



COTTON ANNEX

RESIDENTIAL REDEVELOPMENT

ZONING COMMISSION SPECIAL EXCEPTION FILING

DECEMBER 24, 2020

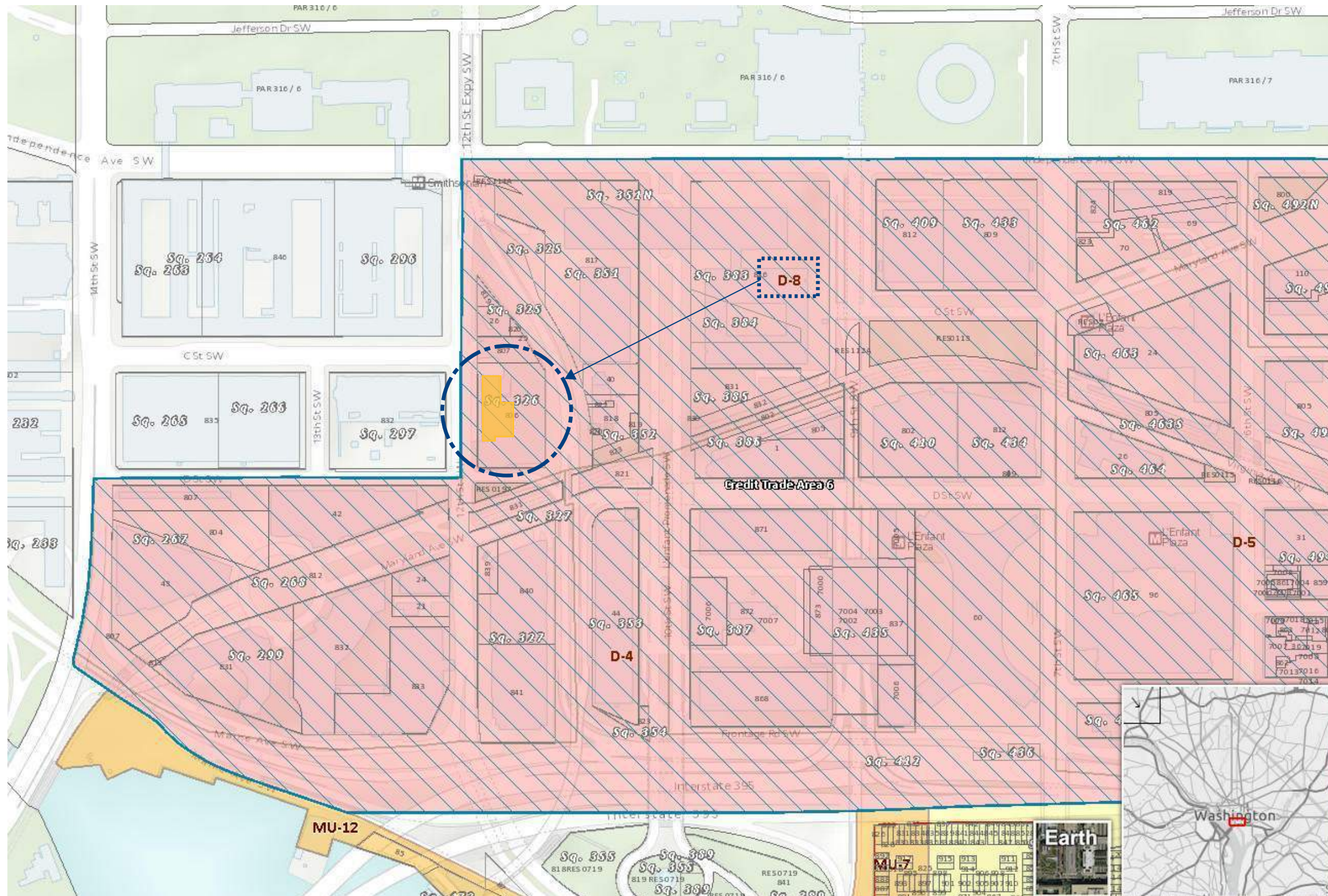




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ZONING MAP





ZONING ANALYSIS

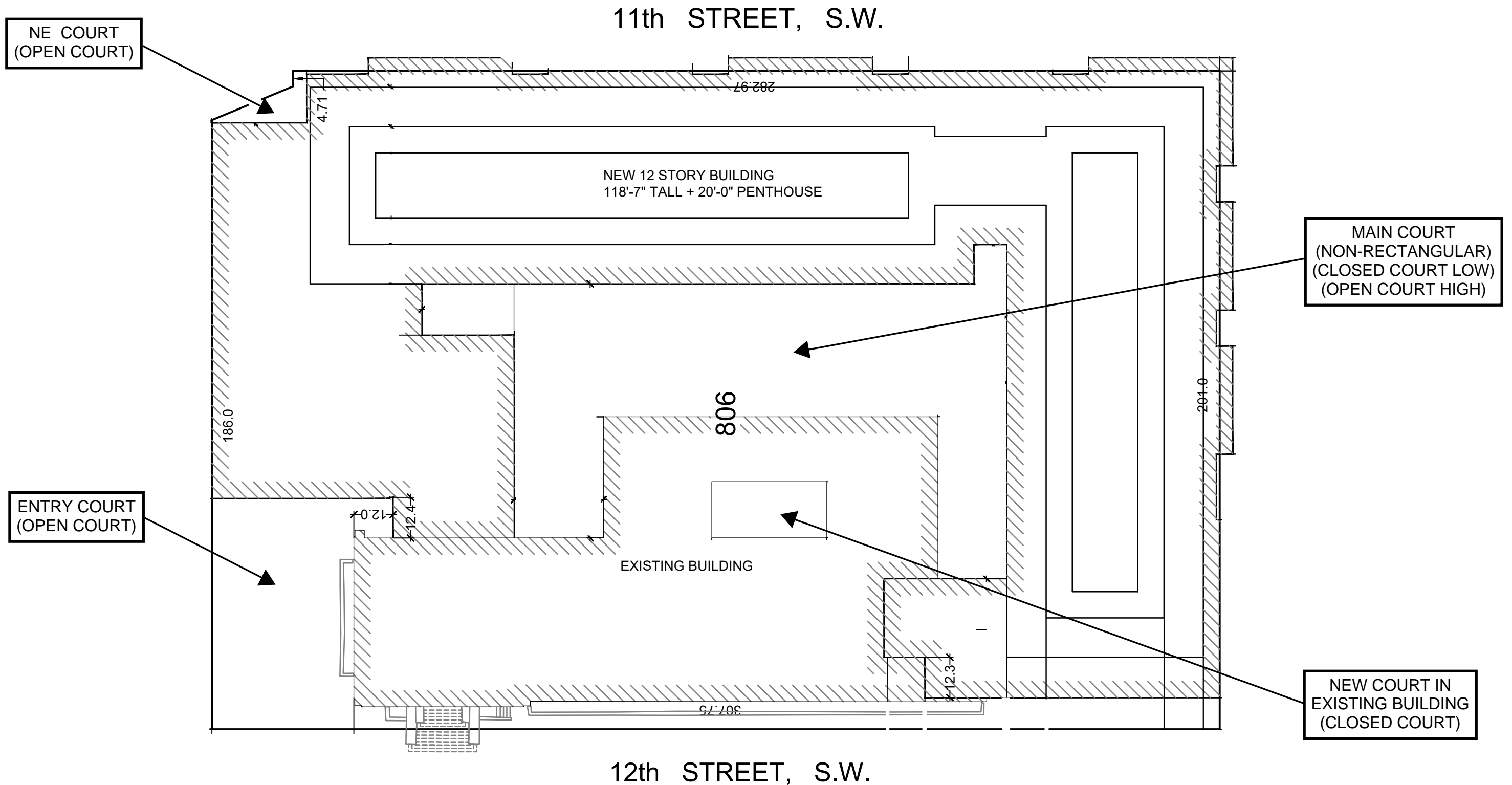
<u>SUBJECT</u>	<u>REQUIREMENTS</u>	<u>PROVIDED</u>	<u>RELIEF REQUESTED</u>
Parking	No Requirement	93 Provided	No Relief Required
Loading	Resi = 1 loading berth and 1 delivery space	1 provided (12x30) 1 provided (10x20)	No Relief Required No Relief Required
	if Retail >5000 sf	Retail < 5000 Sf	No Relief 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	8,800 sf provided	No Relief Required
New Court in Existing	598 sf required	602 sf provided	No Relief Required
Width Requirements			
Main Court (Low)	Irregular; inscribe circle at 4" / ft; at 85'-5" tall, so a 28'-6" circle required	41'-1" circle provided	No Relief Required
New Court in Existing	Regular: 4"/ft at 51'-6" so 17'-2" required	17'-2" provided	No Relief Required
Open Courts			
Width Requirements			
Main Court (High)	Irregular; inscribe circle at 4" / ft; at 28'-8" tall so a 9'-7" circle required	41'-1" circle provided	No Relief Required
Entry Court	Regular: 4"/ft at 90'-6" so 30'-2" required	43'-3" provided	No Relief Required
NE Court	Regular: 4"/ft at 118'-8" so 39'-6" required	32'-6" provided	Relief Required

