RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

CONSOLIDATED PUD APPLICATION

13 MARCH, 2015

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ZONING COMMISSION
District of Columbia
CASE NO.15-05
EXHIBIT NO.2A1

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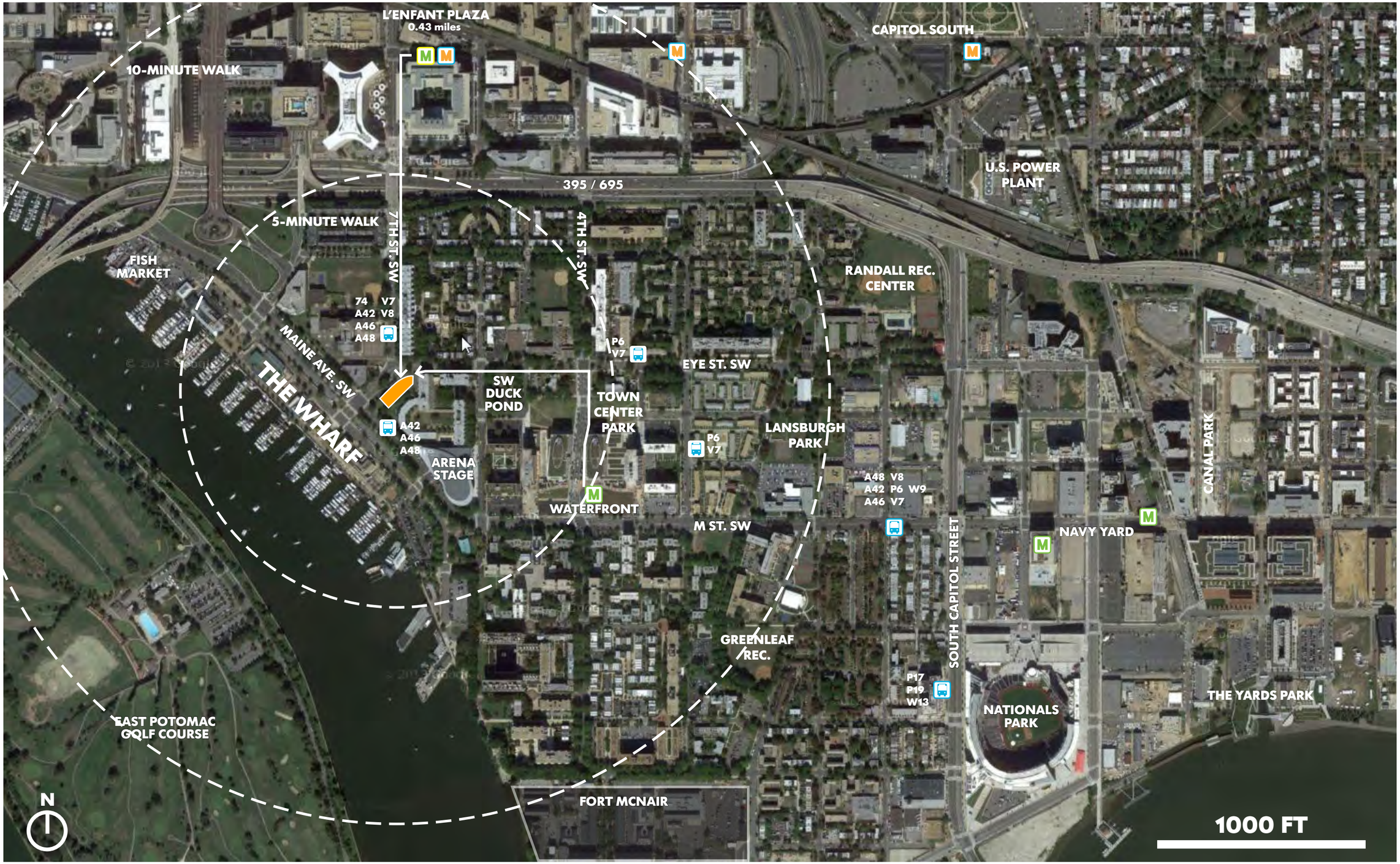

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT
DEVELOPMENT/ZONING DATA & DIAGRAMS

AERIAL SITE PHOTOGRAPH
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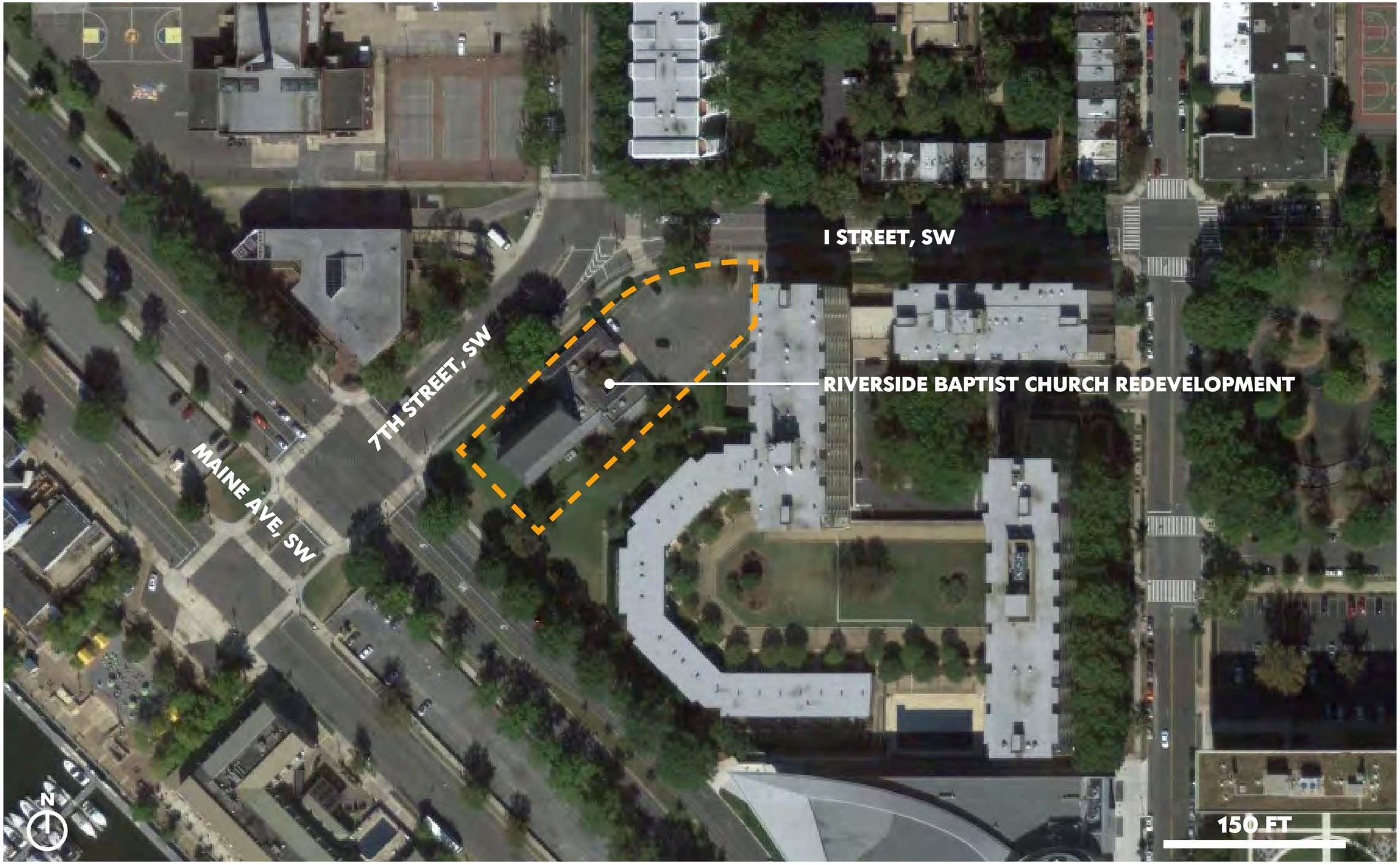
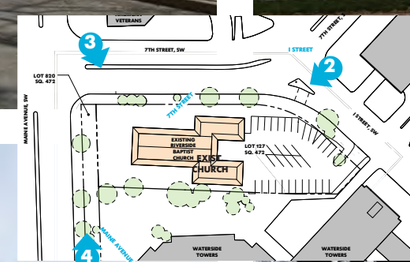

I STREET, SW
7TH STREET, SW
MAINE AVE, SW
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT
N
150 FT



