



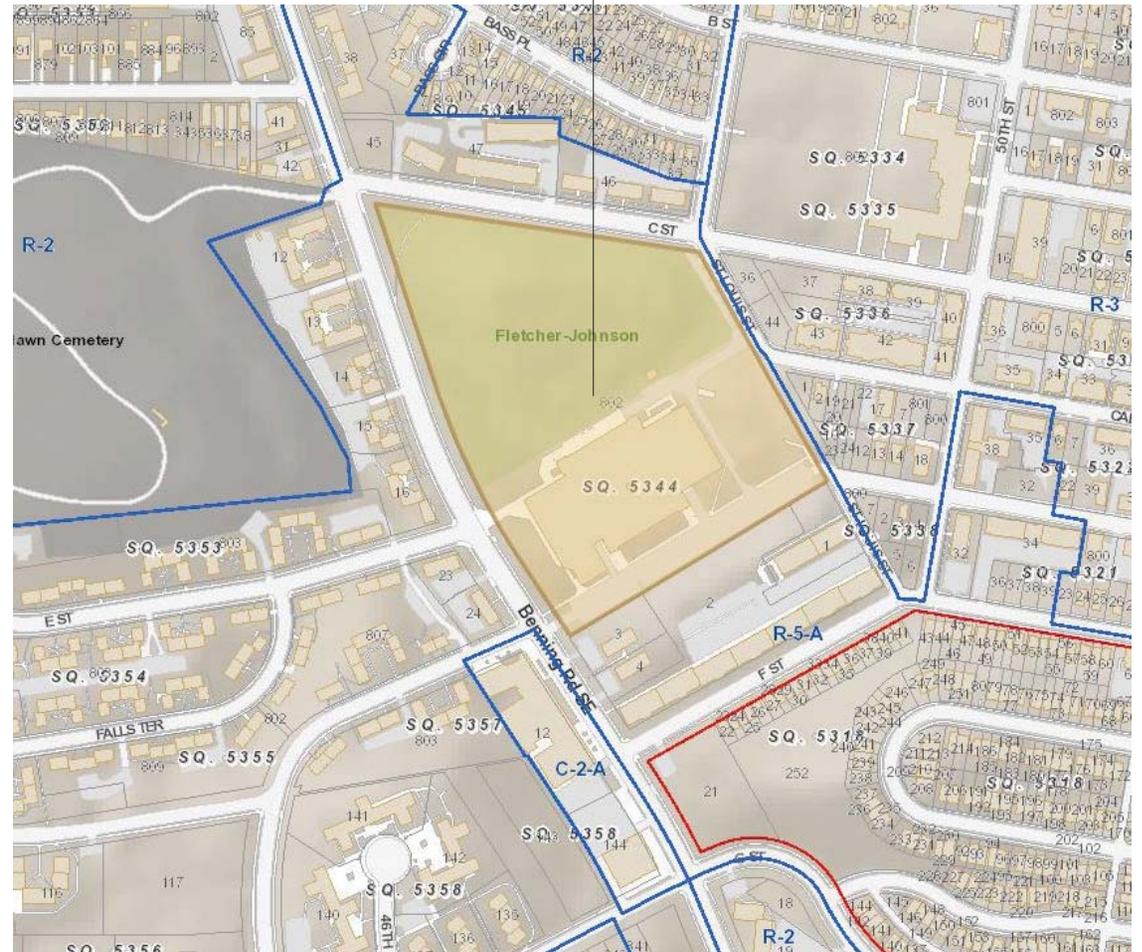
Fletcher Johnson Educational Center
Site Development Evaluation

