

**375 & 425 M STREET SW**

**ZC CASE NO. 02-381**

**SECOND-STAGE PUD AND MODIFICATION TO FIRST-STAGE PUD**

# **WATERFRONT STATION**



# PUD PROJECT SITE

I STREET SW

I STREET SW

MAKEMIE PL

K STREET SW

K STREET SW

4TH STREET SW

425 M

375 M

M STREET SW

M STREET SW

**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

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

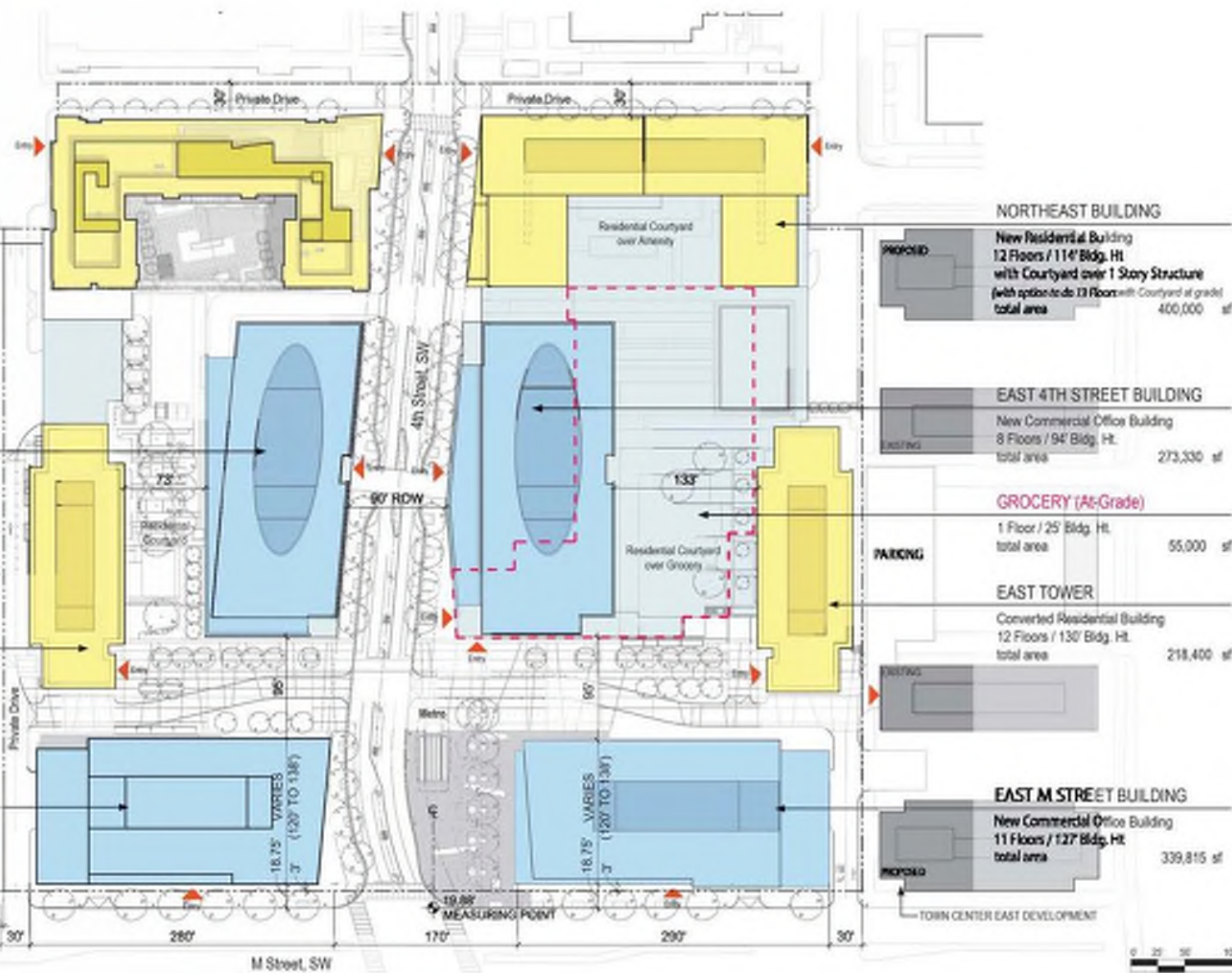
**WEST TOWER**

Converted Residential Building  
12 Floors / 130' Bldg. Ht.  
total area 213,600 sf

