

# Curtis Properties

First Stage PUD Application

Supplemental Pre-Hearing Submission

Washington, D. C.



Developer: FOUR POINTS L.L.C.  
Architect: CHAN KRIEGER / NBBJ  
Traffic Engineer: GOROVE SLADE ASSOCIATES  
Civil Engineer: VIKI CAPITOL

June 2013

ZONING COMMISSION

District of Columbia  
CASSIN000807C  
EXHIBIT NO.3E

Preliminary documents for Overall Site  
Stage I PUD Application  
Supplemental Pre-Hearing Submission

01	Vicinity Plan (With Context Images)	12	Circulation Plan - Vehicles and Loading
02	Existing Aerial & Site Conditions	13	Circulation Plan - Pedestrian Amenities
03	Site Survey	14	Parcels and Building Dimensions
04	Utility Plan	15	Open Space and Setback Dimensions
05	Sediment and Erosion Control Plan	16	Building Heights
06	Landscape Plan	17	Parking Plan (Typical Lower Level)
07	Site Plan: Staging and Demolition	18	Parking Plan (Upper Level)
08	Overall Zoning Plans and Tabulations	19	Ground Floor Plan
09	Detailed Program Tabulations	20	Plan Level 02 (Typical above ground floor)
10	Phasing and Staging Plan	21	Plan Level 05 (Typical upper)
11	Right of Way and Street Relocations	22	Roof Plan



W Street from MLK Jr. Avenue



The "Big Chair" on MLK Jr. Avenue



MLK Jr. Avenue from Pleasant Street

### Development Concept

Situated on nearly eight acres in the Anacostia area of Washington DC, the site will take on a role of neighborhood revitalization through the development of 1.5 million sq ft of mixed use buildings.

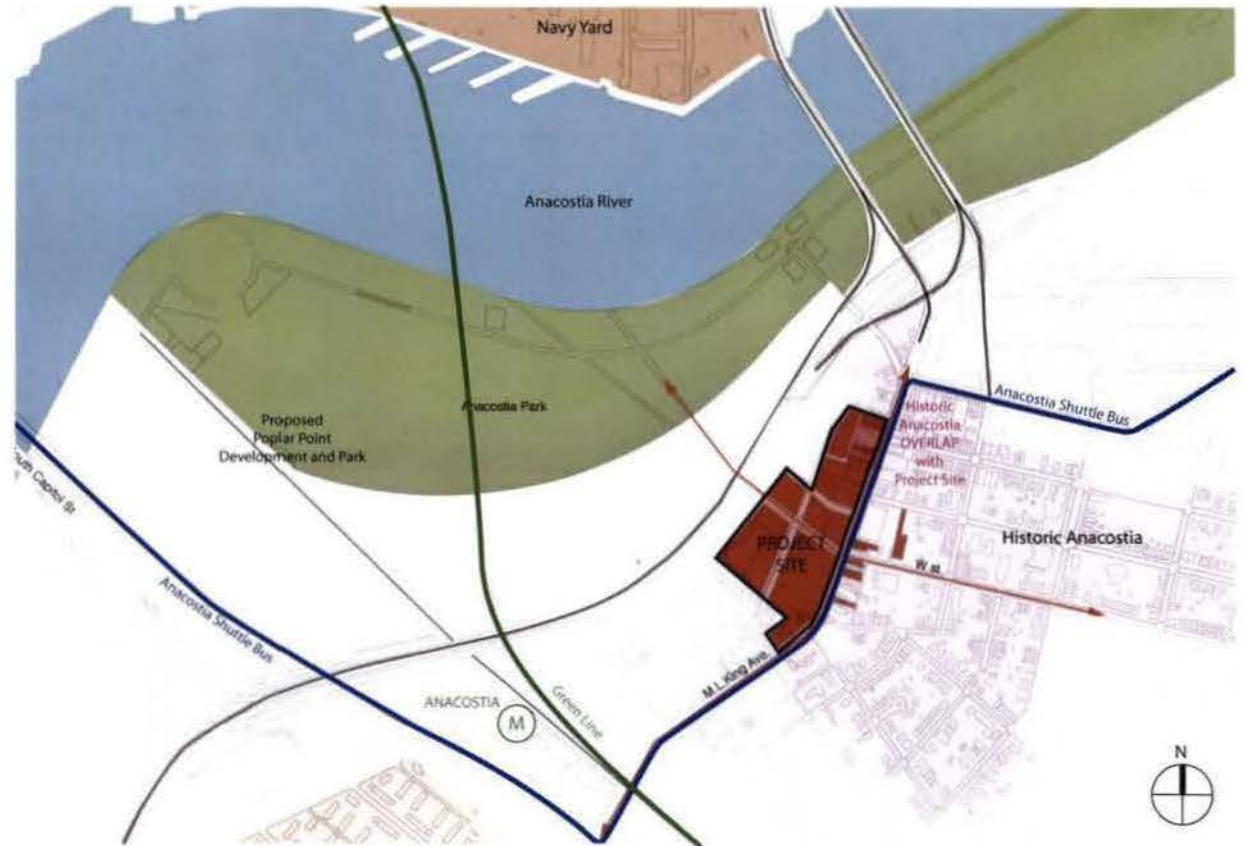
In the interest of improved circulation and more accommodating building typologies, the existing circulation framework has been ameliorated, for both pedestrians and automobiles. Streetscape and landscaping improvements will contribute to the enhanced environment, further affirming the lively sidewalk ethos for which many desirable Washington neighborhoods (Capitol Hill at Eastern Market, "the New U" Street corridor, Woodley Park, etc.) are known.

The intersection of Martin Luther King Jr Ave SE and "W" St, a future epicenter of urban vitality in Anacostia, will become a transformed place. A publicly-accessible park area will provide a pedestrian meeting space as well as a more laudable location for the World's Largest Chair. Thanks to wider Right-of-Ways, local merchants' wares and cafes will line both sides of W Street and continue around on MLK Ave.

A principal driving force behind the design of the Curtis Properties development is the expression of various uses and acknowledgment of contexts on the site through multiple buildings. The buildings will be of varying heights across the site, taking cues from the residential neighborhood to the south, the street front of Martin Luther King Ave and the historic Anacostia overlay district.



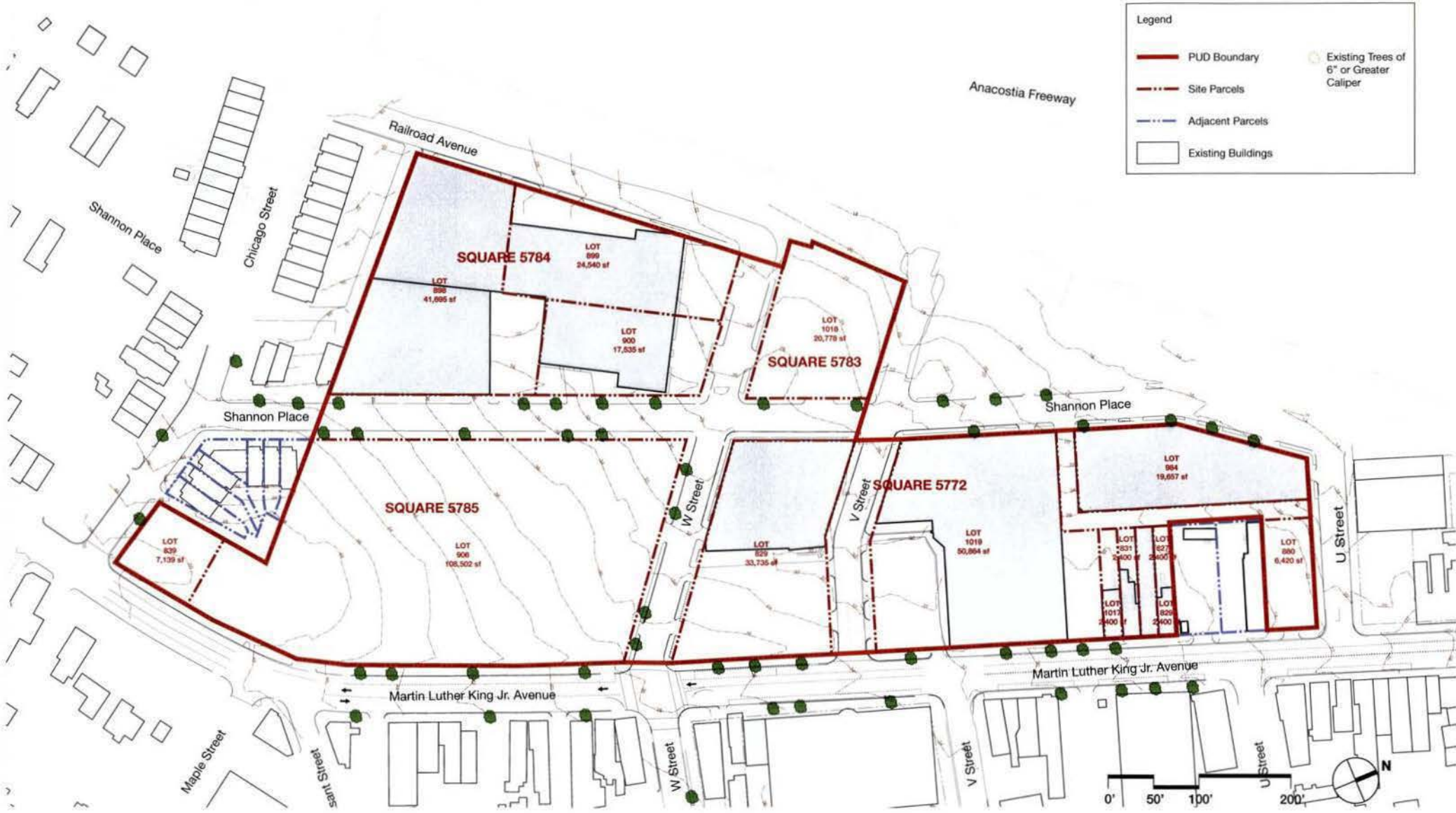
Shannon Place from Chicago Street





**Legend**

- PUD Boundary
- Site Parcels
- Adjacent Parcels
- Existing Buildings
- Existing Trees of 6" or Greater Caliper





Curtis Properties  
 First Stage PUD Application  
 FOUR POINTS L.L.C., Washington D.C.

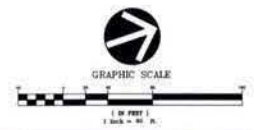
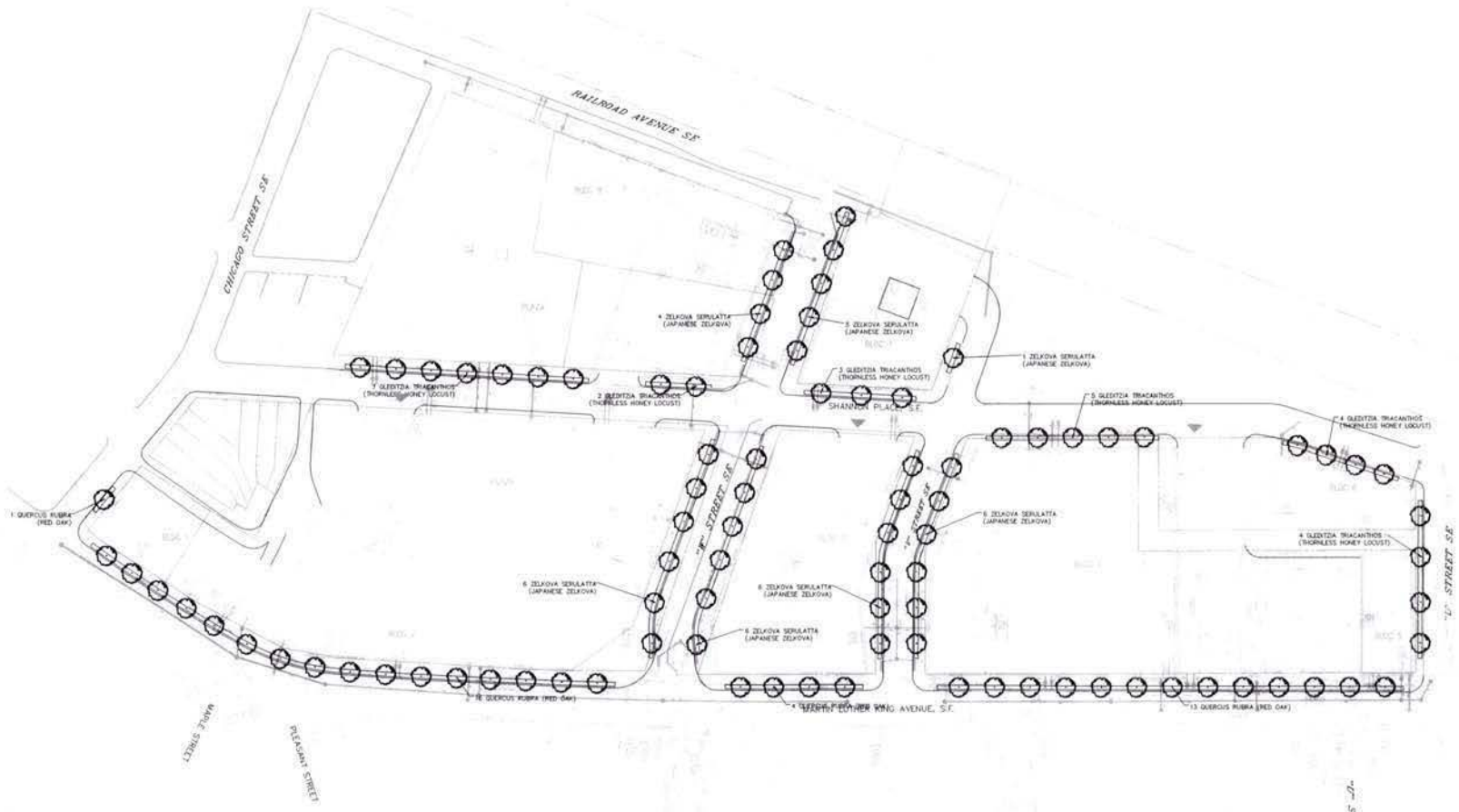
Utility Plan 04



**LEGEND**  
 STABILIZED SILTATION ENTRANCE  
 SILT FENCE



Curtis Properties  
 First Stage PUD Application  
 FOUR POINTS LLC, Washington D.C.








