



WATERFRONT STATION

SOUTHWEST, WASHINGTON, DC

M STREET PARCELS

FIRST-STAGE PUD MODIFICATION
AND SECOND-STAGE PUD APPLICATION

APRIL 5, 2017

OWNERS

WATERFRONT 375 M STREET, LLC
WATERFRONT 425 M STREET, LLC

DEVELOPER

FOREST CITY WASHINGTON

LAND USE COUNSEL

HOLLAND & KNIGHT LLP

ARCHITECT

PERKINS EASTMAN DC, PLLC

LANDSCAPE ARCHITECT

PARKER RODRIGUEZ

TRAFFIC CONSULTANT

GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER

BOWMAN CONSULTING DC



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SW + SE Street Mixed-Use Buildings

127' Max Height / 11 Levels

L1 Retail @ 16' flr/flr w/ 14' clear ceiling height

L2-11 Office @ 11' flr/flr + 1' @ Roof



SW + SE Street Mixed-Use Buildings

- 127' Max Height / 12 Levels
- L1 Retail @ 17' flr/flr w/ 14' clear ceiling height
- L2 Office @ 12' flr/flr
- L3-L12 Residential @ 9'-8" flr/flr
- Penthouse

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KEY MODIFICATIONS TO THE APPROVED STAGE 1 PUD:

- 1 Conversion from office to mixed-use building
 - Retail base
 - 2nd floor office
 - Residential towers with rooftop amenity
- 2 Massing
 - Refinements to massing to reflect character of new use
 - No modification to height, density or lot occupancy
- 3 Removal of curb cut on M Street with access to parking and loading from private drives

