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PREFERRED DESIGN

F1 Block Cinema

Forest City | PUD Public Hearing Package 08.29.2013

ZONING DATA

AREA AND DIMENSION

PARCEL AREA = 44,689 SF
 BUILDING AREA = 41,559 SF (Includes 12" thick concrete retaining wall)

PERCENTAGE OF PARCEL OCCUPANCY

= BUILDING AREA / PARCEL AREA
 = 41,559 / 44,689 SF = 93%

PUBLIC SPACE @ MAIN ENTRANCE

3,941 SF PROVIDED
 = 3,941 SF / 44,689 SF = 8.8%
 (REQUIRES RELIEF)

GROSS FLOOR AREA TABULATIONS - SQUARE FEET

LEVEL	TOTAL BLDG.	(EXCLUSIONS)		TOTAL GFA
		OPEN TO BELOW	SHAFTS	
1	41,244			41,244
2	40,037	4,135	36	35,866
3	40,206	1,292	36	38,878
4	40,206	5,356	36	34,814
5	40,206	872	36	39,298
6	40,206	4,690		35,516
LVL 5 MEZZ.	5,703			5,703
LVL 6 MEZZ.	7,936			7,936
TOTAL	255,744	16,345	144	239,255

TOTAL GROSS FLOOR AREA PROVIDED

GFA PROVIDED 239,255 SF (SEE CHART ABOVE)
 GFA ALLOWED PER FIRST-STAGE PUD

FLOOR AREA RATIO

ON F1 PARCEL = 5.73 FAR
 WITHIN ENTIRE PUD = 1.45 FAR

BUILDING HEIGHT (HEIGHT ACT)

BUILDING HEIGHT ALLOWED = 100 FT
 BUILDING HEIGHT PROVIDED = 100 FT

MEASURING POINT TAKEN @ TOP OF SIDEWALK

MEASURING POINT = 13.00'
 TOP OF PARAPET = 113.00'

BUILDING HEIGHT (ZONING)

BUILDING HEIGHT ALLOWED = 130 FT
 BUILDING HEIGHT PROVIDED = 100.32 FT

MEASURING POINT TAKEN @ TOP OF CURB = 12.68'

TOP OF PARAPET = 113.00'

REAR YARD

NONE REQUIRED

COURT WIDTH

REQUIRED WIDTH = 20.83'
 (2.5" PER FOOT OF HEIGHT)

PROVIDED WIDTH:

1 OPEN COURT @ 16.25' (REQUIRES RELIEF)
 1 OPEN COURT @ 1' (REQUIRES RELIEF)
 1 CLOSED COURT @ 1' (REQUIRES RELIEF)

COURT AREA (CLOSED COURT ONLY)

REQUIRED AREA = 867.78 SF
 PROVIDED AREA = 228.5 SF (REQUIRES RELIEF)

ROOF STRUCTURE

MECHANICAL ENCLOSURE = 18.5' ABOVE ROOF / PARAPET
 HANDRAIL = LESS THAN 3'-11" ABOVE ROOF / PARAPET
 STAIR HATCH = LESS THAN 3'-11" ABOVE ROOF / PARAPET

LOADING BERTHS (2201.1)

1-12'x 30' BERTH REQUIRED, 1-12' x 55' BERTH PROVIDED
 1-10' x 20' DELIVERY SPACE REQUIRED, 1-12' x 30' BERTH PROVIDED
 1-100 SF PLATFORM REQUIRED, 2-100 SF PLATFORM PROVIDED

LOADING (2203.1) – ALL LOADING SPACES MUST BE LOCATED ON THE LOT OF THE BUILDING THEY ARE INTENDED TO SERVE (REQUIRES RELIEF)

CIRCULATION

PARKING SPACES PROVIDED

LEVEL	STANDARD (9' X 19')	COMPACT (8' X 16')	TOTAL
1	45	4	49
2	64	22	86
3	65	42	107
4	65	24	89
TOTAL	239	92	331

331 TOTAL SPACES PROVIDED

PERCENTAGE OF COMPACT SPACES ALLOWED = 40% (Section 2115.2)
 PERCENTAGE OF COMPACT SPACES PROVIDED - 92 / 331 = 27.8%

*INCLUDES 8 ACCESSIBLE SPACES

6 ADA STANDARD ACCESSIBLE SPACES
 2 ADA VAN ACCESSIBLE SPACES WITH 98" CLEAR HEIGHT

PARKING (2116.12) - ALL STRUCTURED PARKING MUST BE SET BACK AT LEAST 20 FEET FROM ANY LOT LINE ABUTTING A PUBLIC STREET. (REQUIRES RELIEF)

FLEXIBILITY REQUESTED TO ALTER THE PARKING DESIGN, WHICH NEED NOT CONFORM TO THE PARKING GARAGE REQUIREMENTS OF THE ZONING REGULATIONS REGARDING AISLE WIDTH AND PARKING SPACE WIDTH, PROVIDED THAT THE PARKING GARAGE CONTAINS APPROXIMATELY 331 VEHICULAR PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED THROUGH ANY COMBINATION OF HANDICAPPED, FULL AND COMPACT PARKING SPACES, AND A MINIMUM OF APPROXIMATELY 40 BICYCLE PARKING SPACES.