Curtis Properties  
 First Stage PUD Application  
 FOUR POINTS LLC, Washington D.C.

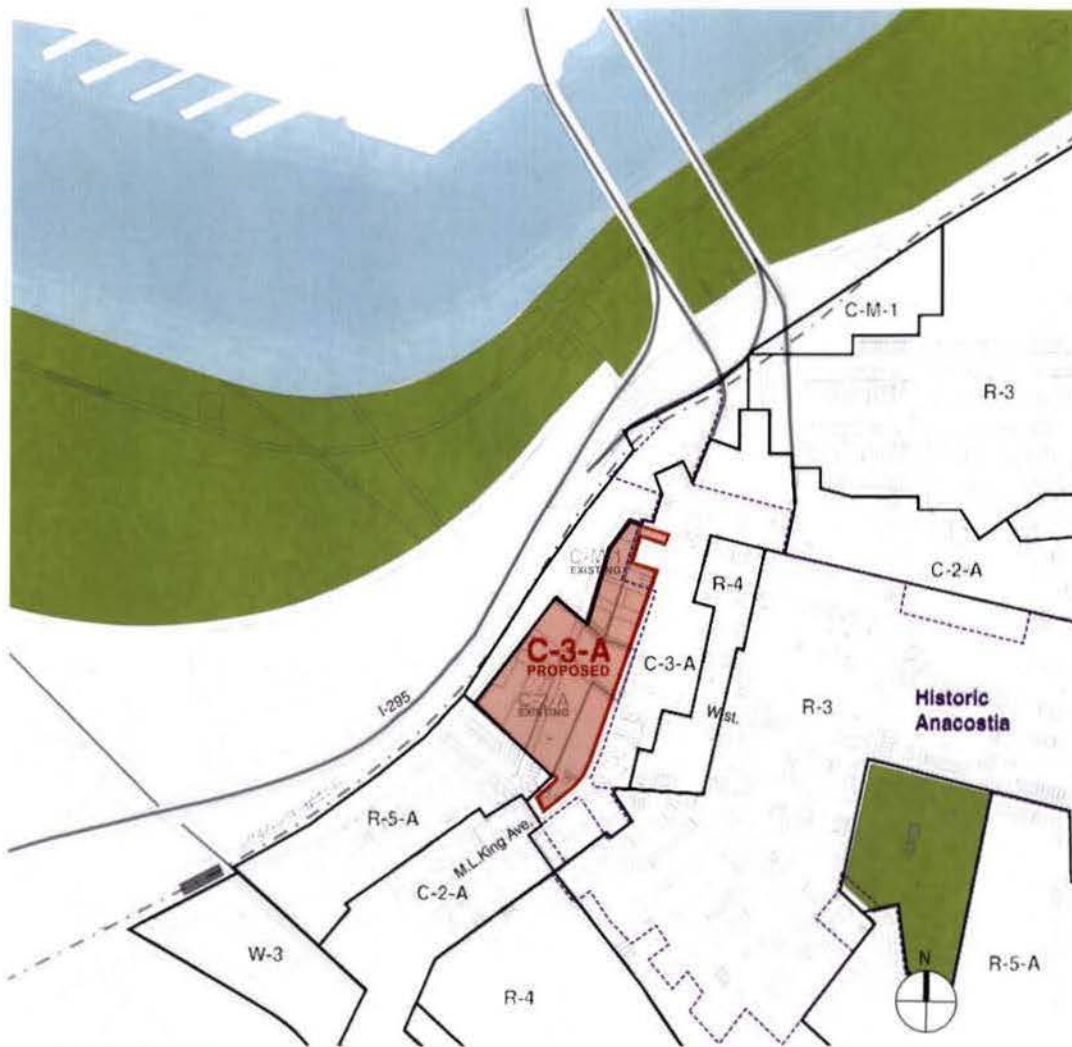
Landscape Plan 06



**Legend**

-  PUD Boundary
-  Buildings Demolished
-  Buildings Renovated
-  Historic Anacostia District
-  Interval Parking





PROPOSED ZONING: PUD with Map Change - showing C-3-A/PUD zoning for the Project Site

GENERAL ZONING TABULATIONS

C-3-A Zoning regulation	Location	Required/allowed	Proposed
<b>Heights (determined by ROW)</b>	W Street	90'	90'
	V Street	80'	80'
	Shannon Pl, U Str	70'	70'
	MLK Ave	65'	65'
Shared subterranean parking struct.			7
Distance to residential zone		0'	0'
Distance to public transportation			2500'
<b>Total FAR allowed</b>	<b>entire PUD</b>	4.5 max	4.5
Residential		1.5	1.39
Retail			0.51
Office			2.60
Total non-residential		3.0 (+5%)	3.10
<b>Total FAR</b>	<b>Entire PUD</b>	4.5 max.	4.5
Lot Occupancy %	individual parcels	100%	See page 09
Lot occupancy total %	entire site		73%
<b>Roof structures</b>	for individual buildings		
number*		11	11
setbacks*		1:1	refer to roof plans
<b>Parking as per C-3-A zoning*</b>	<b>entire site</b>		
Residential		approx. 219	approx. 197
Retail		approx. 484	approx. 296
Office		approx. 1,509	approx. 978
Parking total (includes "time-shared" spaces)		approx. 2,212	1,471
<b>Loading*</b>		<b>Required</b>	<b>Proposed</b>
Residential		4-55'	4-30'
Retail		3-55', 8-30'	2-55', 4-30'
Office		10-30'	6-30'
Loading Total		7-55', 18-30'	2-55', 16-30'

\* Items which do not meet the normal zoning requirements and for which flexibility under the PUD is requested.

**ZONING AND SQUARE FOOTAGE TABULATIONS**

BLDG #	Parcel/SQ	LOT SIZE SF	SITE FOOTPRINT	COVERAGE %	BUILDING HEIGHTS		RESIDENTIAL		RETAIL SF	OFFICE SF	TOTAL ALL USES	PARKING LOT #	PARKING		LOADING				
					Allowable	Proposed	GSF	Unit - <small>approx</small>					Required	TOTAL	Berths req <sup>d</sup>	Proposed	Platform Area	Spaces req <sup>d</sup>	Proposed
1	5785 A	25,300	10,850	43%	65'	60'	65,000	65	-	-	65,000	P01	33	33	1@55ft	1@30ft	200sf	1@20ft	0
2	5785 B	87,200	71,500	82%	90'	90'	-	-	40,000	415,000	455,000	P02	811	525	1@55ft+4@30ft	4@30ft	400sf	2@20ft	0
3	5784 C	19,000	18,900	99%	70'	50'	-	-	-	78,500	78,500		127	-	2@30ft	2@30ft	200sf	1@20'	0
4	5784 B	69,300	45,000	65%	90'	90'	-	-	8,000	269,500	277,500	P04	461	347	4@30ft	3@30ft	400sf	1@20'	0
5	5783	20,800	19,100	92%	90'	90'	132,000	132	8,000	-	140,000	P05	83	75	1@55ft+1@30ft	1@30ft	200sf	1@20'	0
6	5772 A	34,000	32,200	95%	90'	90'	-	-	20,000	182,000	202,000	P06	357	110	4@30ft	1@30ft	200sf	2@20'	0
7	5772 C	45,100	45,100	100%	80'	80'	136,000	136	50,000	-	186,000	P07	225	257	2@55ft+1@30ft	2@55ft+1@30ft	500sf	2@20'	0
8	5772 D	47,200	44,900	95%	70'	70'	145,000	145	15,000	-	160,000	P08	115	124	1@55ft+1@30	1@30ft	300sf	1@20ft	1@55ft
9	5772 B	900	900	100%	65'	existing 45'	3,000	3	3,000	-	6,000		-	-	0	0	0	0	0

