



MARKET TERMINAL

LOTS 805, 814 & 817
IN RECORD LOT 6 IN SQUARE 3587

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PUD 20-DAY PREHEARING SUBMISSION FOR REVIEW AND APPROVAL OF CONSOLIDATED AND FIRST STAGE PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT TO THE D.C. ZONING COMMISSION

DECEMBER 23, 2016

R2L:ARCHITECTS

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KETTLER ZONING COMMISSION
District of Columbia
CASE NO.15-27
EXHIBIT NO.61A1

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CAMP MEIGS, WASHINGTON, D.C. JULY, 20th 1918

PHOTO BY H. M. BROWN WASH. D.C.

Panoramic Photograph, 1918



1951



1957



1964



1980



Aerial Photograph, Union Station Turntable, 1977



Aerial Photograph, Ivy City Roundhouse, 1977

UNION TERMINAL MARKET

Established 1931

Located 1 1/2 miles Northeast of the Capitol

5th and Florida Ave., N. E.
New York Ave. (Route 1) at Penn St., N. E.
No. 92 Street Car Line on Florida Ave.

Florida Avenue at 5th Street, N. E.
New York at Penn Streets, Washington, D. C.

Know Your Market
Know Your Supplier

Better Marketing Makes BETTER SALES

Shop in Person Regularly

See the . . .

QUALITY - QUANTITY VARIETY
of
Choice - Fancy Staple - Unusual FOODS

FROM ALL OVER THE WORLD Available in

UNION TERMINAL MARKET
Increase Your Variety . . .
Increase Your Business

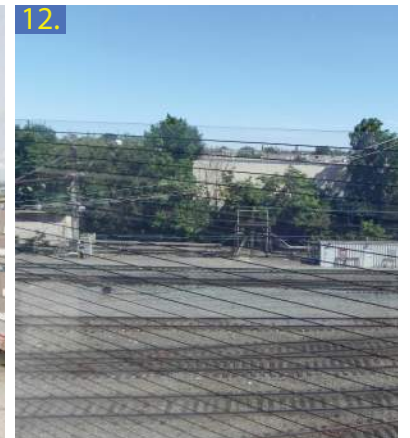
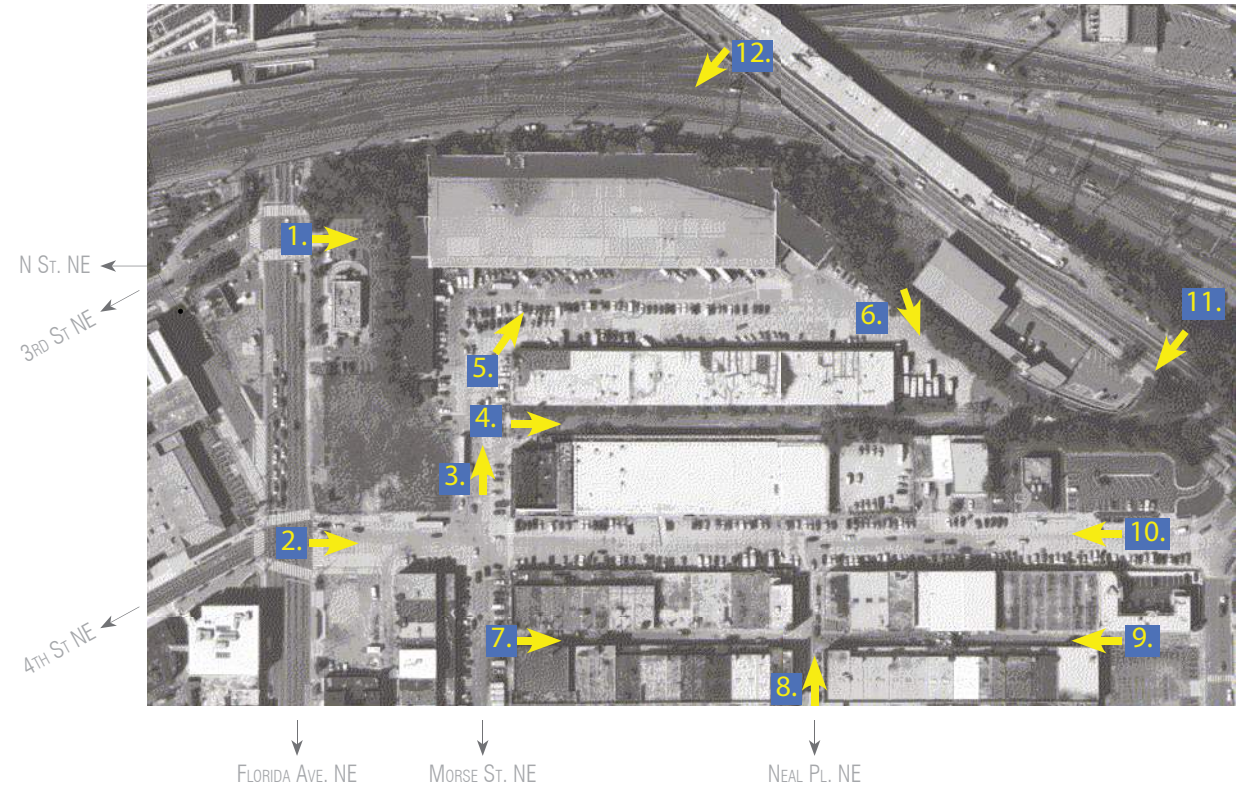
A Distributor To Serve You Regardless of Your Requirements



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EXISTING BIRD'S EYE VIEW: LOT 6



