



WATERFRONT SUBSTATION 223 *Prehearing Submission*

PEPCO
SQ 603 LOT 019, LOT 809
02/24/2015

1010 wisconsin ave nw, suite 405
washington, dc 20007
t 202.466.6116 f 202.466.6235
w coredc.com e gen@coredc.com

701 Ninth Street N.W.
washington, dc 20068
t 202.872.2000
w pepcoholdings.com



Waterfront Substation 223
Prehearing Submission
Cover Sheet

BZA-01

Project Number 14021.37
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Board of Zoning Adjustment
District of Columbia
CASE NO.18913
EXHIBIT NO.3101

CORE

LOT NOT INCLUDED IN
BZA SUBMISSION

LOT
807

SQ. 603

1 STORY
EXT. BUILDING
10,435.54 sq ft

CANOPY
658.24 sq ft

2 STORY
EXT. BUILDING
2,290.84 sq ft

CANOPY
614.59 sq ft

LOT 019
89,093.68 sq ft

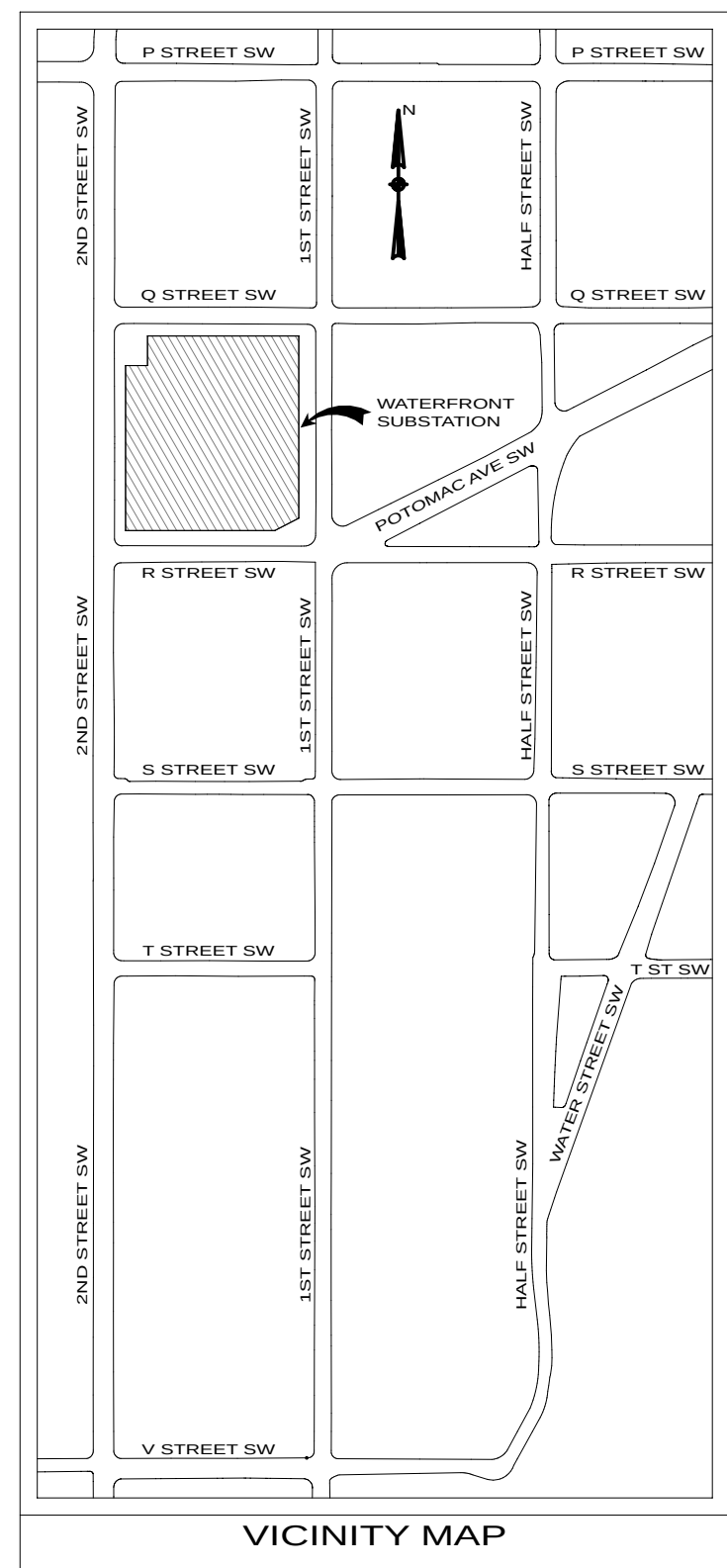
2 STORY
EXT. BUILDING
29,325.85 sq ft

CANOPY
396.46 sq ft
LOT 809
33,956.12 sq ft

Existing Conditions

Scale: 1" = 50'

