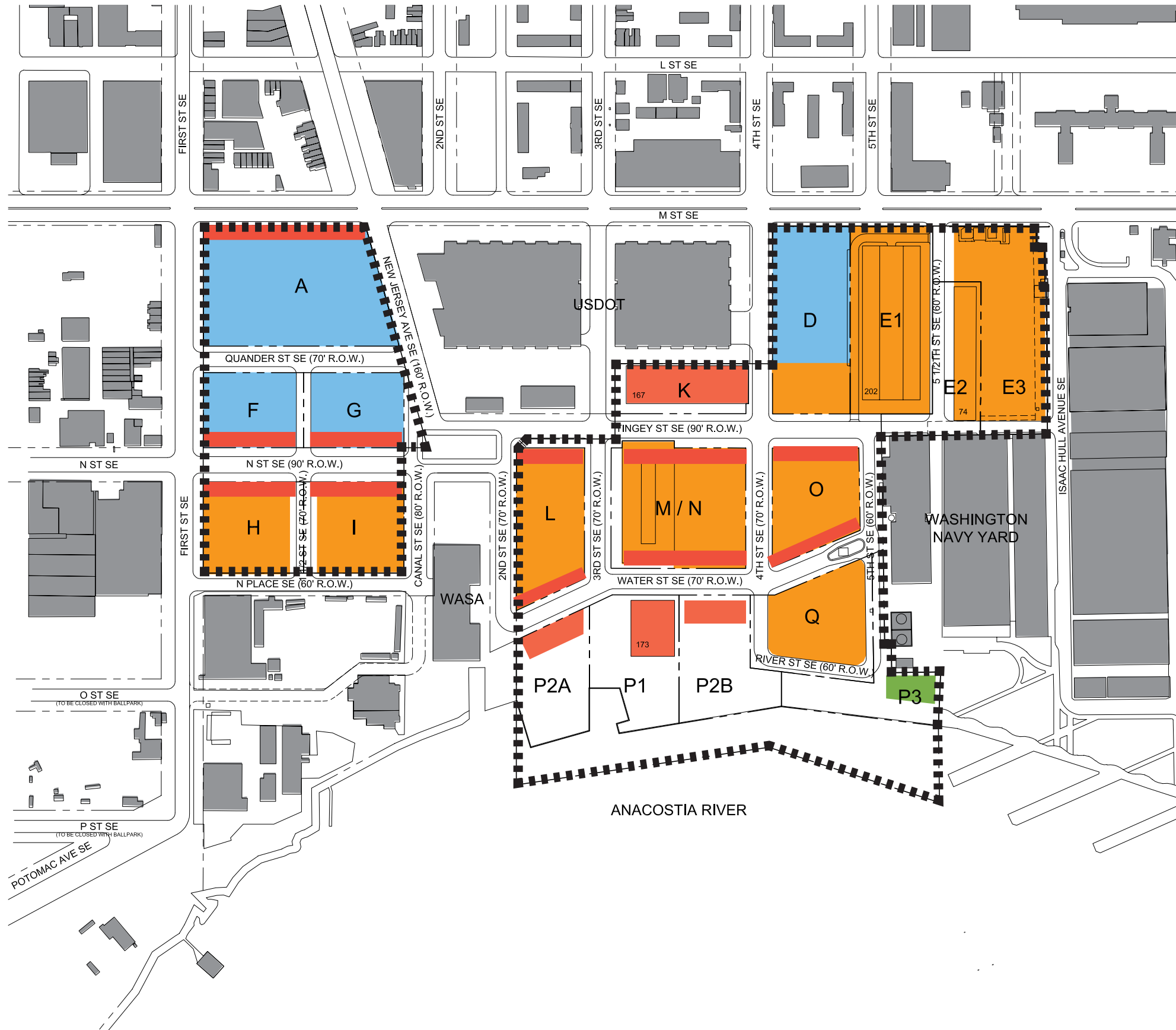


2006 LAND USE DIAGRAM



LEGEND

- OFFICE USE
- RESIDENTIAL USE
- RETAIL USE
- CULTURAL/ NON RESIDENTIAL USE
- EXISTING BUILDING

0 300'



THE YARDS WASHINGTON, D.C.

