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Watkins Alley PUD Submittal Package

1311 E Street, SE Washington DC 20003



CORE STUDIO DESIGN

29 May 2015  
 ZONING COMMISSION  
 District of Columbia  
 CASE NO.15-13  
 EXHIBIT NO.1A1



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## PUD Checklist

2406.01-.11(a)  
Completed PUD application  
-application

2406.11 (b)  
A map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and any proposed change of zoning;  
-sheet A-13

2406.11 (c)  
A statement of the purposes and objectives of the project, including the proposed form of development and a detailed statement elucidating how the application meets the PUD evaluation standards in 2403;  
-application

2406.11 (d)  
A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site; and  
-sheet A-18 contains site information, sheet A-19 thru A-24 contain pertinent building information

2406.11 (e)  
A tabulation of development data showing the following:  
(1) The area and dimensions of each lot proposed for each building and the exact area of the total site;  
-sheet A-14 contains site data, A-18 is the site plan

(2) The percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site;  
-sheet A-14; sheet A-18

(3) The gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a breakdown for each use;  
-sheet A-14 for gross floor area totals, A-16 for FAR, and A-19 thru A-24 for building info

(4) A circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use;  
-sheet T-01

(5) The existing topography of the development area; the location of all major natural features, including trees of six-inch (6 in.) caliper or greater; and the location and elevations of public or private streets, alleys, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned;  
-sheet C-02

(6) Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated including the methods of calculating those quantities; and  
-sheet C-07

(7) Any other information needed to understand the unique character and problems of developing the PUD.  
-application

2406.12 (b)  
A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses;  
-application, and sheet A-14 for building information

2406.12 (c)  
A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plazas, arcades, and any other open spaces;  
-sheet A-18 for site info and sheet A-17 for open spaces

2406.12 (d)  
A detailed landscaping and grading plan, showing all existing contour lines, including graphic illustration of grades exceeding fifteen percent (15%) in fivepercent (5%) increments, landscaping to be retained, grades, planting, and landscaping. The plan shall also show the proposed drainage for the site, including the location of buildings, roads, sidewalks, water and sewer lines, inlets, and basins, and connections to public water and sewer lines. Proposed erosion control measures shall also be shown;  
-sheets L-02 thru L-04 for landscaping and C-03 for hardscape.

2406.12 (e)  
Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole, and sections and elevations of the entire square within which the project is located;  
-sheets A-19 thru A-24 for building plans and sheets A-28 thru A-39 for building elevations

2406.12 (f)  
A final detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans;  
-sheet A-20 identifies loading area in alley and garage entry. civil and landscape sheets contain hardscape information and grading.

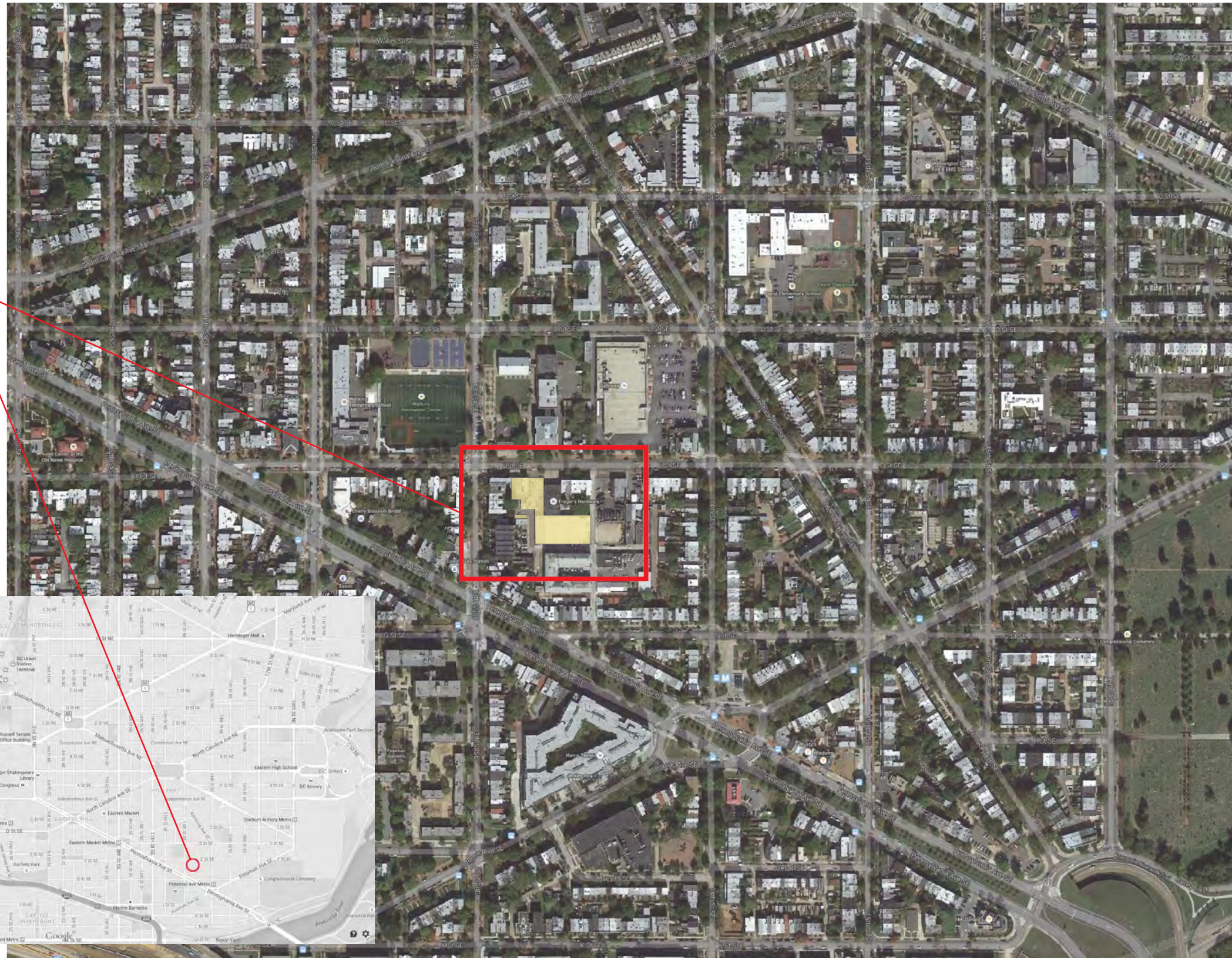
2406.12 (g)  
Any other information needed to understand the final design of the proposal, or information specifically requested by the Commission;  
-sheets A-40 thru A-47 provide additional material information, perspective views, and LEED analysis

2406.12 (h)  
A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval.  
-application





Site Location



Aerial View

1311 E Street, SE Washington DC 20003

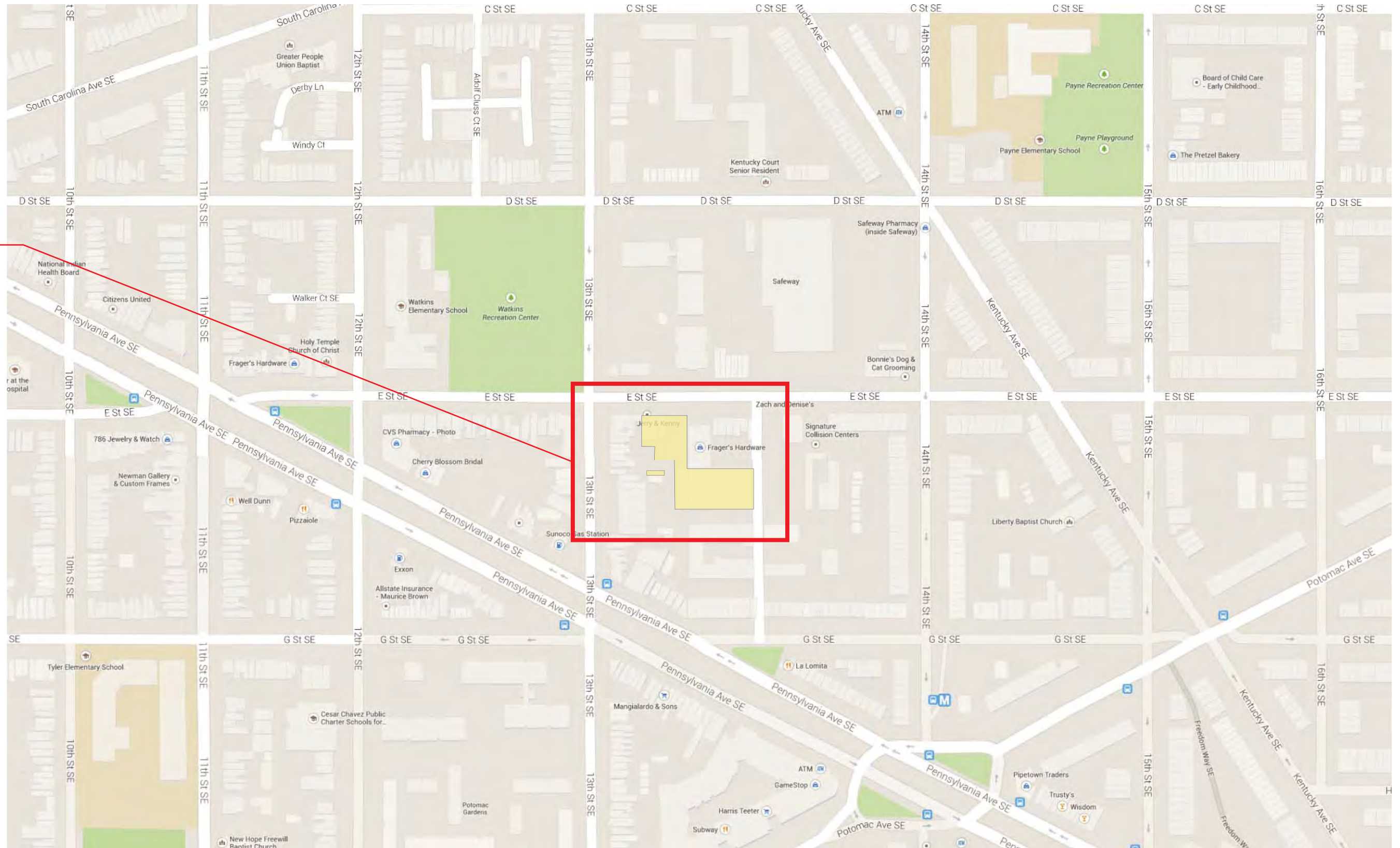


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A . 03



Site Location



Area Map

1311 E Street, SE Washington DC 20003

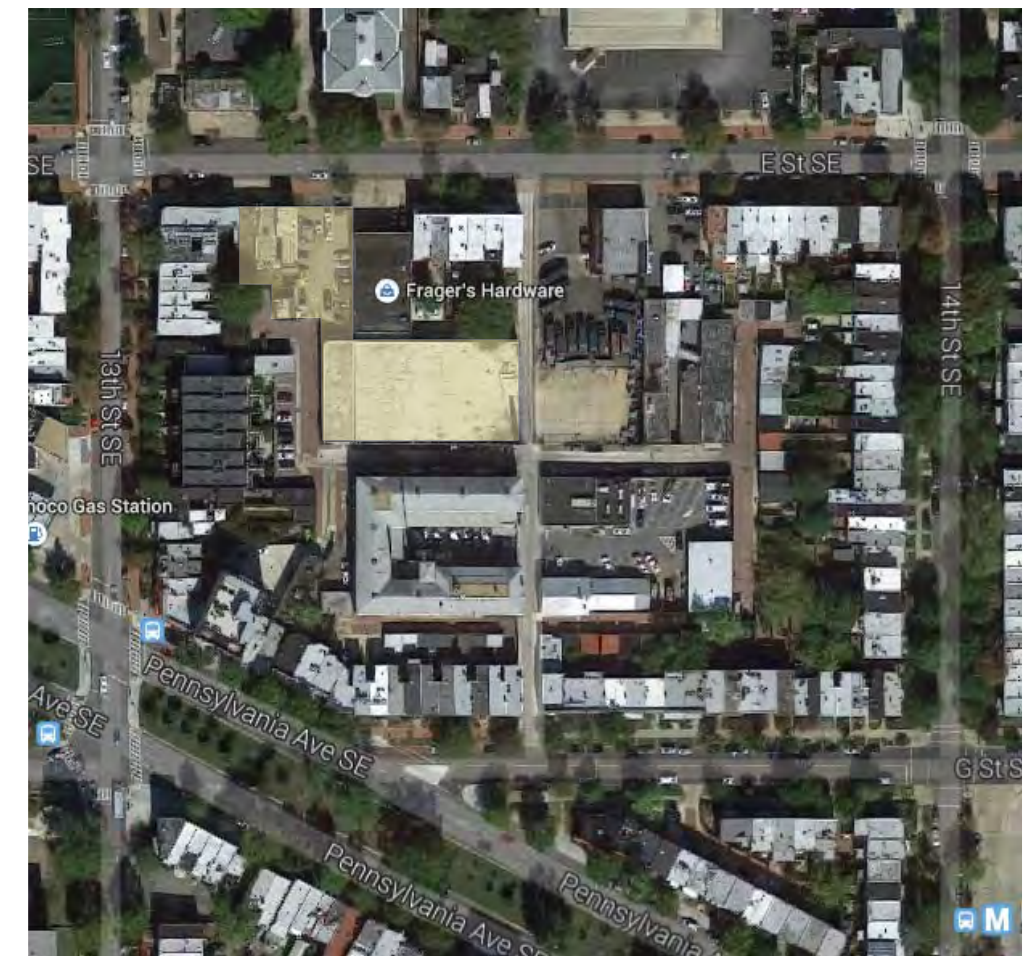
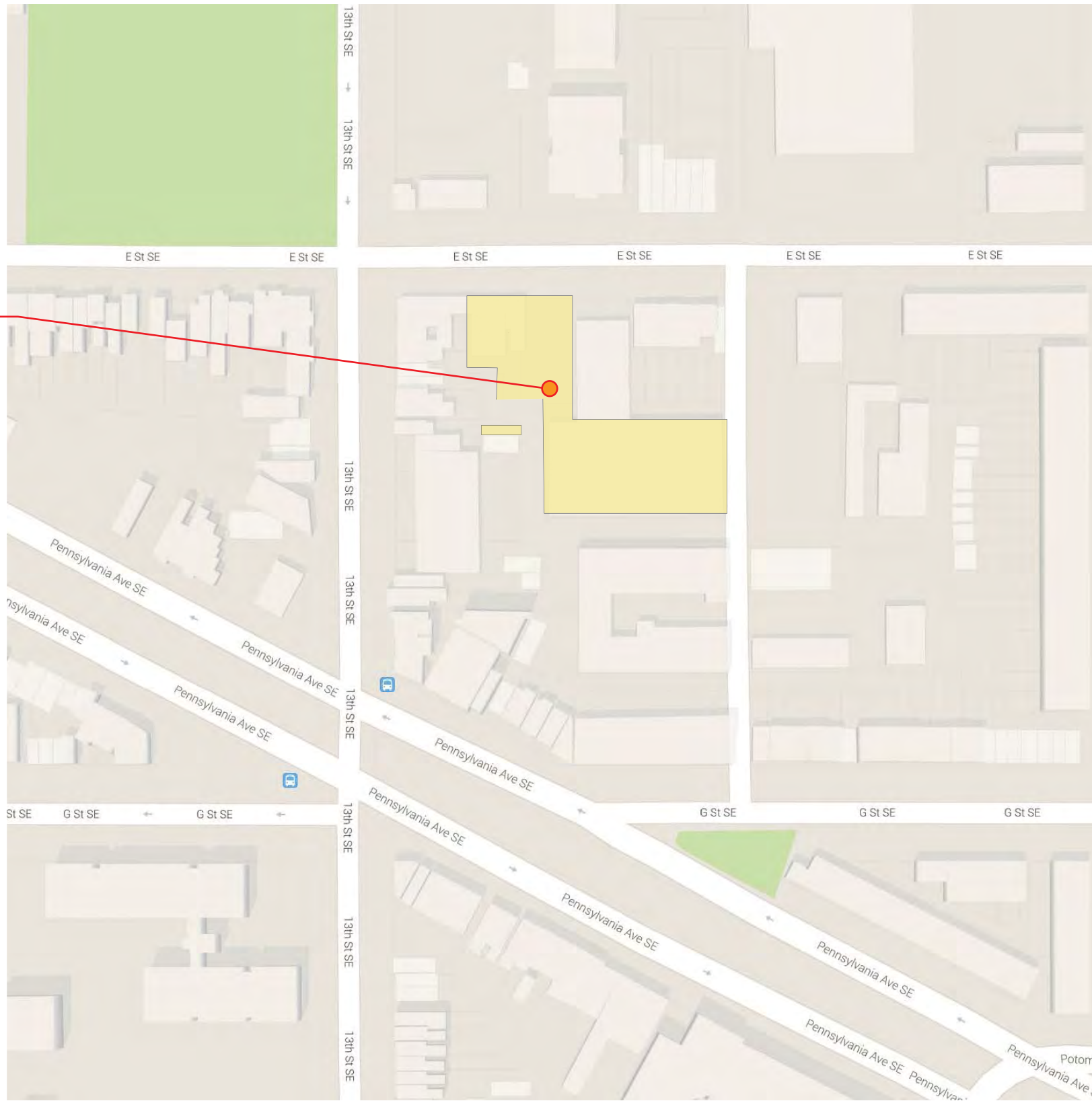


