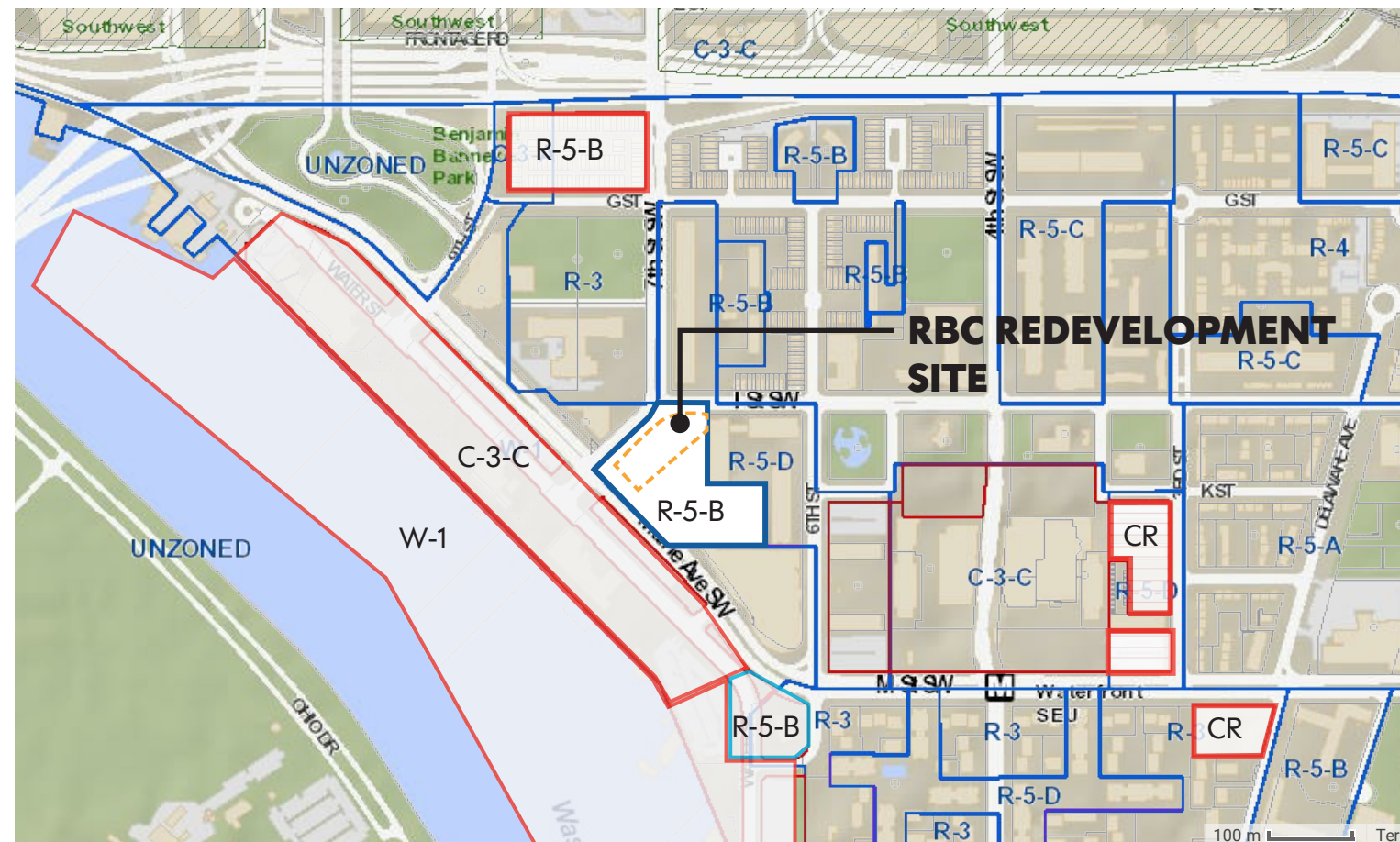
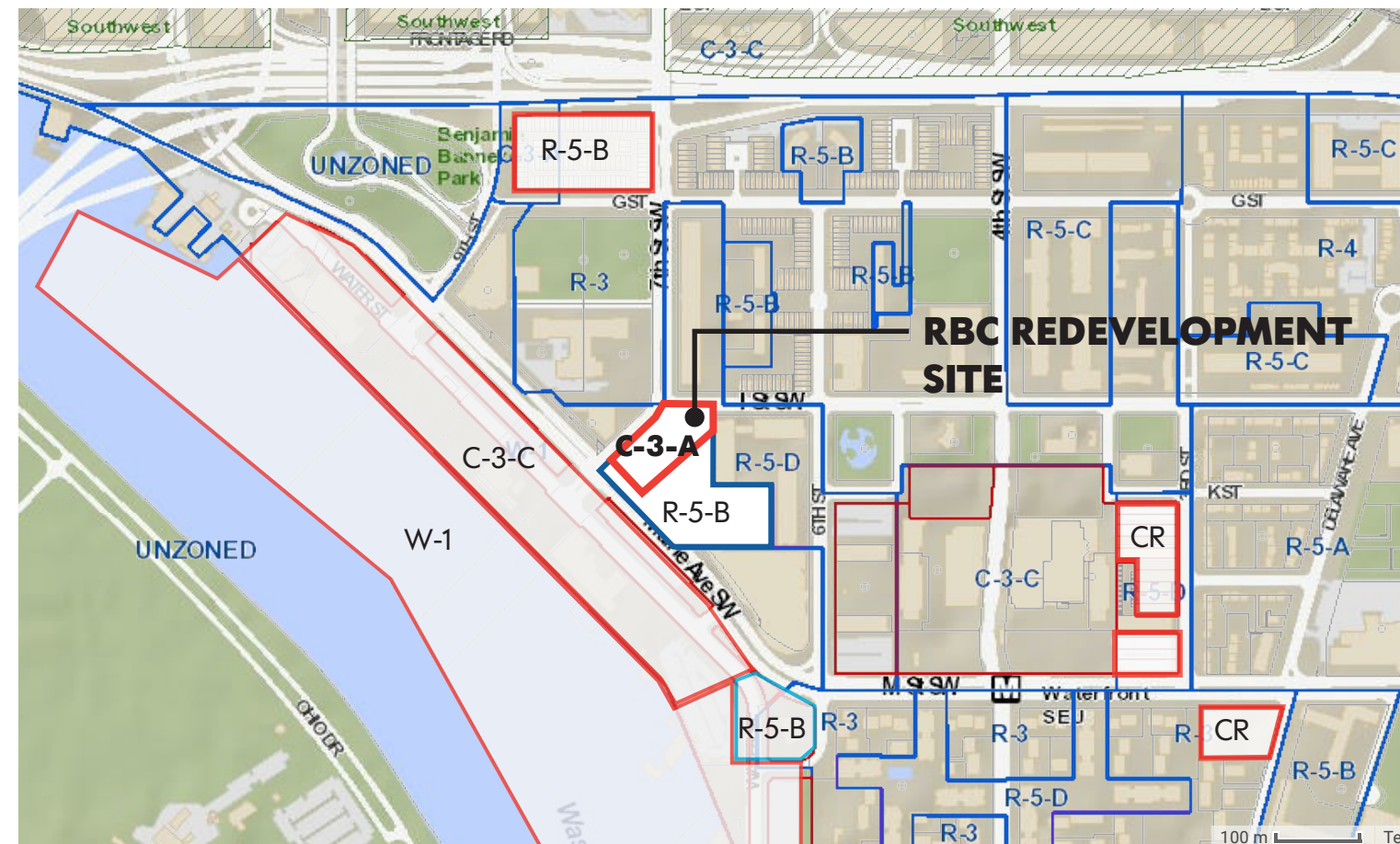




