

WESTMINSTER CHURCH LIVING

400 I STREET SW
WASHINGTON, DC
SQUARE 499, LOT 52

PUD AND ZONING MAP AMENDMENT APPLICATION
MAY 22, 2020



COVER SHEET

ZONING TABULATIONS

SQUARE: 0499		LOT: 0052		
	SUBTITLE	ALLOWED PER PROPOSED MU-2 ZONING	PROPOSED UNDER PLANNED UNIT DEVELOPMENT	
ZONE:		MU-2	MU-2	
LOT AREA		N/A	30,375 SF	
BUILDING FOOTPRINT:		N/A	29,778 SF	
MAXIMUM HEIGHT:	SUBTITLE X, 303.7	90'-0" PUD	RESIDENTIAL	90'-0" PROVIDED (MEASURED FROM BHMP)
			SENIOR RESIDENTIAL	90'-0" PROVIDED (MEASURED FROM BHMP)
PENTHOUSE HEIGHT:	SUBTITLE G, 303.2	20'-0" ALLOWED: 1 STORY + 2 ND STORY FOR MECHANICAL PENTHOUSE	RESIDENTIAL	PROVIDED: 10'-0", 11'-6", 16'-0", 20'-0"
			SENIOR RESIDENTIAL	PROVIDED: 8'-0", 10'-0", 11'-0", 20'-0"
			RELIEF REQUESTED FOR NUMBER OF PENTHOUSE HEIGHTS AND FOR PENTHOUSE WITH A SLOPED ROOF	
PENTHOUSE SETBACK		1:1 SETBACK	1:1 SETBACK	
GROSS FLOOR AREA:	SUBTITLE G, 302.1 SUBTITLE X, 303.3, 303.4	218,700 SF (7.2 FAR AS A MATTER OF RIGHT WITH IZ) 262,440 SF (8.64 AS A PUD WITH IZ)	CHURCH – 18,513 SF	
			SENIOR RESIDENTIAL – 102,236 SF	
			RESIDENTIAL – 90,000 SF	
			TOTAL - 214,338 SF ₍₁₎	
FAR (ENTIRE SITE):	SUBTITLE G, 302.1 SUBTITLE X, 303.3, 303.4	7.2 FAR (MATTER OF RIGHT WITH IZ) 8.64 FAR (PUD WITH IZ)	7.05 PROVIDED	
FAR (NON-RESIDENTIAL)		4.69 FAR (PUD)	0.60 PROVIDED	
LOT OCCUPANCY:	SUBTITLE G, 304.1	90 % (IZ)	98% PROVIDED AT LEVEL 1 – RELIEF REQUESTED 87% PROVIDED AT LEVEL 2 76% PROVIDED AT TYPICAL LEVEL	
REAR YARD:	SUBTITLE G, 305.1, 305.2, 305.3	(SEE NOTES FOR THE FULL CODE REFERENCE)	0 FT PROVIDED – RELIEF REQUESTED	
SIDE YARD:	SUBTITLE G, 306.1	NOT REQUIRED	0 PROVIDED	
GAR:	SUBTITLE G, 307.2	0.3	0.3 PROVIDED	
LOADING	SUBTITLE C, 901.1	1 BERTH AT 30'-0" 1 SERVICE/ DELIVERY AT 20'-0"	1 BERTH AT 30'-0" 1 SERVICE/ DELIVERY AT 20'-0"	
LOADING PLATFORM	SUBTITLE C, 905.4	100 SQFT	≈ 320 SQFT PROVIDED	
COURTS:	SUBTITLE G 202.1	4 IN/FT OF HEIGHT OF COURT; 15 FT MIN (82'-7" X 4")/12 = 27'-6" MIN	PROVIDED: 80'-0"	

BUILDING UNIT MATRIX

RESIDENTIAL

SENIOR RESIDENTIAL

TOTAL: 99 TOTAL: 123

PROJECT MEETS CONDITIONS (a)-(d) AND 1 OF SUBTITLE B 309.1 AND SHALL BE CONSIDERED **A SINGLE BUILDING**

NOTES:

- TOTAL GROSS FLOOR AREA INCLUDES GROSS FLOOR AREA DEDICATED TO SHARED SERVICE, LOADING, AND BACK-OF-HOUSE CORRIDOR.
- REARYARD CALCULATIONS:
 - 305.1 A minimum rear yard of twelve feet (12 ft.) shall be required above a horizontal plane as described in Subtitle G § 305.2 in the MU-1 and MU-2 zones.
 - 305.2 A horizontal plane may be established at twenty-five feet (25 ft.) above the mean finished grade at the middle of the rear of the structure for the purpose of measuring rear yards.
 - 305.3 A rear yard is not required to be provided below a horizontal plane as described in Subtitle G § 305.
- SEE A1.4A FOR COURT CALCULATIONS

ZONING TABULATION

A-0.1

BIKE AND PARKING CALCULATIONS

PARKING CALCULATIONS (SUBTITLE C, 701.5 & 702.1)				
	RATIO	UNITS	*REQ.	PROVIDED
PUBLIC ASSISTED HOUSING FOR THE ELDERLY	1 PER 6 DWELLING UNITS	123	11	4
RESIDENTIAL HOUSING	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS	99	16	30
CHURCH	1 PER 10 SEATS (7 SF FOR EACH NON FIXED SEAT)	517 SEATS	26	26
TOTAL:		222	53	60

* PER SUBTITLE C, 702.1 (a) - PARKING REQUIREMENT REDUCED BY 50%

PARKING CALCULATIONS (SUBTITLE C, 701.5 & 702.1)	
PUBLIC ASSISTED HOUSING FOR THE ELDERLY	$123 \text{ UNITS} \div 6 = 20.5 \approx 21$ $21 \div 2 = 10.5 \approx 11$
RESIDENTIAL HOUSING	$99 \text{ UNITS} - 4 = 95$ $95 \div 3 = 31.6$ $32 \div 2 = 16$
CHURCH	$3620 \div 7 = 517 \text{ SEATS}$ $517 \div 10 = 51.7 \approx 52$ $52 \div 2 = 26$

