

SITE AREA:	
NORTH BLOCK	107,505.79
CENTER BLOCK	61,800.38
SOUTH BLOCK	85,364.10
TOTAL SITE AREA	254,670.27

ZONING DISTRICT:
 EXISTING: HR/C-3-C
 PROPOSED (PUD): **C-4**

	REQUIRED / ALLOWED	PUD - PROPOSED
LOT OCCUPANCY ^{11 DCMR 772.1}	100%	
North Block		84%
Center Block		94%
South Block		90%
Overall Site		89%
USES ^{11 DCMR 750}	Office, Retail, Residential	Office, Retail, Residential, Institutional
FLOOR AREA RATIO (FAR) ^{11 DCMR 750}	11.0	8.74
BUILDING HEIGHT ^{11 DCMR 2405.1}	130'	130' from measuring point ³
PENTHOUSE HEIGHT ^{11 DCMR 770.6 d}	18'-6"	18'-6"
PARKING ^{11 DCMR 2101.1}		
Office: ⁵	$(1,910,386+50,214) / (1,910,386+50,214+62,687) \times 2,000 = 1,938$ sf $((1,910,386+50,214) - 1,938) / 1,800 = 1,088$ spaces	1,088 spaces
Retail:	$62,687 / (1,910,386+50,214+62,687) \times 30,000 = 929$ sf $((62,387) - 929) / 3,000 = 20$ spaces	20 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,088 + 20 + 38 = 1,146	1,146 spaces
BICYCLE SPACES ^{11 DCMR 2119.2}	5% of 1,146 parking spaces 1,146 x 0.05 = 57 bicycles	440 bicycles ⁶
LOADING ^{11 DCMR 2201.1}		
Office:	3 berths @ 30-ft deep 3 platforms @ 100-sf 1 service/delivery space @ 20-ft deep	
Retail:	1 berth @ 30-ft, 1 berth @ 55-ft deep 1 platform @ 100-sf, 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Residential:	1 berth @ 55-ft deep 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Institutional: ^{11 DCMR 2205.4}	No loading required	
TOTAL:	4 berths @ 30-ft, 2 berths @ 55-ft deep 4 platforms @ 100-sf, 2 platforms @ 200-sf 3 service/delivery spaces @ 20-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep ⁷ 8 platforms @ 100-sf, 1 platform @ 200-sf 4 service/delivery spaces @ 20-ft deep

FAR Tabulations Gross floor area (GFA) above grade in square feet

NORTH BLOCK					FAR
	OFFICE	RETAIL			
LEVEL 12	77,997	0			
LEVEL 11	77,997	0			
LEVEL 10	77,997	0			
LEVEL 9	77,997	0			
LEVEL 8	77,997	0			
LEVEL 7	77,997	0			
LEVEL 6	77,997	0			
LEVEL 5	77,997	0			
LEVEL 4	84,481	0			
LEVEL 3	84,481	0			
LEVEL 2	74,169	0			
LEVEL 1	68,529	22,064			
TOTAL	935,636	22,064			8.91
CENTER BLOCK					FAR
	COMMERCIAL	RESIDENTIAL	ANNEX ⁸	RECTORY ⁸	
LEVEL 13	0	16,171			
LEVEL 12	21,312	16,171			
LEVEL 11	21,312	16,171			
LEVEL 10	21,312	16,171			
LEVEL 9	23,758	16,171			
LEVEL 8	23,758	16,171			
LEVEL 7	23,758	16,171			
LEVEL 6	23,758	16,171			
LEVEL 5	23,758	16,171	1,039	1,085	
LEVEL 4	23,758	16,171	1,039	1,710	
LEVEL 3	23,758	16,171	1,039	1,710	
LEVEL 2	23,758	0	1,039	1,710	
LEVEL 1	43,311	2,503	450	12,133	
TOTAL	297,311	180,384	4,606	18,348	8.10
SOUTH BLOCK					FAR
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING		
LEVEL 12	58,410				
LEVEL 11	58,410				
LEVEL 10	58,410				
LEVEL 9	58,410				
LEVEL 8	58,410				
LEVEL 7	58,410				
LEVEL 6	58,410				
LEVEL 5	58,410				
LEVEL 4	58,410				
LEVEL 3	58,410			1,483	
LEVEL 2	66,981			1,483	
LEVEL 1	68,3464			1,483	
TOTAL	719,545	45,765	4,449		9.00
TOTAL FAR AREA				2,226,625	8.74

