

WATERGATE

2600



- 11th
- 10th
- 09th
- 08th
- 07th
- 06th

APARTMENTS CONDOS

ZONING ANALYSIS:

	ZONING REQUIREMENT	ZONING COMPLIANCE	
LOT AREA	TBD		
ZONING DESIGNATION	MU-2		
SQUARE, SUFFIX, LOT	Square 008, Lot 808		
HISTORIC LANDMARK	Watergate Complex		
GFA	Per Subtitle G 200.4, A building or structure in existence with a valid Certificate of Occupancy prior to January 1, 2022, may convert existing gross floor area to the "Residential" use category of Subtitle B § 200.2 as a matter of right even if the building or structure or portion thereof to be converted does not comply with the following development standards of this subtitle for residential use: Courts; Floor Area Ratio (FAR); Green Area Ratio (GAR); Height; Lot Occupancy; Waterfront Setback; or Yards.	Complies	
MAXIMUM FAR			
MAXIMUM HEIGHT			
MAXIMUM LOT OCCUPANCY			
GREEN AREA RATIO			
YARDS			
PENTHOUSE SETBACK			
PENTHOUSE HEIGHT			
MINIMUM PARKING	The new multifamily use does not trigger a parking or loading requirement in excess of what would have been required for the existing uses. Therefore, the conversion does not trigger additional parking or loading.	Complies	
LOADING REQUIREMENTS			
LOADING PLATFORM			
BICYCLE PARKING	<u>Long term</u> Residential: 1 for 3 dwelling = $(87 / 3) = 29$ spaces <u>Short term</u> Residential: 1 for 20 dwelling = $(87 / 20) = 4$ spaces	<u>Long term:</u> 29 spaces provided in below grade parking garage <u>Short term:</u> 4 spaces provided in front of the building	Complies
INCLUSIONARY ZONING	Set aside of 8% of residential GFA at 60% MFI Penthouse: 8% of habitable penthouse space at 50% MFI	8% of residential GFA at 60% MFI provided Penthouse: N/A	Complies

CONDOS

UNIT MIX:

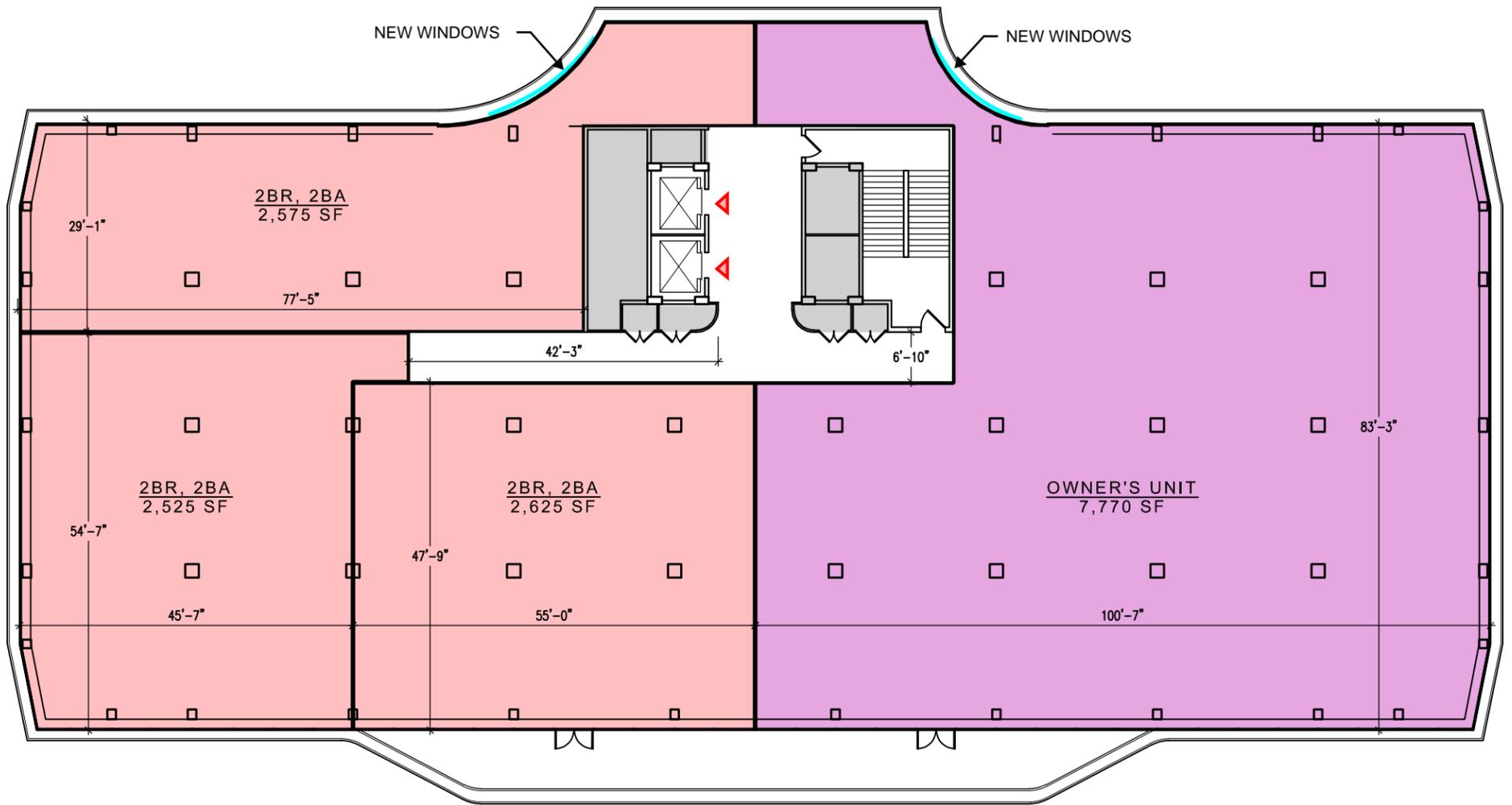
	1BR. DEN	2 BR.	2BR. DEN	3BR.	3BR.+	
11th Floor	0	3	0	0	1	4
10th Floor	2	2	1	2	0	7
TOTAL	2	5	1	2	1	11
%	18%	45%	9%	18%	9%	
Average Area	1,695	2,504	2,480	2,715	7,770	2,872