\* +/- 10%

<b>TOTAL</b>	348,800	288,450	83%		481,000	481* <small>approx</small>	144,000	945,000	1,570,000		2,212	1,486							
					31%	-	9%	60%	100%										

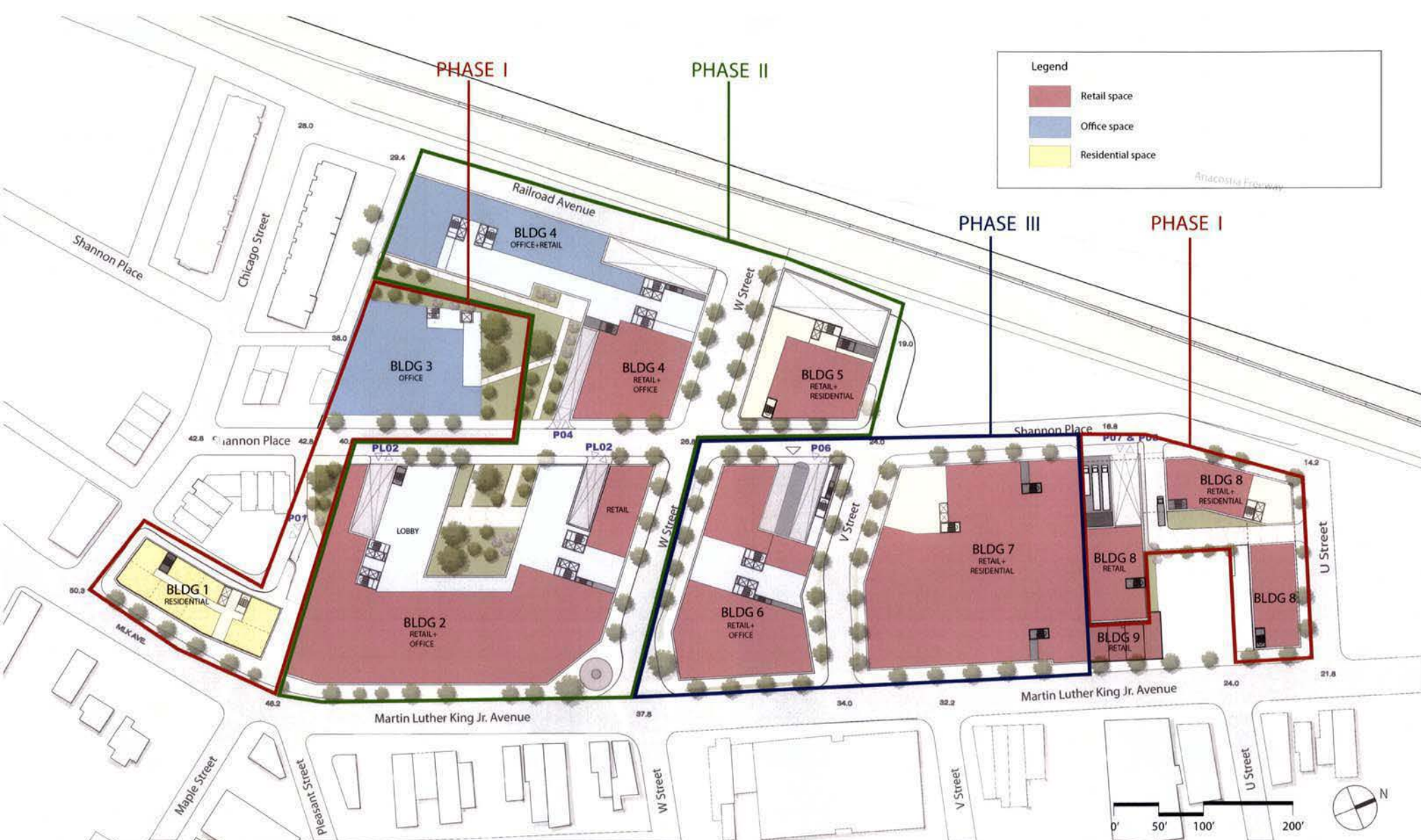
**TOTAL FAR 4.50**

**LOADING REQUIREMENTS**

USES AND DISTRICTS		MINIMUM NUMBER AND SIZE OF LOADING BERTHS REQUIRED	MINIMUM NUMBER AND SIZE OF PLATFORMS REQUIRED	MINIMUM NUMBER AND SIZE OF SERVICE/DELIVERY LOADING SPACES REQUIRED
OFFICE BUILDING IN C-1,C-2-A, AND C-3-A DISTRICT	With 20,000 to 50,000 R2 of gross floor area and cellar floor area	1 @ 30 feet deep	1 @ 100 R2	1 @ 20 feet deep
	With more than 50,000 to 200,000 R2 of gross floor area and cellar floor area	2 @ 30 feet deep	2 @ 100 R2	1 @ 20 feet deep
	With more than 200,000 R2 of gross floor area and cellar floor area	3 @ 30 feet deep	3 @ 100 R2	1 @ 20 feet deep
RETAIL OR SERVICE ESTABLISHMENT OTHER THAN GROCERY STORE OR DRUG STORE IN C-1,C-2-A, AND C-3-A DISTRICTS	With 5,000 to 20,000 R2 of gross floor area and cellar floor area	1 @ 30 feet deep	1 @ 100 R2	none
	With more than 20,000 to 30,000 R2 of gross floor area and cellar floor area	2 @ 30 feet deep	2 @ 100 R2	1 @ 20 feet deep
	With more than 30,000 to 100,000 R2 of gross floor area and cellar floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 R2 1 @ 200 R2	1 @ 20 feet deep
	With more than 100,000 R2 of gross floor area and cellar floor area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 R2 2 @ 200 R2	1 @ 20 feet deep
GROCERY STORE OR DRUG STORE IN C-1,C-2-A, AND C-3-A DISTRICTS	With 5,000 to 20,000 R2 of gross floor area and cellar floor area	1 @ 30 feet deep	1 @ 100 R2	none
	With more than 20,000 to 100,000 R2 of gross floor area and cellar floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 R2 1 @ 200 R2	1 @ 20 feet deep
	With more than 100,000 R2 of gross floor area and cellar floor area	1 @ 30 feet deep 2 @ 55 feet deep	1 @ 100 R2 2 @ 200 R2	1 @ 20 feet deep
APARTMENT HOUSE OR MULTIPLE DWELLING WITH 50 OR MORE UNITS IN ALL DISTRICTS		1 @ 55 feet deep	1 @ 200 R2	1 @ 20 feet deep

