

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		2A/2B	2C/2D			3A	3B			
Total Site Area (excluding Pierce Street)	111,472				132,605				6,227	6,356	256,660		
Total Site Area (Including Pierce Street)											291,263		
Allowable FAR	8.0				8.0				NA	NA			
Proposed FAR (excluding Pierce Street)	4.31				6.52				NA	NA	5.24	Complies	
Proposed Overall FAR (including Pierce Street)											4.62	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	Subtotal 472,585	404,385	419,195	Subtotal 823,580	NA	NA	1,296,165			
	0	0	0	0	11,900	11,325	23,225			23,225			
	0	0	0	0	8,940	8,940	17,880			17,880			
	0	0	8,315	8,315	0	0	0			8,315			
	184,775	194,900	101,225	480,900	425,225	439,460	864,685			1,345,585			
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		6.50	7.06							
Lot Occupancy	100%	100%	100%		100%	100%		NA	NA		Complies		
Dwelling Units⁵	176	182	63	421	348	362	710	NA	NA	1,131			
Car Parking⁶ Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed		NA	NA	Required	Proposed	Complies
	106		272		178		474				284	746	
	14				27						20		
	120		272		225		474				345	746	
Bicycle Parking Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	Required		Proposed		Required		Proposed		NA	NA	Required	Proposed	Complies
	141		183		237		270				378	453	
	1				2		1				1		
	142		183		240		270				382	453	
Loading Residential 12'x55' Berth 200 sf Platform 10'x 20' Delivery Space Retail (8,000-20,000 sf) Retail / Professional Office Commercial / Community / Amenity	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	NA	NA	Required	Proposed	Relief Requested Complies Complies Complies Complies
	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'			5	5	
	1	1	1	1	1	1	1	1			5	5	
	1	1	1	1	1	1	1	1			5	5	
	NA		NA		NA		NA				NA		
NA		NA		NA		NA		NA		NA			

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.



Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.



Note: The building massing is shown for illustrative purposes. The design of the buildings will be subject to a future second stage planned unit development design review and approval.

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										
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				6.11				NA	NA	5.01	Complies							
Proposed Overall FAR (including Pierce Street)											4.41	Complies							
Building Height (maximum) Street ROW width for Ht. Act Street frontage for measuring point Small Area Plan Requirements Proposed Building Height	Buildings				Buildings							Complies							
	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									
Gross Floor Area³				Subtotal			Subtotal												
Residential ⁴	184,775	194,900	92,910	472,585	326,636	419,195	745,831				1,218,416								
Retail	0	0	0	0	5,490	11,325	16,815				16,815								
Retail / Professional Office	0	0	0	0	8,905	8,940	17,845				17,845								
Commercial / Community / Amenity	0	0	8,315	8,315	0	0	0				8,315								
Total Gross Floor Area	184,775	194,900	101,225	480,900	341,031	439,460	780,491	NA	NA		1,261,391								
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		5.21	7.06													
Lot Occupancy	100%	100%	100%		100%	100%		NA	NA			Complies							
Dwelling Units⁵	176	182	63	421	288	362	650	NA	NA		1,071								
Car Parking⁶	Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	1 per 4 DU >3,000 sf, 1 per 750 gsf >3,000 sf, 1 per 750 gsf 1 per 600 gsf	Required		Proposed			Required		Proposed		NA	NA	Required	Proposed	Complies			
			106		272		163	434	269	706									
			14					18						20					
			120		272			201		434			321	706					
Bicycle Parking	Residential Retail Retail / Professional Office Commercial / Community / Amenity Total Spaces	1 per 3 DU 5% of Req'd Parking Spaces 5% of Req'd Parking Spaces 5% of Req'd Parking Spaces	Required		Proposed			Required		Proposed		NA	NA	Required	Proposed	Complies			
			141		183		217	270	358	453									
			1					1						1					
			142		183			219		270			361	453					
Loading	Residential Retail (8,000-20,000 sf) Retail / Professional Office Commercial / Community / Amenity	12'x55' Berth	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	NA	NA	Required	Proposed	Relief Requested Complies Complies Complies Complies		
		200 sf Platform	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'	1	1 @ 30'			5	5			
		10'x 20' Delivery Space	1	1	1	1	1	1	1	1	1	1			1	5		5	
		<10% of gsf, none req'd.	NA		NA		NA		NA		NA				NA			NA	
		Included in Retail Loading Above	NA		NA		NA		NA		NA				NA			NA	
		<10% of gsf, none req'd.	NA		NA		NA		NA		NA		NA		NA				

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.