

Z.C. ORDER NO. 23-28
APPROVED HILL EAST ZONE DESIGN REVIEW

Parcel B-1 and Parcel B-2
Modification Without Hearing
Modification Plans

SEPTEMBER 1, 2026



HILL EAST PARCELS B1 + B2

WASHINGTON, DC
GTM ARCHITECTS DC PROJECT #21.0515

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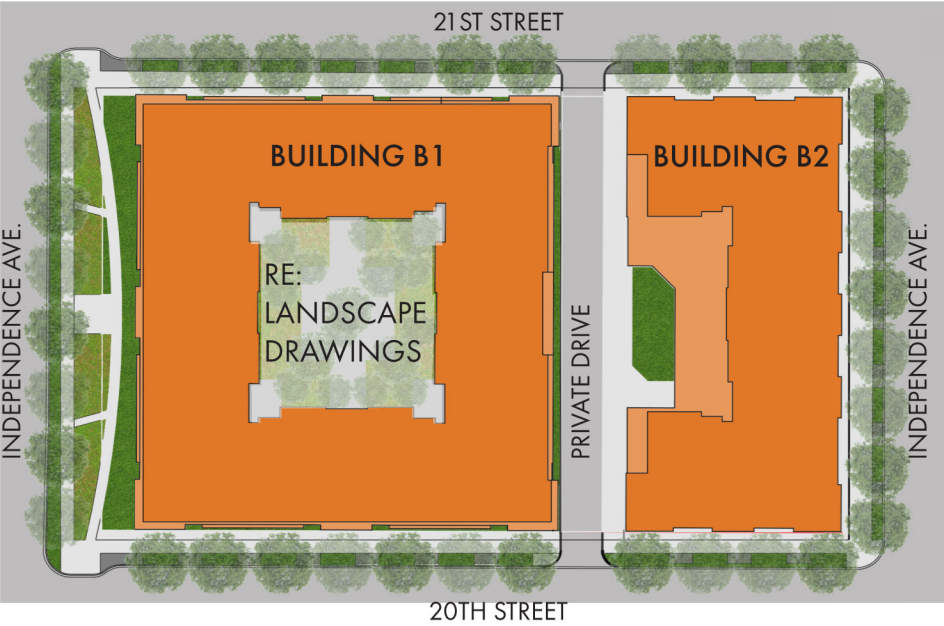
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HILL EAST PARCELS B1 + B2

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Building Data for Buildings B1+B2					
ZONE HE-2					
	Allowable - B1	Allowable - B2	Proposed - B1	Proposed - B2	Proposed Total
Lot Area Square Footage			77,741 SF	36,014 SF	113,755 SF
Lot Occupied Area	58,306 SF	27,011 SF	49,431 SF	24,589 SF	74,020 SF
Lot Occupancy Max. Occupied Area (% of lot)	75%	75%	64%	68%	
FAR	4.80	4.80	4.80	4.80	
Building Area (GFA) (Proposed)	373,157 SF	172,867 SF	373,157	172,867	546,024
Residential (GFA)			373,157	158,823	531,980
Retail (GFA)			0	14,044	14,044
Residential Unit Count			350	144	494
Building Height	Min = 40'-0" Max = 80'-0" 7 Stories+PH Penthouse Max=20'-0" 2nd story permitted for penthouse mechanical space	Min = 40'-0" Max = 80'-0" 7 Stories+PH Penthouse Max=20'-0" 2nd story permitted for penthouse mechanical space	80'-0" (BHMP on 20th St) 7 Stories+PH Penthouse Max=20'-0" 2nd story provided for penthouse mechanical space	80'-0" (BHMP on 20th St) 7 Stories+PH Penthouse Max=20'-0"	