BICYCLE SPACES PROVIDED

12 BICYCLE SPACES PROVIDED OUTSIDE BUILDING
 40 BICYCLE SPACES PROVIDED INSIDE BUILDING



--- First Stage PUD Site
--- F1 Block site



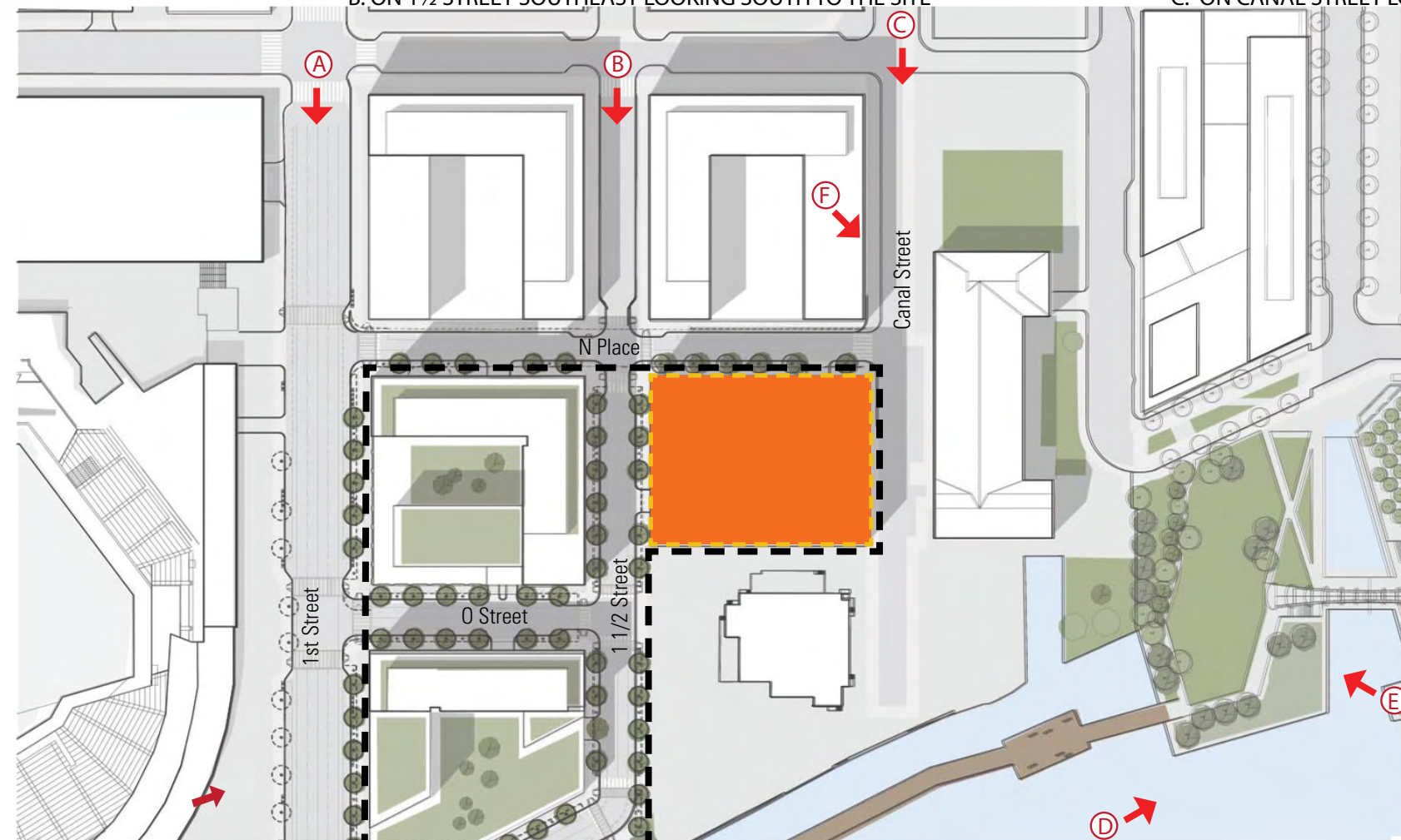
A. ON 1ST STREET SE LOOKING SOUTH



B. ON 1 1/2 STREET SOUTHEAST LOOKING SOUTH TO THE SITE



C. ON CANAL STREET LOOKING SOUTH



First Stage PUD Site
 F1 Block site



D. ON FREDERICK DOUGLASS BRIDGE LOOKING NORTHEAST



E. ON ANACOSTA RIVERWALK TRAIL LOOKING WEST



F. ON THE PARKING LOOKING AT THE PUMP HOUSE



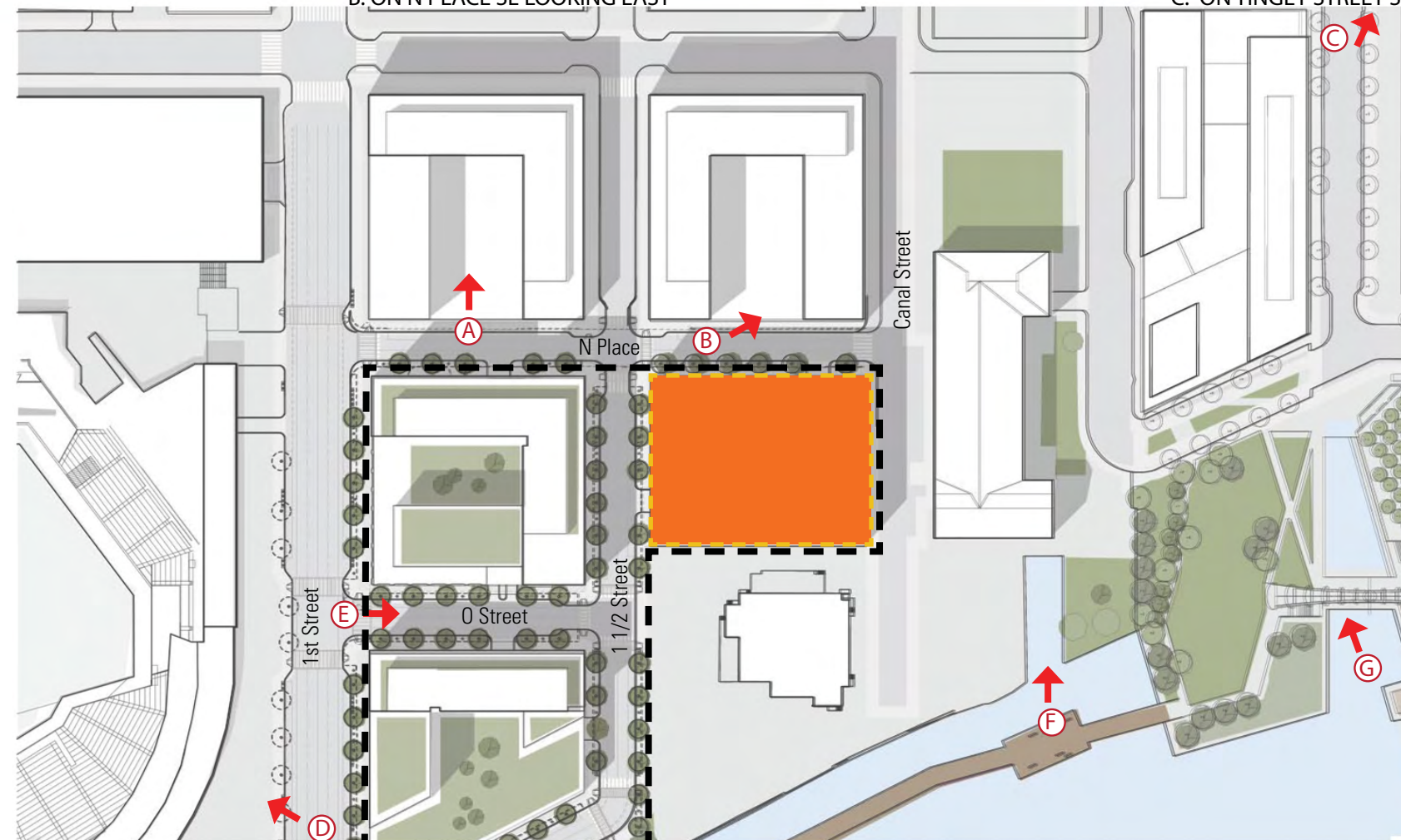
A. ON N PLACE SE LOOKING NORTH



B. ON N PLACE SE LOOKING EAST