EXISTING VIEWS

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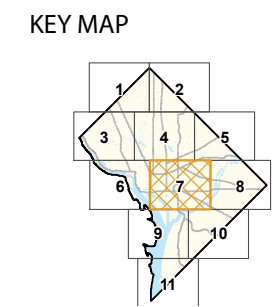
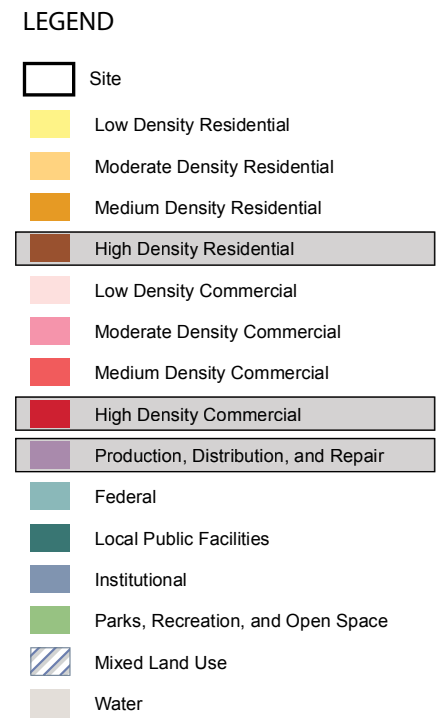
