GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Ellen McCarthy, Director

DATE: September 28, 2005

SUBJECT: Correction to Chart:
Office of Planning Final Report on Zoning Commission Case No. 01-28TE
Time Extension for, and Major Modification to, an Approved Consolidated PUD and Map Amendment – 200 K Street, N.E.

The attached version of Table 1 corrects the entry located in the bottom row, second column from the right in the previous version of the chart. Deletions are struck through. Corrections are in italics.

attachment

[redacted]
CASE NO. 01-28 TE
EXHIBIT NO. 71

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.71

	Matter of Right (MOR)	Approved PUD	Applicant's Jan 2005 Proposed PUD Modification, Approved for Setdown					Applicant's Sep 13, 2005 Final Pre-Hearing Supplemental Submission[1]				
			Overall	Consolidated PUD	Preliminary PUD	Difference from MOR	Difference from Approved PUD	Overall	Consolidated PUD	Preliminary PUD	Difference from MOR	Difference from Approved PUD
Land Area & Zoning Assumption[2]	Approx. 24,200 sf, C-2-B 76,000 sf, C-M-3 TOTAL:100,102 sf	TOTAL: 100,102 sf, C-3-C	26,805 sf, C-2-B 74,277 sf, C-M-3 TOTAL: 101,082 sf	26,805 sf, C-2-B 16,190 sf, C-M-3 Subtotal: 42,995 sf	58,087 sf C-M-3	N/A	See footnote 1.	26,805 sf C-2-B 74,277 sf C-M-3 TOTAL: 101,082 sf	26,805 sf C-2-B 16,190 sf C-M-3 Subtotal: 42,995 sf	58,087 sf C-M-3	N/A	See footnote 1.
Permitted & Proposed FARs	3.5 FAR, C-2-B 6.0 FAR, C-M-3 5.4 FAR, blended	8.0 FAR max permitted 8.0 FAR approved	8.47 FAR	5.58 FAR	3.0 FAR	+ 3.07 FAR	+ 0.47 FAR (ZC may approve up to 8.4 FAR under §2405.3)	8.42 FAR	5.60 FAR	10.51 FAR	+ 3.02 FAR	+ 0.42 FAR (ZC may approve up to 8.4 FAR under § 2405.3)
Gross Floor Areas (gsf)	492,300 max office 48,400 res. TOTAL: 540,700	196,758 sf res. 615,546 sf office, (incl. 60,000 sf retail/other) TOTAL: 812,304 sf	533,363 gsf res. 303,602 gsf office 19,217 gsf ret. TOTAL: 856,182 gsf	236,503 gsf res. 0 gsf office 3,217 gsf retail Subtotal: 239,720 gsf	296,860 gsf res. 303,602 gsf office 16,000 gsf retail Subtotal: 616,462 gsf	+ 315,482 gsf (+ 58%)	+ 43,878 gsf (+ 5.40%)	830,153 gsf residential 21,384 gsf retail (incl. daycare) TOTAL: 851,537 gsf	231,562.75 gsf residential 5,235.25gsf retail [3,217 nsf retail] (+4,149 dbl-height retail & lobby space)[3] Subtotal: 240,947 gsf	598,590 gsf residential 12,000 gsf retail (incl. 3,000 gsf daycare) Subtotal: 610,590 gsf	+ 781,753 gsf residential - 480,300 gsf commercial + 310,837 gsf overalll	+ 633,395 overall residential gsf - 603,546 gsf commercial + 39,223 gsf overall
Approx # of Residential Units	C-2-B, 85 units @ 1000 sf each ——— C-M-3, none	At least 200	Ph. 1:168 Ph. 2: 290 (if 1000 sf average) TOTAL: 458	170 units	Approx. 213 units	+ Approx. 373 units	Not clear, but greater # in proposed modification	Approx. 702 units	202 units	Approx. 500 units	+ Approx. 500 units	+ Approx. 502 units
Lot Occupancy	C-2-B, 80% C-M-3, 100%	70%	69%	64%	73%	Less intense occupancy	+ 1% overall	68%[4]	70%	64%	Less intense occupancy	- 2% overall
Measurable Height	65′ C-2-B 90′ C-M-3	130′, with stepdowns	65′, 110′, 130′	1 building primarily @ 90′, stepping down to 65′ @ north end	2 buildings of 130′ each, 15 stories res., 12 stories office	+ 65′ C-2-B + 40′ C-M-3	No significant height difference	130′, with stepdowns	1 building primarily @ 90′ stepping down to 61′-6" @ N end	2 buildings of 130′, 15 stories. See below [5]	+ 25′ C-2-B + 40′ C-M-3	No significant height difference. See also footnote 3.
Parking	1:3 residential ratio, C-2-B 1 space for each 800 sf in excess of 2,000 sf for office use, C-M-3	588 spaces, of which 100 devoted to res. in 1:2 ratio	Ph. 1: 340 Ph. 2: 555 TOTAL: 895	170 spaces	418-420 spaces	More than MOR (1:2 ratio, residential)	+ 307	Approx. 702 spaces @ 1:1 ratio for residents	177 spaces	Approx. 525 spaces	More than MOR (1:1 ratio, residential)	+ 114 Res. ratio increased to 1:1
Benefits & Amenities	----	Plaza, training ctr, possible grocery, traffic & signalization improvements	73,481 sf housing @80% AMI= 13.77% res. gsf	28,953 sf housing @ 80% AMI = 15% of net res. space; 12.24% of residential gsf	44,528 sf housing @ 80% AMI = 15% of residential gsf	Affordable housing is 23% of bonus density	Approved PUD had no affordable housing requirement	Approx. 86,971 gsf housing @ 80% AMI = 10.98% of residential gsf. See below for other benefits..[6]	27,112 gsf @ 80% AMI =11.7% of residential gsf.	59,859 gsf = @80% AMI = 10.0% of residential gsf.	Affordable housing is ~~10.82% of bonus density~~ *10.98% of residential gsf*	Approved PUD had no affordable housing requirement

TABLE 1: MATTER OF RIGHT, APPROVED PUD, AND PROPOSED MODIFIED PUD COMPARISONS

[1] These figures are different than those in the appllicant's pre-hearing statement. The reflect OP correspondence with the applicant current to September 23, 2005.
[2] Applicant re-surveyed recently. Land areas shown for modified PUD application are more correct than those for the approved PUD.
[3] This figure was provided by the applicant. OP believes this square footage should actually be considered volume and that square footages for the retail and overall space should be reduced accordingly, prior to the public hearing..
[4] This may change after revisions to the Preliminary PUD.
[5] OP believes this will need to be reconfigured due to incorrect assumptions about the permissible height for a building without frontage on a street having at least a 110' right of way..
[6] The Benefits and Amenities package also includes partial green roofs and low impact development, a 3,000 gsf daycare center in the Preliminary PUD, double height retail ion the Consolidated PUD, a 27,000 gsf plaza that will be available to the public, and First Source/LSDBE.