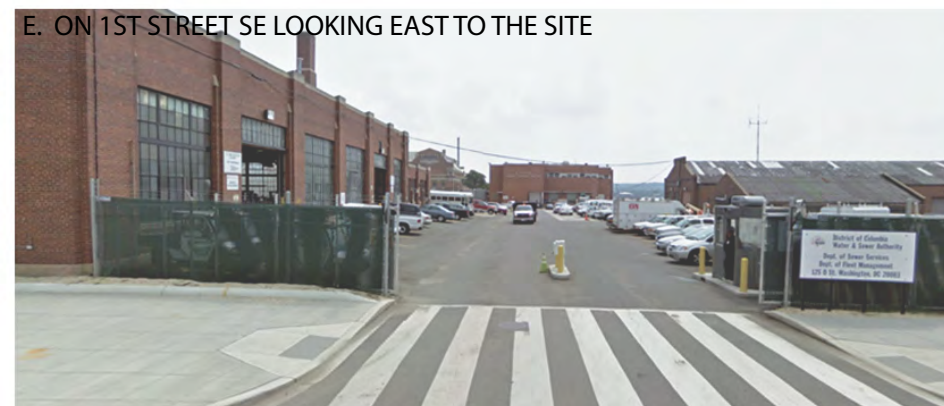
C. ON TINGEY STREET SE LOOKING AT THE BOILERMAKER BUILDING



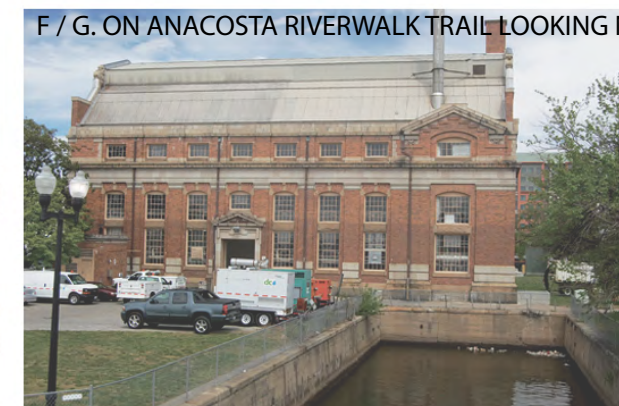
First Stage PUD Site
 F1 Block site



D. ON 1ST ST SE LOOKING NATIONAL PARK



E. ON 1ST STREET SE LOOKING EAST TO THE SITE



F / G. ON ANACOSTA RIVERWALK TRAIL LOOKING NORTH



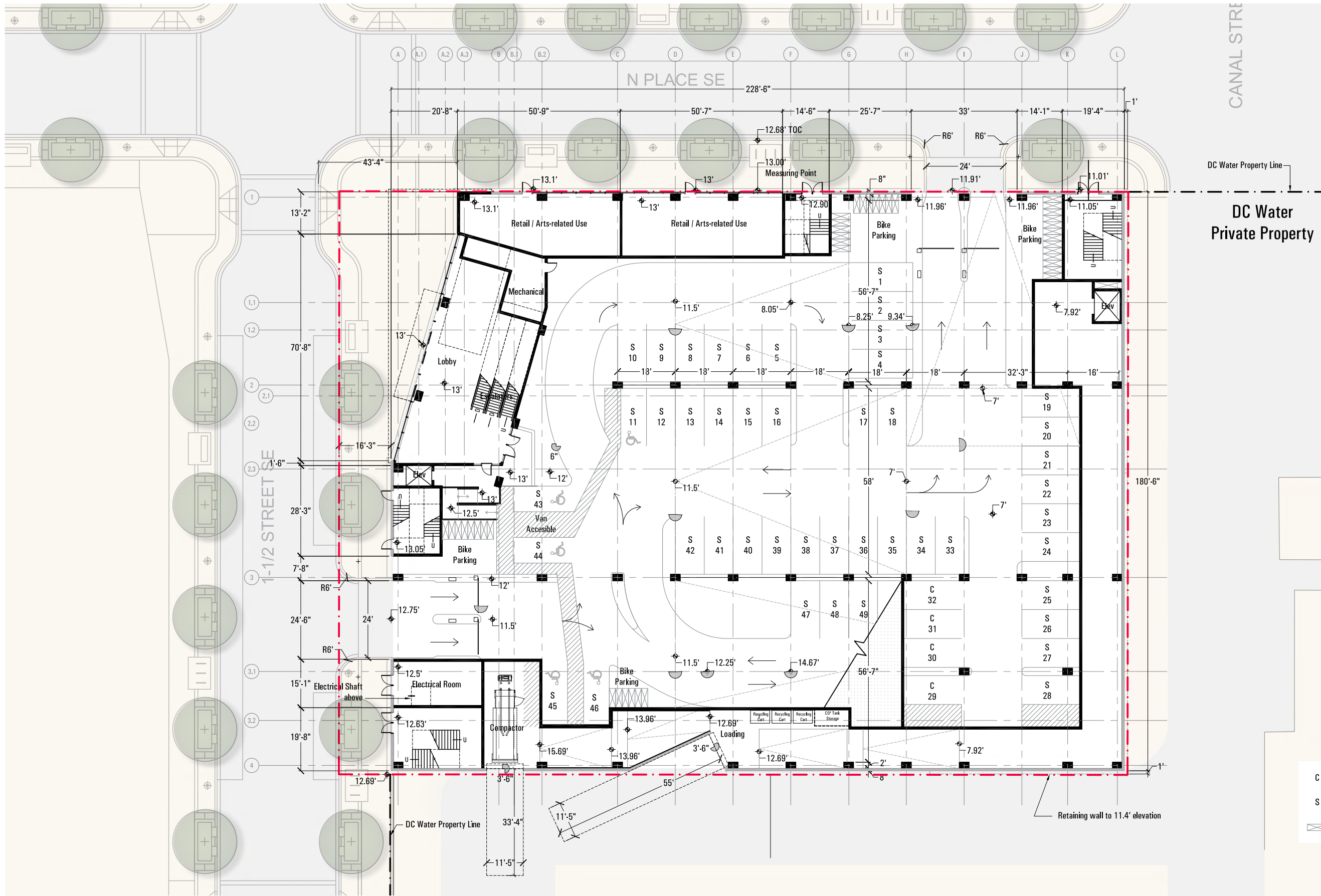
F1 Block Cinema

Forest City | PUD Public Hearing Package 08.29.2013

Site and Context Photos

A-5



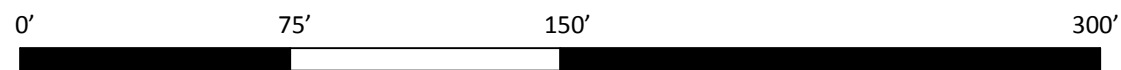
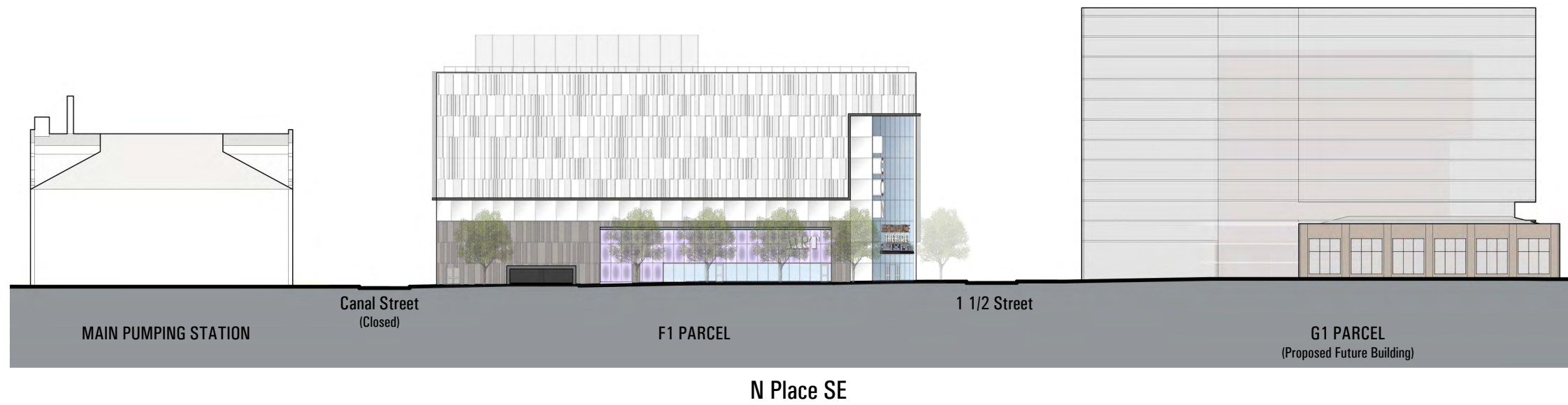
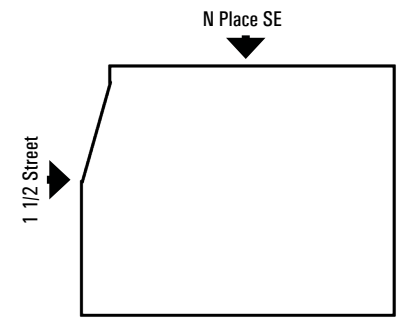
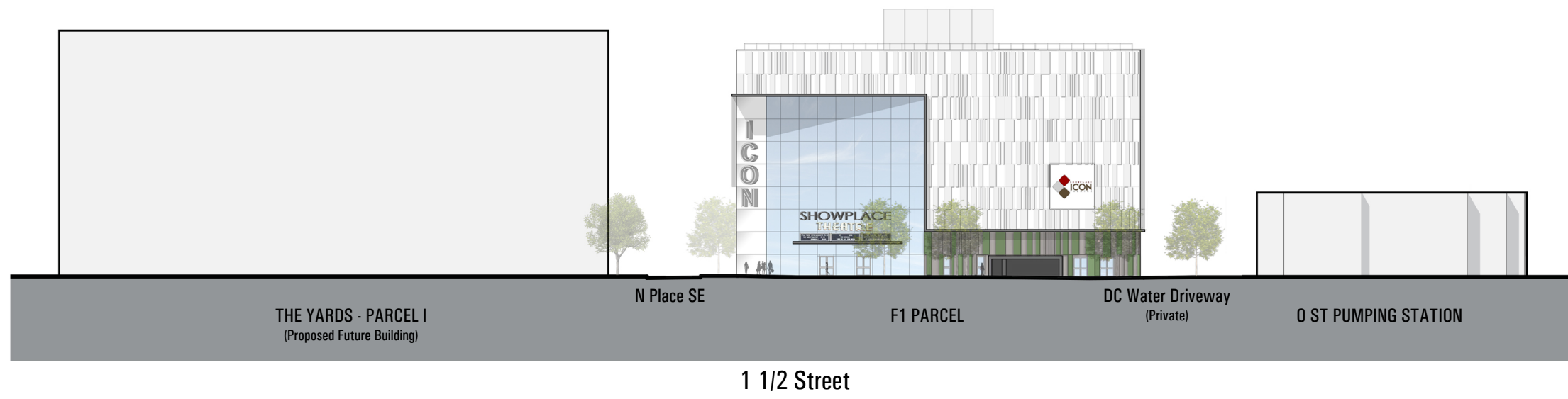


