



Washington Gateway

Washington, DC

MODIFICATION TO APPROVED CONSOLIDATED PUD

Square: 3584
Lots: 814, 815, 820, 821, 822

PROPERTY OWNERS

CK MRP Washington Gateway II (Lot 821)
CK MRP Washington Gateway III (Lot 822)
Washington Gateway Apartments Venture, LLC (Lot 820)
Washington Metropolitan Area Transit Authority (Lot 814)
District of Columbia (Lot 815)

SITE LOCATION

100 Florida Avenue, NE, Washington, DC (Lot 820)
101 New York Avenue, NE, Washington, DC (Lot 821)
202 Florida Avenue, NE, Washington, DC (Lot 822)

DEVELOPER / APPLICANT

MidAtlantic Realty Partners, LLC

LAND USE COUNSEL

Holland & Knight LLP

ARCHITECT

SK+I Architectural Design Group, LLC
Gensler & Associates

CIVIL ENGINEER

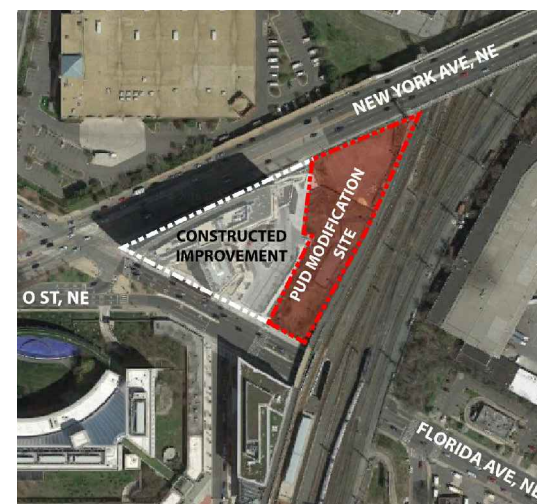
Wiles Mensch Corporation

LANDSCAPE ARCHITECT

Oculus

TRAFFIC CONSULTANT

Wells + Associates



MRP | REALTY

Washington Gateway | Washington, DC

July 18, 2016 | G-000



Cover Sheet

Sheet	Name	DCMR 2406
Introduction		
G-000	Cover Sheet	
G-001	Sheet Index	2406.11.e.1,2,3
G-002	Zoning Summary	2406.11.e.1,2,3
G-003	Building Tabulations and Zoning Summary	2406.11.e.1,2,3
Site Overview		
G-101	Zoning Map Context Plan	2406.11.b
G-102	Regional Analysis	2406.11.b.7, 2406.12.g.7
G-103	Location Maps	2406.11.g.7, 2406.12.g
G-104	Aerial Photograph	2406.11.b
G-105	Site Photographs	2406.11.g.7, 2406.12.g
Landscape Design		
L-101	Illustrative Master Plan	2406.12.d
L-102	Illustrative Site Plan	2406.12.d
L-103	Illustrative Roof Plan	2406.12.d
L-104	Interim Site Plan	2406.12.d
L-301	Character Images - Hardscape and Furnishings	2406.12.d
L-302	Character Images - Planting	2406.12.d
L-401	GAR Diagram	2406.12.d
L-402	GAR Score Sheet	2406.12.d
Renderings		
A-001	View from Plaza	2406.12.e
A-002	View from New York Avenue	2406.12.e
A-003	View from Florida Avenue	2406.12.e
Architecture - Overall		
A-101	2nd Floor Plan	2406.12.e
A-101a	Plaza Level Plan	2406.12.e
A-102	P1 Level Plan	2406.12.e
A-103	P2 Level Plan	2406.12.e
A-104	P3 Level Plan	2406.12.e
A-105	Proposed South Elevation	2406.12.e
A-106	Proposed North Elevation	2406.12.e
A-107	Proposed East Elevation	2406.12.e
A-108	Proposed West Elevation	2406.12.e
A-109	Building Section	2406.12.e
A-110	Building Section	2406.12.e
Architecture - South Tower		
A-20B2	Parking Level P2	2406.12.e
A-20B1	Parking Level P1	2406.12.e
A-201	Lobby Level 1	2406.12.e
A-201A	Plaza Level 1	2406.12.e

Sheet	Name	DCMR 2406
Architecture - South Tower (Continued)		
A-202	Level 02	2406.12.e
A-203	Level 03 - Level 07	2406.12.e
A-204	Level 08 - Level 11	2406.12.e
A-205	Level 12 - Level PH	2406.12.e
A-206	Roof Plan	2406.12.e
A-207	Enlarged Bike Lobby Plan (Plaza)	2406.12.e
A-208	Enlarged Bike Lobby Plan (Bike Trail)	2406.12.e
A-209	Perspectives - Bike Lobby	2406.12.e
A-210	Perspectives - Bike Lobby	2406.12.e
A-211	Perspectives - Bike Lobby	2406.12.e
A-212	Perspectives - Bike Lobby	2406.12.e
A-213	Alternate Plan	2406.12.e
A-214	Alternate Plan	2406.12.e
A-215	Alternate Plan	2406.12.e
Architecture - North Tower		
A-301	1st Floor Plan	2406.12.e
A-302	2nd Floor Plan	2406.12.e
A-303	3rd Floor Plan	2406.12.e
A-304	4th-6th Floor Plans	2406.12.e
A-305	7th-8th, 11th-12th, & 15th-16th Floor Plans	2406.12.e
A-306	9th-10th & 13th-14th Floor Plans	2406.12.e
A-307	Penthouse Plan	2406.12.e
A-308	Roof Plan	2406.12.e
A-309	Stoops at Metropolitan Branch Trail	2406.12.e
A-310	IZ Unit Locations	2406.12.e
Civil Design		
C-101 A	Existing Conditions Plan A	2406.11.e.5
C-101 B	Existing Conditions Plan B	2406.11.e.5
C-103A	Erosion & Sediment Control Plan A	2406.11.e.7, 2406.12.g
C-103B	Erosion & Sediment Control Plan B	2406.11.e.7, 2406.12.g
C-104A	Site Plan A	2401.12.c
C-104B	Site Plan B	2401.12.c
C-105A	Utility Plan A	2406.12.f, 24.06.11.e.4
C-105B	Utility Plan B	2406.12.f, 24.06.11.e.4
C-106A	Grading Plan A	2406.12.(c&d)
C-106B	Grading Plan B	2406.12.(c&d)
C-503	Erosion & Sediment Control Details	2406.11.e.7, 2406.12.g
C-601A	Truck Turning Plan WB-50	2406.12.f
C-601B	Truck Turning Plan SU	2406.12.f
C-602A	Circulation Plan A	2406.12.f
C-602B	Circulation Plan B	2406.12.f
C-701A	SWM Plan A	2406.11.e.6
C-701B	SWM Plan B	2406.11.e.6

ZONING SUMMARY

Lot 814 Area SF	10,385
Lot 815 Area SF	8,061
Lot 820 Area SF	45,235
Lot 821 Area SF	45,211
Lot 822 Area SF	25,700
Total Lot Area SF	134,592

	C-3-C PUD	Approved PUD	Proposed PUD Modification
FAR			
Elevation Apts. FAR Square Feet (existing)	384,280	351,475	351,475
South Tower FAR Square Feet	693,040	601,896	221,691
North Tower FAR Square Feet			339,543
Total FAR Square Feet	1,077,320	953,371	912,709
Number of Dwelling Units		430	802
Floor Area Ratio (Aggregate)	8.00	7.08	6.78
Building Height	130'	130'	130'
Penthouse	20'-0" penthouse allowed	18'-6" penthouse max. height	20'-0" penthouse max. height
Lot Occupancy	100%	55%	52%
Side Yard	none	none	none
Rear Yard			
Open Court	none	none	none
Green Area Ratio			
Vehicle Parking			
Elevation Apartments Parking (existing)	.25 per unit	.6 per unit (258 spaces)	.5 per unit (215 spaces)
South Tower Parking	1 per 1800 sf	1 per 1800 sf (334 spaces)	1 per 1800 sf (123 spaces)
North Tower Parking	.25 per unit		.5 per unit (186 spaces)
Retail Parking	1 per 3000 sf	1 per 3000 sf (4 spaces)	1 per 3000 sf (3 spaces)
Loading			
Elevation Apartments Loading (existing)	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep
South Tower Loading*	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	2 @ 30' deep
North Tower Loading*	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep
Retail Loading	none	none	none
Bike Parking			
Elevation Apartments Bike Parking (existing)	1 per 3 dwellings	1 per 3 dwellings (144 spaces)	1 per 3 dwellings (143 spaces)
South Tower Bike Parking	5% min. of vehicle parking	5% min. of vehicle parking (19 spaces)	5% min. of vehicle parking (6 spaces)
North Tower Bike Parking	1 per 3 dwellings		1 per 3 dwellings (124 spaces)
Retail Bike Parking	5% min. of vehicle parking	5% min. of vehicle parking (1 space)	5% min. of vehicle parking (1 space)

