

provisions of Chapter 23 of Title 10 of the District of Columbia Municipal Regulations, or in the alternative, determine that the project is exempt from large tract review due to the recent amendments to the Zoning Regulations as a result of Z.C. Case No. 08-06O.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.  
Jessica R. Bloomfield

**EXHIBIT A**

# 1515 NEW YORK AVE NE - RETAIL BUILDING

Large Tract Review Submission

APRIL 5, 2018



## DRAWING INDEX:

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### OWNER:

Douglas Development  
Corporation

702 H St NW, Suite 400  
Washington, DC 20001

### ARCHITECT:

Bignell Watkins Hasser  
Architects, P.C.

1 Park Place, Suite 250  
Annapolis, MD 21401

### LAND USE COUNCIL:

Holland & Knight

800 17th St NW, Suite 1100  
Washington, DC 20006

### CIVIL ENGINEER:

Dewberry

2101 Gaither RD, #340  
Rockville, MD 20850

### TRANSPORTATION ENGINEER:

Gorove/Slade Associates, Inc.

1140 Connecticut Ave NW Suite 600  
Washington, DC 20036

# 1515 New York Ave NE Retail Building: Zoning Tabulation

Square: 4037, Lot 813

Zone: PDR-3

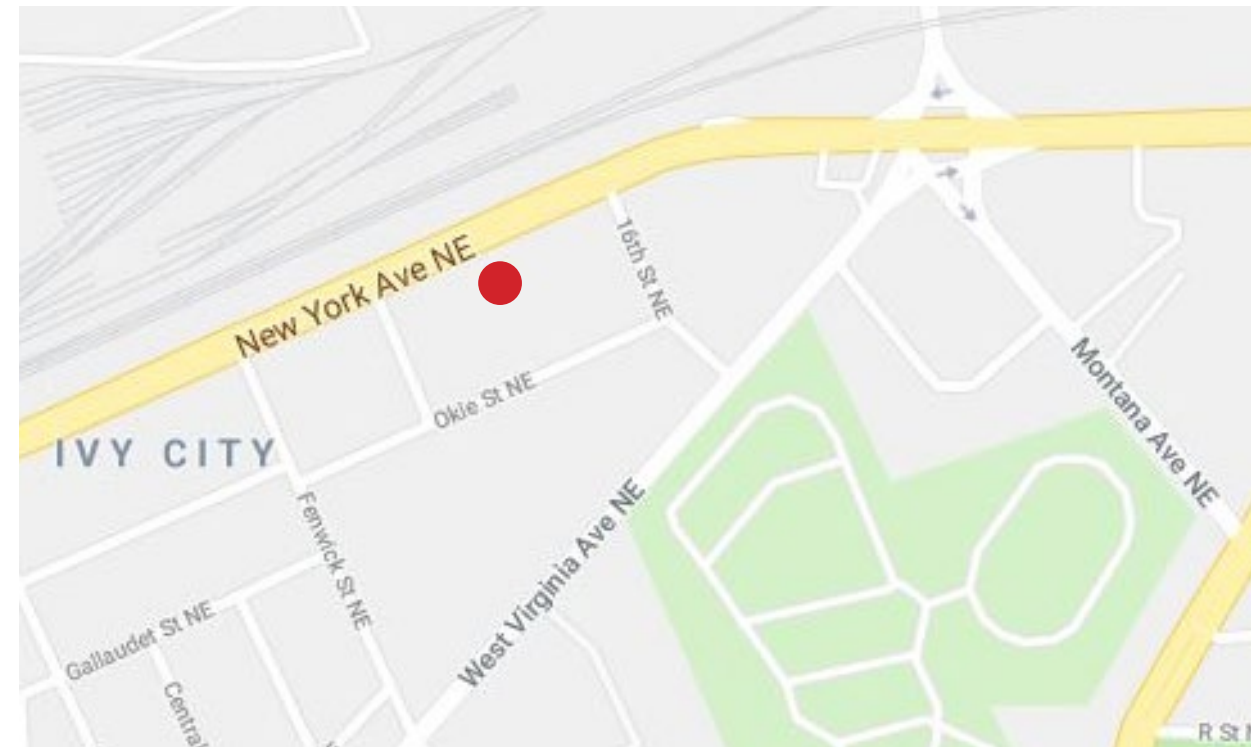
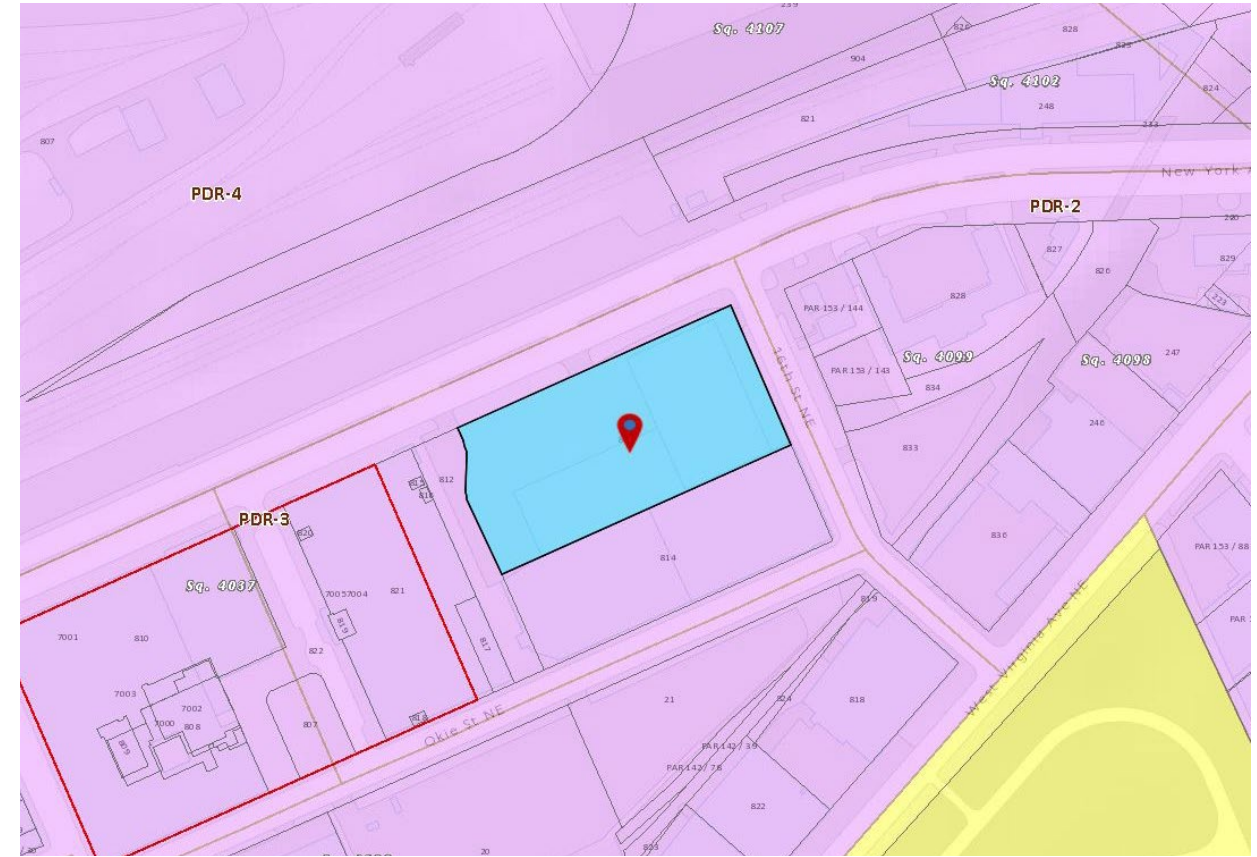
	Permitted/Required	Existing	Provided
Site Area (sf)	--	85,536 sf	85,536 sf
Gross Floor Area (GFA) sf	513,216 sf	70,650 sf	92,828 sf
Total Floor Area (sf)	--	70,650 sf	156,733 sf
Building Footprint	--	44,971 sf	79,791 sf
Floor Area Ratio (FAR)	6.0 (4.0 restricted use)	.828 FAR	1.08 FAR
Lot Coverage (%)	--	52%	93%
Height (ft)	90'-0"	38'-0" (maximum)	50'-0" (maximum)
Rear Yard Setback	12.0'	56.16' (minimum)	12.00' (minimum)
Side Yard Setback	None Required	11.08' N / 0.0' S	0.0' N / 0.0' S
Court (Open)	2.5"/ft of height, 2.5" X 32'-2" = 6'-9"	None	9'-5" x 79'-5"
Court (Closed)	None Required	None	None
Green Area ratio	0.30	-	0.30
Loading	2 30'-0" loading berths	38 75'-0" loading berths	1 75'-0" loading berths
	1 20'-0" delivery space	1 20'-0" delivery space	2 30'-0" loading berths 1 20'-0" delivery space
Parking (Vehicle)	1.33/1000 sf in excess of 3000	undesignated paving	140 total spaces, including 6 handicapped spaces
	120 total spaces 5 handicapped spaces		
Parking (Bicycle)	9 long-term spaces	none	9 long-term spaces
	27 short term spaces	none	27 short term spaces
Showers / Lockers	4 showers / 6 lockers	none	4 showers / 6 lockers