The units types and areas shown herein are based on definitions outlined in the DC Building Code and may be reallocated as necessary to comply with the requirements of DCMR Title 14, Chapter 22.

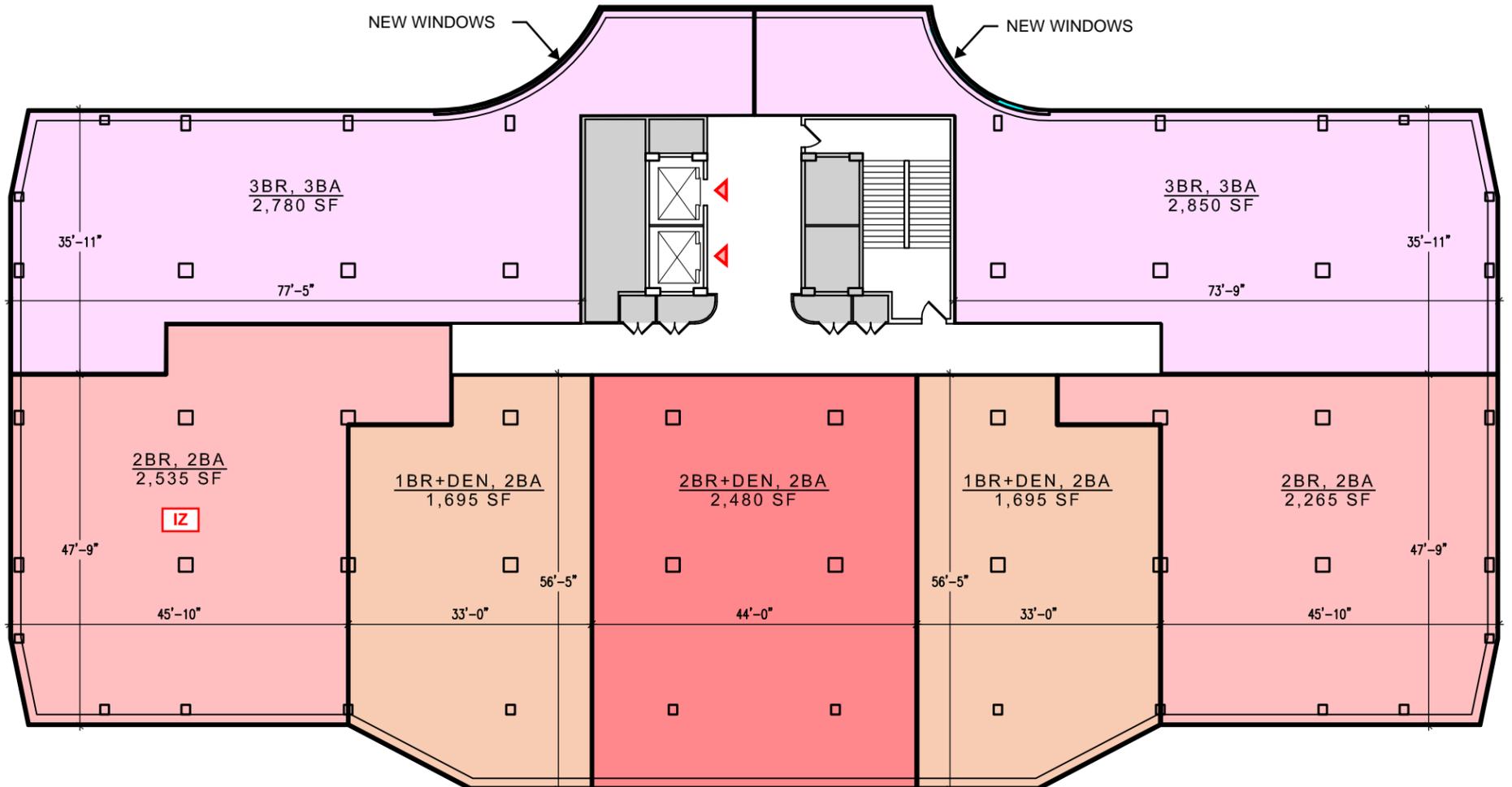
UNIT BREAKDOWN:

UNIT #	FLR 11	SF	FLRS 10	SF
1	3BR+	7,770	3RB	2,850
2	2BR	2,625	2BR	2,265
3	2BR	2,525	1BR+D	1,695
4	2BR	2,575	2BR+D	2,480
5	-	-	1BR+D	1,695
6	-	-	2BR	2,530
7	-	-	3BR	2,580
Totals		15,495		16,095

11 TH FLOOR : CONDOS



10 TH FLOOR : CONDOS



APARTMENTS

UNIT MIX:

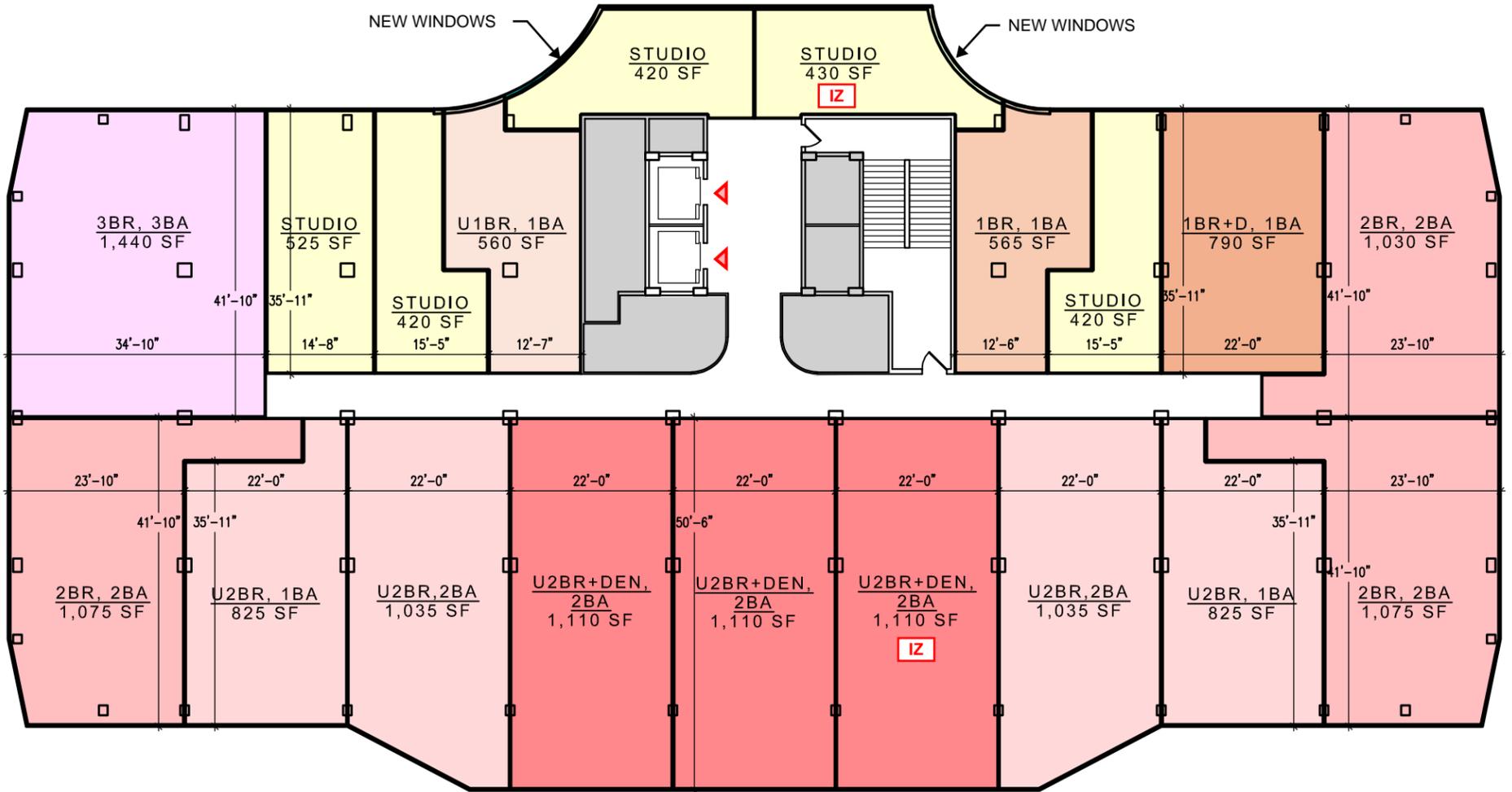
	STUDIO	URBAN 1BR.	1 BR.	URBAN 1BR+D	URBAN 2BR.	2BR.	URBAN 2BR+D	3BR.	
9th Floor	5	1	1	1	4	3	3	1	19
8th Floor	5	1	1	1	4	3	3	1	19
7th Floor	5	1	1	1	4	6	0	1	19
6th Floor	5	1	1	1	4	6	0	1	19
TOTAL	20	4	4	4	16	18	6	4	76
%	26%	5%	5%	5%	21%	24%	8%	5%	
Target	25%	25%			50%			0%	
Average Area	434	545	548	760	868	990	1110	1355	1479
Target	550	650			900-950			1,350	

