



1270 4TH ST NE WASHINGTON, DC

PUD APPLICATION 2015 JAN 27

PERSPECTIVE: FINAL CONDITION

A 6



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NEIL PLACE VIEW

A7

ZONING SUMMARY: C-3-C/ PUD

TOTAL SITE AREA: 67,200 sf

NORTH PARCEL AREA: ~16,200 SF; SOUTH PARCEL AREA : ~51,000 SF

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Maximum Building Height(1)	110'	110'
Maximum FAR(2):	8.0 total	8.00 total (537,600 sf)
South Parcel		5.68 (384,351 sf)
Retail		29,042
Residential		355,309
North Parcel	8	2.32 (153,249 sf)
Retail		12,000
Residential		141,249
Green Area Ratio GAR:	0.2	0.2
Maximum Lot Occupancy(3):	commercial: 100% residential: 100%	
Rear Yard Minimum:	all uses: 2-1/2"/ft (12' min)	
	23'-6"	varies
Side Yard Minimum:	not required	not provided
Court-Open: Min. Width	residential: 4"/ft (15' min) commercial: 3"/ft (12' min)	relief requested relief requested
Court-Closed: Area	(width same as open)	residential: 350 sf min., or 2 x width squared commercial: 250 sf min., or 2 x width squared
Inclusionary Zoning	8% of residential FAR	8% of residential FAR

ZONING REGULATION	REQUIRED/ ALLOWED	PROVIDED
Roof Structures (4)		
Gross Floor Area	0.37	0.37
Number: 1 per core per level max.	2	2
Maximum Height:	18'-6"	varies
Setbacks:	Equal to Height of Roof Structure	varies
Off-Street Parking (5)		
Retail (above 3,000 gsf: 1/750 sf)	41,042/750 = 55 (North and South Parcels)	250-310 spaces
Residential (1/4 units)	550-680/4 = 138-170 (North and South Parcels)	200-260 spaces
Off-Street Loading		
Retail (20,000 sf - 30,000 sf)	2-30' berth, 1 20' delivery space	South Parcel: 2- 30' berths; North Parcel 1 30' berth
Grocery (5,000 sf - 20,000 sf)	1 30' berth, 1 20' space	
Residential	1-55' berth, 1 20' delivery space	South Parcel: 2-30' berths; North Parcel 1 30' berth

Indicates area where flexibility from the Zoning Regulations is requested

Notes:

- 1- The Maximum building height is based on the width of 4th street (90' R.O.W.) for 110' allowable measured from the curb at the middle of the 4th street frontage
- 2- Per 11-2405.2, the allowable FAR of each use is unrestricted up to a max of 8.0 FAR total.
- 3- The residential occupancy varies by floor with the maximum lot occupancy occurring on the ground level and is 100%.
- 4- The 'gross floor area' of the roof structures is 0.37 FAR.