



COTTON ANNEX

RESIDENTIAL REDEVELOPMENT

ZONING COMMISSION SUPPLEMENTAL FILING

FEBRUARY 25, 2021





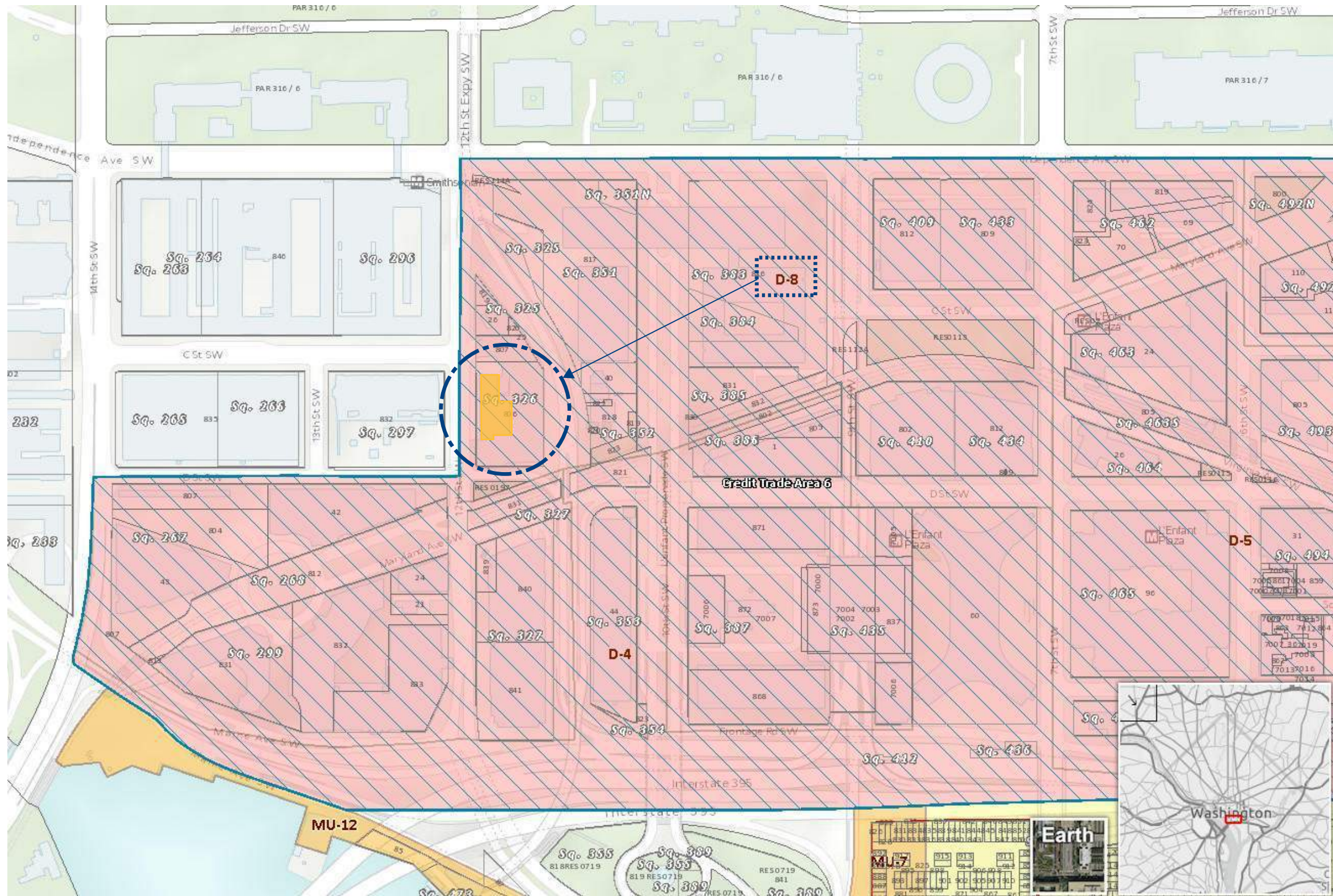
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ZONING MAP





