

Zoning Tabulations

Based on zoning change from R-4 to C-3-C

	Zoning District Permitted/Required	South Block Provided				North Block Provided				Green Space		Total Site	Remarks	
		1A	1B	1C	Subtotal	2A/2B	2C/2D	Subtotal	3A	3B				
Total Site Area (excluding Pierce Street)		111,472				132,605				6,227	6,356	256,660		
Total Site Area (Including Pierce Street)												291,263		
Allowable FAR	8.0	8.0				8.0				NA	NA			
Proposed FAR (excluding Pierce Street)		4.31				6.53				NA	NA	5.25	Complies	
Proposed Overall FAR (including Pierce Street)												4.63	Complies	
Building Height (maximum) Street ROW width for Ht. Act Street frontage for measuring point Small Area Plan Requirements Proposed Building Height		Buildings				Buildings				NA	NA			
		80 FT 60 FT 1st Street NW Notes 1 & 2 72.45'	80 FT 60 FT 1st Place NW Notes 1 & 2 78.0'	110 FT 90 FT L Street NW Notes 1 & 2 65.75'		110 FT 90 FT M Street Notes 1 & 2 110' / 91.0' / 62.5'	110 FT 90 FT M Street Notes 1 & 2 106.93' / 97.43' / 68.93'							
Gross Floor Area³ Residential ⁴ Retail Retail / Professional Office Commercial / Community / Amenity Total Gross Floor Area		184,775	194,900	92,910	Subtotal 472,585	393,800	431,460	Subtotal 825,260	NA	NA		1,297,845		
		0	0	0	0	11,900	11,325	23,225						
		0	0	0	0	8,940	8,940	17,880						
		0	0	8,315	8,315	0	0	0						
		184,775	194,900	101,225	480,900	414,640	451,725	866,365						1,347,265
Theoretical Lots		44,725	39,607	27,139		65,395	62,261		6,227	6,356	251,710			
Lot FAR		4.13	4.92	3.73		6.34	7.26							
Lot Occupancy	100%	100%	100%	100%		100%	100%		NA	NA		Complies		
Dwelling Units⁵		176	182	63	421	339	373	712	NA	NA	1,133			
Car Parking⁶ Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	1 per 4 DU >3,000 sf, 1 per 750 gsf >3,000 sf, 1 per 750 gsf 1 per 600 gsf	Required		Proposed		Required		Proposed		NA	NA	Required	Proposed	Complies
		106	272	178	474	284	746							
		14		27		20								
		120	272	225	474	345	746							
Bicycle Parking Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	1 per 3 DU 5% of Req'd Parking Spaces 5% of Req'd Parking Spaces 5% of Req'd Parking Spaces	Required		Proposed		Required		Proposed		NA	NA	Required	Proposed	Complies
		141	183	238	270	379	453							
		1		2		1								
		142	183	241	270	383	453							
Loading Residential Retail (8,000-20,000 sf) Retail / Professional Office Commercial / Community / Amenity	12'x55' Berth 200 sf Platform 10'x 20' Delivery Space <10% of gsf, none req'd. Included in Retail Loading Above <10% of gsf, none req'd.	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	NA	NA	Required	Proposed	Relief Requested Complies Complies Complies Complies
		1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'			5	5	
		1	1	1	1	1	1	1	1			5	5	
		1	1	1	1	1	1	1	1			5	5	
		NA		NA		NA		NA				NA		
NA		NA		NA		NA		NA						

Notes

- 1 MCE Small Area Plan (Page 72): "Sensitivity to lower density buildings to the north and south suggests that the redevelopment's massing should step down toward those existing buildings."
- 2 MCE Small Area Plan (Page 73): "Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW."
- 3 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4' -0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level.
- 4 Includes 199 affordable within the project at varying levels and types of subsidies.
- 5 The number of dwelling units will be determined with future second stage submission. The unit count will vary depending on building efficiency and market conditions. The number of units shown for the purpose of these tabulations is illustrative of what might be achieved.
- 6 Parking #'s will be revised in future second stage submission application to correctly reflect the number of units and market conditions. The number of spaces shown provided for the purpose of these tabulations is illustrative of what might be achieved.