Area Analysis	
2nd Floor	13,037 sf
1st Floor	79,791 sf
Garage (Cellar)	63,905 sf (N/A*)
Total Floor Area	156,733 sf
Gross Floor Area	92,828 sf
Site Area	85,536 sf
Floor Area Ratio (FAR)	1.08

\*Garage is classified as a cellar space, as entire level is less than 4'-0" above adj. finish grade.

Height Analysis	
T.O. East Parapet	50'-0"
T.O. West Parapet	33'-0"
T.O. Second Floor Slab	24'-2"
T.O. First Floor Slab	4'-2"
Grade @ 16th st (front)	0'-0" (85'-10")
T.O. Garage Slab	78'-6"
Total Building Height:	50'-0"

\*\*Per Sub B, sec. 307.6: Building height is measured from finish grade level at middle of the front of the building to the highest point of roof excluding parapets not exceeding 4 feet.





View Looking West at 16th St NE at Property Line



View Looking West from 16th St NE and New York Ave NE



View Looking East from New York Ave NE



View Looking East from Walt Lincoln Way



View Looking East from Walt Lincoln Way



View Looking East from Walt Lincoln Way at Property Line



Birds-Eye View Looking North



Birds-Eye View Looking East



Birds-Eye View Looking South



Birds-Eye View Looking West



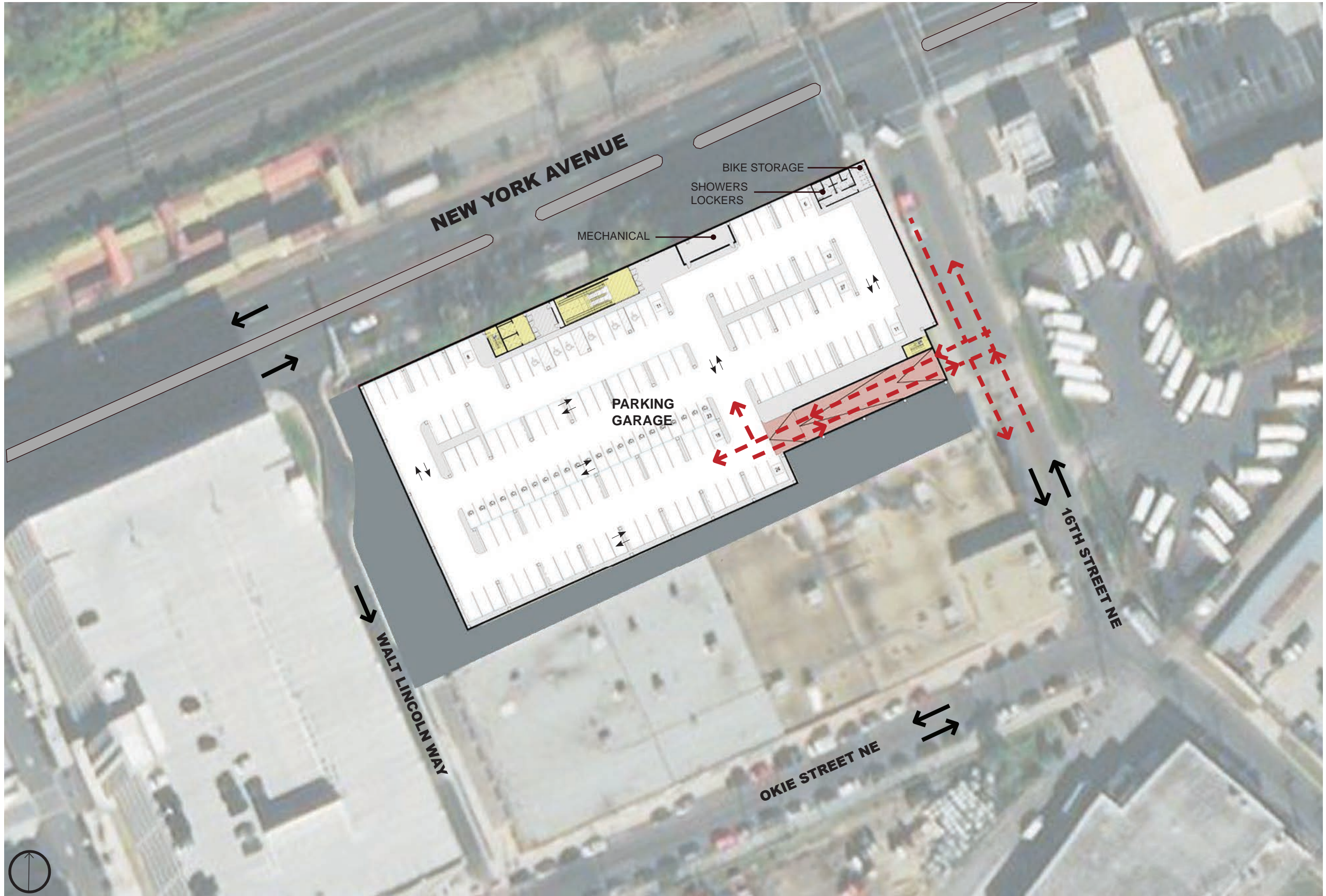
PROPOSED RETAIL BUILDING  