CANAL STREET
 DC Water Property Line
 DC Water Private Property

- C Compact Parking Space
- S Standard Parking Space
- Bike Parking Space

*Location of doors and windows are conceptual and are subject to change based on tenant needs

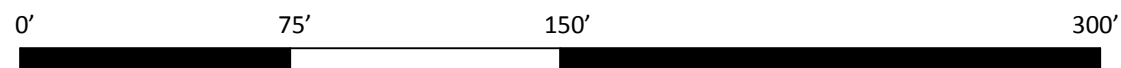
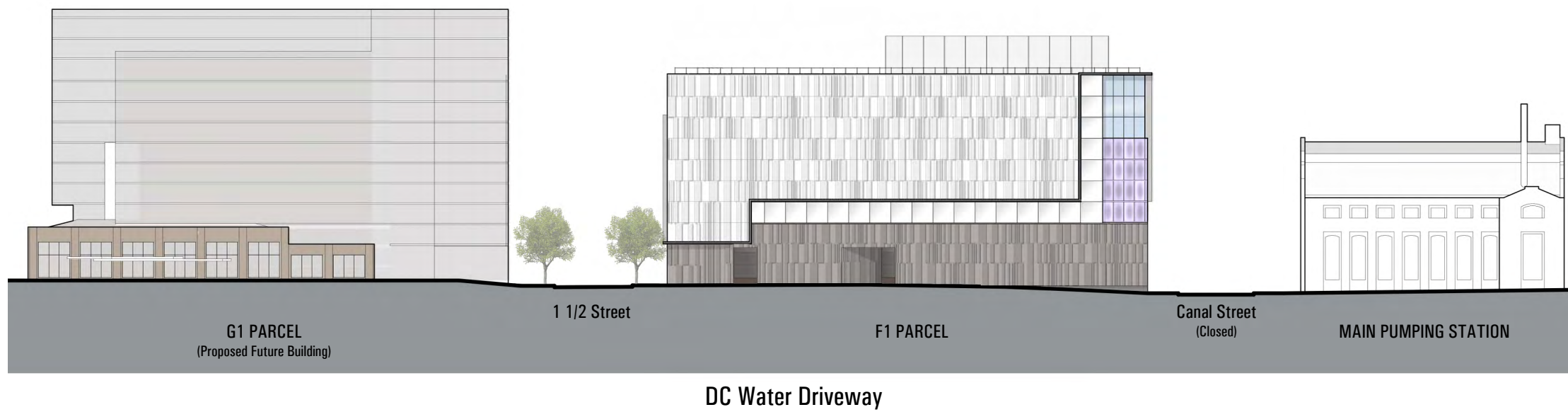
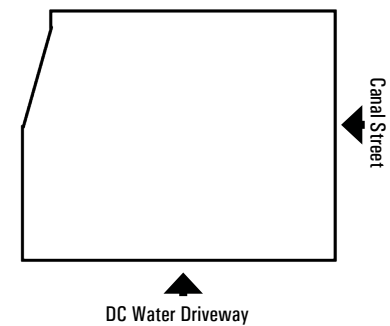
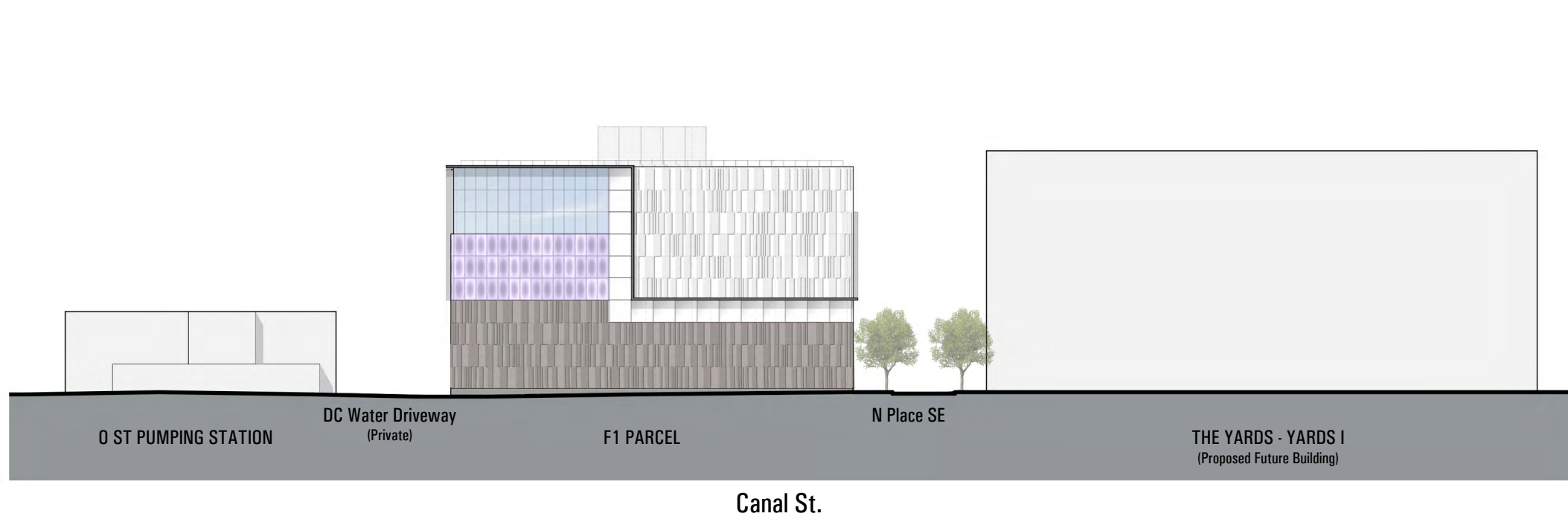
*Flexibility requested to alter the parking design, which need not conform to the parking garage requirements of the Zoning Regulations regarding aisle width and parking space width, provided that the parking garage contains approximately 331 vehicular parking spaces, which requirement may be satisfied through any combination of handicapped, full and compact parking spaces, and a minimum of approximately 40 bicycle parking spaces.



Signage is illustrative only and is subject to change, but signage generally reflects size, orientation, and location.

Location of doors and windows are conceptual and are subject to change based on tenant needs

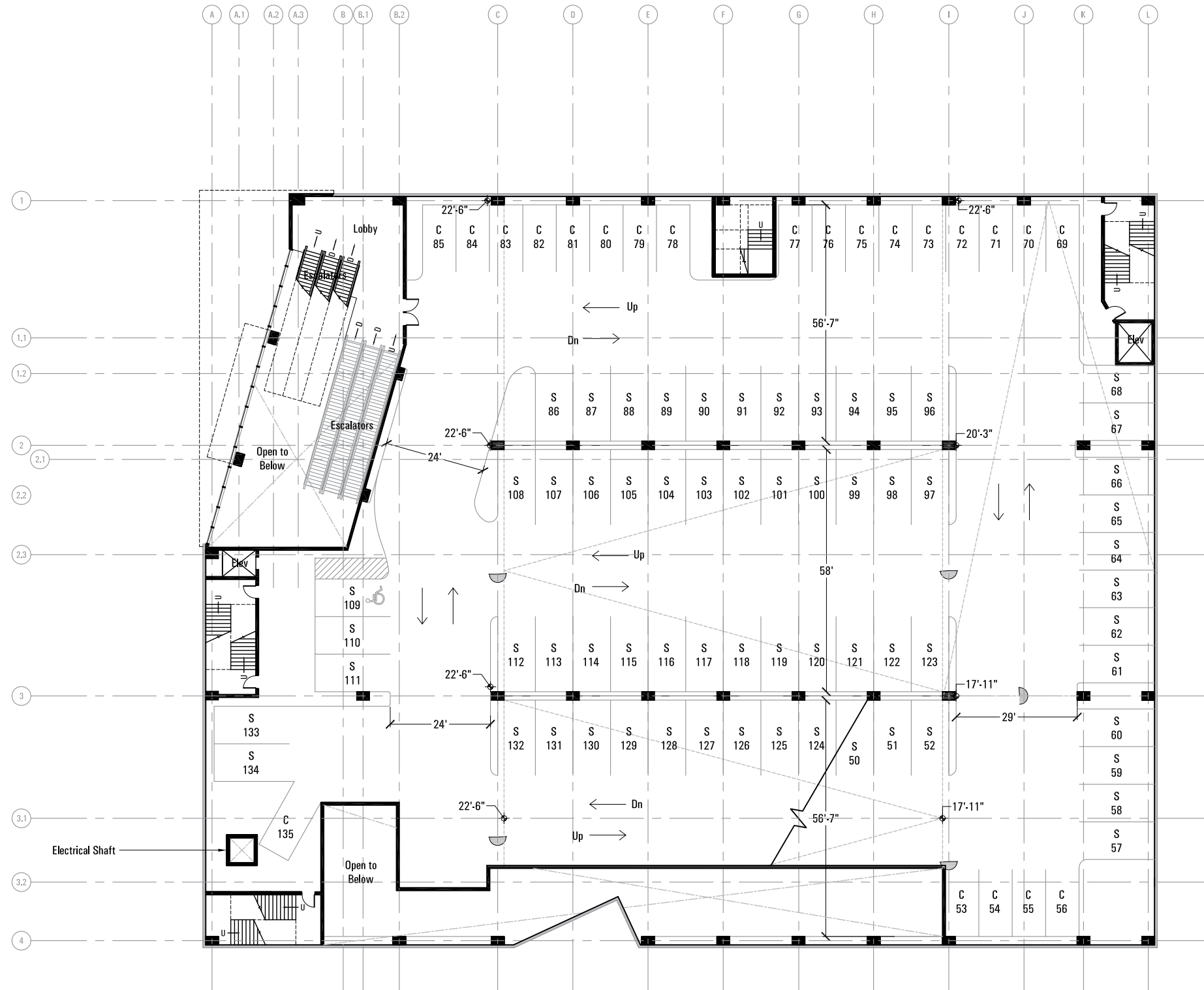
Height and shape of trees is illustrative only and subject to change