EXISTING ZONING



PROPOSED ZONING

RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

SITE DATA

SITE LOCATION/ ZONING DISTRICT

SQUARE	472
LOT	127
CURRENT ZONING	R-5-B
PROPOSED ZONING	C-3-A

DETAILED DEVELOPMENT DATA

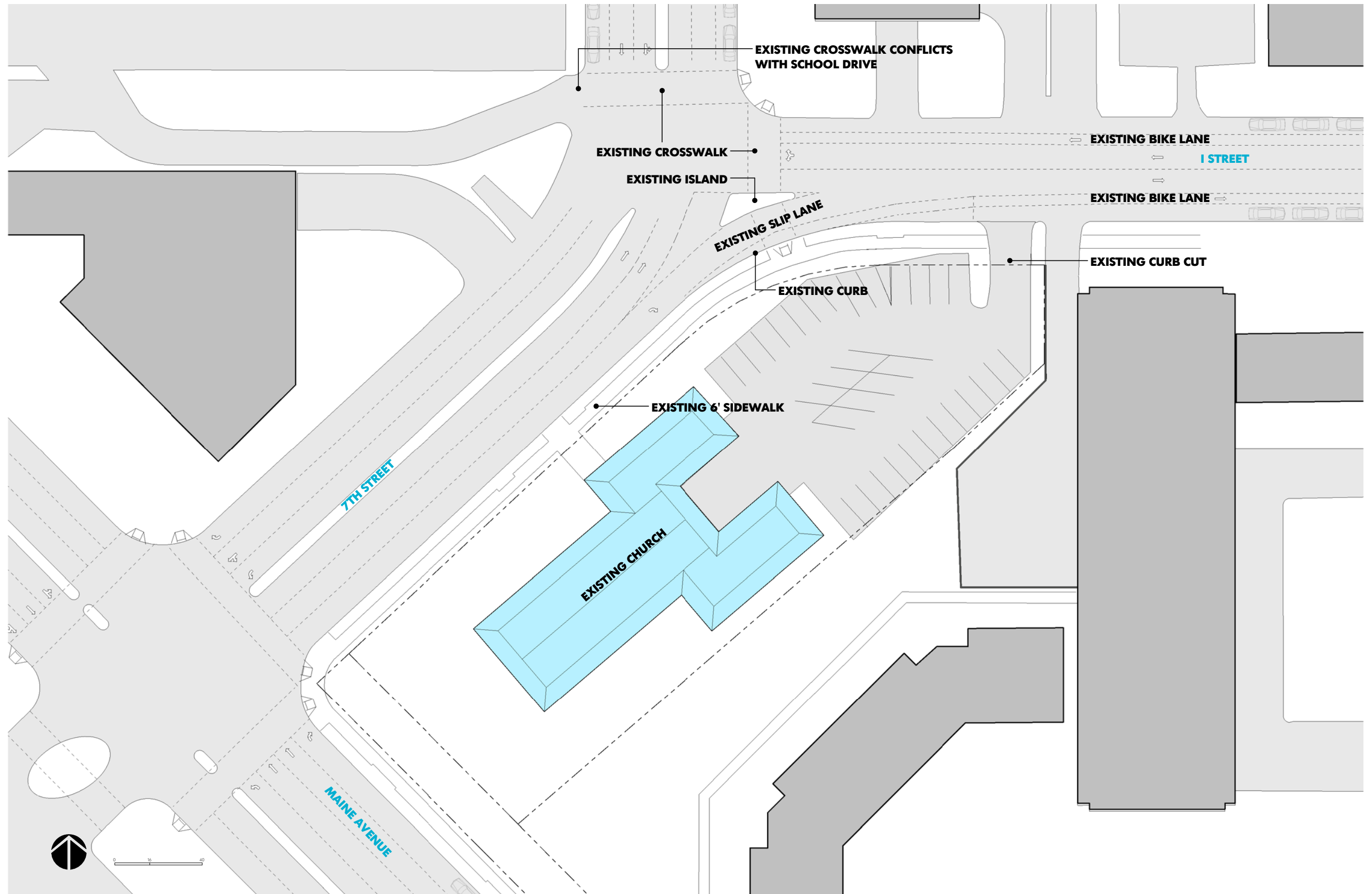
NO.	DESCRIPTION	EXISTING ZONING (R-5-B)	PROPOSED ZONING (C-3-A/ PUD)	PROPOSED DEVELOPMENT	
1	BUILDING HEIGHT	50 FEET	90 FEET	MEASURING POINT AT CURB; EL. +20'-3"	90 FT
2	DENSITY	1.8 FAR	4.5 FAR (3.0 FAR NON-RESIDENTIAL)	TOTAL DENSITY RESIDENTIAL DENSITY NON - RESIDENTIAL DENSITY RELIEF REQUESTED: 1.56% INCREASE IN FAR PER SECTION 2405.3	164,485 SF (4.57 FAR) ¹ 143,930 SF (4.00 FAR) 20,555 SF (0.57 FAR)
3	LOT OCCUPANCY	60%	75%		73 %
4	ROOF STRUCTURE	(A) 1:1 SETBACK FROM EXTERIOR WALLS (B) VERTICAL WALLS TO ONE ROOF (C) 18'-6" HEIGHT (D) 0.37 FAR	(A) 1:1 SETBACK FROM EXTERIOR WALLS (B) VERTICAL WALLS TO ONE ROOF FOR HABITABLE SPACE, AND VERTICAL WALLS TO ANOTHER HEIGHT FOR EXTERIOR MECHANICAL. SECOND STORY PERMITTED FOR MECHANICAL EQUIPMENT (C) 20'-0" HEIGHT (D) 0.40 FAR	(A) PROVIDED (B) PROVIDED (C) 20'-0" HEIGHT. DESIGN ASSUMES THE ADOPTION OF PROPOSED ZONING REGULATIONS IN ZC CASE NO. 14-13 (D) 7,030 SF (0.20 FAR)	
5	REAR YARD SETBACK	4 INCHES PER FOOR OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE ROOF OR PARAPET WALL BUT NOT LESS THAN 15 FEET (404.1)	2-1/2 INCHES PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF, BUT NOT LESS THAN 12 FEET (774.1). REQUIRED WIDTH OF REAR YARD = 19'-6"	RELIEF REQUESTED FROM REAR YARD SETBACK	