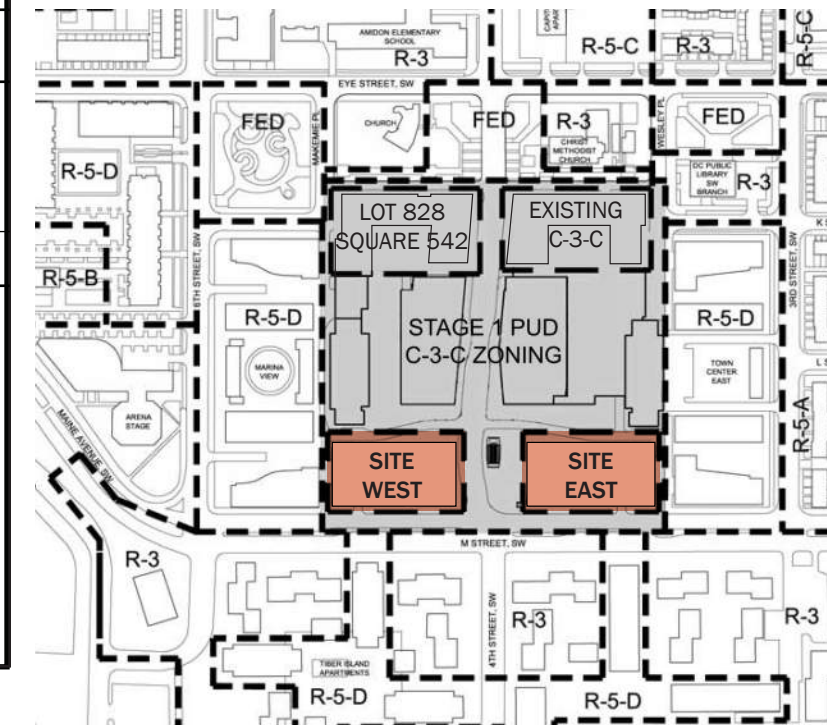


ZONING TABULATIONS

	02-38A STAGE 2 APPROVED PUD (ACTUAL) ⁽⁵⁾	02-38D STAGE 2 APPROVED PUD (ACTUAL) ⁽⁶⁾	APPROVED STAGE 1 PUD M ST. WEST	PROPOSED STAGE 2 PUD M ST. WEST	APPROVED STAGE 1 PUD M ST. EAST	PROPOSED STAGE 2 PUD M ST. EAST	02-38A STAGE 1 APPROVED FULL BUILD-OUT ⁽⁷⁾	PROPOSED FULL BUILD-OUT ⁽⁸⁾
FAR (1)								
Residential	0.75	0.66	-	0.48	-	0.51	2.11	3.10
Commercial	1.08	0.01	0.55	0.07	0.55	0.07	2.22	1.23
Total	1.83	0.66	0.55	0.55	0.58	0.58	4.33	4.33
Gross Floor Area								
Residential	438,000	383,845	-	283,080	-	298,030	1,229,605	1,810,715
Commercial	631,198	4,414	322,785	39,390	339,815	40,590	1,296,895	714,275
Total	1,069,198	388,259	322,785	322,470	339,815	338,620	2,526,500	2,524,990
Height								
Existing Maximum	130 ft	-	-	-	-	-	130 ft	130 ft
Proposed Residential	130 ft	114 ft	127 ft	127 ft	127 ft	127 ft	114 ft	114 ft - 127 ft
Proposed Commercial	94 ft	-	-	-	-	-	94 ft - 127 ft	94 ft
Stories								
Existing Maximum	12	-	-	-	-	-	12	12
Proposed Residential	12	11	-	10	-	10	11 - 12	11 - 12
Proposed Commercial	8	-	11	2	11	2	8 - 11	8
Lot Occupancy (1)	30%	5%	-	6.5%	-	6.6%	58%	58% (2)
Penthouse Height	18.5 ft	18.5 ft max	18.5 ft max	20 ft max	18.5 ft max	20 ft max	18.5 ft max	20 ft max
Parking								
Office	276	-	-	5	-	5	-	-
Retail	163	-	-	11	-	13	-	-
Residential (3)	288	224	-	149	-	180	-	-
Total	727	224	-	165	-	198	1,087 min	1,087 min
Loading (4)								
Office	4 @ 30 ft 2 @ 20 ft		2 @ 30 ft	2@12x30 ft LOADING (SHARED)	2 @ 30 ft	2@12x30 ft LOADING (SHARED)	Min of: 3@ 30 ft 1@ 20 ft	5@ 30 ft 1@ 20 ft
Retail	1 @ 55 ft 1 @ 30 ft 1 @ 20 ft			1@10x20 ft SERVICE (SHARED)		1@10x20 ft SERVICE (SHARED)	2@ 55 ft 2@ 30 ft 2@ 20 ft	2@ 55 ft 2@ 30 ft 2@ 20 ft
Residential	2 @ 55 ft 2 @ 20 ft	2 @ 30 ft					2@ 30 ft 1@ 55 ft 1@ 20 ft	4@ 30 ft 1@ 55 ft 3@ 20 ft

NOTES:

- FAR & LOT OCCUPANCY CALCULATIONS BASED ON TOTAL SITE AREA = 584,655 sf
- LOT OCCUPANCY: FLEXIBILITY TO PROVIDE A MAXIMUM OF 63% LOT OCCUPANCY WAS GRANTED IN THE FIRST STAGE PUD APPROVAL
- PARKING: PARKING FOR THE EAST & WEST M STREET PARCELS WAS APPROVED IN THE FIRST STAGE PUD APPROVAL WITHIN THE MINIMUM OF 1,087 PARKING SPACES
- LOADING: THE NUMBER OF PROVIDED LOADING BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES WAS GRANTED IN THE FIRST STAGE PUD APPROVAL, PER SHEET 1.3 (DEVELOPMENT DATA AND ZONING DIAGRAM) OF THE APPROVED FIRST STAGE PUD PLANS
- REFERS TO WEST 4TH STREET COMMERCIAL BUILDING, EAST 4TH STREET COMMERCIAL BUILDING, WEST TOWER RESIDENTIAL BUILDING, AND EAST TOWER RESIDENTIAL BUILDING.
- REFERS TO NORTHWEST RESIDENTIAL BUILDING.
- IF THE PUD MODIFICATION IS APPROVED, THE APPROVED FULL BUILD-OUT PROJECT DENSITY WILL BE AS FOLLOWS: (i) 4.33 FAR TOTAL; (ii) 3.10 FAR RESIDENTIAL; AND (iii) 1.23 FAR COMMERCIAL.
- PROPOSED FULL BUILD-OUT CATEGORY ASSUMES NE RESIDENTIAL BUILDING IS CONSTRUCTED AS APPROVED IN 1ST STAGE PUD.