 BUILDING FOOTPRINT: 79,791 SF  
 GFA: 92,828 SF



**LEGEND**

- - -> CAR CIRCULATION
- RAMP TO GARAGE
- - -> TRUCK CIRCULATION
- LOADING DOCK
- ↔ CIRCULATION DIRECTION



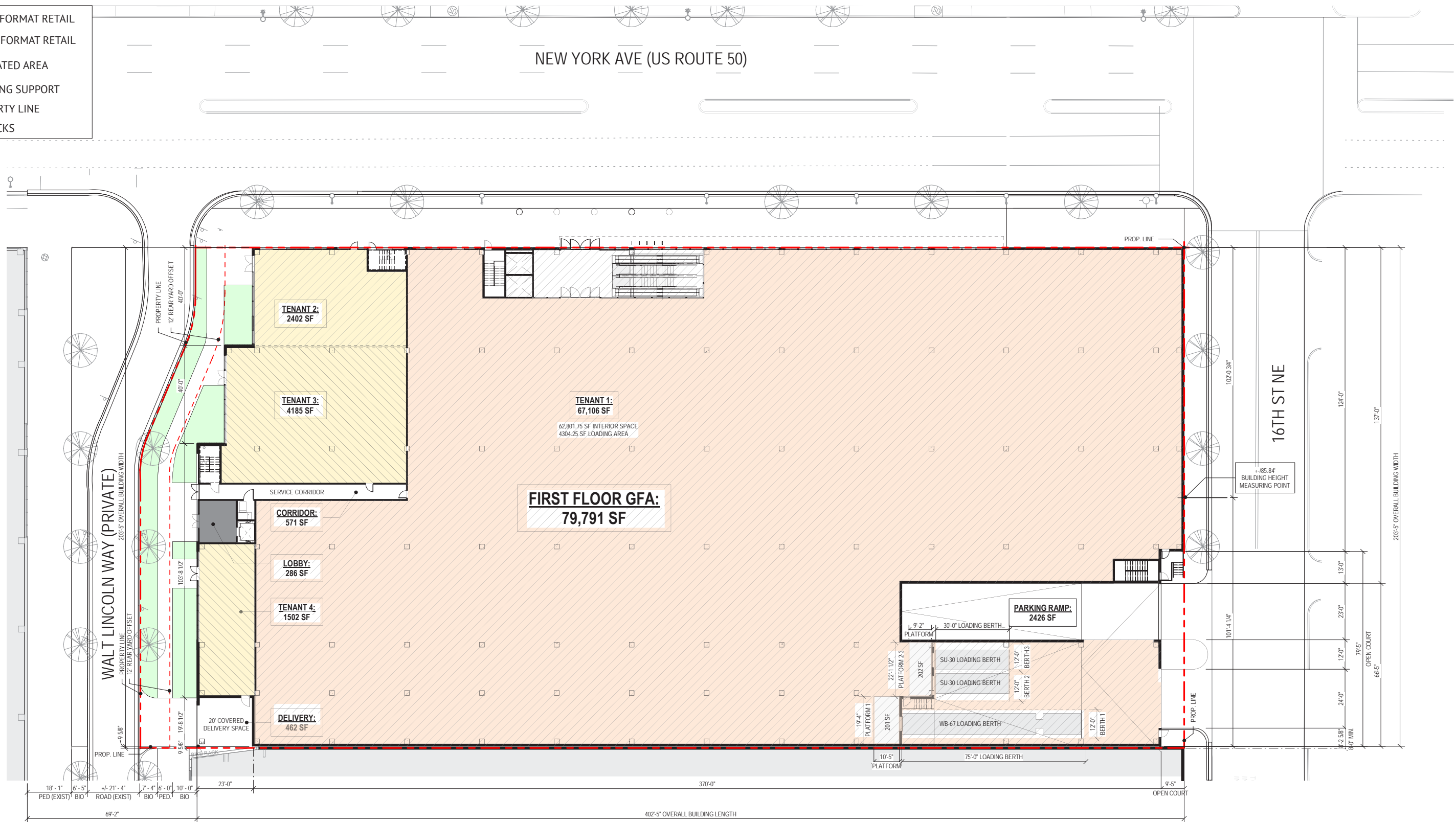


- LEGEND**
- > CAR CIRCULATION IN / OUT
  - RAMP TO GARAGE



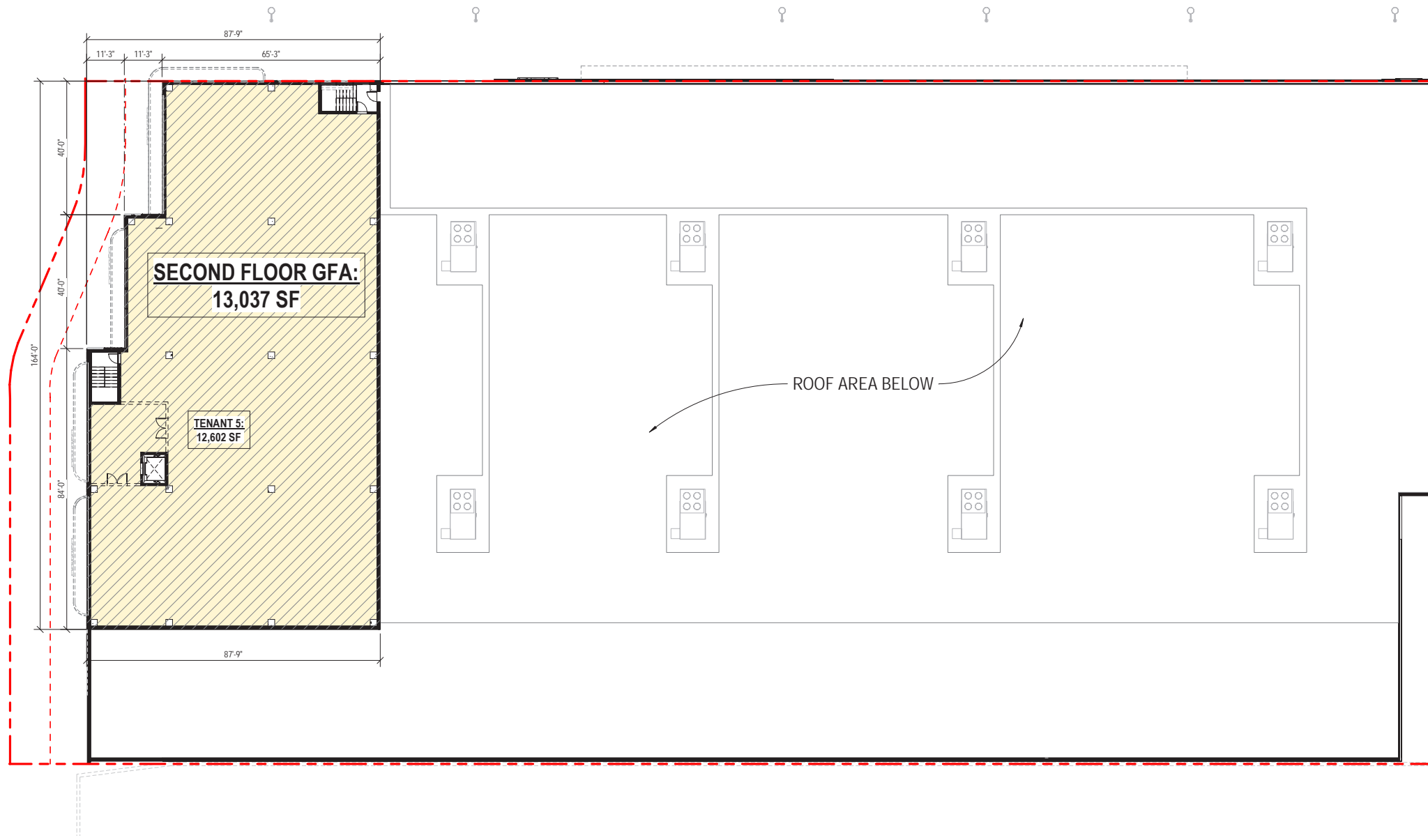
- LEGEND**
- ➔ PEDESTRIAN CIRCULATION
  - ➔ BIKE CIRCULATION
  - ➔ CIRCULATION DIRECTION
  - ◀ RETAIL ENTRANCES

- LARGE FORMAT RETAIL
- SMALL FORMAT RETAIL
- VEGETATED AREA
- BUILDING SUPPORT
- PROPERTY LINE
- SETBACKS



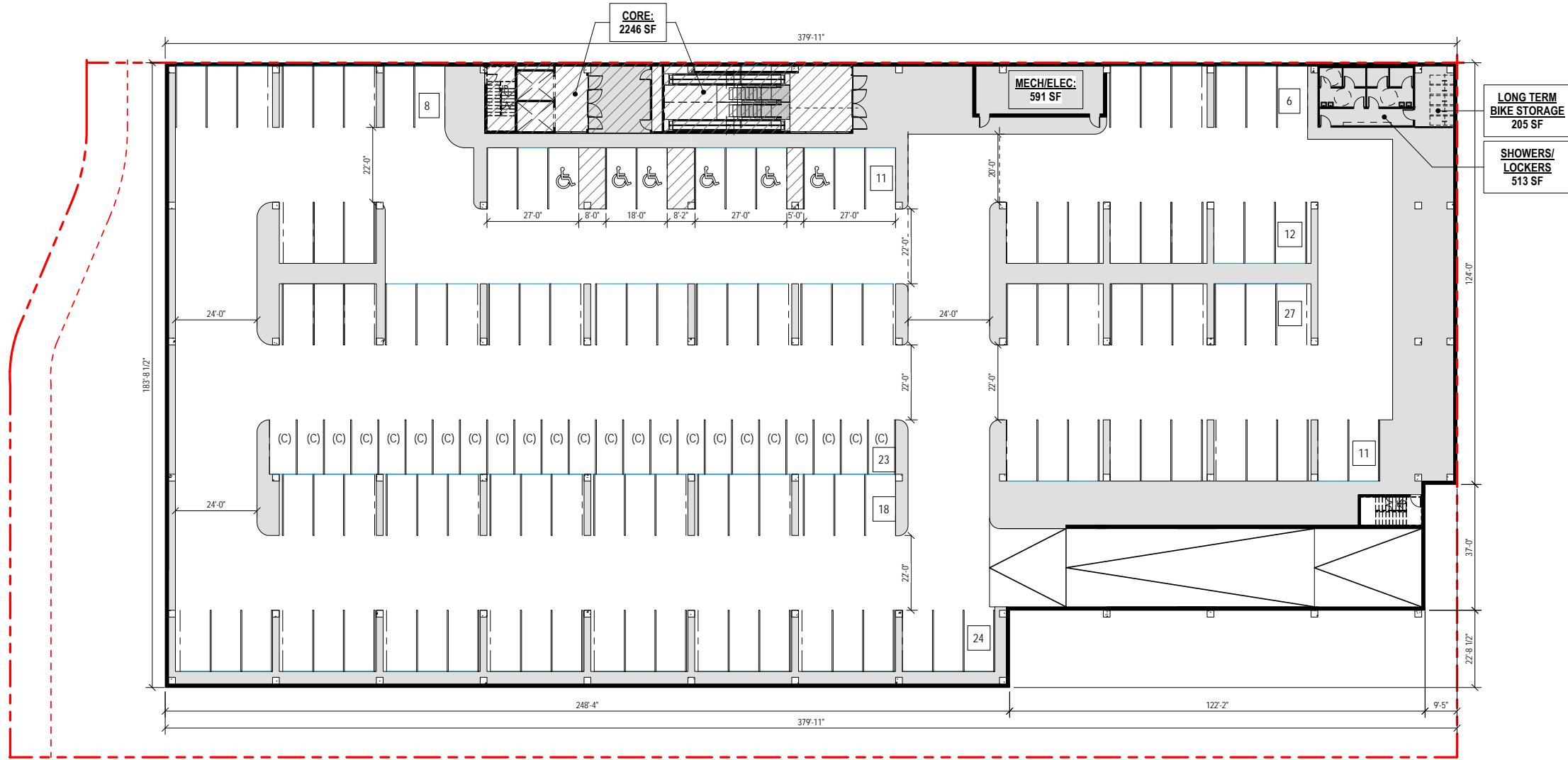
① FIRST FLOOR PLAN  
1" = 20'-0"