Vehicle Parking Calculations				
		Building B1	Building B2	Total B1+B2
	Residential Units	350 Units	144 Units	494 Units
	Retail SF	0 SF	14,044 SF	14,044 SF
	Zoning Regulation 2016 - Parking Rate			
MINIMUM	Residential - Required	1 space per 3 units in excess of 4 units, with 50% reduction due to proximity (less than .5 mi.) to metrorail		
	Retail - Required	1.33 spaces per 1,000 SF in excess of 3,000 SF, with 50% reduction due to proximity (less than .5 mi.) to metrorail		
	Residential	58	23	81
	Retail	0	7	7
	TOTAL Spaces	58	30	88
	Proposed Parking			
PROPOSED	Residential	88	36	124
	Retail	0	14	14
	St. Coletta of Greater Washington	100	0	100
	Total (including St. Coletta)	188	50	238
	TOTAL Spaces (excluding St. Coletta)	88	50	138

Bicycle Parking Calculations								
		Building B1	Building B2	Bldg B1 + B2	Bldg B1 + B2	Total B1+B2		
	Residential Units	350 Units	144 Units			494 Units		
	Retail SF	0 SF	14,044 SF			14,044 SF		
	Zoning Regulation 2016 - Parking Rate	Long-Term	Short-Term	Long-Term	Short-Term	Long-Term	Short-Term	
MINIMUM	Residential - Required	1 space per 3 units	1 space for each 20 dwelling units	1 space per 3 units	1 space for each 20 dwelling units			
	Retail - Required	1 Space per 10,000 SF with 50% reduction after the first 50 provided bike parking spaces	1 space for each 3,500 SF	1 Space per 10,000 SF with 50% reduction after the first 50 provided bike parking spaces	1 space for each 3,500 SF			
	Residential	117	18	48	7	165	25	190
	Retail	0	0	1	4	1	4	5
	TOTAL Spaces	117	18	49	11	166	29	195
	Proposed Parking	Long-Term	Short-Term	Long-Term	Short-Term	Long-Term	Short-Term	
PROPOSED (at least)	Residential	117	18	48	8	165	26	191
	Retail	0	0	1	4	1	4	5
	TOTAL Spaces	117	18	49	11	166	30	196



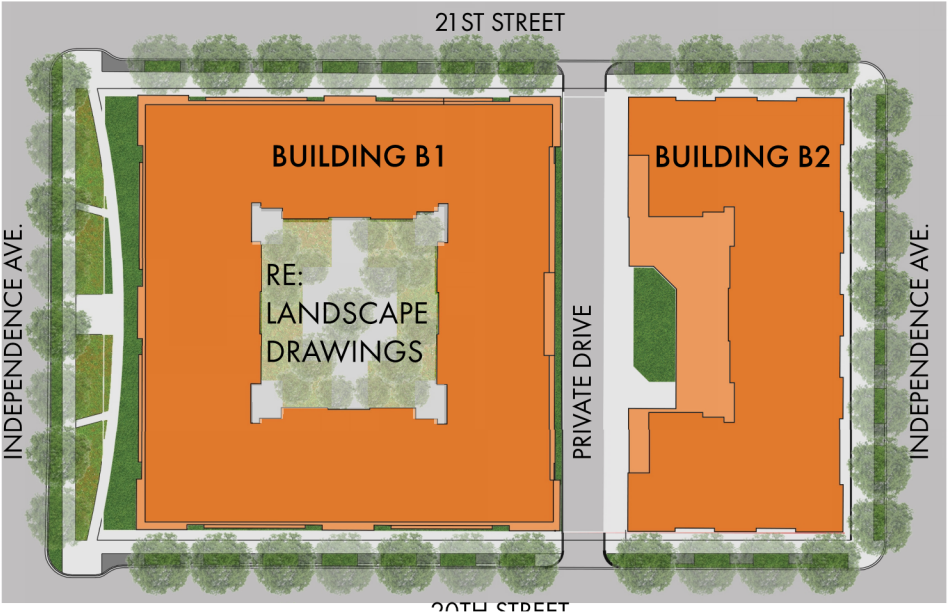
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Building Data for Buildings B1+B2					
ZONE HE-2					
	Allowable - B1	Allowable - B2	Proposed - B1	Proposed - B2	Proposed Total
Lot Area Square Footage			77,741 SF	36,014 SF	113,755 SF
Lot Occupied Area	58,306 SF	27,011 SF	49,431 SF	24,589 SF	74,020 SF
Lot Occupancy Max. Occupied Area (% of lot)	75%	75%	64%	68%	
FAR	4.80	4.80	4.80	4.80	
Building Area (GFA) (Proposed)	373,157 SF	172,867 SF	373,157	172,867	546,024
Residential (GFA)			373,157	172,867	546,024
Retail (GFA)			0	0	0
Residential Unit Count			350	136	486
Building Height	Min = 40'-0" Max = 80'-0" 7 Stories+PH Penthouse Max=20'-0" 2nd story permitted for penthouse mechanical space	Min = 40'-0" Max = 80'-0" 7 Stories+PH Penthouse Max=20'-0" 2nd story permitted for penthouse mechanical space	80'-0" (BHMP on 20th St) 7 Stories+PH Penthouse Max=20'-0" 2nd story provided for penthouse mechanical space	78'-0" (BHMP on 20th St) 7 Stories+PH Penthouse Max=20'-0"	