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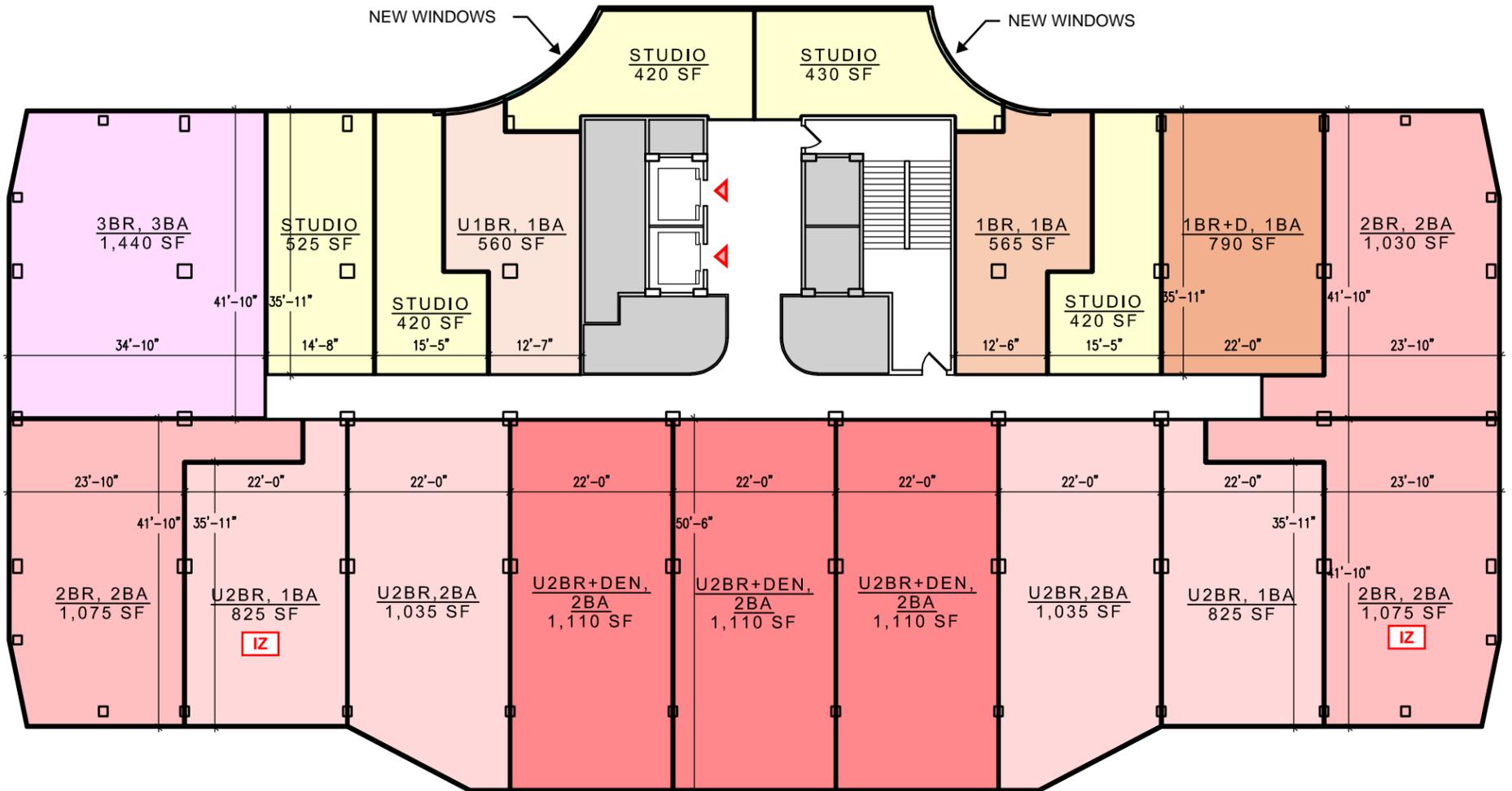
UNIT BREAKDOWN:

UNIT #	FLR 9	SF	FLRS 8	SF	FLRS 7	SF	FLRS 6	SF
1	STUDIO	430	STUDIO	430	STUDIO	430	STUDIO	430
2	1BR	565	1BR	565	1BR	530	1BR	530
3	STUDIO	420	STUDIO	420	STUDIO	395	STUDIO	395
4	U1BR+D	790	U1BR+D	790	U1BR+D	730	U1BR+D	730
5	2BR	1,030	2BR	1,030	2BR	890	2BR	890
6	2BR	1,075	2BR	1,075	2BR	935	2BR	935
7	U 2BR	825	U 2BR	825	U 2BR	765	U 2BR	765
8	U 2BR	1,035	U 2BR	1,035	U 2BR	860	U 2BR	860
9	U 2BR+D	1,110	U 2BR+D	1,110	U 2BR	860	U 2BR	860
10	U 2BR+D	1,110	U 2BR+D	1,110	U 2BR	860	U 2BR	860
11	U 2BR+D	1,110	U 2BR+D	1,110	U 2BR	860	U 2BR	860
12	U 2BR	1,035	U 2BR	1,035	U 2BR	860	U 2BR	860
13	U 2BR	825	U 2BR	825	U 2BR	765	U 2BR	765
14	2BR	1,075	2BR	1,075	2BR	935	2BR	935
15	3BR	1,440	3BR	1,440	3BR	1,270	3BR	1,270
16	STUDIO	525	STUDIO	525	STUDIO	485	STUDIO	485
17	STUDIO	420	STUDIO	420	STUDIO	395	STUDIO	395
18	U1BR	560	U1BR	560	U1BR	530	U1BR	530
19	STUDIO	420	STUDIO	420	STUDIO	420	STUDIO	420
Totals		15,800		15,800		13,775		13,775