October 30, 2014

ZONING SUMMARY

address:	4650 Benning Road SE Washington, DC 20008	
square/suffix/lot:	5344/ n/a /0802	
lot area:	566,270 sf	
zoning district:	R-5-A	
lot occupancy:	<i>public schools</i> 60%	<i>other structures</i> 40%
floor area ratio:	1.8	0.9
maximum stories:	3	3
building height:	90 ft	40 ft
rear yard setbacks:	20 ft	20 ft
side yard setbacks:	-	-

site



4650 Benning Road SE
Washington, DC

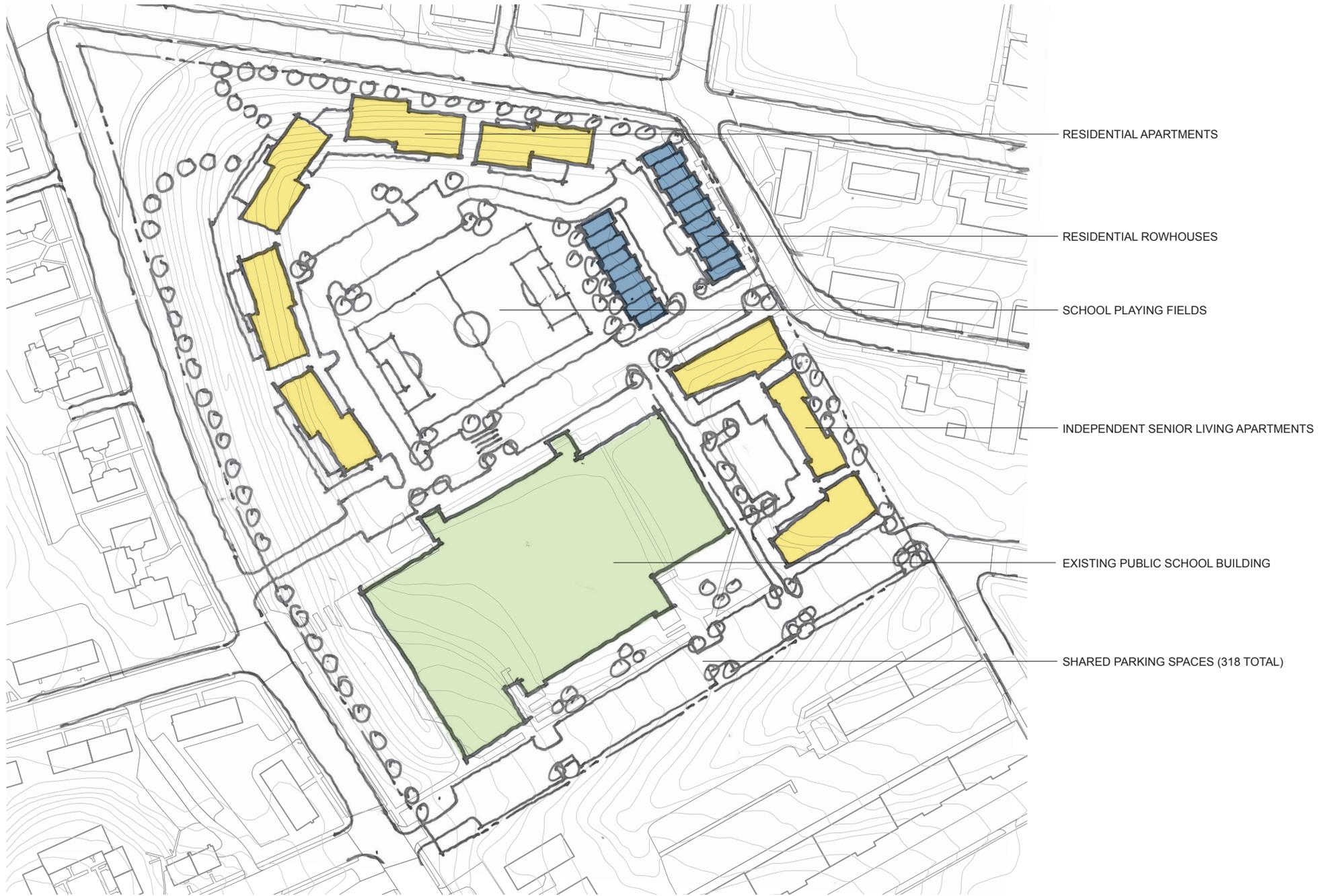
Lot Area	566,270 GSF
FAR (Other Structures)	0.9
Allowable Area	509,643 GSF
Existing Building	273,370 GSF
Development Potential Remaining	236,273 GSF