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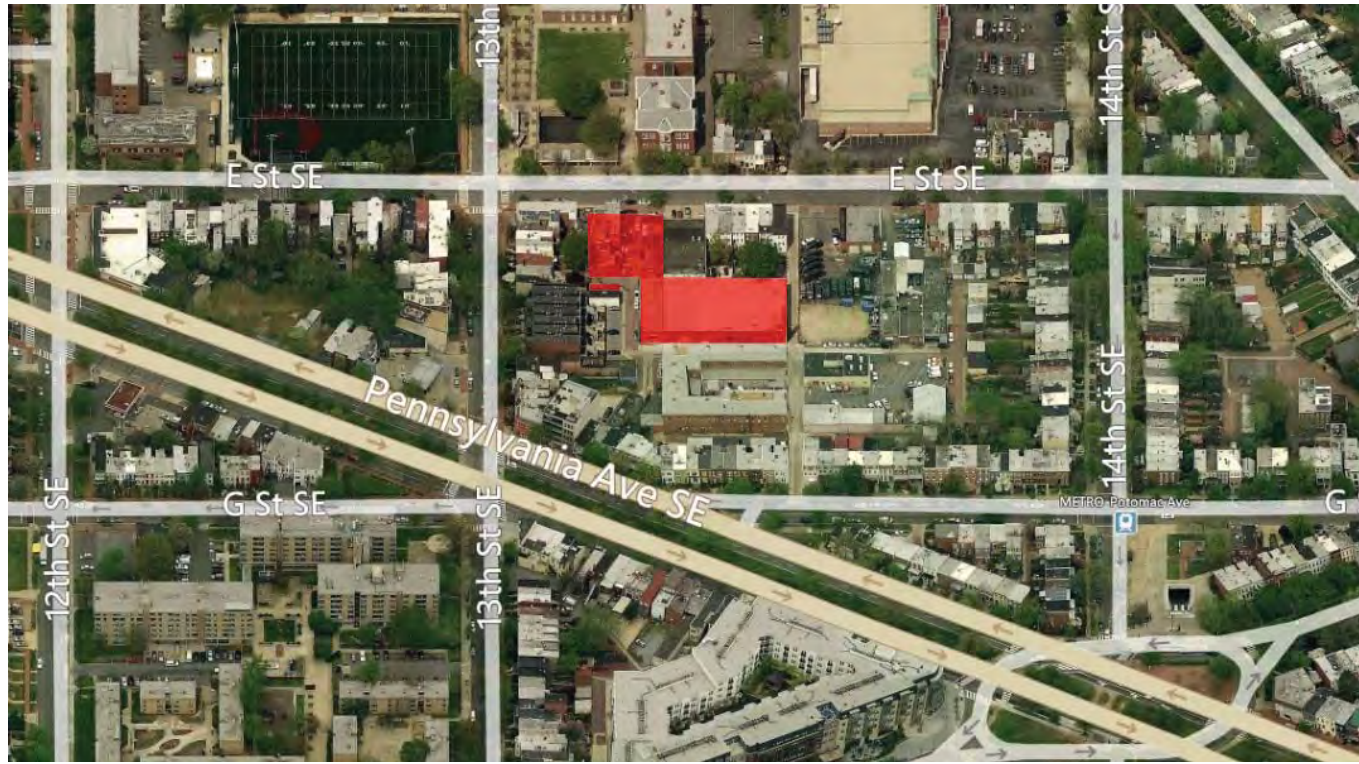
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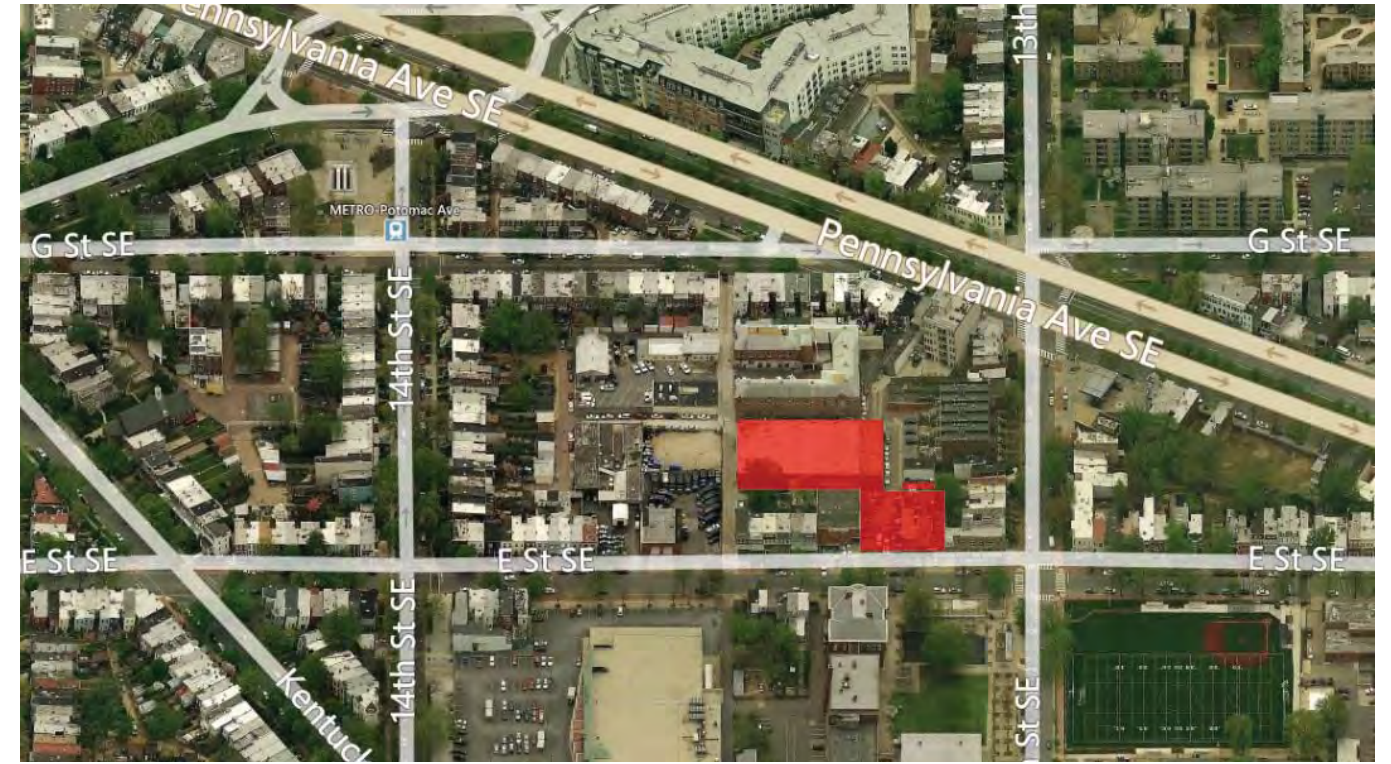
Site Location







view to north



view to south

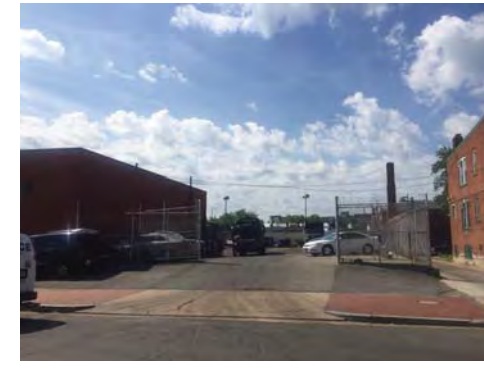


view to east



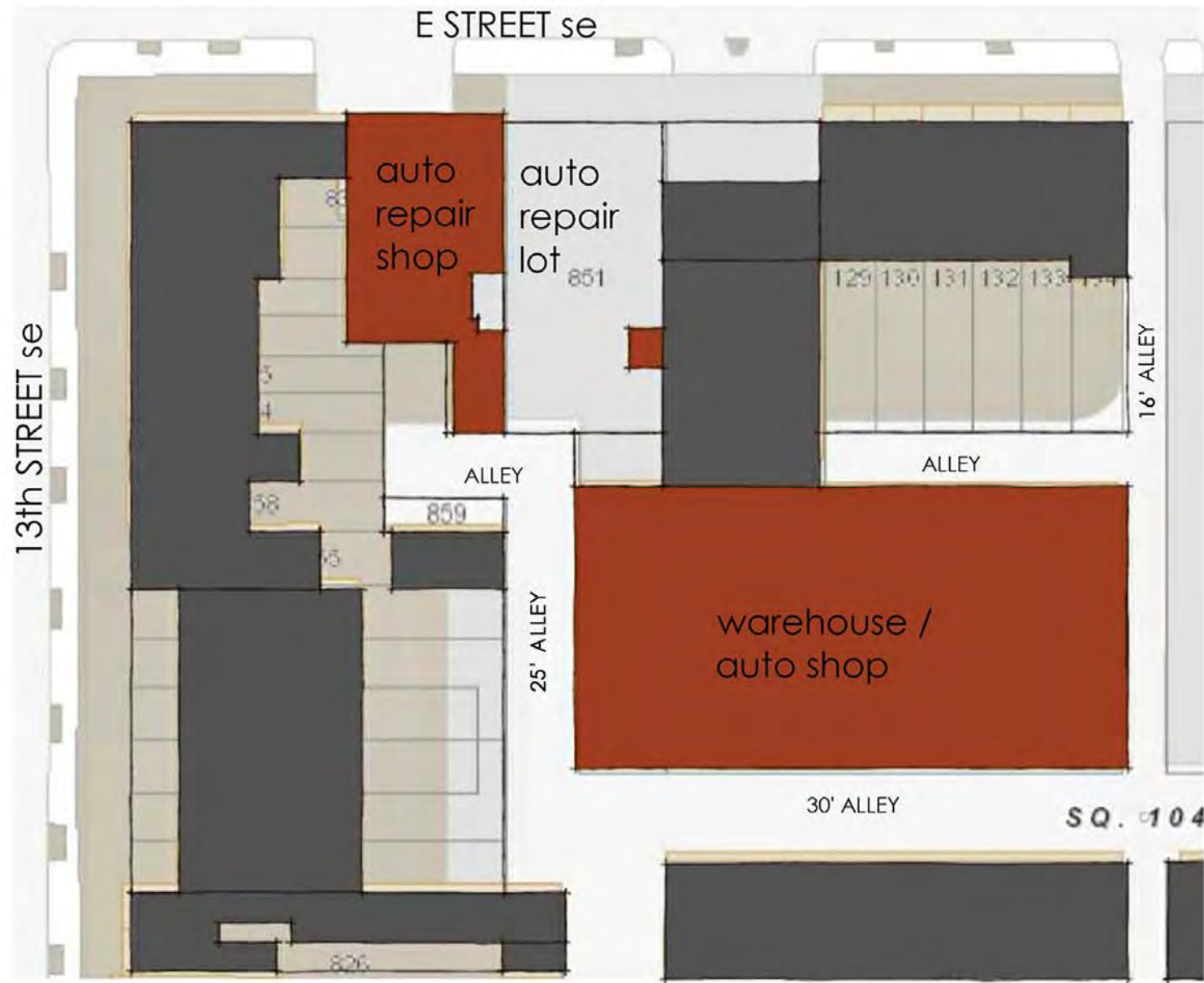
view to west





PHOTOS SHOWING CONTEXT OF SOUTH SIDE OF E STREET

EXISTING CONDITIONS



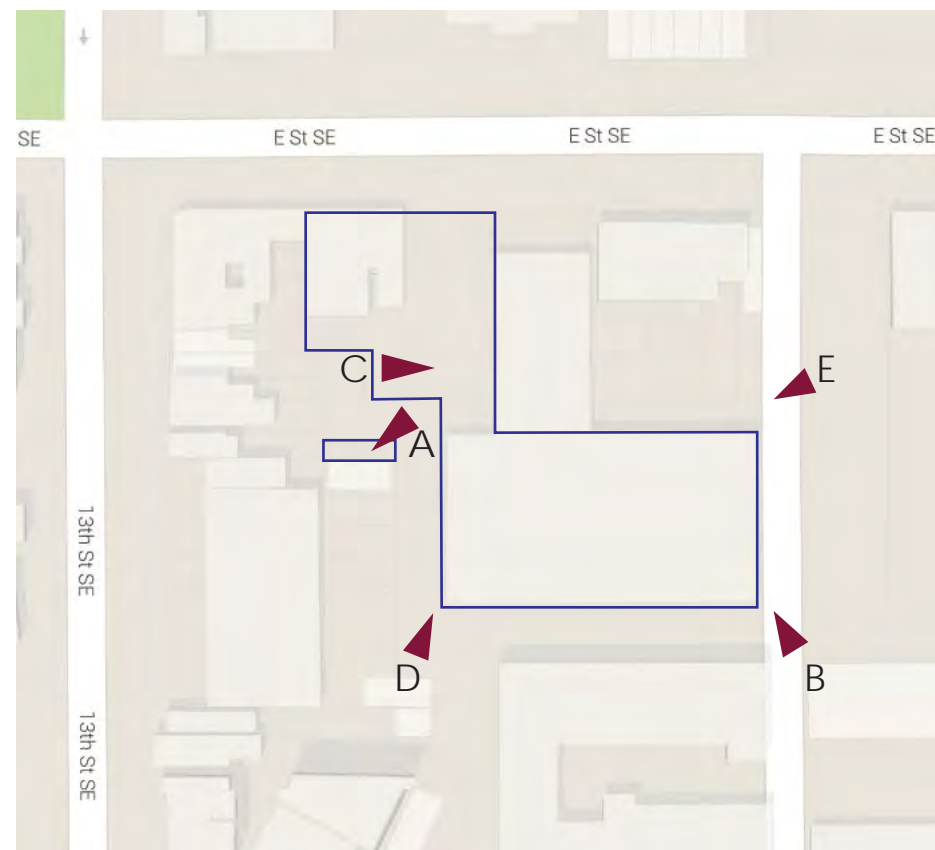
Existing conditions

1311 E Street, SE Washington DC 20003

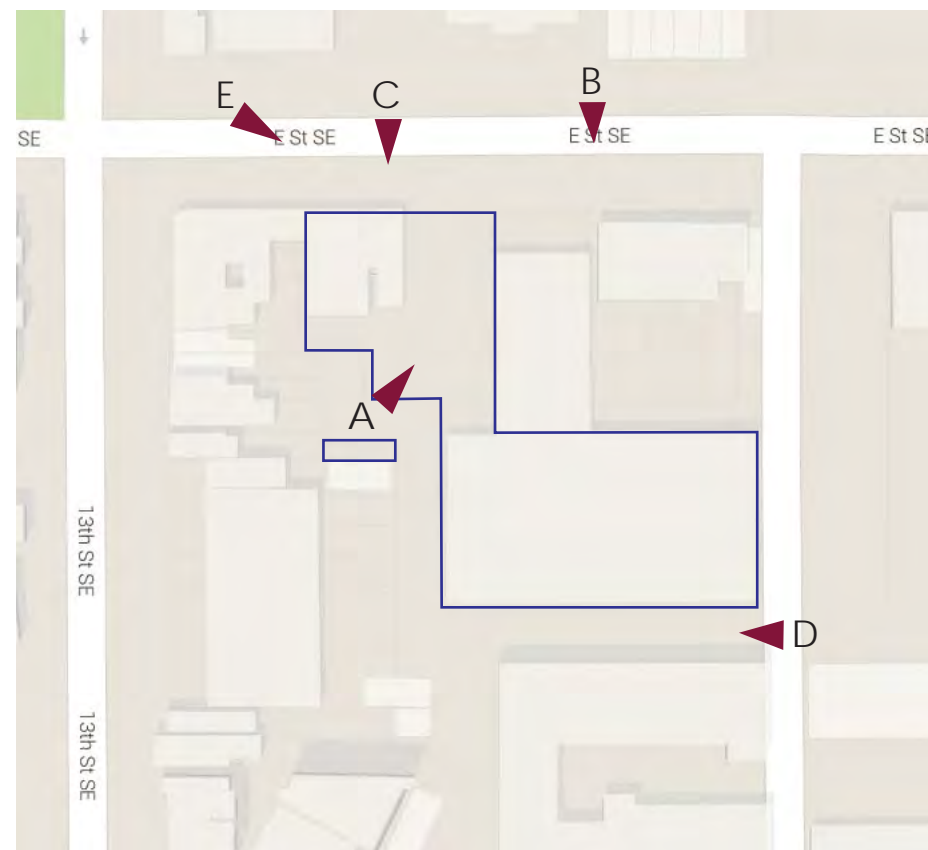


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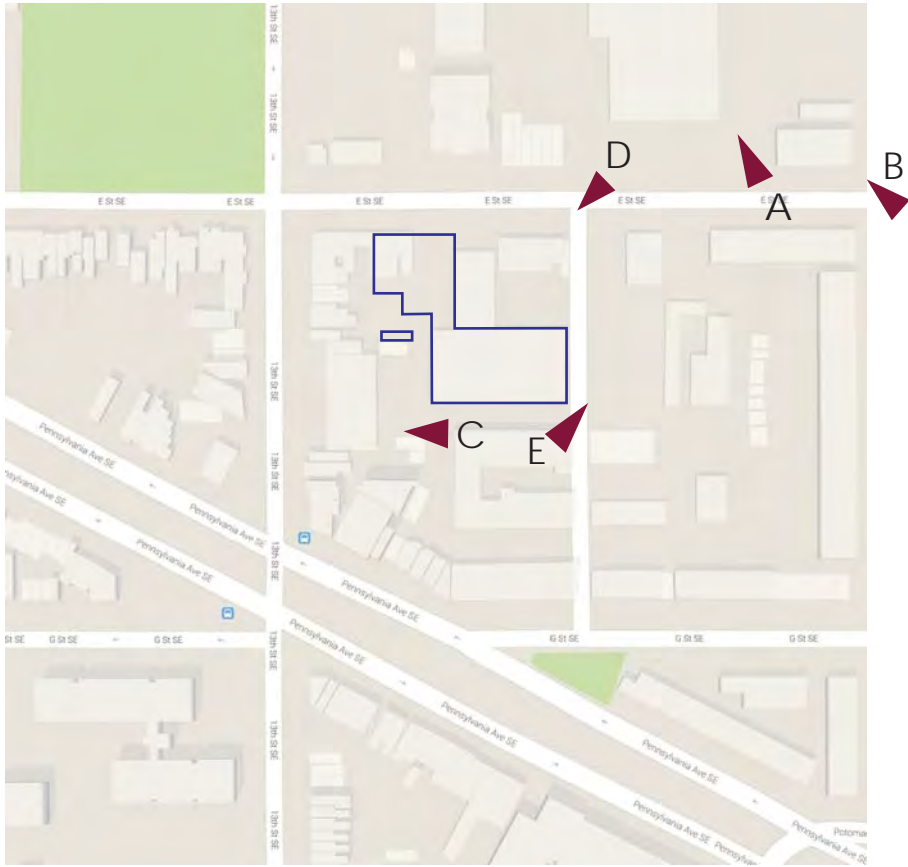
A



