

Zoning Tabulations

Based on zoning change from R-4 to C-3-C

Zoning District Permitted/Required	South Block Provided				North Block Provided				Green Space		Total Site		Remarks	
	1A	1B	1C	Subtotal	2A/2B	2C/2D	Subtotal	3A	3B	Required	Proposed			
Total Site Area (excluding Pierce Street)	111,471				127,656				6,227	6,356	251,710			
Total Site Area (Including Pierce Street)	286,313													
Allowable FAR	8.0				8.0				NA	NA				
Proposed FAR (excluding Pierce Street)	4.31				6.14				NA	NA	5.02		Complies	
Proposed Overall FAR (including Pierce Street)	4.42												Complies	
Building Height (maximum) Street ROW width for Ht. Act Street frontage for measuring point Small Area Plan Requirements Proposed Building Height	Buildings				Buildings									
	80 FT 60 FT 1st Street NW Notes 1 & 2 72.45'	80 FT 60 FT 1st Place NW Notes 1 & 2 78.0'	110 FT 90 FT L Street NW Notes 1 & 2 65.75'		110 FT 90 FT M Street Notes 1 & 2 110' / 91.0' / 62.5'	110 FT 90 FT M Street Notes 1 & 2 106.93' / 97.43' / 68.93'			NA	NA			Complies	
Gross Floor Area³ Residential ⁴ Retail Retail / Professional Office Commercial / Community / Amenity Total Gross Floor Area	184,775	194,900	92,910	472,585	317,261	431,460	748,721			1,221,306				
	0	0	0	0	5,490	11,325	16,815			16,815				
	0	0	0	0	8,905	8,940	17,845			17,845				
	0	0	8,315	8,315	0	0	0			8,315				
	184,775	194,900	101,225	480,900	331,656	451,725	783,381	NA	NA	1,264,281				
Theoretical Lots	44,725	39,607	27,139		65,395	62,261		6,227	6,356	251,710				
Lot FAR	4.13	4.92	3.73		5.07	7.26								
Lot Occupancy	100%	100%	100%		100%	100%		NA	NA			Complies		
Dwelling Units⁵	176	182	63	421	280	373	653	NA	NA	1,074				
Car Parking⁶ Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed				Required	Proposed	Complies	
	106		272		164		434		NA	NA	270	706		
	14				18		20				18			
					20						20			
	120		272		202		434				322	706		
Bicycle Parking Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed				Required	Proposed	Complies	
	141		183		218		270		NA	NA	359	453		
					1						1			
	1				1						1			
	142		183		220		270				362	453		
Loading Residential Retail (8,000-20,000 sf) Retail / Professional Office Commercial / Community / Amenity	12'x55' Berth	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	5	5	Relief Requested
	200 sf Platform	1	1	1	1	1	1	1	1	1	1	5	5	Complies
	10'x 20' Delivery Space	1	1	1	1	1	1	1	1	1	1	5	5	Complies
	<10% of gsf, none req'd.	NA		NA		NA		NA		NA		NA		Complies
	Included in Retail Loading Above	NA		NA		NA		NA		NA		NA		Complies
<10% of gsf, none req'd.	NA		NA		NA		NA		NA		NA		Complies	

Notes

- 1 MCE Small Area Plan (Page 72): "Sensitivity to lower density buildings to the north and south suggests that the redevelopment's massing should step down toward those existing buildings."
- 2 MCE Small Area Plan (Page 73): "Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW."
- 3 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4' -0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level.
- 4 Includes 199 affordable within the project at varying levels and types of subsidies.
- 5 The number of dwelling units will be determined with future second stage submission. The unit count will vary depending on building efficiency and market conditions. The number of units shown for the purpose of these tabulations is illustrative of what might be achieved.
- 6 Parking #'s will be revised in future second stage submission application to correctly reflect the number of units and market conditions. The number of spaces shown provided for the purpose of these tabulations is illustrative of what might be achieved.