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

EXISTING SITE PHOTOS

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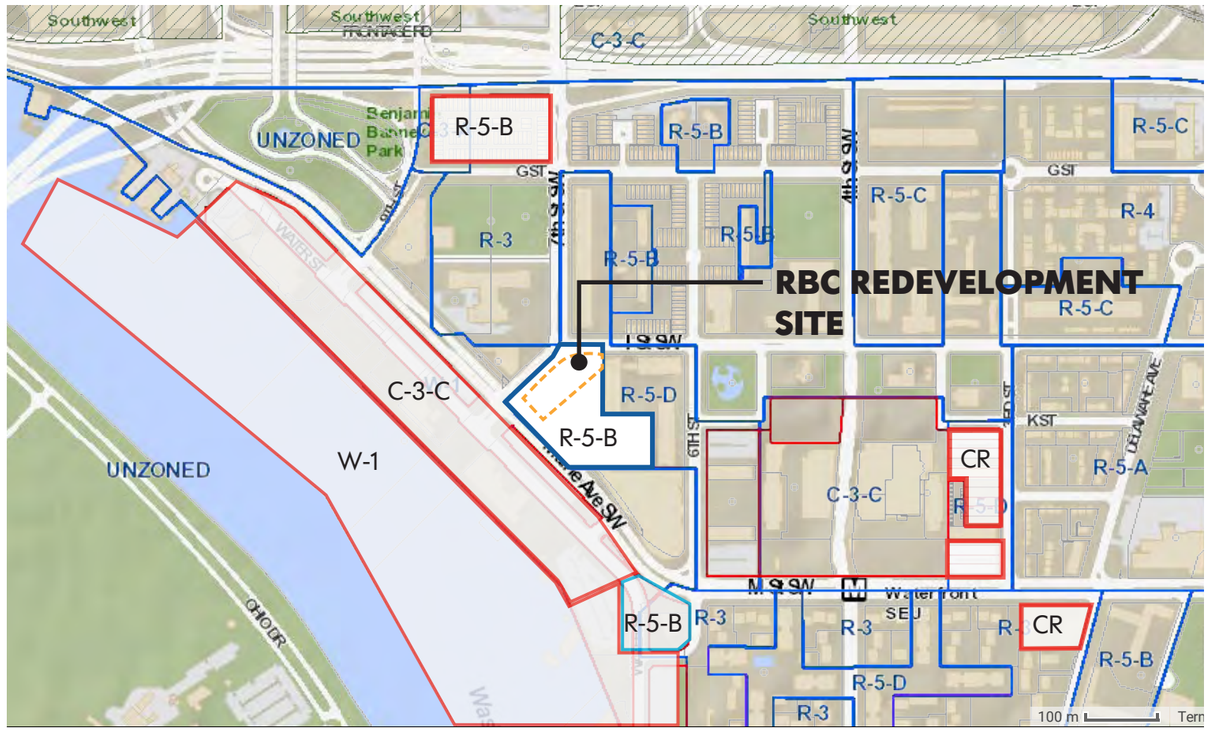
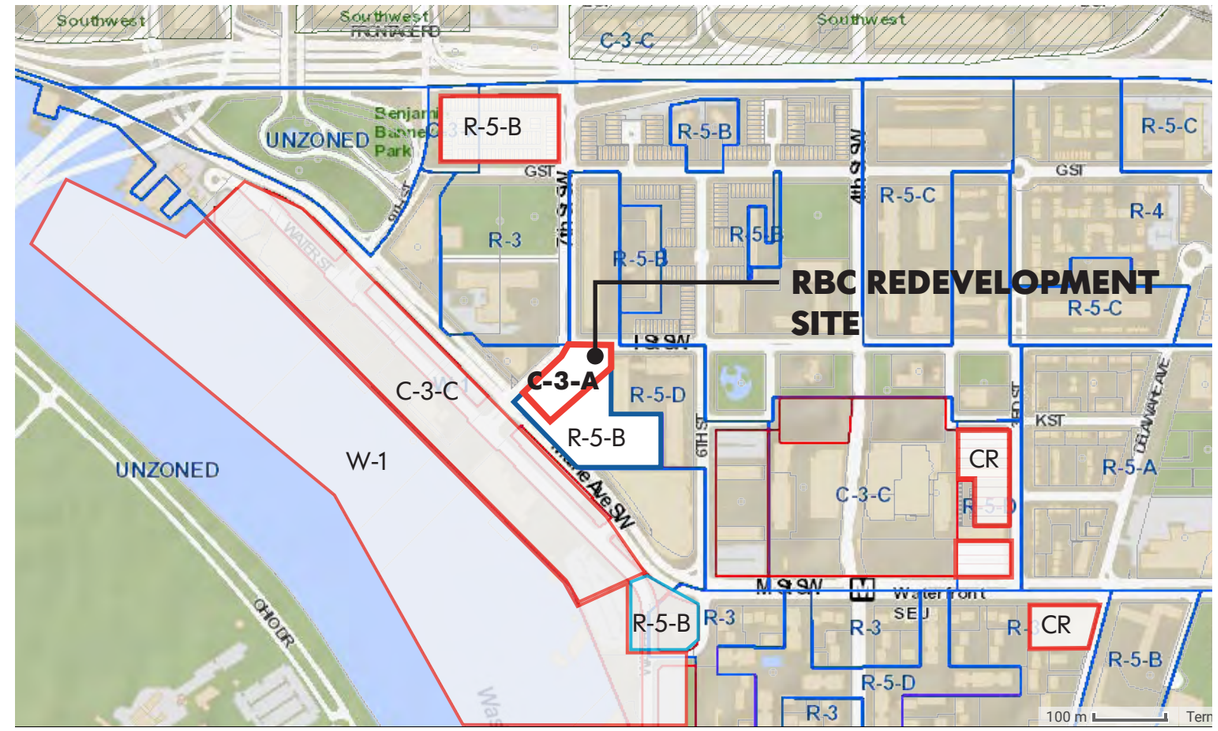


EXISTING ZONING



PROPOSED ZONING

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

EXISTING AREA ZONING MAP
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SITE DATA

