

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		91%
Center Block		94%
South Block		89%
Overall Site		91%

USES ^{11 DCMR 750} Office, Retail, Residential Office, Retail, Residential, Institutional

FLOOR AREA RATIO (FAR) ^{11 DCMR 750} 11.0 8.98

BUILDING HEIGHT ^{11 DCMR 2405.1} 130' 130' from measuring point³

PENTHOUSE HEIGHT ^{11 DCMR 770.6 d} 18'-6" 18'-6"

	REQUIRED / ALLOWED	PUD - PROPOSED
PARKING ^{11 DCMR 2101.1}		
Office: ⁵	$(1,957,395+50,214) / (1,957,395+50,214+74,814) \times 2,000 = 1,928$ sf $((1,957,395+50,214) - 1,928) / 1,800 = 1,115$ spaces	1,115 spaces
Retail:	$74,814 / 1,957,395+50,214+74,814 \times 30,000 = 1,078$ sf $((74,814) - 1,078) / 3,000 = 25$ spaces	25 spaces
Residential:	150 units / 4 = 38 spaces	38 spaces
TOTAL:	1,115 + 25 + 38 = 1,178	1,178 spaces

BICYCLE SPACES ^{11 DCMR 2119.2} 5% of 1,178 parking spaces
1,178 x 0.05
= 59 bicycles 440 bicycles⁶

	REQUIRED / ALLOWED	PUD - PROPOSED
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

PUD SUBMISSION
DATED NOVEMBER 15, 2010

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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 point³

PENTHOUSE HEIGHT ^{11 DCMR 770.6 d} 18'-6" 18'-6"

	REQUIRED / ALLOWED	PUD - PROPOSED
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 bicycles⁶

	REQUIRED / ALLOWED	PUD - PROPOSED
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

SUPPLEMENTAL POST-HEARING
SUBMISSION - MARCH 25, 2011

Development Data
 SOM Louis Dreyfus Property Group

FAR Tabulations				Gross floor area (GFA) above grade in square feet		FAR
NORTH BLOCK						
	OFFICE	RETAIL				
LEVEL 12	59,972	0				
LEVEL 11	81,276	0				
LEVEL 10	81,276	0				
LEVEL 9	81,276	0				
LEVEL 8	81,276	0				
LEVEL 7	80,328	0				
LEVEL 6	80,328	0				
LEVEL 5	80,378	0				
LEVEL 4	80,378	0				
LEVEL 3	80,378	0				
LEVEL 2	59,403	0				
LEVEL 1	63,194	34,191				
TOTAL	910,471	34,191			944,662	8.79
CENTER BLOCK						
	COMMERCIAL	RESIDENTIAL	ANNEX	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	500,649	8.10
SOUTH BLOCK						
	COMMERCIAL	JHS - NEW BUILDINGS	JHS - EXISTING			
LEVEL 12	65,853					
LEVEL 11	65,853					
LEVEL 10	65,853					
LEVEL 9	65,853					
LEVEL 8	65,853					
LEVEL 7	65,853					
LEVEL 6	65,853					
LEVEL 5	65,853					
LEVEL 4	65,853					
LEVEL 3	65,853			1,483		
LEVEL 2	65,853			1,483		
LEVEL 1	65,853			1,483		
TOTAL	790,236	45,765	4,449		840,450	9.85
TOTAL FAR AREA					2,285,761	8.98

Uses					Gross floor area (GFA) above grade in square feet				
	NORTH BLOCK	CENTER BLOCK	SOUTH BLOCK	TOTAL					
OFFICE	910,471	276,688	770,236	1,957,395					
RETAIL	34,191	20,623	20,000	74,814					
RESIDENTIAL	0	180,384	0	180,384					
INSTITUTIONAL	0	22,954	50,214	73,168					
TOTAL				2,285,761					

PUD SUBMISSION

DATED NOVEMBER 15, 2010

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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.

FAR Tabulations				Gross floor area (GFA) above grade in square feet		FAR
NORTH BLOCK						
	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			957,700	8.91
CENTER BLOCK						
	COMMERCIAL	RESIDENTIAL	ANNEX	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	500,649	8.10
SOUTH BLOCK						
	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	66,981			1,483		
TOTAL	718,062	45,765	4,449		768,276	9.00
TOTAL FAR AREA					2,226,625	8.74

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					

SUPPLEMENTAL POST-HEARING

SUBMISSION - MARCH 25, 2011

Development Data

SOM Louis Dreyfus Property Group