



May 14 2018

# WATERFRONT STATION NE PARCEL SECOND STAGE PUD APPLICATION

ZONING COMMISSION  
District of Columbia  
CASE NO.02-38J  
EXHIBIT NO.2M1



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**APPLICANT**  
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**LEGAL TEAM**  
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**CULTURAL PARTNERS**  
FORUM THEATRE  
CULTURAL DC  
ARENA STAGE  
GEORGETOWN UNIVERSITY





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# ite Overview

Street View from 4th St. SW Looking South





# Nearby Landmarks and Districts







1 DC OFFICE OF TAX AND REVENUE



2 DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS



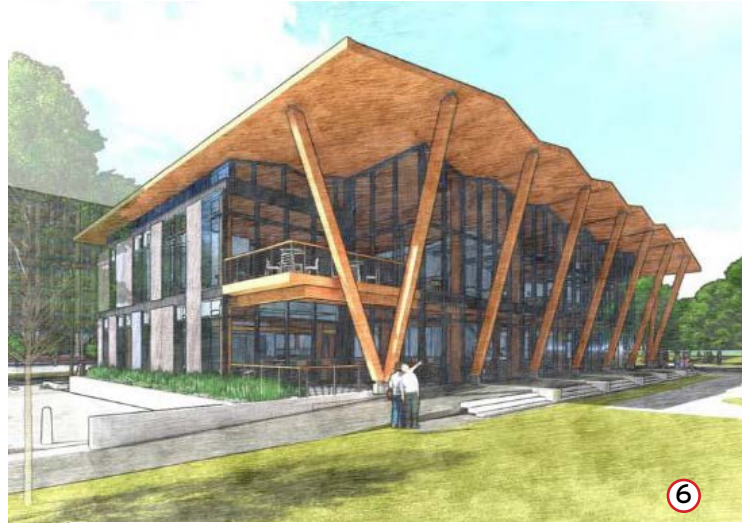
3 CHRIST UNITED METHODIST CHURCH



4 ELIOT ON 4TH

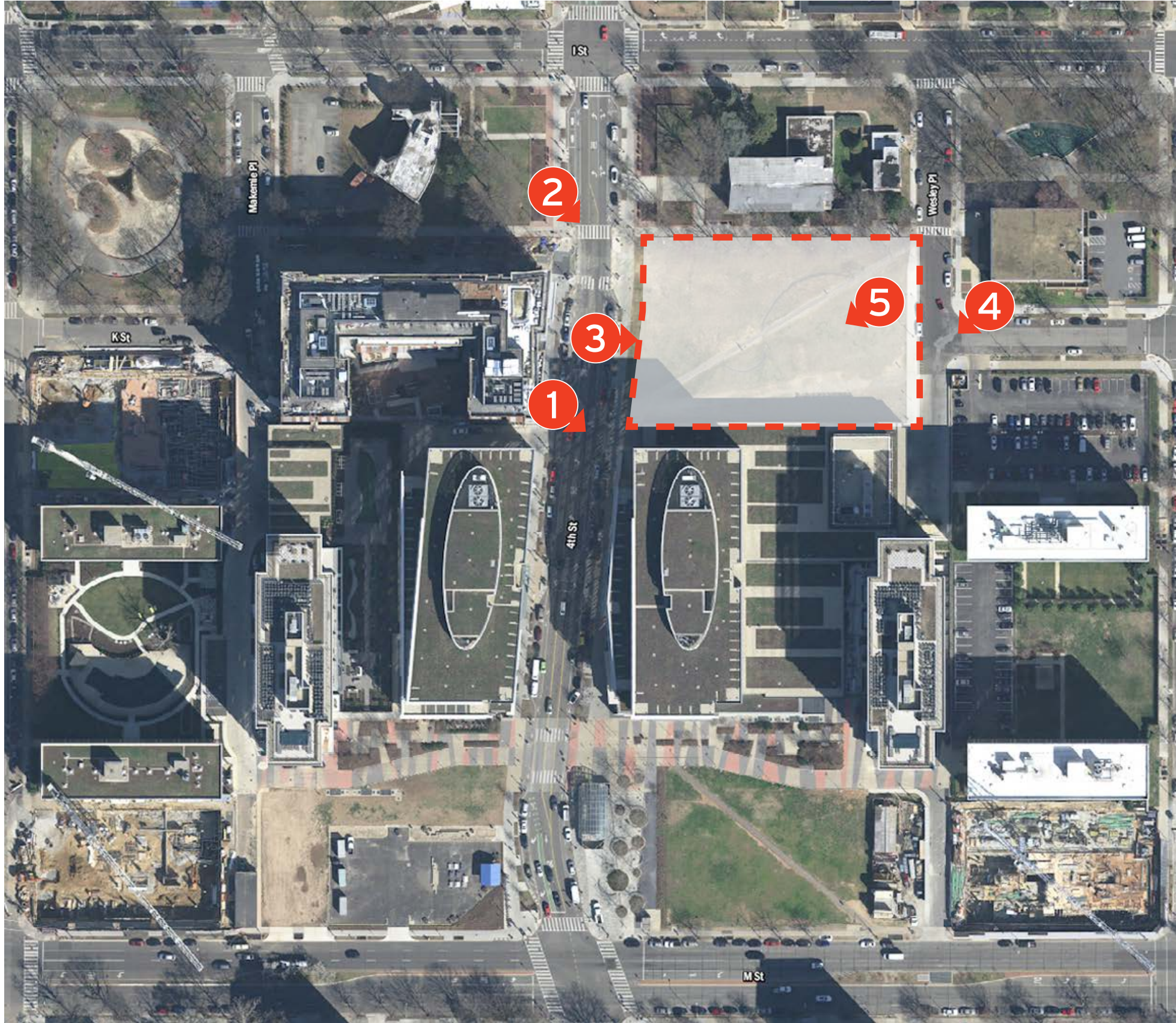


5 WESTMINSTER PRESBYTERIAN CHURCH



6 FUTURE SOUTHWEST NEIGHBORHOOD LIBRARY

# Existing Condition





# PUD Aerial Perspective



**1** PROPOSED SECOND STAGE SUBMISSION



# Proposed TG-U Stage 2 Zoning Tabulations

	PREVIOUSLY APPROVED / PROPOSED SECOND STAGE PUDs						PROPOSED NE TOWER SECOND STAGE PUD	PROPOSED FULL BUILD-OUT
	02-38A APPROVED FIRST STAGE PUD	02-38A SECOND STAGE APPROVED PUD (ACTUAL)	02-38D SECOND STAGE APPROVED PUD (ACTUAL)	02-38I PROPOSED SECOND STAGE PUD M ST. WEST	02-38I PROPOSED SECOND STAGE PUD M ST. EAST			
<b>FAR (1)</b>								
RESIDENTIAL	2.11	0.75	0.66	0.51	0.48	0.63	3.03	
NON RESIDENTIAL	2.22	1.08	0.01	0.03	0.1	0.05	1.27	
<b>TOTAL</b>	<b>4.33</b>	<b>1.83</b>	<b>0.67</b>	<b>0.54</b>	<b>0.58</b>	<b>0.68</b>	<b>4.30</b>	