- Notes:**
1. Refer to "Extent of First-Stage and Consolidated PUD Submission" for scope of PUD
 2. Residential building is planned for 150 dwelling units on the 11 upper floors.
 3. Refer to "Building Height, Area and Use Diagram" for measuring point locations.
 4. "Institutional" facilities are the Annex and Rectory for the Holy Rosary Church, and the Jewish Historical Society (JHS)
 5. For parking requirement calculations, the new JHS buildings are counted as office use. For the Rectory and Annex, no parking is required for church use in the C-4 district
 6. Bicycle spaces proposed per LEED v.3.0 Credit 4.2: 5% of building users: 8,800 x .05 = 440 bicycles (345 below grade, 95 at grade)
 7. The use of a 55-foot loading berth for the residential units would be shared with the retail uses.
 8. The total proposed gross floor area (GFA) for the Annex, Rectory and covered parking is 31,600. 73% of this area lies inside the project property and is included in the FAR Tabulations as 22,954 GFA. The remaining 27% or 8,646 GFA lies in Holy Rosary Church property and is not included in the FAR Tabulations.

Uses Gross floor area (GFA) above grade in square feet

	NORTH BLOCK	CENTER BLOCK	SOUTH BLOCK	TOTAL
OFFICE	935,636	276,688	698,062	1,910,386
RETAIL	22,064	20,623	20,000	62,687
RESIDENTIAL	0	180,384	0	180,384
INSTITUTIONAL	0	22,954	50,214	73,168
TOTAL				2,226,625

