



WATERFRONT SUBSTATION 223
PEPCO
SQ 603 LOT 019, LOT 809

Board of Zoning Adjustment
District of Columbia
CASE NO. 18913
EXHIBIT NO. 11A

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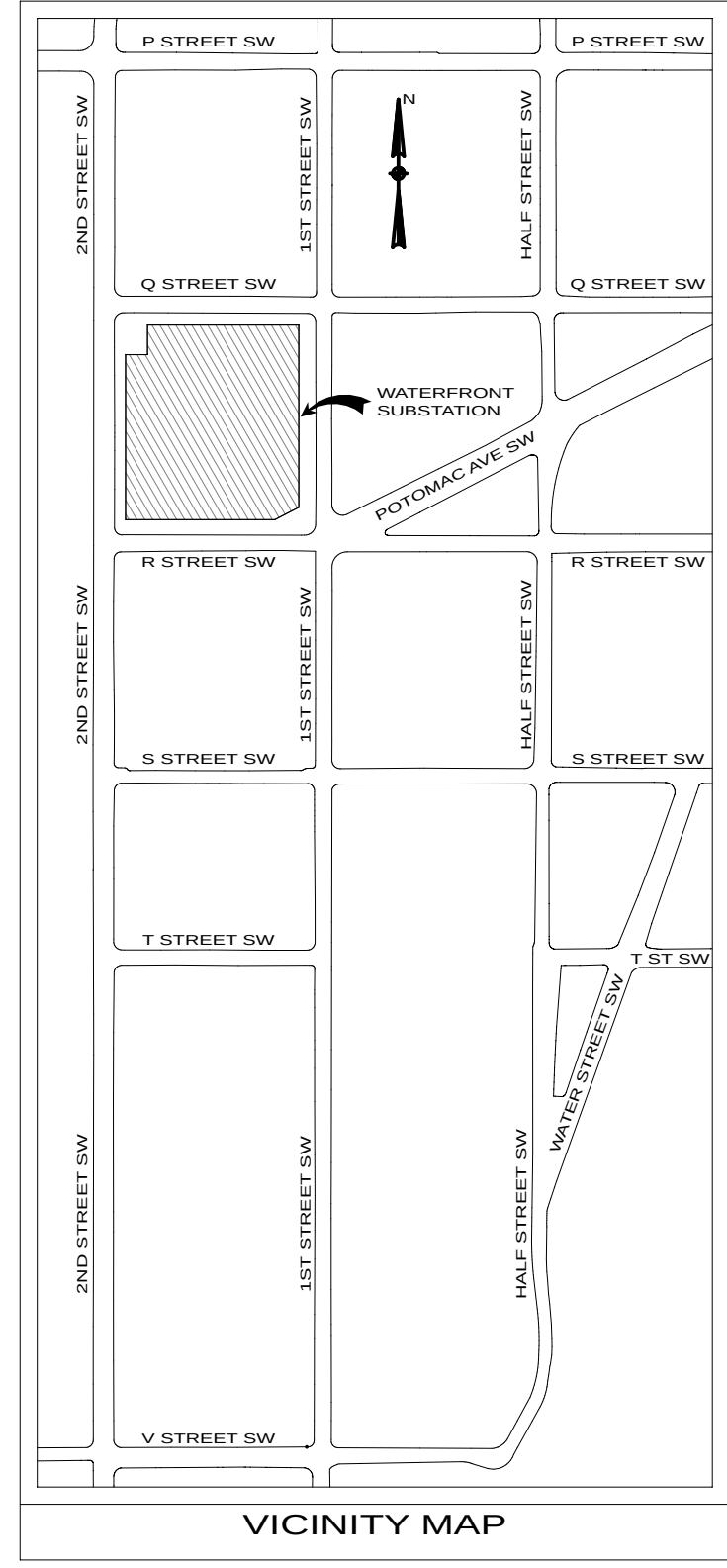
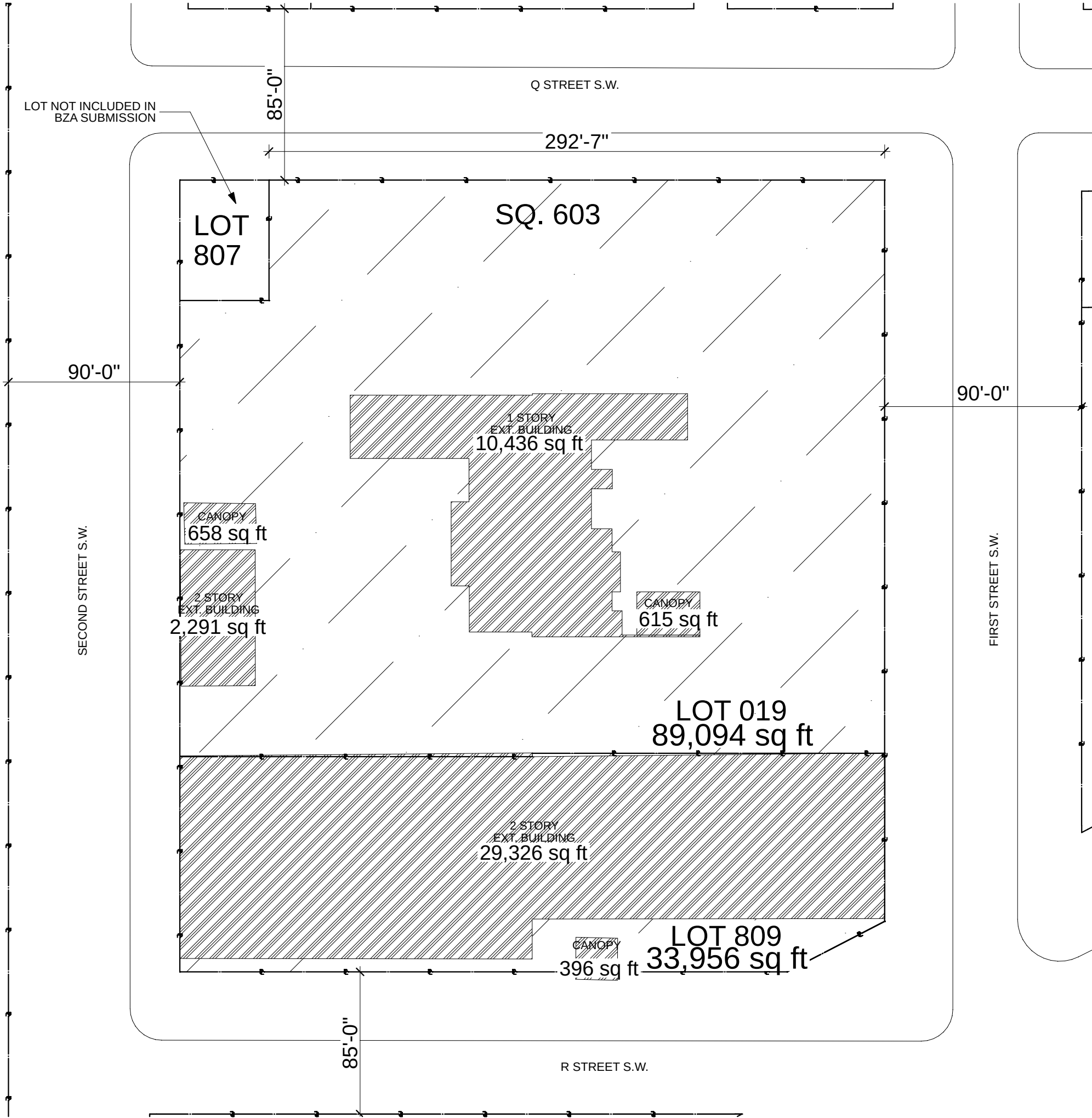
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WATERFRONT SUBSTATION 223
PEPCO
COVER SHEET

BZA-01

CORE

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2 VICINITY MAP NOT TO SCALE

ZONING SUMMARY

Square: SQ. 603
Lot: LOT 019, LOT 809
Zoning District: CG / CR CAPITOL GATEWAY OVERLAY DISTRICT / COMMERCIAL
RESIDENTIAL - (MIXED USE)

11 DCMR: §608.1
Use as an electric substation, natural gas regulator station, public utility pumping station, optical transmission node, or telephone exchange, shall be permitted in a CR District when authorized by the Board of Zoning Adjustment under § 3104, if the Board considers that this use is appropriate in furthering the objectives of the CR District, subject to the provisions of this section.

Widths of Public Ways: Q STREET SW: 85'-0", 1ST STREET SW: 90'-0", R STREET SW: 85'-0", 2ND STREET SW: 90'-0"

Lot Area: LOT 019 89,094 SQ FT, LOT 809 33,956 SQ FT
TOTAL: 123,050 SQ FT.
* Lots to be subdivided into a single record lot

Lot Occupancy: 40,617 sf. 33%
11 DCMR: §634.1 Allows for 100% lot occupancy

Required Public Space: 123,050 SQ FT. x 10% = 12,305 SQ FT.
11 DCMR: §633 10% of total lot area

Provided Public Space: 1,950 sf.
11 DCMR: §633
*Provided in Court 1 fronting Q Street SW

Side Yard: No side yard provided
11 DCMR: §637.1 §637.2

Rear Yard: No rear yard required for Non-Residential Use
11 DCMR: §636.5

Courts: 3 Courts provided
All comply with the minimum required width of 2.5 inches per foot of building height of the court, but not less than 6 feet.

Number of Stories: Cellar + 2 stories
Building height: 53'-6", measured from +21'-0" along 1st Street SW
Maximum building height = 59'-0'

Allowable GFA/ Allowable FAR: 369,150 sf. 123,050 sf. x 3.0 FAR
11 DCMR: §631.1

Provided GFA/ Provided FAR	57,751 sf.	.47 FAR
	11 DCMR: §199.1	
	USE	Gross Floor Area
	Ground Floor	U 40,617 SF
	Second Floor	U 17,134 SF
	TOTAL	57,751 GSF

Required Parking: 57,715 sf. + 33,022 sf. x 1/600 = 151 spaces
1 for each 600 ft.² of gross floor area and cellar floor area
11 DCMR: §2101.1

Provided Parking: 6 spaces 9'-0" x 19'-0" 11 DCMR: §2115.1

Required Loading: MINIMUM NUMBER AND SIZE OF LOADING BERTHS REQUIRED 1 @ 30 feet deep

MINIMUM NUMBER AND SIZE OF LOADING PLATFORMS REQUIRED 1 @ 100 ft.²

MINIMUM NUMBER AND SIZE OF SERVICE/DELIVERY LOADING SPACES REQUIRED 1 @ 20 feet deep

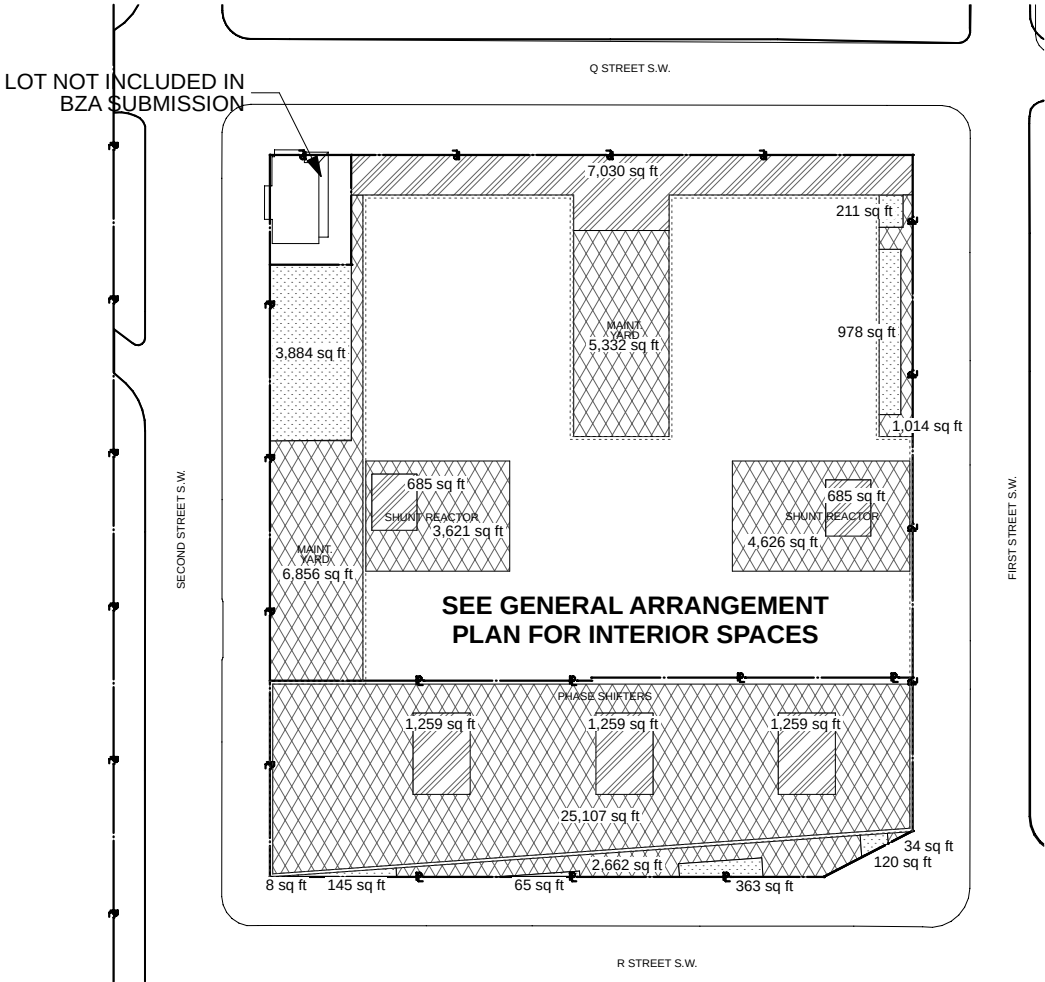
Provided Loading: 1 LOADING BERTH, 1 LOADING PLATFORM, 1 SERVICE/DELIVERY LOADING SPACE

Green Area Ratio: .22
11 DCMR: §3402.1 .20 required for CR

	MULTIPLIER	AREA	
Landscape Areas	0.3	5,766 SF	1,730 SF
Permeable Paving +2'0"	0.5	49,471 SF	24,735.5 SF
TOTAL			26,465.5 SF

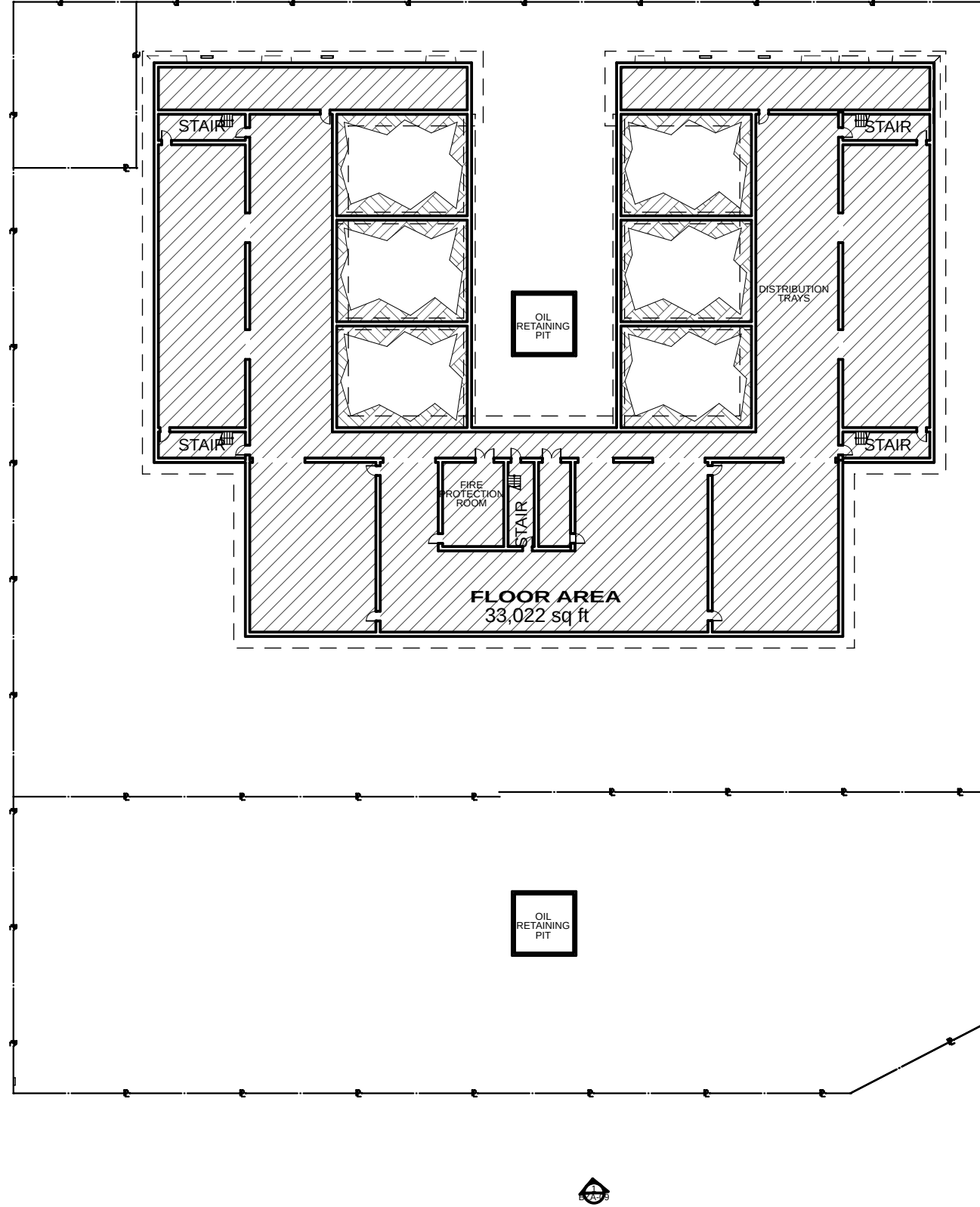
GAR =	SUM OF ADJUSTED LANDSCAPE AREA	26,465.5 SF
	LOT AREA	123,050 SF

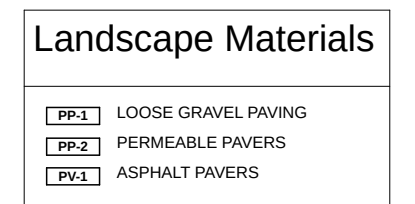
GAR = .22

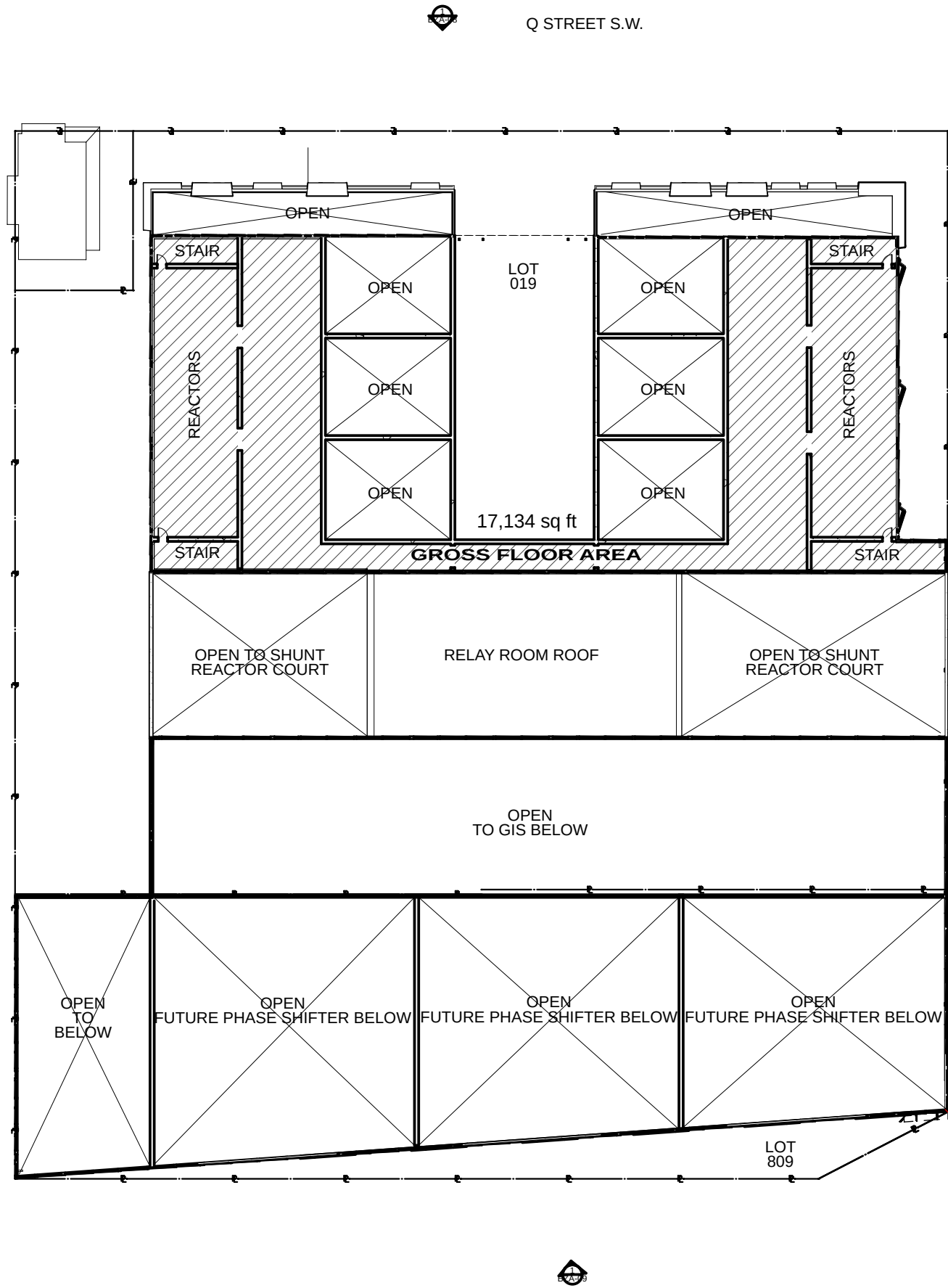


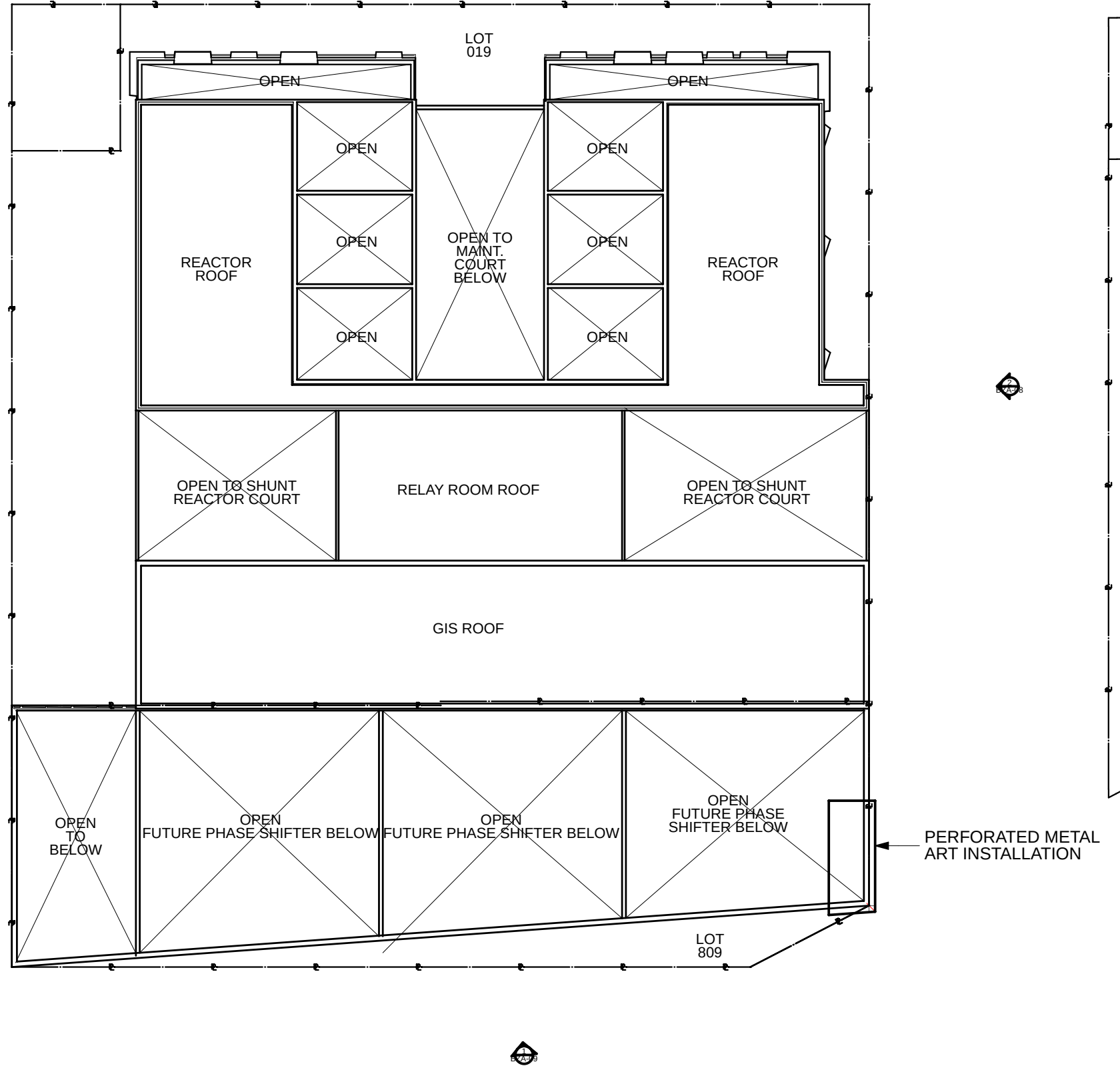
