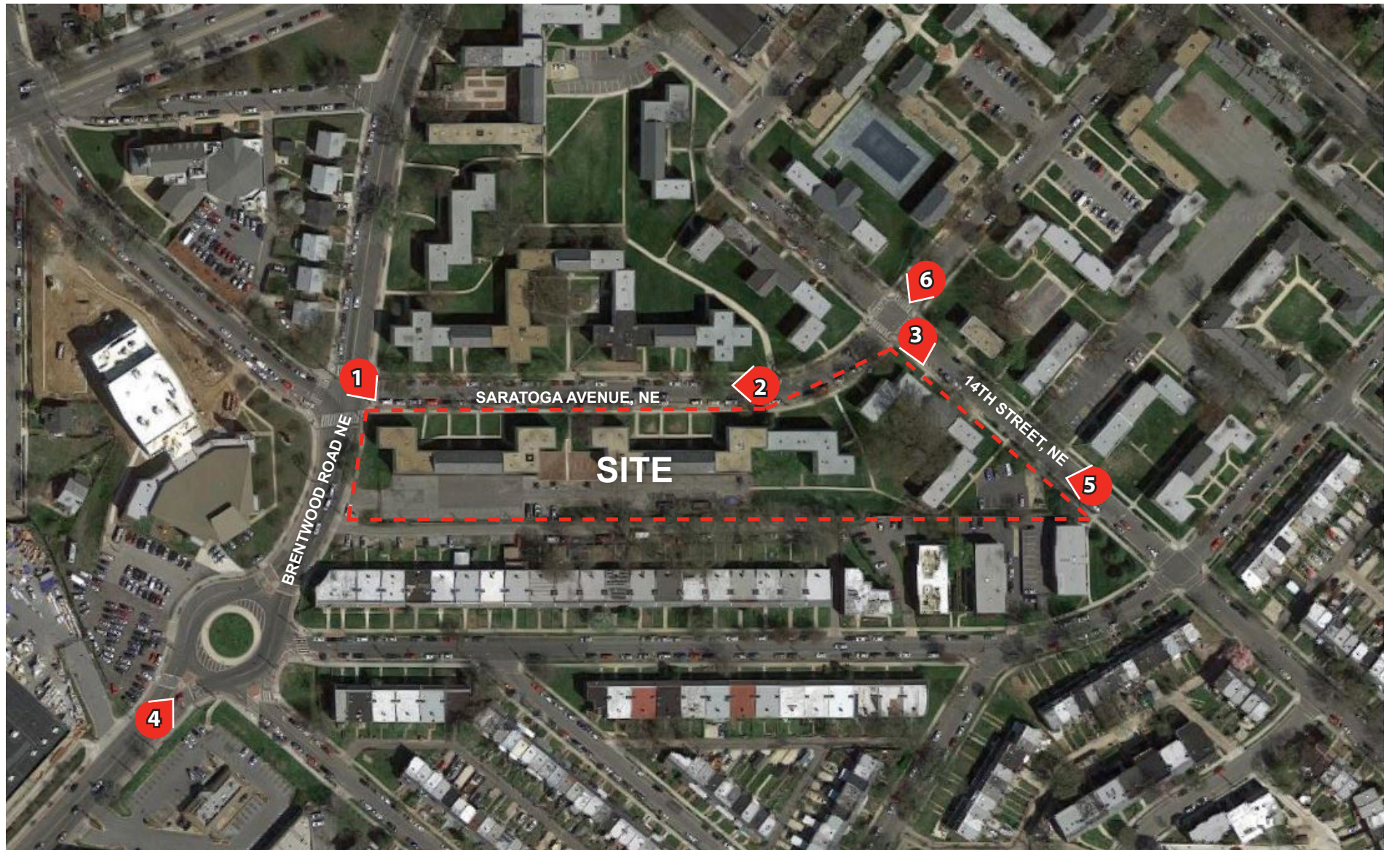