Note:

* Flexibility required

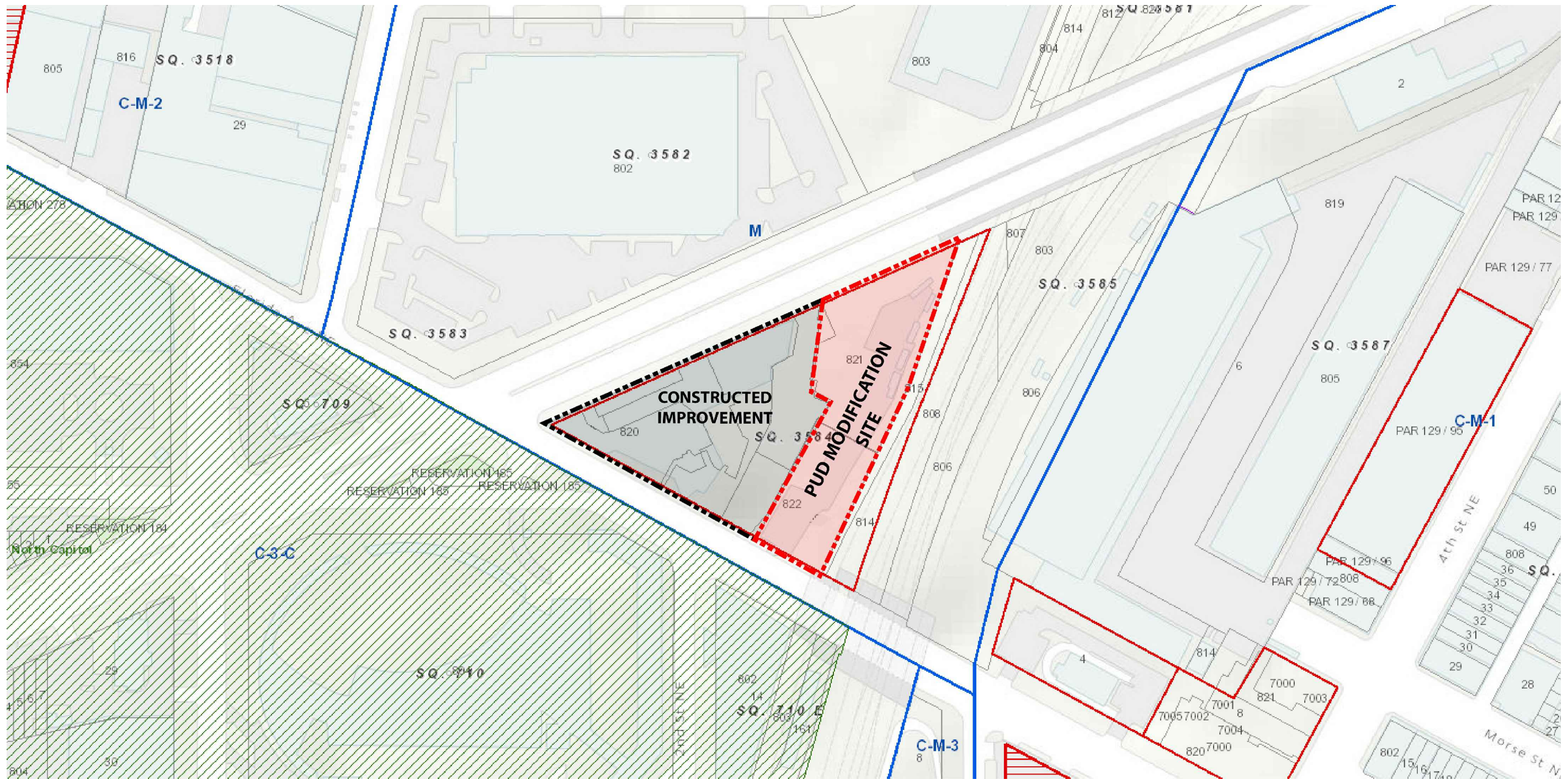
BUILDING TABULATIONS

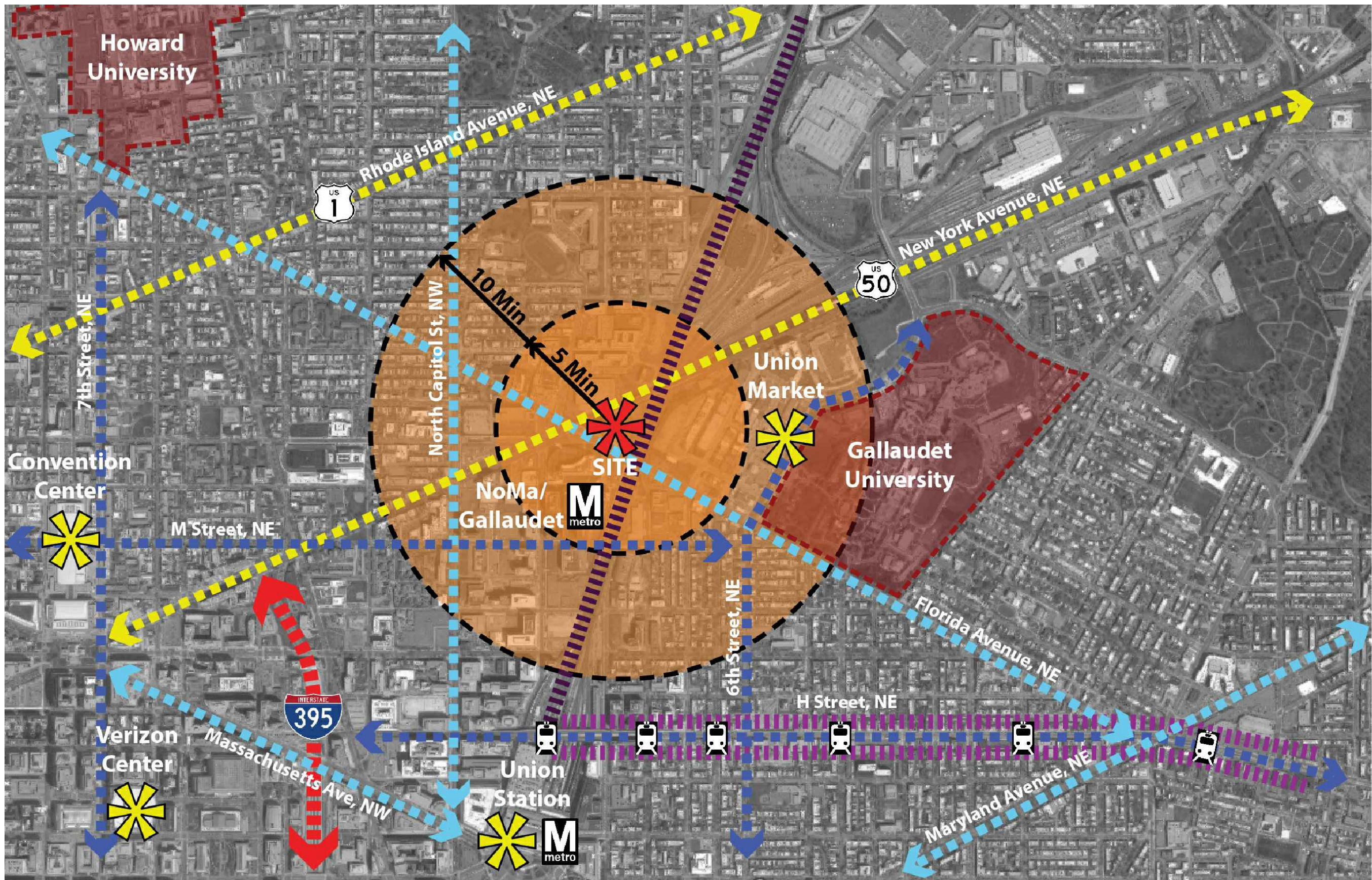
Floor	North Tower			South Tower			Total			Cellar
	residential/garage			office/retail						
	GSF	Non FAR	FAR	GSF	Non FAR	FAR	GSF	Non FAR	FAR	
Residential Pent.	6,951	6,951	0				6,951	6,951	0	
16th	24,267	219	24,048				24,267	219	24,048	
15th	24,267	219	24,048				24,267	219	24,048	
14th/Office Pent.	23,772	0	23,772	6,051	6,051	0	29,823	6,051	23,772	
13th	23,772	0	23,772	15,027	86	14,941	38,799	86	38,713	
12th	24,267	219	24,048	15,027	86	14,941	39,294	305	38,989	
11th	24,267	219	24,048	17,521	86	17,435	41,788	305	41,483	
10th	23,772	0	23,772	18,219	86	18,133	41,991	86	41,905	
9th	23,772	0	23,772	18,746	86	18,660	42,518	86	42,432	
8th	24,267	219	24,048	18,353	86	18,267	42,620	305	42,315	
7th	24,267	219	24,048	18,746	86	18,660	43,013	305	42,708	
6th	23,794	0	23,796	18,746	86	18,660	42,540	86	42,456	
5th	23,794	0	23,794	17,892	86	17,806	41,686	86	41,600	
4th	23,794	3,807	19,987	17,893	86	17,807	41,687	3,893	37,794	16%
3rd	17,767	4,442	13,325	17,587	86	17,501	35,354	4,528	30,826	25%
2nd	21,685	5,638	16,047	14,644	86	14,558	36,329	5,724	30,605	26%
1st Residential*	16,851	14,997	1,854				16,851	14,997	1,854	89%
1st Garage	12,398	11,034	1,364				12,398	11,034	1,364	89%
1st Office Mezz.				3,983	1,239	2,744	3,983	1,239	2,744	31%
1st Office				9,658	3,005	6,653	9,658	3,005	6,653	31%
1st Retail				7,149	2,224	4,925	7,149	2,224	4,925	31%
Sub-Total GSF	387,724			235,242			622,966			
Non FAR Deduct		48,184			13,551			61,734		
Total FAR GSF			339,543			221,691			561,234	

