

3401 WATER STREET, NW

BZA CASE NO. 20242

June 3, 2020



SPECIAL EXCEPTION RELIEF:

- Subtitle C §710.2
Parking spaces must be setback at least 20' from all lot lines that abut public streets unless the surface of the parking spaces is at least 10' below grade. The parking spaces are located within the Existing Building's footprint, which is less than 20' from the lot lines

VARIANCE RELIEF:

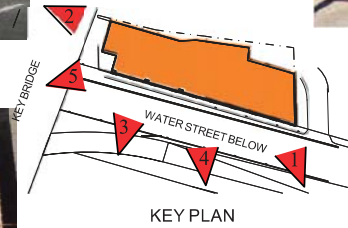
- Subtitle C §711.6(a)
A two-way driveway must be at least 20' wide
 - 19' two-way driveway opening onto Water Street – 1' reduction
 - 14' two-way driveway opening onto 34th Street—6' foot reduction
- Subtitle C §§712.5 and 712.6
Requires 20' interior two-way drive aisle widths.
 - Due to existing historic columns, interior aisle widths are between 16' and 16'2", which is approximately 4' narrower than the required width of two-way.



SITE PICTURE 1 – CORNER OF WATER & 34TH ST, NW



SITE PICTURE 2 – VIEW OVER BUILDING FROM KEY BRIDGE



SITE PICTURE 3 – WATER STREET, NW



SITE PICTURE 4 – WATER STREET & WHITEHURST FREEWAY STRUCTURE



SITE PICTURE 5 – NPS BUILDING

Location: 3401 Water Street NW, Lot 413, Square 1183

Zoning: MU-13

Site Area: 20,320 SF

Required/Permitted:

FAR Allowed 4.0 = 81,820 SF
 Building Height 60FT
 Penthouse Height 12FT
 M. Penthouse Height 18'-6"
 Lot Occupancy 75% = 15,240 SF Max
 Side Yard Not Req'd. If provided 8ft Min.
 Rear Yard 12 FT
 Court 4 in/ foot of height MIN. 15'
 Green Area Ratio 0.3 = 6,096 SF
 Parking 1/3 Units Above 4 = .033* 50 units = 17 Spaces
 Bike Parking
 Long Term 1/3 Units = 0.33* 54 units = 18 Spaces
 Short Term 1/20 Units = 0.05* 54 units = 3 Spaces
 Loading Over 50 Units = 1 Space
 Delivery Over 50 Units = 1 Space

Provided:

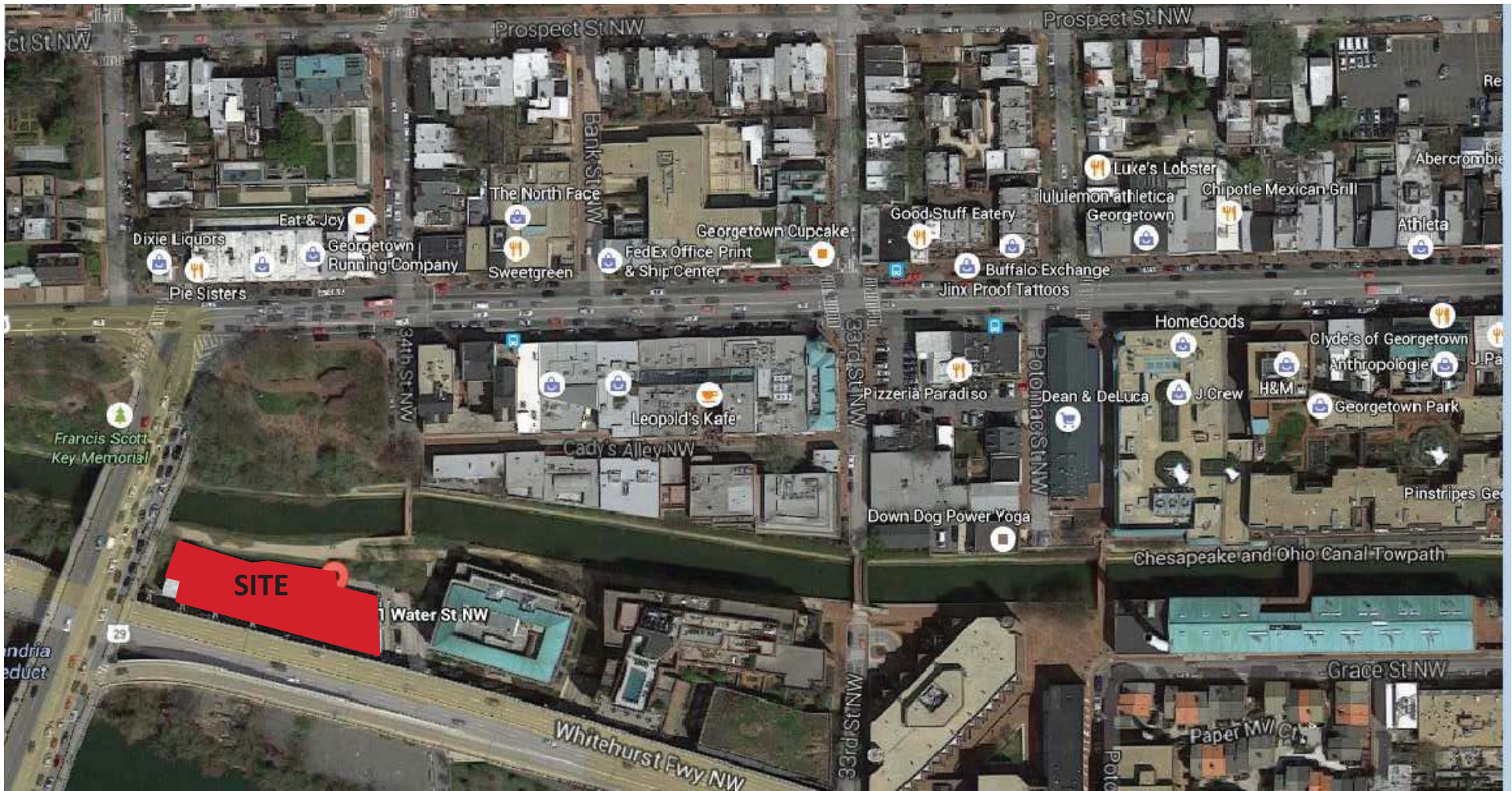
FAR Allowed 4.0 = 81,820 SF
 Building Height 60FT
 Penthouse Height 12FT
 M. Penthouse Height 18'-6"
 Lot Occupancy Existing 87% = 17,579 SF New 61% = 12,312 SF
 Side Yard 8 FT
 Rear Yard 12 FT
 Court Not provided
 Green Area Ratio 0.3 = 6,096 SF
 Parking 40 Spaces
 Bike Parking
 Long Term 18 Spaces
 Short Term 7 Spaces
 Loading 1 Space
 Delivery 1 Space

Unit Count

Levels						Total
2nd	3	Units	x	1	FLOORS	= 3
3rd-6th	11	Units	x	4	FLOORS	= 44
7th	6	Units	x	1	FLOORS	= 6
PH	1	Units	x	1	FLOORS	= 1
Total	7					54

FAR

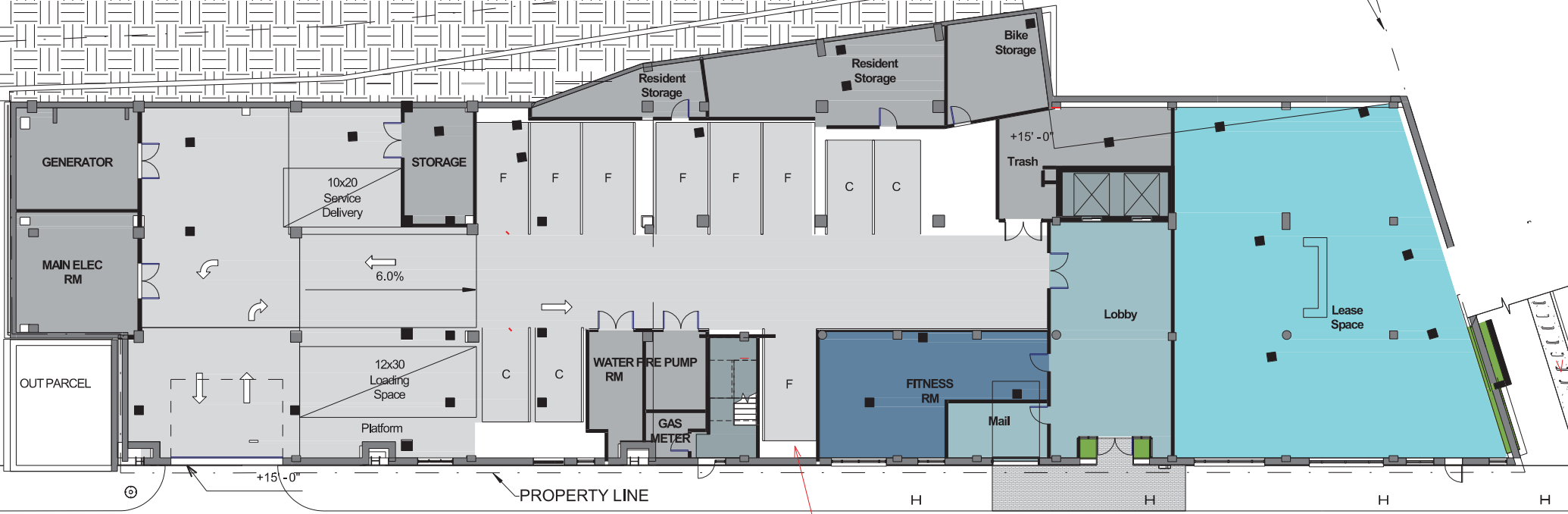
Water Street	6,485	SF	x	1	FLOORS	=	6,485	SF
2nd Floor M.P.	16,583	SF	x	1	FLOORS	=	16,583	SF
3rd-6th	12,312	SF	x	4	FLOORS	=	49,248	SF
7th Floor	8,964	SF	x	1	FLOORS	=	8,964	SF
PH	.4 (FAR Max)	SF	x	1	FLOORS	=	0	SF
TOTAL				8			81,280	SF