BREAKDOWN OF PARKING SPACES:

60 PARKING SPACES

40 STANDARD

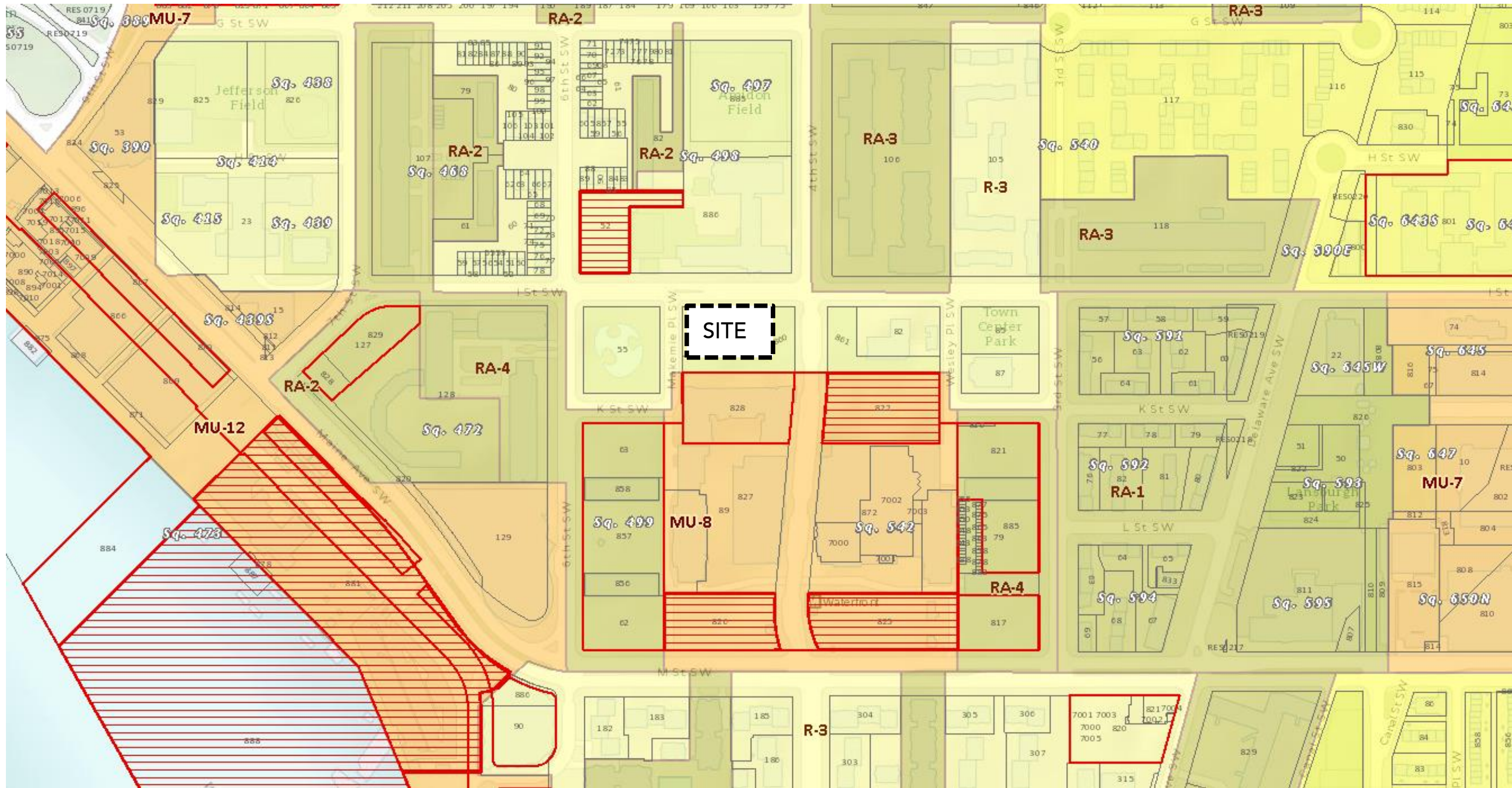
16 COMPACT

4 ACCESSIBLE SPACES (2 VAN SPACES)

BICYCLE CALCULATIONS (SUBTITLE C, 802.1)			
	RATIO	REQUIRED	PROVIDED
RESIDENTIAL SHORT TERM	1 PER 20 UNITS	11	12
RESIDENTIAL LONG TERM	1 PER 3 UNITS	74	74
CHURCH SHORT TERM	1 PER 2,500 SF, BUT NOT LESS THAN 8	8	8
CHURCH LONG TERM	1 PER 7,500 SF	2	2
TOTAL:		95	95