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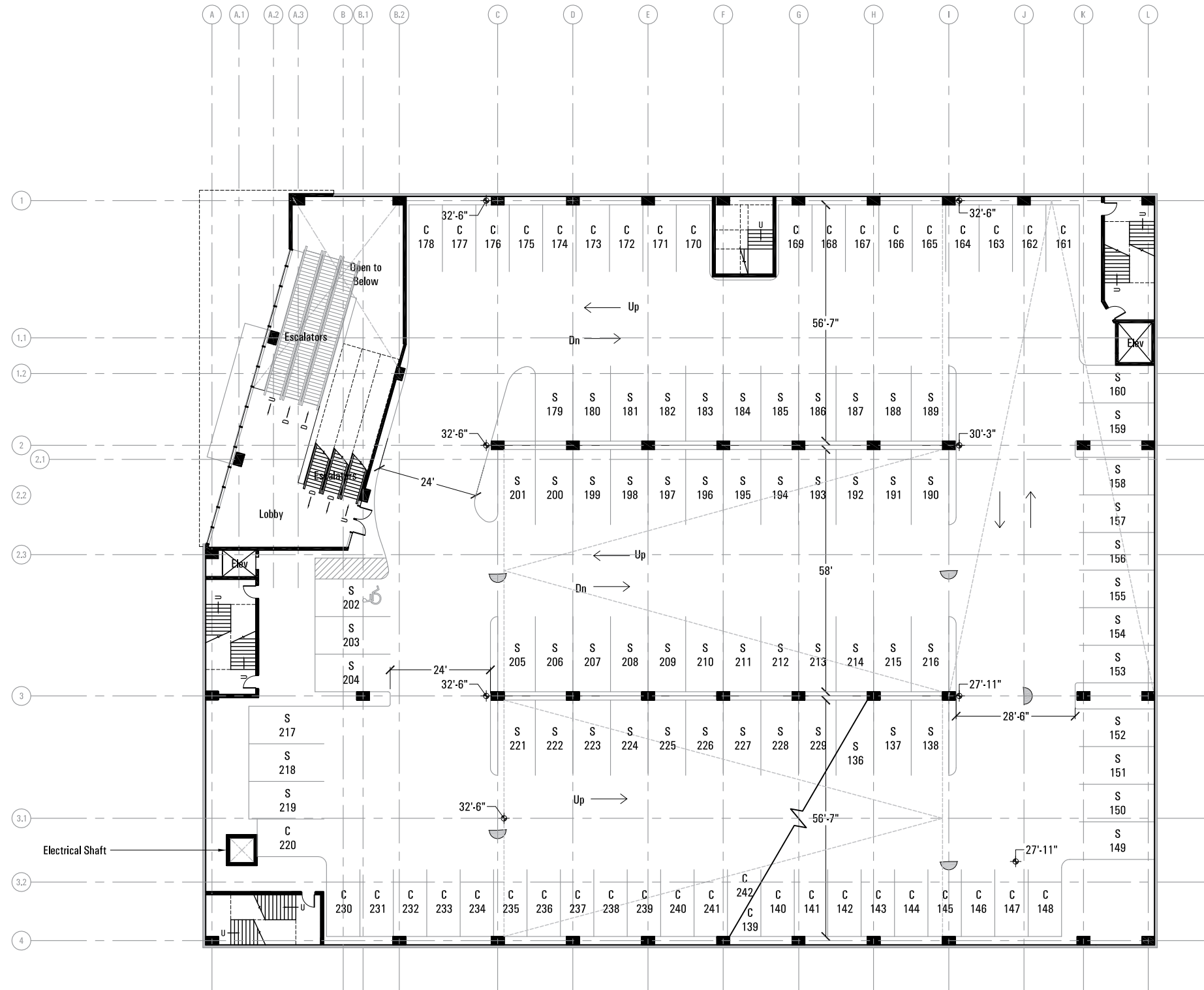
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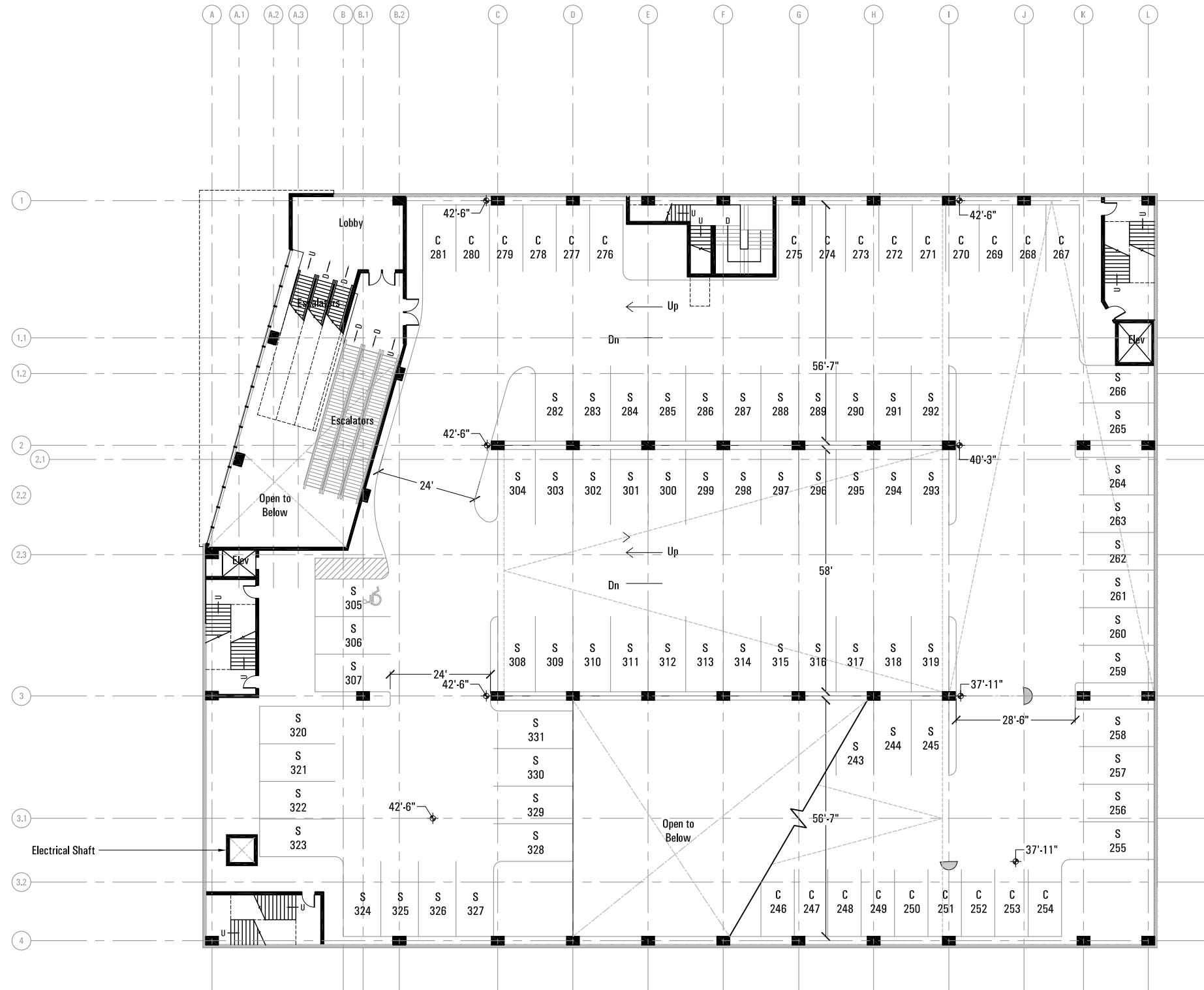
C Compact Parking Space
 S Standard Parking Space