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5 MAY, 2017

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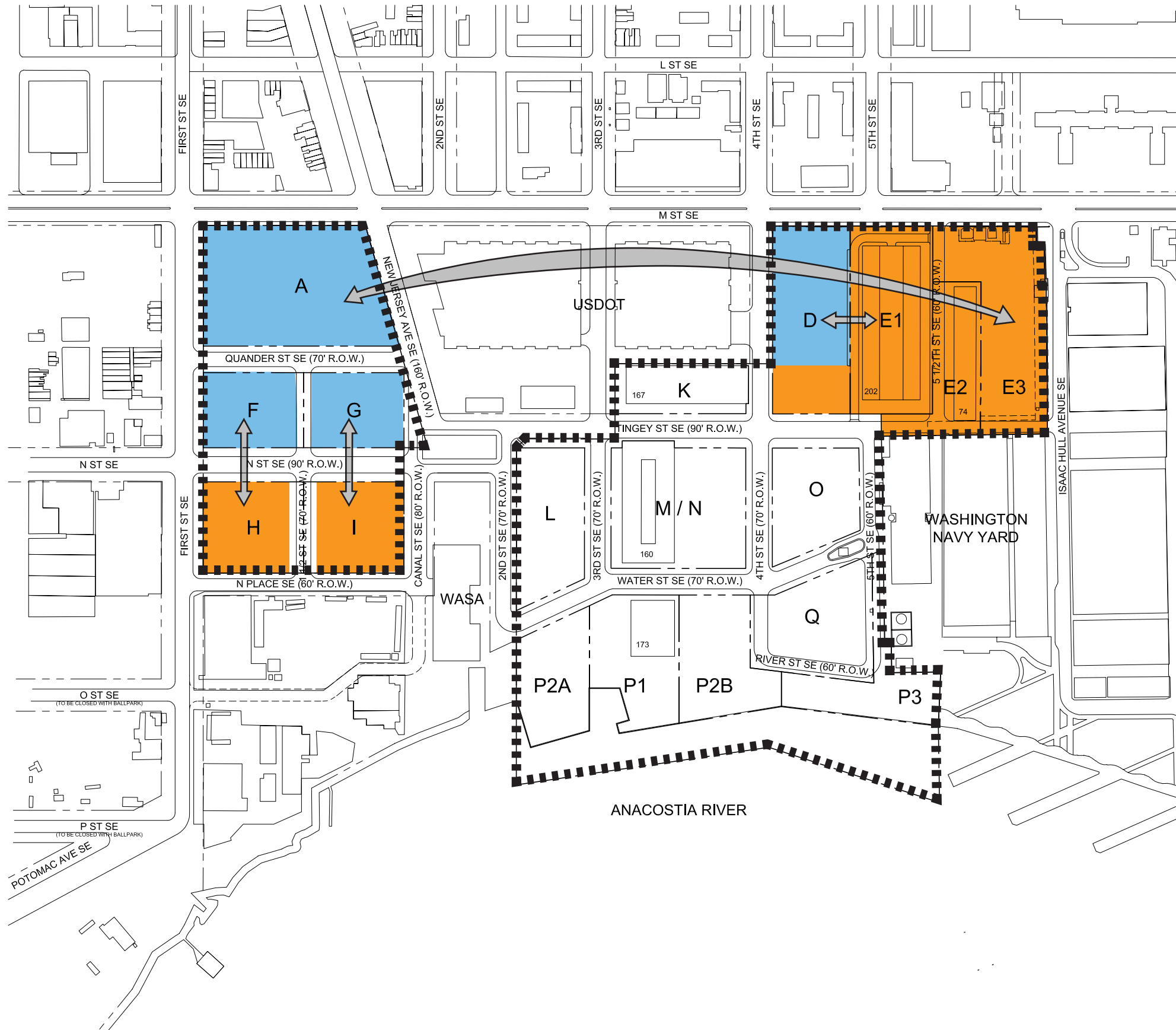
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DRAFT

