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PARCEL F-1

SQUARE: 1112 E
LOT: 0804
ZONE: HE-1
SITE AREA: 60,862 SF

HE-1 Zone Requirements

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2800-2806	General Provisions, ZC Review, Uses (MOR, Special Exceptions, Prohibited, Accessory)	N/A	N/A	Complies	N/A
2807, RFP	Inclusionary Zoning	30% of total units (see Affordable Housing Chart)	28 Units	Complies	3
2808	Maximum Lot Occupancy:	80%	52%	Complies	14
2808	Maximum Building Height:	50'	52'-0" (from m.p. @ 64.47', 19th St)	Zoning relief for 2' of add'l height at HE-1	24
2808	Maximum FAR*:	Max. Total = 3.0 Retail/ Non-res: Square F = 0.8	Max. Total = 1.86 Retail/ Non-Res. = 0.22	Complies	3
2808	Maximum No. of Stories:	4	4 (from m.p. @ 64.47', 19th St)	Complies	24
2809, 411, 400.7	Penthouses: (1,654 of habitable sf)	1) Multiple enclosures 2) Penthouse walls may be multiple heights (HE-1 = 12' w/15' mech space) 3) 0.40 FAR maximum habitable space allowed	1) Multiple enclosures 2) Multiple heights 3) 0.03 FAR	Complies	23
2810	Side Yard Setbacks:	None required, 8'-0" min. if provided	8'-10"	Complies	10
2810	Rear Yard Setback:	15'-5" Residential portion of bldg at or below grade: 3" per vertical distance from mean finished grade at middle of the rear of the structure to the highest point of the main roof, not less than 12'-0"	26'-10"	Complies	10
2811-2814	(See next page, table cont'd)				
2815, 2101	Parking:	Total = 60 spaces Residential spaces = 46 spaces (R-5-B = 1:2 dwelling units) Retail/ Non-Res. = 14 spaces (CR = in excess of 3,000 sf, 1 per additional 750 sf of gfa) No driveway or garage entrance providing access to parking or loading areas shall be permitted from a primary or secondary street. Driveway or garage entrances shall be 40' min. from intersection of the curb lines extended.	45 total spaces provided 27 standard spaces (60%); 18 compact spaces (40%)	Zoning relief for reduction of 15 spaces	21
2119	Bicycle Parking:	Total Required = 31 spaces DDOT: Residential Spaces = 1:3 units = 30 space Retail =1:10,000sf = 1 space	31 spaces	Complies	21
2815, 2201	Loading:	Residential (R-5-B): (1) 55' berth, (1) 200sf platform, (1) 20' service and delivery space Retail/ Non-Res. (CR): (1) 30' berth, (1) 100sf platform , (1) 20' service and delivery space Loading berths shall not front onto a primary or secondary street	1 loading berth @ 30' deep, 1 loading platform @ 100sf, 1 service @ 20' deep	Zoning relief for (1) 55' berth and (1) 200sf platform	21

Gross Floor Area

Floor	Residential (gsf)	Retail/ Non-Res. (gsf)	Total (gsf)
G	14,621	13,423	28,044
1	12,230	0	12,230
2	24,312	0	24,312
3	24,312	0	24,312
4	24,312	0	24,312
Total	99,787	13,423	113,210

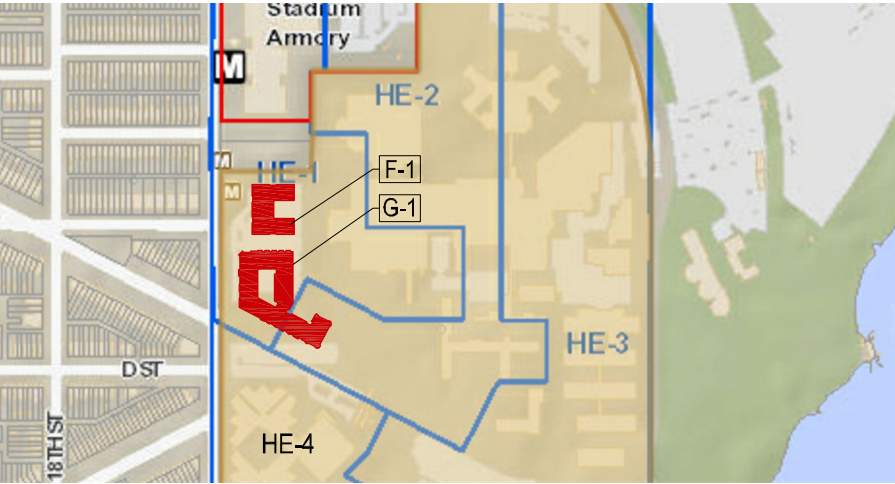
NOTE: For purposes of counting F.A.R. gfa does not include: 1) bays projecting over property line, 2) parking access ramps, 3) habitable penthouse space below 0.4 FAR, and 4) cellar floor area.