SITE LOCATION/ ZONING DISTRICT

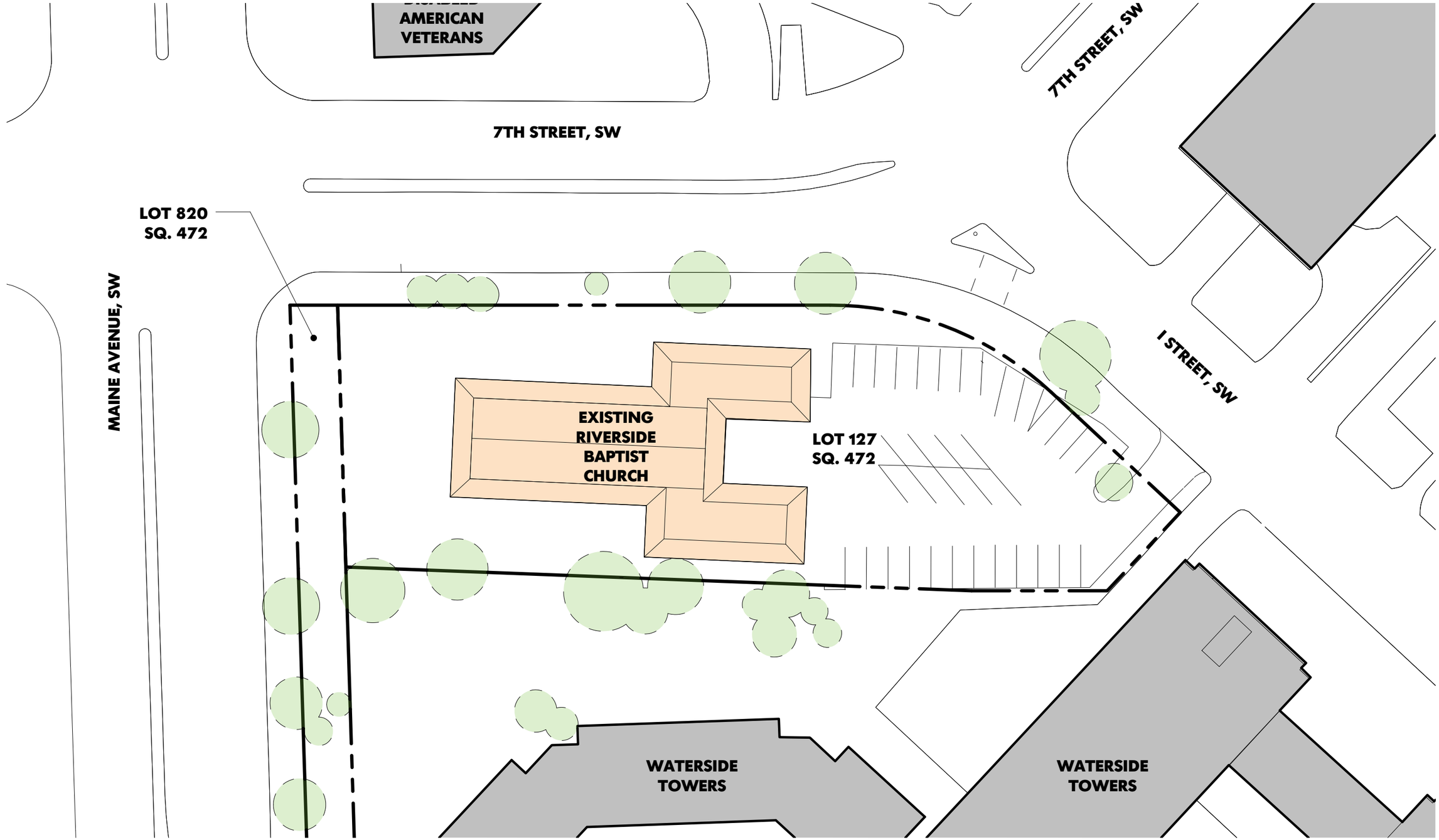
SQUARE	472
LOT	127
CURRENT ZONING	R-5-B
PROPOSED ZONING	**C-3-A**

DETAILED DEVELOPMENT DATA

NO.	DESCRIPTION	EXISTING ZONING (R-5-B)	PROPOSED ZONING (C-3-A/ PUD)	PROPOSED DEVELOPMENT	
1	BUILDING HEIGHT	50 FEET	90 FEET	MEASURING POINT AT CURB; EL. +20'-3"	90 FT
2	DENSITY	1.8 FAR	4.5 FAR (3.0 FAR NON-RESIDENTIAL)	TOTAL DENSITY RESIDENTIAL DENSITY NON - RESIDENTIAL DENSITY RELIEF REQUESTED: 1.56% INCREASE IN FAR PER SECTION 2405.3	**164,485 SF (4.57 FAR)**[1] 145,130 SF (4.03 FAR) 19,355 SF (0.54 FAR)
3	LOT OCCUPANCY	60%	75%		73 %
4	ROOF STRUCTURE	(A) 1:1 SETBACK FROM EXTERIOR WALLS (B) VERTICAL WALLS TO ONE ROOF (C) 18'-6" HEIGHT (D) 0.37 FAR	(A) 1:1 SETBACK FROM EXTERIOR WALLS (B) VERTICAL WALLS TO ONE ROOF (C) 18'-6" HEIGHT (D) 0.37 FAR	(A) PROVIDED (B) RELIEF REQUESTED (C) 20'-0" HEIGHT. DESIGN ASSUMES THE ADOPTION OF PROPOSED ZONING REGULATIONS IN ZC CASE NO. 14-13 (D) 8,290 SF (0.23 FAR)	
5	REAR YARD SETBACK	4 INCHES PER FOOR OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE ROOF OR PARAPET WALL BUT NOT LESS THAN 15 FEET (404.1)	2-1/2 INCHES PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF, BUT NOT LESS THAN 12 FEET (774.1). REQUIRED WIDTH OF REAR YARD = 19'-6"	RELIEF REQUESTED FROM REAR YARD SETBACK	
6	COURTS	4 INCHES PER FOOT BUT NOT LESS THAN 10'-0" WIDE (406.1)	4 INCHES PER FOOT OF HEIGHT, MEASURED FROM THE LOWEST LEVEL OF THE COURT TO THAT ELEVATION; PROVIDED, THAT IN NO CASE SHALL THE WIDTH OF THE COURT BE LESS THAN 15 FEET (776.3) REQUIRED WIDTH OF COURT "A" = 26'-11" REQUIRED WIDTH OF COURT "B" = 31'-0"	RELIEF REQUESTED FROM COURT WIDTH	
7	INCLUSIONARY ZONING	8% OF RESIDENTIAL GFA	8% OF RESIDENTIAL GFA	8% OF RESIDENTIAL GFA[2]	9,535 SF
8	GREEN AREA RATIO	0.40	0.25	0.25	
9	PARKING (A) VEHICULAR PARKING	(1) RESIDENTIAL: 1 PER 2 UNITS (2) CHURCH: 1 PER 10 SEATS (3) RETAIL N/A	(1) RESIDENTIAL: 1 PER 2 UNITS (85 SPACES) (2) CHURCH: 1 PER 10 SEATS (28 SPACES) (3) RETAIL: IN EXCESS OF 3,000 SF, 1 PER 300 SF (16 SPACES) TOTAL: **129 SPACES**	169 PARKING SPACES; RELIEF REQUESTED FROM SIZE & CONTIGUOUS COMPACT SPACES REQUIREMENTS	
	(B) BICYCLE PARKING	(1) RESIDENTIAL: 1 PER 3 UNITS[3] (2) CHURCH: NONE (3) RETAIL N/A	(1) RESIDENTIAL: 1 PER 3 UNITS (57 SPACES) (2) CHURCH: NONE (3) RETAIL: 5% OF VEHICULAR REQUIREMENT (1 SPACE) TOTAL: **58 SPACES**	64 BICYCLE SPACES	
10	LOADING	(1) RESIDENTIAL: 1 BERTH @ 55 FT; 1 SPACE AT 20 FT. (2) CHURCH: NONE (3) RETAIL N/A	(1) RESIDENTIAL: 1 BERTH @ 55 FT; 1 SPACE AT 20 FT. (2) CHURCH: NONE (3) RETAIL: 1 BERTH @ 30 FT TOTAL: **1 BERTH @ 55 FT; 1 BERTH @ 30 FT; 1 SPACE AT 20 FT.**	2 BERTHS @ 30 FT; RELIEF REQUESTED	

FOOT NOTES

1 APPROXIMATELY 2,196 SF OF GROSS FLOOR AREA (0.06 FAR) IS EXTERIOR BUILDING AREA LOCATED UNDER BUILDING OVERHANGS
2 FOR PURPOSES OF INCLUSIONARY ZONING, "RESIDENTIAL GFA" IS EXPRESSED AS NET LEASABLE RESIDENTIAL AREA (115,063 SF) AND PENTHOUSE FLOOR AREA DEVOTED TO RESIDENTIAL USE (4,117 SF) = 119,180 SF.
3 PER 18 DCMR SECTION 1214.4 (BICYCLE PARKING REQUIREMENTS FOR RESIDENTIAL BUILDINGS)



1" = 40'-0"

0 40 80

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

EXISTING SITE PLAN
CONSOLIDATED PUD APPLICATION

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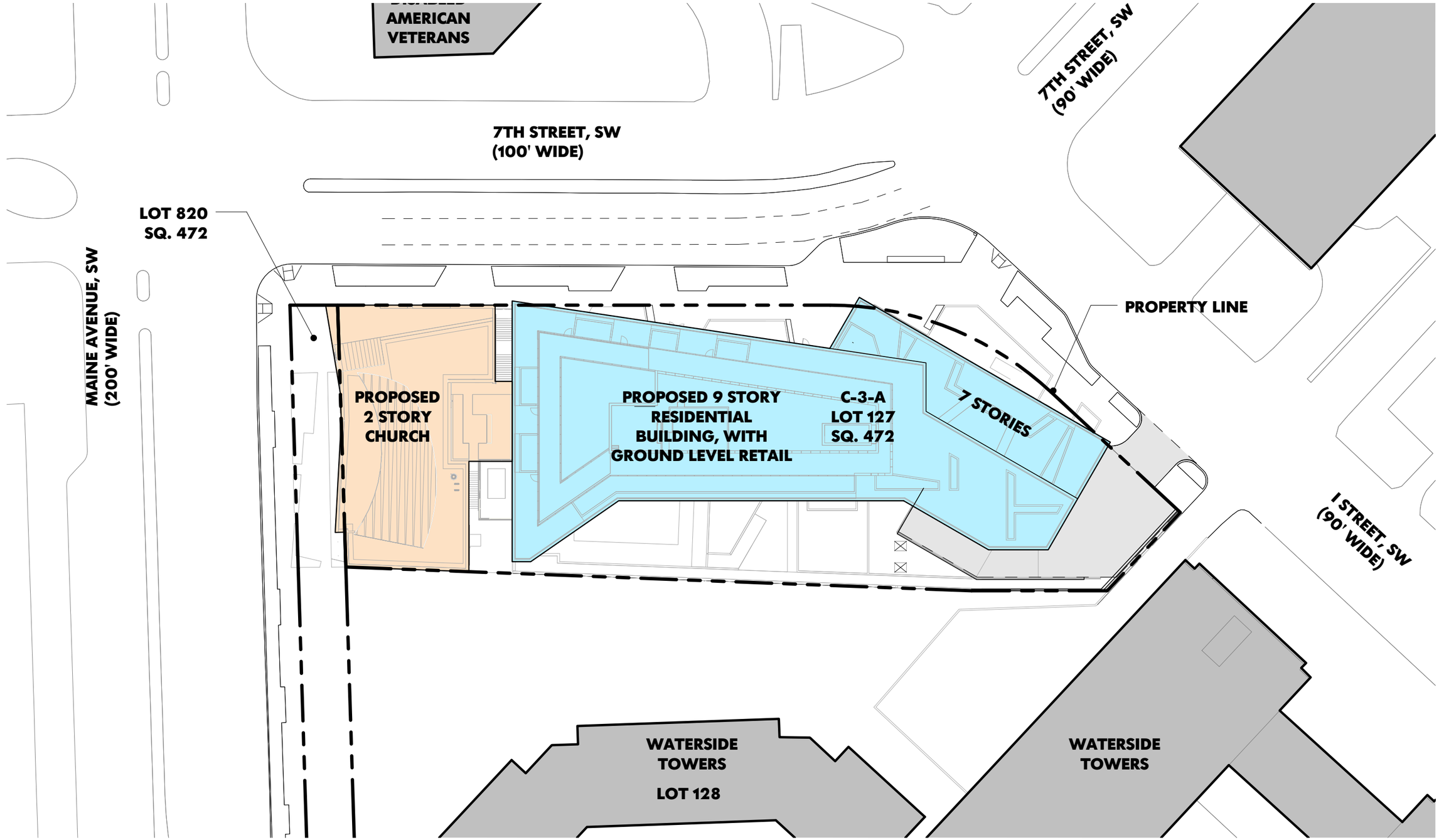
IMPROVEMENTS IN PUBLIC SPACE ARE SUBJECT TO CHANGE BASED ON REVIEW AND APPROVAL OF PUBLIC SPACE OFFICIALS