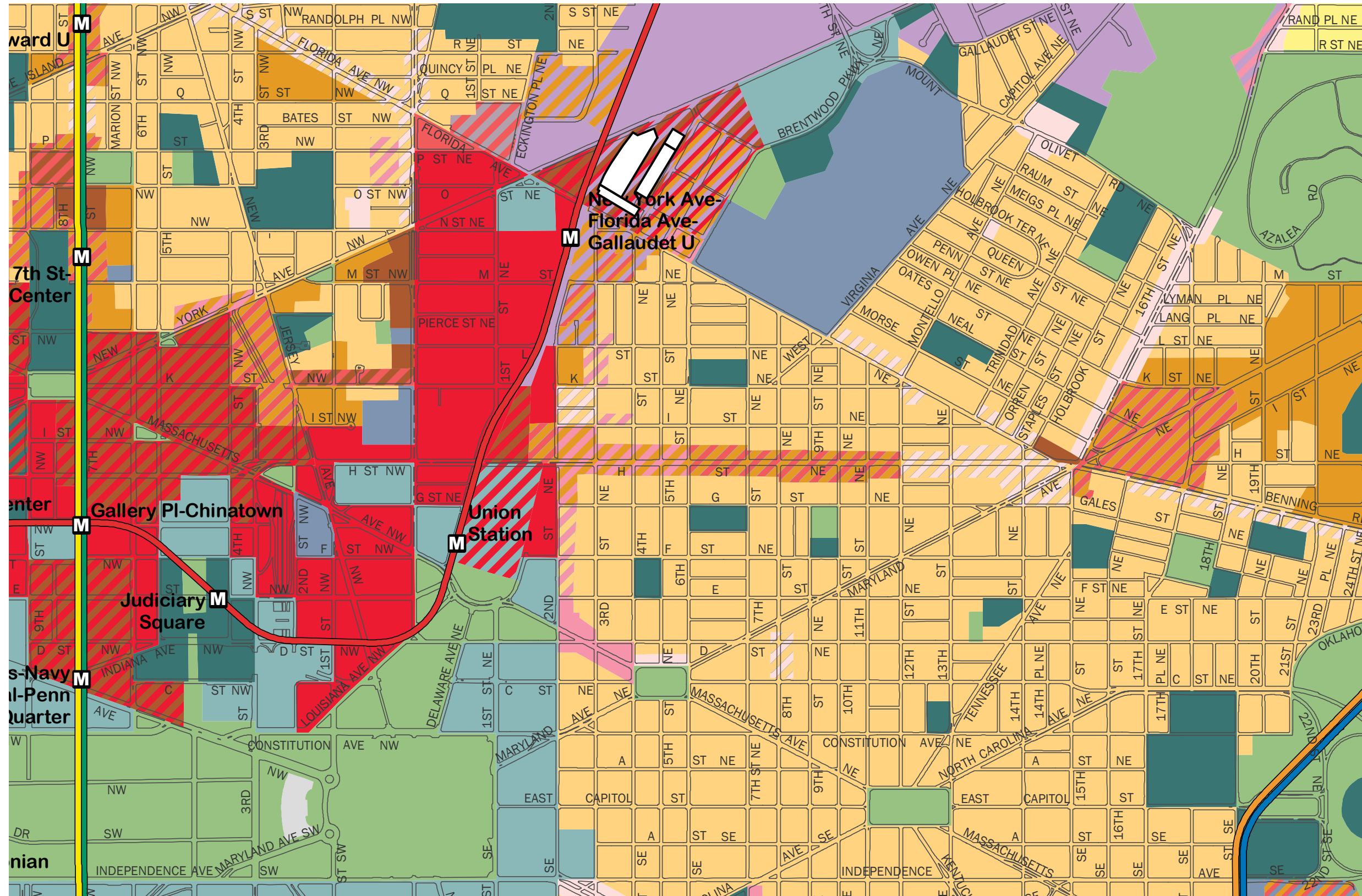
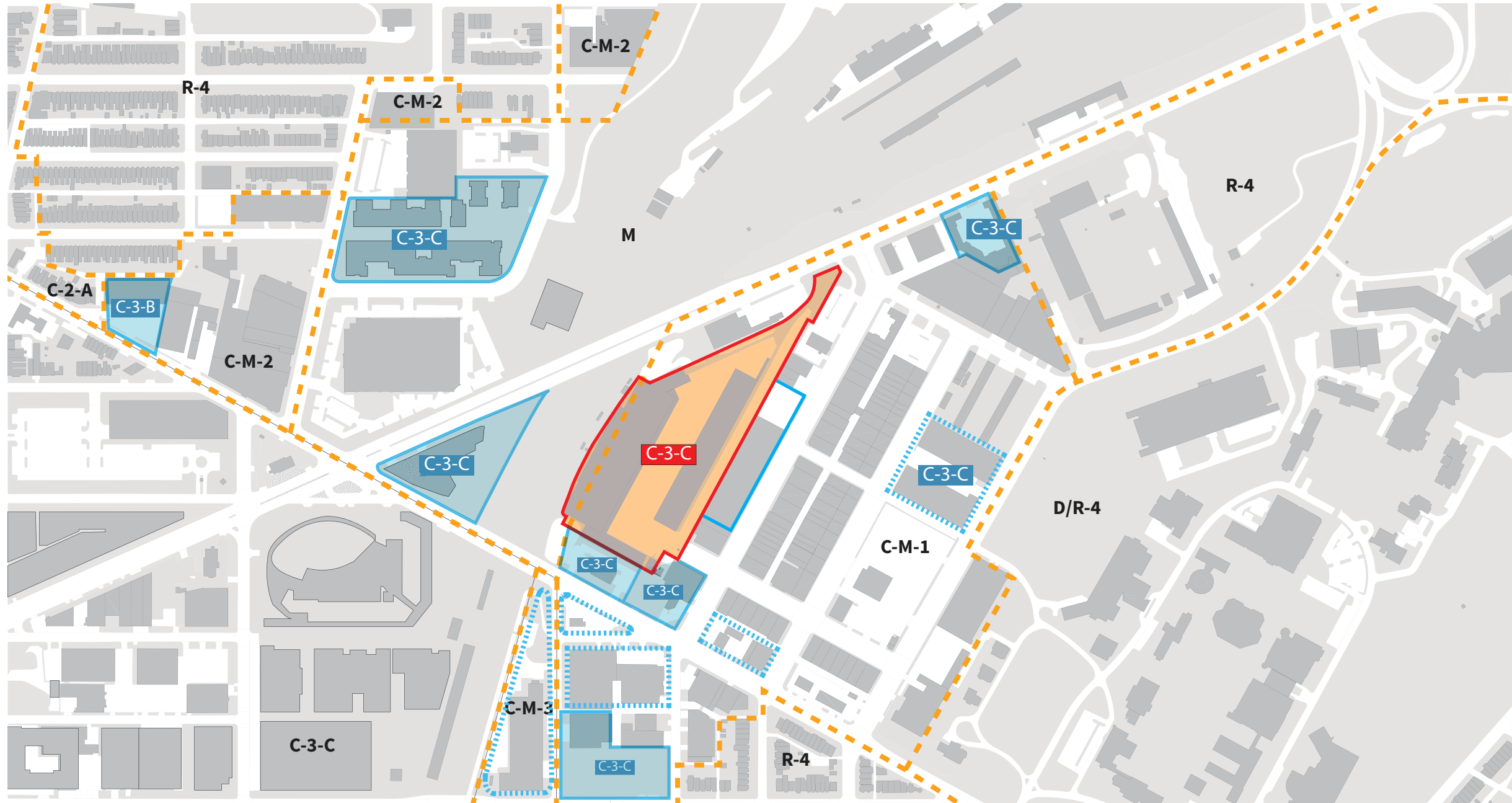
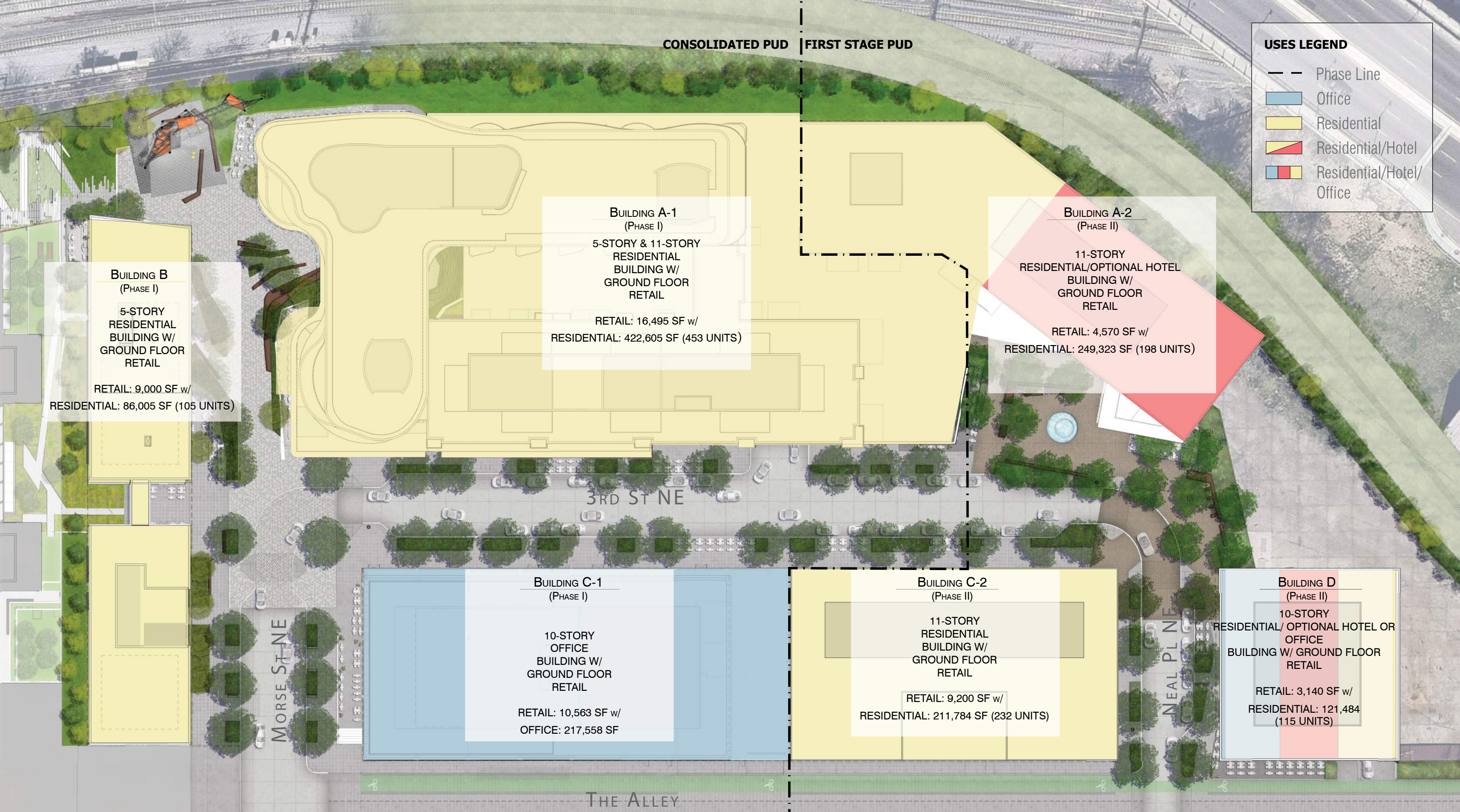


