

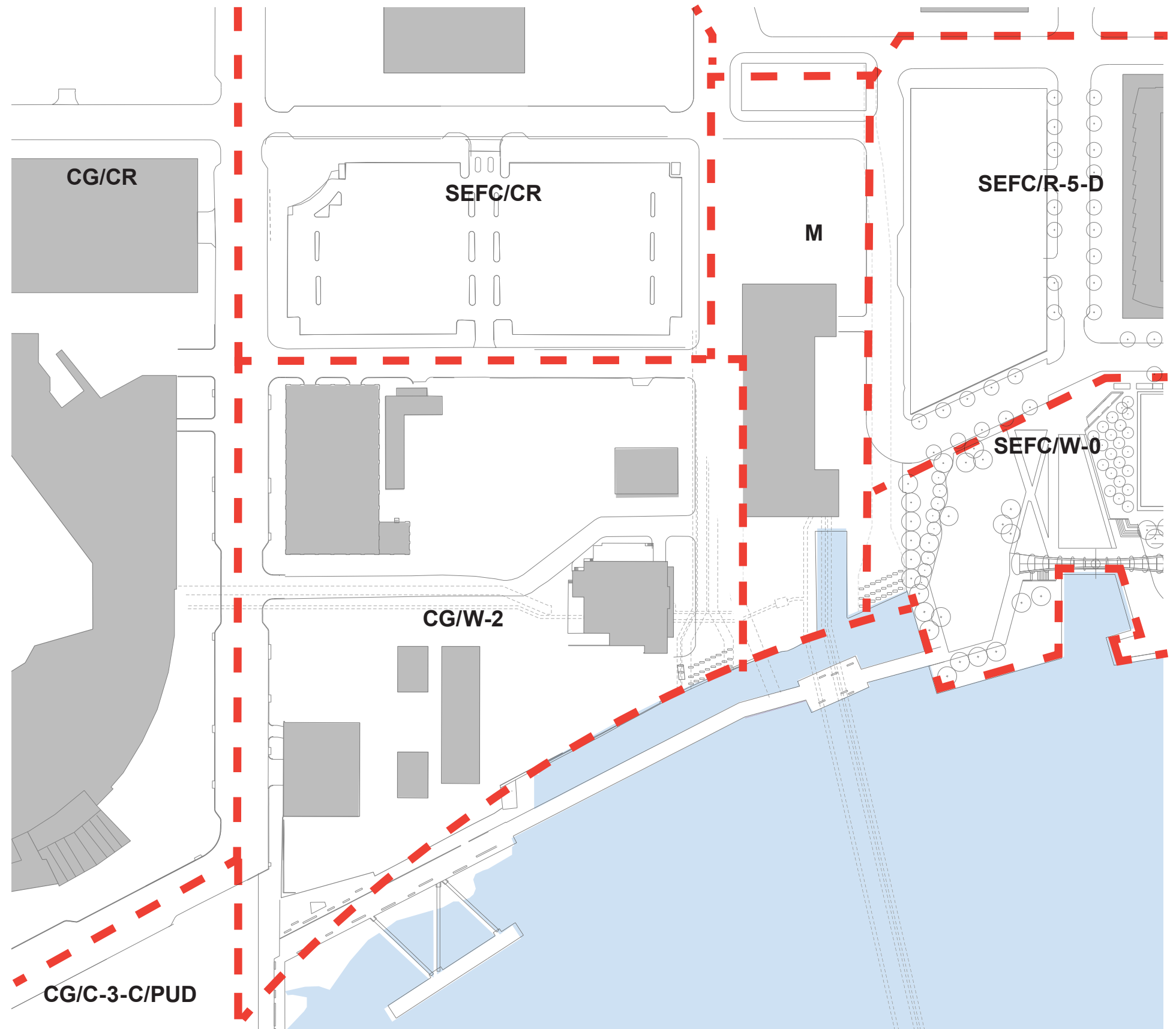