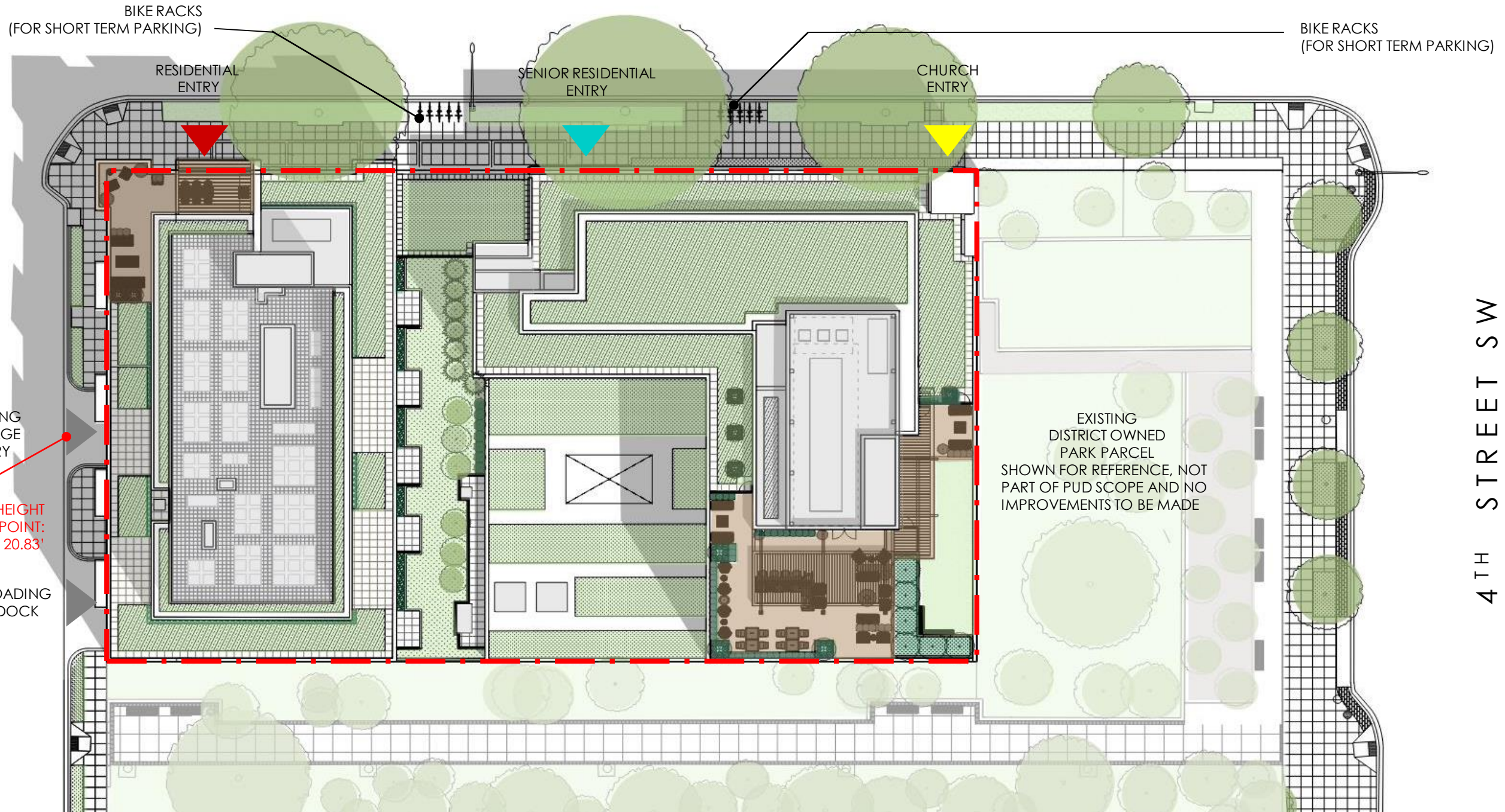
BICYCLE PARKING CALCULATIONS (SUBTITLE C, 802.1)		
PUBLIC ASSISTED HOUSING FOR THE ELDERLY	SHORT TERM	$123 \text{ UNITS} \div 20 = 6.15 \approx 6$
	LONG TERM	$123 \text{ UNITS} \div 3 = 41$
RESIDENTIAL HOUSING	SHORT TERM	$99 \text{ UNITS} \div 20 = 4.95 \approx 5$
	LONG TERM	$99 \text{ UNITS} \div 3 = 33$
CHURCH	SHORT TERM	$17,946 \text{ SF} \div 2,500 = 7.18 \approx 7$
	LONG TERM	$17,946 \text{ SF} \div 7,500 = 2.39 \approx 2$