ZONING TABULATIONS

BIKE PARKING	PROVIDED STAGE 2 PUD M ST. WEST		PROVIDED STAGE 2 PUD M ST. EAST		BICYCLE REQUIREMENTS METHOD OF CALCULATION	
	Long Term	Short Term	Long Term	Short Term	Long Term	Short Term
RESIDENTIAL	75	15	77	15	# units/3 up to 50 spaces # units/6 after 50	# units/20 up to 50 spaces # units/40 after 50
OFFICE	8	2	7	2	Office GFA / 2,500 (Min. 2 req'd)	Office GFA / 40,000 (min. 2 req'd)
RETAIL	2	6	2	6	Retail GFA / 10,000	Retail GFA / 3,500
TOTAL	85	23	86	23		
	REQUIRED		PROVIDED STAGE 2 PUD M ST. WEST	PROVIDED STAGE 2 PUD M ST. EAST		
REAR YARD	2.5" per 1' vertical distance from grade to highest point of parapet wall, but not less than 12'.		Distance calculated: 27' Rear yard provided: 30' (Measured for the record lot)	Distance calculated: 27' Rear yard provided: 30' (Measured for the record lot)		
SIDE YARD	None req'd. but if provided at least 2" wide for each 1' of height of bldg. but no less than 5'		Distance calculated: 22' Side yard provided: 26' (Measured from west prop. line)	Distance calculated: 22' Side yard provided: 30' (Measured from east prop. line)		
CLOSED COURT AT LEVEL 2	Min. width: 4 in./ft. of height of court, 15' min. Min. area: 2x the square of req'd width, 350 sf min.		Height of court: 26'-2" Minimum width required: 15' Width provided: 34' Min. area required: 450 sf Area provided: 2,875 sf	Height of court: 26'-2" Minimum width required: 15' Width provided: 34' Min. area required: 450 sf Area provided: 3,675 sf		
OPEN COURT AT LEVEL 3	Min. width: 4 in./ft. of height of court, 10 ft min.		Height of court: 101' Minimum width calculated: 33'-8" Width provided: 45'	Height of court: 101' Minimum width calculated: 33'-8" Width provided: 45'		
OPEN COURT AT LEVEL 4	Min. width: 4 in./ft. of height of court, 10 ft min.		Height of court: 91'-4" Minimum width calculated: 30'-6" Width provided: 79'	Height of court: 91'-4" Minimum width calculated: 30'-6" Width provided: 78'		
GAR	Min. green area ratio: 0.20		≥0.20	≥0.20		
SHOWERS	Min. 2 for non-residential use over 25,000 sq ft GFA		2	2		
LOCKERS	0.6 times the min. # of req'd LT bicycle spaces		6	5		

INCLUSIONARY ZONING SUMMARY(1)

	STAGE 2 PUD M ST. WEST	STAGE 2 PUD M ST. EAST
TOTAL GROSS FLOOR AREA (ALL USES)	322,470 SF	338,620 SF
TOTAL RESIDENTIAL GROSS FLOOR AREA	283,080 SF	298,030 SF
TOTAL RESIDENTIAL IZ REQUIRED (8% RESIDENTIAL GFA)	22,646 SF	23,842 SF

GROSS FLOOR AREAS

	PROVIDED STAGE 2 PUD M ST. WEST	PROVIDED STAGE 2 PUD M ST. EAST
RESIDENTIAL	283,080 SF	298,030 SF
OFFICE	19,450 SF	18,660 SF
RETAIL	19,940 SF	21,930 SF
TOTAL	322,470 SF	338,620 SF