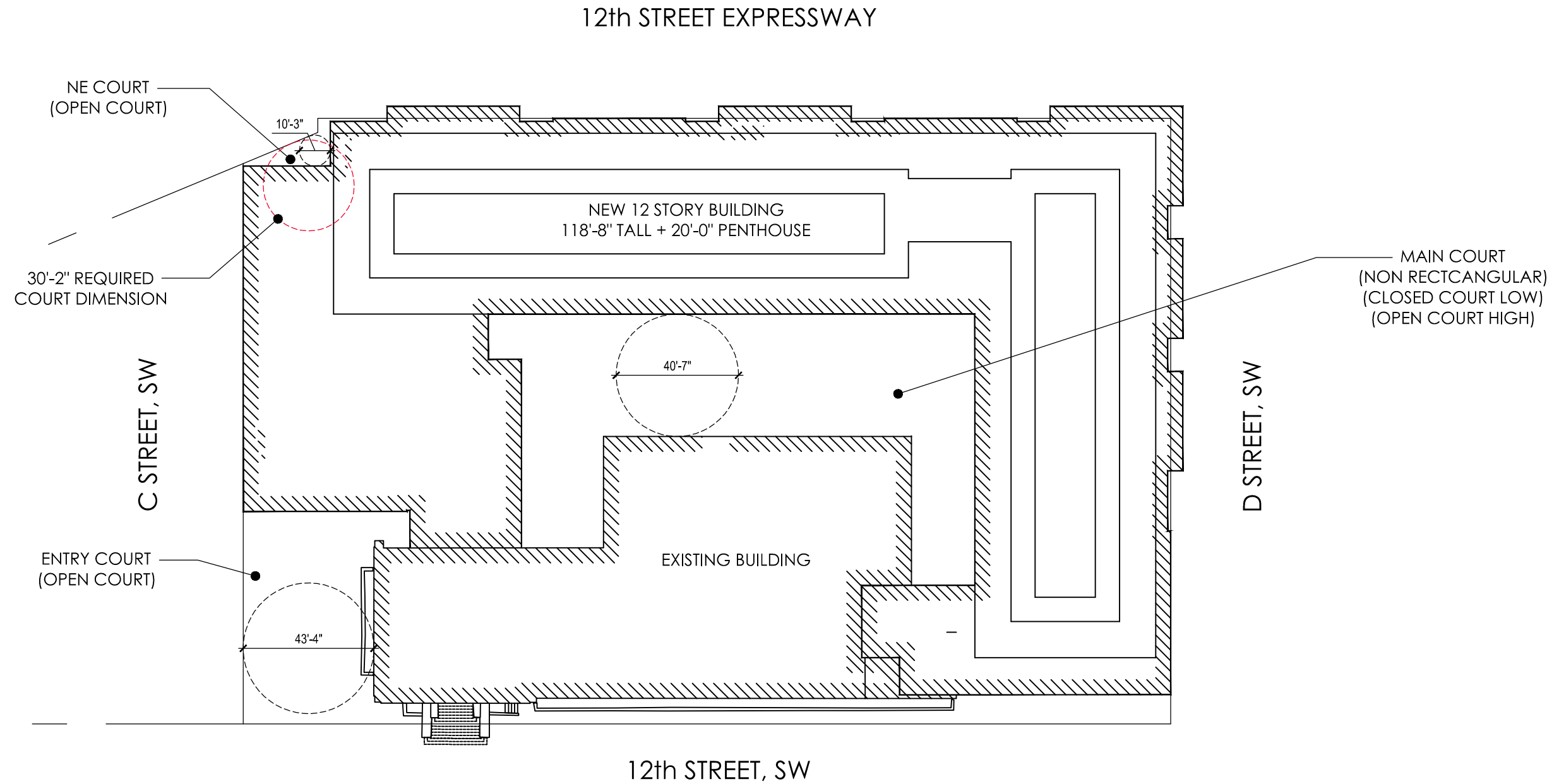
ZONING ANALYSIS

<u>SUBJECT</u>	<u>REQUIREMENTS</u>	<u>PROVIDED</u>	<u>RELIEF REQUESTED</u>
Parking	No Requirement	110 Provided	No Relief Required
Loading	Resi = 1 loading berth and 1 delivery space	1 provided (12x30) 1 provided (10x20)	No Relief Required No Relief Required
	if Retail >5000 sf	Retail < 5000 Sf	No Relief Required
Courts (Closed Courts) (Please see diagram on next page for locations of each court described below)			
Closed Courts			
Area Requirements	2x sq of req width (not less than 350)		
Main Court (Low)	1,625 sf required	8,120 sf provided	No Relief Required
Width Requirements	Irregular; inscribe circle at 4" / ft; at 85'-5" tall, so a 28'-6" circle required		
Main Court (Low)		40'-7" circle provided	No Relief Required
Open Courts			
Width Requirements	Irregular; inscribe circle at 4" / ft; at 28'-8" tall so a 9'-7" circle required		
Main Court (High)		40'-7" circle provided	No Relief Required
Entry Court	Regular: 4"/ft at 90'-6" so 30'-2" required	43'-4" provided	No Relief Required
NE Court	Regular: 4"/ft at 90'-6" so 30'-2" required	10'-3" provided	Relief Required

<u>SUBJECT</u>	<u>REQUIREMENTS</u>	<u>PROVIDED</u>	<u>RELIEF REQUESTED</u>
FAR			
Residential	No limit (Resi)	7.35 provided	No Relief Required
Retail/Service/Eating & Drinking	6.5 (Non Resi)	0.03 provided	No Relief Required
Total		7.38 provided	No Relief Required
FAR (Historic Footprint)	FAR 6.45	FAR 6.78 (delta = 4,383 sf)	Relief Required
Height	130'	118'-8"	No Relief Required
Penthouse	2 story 20'	2 story 20'	No Relief Required
Lot Occupancy	100%	77.1% (<100%)	No Relief Required
Rear Yard	Not required	NA	No Relief Required
Side Yard	Not required but if, than 2" /ft (5' min)	No Side Yard Provided	No Relief Required
GAR	GAR 0.2	Will comply	No Relief Required
Inclusionary Zoning	8% of residential GFA	8% of residential GFA	No Relief Required