shalom baranes associates architects

ZONING COMMISSION
District of Columbia
CASE NO.17-12
EXHIBIT NO.2B

COMBINED LOT DEVELOPMENT LINKAGE



PARCELS A, D, F, AND G ARE PROPOSED TO BUILT OUT AS OFFICE BUILDINGS WITH GROUND FLOOR RETAIL, IN ACCORDANCE WITH COMBINED LOT DEVELOPMENT PROCEDURES OF THE SEFC OVERLAY DISTRICT.

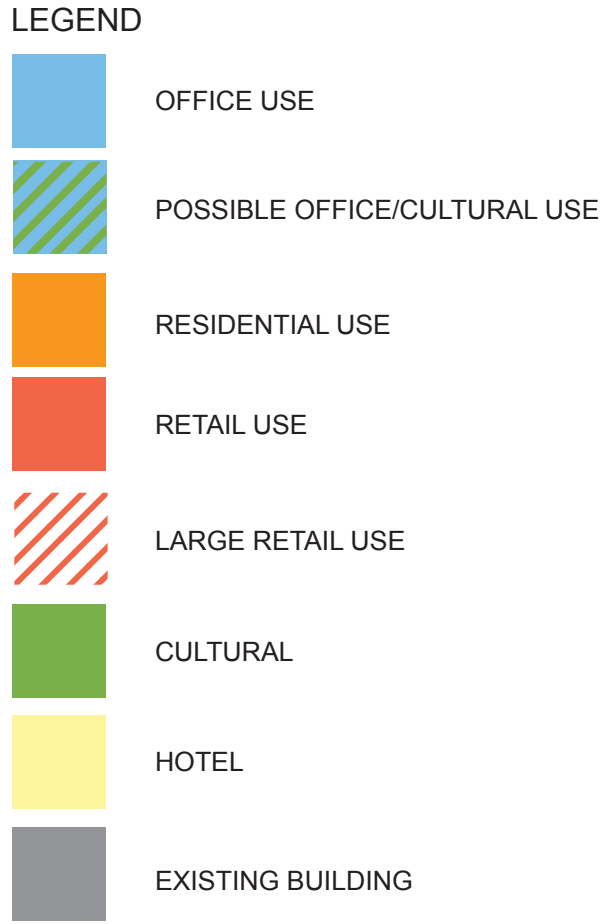
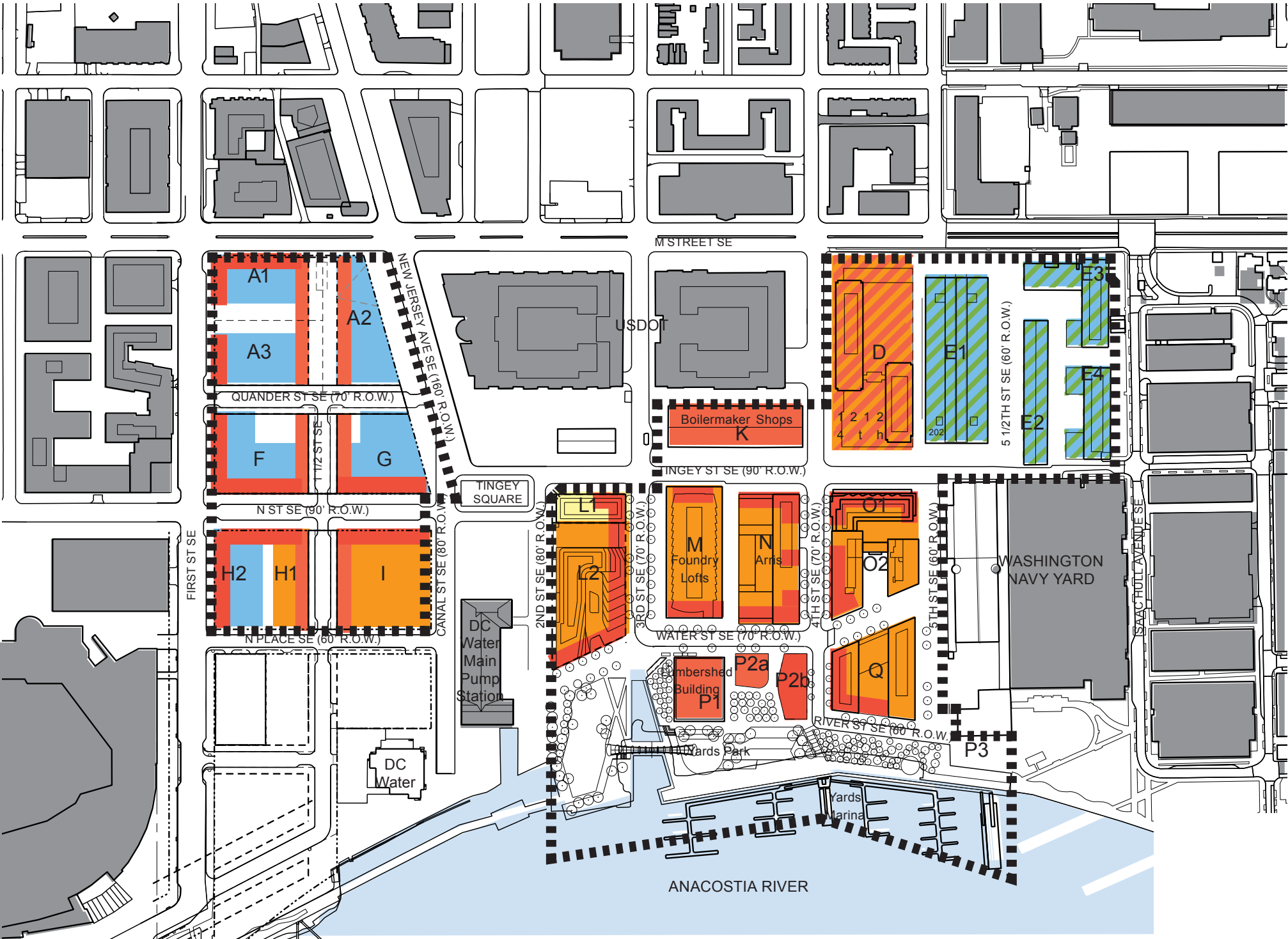
TYPICALLY IN THE SEFC/ CR ZONING DISTRICT, NON-RESIDENTIAL DENSITY IS LIMITED TO 3.0 FAR OF THE 6.0 FAR A BUILDING SITE GENERATES. THROUGH COMBINED LOT DEVELOPMENT, TWO OR MORE SEFC/CR ZONED LOTS, WEATHER CONTIGUOUS OR NON-CONTIGUOUS, MAY BE COMBINED FOR THE PURPOSE OF ALLOCATING RESIDENTIAL AND NON-RESIDENTIAL USES REGARDLESS OF THE NORMAL LIMITATION ON FLOOR AREA BY USES ON EACH LOT, PROVIDED THAT THE AGGREGATE RESIDENTIAL AND NON-RESIDENTIAL FLOOR AREA SHALL NOT EXCEED THE MATTER-OF-RIGHT MAXIMUM DENSITY OF THE UNDERLYING ZONE DISTRICT.

THERE ARE MANY POTENTIAL COMBINATIONS OF LOTS THAT ARE FEASIBLE. THIS DIAGRAM DESCRIBES ONE POSSIBLE LINKAGE STRATEGY.