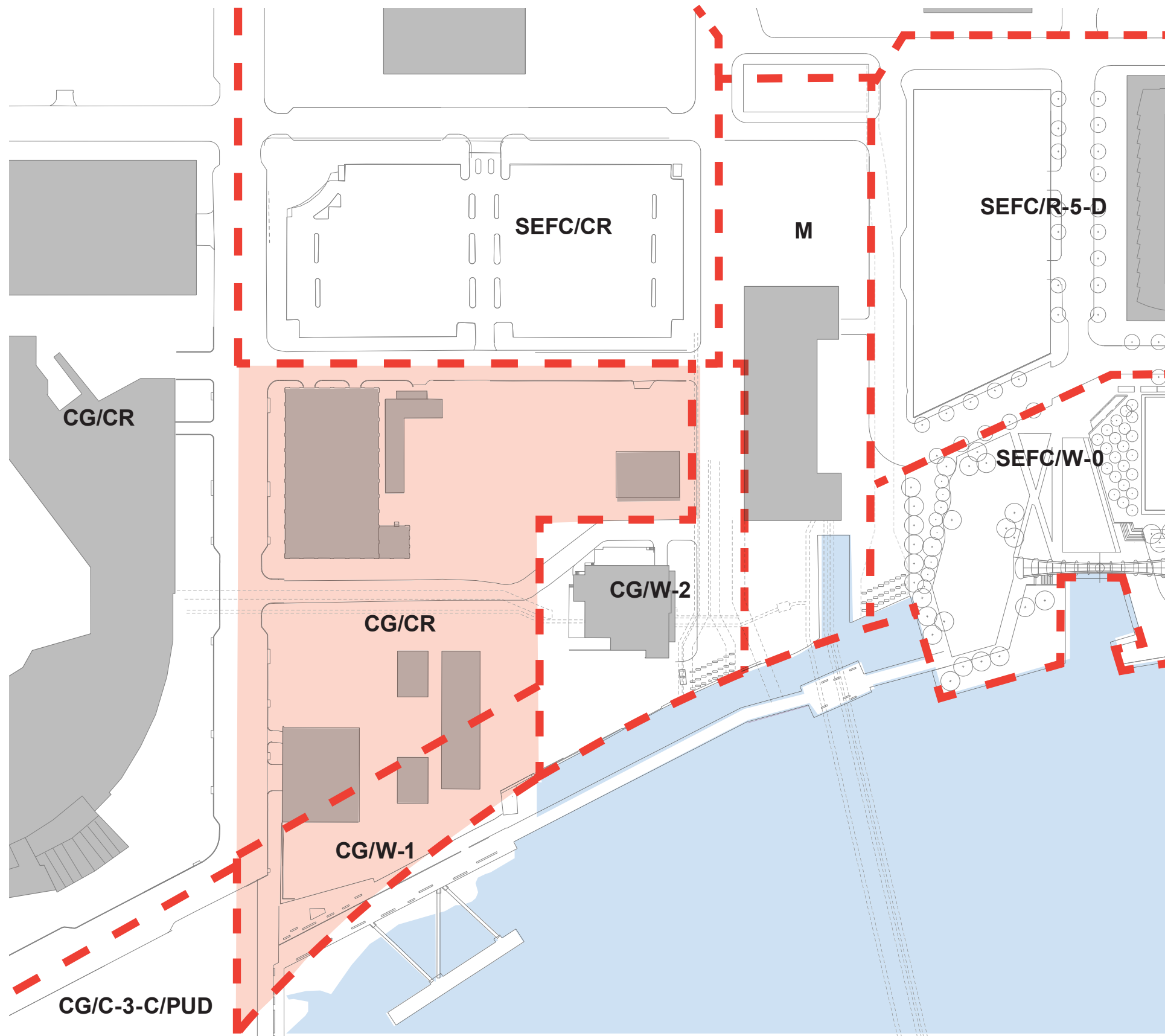


EXISTING ZONING

LEGEND

-  WATER
-  ZONING DISTRICT BOUNDARY





LEGEND

- AREA OF MAP AMENDMENT
- WATER
- ZONING DISTRICT BOUNDARY

DC WATER OCCUPIED SITES



DEVELOPMENT PROGRAM SUMMARY

CONSOLIDATED PUD

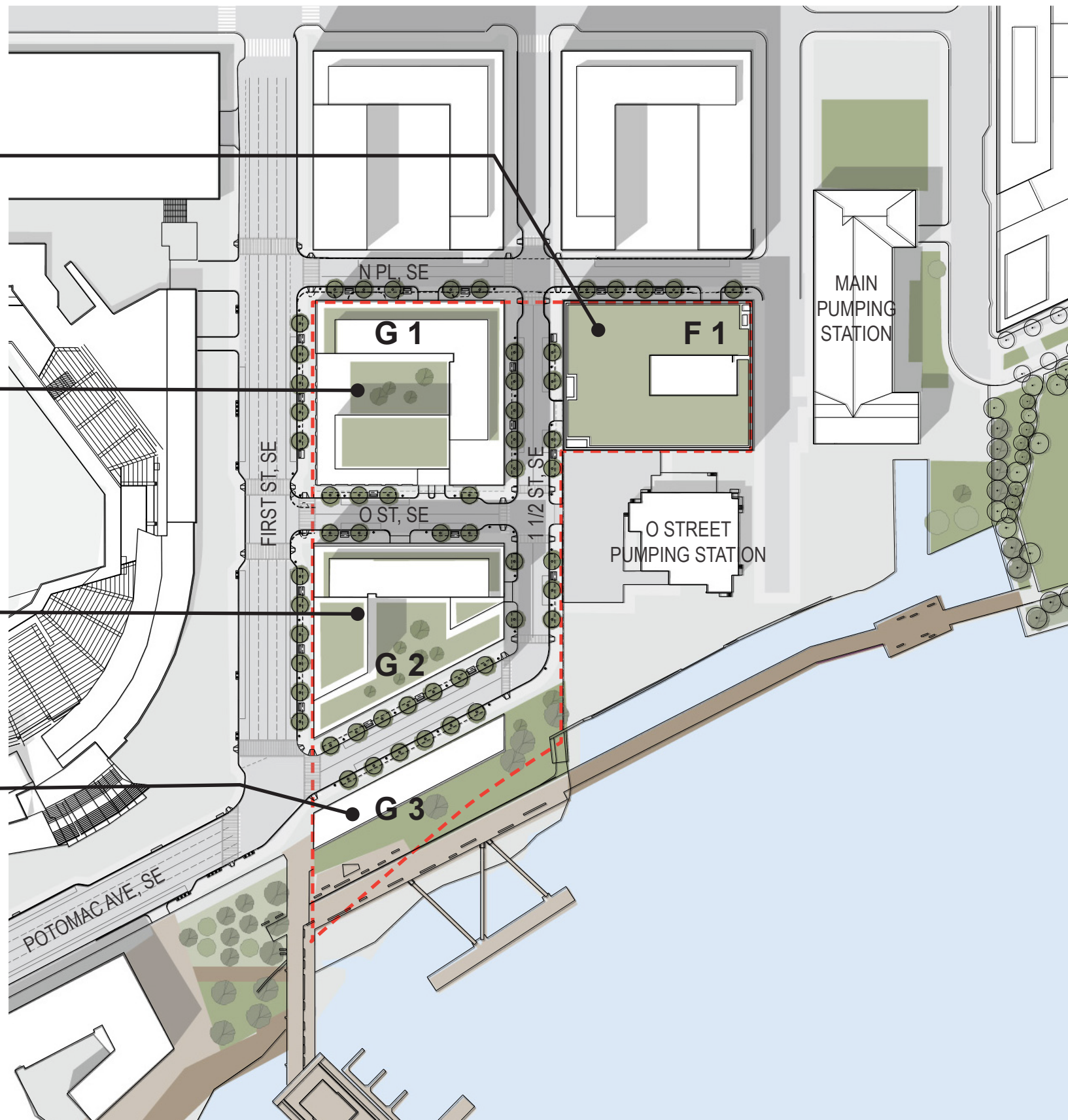
16 SCREEN MOVIE THEATER
 THEATER AREA: 95,000 SF
 PARKING SPACES: 331

FIRST STAGE PUD

RESIDENTIAL W/ GROUND FLOOR RETAIL
 RETAIL AREA: 20,000 SF MIN
 RESIDENTIAL AREA: 337,265 SF MAX
 RESIDENTIAL UNITS: 350 EST.
 PARKING SPACES: 175 EST.

RESIDENTIAL W/ GROUND FLOOR RETAIL
 RETAIL AREA: 15,000 SF MIN
 RESIDENTIAL AREA: 247,276 SF MAX
 RESIDENTIAL UNITS: 250 EST.
 PARKING SPACES: 125 EST.

RETAIL/CULTURAL & EXPANDED PARK
 POSSIBLE RETAIL OR CULTURAL AREA:
 5,000-15,000 SF



ZONING DISTRICT			PARCELS							TOTAL SITE			
EXISTING CG/W2 PERMITTED/REQUIRED	PROPOSED FOR F1, G1 & G2 CG/CR PUD PERMITTED/REQUIRED	PROPOSED FOR G3 CG/W-1 PUD PERMITTED/REQUIRED	CONSOLIDATED ¹		FIRST STAGE					GFA	FAR		
			F1	G1	G2	G3	PRIVATE STREETS	REQUIRED	PROPOSED				
ZONING TABULATIONS													
TOTAL SITE AREA			44,689.2	58,745.5	51,812.8	38,482.7	41,401.0			235,131.2			
SITE AREA FOR PARCEL FAR PURPOSES (EXCLUDING SIDEWALKS & PRIVATE STREETS)			41,780.3	51,220.7	40,303.5	31,389.8				164,694.3			
5.0 (WITH RESID BONUS)	8.0 (WITH RESID BONUS)	1.0 (NON-RESIDENTIAL)	FLOOR AREA RATIO (EXCLUDING SIDEWALKS & PRIVATE STREETS)			5.73	8.00 MAX	7.50 MAX	0.48	0.00			
70 FT	LIMITED BY THE HT ACT	50 FT	BUILDING HEIGHT STREET R.O.W WIDTH FOR HT ACT STREET FRONTAGE FOR MEASURING POINT			100 FT CANAL ST, SE = 80 FT N PLACE, SE	130 FT 1ST ST, SE = 110 FT N PLACE, SE	130 FT 1ST ST, SE = 110 FT 1ST ST, SE	30 FT 1ST ST, SE = 110 FT 1ST ST, SE				
GROSS FLOOR AREA													
