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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: *XLS* *EV*
Harriet Tregoning, Director

DATE: February 21, 2007

SUBJECT: Case No. **ZC-06-02: Supplemental Report** for Consolidated Planned Unit Development and Related Map Amendment for 4136 Georgia Avenue, N.W., filed by Pillsbury, Winthrop, Shaw & Pittman LLC for Petworth Holdings L.L.C.

This supplemental report compares the amenity package proposed for the subject application with that of the PUD located on the south side of the square, at 4100 Georgia Avenue. The purpose of this comparison is to note the similarities in the requests for relief and the differences in the benefits and amenities proffered.

Proffered Benefits and Amenities	4136 Georgia Avenue (subject application)	4100 Georgia Avenue (Z.C. Case No. 05-19)
Affordable Housing	9.1 % of residential floor area (80 % of AMI)	100 % residential floor area with DHCD agreement (60 % of AMI)
Local Business Opportunity Program	Yes	Yes
First Source Agreement	Yes	Yes
Green Roof	Yes	Yes
Revenue for the District	Yes	Yes
\$100,000 contribution to Petworth Library and/or Petworth Recreation Center	<u>Details not provided</u>	
Bicycle storage	7 additional spaces	
Flexcar or Zipcar	2 spaces to be sold	
Other green elements	<u>Details not provided</u>	

Table 1: Amenities and Benefits

ZONING COMMISSION
District of Columbia

CASE NO. 06-02

EXHIBIT NO. 29

	Required/Permitted in C-2-A	4136 Georgia Avenue (subject application)	4100 Georgia Avenue (Z.C. Case No. 05-19)
PUD Area	Minimum 15,000 sq. ft.	13,648 sq. ft.	17,640 sq. ft.
Existing Zone		C-2-A	C-2-A
Proposed Zone		C-3-A	C-3-A
Building Height	Maximum 50 ft.	75 ft.	72 ft.
FAR	Maximum 2.50	4.25	4.50
Lot Occupancy	Maximum 60 percent	63 percent	68 percent
Parking			
- 4136 Georgia	35	No relief requested	
- 4100 Georgia	61		37
Aisle Width	Minimum 20 ft.	15 ft., 2.5 in.	No relief requested
Compact Parking	Minimum groups of 5	Minimum group of 2	No relief requested
Roof Structure Setback	Distance equal to height	0 feet	No relief requested
Roof Structure Height	All equal height	Varying heights	No relief requested
Court Width			
- 4136 Georgia	Minimum 27.08 ft. Minimum 24.08 ft.	17.42 ft. 14.42 ft.	
- 4100 Georgia	Minimum 17.25 ft.		9.50 ft.
Loading Berth	1 @ 55 ft. deep	1 @ 47 ft. deep	No relief requested
Residential Recreational Space			
- Area	Minimum 20 percent (C-2-A) Minimum 15 percent (C-3-A)	5.8 percent	13 percent
- Width	Minimum 25 feet	No relief requested	Less than 25 ft. for walkway

Table 2: Waiver and Relief Requests