DIAGRAM KEY

- Lot 6
- Proposed Zoning
- Zoning Boundary
- Adjacent Approved PUD
- Adjacent Proposed PUD





USES LEGEND

- Phase Line
- Office
- Residential
- Residential/Hotel
- Residential/Hotel/Office

BUILDING B
(PHASE I)

5-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 9,000 SF w/
RESIDENTIAL: 86,005 SF (105 UNITS)

BUILDING A-1
(PHASE I)

5-STORY & 11-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 16,495 SF w/
RESIDENTIAL: 422,605 SF (453 UNITS)

BUILDING A-2
(PHASE II)

11-STORY
RESIDENTIAL/OPTIONAL HOTEL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 4,570 SF w/
RESIDENTIAL: 249,323 SF (198 UNITS)

BUILDING C-1
(PHASE I)

10-STORY
OFFICE
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 10,563 SF w/
OFFICE: 217,558 SF

BUILDING C-2
(PHASE II)

11-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 9,200 SF w/
RESIDENTIAL: 211,784 SF (232 UNITS)

BUILDING D
(PHASE II)

10-STORY
RESIDENTIAL/ OPTIONAL HOTEL OR
OFFICE
BUILDING W/ GROUND FLOOR
RETAIL

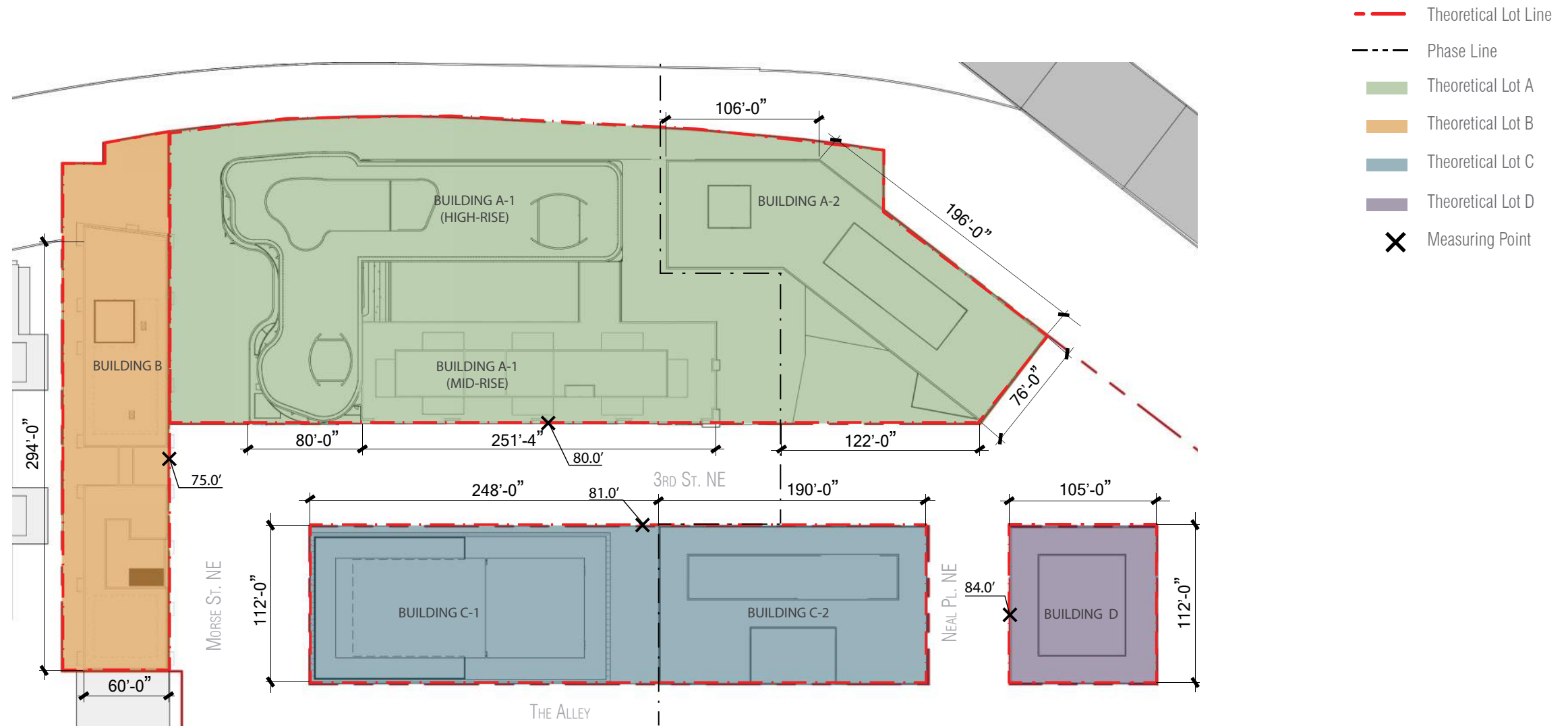
RETAIL: 3,140 SF w/
RESIDENTIAL: 121,484
(115 UNITS)

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SCALE: 1" = 50'-0"

OVERALL USE DIAGRAM - CONSOLIDATED AND FIRST STAGE PUD





PROPOSED THEORETICAL SITE AREA:

THEORETICAL LOT A	117,506.00	SF
THEORETICAL LOT B	28,134.00	SF
THEORETICAL LOT C	49,056.00	SF
THEORETICAL LOT D	11,760.00	SF
TOTAL	206,456.0	SF

NOTE:
EXISTING LOT 6 HAS BEEN DIVIDED INTO THEORETICAL LOTS TO SHOW REARYARD/ COURTYARD REQUIREMENTS FOR ZONING.

BUILDINGS A-1 & A-2 AND C-1 & C-2 ARE ONE BUILDING FOR ZONING PURPOSES.



SITE DATA

PROJECT DESCRIPTION - CONSOLIDATED PUD

2 RESIDENTIAL BUILDINGS (BUILDINGS A-1, B) WITH GROUND FLOOR RETAIL AND APPROXIMATELY 503 TO 613 RESIDENTIAL UNITS.
1 OFFICE BUILDING (BUILDING C-1) WITH GROUND FLOOR RETAIL.

PROJECT DESCRIPTION - FIRST STAGE PUD

3 RESIDENTIAL BUILDINGS (BUILDING A-2, C-2 AND D) WITH GROUND FLOOR RETAIL AND APPROXIMATELY 490 TO 600 RESIDENTIAL UNITS.
SECOND STAGE PUD TO BE SUBMITTED AT A LATER DATE.

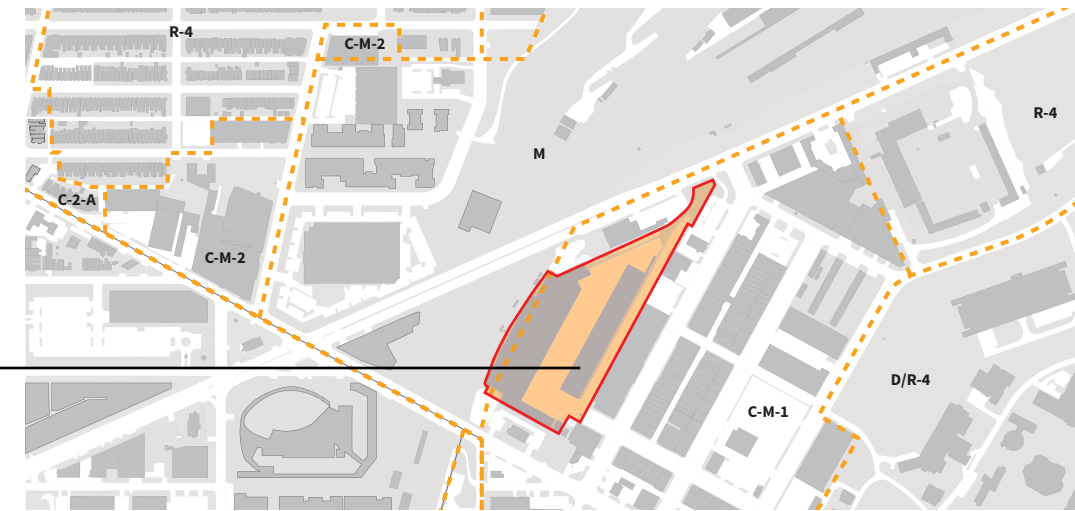
EXISTING SITE AREA		
A&T LOT 805	67,404	SF
A&T LOT 814	1993	SF
A&T LOT 817	143647	SF
TOTAL	213,044	SF

THE PUD SITE IS COMPRISED OF A&T LOTS 805, 814 AND 817 IN RECORD LOT 6 IN SQUARE 3587. THE REMAINING PORTION OF RECORD LOT 6 IS A&T LOT 819 WHICH IS DISTRICT-OWNED LAND AND IS NOT INCLUDED IN THIS PUD.