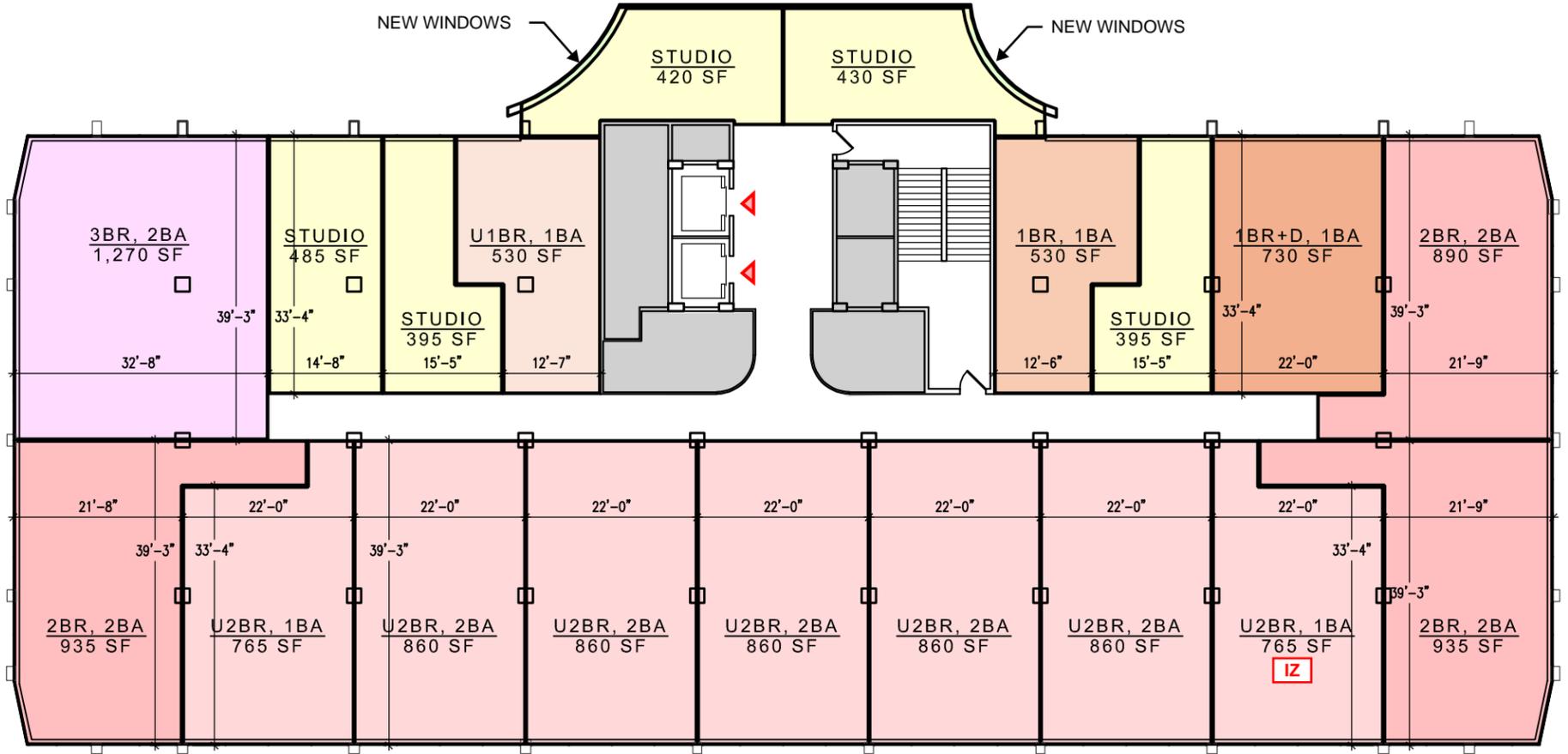
09 TH FLOOR : APARTMENTS



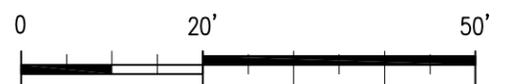