1



1 VICINITY MAP
NOT TO SCALE

ZONING SUMMARY

Square:	SQ. 603
Lot:	LOT 019, LOT 809 (Subdivision Pending)
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. * Subdivision pending
Lot Occupancy:	40,400 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:	9,811 sf. 11 DCMR: §633 *Provided in 1 Court fronting R Street SW, 1 Court Fronting 2nd St SW, and Non-required Front yard fronting First St SW *Variance requested
Required Side Yard:	14'-6" 11 DCMR: §637.1 §637.2
Side Yard:	Side yard provided 18'-2", fronting Q St SW. 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. 58'-0" (Maximum Building Height) x 2 1/2" = 12.1' 11 DCMR: §638.1
Number of Stories	Cellar + 2 stories
Allowable Building height:	90'-0"
Provided Building height:	58'-0" , measured from +21'-0" along 1st Street SW Maximum building height = 58'-0". 11 DCMR: §630.1
Allowable GFA/ Allowable FAR	369,150 sf. 123,050 sf. x 3.0 FAR 3.0 11 DCMR: §631.1

Provided GFA/ Provided FAR	57,337 sf. .47 FAR 11 DCMR: §199.1
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	USE	Gross Floor Area
Ground Floor	U	40,400 SF
Second Floor	U	16,937 SF
TOTAL		57,337 GSF

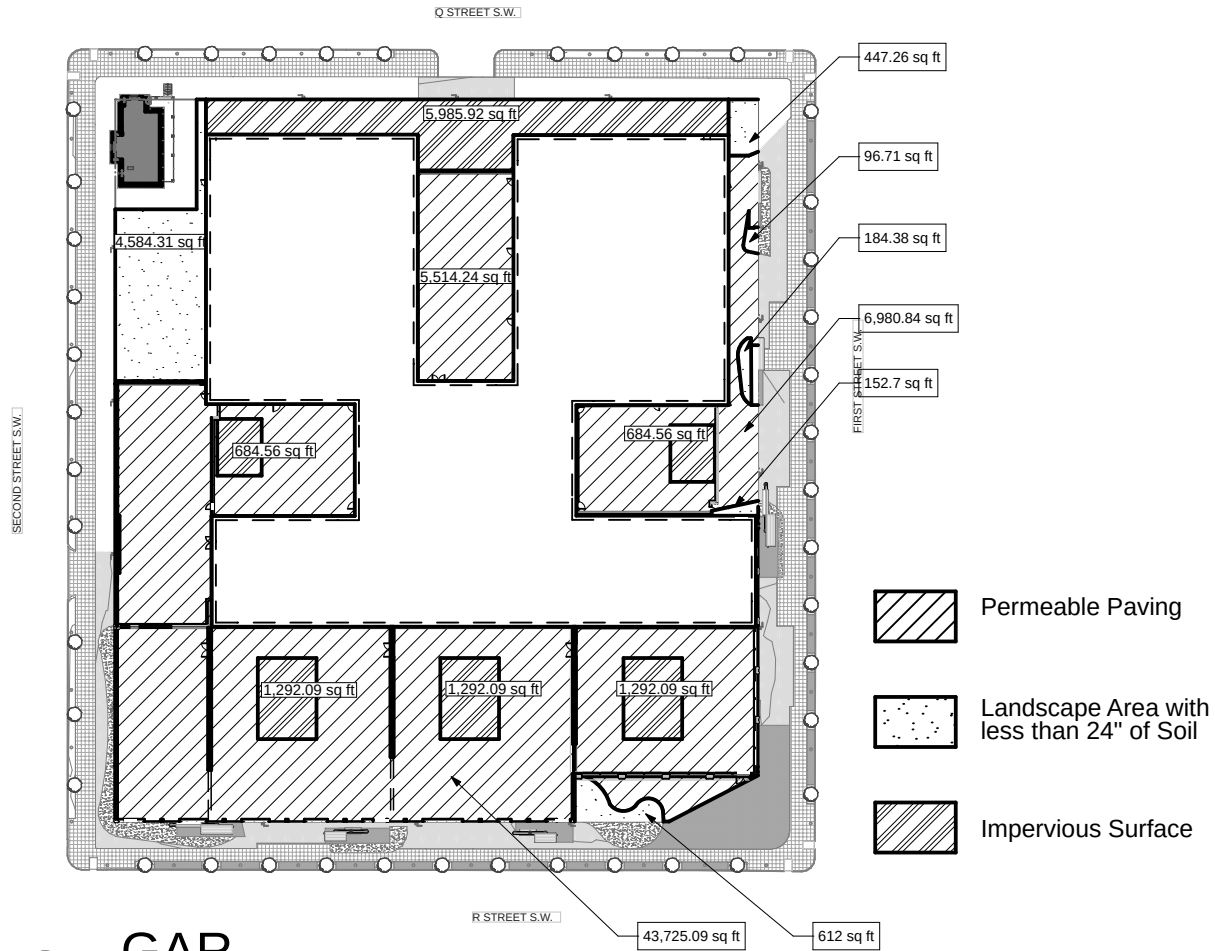
Required Parking	57,337 sf. + 33,022 sf. x 1/600 = 151 spaces 1 for each 600 ft. ² of gross floor area and cellar floor area 11 DCMR: §2101.1 *Variance requested
Provided Parking:	5 spaces 9'-0" x 19'-0" 11 DCMR: §2115.1
Required Loading:	MINIMUM NUMBER AND SIZE OF LOADING BERTHS REQUIRED 1 @ 30 feet 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 @ 30' deep, 1 LOADING PLATFORM @ 100 ft.², 1 SERVICE/DELIVERY LOADING SPACE @ 20' deep.
Green Area Ratio:	.22 11 DCMR: §3402.1 .20 required for CR