EXISTING ZONING: C-M-1
PROPOSED ZONING: C-3-C

UNDERLAY ZONE: NONE
HISTORIC DISTRICT: NONE

ZONING MAP



SITE AREA	THEORETICAL LOT A			THEORETICAL LOT B	THEORETICAL LOT C			THEORETICAL LOT D	TOTAL	COMMENTS
	A-1 (5 AND 11 STORIES OVER PODIUM)	A-2 (11 STORIES OVER PODIUM)	PROPOSED TOTAL BUILDING A	B (5 STORIES OVER PODIUM)	C-1 (10 STORIES OVER PODIUM)	C-2 (11 STORIES OVER PODIUM)	PROPOSED TOTAL BUILDING C	D (10 STORIES OVER PODIUM)		
	117,506.0			28,134.0	49,056.0			11,760.0	206,456.0	
BUILDING	A-1 (5 AND 11 STORIES OVER PODIUM)	A-2 (11 STORIES OVER PODIUM)	PROPOSED TOTAL BUILDING A	B (5 STORIES OVER PODIUM)	C-1 (10 STORIES OVER PODIUM)	C-2 (11 STORIES OVER PODIUM)	PROPOSED TOTAL BUILDING C	D (10 STORIES OVER PODIUM)		
USES	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL, HOTEL (OPTIONAL)	RETAIL, RESIDENTIAL, HOTEL (OPTIONAL)	RETAIL, RESIDENTIAL	RETAIL, OFFICE	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL, OFFICE	RETAIL, RESIDENTIAL, (OFFICE OR HOTEL OPTIONAL)		
GFA TOWARD FAR * (COMMUNAL RECREATION SPACE AND 0.4 FAR OF HABITABLE AND MECHANICAL PENTHOUSE SPACE EXCLUDED)	515,038.0	269,763.0	784,801.0	97,530.0	228,121.0	228,804.0	456,925.0	127,940.0	1,467,196.0	
RESIDENTIAL GFA	422,605.0	249,323.0	671,928.0	86,005.0		211,784.0	211,784.0	121,484.0	1,091,201.0	
RETAIL GFA	16,495.0	4,570.0	21,065.0	9,000.0	10,563.0	9,200.0	19,763.0	3,140.0	52,968.0	
OFFICE GFA					217,558.0		217,558.0		217,558.0	
HOTEL: OPTIONAL IN LIEU OF 50% OF RESIDENTIAL (BUILDING A-2) AND IN LIEU OF RESIDENTIAL OR HOTEL (BUILDING D)		150 ROOMS (APPROX. 150,000 SF)						120 ROOMS (APPROX. 120,000 SF)		
OFFICE: OPTIONAL IN LIEU OF RESIDENTIAL OR HOTEL (BUILDING D)								121,484.0		
SUPPORT SPACES/ PARKING / LOADING	75,938.0	15,870.0	91,808.0	2,525.0		7,820.0	7,820.0	3,316.0	105,469.0	
# OF RESIDENTIAL UNITS	453	198	651	105		232	232	115	1103	

DCMR TITLE/ SECTION	DESCRIPTION	ZONING ALLOWABLE/ REQUIRED	A-1 (5 AND 11 STORIES OVER PODIUM)	A-2 (11 STORIES)	TOTAL A PROPOSED	B PROPOSED	C-1 PROPOSED	C-2 PROPOSED	TOTAL C PROPOSED	D PROPOSED	TOTAL	COMMENTS
DCMR11, 2405.2	MAXIMUM FLOOR AREA RATIO	8	4.4	2.3	6.7	3.5	4.7	4.7	9.3	10.9	7.1	COMPLY (BASED ON TOTAL SITE AREA)
DCMR11, 772.1	MAXIMUM LOT OCCUPANCY	100%	61.45%	13.49%	74.93%	58.53%	54.75%	43.30%	98.05%	100.00%	77.2%	COMPLY
		BUILDING FOOTPRINT, TYPICAL FLOOR	72,202.00	15,848.00	88,050.00	16,466.00	26,860.00	21,241.00	48,101.00	11,760.00		