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ZONING DISTRICT:
 EXISTING: HR/C-3-C
 PROPOSED (PUD): **C-4**

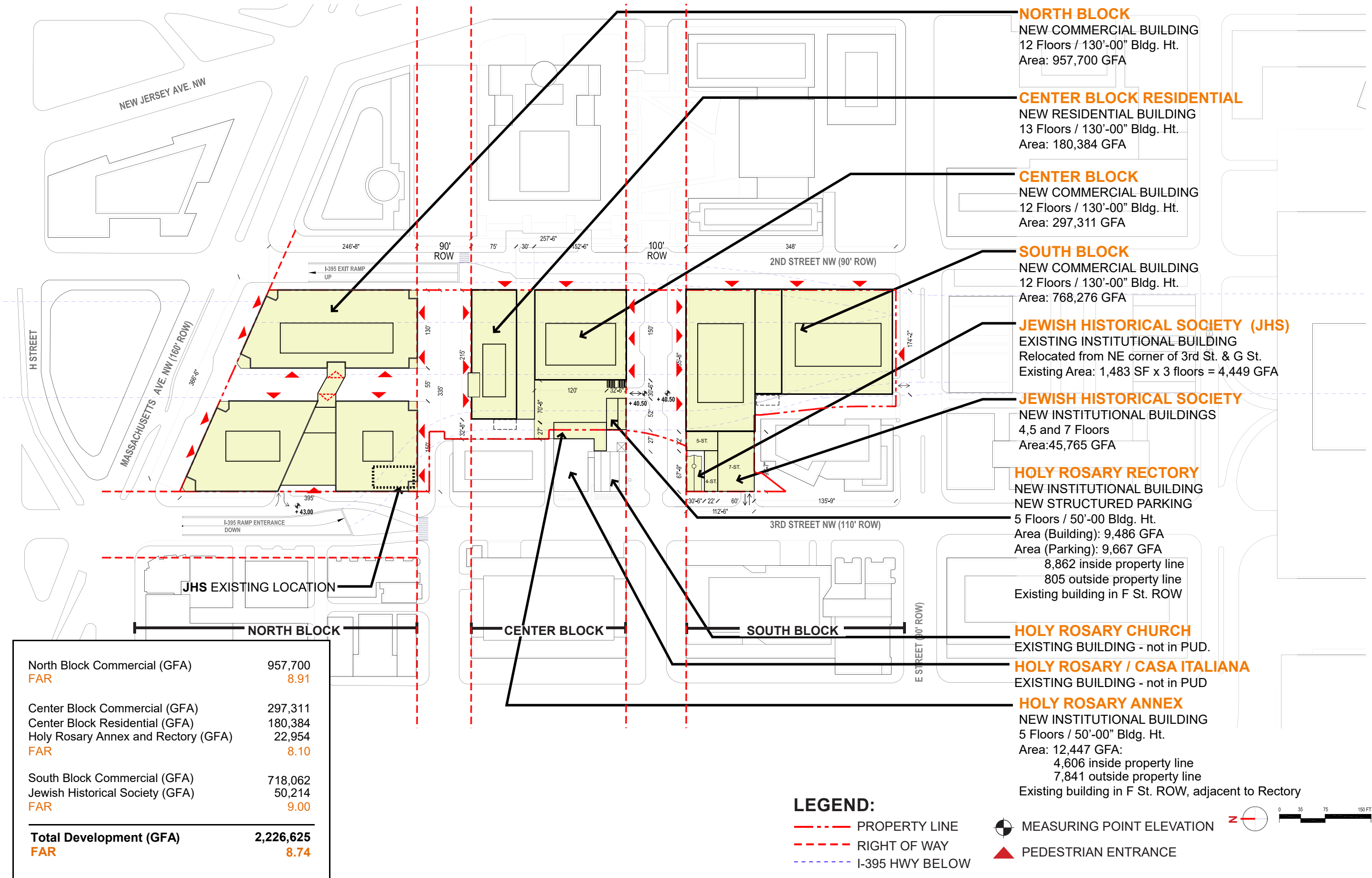
	REQUIRED / ALLOWED	PUD - PROPOSED
LOT OCCUPANCY <small>11 DCMR 772.1</small>	100%	
North Block		84%
Center Block		94%
South Block		93%
Overall Site		90%
USES <small>11 DCMR 750</small>	Office, Retail, Hotel	Office, Retail, Hotel, Institutional
FLOOR AREA RATIO (FAR) <small>11 DCMR 750</small>	11.0	8.74
BUILDING HEIGHT <small>11 DCMR 2405.1</small>	130'	130' from measuring point ³
PENTHOUSE HEIGHT <small>11 DCMR 770.6 d</small>	18'-6"	18'-6"
PARKING <small>11 DCMR 2101.1</small>		
Office: ⁵	$(1,910,386+50,214) / (1,910,386+50,214+62,687) \times 2,000 = 1,938$ sf $((1,910,386+50,214) - 1,938) / 1,800 = 1,088$ spaces	1,088 spaces
Retail:	$62,687 / (1,910,386+50,214+62,687) \times 30,000 = 929$ sf $((62,387) - 929) / 3,000 = 20$ spaces	20 spaces
Hotel:	200 units / 8 = 25 spaces	25 spaces
TOTAL:	1,088 + 20 + 25 = 1,120	1,133 spaces
BICYCLE SPACES <small>11 DCMR 2119.2</small>	5% of 1,133 parking spaces $1,133 \times 0.05 = 56$ bicycles	440 bicycles ⁶
LOADING <small>11 DCMR 2201.1</small>		
Office:	3 berths @ 30-ft deep 3 platforms @ 100-sf 1 service/delivery space @ 20-ft deep	
Retail:	1 berth @ 30-ft, 1 berth @ 55-ft deep 1 platform @ 100-sf, 1 platform @ 200-sf 1 service/delivery space @ 20-ft deep	
Hotel:	1 berth @ 30-ft deep (min) 1 platform @ 100-sf 1 service/delivery space @ 20-ft deep	
Institutional: <small>11 DCMR 2205.4</small>	No loading required	
TOTAL:	4 berths @ 30-ft, 2 berths @ 55-ft deep 4 platforms @ 100-sf, 2 platforms @ 200-sf 3 service/delivery spaces @ 20-ft deep	8 berths @ 30-ft, 1 berth @ 55-ft deep ⁷ 8 platforms @ 100-sf, 1 platform @ 200-sf 4 service/delivery spaces @ 20-ft deep

FAR Tabulations Gross floor area (GFA) above grade in square feet

NORTH BLOCK					FAR
	OFFICE	RETAIL			
LEVEL 12	77,997	0			8.91
LEVEL 11	77,997	0			
LEVEL 10	77,997	0			
LEVEL 9	77,997	0			
LEVEL 8	77,997	0			
LEVEL 7	77,997	0			
LEVEL 6	77,997	0			
LEVEL 5	77,997	0			
LEVEL 4	84,481	0			
LEVEL 3	84,481	0			
LEVEL 2	74,169	0			
LEVEL 1	68,529	22,064			
TOTAL	935,636	22,064		957,700	
CENTER BLOCK					FAR
	COMMERCIAL	HOTEL	ANNEX ⁸	RECTORY ⁸	
LEVEL 13	0	16,171			8.10
LEVEL 12	21,312	16,171			
LEVEL 11	21,312	16,171			
LEVEL 10	21,312	16,171			
LEVEL 9	23,758	16,171			
LEVEL 8	23,758	16,171			
LEVEL 7	23,758	16,171			
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LEVEL 2	23,758	0	1,039	1,710	
LEVEL 1	43,311	2,503	450	12,133	
TOTAL	297,311	180,384	4,606	18,348	
SOUTH BLOCK					FAR
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING		
LEVEL 12	58,410				9.00
LEVEL 11	58,410				
LEVEL 10	58,410				
LEVEL 9	58,410				
LEVEL 8	58,410				
LEVEL 7	58,410				
LEVEL 6	58,410				
LEVEL 5	58,410				
LEVEL 4	58,410				
LEVEL 3	58,410			1,483	
LEVEL 2	66,981			1,483	
LEVEL 1	68,346			1,483	
TOTAL	719,545	45,765	4,449	768,276	
TOTAL FAR AREA				2,226,625	8.74