Unit Mix

Floor	STUDIO	1 BEDROOM	2 BEDROOM	NO. OF UNITS
G	1	3	0	4
1	1	8	0	9
2	3	15	8	26
3	3	15	8	26
4	3	15	8	26
Total	11	56	24	91
Percentage	12%	62%	26%	100%

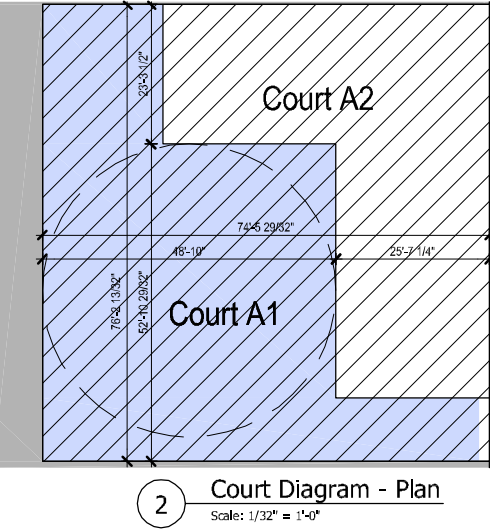
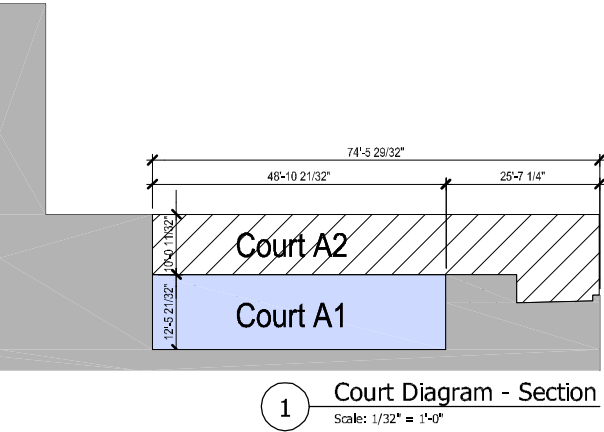
Affordable Housing Chart

Residential Unit Type	Residential GSF and Percentage of Total (Approx.)	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	99,787 sf of GFA (100%)	91	N/A	N/A	N/A
Market Rate	69,851 sf of GFA (70%)	63	Market	N/A	Rental
IZ	14,968 sf of GFA (15%)	14	30% AMI	50 years	Rental
IZ	14,968 sf of GFA (15%)	14	60% AMI	50 years	Rental



HE-1 Zone Requirements (Cont'd)

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
406	Courts per R-5-B:	Court A1 (closed): width = 15'-0" w, area = 450 sf Width: 4" per foot of ht of court, not less than 15'. Area: 2 x square of the required width of court dimension based on the ht of court, not less than 350 sq ft. Court A2 (open): width = 6'-0" 4" per foot of ht of court, not less than 6'.	Court A1 width of inscribed circle = 48'-10" area = 3,306 sf Court A2 width = 76'-2"	Complies	