SITE

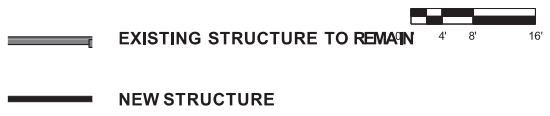
C & O CANAL ABOVE

PROPERTY LINE



WATER STREET

Need relief from 710.2.a, Subtitle C 20' Setback Required



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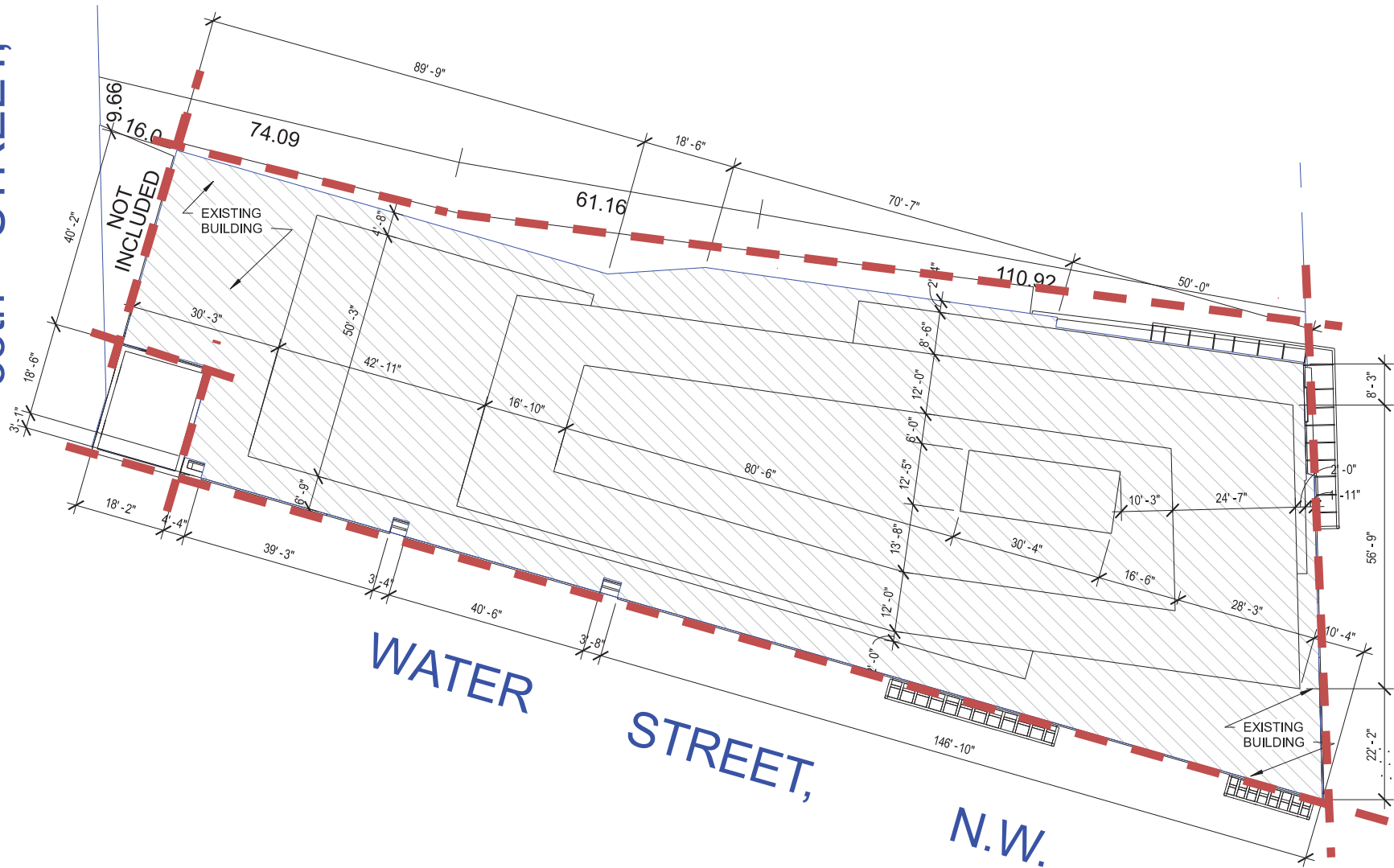


35th STREET,

34th STREET, N.W.

WATER STREET, N.W.

N.W.



--- PROPERTY LINE

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PLAT
SCALE: 1/20"=1'-0"

3401 WATER STREET NW
BZA SUBMISSION

06.03.2020

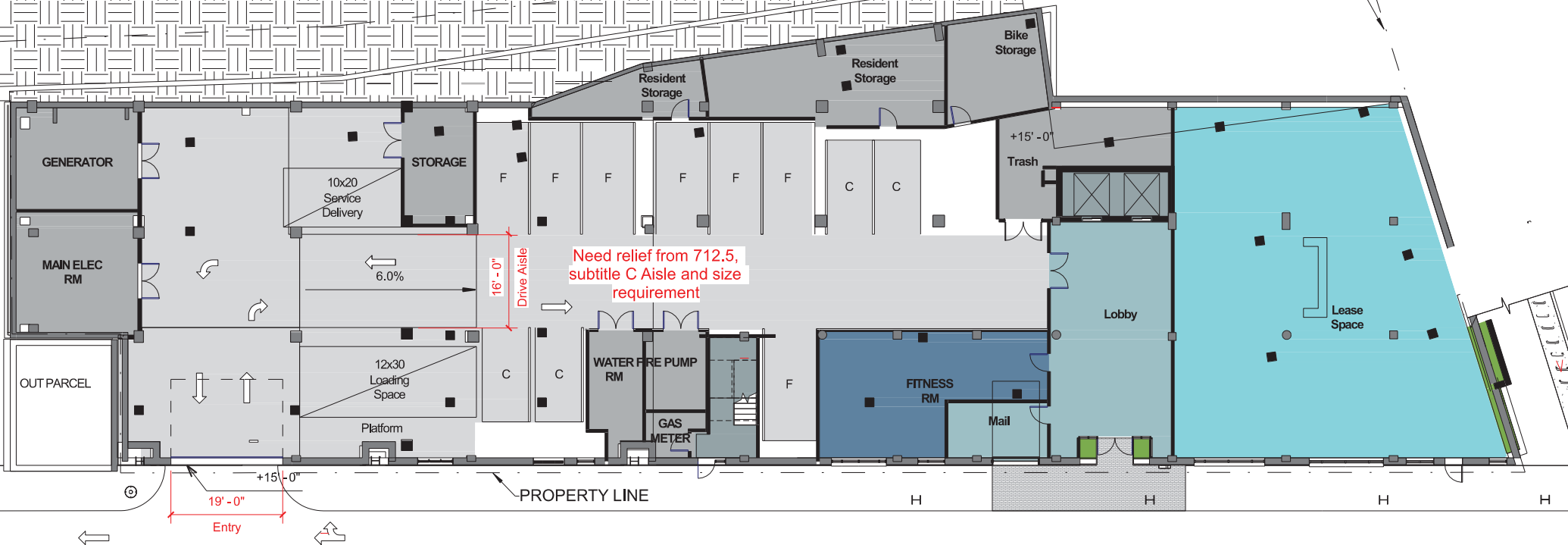
1825 K STREET, NW SUITE 300 WASHINGTON, D.C., 20006 PG 6