<b>GROSS FLOOR AREA</b>								
RESIDENTIAL	1,229,605 SF	438,000 SF	383,845 SF	300,847 SF	281,280 SF	370,257 SF	1,774,229 SF	
COMMERCIAL	1,296,895 SF	631,198 SF	4,414 SF	21,103 SF	51,230 SF	29,743 SF	737,688 SF	
COMMUNITY					6,000 SF		6,000 SF	
<b>TOTAL</b>	<b>2,526,500 SF</b>	<b>1,069,198 SF</b>	<b>388,259 SF</b>	<b>321,950 SF</b>	<b>338,510 SF</b>	<b>400,000 SF</b>	<b>2,517,917 SF</b>	
<b>HEIGHT</b>								
EXISTING MAXIMUM	130 ft	130 ft				130 ft	130 ft	
PROPOSED RESIDENTIAL	114 ft		114 ft	127 ft	127 ft	114 ft	114 -127 ft	
PROPOSED COMMERCIAL	94 ft	94 ft					94 ft	
<b>STORIES</b>								
EXISTING MAXIMUM	12	12					12	
PROPOSED RESIDENTIAL	12	12	11	10	10	11	11 -- 12	
PROPOSED COMMERCIAL	8	8		2	2		8	
<b>LOT OCCUPANCY (1)</b>	<b>58%</b>	<b>30%</b>	<b>5%</b>	<b>6.5%</b>	<b>6.6%</b>	<b>7.0%</b>	<b>55%</b>	
<b>PARKING</b>								
OFFICE	678	276			20		296 SPACES	
RETAIL	99	163		24	20	35	242 SPACES	
RESIDENTIAL	310	288	224	155	178	179	1,024 SPACES	
COMMUNITY					8		8 SPACES	
<b>TOTAL</b>	<b>1,087 MIN</b>	<b>727</b>	<b>224</b>	<b>179</b>	<b>226</b>	<b>214</b>	<b>1,570 SPACES</b>	
<b>LOADING</b>								
OFFICE	3 @ 30 FT 1 @ 20 FT	4 @ 30 FT 2 @ 20 FT		2 @ 12X30 FT LOADING (SHARED)	2 @ 12X30 FT LOADING (SHARED)		5 @ 30 FT 1 @ 20 FT 2 @ 55 FT	
RETAIL	2 @ 55 FT 2 @ 30 FT 2 @ 20 FT	1 @ 55 FT 1 @ 30 FT 1 @ 20 FT		1 @ 10X20 FT SERVICE	1 @ 10X20 FT SERVICE	2 @ 12X30 FT LOADING (SHARED)	2 @ 30 FT 2 @ 20 FT 5 @ 30 FT	
RESIDENTIAL	1 @ 55 FT 1 @ 20 FT	2 @ 55 FT 2 @ 20 FT	2 @ 30 FT				1 @ 55 FT 1 @ 20 FT 2 @ 30 FT	