	MULTIPLIER	AREA	
Landscape Areas	0.3	6,077 SF	1823 SF
Permeable Paving +2'0"	0.5	50,084 SF	25,042 SF

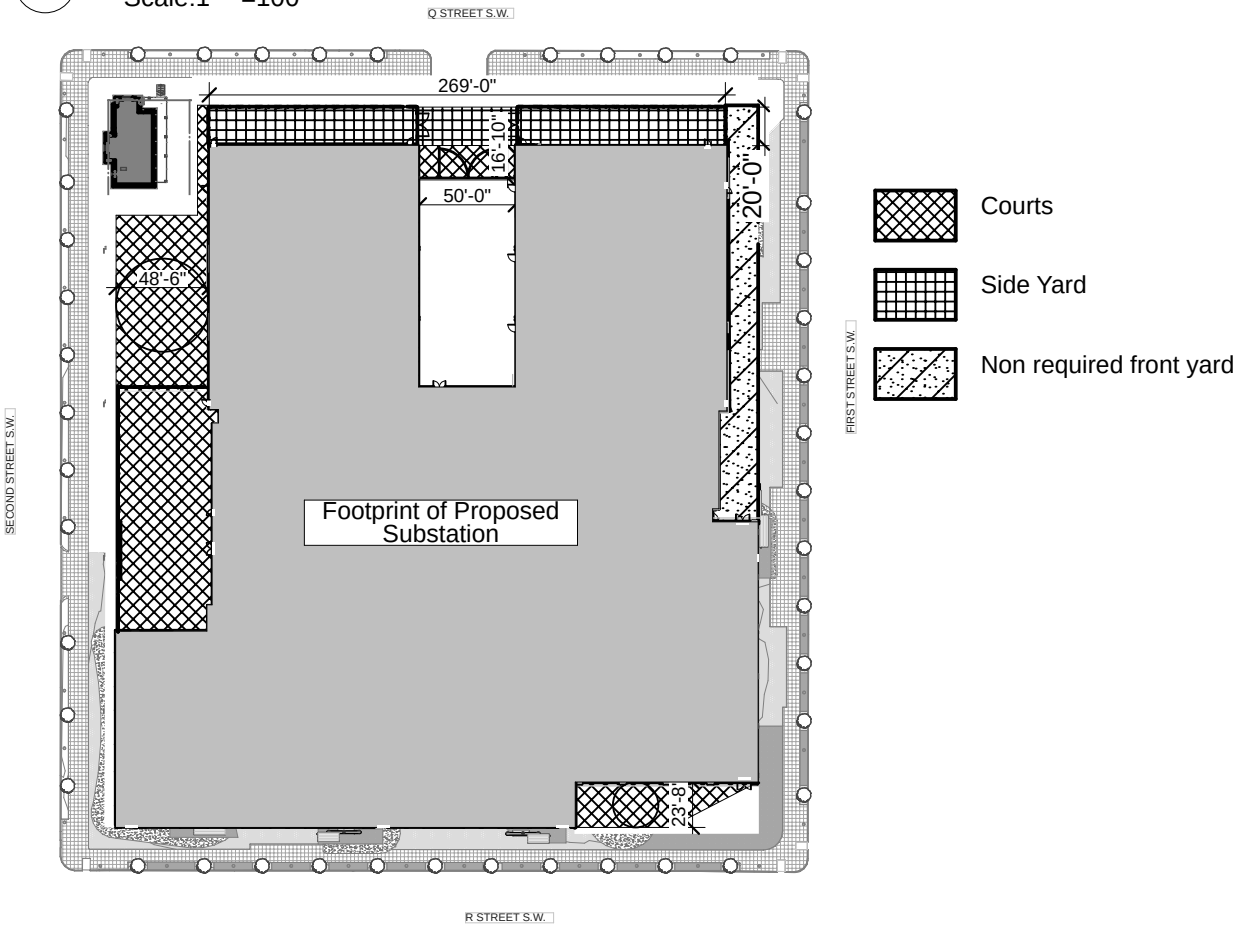
TOTAL	26,865 SF
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GAR =	SUM OF ADJUSTED LANDSCAPE AREA	26,865 SF
	LOT AREA	123,050 SF