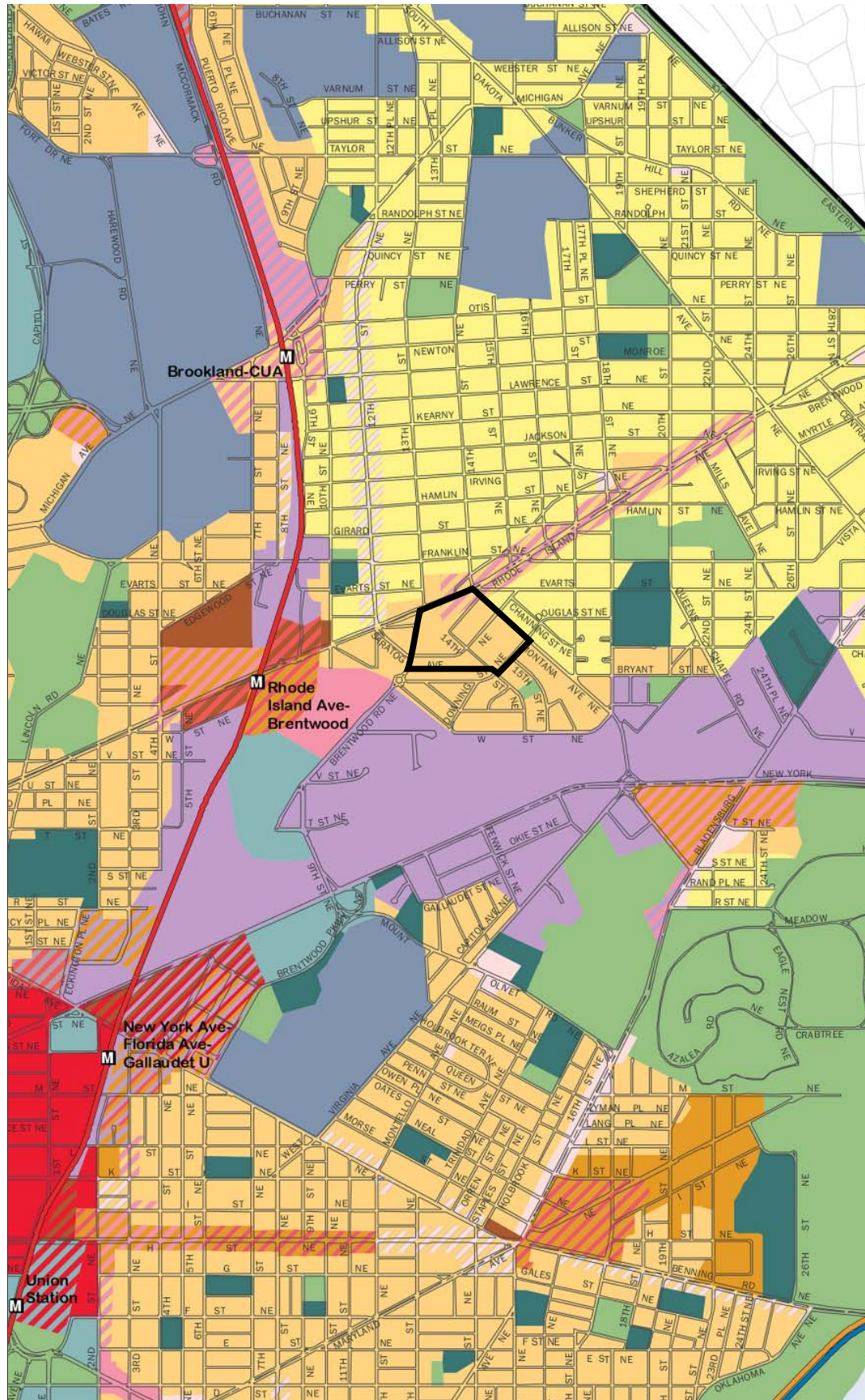


