



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

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SEPTEMBER 30, 2016

R2L:ARCHITECTS

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KETTLER ZONING COMMISSION
District of Columbia
CASE NO.15-27
EXHIBIT NO.37A1

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

PHOTO BY T. 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

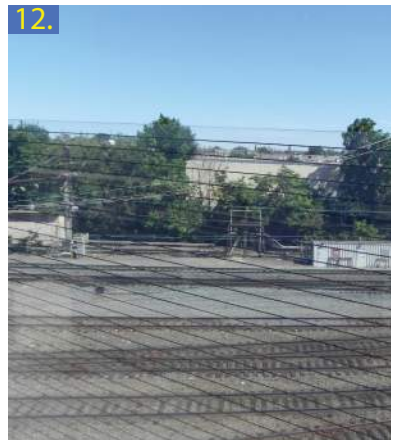
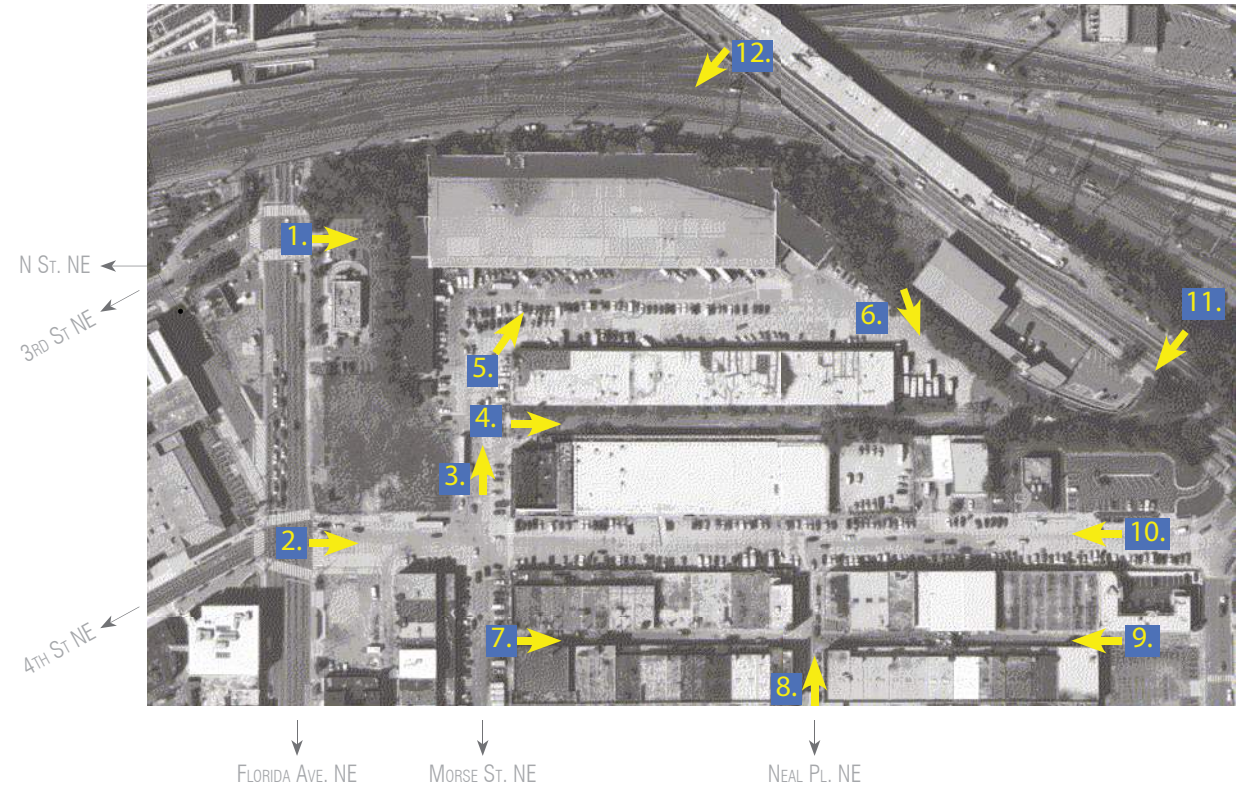
A Distributor To Serve You Regardless of Your Requirements





