



**EXACT DESIGN AND MATERIAL SELECTIONS FOR ROOF TERRACE
AND PENTHOUSE LANDSCAPING TO BE DETERMINED.**

JUNE 16TH, 2020

BUILDING C-2

CARR
PROPERTIES

SMITHGROUP

ZONING COMMISSION
District of Columbia
CASE NO.15-27B
EXHIBIT NO.26A2

BUILDING C-2: ZONING & SITE INFORMATION

June 16th, 2020



SMITHGROUP

ZONING TABULATION

6/16/2020

Building C-2

Square: 3587

Lot: 834

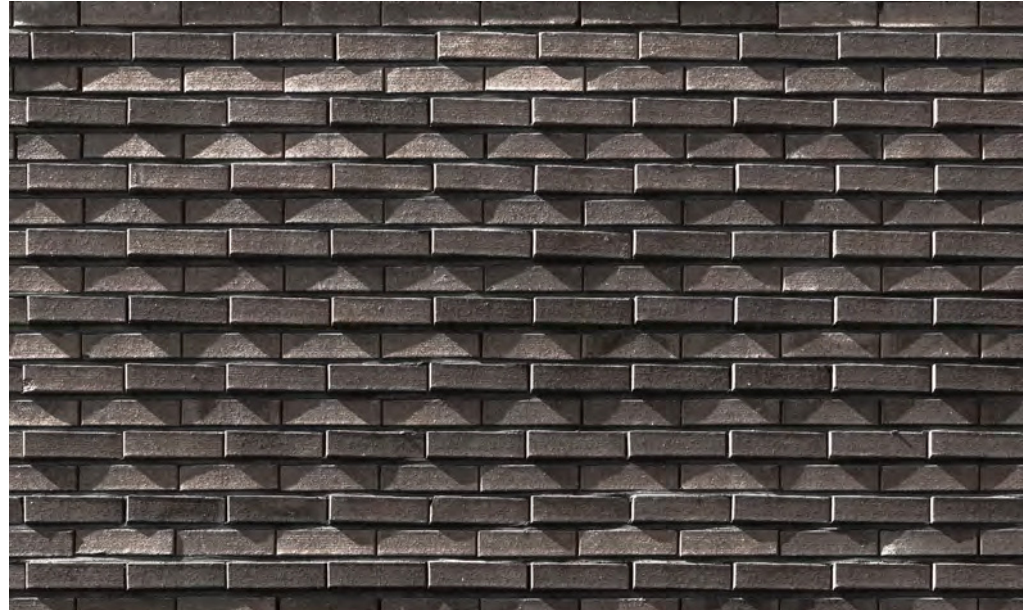
Lot Area: 21,280 sq.ft.

