

BRIDGE DISTRICT

PARCEL 7

09.30.2026 | ZONING PACKAGE



ZONING COMMISSION
District of Columbia
CASE NO. 26-07
EXHIBIT NO. 31B1

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PROJECT TEAM

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ARCHITECTURE

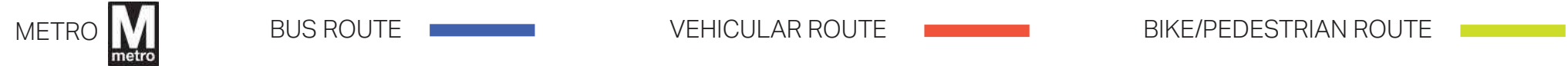
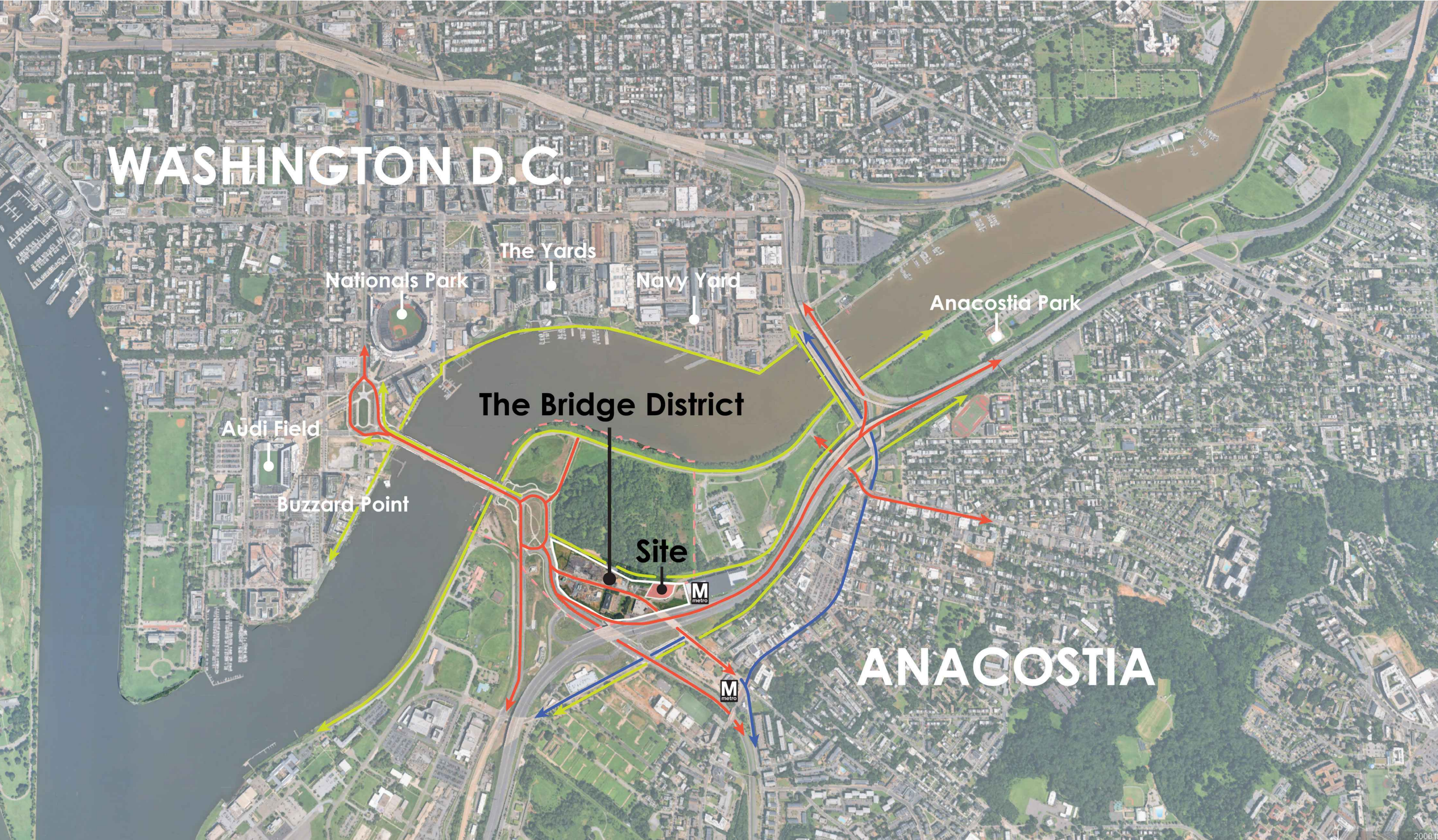