99938_02

C & O CANAL ABOVE

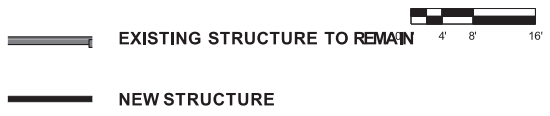
PROPERTY LINE



Need relief from 712.5, subtitle C Aisle and size requirement

Need relief from 711.6.a, subtitle C 20' Drive requirement

WATER STREET



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PROPOSED PLAN-P1 WATER STREET NW – SUBTITLE C711.6A & 712.5

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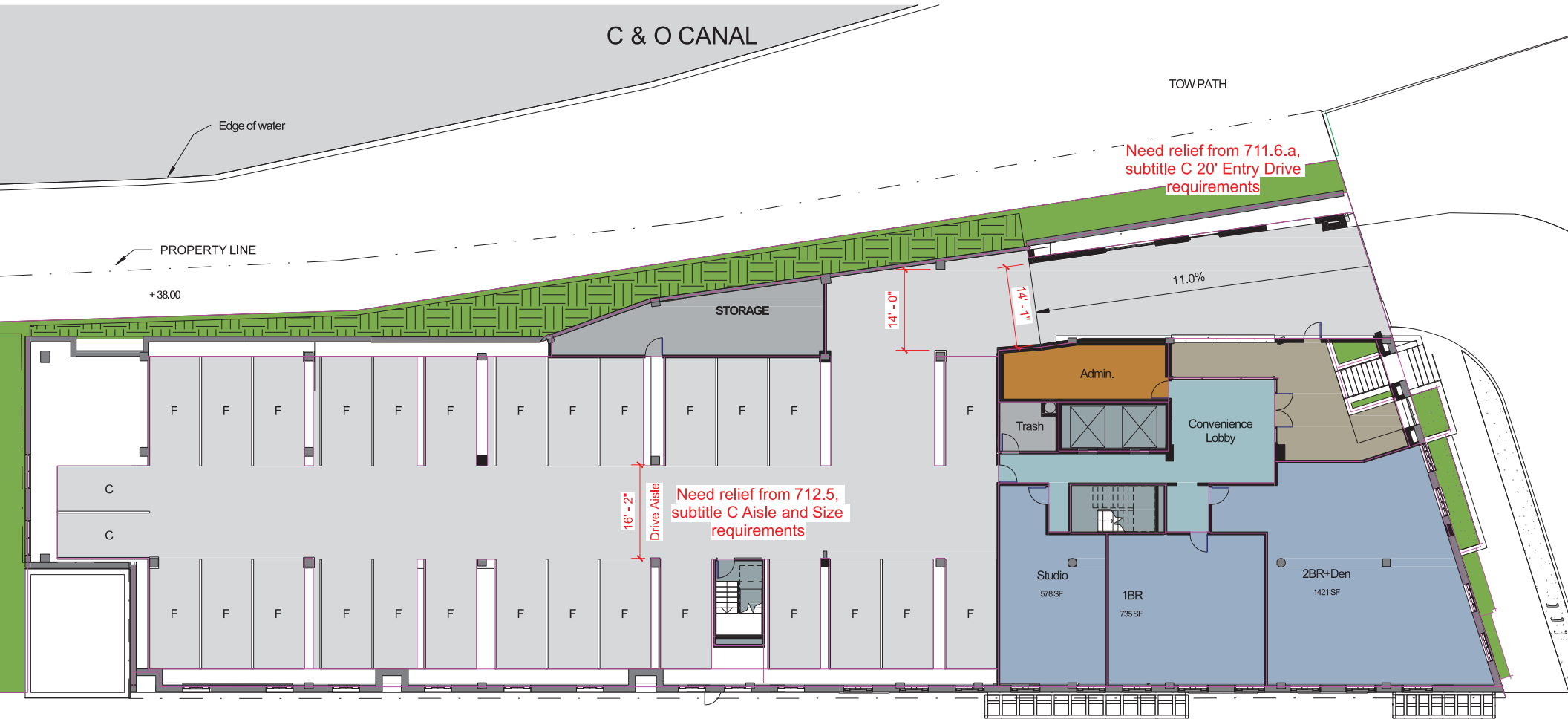
SCALE: 1'-0"=1/16"

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1825 K STREET, NW SUITE 300 WASHINGTON, D.C., 20006 PG 7



9998.02



WATER STREET BELOW

-  EXISTING STRUCTURE TO REMAIN
-  NEW STRUCTURE



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PROPOSED PLAN- SECOND FLOOR- CANAL – SUBTITLE C711.6a & 712.5
SCALE: 1'-0"=1/16"

3401 WATER STREET NW
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06.03.2020

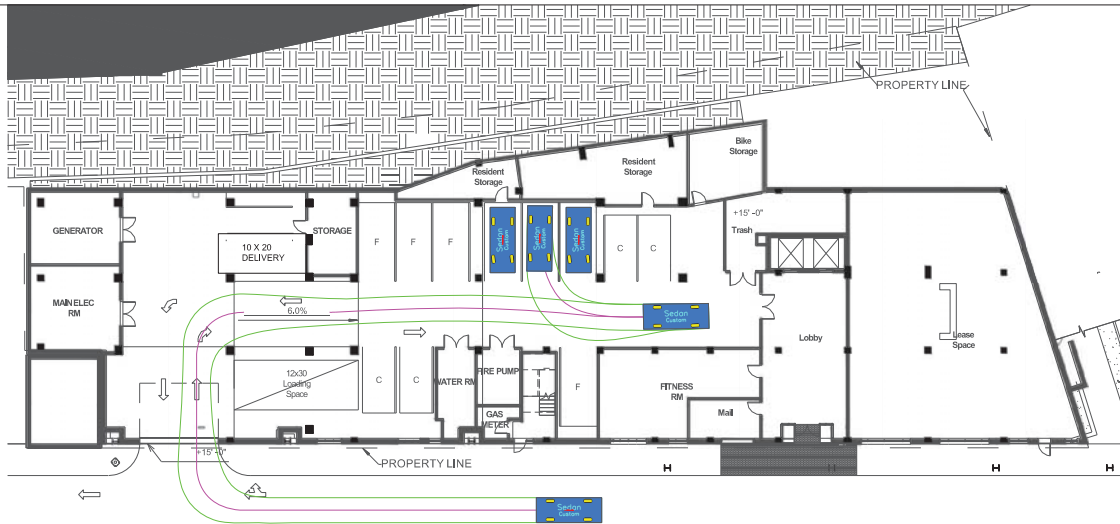
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006 PG 8