- LARGE FORMAT RETAIL
- SMALL FORMAT RETAIL
- VEGETATED AREA
- BUILDING SUPPORT
- PROPERTY LINE
- SETBACKS



1 SECOND FLOOR PLAN  
A002

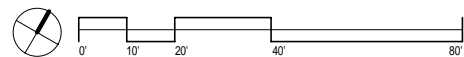
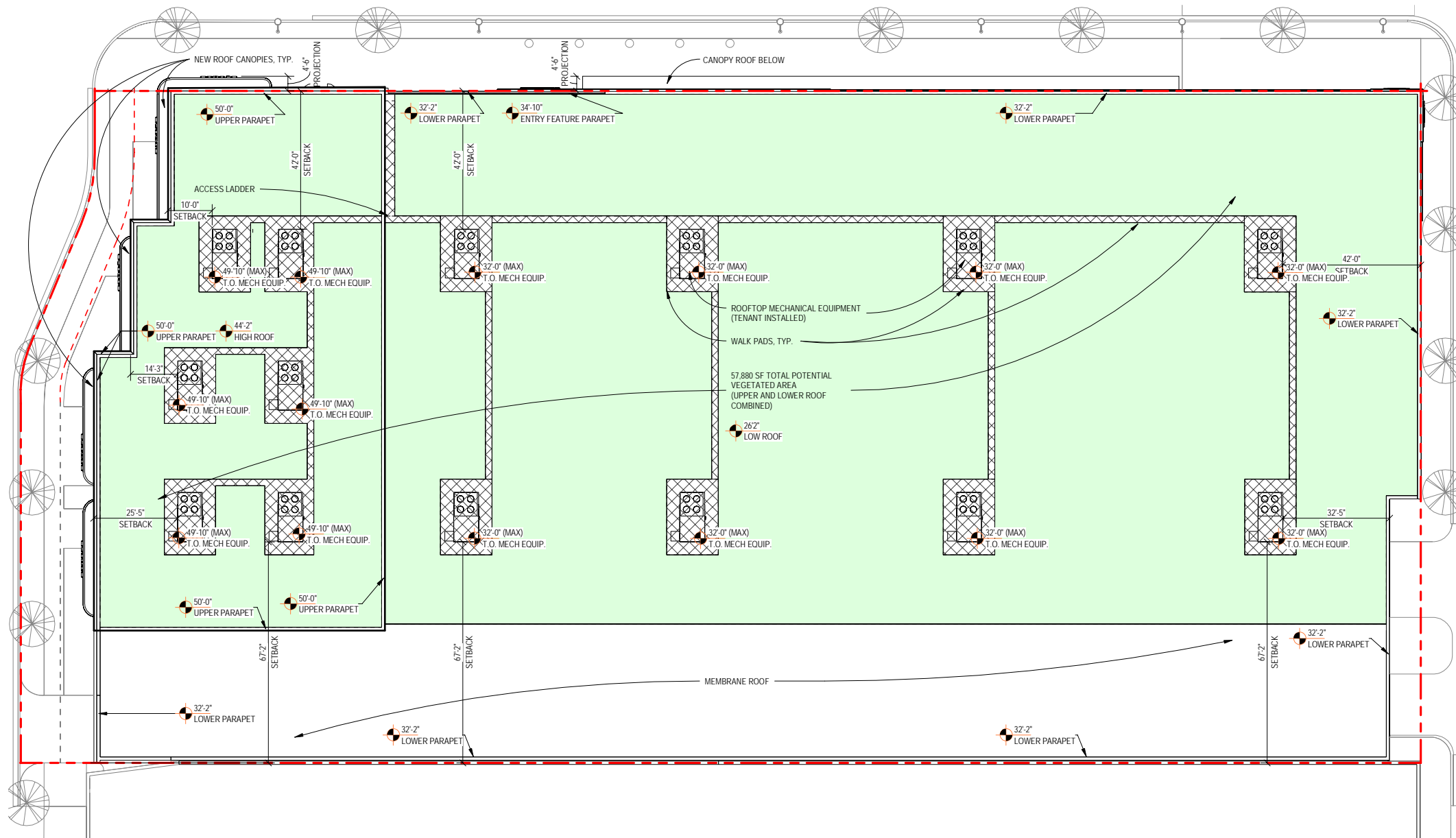
- LARGE FORMAT RETAIL
- SMALL FORMAT RETAIL
- VEGETATED AREA
- BUILDING SUPPORT
- PROPERTY LINE
- SETBACKS