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METRO



VEHICULAR ROUTE



BICYCLE ROUTE

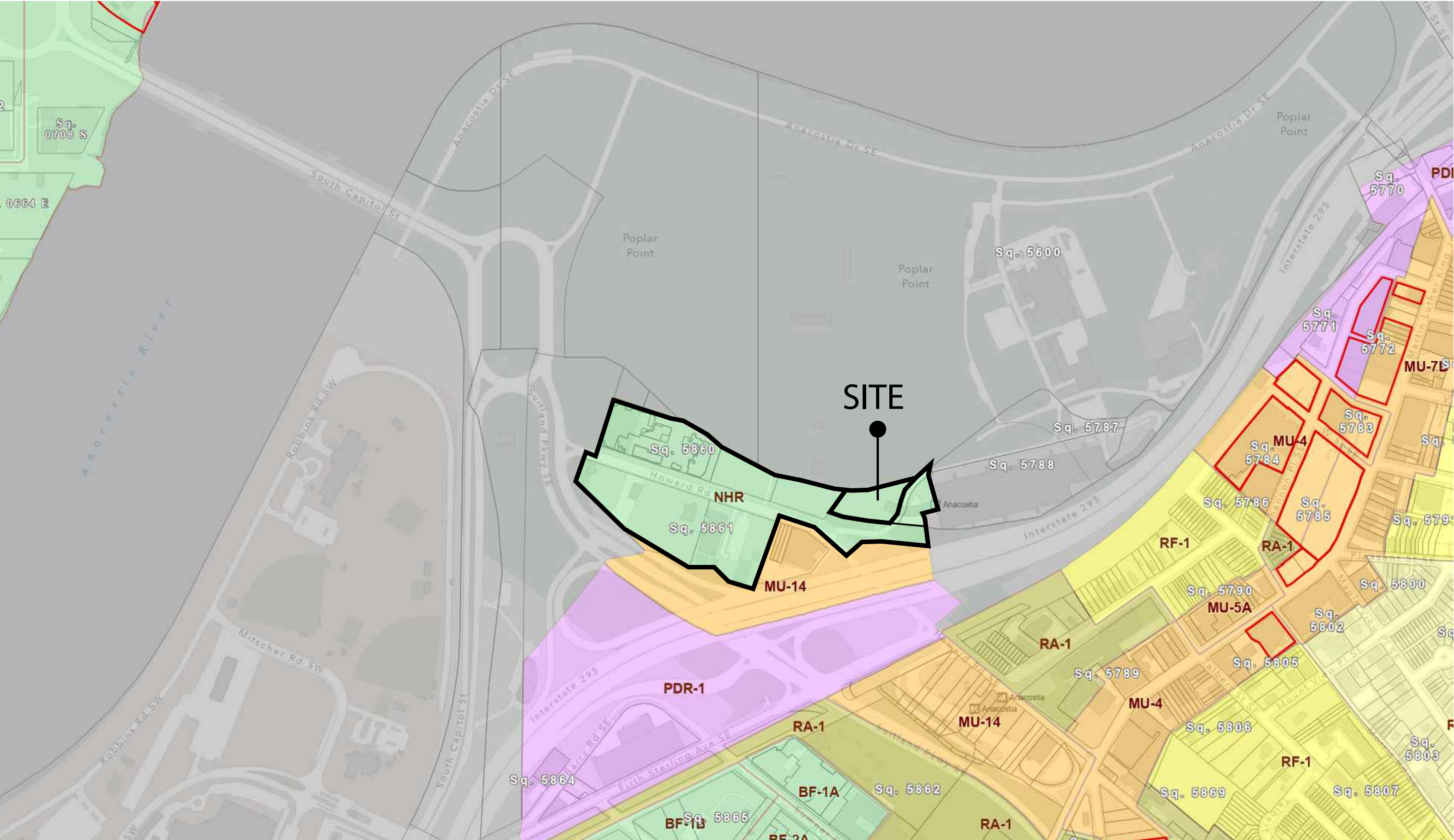


PEDESTRIAN ROUTE



BICYCLE ROUTE
(FUTURE PLANS)





PROJECT SITE, PARCEL 7, WITHIN THE NORTHERN HOWARD ROAD (NHR) ZONE.



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TABULATION OF DEVELOPMENT DATA				
Land Area: 24,101 sf				
	Zoning (NHR)	Allowed/Required	Proposed	Flexibility / Relief Requested
Density / Floor Area Ratio (FAR)				
Overall		9.0 FAR	3.59 FAR	
Residential Minimum		2.5 FAR	0.0 FAR	Yes
Density / Gross Floor Area (GFA)				
Overall		216,909 sf	86,181	
Residential Minimum		60,1253 sf	0 sf	Yes
Lot Occupancy				
		100%	55%	
Building Height (Measured from BHMP)				
		130'-0"	99'-0"	
Penthouse				
Height		20 ft. / 1 story plus mezzanine (2nd story for penthouse mechanical space)	15 ft. / 1 story	
Density (Non-Communal Habitable)		0.4 FAR	0.00 FAR	
Setbacks		1:1 with exceptions	Provided as required	
Enclosure / Screening		Single Enclosure / Screening for any penthouse / roof structures over 4 ft.	No screening around rooftop mechanical equipment	Yes
Rear Yard				
	2.5 in. / 1 ft. (12 ft. min.)	17'-1"	15'-1"	Yes
Side Yard				
Side Yard 1	N/A, if provided 2 in. / 1 ft. (5 ft. min.)	15'-10"	18'-4"	
Side Yard 2	N/A, if provided 2 in. / 1 ft. (5 ft. min.)	15'-10"	0'-0"	Yes
Open Court				
	Width: N/A, if provided 4 in. / 1 ft. (10 ft. min.)	N/A	N/A	
Closed Court (Residential)				
	Width: N/A, if provided 4 in. / 1 ft. (15 ft. min.) Area: 2X the square of required with (350 sf. min.)	N/A	N/A	
Green Area Ratio (GAR)				
		0.2 min.	0.2 min.	
Loading Berths (1)				
Lodging (More than 50,000 to 100,000 sq. ft. gross floor area)		2	1	Yes
Service / Delivery Spaces (1)				
Lodging (More than 50,000 to 100,000 sq. ft. gross floor area)		None	None	
Loading Platforms (berth depth < 55 ft.) (1)				
Lodging	for each loading berth: Area: 100 sf. / Width: 8 ft. min	100 sf.	100 sf.	
Vehicle Parking (2)				
Lodging	0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft.	21	0	Yes
Bicycle Parking (Short-Term)				
Lodging	1 per 40,000 sf.	2	2	
Bicycle Parking (Long-Term)				
Lodging	1 per 10,000 sf.	9	9	
Shower and Changing Facilities				
	2 showers for first 25,000 sf. plus 2 showers for each 5 additional 50,000 sf.	4	1	Yes
Lockers				
	0.6 x minimum number of long-term bicycle parking spaces	5	Provided as required	
Designated Streets (3)				
Ground floor preferred uses		100% of ground floor street frontage along Howard Road devoted to preferred uses	N/A	
Ground floor clear height		14 ft. clear height for a continuous depth of 36 ft. min. from the building line along Howard Road	N/A	
Ground floor pedestrian entrances		Ground-floor pedestrian entrances, or areas where a future ground-floor entrance could be installed without structural changes, 40 ft. apart along façade facing Howard Road.	N/A	
Vehicular and loading access		No direct vehicular garage or loading entrance or exit on a new building.	N/A	
Sustainability (4)				
LEED		LEED v4.1 Gold	Provided as required	
Rooftop solar energy generation		1% of total energy needed for operations	Provided as required	
Special Requirements				
Rooftop solar energy generation		178 kWh per 1,000 sf. GFA	N/A	
3-bedroom IZ Units		All 50% MFI IZ Units and 1/3 of 60% MFI IZ Units	N/A	
Stormwater capacity		1.7 in. stormwater event	N/A	
Floodplain location restriction		Outside 500-yr. floodplain	N/A	
Notes: (1) Loading calculated and provided per 11-C DCMR 902.2 (2) Minimum vehicle parking requirement shown includes the 50% transit reduction that is permitted under 11-C DCMR 702.1(a) (3) Per ZA determination, the subject property does not have frontage on Howard Road but rather fronts on public right of way that is part of Anacostia Freeway (4) Per ZA interpretation for prior Bridge District projects, depending upon USGBC requirements the project on Parcel 7 will satisfy the NHR LEED requirement either through utilization of LEED v4.1 or LEED v4.0 with credit substitution where possible				