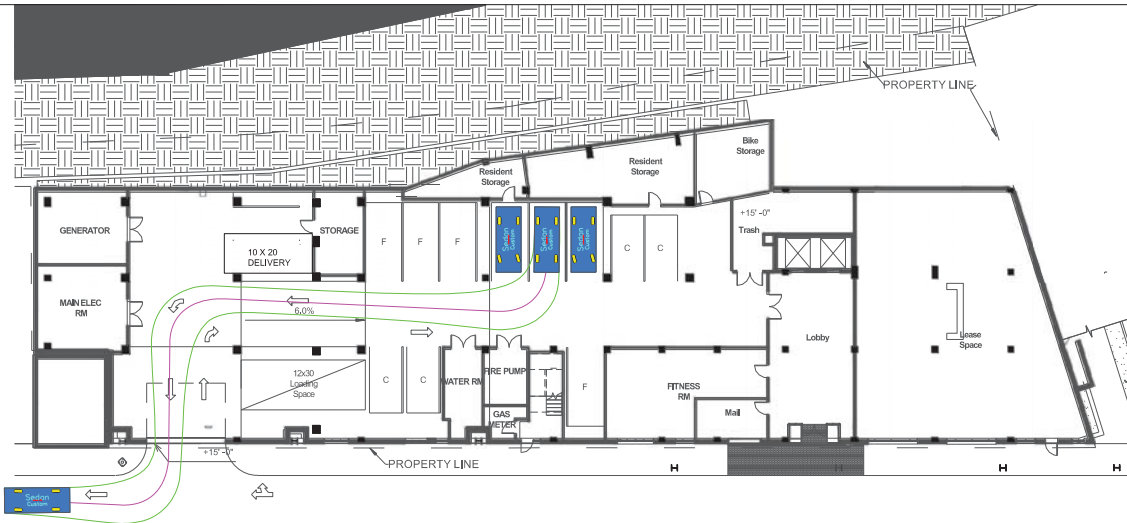
9998_02

THANK YOU



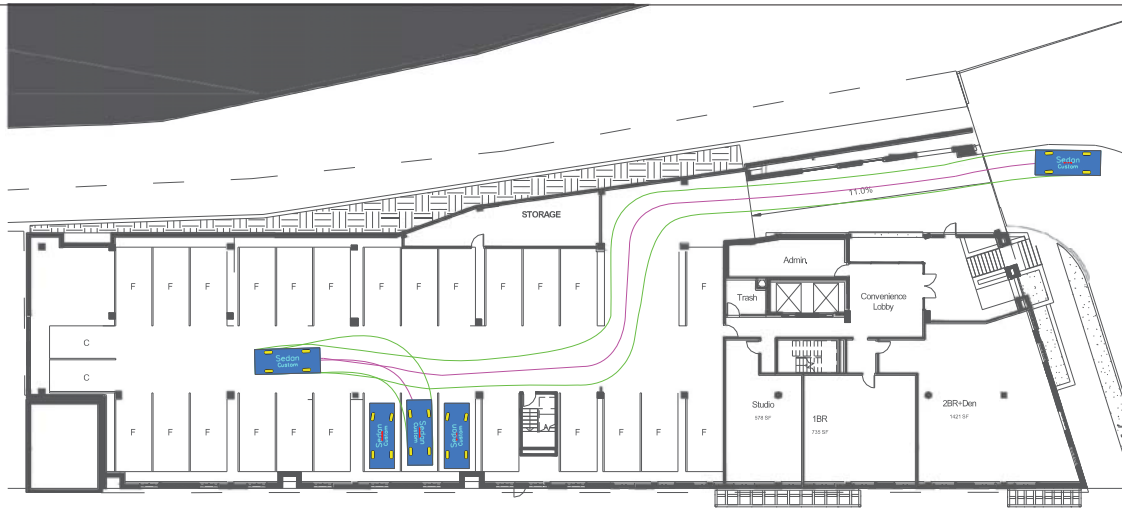


GROUND LEVEL IN

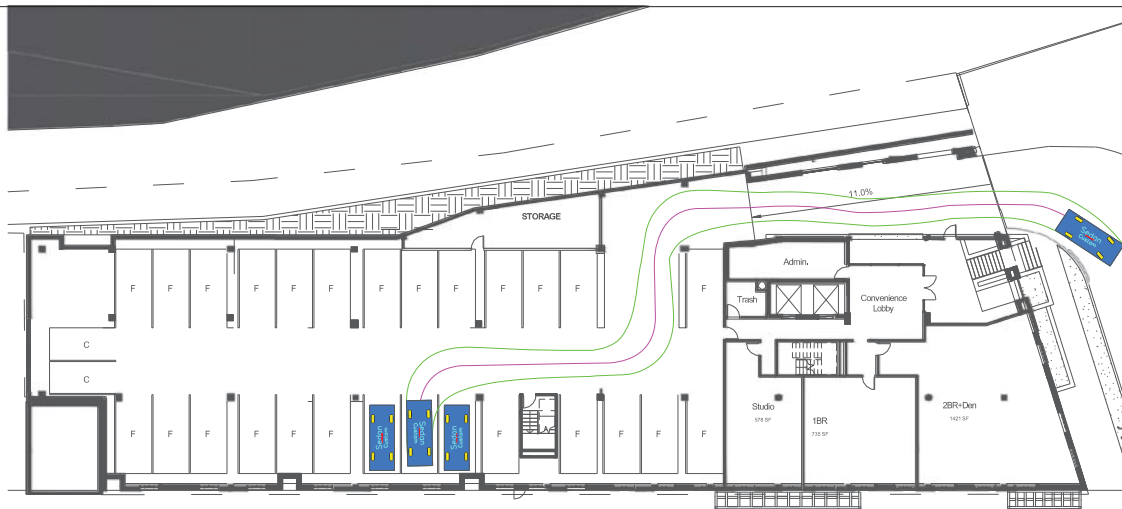


GROUND LEVEL OUT

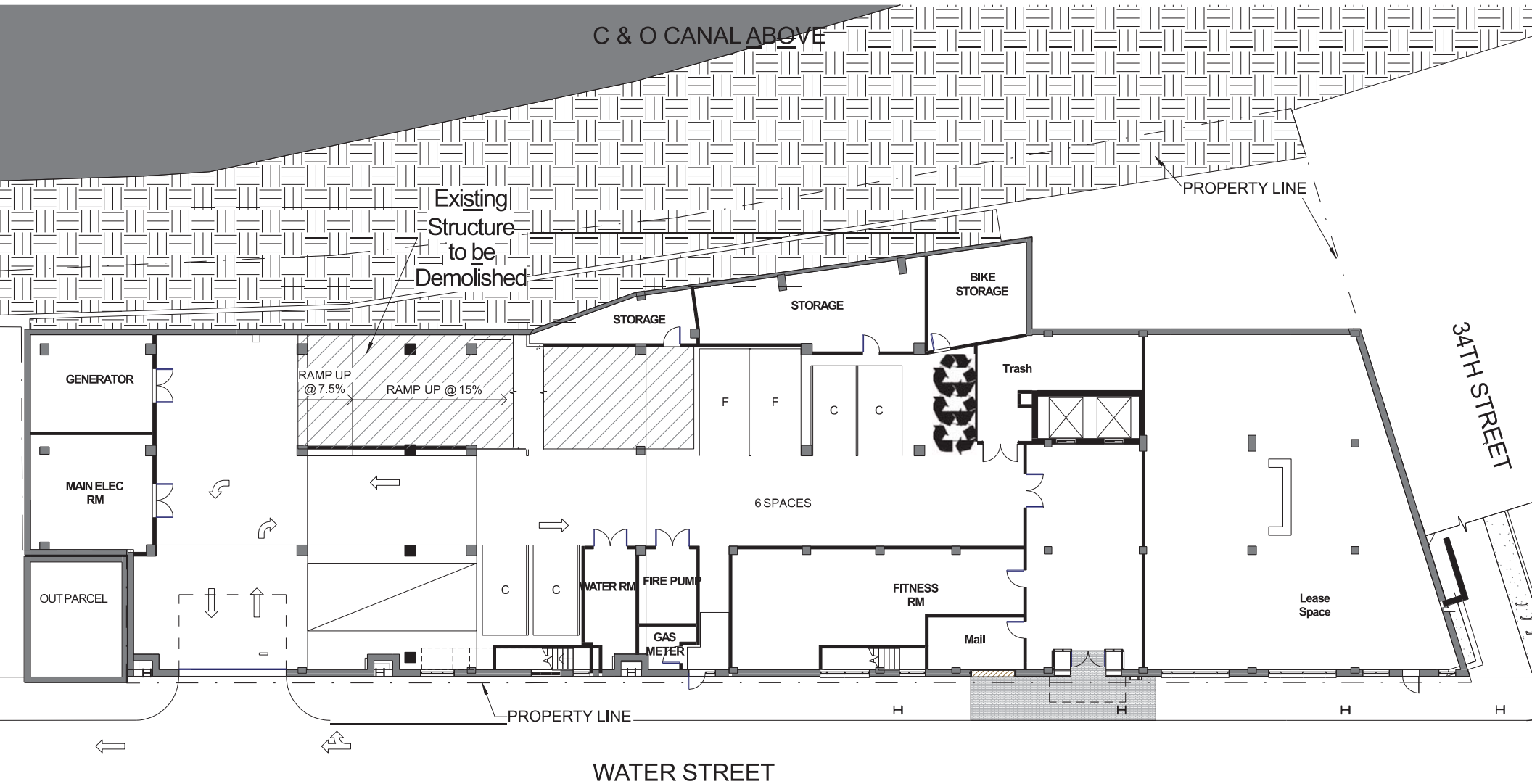


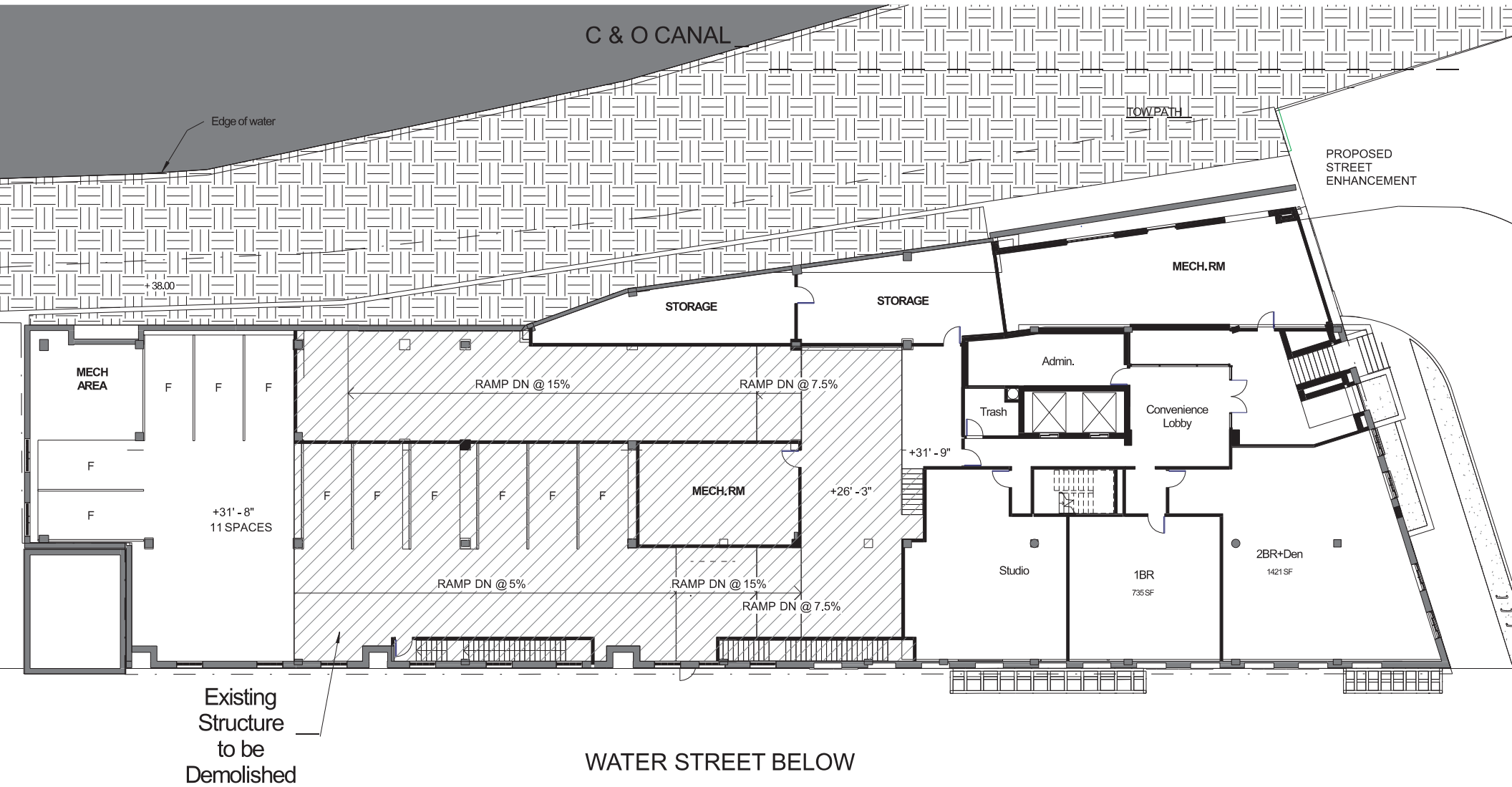


SECOND LEVEL IN



SECOND LEVEL OUT