Notes:

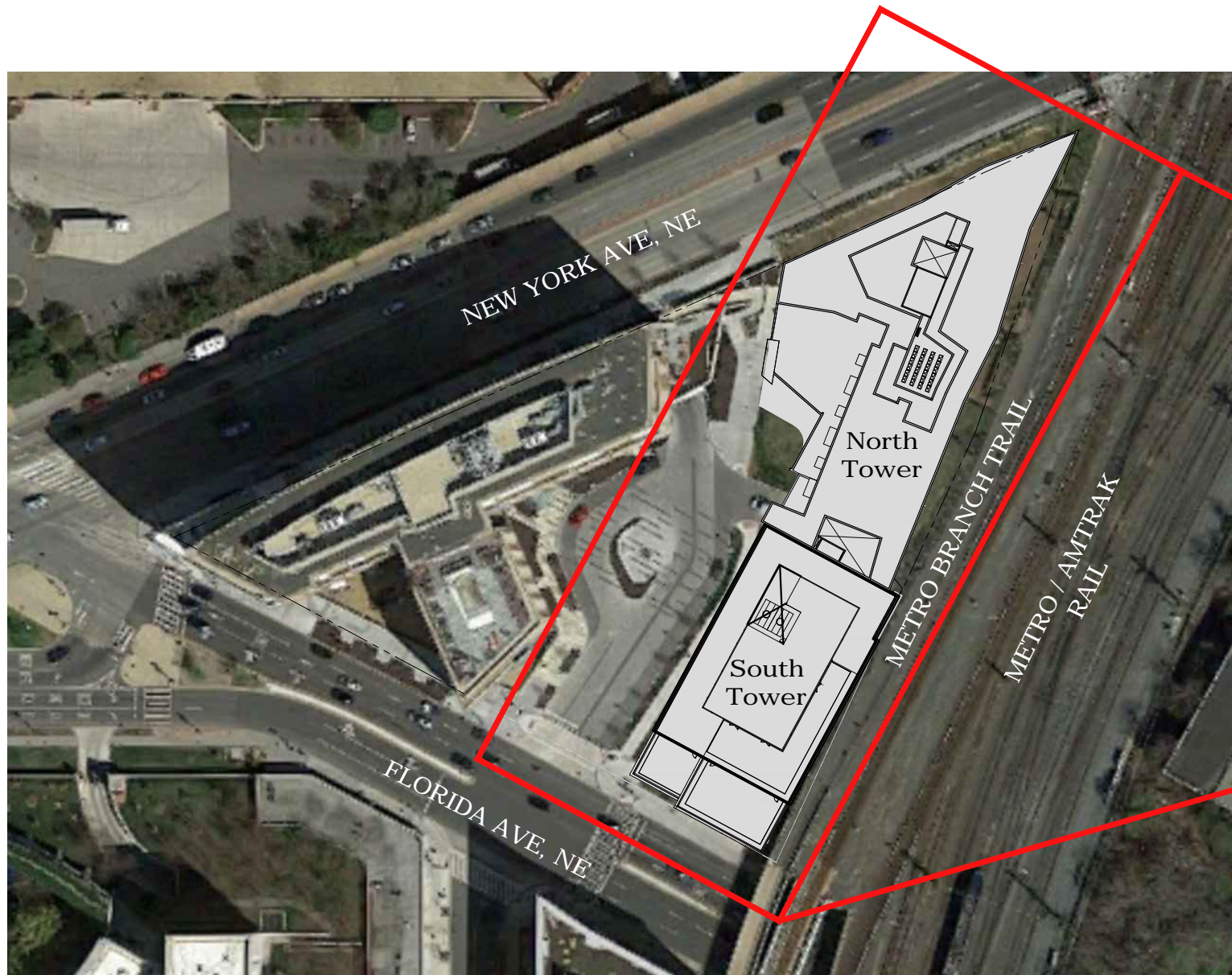
1. All numbers are subject to change and are approximate figures
2. Information is based on current design dated 07.18.2016, calculated per FAR methodology
3. * Loading dock is included in residential GSF calculation. The garage ramp has been excluded.
4. ** GSF based on the measured lot area