Section	Regulation	Requirement	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2811	Ground Floor Use - Where Required and Permitted	All frontage on 19th Street is required to have ground floor preferred uses, provided that the building shall be constructed so that not less than 65% of the ground floor frontage will be devoted to preferred uses and main building entrances, or lobbies to office and residential uses.	Complies	
2812	Ground Floor Use - Design Standards	Wherever preferred uses are required or allowed, such ground floor preferred uses shall: (a) if located on a corner, wrap around the corner to 20'-0" min. on the side street; (b) occupy the ground floor 30'-0" min. depth; (c) have a 14'-0" min. clear floor-to-ceiling ht from finished grade; (d) street-facing facades of bldgs on primary streets shall devote not less than 75% per individual use or 50% of the length and 50% of the surface area of the street wall at the ground level to windows associated with preferred uses or with main building entrances; and (e) street-facing facades of mixed-use or non-residential buildings on secondary streets shall devote 75% min. per individual use or 30% of the length and 30% of the surface area of the street wall at the ground level to windows associated with preferred uses or windows associated with main building entrances. Windows shall have clear or clear/low emissivity glass allowing transparency to a depth of 20'-0" into the preferred ground level space with bottom sills no more than 4'-0" above the adjacent sidewalk grade. Such windows must allow views from within the building to the street.	Complies	
2813	Design Requirements - All Locations	a) Except as provided in § 2814.2, the front of a building or structure shall extend to the property line(s) abutting the street right-of-way for not less than 90% of the property line and to a ht of 25 ft. min. b) Whatever portion of the front of a building or structure that does not extend to the property line(s) must extend to within 25 ft. of the front property line and to a ht of 25 ft.min. c) Awnings, canopies, bay windows, and balconies may extend forward of the required building line to the extent permitted by any other regulations. d) For every 50 ft. of uninterrupted building façade length, the building shall incorporate modulated and articulated building wall planes through the use of projections, recesses and reveals expressing structural bays, changes in color graphical patterns, texture, or changes in building material of the façade. e) The articulation shall have a 6" minimum change of plane. f) Façade articulation of less than 2 ft. in depth shall qualify to meet the street frontage required building line standards of §§ 2813.2 and 2813.3. g) Any single articulation feature shall not exceed 60% of the building façade width. h) Buildings with ground floor retail shall incorporate vertical elements to create a series of storefront-type bays with entrances that are 50 ft. min. apart. i) Security grilles shall have no less than 70% transparency. j) Street-facing facades shall not have blank walls (without doors or windows) greater than 10 ft. in length. k) Each use within a building shall have an individual public entrance that is clearly defined and directly accessible from the public sidewalk. l) Exterior display of goods and exterior storage between the building line and the front lot line is prohibited. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, or other appropriate vendors are permitted to the extent consistent with other District laws. m) Windows shall cover the following minimum area of street-facing facades above the ground floor level. Primary Street - 35% Non-Res; 20% Res and Secondary Street - 40% Non-Res; 20% Res n) Buildings and structures should clearly articulate a base, middle, and top, except for row dwellings and flats. o) High quality, durable materials which enhance the building and convey permanence shall be required. p) The use of synthetic stucco, vinyl siding, and/or other low-grade exterior finishes is prohibited.	Complies	
Reservation 13 Hill East Waterfront - Draft Design Guidelines: Section 5.2	Street Frontage Design Principles: Secondary Streets (19th Street, 20th Street, Burke Street, and C Street)	For buildings up to 4 stories, no single bay may exceed 12' in width.	Complies	



