



01.15.2026

NEW CITY, DC

A PROJECT FOR DOUGLAS DEVELOPMENT

powers
brown
archi
ecture

ZONING COMMISSION
District of Columbia
CASE NO. 24-11
EXHIBIT NO. 151A1

ZONING TABULATIONS

YARDS, COURTS, AND GAR AREAS (PDR-1)			
	DEVELOPMENT STANDARDS	PROPOSED	NOTES
LAND AREA :			AREA TO BE REZONED FROM MU-5B TO PDR-1: 208,478 SF AREA TO REMAIN MU-5B : 183,267 SF TOTAL PUD SITE AREA : 391,745 SF (9 AC)
HEIGHT :	50'-0"	49'-3"	AS PER SECTION 307 :RULES OF MEASUREMENT FOR BUILDING HEIGHT: NON-RESIDENTIAL ZONES ; SUBSECTION 307.1 : IN OTHER THAN RESIDENTIAL ZONES, AS DEFINED IN SUBTITLE A § 101.9, AND EXCEPT AS PERMITTED ELSEWHERE IN THIS SECTION AND THE REGULATIONS, THE BUILDING HEIGHT MEASURING POINT (BHMP) SHALL BE ESTABLISHED AT THE LEVEL OF THE CURB, OPPOSITE THE MIDDLE OF THE FRONT OF THE BUILDING, AND THE BUILDING HEIGHT SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE BHMP TO THE HIGHEST POINT OF THE ROOF OR PARAPET OR TO A POINT DESIGNATED BY A SPECIFIC ZONE DISTRICT; (BHMP=(0+14')/2 = 7'; T.O.PARAPET=55'; VERTICAL DISTANCE= (55'-0") - (7'-0") = 48'-0")
PENTHOUSE HEIGHT :	12'-0"	0'-0"	EXCEPT 15'-0" PENTHOUSE MECHANICAL SPACE
FLOOR AREA RATIO :	3.5 _{MAX}	0.463	
LOT OCCUPANCY :	80% _{MAX}	46.3%	
FRONT YARD :	NOT REQUIRED		
REAR YARD :	2.5"/1'-0" OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL	290'-0"	12'-0" MINIMUM
SIDE YARD :	NOT REQUIRED	81'-1" _{WEST} ; 278'-10" _{EAST}	
TRANSITIONAL YARD :	NOT REQUIRED	NOT PROVIDED	
OPEN COURT	NOT REQUIRED	NOT PROVIDED	
GREEN AREA RATIO :	0.20	0.20	0.2 FOR TWO-STORY PRINCIPAL BUILDING

GROSS FLOOR AREAS	
GROUND FLOOR	20,436 SF
FIRST FLOOR	160,654 SF
TOTAL	181,090 SF

PARKING AND SUPPORT			
CAR PARKING	REQUIRED	PROVIDED	CAR REQUIREMENTS METHOD OF CALCULATION
WAREHOUSE	185	198	1/1000 SF IN EXCESS 3,000 SF EXCEPT WAREHOUSE OR STORAGE FACILITY

BIKE PARKING	REQUIRED (LONG-TERM)	PROVIDED (LONG-TERM)	REQUIRED (SHORT-TERM)	PROVIDED (SHORT-TERM)	BICYCLE REQUIREMENTS METHOD OF CALCULATION
WAREHOUSE	10	10	NOT REQUIRED	NOT PROVIDED	1 SPACE FOR EACH 20,000 SF

BIKE SUPPORT	REQUIRED	PROVIDED	BICYCLE SUPPORT METHOD OF CALCULATION
SHOWERS	6	6	IF A NON-RESIDENTIAL USE REQUIRES LONG-TERM BICYCLE PARKING SPACES AND OCCUPIES MORE THAN 25,000 GSF, PROVIDE A MINIMUM OF 2 SHOWERS. AN ADDITIONAL 2 SHOWERS SHALL BE INSTALLED FOR EVERY 50,000 GSF ABOVE THE FIRST 25,000 GSF, UP TO 6 SHOWERS _{MAX}
LOCKERS	6	6	IF A NON-RESIDENTIAL USE REQUIRES LONG-TERM BICYCLE PARKING SPACES AND OCCUPIES MORE THAN 25,000 GSF, PROVIDE A MINIMUM OF 6/10s (0.6) TIMES THE MINIMUM NUMBER OF THE REQUIRED LONG-TERM BICYCLE PARKING SPACES. EACH LOCKER IS REQUIRED TO BE A MINIMUM OF 12" W x 18" D x 36" H.