Elevation Apartments (existing) 351,475
Total FAR SF 912,709
Approved PUD 953,371





© 2014 SK+I Architectural Design Group, LLC.



Site Aerial: 1"=100'-0"



Context Aerial: 1"=1000'-0"







1



2



3



4



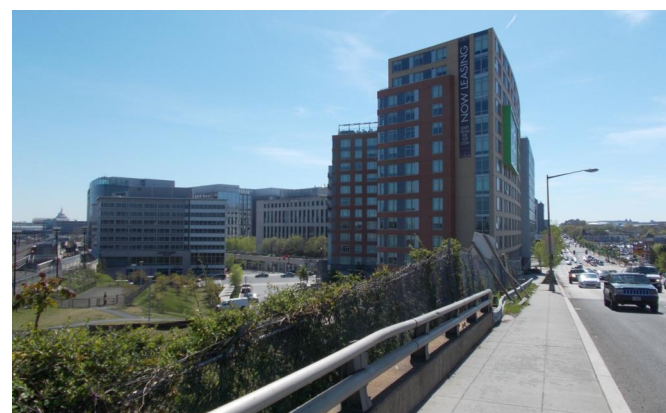
5



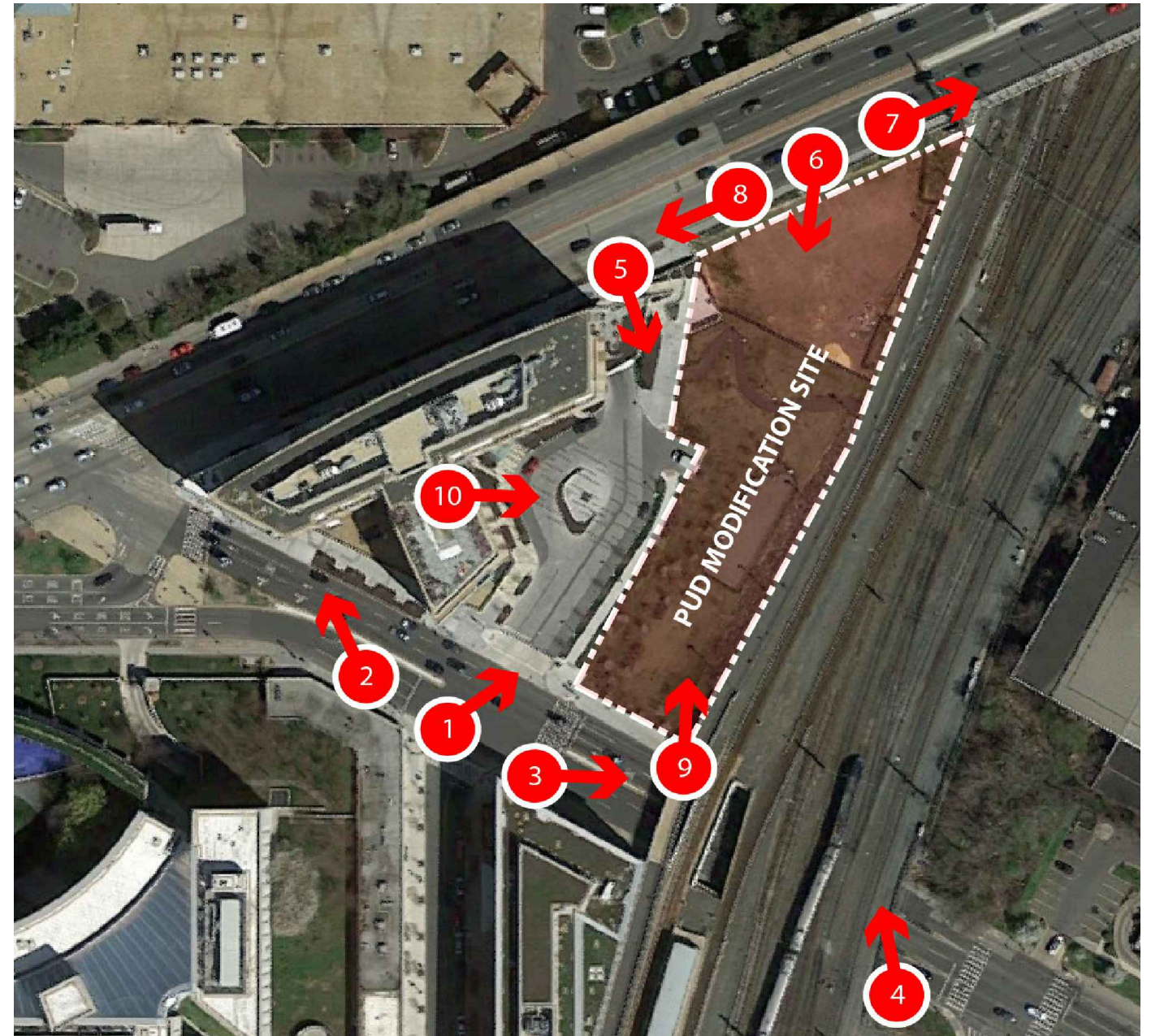
6



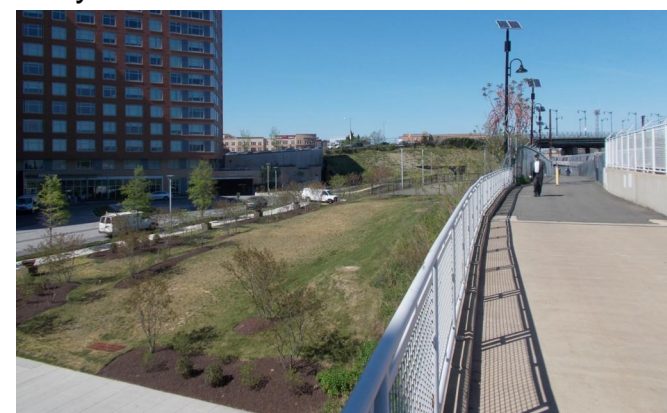
7



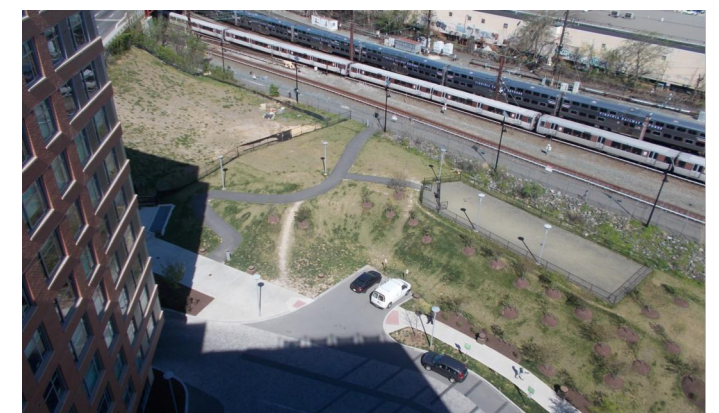
8



Key Plan



9



10