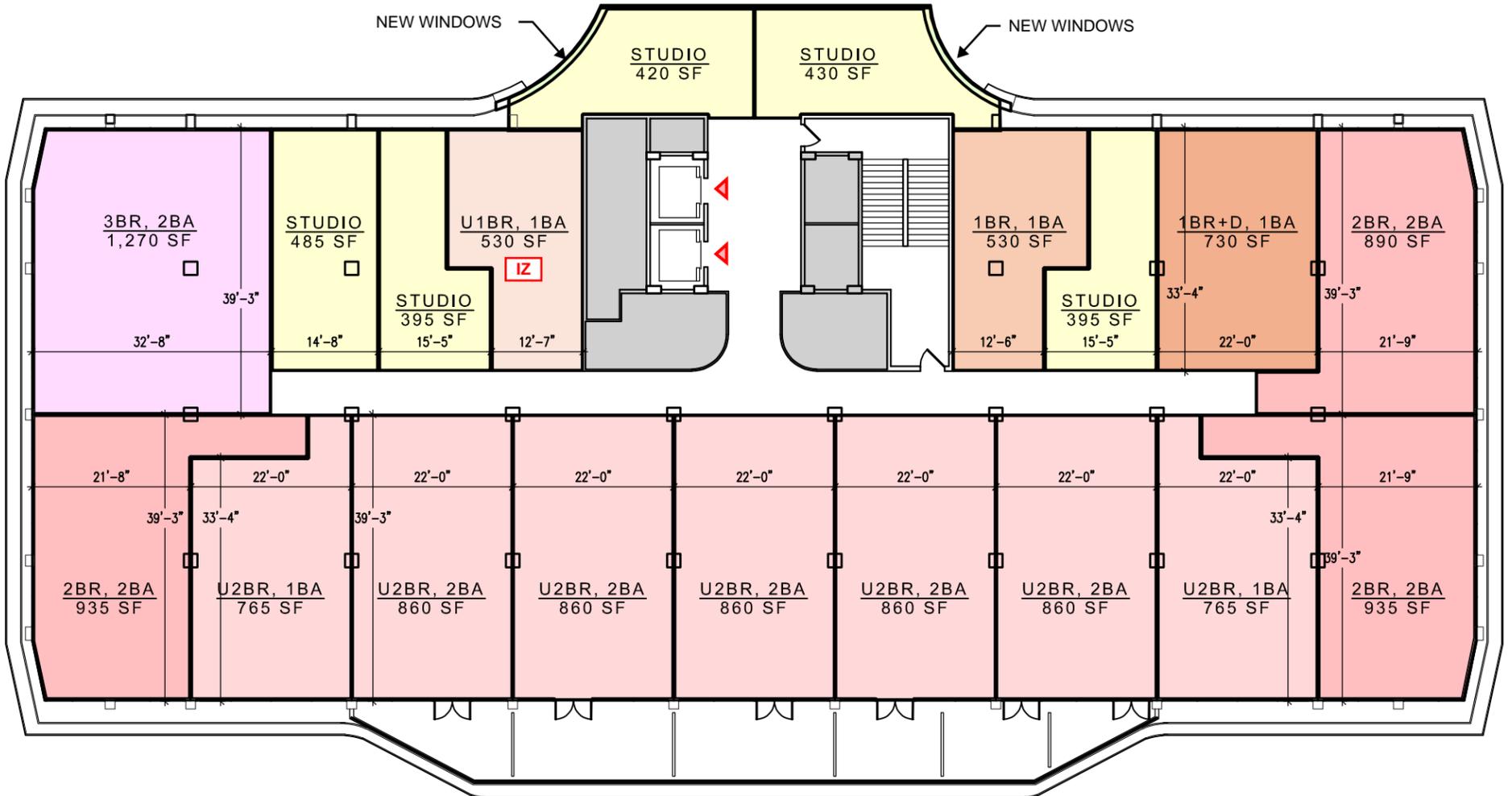
08 TH FLOOR : APARTMENTS