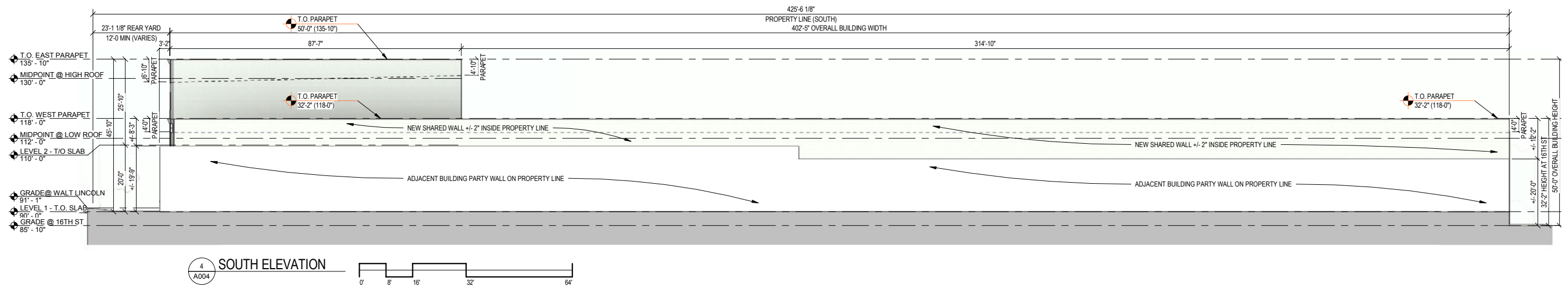
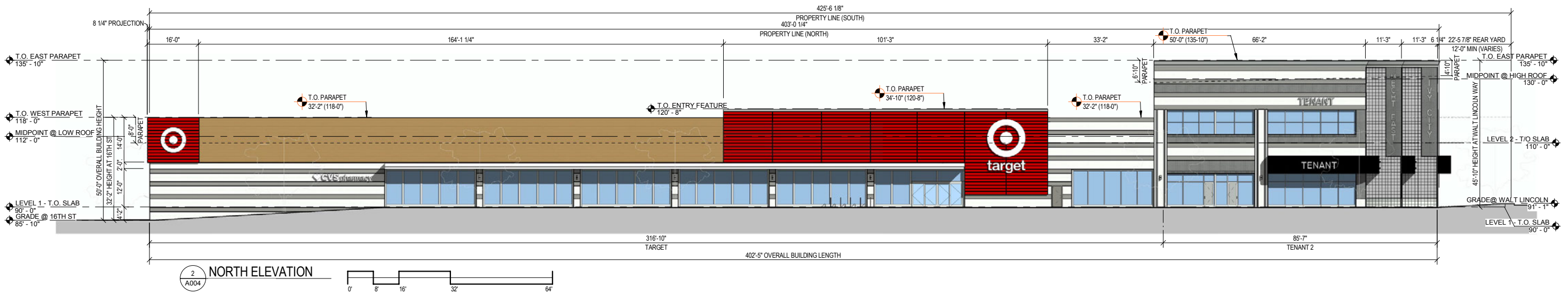
Parking Structure Breakdown:	
<b>Spaces Required:</b>	
1.33/1000, in excess of 3000sf <sup>c</sup>	
<b>120 Total spaces</b>	
5 H/C Spaces (Inc. 1 van) <sup>d</sup>	
<b>Spaces Provided:</b>	
<b>140 Total</b>	
111 Standard Spaces	
23 Compact Spaces <sup>a</sup>	
6 Handicapped Spaces	
<b>Minimum Dimensions:</b> <sup>b</sup>	
20'-0" Two Way Drive Aisle	
20'-0" One Way Drive Aisle	
9' x 18' Standard Space	
8' x 16' Compact Space	
<b>Bicycle Facilities Required:</b> <sup>e</sup>	
9 Long Term Bicycle Parking	
4 Showers / 6 Lockers	
<b>Bicycle Facilities Provided:</b>	
9 Long Term Bicycle Parking	
4 Showers / 6 Lockers	
a. Up to 50% of spaces may be compact - DC zoning regulations of 2016 Sec. C 712.3	
b. Tables C 712.5 & 712.6	
c. Table 701.5	
d. 2010 ADA Standards for Accessible Design - Table 208.2	
e. Short-Term Bicycle Parking will be provided at ground level	

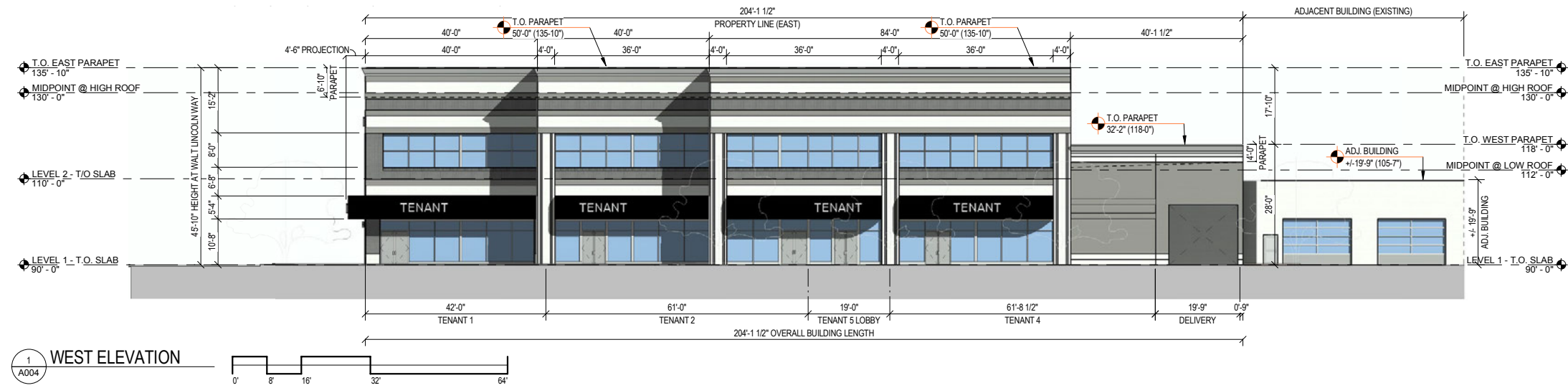
① GARAGE LEVEL PLAN  
1" = 20'-0"