SEPTEMBER 30, 2016

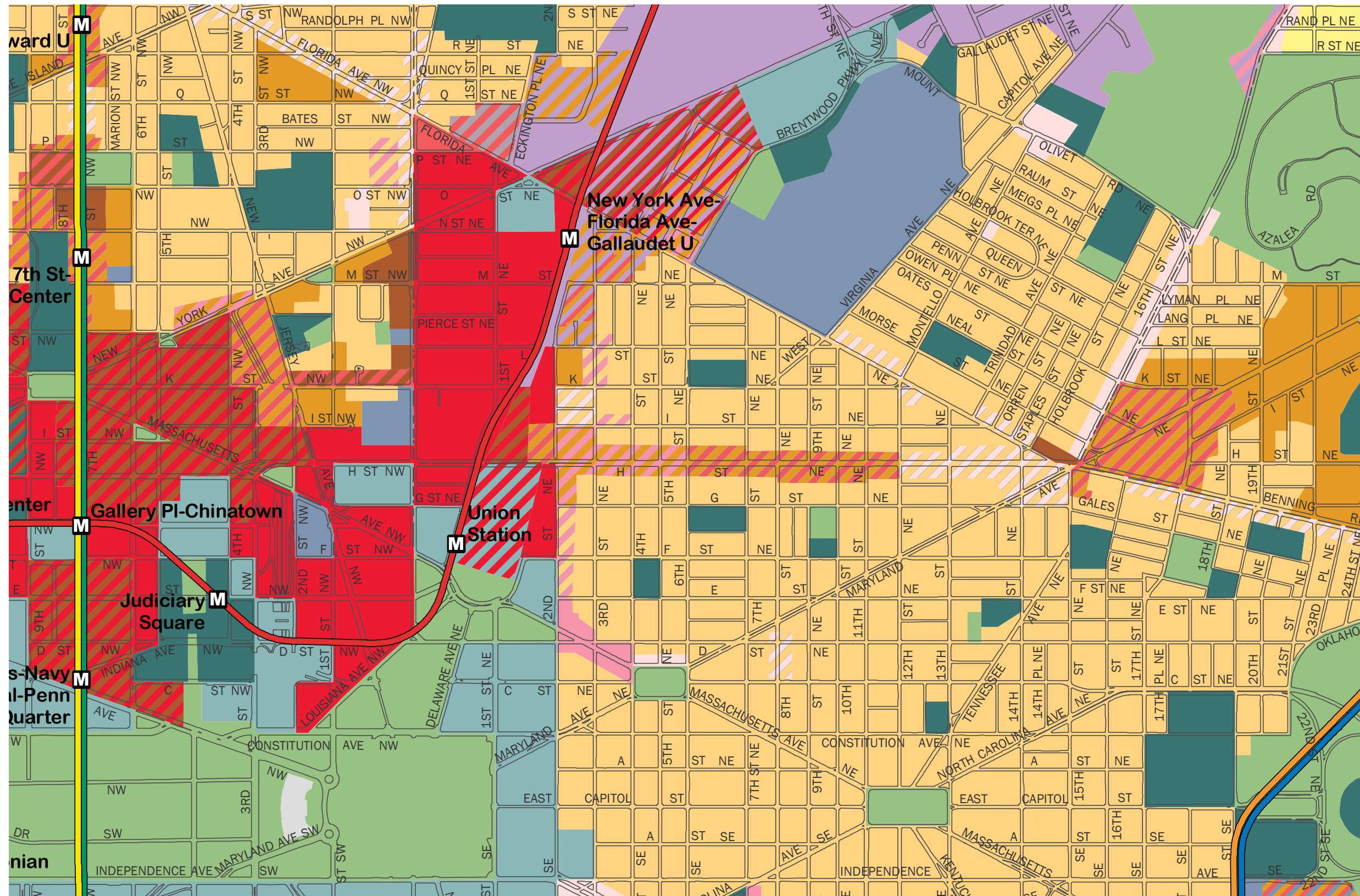




EXISTING VIEWS

SEPTEMBER 30, 2016





LEGEND

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- Water

KEY MAP

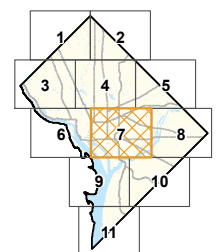
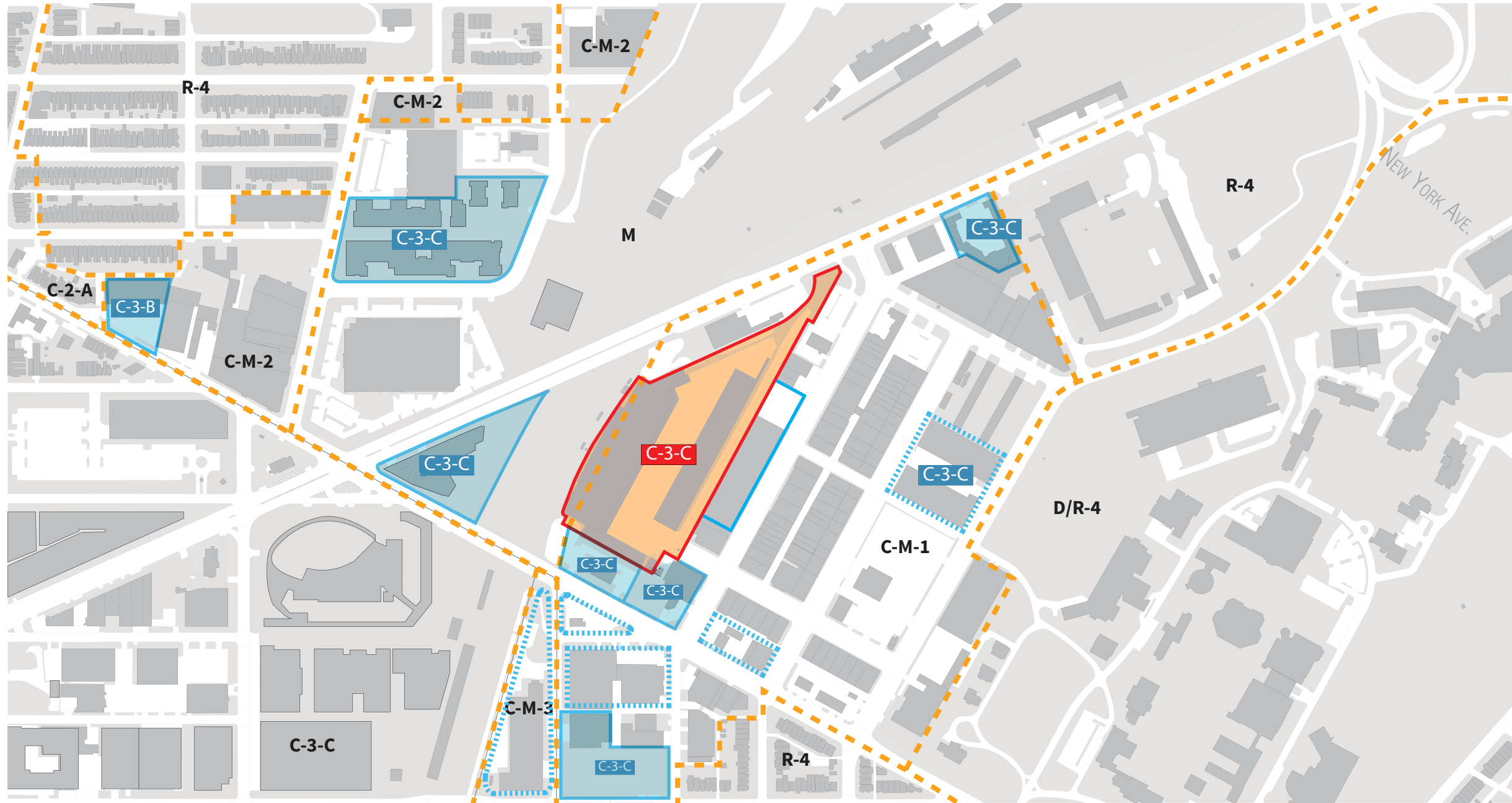







DIAGRAM KEY

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



CONSOLIDATED PUD FIRST STAGE 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: 9,476 SF w/
RESIDENTIAL: 93,232 SF (110 UNITS)

BUILDING A-1
(PHASE I)

5-STORY & 10-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 16,495 SF w/
RESIDENTIAL: 422,605 SF (457 UNITS)

BUILDING A-2
(PHASE II)

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

RETAIL: 4,570 SF w/
RESIDENTIAL: 249,323 SF (198 UNITS)
- OR -
HOTEL: 150,000 SF (150 KEYS)

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)

10-STORY
RESIDENTIAL
BUILDING W/
GROUND FLOOR
RETAIL

RETAIL: 9,200 SF w/
RESIDENTIAL: 204,000 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)
HOTEL: 120 KEYS
OFFICE: 121,484 SF