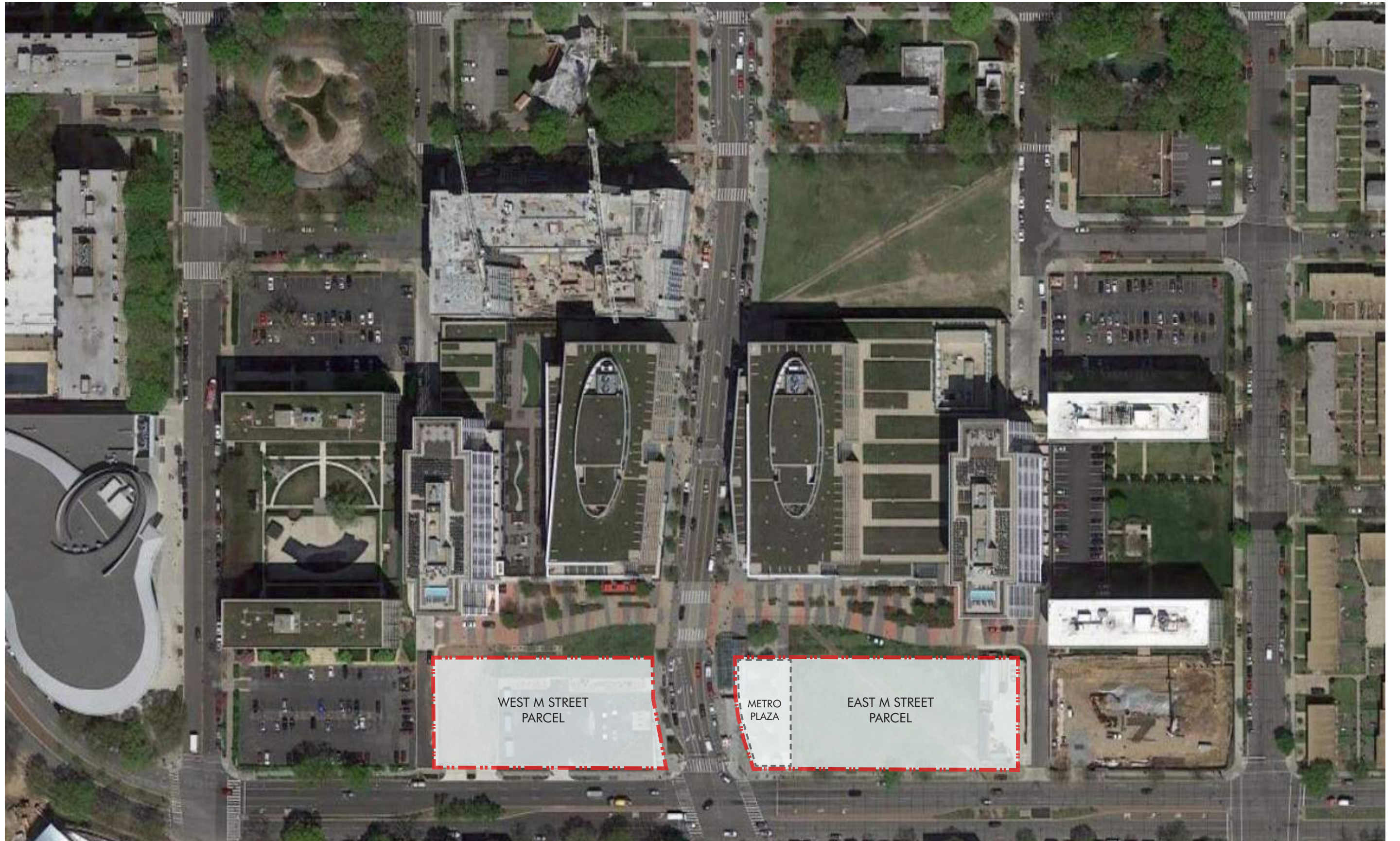
	PROVIDED STAGE 2 PUD M ST. WEST	PROVIDED STAGE 2 PUD M ST. EAST
UNIT COUNT ³	296	309

NOTES:

- Per Subtitle C Chapter 15 Section 1500.11, all penthouse habitable space is communal space and therefore does not create any additional IZ.
- Flexibility requested to provide a range in the number of residential units of plus or minus 5%.



