

Planned Unit Development and Related Map Amendment - Square 901, Lot 801

Pennsylvania Avenue, SE between 7th and 8th Streets, SE
Washington, DC

Referred by: District of Columbia Office of Zoning Commission

Approval of Report to Zoning Commission

Commission meeting date: October 4, 2012

NCPC review authority: Advisory – Comments on Zoning Map and Text Amendments

Applicant request: Approval of comments to the Zoning Commission

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: C. Hart

NCPC File number: ZC 11-24

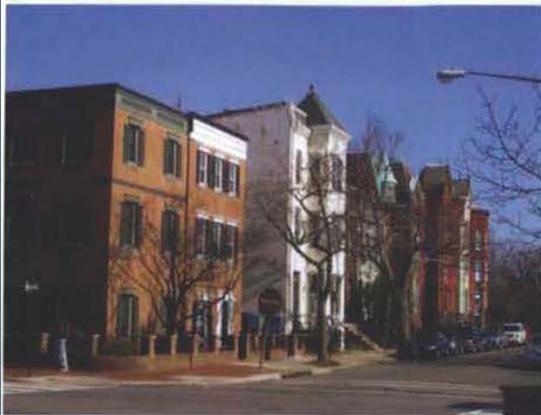
Project summary:

This project is to construct a mixed-use building that will include residential, office and commercial uses at the same site as the existing Hine Junior High School. It will be approximately 47' to 95' in height and have a FAR of 3.4 with a two levels of underground parking. This design has changed in the past few years as the developers have made alterations in response to neighborhood concerns.

This development includes two buildings that will contain approximately 462,000 GSF of floor area. As of the May 25, 2012 submittal it consisted of 158 residential units, community serving commercial uses a public plaza a re-opened C Street, SE and a belowgrade parking area and retail space. This project fronts along Pennsylvania Avenue, which is a 130 foot right-of-way.