Existing Building : Public School Use

Program Title	Allowable Use	Parking Required	Parking Provided	Notes
KIPP Middle School	Public School - Elementary and Junior High	2 for every 3 teachers and employees	36 spaces	54 teachers
Charter School Adult Education	Public School - High School and Accessory Uses	2 for every 3 teachers and employees plus 1 for each 10 classroom seats	110 spaces*	*41 teachers, shared parking agreement for staged use
UDC Space	Community College	2 for every 3 teachers and employees plus 1 for each 20 classroom seats or 1 for each 10 seats in largest assembly space, whichever is greater	35 spaces	21 teachers
DC/DGS	General/Administrative Office	in excess of 2000 sf, 1 per each additional 1800 sf of gross floor area	19 spaces	see DC zoning regulation 210.1.w.1
Unity Medical Clinic	Clinic	1 space per 300 sf of gross floor area	65 spaces	see DC zoning regulation 210.1.w.1
Artist/Manufacturing Workspace	Community Service Center	1 per 2000 sf of gross floor area	6 spaces	
Small Business Incubator	Community Consumer Cooperative	1 per 2000 sf of gross floor area	8 spaces*	*shared parking agreement for staged use
Church Auditorium/Community Theater	Community Service Center	1 per 2000 sf of gross floor area	8 spaces	
Church Community Cafe	Community Service Center	1 per 2000 sf of gross floor area	6 spaces	
				293 Parking Spaces
				-118 Shared time parking agreement
				175 Parking Spaces

Residential - ESTIMATED UNIT COUNTS

Rowhouse											
Units	Height	Area	Est Total		3+ Bedroom						
Subtotal	3 ST	36,000	36,000		Qty	Area					
On grade (near units)					20	Parking Spaces					
Apartments											
Floor	Height	Area	Est Total	Bldg Factor	1br		2 br		3 br		Use
					Qty	Area	Qty	Area	Qty	Area	
Parapet	4	-									
3	10 *	66,800	66,386	0.26	16	750	20	920	28	1,020	Residential
2	10 *	66,800	66,386	0.26	16	750	20	920	28	1,020	Residential
1	10 *	66,800	66,386	0.26	16	750	20	920	28	1,020	Residential
Subtotal	34	200,400	199,157		32		40		56		approx unit totals
On grade (near unit entries)					128	Parking / Service					
Total Parking Need:					323	Parking Spaces					



Conceptual Existing Building Programming

Program Spaces	Sq. Ft. Req.	Sq. Ft. Actual	(Diff)	Notes
KIPP Middle School	46,900	60,535	13,635	
Charter School Adult Education	45,000	44,845	-155	adjacent to UDC if possible
UDC Space	20,000	21,860	1,860	
DC/DGS	20,000	35,265	15,265	
Unity Medical Clinic	20,000	19,550	-450	separate entrance from the schools
Artist/Manufacturing Workspace	15,000	11,530	-3,470	flexible space for woodworking/sculpture/light assembly
Small Business Incubator	15,000	16,145	1,145	shared workspace/office space
Church Community Café/Community Use	10,000	10,325	325	
Church Auditorium/Community Theater	15,000	15,790	790	supporting admin space, seating for 500, separate entrance from the schools

Total	206,900	235,845
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Basment	10,325
Ground Floor	23,800
First Floor	77,645
Second Floor	75,650
Third Floor	85,950
Total	273,370

Education (Grade School)	46,900
Education (Adult & Community College)	80,000
Private and/or Community Organizations	80,000
	206,900

KIPP Middle School

classrooms	5	5	25	950	4,750
	6	5	25	950	4,750
	7	4	25	950	3,800
	8	4	25	950	3,800
	Science	2	25	1,000	2,000
	Special Education	4	8	250	1,000
	Foreign Language	2	25	950	1,900
	Orchestra	1	50	1,100	1,100
	Music	1	25	950	950
	Computer Lab	1	25	950	950