Note: Context from Stage 1 PUD Application

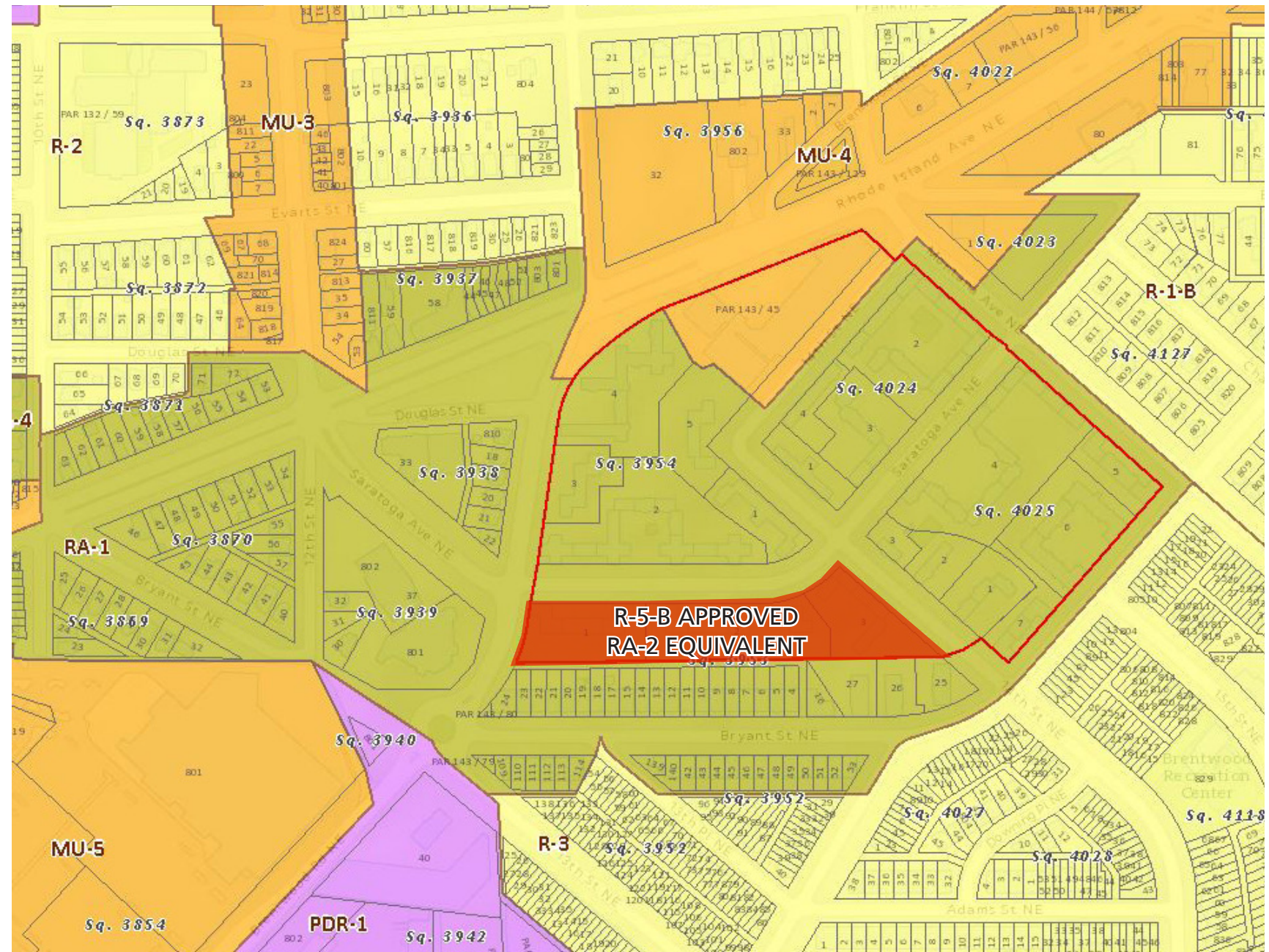




RESIDENTIAL LAND USE CATEGORIES

LEGEND

- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.