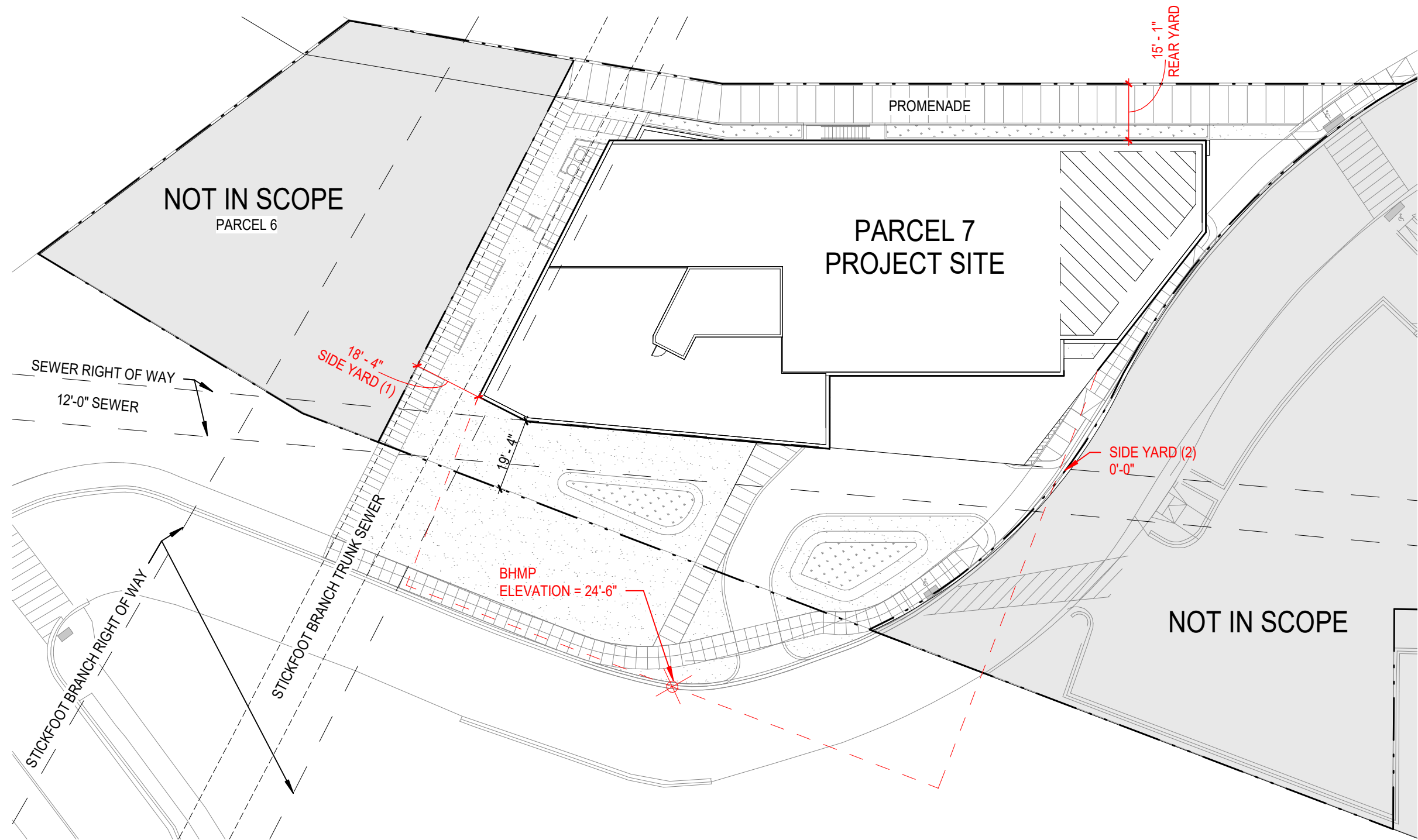


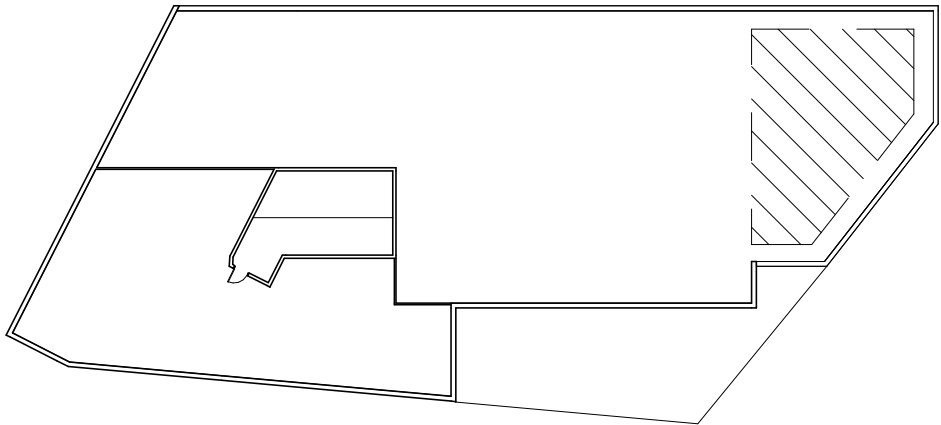
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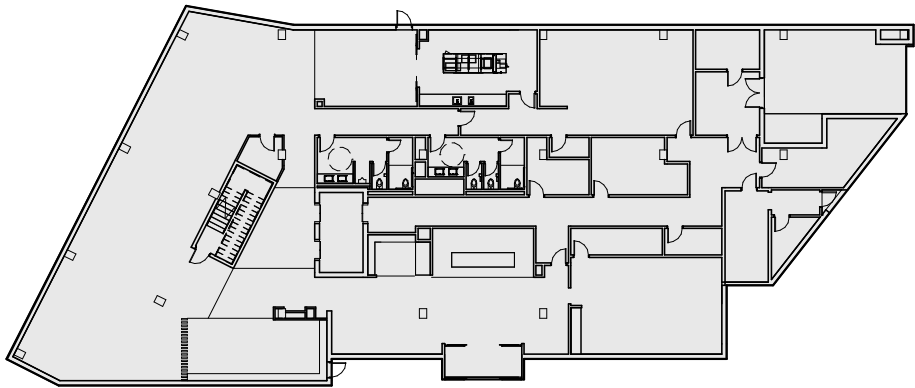


