

**Summary of Proposed Modifications to Approved PUD**  
**Z.C. Case No. 06-04C**  
**(Florida & Q Street, LLC – Modification to PUD @ Square 3100)**

**Approved GFA/FAR:** 85,428 sq. ft. / 4.5 FAR

**Proposed GFA/FAR:** 85,428 sq. ft. / 4.5 FAR (*\*No Change*)

**Approved Building Height:** 86 feet (not including roof structures)

**Proposed Building Height:** 72 feet, 4½ inches (not including roof structures)

**Approved Residential Use:** 65 - 85 units (approx. 872 nsf average)

**Proposed Residential Use:** 85 - 95 units (approx. 767 - 857 nsf average)

*\*The Applicant is dedicating 8% of the residential gross floor area to IZ units (See Sheet A1.6). There will be an approximately 18% increase in the square foot of residential gross floor area devoted to IZ units under the proposed development when compared to a matter-of-right project under the existing C-2-A zoning.*

**Approved Retail Use:** 4,970 sq. ft.

**Proposed Retail Use:** 4,998 sq. ft. (with the option to convert to residential use if cannot be leased for retail uses)

**Approved Parking:** 84 parking spaces; 2 level garage

**Proposed Parking:** 41 parking spaces (35 required); 1 level garage; 68 bicycle spaces. During the life of the project, the Applicant will also implement the following Transportation Demand Management measures:

1. *Delivery Day/Hours*- Residents will be required to schedule use of the loading berth on Monday through Friday from 10:00 AM to 2:00 PM and after 7:00 PM, and on Saturdays and Sundays from 7:00 AM to 7:00 PM.
2. *Truck Size* – The Applicant shall prohibit trucks larger than 30 feet from utilizing the loading berth.
3. *Loading Management Coordinator* - The Applicant shall assign a loading management coordinator to prevent truck queuing and to help guide trucks' back-in movements.
4. *Residential Parking Permit Prohibition* - Each residential lease/purchase agreement will contain a provision prohibiting the tenant/owner from applying for an off-site permit under the Residential Parking Permit (RPP) Program. In addition, the Applicant will request that DDOT remove the

*PUD site from the list of properties eligible for RPPs, or if presently not on the list, classifying it as ineligible for RPP.*

5. *Unbundling of Parking* - *The Applicant will unbundle all parking cost from the cost of lease or purchase.*
6. *Posting of Transportation Demand Management Commitments and Promotion of Public Transportation Options* - *The Applicant will post all TDM commitments online, publicize availability, and allow the public to see what commitments have been promised. The Applicant will also provide each initial tenant a welcome package that promotes website links such as CommuterConnections.org, goDCgo.com, Capital Bikeshare, carsharing, WMATA, and DC bicycle maps.*
7. *Site Access* - *The Applicant will restrict the Florida Avenue curb cut to right-in/right-out movements. The Applicant will post signage prohibiting left turns in or out of the Florida Avenue curb cut.*
8. *Bikeshare or Carshare Membership* - *The Applicant will offer each initial tenant/owner the one-time option of either a one-year Capital Bikeshare membership or a one-year carshare membership.*
9. *Transportation Screen* - *The Applicant shall provide a transportation information screen in the residential lobby that will show real time arrival /availability for nearby buses, trains, carshare, and bikeshare.*
10. *Bike Parking Spaces* - *The building shall include a minimum of 60 bike parking spaces in the building.*

**Approved Off-Site Amenities:** Aggregate amount of \$109,600 distributed to a number of organizations, schools, and uses.

**Proposed Off-Site Amenities:** Aggregate amount of \$109,600 distributed to a number of organizations, schools, and uses. The existing and operational organizations will receive the approved amenities as specified in Z.C. Order No. 06-04. However, the Applicant proposes to reprogram \$43,600.00 for recipients that are closed or no longer operational, as follows:

<b>Approved</b>	<b>Proposed</b>
<p>Finding of Fact No. 26.g.i. - \$1,000 to Shaed Elementary School for the purchase of hardware and software for computer classes and the purchase of supplemental classroom reading materials.</p> <p>Finding of Fact No. 26.g.vii. - \$1,000 to a contractor selected by ANC 5C for the installation of an entrance gate at the Florida Avenue park located at the intersection of First Street and Florida Avenue.</p>	<p>Prior to the issuance of a certificate of occupancy for the building, the Applicant shall submit to the Department of Consumer and Regulatory Affairs evidence that the Applicant provided \$37,000 to North Capitol Main Street, Inc. for storefront improvements and technical assistance.</p>

<p>Finding of Fact No. 26.g.ix. - \$35,000 for the North Capitol Street BID Incubation Fund for the creation of a business improvement district along the North Capitol Street corridor from R Street to O Street.</p>	
<p>Finding of Fact No. 26.g.ii. - \$6,600 to J.F. Cook Elementary School for the purchase of student school supplies.</p>	<p>Prior to the issuance of a certificate of occupancy for the building, the Applicant shall submit to the Department of Consumer and Regulatory Affairs evidence that the Applicant provided \$6,600 to the NOMA Bid or a similar, established organization for neighborhood cleaning and/or beautification projects determined by, and within the boundaries of, the Hanover Area Civic Association.</p>