

**MEMORANDUM**

2009 AUG 10 PM 3:43

TO: District of Columbia Zoning Commission

FROM: JLS
Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: August 10, 2009

SUBJECT: 4th Supplemental Report – ZC # 08-21 (Canal Parc)
4460 MacArthur Boulevard, NW

At the July 27, 2009 public meeting, the Zoning Commission requested that the Office of Planning determine if the FAR approved for the projects identified in the applicant's June 25, 2009 submission included the area of the private streets in their FAR calculations, and secondly to state whether flexibility from the Section 2516.6(a) was requested. Section 2516.6(a) states *"The area of land that forms a covenanted means of ingress or egress shall not be included in the area of any theoretical lot, or in any yard that is required by this title;"*

The projects identified in the applicant's submission are St Paul's College PUD; Stanton Square PUD; Ft. Lincoln Townhouse PUD; and 6000 New Hampshire Avenue, NE PUD. The attached table summarizes the data of each development.

JLS/mbr

ZONING COMMISSION
District of ColumbiaCASE NO. 08-21
EXHIBIT NO. 162

Summary Table

Development Name	Map Amendment	Land Area (gross sf.)	Development Square Footage	FAR Approved	Area of Private Street	FAR Without Street	Comments
St. Paul's College (ZC 07-27)	R-5-A to R-5-B	444,312 sf.	565,851 sf.	1.27	72,900 sf.	1.52	Applicant did not request flexibility from §2516.6(a)
Stanton Square (ZC 05-35)	R-3 to R-5-A	353,256 sf.	317,438 sf.	0.9	88,988 sf.	1.20	Applicant did not request flexibility from §2516.6(a)
Village of Washington Gateway (Ft. Lincoln) (ZC 06-08)	No Map Amendment. Property zoned R-5-D	1,000,573 sf.	755,580 sf.	0.75	485,536 sf.	1.47	Applicant did not request flexibility from §2516.6(a)
6000 New Hampshire Ave., NE (ZC 05-30)	R-1-B to R-5-A	505,062 sf.	369,684 sf.	0.73	50,800 sf.	0.81	Applicant did not request flexibility from §2516.6(a)