		THEORETICAL LOT A				THEORETICAL LOT B	THEORETICAL LOT C			THEORETICAL LOT D	TOTAL	COMMENTS	
SITE AREA		117,506.0				28,134.0	49,056.0			11,760.0	206,456.0		
BUILDING		A-1 (11 STORIES OVER PODIUM)	A-1 (5 STORIES OVER PODIUM)	A-2 (11 STORIES OVER PODIUM)	PROPOSED TOTAL BUILDING A (COMPLETE)	B (5 STORIES OVER PODIUM)	C-1 (10 STORIES OVER PODIUM)	C-2 (11 STORIES OVER PODIUM)	PROPOSED TOTAL BUILDING C	D (10 STORIES OVER PODIUM)			
USES		RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL, HOTEL (OPTIONAL)	RETAIL, RESIDENTIAL, HOTEL (OPTIONAL)	RETAIL, RESIDENTIAL	RETAIL, OFFICE	RETAIL, RESIDENTIAL	RETAIL, RESIDENTIAL, OFFICE	RETAIL, RESIDENTIAL, HOTEL (OPTIONAL)			
DCMR11, 2405.1	BUILDING HEIGHT/ MAXIMUM HEIGHT ALLOWED	130'-0"	130'-0"	78'-0"	130'-0"	130'-0"	78'-0"	130'-0"	130'-0"	130'-0"	130'-0"	COMPLY	
ZC 14- 13,§770.6	PENTHOUSE	UP TO 3 HEIGHTS PERMITTED PER BUILDING	THREE	ONE	TWO	COMPLY	NONE	ONE	ONE	COMPLY	ONE	COMPLY	
ZC 14- 13,§2405	PENTHOUSE HEIGHT	20'-0" PERMITTED / ONE STORY PLUS MEZZANINE, 2ND STORY PERMITTED FOR MECHANICAL USE	PENTHOUSE 1: 20'-0" / 14'-0" PENTHOUSE 2: 10'-0" PENTHOUSE 3: 10'-0"	10'-0"	PENTHOUSE 1: 20'-0" PENTHOUSE 2: 10'-0"	COMPLY	NA	15'-0"/ 20'-0"	20'-0"	20'-0"	20'-0"	COMPLY	
ZC 14- 13,§411.4	PENTHOUSE USE	ONE HABITABLE STORY W/ MEZZANINE AND OR A SECOND STORY FOR MECHANICAL EQUIPMENT	PENTHOUSE PH1: 1 STORY W/ MECHANICAL USE PENTHOUSE PH2: 2 STORIES W/ HABITABLE AND MECHANICAL USE ON FIRST STORY AND MECHANICAL USE ON SECOND STORY PENTHOUSE PH3: 1 STORY W/ MECHANICAL USE	1 STORY PENTHOUSE W/ HABITABLE AND MECHANICAL USE	PENTHOUSE 1: 1 STORY W/ MECHANICAL USE PENTHOUSE 2: 2 STORIES W/ HABITABLE AND MECHANICAL USE ON FIRST STORY OF PENTHOUSE/ MECHANICAL USE ON 2ND STORY	COMPLY	NA	2 STORY PENTHOUSE W/ HABITABLE AND MECHANICAL USE ON FIRST STORY OF PENTHOUSE AND MECHANICAL USE ON 2ND STORY	2 STORY PENTHOUSE W/ HABITABLE AND MECHANICAL USE ON FIRST STORY OF PENTHOUSE/ MECHANICAL ON 2ND STORY	COMPLY	2 STORY PENTHOUSE W/ HABITABLE AND MECHANICAL USE ON FIRST STORY OF PENTHOUSE/ MECHANICAL USE ON 2ND STORY	COMPLY	
ZC 14- 13,§411.12	PENTHOUSE SIZE IN SF	UNLIMITED	PENTHOUSE 1: MECHANICAL AREA: 780 SF PENTHOUSE 2: HABITABLE AREA: 3,000 SF (= < 0.1 FAR) MECHANICAL AREA: 4,200 SF PENTHOUSE 3: MECHANICAL AREA: 1,030 SF	HABITABLE AREA: 4,520 SF MECHANICAL AREA: 950 SF	PENTHOUSE 1: MECHANICAL AREA: 950 SF PENTHOUSE 2: HABITABLE AREA: 3,500 SF (= < 0.1 FAR) MECHANICAL AREA: 3,500 SF	COMPLY	NA	HABITABLE AREA: 5,890 SF (=0.1 FAR) MECHANICAL AREA: 4,039 SF	HABITABLE AREA: 4,800 SF (=0.1 FAR) MECHANICAL AREA: 4,000 SF	COMPLY	HABITABLE AREA: 4,500 SF (=0.3 FAR) MECHANICAL AREA: 4500 SF	COMPLY	
ZC 14-13, §411.13	FAR	PENTHOUSE HABITABLE SPACE COUNTS TOWARD FAR (0.4 FAR OF HABITABLE AND MECHANICAL PENTHOUSE SPACE AND COMMUNAL ROOFTOP RECREATION SPACE EXEMPT FROM FAR)	HABITABLE FAR: 0.1 (OF FAR BUILDING A-1)	HABITABLE FAR: <0.1 (OF FAR BUILDING A-2)	COMPLY	NA	HABITABLE FAR: 0.1 (OF FAR BUILDING C-1)	HABITABLE FAR: 0.1 (OF FAR BUILDING C-2)	COMPLY	HABITABLE FAR: 0.3 (OF FAR BUILDING D)	COMPLY		
ZC 14- 13,§411.15	PENTHOUSE SETBACK	1: 1 SETBACK REQUIRED	1:1 SETBACK AS REQUIRED	1:1 SETBACK AS REQUIRED	1:1 SETBACK AS REQUIRED	COMPLY	NA	1:1 SETBACK AS REQUIRED	1:1 SETBACK AS REQUIRED	COMPLY	1:1 SETBACK AS REQUIRED	COMPLY	
DCMR11, 3401	GREEN AREA RATIO	0.2										0.2	COMPLY

		Building A1	Building A2	Building B	Building C1	Building C2	Building D	Total
		Residential	Residential (option)	Residential	Office	Residential	Residential (option)	
Total Residential GFA (Approx.)		422,605	249,323	86,005	N/A	211,784	121,484	1,091,201
Approx. Total Units		453	198	105	N/A	232	115	1,103
Total GFA Market Rate (Approx.)		380,345	229,377	77,405	N/A	190,605	109,335	987,067
Total GFA Required IZ (Approx.)		33,808	19,946	6,880	N/A	16,943	9,719	87,296
50% Provided IZ at 80% of AMI	Square Feet	16,904	9,973	3,440	N/A	8,472	4,860	43,648
	Approx. Units	20	9	4	N/A	10	4	47
50% Provided IZ at 50% of AMI	Square Feet	16,904	9,973	3,440	N/A	8,472	4,860	43,648
	Approx. Units	20	9	4	N/A	10	4	47
Additional Affordable at 80% of AMI	Square Feet	4,226	-	860	N/A	2,118	1,215	8,419
	Approx. Units	5	-	1	N/A	2	1	9
Additional Affordable at 50% of AMI	Square Feet	4,226	-	860	N/A	2,118	1,215	8,419
	Approx. Units	5	-	1	N/A	2	1	9
Total at 80%	Square Feet	21,130	9,973	4,300	N/A	10,590	6,075	52,067
	Approx. Units	25	9	5	N/A	12	5	56
Total at 50%	Square Feet	21,130	9,973	4,300	N/A	10,590	6,075	52,067
	Approx. Units	25	9	5	N/A	12	5	56
Total Phase I at 80%	Square Feet	25,430						
	Approx. Units	30						
Total Phase I at 50%	Square Feet	25,430						
	Approx. Units	30						
Total Phase II at 80%	Square Feet	26,637						
	Approx. Units	26						
Total Phase II at 50%	Square Feet	26,637						
	Approx. Units	26						
Total Affordable at Buildout	Square Feet	104,134						
	Approx. Units	112						
NOTES	All buildings at 10% GFA affordable except A2 at 8% to support for-sale housing product.							

BUILDING	THEORETICAL LOT A				THEORETICAL LOT B	THEORETICAL LOT C				THEORETICAL LOT D	COMMENTS
	A-1	A-2		PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D		
RESIDENTIAL # OF UNITS	453	198		651	105		232	232	115		
RETAIL GFA	16,495.00	4,570.00		21,065.00	9,000.00	10,563.00	9,200.00	19,763.00	3,140.00		
OFFICE GFA						217,558.00		217,558.00	121,484.00		
HOTEL # OF UNITS: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2, D)		150		150					120		