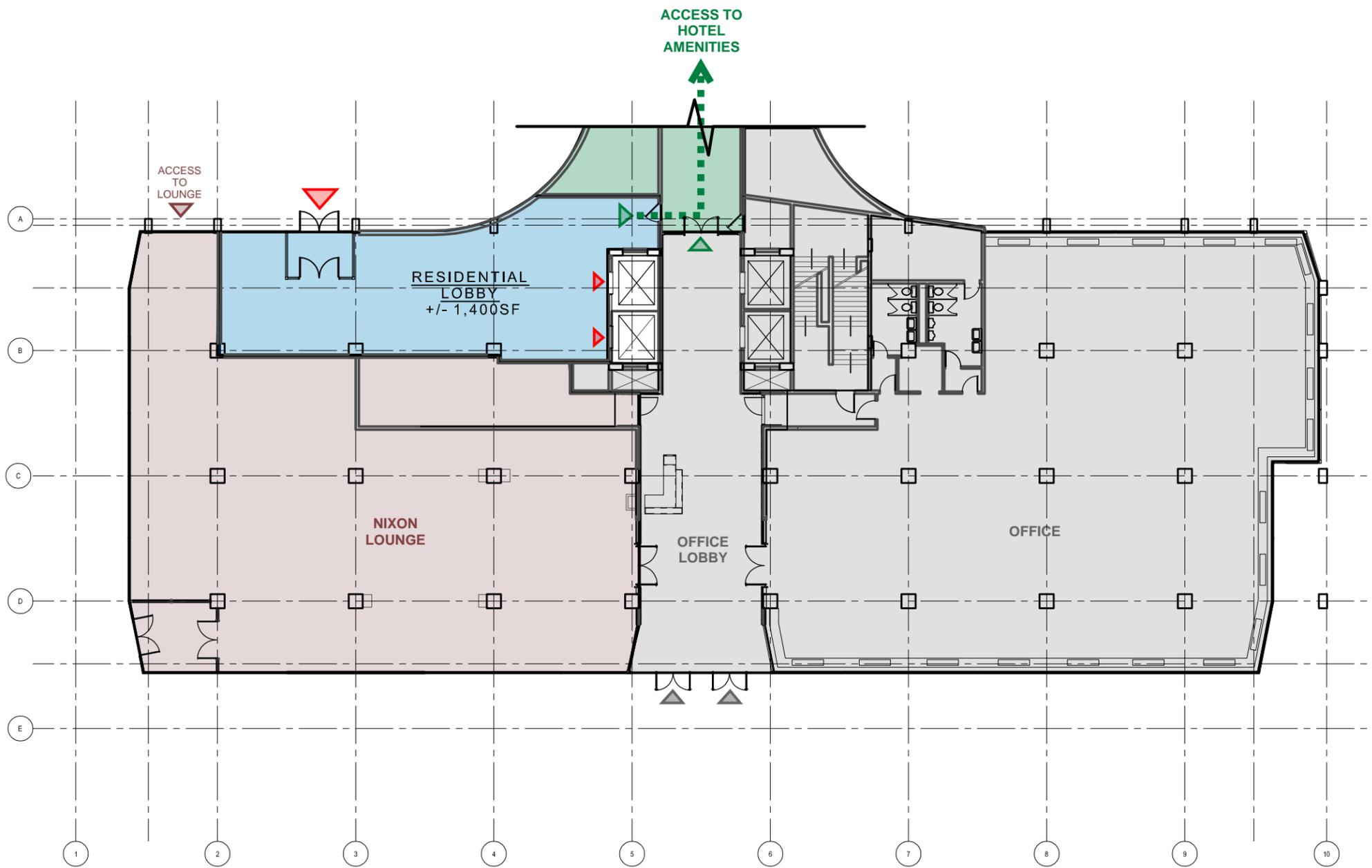
07 TH FLOOR : APARTMENTS



06 TH FLOOR : APARTMENTS



FIRST FLOOR :



AREAS BREAKDOWN:

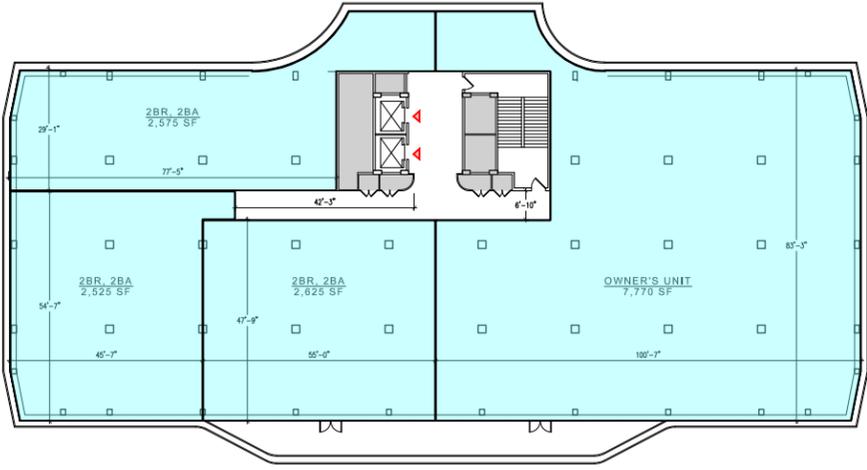
FLOOR	NET SF*	GSF**	CORE FACTOR
11	15,495	17,437	88.9%
10	16,095	18,397	87.5%
9	15,800	18,397	85.9%
8	15,800	18,397	85.9%
7	13,775	16,418	83.9%
6	13,775	16,418	83.9%
5	-	-	-
4	-	-	-
3	-	-	-
2	-	-	-
1	-	-	-
TOTAL	90,740	105,464	

* Areas from the exterior face of glazing, the centerline of the demising wall, and the exterior face of corridor walls

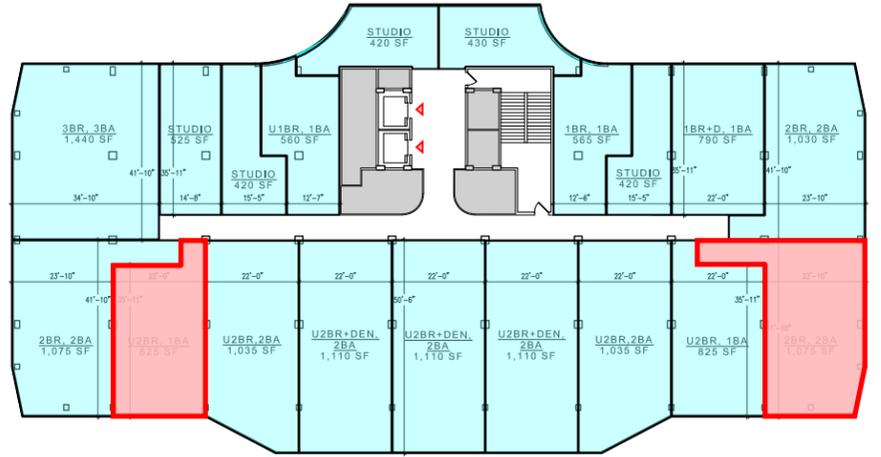
** Areas estimated based on original blueprints and need to be field verified

