



Washington Gateway

Washington, D.C.

Square 3584 New York Ave and Florida Ave NE

Proposed PUD Modifications - Residential Building

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DEVELOPMENT TEAM

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ZONING COMMISSION
District of Columbia
CASE NO. 06-14B
EXHIBIT NO. 4A

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May 05, 2010
ZONING COMMISSION
District of Columbia
CASE NO. 06-14B
EXHIBIT NO. 4A1

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DEVELOPMENT DATA

Total Lot Area 134,665 sf
Office Lot Area 86,630 sf
Residential/Hotel Lot Area 48,035 sf

	C-3-C Zoning	C-3-C PUD	Approved PUD	PUD Modification
Number of Dwelling Units			270	430
Number of Hotel Units			195	0
Floor Area Ratio (FAR) - Aggregate	6.50	8.00	6.90	6.97
Floor Area Ratio (FAR) - Office				6.83
Floor Area Ratio (FAR) - Residential/Hotel				7.21
Building Height	90'	130'	130'	130'
Lot Occupancy (for res. uses)	100%	100%	55%	55%
Roof Structures	18'-6" Penthouse allowed	18'-6" Penthouse allowed	18'-6" Penthouse max. height	18'-6" Penthouse max. height
Parking Spaces	Required	Required	Provided	Provided
Parking (Office Use)	1 per 1800 sf	1 per 1800 sf	1 per 1800 sf	1 per 1800 sf
Parking (Residential Use)	0.25 per unit	0.25 per unit	0.6 per unit	0.6 per unit
Parking (Hotel use)	0.25 per unit +1 per 300sf of largest function	0.25 per unit +1 per 300sf of largest function	0.25 per unit +1 per 300sf of largest function	
Parking (Retail use)	1 per 3000 sf	1 per 3000 sf	1 per 3000 sf	1 per 3000 sf
Loading				
Loading Berths (Office use)	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep
Loading Berths (Residential use)	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep
Loading Berths (Retail use)	none	none	none	none