4

Z1.07

ROOF - FAR AREA PLAN

SCALE: 1" = 40'-0"

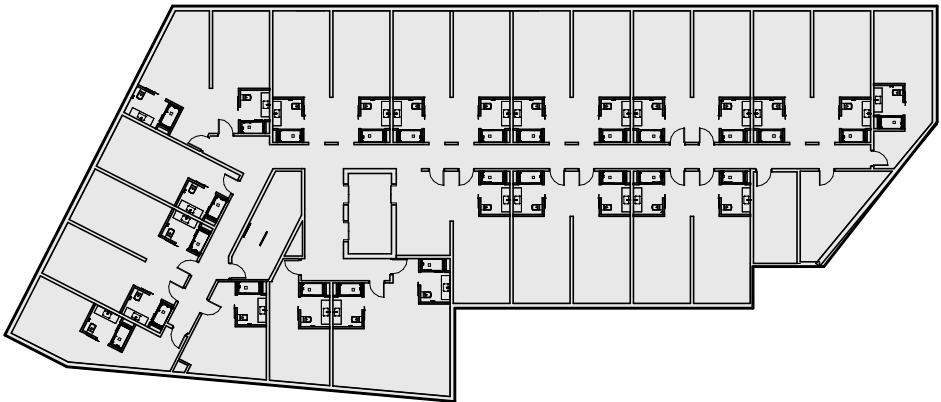


1

Z1.07

LEVEL 01 - FAR AREA PLAN

SCALE: 1" = 40'-0"

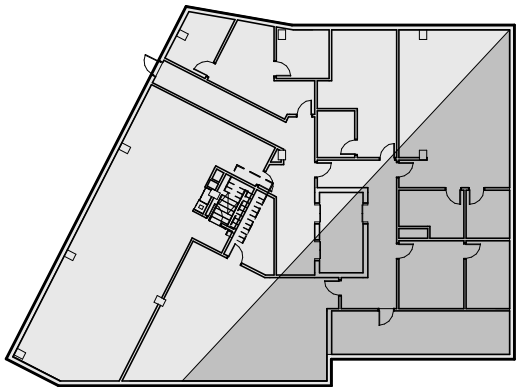


2

Z1.07

LEVEL 02-07 -FAR AREA PLAN

SCALE: 1" = 40'-0"



3

Z1.07

LEVEL B1 - FAR AREA PLAN

SCALE: 1" = 40'-0"

F.A.R. ANALYSIS NOTES

- PER DC ZONING SECTIONS B.304 AND C.1505.1, THE FOLLOWING ARE EXCLUDED FROM FAR:
- N/A 1. BELOW GRADE PARKING LEVELS
 - N/A 2. EXTERIOR BALCONIES THAT PROJECT LESS THAN 6' BEYOND THE EXTERIOR WALLS OF THE BUILDING.
 - N/A 3. ALL PROJECTIONS BEYOND THE PROPERTY LINE ALLOWED BY DC BUILDING CODE.
 - N/A 4. PENTHOUSE MECHANICAL SPACE.
 - N/A 5. PENTHOUSE HABITABLE SPACE DEVOTED TO COMMUNAL RECREATION, OR AMENITY SPACE FOR RESIDENTS OR NON-RESIDENTIAL TENANTS OF THE BUILDING.
 - N/A 6. UP TO 0.4 FAR OF ALL OTHER FORMS OF PENTHOUSE SPACE BEYOND THE EXCEPTIONS LISTED IN #5.

F.A.R. ANALYSIS	
ZONING DISTRICT	NORTH HOWARD ZONE (NHR)
USE	Residential Group R-1 Hotels (transient)
NET SITE AREA	24,101 SF
F.A.R.	9.0 MAX FAR
MAX F.A.R. TOTAL	216,909 SF
# OF FLOORS	7 FLOORS
TOTAL BUILDING HEIGHT	99'-0"

NOTE: TOTAL BUILDING HEIGHT MEASURED FROM THE BHMP.

FLOOR AREA PROVIDED		
FLOOR	FLOOR AREA	F.A.R. APPLICABLE
LOWER LEVEL 01	6,508	4,233
LEVEL 01	11,184	11,184
LEVEL 02	11,794	11,794
LEVEL 03	11,794	11,794
LEVEL 04	11,794	11,794
LEVEL 05	11,794	11,794
LEVEL 06	11,794	11,794
LEVEL 07	11,794	11,794
TOTALS:	88,456	86,181