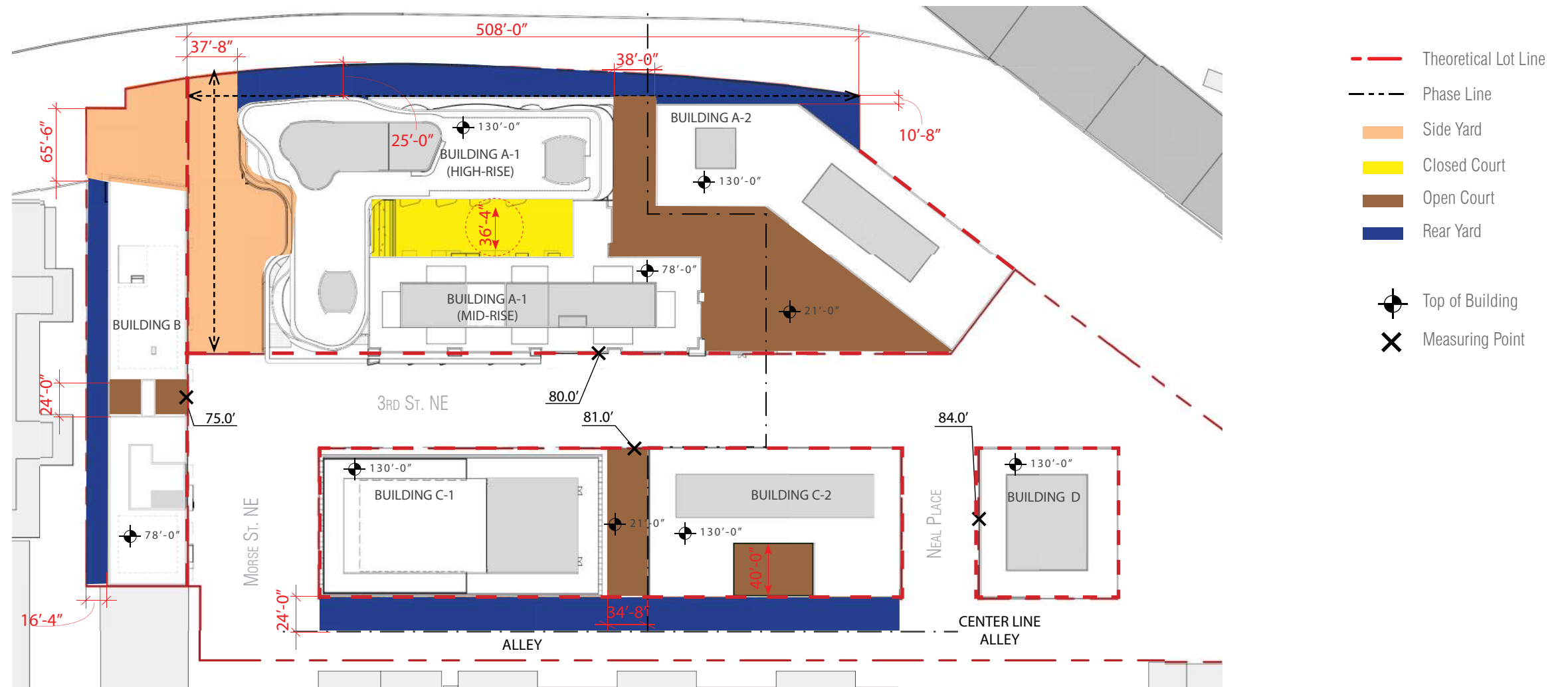
BUILDING	A-1	A-2	TOTAL BUILDING A	TOTAL BUILDING A	B	C-1	C-2	TOTAL BUILDING C	TOTAL BUILDING C	D	
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DCMR TITLE/SECTION	DESCRIPTION	OCCUPANCY	REQUIRED		PROPOSED		REQUIRED		PROPOSED		REQUIRED		PROPOSED		REQUIRED		PROPOSED		COMMENTS	
			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED				
DCMR11, 2101	OFF STREET PARKING	RETAIL: IN EXCESS OF 3,000 SF, 1 FOR EA ADDITIONAL 750 SF OF GFA	18	87	2	2	20	89	8		10	10	8	8	18	18	0	4	RELIEF REQUESTED TO PROVIDE REQUIRED PARKING SPACES OF BUILDING B IN BUILDING A	
		RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS	113	221	50	61	163	282	26				58	82	58	82	29	79		
		OFFICE: IN EXCESS OF 2,000 SF, 1 PER 1,800 SF OF GFA										120	128			120	128			
		OFFICE: OPTIONAL IN LIEU OF RESIDENTIAL OR HOTEL (BUILDING D) OFFICE: IN EXCESS OF 2,000 SF, 1 PER 1,800 SF OF GFA																		OFFICE: 66
		HOTEL: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2, D) HOTEL: 1 FOR EACH 4 ROOMS USABLE FOR SLEEPING PLUS 1 FOR EACH 300 SF OF FLOOR AREA FOR FUNCTION ROOMS																		HOTEL: 120 ROOMS/ 4= 30
	TOTAL PARKING SPACES PER BUILDING	131	308	52	63	183	371	34		130	138	66	90	196	228	29	83			
	TOTAL PARKING SPACES PROPOSED	682																		

DCMR11, 2119.1	BICYCLE PARKING (REQUIRED BY BUILDING CODE)	RETAIL (NOT REQUIRED IN C-3-C)	NONE	NONE	NONE	NONE		NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	BIKE PARKING TO BE PROVIDED ON-STREET
		RESIDENTIAL	1 BIKE PER 3 UNITS=152	330	1 BIKE PER 3 UNITS=66	160	218	548	1 BIKE PER 3 UNITS=35	85	NA	NA	1 BIKE PER 3 UNITS=77	80		80	1 BIKE PER 3 UNITS=38	80	COMPLY
		OFFICE (5% OF PROVIDED PARKING SPACES)	NA	NA	NA	NA		NA	NA	NA	5% OF 136=7	50	NA	NA		30	NA	NA	COMPLY
		HOTEL: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2) NO REQUIREMENT																	