- LARGE FORMAT RETAIL
- SMALL FORMAT RETAIL
- VEGETATED AREA
- BUILDING SUPPORT
- PROPERTY LINE
- SETBACKS

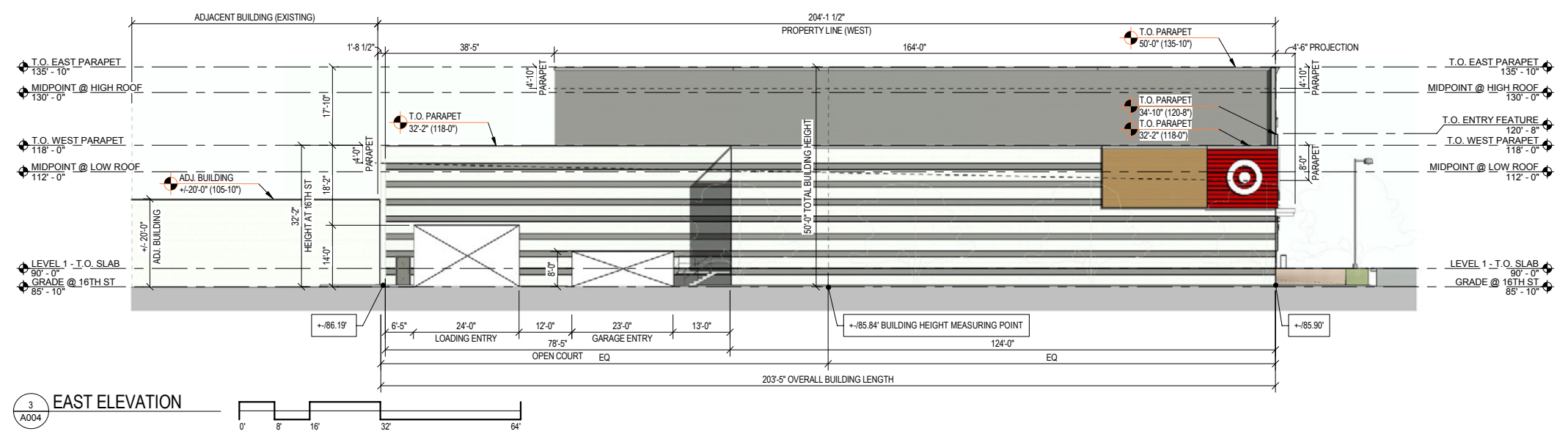


① ROOF PLAN  
1" = 20'-0"