6	COURTS	4 INCHES PER FOOT BUT NOT LESS THAN 10'-0" WIDE (406.1)	4 INCHES PER FOOT OF HEIGHT, MEASURED FROM THE LOWEST LEVEL OF THE COURT TO THAT ELEVATION; PROVIDED, THAT IN NO CASE SHALL THE WIDTH OF THE COURT BE LESS THAN 15 FEET (776.3) REQUIRED WIDTH OF COURT "A" = 26'-11" REQUIRED WIDTH OF COURT "B" = 31'-0"	RELIEF REQUESTED FROM COURT WIDTH	
7	GREEN AREA RATIO	0.40	0.25	0.25	
8	PARKING (A) VEHICULAR PARKING (B) BICYCLE PARKING	(1) RESIDENTIAL: 1 PER 2 UNITS (2) CHURCH: 1 PER 10 SEATS (3) RETAIL N/A (1) RESIDENTIAL: 1 PER 3 UNITS ² (2) CHURCH: NONE (3) RETAIL N/A	(1) RESIDENTIAL: 1 PER 2 UNITS (84 SPACES) (2) CHURCH: 1 PER 10 SEATS (28 SPACES) (3) RETAIL: IN EXCESS OF 3,000 SF, 1 PER 300 SF (21 SPACES) TOTAL: 133 SPACES (1) RESIDENTIAL: 1 PER 3 UNITS (56 SPACES) (2) CHURCH: NONE (3) RETAIL: 5% OF VEHICULAR REQUIREMENT (2 SPACES) TOTAL: 58 SPACES	169 PARKING SPACES; RELIEF REQUESTED FROM CONTIGUOUS COMPACT SPACE REQUIREMENTS. +/- 5% FLEXIBILITY REQUESTED IN THE NUMBER OF SPACES 64 BICYCLE SPACES	
9	LOADING	(1) RESIDENTIAL: 1 BERTH @ 55 FT; 1 SPACE AT 20 FT. (2) CHURCH: NONE (3) RETAIL N/A	(1) RESIDENTIAL: 1 BERTH @ 55 FT; 1 SPACE AT 20 FT. (2) CHURCH: NONE (3) RETAIL: 1 BERTH @ 30 FT TOTAL: 1 BERTH @ 55 FT; 1 BERTH @ 30 FT; 1 SPACE AT 20 FT.	2 BERTHS @ 30 FT; RELIEF REQUESTED	