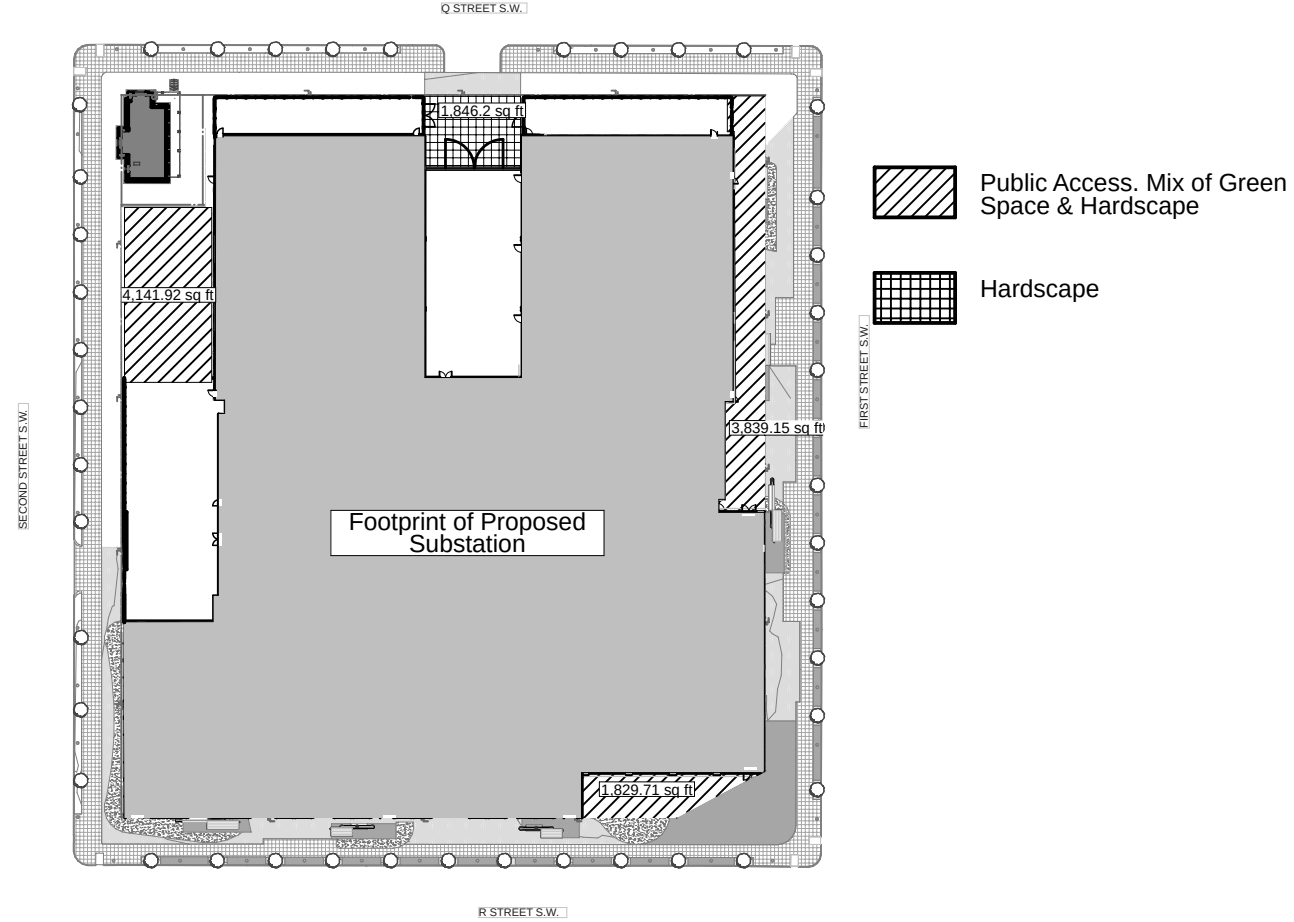
GAR =	.22
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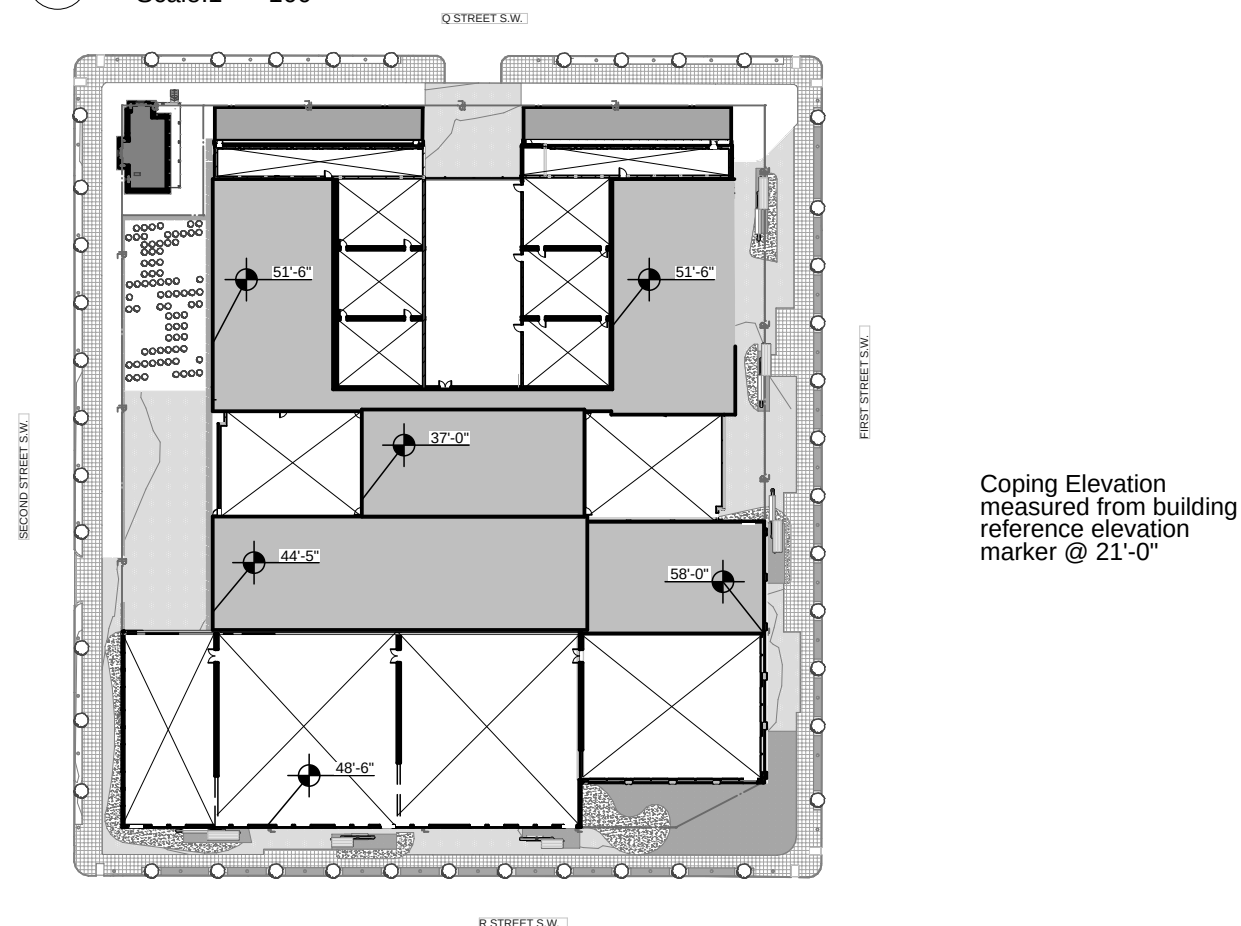
1 GAR
Scale: 1" = 100'



3 Zoning Courts and Side Yards
Scale: 1" = 100'



2 Open Space
Scale: 1" = 100'



4 Coping Elevations
Scale: 1" = 100'

1

Cellar

Scale:1" = 50'