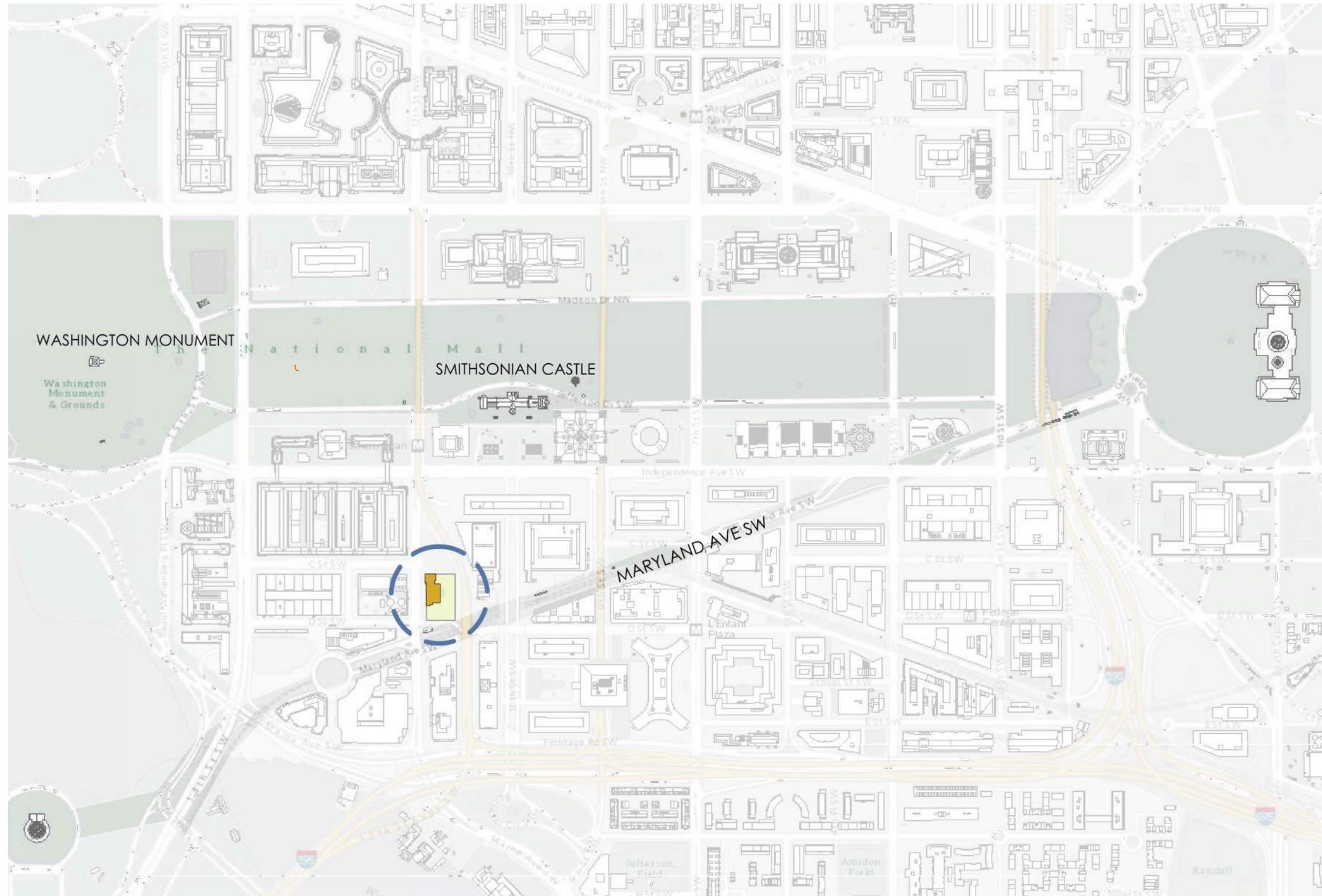


ZONING ANALYSIS (COURT DIAGRAM)