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admin + faculty	Main Office	1		850	850
	Principal	1			0
	Vice Principal	2			0
	Conference room	1			0
	Office Manager	1			0
	WC	1			0
	Social Worker	2		200	400
	Speech Language Provider (SLP)	1		200	200
	Teacher Workroom	1		400	400

entry	Lobby and Reception	1		1,000	1,000
	Security				

Total MS:	70	27,850
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Campus Resources

campus	Health suite	1		600	600
	Social Worker	1		200	200
	Storage/Custodial/Mech	var		4,400	4,400
	IT / Electrical Closet	1		100	100
	Recreational Storage	1		140	140
	Student Restrooms	2		330	660

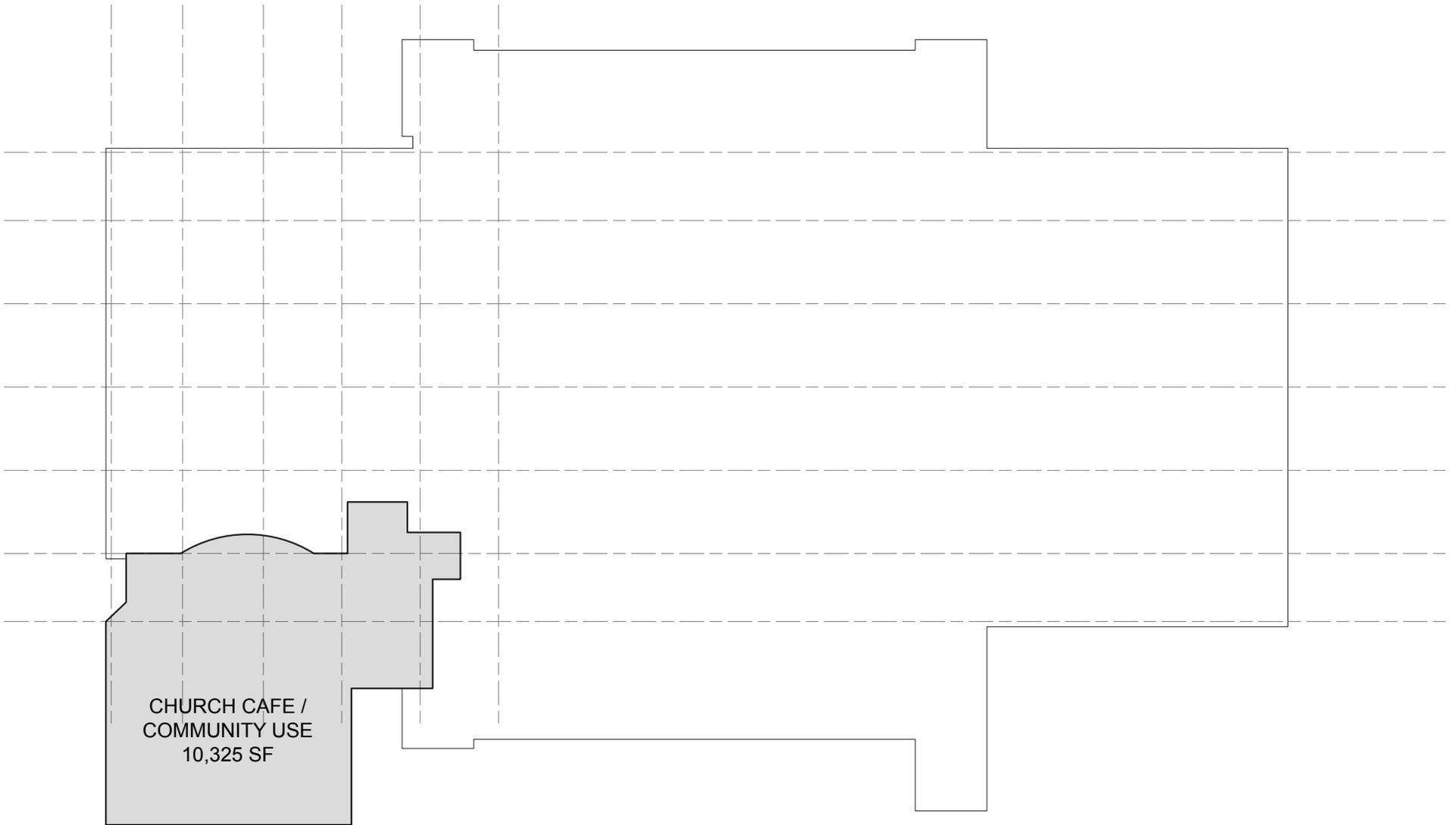
Total Campus Resources	6	6,100
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Shared Space