(1) FAR AND LOT OCCUPANCY CALCULATIONS BASED ON TOTAL SITE AREA = 584,655 sf

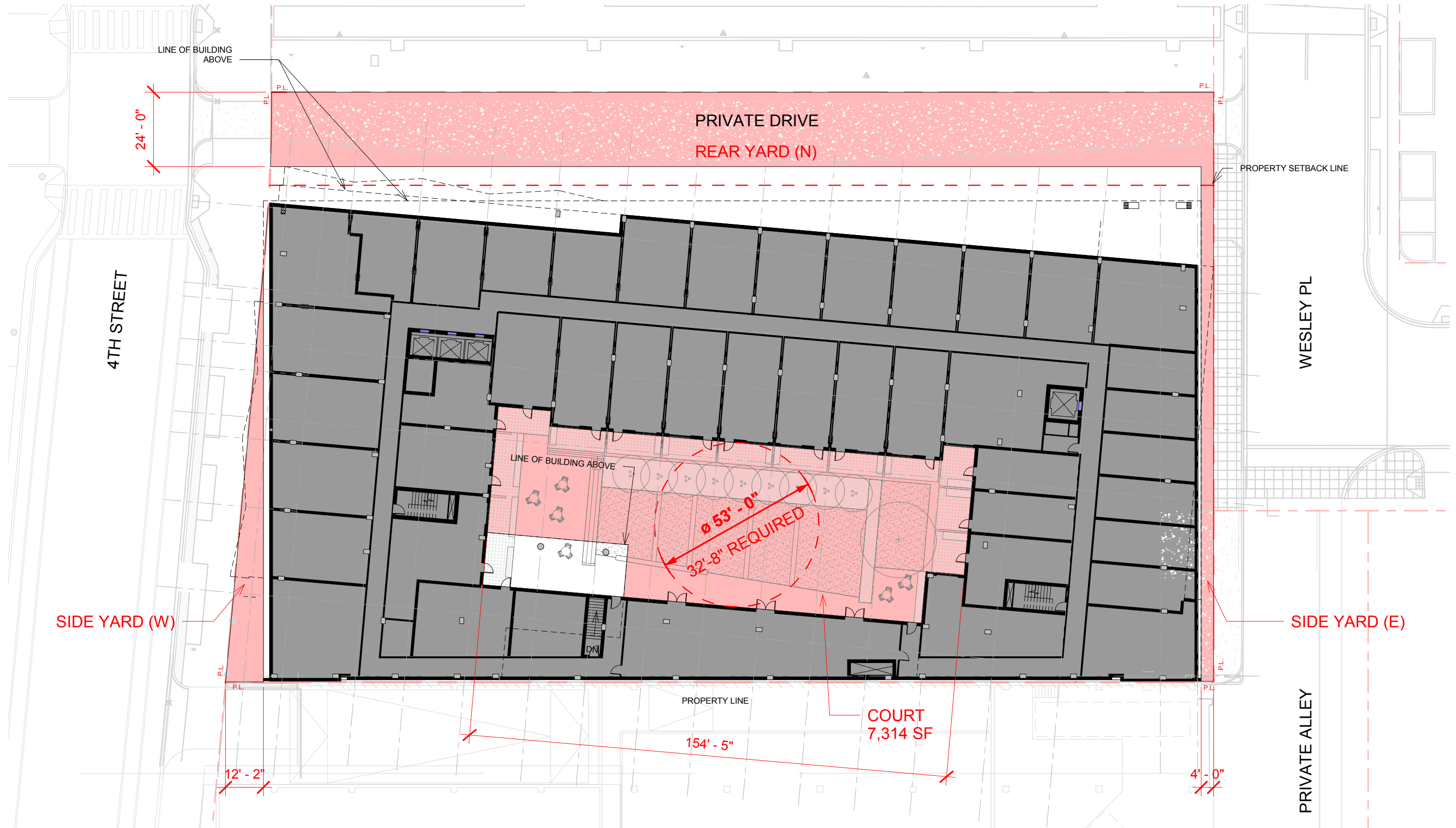
PUD Site Area: 584,655 SF	Approved Under PUD/ Required Under ZR58	Proposed
Lot Area: 59,044 SF		
<b>Gross Floor Area</b>		
Residential		370,257 SF
Retail		11,807 SF
Arts/Cultural		8,936 SF
Educational/Daycare		9,000 SF
<b>TOTAL</b>	400,000 SF	400,000 SF
<b>Penthouse</b>		
Penthouse Area (Res.)		16,270 SF
Penthouse Area (Amenity)		3,008 SF
Penthouse Area (Total)	23,618 SF	22,346 SF
Penthouse Height	20 ft	20 ft
Building Height	114 ft	114 ft
Lot Occupancy (bldg lot)	N/A	70% (2)
Green Area Ratio	0.2	0.394 (3)
Rear Yard	28.02 ft per first-stage PUD	Varies; Flexibility Requested
Side Yard	None required, but any provided must be 2" per 1' of building height	Varies; Flexibility Requested
Courts	Width: 4" per 1' of building height; Area: twice the square of the width, not less than 350 sf	154'-5" x 53'-0" 7,314 sf (See Exhibit on pg. 16)
<p>(1) Lot occupancy is based on the NE Parcel only; first-stage PUD calculates lot occupancy on the basis of the entire first-stage PUD site (see page 14)</p> <p>(2) The Project is exempt from the GAR requirements, but satisfaction of the GAR requirements is provided for information only</p>		

- SPACES DENOTED AS "RETAIL" MAY INCLUDE USES IN THE RETAIL, SERVICE, AND EATING AND DRINKING ESTABLISHMENT USE CATEGORIES.
- SPACES DENOTED AS "ARTS/CULTURAL" MAY INCLUDE USES IN THE ARTS, DESIGN, AND CREATION OR ENTERTAINMENT, ASSEMBLY, AND PERFORMING ARTS USE CATEGORIES.
- SPACES DENOTED AS "EDUCATIONAL/DAYCARE" MAY INCLUDE USES IN THE DAYTIME CARE OR EDUCATION USE CATEGORIES.