BIKE AND PARKING CALCULATIONS



ZONING MAP

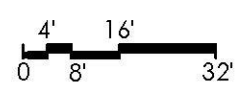
I STREET SW
90'-0" WIDE



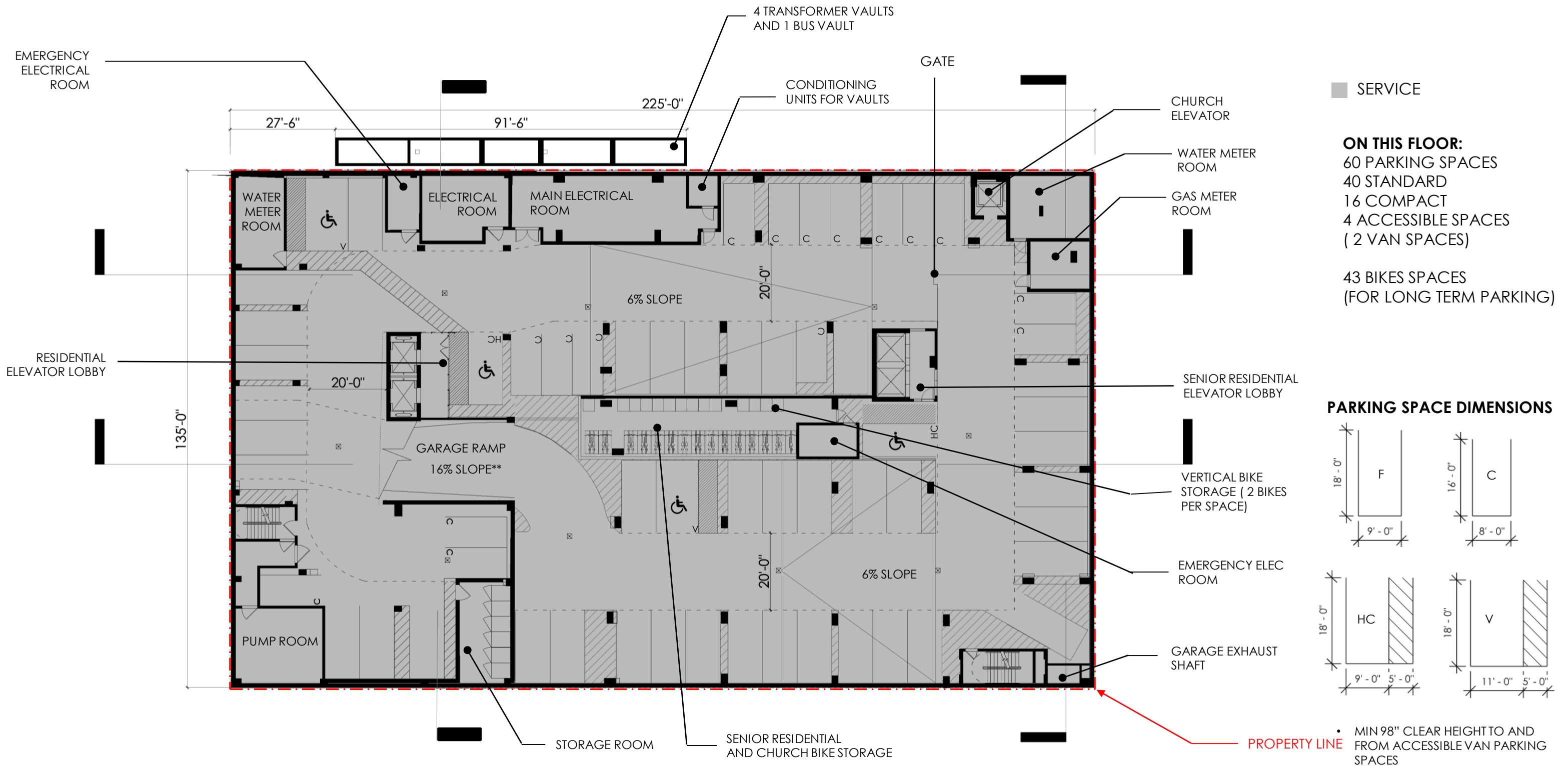
MAKEMIE PLACE SW
60'-0" WIDE

4TH STREET SW
90'-0" WIDE

- NOTE:
1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT
 2. DISTRICT OWNED PARCEL SHOWN FOR REFERENCE. NOT PART OF SCOPE. NO IMPROVEMENTS TO BE MADE



ARCHITECTURAL SITE PLAN

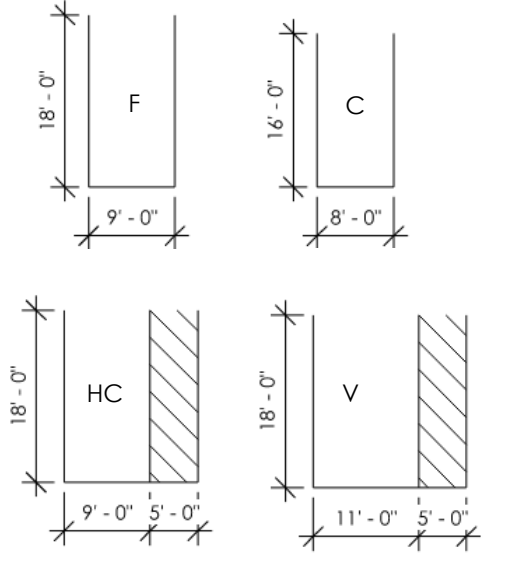


■ SERVICE

ON THIS FLOOR:
 60 PARKING SPACES
 40 STANDARD
 16 COMPACT
 4 ACCESSIBLE SPACES (2 VAN SPACES)

43 BIKES SPACES
 (FOR LONG TERM PARKING)

PARKING SPACE DIMENSIONS



• MIN 98" CLEAR HEIGHT TO AND FROM ACCESSIBLE VAN PARKING SPACES

** GARAGE RAMP IS 16% SLOPE WITH 8% TRANSITIONS AT TOP AND BOTTOM OF RAMP

NOTE:
 1. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



GARAGE FLOOR PLAN

I STREET SW

SHORT TERM BIKE PARKING



- CHURCH
- SENIOR RESIDENTIAL
- RESIDENTIAL

- SERVICE

ON THIS FLOOR:
 33 BIKES SPACES – LONG TERM PARKING
 20 BIKE SPACES - SHORT TERM PARKING

EXISTING DISTRICT PARCEL - SHOWN FOR REFERENCE, NOT PART OF PUD SCOPE AND NO IMPROVEMENTS TO BE MADE

- CANOPY ABOVE
- BAY WINDOW ABOVE
- MAKEMIE PLACE SW
- BUILDING HEIGHT MEASURE POINT; 20.83
- PARKING GARAGE ENTRY (GARAGE INTAKE)
- LOUVER
- (1) 12' x 30' LOADING BERTHS
- (1) 10' x 20' DELIVERY SPACE
- LOADING DOCK
- 320 SQFT LOADING PLATFORM
- DOG WASH
- RESIDENTIAL LONG TERM BIKE AND TENANT STORAGE