FOOT NOTES

1 APPROXIMATELY 2,196 SF OF GROSS FLOOR AREA (0.06 FAR) IS EXTERIOR BUILDING AREA LOCATED UNDER BUILDING OVERHANGS

2 PER 18 DCMR SECTION 1214.4 (BICYCLE PARKING REQUIREMENTS FOR RESIDENTIAL BUILDINGS)

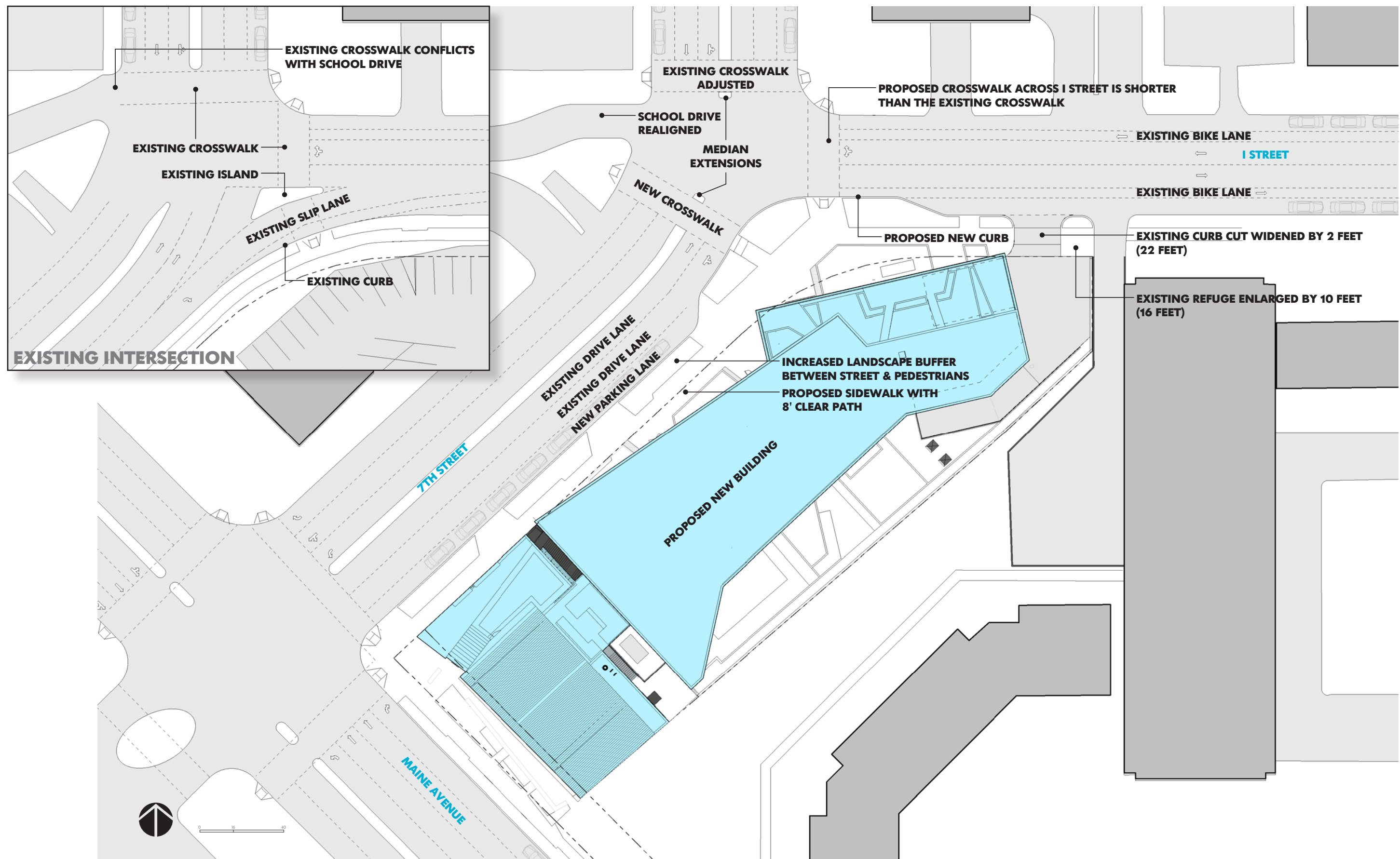
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RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