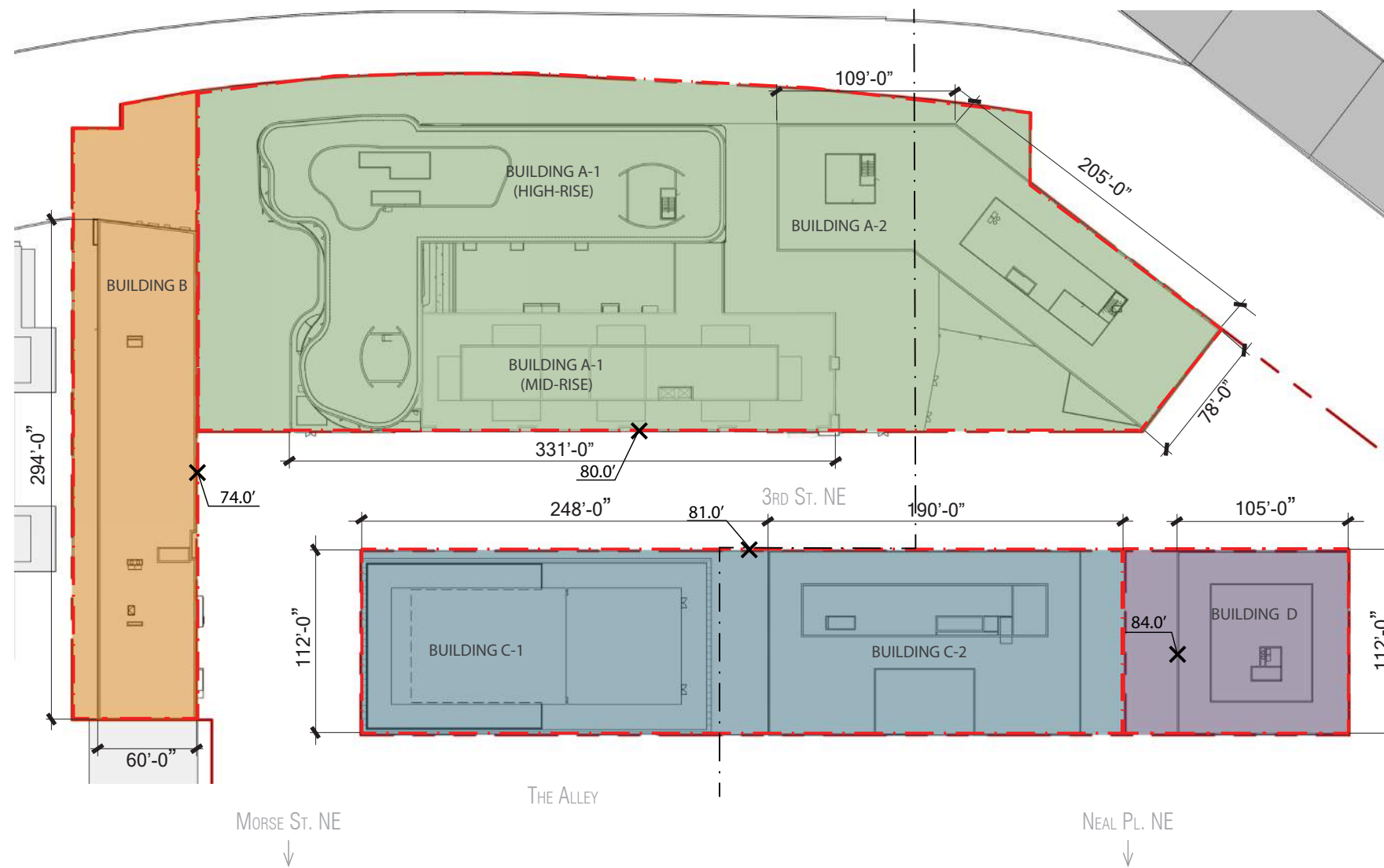
MORSE ST NE

NEAL PL NE

3RD ST NE

THE ALLEY





- - - Theoretical Lot Line
- - - Phase Line
- Theoretical Lot A
- Theoretical Lot B
- Theoretical Lot C
- Theoretical Lot D
- ✕ Measuring Point

PROPOSED THEORETICAL SITE AREA: (REFER TO ZONING DIAGRAM)		
THEORETICAL LOT A	117,506	SF
THEORETICAL LOT B	28,134	SF
THEORETICAL LOT C	51,388	SF
THEORETICAL LOT D	16,016	SF
TOTAL	213,044	SF

NOTE:
EXISTING LOT 6 HAS BEEN DIVIDED INTO THEORETICAL LOT LINES 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 567 TO 623 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 545 TO 600 RESIDENTIAL UNITS. SECOND STAGE PUD TO BE SUBMITTED AT A LATER DATE.

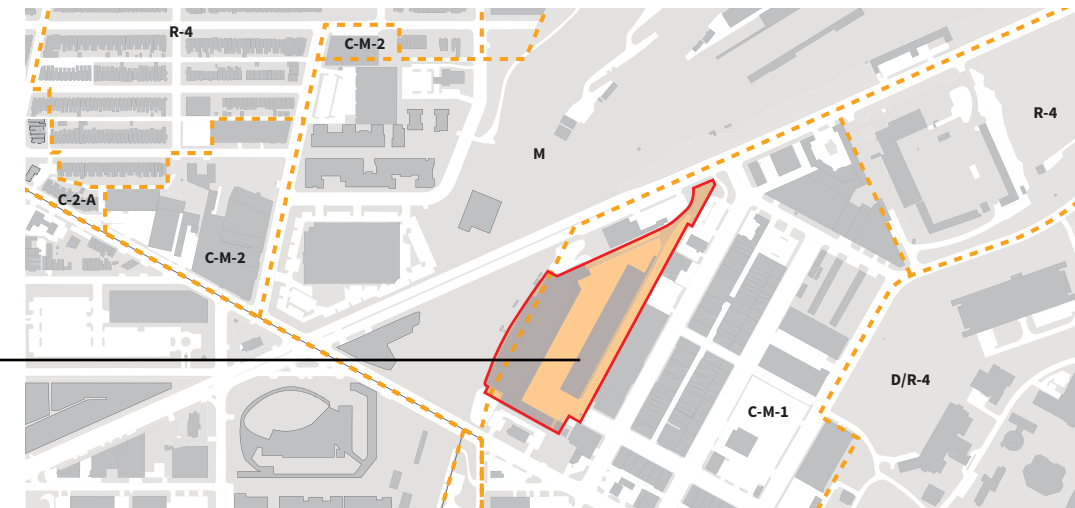
EXISTING SITE AREA		
A&T LOT 805	67,404	SF
A&T LOT 814	1993	SF
A&T LOT 817	143647	SF
TOTAL	213,044	SF

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
	117,506.0			28,134.0	51,388.0			16,016.0	213,044.0	
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 PENTHOUSE SPACE EXCLUDED)	515,038.0	269,763.0	784,801.0	105,404.0	228,121.0	228,804.0	456,925.0	127,940.0	1,475,070.0	* INCLUDES ABOVE GRADE AREAS ONLY
RESIDENTIAL GFA	422,605.0	249,323.0	671,928.0	93,232.0		211,784.0	211,784.0	121,484.0	1,098,428.0	
RETAIL GFA	16,495.0	4,570.0	21,065.0	9,476.0	10,563.0	9,200.0	19,763.0	3,140.0	53,444.0	
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	2,696.0		7,820.0	7,820.0	3,316.0	105,640.0	
# OF RESIDENTIAL UNITS	457	198	655	110		232	232	115	1112	