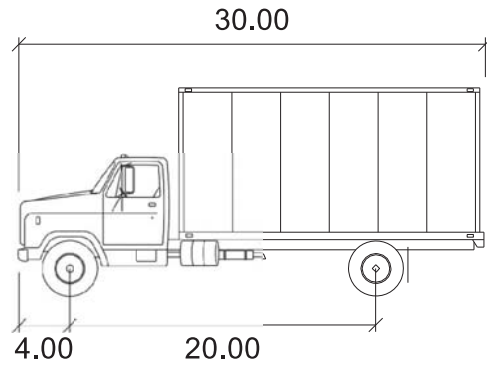




Existing Structure to be Demolished

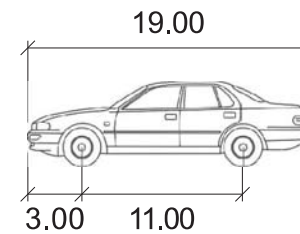
WATER STREET BELOW





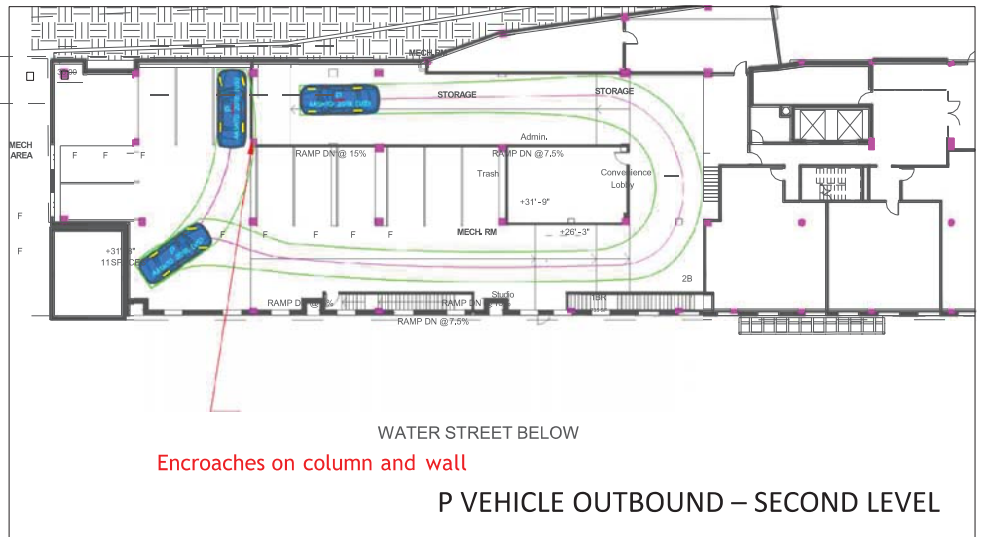
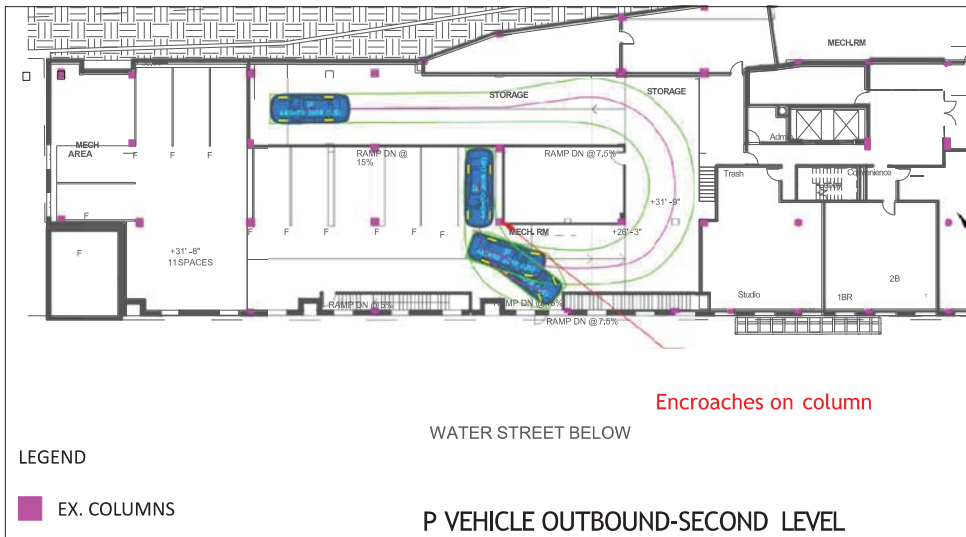
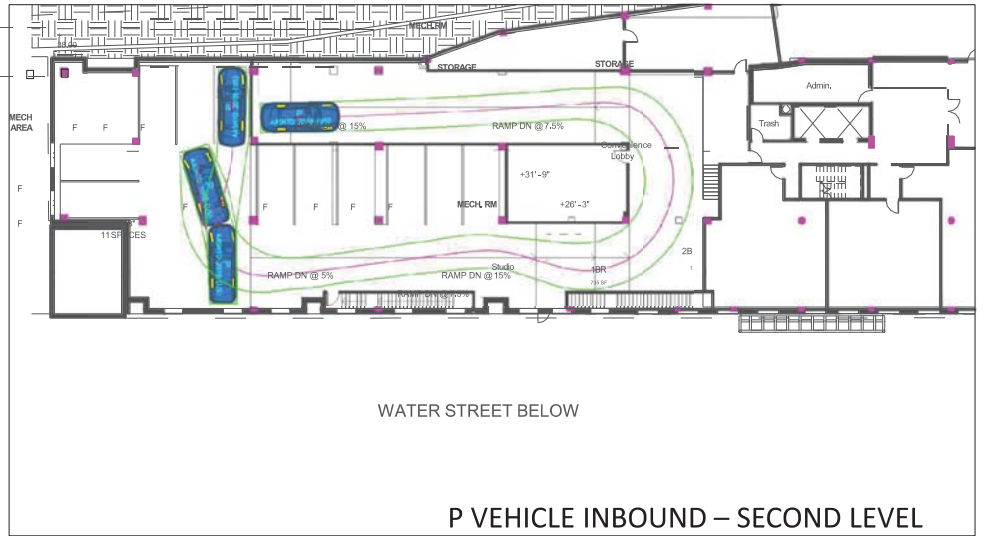
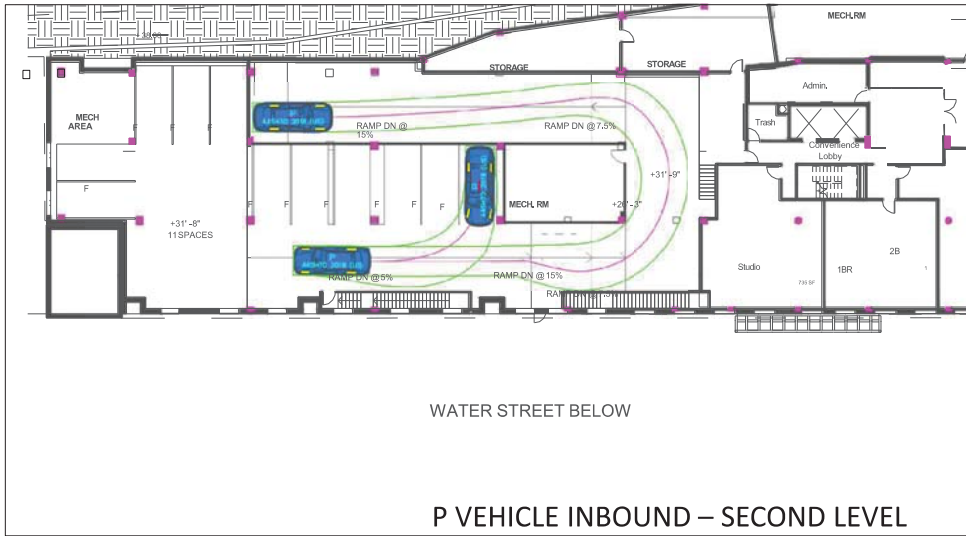
SU-30