Cellar Plan

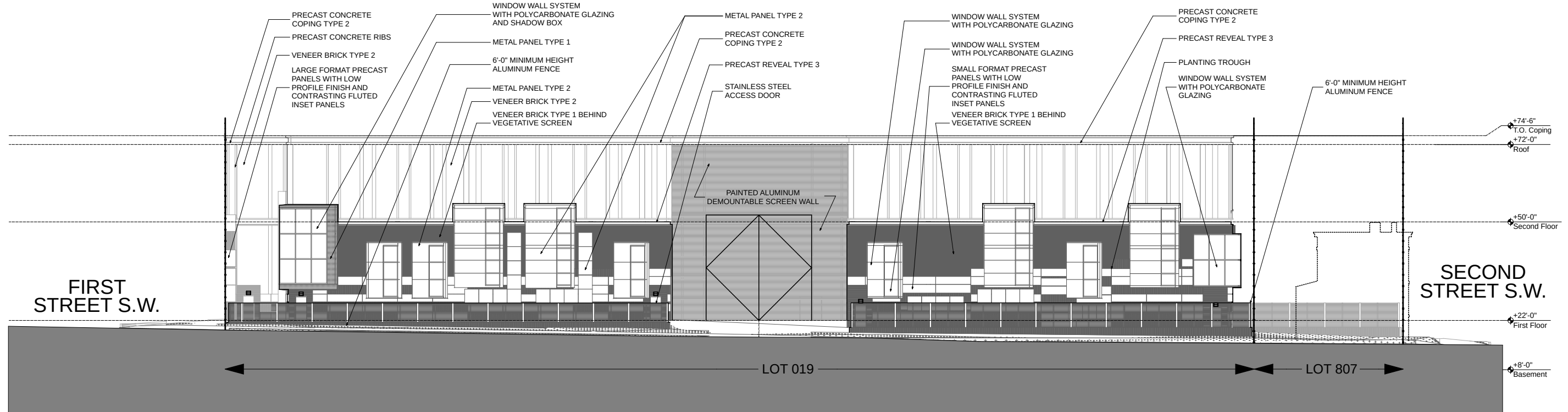
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