	Cafeteria / Multi-Purpose Room (MS)	1		3,500	3,500
	Kitchen / Warming Room	2		var	1,400
	Gymnasium	1		6,900	8,050

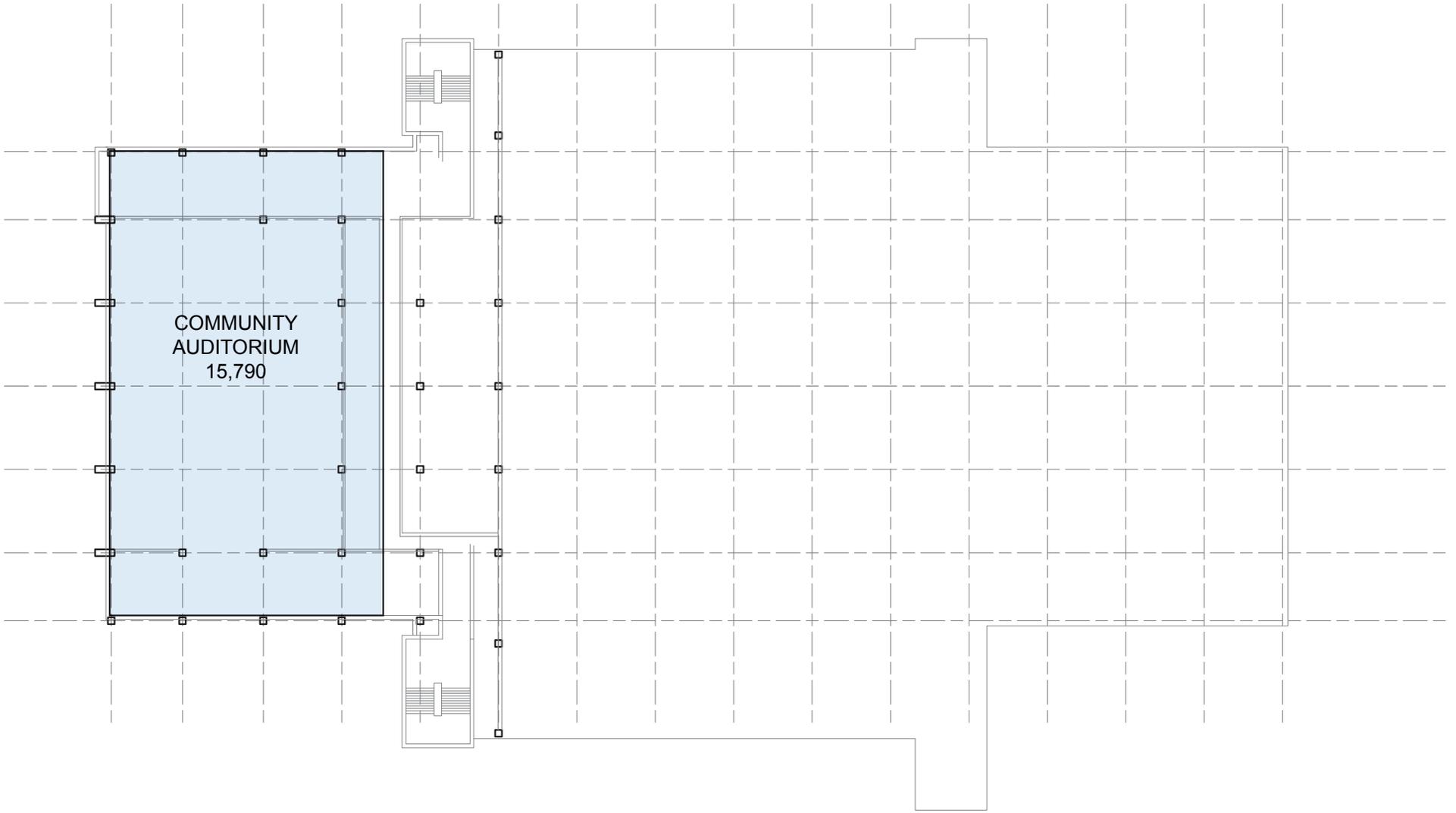
Total Shared Space	4	12,950
