



WATERFRONT STATION

SOUTHWEST, WASHINGTON, DC

M STREET PARCELS

FIRST-STAGE PUD MODIFICATION
AND SECOND-STAGE PUD SUPPLEMENTAL
PREHEARING SUBMISSION

ZC Case No. 02-381

MARCH 16, 2017

OWNERS

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

DEVELOPER

FOREST CITY WASHINGTON

LAND USE COUNSEL

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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

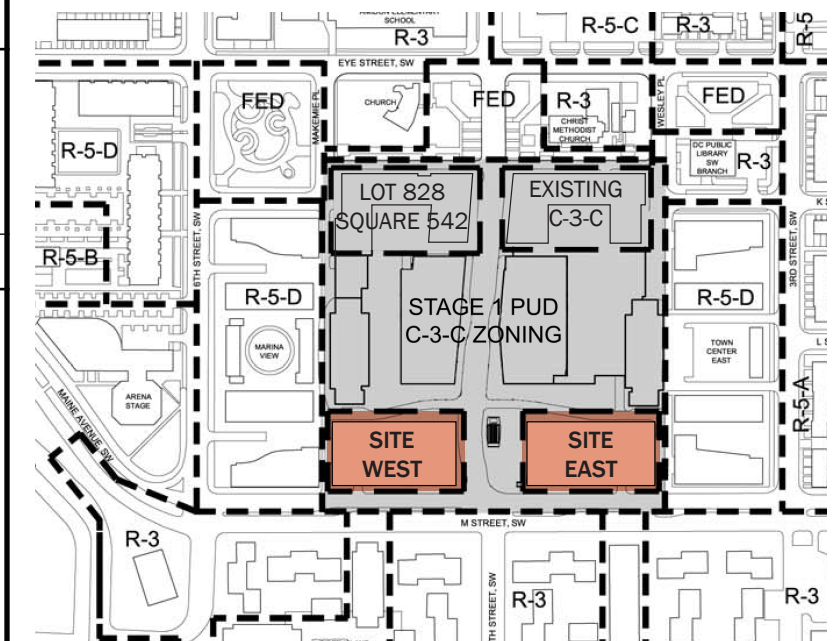


ZONING TABULATIONS

	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	-	0.51	-	0.48	2.11	3.10
Commercial	1.08	0.01	0.55	0.03	0.55	0.09	2.22	1.23
Community				-		0.01		
Total	1.83	0.66	0.55	0.54	0.58	0.58	4.33	4.33
Gross Floor Area								
Residential	438,000	383,845	-	300,847	-	281,280	1,229,605	1,809,498
Commercial	631,198	4,414	322,785	21,103	339,815	51,230	1,296,895	715,492
Community				-		6,000		
Total	1,069,198	388,259	322,785	321,950	339,815	338,510	2,526,500	2,524,510
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	-	-	-	-	20	-	296
Retail	163	-	-	24	-	20	-	207
Residential (3)	288	224	-	155	-	178	-	845
Community				-		8		8
Total	727	224	-	179	-	220	1,087 min	1356 ⁽⁹⁾
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@ 30 ft	2@ 55 ft 2@ 30 ft 2@ 20 ft 4@ 30 ft
Residential	2 @ 55 ft 2 @ 20 ft	2 @ 30 ft					1@ 55 ft 1@ 20 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.
- PROPOSED FULL BUILD-OUT TOTAL PARKING COUNT DOES NOT INCLUDE PARKING LOCATED WITHIN NE BUILDING PARCEL.



ZONING TABULATIONS

YARDS, COURTS, AND GAR AREAS

	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

INCLUSIONARY ZONING SUMMARY⁽¹⁾

	STAGE 2 PUD M ST. WEST	STAGE 2 PUD M ST. EAST
TOTAL GROSS FLOOR AREA (ALL USES FAR)	321,950 SF	338,510 SF
TOTAL RESIDENTIAL GROSS FLOOR AREA	300,847 SF	281,280 SF
TOTAL RESIDENTIAL NET FLOOR AREA	261,181 SF	229,420 SF
RATIO OF TOTAL NET RES AREA / TOTAL GROSS RES AREA	86.8%	81.5%
TOTAL RESIDENTIAL IZ REQUIRED (8% RESIDENTIAL NET)	20,894 SF	18,328 SF
TOTAL NET SF DEVOTED TO IZ	20,900 SF	18,330 SF