**WEST M STREET BUILDING**

New Commercial Office Building  
11 Floors / 127' Bldg. Ht.  
total area 322,785 sf

MARINA VIEW DEVELOPMENT

**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

**PARKING****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

TOWN CENTER EAST DEVELOPMENT



## APPROVED FIRST-STAGE PUD BENEFITS – DELIVERED

- 4<sup>th</sup> Street as dedicated public right-of-way
- 50,000 sf of public open space
- 90,000 sf of retail (110,000 sf required for overall project), with 10,000 sf provided for small and local retail users (12,500 sf required for overall project)
- Expanded and upgraded 55,000 sf Safeway grocery store
- Safeway, CVS, and Bank of America maintained throughout initial construction
- Security and Construction Mitigation Plan
- Economic benefits and urban design improvements
- Improvements to and continued maintenance of parks to the north of the PUD Site
- 80,000 square feet of affordable housing units



## APPROVED FIRST-STAGE PUD BENEFITS – DELIVERED AND TO BE CONTINUED

- Town center creation
- Additional retail space, proposed of up to 129,933 total square feet, which is in excess of the 110,000 square feet approved, including a retail marketing strategy plan and interim retail uses
- Additional space for small and local retail users to achieve a total of 12,500 sf
- 1,000 sf of office and meeting space for ANC 6D, SWNA, and other community groups
- First Source Employment and CBE Agreements
- Sustainable design features
- 80,000 sf of affordable housing in the NE building



## PROPOSED SECOND-STAGE PUD BENEFITS

- 6,000 sf Community Center rent free for a period of 30 years
- Contribution of up to \$500,000 for the Community Center's interior design and fit-out, up to \$50,000 for furniture, fixtures, and equipment, and \$15,000 for initial start-up costs.
- Five 3-bedroom IZ units at 60% MFI
- Operations management plan for Waterfront Station, in consultation with Waterfront Station property owners and ANC 6D
- Public space element in consultation with Waterfront Station property owners and ANC 6D
- Safety Study for 4<sup>th</sup> and M Street intersection



**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



2017

2014

2010

2010

2014

30' drive  
17-45 setback

17-127' height

17-45 setback  
30' drive

**STAGE 1 APPROVED MASSING & SETBACKS**



## 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

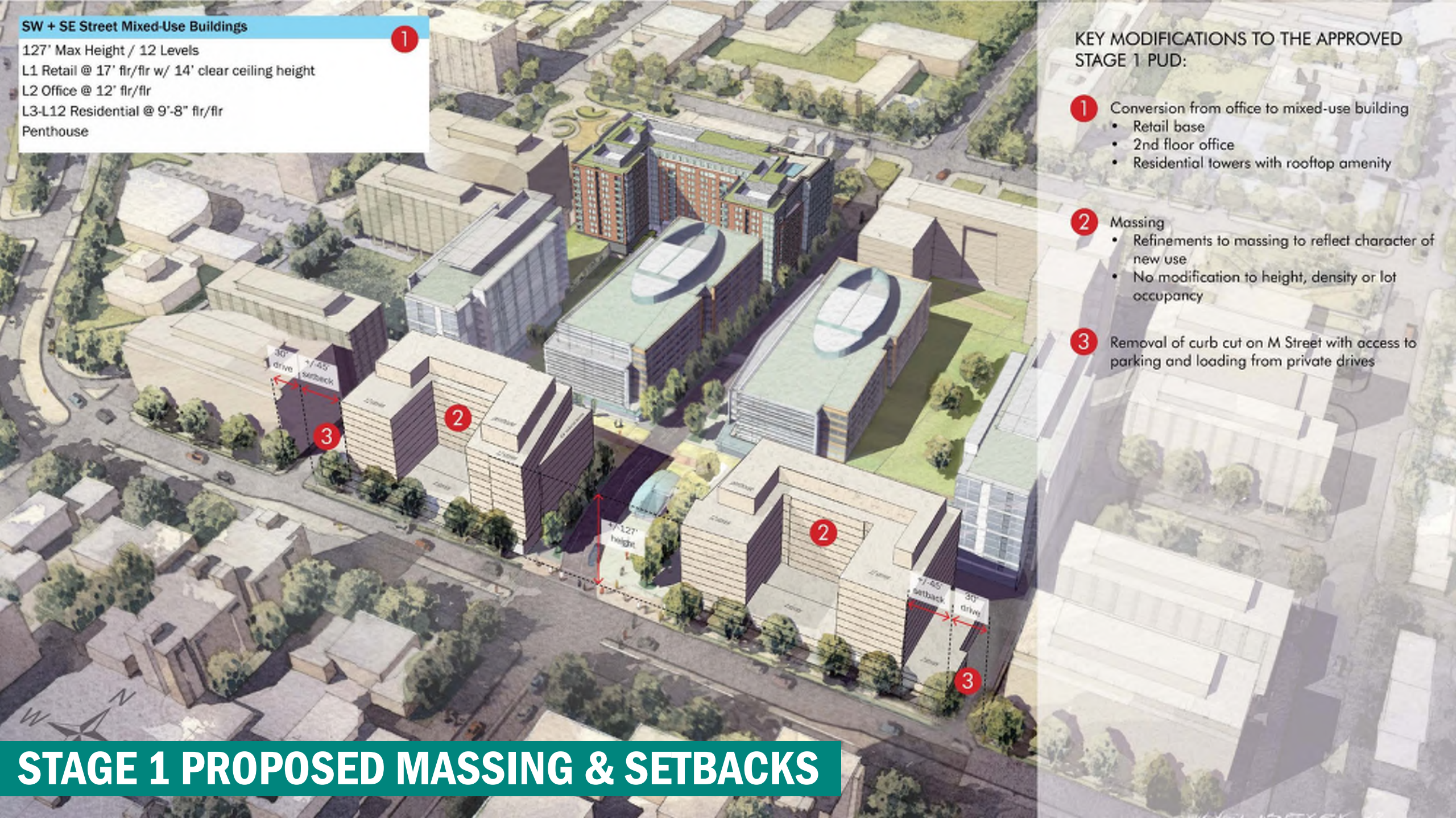
1

## 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



# STAGE 1 PROPOSED MASSING & SETBACKS



375 & 425 M

# 375 & 425 M





375 M



375

SOUTH WEST  
COMMUNITY  
CENTER

375 M



SOUTHEAST + SOUTHWEST M STREET PARCELS  
FIRST STAGE PUD MODIFICATION & SECOND STAGE PUD APPLICATION

MARCH 16, 2018

Perkins Eastman DC

PERSPECTIVE - LOOKING SOUTHEAST - EAST BLDG (375)

375 & 425 M STREET SW





CHAIR & PLATE

&steak

375 M



375 M





425 M



425 M



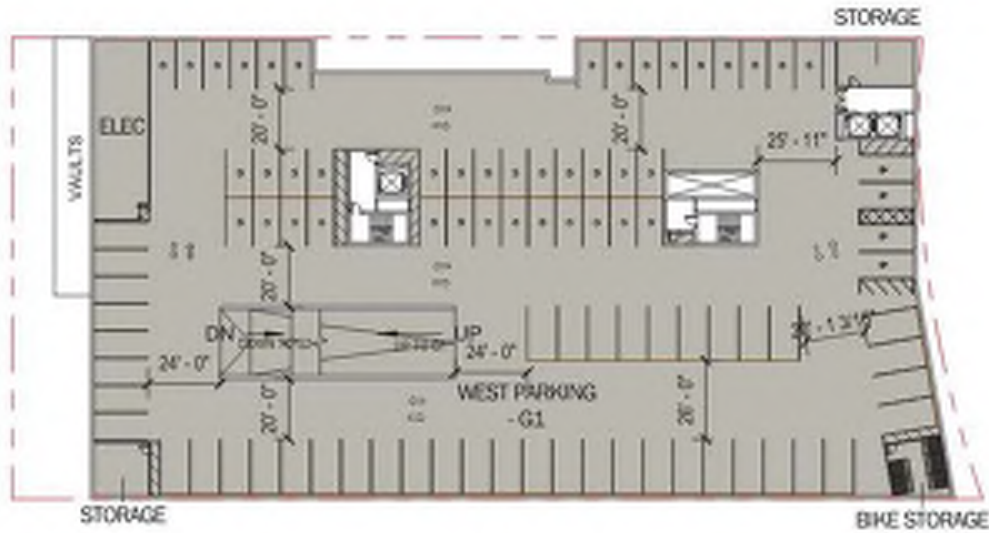
425 M



425 M

█ PARKING / SERVICE

- NOTES:
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
  2. ALL COMPACT SPACES DENOTED BY "C" ARE 8'-0" x 16'-0" MIN.
  3. ALL OTHER SPACES (EXCEPT ACCESSIBLE) ARE 9'-0" x 19'-0" MIN.
  4. ALL DRIVE AISLES (EXCEPT WHERE SPECIFIED) ARE 24'-0" TYPICAL.