EXISTING SITE PLAN
CONSOLIDATED PUD APPLICATION

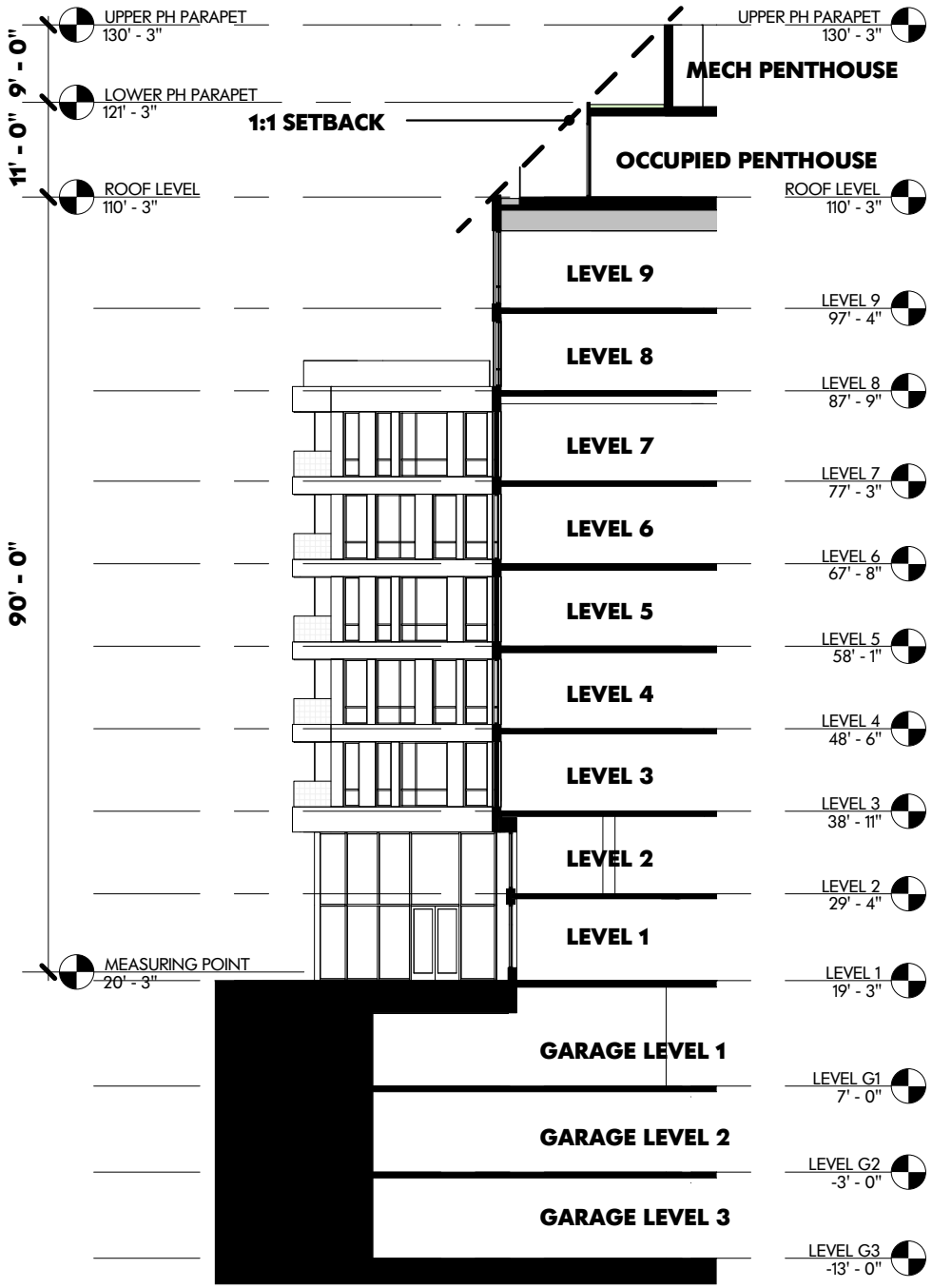
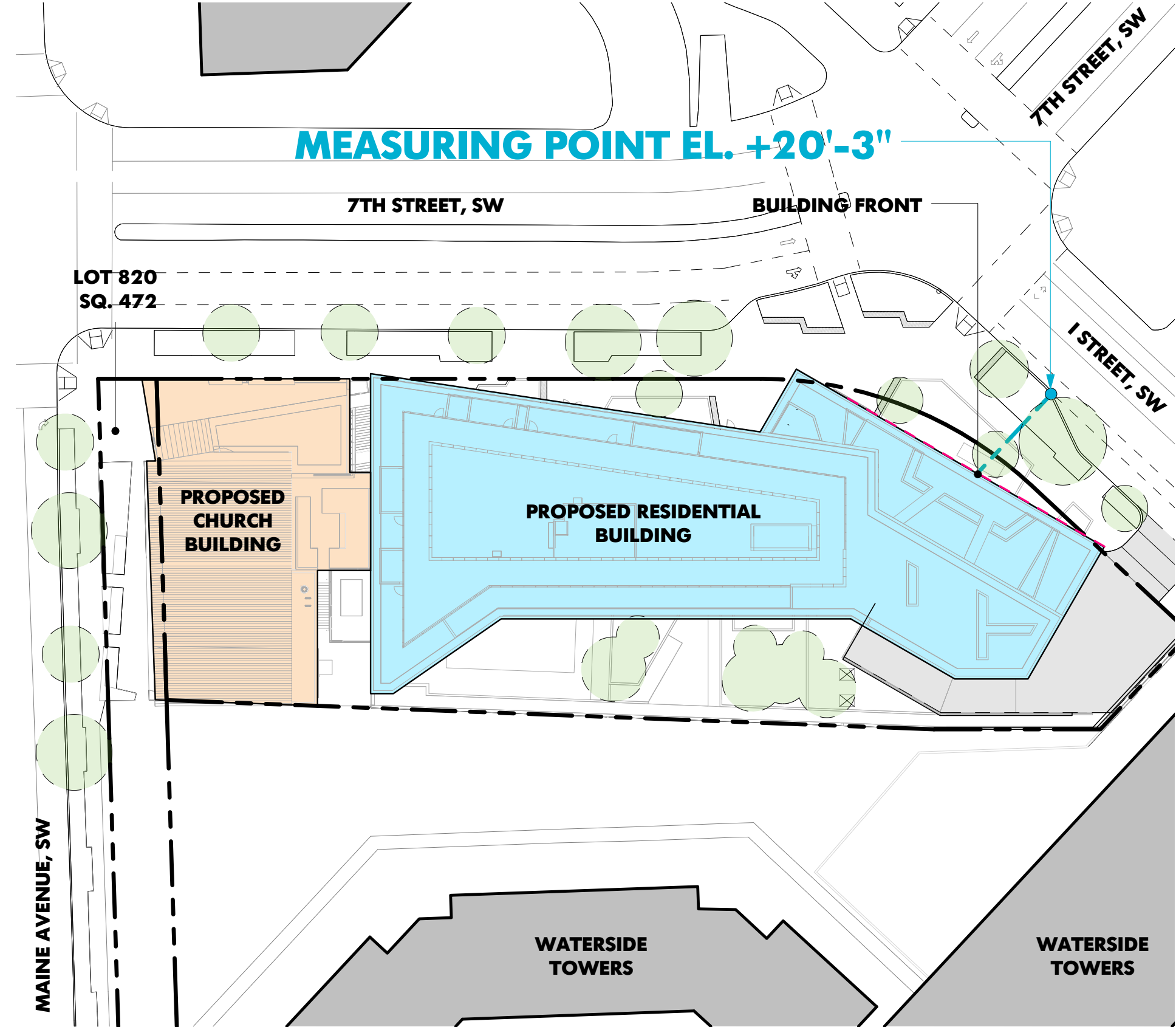
November 2015

