

**LEGEND**

**Residential Land Use Categories**

- Low Density Residential**  
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**  
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
- Medium Density Residential**  
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**  
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

**Commercial Land Use Categories**

- Low Density Commercial**  
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**  
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**  
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**  
Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.
- Production, Distribution, and Repair**  
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.

- SITE BOUNDARY**
- LANDMARK BOUNDARY**
- USE ASSIGNED TO SITE**

**Public and Institutional Land Use Categories**

- Federal**  
Includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses include military bases, federal government buildings, the International Chancery Center, federal hospitals, and similar federal government activities. The "Federal" category generally denotes ownership rather than use. Land with this designation is generally not subject to zoning.
- Local Public Facilities**  
Includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities. Because of the scale of this map, local public facilities smaller than one acre—including some of the District's libraries, police and fire stations, and similar uses—may not be shown.
- Institutional**  
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Because of the scale of this map, smaller institutional uses such as churches are generally not shown unless they are located on sites that are several acres in size.
- Parks, Recreation, and Open Space**  
Includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as the Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation).

**Mixed Land Use**

- Mixed Land Use**  
Areas where the mixing of two or more land uses is encouraged are shown using striped patterns. The colors of the stripes correspond to the specific land uses. The general density and intensity of development within a Mixed Use area is determined by the specific mix of uses. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the map may indicate the dominant use by showing it at a slightly higher density (in this case, "Moderate Density Residential/Low Density Commercial"). The Comprehensive Plan Area Elements may also provide additional detail on the specific mix of uses envisioned.
- Water Bodies**
- Metro Stations**
- Metro Lines**

SITE AREA + CONTEXT | DC CORP PLAN (2006)

**PHASE 1**



Everything contained *within this PUD submission*:

- Preservation and stabilization of historic resources
- Stabilized filter bed cells 14 and portions of 28
- Townhouses in center of site
- South Park (initial build-out may be limited to useable green open space until public funds become available to complete build-out of landscape design)
- One Multifamily Housing Building over Grocery Store
- Two mixed-use Medical Office Buildings
- Healing Gardens Park at northern end of site
- Associated streetscape

**PHASE 2**

A future PUD submission to contain:

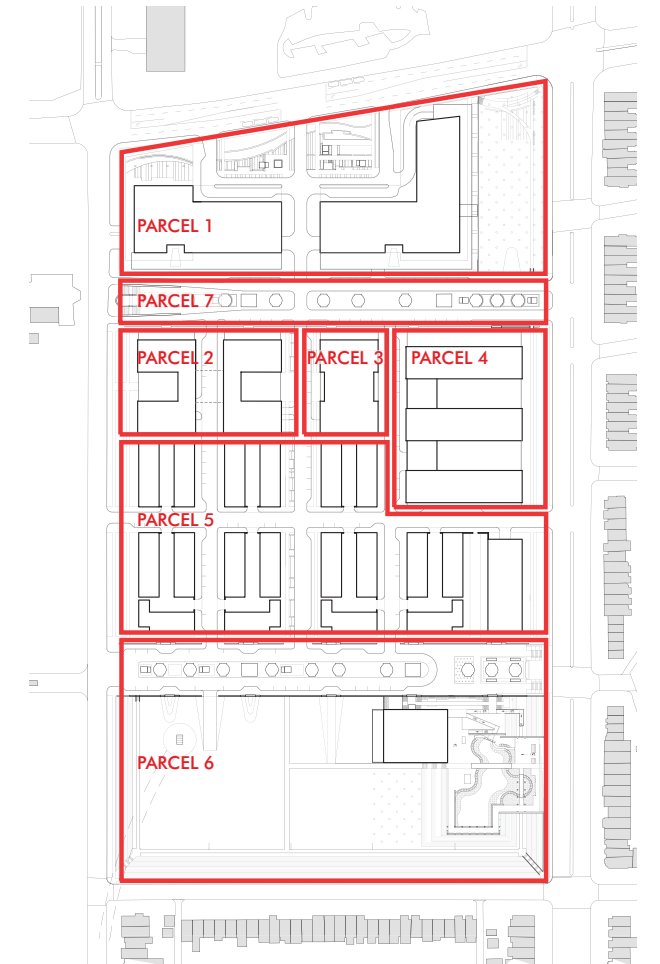
- A third mixed-use Medical Office Building
- Market Rate Condo Building
- Associated streetscape