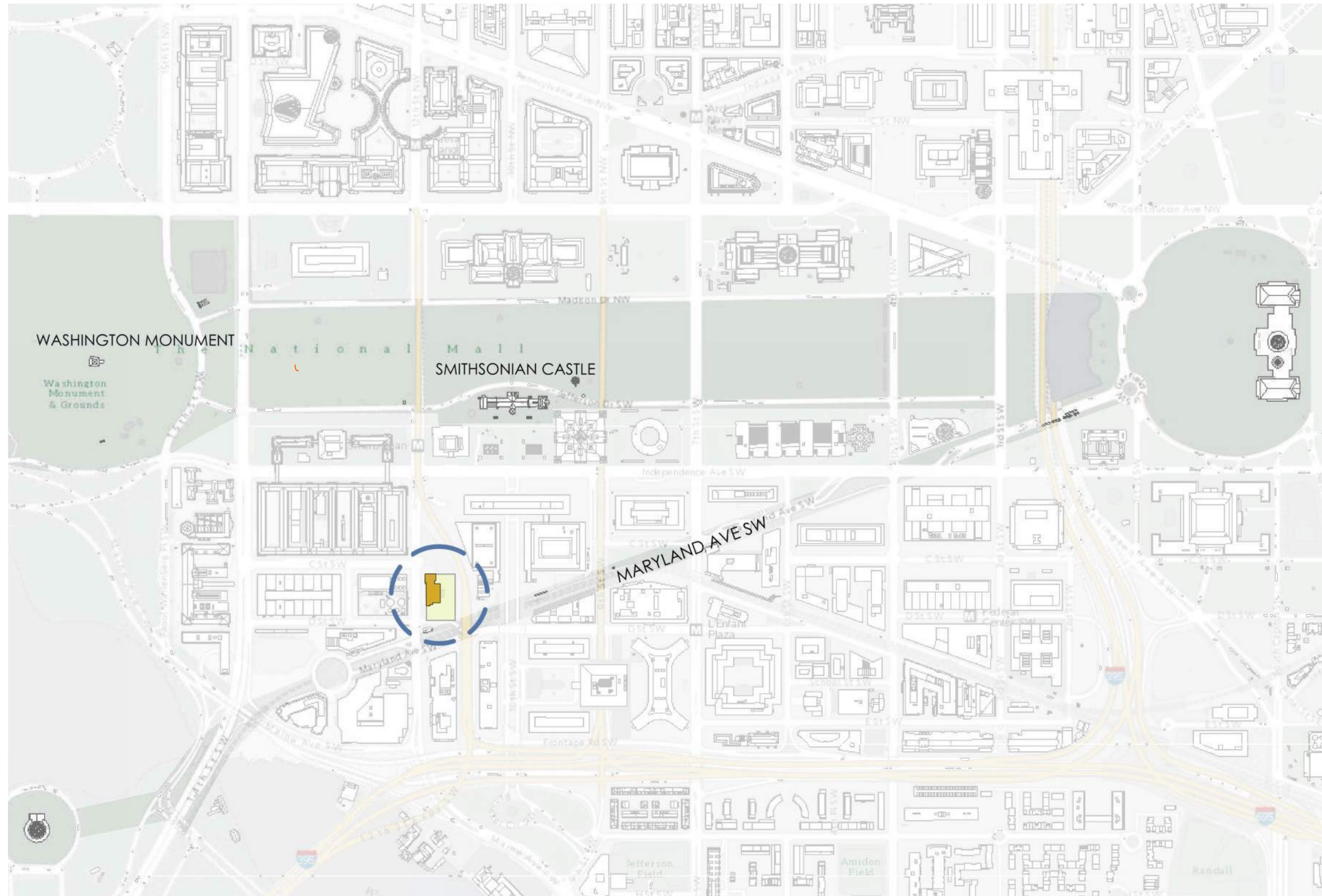
<u>SUBJECT</u>	<u>REQUIREMENTS</u>	<u>PROVIDED</u>	<u>RELIEF REQUESTED</u>
FAR			
Residential	No limit (Resi)	7.32 provided	No Relief Required
Retail	6.5 (Non Resi)	0.02 provided	No Relief Required
Total		7.34 provided	No Relief Required
FAR (Historic Footprint)	FAR 6.52	FAR 6.68 (delta = 1,978 sf)	Relief 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	If, than 2.5' /ft (12' min)	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