TOTAL GROSS FLOOR AREA (SF)			239,255	409,765 MAX	302,276 MAX	5,000 - 15,000	NA			966,296	5.87		
			RESIDENTIAL RESIDENTIAL PARKING		337,265 MAX 52,500 MAX		247,276 MAX 40,000 MAX		5,000 - 15,000		RESIDENTIAL 677,041	4.11	
			RETAIL - ARTS - CULTURAL		20,000 MIN		15,000 MIN				NON-RESIDENTIAL 289,255	1.76	
			THEATER										
			COMMERCIAL PARKING		1,967 94,424 142,864								
PARCEL OCCUPANCY													
100% NON-RESID - 75% RESID	100%-NON-RESID-75% RESID	100% NON-RESID - 75% RESID	93%	75% MAX RESID	75% MAX RESID	50% MAX	NA			75% MAX			
DWELLING UNITS²													
			NA	350	250	NA	NA			600			
THEATER SEATS													
			2500 MAX	NA	NA	NA	NA			2,500 MAX			
CAR PARKING^{3 & 4}			REQUIRED		REQUIRED		REQUIRED		REQUIRED		REQUIRED		
TOTAL SPACES			250	331	139	175	99	125	16	0	NA	505	631
			RESIDENTIAL		117		125						
			RETAIL		23		0		16				
			THEATER		250		331						
BICYCLE PARKING⁵			REQUIRED		REQUIRED		REQUIRED		REQUIRED		REQUIRED		
TOTAL SPACES			13	52	1	130	1	95	1	5	NA	16	282
			RESIDENTIAL:		0		120		85				
			RETAIL:		1		10		1		5		
			THEATER:		0		40						
			PARK:										
LOADING			REQUIRED		REQUIRED		REQUIRED		REQUIRED		REQUIRED		
TOTAL 12' X 55' BERTHS			0	1	1	1	1	1	0	0	NA	2	3
TOTAL 12' X 30' BERTHS			1	1	2	2	2	2	1	0	NA	6	5
TOTAL 10' X 20' SERVICE/DELIVERY			1	0	2	2	2	2	0	0	NA	5	4
			RESIDENTIAL BERTHS:										
			12' X 55' BERTH		1		1		1		1		
			12' X 30' BERTH										
			10' X 20' SERVICE/DELIVERY		1		1		1		1		
			THEATER BERTHS:										
			12' X 55' BERTH		1		1						
			12' X 30' BERTH		1		1						
			10' X 20' SERVICE/DELIVERY		1		1						
			RETAIL BERTHS:										
			12' X 30' BERTH		2		2		1		0		
			10' X 20' SERVICE/DELIVERY		1		1		0		0		