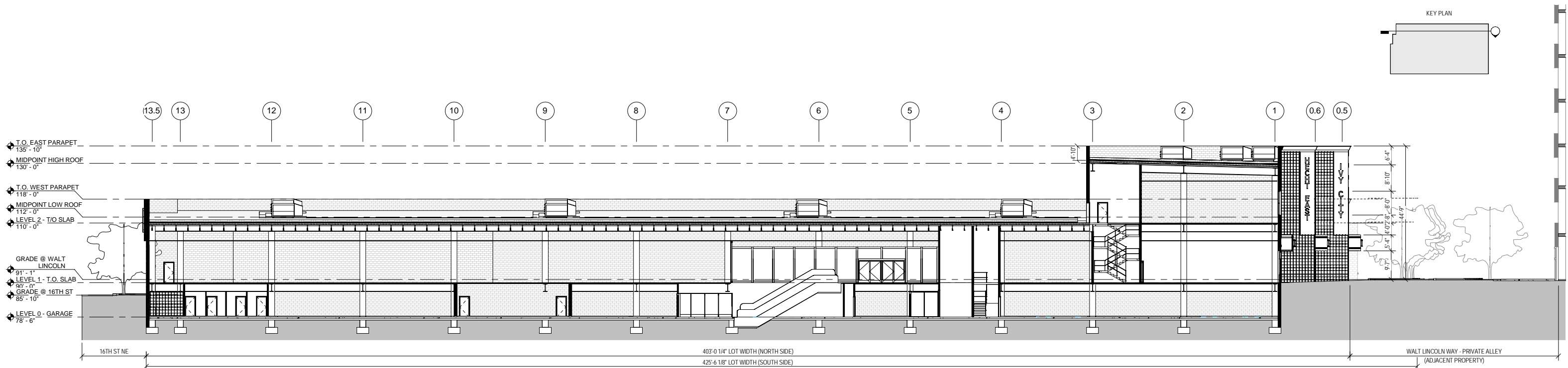


1 WEST ELEVATION  
A004

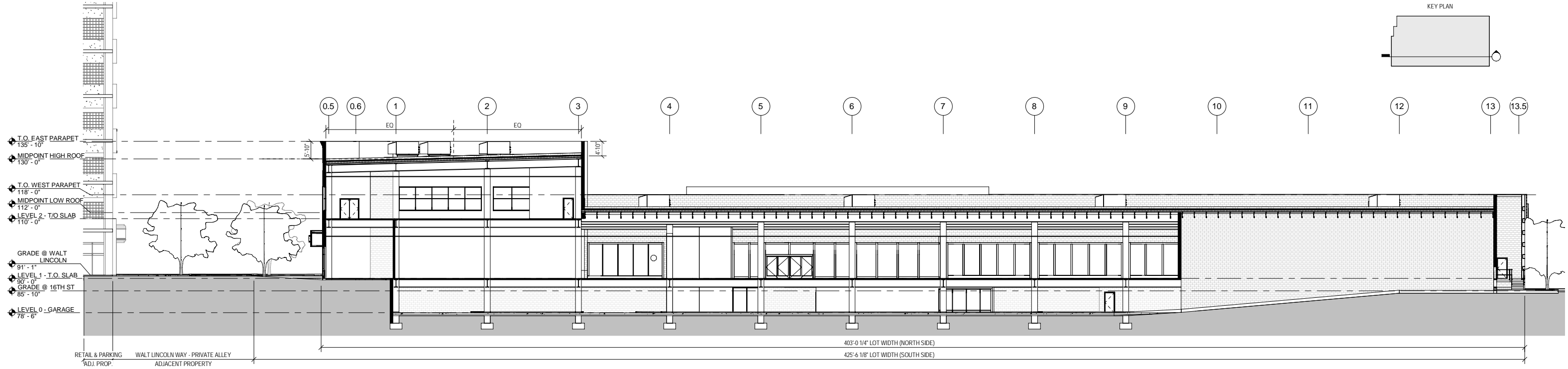


3 EAST ELEVATION  
A004

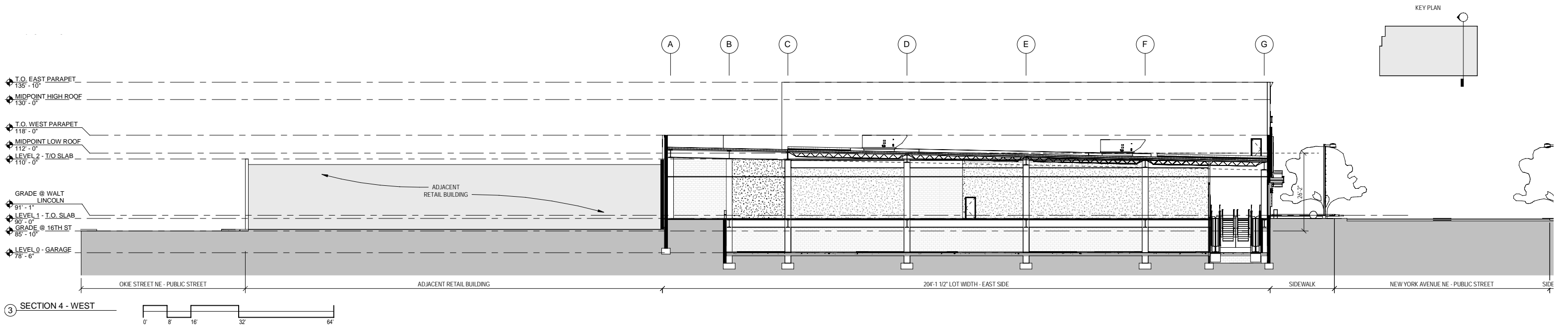
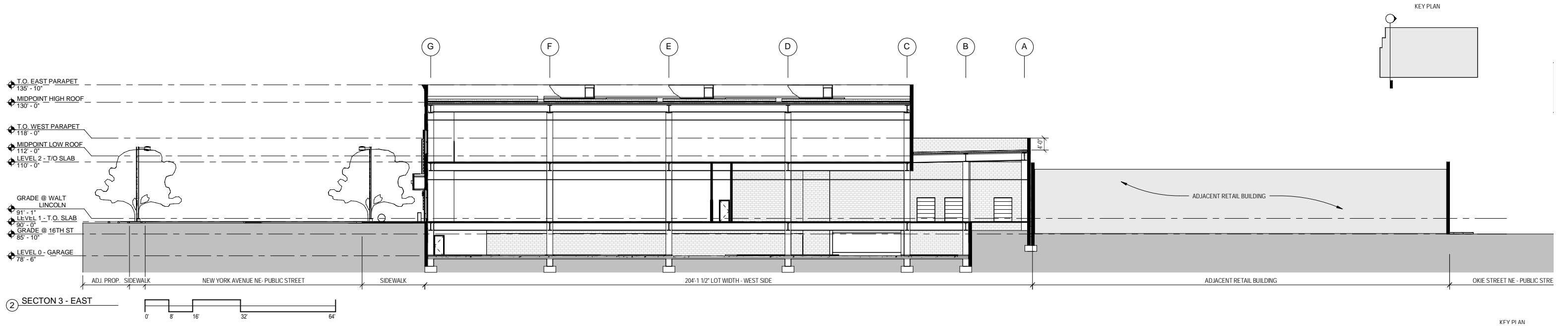




1 NORTH SECTION



4 SOUTH SECTION





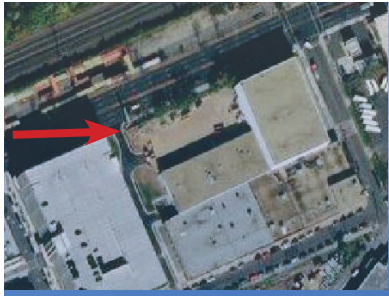
**Large Tract Review Submission**  
1515 New York Ave NE, Washington DC 20002



**View Looking West From 16th Street**

APRIL 5 2018





**Large Tract Review Submission**  
1515 New York Ave NE, Washington DC 20002



**View Looking East From Walt Lincoln Way**

APRIL 5 2018



**EXHIBIT B**

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PROPOSED RULEMAKING**

**Z.C. Case No. 08-060**

**(Text Amendment – 11 DCMR)**

**Minor Modification to Z.C. Order 08-06A to Permit Large Format Retail as a Special  
Exception Use in the Production, Distribution, and Repair Zones**

The Zoning Commission for the District of Columbia (Commission), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797), as amended; D.C. Official Code § 6-641.01 (2012 Rep1.)), hereby gives notice of its intent to amend Subtitle U (Use Permissions) of Title 11 (Zoning Regulations of 2016) of the District of Columbia Municipal Regulations (DCMR) to make a minor modification to an amendment made by Z.C. Order No. 08-06A (Order). The Order, which took the form of a Notice of Final Rulemaking, adopted comprehensive amendments to the Zoning Regulations that became effective on September 6, 2016

The proposed minor modification would permit large format retail uses by special exception in Production, Distribution, and Repair (PDR) zones as the Commission originally intended. As part of the deliberations that led to the adoption of the Zoning Regulations of 2016, the Zoning Commission, on October 6, 2014, voted to permit large format retail uses by special exception in certain Mixed Use (MU) zones and in all PDR zones. Although the Commission’s intent was noted in the Order at page 25. The Order only included the special exception language for the identified MU zones. Therefore, in order to effectuate the Commission’s intent, the text of 11-U DCMR § 551.1(j) is proposed to be added to 11-U DCMR § 802.1.

Final rulemaking action shall be taken not less than thirty (30) days from the date of publication of this notice in the *D.C. Register*.

The following amendments to Title 11 DCMR are proposed (additions are shown in **bold underlined** text and deletions are show in ~~strikethrough~~ text):

**Subsection 802.1 of § 802, SPECIAL EXCEPTION USES (PDR) Chapter 8, USE PERMISSIONS PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ZONES, of Subtitle U, USE PERMISSIONS, is amended by adding a new paragraph (j) as follows:**

802           SPECIAL EXCEPTION USES (PDR)

802.1        The following uses shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, subject to the provisions of this section:

...<sup>1</sup>

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<sup>1</sup> The use of this and other ellipses indicate that other provisions exist in the subsection being amended and that the omission of the provisions does not signify an intent to repeal