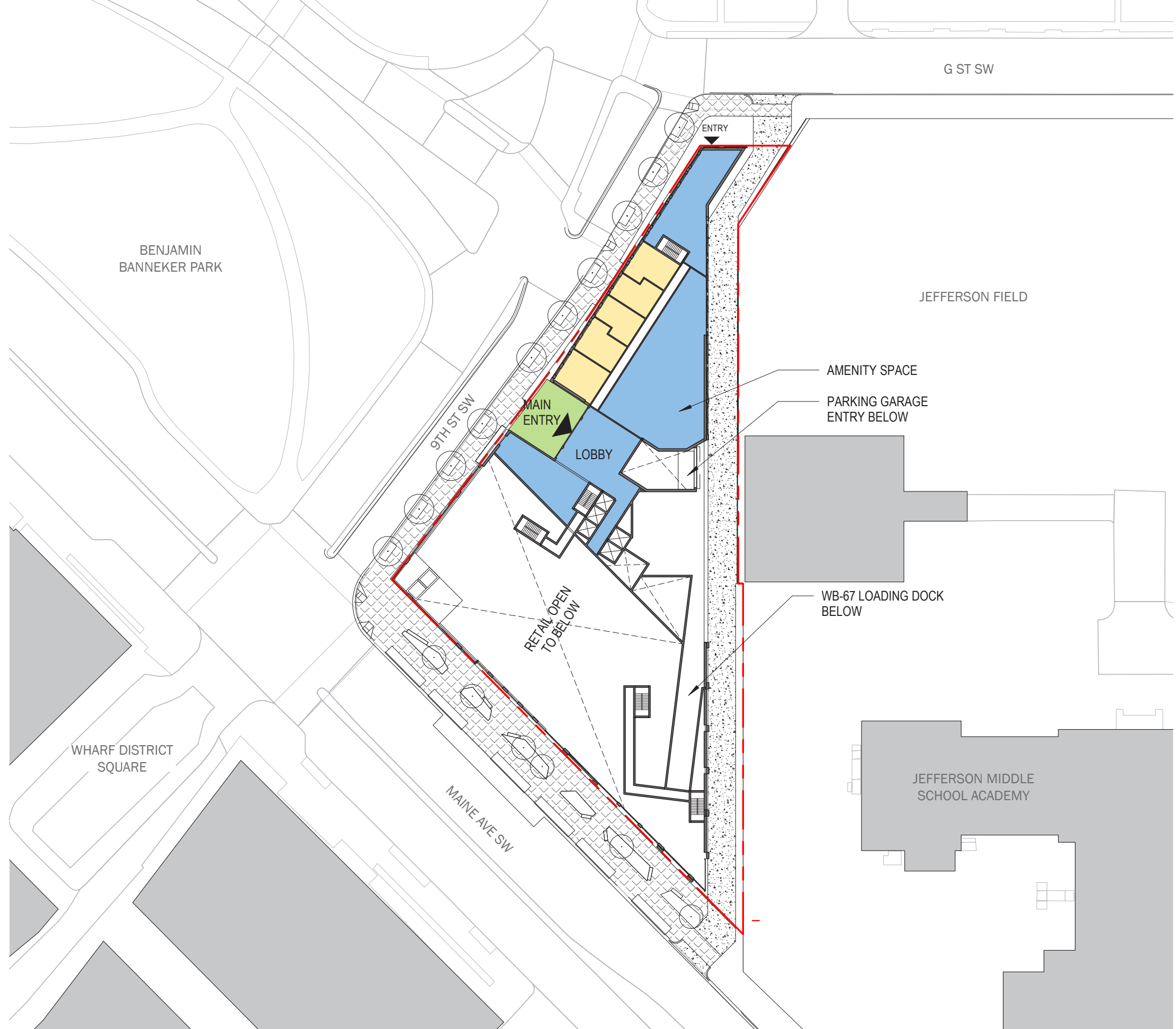




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2. ALL COMPACT SPACES DENOTED BY "C" ARE 8'-0" X 16'-0" MIN.
3. ALL OTHER SPACES (EXCEPT ACCESSIBLE) ARE 9'-0" X 18'-0" MIN.
4. ALL DRIVE AISLES (EXCEPT WHERE SPECIFIED) ARE 22'-0" TYPICAL.

