WATERFRONT



ZONING COMMISSION
District of Columbia
CASE NO.02-38
EXHIBIT NO.74

WATERFRONT

A MIXED-USE, OFFICE, RETAIL AND RESIDENTIAL REVITALIZATION IN SOUTHWEST WASHINGTON, DC

DEVELOPMENT BY FOREST CITY WASHINGTON AND THE KAEMPFER COMPANY

The Kaempfer Company

The Kaempfer Company

- Founded 25 years ago
- Approximately five million square feet in the Washington metropolitan area
- Specializing in office development and management
- Company mission: to create successful projects that are sensitive to their environment and pleasing to the community

The Warner

Designed by:
Pei, Cobb, Freed & Partners

Shalom Baranes Associates

Size:
650,000 Square Feet



The Investment Building

Designed by:
Cesar Pelli & Associates

Shalom Baranes Associates

Size:
375,000 Square Feet

Completed:
3rd Quarter 2001

97% Pre-leased



2099 Pennsylvania Avenue

Designed by:
Pei, Cobb, Freed & Partners

Size:
200,000 Square Feet

Completed:
January 2001

100% Pre-leased



The Bowen Building

Designed by:
Hartman-Cox Architects

Size:
220,000 Square Feet

Delivering:
2004



Forest City Washington



1.VIEW TOWARDS EXISTING SOUTHWEST CORNER OF THE SITE.



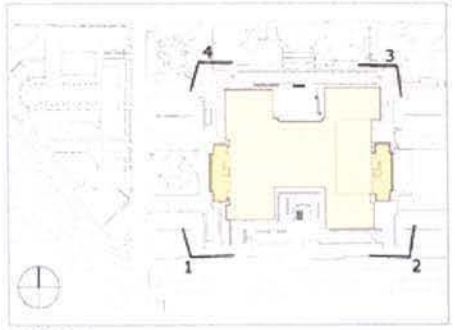
2. VIEW TOWARDS EXISTING SOUTHEAST CORNER OF THE SITE.



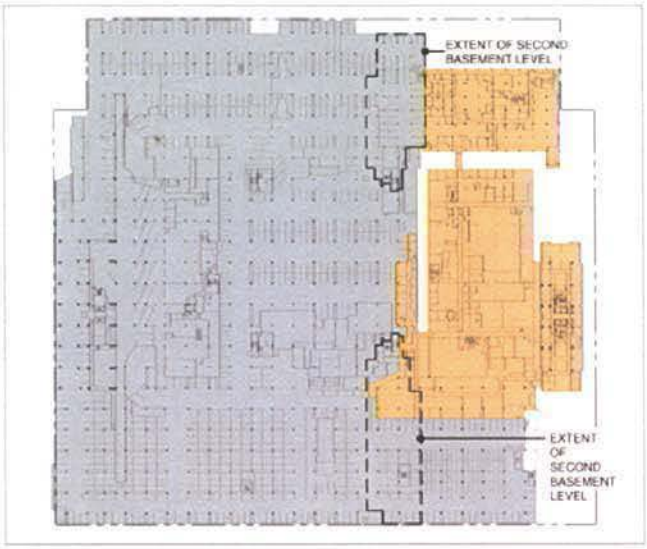
3. VIEW TOWARDS EXISTING NORTHEAST CORNER OF THE SITE.



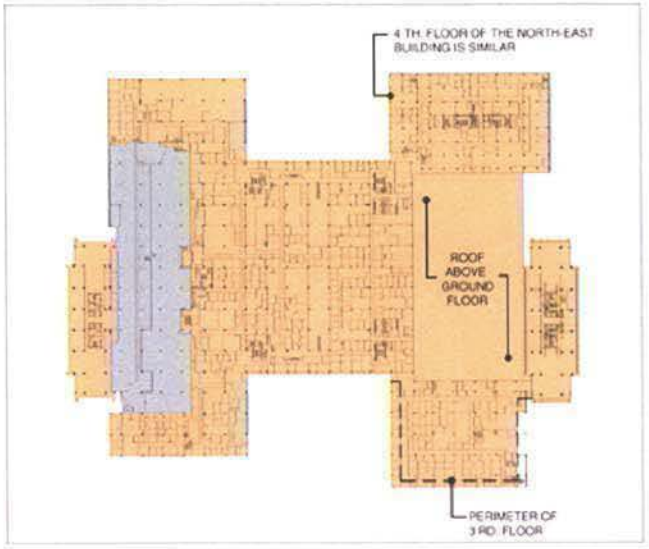
3. VIEW TOWARDS EXISTING NORTWEST CORNER OF THE SITE



KEY PLAN



BASEMENT LEVEL



SECOND LEVEL (3RD. SIM.)

LEGEND:

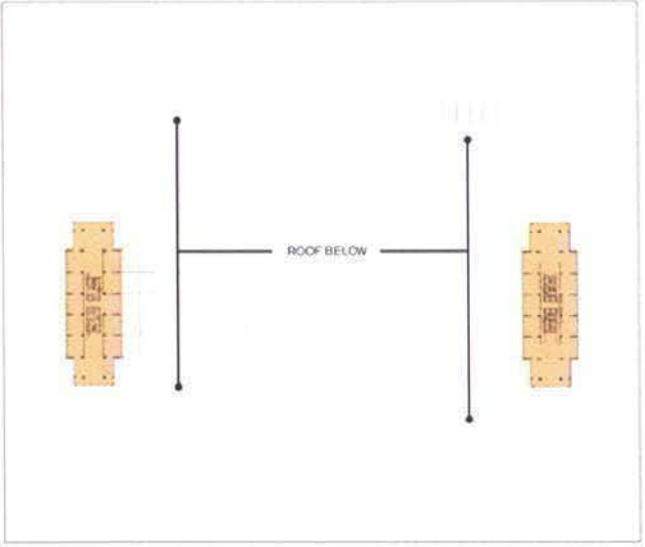
OFFICE

RETAIL

PARKING / SERVICE

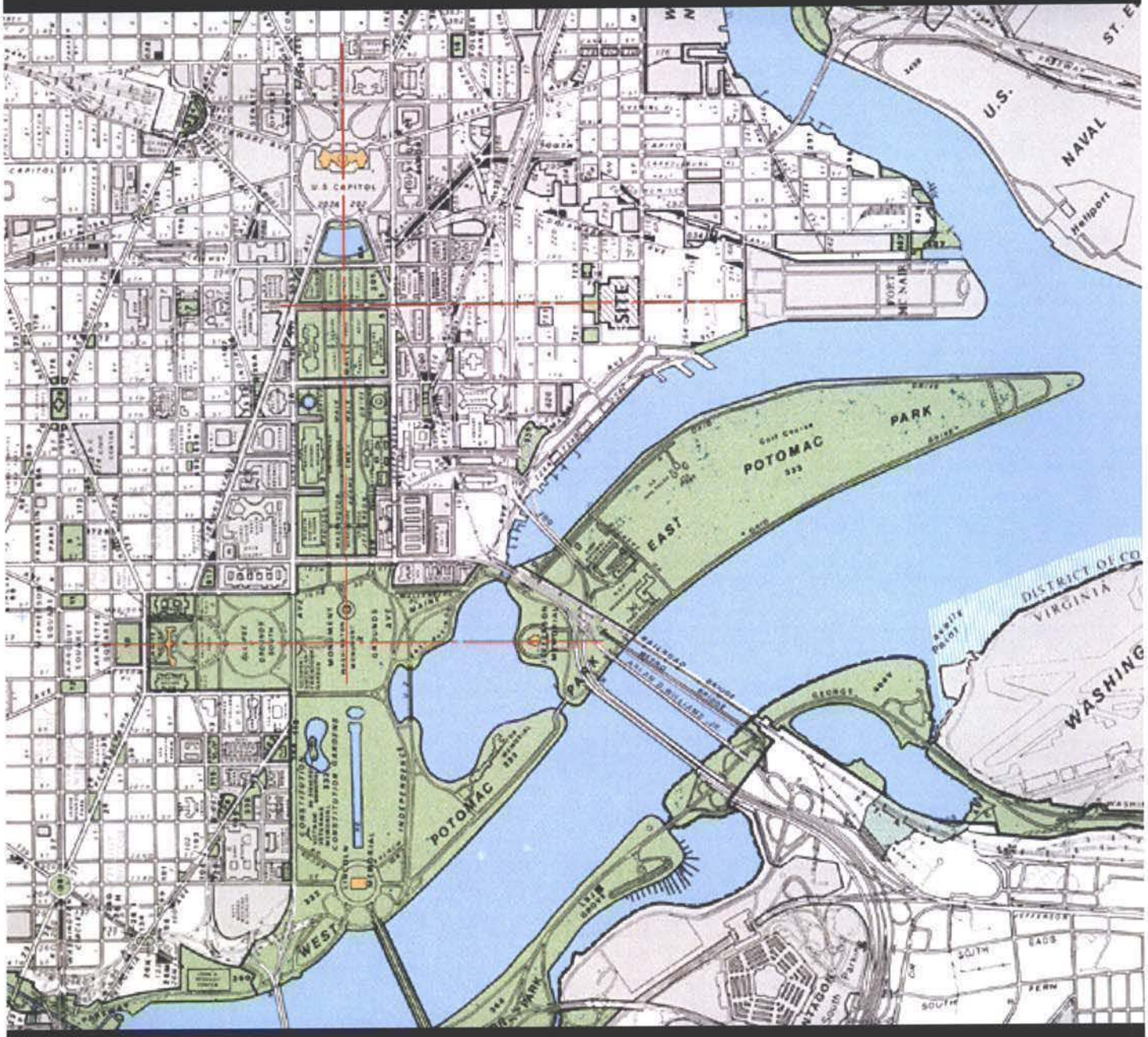


GROUND LEVEL



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

Shalom Baranes Associates


U.S. CAPITOL
SITE
U.S.
NAVAL
Heliport
FORT
MCNAIR
POTOMAC
PARK
EAST
WEST
PARK
POTOMAC
PARK
DISTRICT OF CO
VIRGINIA
WASHING
SOUTH
EADS
SOUTH
FERN







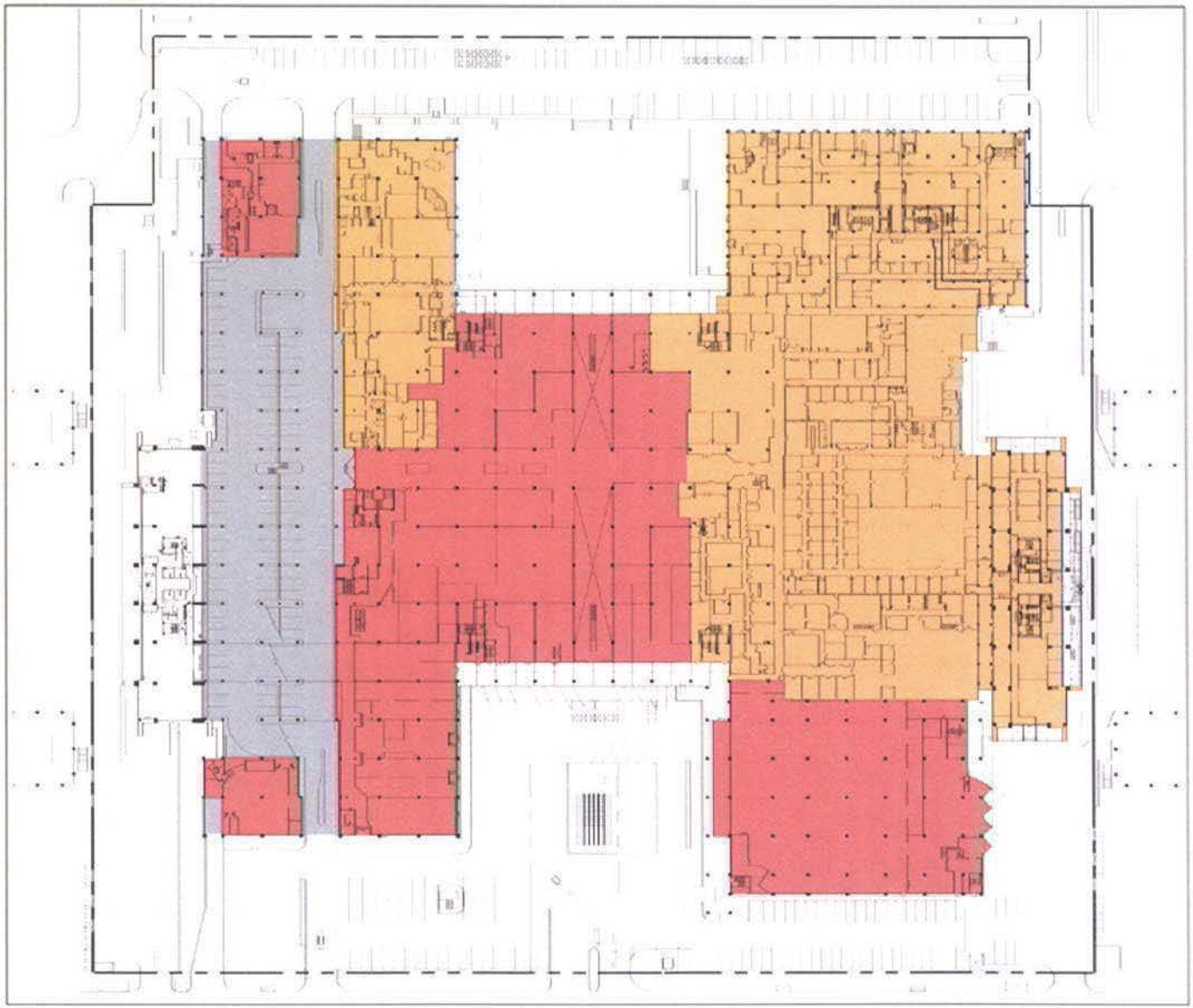
Waterfront Mall and Metro - view north



Metro and Safeway Entrance - view east



Metro Entrance and 4th St beyond - view south



LEGEND:

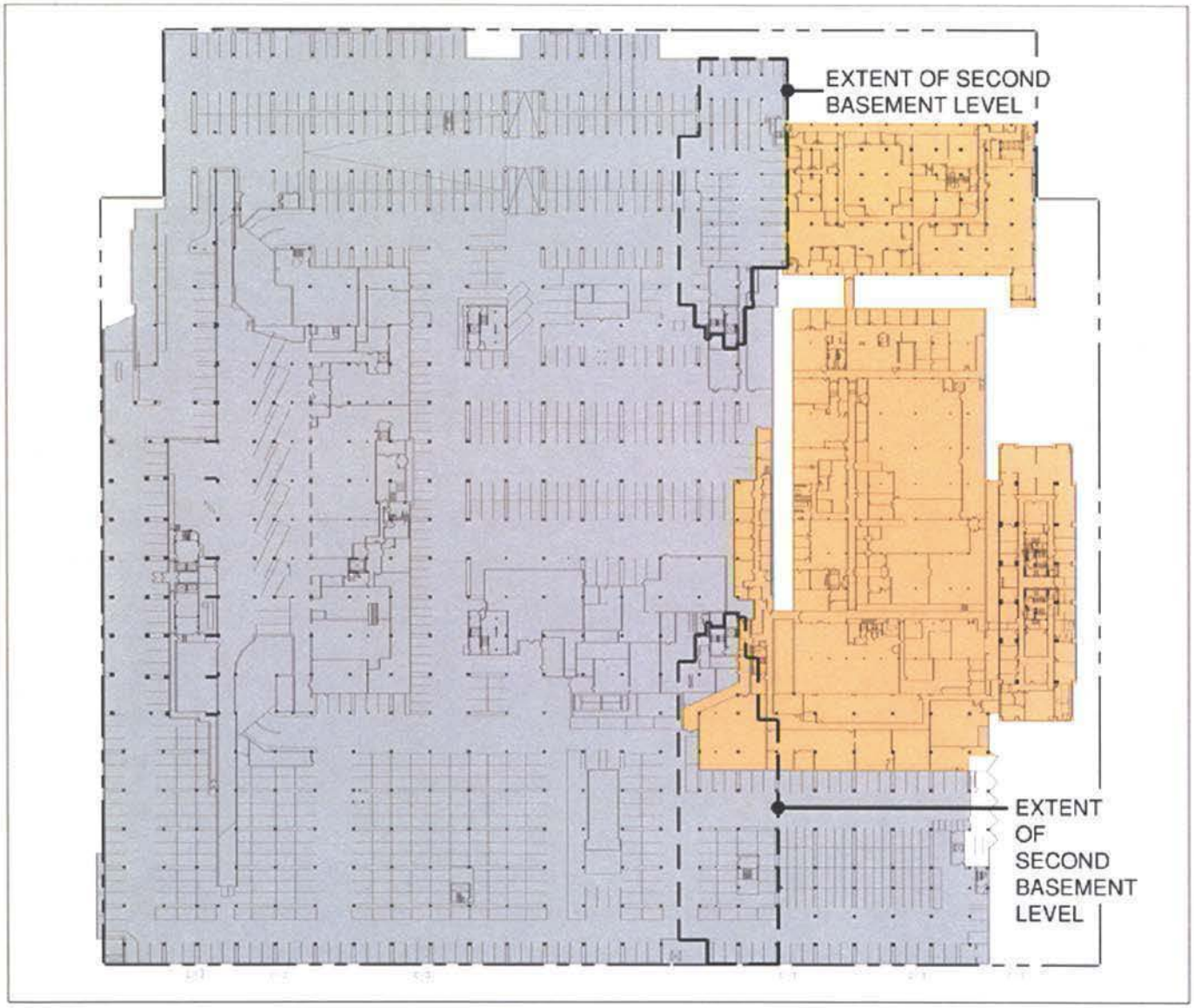
OFFICE

RETAIL

PARKING / SERVICE

0 30' 60' 120'

GROUND LEVEL



LEGEND:

OFFICE

RETAIL

PARKING / SERVICE

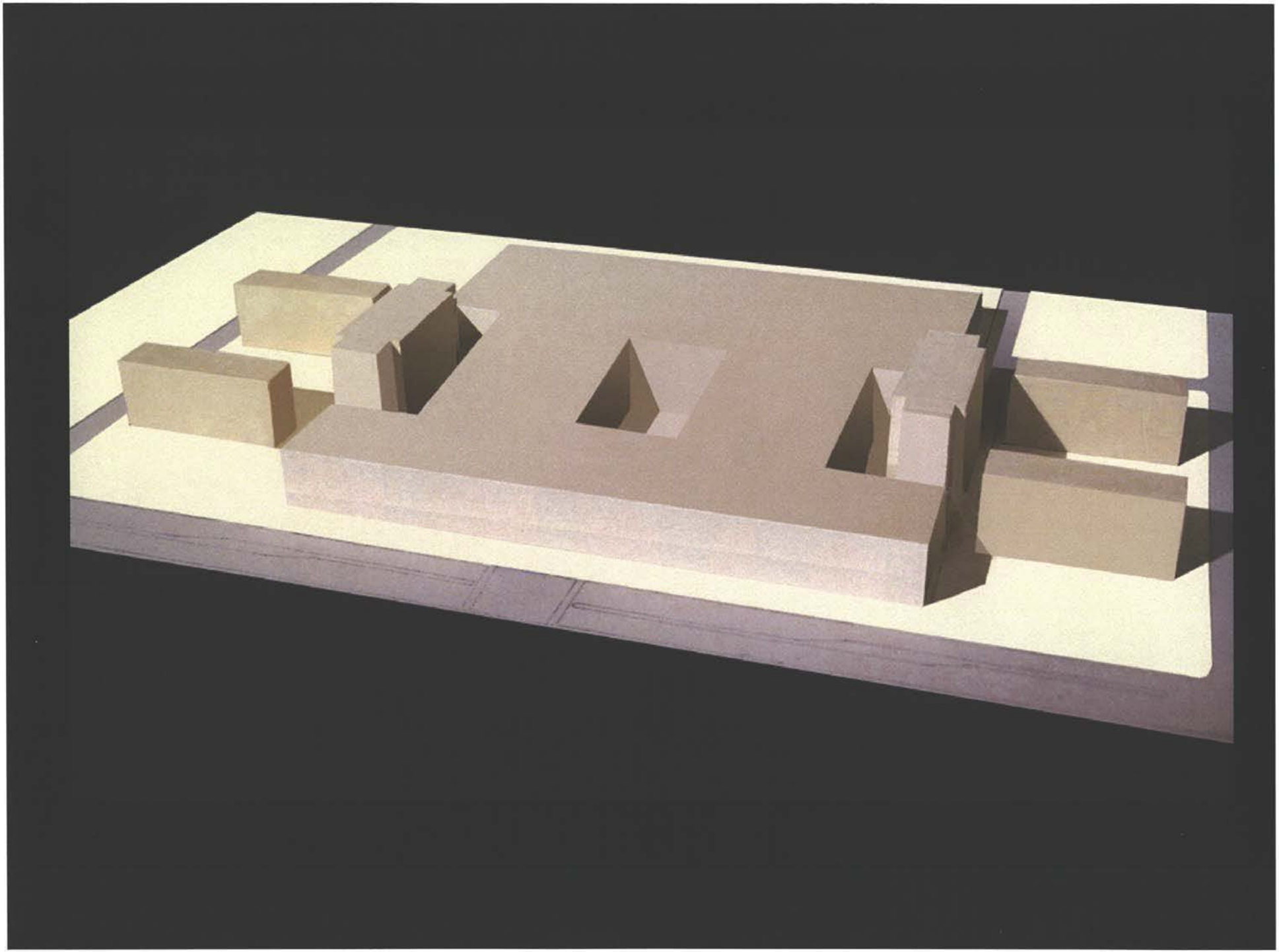
0 30' 60' 120'

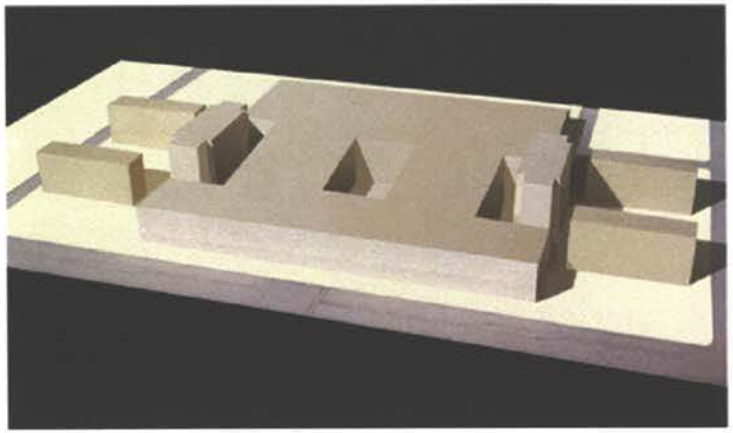
BASEMENT LEVEL



Challenges:

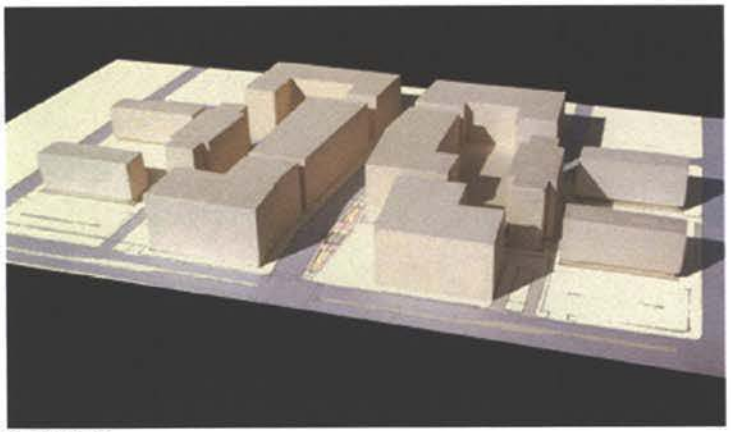
- Immediate, on-going occupancy
- Use of existing structural systems
- Insertion of new roadway
- Non-disturbance of metro operations
- Phasing in of retail, office and residential uses





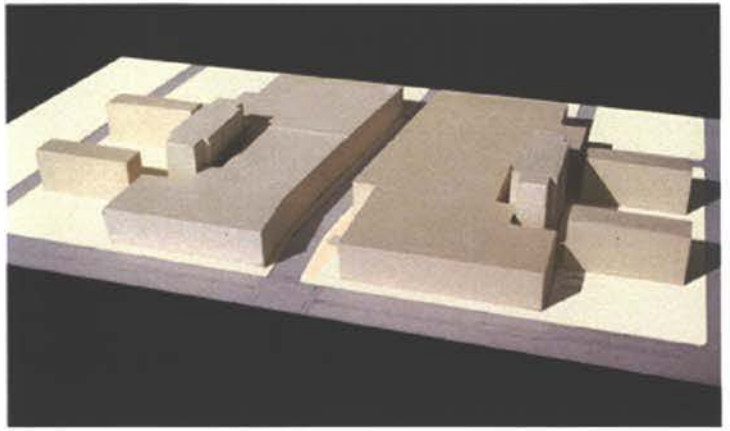
C-3-B Matter-of-Right
4.0 Commercial
1.0 Residential
5.0 Total

130' Existing Bldg. Height
70' New Building Height



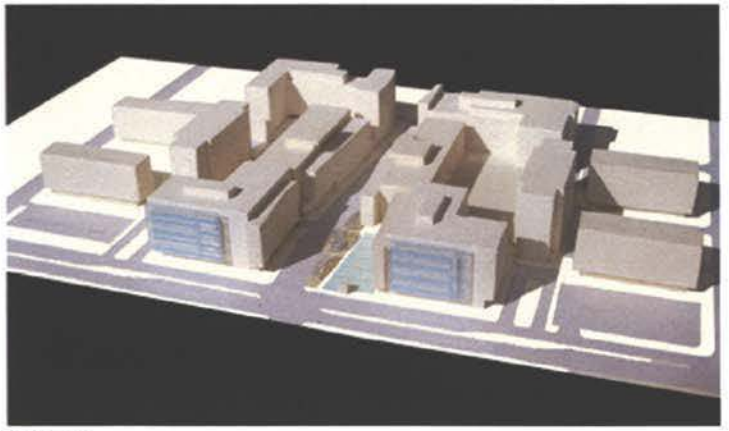
C-3-C PUD
4.0 Commercial (8.0 Allowable)
1.0 Residential (8.0 Allowable)
5.0 Total (8.0 Allowable)

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



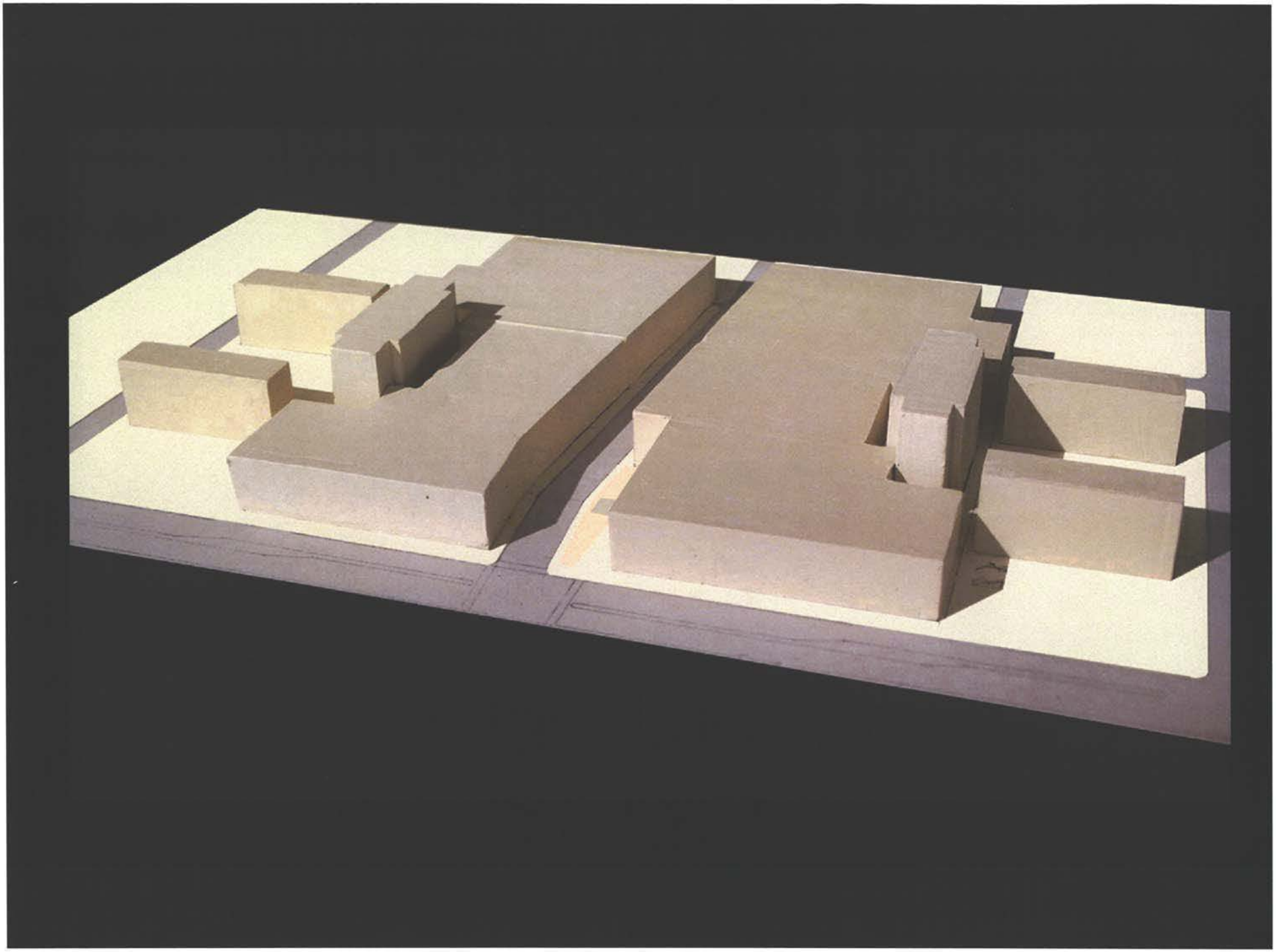
C-3-B Matter-of-Right / 4th Street
4.0 Commercial
1.0 Residential
5.0 Total

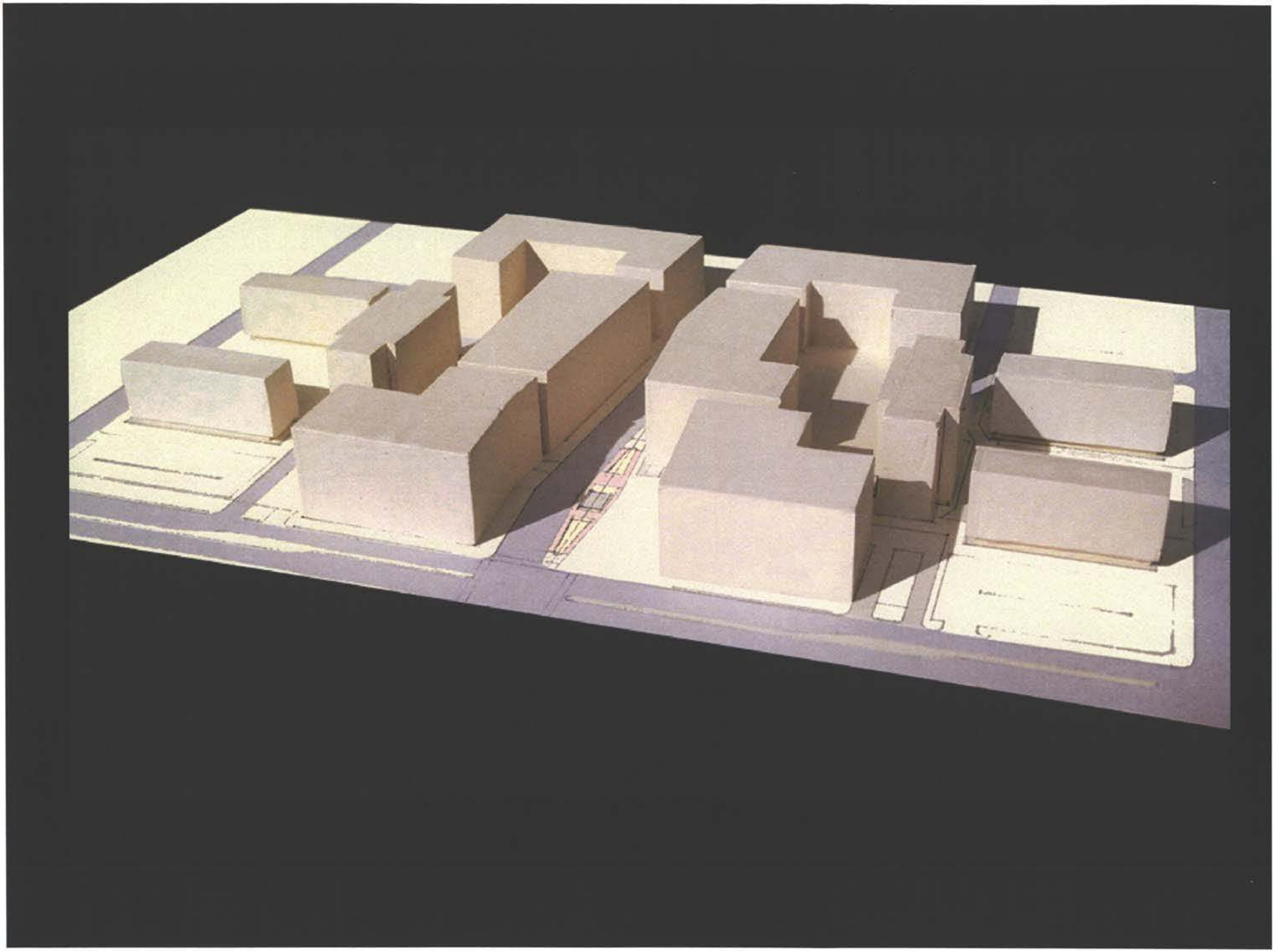
130' Existing Bldg. Height
70' New Building Height

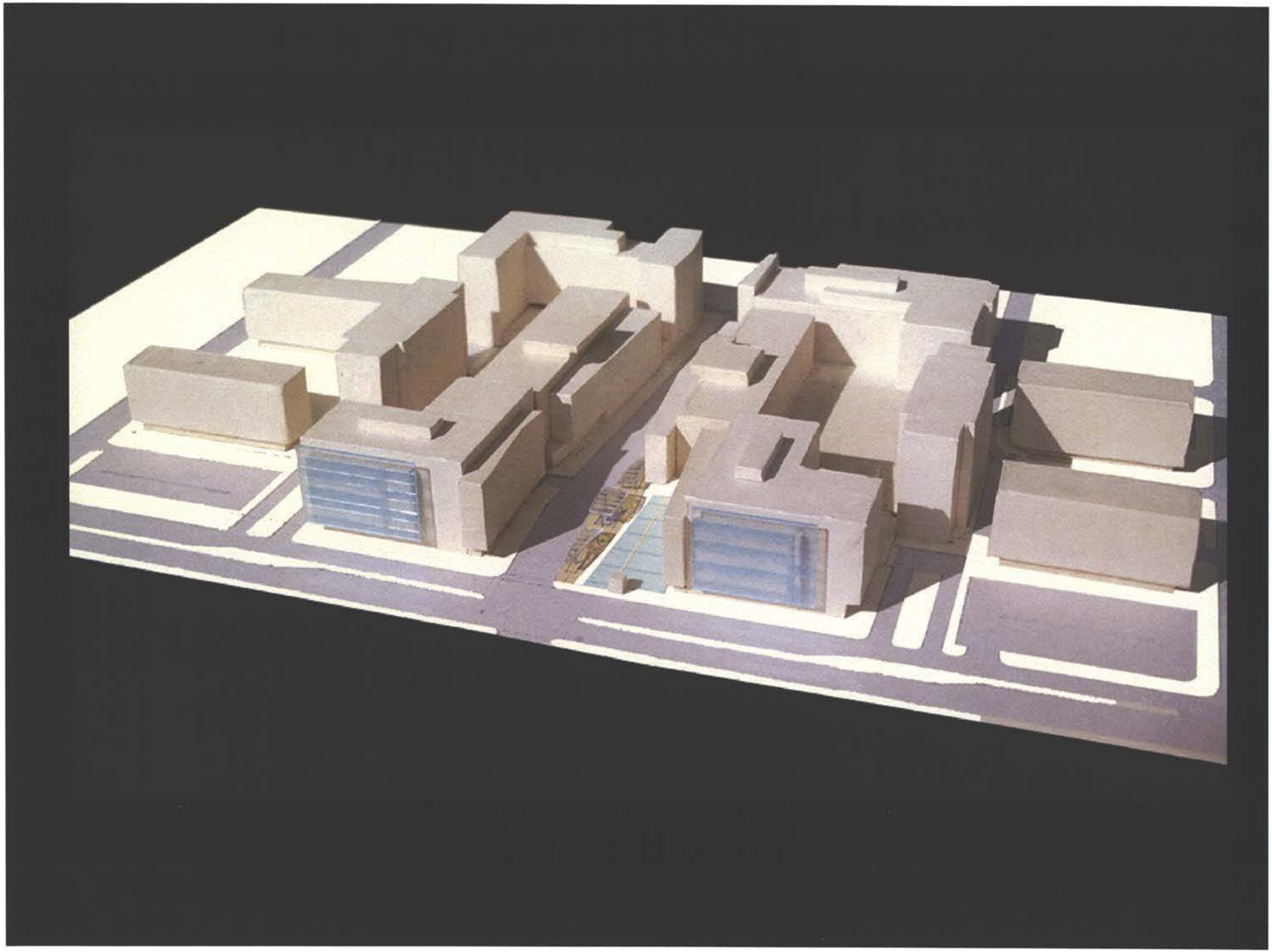


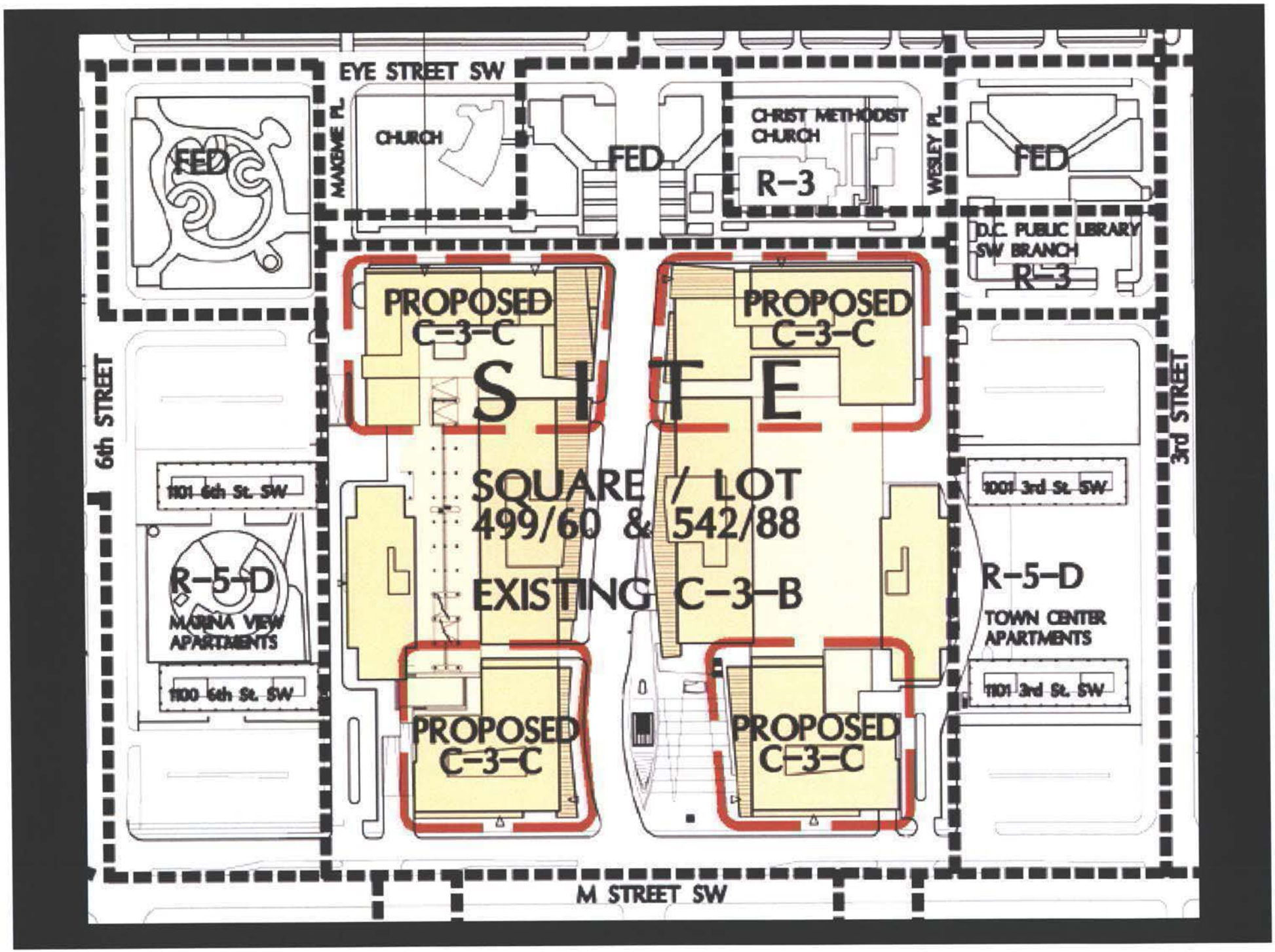
Proposed
3.64 Commercial (8.0 Allowable)
0.69 Residential (8.0 Allowable)
4.33 Total (8.0 Allowable)

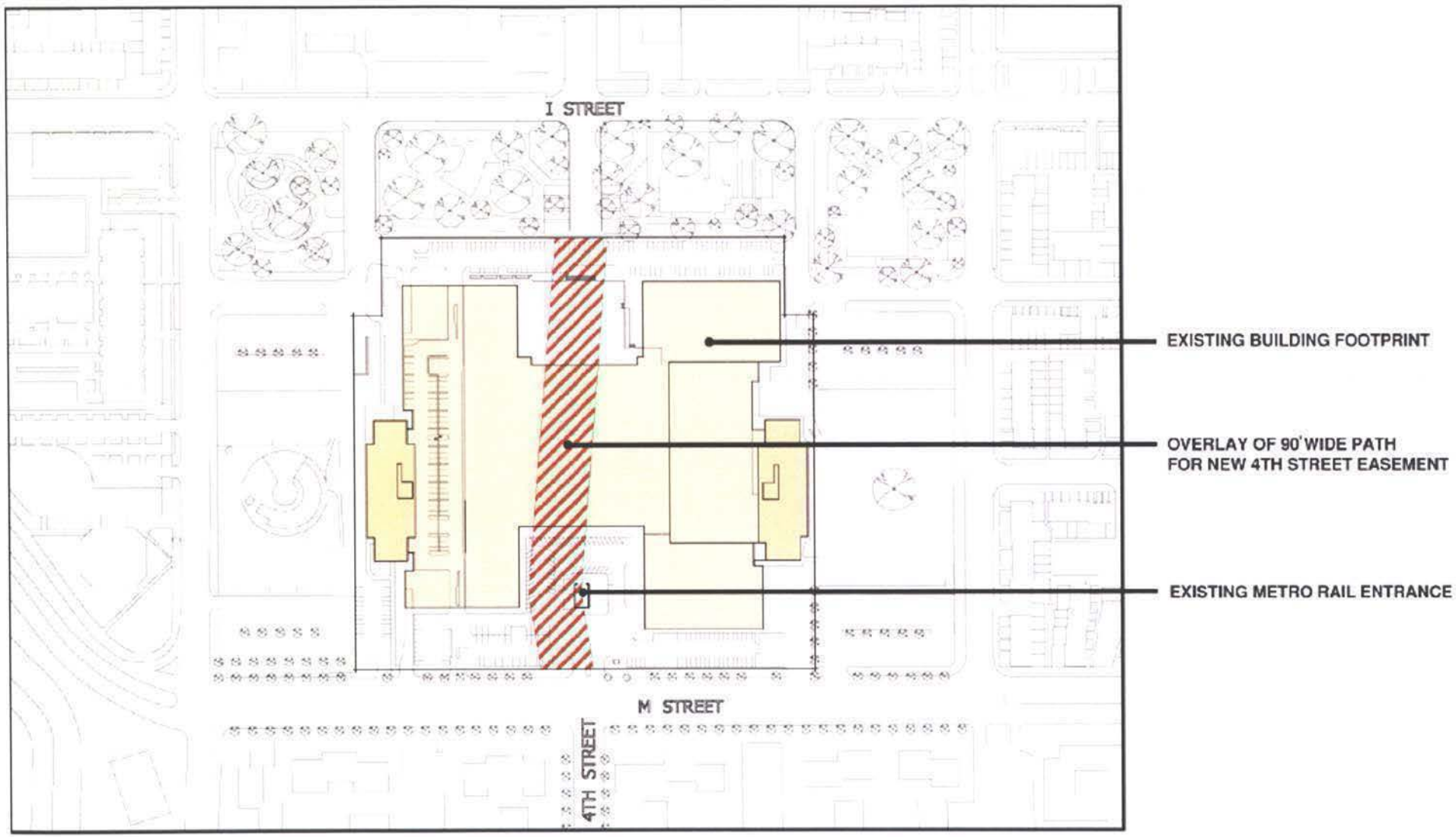
130' Existing Bldg. Height
112' New Residential Bldg. Height
79'-112' New Office Bldg. Height








EYE STREET SW
MAKEMIE PL
CHURCH
FED
CHRIST METHODIST CHURCH
R-3
WESLEY PL
FED
D.C. PUBLIC LIBRARY SW BRANCH
R-3
FED
PROPOSED C-3-C
PROPOSED C-3-C
SITE
SQUARE / LOT
499/60 & 542/88
EXISTING C-3-B
6th STREET
1101 6th St. SW
R-5-D
MARINA VIEW APARTMENTS
1100 6th St. SW
1001 3rd St. SW
R-5-D
TOWN CENTER APARTMENTS
1101 3rd St. SW
3rd STREET
PROPOSED C-3-C
PROPOSED C-3-C
M STREET SW


I STREET
M STREET
4TH STREET
EXISTING BUILDING FOOTPRINT
OVERLAY OF 90'WIDE PATH
FOR NEW 4TH STREET EASEMENT
EXISTING METRO RAIL ENTRANCE
0 20' 120' 220'

EXISTING

Washington
Channel
Delaware Avenue

4TH STREET
M STREET



NOTES:

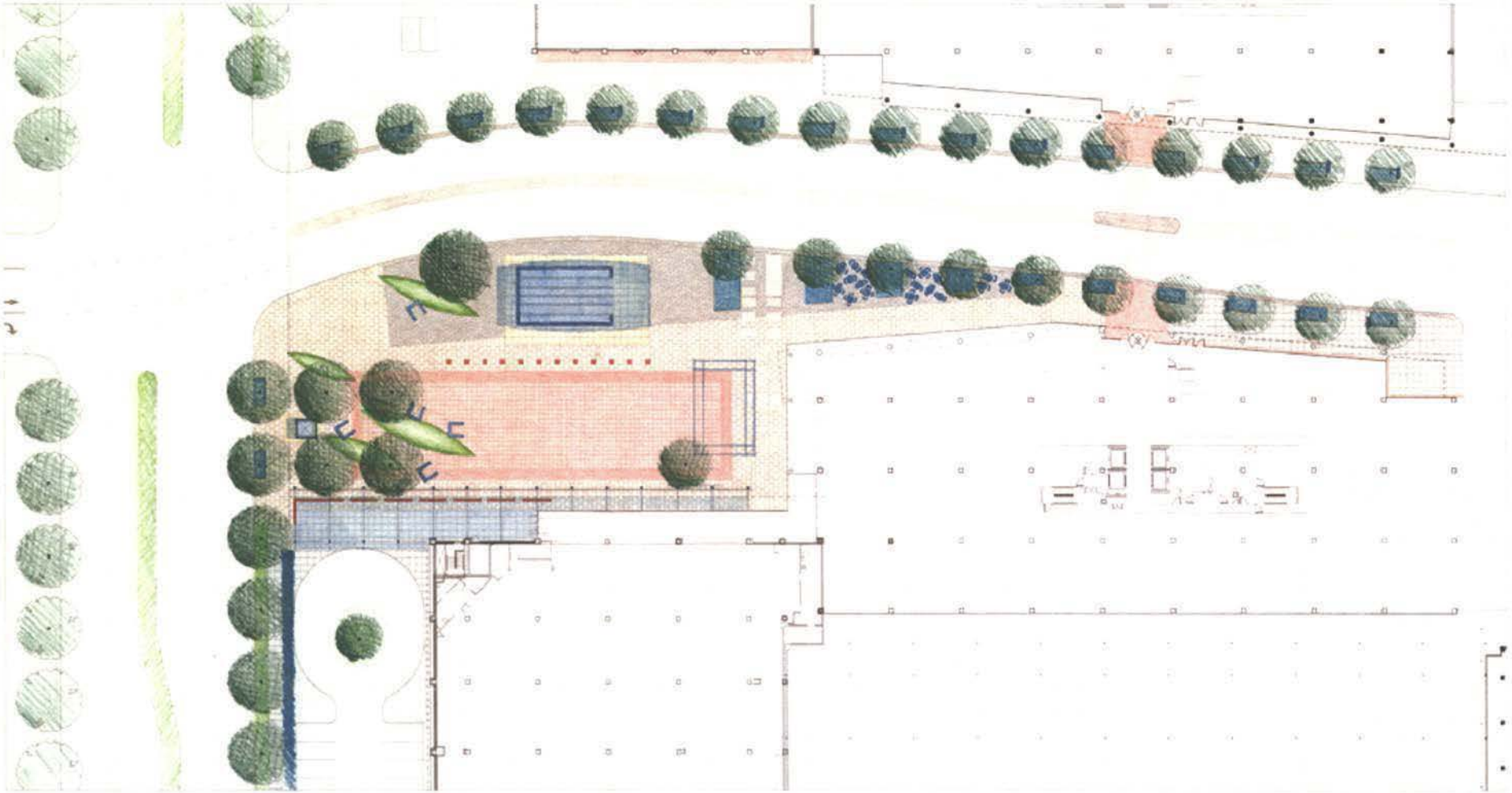
1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE 4TH STREET ROAD BED IS SHOWN 55' WIDE FOR ILLUSTRATIVE PURPOSES. THIS MATCHES 4TH STREET NORTH AND SOUTH OF THE SITE. THE FINAL WIDTH MAY VARY.

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.


VAN GOG



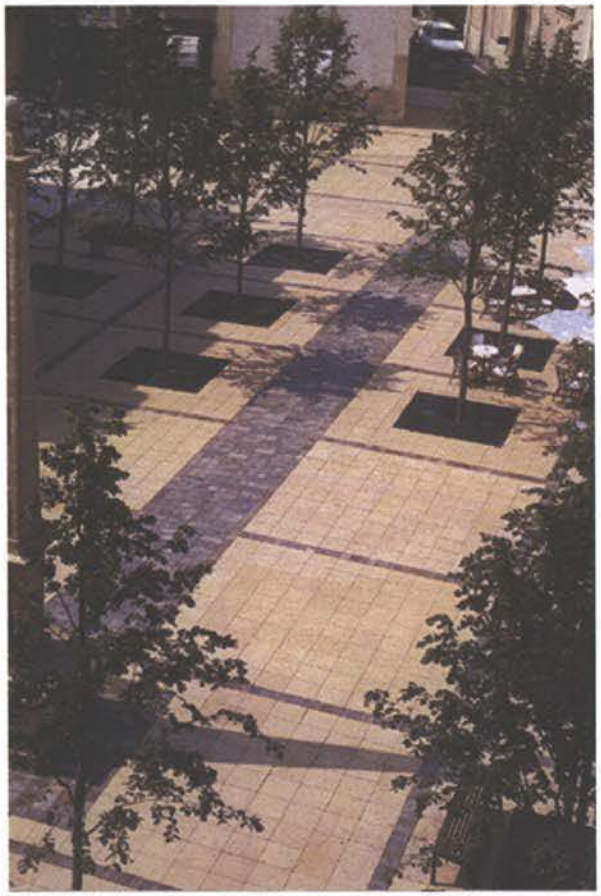
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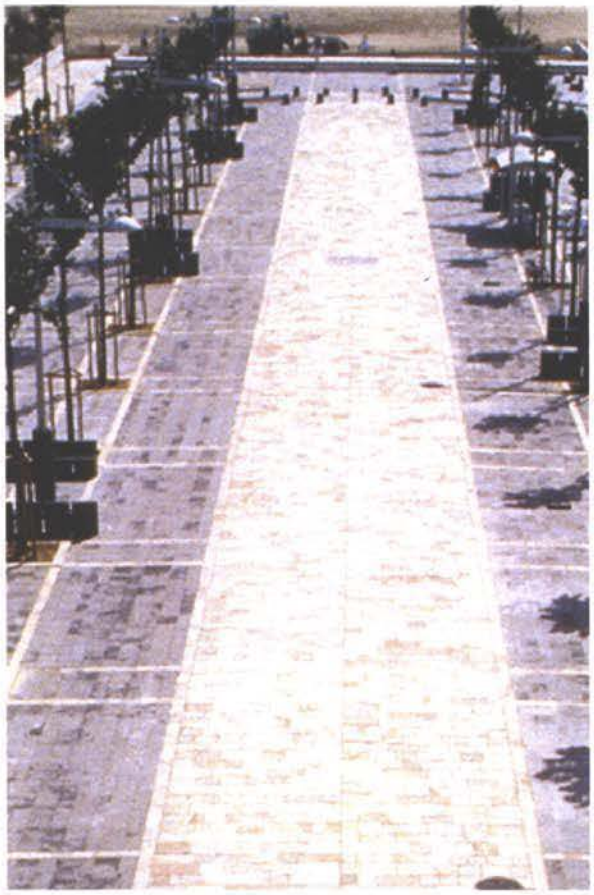
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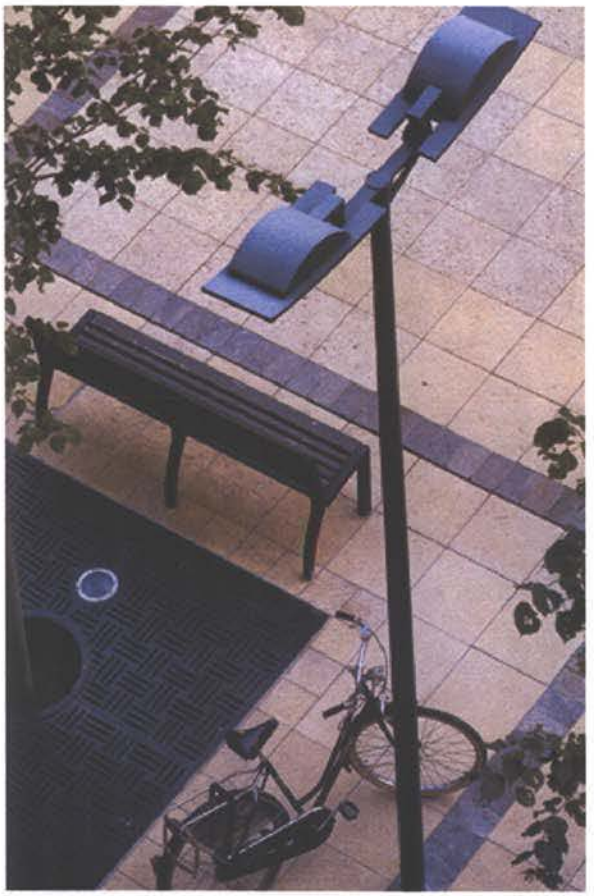
LANDSCAPE ARCHITECT: OCULUS



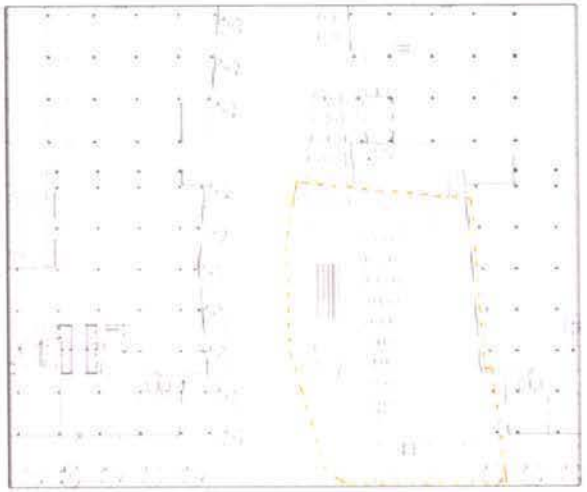






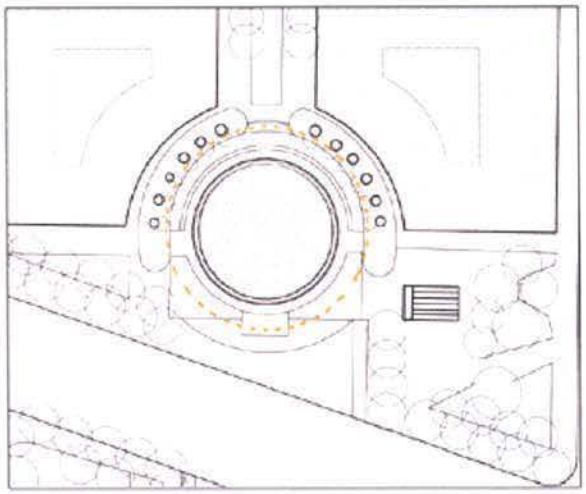






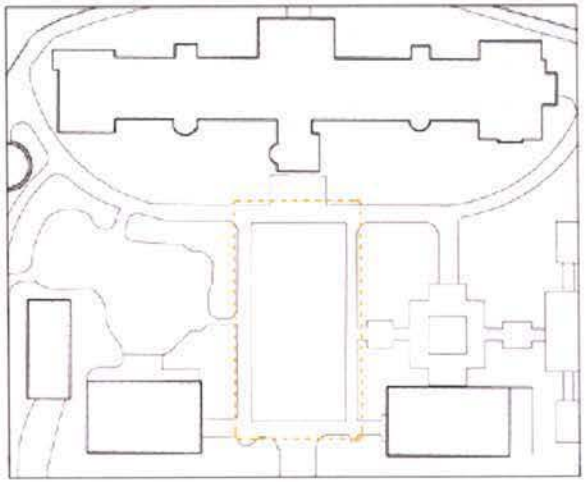
Proposed Plaza



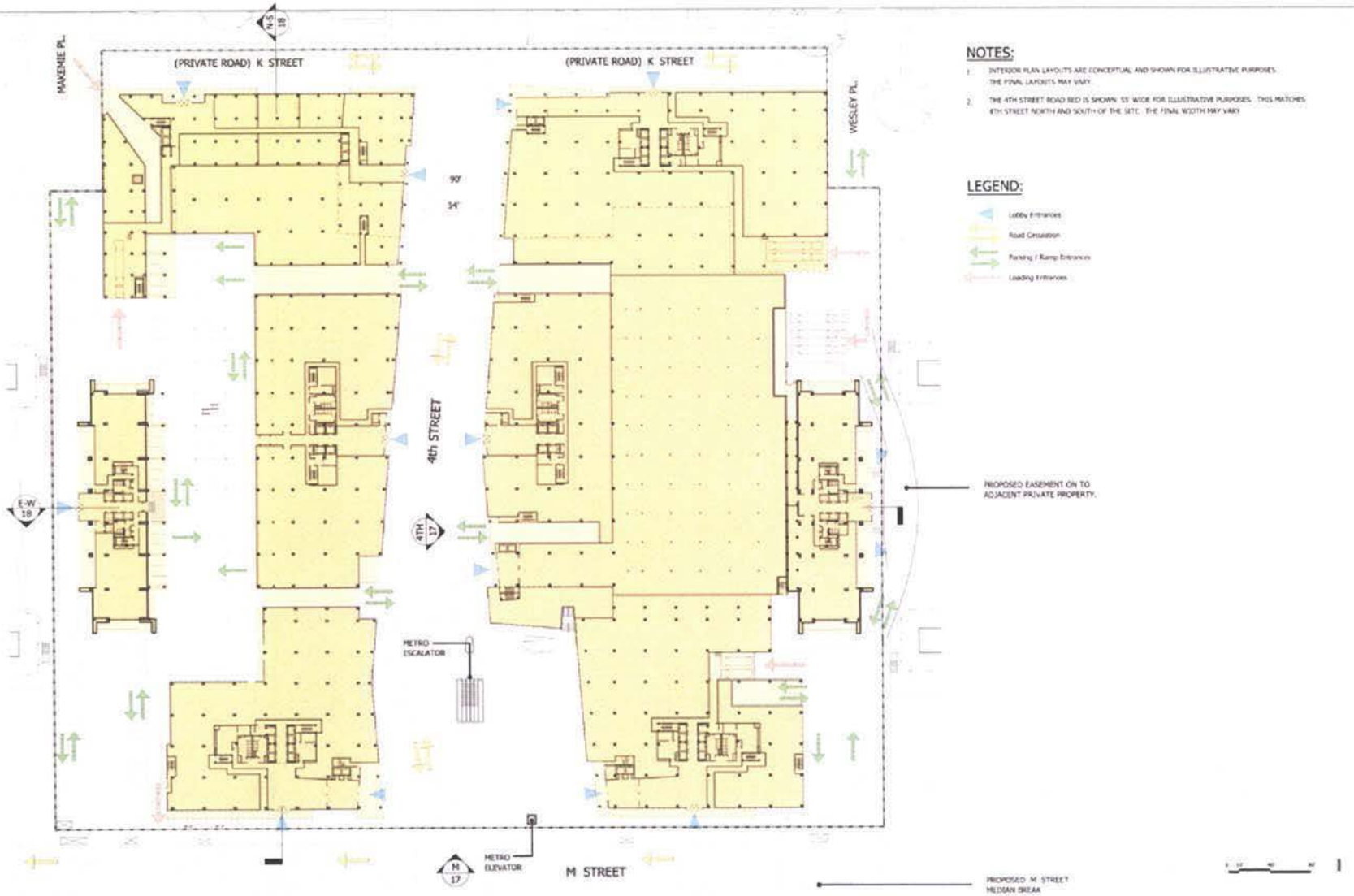


Navy Memorial



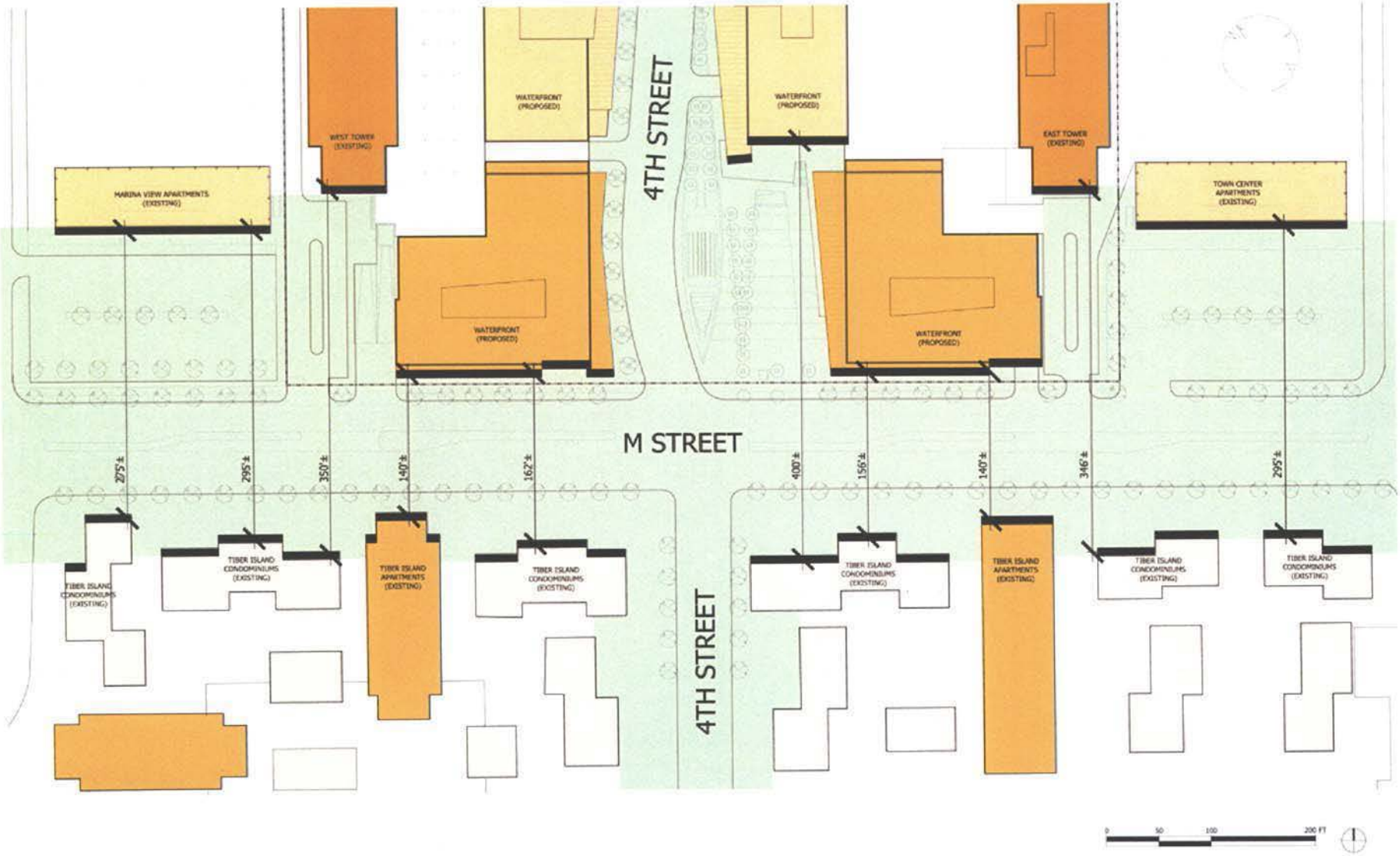


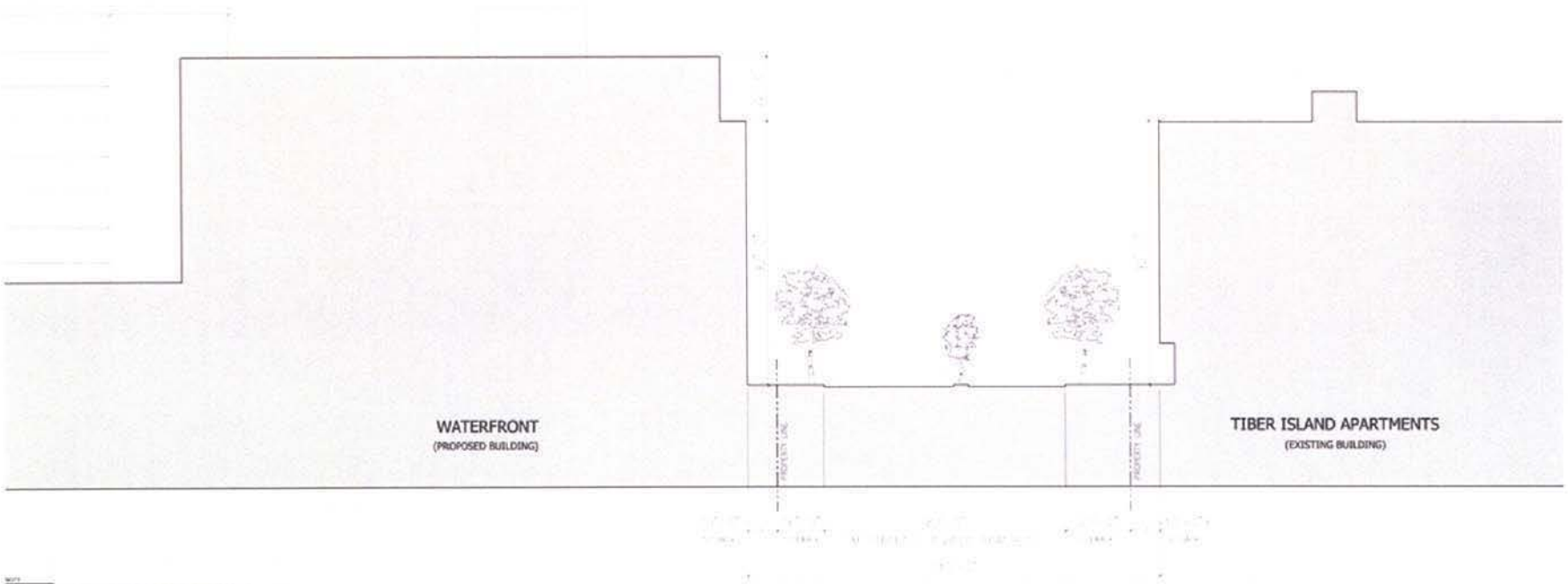
Smithsonian


MAKEMIE PL.
(PRIVATE ROAD) K STREET
(PRIVATE ROAD) K STREET
WESLEY PL.
N-S 18
90'
54'
4th STREET
E-W 18
4TH 17
METRO ESCALATOR
METRO ELEVATOR
M 17
M STREET
PROPOSED EASEMENT ON TO ADJACENT PRIVATE PROPERTY.
PROPOSED M STREET MEDIAN BREAK
NOTES:
1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
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LEGEND:
Lobby Entrances
Road Cessation
Parking / Ramp Entrances
Loading Entrances





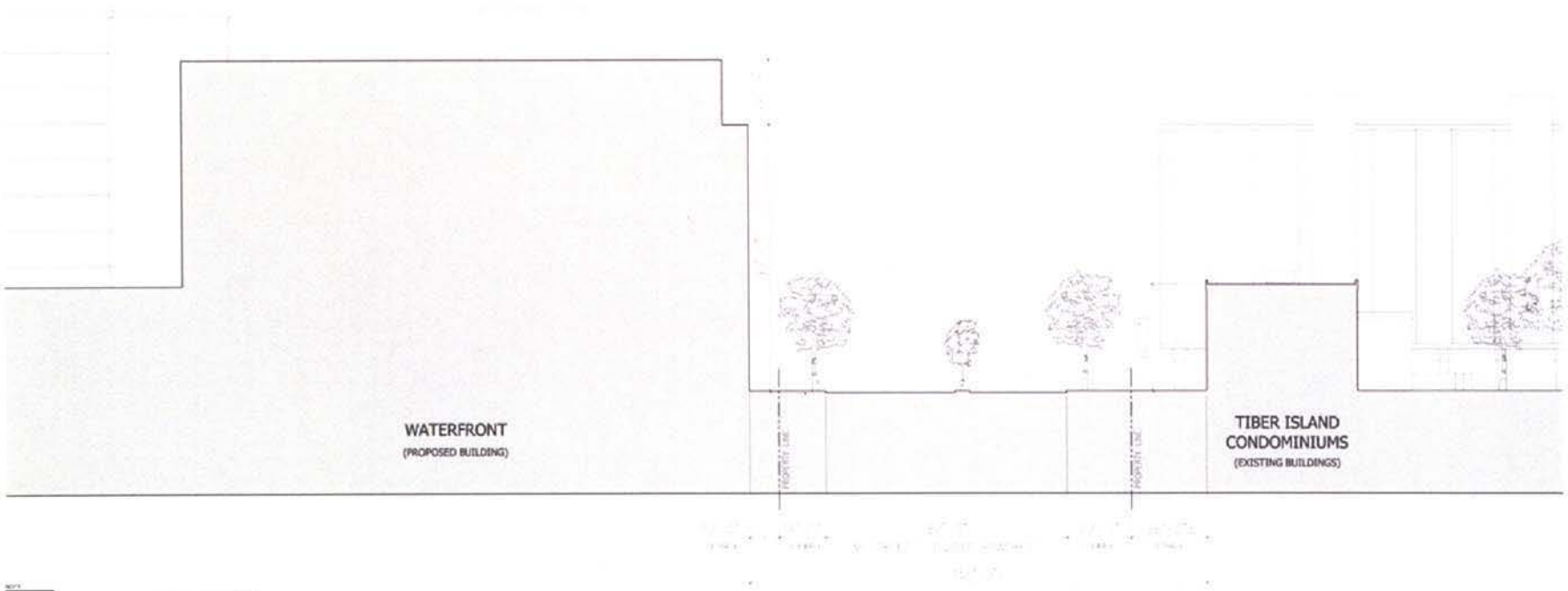

MARINA VIEW APARTMENTS (EXISTING)
WEST TOWER (EXISTING)
WATERFRONT (PROPOSED)
4TH STREET
WATERFRONT (PROPOSED)
EAST TOWER (EXISTING)
TOWN CENTER APARTMENTS (EXISTING)
WATERFRONT (PROPOSED)
WATERFRONT (PROPOSED)
M STREET
275'±
295'±
350'±
140'±
162'±
400'±
156'±
140'±
346'±
295'±
TIBER ISLAND CONDOMINIUMS (EXISTING)
TIBER ISLAND CONDOMINIUMS (EXISTING)
TIBER ISLAND APARTMENTS (EXISTING)
TIBER ISLAND CONDOMINIUMS (EXISTING)
4TH STREET
TIBER ISLAND CONDOMINIUMS (EXISTING)
TIBER ISLAND APARTMENTS (EXISTING)
TIBER ISLAND CONDOMINIUMS (EXISTING)
TIBER ISLAND CONDOMINIUMS (EXISTING)
0
50
100
200 FT



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.

SECTION AT EAST M STREET LOOKING EAST



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.

SECTION AT EAST M STREET LOOKING EAST



WISCONSIN AVE., NW
2700 block view north



COLUMBIA RD., NW
1600 block view west



CONNECTICUT AVE., NW
1800 block view south



CONNECTICUT AVE., NW
1800 block view north



N STREET, SW
view east



I STREET, SW
view east



4TH STREET, SW
view north



M STREET, SW
view east






401

