

	Required/Permitted	Existing Conditions	Proposed/Provided	Relief Requested
Zoning Classification	CG-5			
FAR Sub. K § 505.3	4.0, 4.8 (w/ IZ) and 2.0 (non-residential)	6.0 FAR	4.22 FAR	
Land Area	110,988 SF	110,988 SF	110,988 (no change from existing)	
Gross Floor Area	443,952 SF	665,928 SF	468,647 SF	
Lot Occupancy Sub. K § 505.12	75% (residential), 90% w/ IZ	63.6%	63.6% (no change from existing)	
Building Height Sub. K § 505.4	60' 80' (w/ IZ)	90'-0" (from top of curb at centerline on Water Street)	90' (no change from existing) for 76% of the building 92'-3" for 20% of the building 95' for 4% of the building	Variance approved in 16-06 for additional height due to structural accommodations for mechanical penthouse spaces and rooftop use for residential conversion.
Penthouse Number Sub. C § 1500.6 + 1500.7	1; separate enclosures for egress stairs and elevator core permitted	1, with additional unenclosed equipment	2, with additional unenclosed equipment (plus separate egress stairs)	Special Exception approved in 16-06 for multiple penthouses. Relief still needed but not increased.
Penthouse Heights Sub. K § 505.5	12' max height for habitable space; 15' max height for mechanical space Multiple heights permitted for habitable space, mechanical space, elevator, and screen walls.	16'-9 1/2"	Habitable space 12'-0" (From reinforced slab elev.) Elevator Machine Room 17'-10" Elevator Pop-up 20' Mech. Screen wall 14'-3" (south) 11'-9" (north) Stairs (north & south) 12'-9" Mech. Screen wall 6'-0"	Special Exception approved in 16-06 for multiple heights; additional relief requested for multiple heights and for existing elevator machine room at 17'-10" and the new elevator at 20'-0" to access penthouse level.
Penthouse Setbacks Sub. C § 1502.1	1:1 setback ratio	Complies with 1:1 setback ratio	Existing stairwells and elevator overruns to remain. New openings in the slab creates setbacks less than 1:1 at interior courts only.	Special Exception approved in 16-06 for setbacks at court walls for existing stair towers. Relief still needed, plus additional setback relief requested for existing elevator at court walls.
Parking Requirement Sub. C § 701.5 Residential Retail Total	(415 units - 4 units) / 1 per 3 units = 137 spaces 16,542 sf - 3,000 sf / 1.33 per 1000 = 18 spaces 155 spaces	691 parking spaces	197 residential spaces + 49 retail spaces = 246 total spaces	
Bicycle Parking Requirement Sub. C § 802.1	Residential long-term; interior - 1 space per 3 units x 415 units = 139 spaces Residential short-term; exterior - 1 space per 20 units x 415 units = 21 spaces Retail long-term; interior - 1 space per 10,000 sf x 14,619 sf = 2 spaces Retail short-term; exterior - 1 space per 35,000 sf x 14,619 sf = 1 spaces	No existing bicycle parking	159 spaces (residential, long-term; interior) 22 spaces (residential, short-term; exterior) 29 spaces (retail, long-term; interior) 7 spaces (retail, short-term; exterior)	
Loading Berth Sub. C § 901 + 905 Residential Retail	(1) @ 30' deep (1) @ 30' deep	(1) @ 40' deep (1) @ 30' deep	(1) @ 40' deep (no change from existing) (1) @ 30' deep (no change from existing)	Variance approved in 16-06 for reduction of size from 55' to 40' (required under ZR58). No change proposed.
Loading Platform Sub. C § 901 + 905 Residential Retail	None (2) @ 100 sf	(1) @ 211 sf (1) @ 301 sf	(1) @ 211 sf (no change from existing) (1) @ 301 sf (no change from existing)	
Service/Delivery Loading Spaces Sub. C § 901 + 905 Residential Retail	(1) @ 20' deep None	(1) @ 20' deep	(1) @ 20' deep (no change from existing)	Variance approved in 16-06 for reduction of number of service/delivery spaces from 2 to 1 (required under ZR58). No change proposed.
Courts: Minimum Width Sub. K § 505.9	4 in. per foot of height x 110' (at north facade) = 36'-8" 4 in. per foot of height x 92'-3" (at inner courtyards) = 30'-9"	North facade open court: 71'-2"	North facade open court: 71'-2" (no change from existing) Inner courtyards: 67'-7" open width	
Rear Yard Sub. K § 505.7	12'-0" minimum	54.52'	54.52' (no change from existing)	
Side Yard Sub. K § 505.6	If provided, 2" per 1'-0" of height, 5'-0" minimum	6'-1" side yard	6'-1" (no change from existing)	
Waterfront Setback in CG-5 Zone Sub. K § 505.8(a)	N/A per Sub. K § 505.8(a)	N/A	N/A	
GAR Sub. K § 505.11	0.3		0.3	

1900 HALF STREET

Square 666 Lot 15 / 1900 Half Street SW, Washington, DC · Douglas Development Corporation · Antunovich Associates © · Dewberry Consultants LLC · Lee and Associates Inc.

PROPOSED Zoning Analysis

ZONING COMMISSION
District of Columbia
November 27, 2017
CASE NO. 16-061
EXHIBIT NO. 11A