NOTE:
 1. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

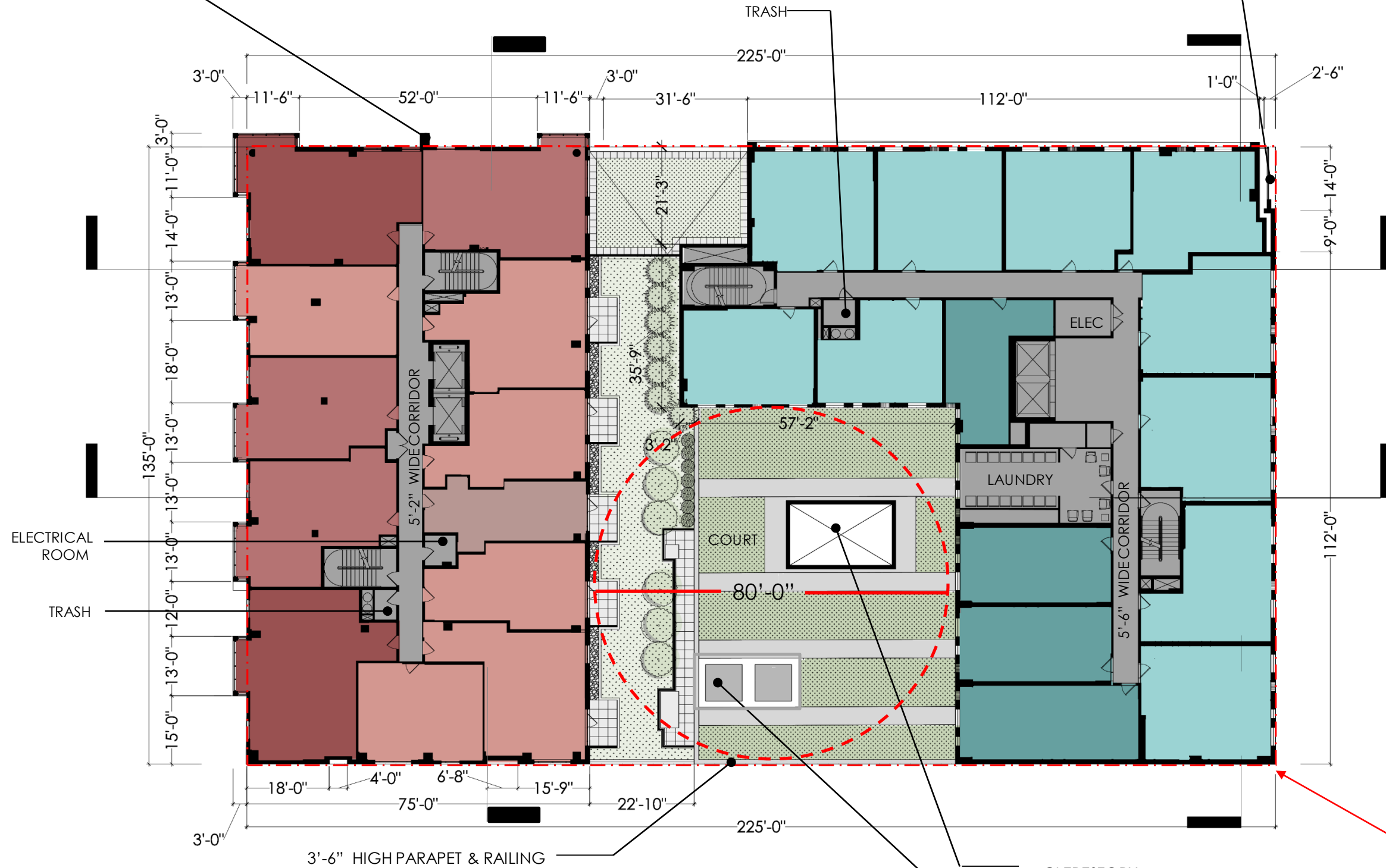


FIRST FLOOR PLAN

A-1.1

ARCHITECTURAL EMBELLISHMENT

ARCHITECTURAL EMBELLISHMENT



SENIOR RESIDENTIAL

1 BEDROOM	10
JR. BEDROOM	4
TOTAL	14

RESIDENTIAL

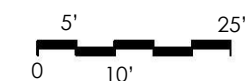
STUDIO	1
1 BEDROOM	6
1 BEDROOM + DEN	3
2 BEDROOM	2
TOTAL UNITS	12

- SERVICE
- NON-ACCESSIBLE GREEN ROOF
- ACCESSIBLE GREEN ROOF
- PRIVATE PATIO WITH PRIVACY SCREEN

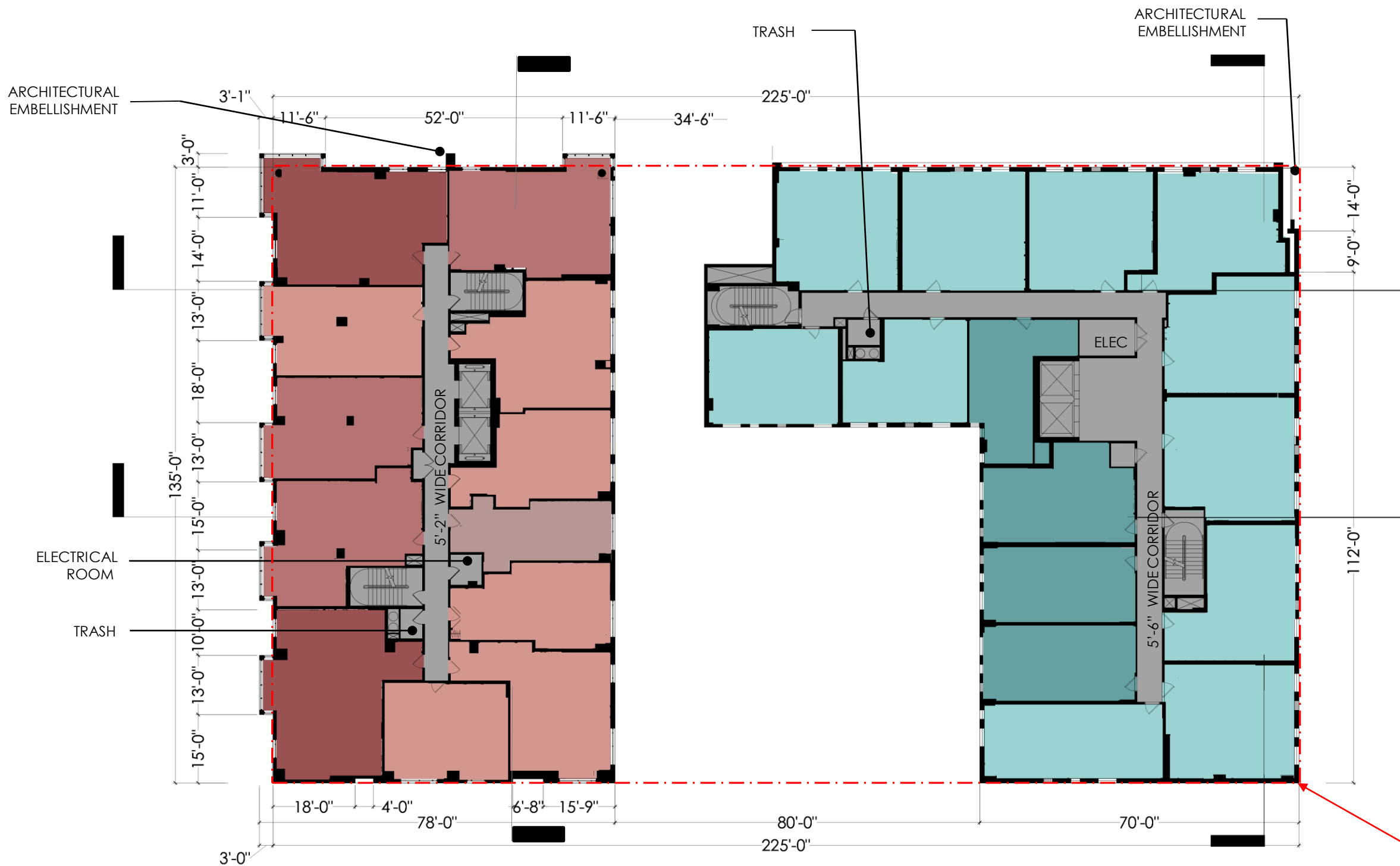
NOTE:

1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT.
2. ALL GREEN AREAS ARE NON-ACCESSIBLE.
3. SEE SHEET A1.4A FOR COURT CALCULATIONS.
4. SECOND FLOOR ROOF IS OCCUPIED. THIRD FLOOR ROOF IS UNOCCUPIED.
5. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

CLERESTORY
MECHANICAL EQUIPMENT WITH EQUIPMENT SCREEN



THIRD FLOOR PLAN



SENIOR RESIDENTIAL	
1 BEDROOM	11
JR. BEDROOM	4
TOTAL	15

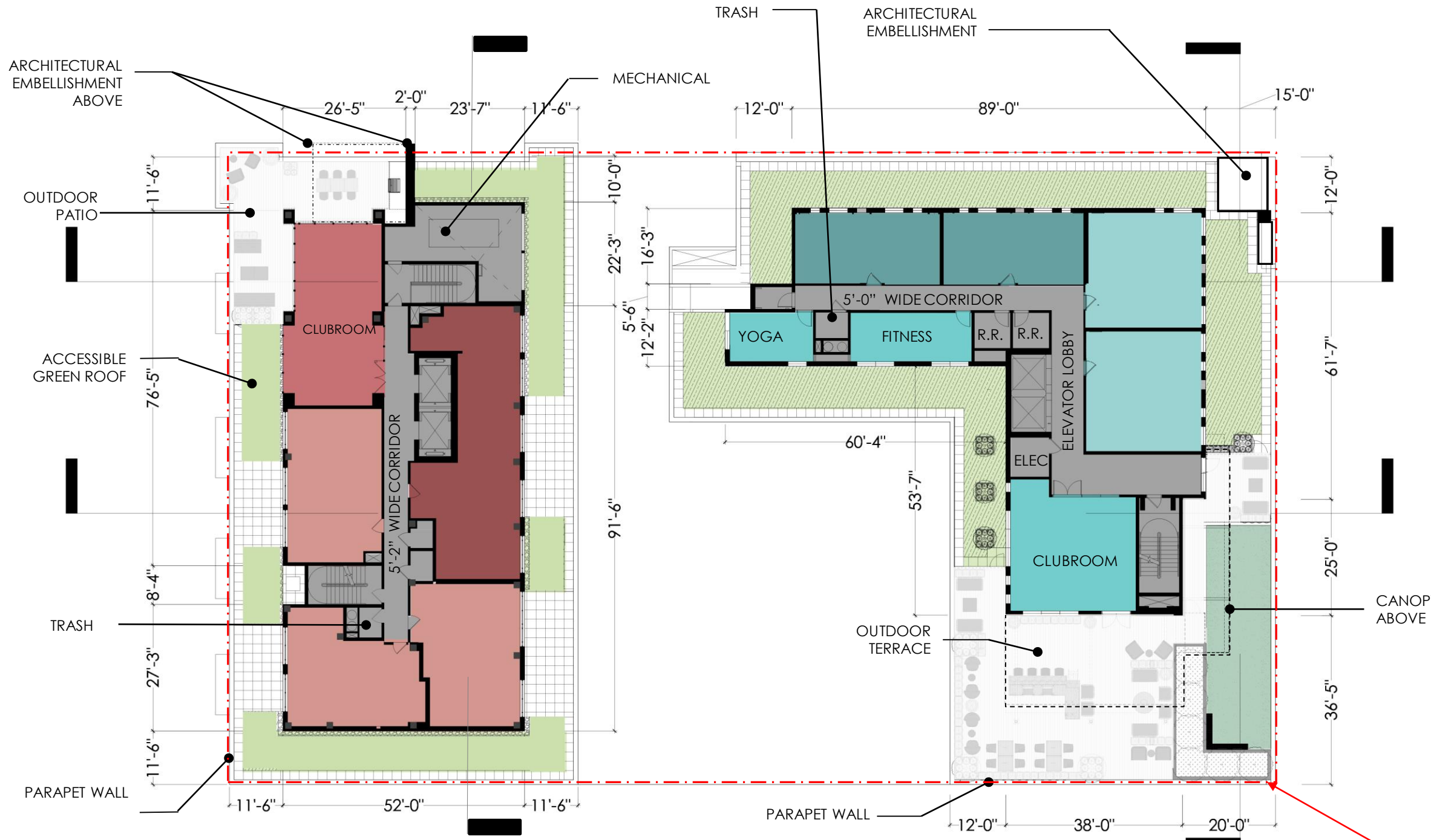
RESIDENTIAL	
STUDIO	1
1 BEDROOM	6
1 BEDROOM + DEN	3
2 BEDROOM	2
TOTAL UNITS	12

- SERVICE
- NON-ACCESSIBLE GREEN ROOF
- ACCESSIBLE GREEN ROOF
- PRIVATE PATIO WITH PRIVACY SCREEN

NOTE:
 1. FOR THE RESIDENTIAL TOWER, TYPICAL FLOORS ARE FLOORS 3-9.
 2. FOR SENIOR RESIDENTIAL TOWER, TYPICAL FLOORS ARE FLOORS 4-10
 3. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



TYPICAL FLOOR PLAN



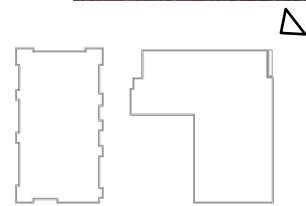
SENIOR RESIDENTIAL	
1 BEDROOM	2
JR. BEDROOM	2
TOTAL UNITS	4

RESIDENTIAL	
1 BEDROOM	3
2 BEDROOM	1
TOTAL UNITS	4

- AMENITY
- AMENITY
- SERVICE
- NON-ACCESSIBLE GREEN ROOF
- ACCESSIBLE GREEN ROOF
- PRIVATE PATIO
- PET RELIEF AREA

NOTE:
 1. REFER TO LANDSCAPE DRAWINGS FOR TERRACE AND GREEN ROOF LAYOUT
 2. ON THE SENIOR RESIDENTIAL ROOF, ALL GREEN AREAS ARE NON-ACCESSIBLE WITH THE EXCEPTION OF THE PET RELIEF AREA.
 3. ALL GREEN ROOF ON THE RESIDENTIAL ROOF IS ACCESSIBLE.
 4. SEE SHEET A-1.8A & A-1.8B FOR ARCHITECTURAL EMBELLISHMENT CALCULATIONS AND HEIGHT/SETBACKS
 5. INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.