ZONING REGULATION (C-3-C / MU-9 District)		ZONING RESTRICTION	PROPOSED	COMMENTS
ZR16 DCMR11, SUBTITLE X, §303.7	Maximum Building Height	130'	130'	COMPLY
ZR16 DCMR 11, SUBTITLE B, 303 & 304	Total GFA		Office: 225,398 SF Retail: 6,532 SF (includes 1,125 SF of Maker Space) Total: 231,930 SF Plus 7,049 SF Habitable Penthouse (Not included in GFA Calculation)	7,049 SF of Penthouse Habitable Space includes a prorated amount of circulation space that serves both habitable and mechanical space. COMPLY
ZR16 DCMR11, SUBTITLE G, §402.1 & SUBTITLE X, 303.3	Maximum FAR	Matter-Of-Right = 6.5 + 34% PUD Increase = 8.71	231,930 SF = 10.9 (C-2 Only)	COMPLY (BASED ON APPROVED PUD FOR OVERALL DEVELOPMENT)
ZR16 DCMR11, SUBTITLE G, §404.1	Maximum Lot Occupancy	N/A	100%	COMPLY
ZR16 DCMR11, SUBTITLE C, 1500.6 & 1500.7 & 1500.9	Penthouse Enclosure	Up to 3 heights permitted (Enclosing walls of habitable space, enclosing walls of mechanical space, and screen walls around uncovered mech equipment)	Two heights proposed: 15' for habitable spaces and 15' and 20' for covered and uncovered mechanical space	COMPLY
ZR16 DCMR11, SUBTITLE G, §403.3	Penthouse Height	20' Permitted / One story plus mezzanine 2nd story permitted for mechanical use	20' max provided Mezzanine Level provided in mechanical room	COMPLY
ZR16 DCMR11, SUBTITLE C, 1503.1	Penthouse FAR	Penthouse Habitable Space: Up to 0.4 exempt from Base Building FAR Penthouse Mechanical Space: Exempt from Base Building FAR	Habitable Space: 7,049 SF (= .34 FAR) Mechanical Area: 5,543 SF	7,049 SF of Penthouse Habitable Space includes a prorated amount of circulation space that serves both habitable and mechanical space. COMPLY
ZR16 DCMR11, SUBTITLE C, 1500.3	Penthouse Use	Penthouse Habitable Space: Building Amenity/Nightclub, Bar, Cocktail Lounge, Restaurant Use	Area dedicated to this use: 7,049 SF	(Special Exception Requested) 7,049 SF of Penthouse Habitable Space includes a prorated amount of circulation space that serves both habitable and mechanical space. COMPLY
ZR16 DCMR11, SUBTITLE C, 1502.1	Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
ZR16 DCMR11, SUBTITLE G, 407.3	Green Area Ratio	0.2 (Calculated for entire Market Terminal Development)	0.153	Cumulative GAR for entire master plan is above .2. See included calculations.
ZR16 DCMR11, SUBTITLE C, 702.1	Exemptions from Minimum Parking Requirements	(Project site is within 0.5 mi of the NOMA Metro Station) Total parking requirement can be reduced by 50%	See Below See Below See Below	COMPLY
ZR16 DCMR11, SUBTITLE C, 701.5	Minimum Parking Requirements	Office: .5 per 1,000 SF in excess of *2,830 SF = 112 (x50% = 56 req'd) Retail: 1.33 per 1,000 SF in excess of *82 SF = 9 (x50% = 5 req'd) Eating & Drinking Establishments: 1.33 per 1,000 SF in excess of *89 sf = 10 (x 50% = 5 req'd)	115 Zoning Compliant, 9 Tandem 9 Zoning Compliant 8 Zoning Compliant	*Exempt Floor Area (3,000 SF Total) Prorated by Use Total Parking Provided = 132 Zoning Compliant Spaces & 9 Tandem COMPLY
ZR16, DCMR11, SUBTITLE C, 802	Bicycle Parking	Long term: Office: 1 per 2,500sf up to 50 spaces = 50 1 per 5,000 sf for remainder = 20 Retail: 1 per 10,000sf = 0 Eating and Drinking Establishment (PH): 1 per 10,000sf = 0 Total Long Term Bike Spaces Required = 70 Short term: Office: 1 per 40,000sf = 6 Retail: 1 per 3,500 sf = 2 , Eating and Drinking Establishment (PH): 1 per 3,500sf = 2 Total Short Term Bike Spaces Required = 10	Minimum 77 Long term spaces provided on B1 level Minimum 16 Short Term spaces provided on sidewalks around the building.	COMPLY 10 Short term spaces are provided on the sidewalk along 3rd Street, within 120' of the main lobby entrance to the office building. 6 short term spaces are provided on the sidewalk along Neal Place, within 120' of the retail space on that corner of the building.
ZR16, DCMR 11, SUBTITLE C, 806	Showers and changing facilities	Showers: 2 per 25,000sf + 1 per 50,000sf (Not to exceed six) = 6 .6 x Min # Long Term Bike Parking Req'd = 42 Lockers:	Showers: 12 Proposed total in womens and mens rooms Lockers: 60	COMPLY
ZR16, DCMR11, SUBTITLE C, 901	Minimum Loading Berth and Service/Delivery Spaces	*Office: 3 loading berth @ 30' deep and 1 service / delivery space @20' deep *Retail: 1 loading berth (5,000 to 20,000 GFA) *Food & Alcohol Services (PH Use): 1 loading berth (5,000 to 20,000 GFA)	*1 berth @ 30' deep provided and 1 service / delivery space @20' deep *Loading Shared between all uses and with Building C-1	*Per C-901.8 and C-902.2, two or more uses may share loading and the building is only required to provide enough berths to meet the requirements for the use category with the highest requirement. Buildings C-1 and C-2 are one building for zoning purposes. Together, C-1 and C-2 provide the required loading facilities as a single building (3 total loading berths and 1 service delivery bay for more than 200,000 SF of office use.)
ZR16 DCMR11, SUBTITLE C, 905	Minimum Loading Platform	*Office: 3 loading platform @ 100 s.f. *Retail: 1 loading platform @ 100 s.f. *Food & Alcohol Services (PH Use): 1 loading platform @ 100 s.f.	*1 platform at 100 s.f. provided *1 platform at 100 s.f. provided *Loading Shared between all uses and with Building C-1	*See note above for minimum loading facilities
ZR16 DCMR11, SUBTITLE G, 405.3	Minimum Rear Yard	2'-1/2" per foot of height and 12' minimum = 27'-1"	24' Provided	(RELIEF PROVIDED IN APPROVED PUD)
ZR16 DCMR11, SUBTITLE G, 202.1	Minimum Court Width	Not required, but if provided, 2.5" per foot of height and 6' minimum	NONE	N/A
ZR16 DCMR11, SUBTITLE G, 202.1	Minimum Closed Court Area	Twice the square of the width of the court and 250 Sq.ft. minimum	NONE	N/A