B



C



D



E



# Neighborhood Context

1311 E Street, SE Washington DC 20003



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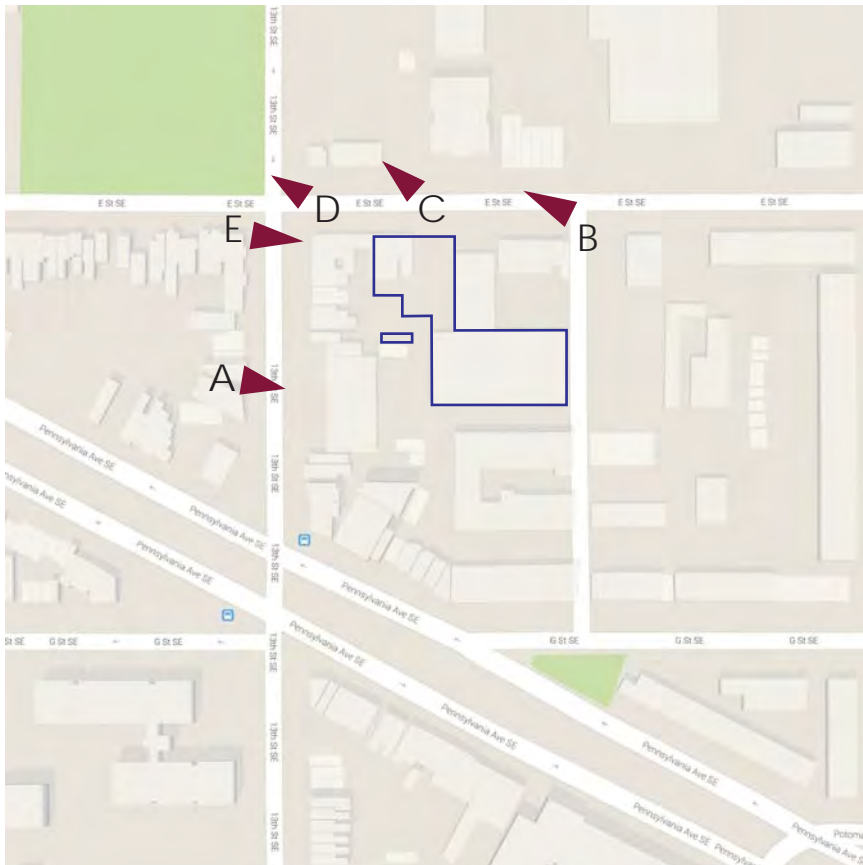
A



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E



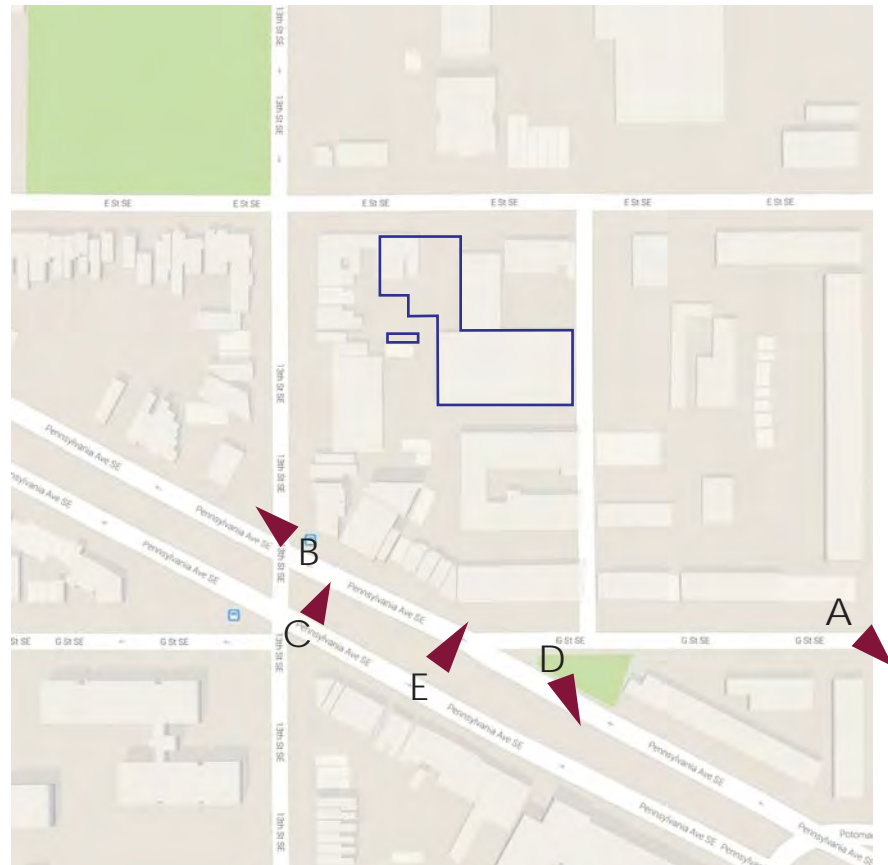
A



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E



# Neighborhood Context

1311 E Street, SE Washington DC 20003

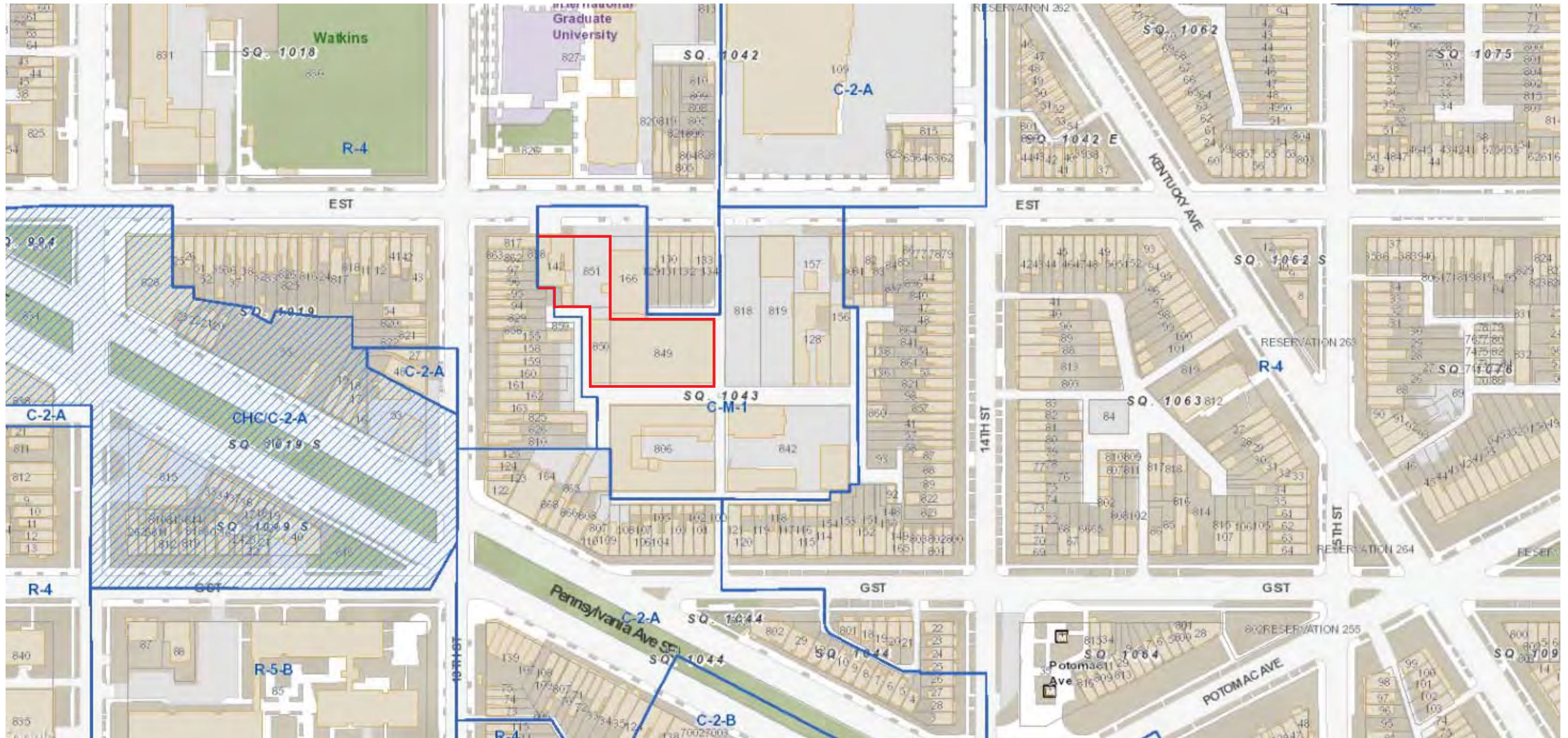


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existing zoning : C-M-1

proposed zoning : R-5-B PUD



Zoning Map

1311 E Street, SE Washington DC 20003



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## Zoning Analysis

	Allowed/Required C-M-1	R-5-B	R-5-B PUD	R-5-B PUD	
Site Area	none	none	43,560sf	30,067sf	Flexibility requested
Total FAR	3.0	2.16	3.0	2.86 (85,980sf)	
Building Height	40'	50'	60'	54'10"	
Lot Occupancy	N/A	60%	60%	76%	Flexibility requested
Rear Yard	4' per 1' of height, not less than 12'	4' per 1' of height, not less than 15'	4 per 1' of height, not less than 15'	0'	Flexibility requested
Side Yard	none	none	none	none	
Parking	depends on use	1 per 2 Units	1 per 2 Units	45	
Loading	depends on use	not req'd for <50 Units	not req'd for <50 Units	none	
Units				45 Units	
Green Area Ratio	.400	.400	.400	.420	

Bicycle Parking Provided - 48 Spaces

Unit Mix	Type A Town	10 Units	2 Bed + Loft + Den ( 3 Bed + Den )
	Flat	8 Units	2 Bed
	Carriage House	1 Unit	1 Bed + Loft ( 2 Bed )
	Type B Town	3 Units	3 Bed + Loft ( 4 Bed )
	Type C Town	17 Units	3 Bed + Loft ( 4 Bed )
	Loft 1	3 Units	3 Bed
	Loft 2	3 Units	1 Bed + Den



# Zoning Analysis

1311 E Street, SE Washington DC 20003

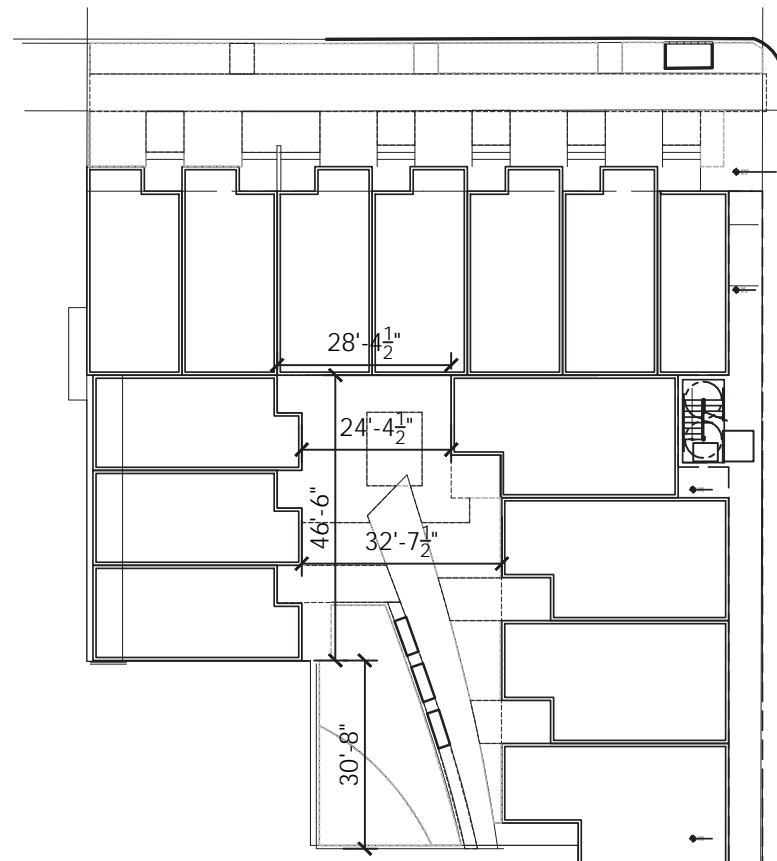


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Open Court Dimensions  
 -dimensions on plans show widths and lengths of courtyard spaces.  
 -dimensions on elevations show heights at the different locations.

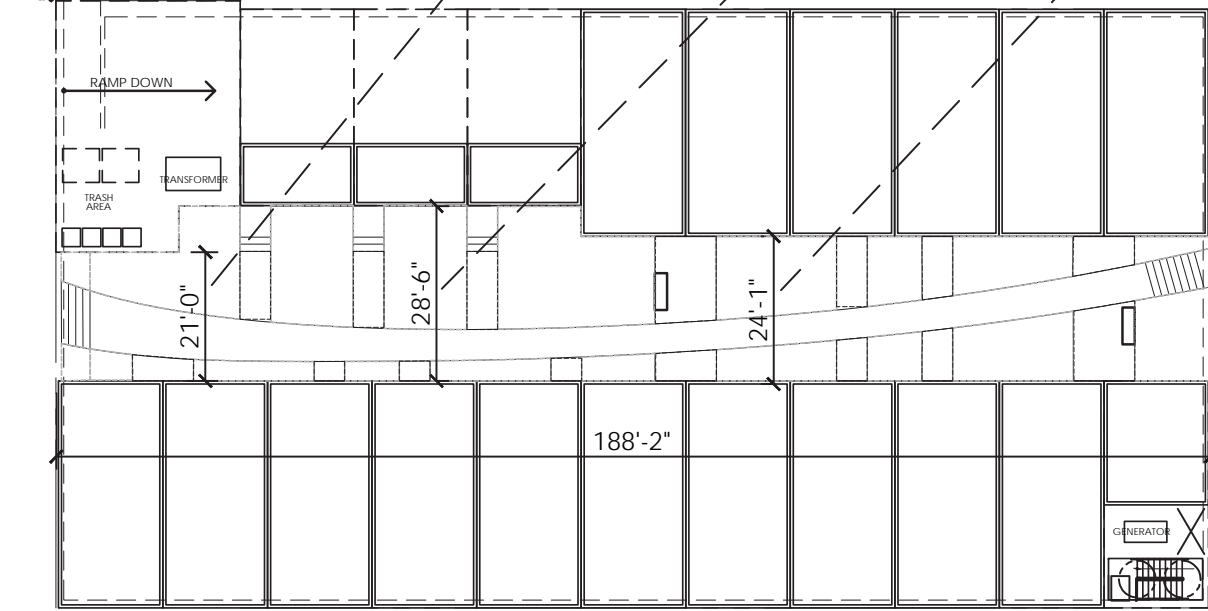
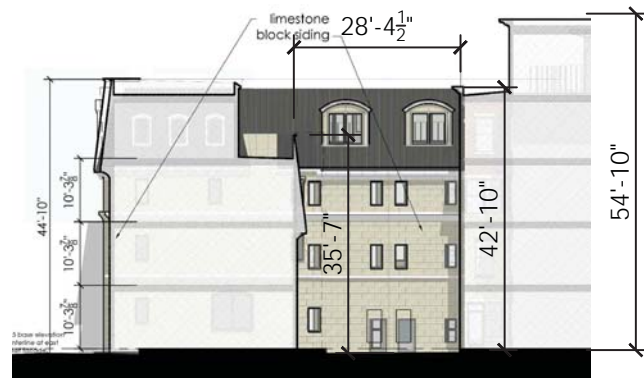
R-5-B minimum width:  
 4" per foot of height or  
 1/3 width to height ratio