AREA OF MODIFICATION

- NOTES:
1. RETAIL DELETED.
 2. UNIT COUNT REDUCED IN ORDER TO INCREASE THE # OF 2BR UNITS AND ADD 3BR UNITS.
 3. BUILDING HEIGHT REDUCED DUE TO DELETION OF RETAIL.



Vehicle Parking Calculations				
		Building B1	Building B2	Total B1+B2
	Residential Units	350 Units	136 Units	486 Units
	Retail SF	0 SF	0 SF	0 SF
Zoning Regulation 2016 - Parking Rate				
MINIMUM	Residential - Required	1 space per 3 units in excess of 4 units, with 50% reduction due to proximity (less than .5 mi.) to metrorail		
	Retail - Required	1.33 spaces per 1,000 SF in excess of 3,000 SF, with 50% reduction due to proximity (less than .5 mi.) to metrorail		
	Residential	58	22	80
	Retail	0	0	0
	TOTAL Spaces	58	22	80
PROPOSED	Proposed Parking			
	Residential	88	34	122
	Retail	0	0	0
	St. Coletta of Greater Washington	100	0	100
	Total (including St. Coletta)	188	34	222
	TOTAL Spaces (excluding St. Coletta)	88	34	122

Bicycle Parking Calculations								
		Building B1		Building B2		Bldg B1 + B2	Bldg B1 + B2	Total B1+B2
	Residential Units	350 Units		136 Units				486 Units
	Retail SF	0 SF		0 SF				0 SF
	Zoning Regulation 2016 - Parking Rate	Long-Term	Short-Term	Long-Term	Short-Term	Long-Term	Short-Term	
MINIMUM	Residential - Required	1 space per 3 units	1 space for each 20 dwelling units	1 space per 3 units	1 space for each 20 dwelling units			
	Retail - Required	1 space per 10,000 SF with 50% reduction after the first 50 provided bike parking spaces	1 space for each 3,500 SF	1 space per 10,000 SF with 50% reduction after the first 50 provided bike parking spaces	1 space for each 3,500 SF			
	Residential	117	18	46	7	163	25	188
	Retail	0	0	0	0	0	0	0
	TOTAL Spaces	117	18	46	7	163	25	188
	Proposed Parking	Long-Term	Short-Term	Long-Term	Short-Term	Long-Term	Short-Term	
PROPOSED	Residential	117	18	46	7	163	25	188
	Retail	0	0	0	0	0	0	0
	TOTAL Spaces	117	18	46	7	163	25	188

AREA OF MODIFICATION

NOTE:
VEHICLE AND BIKE PARKING REDUCED DUE TO DELETION OF RETAIL AND REDUCED UNIT COUNT.



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DEVELOPMENT DATA | A0.10

PROPOSED

09.01.2026