DESCRIPTION	ZONING ALLOWABLE/ REQUIRED	A-1 (5 AND 11 STORIES OVER PODIUM)	A-2 (11 STORIES) (11)	TOTAL A PROPOSED	B PROPOSED	C-1 PROPOSED	C-2 PROPOSED	TOTAL C PROPOSED	D PROPOSED	TOTAL	COMMENTS
MAXIMUM FLOOR AREA RATIO	8	4.4	2.3	6.7	3.7	4.4	4.5	8.9	8.0	6.9	COMPLY (BASED ON TOTAL SITE AREA)
MAXIMUM LOT OCCUPANCY	100%	61%	13%	75%	63%	52%	41%	94%	73%	77.8%	COMPLY
	BUILDING FOOTPRINT, TYPICAL FLOOR	72,202.00	15,848.00	88,050.00	17,780.00	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	51,388.0			16,016.0		213,044.0
	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)			
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	
PENTHOUSE	UP TO 3 HEIGHTS PERMITTED PER BUILDING	THREE	ONE	TWO	COMPLY	NONE	ONE	ONE	COMPLY	ONE	COMPLY	
PENTHOUSE HEIGHT	20'-0" PERMITTED / ONE STORY PLUS MEZZANINE, 2ND STORY PERMITTED FOR MECHANICAL USE	PENTHOUSE 1: 20'-0" PENTHOUSE 2: 10'-0" PENTHOUSE 3: 10'-0"	10'-0"	PENTHOUSE 1: 20'-0" PENTHOUSE 2: 10'-0"	COMPLY	NA	20'-0"	20'-0"	20'-0"	20'-0"	COMPLY	
PENTHOUSE USE	ONE HABITABLE STORY W/ MEZZANINE AND OR A SECOND STORY FOR MECHANICAL EQUIPMENT	PENTHOUSE 1: 2 STORIES W/ HABITABLE AND MECHANICAL USE ON FIRST STORY AND MECHANICAL USE ON SECOND STORY PENTHOUSE 2: 1 STORY W/ MECHANICAL USE PENTHOUSE 3: 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	
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	
FAR	PENTHOUSE HABITABLE SPACE COUNTS TOWARD FAR (0.4 FAR OF HABITABLE 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	
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	
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	93,232	N/A	204,000	121,484	1,090,644
Approx. Total Units		457	235	110	N/A	232	115	1,149
Total GFA Market Rate (Approx.)		380,345	229,377	83,908	N/A	183,600	109,335	986,565
Total GFA Required IZ (Approx.)		33,808	19,946	7,459	N/A	16,320	9,719	87,252
Total GFA Add'l Affordable (Approx.)		8,452	-	1,865		4,080	2,430	16,827
50% Provided IZ at 80% of AMI	Square Feet	16,904	9,973	3,730	N/A	8,160	4,860	43,626
	Approx. Units	21	9	5	N/A	9	4	48
50% Provided IZ at 50% of AMI	Square Feet	16,904	9,973	3,730	N/A	8,160	4,860	43,626
	Approx. Units	21	9	5	N/A	9	4	48
Additional Affordable at 80% of AMI	Square Feet	4,226	-	933	N/A	2,040	1,215	8,414
	Approx. Units	5	-	1	N/A	2	1	9
Additional Affordable at 50% of AMI	Square Feet	4,226	-	933	N/A	2,040	1,215	8,414
	Approx. Units	5	-	1	N/A	2	1	9
Total at 80%	Square Feet	21,130	9,973	4,662	N/A	10,200	6,075	52,040
	Approx. Units	26	9	6	N/A	11	5	57
Total at 50%	Square Feet	21,130	9,973	4,662	N/A	10,200	6,075	52,040
	Approx. Units	26	9	6	N/A	11	5	57
Total Phase I at 80%	Square Feet	25,792						
	Approx. Units	32						
Total Phase I at 50%	Square Feet	25,792						
	Approx. Units	32						
Total Phase II at 80%	Square Feet	26,248						
	Approx. Units	25						
Total Phase II at 50%	Square Feet	26,248						
	Approx. Units	25						
Total Affordable at Buildout	Square Feet	104,079						
	Approx. Units	114						
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	457	198		655	110		247	247	115		
RETAIL GFA	16,495.00	4,570.00		21,065.00	9,476.00	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		TOTAL BUILDING A		REQUIRED		PROPOSED		TOTAL BUILDING C		TOTAL BUILDING C		REQUIRED		PROPOSED		COMMENTS		
			REQUIRED	PROPOSED	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	9					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	114	221	50	61	164	282	28							62	82	62	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		132	308	52	63	184	371	36					130	138	70	90	200	228	29	83		
	TOTAL PARKING SPACES PROPOSED			682																			