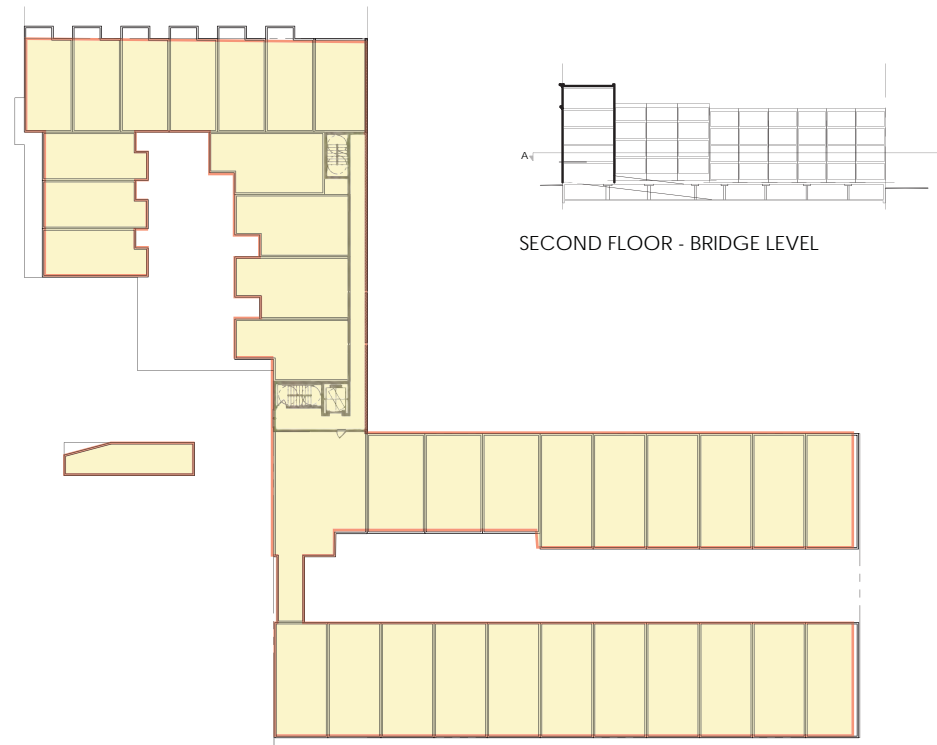
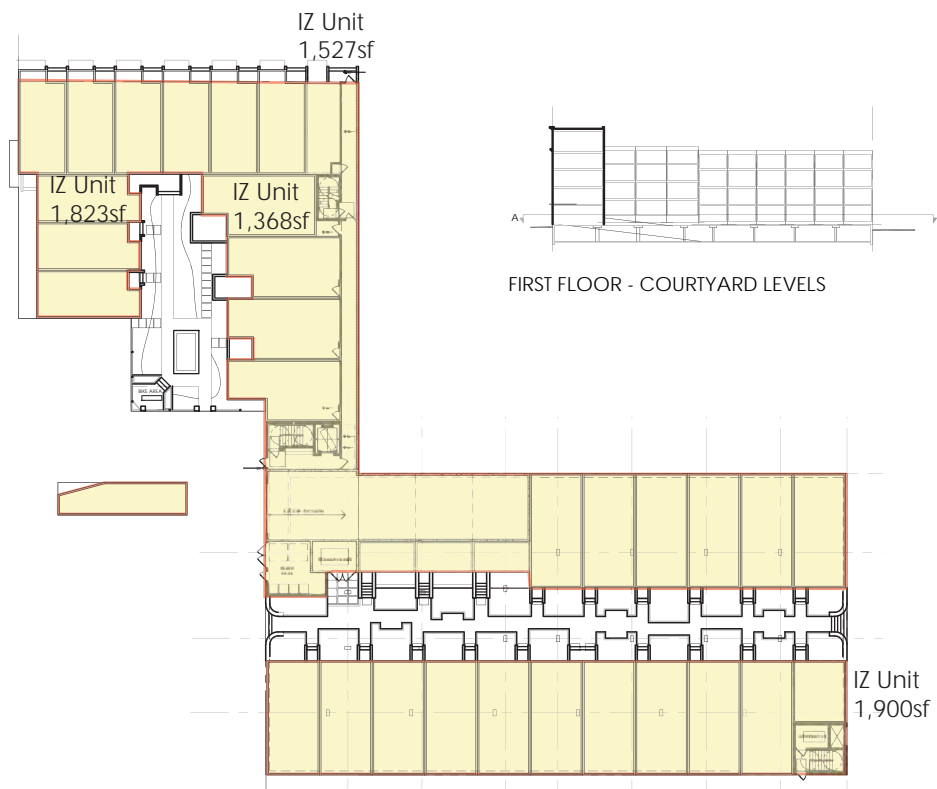
North Courtyard



South Courtyard







Area included in FAR calculation

- Lower/Garage Level - not included
- First Floor - 22,419sf
- Second Floor - 22,789sf
- Third Floor - 21,563sf
- Fourth Floor - 15,043sf
- Fifth Floor - 4,168sf
- Penthouses - none

Total Gross Square Feet - 85,980sf

Lot Area - 30,067sf

FAR 2.85

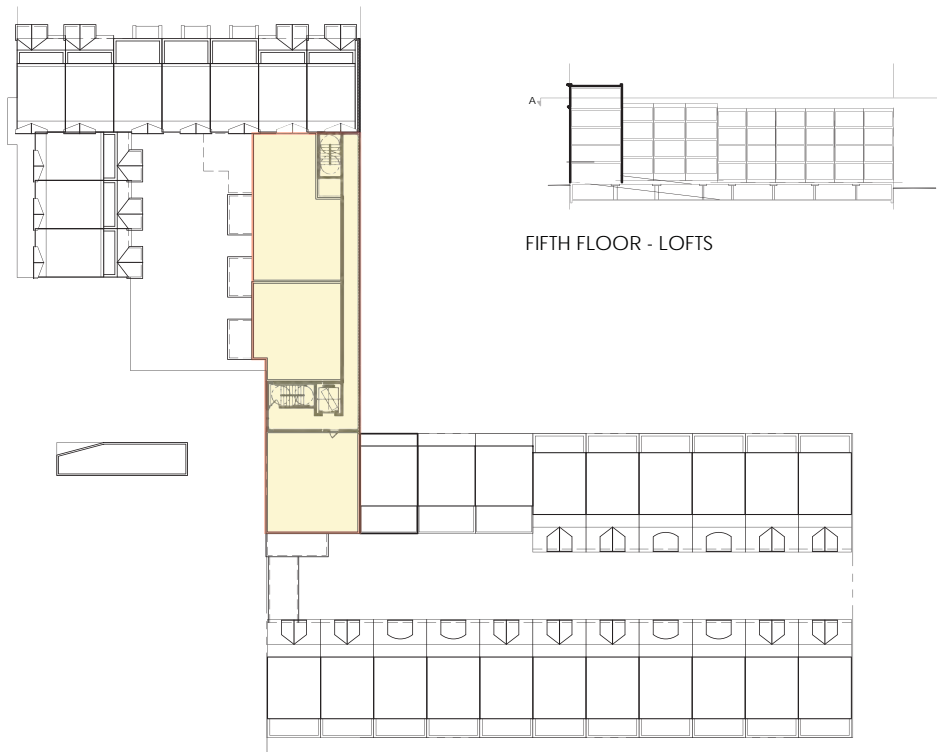
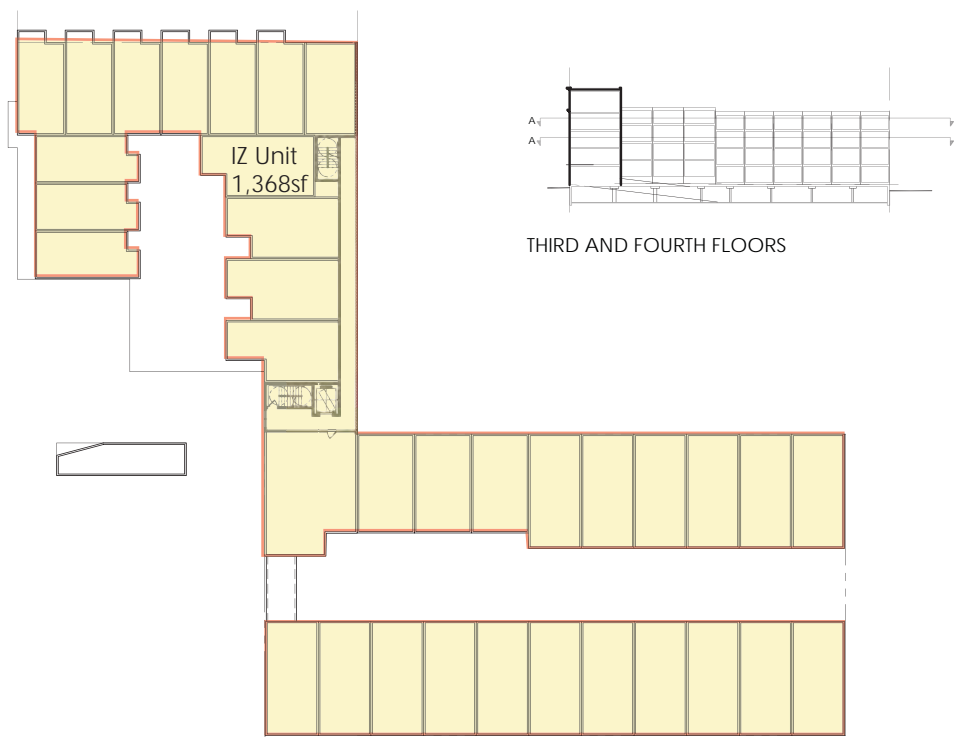
Inclusionary Zoning  
Set aside requirement of 10% for PUD

Total Residential Area - 78,968sf  
78,968sf X 10% = 7,897sf

- Town A - 1,823sf
- Town A mod - 1,527sf
- Flat (2x 1,368sf) - 2,736sf
- Town B mod - 1,900sf
- 7,986sf provided

A

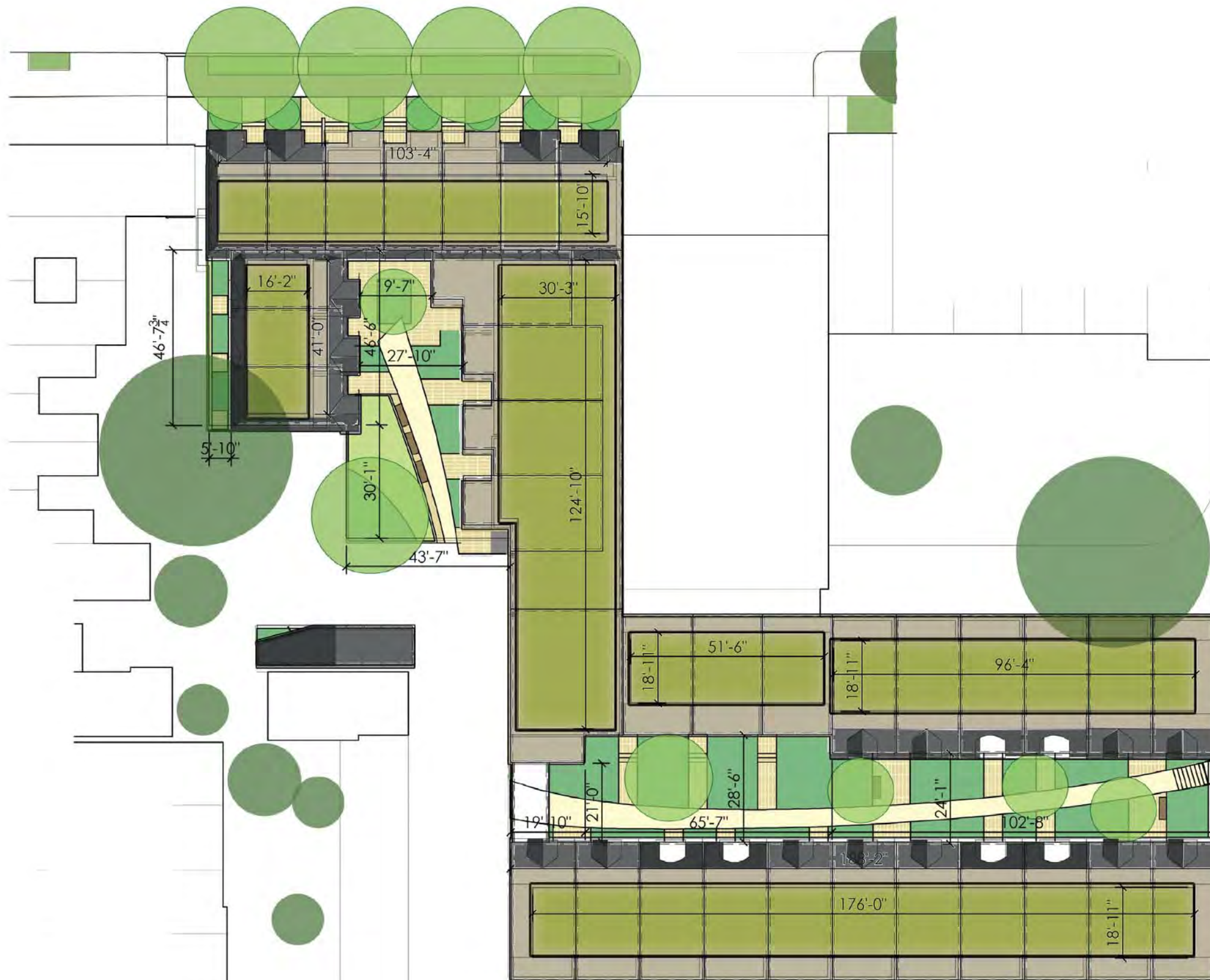
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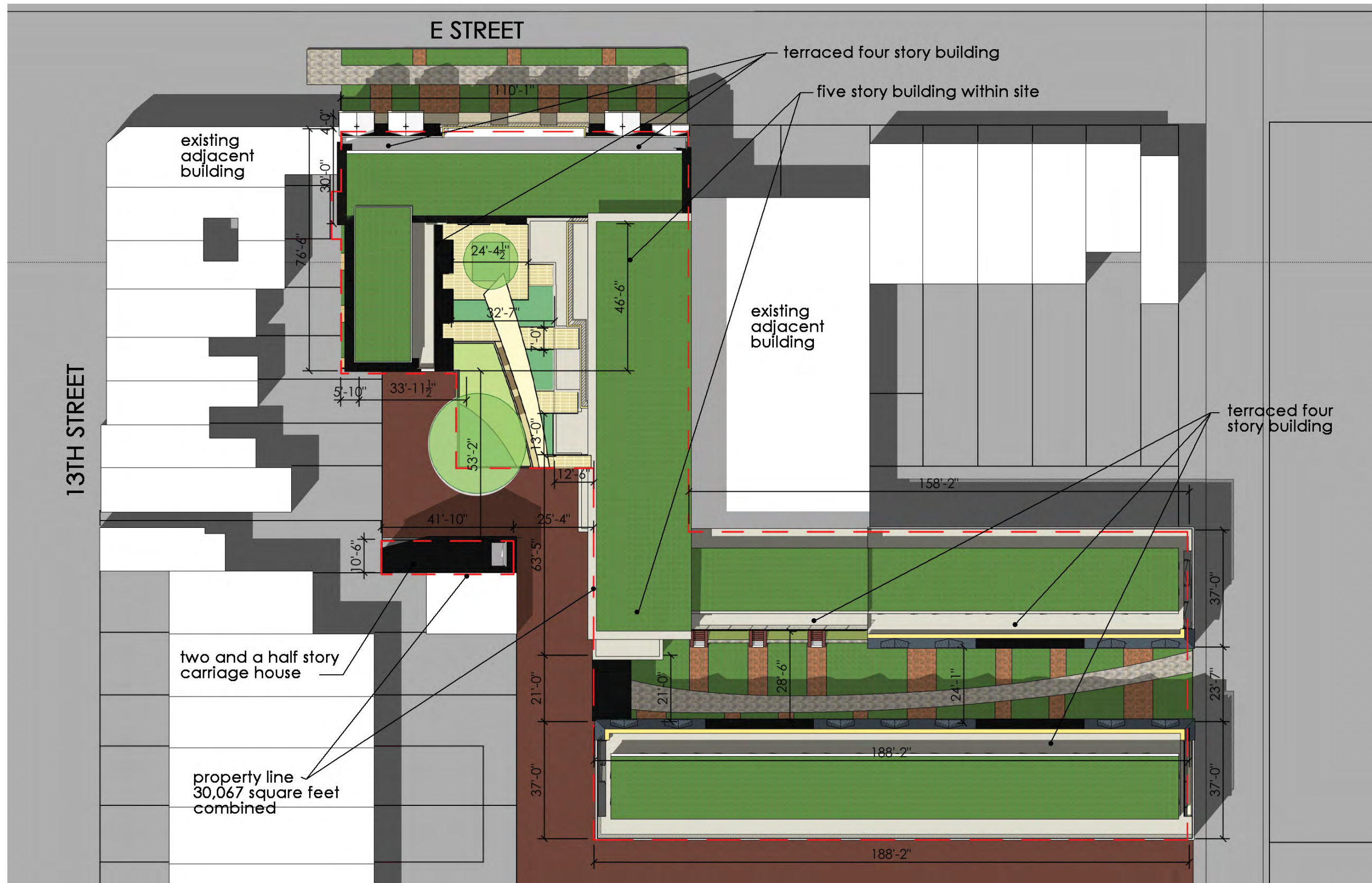