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Total All (Net Program):	74	46,900
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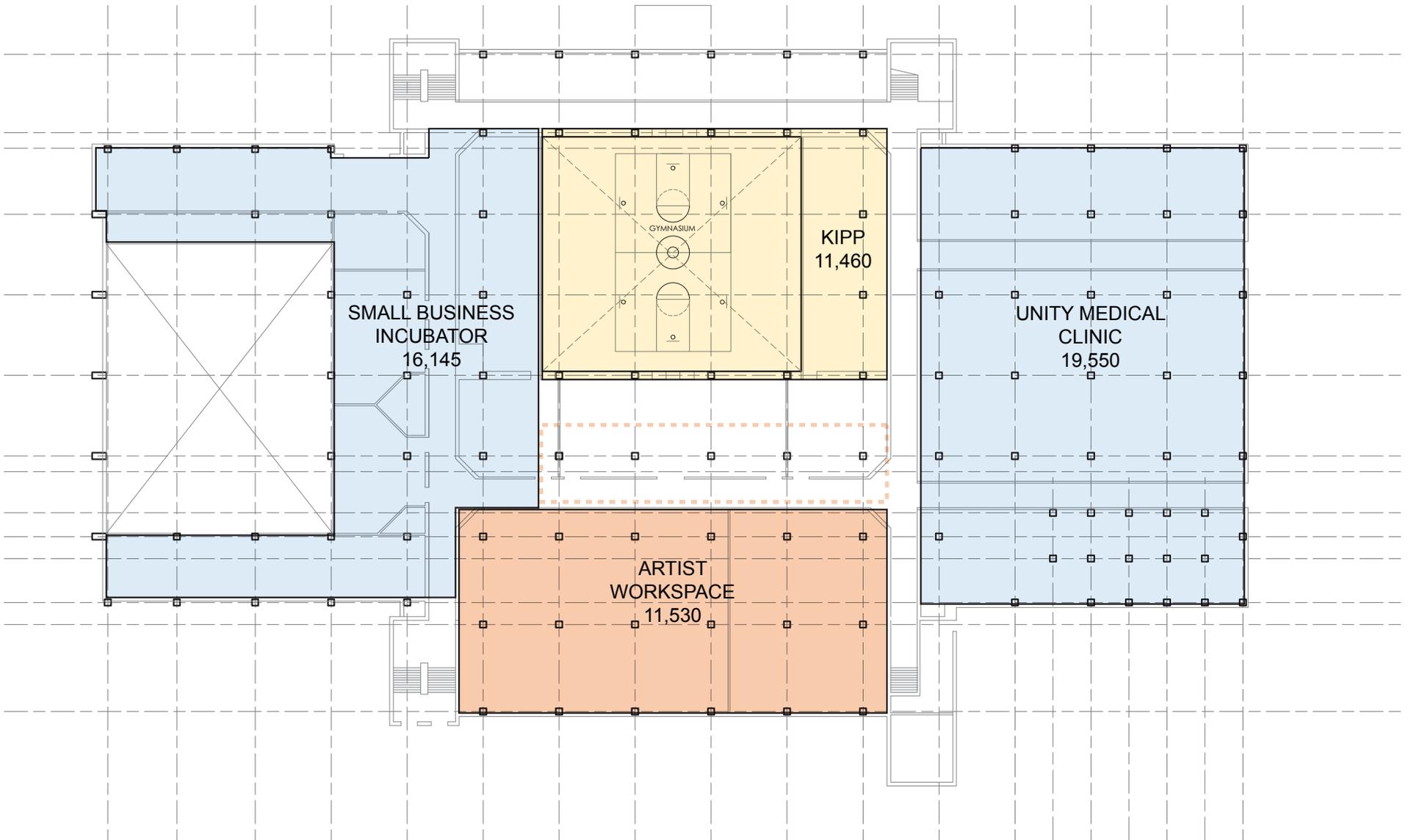
BASEMENT