ZONING ANALYSIS (Court Diagram)



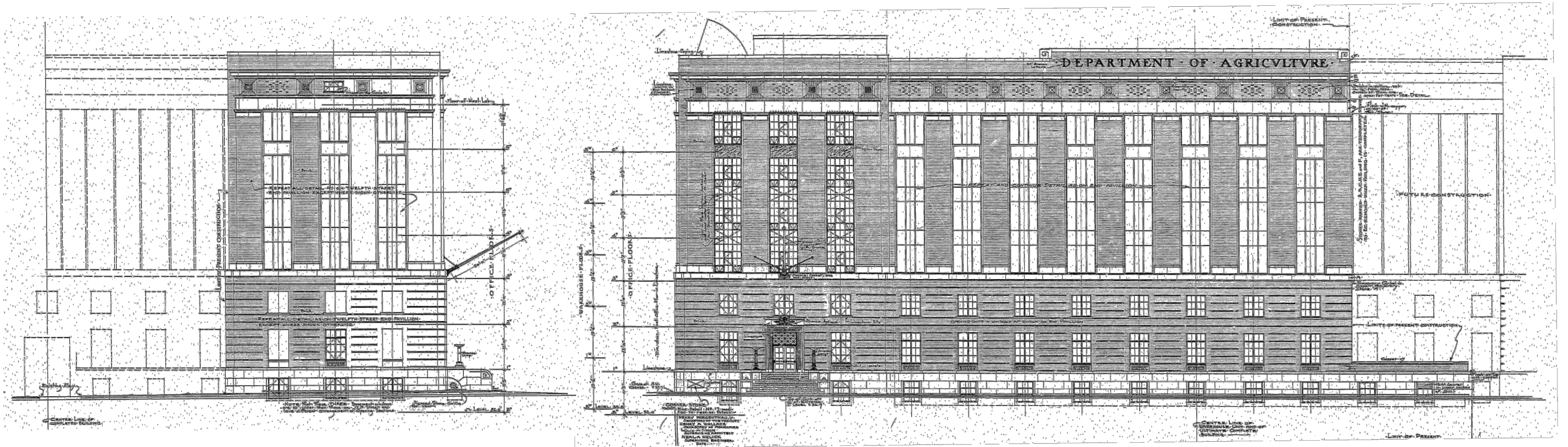