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NOTE:
 The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

NORTHWEST BUILDING
 New Residential Building
 12 Floors Condo / 114' Bldg. Ht.
 13 Floors Rental / 114' Bldg. Ht.
 total area 406,900 sf

WEST 4TH STREET BUILDING
 New Commercial Office Building
 8 Floors / 94' Bldg. Ht.
 total area 291,570 sf

WEST TOWER
 Converted Residential Building
 12 Floors / 130' Bldg. Ht.
 total area 219,600 sf

WEST M STREET BUILDING
 New Commercial Office Building
 11 Floors / 127' Bldg. Ht.
 total area 322,785 sf



NORTHEAST BUILDING
 New Residential Building
 12 Floors / 114' Bldg. Ht.
 with Courtyard over 1 Story Structure
 (with option to do 13 Floors with Courtyard at grade)
 total area 400,000 sf

EAST 4TH STREET BUILDING
 New Commercial Office Building
 8 Floors / 94' Bldg. Ht.
 total area 273,330 sf

GROCERY (At-Grade)
 1 Floor / 25' Bldg. Ht.
 total area 55,000 sf

EAST TOWER
 Converted Residential Building
 12 Floors / 130' Bldg. Ht.
 total area 218,400 sf

EAST M STREET BUILDING
 New Commercial Office Building
 11 Floors / 127' Bldg. Ht.
 total area 339,815 sf

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

MARINA VIEW DEVELOPMENT

TOWN CENTER EAST DEVELOPMENT



NOTE:

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

EXTENT OF PROPOSED STAGE 1 MODIFICATION AREA

DASHED LINE INDICATES EXTENT OF APPROVED FIRST STAGE PUD

NORTHWEST BUILDING

New Residential Building
12 Floors Condo / 114' Bldg. Ht.
13 Floors Rental / 114' Bldg. Ht.
total area 406,900 sf

WEST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 291,570 sf

WEST TOWER

Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 219,600 sf

**LOT 825, SQUARE 542
LOT AREA EQUALS 61,064 SF
WEST M ST MIXED-USE BUILDING**

Proposed Residential/Office/Retail Building
12 Floors / 127' Bldg. Ht.
total area: 321,570 sf

NORTHEAST BUILDING

New Residential Building
12 Floors / 114' Bldg. Ht.
with Courtyard over 1 Story Structure
(with option to do 13 Floors with Courtyard at grade)
total area 400,000 sf

EAST 4TH STREET BUILDING

New Commercial Office Building
8 Floors / 94' Bldg. Ht.
total area 273,330 sf

GROCERY (At-Grade)

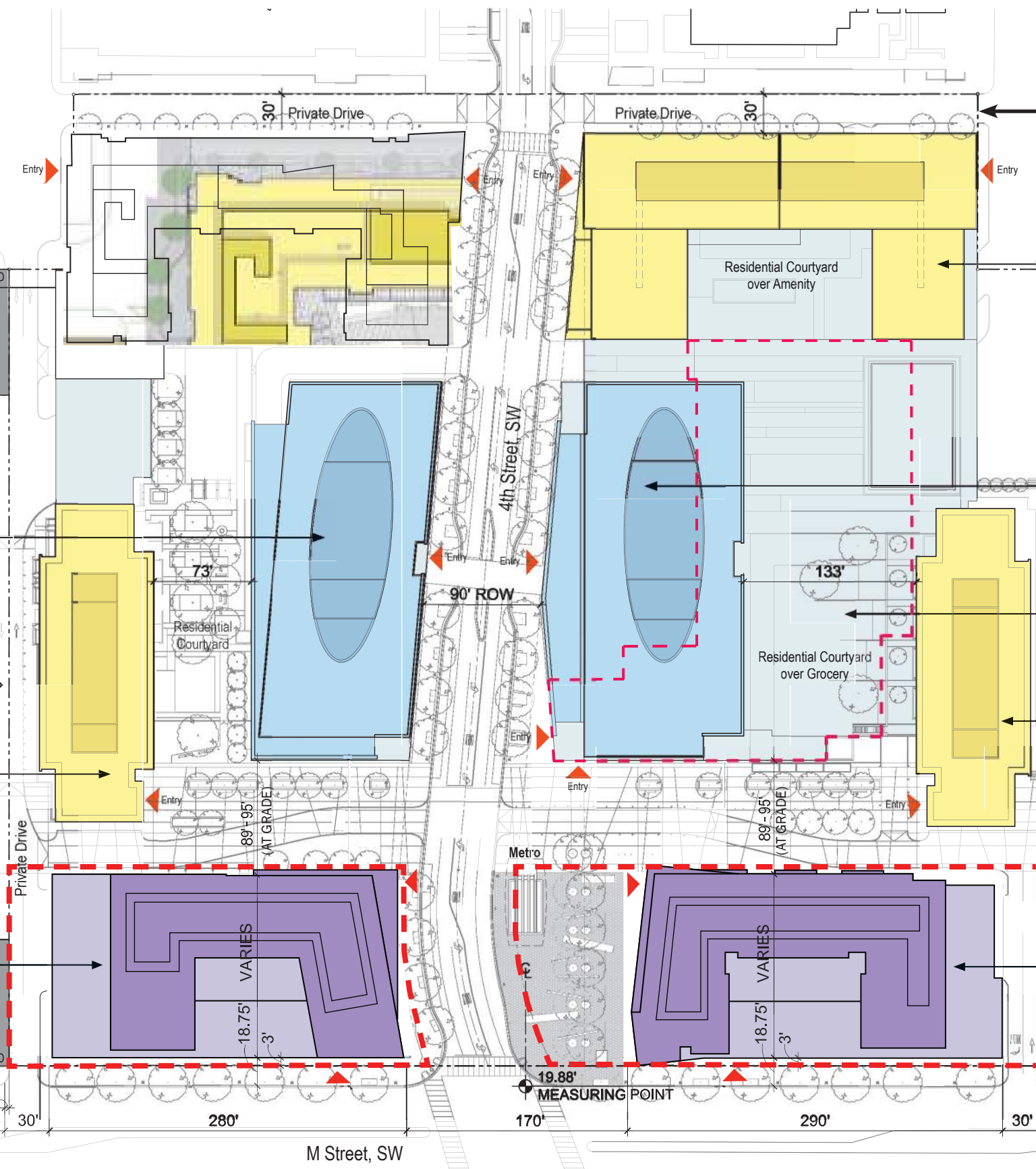
1 Floor / 25' Bldg. Ht.
total area 55,000 sf

