



PUD APPLICATION & ZONING MAP AMENDMENT
SQUARE 744 SS, PART OF LOT 801, SQUARE 744 SS, PART OF LOT 805
POSTHEARING SUBMISSION NOVEMBER 30, 2015



DESIGN BUILD TEAM

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GENERAL

Area summary

Lot Occupancy	112,348	sf
Building Footprint	34,191	gsf

Public space at ground level

None provided

Relief required due to site security requirements

Gross Floor area tabulations

Level	Total new Building	existing building	(Exclusions)		Total GFA
	Office use	Pump station	open to below	shafts	
1	13,342	11,806			25,148
2	24,623	6,488	3,903		27,208
3	25,785				25,785
4	26,258				26,258
5	26,731				26,731
6	26,745				26,745
ph	2,759				2,759
	146,243	18,294	3,903	-	160,634

Total Gross Floor Area Provided

GFA Provided 160,634 see chart above

Floor Area Ratio

FAR allowed in CG-CR (PUD): 8.0 FAR total, of which not more than 4.0 FAR commercial
FAR provided 1.43

Building Height

Building Height allowed in CG-CR (PUD): 110'
Proposed Building Height: 100'
Measuring Point taken at top of Canal Street.
Measuring Point: EL 11.50'
Top of Roof Pavers: EL 111.50'

Court Width

Open Court minimum dimensions:
width: 2.5"/ft of height; not less than 6' (100' * 2.5" = 20.83')
Court provided dimensions:
width: varies, 21' minimum

Rear Yard

Not Required
Provided: 35'-11" min (between building and South property line)

Side Yard

Sec. 637.2: If a side yard is provided, its minimum width shall be 3 inches per foot of building height, but not less than 8 feet

Minimum width: 3"/ft of height; not less than 8' (100' * 3" = 25.00')

Relief required

Provided: 3 feet between building and West property line

Roof Structure

Mechanical Enclosure height = 18.5' above roof/ parapet

Mechanical Enclosure setback:

Penthouse elements are set back 1:1 or more.

411.3 All penthouses and mechanical equipment shall be placed in one (1) enclosure:

Relief required: east stair is a separate enclosure

Guardrail:

Guardrail is less than 3'-11" above 100' datum and set back 1:1 from exterior wall of building

411.5 enclosing walls shall be of equal height:

Relief required:

Requirement is 18'-6" high

The penthouse ranges from 10'-0" at the northern edge of the penthouse up to 18"-6" at the southern edge of the penthouse; stair tower ranges from 9'-0" at the northern edge of the stair tower up to 10"-0" at the southern edge of the stair tower

Parking

Required: CR zone: In excess of 2,000sf, 1 per 1,800 gsf
2104.1: For buildings within 800' of Metro Stations, requirement is 75% of amount ordinarily required
92 spaces * .75 = 69 spaces

Provided: 20 spaces
includes 7 ADA spaces

Relief required

For the life of the building, the Applicant will provide 20 off-street parking spaces on the subject property, and will provide a minimum of 50 off-street parking spaces on property owned or controlled by DC Water, or otherwise in close proximity to the subject property.

Bicycle Parking

Provided: 39 bicycle racks (16 covered)

Loading Requirements

Required: (Office buildings in CR)
Between 50,000 sf to 200,000 sf gross floor area:
Loading Berths 2@30' deep 4 (provided)
Loading Platforms 2@ 100 sf 3 (provided)
Service/Delivery 1 @ 20' deep 1 (provided)

Existing pump station: 'any other use', less than 30,000sf: none required

ZONING SUMMARY



CONTEXTUAL SITE PLAN



VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING
NORTH



VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING
SOUTH



CANAL STREET SE - FACING NORTH



CANAL STREET SE - FACING SOUTH

EXISTING CONDITIONS PHOTOS



LANDSCAPE DRAWINGS