

Square 3581		Lot 15		Site Area: 77,898		Current Zoning: PDR-2 and PDR-4				
		Allowable by Zoning PDR-2 (19% of Site)		Allowable by Zoning PDR-4 (81% of Site)		Allowable by Zoning MU-5-A		Provided		
FAR		PUD - 3.6 Total (3.0x20%) Byright - 3.0 Restricted 4.5 Permitted		PUD - 1.2 Total (1.0x20%) Byright - 1.0 Restricted 6.0 Permitted		PUD - 5.04 Total (3.5x20%x20%) 2.01 Maximum Non-Residential (no more than 34% increase) Byright - 3.5x20% bonus density with IZ = 4.2 1.5 Maximum Non-Residential		4.03 0.14	Total Non-residential Retail Service	313,916 GFA 11,062 GFA 9,136 GFA 1,926 GFA
Building Height		PUD - 60' tall (Byright - 60') stories-no limit		PUD - 90' tall (Byright - 90') stories-no limit		PUD - 90' tall (Byright - 65', IZ-70') stories-no limit		81' 6"	(height to top of roof)	7 stories
Penthouse		FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1		FAR = .4 max PUD - 20' 1 story + mezz Setback = 1:1		FAR = .4 max (Habitable Space) PUD - 20' 1 story + mezz Setback = 1:1		0.00	(All Penthouse Mechanical Space)	12' (1 story) Provided as required
Lot Occupancy		No max.		No max.		Byright - 80% IZ - 80%		57%		
Rear Yard		Min. Depth 2.5" per ft. of height not < 12ft		Min. Depth 2.5" per ft. of height not < 12ft		15'		49' 10"		
Side Yard		None required		None required		None required; If provided 2 inches per foot of height not < 5 feet (86' x 2" = 14' 4") required		5'	(Flexibility Requested)	
Courtyards	Open Closed	Min. Width: 2.5" per ft. of height not < 6' Min. Width: 2.5" per ft. of height not < 12' Area: Twice square of req'd width not < 250 sf		Min. Width: 2.5" per ft. of height not < 6' Min. Width: 2.5" per ft. of height not < 12' Area: Twice square of req'd width not < 250 sf		Min. Width: 4" per ft. of height not < 10' (res) Min. Width: 4" per ft. of height not < 15' (res) Area: Twice square of req'd width not < 350 sf (res)		(67' x 4" = 22' 4") required (97' x 4" = 32' 4") required	Width: 53' 0" Width: 83' 0" Area: 9,745 SF	
Green Area Ratio		0.3		0.3		0.3		0.3	(Per "agreement" GAR compliance for Lot C shall be met independently with NoMa parks development)	
<u>Parking Requirement</u>										
Retail		1.33 per 1,000 SF in excess of 3,000 SF		1.33 per 1,000 SF in excess of 3,000 SF		(9,136-3000/1000*1.33= 8 spaces required)		14 spaces provided	(0% compact)	
Residential		1 space per each 3 D.U. in excess of 4 units		1 space per each 3 D.U. in excess of 4 units		(328-4 / 3 = 108 spaces required)		110 spaces provided	(44% compact)	
						* Note: Project located within 1/2 mile of a metro station, 50% parking reduction allowed per Subtitle C §702.1		116 spaces required	124 total spaces provided	(39% compact)
						* 58 spaces required with 50% reduction				
<u>Bike Parking</u>		<u>Long Term</u>		<u>Short Term</u>		<u>Long Term</u>		<u>Short Term</u>		
Retail		1 space per each 10,000 SF.		1 space per each 3,500 SF.		1 space per each 10,000 SF. (9,136 / 10,000 = 1)		1 space per each 3,500 SF. (9,136 / 3,500 = 3)		4 spaces 10 spaces
Residential		1 space per each 3 D.U.		1 space per each 20 D.U.		1 space per each 3 D.U. (328 / 3 = 110)		1 space per each 20 D.U. (328 / 20 = 17)		170 spaces 20 spaces
<u>Loading</u>										
Retail		Not required per Subtitle C § 903.2		Not required per Subtitle C § 901.8		Not required per Subtitle C § 901.8		Shared between uses pursuant to Subtitle C § 901.8		
Residential (>50 units)		Not required per Subtitle C § 903.2		1 loading berth at 30' + 1 20' service space + 100 sf platform		1 loading berth at 30' + 1 20' service space + 100 sf platform		2 loading berths at 30' + 2 100 sf platforms		

Affordable Housing Summary	
Base Building	
Total Gross Floor Area (All uses FAR)	313,916
Total Residential Floor Area	302,855
Total Net Residential Area	244,744
Ratio of Total Net Residential Area / Total Residential Area	81%
Total Net Residential IZ Required (8% of Total Net Residential Area)	19,580
<b>Total Net Residential IZ Provided (60% MFI)</b>	<b>19,580</b>
<b>Plus Artist's Lofts at 60% MFI</b>	<b>6,728</b>
<b>Total Net Residential at 60% AMI</b>	<b>26,308</b>
<b>Total % of Net Residential at 60% AMI</b>	<b>10.7%</b>

\*Subject to change based on GFA of building

Unit Summary			
Proposed Units		328 units	
Unit Type	Percentage		
Studio	10%	to	20%
Jr. 1 Bedroom	15%	to	25%
1 Bedroom	25%	to	35%
Jr. 2 Bedroom	5%	to	10%
2 Bedroom	20%	to	30%
3 Bedroom	1%	to	5%

\*Potential location of IZ units shown in Separate exhibit