1" = 40'-0"

0 40 80

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED SITE ZONING DIAGRAM
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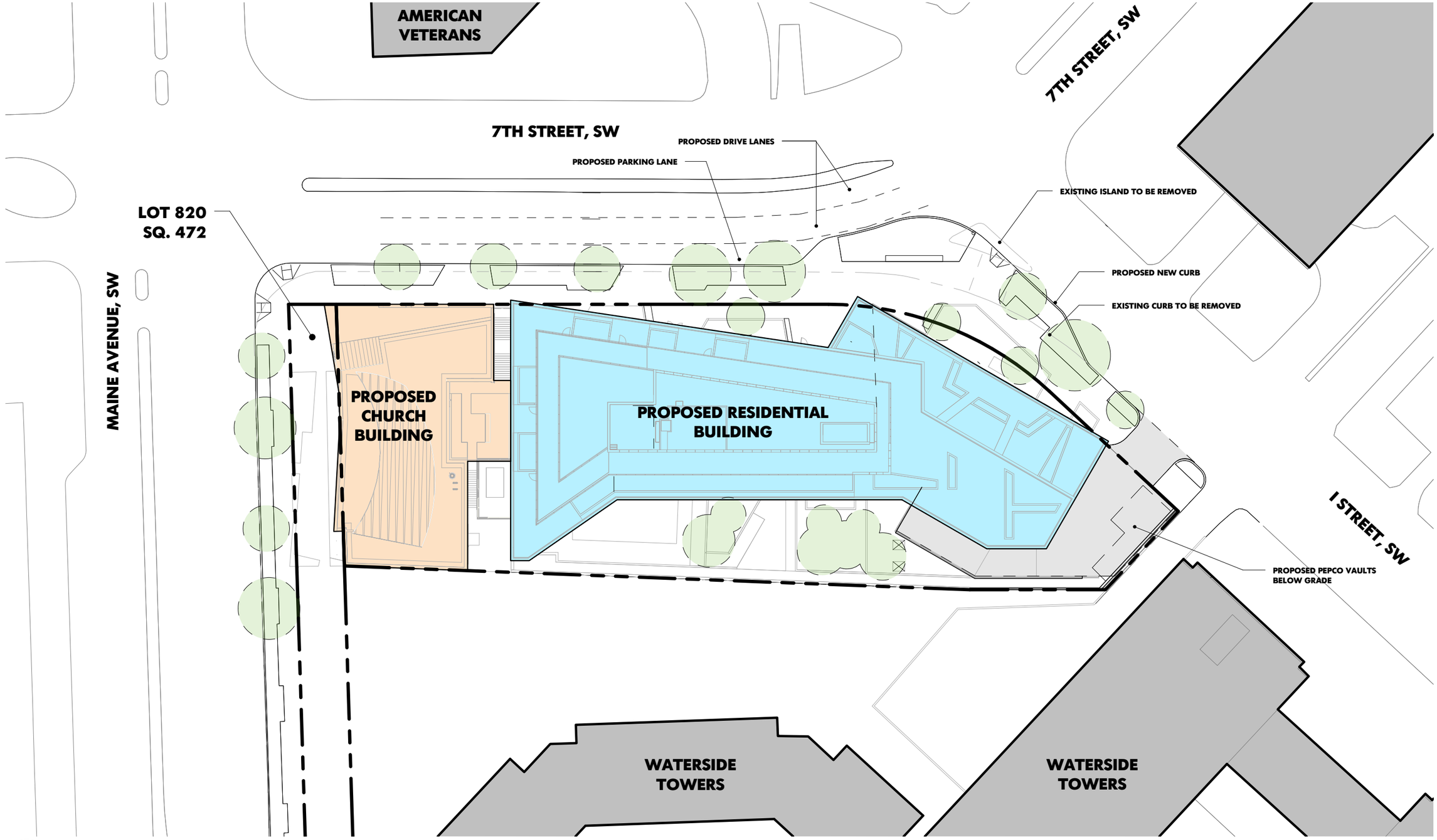

1" = 40'-0"

0 40 80

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED SITE PLAN
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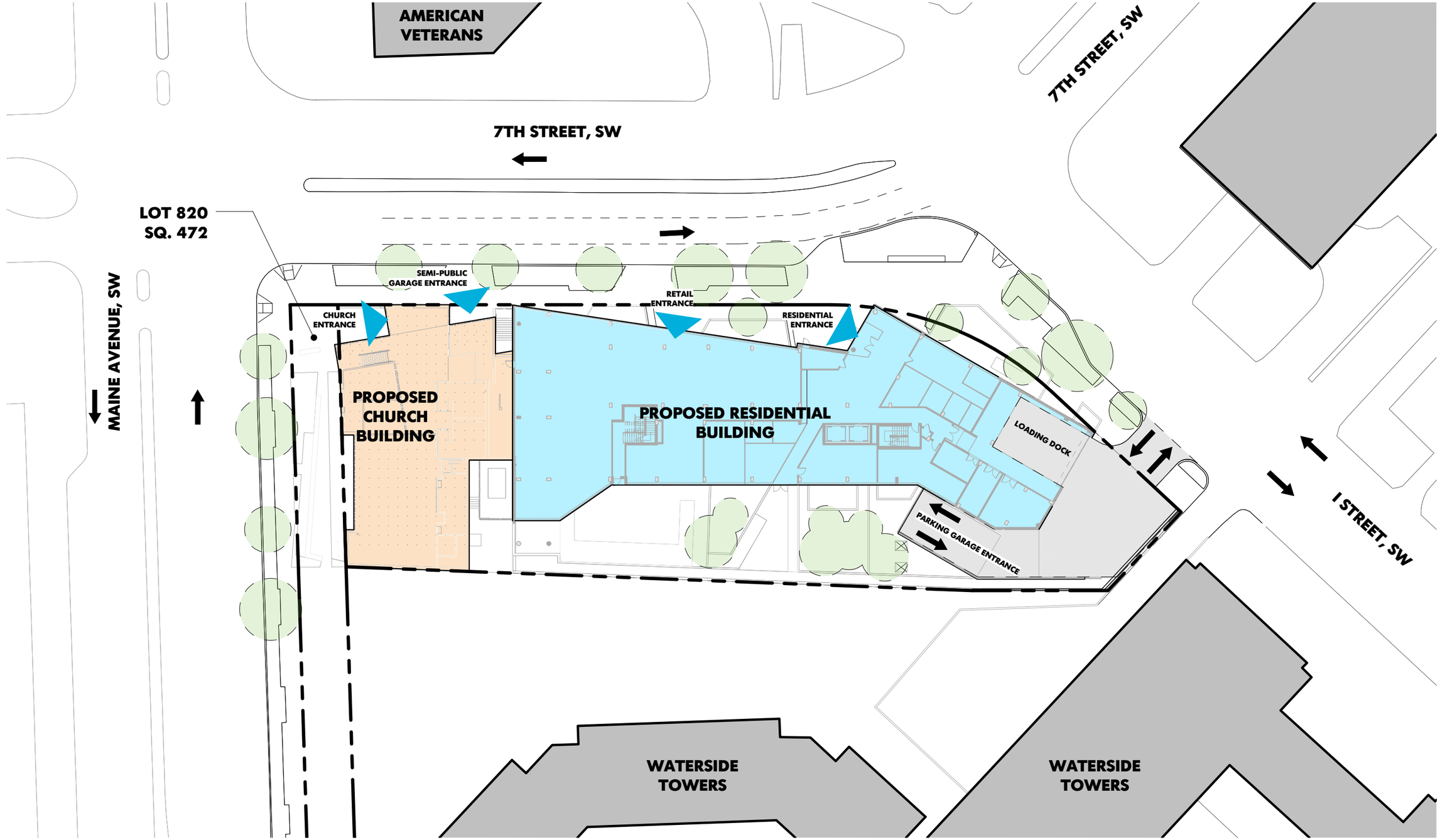
FLEXIBILITY REQUESTED TO MODIFY RETAIL ENTRANCE LOCATION(S) FOR TENANT REQUIREMENTS



1" = 40'-0"