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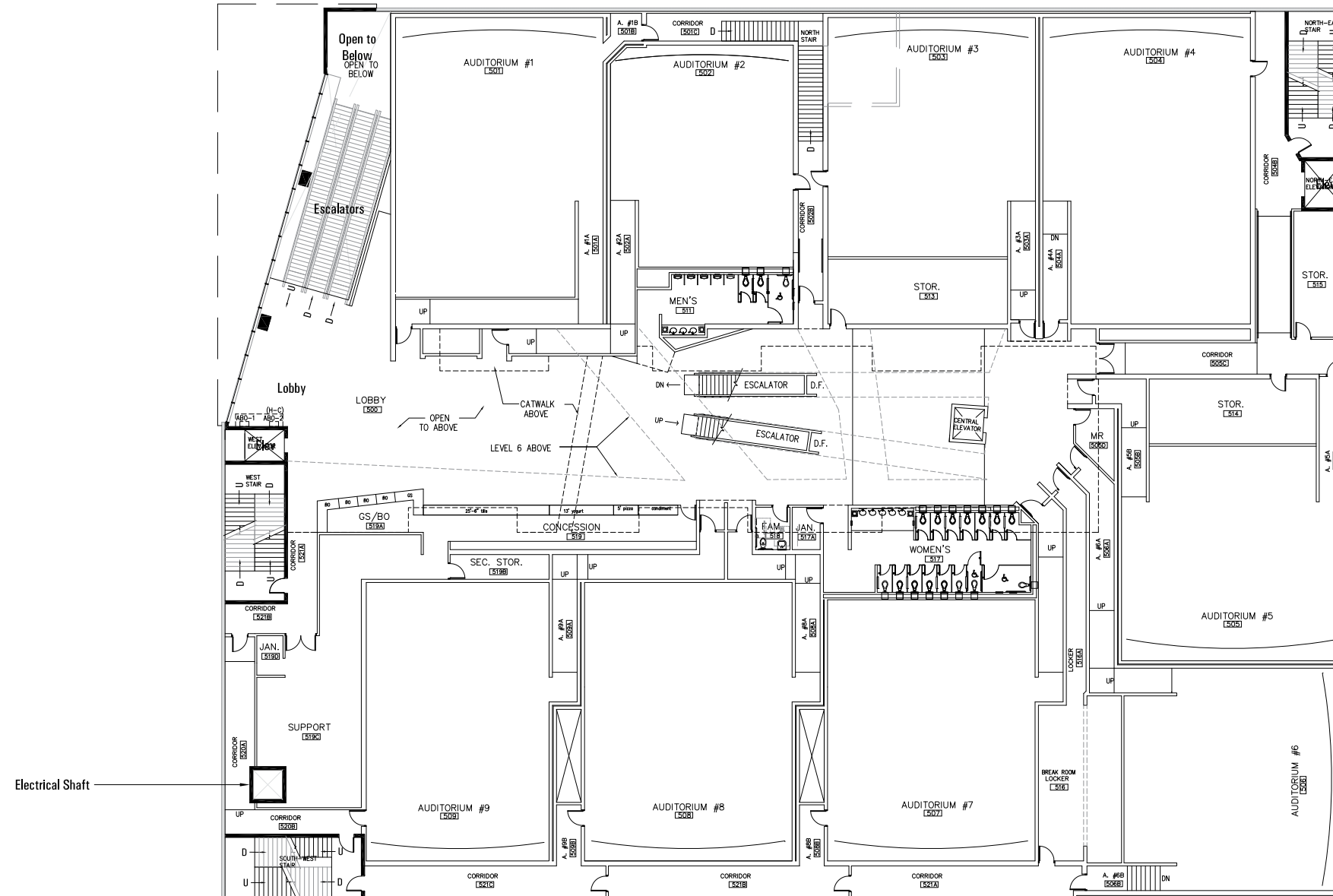
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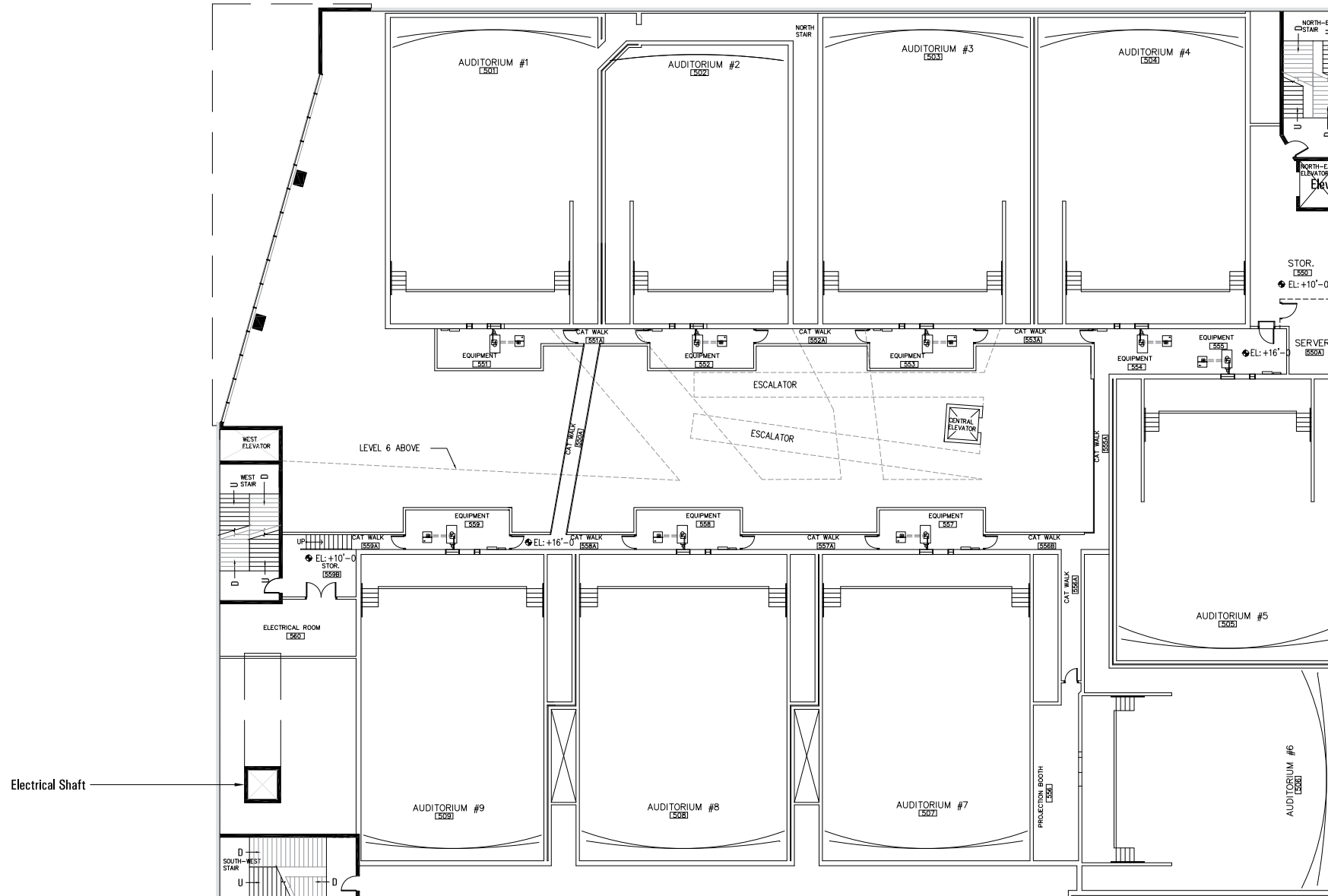