**BUILDING C-2:
ARCHITECTURAL PRECEDENTS & RENDERINGS**

June 16th, 2020





ARCHITECTURAL PRECEDENTS

C-2_201





FINAL DESIGN
OF BUILDING D
SUBJECT TO Z.C.
CASE NO. 15-27E

JUNE 16TH, 2020

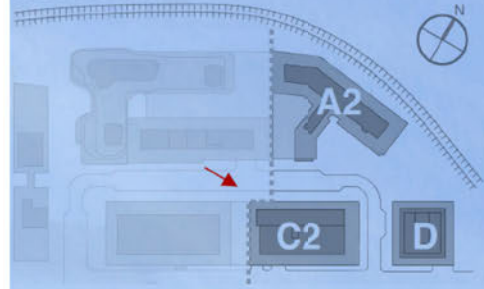
SMITHGROUP

CARR
PROPERTIES

BUILDING C-2 VIEW FROM NEAL PLACE PARK

C-2_202

KEY PLAN



FINAL DESIGN
OF BUILDING D
SUBJECT TO Z.C.
CASE NO. 15-27E

BUILDING C-2 VIEW FROM SOUTH WEST

C-2_203

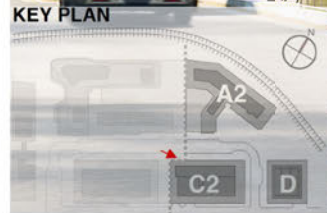
JUNE 16TH, 2020



SMITHGROUP



FINAL DESIGN
OF BUILDING D
SUBJECT TO Z.C.
CASE NO. 15-27E



JUNE 16TH, 2020

SMITHGROUP

CARR
PROPERTIES

BUILDING C-2 VIEW OF ENTRANCE AND RETAIL CANOPY

C-2_204



BUILDING C-2 VIEW FROM NEAL PLACE AND 3RD STREET

JUNE 16TH, 2020

C-2_205

CARR
PROPERTIES

SMITHGROUP