BUILDING CALCULATIONS BY BUILDING USE

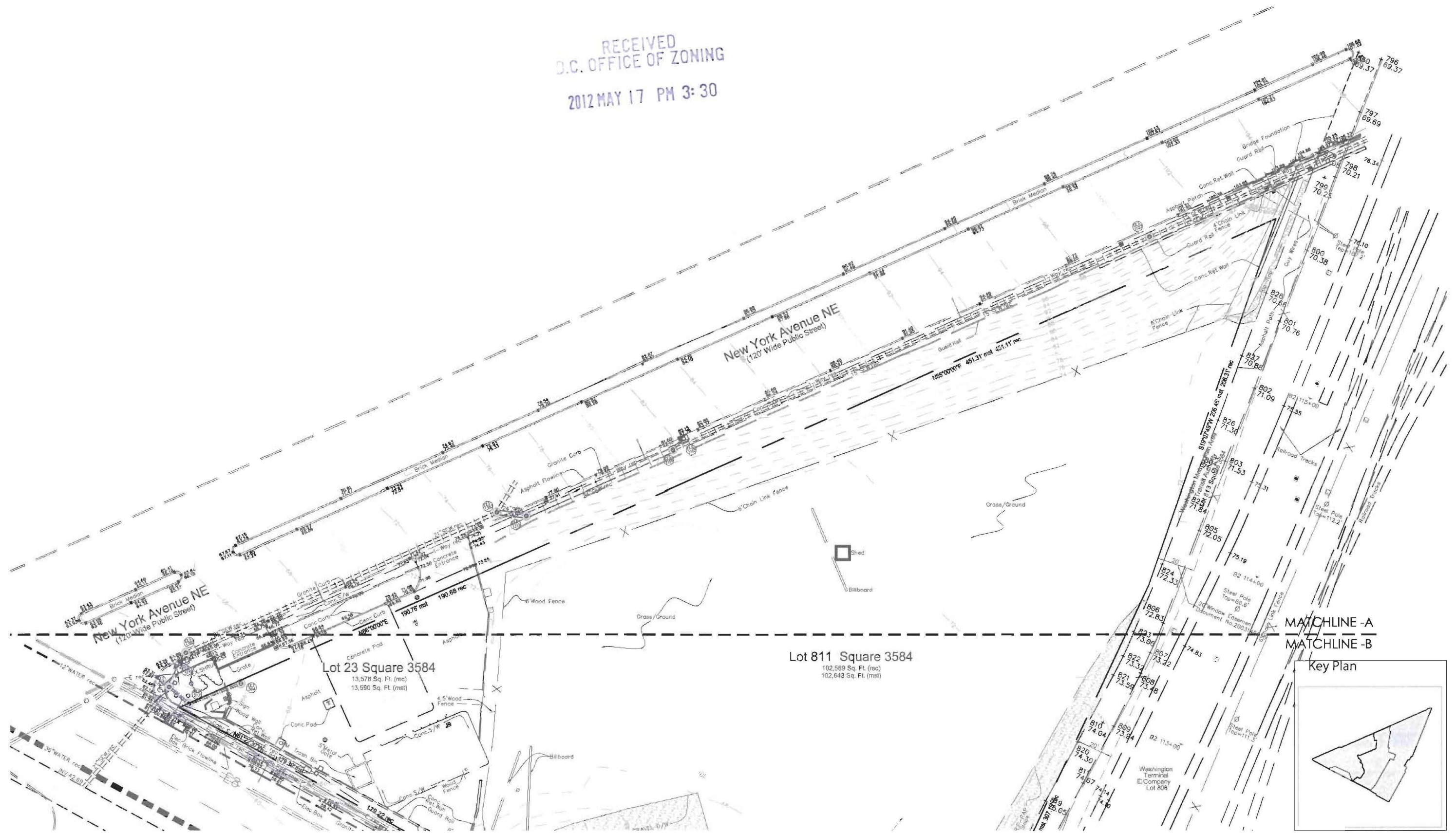
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	Commercial (Office & Retail)* 11 stories from New York Avenue							Residential * 14 stories from New York Avenue					Total			
Floor	N Section	S Section	Retail	*GSF	***Cellar	Shaft	GFA	****Res. GSF	Retail GSF	Cellar	Shaft	GFA	*GSF	Cellar GSF	Shaft GSF	Total GFA
Florida Ave	49,387	0	7,939	57,326	38,462	272	18,592						57,326	38,462	272	18,592
1st floor***	31,149	10,148		41,297	23,932	136	17,229	23,283	5,070	7,429	189	10,595	64,580	31,360	325	32,895
2nd floor	26,267	13,258		39,525	5,510	286	33,729	23,337		1,377	189	21,771	62,862	6,886	475	55,501
3rd floor	27,666	16,434		44,100	5,742	190	38,168	27,398			196	27,202	71,498	5,742	386	65,370
4th floor	28,229	17,758		45,987		190	45,797	27,398			196	27,202	73,385		386	72,999
5th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
6th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
7th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
8th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
9th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
10th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
11th floor	30,831	17,758		48,589		150	48,439	27,058			196	26,862	75,647		346	75,301
12th floor	28,279	17,415		45,694		150	45,544	27,058			196	26,862	72,752		346	72,406
14th floor	26,880			26,880		70	26,810	18,948			134	18,814	45,828		204	45,624
15th floor	26,880			26,880		70	26,810	18,948			134	18,814	45,828		204	45,624
Sub-Total *GSF	460,554	199,319	7,939	667,812				357,816	5,070			341,335	1,025,628			
Cellar GSF Deduct					73,645					8,805				82,451		
Shaft GSF Deduct						2,414					2,606				5,020	
Total FAR *GFA							591,753					346,405				938,157
Total GFA Allowable per PUD																
Total GFA Allowable per PUD Res./Hotel Only																
Total GFA Residential																

- 1. All numbers are subject to change and are approximate figures
- 2. * Information based on office design dated 12/23/2008 and residential design dated April 2010, calculated per FAR methodology.
- 3. ** GSF based on the measured lot area
- 4. *** Cellar percentage is 67% on Florida Avenue / P-1; then for Commercial is 58% on Lvl-1, 14% on Lvl-2, 13% on Lvl-3;
- 5. **** Residential GSF does not include SF of bay projections, which do not count toward FAR

Site FAR	Site *GSF		FAR
Lot 811 (MRP) **	102,643		
Lot 23 (Sunoco)	13,578		
Lot 813 (DC)	8,063		6.97
Lot 812 (WMATA)	10,381		
Total Record Lot Area	134,665		

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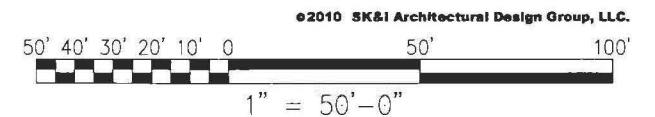
Proposed PUD-Modification-Residential Building