DCMR11, 2119.1	BIKE 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	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=36	90	NA	NA	1 BIKE PER 3 UNITS=77	80	80	80	80	1 BIKE PER 3 UNITS=38	80	80	COMPLY
		OFFICE (5% OF PROVIDED PARKING SPACES)	NA	NA	NA	NA	NA	NA	NA	NA	5% OF 136=7	50	NA	NA	30	30	NA	NA	NA	NA	COMPLY
		HOTEL: OPTIONAL IN LIEU OF RESIDENTIAL (BUILDING A-2) NO REQUIREMENT																			

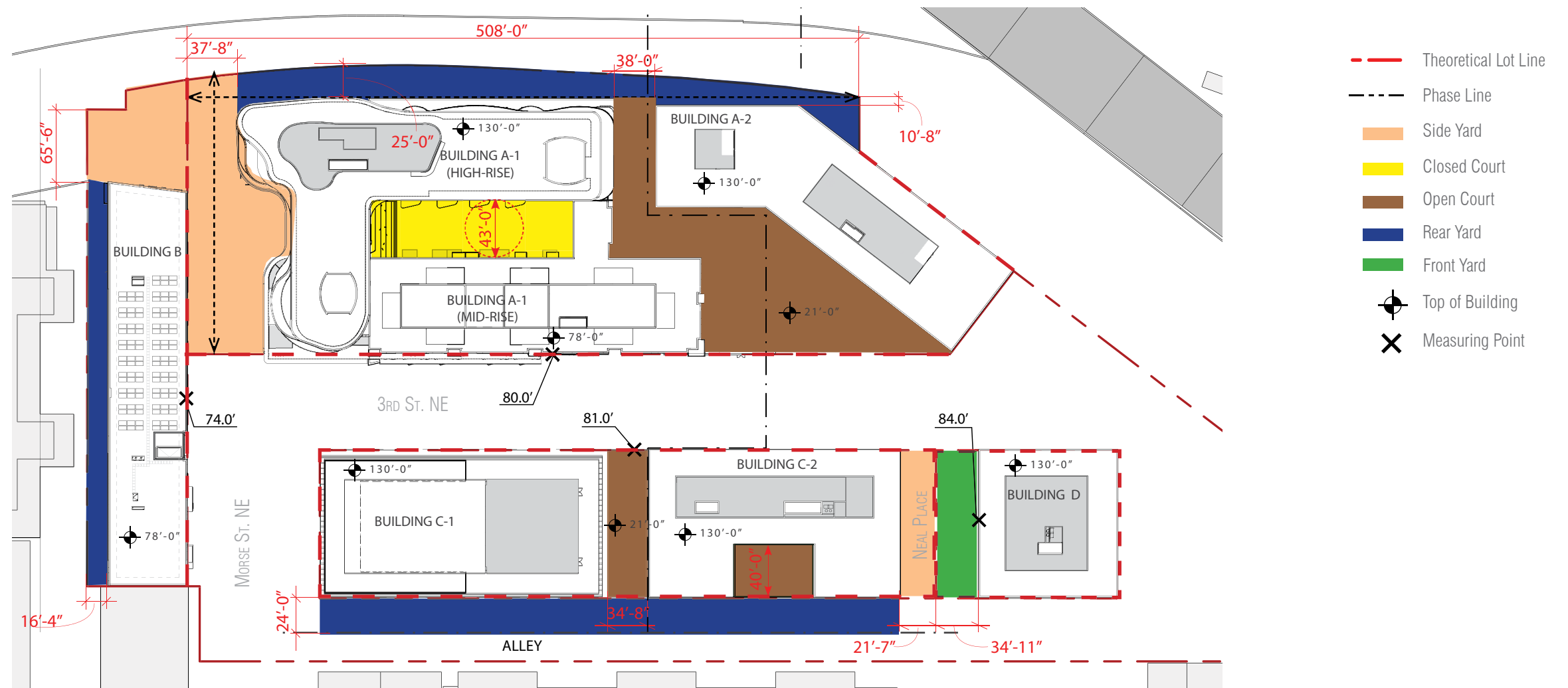
DCMR11, 2115.2	COMPACT PARKING SPACES	<40% OF REQUIRED PARKING SPACES ALLOWED TO BE COMPACT SPACES. ALL COMPACT SPACES TO BE PLACED IN GROUPS OF AT LEAST 5 CONTIGUOUS SPACES.	PARKING STRUCTURE FOR BUILDING A-1, A-2 AND B ALLOWED 148 COMPACT SPACES EQUALS <40% OF 371 TOTAL PROPOSED PARKING SPACES PROVIDED 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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	THEORETICAL LOT A			THEORETICAL LOT B	THEORETICAL LOT C			THEORETICAL LOT D	COMMENTS
BUILDING	A-1	A-2	PROPOSED TOTAL BUILDING A	B	C-1	C-2	PROPOSED TOTAL BUILDING C	D	
RESIDENTIAL # OF UNITS	457	198	655	110		247	247	115.0	
RETAIL GFA	16,495.0	4,570.0	21,065.0	9,476.0	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	