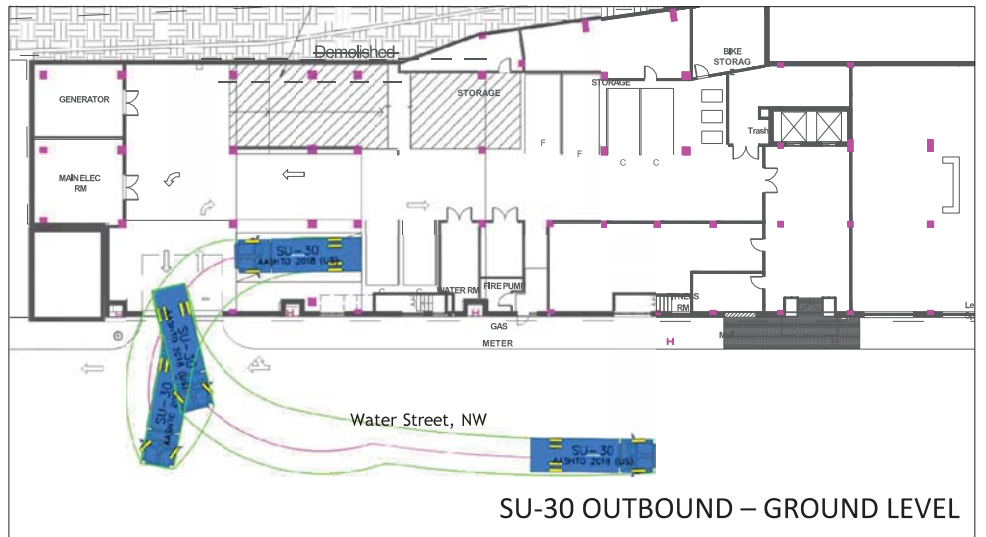
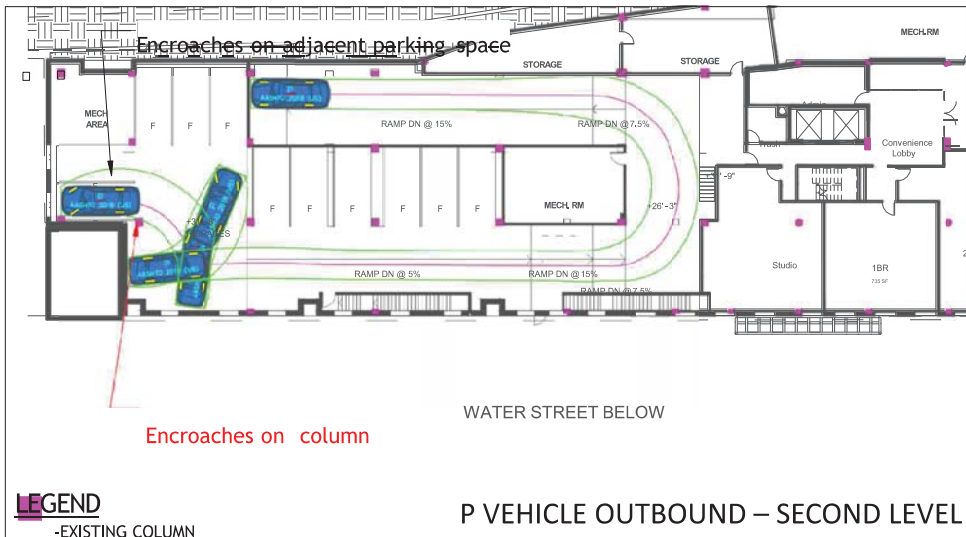
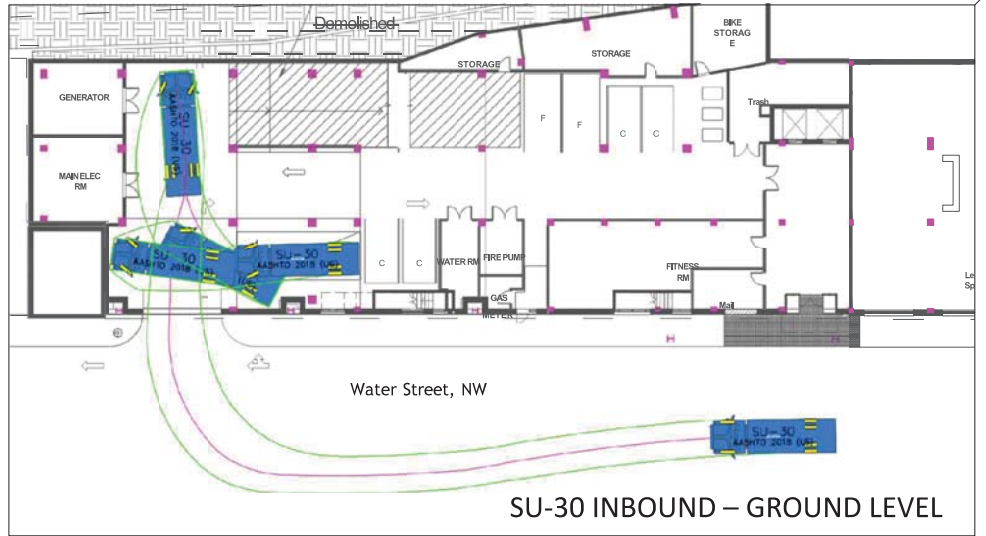
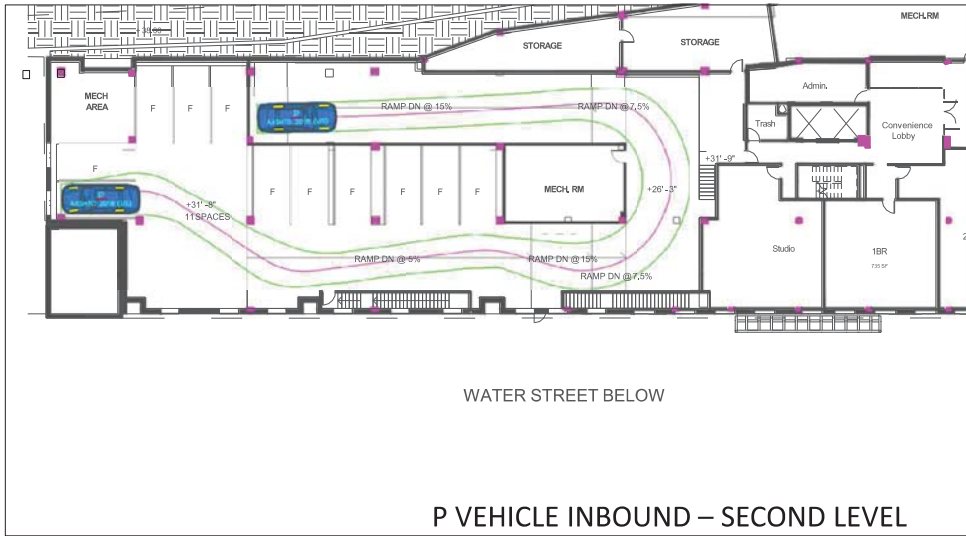
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Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