EAST TOWER

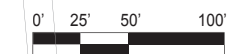
Converted Residential Building
12 Floors / 130' Bldg. Ht.
total area 218,400 sf

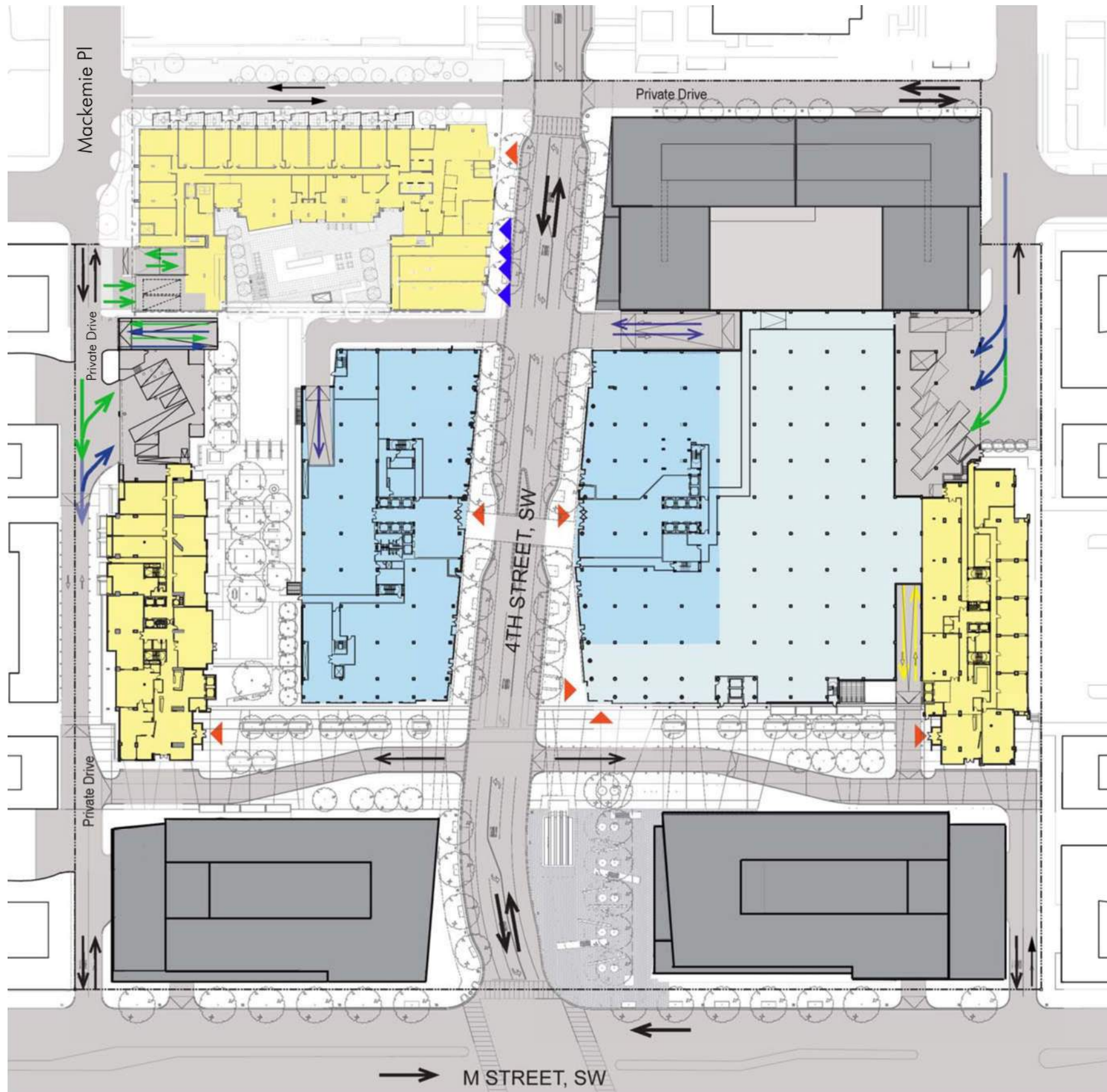
**LOT 826, SQUARE 542
LOT AREA EQUALS 46,780 SF
EAST M STREET BUILDING**

Proposed Residential/Office/Retail Building
12 Floors / 127' Bldg. Ht.
total area: 338,550 sf