DCMR TITLE/SECTION	DESCRIPTION	OCCUPANCY	THEORETICAL LOT A		TOTAL	THEORETICAL LOT B		THEORETICAL LOT C		THEORETICAL LOT D		COMMENTS						
			REQUIRED	PROPOSED		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED							
DCMR11, 2201	OFF STREET LOADING	RETAIL (NO LOADING REQUIREMENTS FOR RETAIL SPACE < 8,000 SF)	(1) LOADING BERTH @ 30' DEEP	1	NONE	NONE	1	(1) LOADING BERTH @ 30' DEEP	NONE	(1) LOADING BERTH @ 30' DEEP	1	(1) LOADING BERTH @ 30' DEEP	1	2	NONE	NONE	RELIEF REQUESTED FOR BUILDING B	
			(1) LOADING PLATFORM @ 100 SQFT	1	NONE	NONE	1	(1) LOADING PLATFORM @ 100 SQFT	NONE	(1) LOADING PLATFORM @ 100 SQFT	1	(1) LOADING PLATFORM @ 100 SQFT	1	1	2	NONE		NONE
			(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	NONE	NONE	1	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	0	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	1	2	NONE		NONE
		RESIDENTIAL	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	2	(1) LOADING BERTH @ 55' DEEP	NONE	NA	NA	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	1	1	(1) LOADING BERTH @ 55' DEEP	1 @ 30'-0"	RELIEF REQUESTED (OFFER ADDITIONAL 30' TRUCK STREET LOADING FOR BUILDING A-1 AND B AND D)
			(1) LOADING PLATFORM @ 200 SQFT	1	(1) LOADING PLATFORM @ 200 SQFT	1	2	(1) LOADING PLATFORM @ 200 SQFT	NONE	NA	NA	(1) LOADING PLATFORM @ 200 SQFT	1	1	1	(1) LOADING PLATFORM @ 200 SQFT	1	
			(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	2	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NA	NA	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	1	1	1	(1) LOADING SPACE @ 20' DEEP	NONE	
		OFFICE (WITH MORE THAN 200,000 SF OF GROSS FLOOR AREA)	NA	NA	NA	NA	NA	NA	NA	(3) LOADING BERTH @ 30' DEEP	1	NA	NA	NONE	NA	NA	NA	RELIEF REQUESTED FOR BUILDING C-1
			NA	NA	NA	NA	NA	NA	NA	(3) LOADING PLATFORM @ 100 SQFT	1	NA	NA	NONE	NA	NA	NA	
			NA	NA	NA	NA	NA	NA	NA	(1) SERVICE/DELIVERY SPACE @ 20' DEEP	NONE	NA	NA	NONE	NA	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	1	1									(1) LOADING BERTH @ 30' DEEP	1	COMPLY
			(1) LOADING PLATFORM @ 100 SQFT		1	1	1									(1) LOADING PLATFORM @ 100 SQFT	1	COMPLY
			(1) SERVICE/DELIVERY SPACE @ 20' DEEP		1	1	1									(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	RELIEF REQUESTED		
														(2) LOADING PLATFORM @ 100 SQFT	1	RELIEF REQUESTED		
														(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	2" WIDE FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN 6'-0"	REQUIRED 2" PER 130'-0"=21'-7"	PROPOSED 37'-8" (A-1) NONE	REQUIRED 2" PER 78'-0"=13'-0"	PROPOSED 65'-6"	REQUIRED 2" PER 130'-0"=21'-7"	PROPOSED 21'-7"	REQUIRED NA	PROPOSED NA	COMPLY RELIEF REQUESTED FOR BUILDING A-2
DCMR11, 776.1	MINIMUM OPEN COURT WIDTH	RESIDENTIAL: MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM; COMMERCIAL: MINIMUM WIDTH =3'-0" PER FOOT OF HEIGHT AND 12'-0" MINIMUM	REQUIRED 4" PER 109'-0"= 27'-3" (RESID. USE)	PROPOSED 38'-0"	REQUIRED NA	PROPOSED NA	REQUIRED 4" PER 109'-0"= 27'-3" (RESID. USE) 3" PER 109'-0"=36'-4" (COMMERCIAL USE)	PROPOSED 40'-0" 34'-8"	REQUIRED NA	PROPOSED NA	RELIEF REQUESTED FOR BUILDING C
DCMR11, 776.1	COURT CLOSED AREA	MINIMUM WIDTH 4" PER FOOT OF HEIGHT AND 15'-0" MINIMUM (RESIDENTIAL USE)	REQUIRED 4" PER 109'-0"= 36'-4"	PROPOSED 43'-0"	REQUIRED NA	PROPOSED NA	REQUIRED NA	PROPOSED NA	REQUIRED NA	PROPOSED 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	REQUIRED 2-1/2" PER 130'-0"=27'-1"	PROPOSED NONE	REQUIRED 2-1/2" PER 78'-0"=16'-4"	PROPOSED NONE	REQUIRED 2-1/2" PER 130'-0"= 27'-1"	PROPOSED NONE	REQUIRED 2-1/2" PER 130'-0"= 27'-1"	PROPOSED 34'-11"	RELIEF REQUESTED FOR BUILDING A, B AND C





