ZONING TABULATION

LOT DATA

SQUARE:	2868	
LOTS:	LOT 119	EXISTING 3 STORY INDUSTRIAL BUILDING
	LOT 122	EXISTING COMCAST SITE
ZONE:	CURRENTLY C-2-B	PROPOSED C-2-B
SITE AREA:	LOT 119	28,106 SF
	RESID. PART OF LOT 122	3,172 SF
	COMCAST PART OF LOT 122	3,079 SF
	TOTAL	34,357 SF

9 STORY RESIDENTIAL BUILDING + COMCAST EXISTING BUILDING

	REQUIRED/ALLOWED PUD	PROVIDED PROPOSED 9 STORY BUILDING	PROVIDED COMCAST EXISTING. BUILDING	PROVIDED TOTAL
MINIMUM LOT AREA:	N/A	31,278 SF	3,079 SF	34,357 SF
MINIMUM LOT WIDTH:	N/A	120' (average)		
FLOOR AREA RATIO:	6.0	6.0	0.5	5.51
GROSS FLOOR AREA RESIDENTIAL:	206,142 SF	174,509 SF 1		
GROSS FLOOR AREA RETAIL:	68,714 SF	13,159 SF		
GROSS FLOOR AREA TOTAL:	206,142 SF	187,668 SF	1,543 SF 4	189,211 SF
LOT OCCUPANCY:	80%	70.5%	50.0%	
BUILDING HEIGHT:	90' MAX.	90'	15'	
PENTHOUSE HEIGHT:	18.5 ' MAX.	18.5 ' MAX.	NONE	
PENTHOUSE FAR:	0.37 MAX.	8,800 SF (0.28 FAR)	NONE	
REAR YARD:	15'	15'+	NONE	
SIDE YARD:	NONE REQUIRED	NONE	NONE	
OPEN COURT WIDTH:	4" per foot of height	136'	NONE	
PARKING:	RES. = 1 / 3 DUs = 58 SPACES	149 SPACES	NONE	
	RETAIL = 14 SPACES	14 SPACES 2	NONE	
	TOTAL = 72 SPACES	163 SPACES	NONE	
LOADING:	RESID = 1 @ 55'	RESID = 1 @ 55'	NONE	
	= 1 @ 20'	= 1 @ 20'	NONE	
	RETAIL = 1 @ 30'	RETAIL = 1 @ 30'	NONE	

NOTES:

1. GROSS FLOOR AREA:
   A) GROSS FLOOR AREA = GROSS MEASURED AREA x.98; THIS FACTOR PROVIDES FOR A MECHANICAL SHAFT REDUCTION.
   B) GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING OVER PROPERTY LINE ON 14TH ST AND FLORIDA AV.., 2) PARKING ACCESS RAMPS, AND 3)SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 6'-6".
2. RETAIL FAR = 13,159 sf @ 1 SPACE per 750 sf above 3,000SF; SPACES REQUIRED = 14.
3. IF OPTIONAL BASEMENT RETAIL G1 AND G2 IS NOT DEVELOPED IN FINAL PROJECT, THAT AREA CAN HOLD 54 ADDITIONAL CAR SPACES. IN THAT CASE G3 WILL NOT BE BUILT.
4. EXISTING BUILDING AREA, TO REMAIN.

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.15H
9/26/2005