



**1200 K STREET
REDEVELOPMENT
CONSOLIDATED PUD MODIFICATION**

09 MARCH, 2021

Brookfield

OWNER
BROOKFIELD PROPERTIES

ARCHITECTS
STUDIOS ARCHITECTURE

LANDSCAPE ARCHITECTS
OEME, VAN SWEDEN

SUSTAINABILITY
SUSTAINABLE BUILDING PARTNERS

CIVIL ENGINEER
WILES MENSCH DC

STRUCTURAL ENGINEERS
SK&A ENGINEERS

MEP ENGINEERS
GHT LIMITED

LIGHTING DESIGNER
TM LIGHT

CODE CONSULTANT
JENSEN HUGHES

ZONING COMMISSION
District of Columbia
CASE NO.89-07A
EXHIBIT NO.3H1

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SUSTAINABILITY

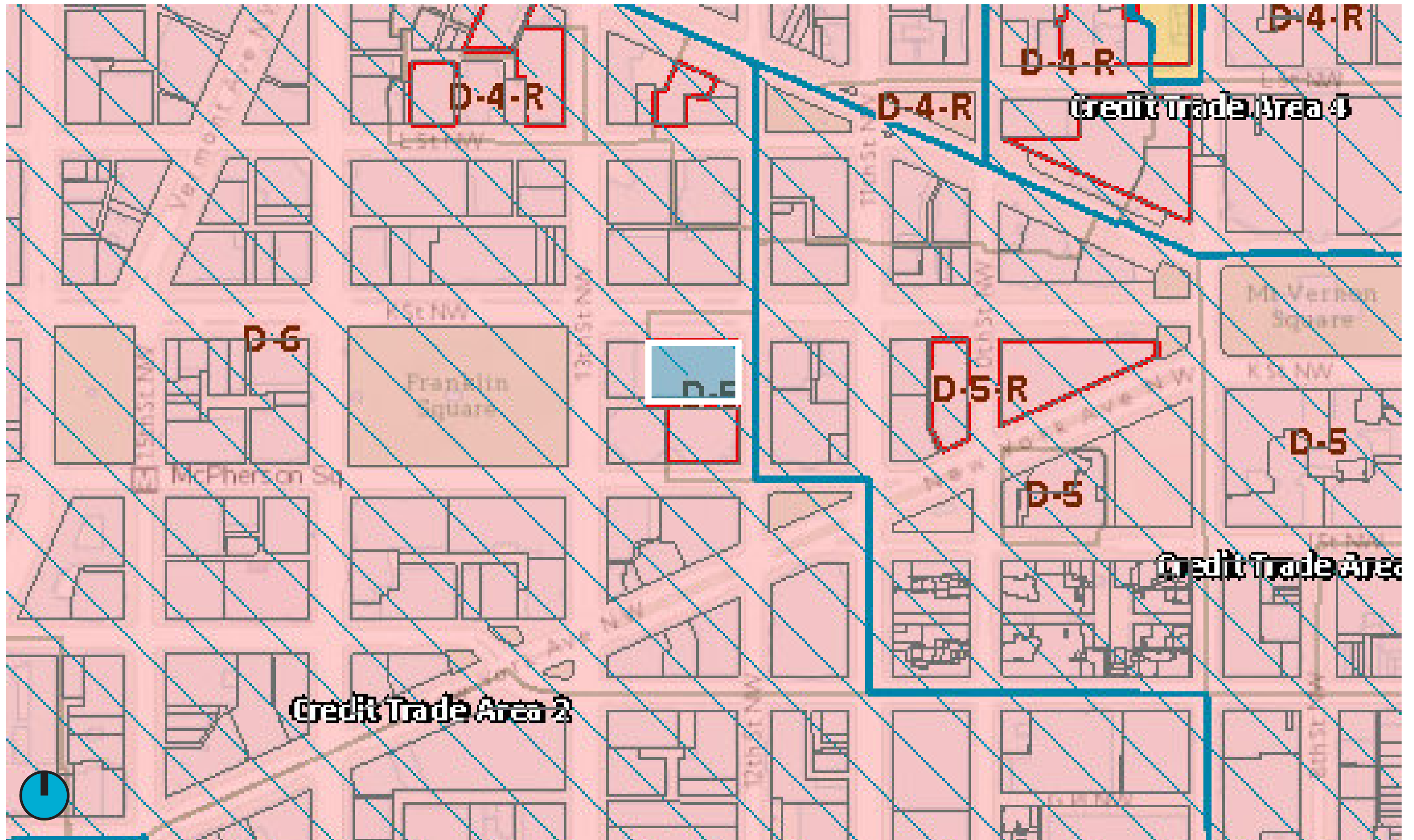
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	ZONING	EXISTING PUD	PROPOSED MODIFICATIONS
ZONING:	D-5	C-4 (NOW D-6)	NO CHANGE
SQUARE/LOT:	285 / 49	285 / 49	NO CHANGE
FAR:	11.17	11.17	NO CHANGE
SITE AREA:	33,601 SF	33,601 SF	NO CHANGE
PUD GFA:	375,299 SF	375,299 SF	NO CHANGE
LOT OCCUPANCY	100%	100%	NO CHANGE
BUILDING HEIGHT	130 FEET	130 FEET	NO CHANGE
NUMBER OF STORIES	12 + PENTHOUSE	12 + PENTHOUSE	NO CHANGE
PENTHOUSE	1:1 SETBACK	1:1 SETBACK	NO CHANGE
	MAXIMUM HEIGHT = 20 FEET; MULTIPLE HEIGHTS PERMITTED FOR HABITABLE PENTHOUSE, MECHANICAL PENTHOUSE, AND SCREEN WALL	18.5 FEET	HABITABLE PENTHOUSE: 11 FEET, 6 INCHES MECHANICAL PENTHOUSE: 20 FEET SCREEN WALL: 13 FEET, 6 INCHES
	VERTICAL WALLS	VERTICAL WALLS	NO CHANGE
	.40 FAR x 33,601 SF = 13,440 SF MAX	.37 FAR (12,432 SF MAX)	.14 FAR; 4,600 SF (HABITABLE PENTHOUSE GFA)
REAR YARD SETBACK	2.5" PER FOOT OF HEIGHT, NOT LESS THAN 12 FEET; NO REAR YARD REQUIRED FOR LOT FRONTING ON THREE OR MORE STREETS	NONE PROVIDED**	NO CHANGE
SIDE YARD SETBACK	NONE	NONE	NO CHANGE