0 40 80

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED SITE CIRCULATION

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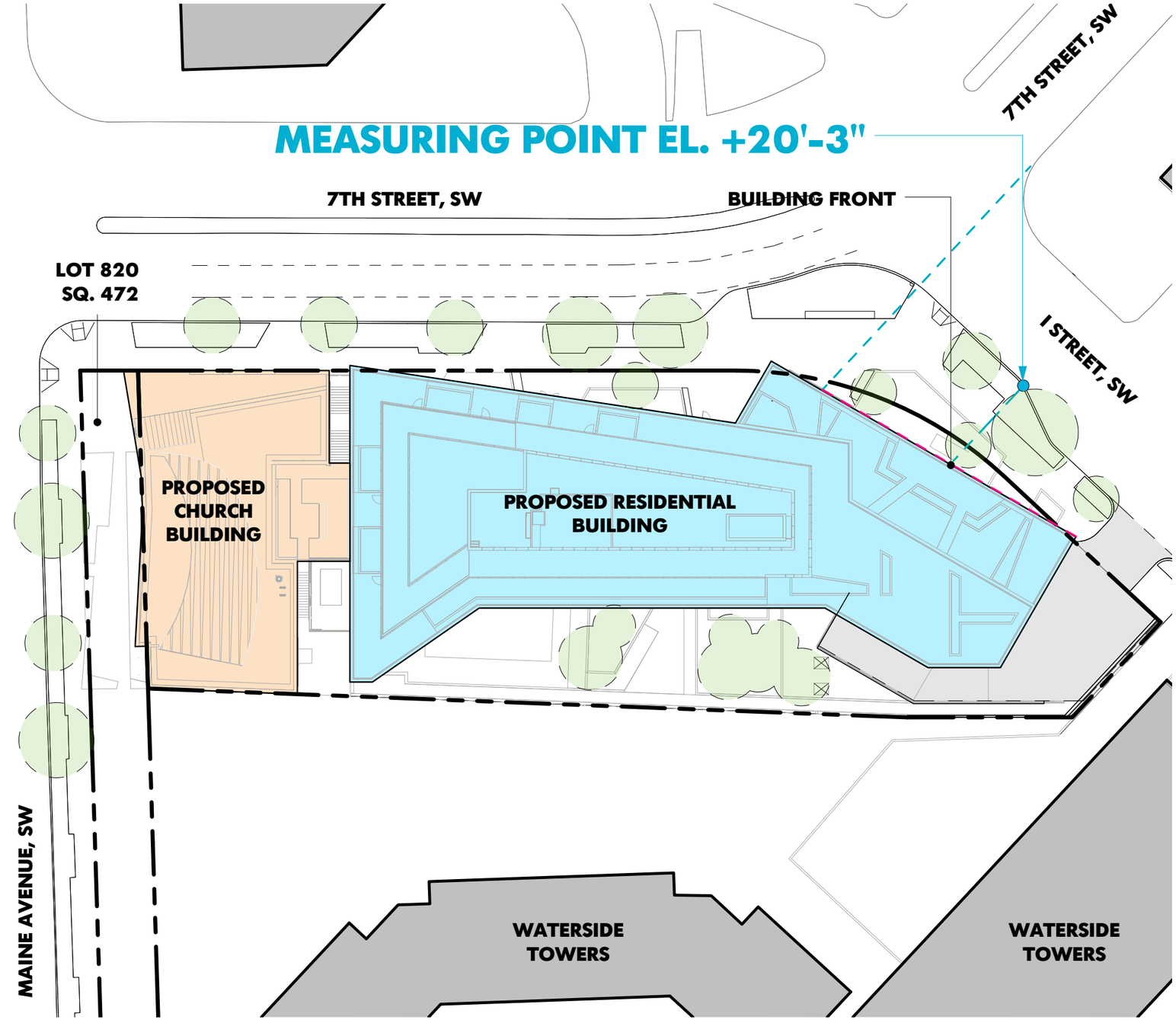
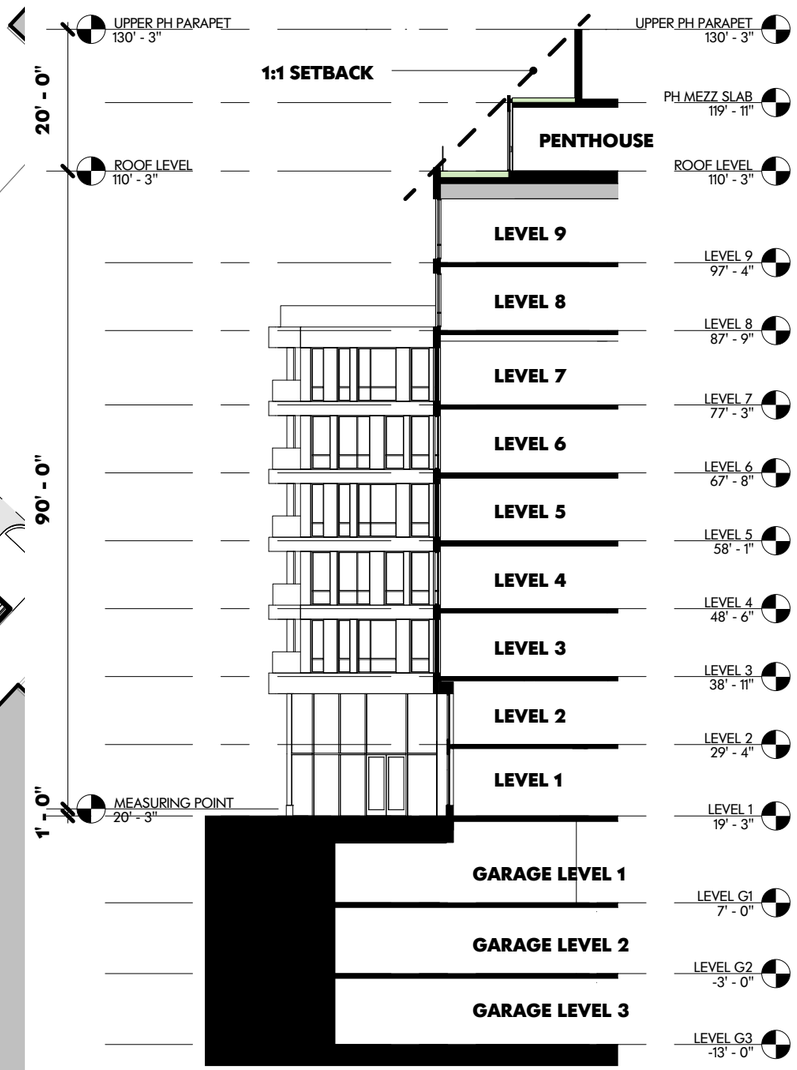
DESIGN ASSUMES THE ADOPTION OF NEW ZONING REGULATIONS THAT IMPLEMENT RECENT CHANGES TO THE HEIGHT ACT REQUIREMENTS





DEVELOPMENT SECTION

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED DEVELOPMENT HEIGHT & BHMP
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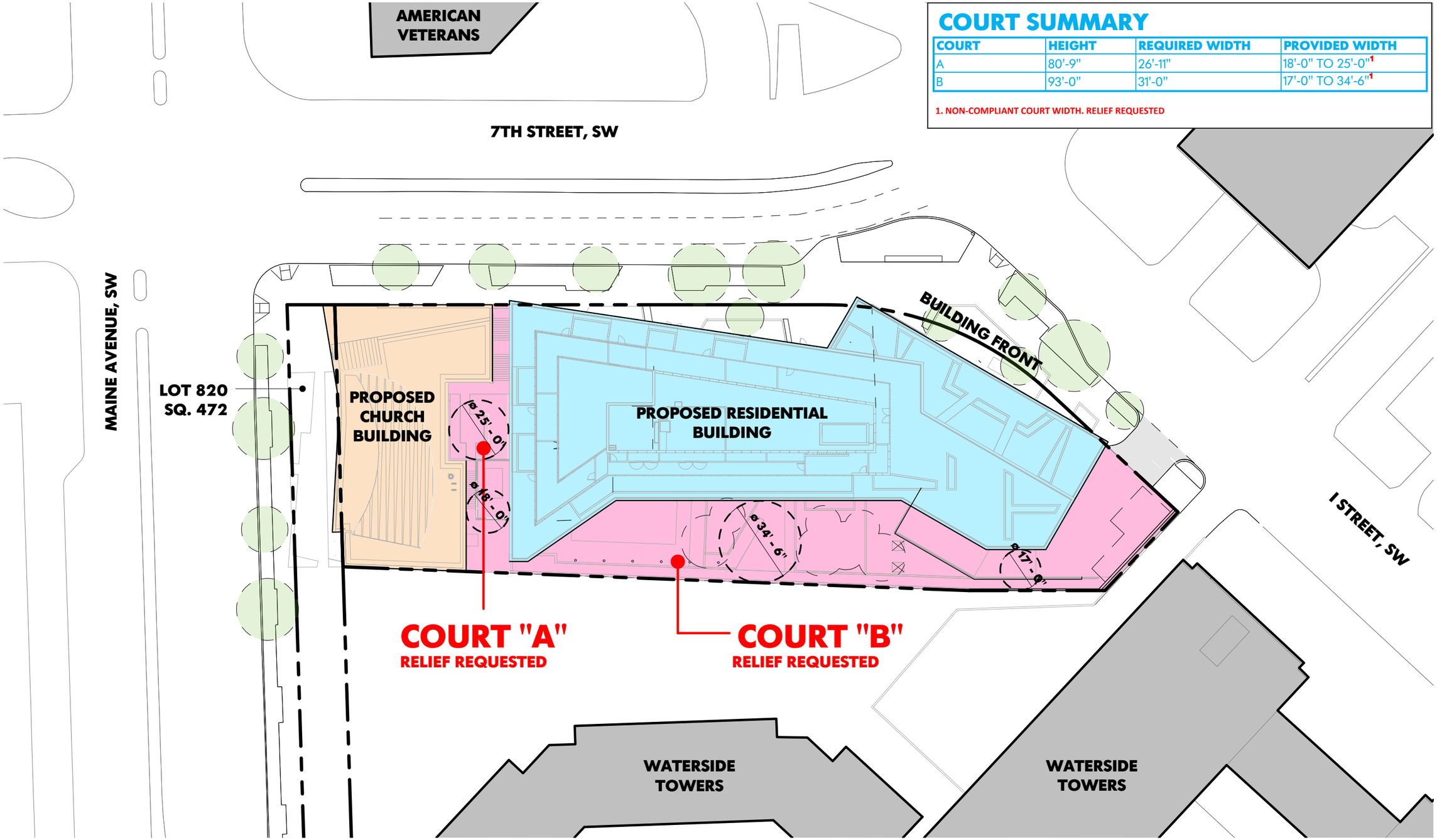
IMPROVEMENTS IN PUBLIC SPACE ARE SUBJECT TO CHANGE BASED ON REVIEW AND APPROVAL OF PUBLIC SPACE OFFICIALS