	ZR16 Requirement (3)	Proposed
<b>Parking</b>		
Residential	152 SPACES	179 SPACES
Retail	12 SPACES	12 SPACES
Arts/Cultural	18 SPACES	18 SPACES
Educational/Daycare	5 SPACES	5 SPACES
<b>TOTAL</b>	187 SPACES	214 SPACES
<b>Bicycle Parking</b>		
<b>Long Term</b>		
Residential	152 SPACES	158 SPACES
Retail	1 SPACES	1 SPACES
Arts/Cultural	1 SPACES	1 SPACES
Educational/Daycare	1 SPACES	1 SPACES
<b>TOTAL</b>	155 SPACES	161 SPACES
<b>Short Term</b>		
Residential	23 SPACES	23 SPACES
Retail	3 SPACES	3 SPACES
Arts/Cultural	1 SPACES	1 SPACES
Educational/Daycare	1 SPACES	1 SPACES
<b>TOTAL</b>	28 SPACES	28 SPACES
<b>Loading</b>		
Residential	1 @ 20' SPACE 1 @ 30' SPACE 1 @ 30' SPACE (can be shared with residential)	2 @ 30' SPACES  1 @ 30' SPACE (Shared with Retail)
Retail		
<p>(3) The first-stage PUD parking requirements have already been satisfied, and the ZR16 parking requirements are not applicable to the project; however, they are provided here for comparison and informational purposes only</p>		

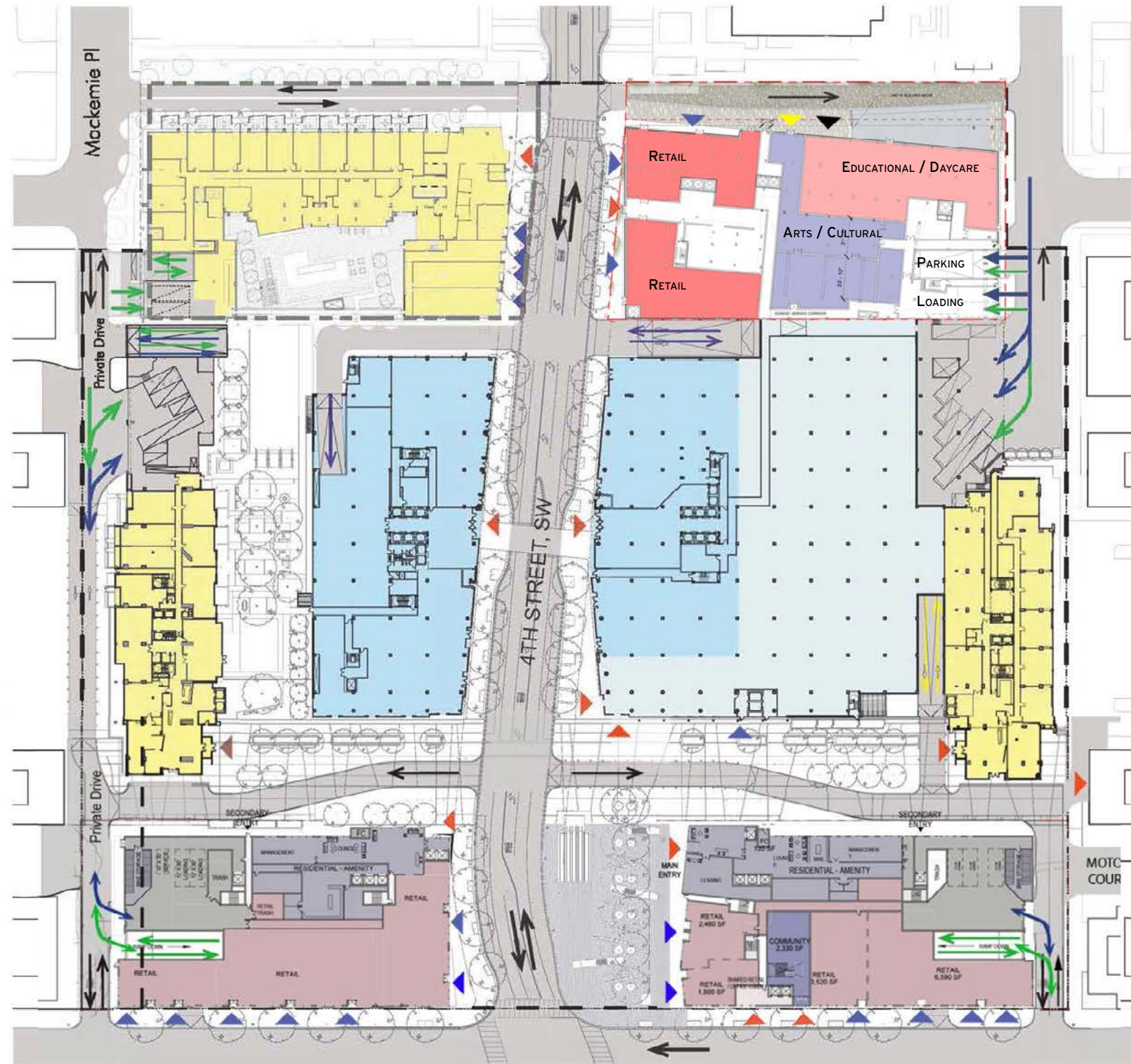
	Studio	1 Bed	1 + Den	2 Bed	Total
<b>TOTAL</b>	94	222	45	95	456
<b>MIX %</b>	21%	49%	10%	21%	100%

# Courtyard, Side, and Rear Yard Exhibit





# PUD Loading and Circulation Diagram



## LEGEND:

- ← Road Circulation
- ← Residential Parking / Loading Entrances
- ← Commercial Parking / Loading Entrances
- ▲ Building Entrances
- ▲ Retail Entrances
- ▲ Arts / Cultural
- ▲ Educational / Daycare