ZONING TABULATIONS FROM APPROVED PHASE I PUD - CASE NO. 14-18 EFFECTIVE AS OF NOVEMBER 6, 2015*

Block Number	Lot Information		Zoning		Building & Use						APPROVED FAR (PUD)			FAR			
	APPROVED Proposed Area (SF)	APPROVED Proposed Area (SF) per Prop. Use	Existing Zoning	APPROVED Proposed Zoning	Proposed Use	Total Building Footprint (SF)	Number of Stories	Proposed Building Height Max (FT)	Proposed Lot Occupancy (%)*	GFA (SF)	# of Units	Total	Residential	Non-Residential	Total	Residential	Non-Residential
	Permitted FAR (PUD)																
1	104,303	104,303	R-5-A	C-2-A	Residential	44,891	6	65	43%	312,909	347	3.0	3.0	2.0	3.0	3.0	0.0
2	138,989	138,989	R-5-A / C-2-A	C-2-A	Retail	112,941	4 + 1	65	81%	97,518	N/A	3.0	3.0	2.0	3.0	2.3	0.7
					Residential					319,674	355						
3	91,767	91,767	R-5-A / C-2-A	C-2-A	Retail	84,288	4 + 1	65	92%	84,326	N/A	3.0	3.0	2.0	3.0	2.1	0.9
					Residential					192,710	214						
4	73,038	56,858	R-5-A	R-5-B	Residential	42,958	5	60	59%	170,574	182	3.0	3.0	0.0	3.0	3.0	0.0
		16,180			Residential (2/2)		4			33,600	14				2.1	2.1	0.0
5	53,494	38,348	R-5-A	R-5-B	Residential	46,534	4	60	87%	115,044	128	3.0	3.0	2.0	3.0	3.0	n/a
		15,146		R-5-B	Residential (rowhome)		3			45	24,654						12
6	56,050	40,175	R-5-A	R-5-B	Residential	48,395	4	60	86%	120,525	134	3.0	3.0	2.0	3.0	3.0	n/a
		15,875		R-5-B	Residential (rowhome)		3			45	24,654						12
7	111,807	72,444	R-5-A	R-5-B	Residential	68,284	5	60	61%	217,332	286	3.0	3.0	0.0	3.0	3.0	0.0
		39,363			Residential (2/2)		4			83,400	28				2.1	2.1	0.0
8	91,222	70,708	R-5-A	R-5-B	Residential (rowhome)	33,132	3	45	36%	131,383	48	3.0	3.0	0.0	1.4	1.4	0.0
										TOTAL =	1,928,303	1,760					
										TOTAL RETAIL =	181,844						
										TOTAL RESIDENTIAL =	1,746,459						
* Mixed use buildings will have retail on the ground floor and residential above. Maximum Lot Occupancy for retail in all zones is listed as 100%. Maximum Lot Occupancy provided for all Residential uses in R-5-B and C-2-A zones is 60%.																	

*Parameters approved pursuant to the First-Stage Order in Z.C. Case No. 14-18, effective as of November 6, 2015

ZONING TABULATIONS PROPOSED - PHASE II PUD APPLICATION

Block Number	Lot Information		Zoning		Building & Use						APPROVED FAR (PUD)			FAR			
	Proposed Area (SF)	Proposed Area (SF) per Prop. Zone	Approved Zoning	ZR16 Zoning	Approved Use	Total Building Footprint (SF)	Number of Stories	Proposed Building Height Max (FT)	Proposed Lot Occupancy (%)	GFA (SF)	# of Units	Total	Residential	Non-Residential	Total	Residential	Non-Residential
	Proposed FAR																
7	114,485	56,970	R-5-B	RA-2	Residential	81,675	4	51	71%	169,342	131	3.0	3.0	0.0	2.97	2.97	0.00
		57,515			Residential					172,266	200				3.00	3.00	0.00

Square 3953		Site Area: 56,970 sf	Approved Zoning (R-5-B PUD) - Allowable by ZR16 RA-2*	Provided	
A (Apartment Building)	FAR	3.0 Residential (per approved Phase 1 PUD application)	2.97	169,342 GFA	
	Building Height	PUD - 60' tall stories-no limit	49' 4"		
	Penthouse	FAR = .4 max Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1	No habitable penthouse		
	Lot Occupancy	60%	70% Relief Requested		
	Rear Yard	4 inches per foot of height not < 15 feet (48' x 4" = 15' 10" Required)	17		
	Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	None provided		
	Courtyards	Open Closed	Min. Width: 4" per ft of height not < 10' (49' 4" x 4" = 16' 4" Required) Area: Twice square of req'd width not < 350 sf	Provided as required No closed court provided	
	Green Area Ratio	0.4	0.4		
	Parking Requirement				
	Residential	1 space per 3 D.U. (130 / 3 = 44 Required)	68		
Bike Parking					
Residential	Residential: Long-Term - 1 for each 3 units (130 / 3 = 44 Required) Short-term - 1 for each 20 units (130 / 20 = 7 Required)	Provided as required Provided as required			
Loading					
Residential (>50 units)	1 loading berth at 30' + 1 20' service space + 100 sf platform	Provided as required			