PARCEL G-1
 SQUARE: 1112 E
 LOT: 0804
 ZONE: HE-1 and HE-2
 SITE AREA: 87,614 SF

HE-1 and HE-2 Zone Requirements

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2800-2806	General Provisions, ZC Review, Uses (MOR, Special Exceptions, Prohibited, Accessory)	N/A	N/A	Complies	N/A
2807, RFP	Inclusionary Zoning	30% of total units (see Affordable Housing Chart)	78 Units	Complies	5
2808	Maximum Lot Occupancy:	Blended: 78.77% HE-1: 80% HE-2: 75%	Blended: 75.3% HE-1: 74.6% HE-2: 77.5%	Complies	31, 32
2808	Maximum Building Height:	HE-1: 50'-0" HE-2: 80'-0"	HE-1: 53'-0" HE-2: 69'-0" (from m.p. @ 64.65', 19th St)	Zoning relief for 3' of additional height at HE-1	48, 49
2808	Maximum FAR*:	Max Total: Blended = 3.44 (HE-1 = 3.0, HE-2 = 4.8) Retail/ Non-res: Square G =1.0	Max Total: 3.27 Retail/ Non-Res. = 0.16	Complies	5
2808	Maximum No. of Stories:	HE-1: 4 HE-2: 7	HE-1: 4 HE-2: 7 (from m.p. @ 64.65', 19th St)	Complies	48, 49
2809, 411, 400.7	Penthouses (2,527 of habitable sf)	1) Multiple enclosures 2) Penthouse walls may be multiple heights (HE-1 = 12' w/15' mech space; HE-2 = 20') 3) 0.40 FAR maximum habitable space allowed	1) Multiple enclosures 2) Multiple heights 3) 0.03 FAR	Complies	47
2810	Side Yard Setbacks:	None required, 8'-0" min. if provided	N/A	Complies	10
2810	Rear Yard Setback:	16'-11" (HE-1) and 20'-8" (HE-2) Residential portion of bldg at or below grade: 3" per vertical distance from mean finished grade at middle of the rear of the structure to the highest point of the main roof, not less than 12'-0"	24'-2"	Complies	10
2811-2814	(See next page, table cont'd)				
2815, 2101	Parking:	Total = 143 spaces Res. spaces = 129 spaces (R-5-B = 1:2 dwelling units) Retail/ Non-Res. = 14 spaces (CR = in excess of 3,000 sf, 1 per additional 750 sf of gfa) No driveway or garage entrance providing access to parking or loading areas shall be permitted from a primary or secondary street. Driveway or garage entrances shall be 40' min. from intersection of the curb lines extended.	111 total spaces provided 67 standard spaces (60%); 44 compact spaces (40%)	Zoning relief for reduction of 32 spaces	41
2119	Bicycle Parking:	Total Required = 88 spaces DDOT: Residential Spaces = 1:3 units = 86 space Retail = 1:10,000sf = 2 spaces	88 spaces	Complies	41
2815, 2201	Loading*:	Residential (R-5-B): (1) 55' berth, (1) 200sf platform, (1) 20' service and delivery space	1 loading berth @ 30' deep, 1 loading platform @ 100sf, 1 service @ 20' deep	Zoning relief for reduction from 55' berth and 200sf platform	42
Ch.32A	Bays:	Massachusetts Ave = 66'-6" max. single projection; 173'-7" max. aggregate projections 20th St = 26'-9" max. single projection; 54'-3" max. aggregate projections	Mass. Ave = 17'-0"/ 114'-5" 20th St = 14'-4"/ 28'-8"	Complies	43

NOTE: Loading requirement is based on the building use greater than 90% of the entire building, per section 2202.2. Residential gsf = 93.5%

Gross Floor Area

Floor	Residential (gsf)	Retail/ Non-Res. (gsf)	Total Per Zoning (gsf)	Bays over PL (gsf)
LL	40,119	0	40,119	487
	*(cellar 8,310)	*(cellar 5,786)		
1	37,780	13,765	51,545	487
Mezz	11,940	0	11,940	0
2	52,703	0	52,703	487
3	52,703	0	52,703	487
4	52,104	0	52,104	173
5	12,847	0	12,847	131
6	12,847	0	12,847	131
Total	273,043	13,765	286,808	2,383

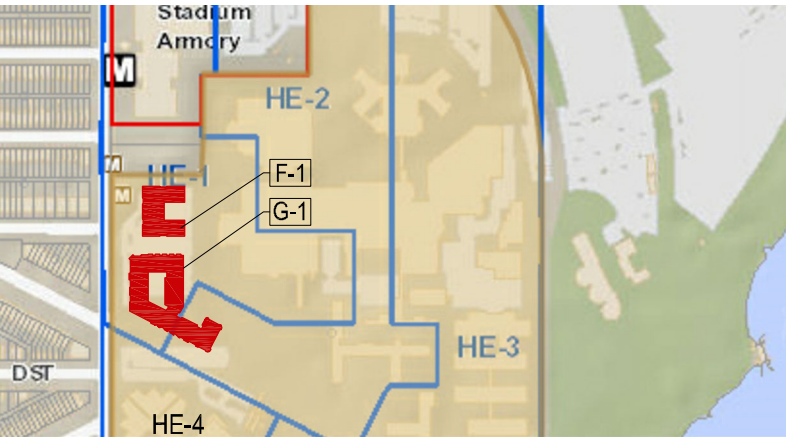
NOTE: For purposes of counting F.A.R. gfa does not include: 1) bays projecting over property line, 2) parking access ramps, 3) habitable penthouse space below 0.4 FAR, and 4) cellar floor area.