CORNER OF 4TH AND I STREET
VIEW 1

KG D
architecture

WESTMINSTER
PRESBYTERIAN CHURCH  DC

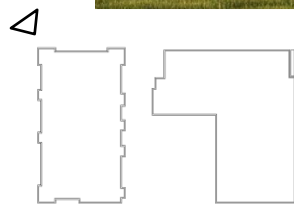
DP
DANTES PARTNERS

 **BOZZUTO**

WESTMINSTER CHURCH LIVING |
400 I STREET SW, WASHINGTON DC

PUD & ZONING MAP |
AMENDMENT APPLICATION |
MAY 22, 2020

A-2.1



CORNER OF I STREET AND MAKEMIE STREET
VIEW 2

KG D
architecture

WESTMINSTER
PRESBYTERIAN CHURCH



DC

DP
DANTES PARTNERS



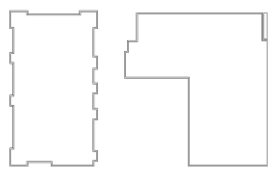
WESTMINSTER CHURCH LIVING |
400 I STREET SW, WASHINGTON DC

PUD & ZONING MAP |
AMENDMENT APPLICATION |
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A-2.2



VIEW FROM ACROSS I STREET
VIEW 3



KG D
architecture

WESTMINSTER
PRESBYTERIAN CHURCH



DC

DP
DANTES PARTNERS



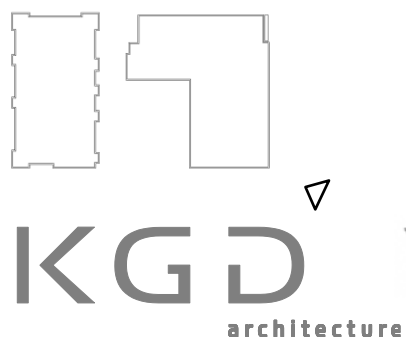
WESTMINSTER CHURCH LIVING
400 I STREET SW, WASHINGTON DC

PUD & ZONING MAP
AMENDMENT APPLICATION
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A-2.3



SOUTH EAST AERIAL VIEW OF SITE
VIEW 4



WESTMINSTER
PRESBYTERIAN CHURCH



DP
DANTES PARTNERS



WESTMINSTER CHURCH LIVING
400 I STREET SW, WASHINGTON DC

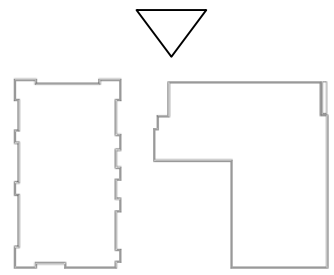
PUD & ZONING MAP
AMENDMENT APPLICATION
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A-2.4

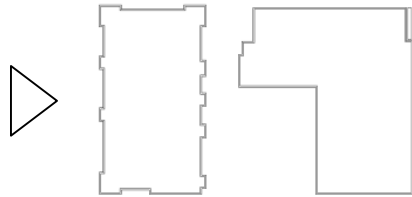


BHMP: 20'-10" BHMP: 20'-10"

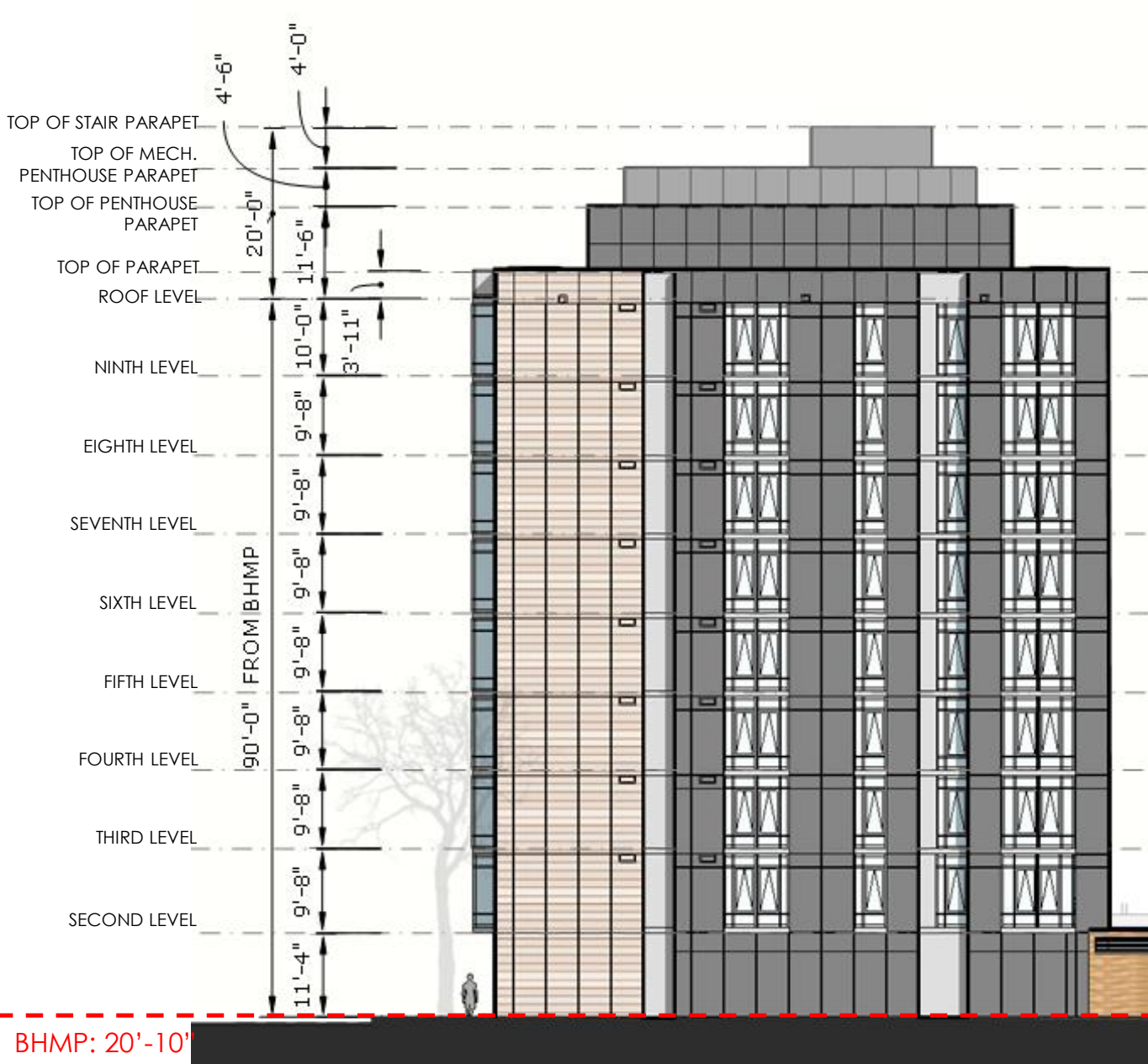
Park and 4th Street Church Entrance Senior Residential Entrance Residential Entrance Makemie PL SW