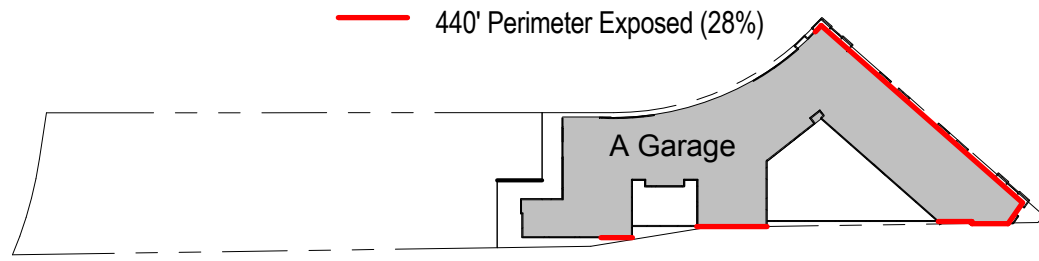
Square 3953		Site Area: 57,515 sf	Current Zoning: R-5-B	Allowable by Zoning (R-5-B PUD)	Provided
B (Senior Building)	FAR	PUD - 3.0 Residential	3.00	172,266 GFA	
	Building Height	PUD - 60' tall stories-no limit	51'		
	Penthouse	FAR = .4 max Height = 12' typ./15' allowed at stairs, elev., and mech Setback = 1:1	No habitable penthouse	Relief Requested	
	Lot Occupancy	60%	73% Relief Requested		
	Rear Yard	4 inches per foot of height not < 15 feet (48' x 4" = 15' 10" Required)	17		
	Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	None provided		
	Courtyards	Open Closed	Min. Width: 4" per ft of height not < 10' (51' x 4" = 16' 10" Required) Area: Twice square of req'd width not < 350 sf	Provided as required No closed court provided	
	Green Area Ratio	0.4	0.4		
	Parking Requirement				
	Residential	1 space per 6 D.U. of publicly assisted housing for elderly/handicapped (200 / 6 = 33 Required)	50		
Bike Parking					
Residential	Residential: Long-Term - 1 for each 3 units, reduced to 1 for each 6 units after the first 50 (150 / 3 = 50) + (50 / 6 = 8) = 58 Req. Short-term - 1 for each 20 units (200 / 20 = 10 Required)	10 Relief Requested			
Loading					
Residential (>50 units)	1 loading berth at 30' + 1 20' service space + 100 sf platform	Provided as required			