SITE





EXISTING BUILDING

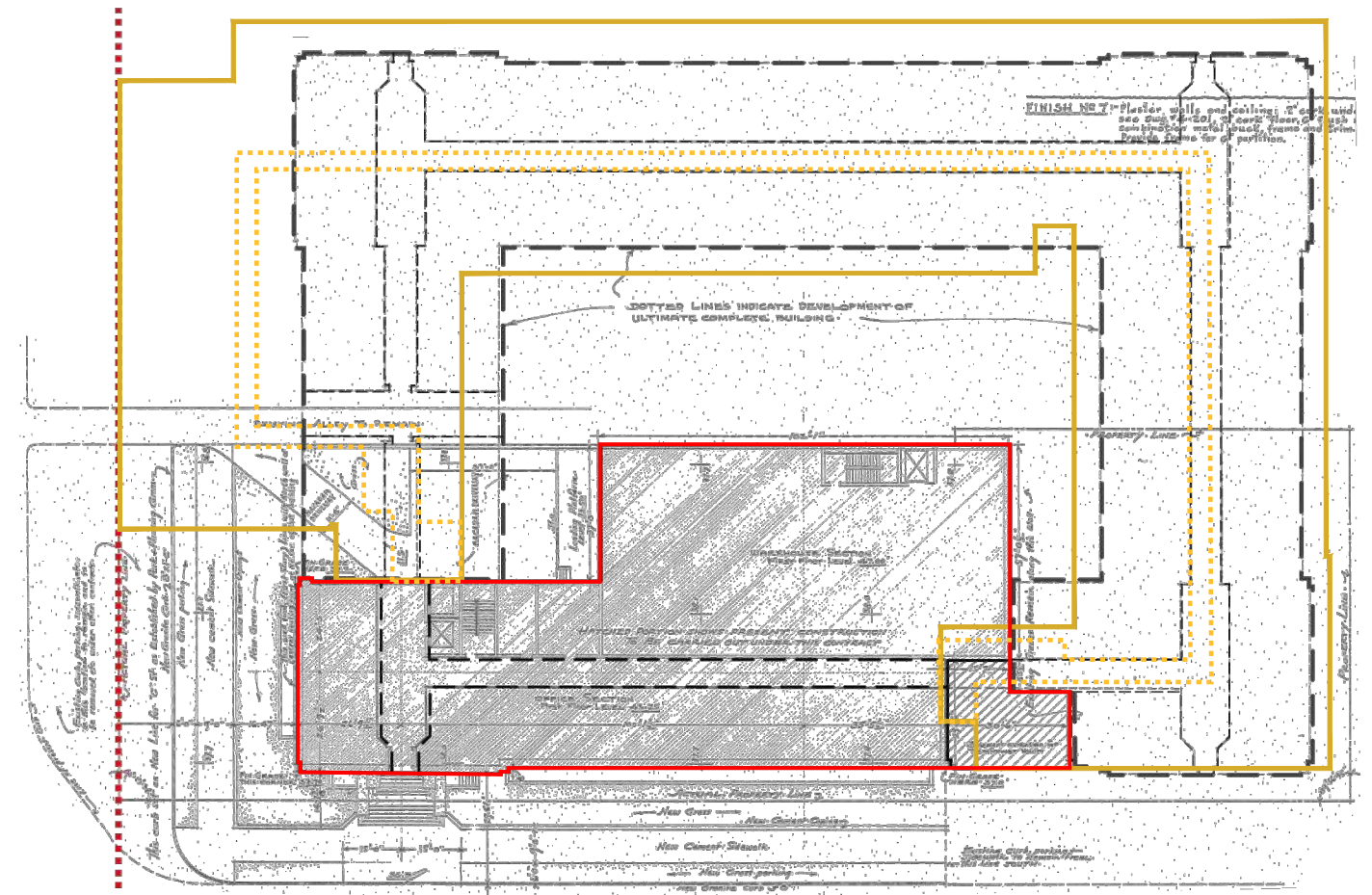
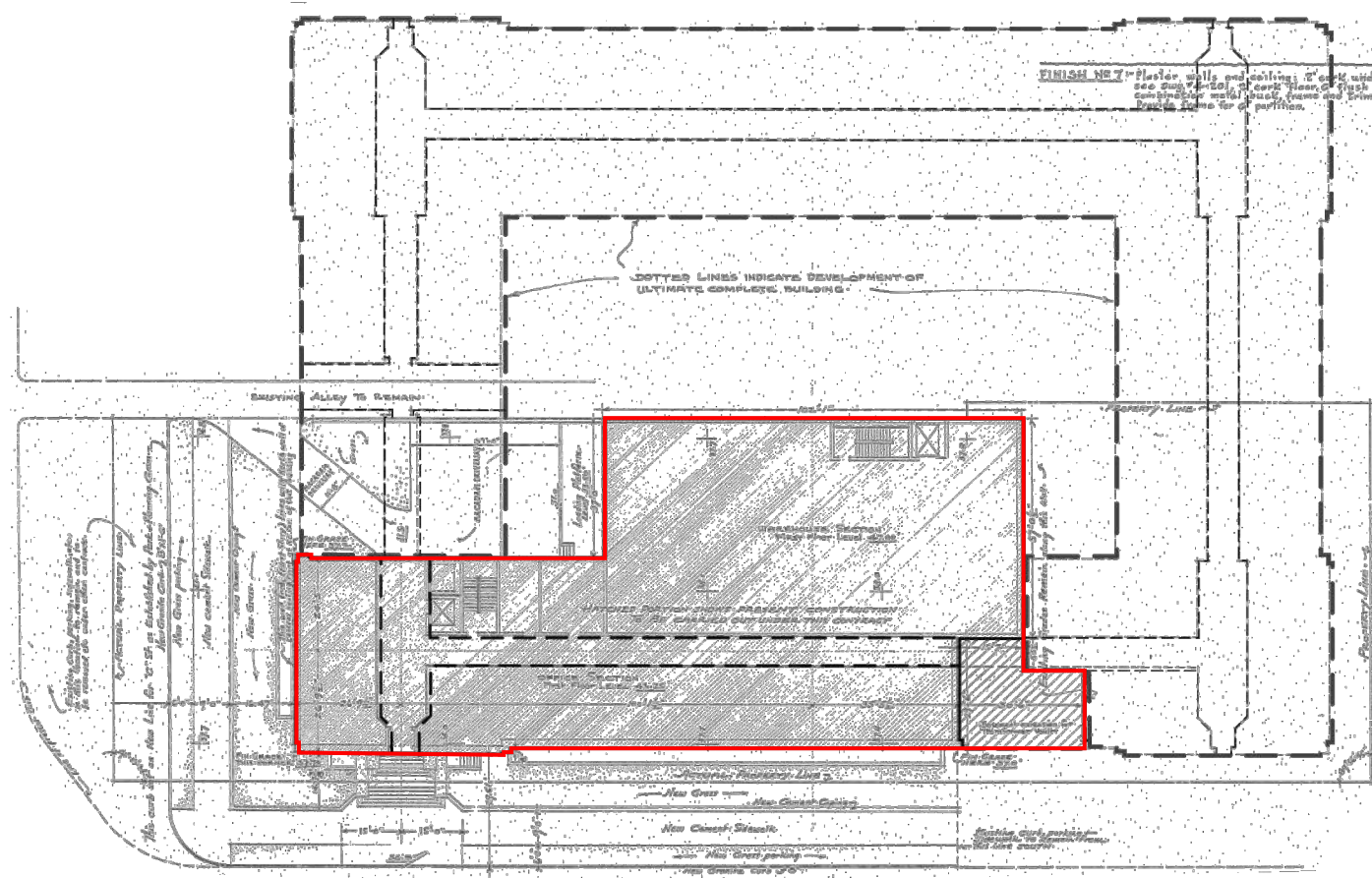