¹ REFER TO THE CONSOLIDATED SUBMISSION DRAWINGS FOR MORE DETAILED TABULATIONS.

² THE NUMBER OF DWELLING UNITS ON PARCELS G1 AND G2 WILL BE DETERMINED WITH FUTURE SECOND STAGE SUBMISSIONS. THE UNIT COUNT WILL VARY DEPENDING ON BUILDING EFFICIENCY AND MARKET CONDITIONS. THE NUMBER OF UNITS SHOWN FOR THE PURPOSES OF THESE TABULATIONS IS ILLUSTRATIVE OF WHAT MIGHT BE ACHIEVED ON THE PARCELS.

³ PRIVATE STREET PARKING SPACES ARE EXCLUDED FROM THE TABULATIONS.

⁴ THE NUMBER OF PROPOSED PARKING SPACES ON PARCELS G1 AND G2 WILL BE DETERMINED WITH FUTURE SECOND STAGE SUBMISSIONS. THE PARKING COUNT WILL VARY DEPENDING ON THE FINAL DWELLING UNIT COUNT, BUT A MINIMUM OF 1 PARKING SPACE FOR EVERY 2 DWELLING UNITS IS ANTICIPATED. THE NUMBER OF PARKING SPACES SHOWN FOR THE PURPOSES OF THESE TABULATIONS IS ILLUSTRATIVE OF WHAT MIGHT BE ACHIEVED ON THE PARCELS.

⁵ THE NUMBER OF PROPOSED BICYCLE SPACES ON PARCELS G1 AND G2 WILL BE DETERMINED WITH FUTURE SECOND STAGE SUBMISSIONS. THE SPACE COUNT WILL VARY DEPENDING ON THE FINAL DWELLING UNIT COUNT AND RETAIL GROSS FLOOR AREA ACHIEVED. A MINIMUM NUMBER OF SPACES SHOWN FOR THESE TABULATIONS IS ILLUSTRATIVE OF WHAT MIGHT BE ACHIEVED ON THE PARCELS.