ESTIMATED IZ UNITS LOCATIONS

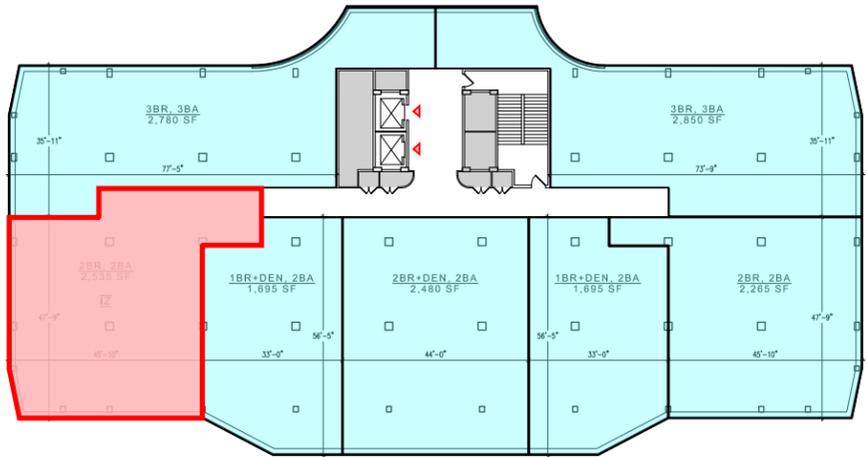
11 TH FLOOR : CONDOS



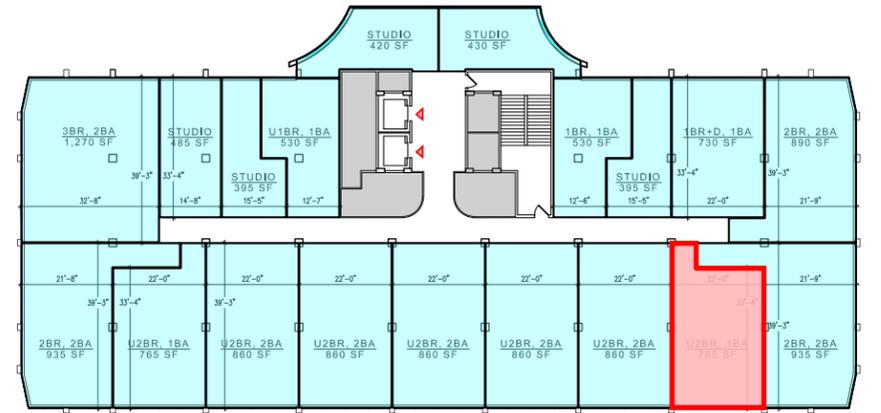
08 TH FLOOR : APARTMENTS



10 TH FLOOR : CONDOS



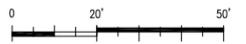
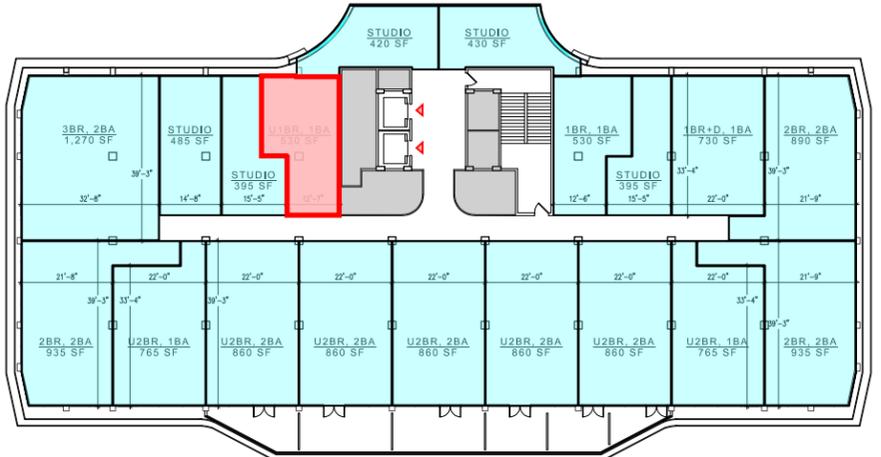
07 TH FLOOR : APARTMENTS



09 TH FLOOR : APARTMENTS



06 TH FLOOR : APARTMENTS



IZ UNITS

MARKET RATE UNITS

	STUDIO		1BR.		2 BR.+		
	MARKET	IZ	MARKET	IZ	MARKET	IZ	
TOTAL MARKET RATE	22		24		34		80
TOTAL IZ		2		2		3	7
TOTAL COMBINED		29%		29%		43%	100%
TOTAL COMBINED	24		26		37		87

NOTES:
 All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission. The IZ unit mix and location are subject to change based on the final interior layout and total unit mix, and, as necessary, to comply with any applicable DC laws and regulations, including the IZ Implementation Regulations and DCMR Title 14, Chapter 22. The units shown herein are based on definitions outlined in DCMR Title 14, Chapter 22.

	TOTAL RESIDENTIAL AREA **		IZ REQUIREMENT (8%)		IZ PROVIDED	
	CONDO:	APARTMENT:	CONDO:	APARTMENT:	CONDO:	APARTMENT:
GROSS FLOOR AREA	35,834	69,630	2,867	5,570		
	TOTAL: 105,464		TOTAL: 8,437			
NET FLOOR AREA	31,590	59,150	2,527	4,732	2,530	4,735
	TOTAL: 90,740		TOTAL: 7,259		TOTAL: 7,265	

** Areas estimated based on original blueprints and need to be field verified

* Penthouse not subject to IZ set-aside