Unit Mix

Floor	STUDIO	1 BEDROOM	2 BEDROOM	NO. OF UNITS
LL	4	17	6	27
1	5	19	7	31
Mezz	2	7	2	11
2	6	37	12	55
3	6	33	16	55
4	6	33	12	51
5	4	6	4	14
6	4	6	4	14
Total	37	158	63	258
Percentage	14%	61%	24%	100%

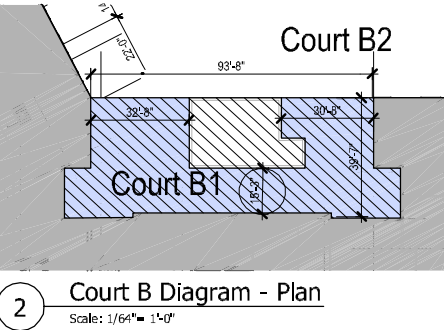
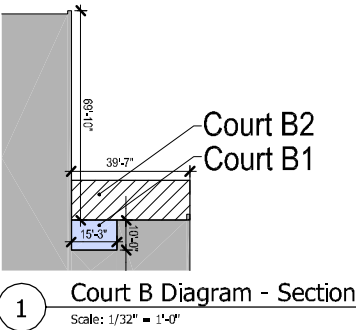
Affordable Housing Chart

Residential Unit Type	Residential GSF and Percentage of Total (Approx.)	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	273,043 sf of GFA (100%)	258	N/A	N/A	N/A
Market Rate	191,130 sf of GFA (70%)	180	Market	N/A	Rental
IZ	40,956 sf of GFA (15%)	39	30% AMI	50 years	Rental
IZ	40,956 sf of GFA (15%)	39	60% AMI	50 years	Rental