10,325 GROSS SF



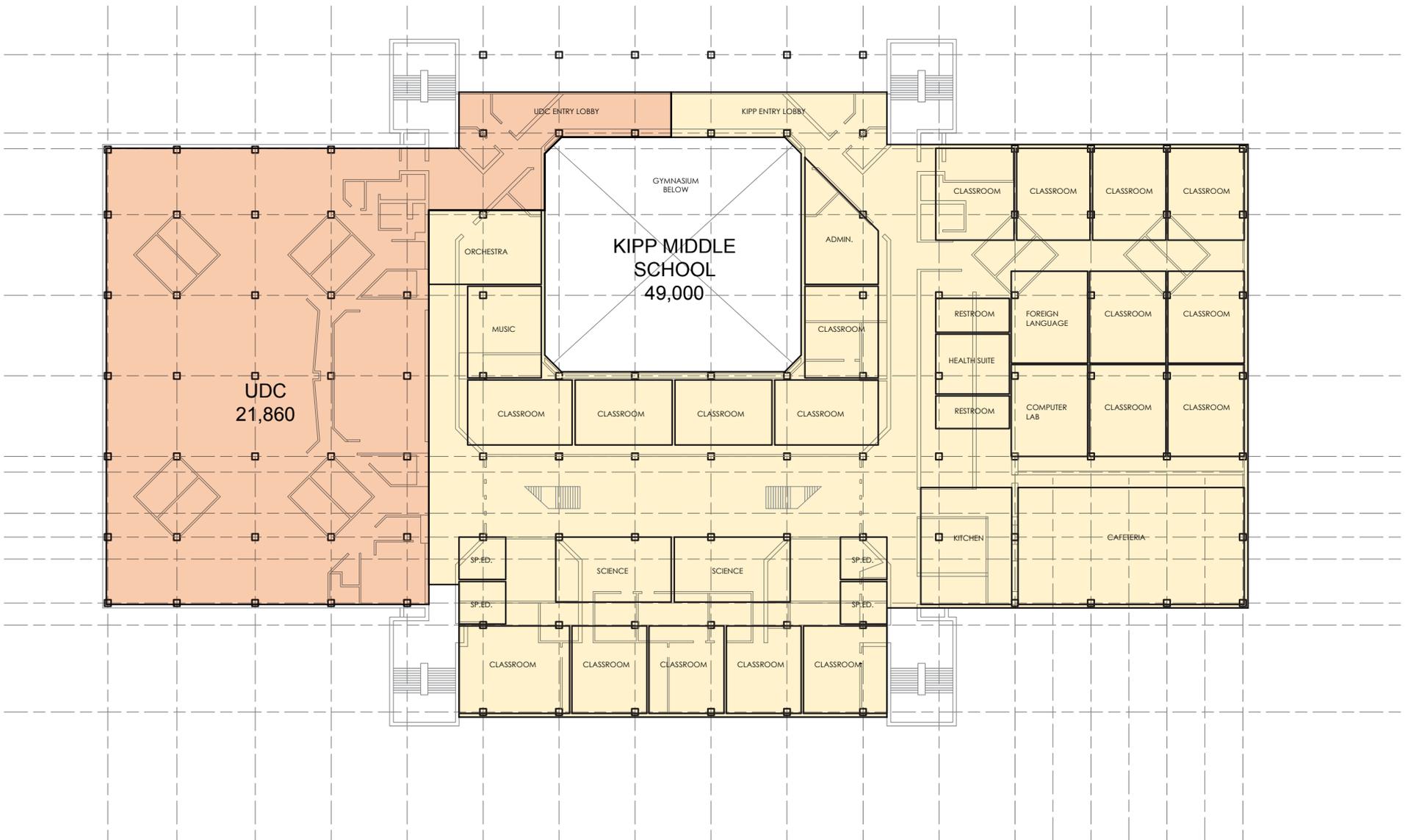
GROUND FLOOR

23,800 GROSS SF



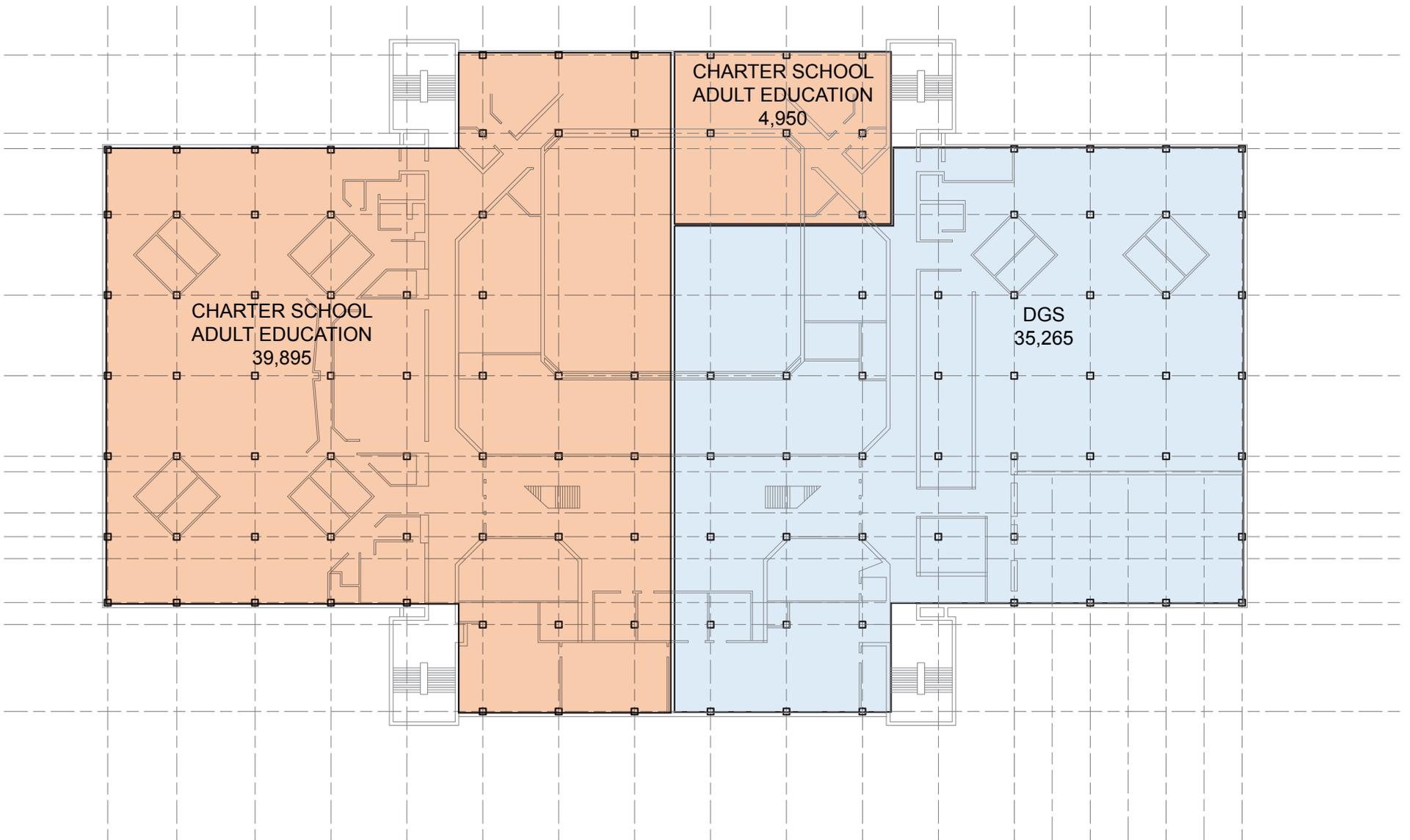
FIRST FLOOR

77,645 GROSS SF



SECOND FLOOR

75,650 GROSS SF



THIRD FLOOR

85,950 GROSS SF



The Robert A. and Jan M. Beak Center
School of Hotel Administration

School of Hotel Administration