C STREET ELEVATION

TWELFTH STREET ELEVATION



BUILDING FOOTPRINT

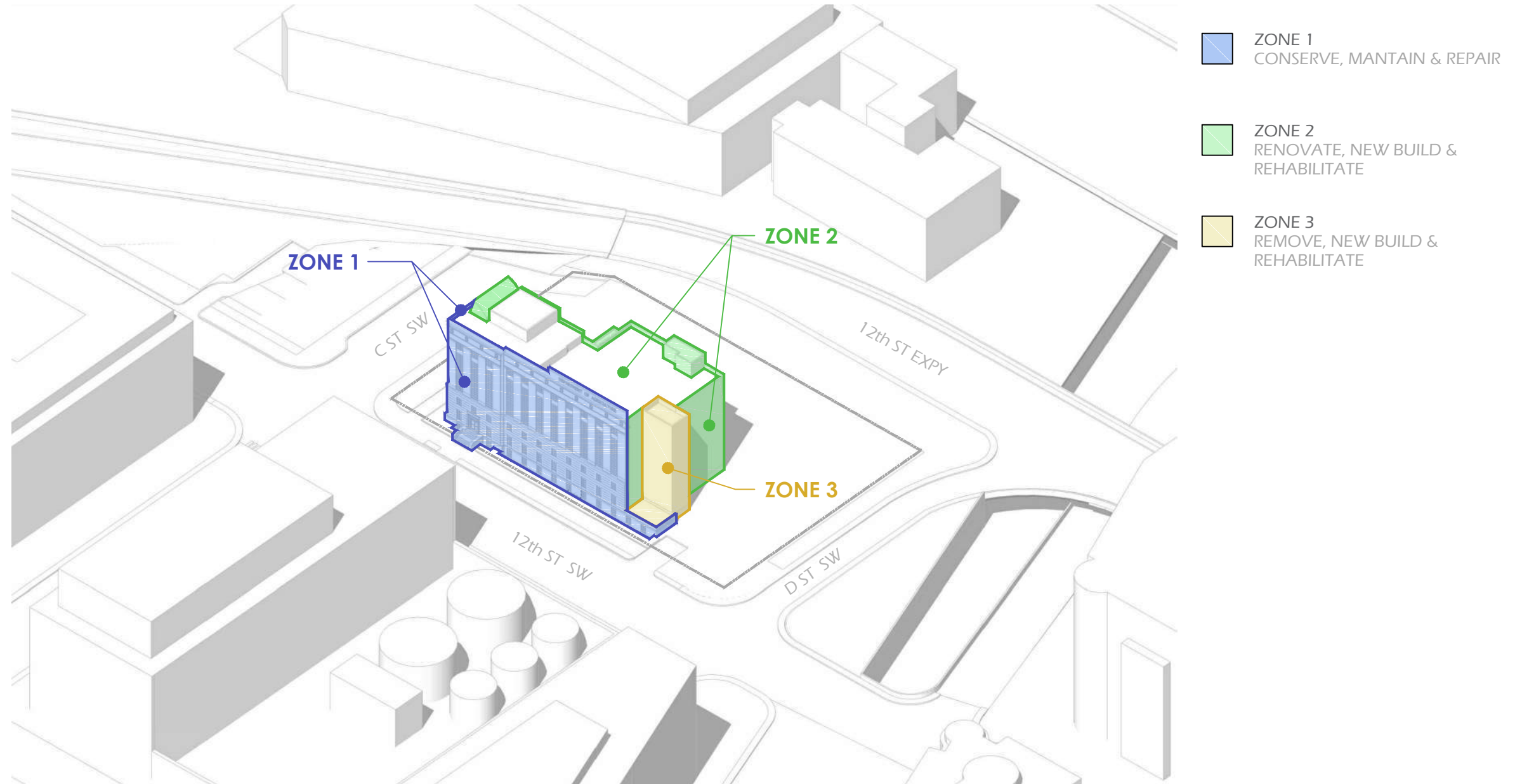


1936 BUILDING AND PLAN

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



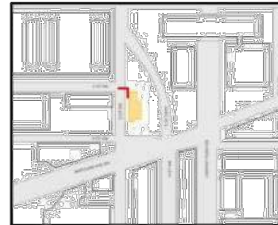
HISTORIC ZONE TREATMENT



NEIGHBORHOOD



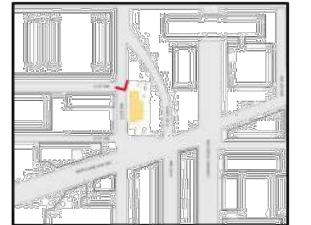
BLDG HT: 90'-0"



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



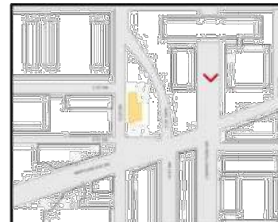
BLDG HT: 90'-0"



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



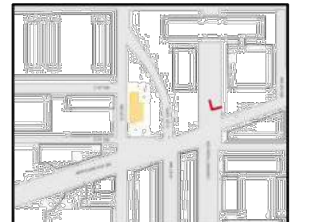
BLDG HT: 80'-0"



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



BLDG HT: 100'-0"



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

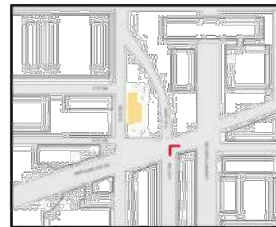


NEIGHBORHOOD



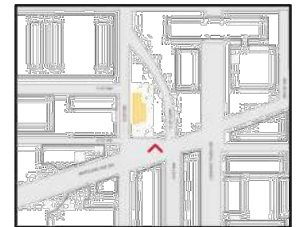
US POSTAL SERVICE - D ST SW & L'ENFANT PLAZA SW

BLDG HT: 130'-0"



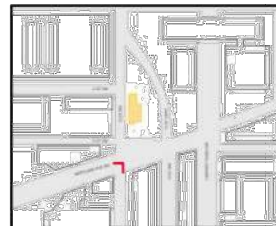
IMMIGRATION & CUSTOMS ENFORCEMENT / NCES - D ST SW & 12TH ST SW

BLDG HT: 130'-0"