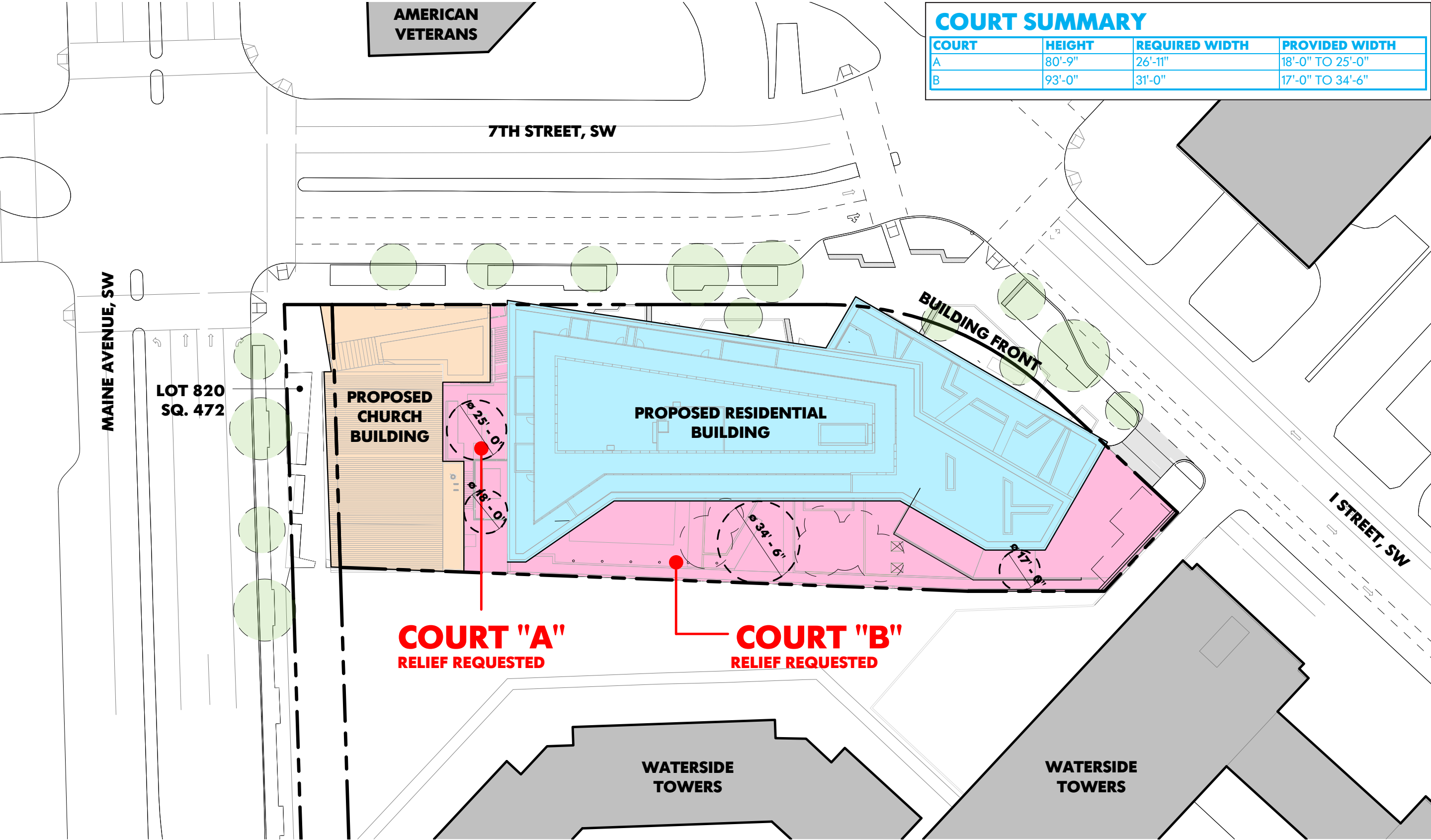


RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED SITE MODIFICATIONS CONSOLIDATED PUD APPLICATION

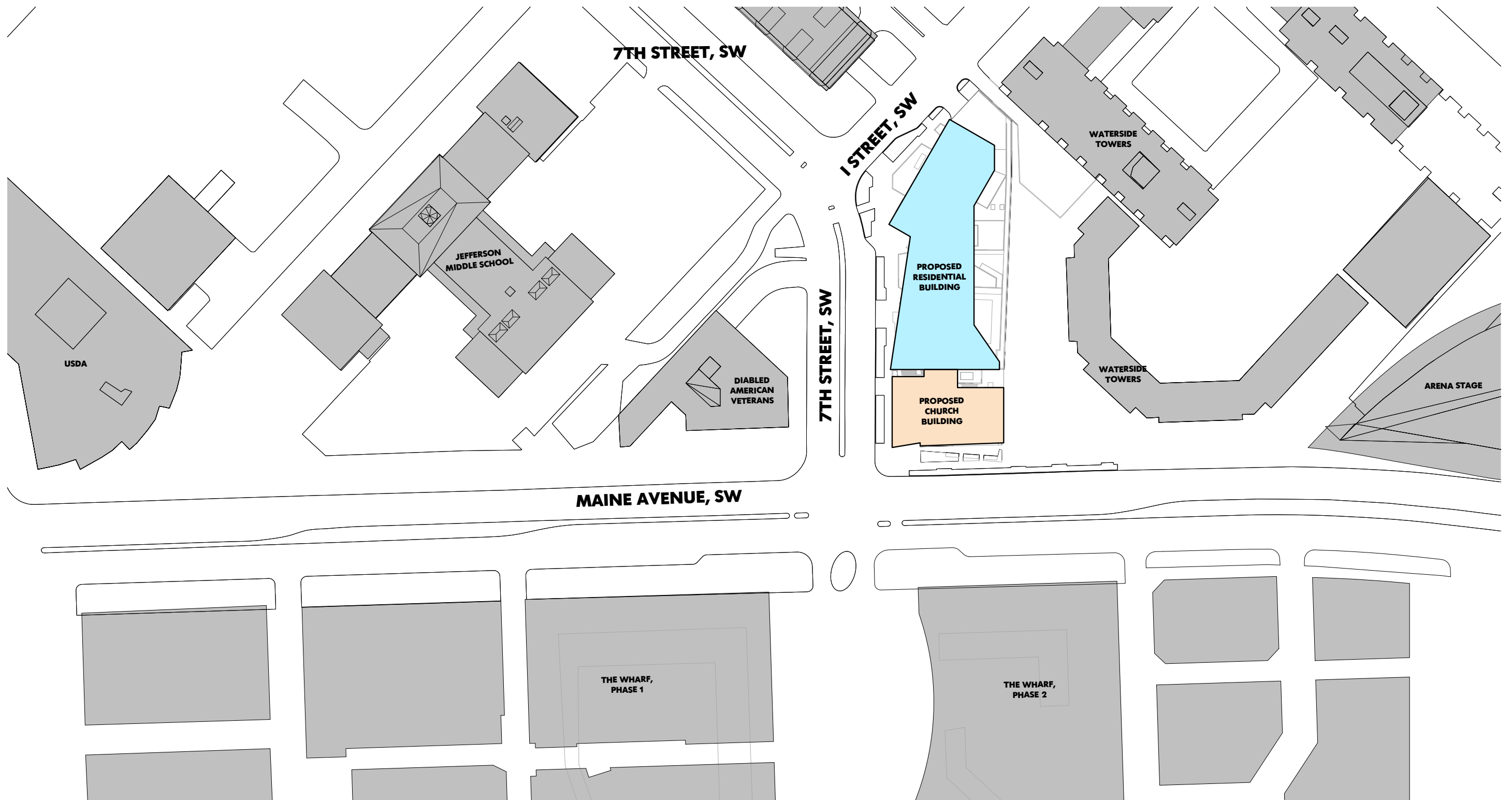
November 2015





COURT SUMMARY			
COURT	HEIGHT	REQUIRED WIDTH	PROVIDED WIDTH
A	80'-9"	26'-11"	18'-0" TO 25'-0"
B	93'-0"	31'-0"	17'-0" TO 34'-6"





1" = 100'-0"