COURT SUMMARY

COURT	HEIGHT	REQUIRED WIDTH	PROVIDED WIDTH
A	80'-9"	26'-11"	18'-0" TO 25'-0"[1]
B	93'-0"	31'-0"	17'-0" TO 34'-6"[1]

1. NON-COMPLIANT COURT WIDTH. RELIEF REQUESTED



1" = 40'-0"

0 40 80

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED COURTS PLAN
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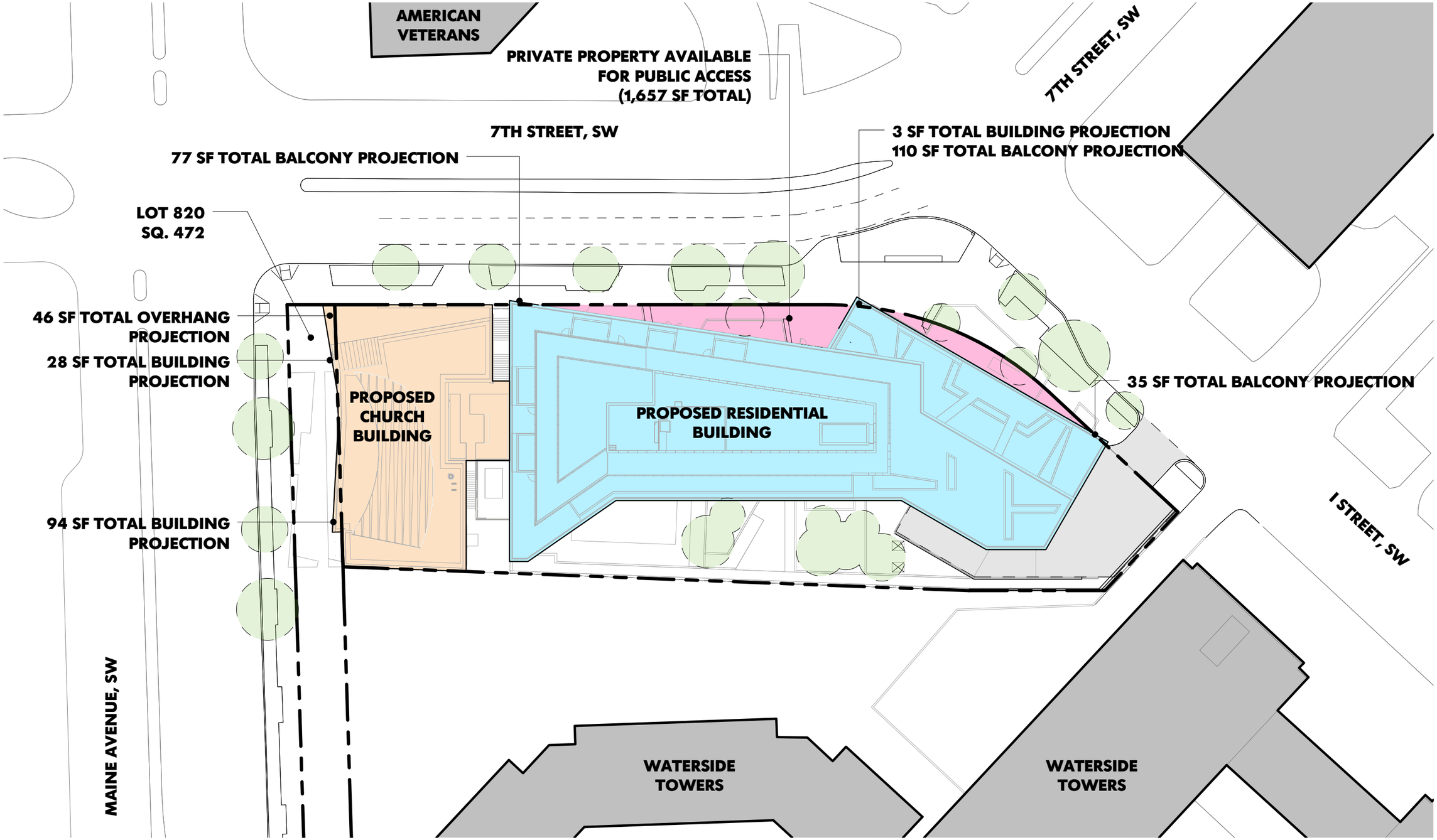
IMPROVEMENTS IN PUBLIC SPACE ARE SUBJECT TO CHANGE BASED ON REVIEW AND APPROVAL OF PUBLIC SPACE OFFICIALS



1" = 40'-0"

0 40 80

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED PROJECTIONS INTO PUBLIC SPACE

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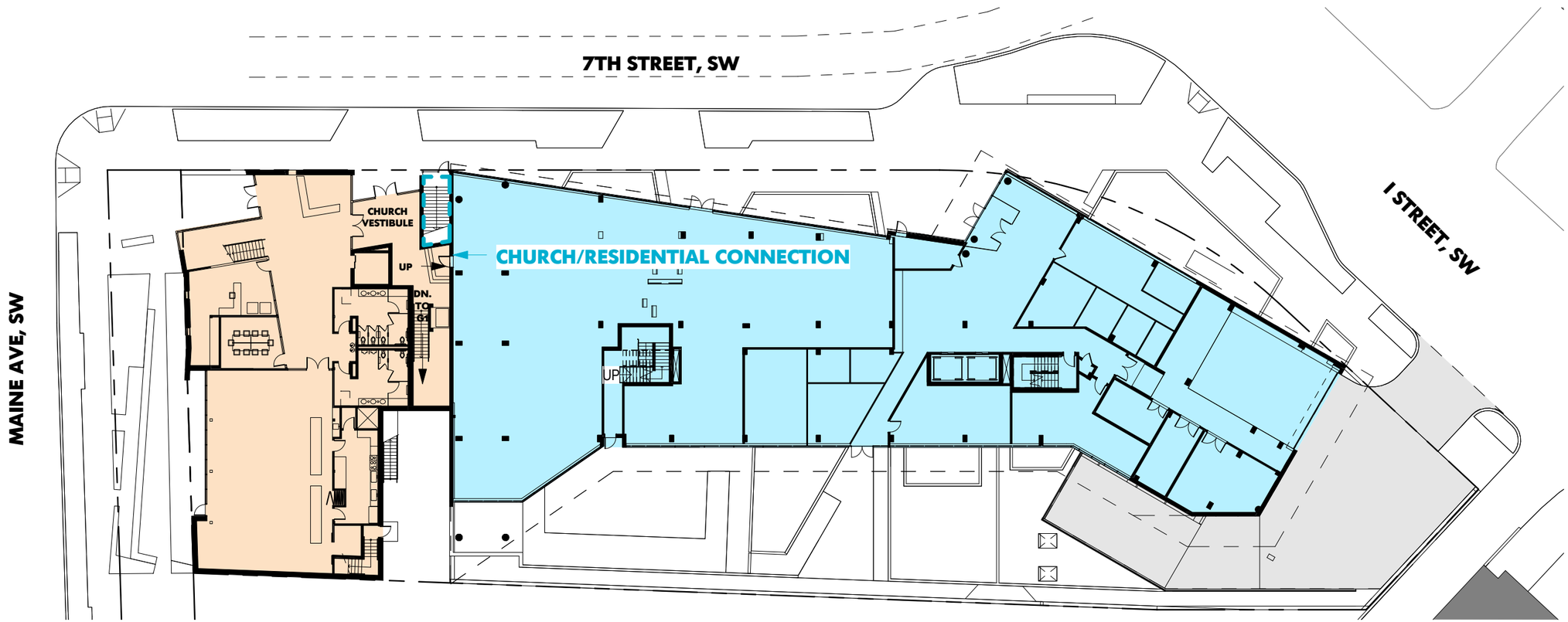