**PARKING REQUIREMENTS**

OFFICE - GENERAL, INCLUDING TELEVISION AND RADIO BROADCAST STUDIO C-3-A	In excess of 2,000 R2, 1 for each additional 600 R2 or gross floor area or cellar floor area
RETAIL OR SERVICE ESTABLISHMENT EXCEPT GASOLINE SERVICE STATION AND REPAIR GARAGE C-3-A	In excess of 3,000 R2, 1 for each additional 300 R2 or gross floor area or cellar floor area
APARTMENT HOUSE OR MULTIPLE DWELLING C-3-A	1 for each 2 dwelling units












**Legend**

- P** Entrance / Exit to Parking
- Direction of Traffic
- B** Bike Parking Area
- Delivery / Loading Zone
- L** Designated Loading Dock
- Loading dock
- 20' Street width
- PL** Shared Parking and Loading Access



**Legend**

-  Ground Level Building Footprint
-  Upper Level Building Footprint
-  Parcel Line Proposed
-  R.O.W. Deeded to City
-  Parcel Line (former)









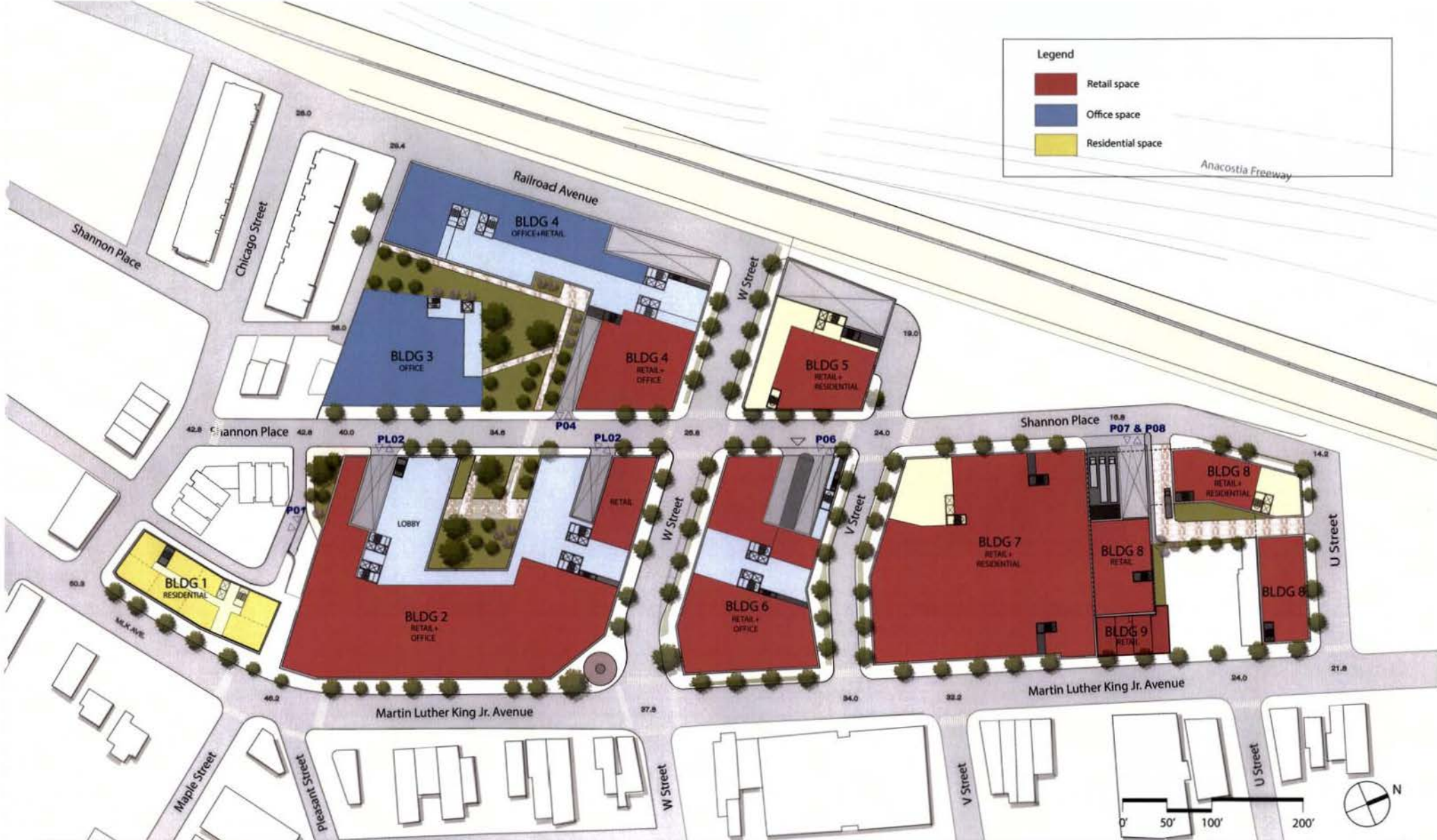




**Legend**

- Retail space
- Office space
- Residential space

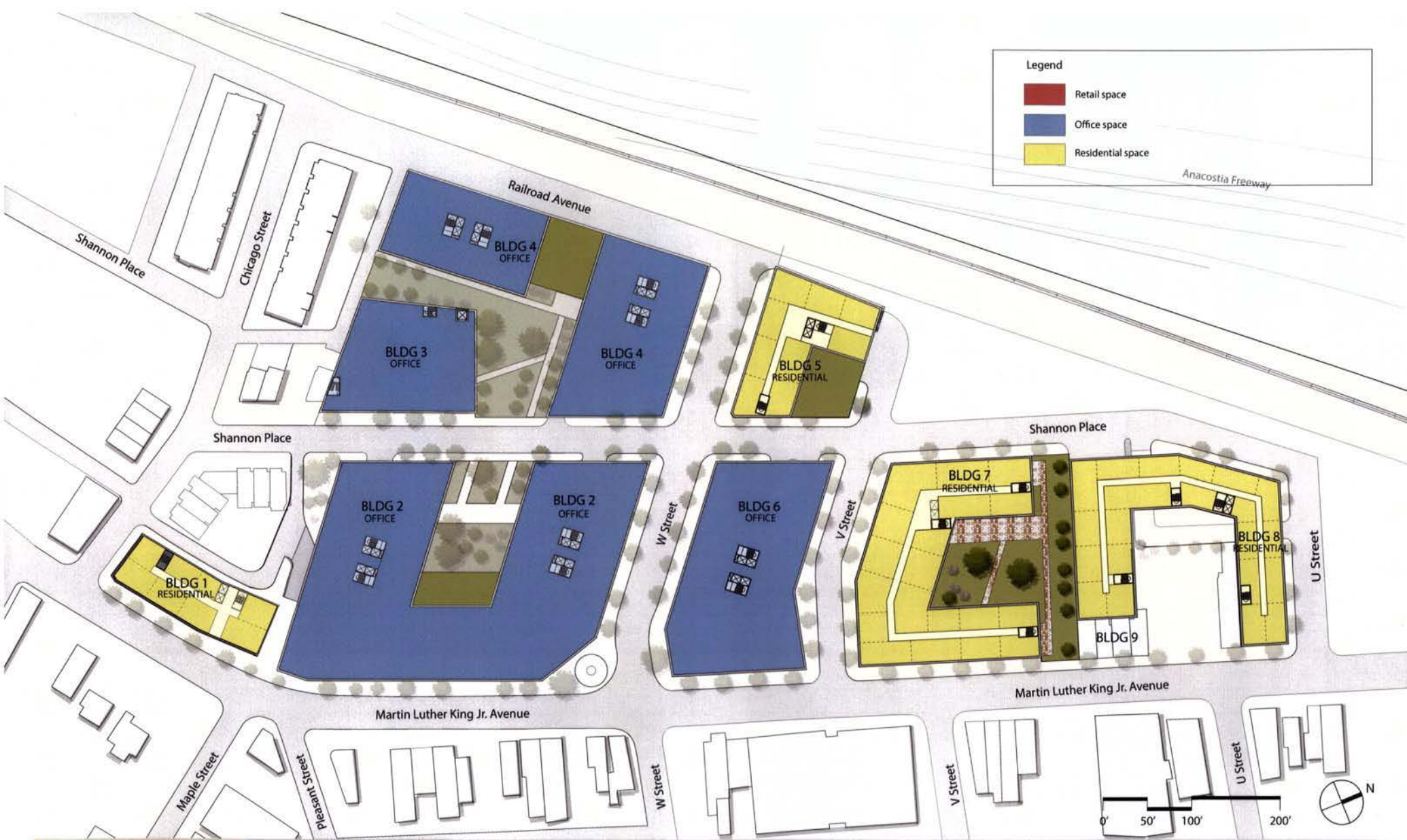