NORTH ELEVATION - I STREET SW



WEST ELEVATION - MAKEMIE PLACE



Makemie PL SW



Park and 4th Street

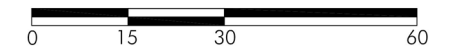
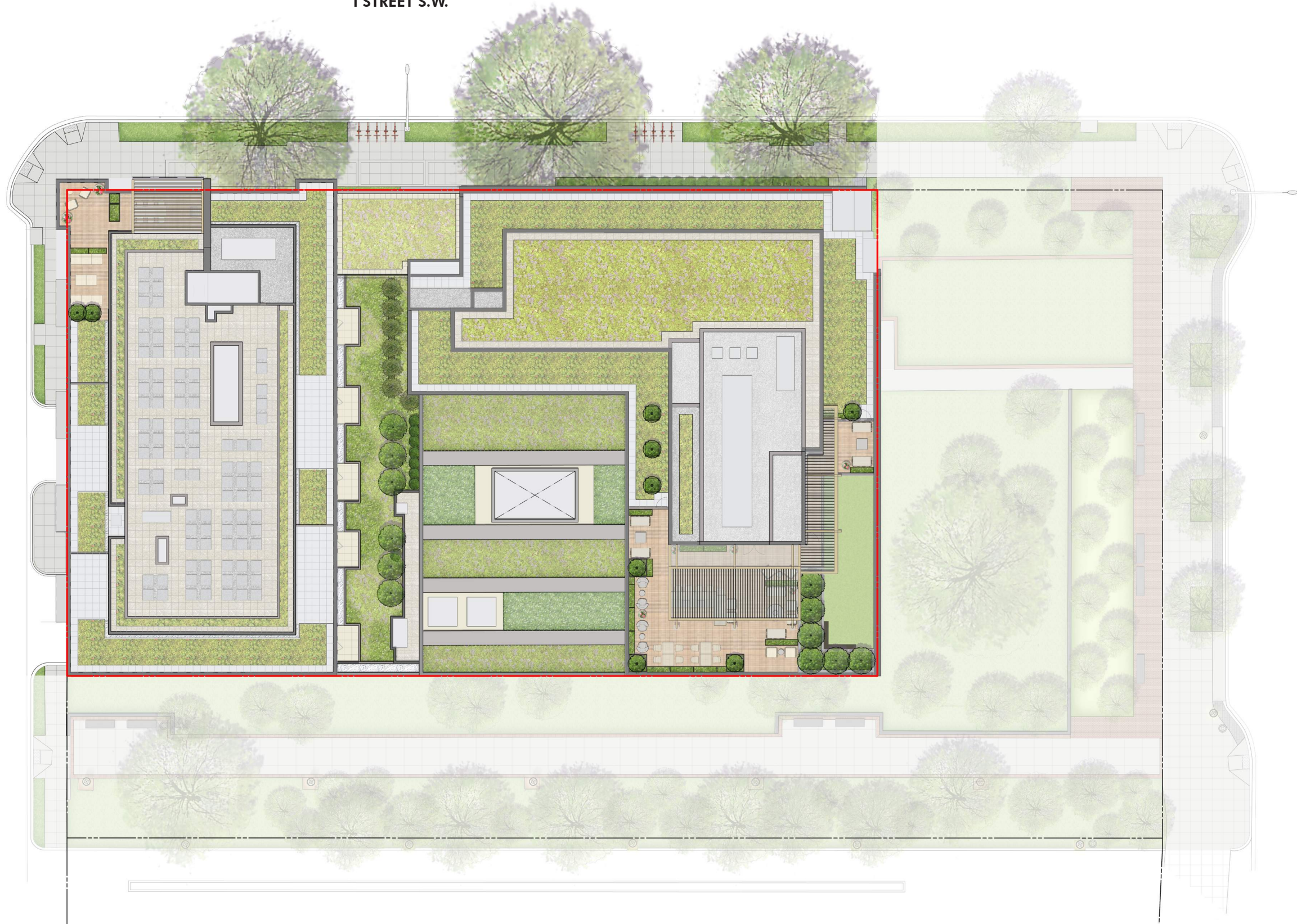


SOUTH ELEVATION

I STREET S.W.

MAKEMIE PL S.W.

4TH STREET S.W.



L001 OVERALL LANDSCAPE PLAN