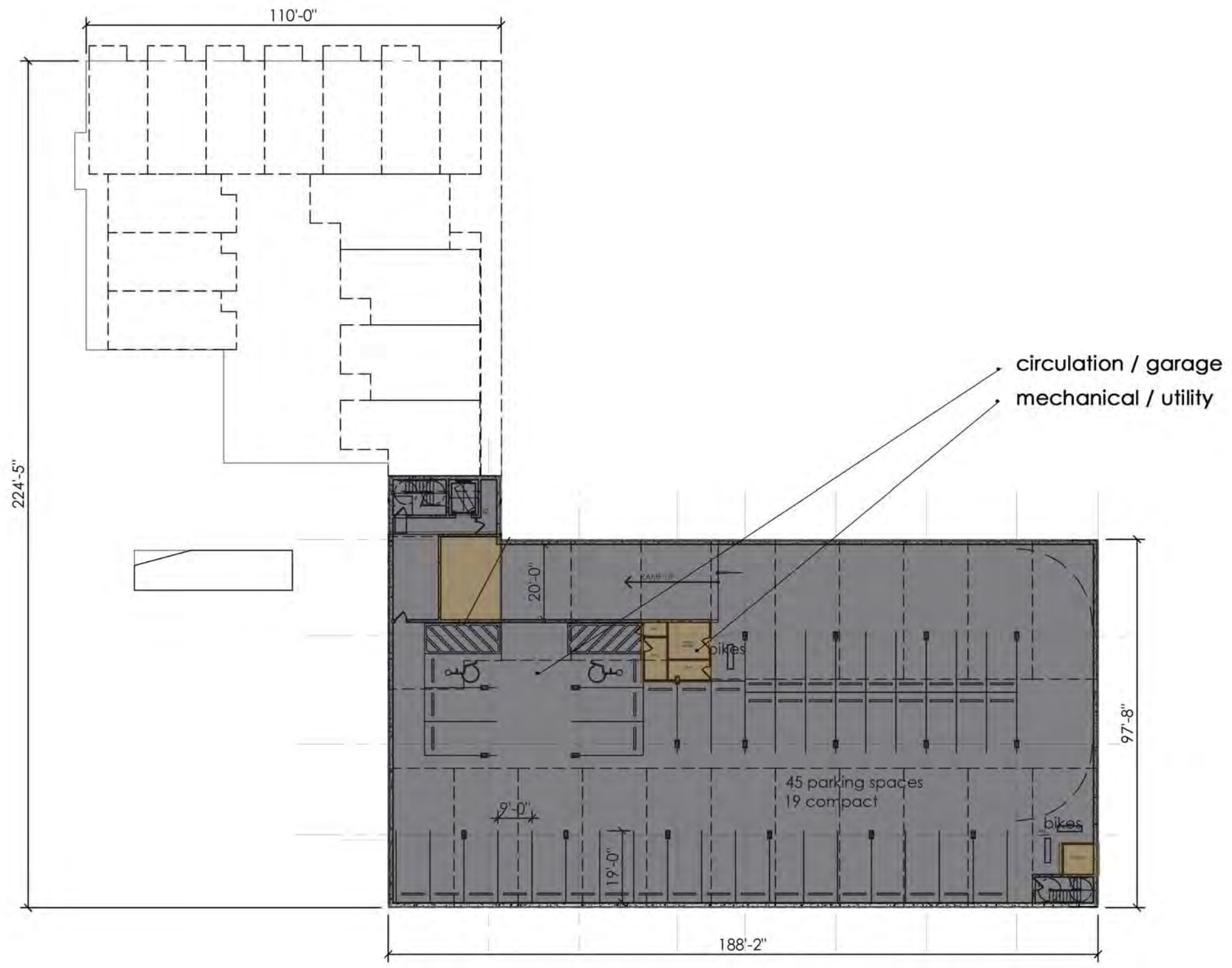
North Courtyard  
 2,567 square feet  
 South Courtyard  
 4,710 square feet  
 Green Roof  
 11,600 square feet

New planters & street trees at E Street

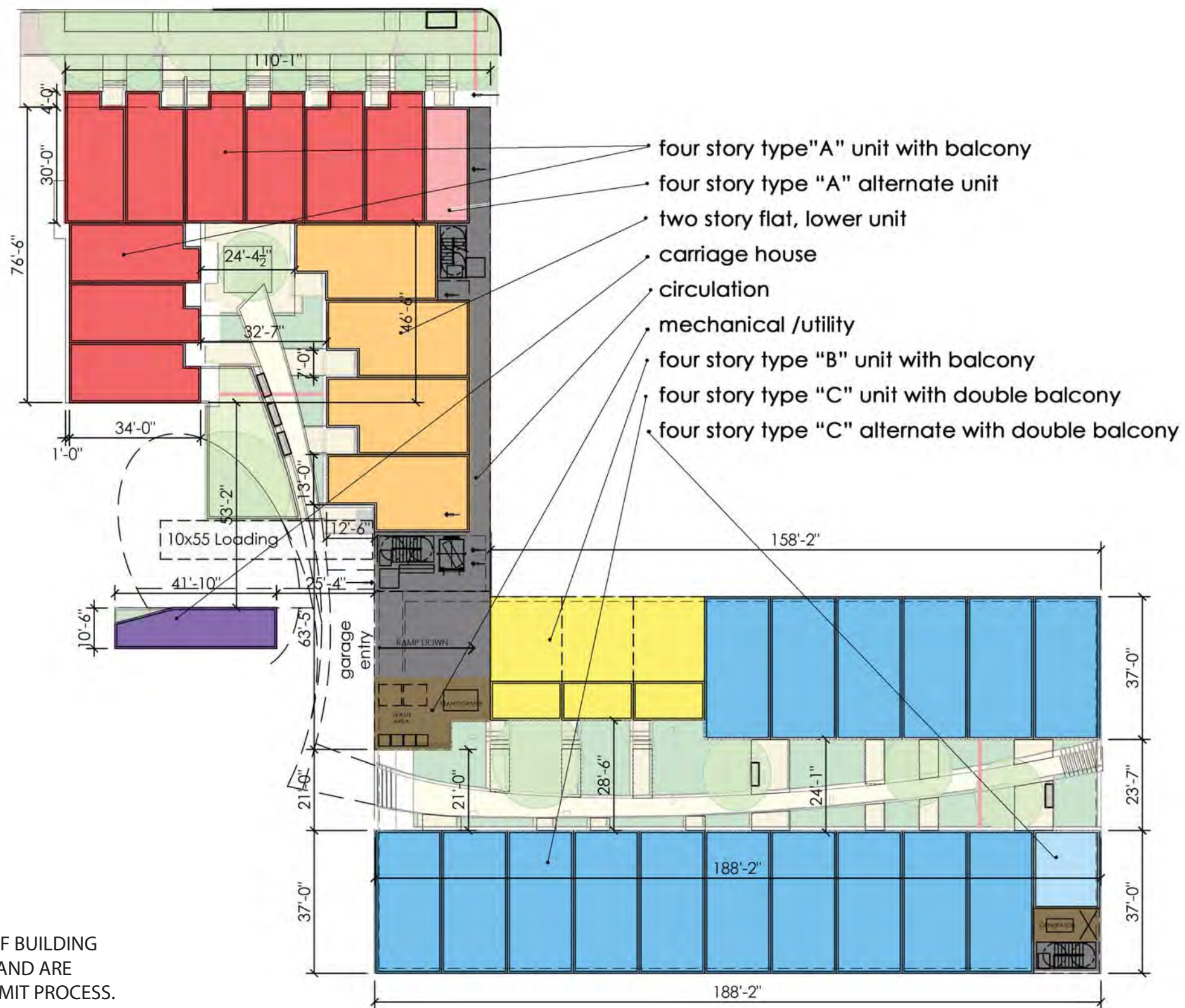












A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.



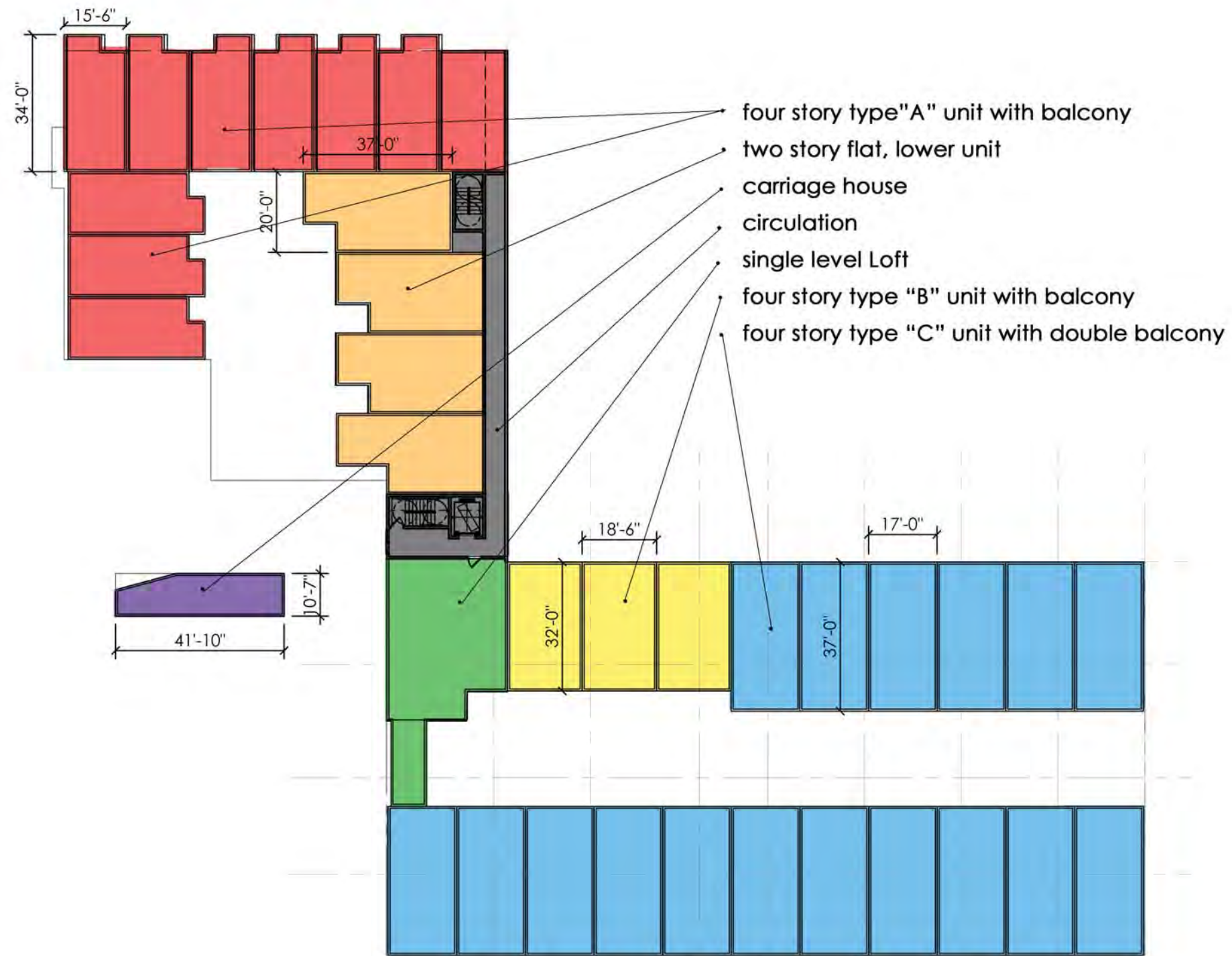
Floor Plans - First Floor

1311 E Street, SE Washington DC 20003



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A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.



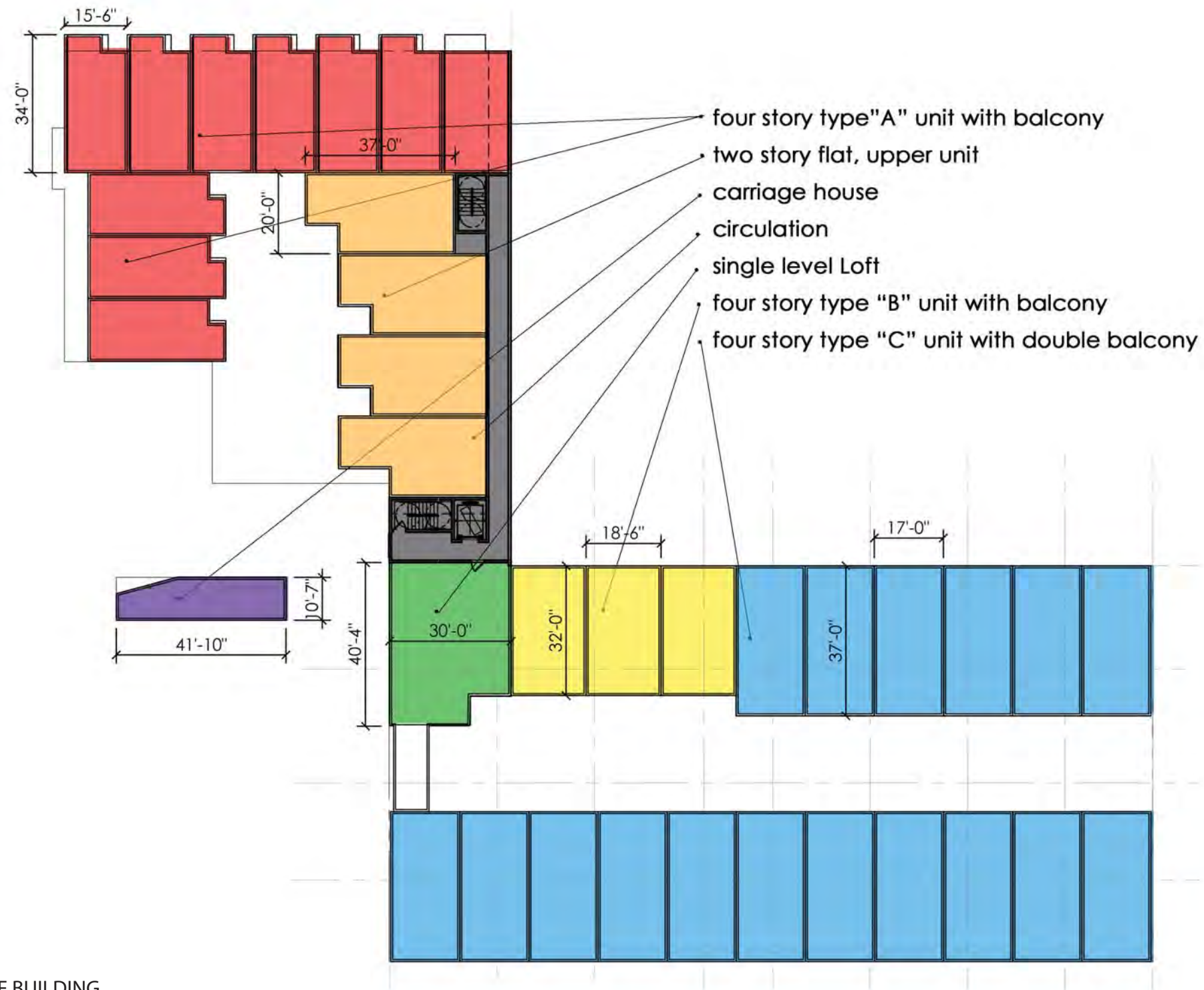
Floor Plans - Second Floor

1311 E Street, SE Washington DC 20003



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A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.



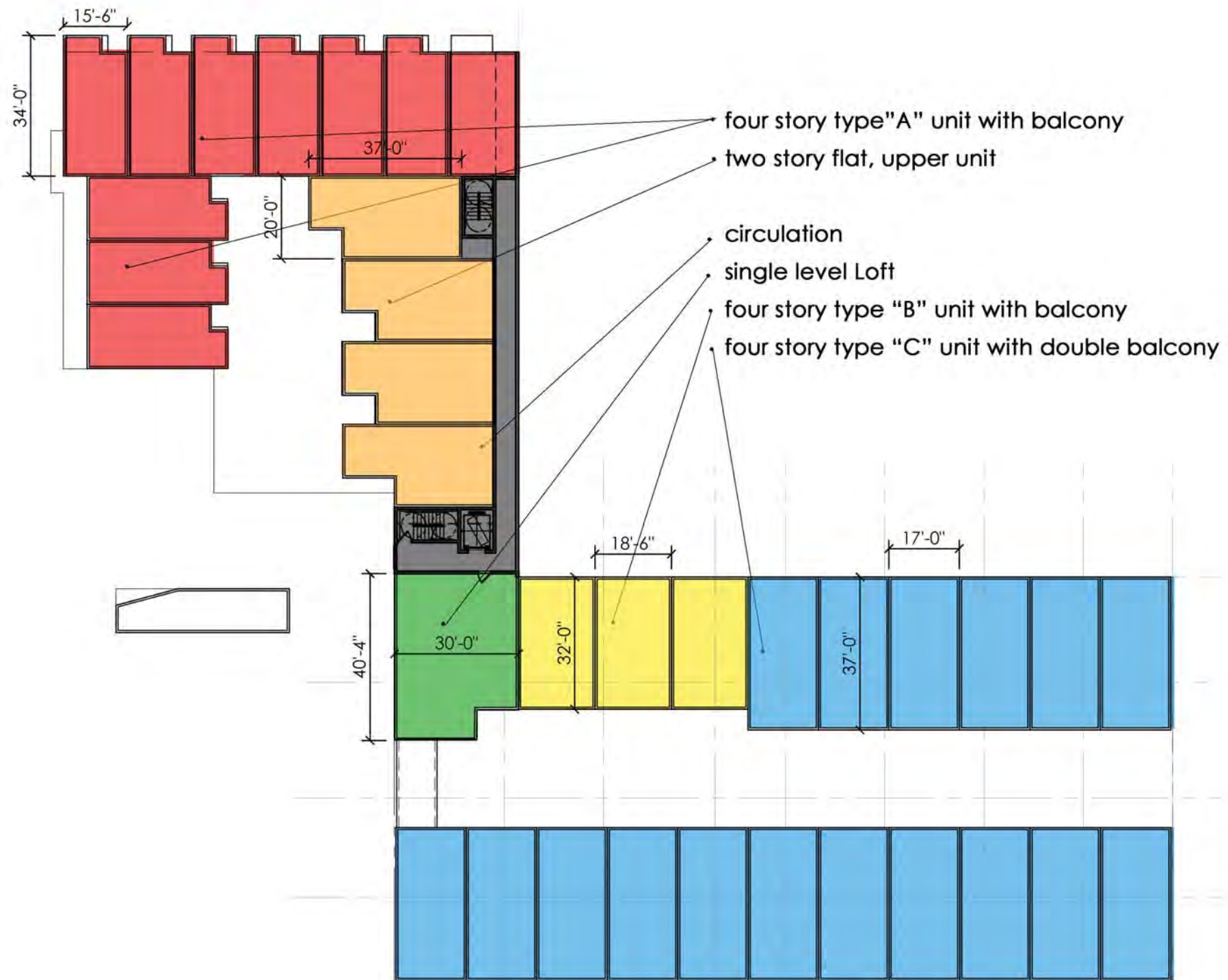
Floor Plans - Third Floor

1311 E Street, SE Washington DC 20003



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A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.