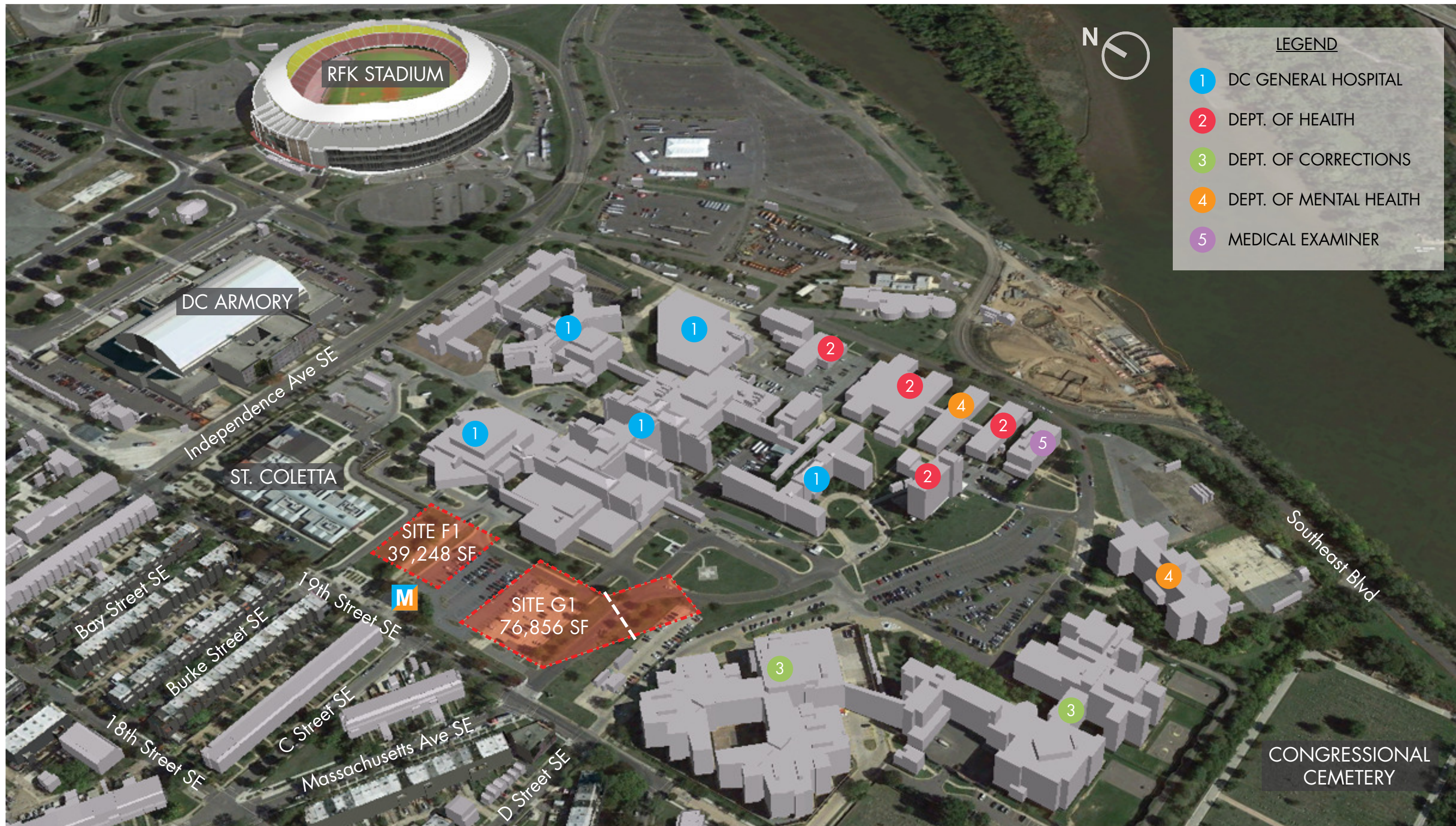


1 ZONING MAP
Scale: NTS

Section	Regulation	Requirement	Provided	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
406	Courts per R-5-B	Court A (closed): width = 21'-7" W, area = 932 sf Width: 4" per foot of ht of court, not less than 15'. Area: 2 x square of the required width of court dimension based on the ht of court, not less than 350 sq ft. Court B (open): B1 = 6'-0"; B2 = 23'-3" 4" per foot of ht of court, not less than 6'.	Court A: width = 63'-6", area = 8,080 sf Court B1: 15'-3" Court B2: 39'-7"	Complies	



