

Site Plan Specification Form

STAFF ENTRY:

Assigned Site Plan Number SP #
PDSP Phase Number

APPLICANT ENTRY:

Form (Re)Submission Date June 28, 2018
Project Title TBD
Project Location 3445 Washington Boulevard
Parcel RPC Numbers 15086011

DEVELOPMENT TEAM:

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ADDITIONAL CONSULTANT(S):

Firm
Address
Telephone Number
Contact
E-mail Address
Fax #

		Square Feet	Acres
1.	A. Total Site Area	58,250	1.3372
	B. Site Area In Existing Zoning Districts		
	1. District R-5	30,923	0.7098944
	2. District C-2	27,327	0.6273416
	3. District		
	4. District		
	5. District		
	C. Site Area In Proposed Zoning Districts		
	1. District C-O-2.5	58,250	1.3372
	2. District		
	3. District		
	4. District		
	5. District		
2.	Site Area Allocated for Density Purposes To: (Attach exhibit of site area allocation when necessary)		
	A. Office	2,700	2,278.54 0.062
	B. Commercial		
	C. Hotel		
	D. Residential	55,550	55,971 1.2752
	E. Other (specify)		
3.	Floor Area Ratio (FAR) inclusive of requested density bonuses and exclusions (GFA divided by site area for density purposes [for mixed use districts, the allocated site area])		FAR
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential		
	E. Other (specify)		
	Total		3.14 (see attached density chart)
4.	Dwelling Units Per Acre		120
5.	Hotel Rooms Per Acre		
		Square Feet	
6.	Total Gross Floor Area		
	A. Office Use		
	1. Building 1	6,266	6,750
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	B. Retail Use		
	1. Building 1		
	2. Building 2		

3. Building 3

4. Building 4

5. Building 5

Total

C. Hotel Use

Square Feet

Rooms

1. Building 1

2. Building 2

3. Building 3

4. Building 4

5. Building 5

Total

D. Residential Use

Square Feet

Units

1. Building 1

~~186,156~~

160

2. Building 2

3. Building 3

184,929

4. Building 4

5. Building 5

Total

~~186,156~~

160

Affordable Housing Units

~~186,156~~

160

E. Other (specify)

Square Feet

7.

Total # of Parking Spaces

A. Office Use

Standard

Compact

HC

Total

% Compact

1. Building 1

20

2. Building 2

3. Building 3

4. Building 4

5. Building 5

Total

B. Retail Use

1. Building 1

2. Building 2

3. Building 3

4. Building 4

5. Building 5

Total

C. Hotel

1. Building 1

2. Building 2

3. Building 3

4. Building 4

5. Building 5

Total

D. Residential

1. Building 1				76	
2. Building 2					
3. Building 3					
4. Building 4					
5. Building 5					
Total	81	10	5	96	84%
E. Other (specify)					

8.	Type of Parking	# of spaces
	A. Structured - Above grade	
	B. Structured - Below grade	96
	C. Surface	8

9.	Parking Ratio			
	A. # of Spaces per Office GFA	One space	per 313 Sq. Ft.	
	B. # of Spaces per Retail GFA	One space	per Sq. Ft.	
	C. # of Spaces per Hotel Rooms	space(s)	per One room	
	D. # of Spaces per Residential	.475 space(s)	per 1 One unit	
	E. # of Spaces per Other (specify)	space(s)	per Sq. Ft.	

10.	Building Height			
	A. Average Elevation of the Site In feet above sea level	255.50		Feet
	B. Building Height In feet to Main Roof and Penthouse Roof			
	1. Office	Main Roof	Penthouse Roof	# Stories
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	2. Retail			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	3. Hotel			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	4. Residential	Main Roof	Penthouse Roof	# Stories
	a. Building 1	82.17		7
	b. Building 2			
	c. Building 3			
	d. Building 4			

- e. Building 5
- 5. Other (Specify)
- C. Building Elevation to Main Roof and Penthouse Roof (In feet above sea level)

	Main Roof	Penthouse Roof
1. Office		
a. Building 1	337.66	
b. Building 2		
c. Building 3		
d. Building 4		
e. Building 5		
2. Retail		
a. Building 1		
b. Building 2		
c. Building 3		
d. Building 4		
e. Building 5		
3. Hotel		
a. Building 1		
b. Building 2		
c. Building 3		
d. Building 4		
e. Building 5		
4. Residential		
a. Building 1		
b. Building 2		
c. Building 3		
d. Building 4		
e. Building 5		
5. Other (Specify)		

D. Retail slab-to-slab heights

- | | Height in Feet |
|---------------|-----------------------|
| 1. Office | |
| a. Building 1 | 17.5 18.5' |
| b. Building 2 | |
| c. Building 3 | |
| d. Building 4 | |
| e. Building 5 | |
| 2. Retail | |
| a. Building 1 | |
| b. Building 2 | |
| c. Building 3 | |
| d. Building 4 | |
| e. Building 5 | |
| 3. Hotel | |

- a. Building 1
- b. Building 2
- c. Building 3
- d. Building 4
- e. Building 5

4. Residential

- a. Building 1 -10.78 typical (2-7) (3-7) 10.33
- b. Building 2
- c. Building 3
- d. Building 4
- e. Building 5

4. Residential

- a. Building 1
- b. Building 2
- c. Building 3
- d. Building 4
- e. Building 5

5. Other (Specify)

11.	Coverage and Percent Coverage	Sq. Ft. 39,335	% 67.5
12.	Dimensions of Yards or Setbacks from right-of-way (for townhouse projects)		# Feet
	A. Front		N/A
	B. Side		
	C. Side		
	D. Rear		
13.	Common Open Space (if required)		5,890 Square Feet
14.	Landscaped Area ("R-C", "C-O-A" and "C-R")		Square Feet
15.	Proximity to Metro Entrance (walking distance from main entrance to nearest station entrance) and proximity to regional and local bus service (walking distance from main entrance to bus shelter/ bus stop)		Approx. 1584 Feet
16.	Requested Zoning Ordinance Modifications of Use Regulations (for example, density, height, parking, setback, coverage, etc.)		
	A. Residential parking reduction		
	B. Affordable housing bonus density		
	C.		
17.	Requested Encroachment(s) and/or Vacation(s). Include plat(s) showing exact locations and types. N/A/		
18.	# LEED Credits	Yes	No Maybe Earthcraft Gold
19.	Historic District and/or Building	Yes	No X

Name of
Building:
Address of
Building: