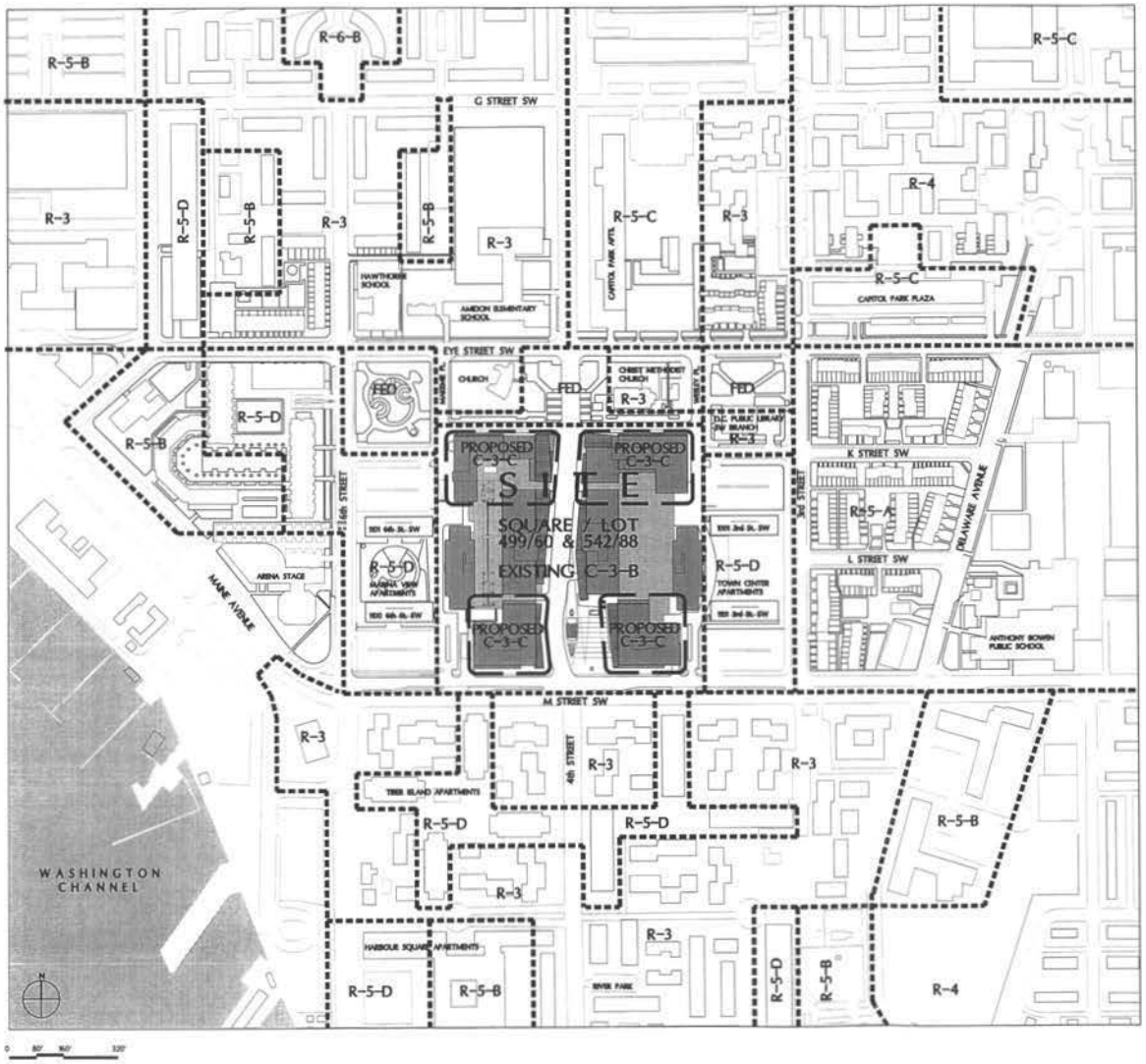


WATERFRONT

SOUTHWEST WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

OWNER
WATERSIDE ASSOCIATES, LLC
DEVELOPER
FOREST CITY ENTERPRISES & THE KAEMPFER COMPANY
ARCHITECTS
SHALOM BARANES ASSOCIATES
LAND USE COUNSEL
ARNOLD & PORTER
TRAFFIC CONSULTANT
GOROVE SLADE ASSOCIATES, INC.

FIRST-STAGE PUD: SEPTEMBER 27th, 2002

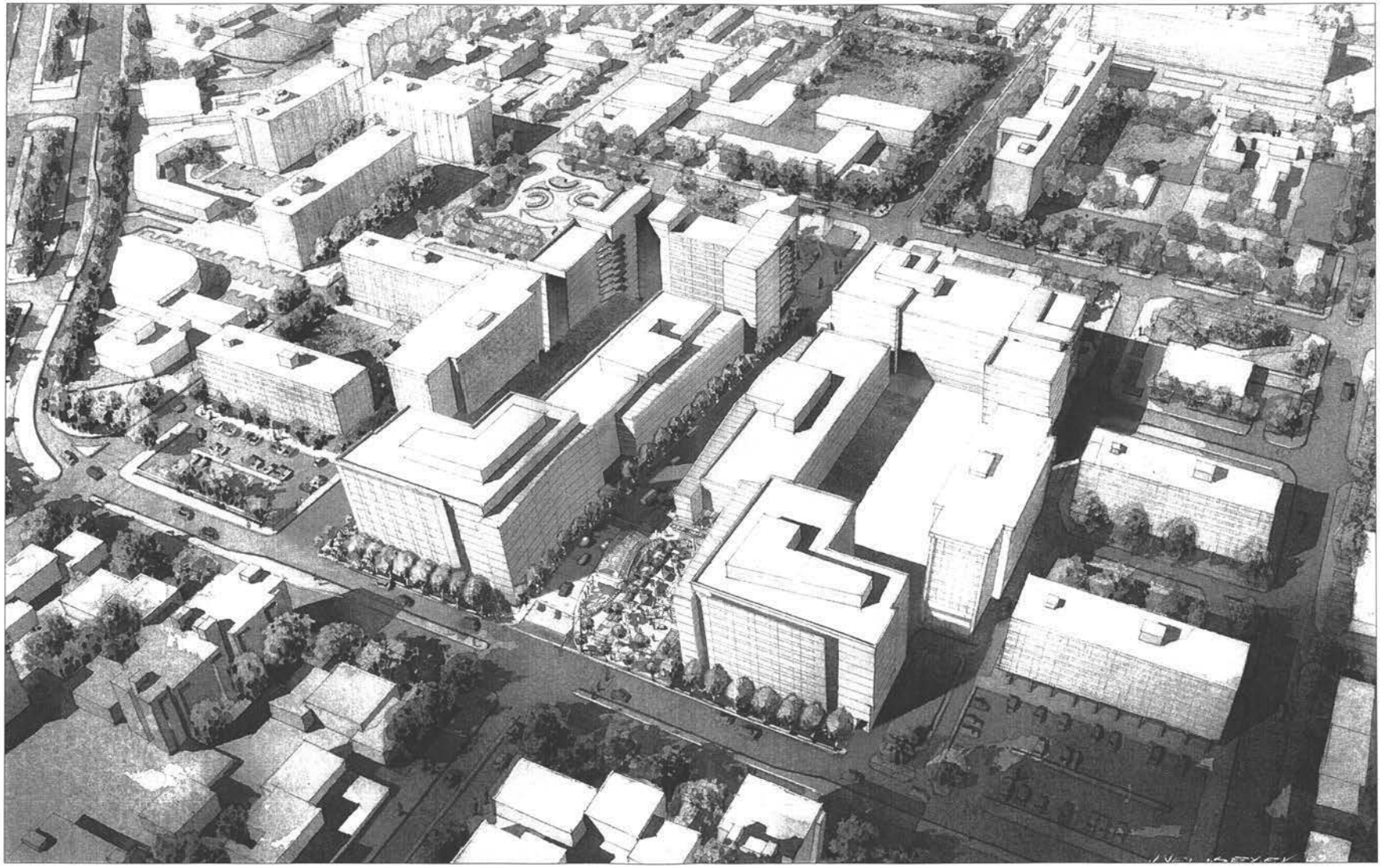
DRAWING INDEX

NO.	TITLE	FILING REQUIREMENTS (DCMR 11) SECTION
CS	COVER SHEET	2406.1 (b)
1	AERIAL RENDERING OF PROPOSED DEVELOPMENT	
2	PHOTOGRAPH OF EXISTING DEVELOPMENT	2406.1 (a)(2)
3	AERIAL PHOTOGRAPH OF EXISTING DEVELOPMENT	2406.1 (a)(2)
4	DEVELOPMENT DATA	2406.1 (a)(1)-(3)(c)
5	COMPARATIVE MASSING OPTIONS	2406.1 (a)(2)
6	SITE SURVEY	2406.1 (a)(1)(5)
7	EXISTING BUILDING PLANS	
8	CONTEXT IMAGES	2406.1 (a)(2)
9	CONTEXT IMAGES	2406.1 (a)(2)
10	CONTEXT / SITE DIAGRAMS	2406.1 (a)(2)
11	CONTEXT CIRCULATION PLAN	2406.1 (d) & (a)(4,5)
12	ROOF PLAN	2406.1 (d)(6)(7)
13	GROUND LEVEL / SITE CIRCULATION PLAN	2406.1 (d) & (a)(4 & 7)
14	OPEN SPACE PLAN DIAGRAM	
15	RETAIL PLAN DIAGRAM	
16	B1 – LEVEL PLAN	2406.1 (a)(4 & 7)
17	CONTEXT / BUILDING ELEVATIONS	2406.1 (a)(2)
18	CONTEXT / BUILDING SECTIONS	2406.1 (a)(2)
19	PHASING PLAN	2406.1 (a)(2)
20	REZONING PLAN DIAGRAM	

ZONING COMMISSION
District of Columbia
Case 02-38
Exhibit 5

COVER SHEET | CS

ZONING COMMISSION
District of Columbia
CASE NO.02-38
EXHIBIT NO.5



WATERFRONT

WASHINGTON, DC.

FOREST CITY ENTERPRISES
& THE KAEMPFER COMPANY

SHALOM BARANES ASSOCIATES

AERIAL RENDERING OF PROPOSED DEVELOPMENT

1

FIRST-STAGE PUD: SEPTEMBER 27th, 2002

Photograph By: Richard Westbrook



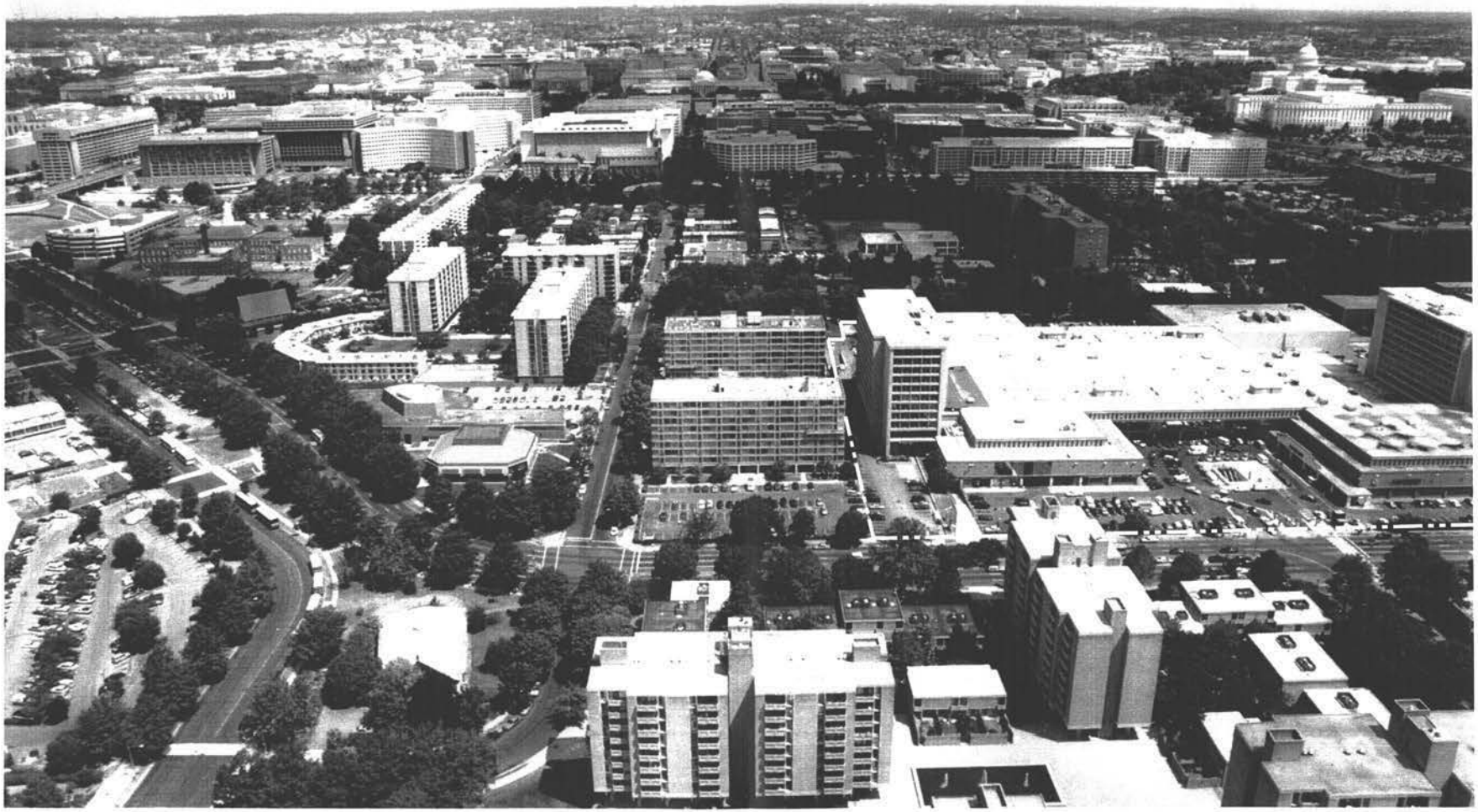
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& THE KAEMPFER COMPANY
SHALOM BARANES ASSOCIATES

AERIAL PHOTOGRAPH OF EXISTING DEVELOPMENT

FIRST-STAGE PUD: SEPTEMBER 27th, 2002

Photograph By: Richard Westbrook



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& THE KAEMPFER COMPANY
SHALOM BARANES ASSOCIATES

AERIAL PHOTOGRAPH OF EXISTING DEVELOPMENT

FIRST-STAGE PUD: SEPTEMBER 27th, 2002

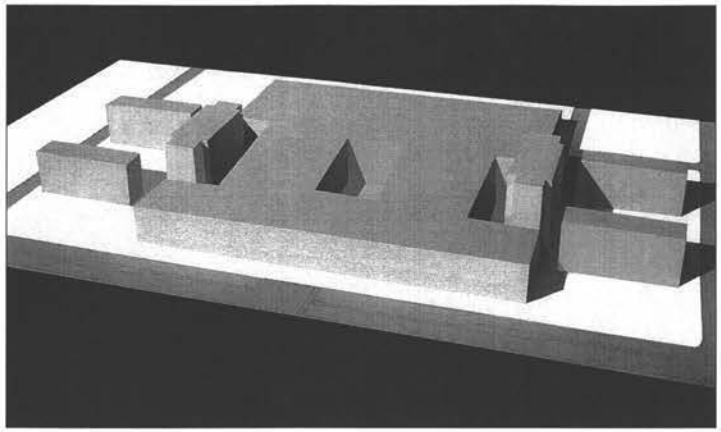
ZONING TABULATION

	EXISTING DEVELOPMENT	EXISTING C-3-B ZONE MATTER-OF-RIGHT	ALLOWABLE WITH P.U.D. GUIDELINES			PROPOSED DEVELOPMENT
		PERMITTED / REQUIRED	EXISTING C-3-B PERMITTED / REQUIRED	REZONED C-3-C PERMITTED / REQUIRED	TOTAL	
SITE AREA:	584,655 sf	584,655 sf	362,226 sf	222,429 sf	584,655 sf	584,655 sf
FAR:	RESIDENTIAL = 0.00	RESIDENTIAL = 5.0	RESIDENTIAL = 5.5	RESIDENTIAL = 8.0	RESIDENTIAL[1] = 6.45	RESIDENTIAL = 0.69
	COMMERCIAL = 2.25	COMMERCIAL = 4.0	COMMERCIAL = 4.5	COMMERCIAL = 8.0	COMMERCIAL[1] = 5.83	COMMERCIAL = 3.64
	TOTAL = 2.25	TOTAL = 5.0	TOTAL = 5.5	TOTAL = 8.0	TOTAL[1] = 6.45	TOTAL = 4.33
GROSS FLOOR AREA:	RESIDENTIAL = 0 sf	RESIDENTIAL= 2,923,276 sf	RESIDENTIAL = 1,992,243 sf	RESIDENTIAL = 1,779,432 sf	[1] = 3,771,675 sf	RESIDENTIAL = 400,000 sf
	COMMERCIAL = 1,316,871 sf	COMMERCIAL= 2,338,621 sf	COMMERCIAL = 1,630,017 sf	COMMERCIAL = 1,779,432 sf	[1] = 3,409,449 sf	COMMERCIAL[2] = 2,126,500 sf
	TOTAL = 1,316,871 sf	TOTAL= 2,923,276 sf	TOTAL = 1,992,243 sf	TOTAL = 1,779,432 sf	[1] = 3,771,675 sf	TOTAL = 2,526,500 sf
HEIGHT:	130 ft[4]	70 ft max.	90 ft max.	130 ft max.		EXISTING MAXIMUM = 130 ft PROPOSED RESIDENTIAL = 112 ft PROPOSED OFFICE = 79 ft-112 ft
STORIES:	12	6 max.	UNLIMITED	UNLIMITED	UNLIMITED	EXISTING MAXIMUM = 12 PROPOSED RESIDENTIAL = 12 PROPOSED OFFICE = 6-10
LOT OCCUPANCY:	60%	100%	100%	100%	100%	65%[3]
RESIDENTIAL RECREATION SPACE:	NA	10% of Residential GFA 1/2 of required space to be outside	10% of Residential GFA, 1/2 of required space to be outside	10% of Residential GFA, 1/2 of required space to be outside	10% of Residential GFA, 1/2 of required space to be outside	10% of Residential GFA = 40,000 sf Outside space (min) = 20,000 sf
REAR YARD:	50.92 ft	2.5 in/ft (12 ft min.)	2.5 in/ft (12 ft min.)	2.5 in/ft (12 ft min.)	2.5 in/ft (12 ft min.)	2.5 in/ft = 28.02 ft min.
SIDE YARD: EAST:	8.54 ft[4]	Not required, but If Provided:	Not required, but if provided:	Not required, but if provided:	Not required, but if provided:	None Provided[4]
SIDE YARD: WEST:	24.15 ft[4]	2 in/ft (6 ft min.)	2 in/ft (6 ft min.)	2 in/ft (6 ft min.)	2 in/ft (6 ft min.)	22.71 ft[4]
PENTHOUSE HEIGHT:	9.5 ft	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.
PENTHOUSE AREA:	.002 FAR = 2,195 sf	.37 FAR max.	.37 FAR max.	.37 FAR max.	.37 FAR max.	.37FAR max.
PARKING: OFFICE :	967[5]	Over 2,000 sf, 1 per 1,800 sf	Over 2,000 sf, 1 per 1,800 sf	Over 2,000 sf, 1 per 1,800 sf	Over 2,000 sf, 1 per 1,800 sf	Over 2,000 sf, 1 per 1,800 sf = 1,139[6]
RETAIL :	285[5]	Over 3,000 sf, 1 per 750 sf	Over 3,000 sf, 1 per 750 sf	Over 3,000 sf, 1 per 750 sf	Over 3,000 sf, 1 per 750 sf	Over 3,000 sf, 1 per 750 sf = 96[6]
RESIDENTIAL :	NA	1 for each 4 dwelling units	1 for each 4 dwelling units	1 for each 4 dwelling units	1 for each 4 dwelling units	1 for each 4 dwelling units = 100[6]
	total spaces = 1,252					total spaces = 1,335
LOADING: OFFICE /RETAIL :	4 @ 30 ft 7 @ 45 ft 8 @ 55 ft	OFFICE[7]: 3 @ 30 ft 1 @ 20 ft	OFFICE[7]: 3 @ 30 ft 1 @ 20 ft	OFFICE[7]: 3 @ 30 ft 1 @ 20 ft	OFFICE[7]: 3 @ 30 ft 1 @ 20 ft	OFFICE[10]: 3 @ 30 ft 1 @ 20 ft
		RETAIL[8]: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft	RETAIL[8]: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft	RETAIL[8]: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft	RETAIL[8]: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft	RETAIL[10]: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft
		RESIDENTIAL[9]: 1 @ 55 ft 1 @ 20 ft	RESIDENTIAL[9]: 1 @ 55 ft 1 @ 20 ft	RESIDENTIAL[9]: 1 @ 55 ft 1 @ 20 ft	RESIDENTIAL[9]: 1 @ 55 ft 1 @ 20 ft	RESIDENTIAL[10]: 1 @ 55 ft 1 @ 20 ft

USES:	ALL OF THE PROVIDED USES ARE PERMITTED AS A MATTER OF RIGHT
SQUARE/LOT:	499/60 & 542/88
SITE AREA:	ACTUAL = 584,655.29 sf EFFECTIVE = 484,500.00 sf = 584,655 sf less 100,155 sf (90 ft Roadway Easement)
ZONE:	EXISTING = C-3-B PROPOSED = C-3-C

NOTES:

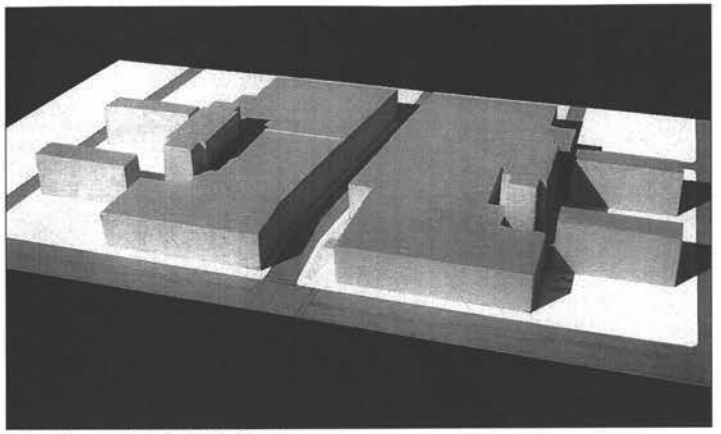
1. WHILE THE PUD APPLICATION REQUESTS A ZONING CHANGE FROM C-3-B TO C-3-C, THE ALLOWABLE DENSITY IN THE PLANNED UNIT DEVELOPMENT IS PROPOSED TO BE LIMITED TO A DENSITY THAT IS LESS THAN THAT WHICH IS ALLOWED IN THE EXISTING C-3-B ZONE.
2. A) MINIMUM OF 75,000 SF OF RETAIL GROSS FLOOR AREA WILL BE PROVIDED ON THE GROUND FLOOR. THE REMAINING COMMERCIAL DENSITY WILL BE DEVOTED TO OFFICE USE. FLEXIBITY TO PROVIDE ADDITIONAL RETAIL GROSS FLOOR AREA IN LIEU OF OFFICE GROSS FLOOR AREA IS REQUESTED.
   B) INCLUDES 75,000 SF OF EXISTING ABOVE-GRADE STRUCTURED PARKING.
3. FLEXIBILITY TO PROVIDE BETWEEN 60% AND 70% LOT OCCUPANCY IS REQUESTED.
4. AS A BUILDING BUILT PRIOR TO THE ADOPTION OF DC ZONING IN THE SOUTHWEST URBAN RENEWAL AREA WHICH CONFORMED TO THE HEIGHT, AREA AND BULK PROVISIONS OF THE URBAN RENEWAL PLANS, THE EXISTING BUILDING IS CONSIDERED A CONFORMING STRUCTURE. (DCMR 11, 2521.1(e))
5. A) THE EXISTING PARKING SPACE TABULATION IS BASED ON THE ASSUMPTION THAT ALL STRUCTURED PARKING, BOTH BELOW AND ABOVE GRADE, IS DEVOTED TO OFFICE USE. SURFACE SPACES ARE ASSUMED TO BE DEVOTED TO RETAIL USE.
   B) THE NUMBER OF EXISTING SPACES AT THE B1 LEVEL IS BASED ON AN ASSUMPTION OF ONE SPACE PER 400 SF OF AREA DEVOTED TO PARKING.
6. A) THE NUMBER OF PROVIDED PARKING SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES, TO RESPOND TO MARKET CONDITIONS, IS REQUESTED.
   B) AS REFERENCED IN NOTE #2 ABOVE, THE FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL DENSITY IS REQUESTED, SHOULD THE DISTRIBUTION OF GROSS FLOOR AREA BETWEEN OFFICE AND RETAIL CHANGE, THE STATED RATIO OF PARKING WILL BE PROVIDED.
   C) 75,000 SF OF AREA DEVOTED TO EXISTING ABOVE-GRADE PARKING THAT IS INCLUDED IN THE COMMERCIAL GROSS FLOOR AREA IS EXCLUDED FROM THE PARKING CALCULATION.
   D) RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT ONE DWELLING UNIT IS PROVIDED FOR EACH 1,000 SF OF RESIDENTIAL GROSS FLOOR AREA. THE FINAL DWELLING UNIT COUNT MAY VARY.
7. WITH MORE THAN 200,000 SF OF OFFICE GROSS FLOOR AREA
8. ASSUMES GROCERY OR DRUG STORE AREA OF MORE THAN 20,000 SF BUT LESS THAN 100,000 SF, AND OTHER RETAIL USES OF MORE THAN 30,000 SF BUT LESS THAN 100,000 SF.
9. ASSUMES MORE THAN 50 DWELLING UNITS ARE PROVIDED.
10. THE NUMBER OF PROVIDED LOADING BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES SATISFY THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF BERTHS, PLATFORMS AND SERVICE DELIVEY SPACES IS REQUESTED.



C-3-B Matter-of-Right

4.0 Commercial
1.0 Residential
5.0 Total

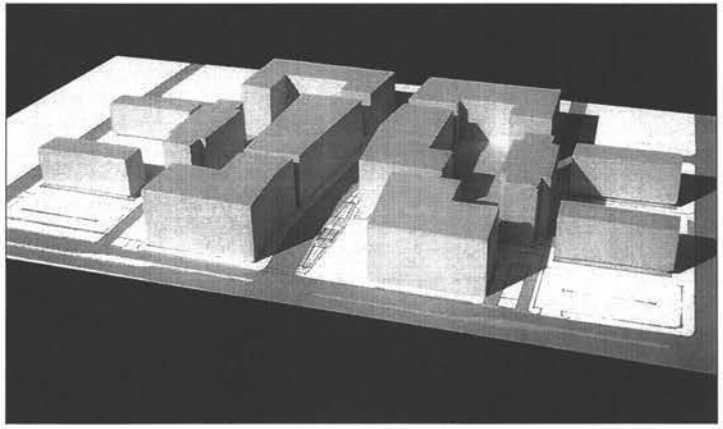
130' Existing Bldg. Height
70' New Building Height



C-3-B Matter-of-Right / 4th Street

4.0 Commercial
1.0 Residential
5.0 Total

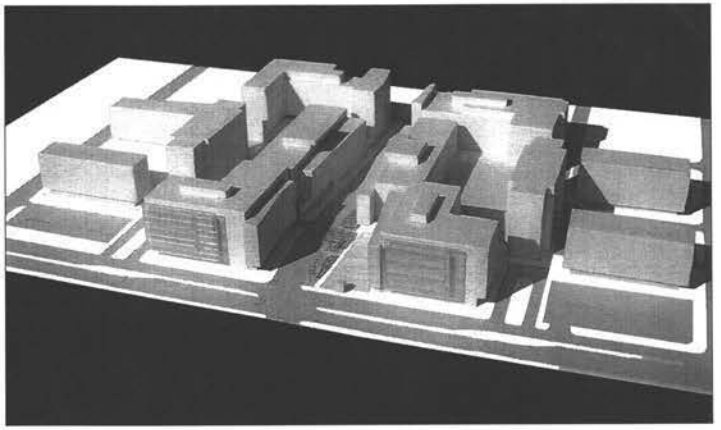
130' Existing Bldg. Height
70' New Building Height



C-3-C PUD

4.0 Commercial (8.0 Allowable)
1.0 Residential (8.0 Allowable)
5.0 Total (8.0 Allowable)

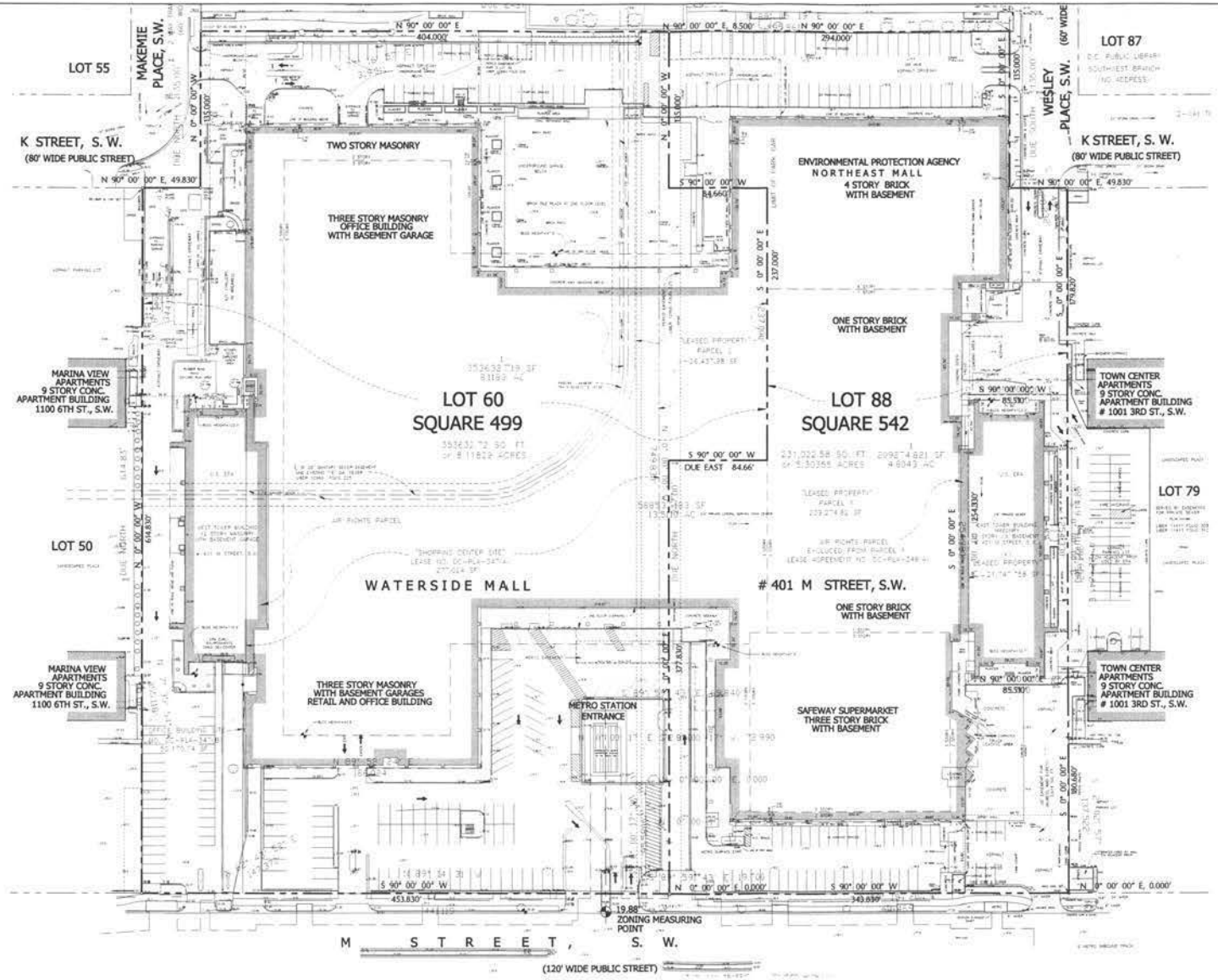
130' Existing Bldg. Height
112' New Resid. Bldg. Height
112' New Office Bldg. Height



Proposed

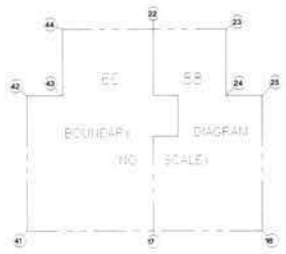
3.64 Commercial
0.69 Residential
4.33 Total

130' Existing Bldg. Height
112' New Resid. Bldg. Height
79'-112' New Office Bldg. Height

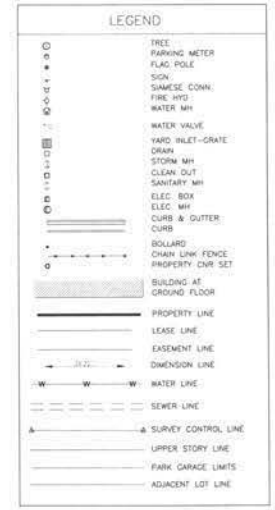


NOTES:

1. THE SITE WILL BE SUBDIVIDED INTO A SINGLE LOT.



BOUNDARY COORDINATES			TRAVERSE COORDINATES		
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
16	5007.2813	3759.2766	100	5000.0000	3000.0000
17	5007.2607	3415.4485	101	5351.9998	2953.0436
41	5007.2800	2961.6186	102	5892.0799	3005.8662
42	5622.0900	2961.6176	103	5782.3080	3317.0527
43	5622.0901	3011.4476	104	5768.8040	3712.8638
44	5757.0901	3011.4474	105	5446.2111	3774.5008
22	5757.0907	3415.4474	106	5141.5657	3776.4857
23	5757.0912	3706.4474	107	5004.1317	3781.4034
24	5622.0912	3706.4474	108	4994.1638	3441.0803
25	5622.0912	3759.2774	150	5067.5200	3130.9922
			151	5184.8048	3347.1949



0 10' 40' 80'

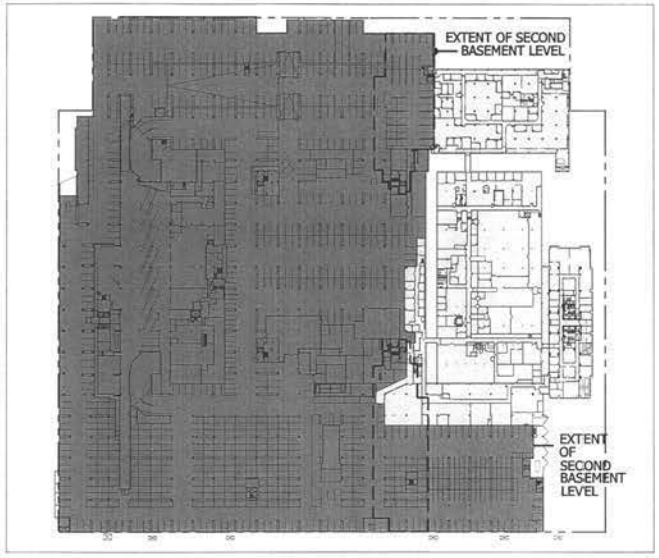
WATERFRONT

WASHINGTON, D.C.

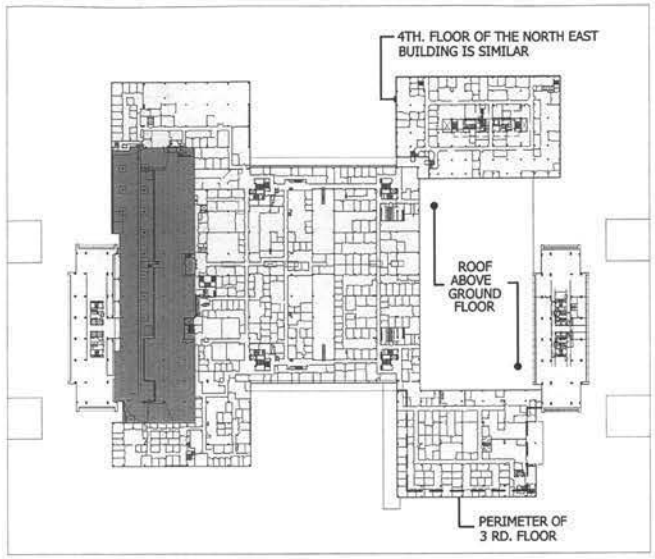
A. MORTON THOMAS & ASSOCIATES, INC.
FOREST CITY ENTERPRISES
& THE KAEMPFER COMPANY
SHALOM BARANES ASSOCIATES

SITE SURVEY | 6

FIRST-STAGE PUD: SEPTEMBER 27th, 2002



BASEMENT LEVEL



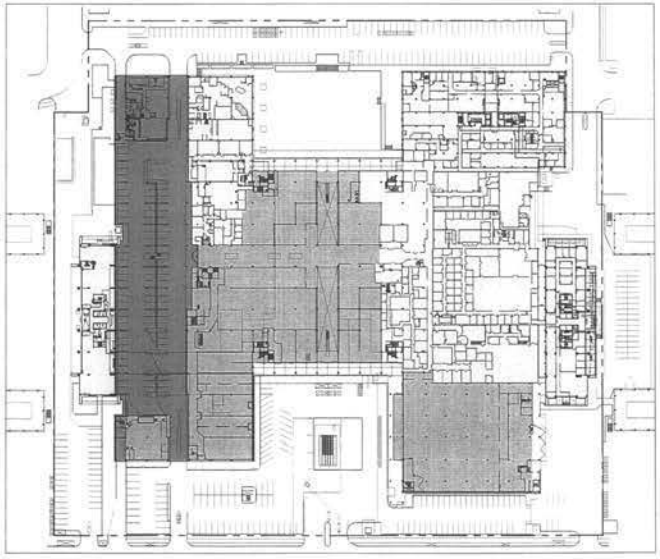
SECOND LEVEL (3 RD. SIM.)

COLOR LEGEND:

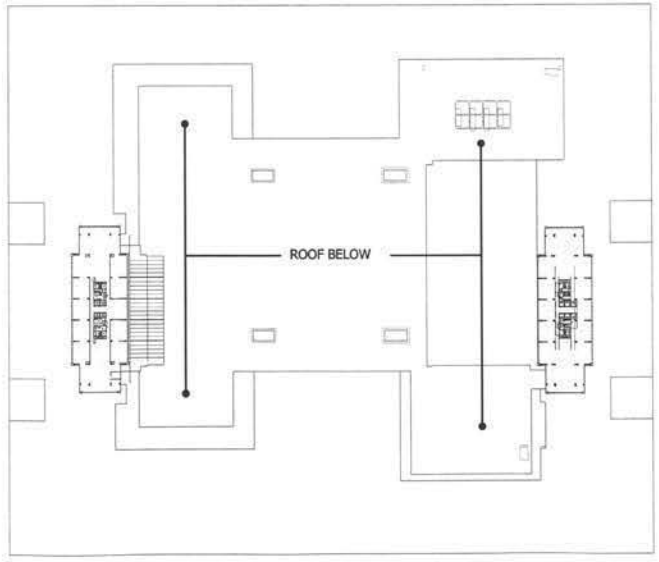
OFFICE

RETAIL

PARKING / SERVICE



GROUND LEVEL



FIFTH LEVEL (4TH AND 6TH-12TH SIM.)

0 30' 60' 120'

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& THE KAEMPFER COMPANY

SHALOM BARANES ASSOCIATES

EXISTING BUILDING PLANS 7

FIRST-STAGE PUD: SEPTEMBER 27th, 2002



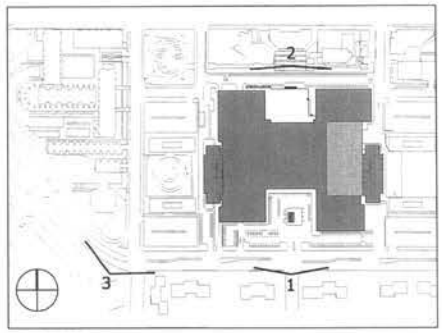
1. VIEW FROM THE CORNER OF M AND 4TH STREETS LOOKING NORTH TOWARDS SITE



2. VIEW FROM THE PARK LOOKING SOUTH TOWARDS THE SITE



3. VIEW FROM THE CORNER OF MAINE AVENUE AND 6TH STREET LOOKING NORTHEAST TOWARDS SITE



KEY PLAN



1. VIEW TOWARDS EXISTING SOUTHWEST CORNER OF THE SITE



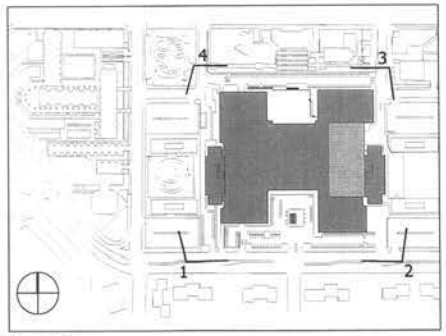
2. VIEW TOWARDS EXISTING SOUTHEAST CORNER OF THE SITE



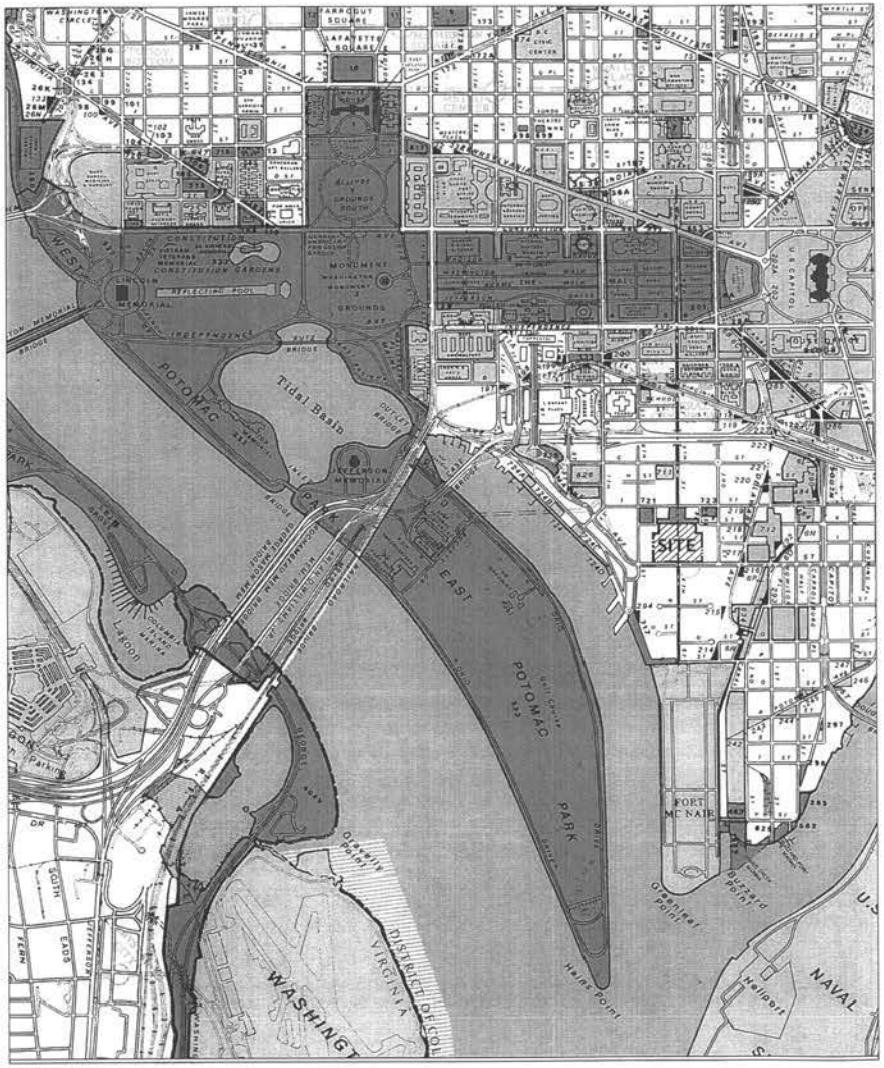
3. VIEW TOWARDS EXISTING NORTHEAST CORNER OF THE SITE



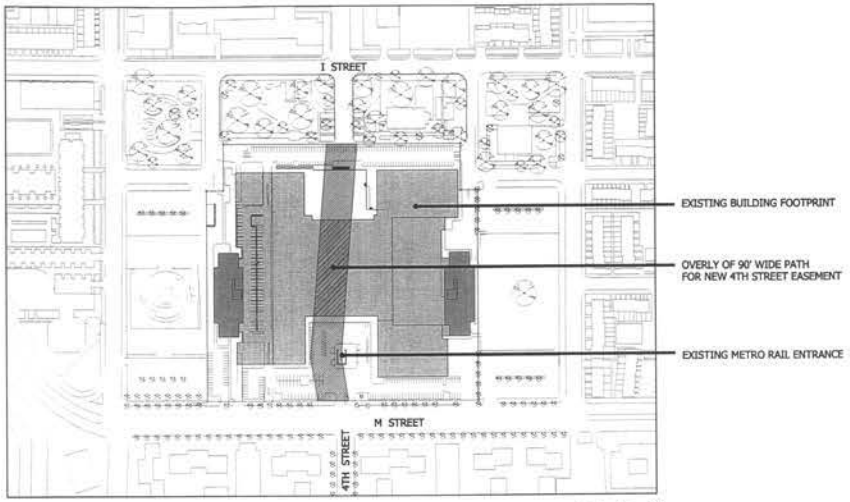
4. VIEW TOWARDS EXISTING NORTHWEST CORNER OF THE SITE



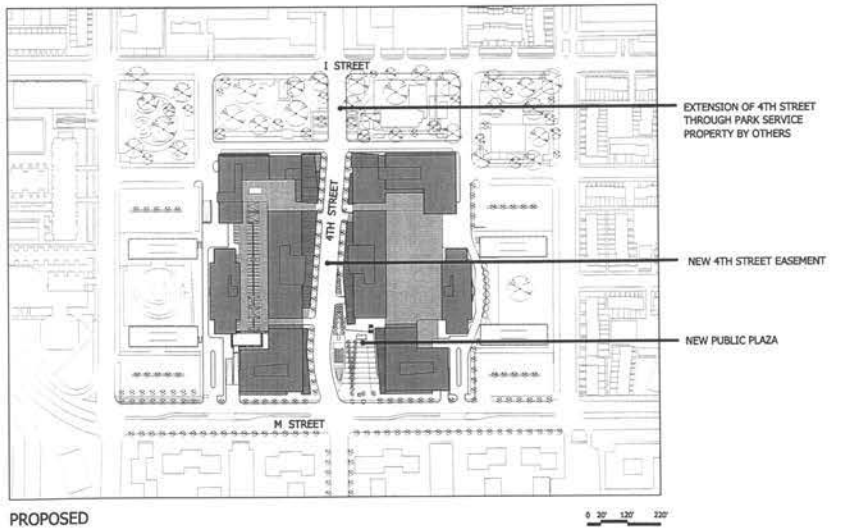
KEY PLAN



CONTEXT



EXISTING



PROPOSED

WATERFRONT

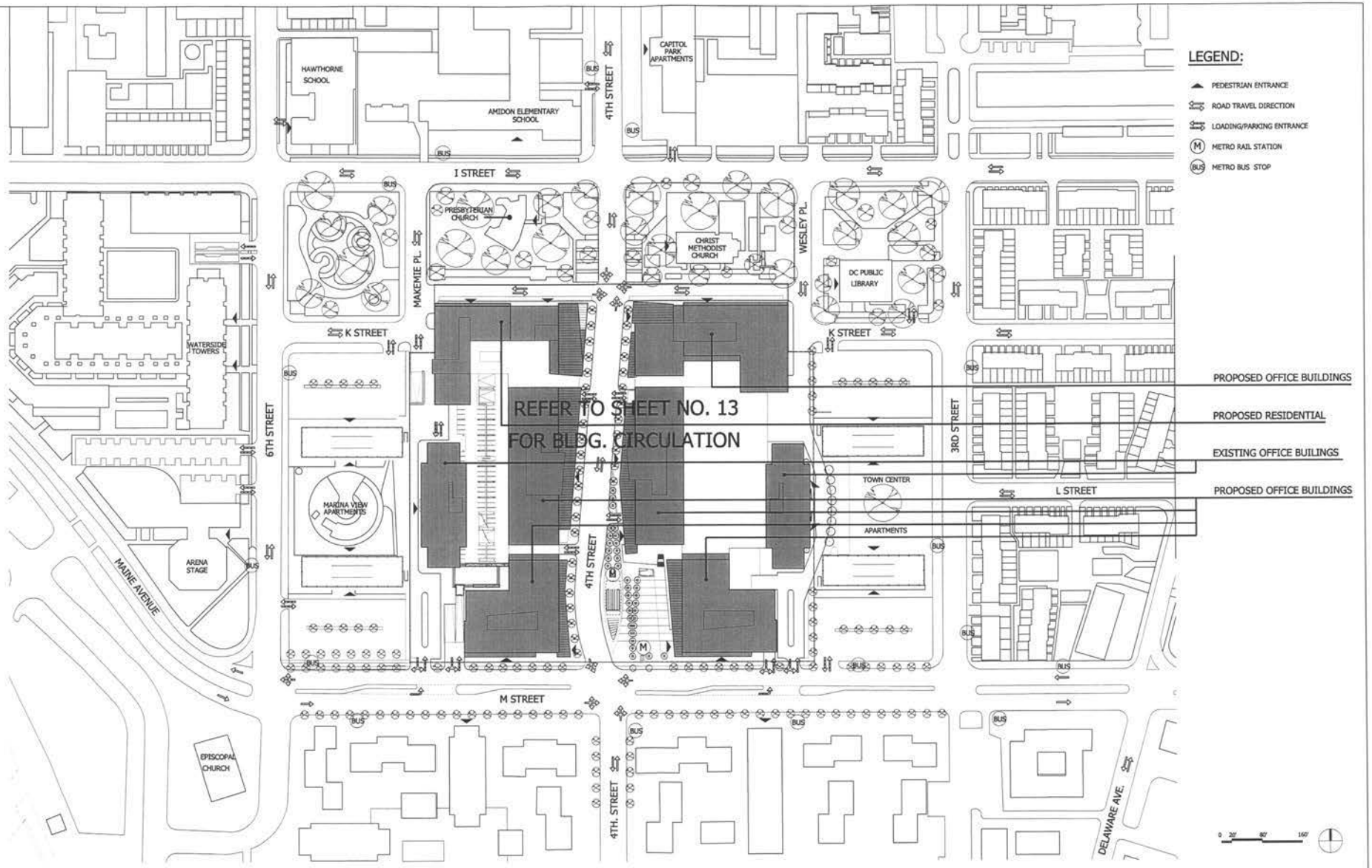
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& THE KAEMPFER COMPANY

SHALOM BARANES ASSOCIATES

CONTEXT / SITE DIAGRAMS | 10

FIRST-STAGE PUD: SEPTEMBER 27th, 2002



WATERFRONT

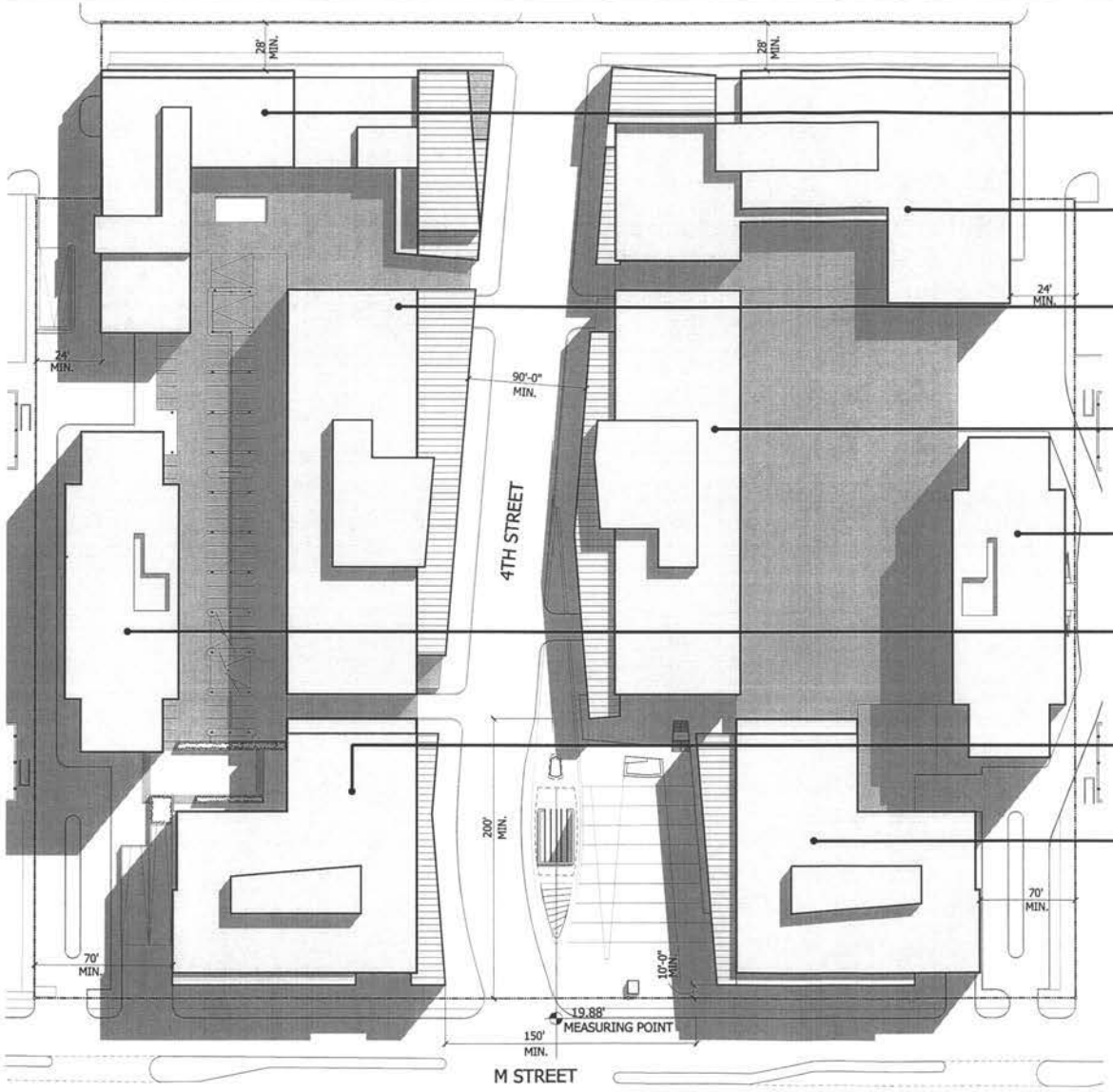
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& THE KAEMPFER COMPANY

SHALOM BARANES ASSOCIATES

CONTEXT CIRCULATION PLAN 11

FIRST-STAGE PUD: SEPTEMBER 27th, 2002



NORTHWEST BUILDING

- RESIDENTIAL BUILDING
- 12 FLOORS/ 112' BLDG. HEIGHT/ 18.5' MECH. P.H.
-400,00 GFA - (2 PHASES 0F 200,000 S.F. EACH)

NORTHEAST BUILDINGS

-OFFICE BUILDING
- 10 FLOORS/ 112' BLDG. HEIGHT/ 18.5' MECH. P.H.
- 470,000 GFA

WEST 4TH STREET BUILDING

- OFFICE BUILDING
- 6 FLOORS/ 79' BLDG. HEIGHT/ 18.5' MECH. P.H.
- 312,500 GFA (INCLUDES 75,000 GFA OF EXISTING PARKING)

EAST 4TH STREET BUILDING

- OFFICE BUILDING
- 6 FLOORS/ 79' BLDG. HEIGHT/ 18.5' MECH. P.H.
- 265,000 GFA (INCLUDES 50,500 GFA OF EXISTING 1 STORY COMMERCIAL BUILDING)

EAST TOWER (EXISTING)

- OFFICE BUILDING
- 12 FLOORS/ 130' BLDG. HEIGHT
- 201,500 GFA

WEST TOWER (EXISTING)

- OFFICE BUILDING
- 12 FLOORS/ 130' BLDG. HEIGHT
- 192,500 GFA

WEST M STREET BUILDING

- OFFICE BUILDING
- 10 FLOORS/ 112' BLDG. HEIGHT/ 18.5' MECH.P.H.
- 335,000 GFA

EAST M STREET BUILDING

- OFFICE BUILDING
- 10 FLOORS/ 112' BLDG. HEIGHT/ 18.5' MECH. P.H.
- 350,000 GFA

NOTE:

THE DESIGN OF THE BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. THEY ARE INTENDED TO DESCRIBE ONE POSSIBLE SOLUTION THAT CONFORMS TO THE DENSITY, SETBACK, AND HEIGHT LIMITATIONS DESCRIBED IN THESE DRAWINGS. FINAL DESIGN PROPOSALS FOR NEW BUILDINGS WILL BE FILED AS PART OF SUBSEQUENT SECOND STAGE PUD APPLICATIONS.

0 10' 40' 80'

WATERFRONT

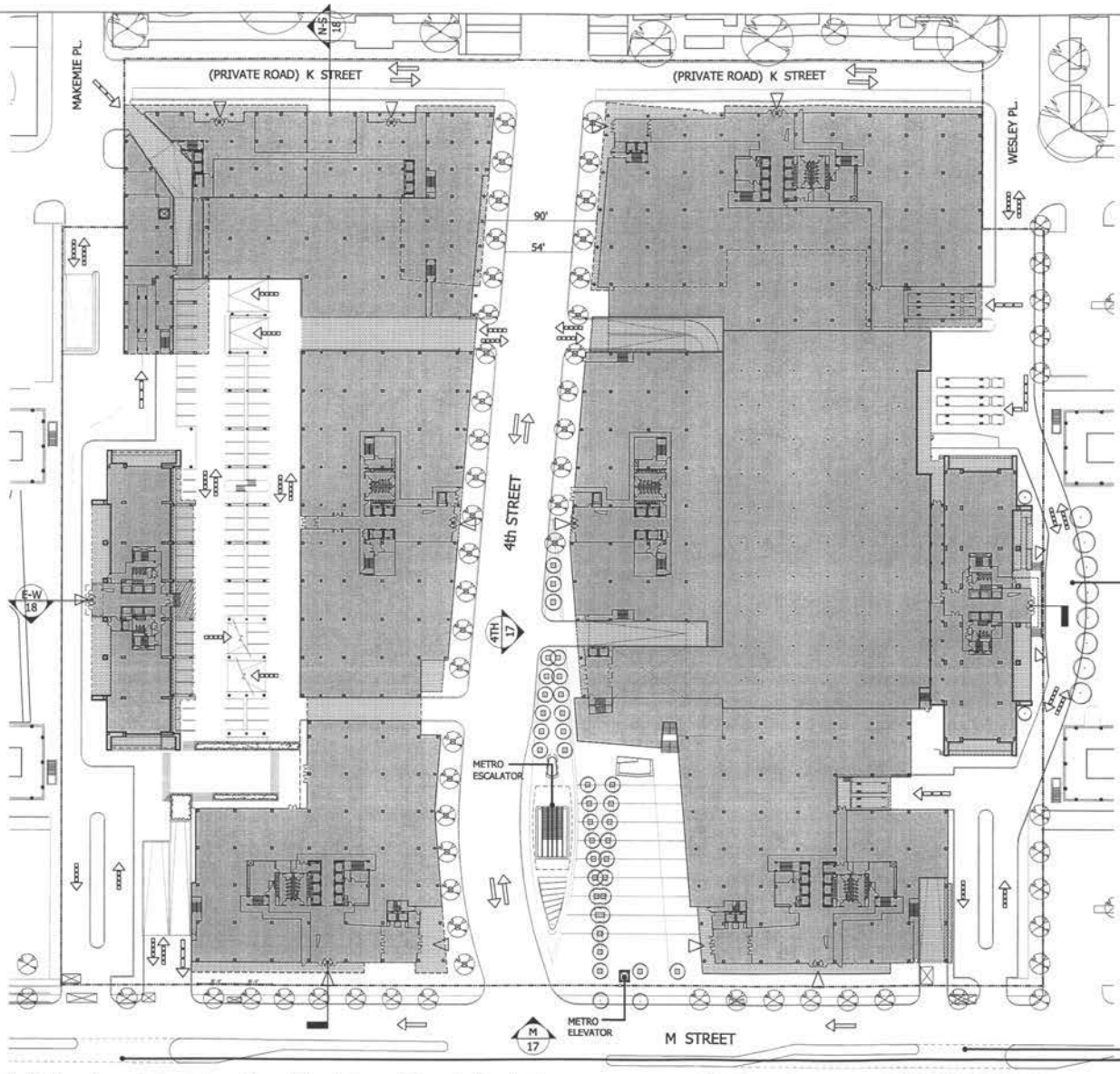
WASHINGTON, D.C.

FOREST CITY ENTERPRISES
& THE KAEMPFER COMPANY

SHALOM BARANES ASSOCIATES

ROOF PLAN | 12

FIRST-STAGE PUD: SEPTEMBER 27th, 2002



NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE 4TH STREET ROAD BED IS SHOWN 55' WIDE FOR ILLUSTRATIVE PURPOSES. THIS MATCHES 4TH STREET NORTH AND SOUTH OF THE SITE. THE FINAL WIDTH MAY VARY.

LEGEND:

- Lobby Entrances
- Road Circulation
- Parking / Ramp Entrances
- Loading Entrances

0 10' 40' 80'

WATERFRONT

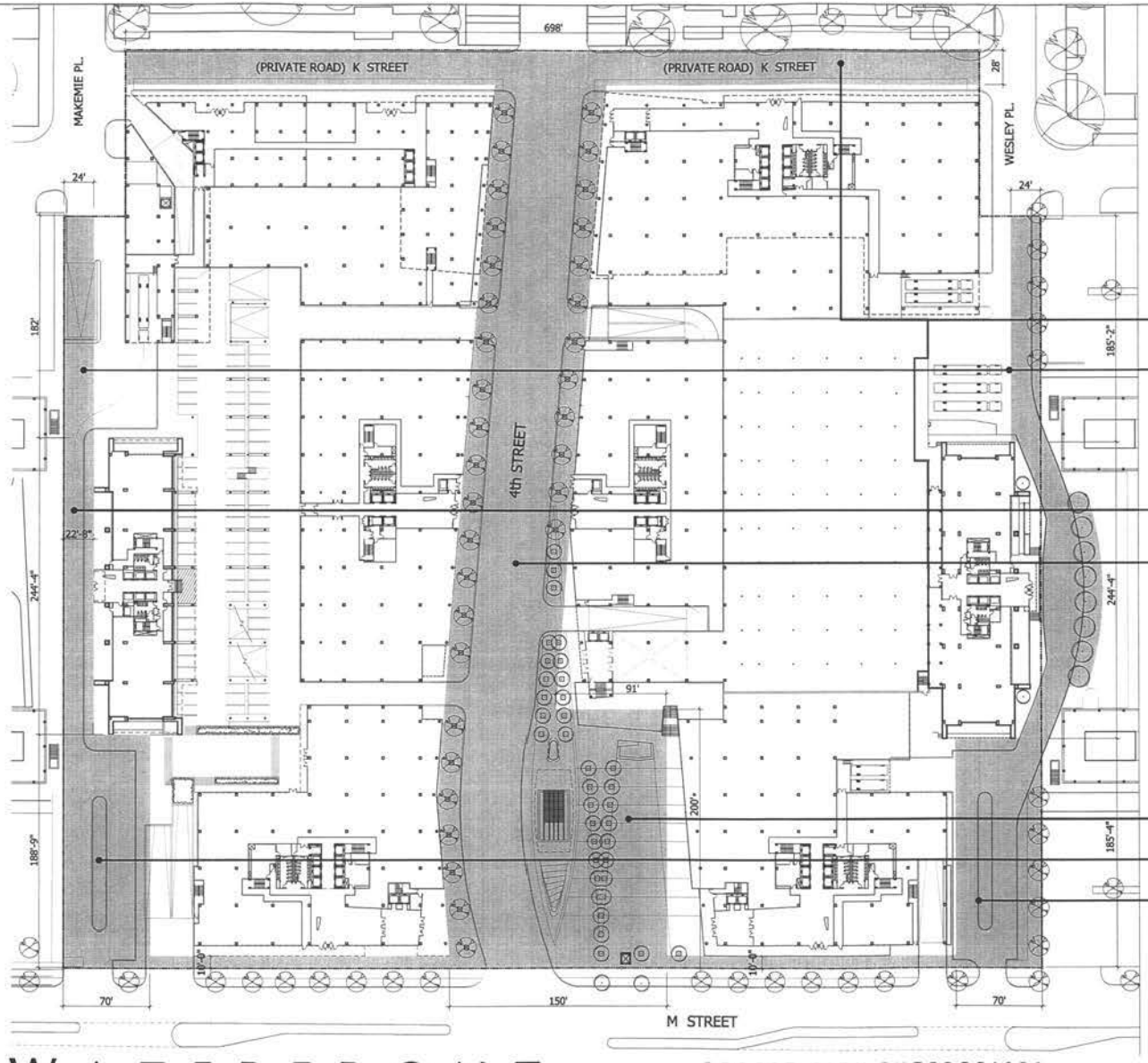
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FOREST CITY ENTERPRISES & THE KAEMPFER COMPANY

SHALOM BARANES ASSOCIATES

GROUND LEVEL / SITE CIRCULATION PLAN

FIRST-STAGE PUD: SEPTEMBER 27th, 2002



NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE 4TH STREET ROAD BED IS SHOWN 55' WIDE FOR ILLUSTRATIVE PURPOSES. THIS MATCHES 4TH STREET NORTH AND SOUTH OF THE SITE. THE FINAL WIDTH MAY VARY.
3. DIMENSIONS SHOWN ARE MINIMUMS. FLEXIBILITY TO INCREASE THE MINIMUM DIMENSIONS IS REQUESTED.

LEGEND:

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

0 10' 40' 80'

WATERFRONT

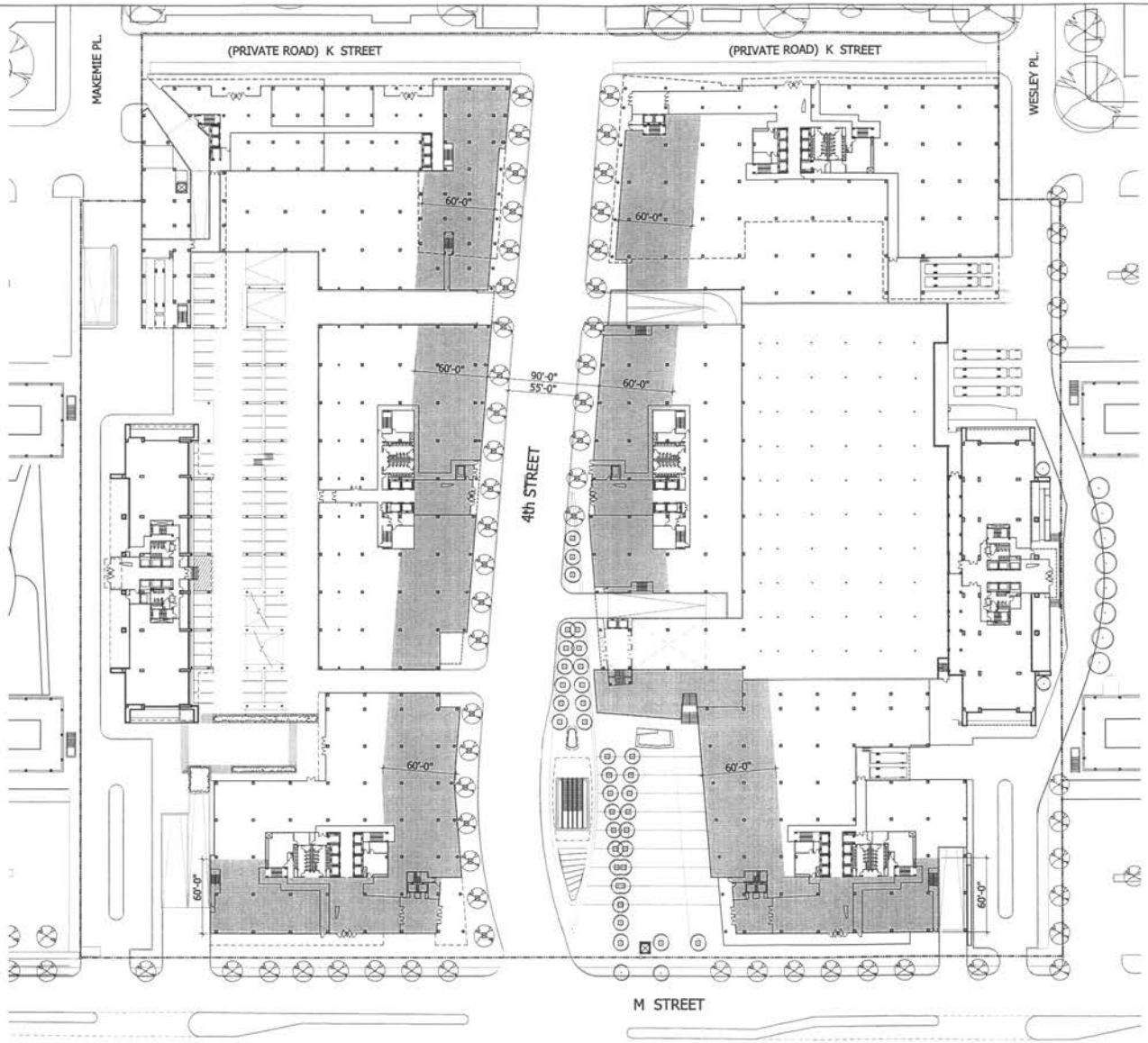
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FOREST CITY ENTERPRISES & THE KAEMPFER COMPANY

SHALOM BARANES ASSOCIATES

OPEN SPACE PLAN DIAGRAM

FIRST-STAGE PUD: SEPTEMBER 27th, 2002



NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE 4TH STREET ROAD BED IS SHOWN 55' WIDE FOR ILLUSTRATIVE PURPOSES. THIS MATCHES 4TH STREET NORTH AND SOUTH OF THE SITE. THE FINAL WIDTH MAY VARY.

LEGEND:

RETAIL AREA COMMITMENT-
THE SHADED AREA, FRONTING ON 4TH STREET AND M STREET TO A DEPTH OF 60' BACK FROM THE FACE OF THE BUILDING WILL BE TARGETED FOR RETAIL LEASING PURPOSES.

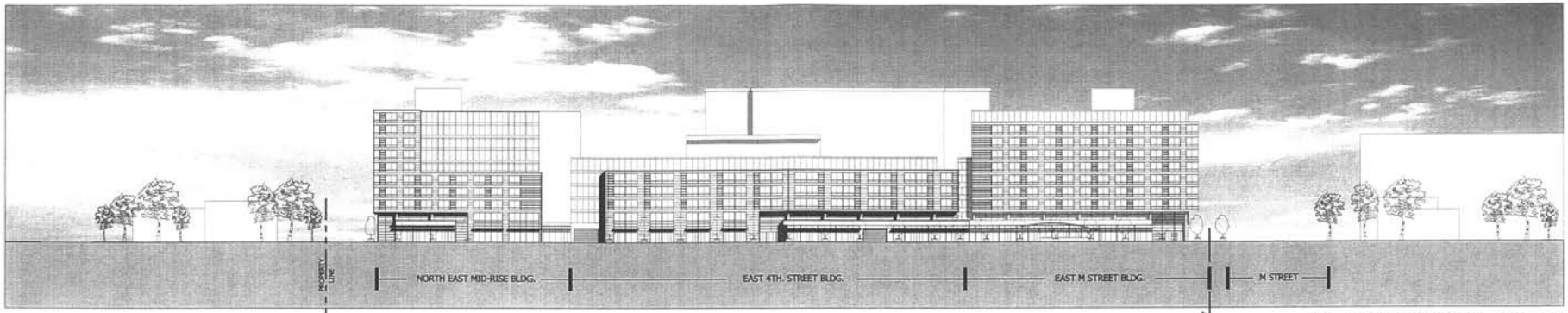
0 10' 40' 80'

WATERFRONT
WASHINGTON, DC.

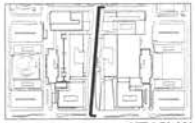
FOREST CITY ENTERPRISES
& THE KAEMPFER COMPANY
SHALOM BARANES ASSOCIATES

RETAIL PLAN DIAGRAM | 15

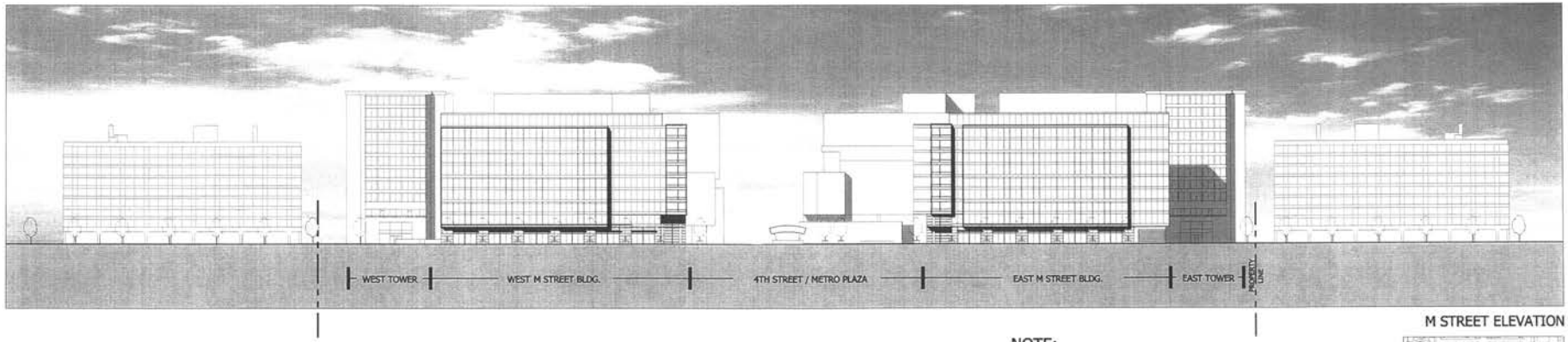
FIRST-STAGE PUD: SEPTEMBER 27th, 2002



4TH. STREET ELEVATION (looking east)



KEY PLAN

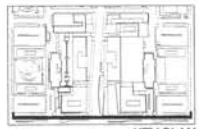


M STREET ELEVATION

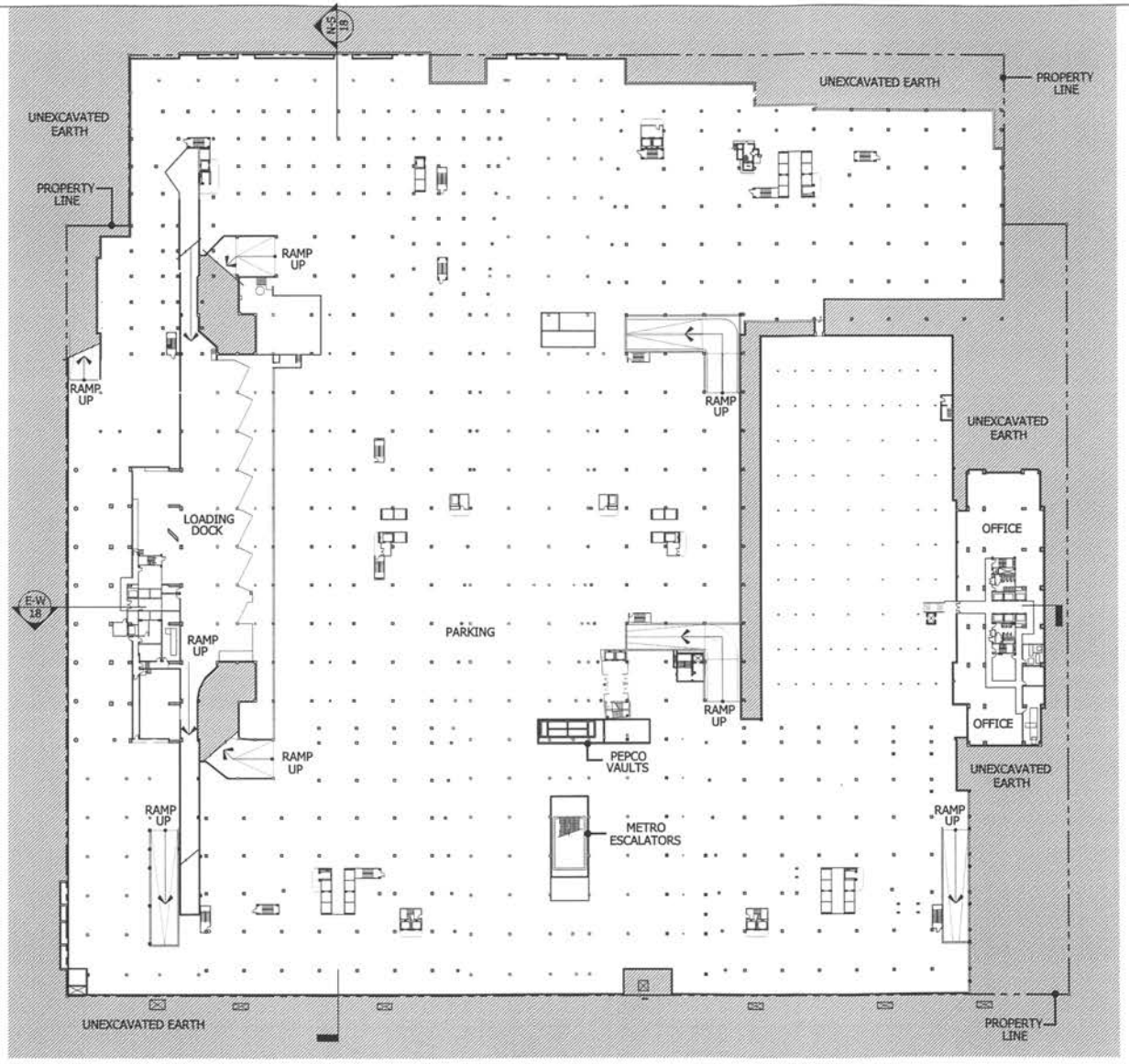
NOTE:

THE DESIGN OF THE BUILDING ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. THEY ARE INTENDED TO DESCRIBE ONE POSSIBLE SOLUTION THAT CONFORMS TO THE DENSITY, SETBACK, AND HEIGHT LIMITATIONS DESCRIBED IN THESE DRAWINGS. FINAL DESIGN PROPOSALS FOR NEW BUILDINGS WILL BE FILED AS PART OF SUBSEQUENT SECOND STAGE PUD APPLICATIONS.

0' 10' 30' 60' 120'



KEY PLAN



PARKING TABULATION:

THE PROPOSED DEVELOPMENT WILL PROVIDE FOR REQUIRED PARKING AT THE FOLLOWING RATIOS:

OFFICES	= OVER 2,000 SF, 1 PER 1,800 SF	= 1,139 SPACES
RETAIL	= OVER 3,000 SF, 1 PER 750 SF	= 96 SPACES
RESIDENTIAL	= 1 FOR EACH 4 DWELLING UNITS	= 100 SPACES
TOTAL		= 1,335 SPACES

THE FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES TO RESPOND TO MARKET DEMAND IS REQUESTED.

NOTES:

1. THE B-1 LEVEL PLAN SHOWS THE EXTENT OF THE EXISTING B-1 LEVEL FOOTPRINT. ADDITIONAL EXCAVATION AND BELOW-GRADE CONSTRUCTION MAY OCCUR AT THE CORNERS OF THE SITE IF NEEDED TO SATISFY PARKING NEEDS.
2. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
3. FOR THE PURPOSES OF THIS PUD APPLICATION, IT IS ASSUMED THAT THE RESIDENTIAL BUILDING WILL HAVE 400 DWELLING UNITS.
4. UP TO 40 % OF REQUIRED PARKING MAY BE COMPACT SPACES.
5. UP TO 25 % OF THE REQUIRED PARKING MAY BE STACKED SPACES.
6. BICYCLE PARKING SPACES WILL BE PROVIDED AT A RATIO OF 5 % OF THE TOTAL NUMBER PARKING SPACES REQUIRED FOR OFFICE USE.
7. PARKING SPACE SIZES:

   HANDICAP = 12' X 19'
   STANDARD = 9' X 19'
   COMPACT = 8' X 16'
   BICYCLE = 2' X 6'

8. DRIVE AISLES WILL BE 20' MIN. IN AREAS DESCRIBED IN DCMR 11, 2117.5

0 10' 40' 80'

WATERFRONT

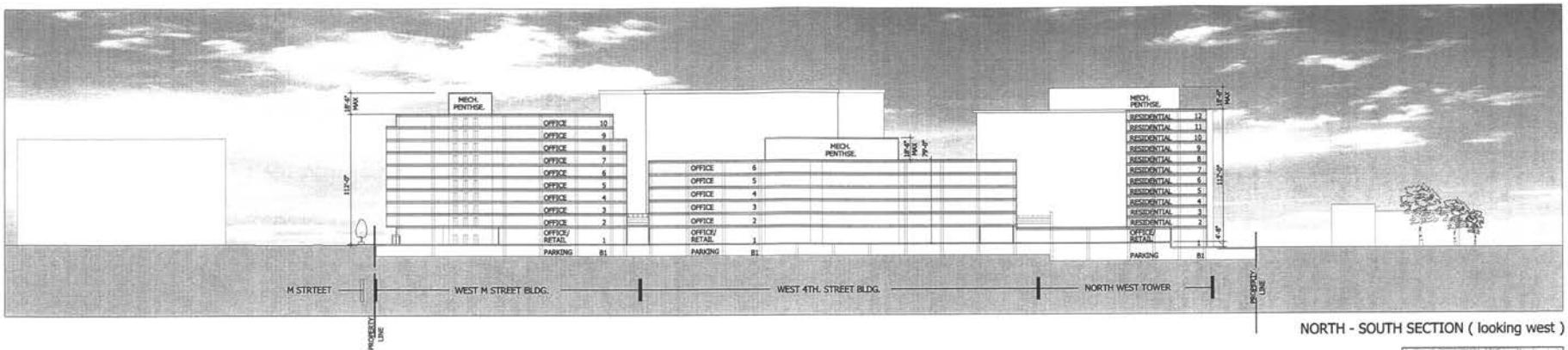
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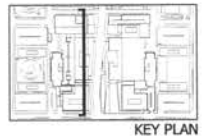
SHALOM BARANES ASSOCIATES

B-1 LEVEL PLAN 16

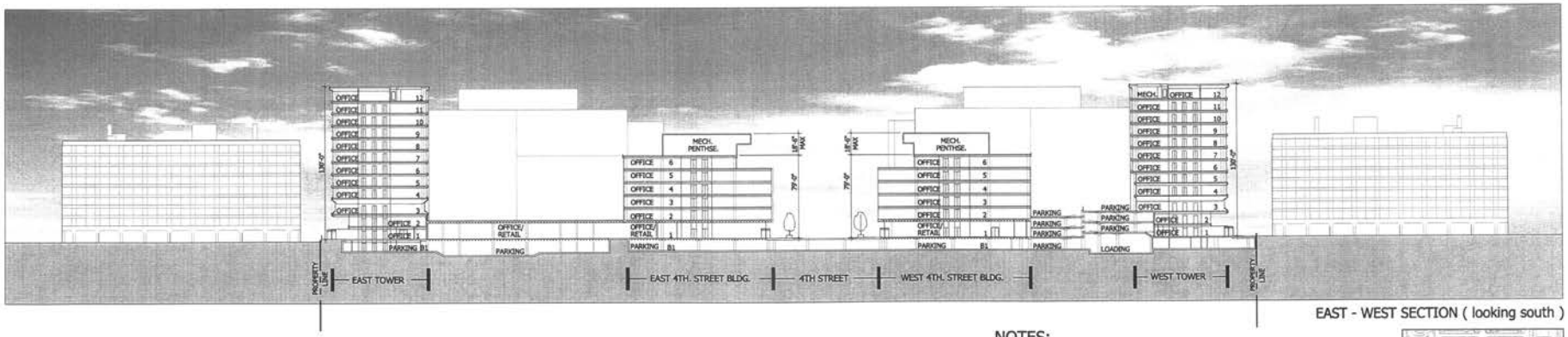
FIRST-STAGE PUD: SEPTEMBER 27th, 2002



NORTH - SOUTH SECTION (looking west)



KEY PLAN

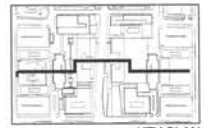


EAST - WEST SECTION (looking south)

NOTES:

1. REFER TO SHEET NO.6 FOR MEASURING POINT LOCATION.
2. BUILDING HEIGHTS ARE MEASURED FROM THE ZONING MEASURING POINT ELEVATION OF 19.88'.

0' 10' 30' 60' 120'



KEY PLAN

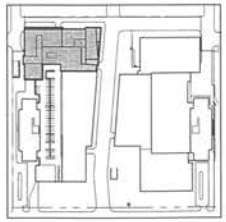
PROBABLE DEVELOPMENT SCENARIO

WEST SIDE OF 4TH STREET

N.W. BLDGS.



Interim Phase: Matter of Right
Minor Renovation

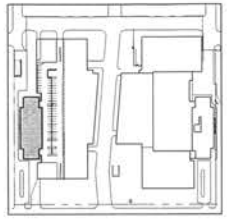


Final Phase: 112' New Bldgs.

WEST TOWER



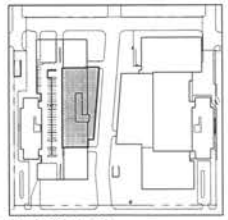
Interim Phase: Matter of Right
Minor Renovation



Final Phase: Same as Interim

WEST 4th STREET BLDG.

Interim Phase: N/A

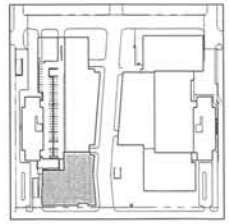


Final Phase:
+3 Floors (79')

S.W. M STREET BLDG.



Interim Phase: Matter of Right
Minor Renovation



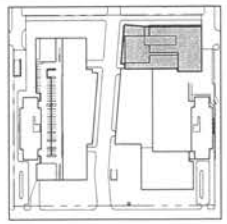
Final Phase: 112' New Bldg.

EAST SIDE OF 4TH STREET

N.E. BLDGS.

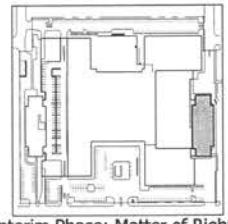


Interim Phase: Matter of Right
+ 1 Floor (65')

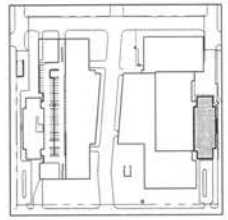


Final Phase: 112' New Bldgs.

EAST TOWER



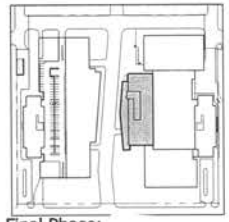
Interim Phase: Matter of Right
Minor Renovation



Final Phase: Same as Interim

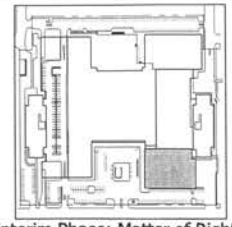
EAST 4th STREET BLDG.

Interim Phase: N/A

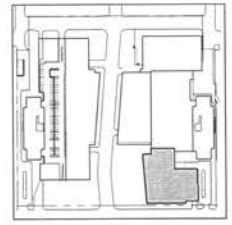


Final Phase:
+3 Floors (79')

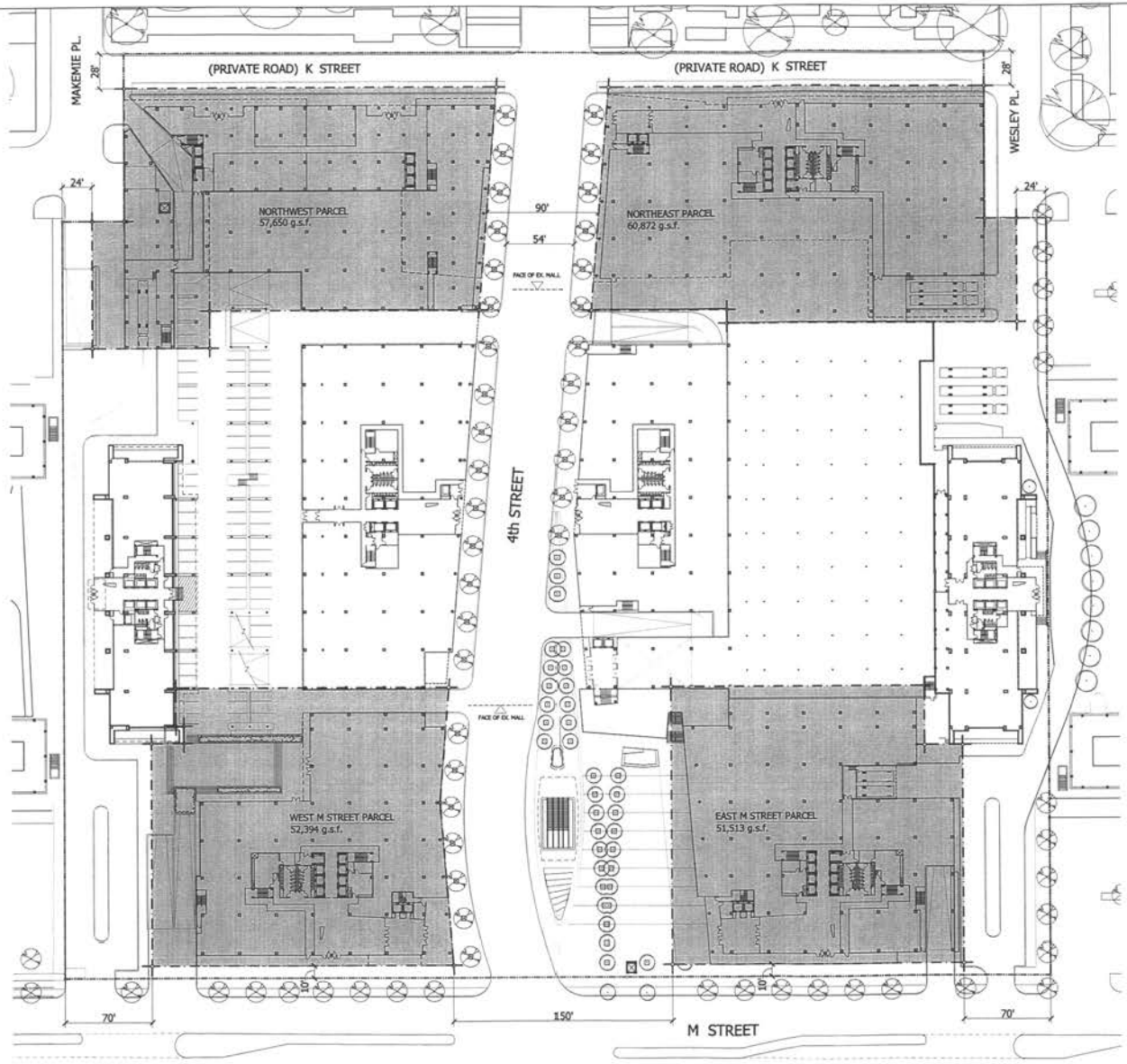
S.E. M STREET BLDG.



Interim Phase: Matter of Right
Minor Renovation



Final Phase: 112' New Bldg.



LEGEND:

AREA PROPOSED TO BE REZONED FROM C-3-B TO C-3-C.

TOTAL REZONING AREA FROM C-3-B TO C-3-C = 222,429 s.f.

0 10' 40' 80'

WATERFRONT

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SHALOM BARANES ASSOCIATES

REZONING PLAN DIAGRAM 20

FIRST-STAGE PUD: SEPTEMBER 27th, 2002