Shared Private Drive requires mutual approval by Waterfront Associates and Marina View





NOTES:

1. RETAIL ENTRANCE LOCATIONS SUBJECT TO CHANGE BASED UPON THE NEEDS OF THE TENANTS.
2. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS MAY VARY.

LEGEND:

-  Building Entrances
-  Road Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances
-  Retail Entrances



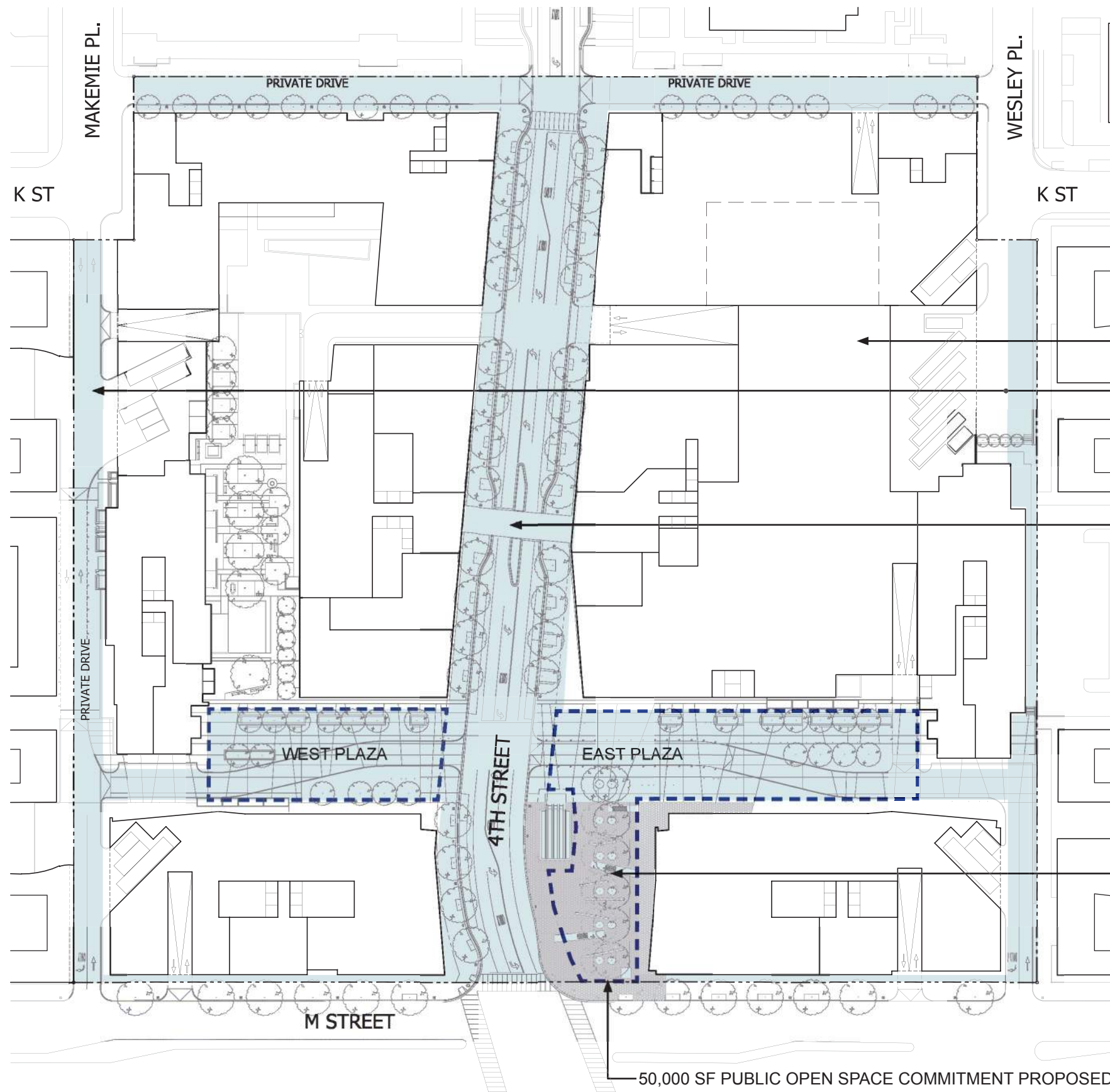
NOTES:

1. RETAIL ENTRANCE LOCATIONS SUBJECT TO CHANGE BASED UPON THE NEEDS OF THE TENANTS.
2. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS MAY VARY.
3. CURB CUT CONNECTED TO M STREET HAS BEEN REMOVED OFF BOTH M STREET PARCELS.

LEGEND:

-  Building Entrances
-  Road Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances
-  Retail Entrances





NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE PLAN ILLUSTRATES FOURTH STREET WITH A 90' RIGHT OF WAY AND A 55' ROAD BED (AS BEING DESIGNED AND COORDINATED WITH DDOT).
3. DIMENSIONS SHOWN ARE MINIMUMS. FLEXIBILITY TO INCREASE THE MINIMUM DIMENSIONS IS REQUESTED.

LEGEND:

- OPEN SPACE - COMBINATION LANDSCAPE AND HARD SCAPE AREAS OPEN TO THE SKY.
- PROPOSED PUBLIC OPEN SPACE COMMITMENT

ACCESS / SERVICE DRIVE (REAR YARD)

SERVICE AREAS

4TH STREET, SW

METRO PLAZA WITH METRORAIL ESCALATORS

50,000 SF PUBLIC OPEN SPACE COMMITMENT PROPOSED





NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE PLAN ILLUSTRATES FOURTH STREET WITH A 90' RIGHT OF WAY AND A 55' ROAD BED (AS BEING DESIGNED AND COORDINATED WITH DDOT).
3. DIMENSIONS SHOWN ARE MINIMUMS. FLEXIBILITY TO INCREASE THE MINIMUM DIMENSIONS IS REQUESTED.

LEGEND:

- OPEN SPACE -**
COMBINATION LANDSCAPE AND HARD SCAPE AREAS OPEN TO THE SKY.
- CONSTRUCTED PUBLIC OPEN SPACE COMMITMENT (NO CHANGE IN SQUARE FOOTAGE PROPOSED)**
- BUILDING FOOTPRINT**
- SERVICE LOADING AREAS**

- SERVICE AREAS
- ACCESS / SERVICE DRIVE (REAR YARD)
- 4TH STREET, SW
- METRO PLAZA WITH METRORAIL ESCALATORS

50,000 SF OF COMBINED PUBLIC OPEN SPACE COMMITMENT CONSTRUCTED (NO CHANGE IN SQUARE FOOTAGE PROPOSED)



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