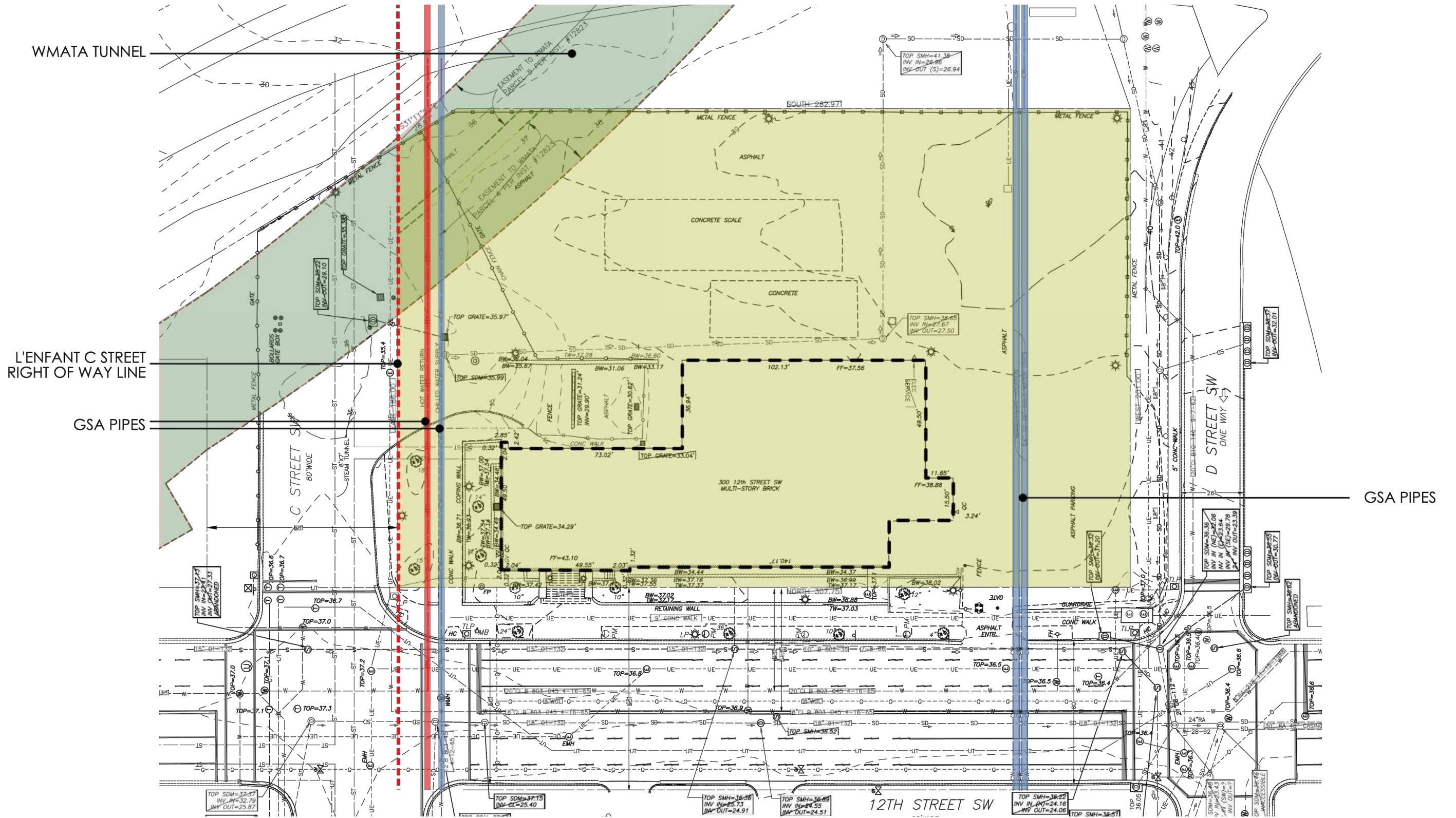


SITE



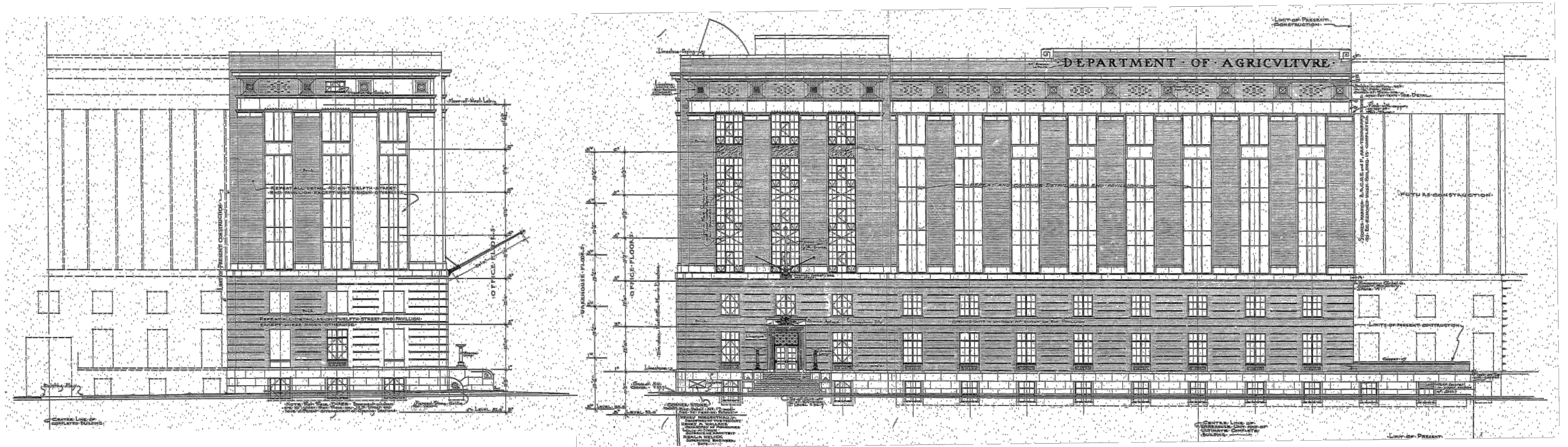