Anacostia Freeway



**Legend**

- Retail space
- Office space
- Residential space

Anacostia Freeway





**Legend**

- Retail space
- Office space
- Residential space



- NOTES
- 1 - MECHANICAL PENTHOUSE AND FACILITIES LOCATIONS ARE APPROXIMATE IN SIZE AND LOCATION. FINAL LAYOUTS MAY VARY, DEPENDING ON ENGINEERING AND CONSTRUCTION REQUIREMENTS.
  - 2 - EXTENSIVE GREEN ROOF SURFACE COVERAGE IS ILLUSTRATIVE IN PURPOSE. "GREEN" SURFACE IS REPRESENTED WHEN GREEN ROOF COVERAGE EXCEEDS 50% (FOR SWM PURPOSES)
  - 3 - INTENSIVE GREEN ROOF AREAS (LANDSCAPED ROOF GARDENS) ARE APPROXIMATE IN LAYOUT AND IN TERMS OF PROPOSED AMENITIES.
  - 4 - PLEASE REFER TO PHASE ONE ROOF PLANS FOR HEIGHT AND SETBACK SPECIFICATIONS

**Legend**

-  Roof (green - extensive)
-  Roof (low albedo)

Anacostia Freeway





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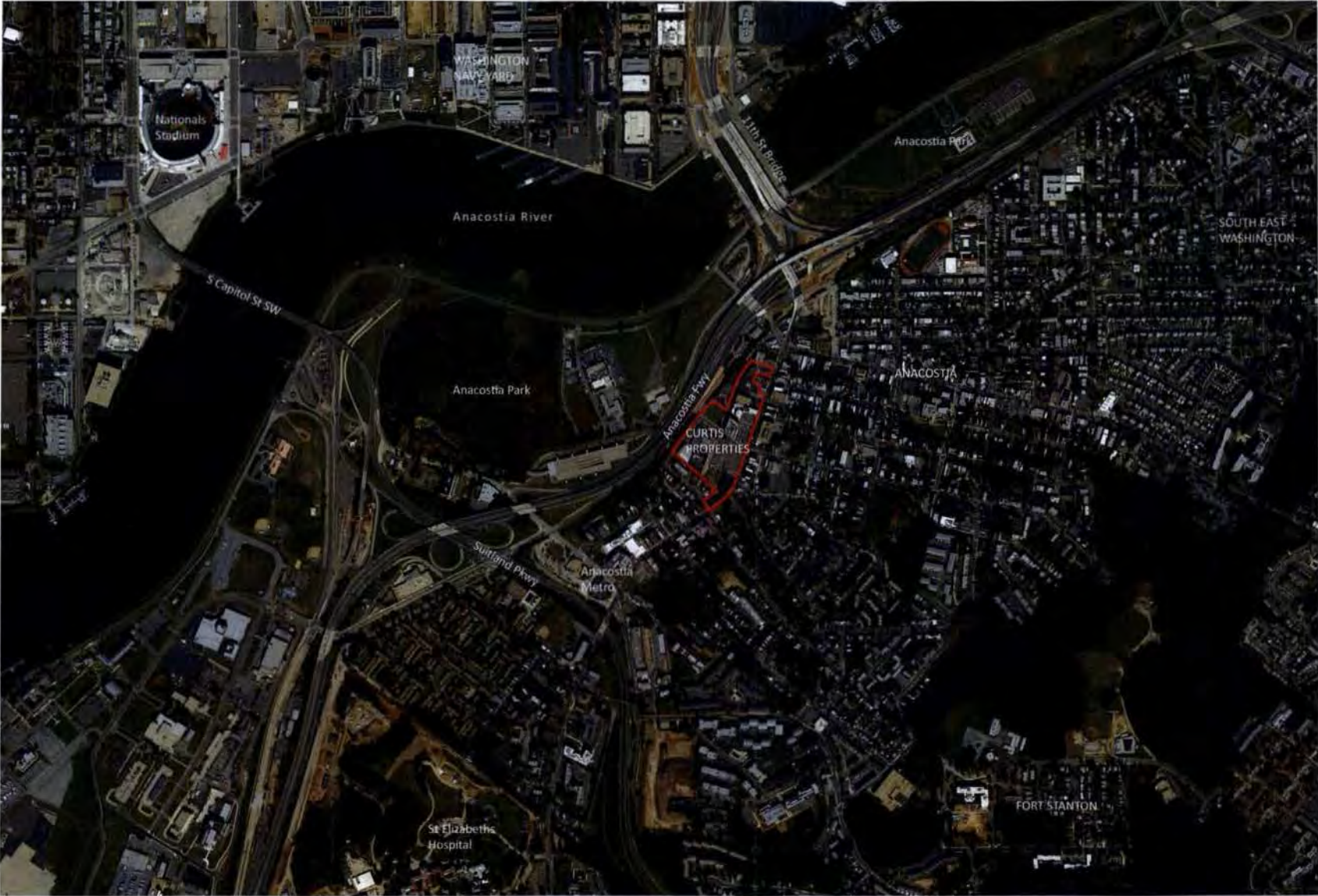
Applicant's Post-Hearing Submission

Washington, D. C.