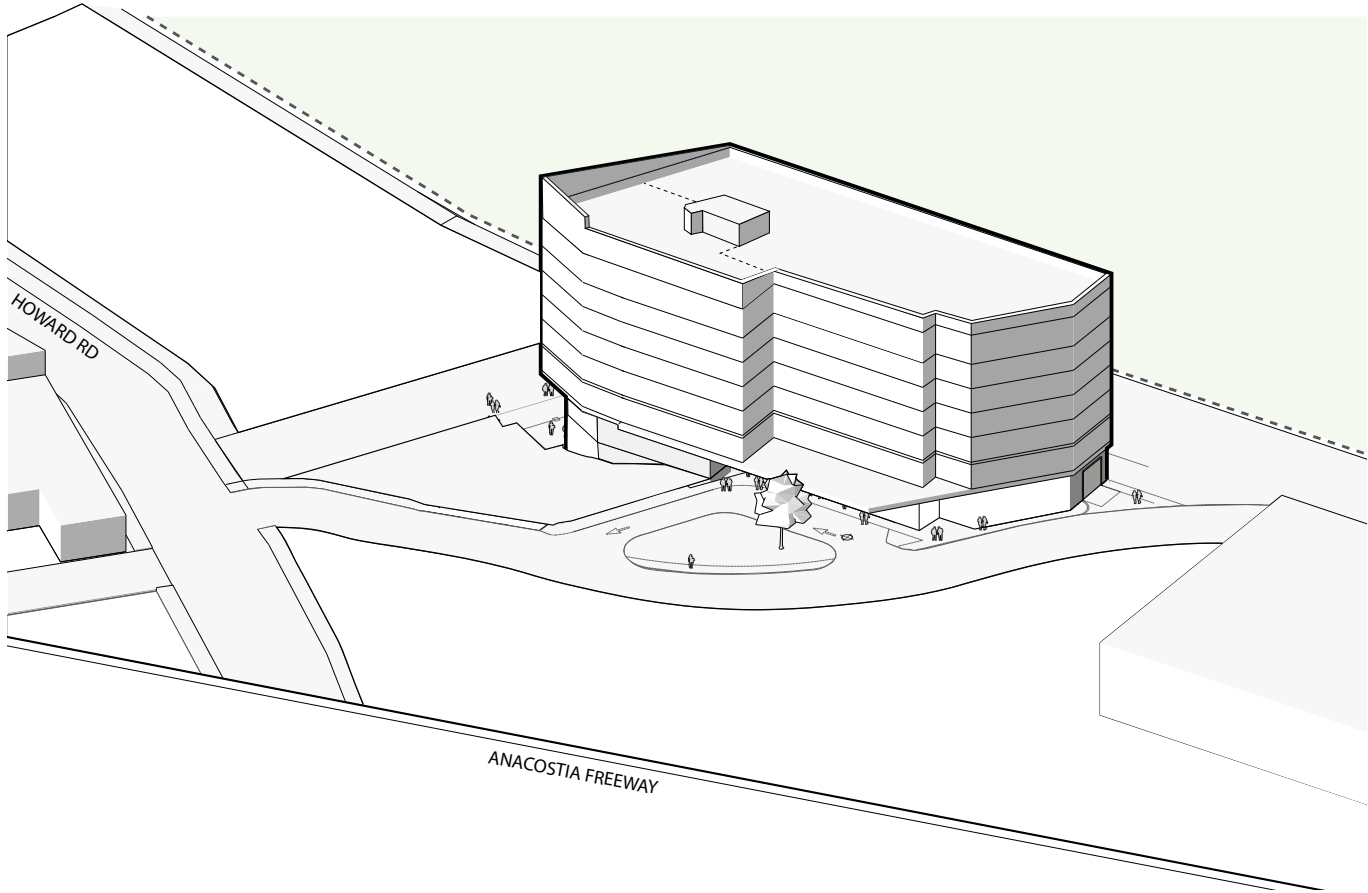


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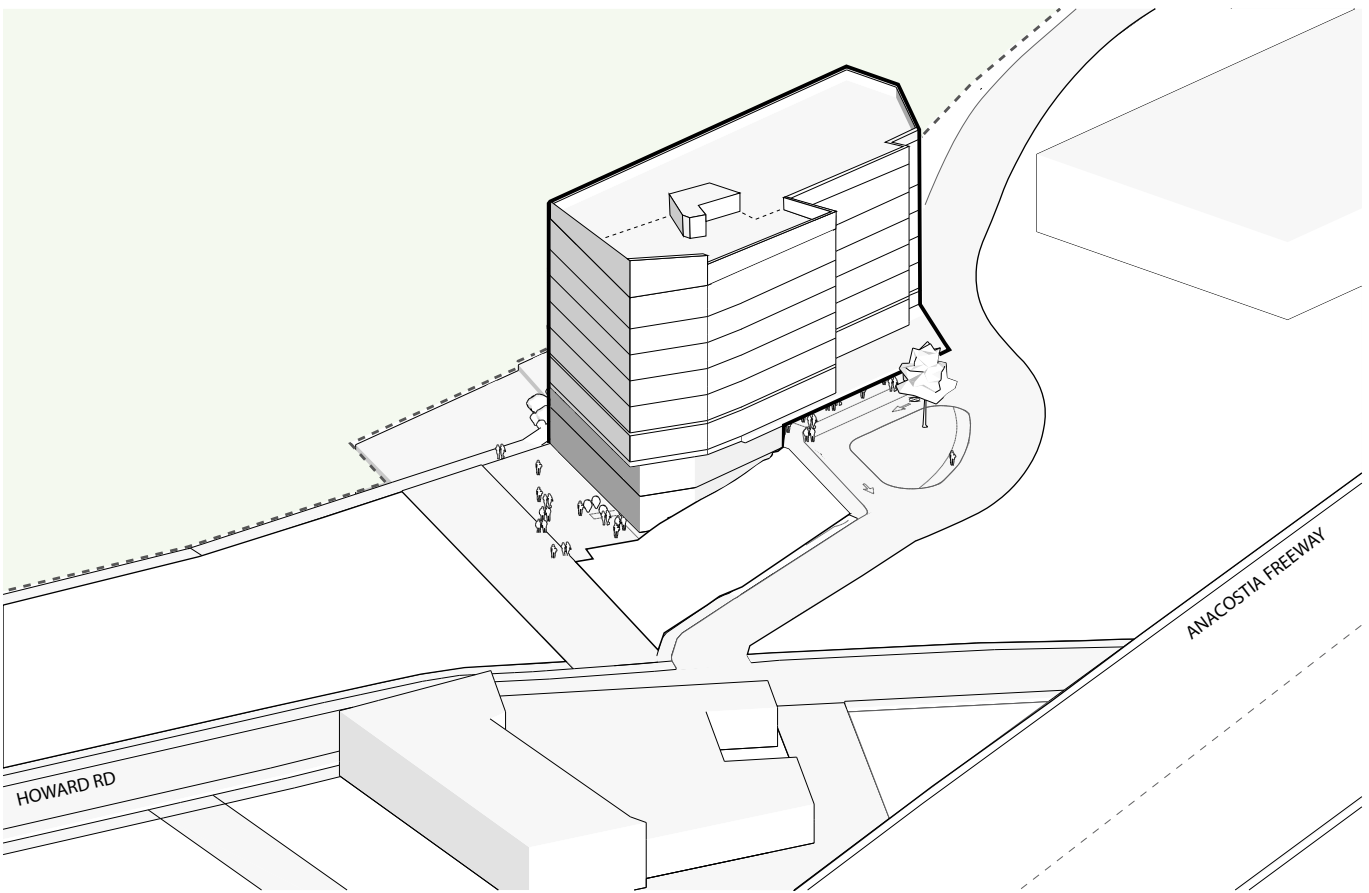
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Civil, Landscape, Architectural, Planning