Floor Plans - Fourth Floor

1311 E Street, SE Washington DC 20003

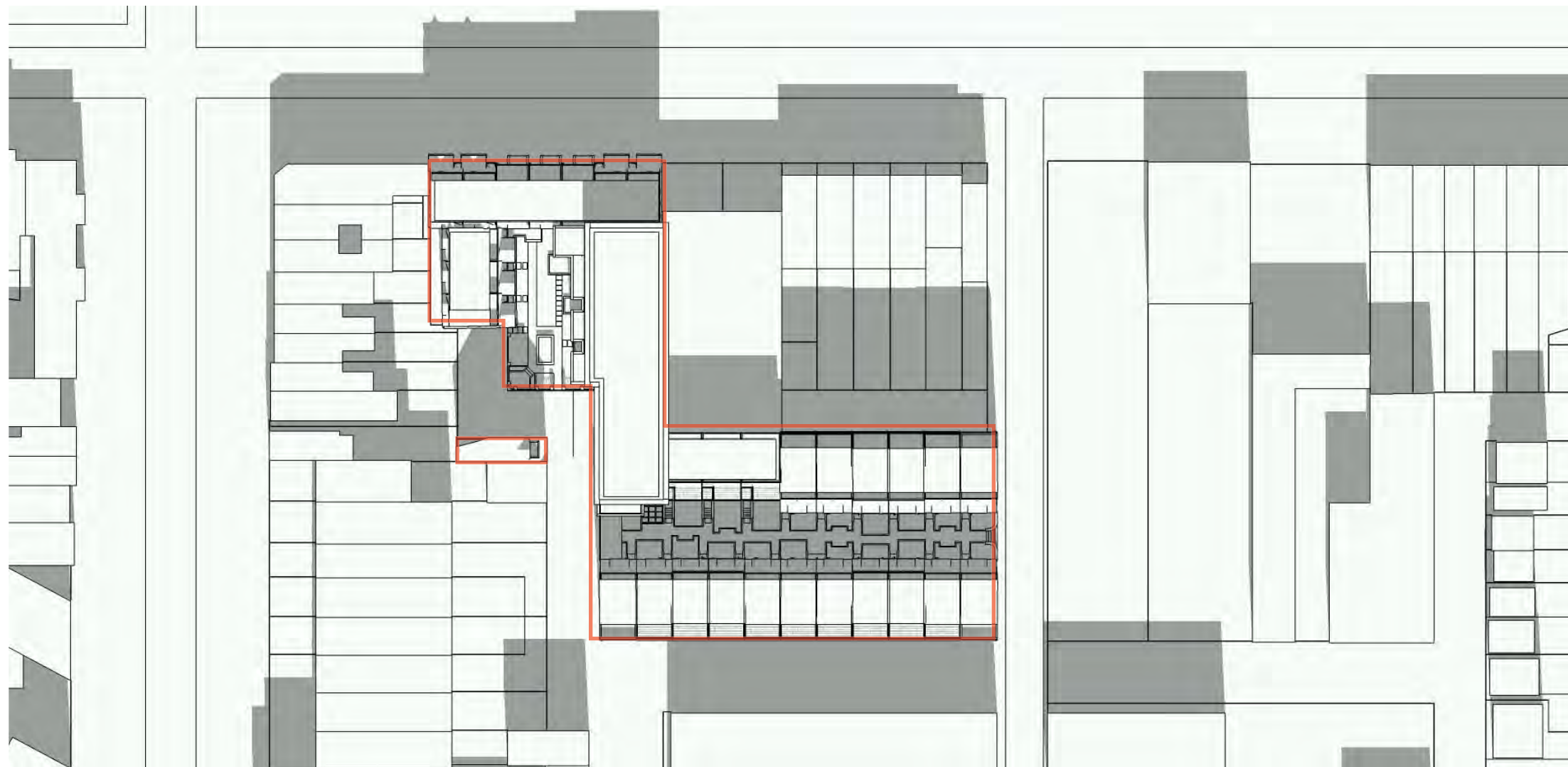


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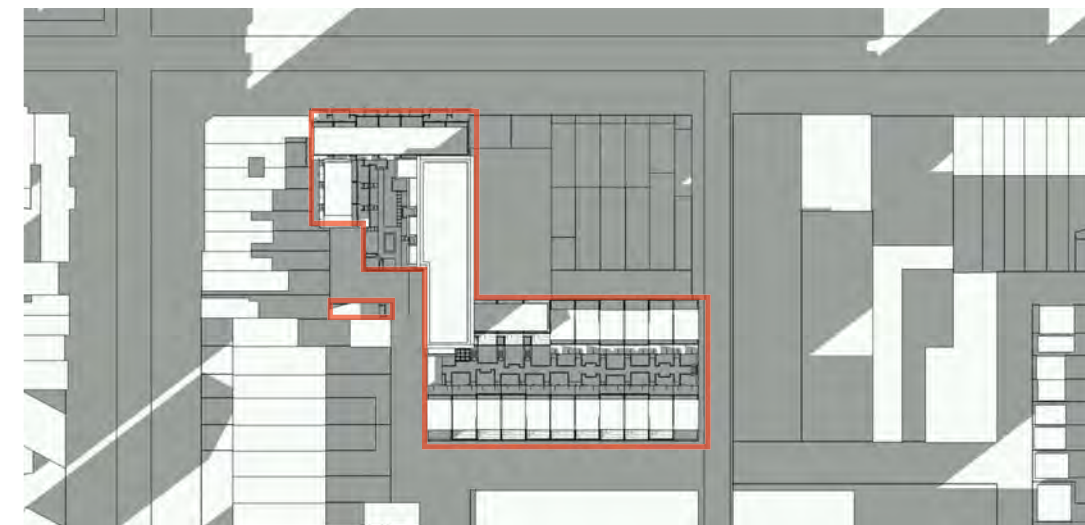
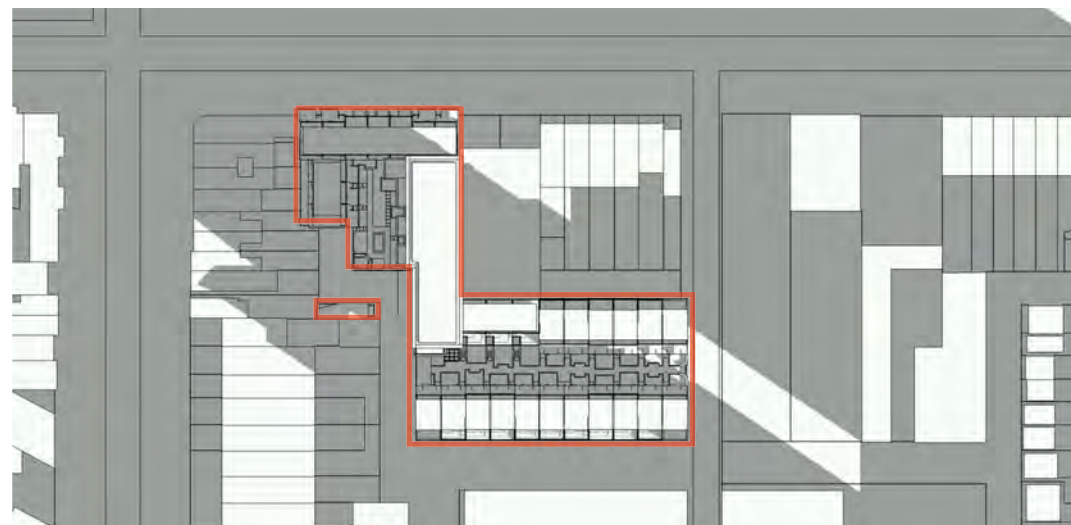






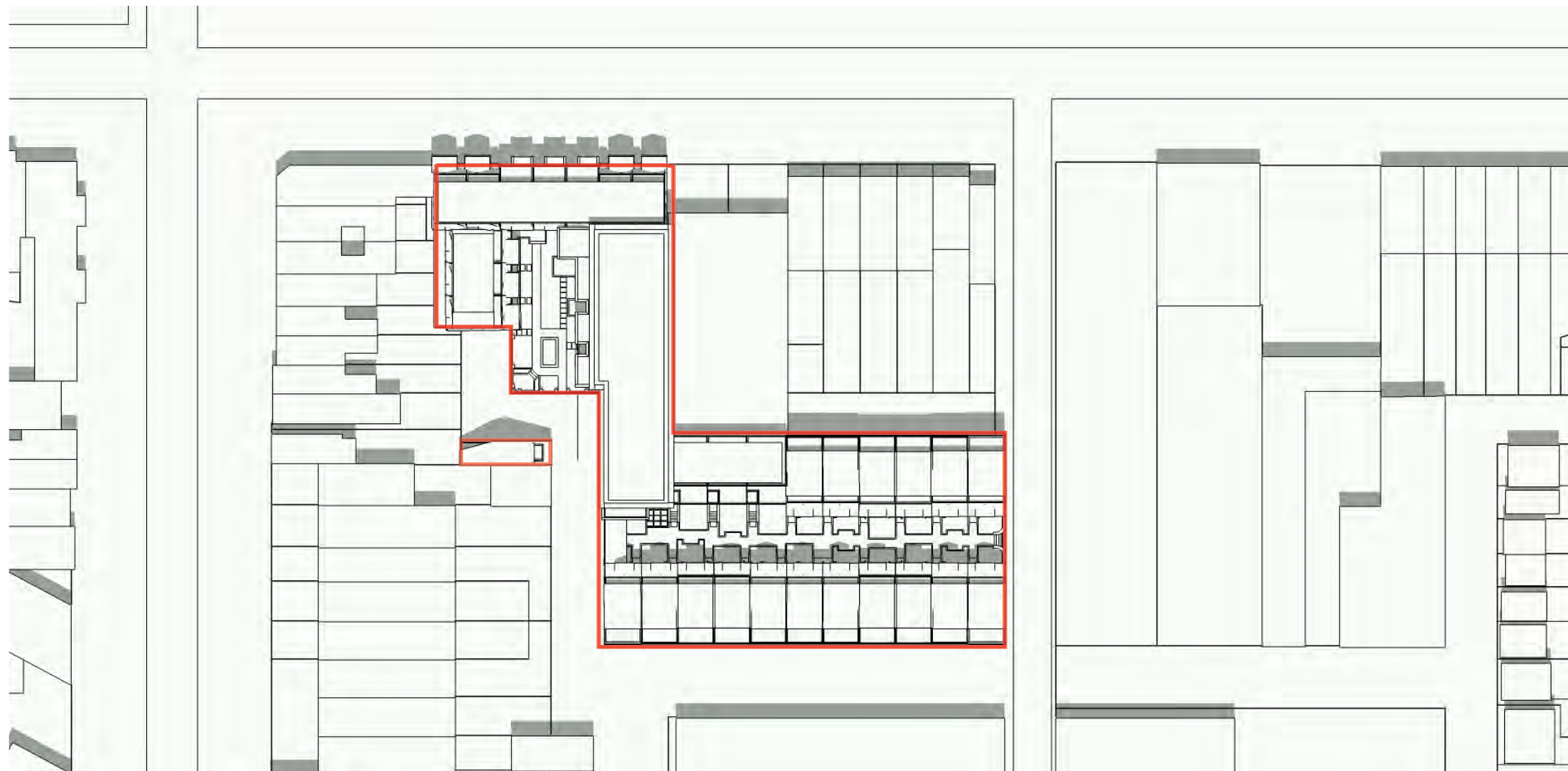
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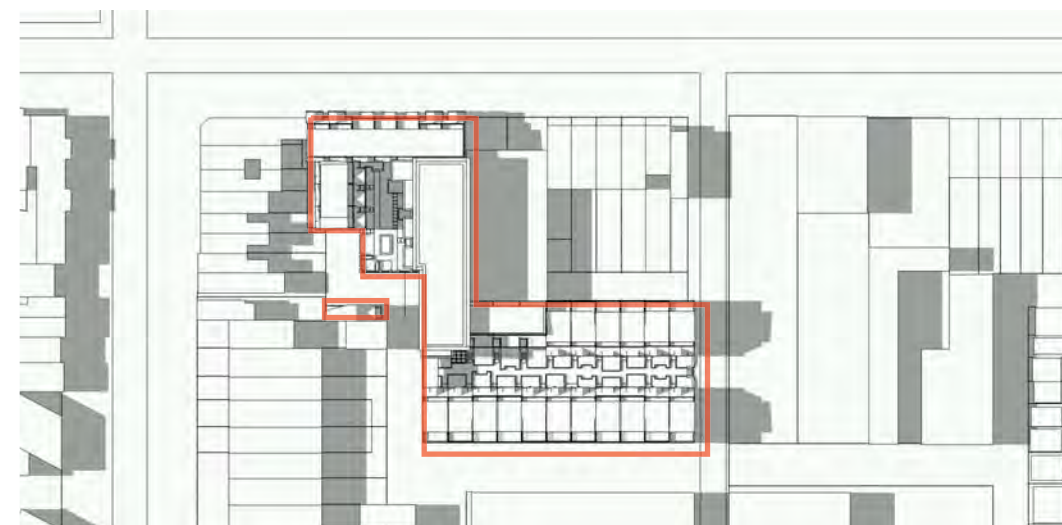
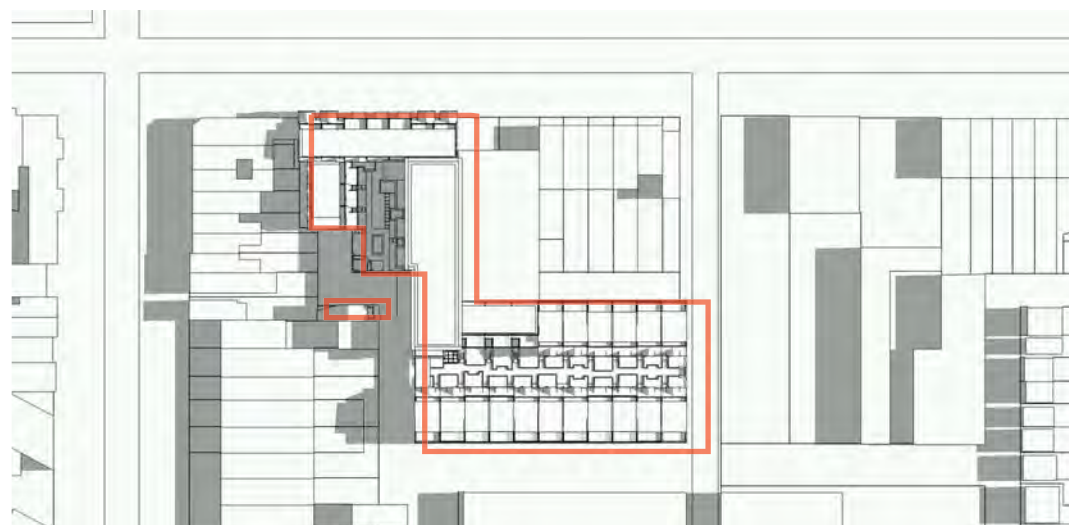
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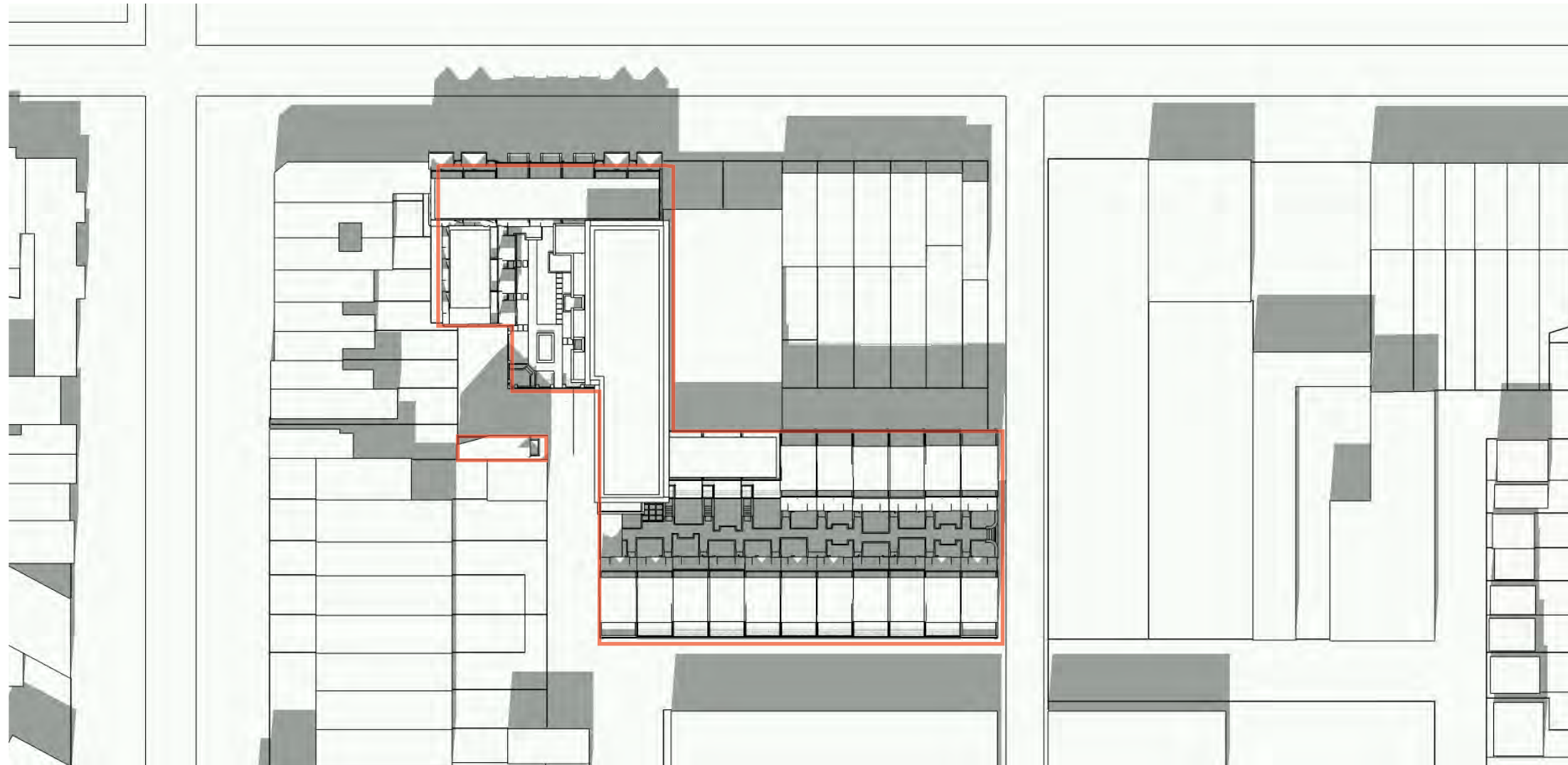
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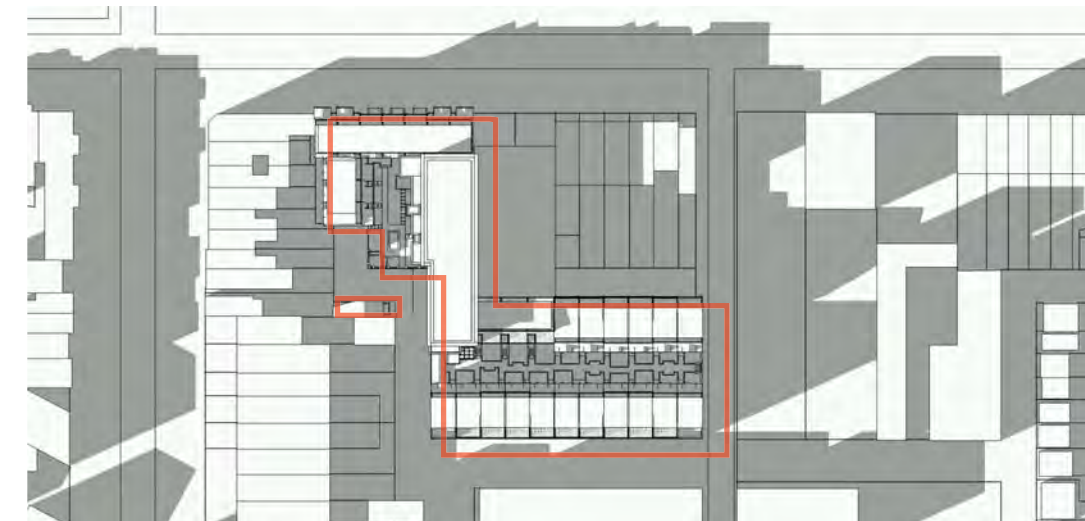
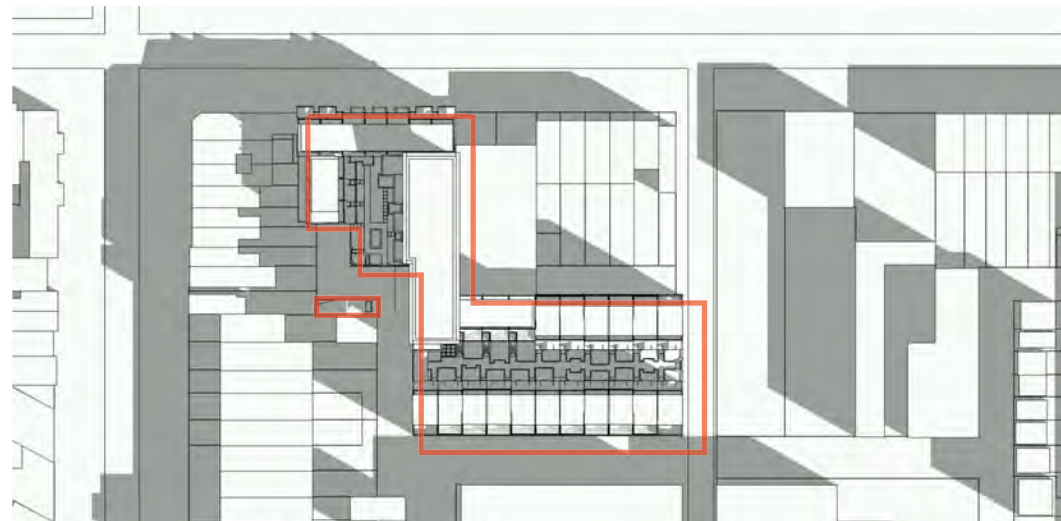
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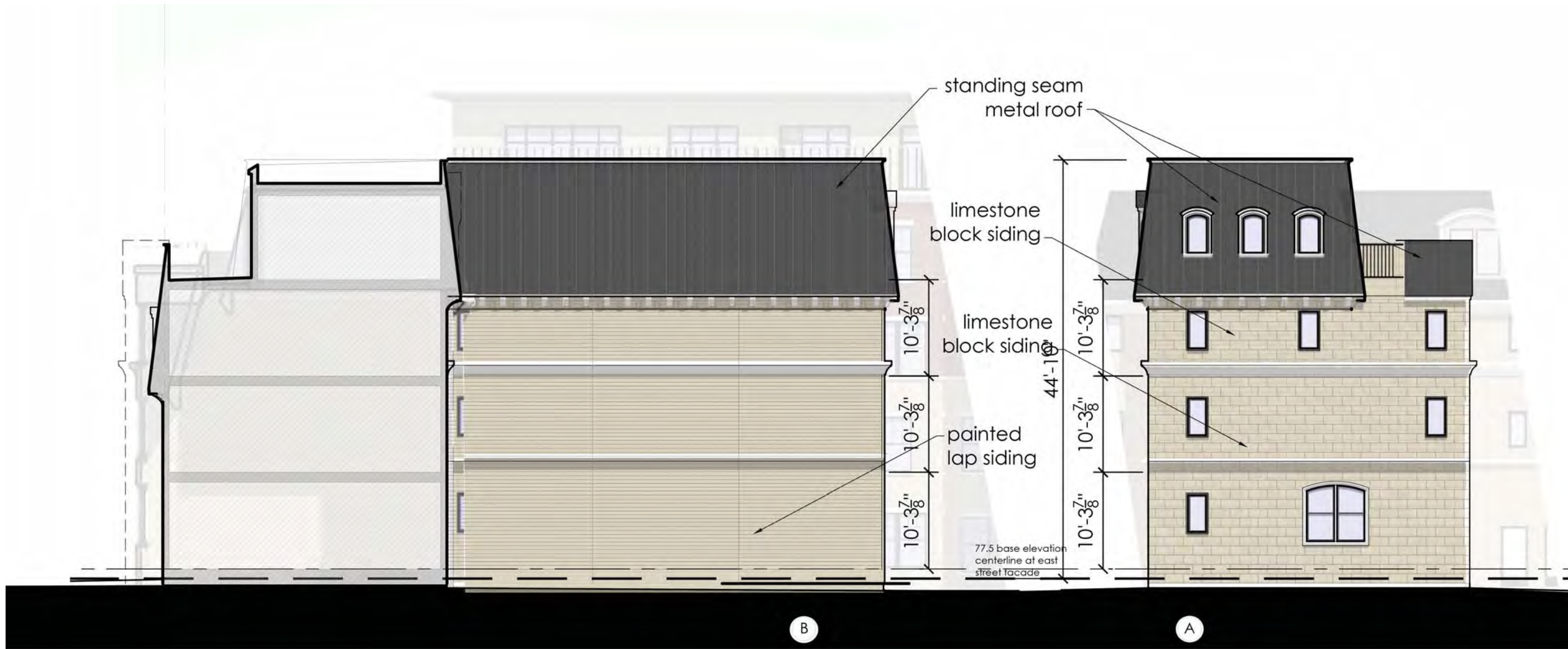
E Street Elevation