Less than height allowable

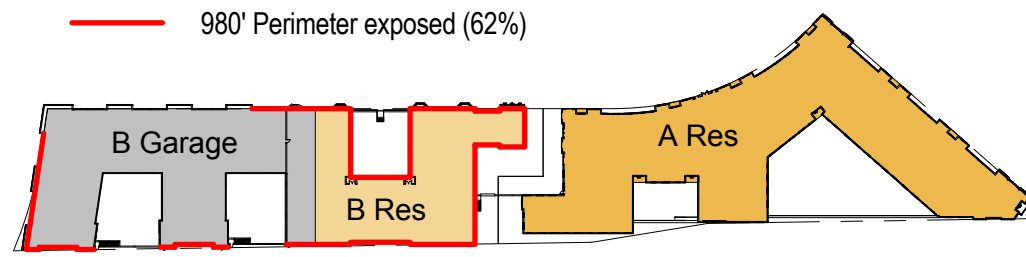
Relief Requested

* RA-2 the ZR16 equivalent to approved Phase 1 PUD zoning of R-5-B

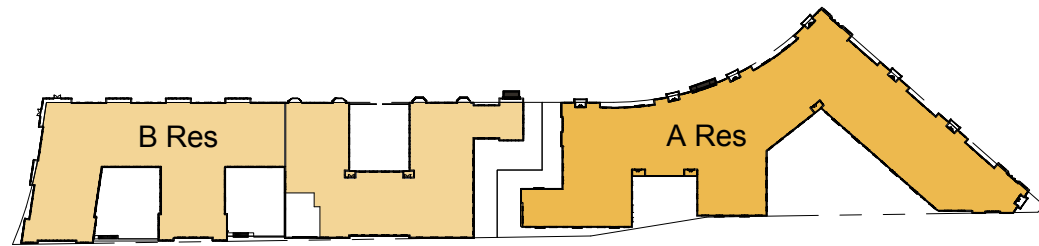
BUILDING/LOT	BUILDING TYPE	LOT AREA (sf)	BUILDING FOOTPRINT AREA (sf)	LOT OCCUPANCY	BUILDING FLOOR AREA (gfa)	LOT F.A.R.	NO. OF UNITS
A	APT	56,970	39,840	70%	169,342	2.97	131
B	SR APT	57,515	41,835	73%	172,266	3.00	200
Combined Total		114,485	81,675	71%	341,608	2.98	331