SITE CONDITIONS





EXISTING BUILDING

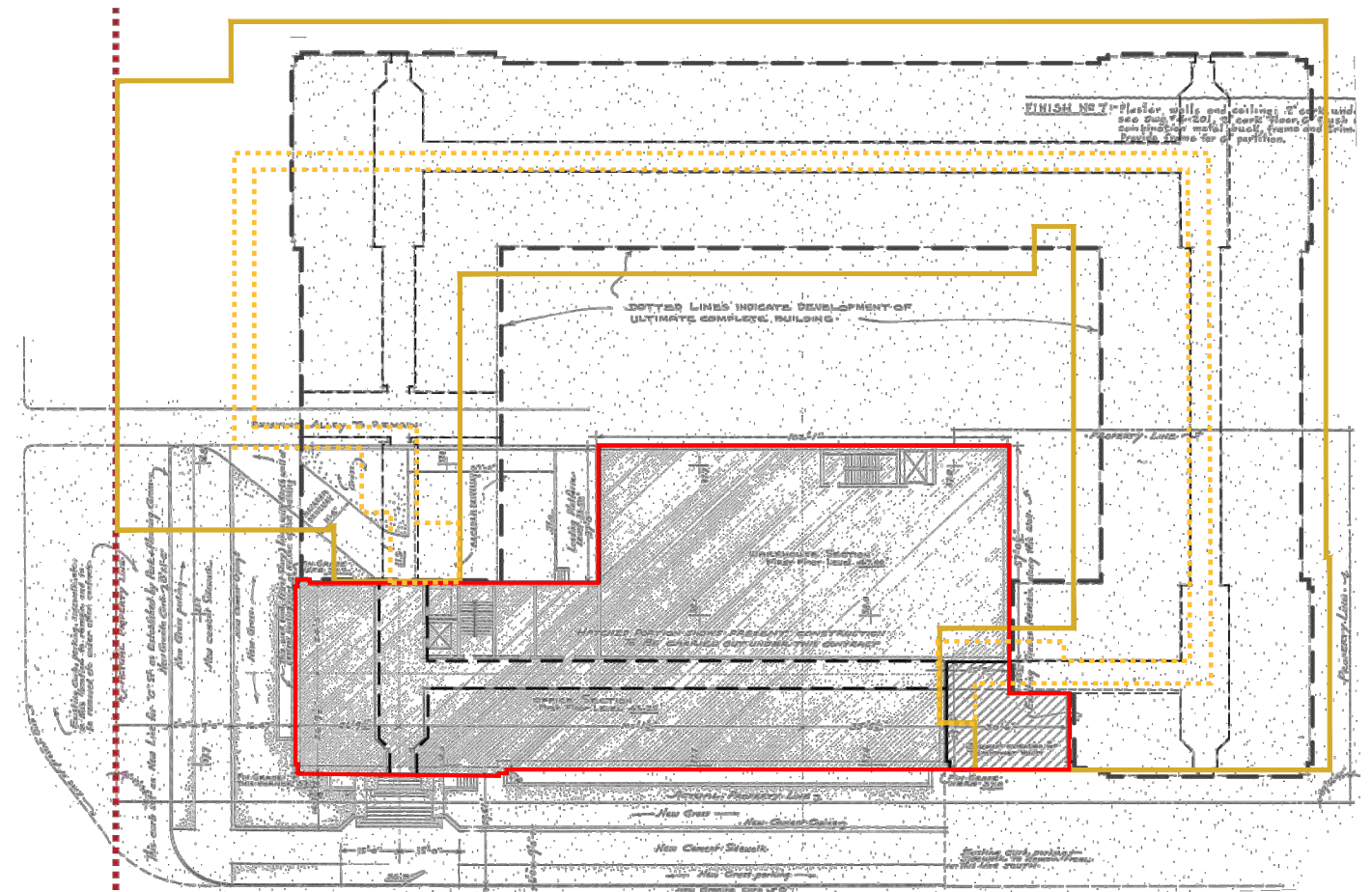
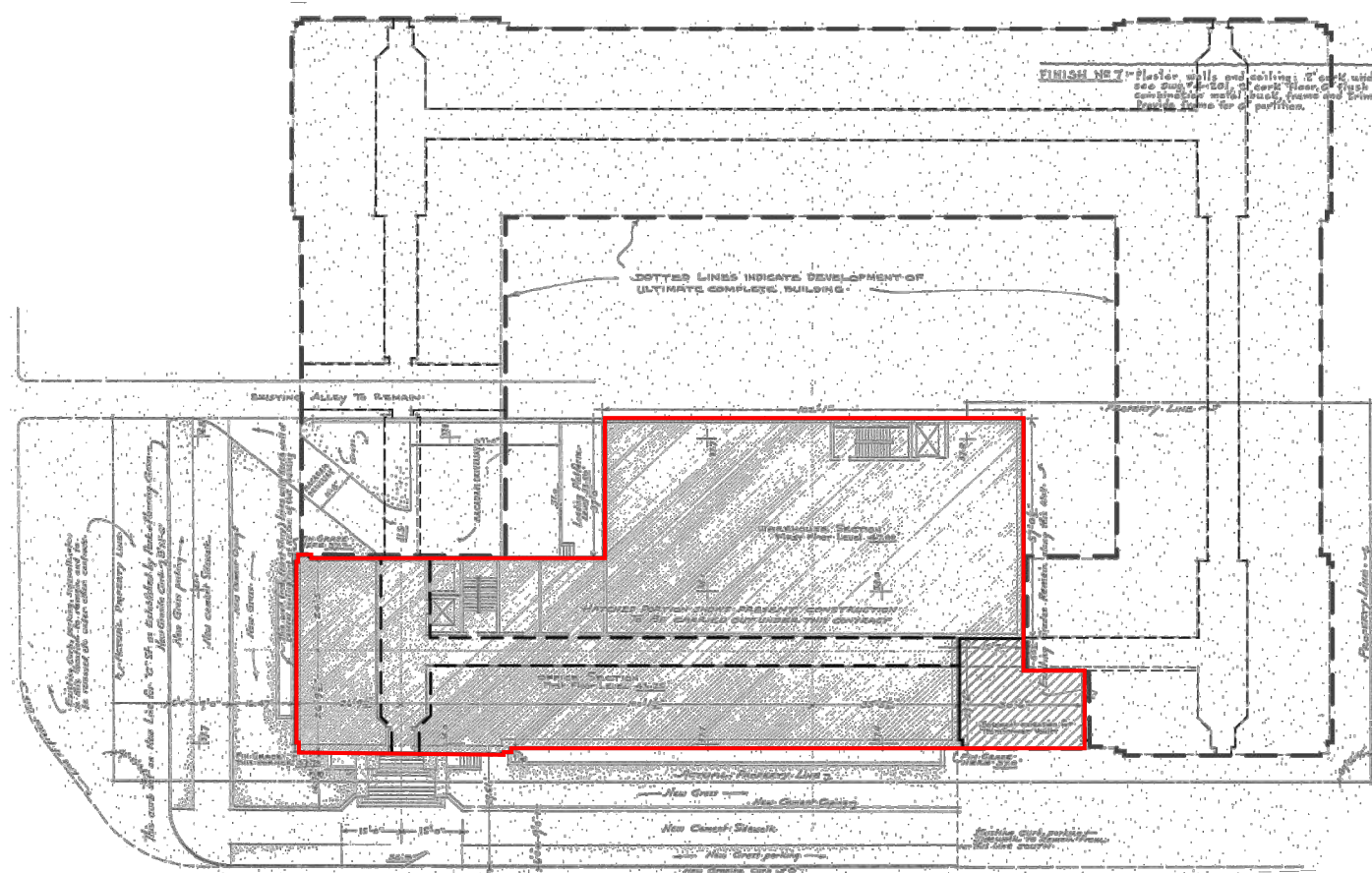