1311 E Street, SE Washington DC 20003



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North Court rear and side

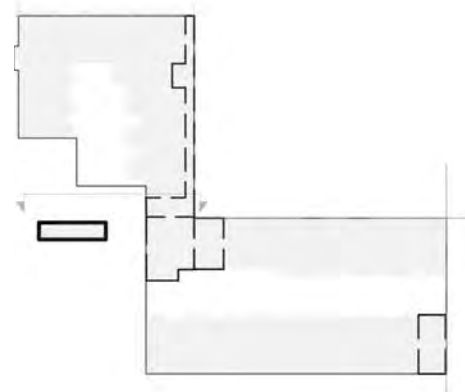
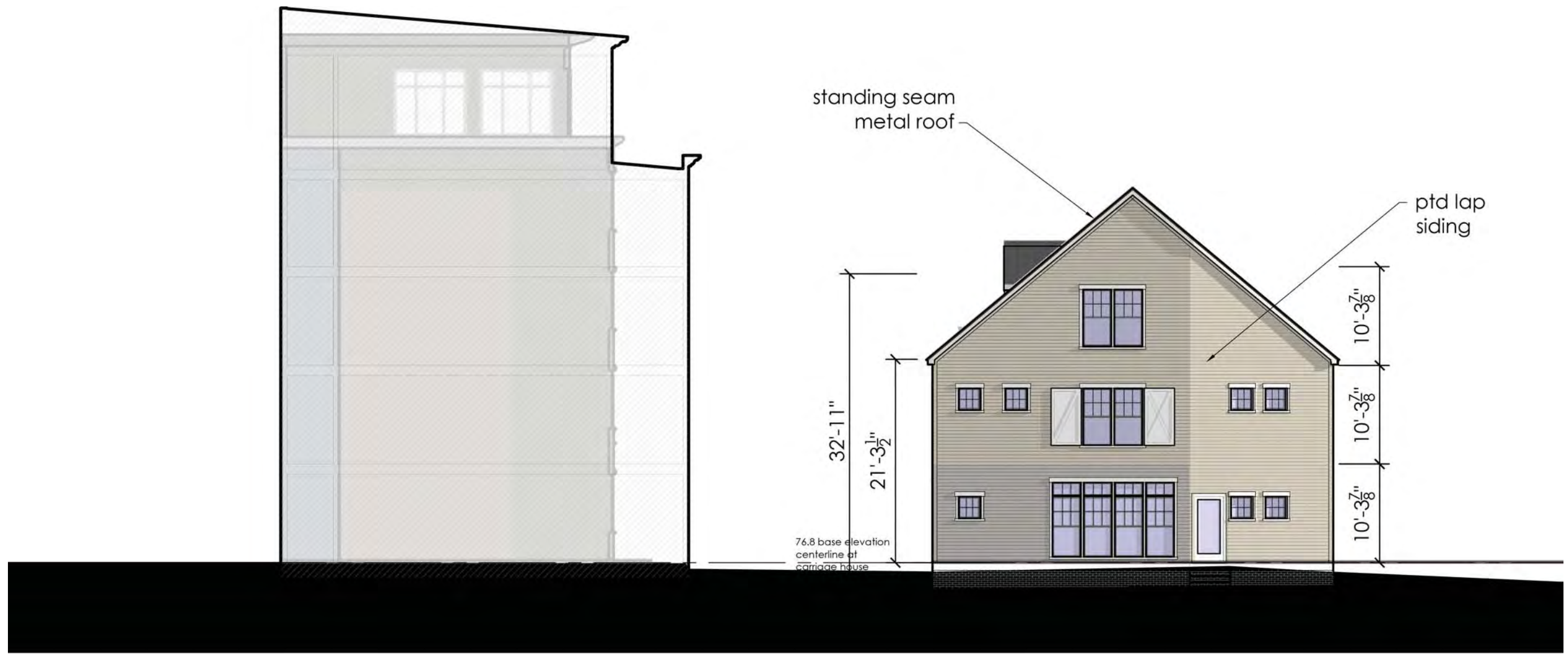
1311 E Street, SE Washington DC 20003



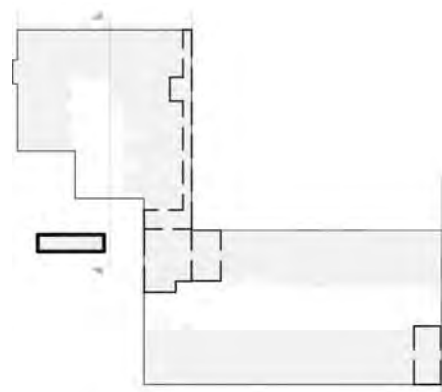
29 May 2015

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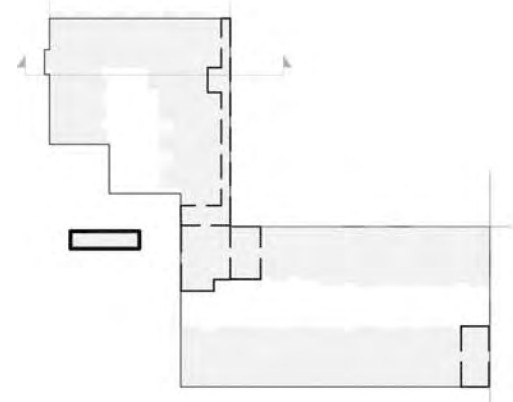