1/32" = 1'-0"

0 30 60

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED BUILDING CONNECTION - GROUND LEVEL

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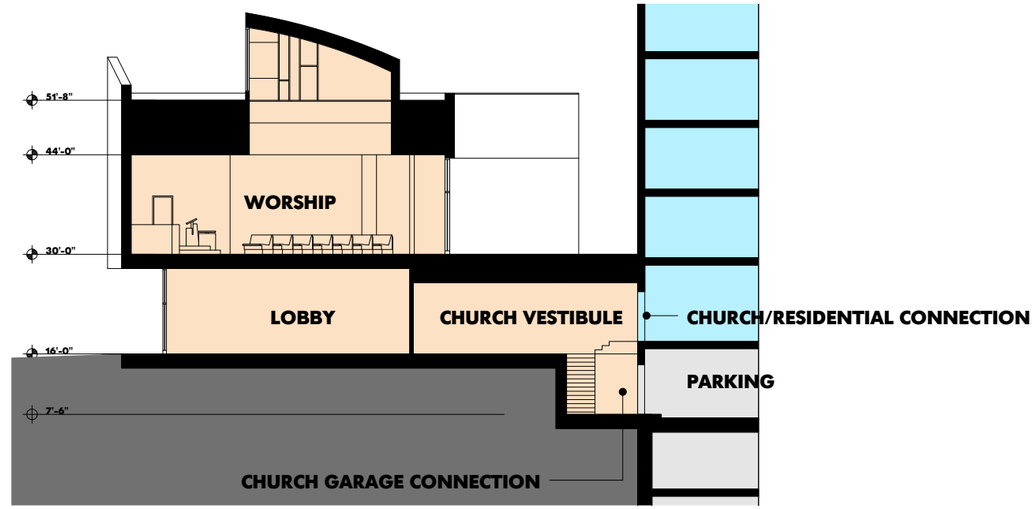
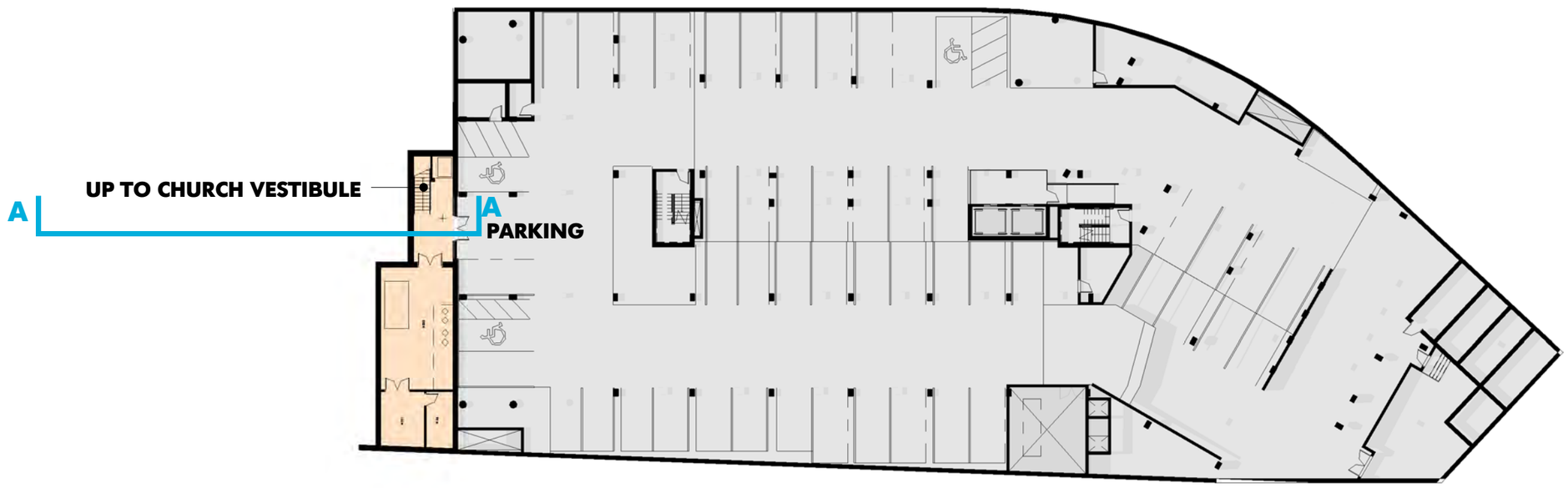
IMPROVEMENTS IN PUBLIC SPACE ARE SUBJECT TO CHANGE BASED ON REVIEW AND APPROVAL OF PUBLIC SPACE OFFICIALS



SECTION AA



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED BUILDING CONNECTION - GARAGE LEVEL

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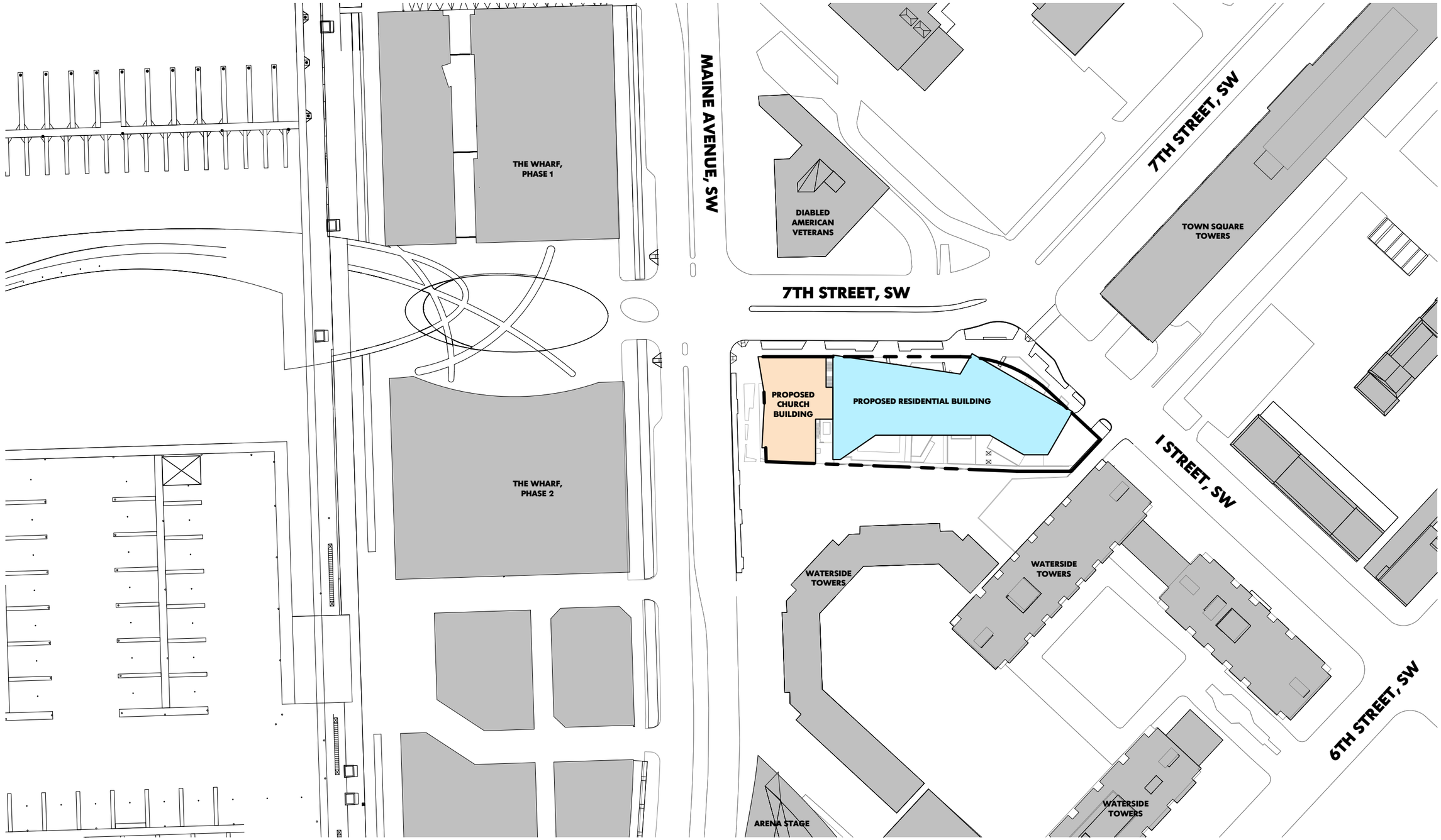

1" = 100'-0"