- RETAIL ENTRANCE LOCATIONS SUBJECT TO CHANGE BASED UPON NEEDS OF THE TENANT
- INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS MAY VARY
- SPACES DENOTED AS "RETAIL" MAY INCLUDE USES IN THE RETAIL, SERVICE, AND EATING AND DRINKING ESTABLISHMENT USE CATEGORIES.
- SPACES DENOTED AS "ARTS/CULTURAL" MAY INCLUDE USES IN THE ARTS, DESIGN, AND CREATION OR ENTERTAINMENT, ASSEMBLY, AND PERFORMING ARTS USE CATEGORIES.
- SPACES DENOTED AS "EDUCATIONAL/DAYCARE" MAY INCLUDE USES IN THE DAYTIME CARE OR EDUCATION USE CATEGORIES.

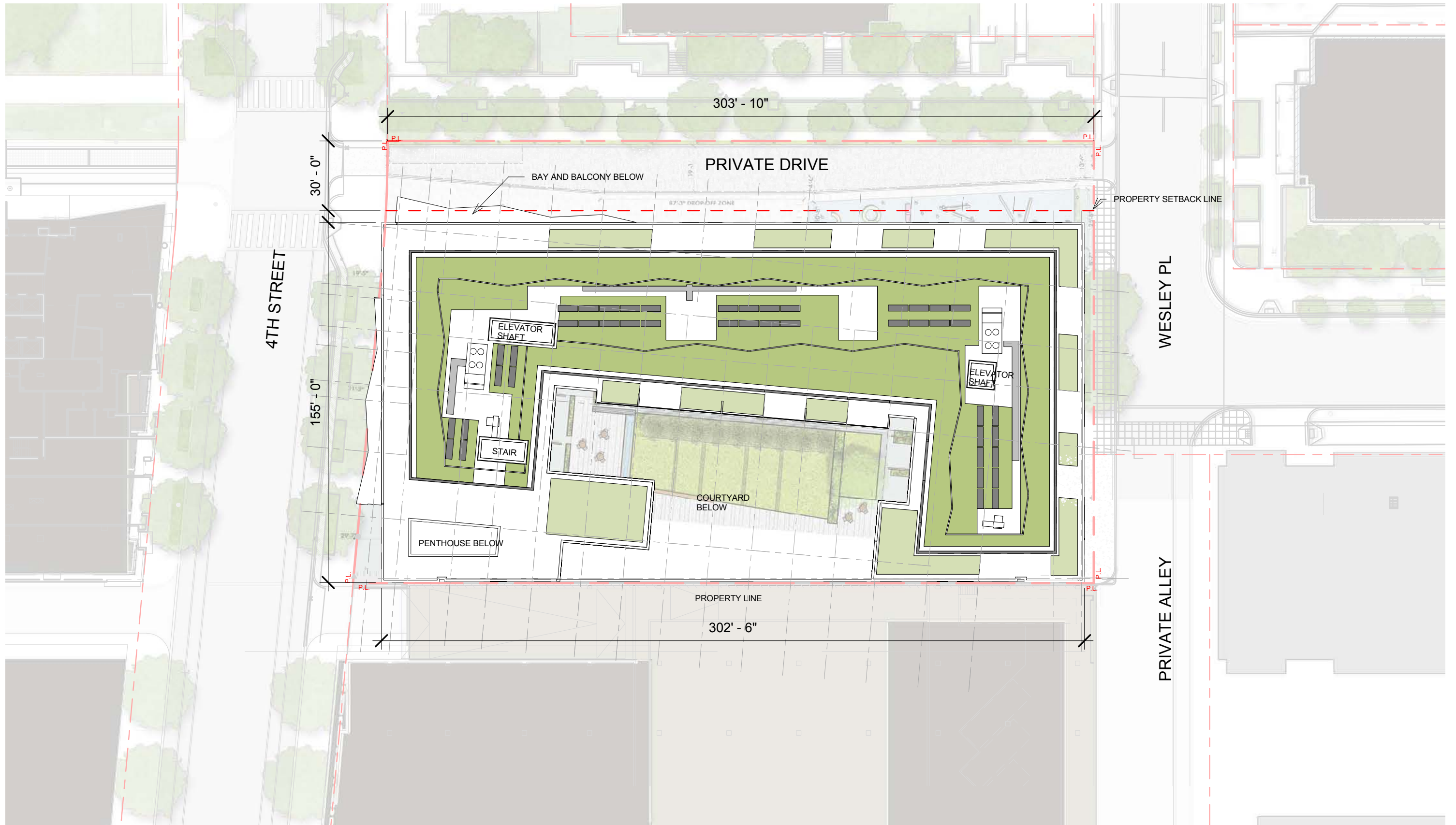




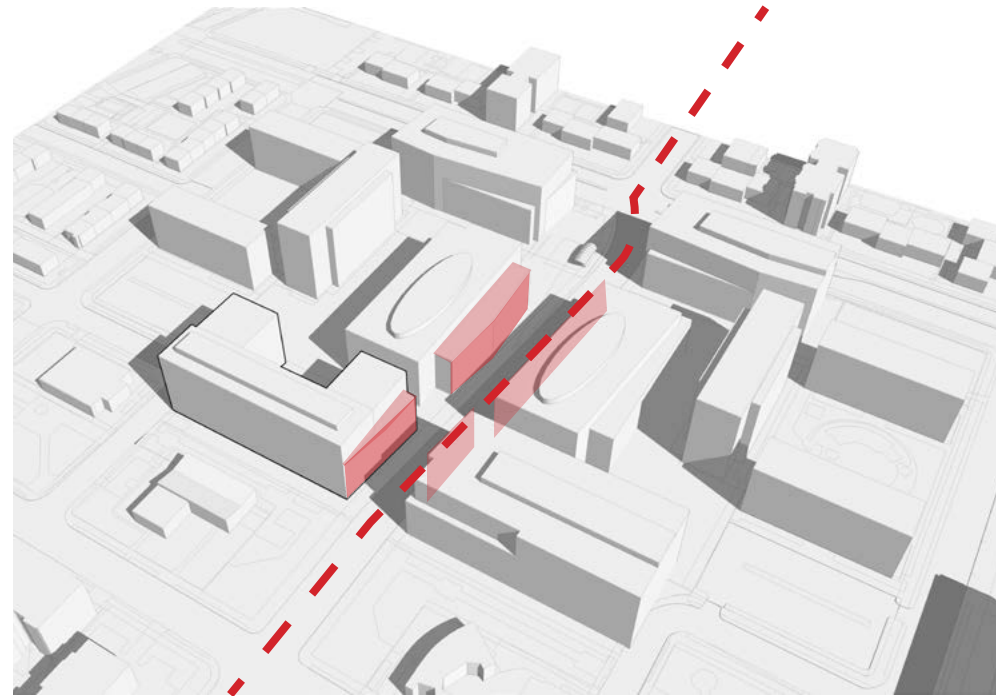
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Exhibits

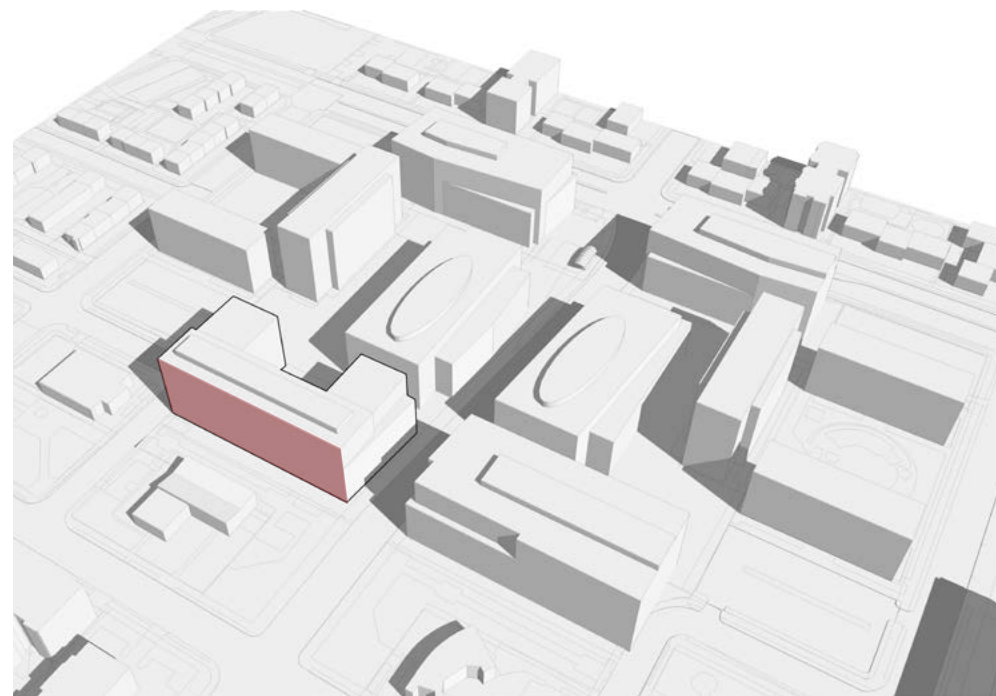
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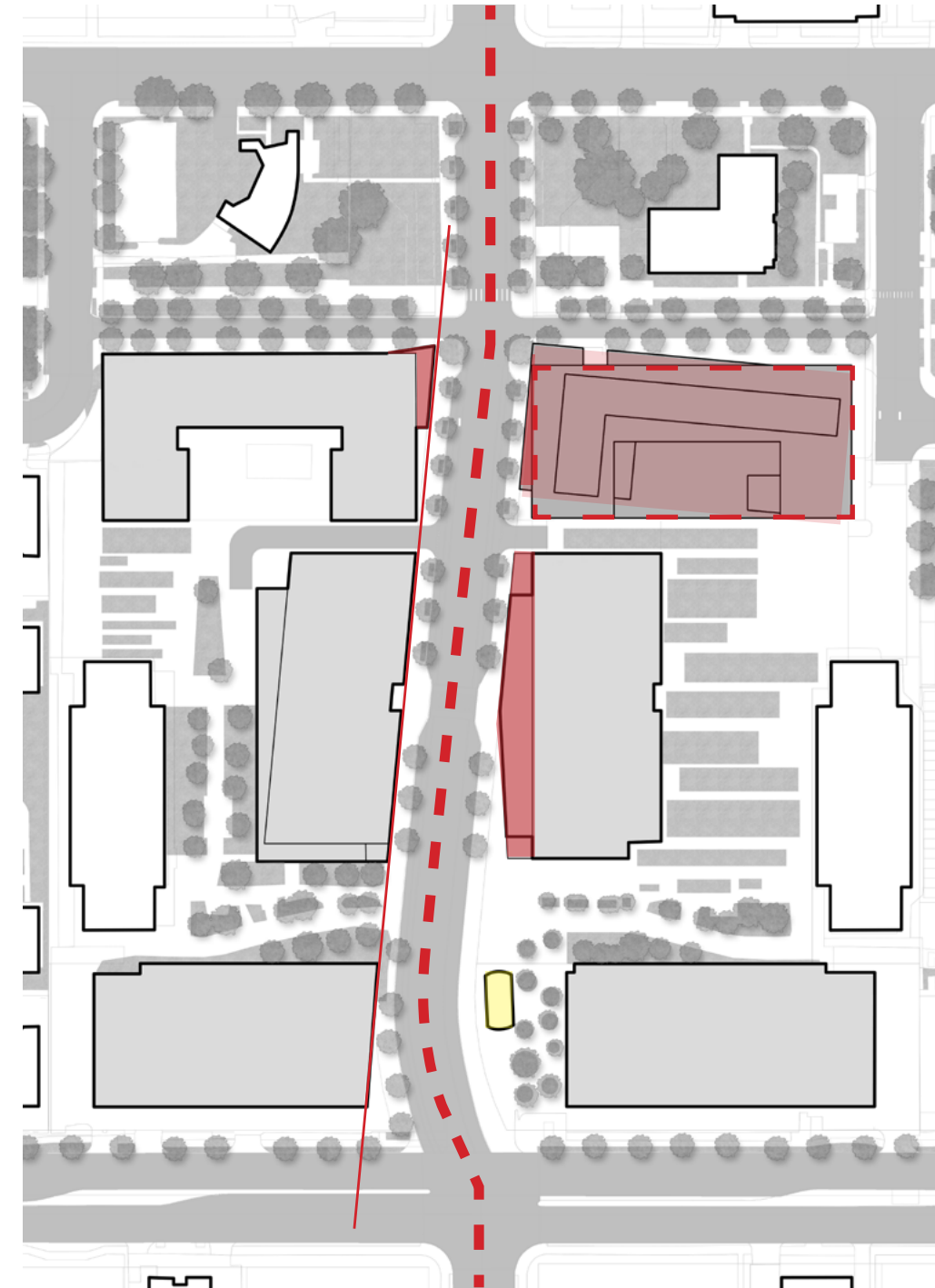
## Concept Diagrams