COURTS	NOT REQUIRED; IF PROVIDED: COURT WIDTH: 2.5" PER FOOT OF HEIGHT OF COURT, NOT LESS THAN 6 FEET (OPEN COURT) OR 12 FEET (CLOSED COURT COURT AREA (CLOSED COURT ONLY): TWICE THE SQUARE OF REQUIRED WIDTH; 250 SF MIN.	NOT REQUIRED	OPEN COURT AT NW CORNER COMPLIES; RELIEF REQUIRED FOR CLOSED COURT AT SW CORNER
LOADING BERTHS	3 @ 30 FEET	3 @ 30 FEET	NO CHANGE
LOADING PLATFORMS	1 FOR 1	1 FOR 1	NO CHANGE
DELIVERY/SERVICE SPACE	1 @ 20 FEET	1 @ 20 FEET	NO CHANGE
OFFICE GSF	N/A	APPROX. 367, 400 SF	APPROX. 360,199 SF
RETAIL GSF	N/A	APPROX. 7,900 SF	APPROX. 15,100 SF
PARKING	RETAIL: 1.33 PER 1,000 SF IN EXCESS OF 3,000 SF (1.33)((15,100-3,000)/1,000) = 17 SPACES	N/A	N/A
	OFFICE: 0.5 PER 1,000 SF IN EXCESS OF 3,000 SF (0.5)((375,299 - 3,000) /1,000) = 187 SPACES	N/A	N/A
	TOTAL: 204 SPACES	241 SPACES	NO CHANGE
SHORT TERM BICYCLE PARKING	RETAIL: 1/3,500 SF 15,100/3,500 = 4	N/A	N/A
	OFFICE: 1/40,000 SF 360,199/40,000 = 9 SPACES	N/A	N/A
	TOTAL: 13 SPACES	N/A	13 SPACES
LONG TERM BICYCLE PARKING	RETAIL : 1/10,000 SF 15,100/10,000 = 2 SPACES	N/A	N/A
	OFFICE : 50 SPACES + 1/5,000 SF 50 + (235,199/5,000) = 97 SPACES	N/A	N/A
	TOTAL: 99 SPACES	N/A	99 SPACES
BICYCLE BATHING SHOWERS	2 SHOWERS FOR FIRST 25,000 SF + 2 SHOWERS FOR EVERY 50,000 SF; MAXIMUM 6 SHOWERS	N/A	6 SHOWERS
BICYCLE BATHING LOCKERS	(.6) (LONG TERM BICYCLE SPACES)	N/A	60 LOCKERS

** THE ORIGINAL PUD WAS CONSTRUCTED WITHOUT A REAR YARD. PROPOSED BUILDING WILL MAINTAIN EXISTING CONDITION.



* UNDERLYING ZONING FOR THE PROPERTY IS D-5; BUT PROPERTY WAS REZONED TO WHAT IS NOW THE D-6 ZONE THROUGH THE PUD.