0 300'



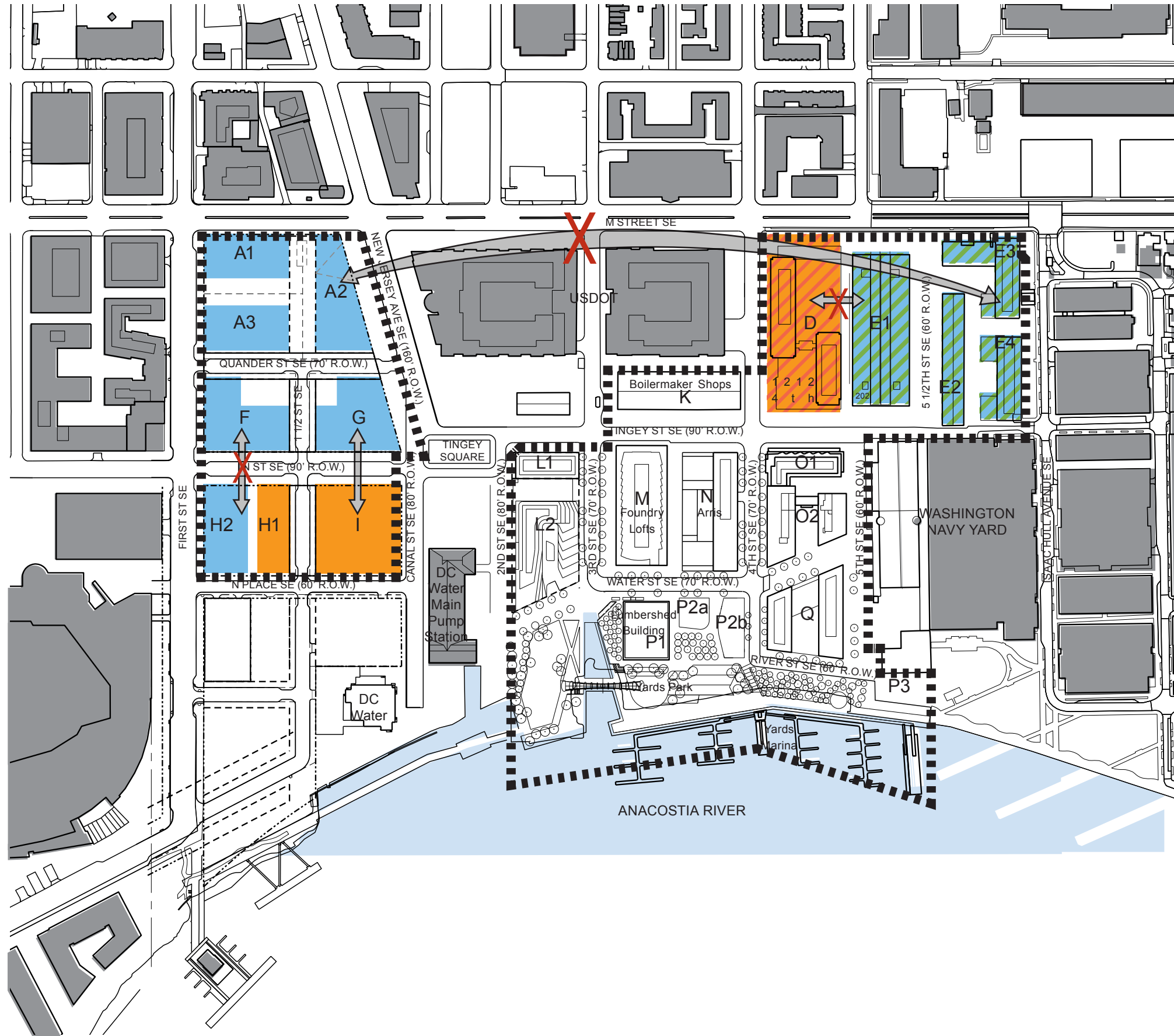
PROPOSED LAND USE DIAGRAM

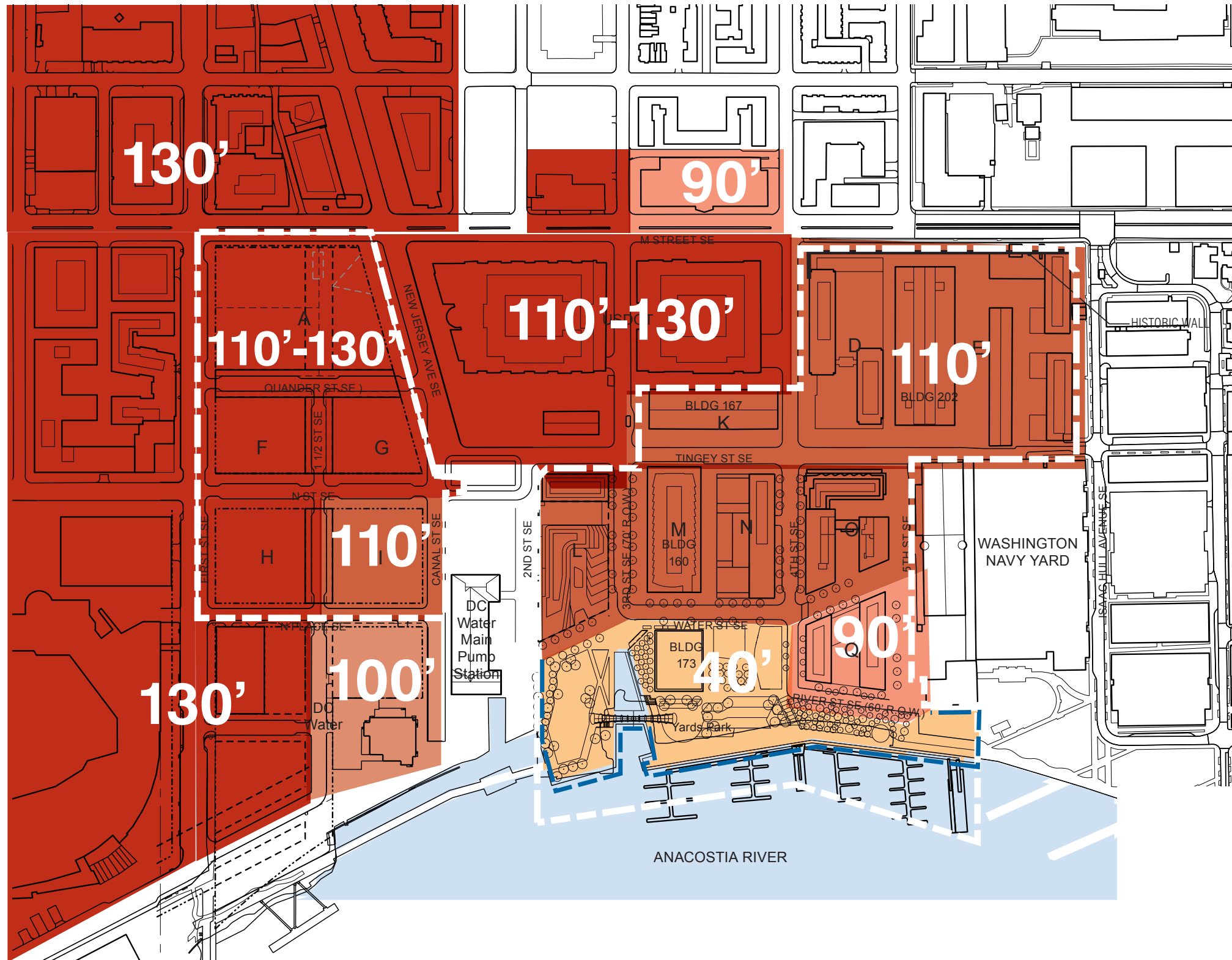


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* ALLOWED WITH IZ & RESIDENTIAL BONUS DENSITY