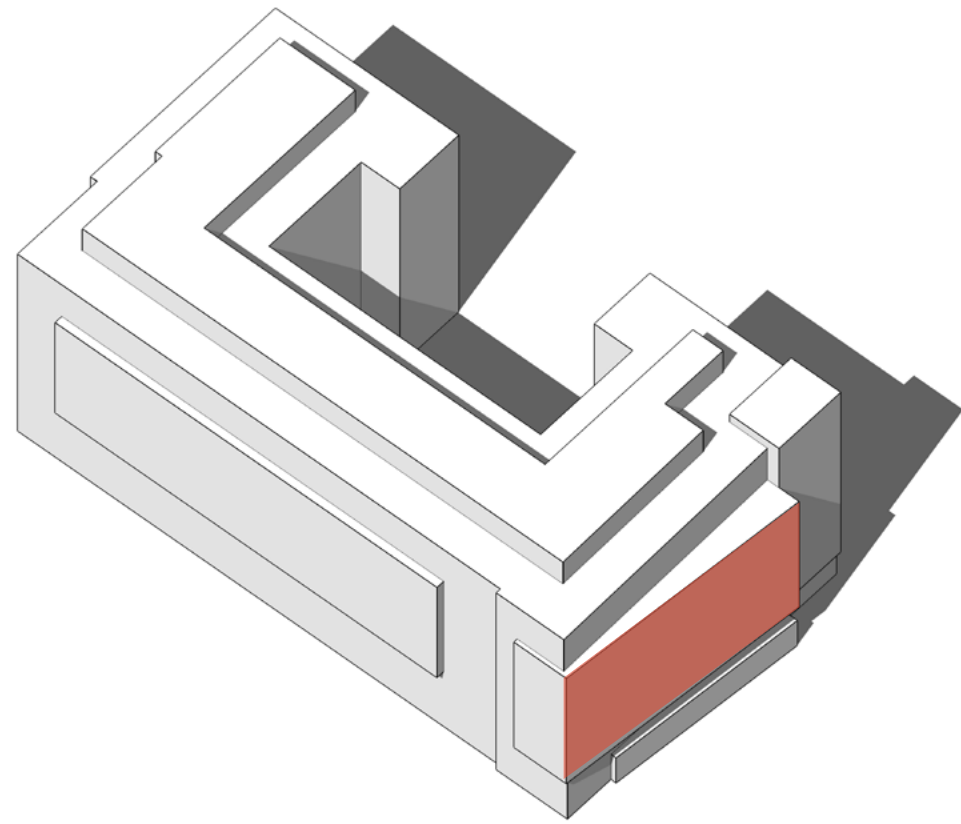
ALIGNMENT TO 4TH ST



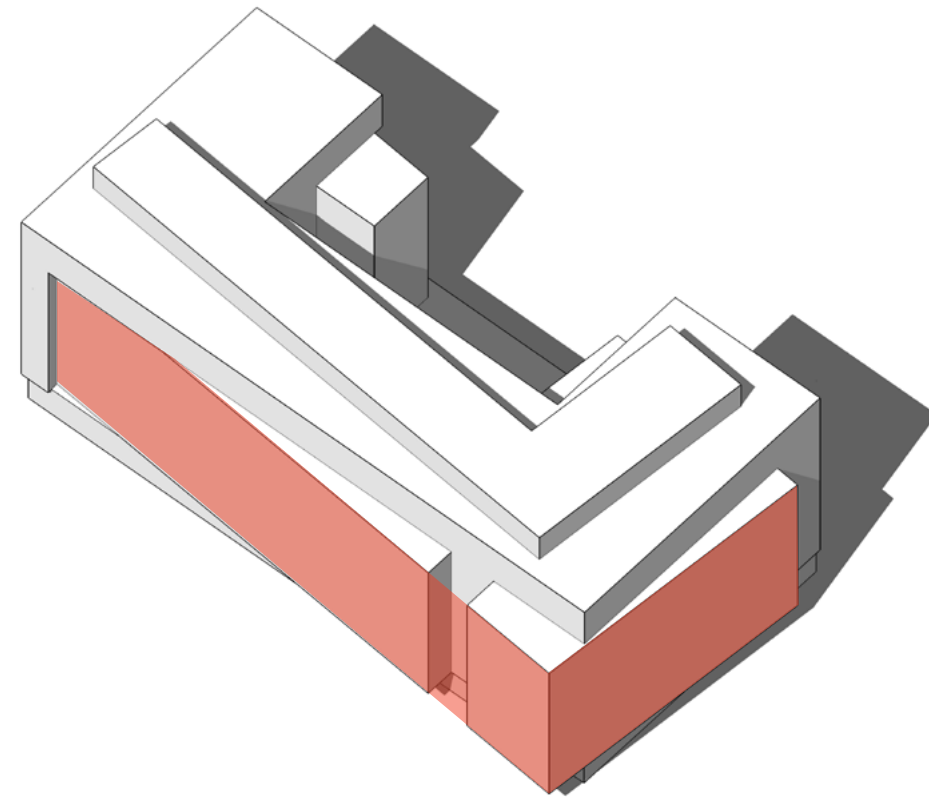
ALIGNMENT TO WASHINGTON DC GRID



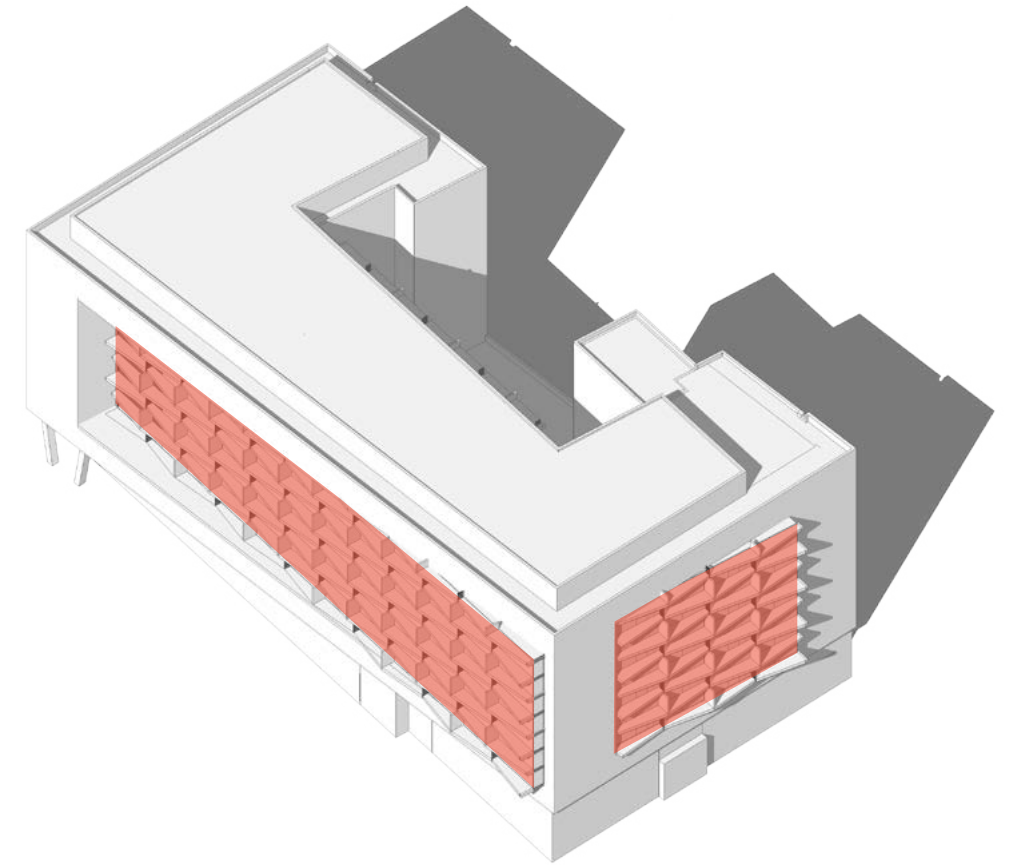
EXPRESSION OF STREET GRID ON BUILDING MASSING



**SHIFT TO ALIGN FACADE  
WITH 4TH STREET**



**INTRODUCTION OF 4TH  
STREET ALIGNMENT IN  
BUILDING MASS**



**ARTICULATION OF 4TH  
STREET MASSING IN  
BUILDING FACADE**

Street View on 4th St. SW looking North







Street View From Pedestrian Path looking East





## Playground Detail Aerial