-  **Phase 1**  
Consolidated PUD package submitted November 2013
-  **Phase 2**  
Consolidated PUD package submitted at a later date



PROPOSED SITE TABULATIONS

AREA NAME	PROPOSED AREA	PROPOSED AREA	PROPOSED USE	PROPOSED BUILDING FOOTPRINT AREA	MAXIMUM BUILDABLE AREA	PROPOSED BUILDING FOOTPRINT	GROSS FLOOR AREA		MAXIMUM FLOOR AREA RATIO	PROPOSED FLOOR AREA RATIO	AGGREGATE ZONING GROSS FLOOR AREA		MAXIMUM AGGREGATE FAR PER ZONING DISTRICT	PROPOSED AGGREGATE FAR PER ZONING DISTRICT	PROPOSED ZONING	MAXIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT	MAXIMUM BUILDING STORIES	PROPOSED BUILDING STORIES												
	SF	AC		SF	%	%	SF	MAX		MIN	SF	MAX				FT	FT														
PARCEL 1	214,555	4.93	OFFICE	115,800	100%	54%	860,000	MAX	8.0	4.01	875,000	MAX	8.0	4.08	C-3-C	130	130	NO LIMIT	10												
			RETAIL				15,000	MIN		0.07																					
PARCEL 2	66,989	1.54	FUTURE RETAIL	43,900	100%	30%	23,250	MIN	4.0	1.53	334,950	MAX	8.0	1.53	CR	110	110	NO LIMIT	8												
			FUTURE RESIDENTIAL		75%		311,700	MAX	8.0																						
PARCEL 3	33,311	0.76	FUTURE RETAIL	20,500	100%		3,000	MIN	4.0											173,000	MAX	173,000	MAX	8.0	1.53	CR	110	110	NO LIMIT	8	
			FUTURE OFFICE		100%		170,000	MAX	4.0																						
PARCEL 4	95,984	2.20	RETAIL	69,900	100%		52,920	MIN	4.0											308,150	MAX	308,150	MAX	8.0	1.53	CR	110	80	NO LIMIT	6	
			RESIDENTIAL		75%		255,230	MAX	8.0																						
PARCEL 5	251,281	5.77	RESIDENTIAL	90,000	75%		350,000		8.0												350,000	MAX	350,000	MAX	8.0	1.53	CR	110	42' (Row House) 43' (Back-to-Back - Mews) 32' (Back-to-Back - N. Capital)	NO LIMIT	4 (Row House) 4 (Back-to-Back - Mews) 3 (Back-to-Back - N. Capital)
PARCEL 6	328,059	7.53	PARK / COMMUNITY CENTER / EX HISTORIC STRUCTURES	11,800 EX HISTORIC STRUCTURES	20%		17,500		4.0											EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	110	26 EX HISTORIC STRUCTURES	NO LIMIT	2 EX HISTORIC STRUCTURES	
PARCEL 7	85,177	1.96	PUBLIC SPACE / EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	100%		EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	4.0											EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES	8.0	EX HISTORIC STRUCTURES	CR	110	EX HISTORIC STRUCTURES	NO LIMIT	EX HISTORIC STRUCTURES	
<b>Total</b>	<b>1,075,356</b>	<b>24.69</b>		<b>351,900</b>				<b>2,058,600</b>														<b>2,058,600</b>									