Uses <small>Gross floor area (GFA) above grade in square feet</small>				
	NORTH BLOCK	CENTER BLOCK	SOUTH BLOCK	TOTAL
OFFICE	935,636	276,688	698,062	1,910,386
RETAIL	22,064	20,623	20,000	62,687
HOTEL	0	180,384	0	180,384
INSTITUTIONAL	0	22,954	50,214	73,168
TOTAL				2,226,625

- Notes:**
1. Refer to "Extent of First-Stage and Consolidated PUD Submission" for scope of PUD.
 2. Hotel building is planned for 200 dwelling units on the 11 upper floors.
 3. Refer to "Building Height, Area and Use Diagram" for measuring point locations.
 4. "Institutional" facilities are the Annex and Rectory for the Holy Rosary Church, and the Jewish Historical Society. (JHS)
 5. For parking requirement calculations, the new JHS buildings are counted as office use. For the Rectory and Annex, no parking is required for church use in the C-4 district.
 6. Bicycle spaces proposed per LEED v.3.0 Credit 4.2: 5% of building users: $8,800 \times .05 = 440$ bicycles (345 below grade, 95 at grade)
 7. The use of a 30-foot loading berth for the hotel units would be shared with the retail uses.
 8. Zoning Commission Order No. 08-34C approved a second-stage PUD for the HRC facilities, which changes this note. In the approved plans, the proposed gross floor area (GFA) for the Annex, Rectory and covered parking is 33,312. 68% of this area lies inside the project property and is included in the FAR Tabulations as 22,765 GFA. The remaining 32% or 10,547 GFA lies in Holy Rosary Church property and is not included in the FAR Tabulations.
 9. Zoning Commission Order No. 08-34A approved a second-stage PUD with an approximate gross floor area of 689,802 square feet, of which a minimum of 19,101 square feet of gross floor area will be devoted to retail use.



NORTH BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 957,700 GFA

CENTER BLOCK RESIDENTIAL
 NEW RESIDENTIAL BUILDING
 13 Floors / 130'-00" Bldg. Ht.
 Area: 180,384 GFA

CENTER BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 297,311 GFA

SOUTH BLOCK
 NEW COMMERCIAL BUILDING
 12 Floors / 130'-00" Bldg. Ht.
 Area: 768,276 GFA

JEWISH HISTORICAL SOCIETY (JHS)
 EXISTING INSTITUTIONAL BUILDING
 Relocated from NE corner of 3rd St. & G St.
 Existing Area: 1,483 SF x 3 floors = 4,449 GFA

JEWISH HISTORICAL SOCIETY
 NEW INSTITUTIONAL BUILDINGS
 4,5 and 7 Floors
 Area: 45,765 GFA

HOLY ROSARY RECTORY
 NEW INSTITUTIONAL BUILDING
 NEW STRUCTURED PARKING
 5 Floors / 50'-00 Bldg. Ht.
 Area (Building): 9,486 GFA
 Area (Parking): 9,667 GFA
 8,862 inside property line
 805 outside property line
 Existing building in F St. ROW

HOLY ROSARY CHURCH
 EXISTING BUILDING - not in PUD.