DCMR11, 2115.2	COMPACT PARKING SPACES	<40% OF REQUIRED PARKING SPACES ALLOWED TO BE COMPACT SPACES. ALL COMPACT SPACES TO BE PLACED IN GROUPS OF AT LEAST 5 CONTIGUOUS SPACES.	PARKING STRUCTURE FOR BUILDING A-1, A-2 AND B ALLOWED 148 COMPACT SPACES EQUALS <40% OF 371 TOTAL PROPOSED PARKING SPACES PROVIDED COMPACT SPACES: 89										PARKING STRUCTURE FOR BUILDING C-1 ALLOWED 54 COMPACT SPACES EQUALS < 40% OF 138 PROPOSED PARKING SPACES PROVIDED COMPACT SPACES: 84	PARKING STRUCTURE FOR BUILDING C-2 ALLOWED 36 COMPACT SPACES EQUALS < 40% OF 90 PROPOSED PARKING SPACES PROVIDED COMPACT SPACES: 24	PARKING STRUCTURE FOR BUILDING D ALLOWED 33 COMPACT SPACES EQUALS < 40% OF 83 PROPOSED PARKING SPACES PROVIDED COMPACT SPACES: 18	RELIEF REQUESTED TO PROVIDE ADDITIONAL COMPACT PARKING SPACES FOR BUILDING C-1
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BUILDING	THEORETICAL LOT A			THEORETICAL LOT B		THEORETICAL LOT C			THEORETICAL LOT D		COMMENTS					
	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D								
RESIDENTIAL # OF UNITS	453	198	651	105		232	232	115.0								
RETAIL GFA	16,495.0	4,570.0	21,065.0	9,000.0	10,563.0	9,200.0	19,763.0	3,140.0								
OFFICE GFA					217,558.0		217,558.0									
HOTEL: OPTIONAL IN LIEU OF 50% OF RESIDENTIAL (BUILDING A-2) AND IN LIEU OF RESIDENTIAL OR HOTEL (BUILDING D)		150						120								
OFFICE: OPTIONAL IN LIEU OF RESIDENTIAL OR HOTEL (BUILDING D)								121,484.0								
DESCRIPTION	OCCUPANCY		REQUIRED	PROPOSED	REQUIRED	PROPOSED	TOTAL	REQUIRED	PROPOSED	REQUIRED	PROPOSED	TOTAL	REQUIRED	PROPOSED		
OFF STREET LOADING	RETAIL (NO LOADING REQUIREMENTS FOR RETAIL SPACE < 8,000 SF)	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	NONE	NONE	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	NONE	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	(2) LOADING BERTH @ 30' DEEP	NONE	NONE	RELIEF REQUESTED FOR BUILDING B AND C
		(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	NONE	NONE	(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	NONE	(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	(2) LOADING PLATFORM @ 100 SQFT	NONE	NONE	
		(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NONE	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NONE	
	RESIDENTIAL	(1) LOADING BERTH @ 55' DEEP	(1) LOADING BERTH @ 30'-0" DEEP	(1) LOADING BERTH @ 55' DEEP	(1) LOADING BERTH @ 30'-0" DEEP	(2) LOADING BERTH @ 30'-0" DEEP	(1) LOADING BERTH @ 55' DEEP	NONE	NA	NA	(1) LOADING BERTH @ 55' DEEP	(1) LOADING BERTH @ 30'-0" DEEP	(1) LOADING BERTH @ 30'-0" DEEP	(1) LOADING BERTH @ 55' DEEP	(1) LOADING BERTH @ 30'-0" DEEP	RELIEF REQUESTED (OFFER ADDITIONAL 30' TRUCK STREET LOADING FOR BUILDING A-1 AND B AND 20' LOADING SPACE FOR BUILDING D)
		(1) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	(2) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	NONE	NA	NA	(1) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	(1) LOADING PLATFORM @ 200 SQFT	
		(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(2) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NA	NA	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) LOADING SPACE @ 20' DEEP	
	OFFICE (WITH MORE THAN 200,000 SF OF GROSS FLOOR AREA)	NA	NA	NA	NA	NA	NA	NA	(3) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	NA	NA	(1) LOADING BERTH @ 30'-0" DEEP	NA	NA	RELIEF REQUESTED FOR BUILDING C-1
		NA	NA	NA	NA	NA	NA	NA	(3) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	NA	NA	(1) LOADING PLATFORM @ 100 SQFT	NA	NA	
		NA	NA	NA	NA	NA	NA	NA	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NA	NA	NONE	NA	NA	
	HOTEL WITH 30 TO 200 ROOMS USABLE FOR SLEEPING AND FUNCTION SPACE < 10,000 SF (OPTIONAL FOR BUILDING A-2 IN LIEU OF RESIDENTIAL USE)	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP								(1) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	COMPLY
		(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT								(1) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	COMPLY
		(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	(1) SERVICE/DELIVERY SPACE @ 20' DEEP								(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	RELIEF REQUESTED
OFFICE (WITH MORE THAN 100,000 SF TO 200,000 SF OF GROSS FLOOR AREA) (OPTIONAL FOR BUILDING D IN LIEU OF RESIDENTIAL OR HOTEL USE)	(2) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP											(2) LOADING BERTH @ 30' DEEP	(1) LOADING BERTH @ 30' DEEP	RELIEF REQUESTED	
	(2) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT											(2) LOADING PLATFORM @ 100 SQFT	(1) LOADING PLATFORM @ 100 SQFT	RELIEF REQUESTED	
	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE											(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	RELIEF REQUESTED	



DCMR TITLE/SECTION	DESCRIPTION	BUILDING ZONING ALLOWABLE/ REQUIRED	THEORETICAL LOT A		THEORETICAL LOT B		THEORETICAL LOT C		THEORETICAL LOT D		COMMENTS
			A	B	C	D					
DCMR11, 774.1	MINIMUM REAR YARD	ALL USES: 2-1/2" PER FOOT OF VERTICAL DISTANCE FROM THE MEAN OF FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12'-0"	REQUIRED 2-1/2" PER 130'-0"=27'-1"	PROPOSED 9,460 sf / 508=18'-6"	REQUIRED 2-1/2" PER 78'-0"=16'-4"	PROPOSED 16'-4"	REQUIRED 2-1/2" PER 130'-0"= 27'-1"	PROPOSED 24'-0"	REQUIRED 2-1/2" PER 130'-0"= 27'-1"	PROPOSED NONE	RELIEF REQUESTED FOR BUILDING A, C AND D
DCMR11, 775.1	MINIMUM SIDE YARD	NOT REQUIRED BUT IF PROVIDED 2" WIDE FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN 6'-0"	2" PER 130'-0"=21'-7"	37'-8" (A-1)	2" PER 78'-0"=13'-0"	65'-6"	0	0	0	0	COMPLY
DCMR11, 776.1	MINIMUM OPEN COURT WIDTH	RESIDENTIAL: MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM; COMMERCIAL: MINIMUM WIDTH =3" PER FOOT OF HEIGHT AND 12'-0" MINIMUM	4" PER 109'-0"= 27'-3" (RESID. USE)	38'-0"	4" PER 78'-0"= 26'-0" (RESID. USE)	24'-0"	4" PER 109'-0"= 27'-3" (RESID. USE) 3" PER 109'-0"=36'-4" (COMMERCIAL USE)	40'-0" 34'-8"	NA	NA	RELIEF REQUESTED FOR BUILDING B and C
DCMR11, 776.1	COURT CLOSED AREA	MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM (RESIDENTIAL USE)	4" PER 109'-0"= 36'-4"	43'-0"	NA	NA	NA	NA	NA	NA	COMPLY
DCMR11, 2517.3	EXCEPTIONS TO BUILDING LOT CONTROL	OPEN SPACE IN FRONT OF ENTRANCE SHALL BE PROVIDED THAT IS EQUIVALENT TO THE REQUIRED REAR YARD IN THE ZONING DISTRICT IN WHICH BUILDING IS LOCATED	2-1/2" PER 130'-0"=27'-1"	NONE	2-1/2" PER 78'-0"=16'-4"	NONE	2-1/2" PER 130'-0"= 27'-1"	NONE	2-1/2" PER 130'-0"= 27'-1"	NONE	RELIEF REQUESTED FOR BUILDING A, B, C AND D







- Delivered With Building A1 & B
- 1. Interim C-2 Park Subject to Building A-2 Construction
- 2. Interim D Park Subject to Building C-2 Construction
- Delivered with Building C-1:
 - Morse Street, 3rd Street, Neal Place & Alley Improvements

DECEMBER 23, 2016

SCALE: 1" = 100'-0"

CONSOLIDATED PUD PHASED DELIVERY - BUILDING C-1