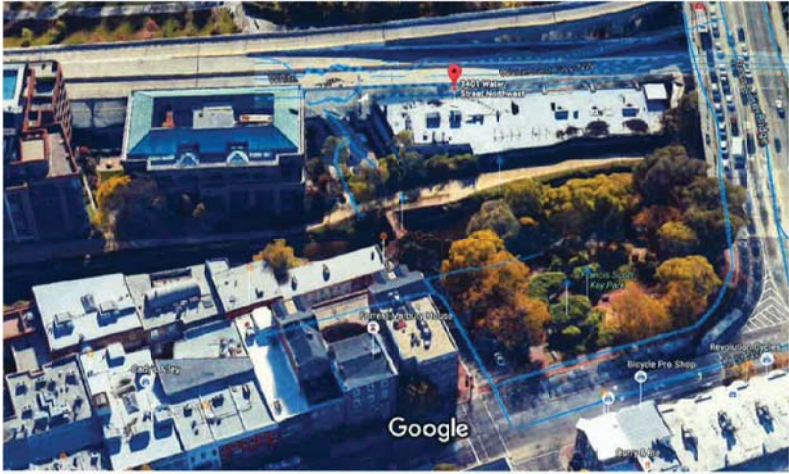


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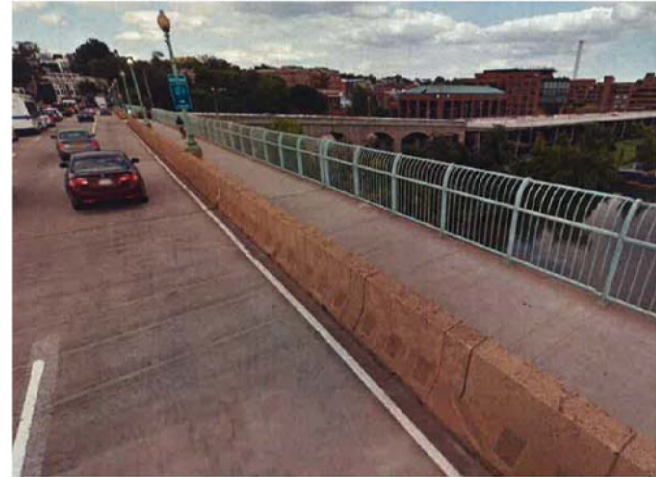
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Steering Angle	: 31.6







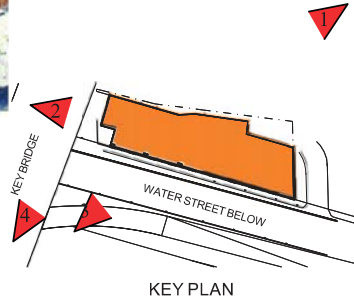
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



SITE PICTURE 3



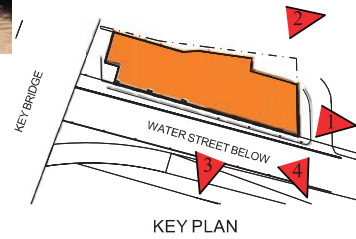
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



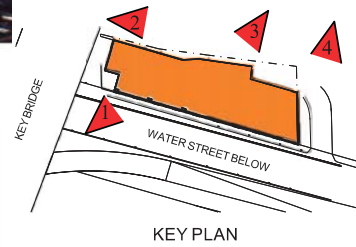
SITE PICTURE 3



SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



SITE PICTURE 3



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PROPOSED PLAN- 3RD - 6TH FLOOR
SCALE: 1'-0"=1/16"

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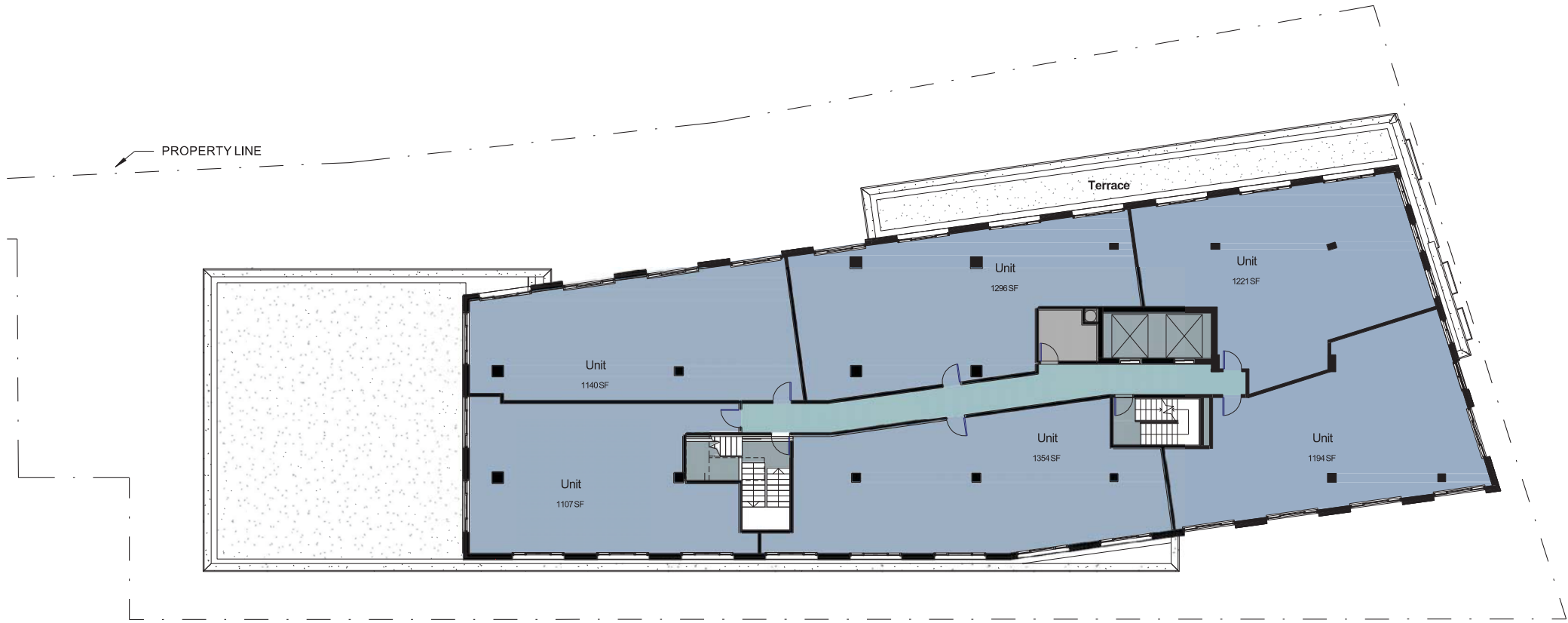