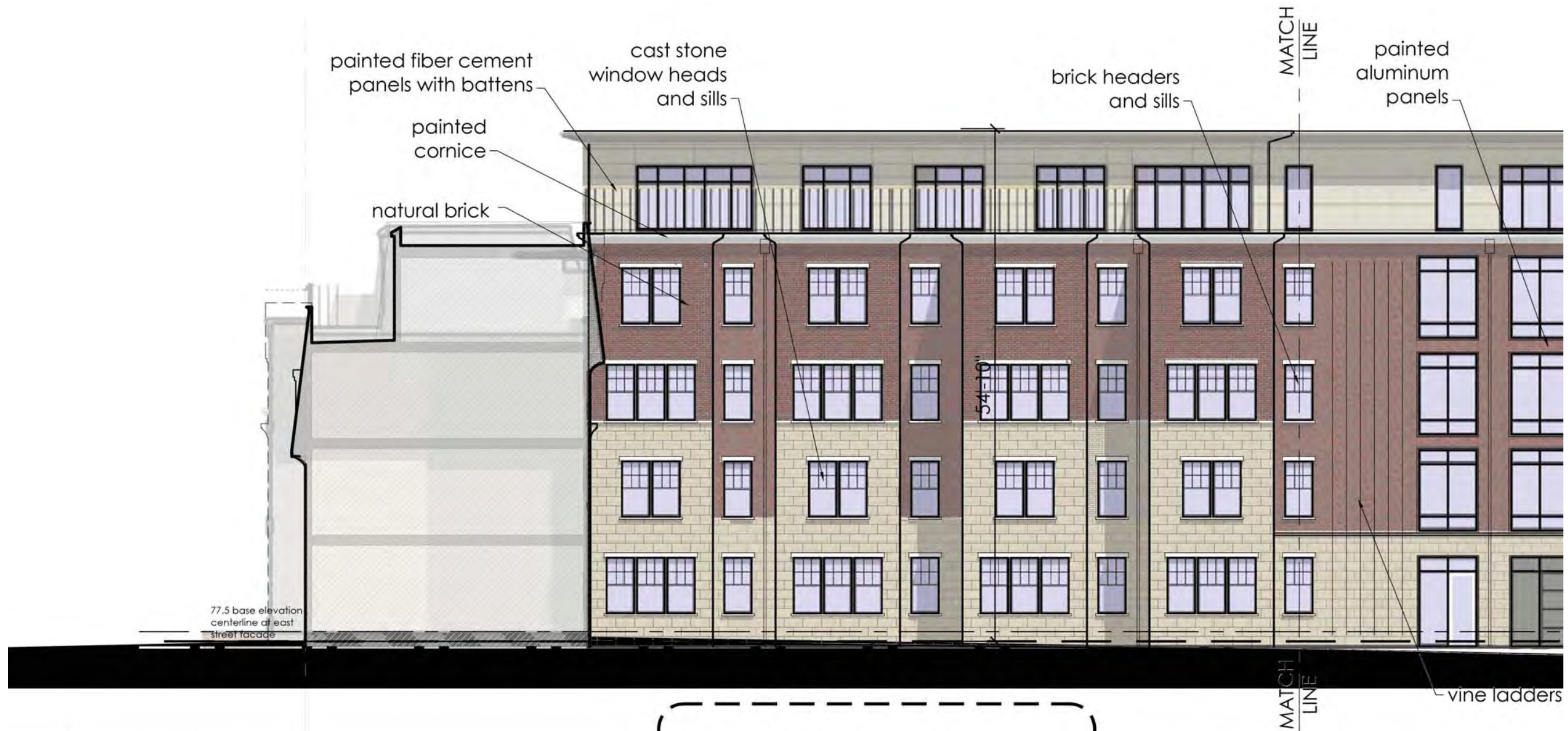












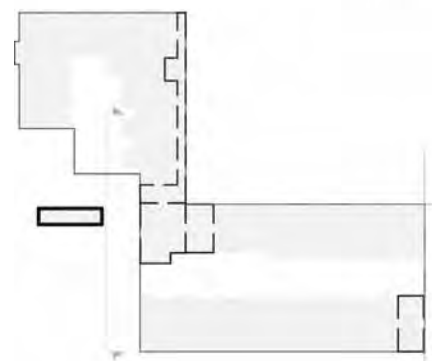
North Court looking east

1311 E Street, SE Washington DC 20003



29 May 2015





25' Alley looking east

1311 E Street, SE Washington DC 20003





Mews looking north - West end

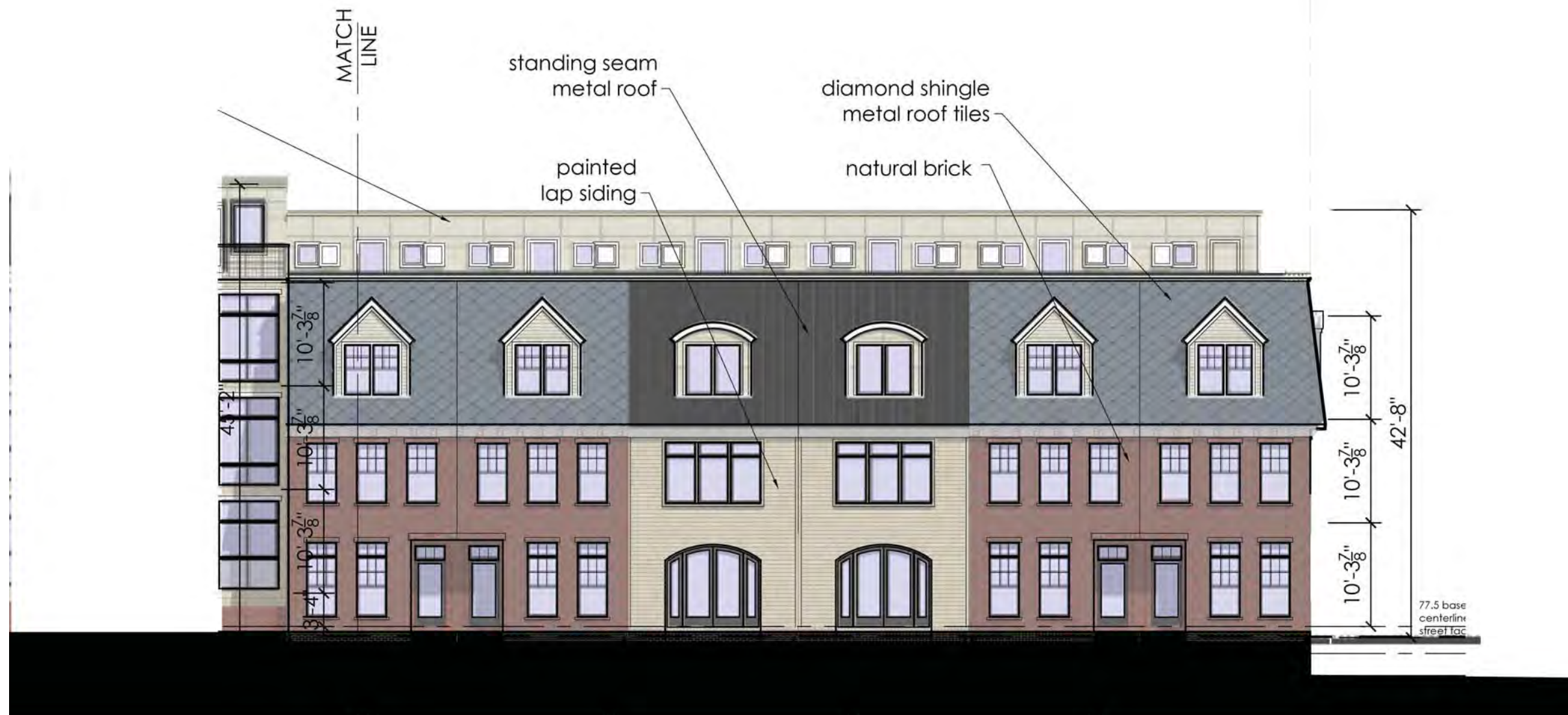
1311 E Street, SE Washington DC 20003



29 May 2015

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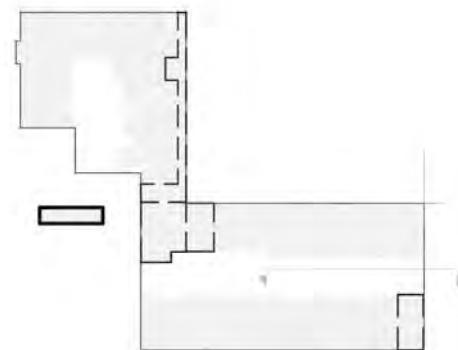
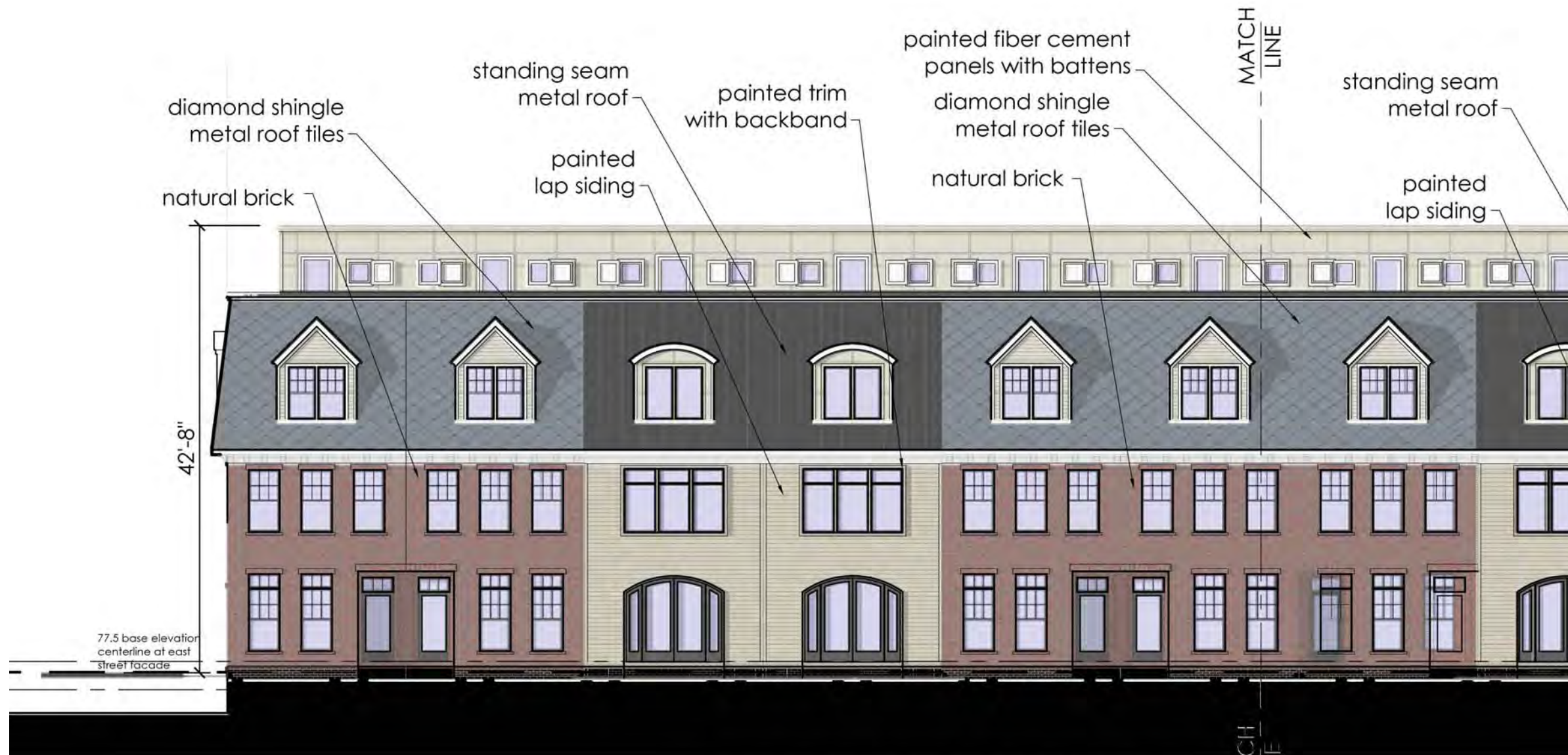




Mews looking north - East end

1311 E Street, SE Washington DC 20003





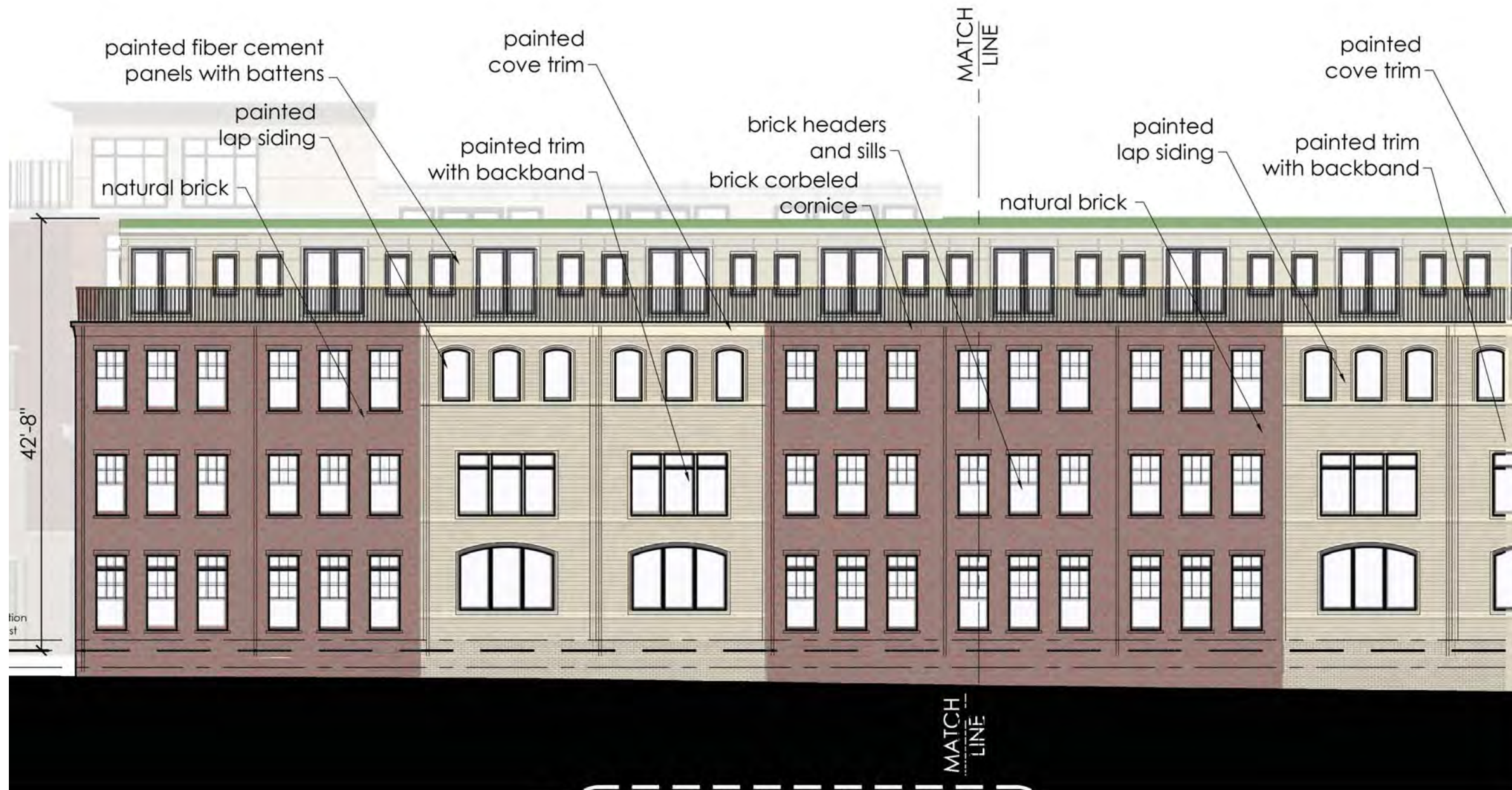
Mews looking south - East end

1311 E Street, SE Washington DC 20003

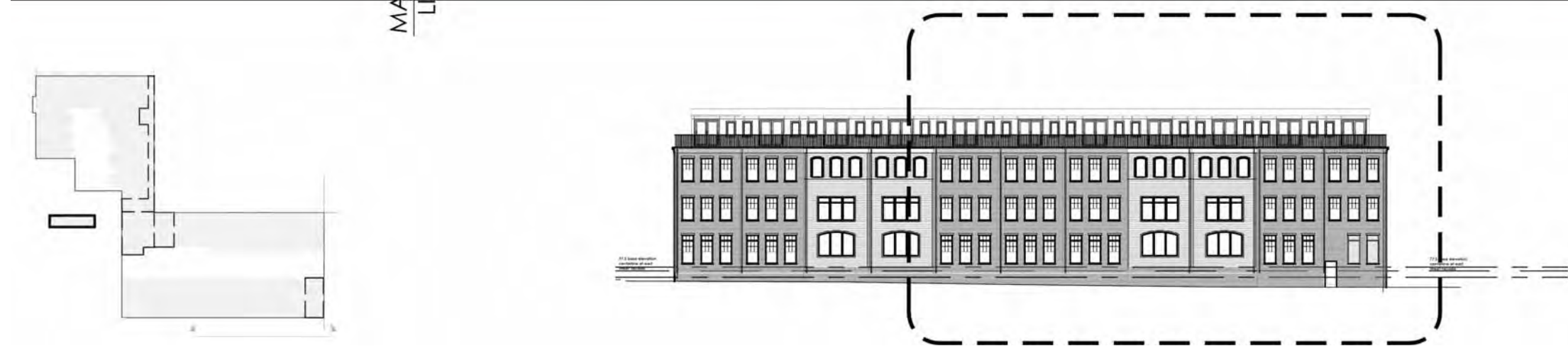
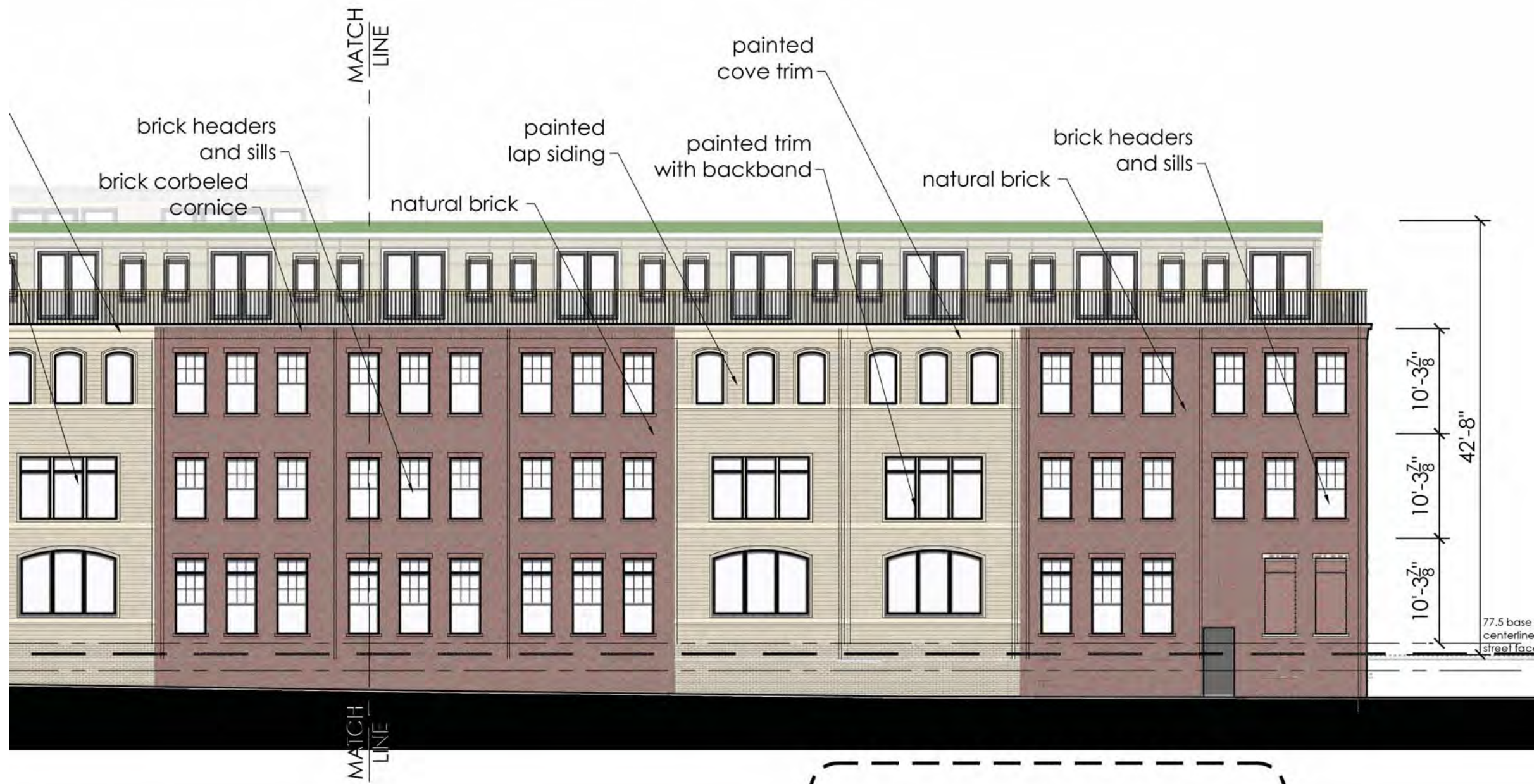












30' Alley elevation - East end

1311 E Street, SE Washington DC 20003





16' Alley elevation

1311 E Street, SE Washington DC 20003