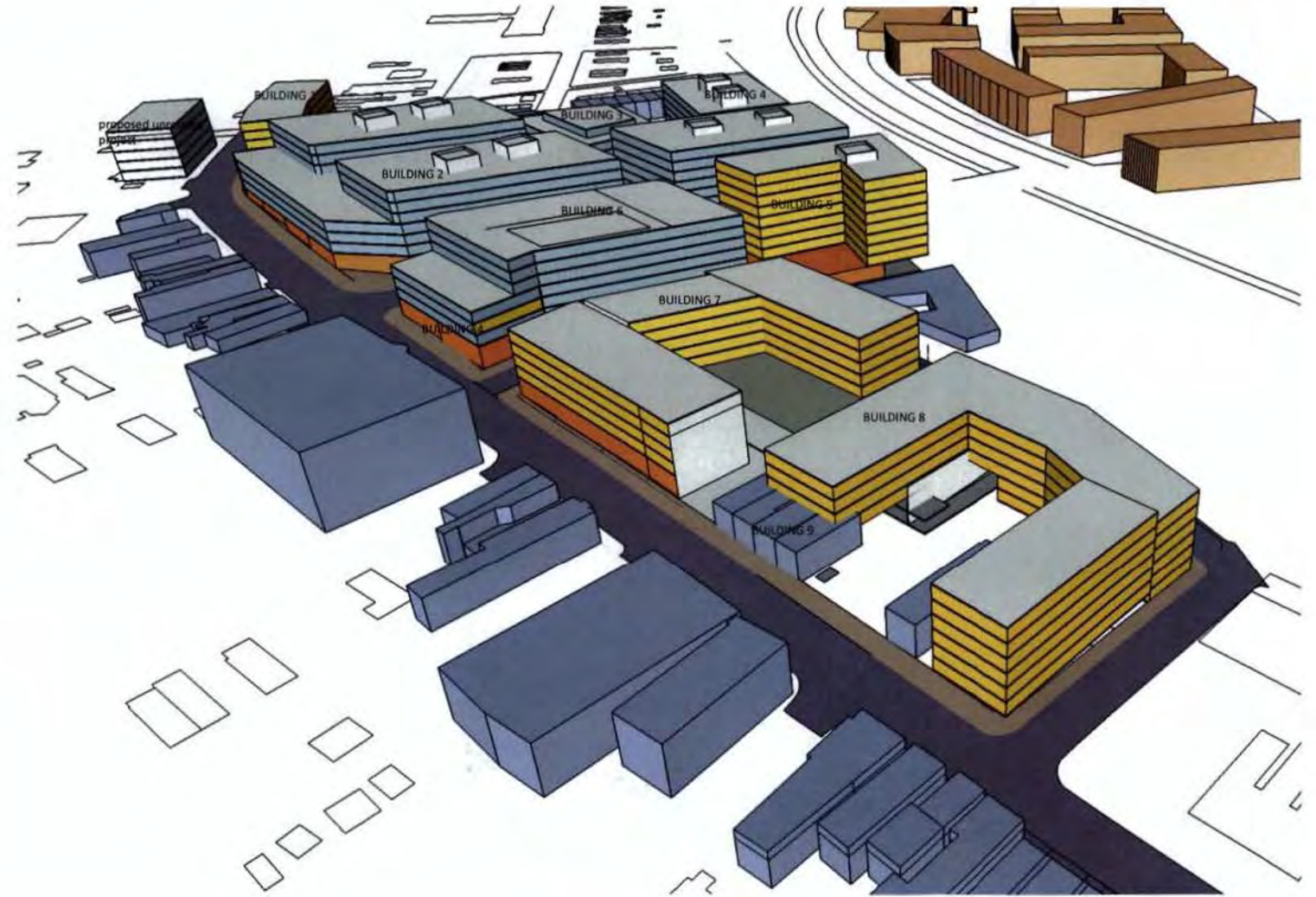


Developer: FOUR POINTS L.L.C.  
Architect: CHAN KRIEGER / NBBJ  
Traffic Engineer: GROVE SLADE ASSOCIATES  
Civil Engineer: VIKI CAPITOL