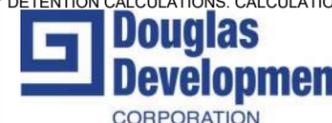
LOADING/SERVICE	REQUIRED	PROVIDED	LOADING/SERVICE METHOD OF CALCULATION
WAREHOUSE	1	12	FOR EACH 100,000 GSF MORE THAN 50,000 SF

* BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

NEW CITY, DC
a project for
DOUGLAS DEVELOPMENT

FALLS CHURCH

13 JANUARY 2026



EX
001

VIRGINIA

222016

Copyright 2021 POWERS BROWN ARCHITECTURE this drawing and the architectural work depicted therein are the sole property of Powers Brown Architecture. No portion of this drawing may be copied without the express written consent of the Architect.

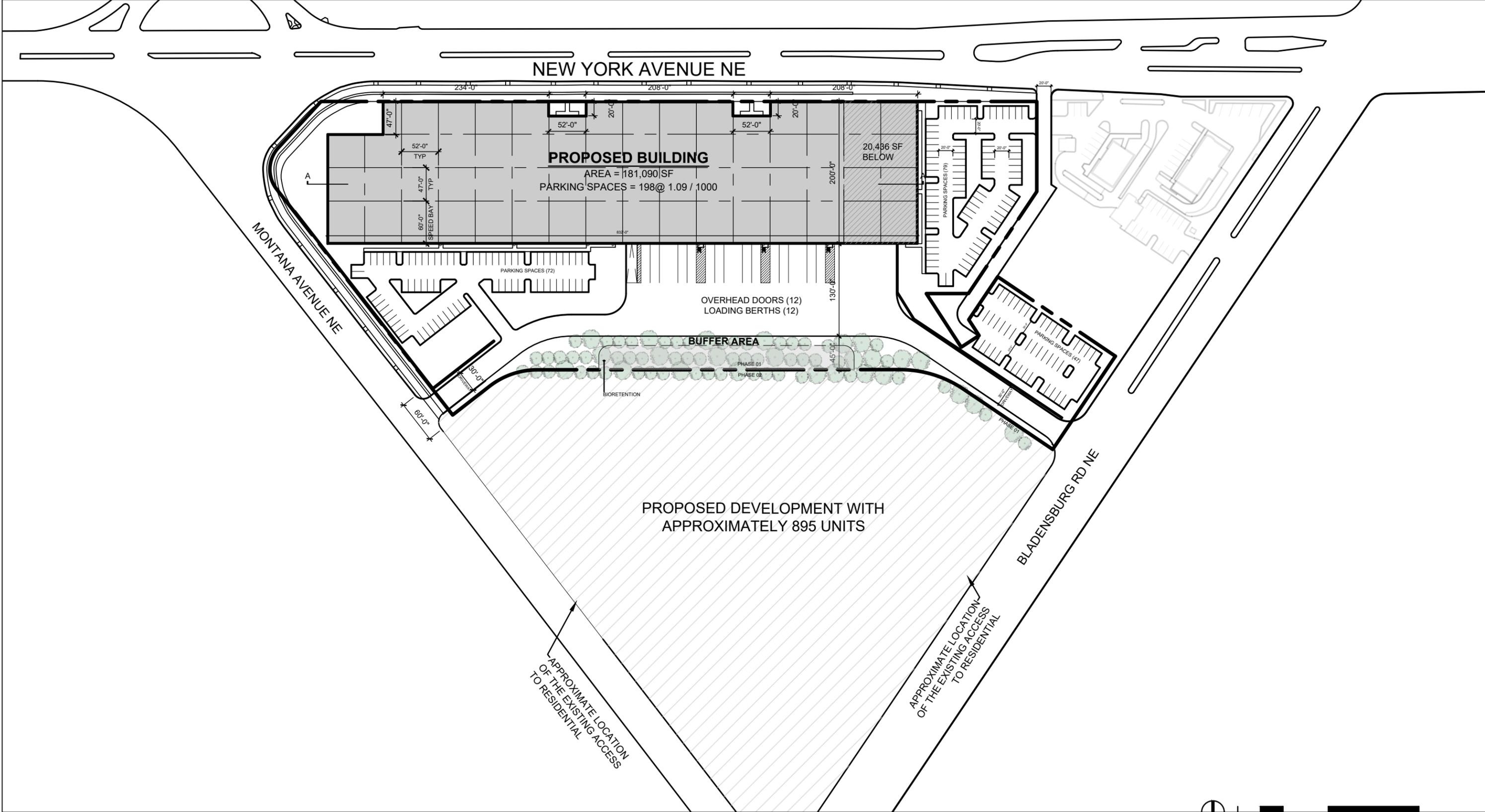
OVERALL SITE PLAN

SITE AREA : 391,745 SF (9 AC)

BUILDING AREA : 181,090 SF

LOT OCCUPANCY : 46.3%

PARKING : 198 (1.09/1000)



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

NEW CITY, DC
a project for
DOUGLAS DEVELOPMENT



EX 101

Copyright 2021 POWERS BROWN ARCHITECTURE. This drawing and the architectural work depicted therein are the sole property of Powers Brown Architecture. No portion of this drawing may be copied without the express written consent of the Architect.