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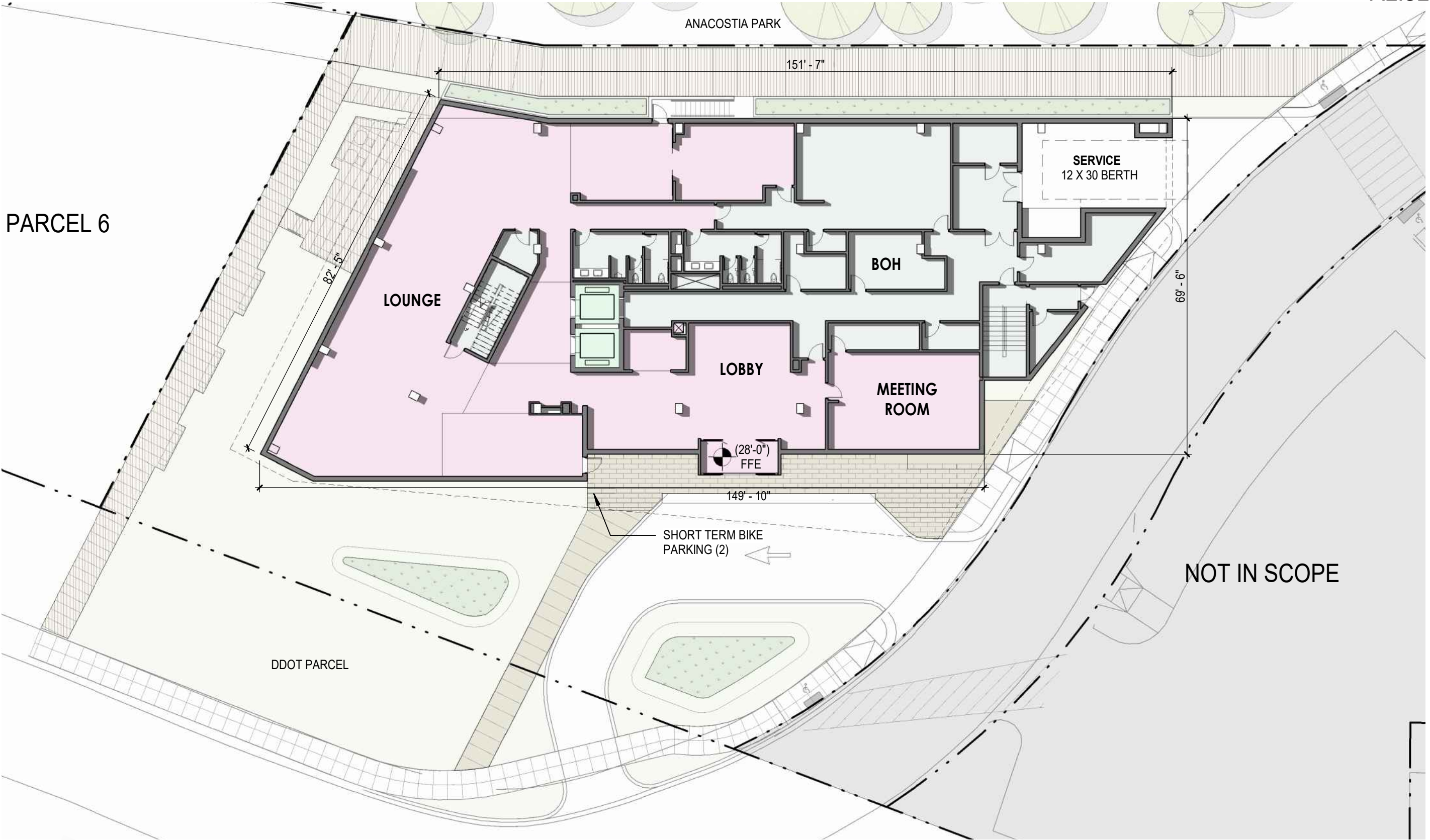
MASSING AXO - SOUTHEAST



MASSING AXO - SOUTHWEST

GROUND LEVEL

A2.02



PARCEL 6

DDOT PARCEL

ANACOSTIA PARK

151' - 7"

SERVICE
12 X 30 BERTH

BOH

LOUNGE

LOBBY

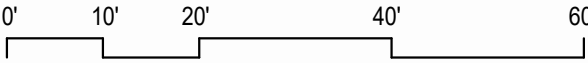
MEETING
ROOM

(28'-0")
FFE

149' - 10"

SHORT TERM BIKE
PARKING (2)

NOT IN SCOPE



LOBBY LEVEL 01

Signage depicted is for illustrative purposes only. Actual signage design and extent to be coordinated with hotel operator requirements. Signage to be designed and constructed in accordance with the DC Building Code and sign regulations in effect at the time of permitting. Signage shall be compatible with and complement the building architecture, be coordinated with the building facade system, and consist of high quality materials.

Ground floor storefront and entrances are illustrative and intended to describe the character and scale for the base of the building. The actual ground floor storefront and entrance(s) may be refined in coordination with the hotel operator.

Streetscape Design: To vary the location, attributes, and general design of the approved streetscape within the adjacent public right-of-way and the WMATA-owned access road, to comply with the requirements of, and the approved by, the DDOT Public Space Division and/or WMATA and to accommodate such variations on the project property, as may be required.

