### Zoning Data

**Project Address**
Square 75, Lots 50 and 51
LOT 50; ML-9 (CURRENT); ML-30 (PROPOSED)
LOT 51; ML-9 (CURRENT AND PER APPROVED FIRST STAGE PUD)

**Proposed PUD:** ML-30 (PER CASE NO. 17-04 OFFICE OF PLANNING - TEXT AMENDMENT TO SUBTITLES G, U, AND X RE: ESTABLISHMENT OF A NEW ML-30 ZONE)

**Proposed Combined Lot Area:** 50,780 SF

**Allowable Building Height:** 130’ PLUS 20’ PENTHOUSE

**Proposed Building Height:** 130’ PLUS 20’ PENTHOUSE

### Cross Floor Area Tabulation

<table>
<thead>
<tr>
<th>Level</th>
<th>Total (GFA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>33,952</td>
</tr>
<tr>
<td>10</td>
<td>33,952</td>
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<tr>
<td>09</td>
<td>40,737</td>
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<td>08</td>
<td>42,560</td>
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<td>01</td>
<td>23,757</td>
</tr>
<tr>
<td>0.5</td>
<td>27,149</td>
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</table>

**Total** 453,562

*FLEXIBILITY REQUESTED TO INCREASE FINAL GFA BY UP TO 2% TO INCORPORATE MEZZANINE SPACES IN RETAIL, ATRIUM INFILL AND CONNECTION OPPORTUNITIES.

**Penthouse Allowable GFA:** 0.4 X 50,780 SF = 20,312 SF

**Penthouse Proposed GFA:** 6,647 SF

**Penthouse:**
- ALLOWED: 20 FT HEIGHT AND ONE-TO-ONE SETBACK.
- PROPOSED: 20 FT HEIGHT AND ONE-TO-ONE SETBACK
- RELIEF REQUESTED - REFER TO A-115.

**Courts:**
- REQUIRED: 2.50/NF/FT OF HEIGHT = 2.50’ X 138.93’ = 297.0’ PROVIDED:
- 450’ MEASURED TO CENTER LINE OF EYE STREET

**Side Yard:**
- NOT REQUIRED

**Green Area Ratio:** 0.2 MIN

**Green Area Ratio Provided:** 0.2 MIN

### Circulation

**Zoning Parking Requirement**
- OFFICE: 0.5 PER 1,000 SF IN EXCESS OF 3,000 SF
  - 424,822 SF - 3,000 SF / 2000 = 211 SPACES REQ'D

**Retail:**
- 1.33 PER 1,000 SF IN EXCESS OF 3,000 SF
  - (28,740 SF - 3,000 SF) / 750 = 34 SPACES REQ'D

**Total Spaces Required:** 245

**Parking Provided**

<table>
<thead>
<tr>
<th>Level</th>
<th>STD (P=18)</th>
<th>ADA (P=18)</th>
<th>Compact (EX=6)</th>
<th>Parallel</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>P1</td>
<td>60</td>
<td>72</td>
<td>12</td>
<td>1</td>
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<tr>
<td>P2</td>
<td>93</td>
<td>2</td>
<td>36</td>
<td>1</td>
<td>132</td>
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<tr>
<td>P3</td>
<td>82</td>
<td>2</td>
<td>41</td>
<td>1</td>
<td>126</td>
</tr>
</tbody>
</table>

**Total:** 235

*Current Planned Spaces = 335; Final 335 +/- 5%

**Compact Spaces Allowed:** MAX 49% OF TOTAL (SECTION 712.3)

**Compact Spaces Provided:** 89 COMPACT SPACES / 335 TOTAL = 27%

**ADA Spaces Required:** 6 STANDARD PLUS 2 VAN ACCESSIBLE

**Bicycle Parking Requirements**

**LONG-TERM PARKING**
- 424,822 GFA OFFICE - 1 / 2,500 GFA (FIRST 50), 1 / 5,000 GFA AFTER
  - 2,500 GFA / 50 SPACES = 125,000 GFA
  - 424,822 GFA / 125,000 GFA = 299,822 GFA
  - 299,822 GFA / 5,000 GFA = 60 SPACES

**TOTAL:** 110 SPACES REQ'D

**SHORT-TERM PARKING**
- 28,740 GFA RETAIL - 1 / 10,000 SF
  - 28,740 GFA / 10,000 GFA = 3 SPACES REQ'D

**TOTAL:** 118 TOTAL SPACES PROVIDED

**Loading Requirements**

**Loading Berths** (12’X30’):
- 3 REQUIRED

**Loading Platform (200 SF):**
- 3 REQUIRED

**Delivery Space (20’X10’):**
- 1 REQUIRED

**Loading Provided:**

**Loading Berths** (12’X30’):
- 3 PROVIDED

**Loading Platform (200 SF):** 3 PROVIDED

**Delivery Space (20’X10’):** 1 PROVIDED

*OFFICE LOADING REQUIREMENTS GOVERN 11-C (DCMR 902.2)
EXISTING

ACTION:

RE-DESIGNATE SITE 75 B1 FROM ACADEMIC / ADMINISTRATIVE / MEDICAL USE TO COMMERCIAL / INVESTMENT USE
FIRST STAGE PUD MODIFICATION

EXISTING
(ASSUMING CAMPUS PLAN AMENDMENT)

PROPOSED

ACTION:
FIRST STAGE PUD MODIFICATION
INCORPORATE LOT 50 INTO DEVELOPMENT SITE 75 B1
ACTION:
REZONE LOT 50 TO MU-30 (C-4)
LOT 51 REMAINS MU-9 (C-3-C)
DEVELOPMENT SITES - REVISED
CONTEXT PHOTOS

1. IFC HQ
2. 2099 PENN AVE
3. 2000 PENN AVE
4. LAFAYETTE HALL
5. MARVIN CENTER
6. DISTRICT HOUSE
7. ACADEMIC CENTER
8. AMBULATORY CARE CENTER
9. THE PRESIDENT CONDOMINIUM
10. 2112 PENN AVE
11. MONROE PARK
EXISTING CONDITION

VIEW FROM NE EXISTING CONTEXT PHOTO
**NOTES:**

1. SUBJECT SITE IS TO BE ZONED MU-30 (C-4) AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.

2. THE PROJECT INTENDS TO COMPLY WITH THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY & EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET & OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.

3. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND L.I.D. TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.

4. PROPOSED GREEN ROOF IS TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN DEVELOPS.

**LEGEND:**

- INTENSIVE GREEN ROOF (MIN. 8" SOIL MEDIA)

**DESCRIPTION:**

- SUBJECT SITE ZONING: MU-30 (C-4)
- REQUIRED GAR SCORE: 0.20
NOTES:

1. SUBJECT SITE IS TO BE ZONED MU-30 (C-4) AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.

2. THE PROJECT INTENDS TO COMPLY WITH THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY & EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET & OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.

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LEGEND:

INTENSIVE GREEN ROOF (MIN. 8" SOIL MEDIA)

GREEN AREA RATIO:

SUBJECT SITE ZONING: MU-30 (C-4)

REQUIRED GAR SCORE: 0.20
NOTE: PARKING AND INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. FINAL NUMBER OF PARKING SPACES SUBJECT TO CHANGE WITHIN RANGE PROPOSED.
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NOTES:

- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLANS.
- SPACES DENOTED AS RETAIL MAY INCLUDE THE FOLLOWING USES:
  - ARTS, DESIGN AND CREATION
  - DAYTIME CARE
  - EATING AND DRINKING ESTABLISHMENT
  - ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
  - RETAIL
  - SERVICE, GENERAL OR FINANCIAL

0 = 1'-0"
NOTES:
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- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLANS.
- LOCATION OF GREEN ROOF AND PAVER AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS.
- QUANTITY, LOCATION, SWING AND TYPE OF TERRACE ACCESS DOORS SUBJECT TO CHANGE UPON DEVELOPMENT OF PLANS AND TENANT BUILT-OUT.
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PLAN-LEVEL PENTHOUSE
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GREEN AREA RATIO PLAN
L-07

1" = 40'

LEGEND:
- INTENSIVE GREEN ROOF (MIN. 8" SOIL MEDIA)

SUBJECT SITE ZONING: MU-30 (C-4)
REQUIRED GAR SCORE: 0.20
GREEN AREA RATIO PLAN

REQUIRED: 2.5 SF/FT OF HEIGHT = 2.5' X 138.93' = 299.30
PROVIDED: 45 SF/FT MEASURED TO CENTER LINE OF 1ST STREET
SIDE YARD: NOT REQUIRED

COURT: NOT REQUIRED; IF PROVIDED 2.5' PER FT OF HEIGHT, 6'-0" MIN.

COURT A: 2.5' x 36'-3" HEIGHT = 7'-6"
COURT B (STEPED FACADE):
COURT B1: 2.5' x 35'-2" HEIGHT = 7'-4"
COURT B2: 2.5' x 57'-8" HEIGHT = 12'-0"
COURT B3: 2.5' x 80'-2" HEIGHT = 16'-9"
COURT B4: 2.5' x 102'-8" HEIGHT = 21'-4"
COURT B5: 2.5' x 138'-11" HEIGHT = 29'-0"
COURT C: 2.5' x 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)
COURT D: 2.0' x 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)
COURT E: 2.5' x 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)

COURT MIN. REQUIRED ACTUAL COMPLIES
A 7'-6" 20'-0" YES
B1 7'-4" 20'-4" YES
B2 12'-0" 20'-4" YES
B3 16'-9" 20'-4" YES
B4 21'-4" 22'-0" YES
B5 29'-0" 30'-0" YES
C 6'-0" 8'-4" YES
D 6'-0" 19'-2" YES
E 6'-0" 9'-4" YES

PROVIDED: 45 SF/FT MEASURED TO CENTER LINE OF 1ST STREET
SIDE YARD: NOT REQUIRED

COURT A: 2.5' x 36'-3" HEIGHT = 7'-6"
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B4 21'-4" 22'-0" YES
B5 29'-0" 30'-0" YES
C 6'-0" 8'-4" YES
D 6'-0" 19'-2" YES
E 6'-0" 9'-4" YES

0' 8' 16' 32'
CIRCULATION AND LOADING PLAN

LEGEND
- Retail Entry
- Retail / Office
- Office Entry
- Bicycle Parking Entry
- Loading Entry
- Parking Entry

NOTES:
1. Subject site is to be zoned MU-30 (C-4) and requires a Green Area Ratio (GAR) score of 0.20.
2. The project intends to comply with the required GAR score for the site. As the project is developed through all design phases, actual means for achieving the score may vary & evolve. The landscape elements on this sheet & other landscape elements will be applied as needed to achieve the required score.
3. The current design shows potential areas of landscaping and L.I.D. techniques to achieve final GAR score. Areas only within the applicable lot lines will be applied to the GAR score. The design, layout and square footages of these areas are to be finalized as overall design develops.
4. Proposed green roof is to be counted towards the final GAR score. Final locations, quantities and species are to be determined as design develops.

Legend:
- Intensive Green Roof (min. 8" soil media)
- Green Area Ratio:
- Subject Site Zoning: MU-30 (C-4)
- Required GAR Score: 0.20

Scale: 1/32" = 1'-0"