GROSS FLOOR AREAS

	STAGE 2 PUD M ST. WEST	STAGE 2 PUD M ST. EAST
RESIDENTIAL	300,847 SF	281,420 SF
OFFICE	-	32,400 SF
RETAIL	21,103 SF	18,830 SF
COMMUNITY	-	6,000 SF
TOTAL	321,950 SF	338,510 SF

UNIT MIX

	STAGE 2 PUD M ST. WEST	STAGE 2 PUD M ST. EAST
COUNT ⁽²⁾	310	285
TYPE	MIX	MIX
JR	25-30%	20%-25%
1BR	30-35%	45-50%
1BR+	15-20%	7-12%
2BR	17-22%	17-22%
3BR	0.5-1%	0.5-1%

LOT OCCUPANCY PER FLOOR

FLOOR	WEST BLDG	LOT OCCP. (3)	EAST BLDG	LOT OCCP. (4)
12	23,880 SF	51%	25,630 SF	41%
11	23,880 SF	51%	25,630 SF	41%
10	23,880 SF	51%	25,630 SF	41%
9	25,310 SF	54%	26,330 SF	43%
8	25,310 SF	54%	26,330 SF	43%
7	25,310 SF	54%	26,330 SF	43%
6	25,310 SF	54%	26,330 SF	43%
5	25,300 SF	54%	26,360 SF	43%
4	25,030 SF	54%	26,330 SF	43%
3	29,370 SF	62%	31,370 SF	51%
2	35,010 SF	75%	36,170 SF	59%
1	34,350 SF	73%	36,560 SF	60%
TOTAL	321,940 SF	-	339,000 SF	-

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%.
- West Building LOT OCCUPANCY = 46,768 SF
- East Building LOT OCCUPANCY = 61,065 SF



ZONING TABULATIONS

PARKING AND SUPPORT

CAR PARKING	STAGE 2 PUD M ST. WEST			STAGE 2 PUD M ST. EAST			CAR REQUIREMENTS METHOD OF CALCULATION
	REQUIRED	50% ⁽¹⁾	PROVIDED	REQUIRED	50% ⁽¹⁾	PROVIDED	
RESIDENTIAL	103	52	155	95	48	172	# units / 3
OFFICE	-	-	-	16	8	20	Office Sq Ft * .5 / 1000
RETAIL	28	14	24	25	13	20	Retail Sq Ft * 1.33 / 1000
COMMUNITY	-	-	-	6	3	8	Community Sq Ft * 1 / 1000
TOTAL	131	66	179	142	72	220	

BIKE PARKING	STAGE 2 PUD M ST. WEST				STAGE 2 PUD M ST. EAST				BICYCLE REQUIREMENTS METHOD OF CALCULATION	
	Long Term		Short Term		Long Term		Short Term		Long Term	Short Term
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		
RESIDENTIAL	75	75	15	15	77	77	15	15	# units/3 up to 50 spaces # units/6 after 50	# units/20 up to 50 spaces # units/40 after 50
OFFICE	8	8	2	2	7	7	2	2	Office GFA / 2,500 (Min. 2 req'd)	Office GFA / 40,000 (min. 2 req'd)
RETAIL	2	2	6	6	2	2	6	6	Retail GFA / 10,000	Retail GFA / 3,500
COMMUNITY	-	-	-	-	1	1	1	1	Community GFA / 10,000	Community GFA / 10,000
TOTAL	85	85	23	23	87	87	24	24		

BIKE SUPPORT	STAGE 2 PUD M ST. WEST		STAGE 2 PUD M ST. EAST		BICYCLE SUPPORT METHOD OF CALCULATION
SHOWERS	2		2		Min. 2 for non-residential use over 25,000 sq ft GFA
LOCKERS	6		5		0.6 times the min. # of req'd LT bicycle spaces

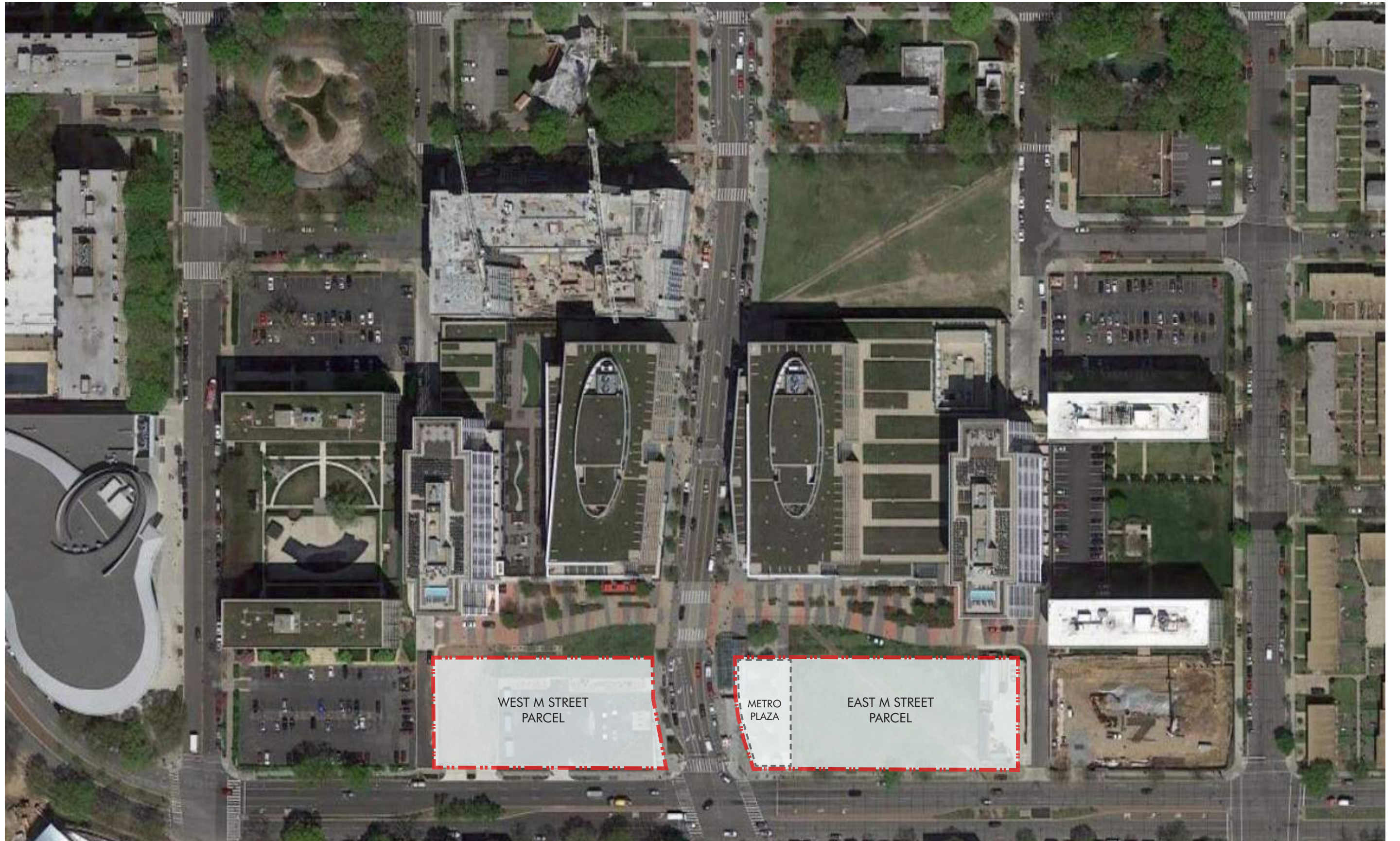
NOTES:

1. 50% Reduction per DCMR 2016 - Section 702.1 - Item (a):

"702.1 Within any zone other than an R or RF zone, the minimum vehicle parking requirement identified in the table of Subtitle C § 701.5 shall be reduced by fifty percent (50%) for any site which is located:

(a) Within one-half mile (0.5 mi.) of a Metrorail station that is currently in operation or is one for which a construction contract has been awarded; or





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)

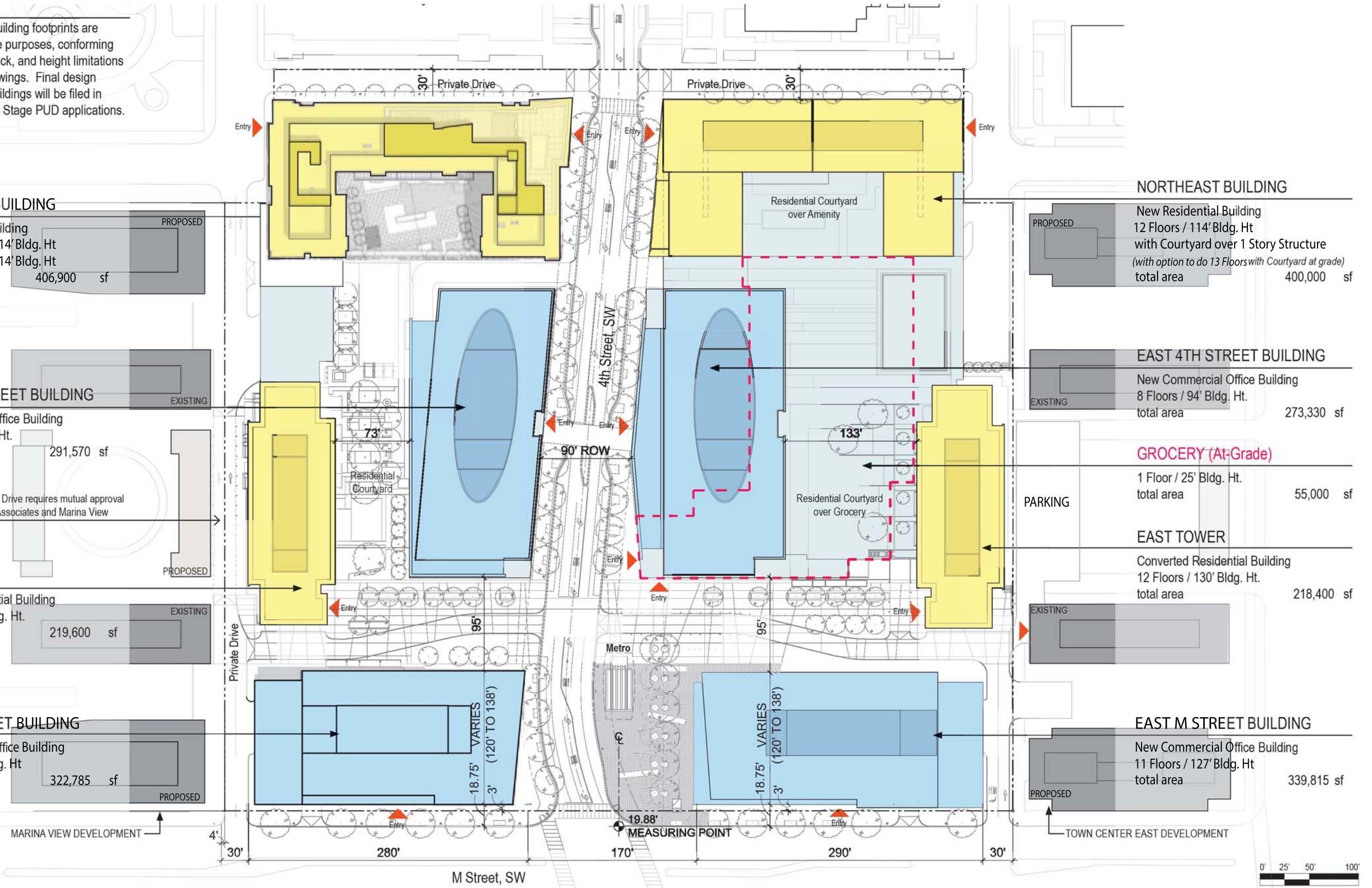
1 Floor / 25' Bldg. Ht.
total area 55,000 sf

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



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 46,768 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

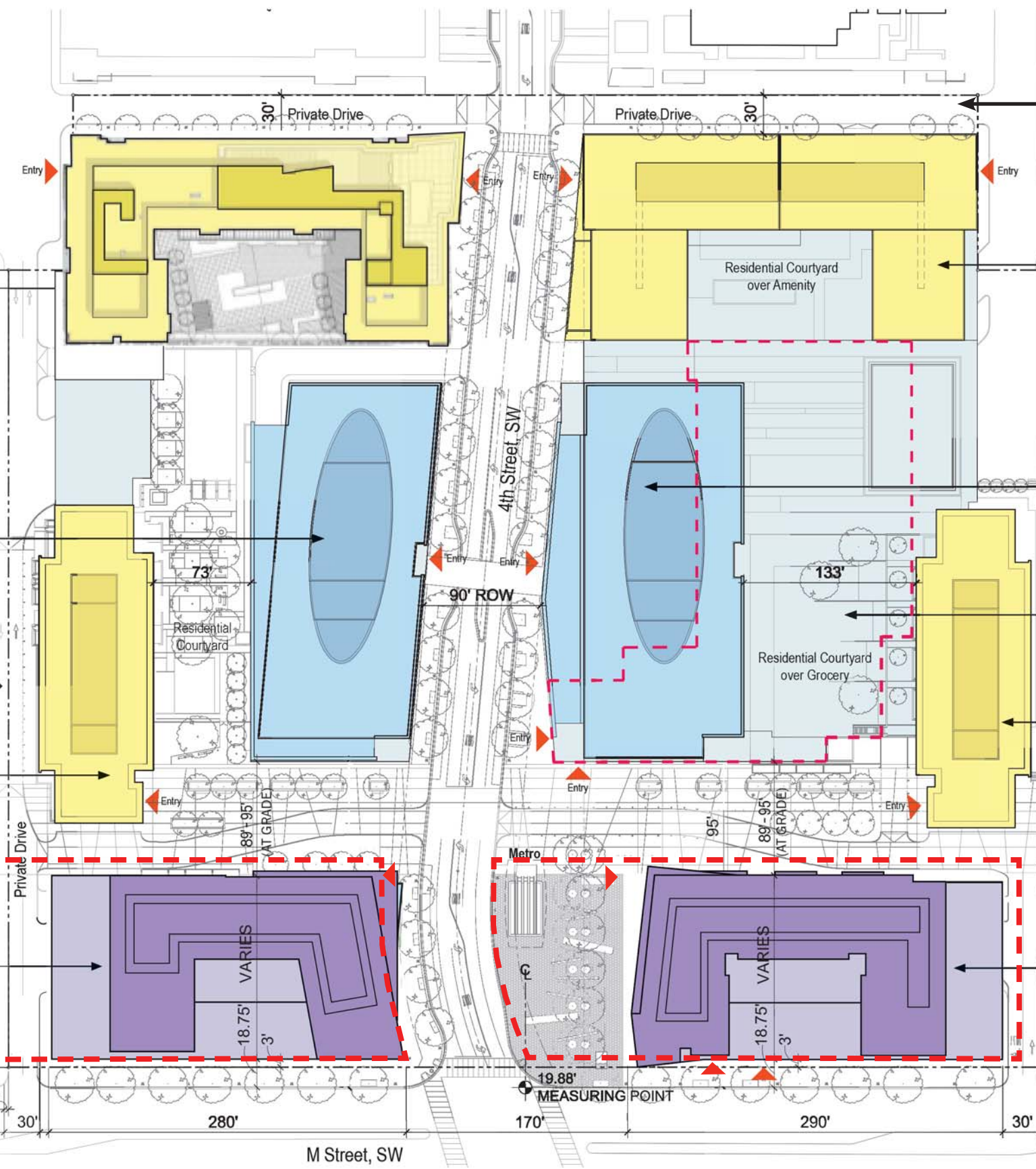
EAST TOWER

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

LOT 826, SQUARE 542
LOT AREA EQUALS 61,065 SF

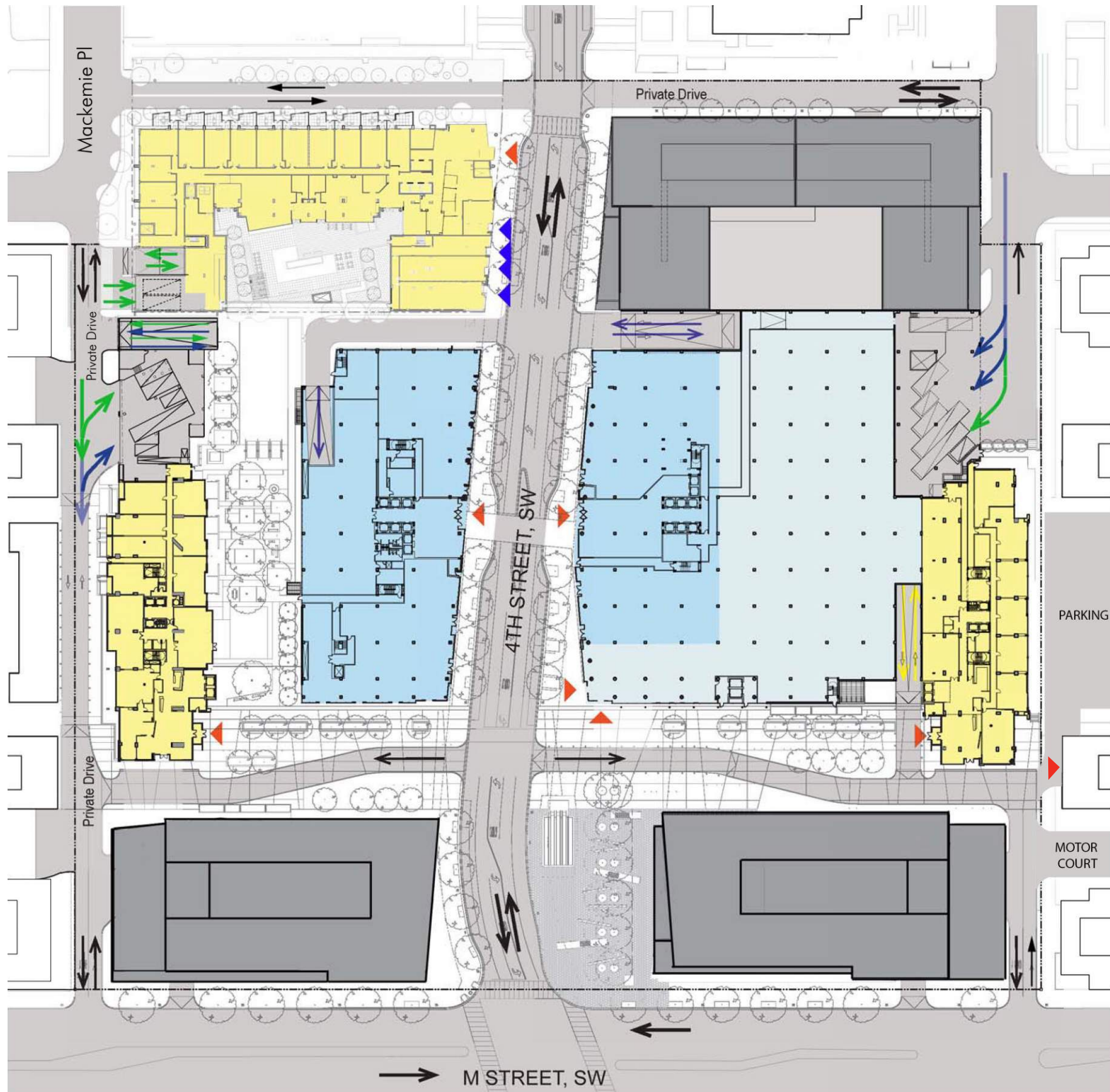
EAST M STREET BUILDING

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





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



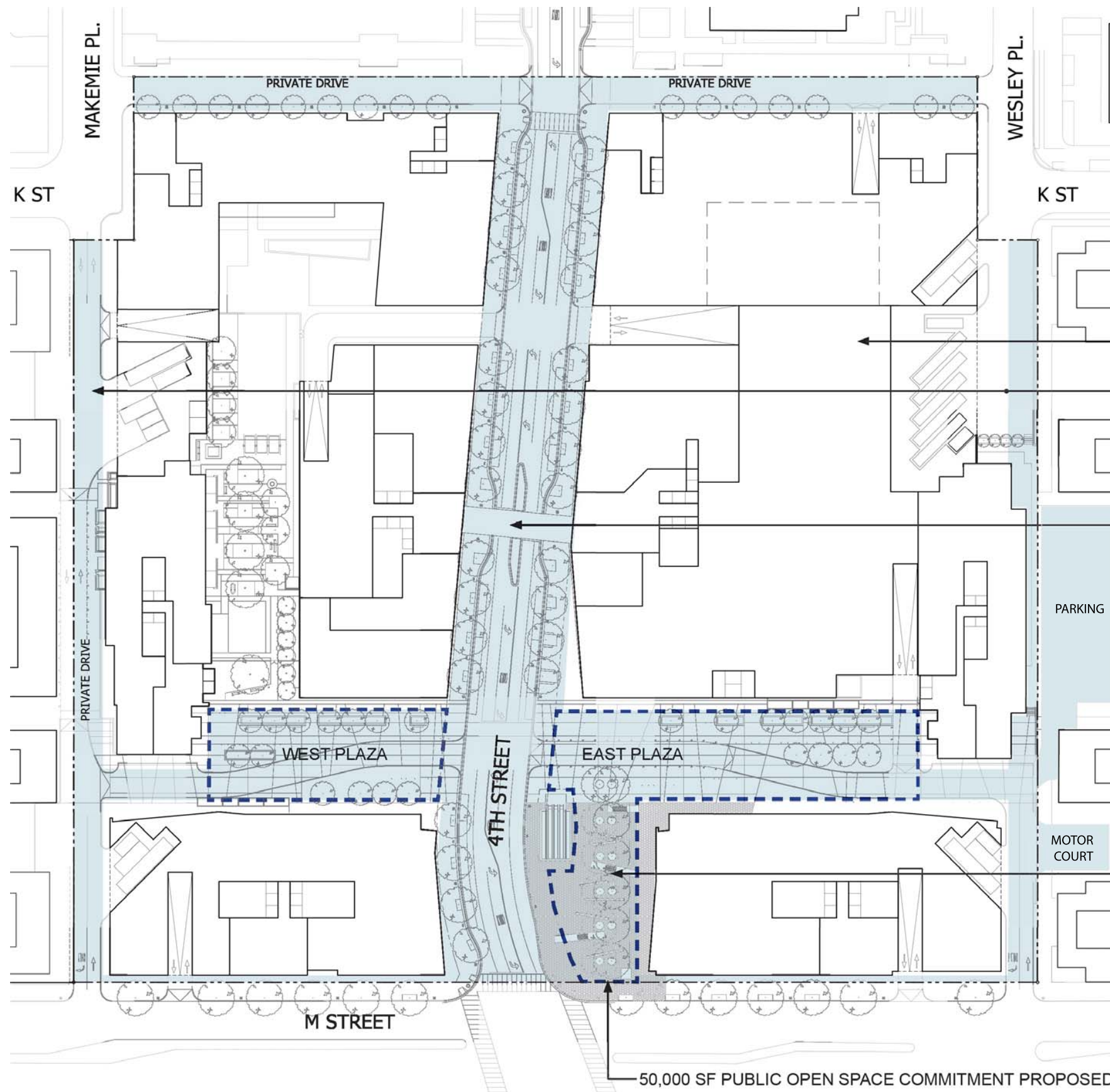
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2. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS MAY VARY.
3. CURB CUT CONNECTED TO M STREET HAS BEEN REMOVED OFF BOTH M STREET PARCELS.

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

PARKING

MOTOR COURT

METRO PLAZA WITH METRORAIL ESCALATORS

50,000 SF PUBLIC OPEN SPACE COMMITMENT PROPOSED





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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
- PARKING
- MOTOR COURT
- 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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