BASEMENT LEVEL

A2.03

PARCEL 6

ANACOSTIA PARK

68' - 3"

(16'-0")
FFE

FITNESS

BOH

UNEXCAVATED AREA

BIKES

67' - 8"

38' - 0"

DDOT PARCEL



0' 10' 20' 40' 60'

BASEMENT LEVEL 00

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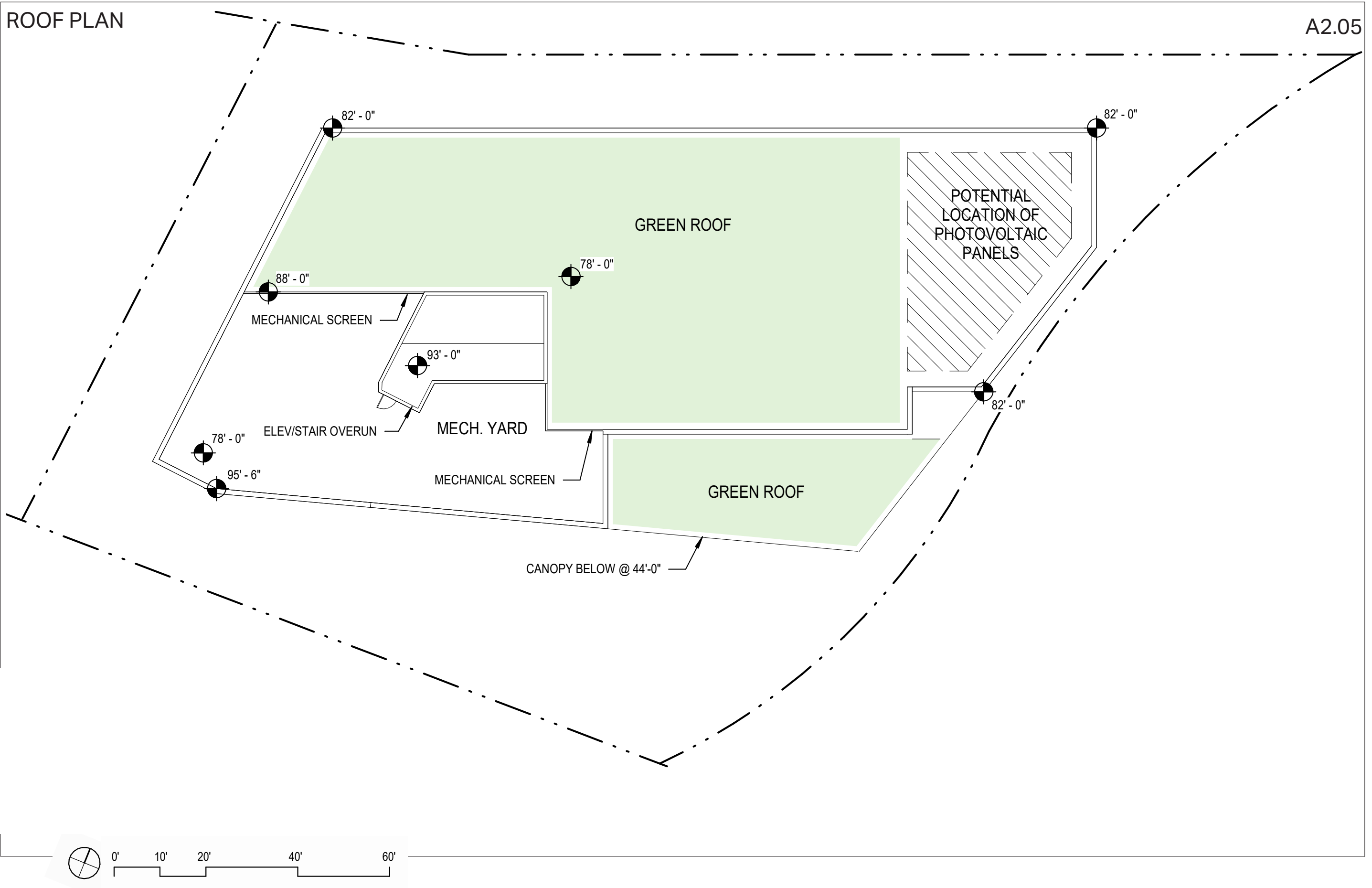
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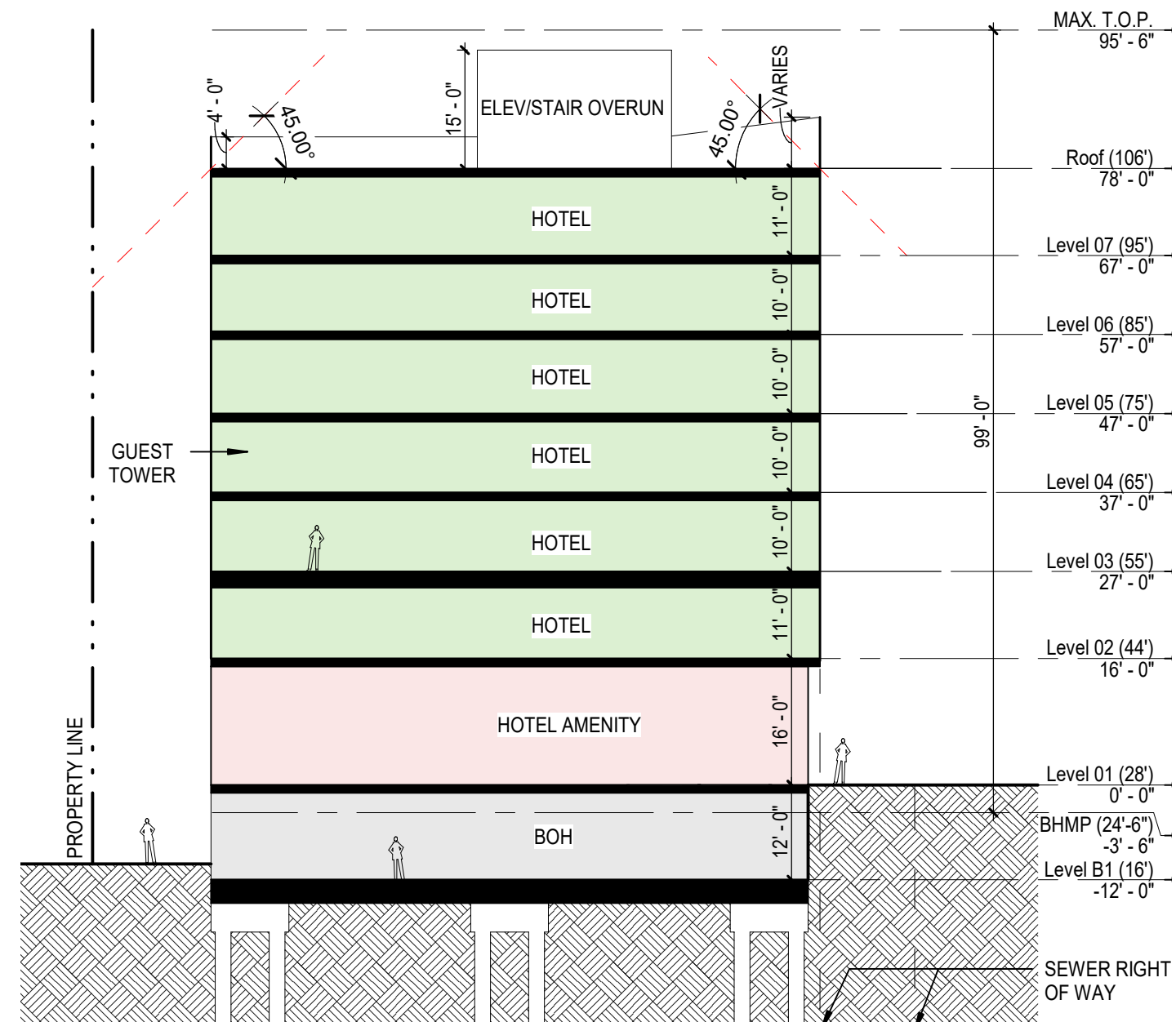
TYPICAL GUESTROOM
LEVEL