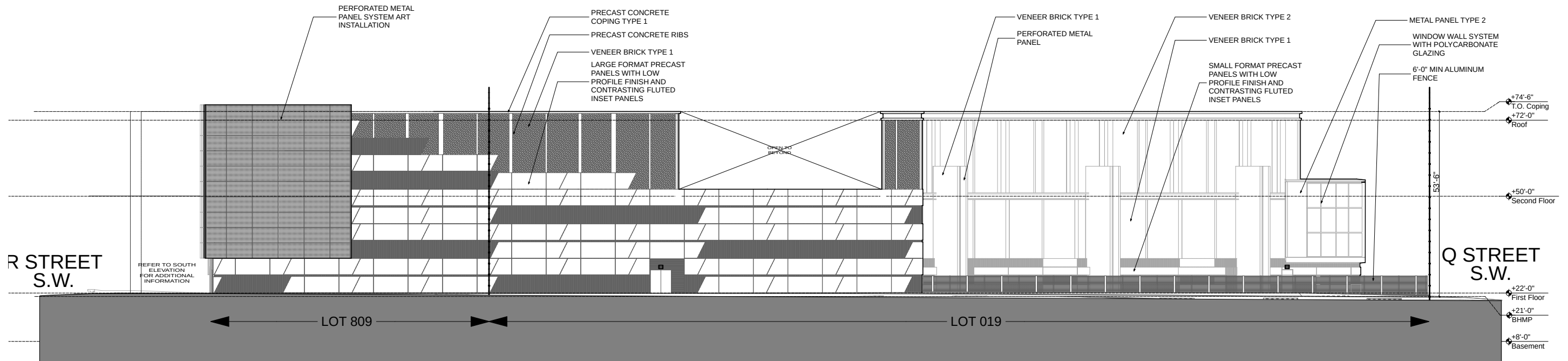








1 North Elevation
Scale: 1" = 30'



2 East Elevation
Scale: 1" = 30'