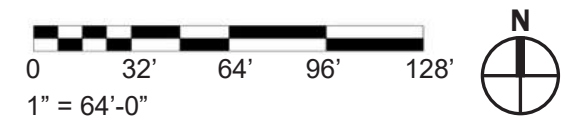




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Legend:

- AMENITY
- CIRC
- COMMON AREA
- RESI

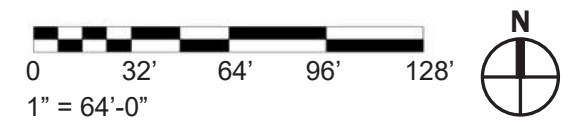


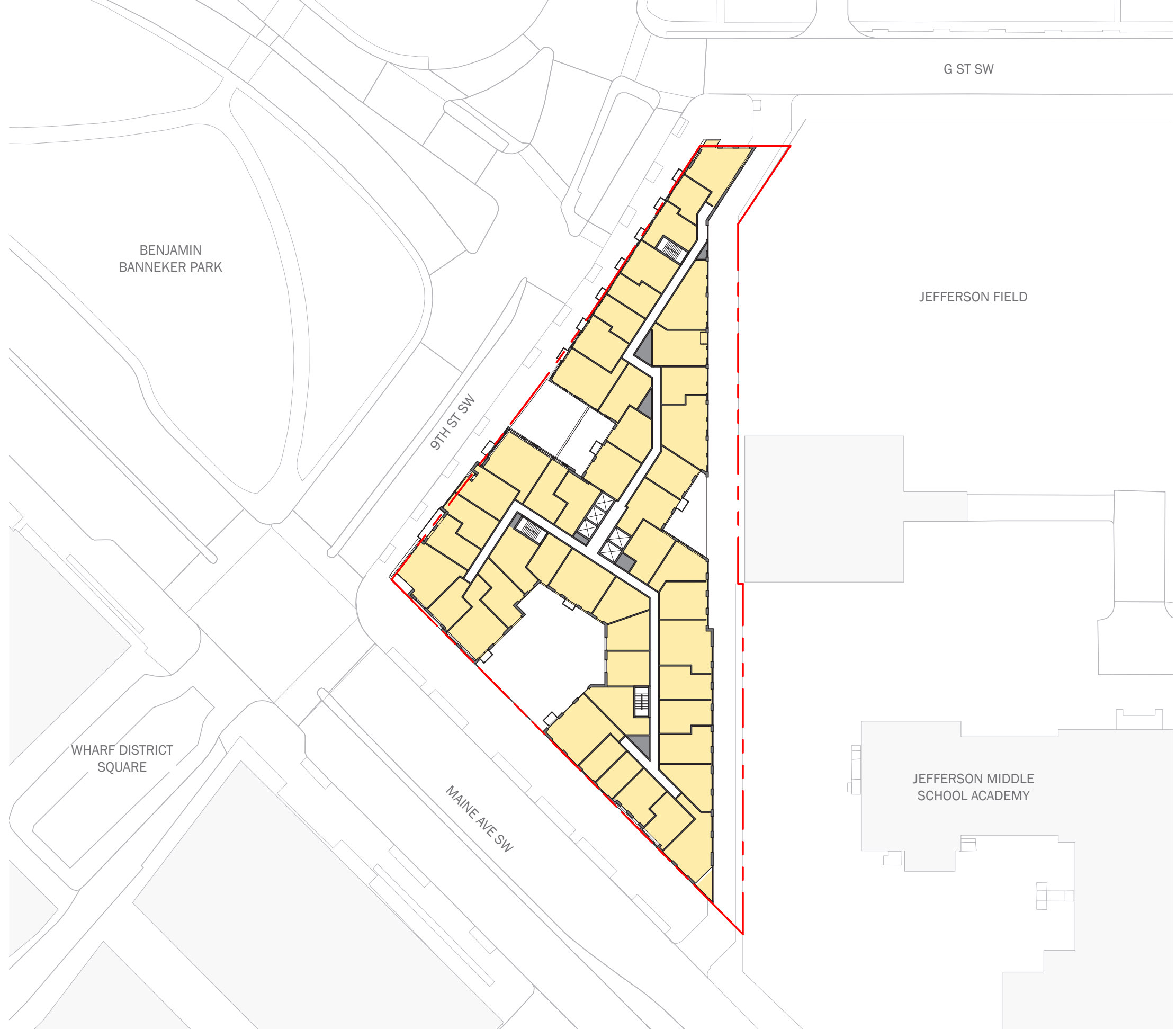


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2. UNIT MIX AND SIZES ARE SUBJECT TO CHANGE PER REQUESTED FLEXIBILITY WITHIN RANGES STATED.
3. COURTYARD DESIGN AND LAYOUTS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

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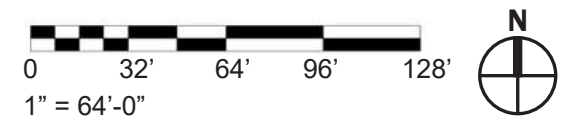




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