July 15, 2013



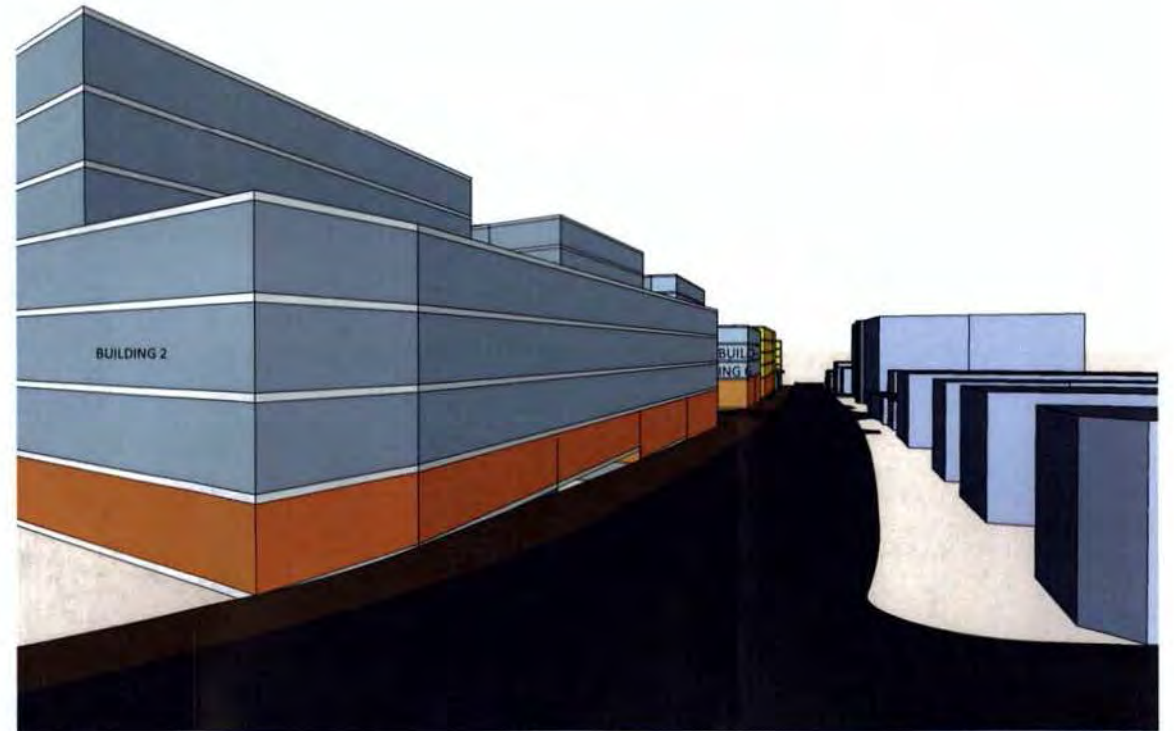
View From Northeast Looking Southwest



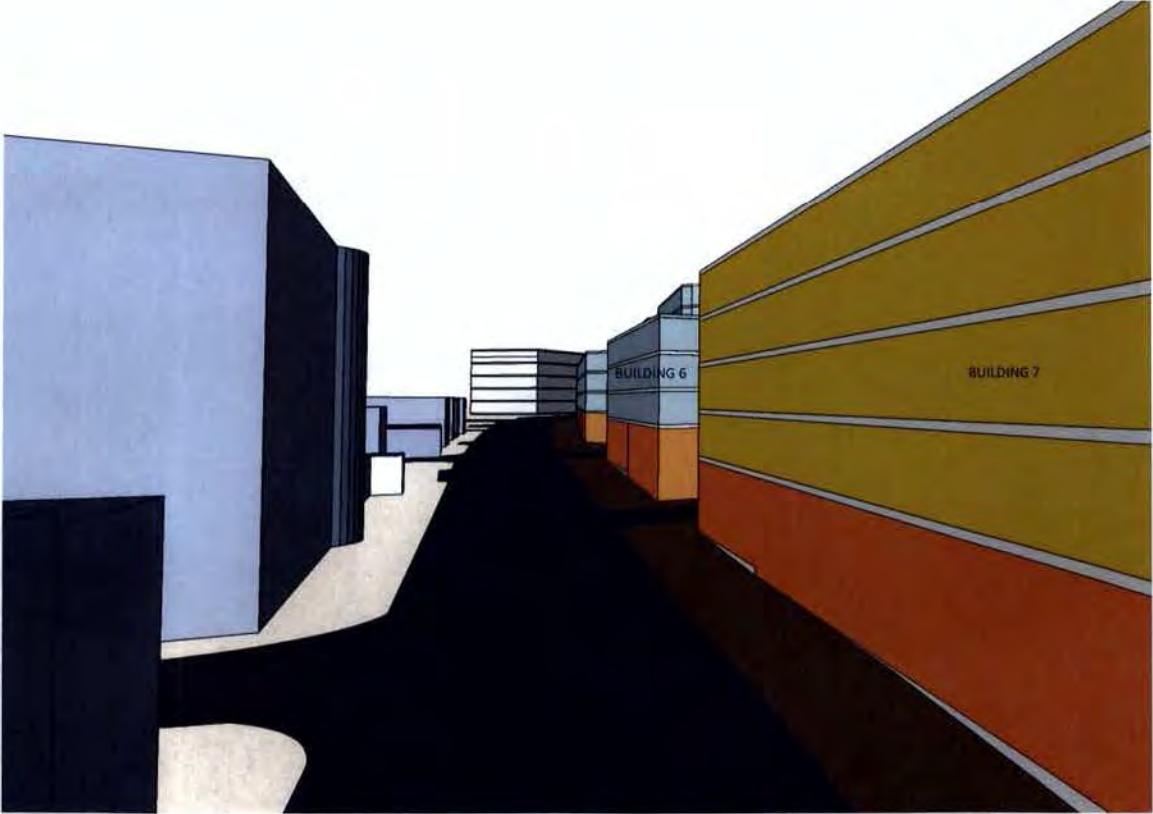
View from South Looking North



Perspective View Looking North



Perspective View Looking South



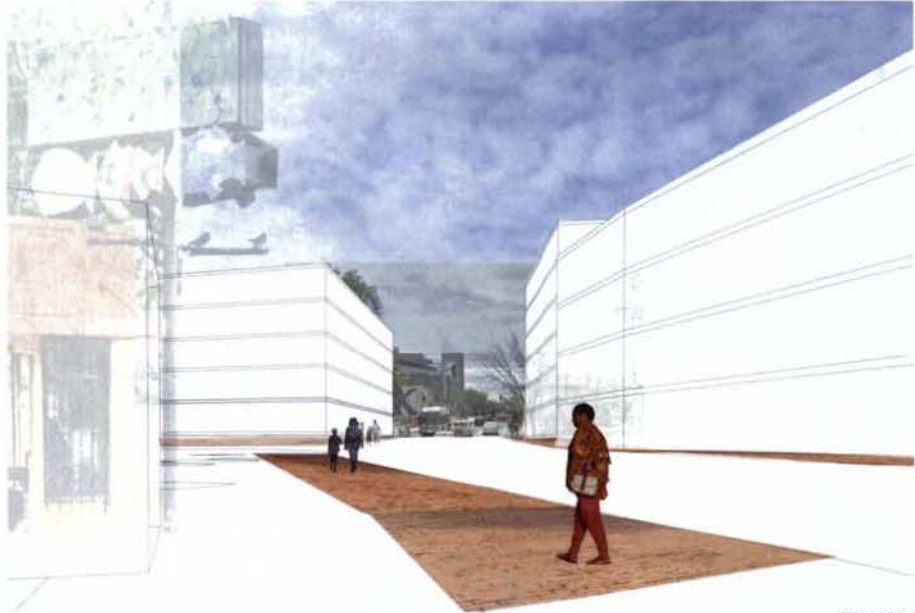
Perspective Views



Northeast View



East View



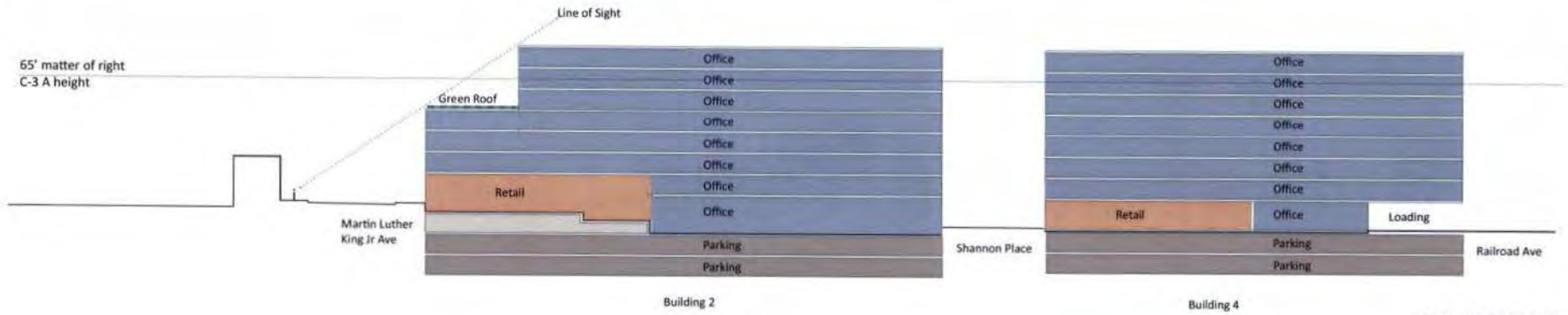
West View

**Legend**

- Retail/Service/Limited Office
- Office space
- Residential space







65' matter of right  
C-3 A height

Line of Sight

Green Roof

Retail

Martin Luther  
King Jr Ave

Building 2

Shannon Place

Building 4

Retail

Office

Loading

Parking

Parking

Railroad Ave

Section AA Not to Scale