AERIAL VIEW FROM SOUTH WEST

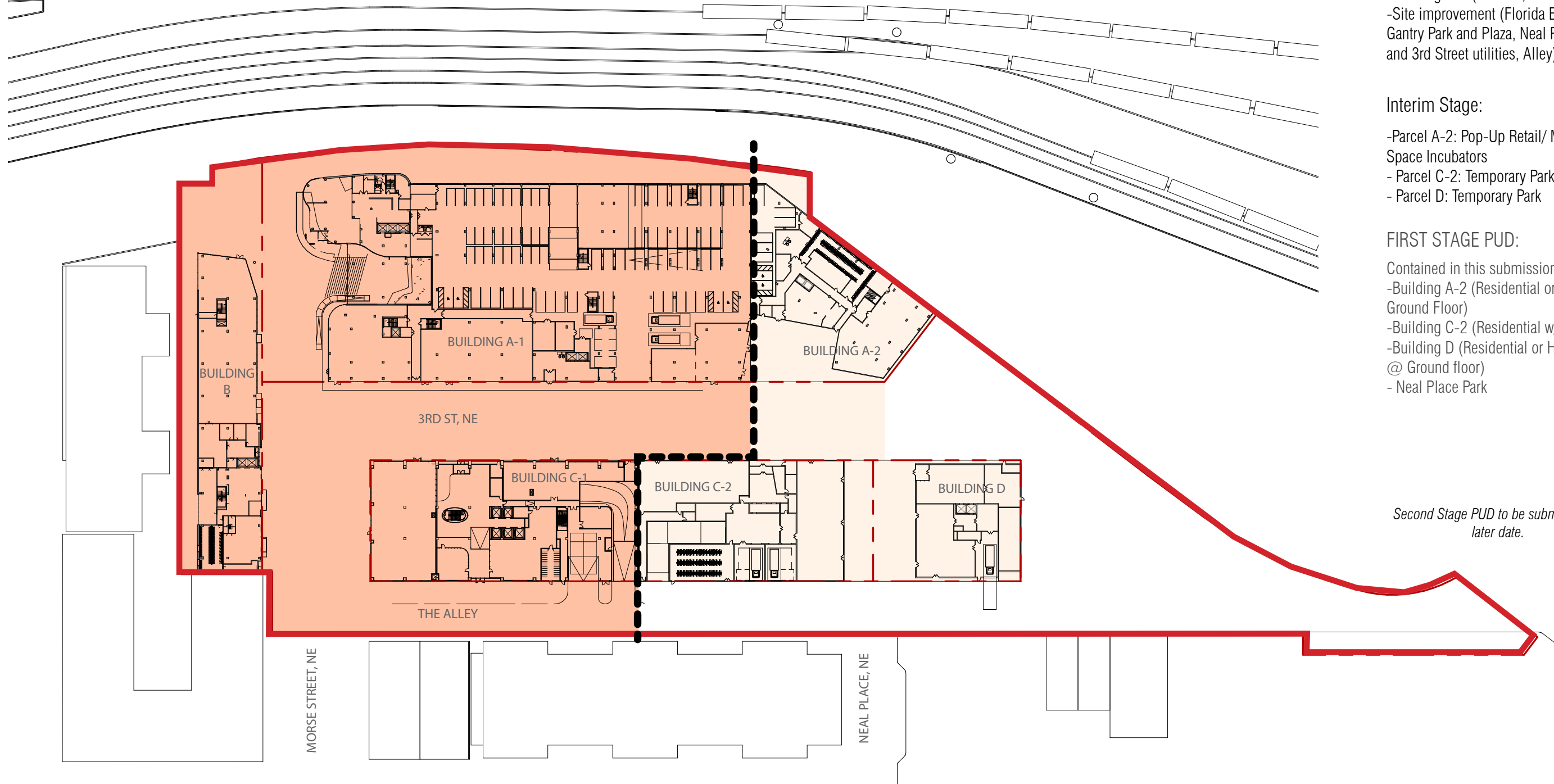
SEPTEMBER 30, 2016



SEPTEMBER 30, 2016

AERIAL VIEW FROM SOUTH EAST

- Consolidated PUD
- Theoretical Lot Line
- First Stage
- Stage Line
- Lot 6



CONSOLIDATED PUD:

- Contained in this Consolidated PUD:
- Building A-1 (Residential w/ Retail @ Ground Floor)
 - Building B (Residential w/ Retail @ Ground Floor)
 - Building C-1 (Office w/ Retail @ Ground Floor)
 - Site improvement (Florida Entrance Park Extension, Gantry Park and Plaza, Neal Place Connection, Morse and 3rd Street utilities, Alley)

Interim Stage:

- Parcel A-2: Pop-Up Retail/ Makers Space Incubators
- Parcel C-2: Temporary Park
- Parcel D: Temporary Park

FIRST STAGE PUD:

- Contained in this submission:
- Building A-2 (Residential or Hotel w/ Retail @ Ground Floor)
 - Building C-2 (Residential w/ Retail @ Ground Floor)
 - Building D (Residential or Hotel or Office w/ Retail @ Ground floor)
 - Neal Place Park

Second Stage PUD to be submitted at a later date.