Parking Tabulations							
Existing On-Street Parking in Public Right-of-Way							
Street Name						Number of Spaces	
Michigan Avenue						0	
1st Street						51	
Channing Street						33	
N. Capital Street						0	
<b>Total Existing On-Street Parking</b>						<b>84</b>	
Required Parking / Proposed Parking							
Parcel 1							
Zone C-3-C							
Land Use Type	Parking Requirement	Gross Floor Area	Required Parking	Proposed Parking			
Medical Office	0 Spaces For 1st 2,000 sf, & 1 Space Per 900 sf of Gross Floor Area in Excess of 2,000 sf	860,000	953	1,650			
Loading	(3) Loading Births At 30' Deep, (1) Loading Space at 20' Deep	-	4	4			
Retail	0 Spaces for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	15,000	16	17			
Loading	(1) Loading Birth at 30' Deep, (1) Loading Space at 20' Deep	-	3	(Shared with Office)			
Accessible	1,001 Total Spaces and Over: 20 Spaces, Plus 1 Space for Each 100 Spaces over 1,000 Spaces	-	27	61			
Parcel 2							
Zone CR							
Land Use Type	Parking Requirement	Gross Floor Area / Unit	Required Parking	Proposed Parking			
Retail	0 Spaces for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	23,250	27	95			
Loading	(2) Loading Births At 30' Deep, (1) Loading Space at 20' Deep	-	3	3			
Residential	1 Space per (3) Dwelling Units	258	86	218			
Loading	(1) Loading Births At 55' Deep, (1) Loading Space at 20' Deep	-	3	(Shared with Retail)			
Accessible	301-400 Total Spaces: 8 Spaces	-	8	8			
Parcel 3							
Zone CR							
Land Use Type	Parking Requirement	Gross Floor Area / Unit	Required Parking	Proposed Parking			
Retail	0 Spaces for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	3,000	0	0			
Loading	Not Required, Less than 5,000 sf	-	-	-			
Office	0 Spaces For 1st 2,000 sf, & 1 Space Per 1,800 sf of Gross Floor Area in Excess of 2,000 sf*2	170,000	187	194			
Loading	(2) Loading Births At 30' Deep, (1) Loading Space at 20' Deep	-	3	3			
Accessible	151-200 Total Spaces: 6 Spaces	-	6	6			
Parcel 4							
Zone CR							
Land Use Type	Parking Requirement	Gross Floor Area / Unit	Required Parking	Proposed Parking			
Retail	0 Spaces for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	52,920	67	160			
Loading	(1) Loading Birth at 30' Deep, (1) Loading Birth at 55' Deep, (1) Loading Space at 20' Deep	-	3	3			
Residential	1 Space per (3) Dwelling Units	278	93	179			
Loading	(1) Loading Birth at 55' Deep, (1) Loading Space at 20' Deep	-	2	2			
Accessible	301-400 Total Spaces: 8 Spaces	-	8	8			
Parcel 5							
Zone CR							
Land Use Type	Parking Requirement	Unit	Required Parking	Proposed Parking			
Residential	1 Space per Dwelling Unit	146	146	208 (Garaged) 116 (Garaged Optional)			
Parcel 6 (On-Street Parking)							
Zone CR							
Land Use Type	Parking Requirement	Gross Floor Area / Public Space	Required Parking	Proposed Parking			
Public Space	1 Space per 2,000 sf of Building and Use	17,500	9	9			
Loading	Not Required, Less than 30,000 sf GFA	-	-	-			
Accessible	1-25 Total Spaces: 1 Spaces	-	1	1			
Parcel 7 (On-Street Parking)							
Zone CR							
Land Use Type	Parking Requirement	Public Space	Required Parking	Proposed Parking			
Public Space	1 Space per 2,000 sf of Use	-	-	-			
Accessible	0 Total Spaces: 0 Spaces	-	-	-			
Total							
	Existing Parking	Required Loading Spaces	Proposed Loading Spaces*	Required Accessible Parking	Proposed Accessible Parking	Required Parking	Proposed Parking*
	84	21	15	50	76	1,437	2,730
			* 6 Shared Spaces				*+116 Optional Spaces

# NEIGHBORING LAND USES - EXISTING



LEGEND	
	RESIDENTIAL
	INSTITUTIONAL
	FEDERAL
	COMMERCIAL
	PUD SITE BOUNDARY
	LANDMARK BOUNDARY