A2.04



GUESTROOM LEVELS 02-07





BUILDING SECTIONS

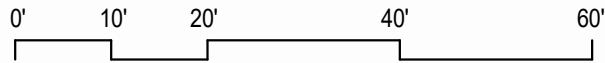
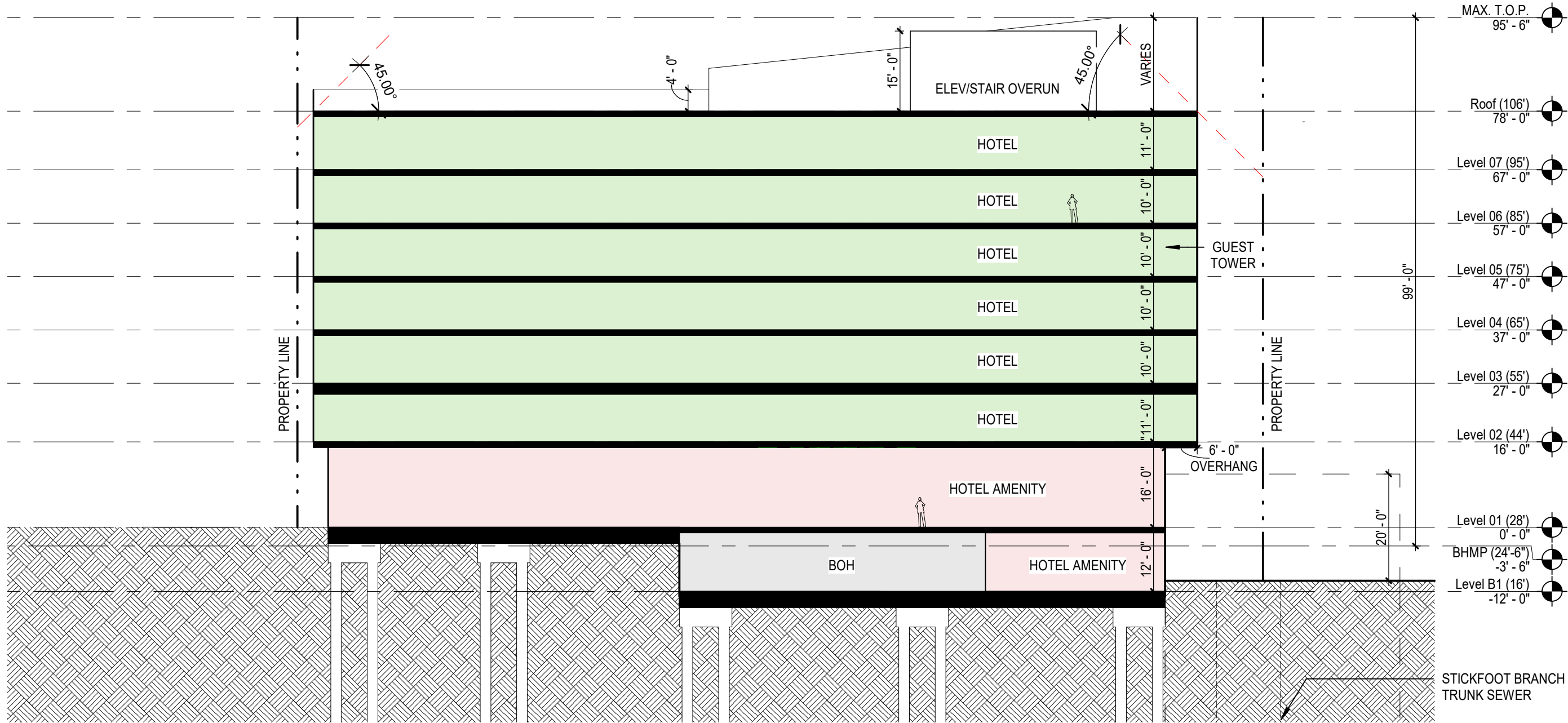


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BUILDING SECTIONS

RANDOM PANELIZATION OF GREEN FACADE PANELS



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VERTICAL PANELIZATION OF GREEN FACADE PANELS



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