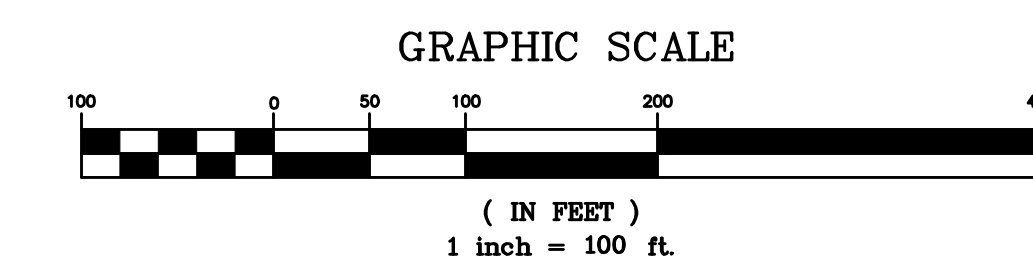
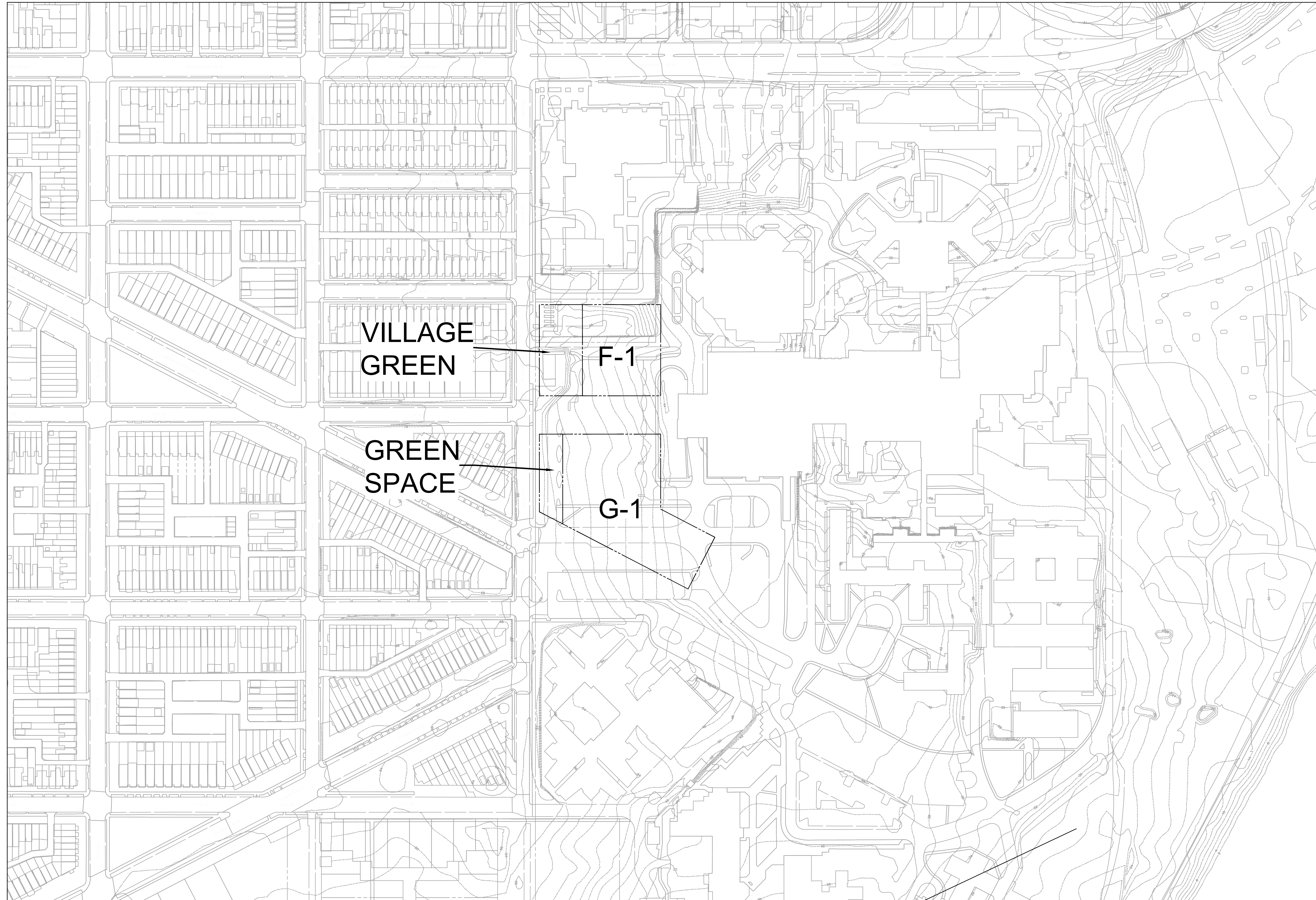
Section	Regulation	Requirement	STATUS	REF. SHEET IN ZC REVIEW SUBMISSION
2811	Ground Floor Use - Where Required and Permitted	65% min. of the ground floor frontage along <u>Mass. Ave. and NW corner of Square G</u> are required to be devoted to preferred uses (retail, entertainment, cultural, or commercial uses) and main building entrances, or lobbies to office and residential uses All frontage on <u>19th Street</u> is required to have ground floor preferred uses, provided that the building shall be constructed so that not less than 65% of the ground floor frontage will be devoted to preferred uses and main building entrances, or lobbies to office and residential uses.	Complies	
2812	Ground Floor Use - Design Standards	Wherever preferred uses are required or allowed, such ground floor preferred uses shall: (a) if located on a corner, wrap around the corner to 20'-0" min. on the side street; (b) occupy the ground floor 30'-0" min. depth; (c) have a 14'-0" min. clear floor-to-ceiling ht from finished grade; (d) street-facing facades of bldgs on primary streets shall devote not less than 75% per individual use or 50% of the length and 50% of the surface area of the street wall at the ground level to windows associated with preferred uses or with main building entrances; and (e) street-facing facades of mixed-use or non-residential buildings on secondary streets shall devote 75% min. per individual use or 30% of the length and 30% of the surface area of the street wall at the ground level to windows associated with preferred uses or windows associated with main building entrances. Windows shall have clear or clear/low emissivity glass allowing transparency to a depth of 20'-0" into the preferred ground level space with bottom sills no more than 4'-0" above the adjacent sidewalk grade. Such windows must allow views from within the building to the street.	Complies	
2813	Design Requirements - All Locations	a) Except as provided in § 2814.2, the front of a building or structure shall extend to the property line(s) abutting the street right-of-way for not less than 90% of the property line and to a ht of 25 ft. min. b) Whatever portion of the front of a building or structure that does not extend to the property line(s) must extend to within 25 ft. of the front property line and to a ht of 25 ft.min. c) Awnings, canopies, bay windows, and balconies may extend forward of the required building line to the extent permitted by any other regulations. d) For every 50 ft. of uninterrupted building façade length, the building shall incorporate modulated and articulated building wall planes through the use of projections, recesses and reveals expressing structural bays, changes in color graphical patterns, texture, or changes in building material of the façade. e) The articulation shall have a 6" minimum change of plane. f) Façade articulation of less than 2 ft. in depth shall qualify to meet the street frontage required building line standards of §§ 2813.2 and 2813.3. g) Any single articulation feature shall not exceed 60% of the building façade width. h) Buildings with ground floor retail shall incorporate vertical elements to create a series of storefront-type bays with entrances that are 50 ft. min. apart. i) Security grilles shall have no less than 70% transparency. j) Street-facing facades shall not have blank walls (without doors or windows) greater than 10 ft. in length. k) Each use within a building shall have an individual public entrance that is clearly defined and directly accessible from the public sidewalk. l) Exterior display of goods and exterior storage between the building line and the front lot line is prohibited. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, or other appropriate vendors are permitted to the extent consistent with other District laws. m) Windows shall cover the following minimum area of street-facing facades above the ground floor level. Primary Street - 35% Non-Res; 20% Res and Secondary Street - 40% Non-Res; 20% Res n) Buildings and structures should clearly articulate a base, middle, and top, except for row dwellings and flats. o) High quality, durable materials which enhance the building and convey permanence shall be required. p) The use of synthetic stucco, vinyl siding, and/or other low-grade exterior finishes is prohibited.	Complies	
2814	Design Requirements for Buildings Located on Primary Streets (Massachusetts Ave.)	a) The fronts of buildings located at street intersections shall be constructed to the property lines abutting each intersecting street, without any setback, for a minimum of 50 ft. from the intersection, along each street frontage. b) The corner of the building at the intersection of two primary streets or a primary and secondary street shall incorporate articulation such, as but not limited to, being angled, curved, or chamfered to emphasize the corner. c) The distance from the corner shall not exceed 20 ft., measured from the corner of the lot to the end of the angled or curved wall segment. d) Entrances into a building shall be no more than 50 ft. apart and recessed no more than 6 ft. deep or 10 ft. wide. e) Buildings shall incorporate vertical elements in the street-facing façade to create a series of storefront-type bays where preferred uses are present. f) Residential buildings shall have at least one primary entrance directly accessible from the public sidewalk. g) Instead of the windows required by § 2812.1(d), on primary streets, artwork and displays relating to activities occurring within the building shall be permitted as a special exception if approved by the Zoning Commission pursuant to § 3104, provided the applicant demonstrates that: (1) The building has more than 50% of its ground level space in storage, parking, or loading areas, or in uses which by their nature are not conducive to windows (such as theaters); and (2) The artwork or displays are consistent with the objective of providing a pleasant, rich, and diverse pedestrian experience.	Complies	
Reservation 13 Hill East Waterfront - Draft Design Guidelines: Section 5.1	Street Frontage Design Principles: Primary Streets	For buildings up to 4 stories, no single bay may exceed 12' in width.	Complies	



Source: Master Plan for Reservation 13 | Hill East Waterfront, February 2003



Source: Reservation 13 Hill East Waterfront Draft Design Guidelines, July 21, 2008



LEGEND

RESIDENTIAL UNITS

AMENITY

LEASING/MANAGEMENT

RETAIL

RETAIL CIRCULATION

CORE/CIRCULATION

VERTICAL CIRCULATION

PARKING

BUILDING SERVICE