A VIEW OF D STREET LOOKING EAST



B VIEW OF D STREET LOOKING EAST



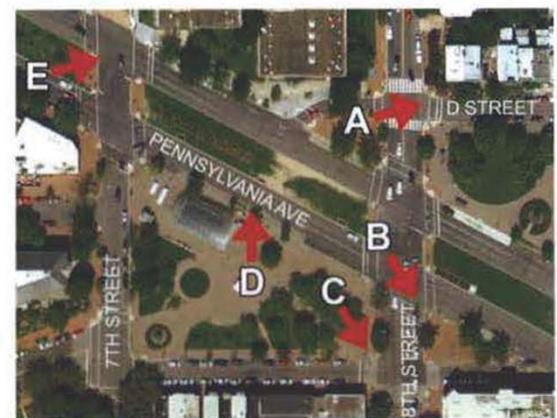
C VIEW OF 8TH STREET LOOKING SOUTHEAST



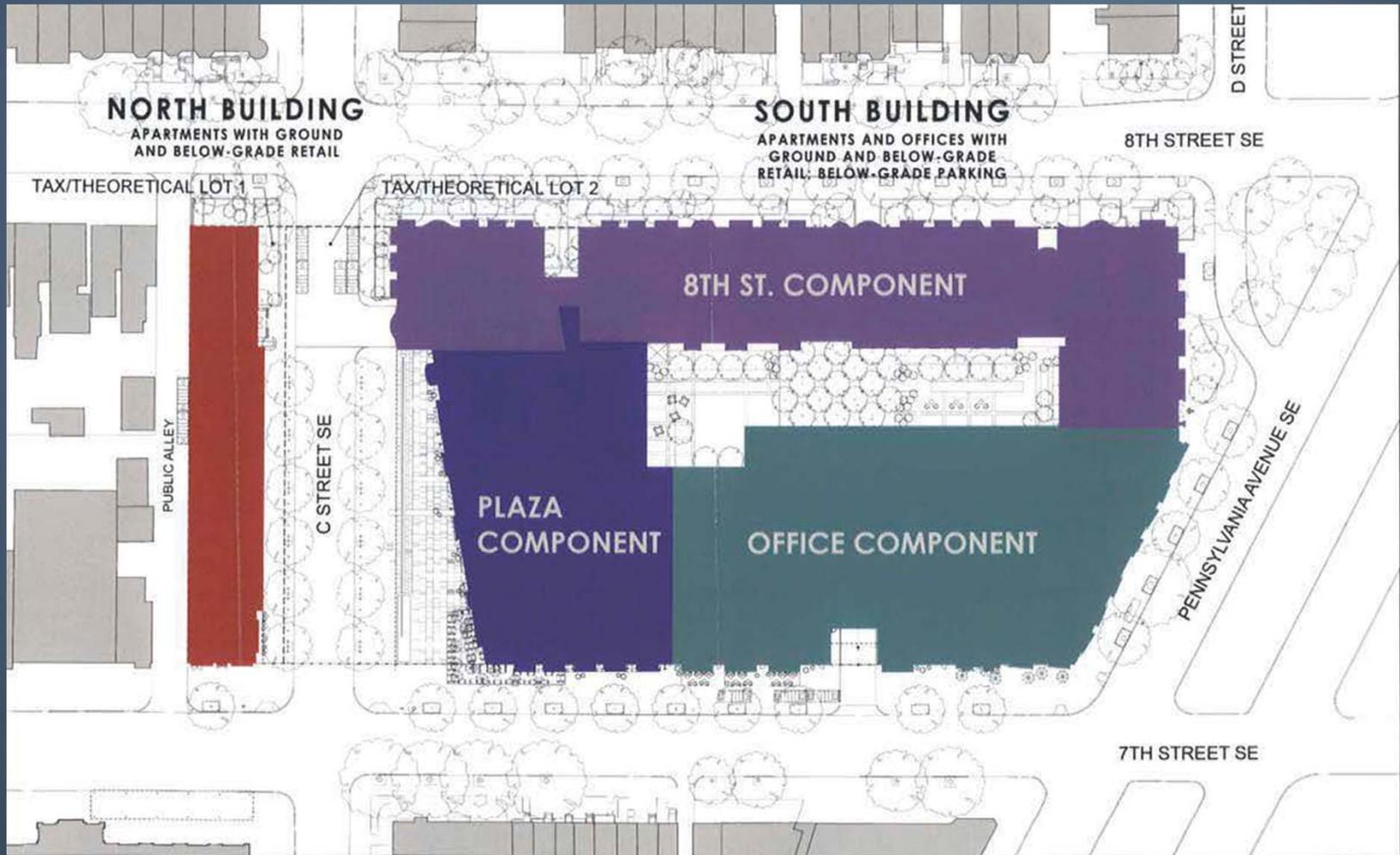
D VIEW OF PENN. AVE. LOOKING NORTH

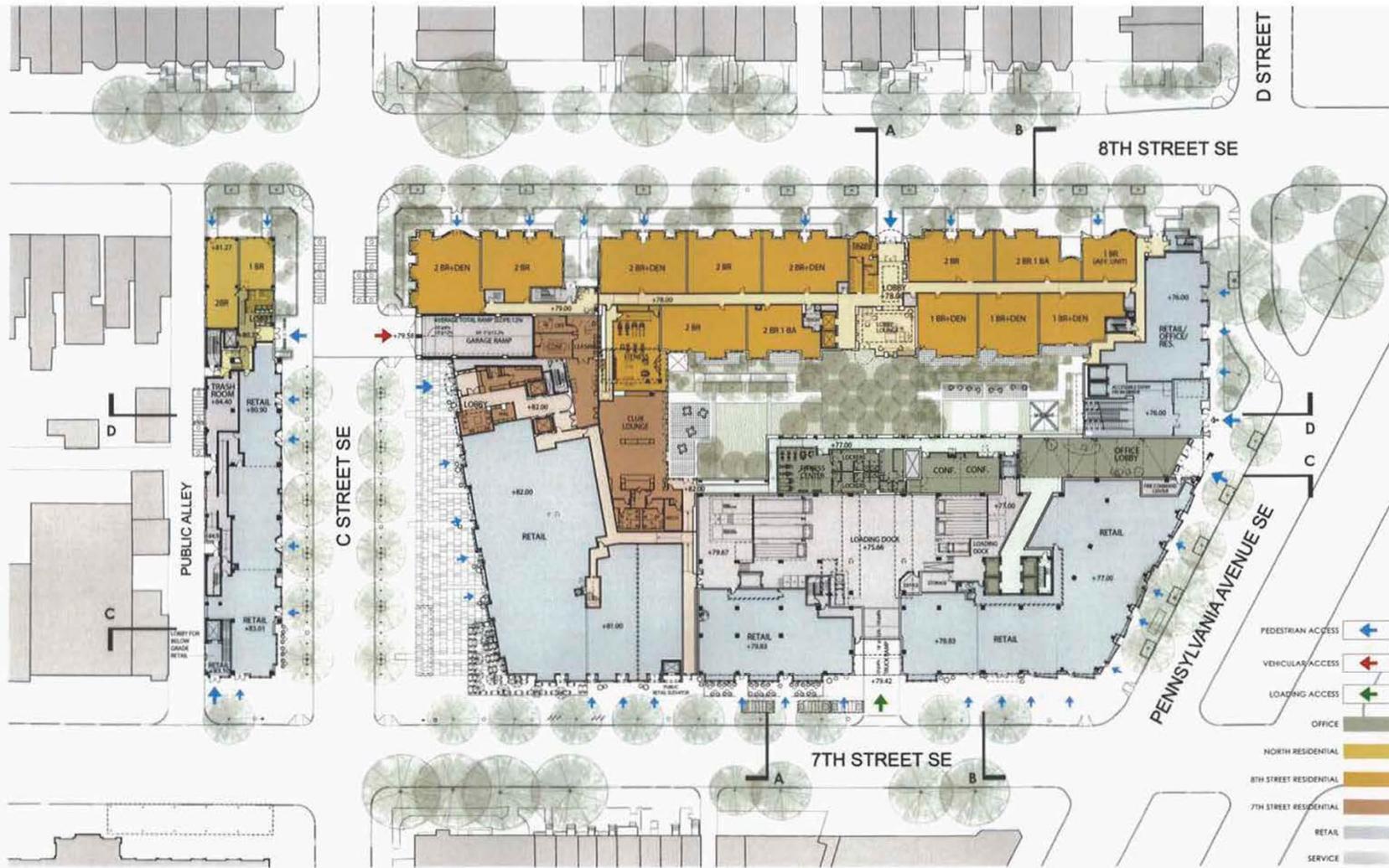


E VIEW OF 7TH & PENN. AVE. LOOKING NORTHEAST



KEY AERIAL PHOTO





HINE PROJECT

Stanton · EastBanc LLC

0' 10' 25' 50' 100'

20-Day Submission | May 25, 2012

1ST FLOOR PLAN A13R

WEINSTEIN STUDIO · ESOCOFF & ASSOCIATES architects



APRIL 13, 2012



REVISED MAY 25, 2012

Project Rendering – South Elevation



Project Rendering – East Elevation



Project Rendering – North Elevation



Project Rendering - West Elevation