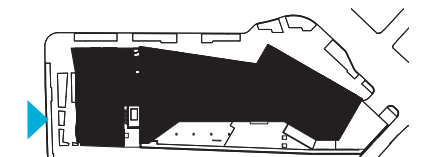
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

PROPOSED BLOCK PLAN CONSOLIDATED PUD APPLICATION

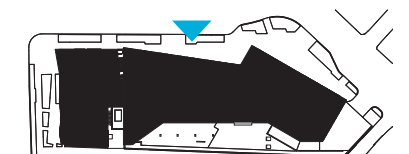
November 2015



MAINE AVENUE, SW



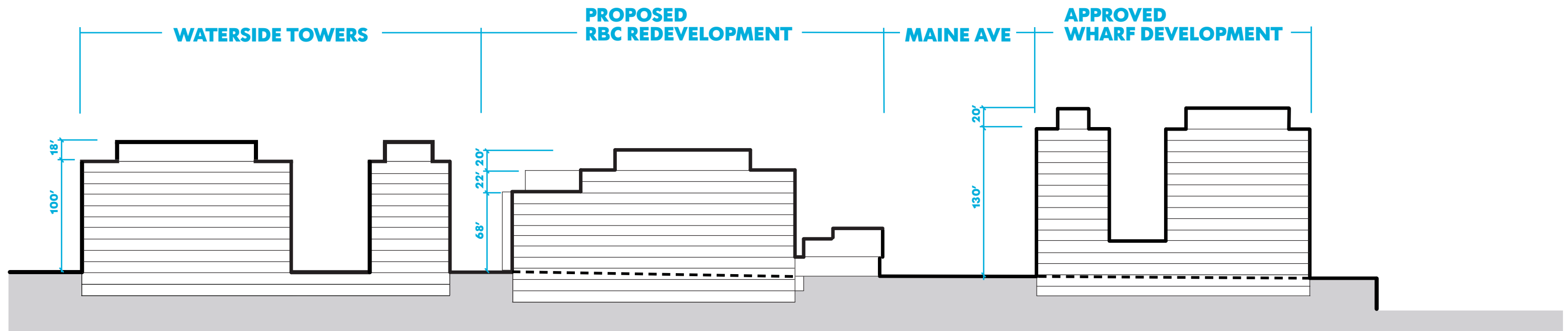
I STREET, SW & 7TH STREET, SW



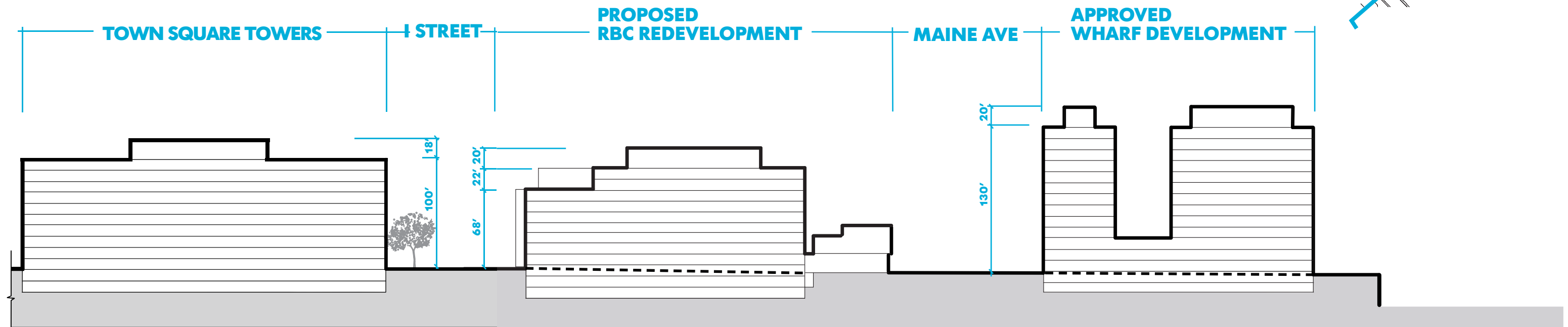
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