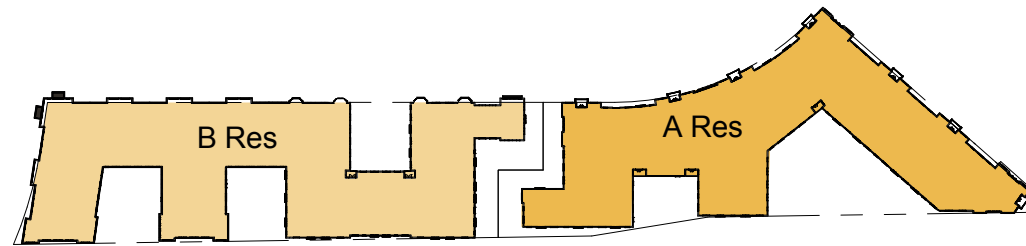
Bldg A Garage



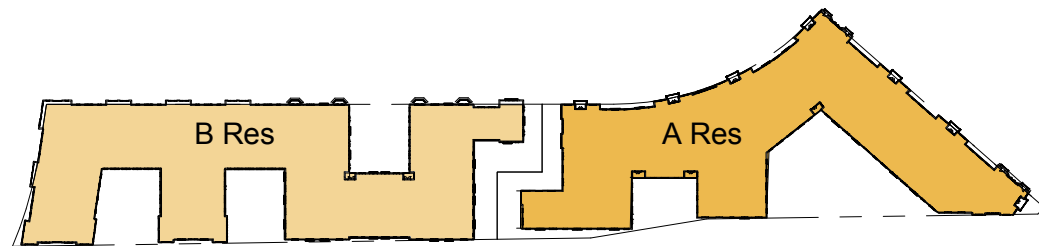
Bldg A 1st/Bldg B Lower



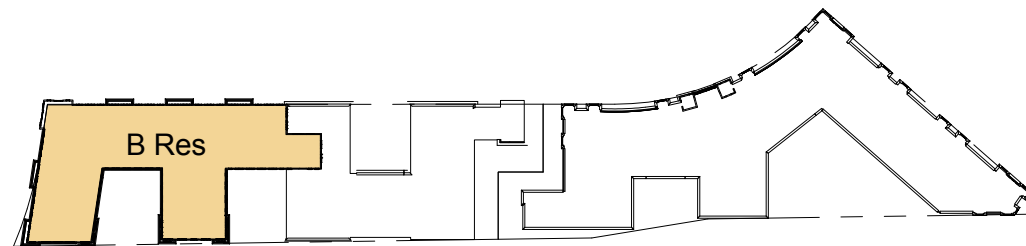
Bldg A 2nd/Bldg B 1st



Bldg A 3rd/Bldg B 2nd



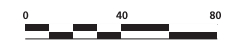
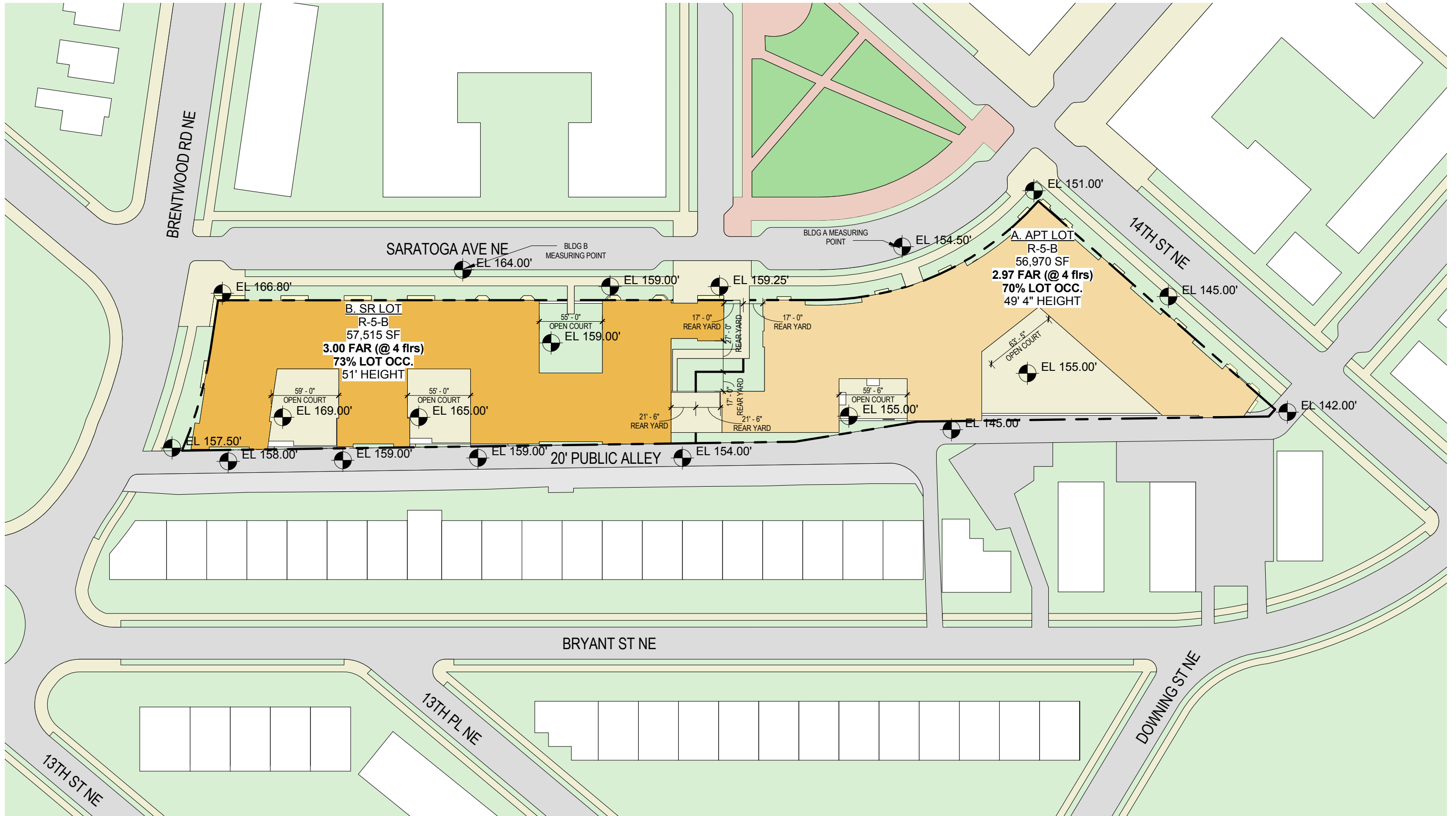
Bldg A 4th/Bldg B 3rd

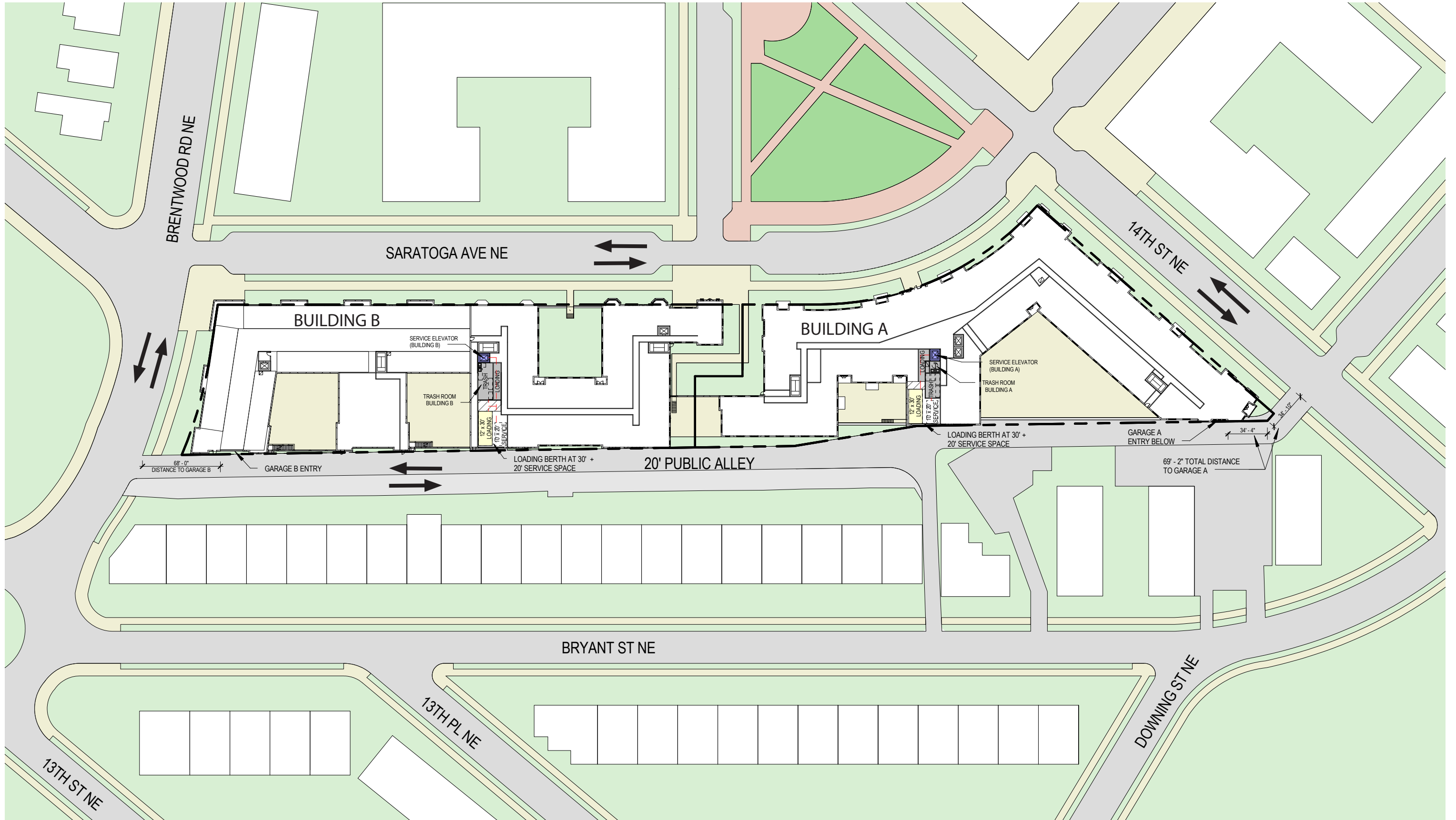


Bldg B 4th

Building A Area			
Zoning GFA			
Floor	Garage	Res	Total
Garage	10,630	-	10,630
1st	-	39,678	39,678
2nd	-	39,678	39,678
3rd	-	39,678	39,678
4th	-	39,678	39,678
Total	10,630	158,712	169,342

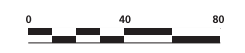
Building B Area			
Zoning GFA			
Floor	Garage	Res	Total
Lower	15,522	10,205	25,726
1st	-	40,488	40,488
2nd	-	41,820	41,820
3rd	-	41,820	41,820
4th	-	22,412	22,412
Total	15,522	156,745	172,266





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Service and Loading Diagrams



September 22, 2016

G10

RIA BLOCK 7