C STREET ELEVATION

TWELFTH STREET ELEVATION



BUILDING FOOTPRINT

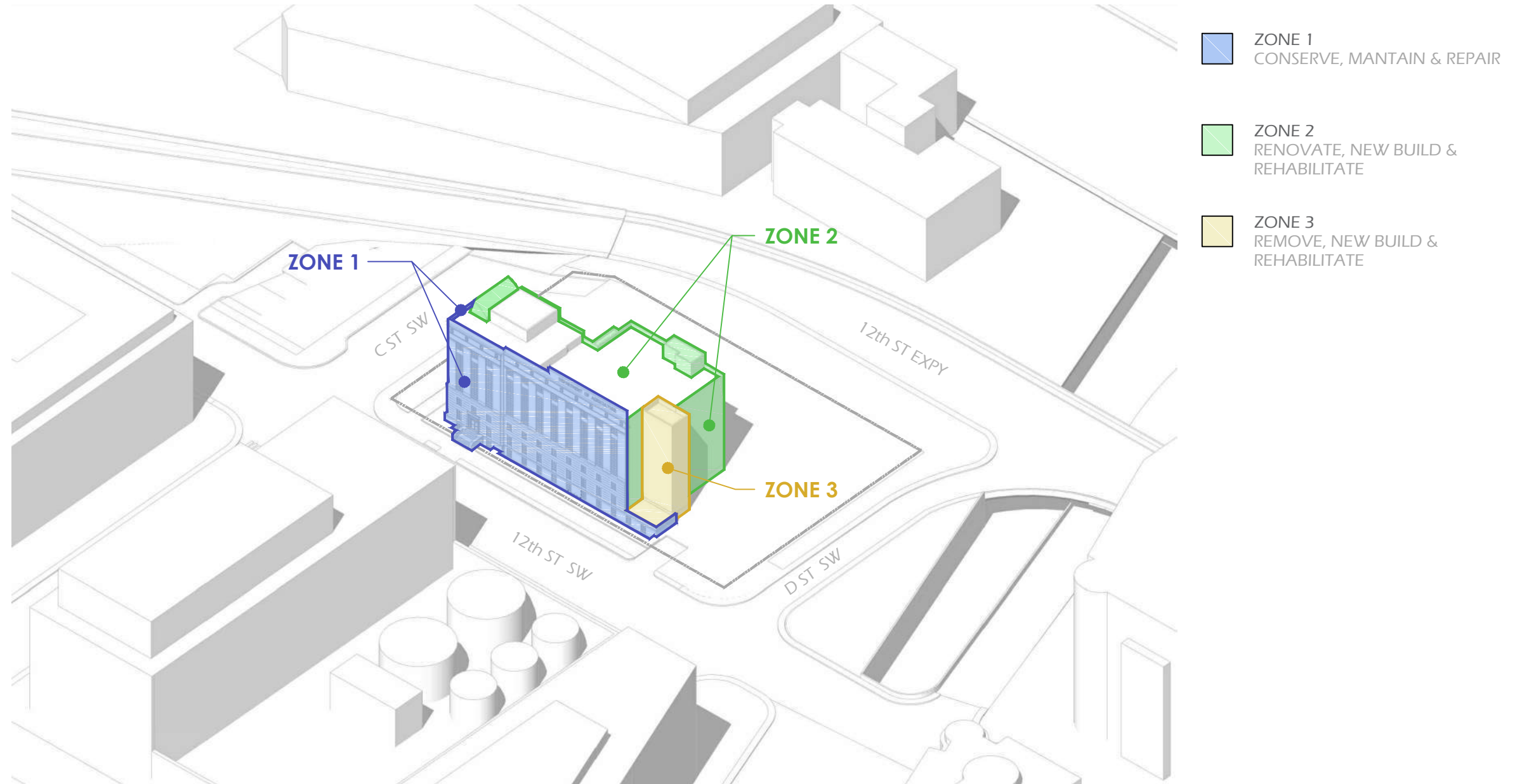


1936 BUILDING AND PLAN FOR EXPANSION

PROPOSED PROJECT



HISTORIC ZONES



HISTORIC ZONE TREATMENT



HISTORIC ZONES

- ZONE 1
CONSERVE, MANTAIN & REPAIR

- ZONE 2
RENOVATE, ADDITIONAL
OPENINGS & REHABILITATE

- ZONE 3
REMOVE, NEW BUILD &
REHABILITATE

ZONE 1



ZONE 2



ZONE 3



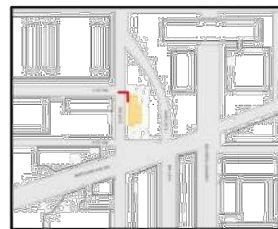
HISTORIC ZONE TREATMENT



NEIGHBORHOOD



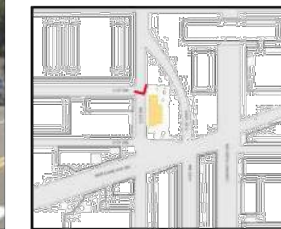
BLDG HT: 90'-0"



GSA HEATING PLANT- C ST SW & 12TH ST SW



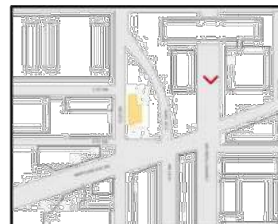
BLDG HT: 90'-0"



US DEPARTMENT OF AGRICULTURE - C ST SW & 12TH ST SW



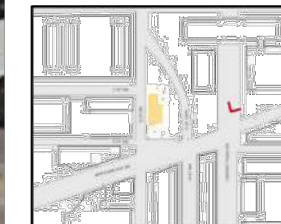
BLDG HT: 80'-0"



US DEPARTMENT OF ENERGY - L'ENFANT PLAZA & INDEPENDENCE AVE SW



BLDG HT: 100'-0"



US DEPARTMENT OF ENERGY - L'ENFANT PLAZA & INDEPENDENCE AVE SW