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED BLOCK PLAN
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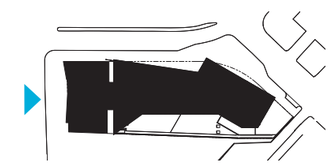
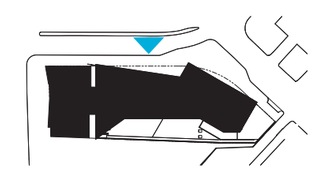
MAINE AVENUE, SW



I STREET, SW & 7TH STREET, SW



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED BLOCK ELEVATIONS
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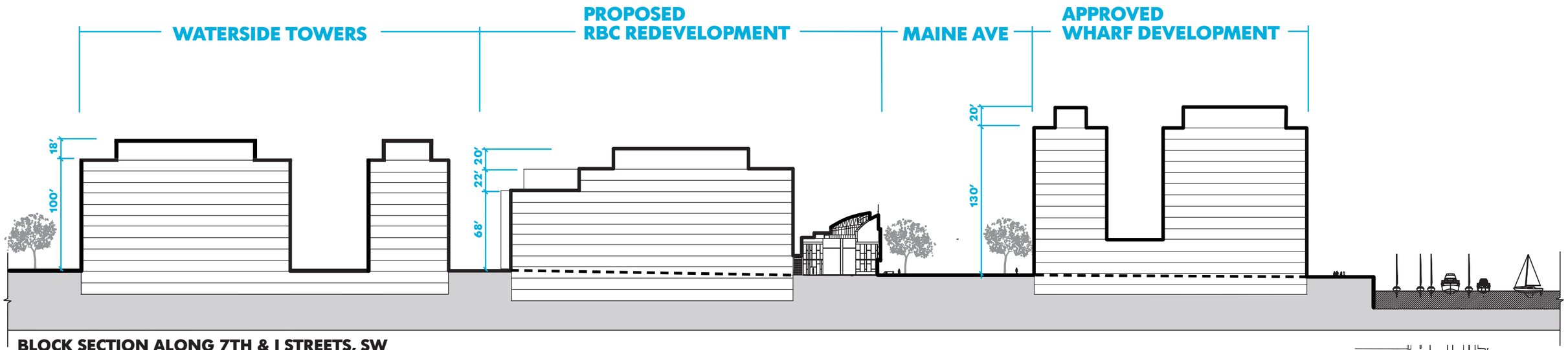
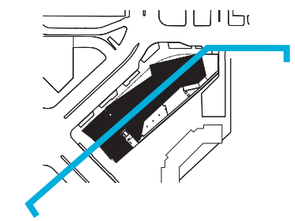
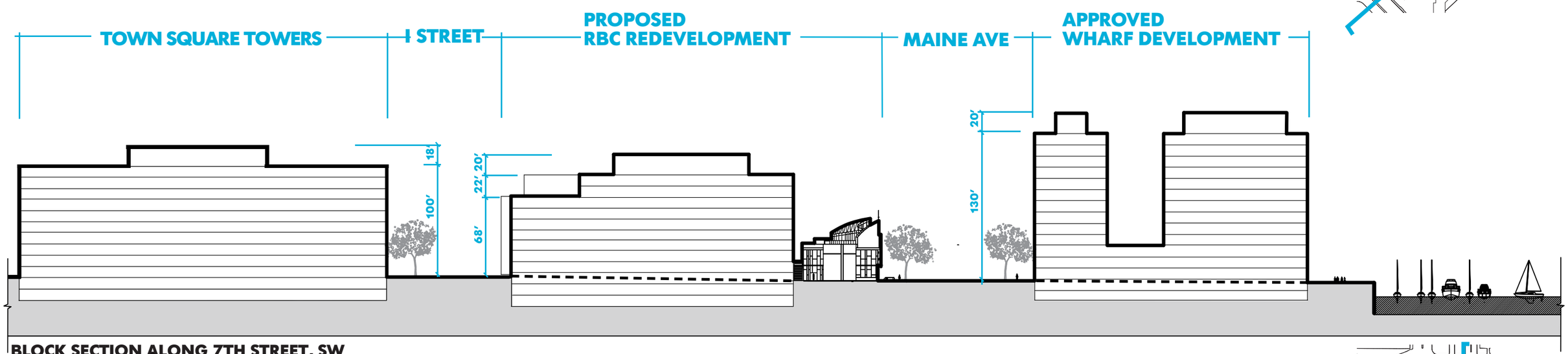
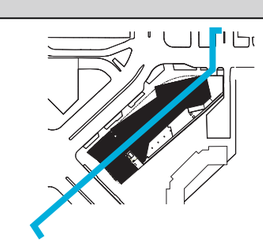


BLOCK SECTION ALONG 7TH & I STREETS, SW





BLOCK SECTION ALONG 7TH STREET, SW



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED BLOCK SECTIONS
CONSOLIDATED PUD APPLICATION

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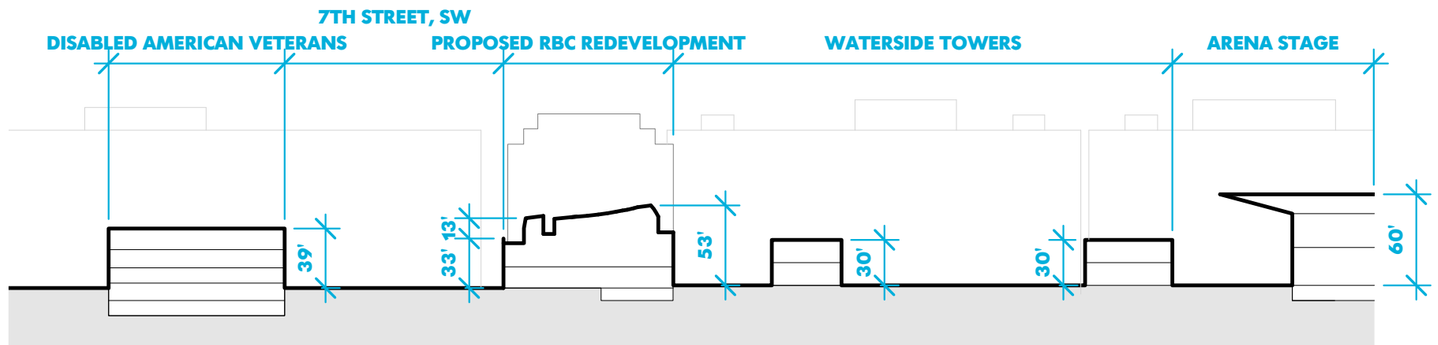
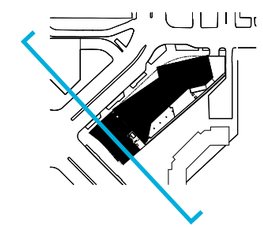
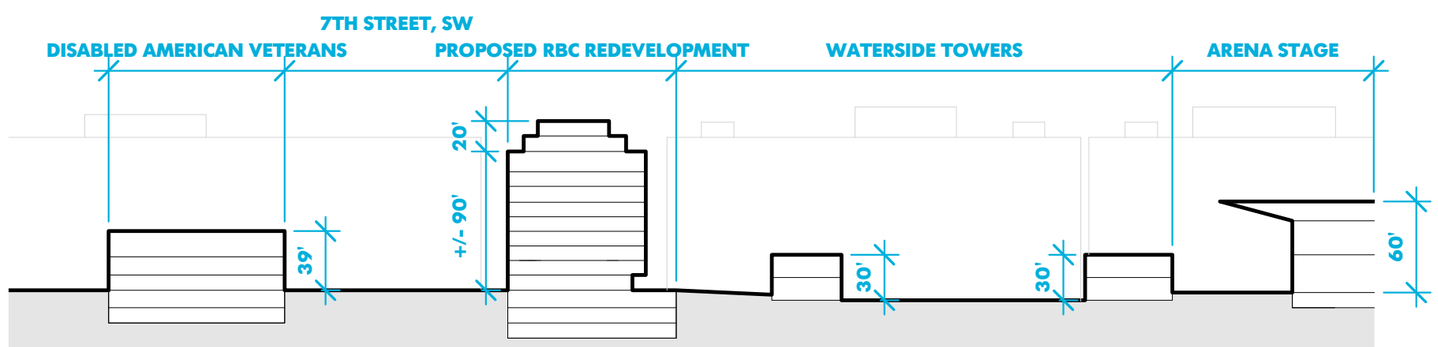
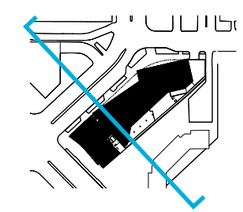


BLOCK SECTION THROUGH 7TH STREET, SW, PROPOSED RESIDENTIAL BUILDING, & ARENA STAGE





BLOCK SECTION THROUGH 7TH STREET, SW, PROPOSED RESIDENTIAL BUILDING, & ARENA STAGE



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT
DESIGN IMAGES

STREET PERSPECTIVE FROM 7TH STREET & MAINE AVE
CONSOLIDATED PUD APPLICATION

March 2015

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

STREET PERSPECTIVE FROM 7TH STREET SW

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