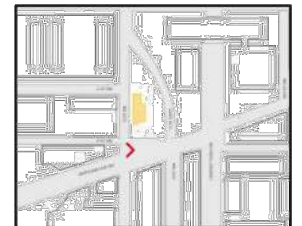
FEDERAL COMMUNICATIONS COMMISSION - MARYLAND AVE SW & 12TH ST SW

BLDG HT: 95'-0"



SOCIAL SECURITY OFFICE - D ST SW & 12TH ST SW

BLDG HT: 100'-0"





STREETSCAPE



C Street view East



D Street view East



12th Street view North



12 Street view South

MARYLAND AVENUE SMALL AREA PLAN



Context Diagram

This diagram depicts the changing conditions surrounding Maryland Avenue.

- Potential Areas of Reuse or Redevelopment
- Existing Decking At Portals
- Proposed Decking on Maryland Ave and 9th Street
- Proposed On-grade Enhancements
- GSA Conveyance Parcels
- Southwest Ecodistrict Boundary
- Historic Right-of-ways and Viewsheds
- Proposed 10th Street Enhancements Under Study by NCP

1/4 Mile



Pedestrian Circulation Diagram

This diagram illustrates potential connectivity to be gained through reestablishing Maryland Avenue SW and redeveloping the DOE Complex.

- Existing public sidewalks
- Potential future public sidewalks

600 Feet