**PROPOSED BLOCK ELEVATIONS
CONSOLIDATED PUD APPLICATION**

November 2015



BLOCK SECTION ALONG 7TH & I STREETS, SW

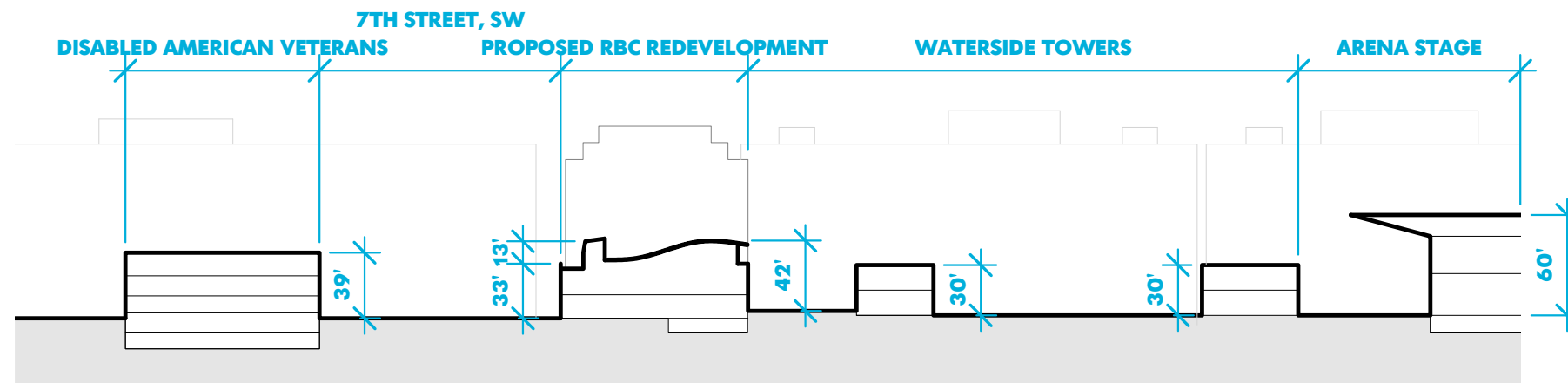


BLOCK SECTION ALONG 7TH STREET, SW

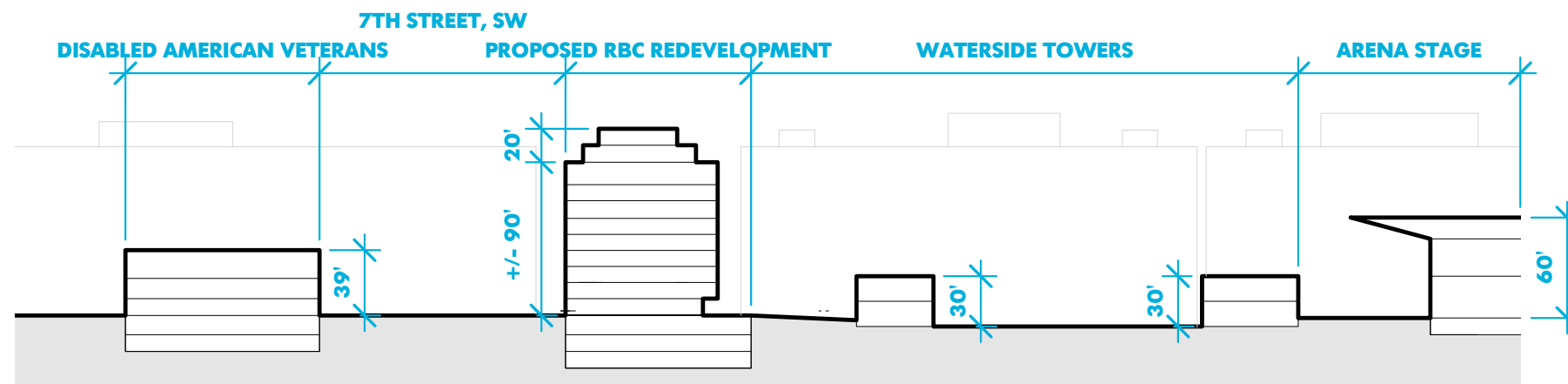
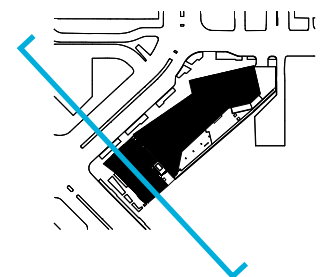
RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

**PROPOSED BLOCK SECTIONS
CONSOLIDATED PUD APPLICATION**

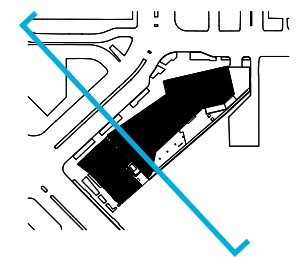
November 2015



BLOCK SECTION THROUGH 7TH STREET, SW, PROPOSED CHURCH BUILDING, & ARENA STAGE



BLOCK SECTION THROUGH 7TH STREET, SW, PROPOSED RESIDENTIAL BUILDING, & ARENA STAGE



RIVERSIDE BAPTIST CHURCH REDEVELOPMENT

**PROPOSED BLOCK SECTIONS
CONSOLIDATED PUD APPLICATION**