PG20



9998_02

C & O CANAL BELOW

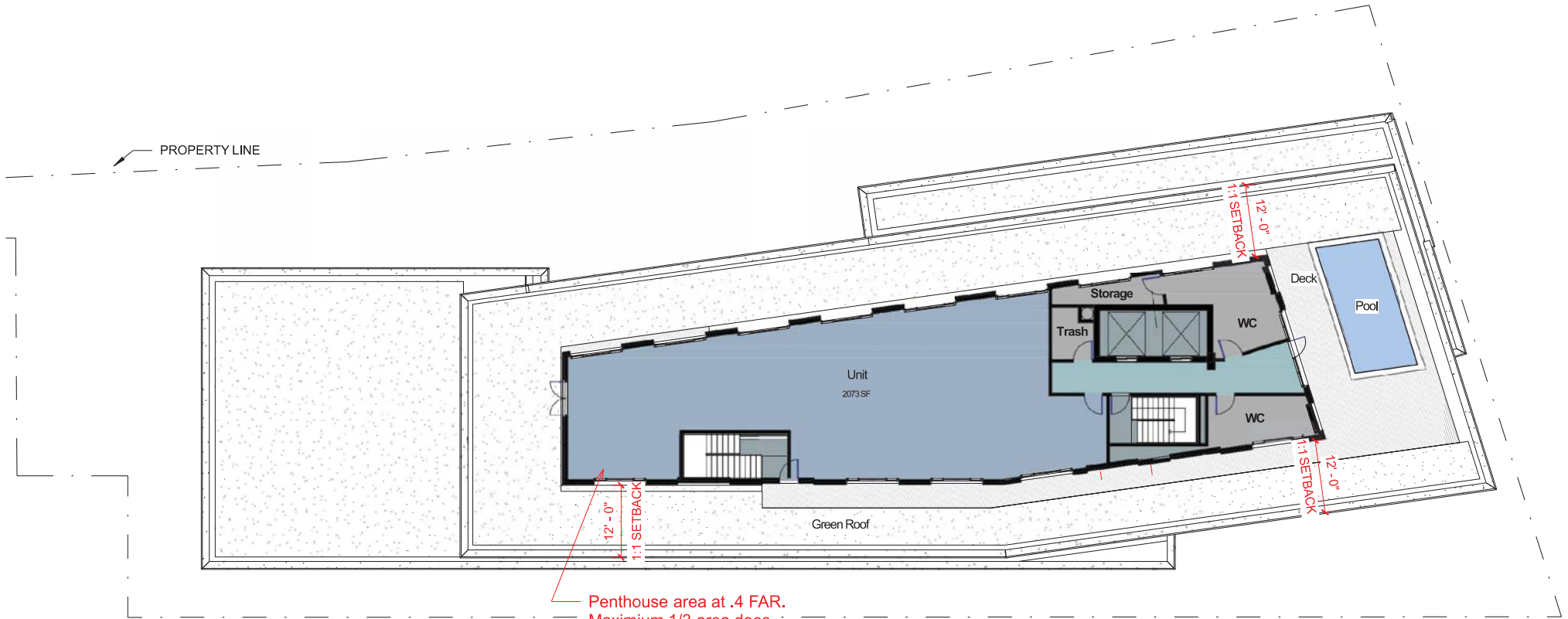


WATER STREET BELOW

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C & O CANAL BELOW



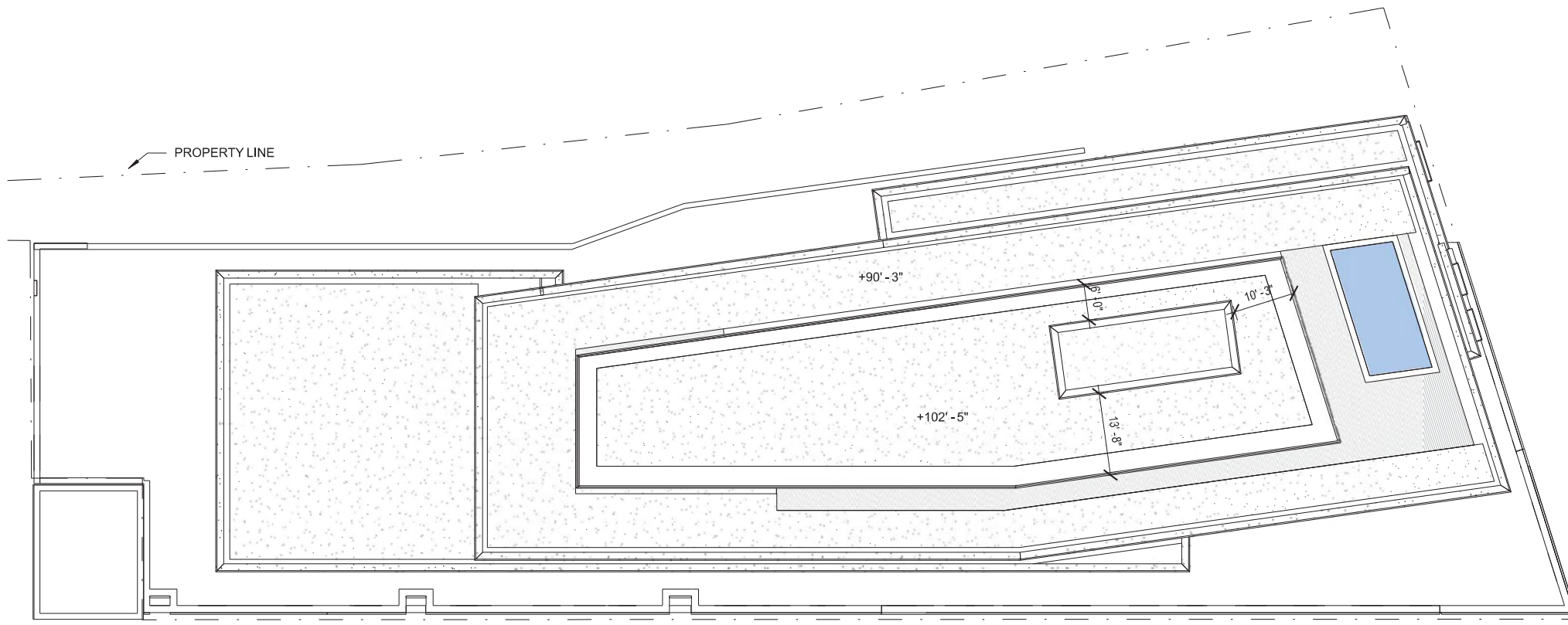
Penthouse area at .4 FAR.
Maximum 1/3 area does
not apply. Must comply
with IZ 1500.11, 1001.5,
1001.2.d Subtitle C.

WATER STREET BELOW



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PROPOSED UPPER ROOF PLAN

SCALE: 1'-0"=1/16"

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PG 23

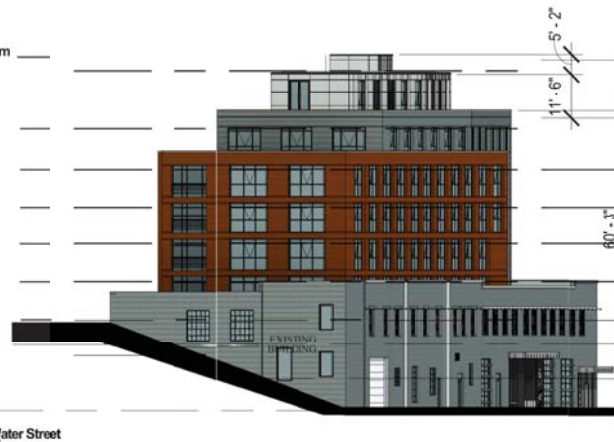




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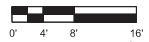


- Roof Plan Diagram 105.25'
- MAIN ROOF 90.08'
- Level 07 79.67'
- Level 06 70.08'
- Level 05 60.50'
- Level 04 50.92'
- Level 03 41.33'
- M.P. 31.75'
- Ground Floor-Water Street 15.00'



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- MAIN ROOF 90.08'
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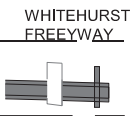
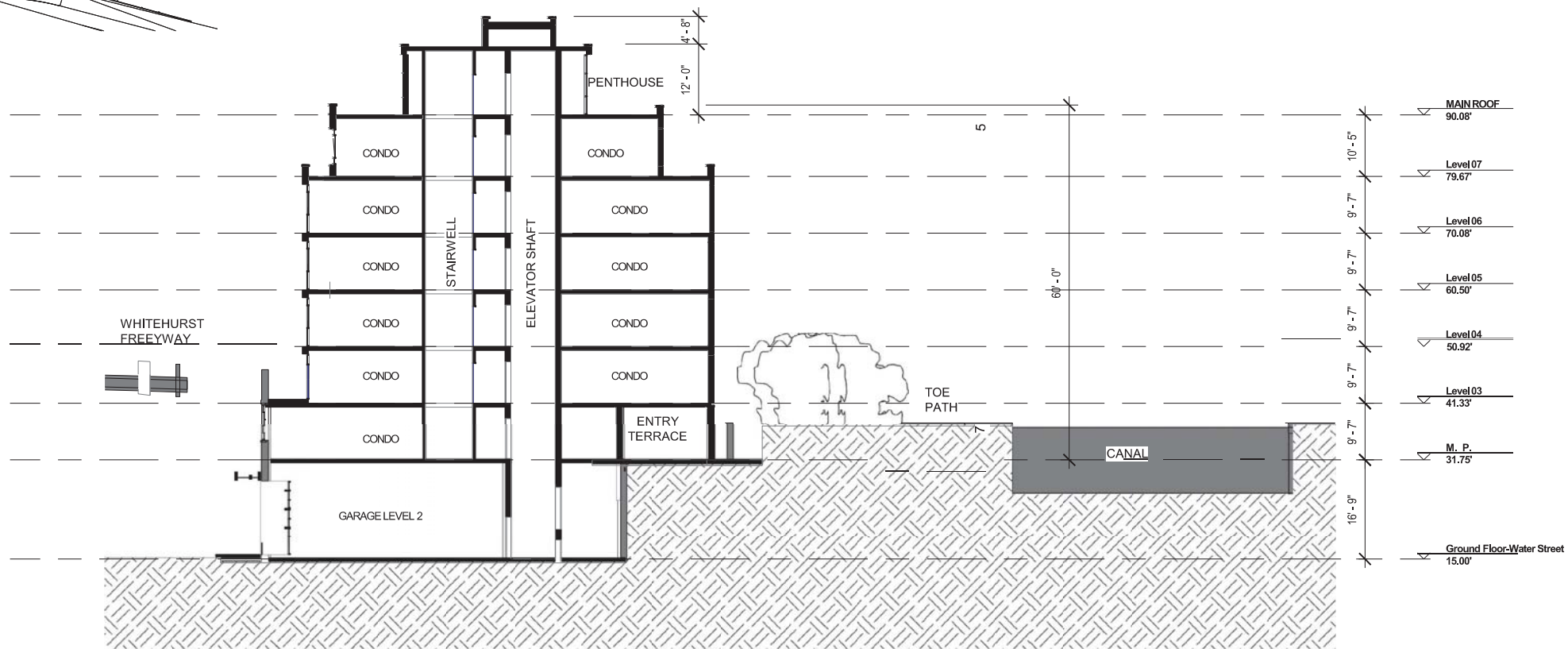
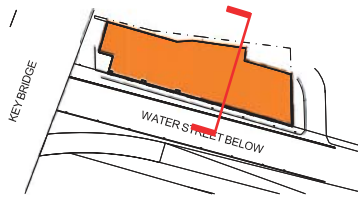
NORTH AND WEST ELEVATIONS
SCALE: 1'-0"=1/32"



3401 WATER STREET NW
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1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

PG 25





 **EXISTING STRUCTURE TO REMAIN**
 **NEW STRUCTURE**



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