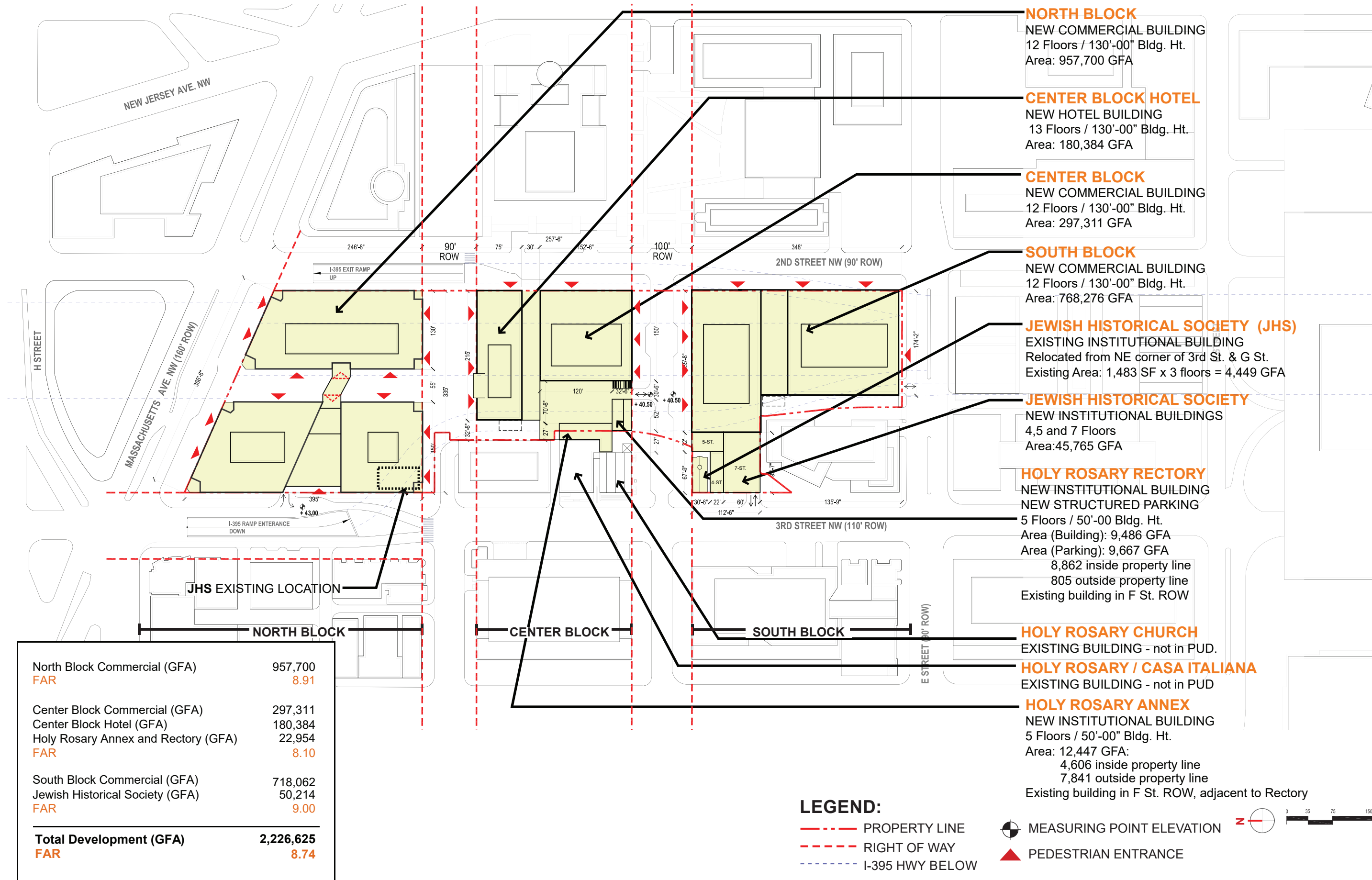
HOLY ROSARY / CASA ITALIANA
 EXISTING BUILDING - not in PUD

HOLY ROSARY ANNEX
 NEW INSTITUTIONAL BUILDING
 5 Floors / 50'-00" Bldg. Ht.
 Area: 12,447 GFA:
 4,606 inside property line
 7,841 outside property line
 Existing building in F St. ROW, adjacent to Rectory

North Block Commercial (GFA)	957,700
FAR	8.91
Center Block Commercial (GFA)	297,311
Center Block Residential (GFA)	180,384
Holy Rosary Annex and Rectory (GFA)	22,954
FAR	8.10
South Block Commercial (GFA)	718,062
Jewish Historical Society (GFA)	50,214
FAR	9.00
Total Development (GFA)	2,226,625
FAR	8.74

LEGEND:

- - - PROPERTY LINE
- - - RIGHT OF WAY
- - - I-395 HWY BELOW
- MEASURING POINT ELEVATION
- PEDESTRIAN ENTRANCE



North Block Commercial (GFA)	957,700
FAR	8.91
Center Block Commercial (GFA)	297,311
Center Block Hotel (GFA)	180,384
Holy Rosary Annex and Rectory (GFA)	22,954
FAR	8.10
South Block Commercial (GFA)	718,062
Jewish Historical Society (GFA)	50,214
FAR	9.00
Total Development (GFA)	2,226,625
FAR	8.74

Return to L'Enfant

Building Height, Area and Use Diagram

Proposed-Modification of Consequence to First-Stage PUD Approval (ZC Order No. 08-34)

SOM **Louis Dreyfus Property Group** 2.2

Final First-Stage PUD Plans - Jan 29th, 2019