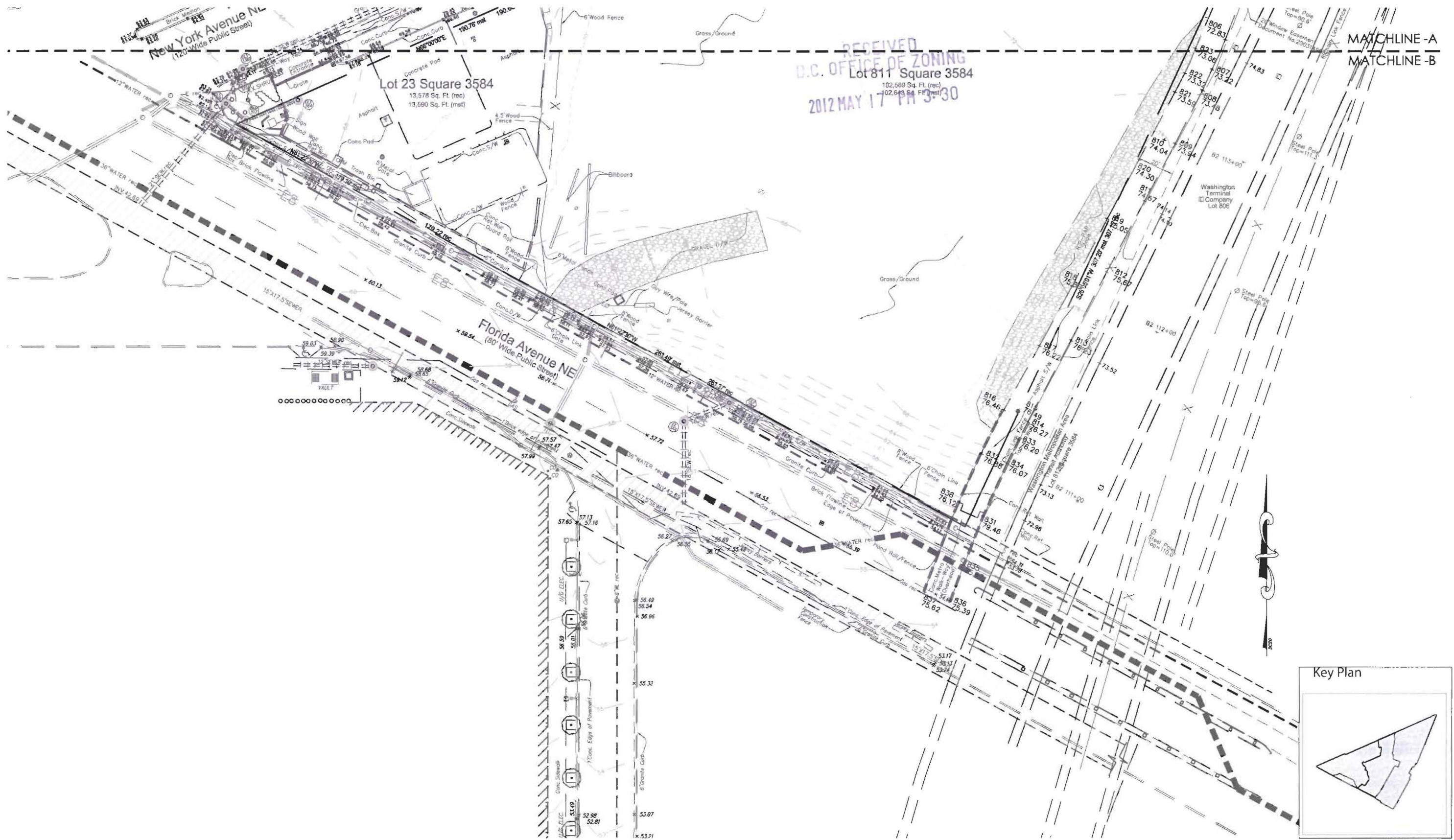


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120 - Existing Conditions Plan - A





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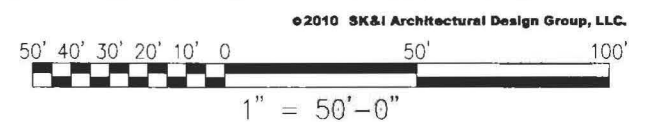
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121 - Existing Conditions Plan - B



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