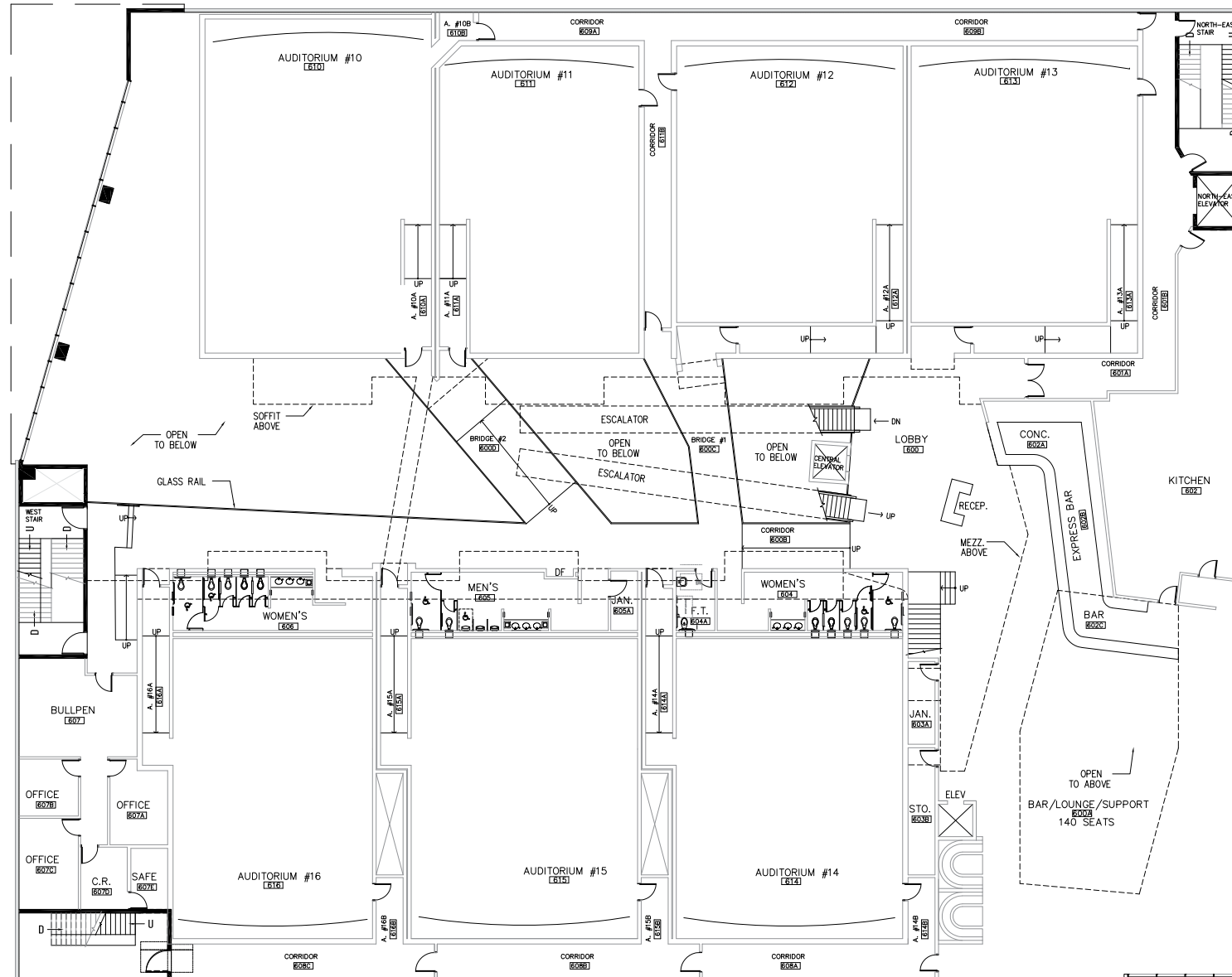
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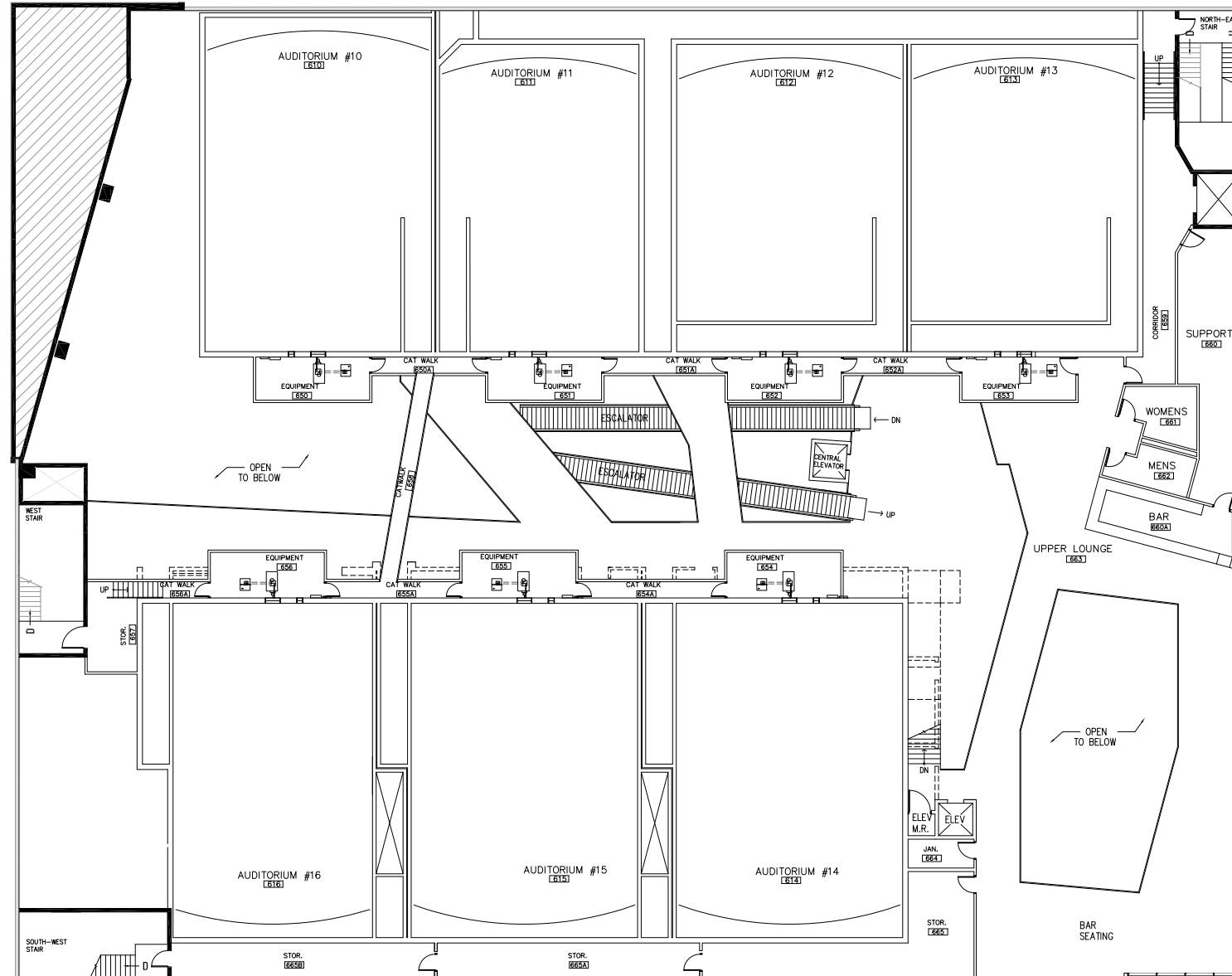
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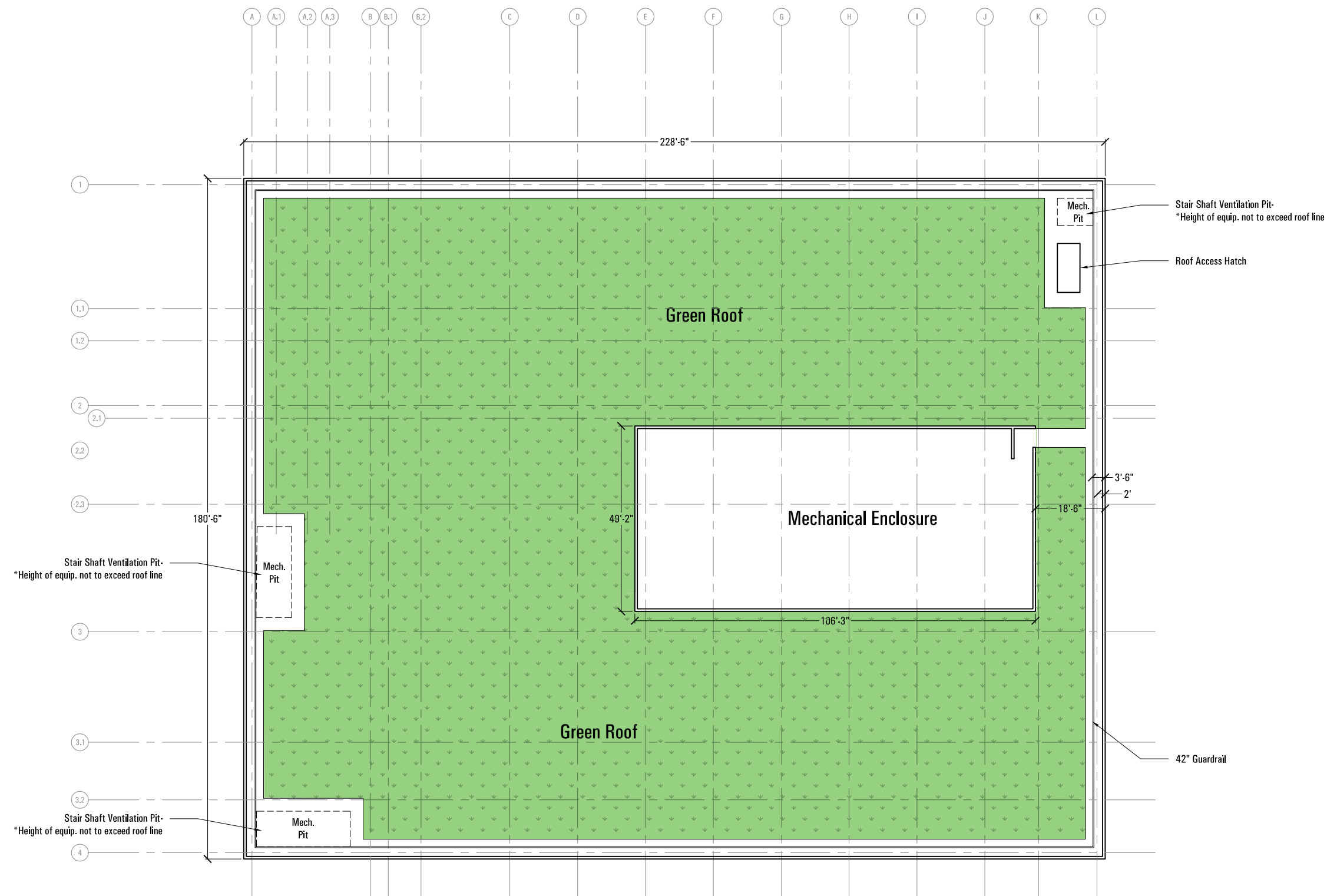


Electrical Shaft









Total Green Roof Area: 30,833 sf
Percentage Green Roof: 74.8%