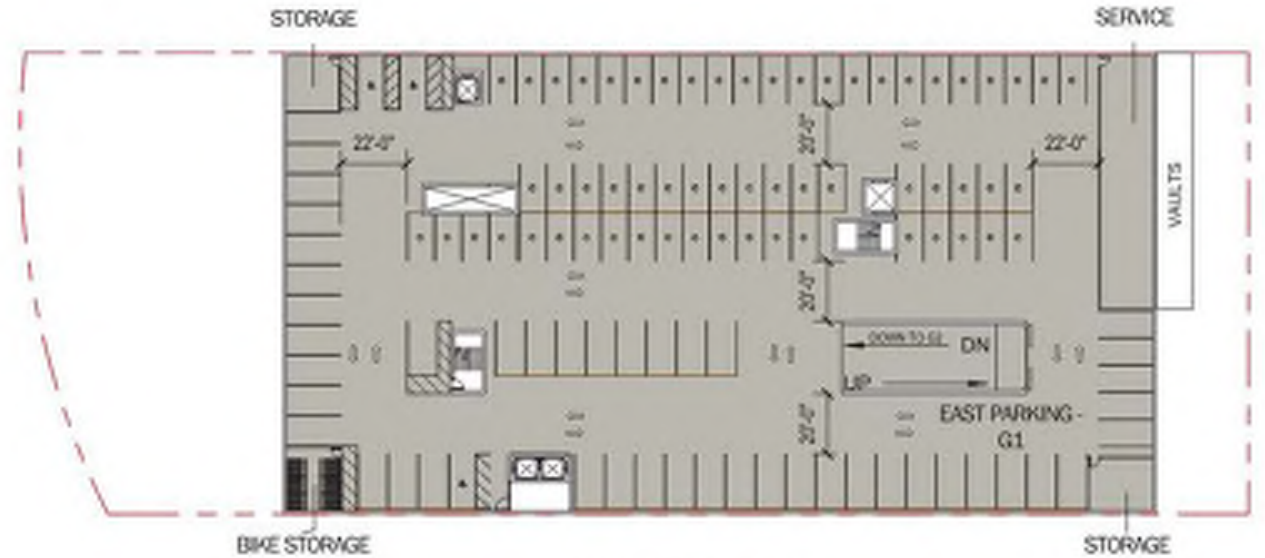


425 M STREET SW

PARKING - WEST G1

ADA	4
COMPACT	41
STANDARD	44
<b>TOTAL</b>	<b>89</b>

4TH STREET SW



375 M STREET SW

PARKING - EAST G1

ADA	3
COMPACT	59
STANDARD	45
<b>TOTAL</b>	<b>107</b>



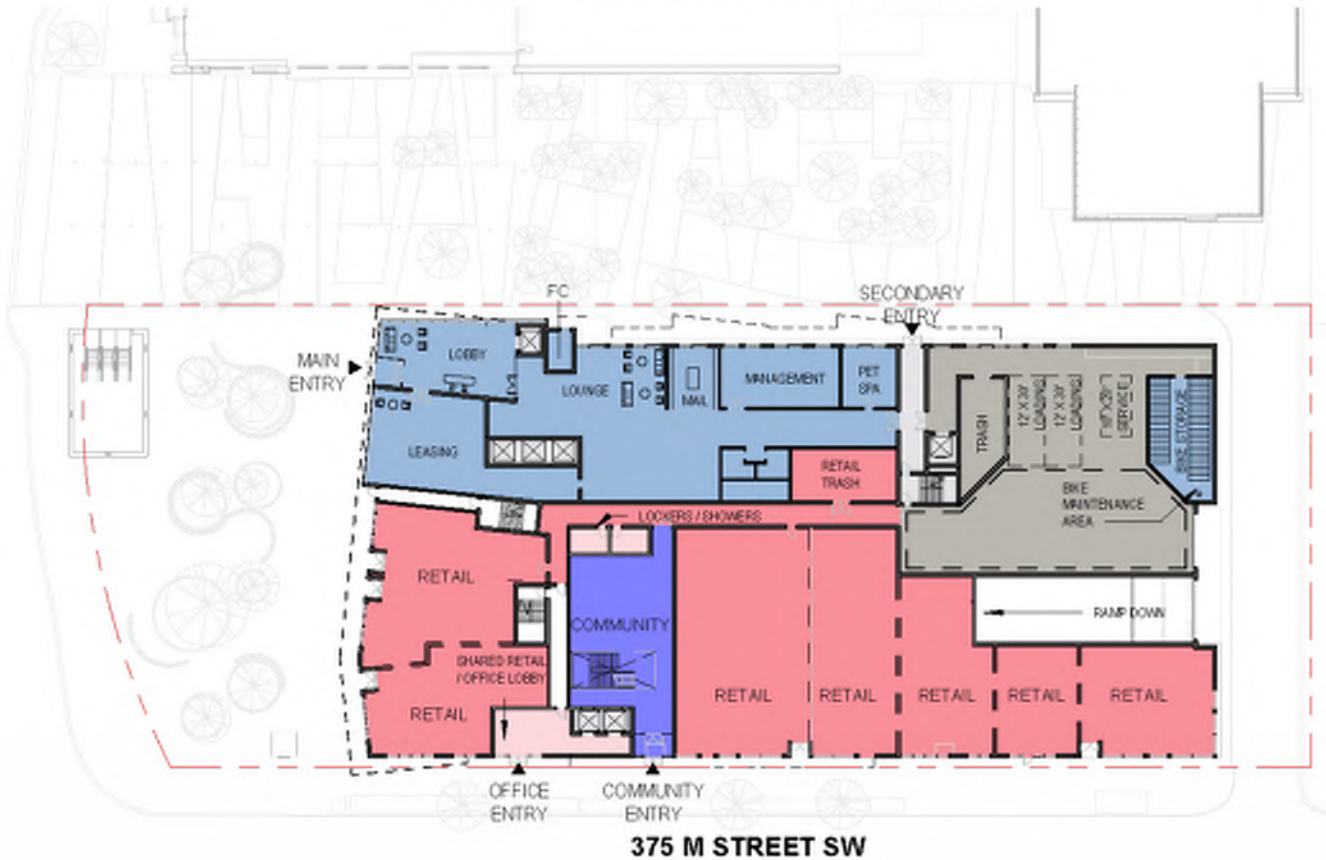
# 375 & 425 M ST SW - GARAGE FLOOR PLAN

- RESIDENTIAL AMENITY
- COMMUNITY
- RETAIL
- SERVICE

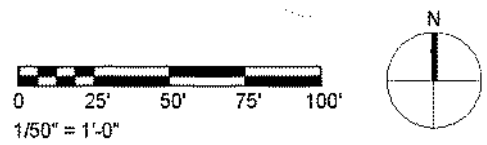
- NOTES:
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, RETAIL SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  2. RETAIL, COMMUNITY, & OFFICE ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL & OFFICE SPACE, DEPENDING UPON THE NEEDS OF THE TENANTS.
  3. THE RETAIL, COMMUNITY, AND OFFICE USES SHALL BE CONSISTENT WITH THE FLEXIBILITY GRANTED IN THE FINAL ZONING COMMISSION ORDER.
  4. SERVICE AREAS DISTRIBUTED AMONG BUILDING USES



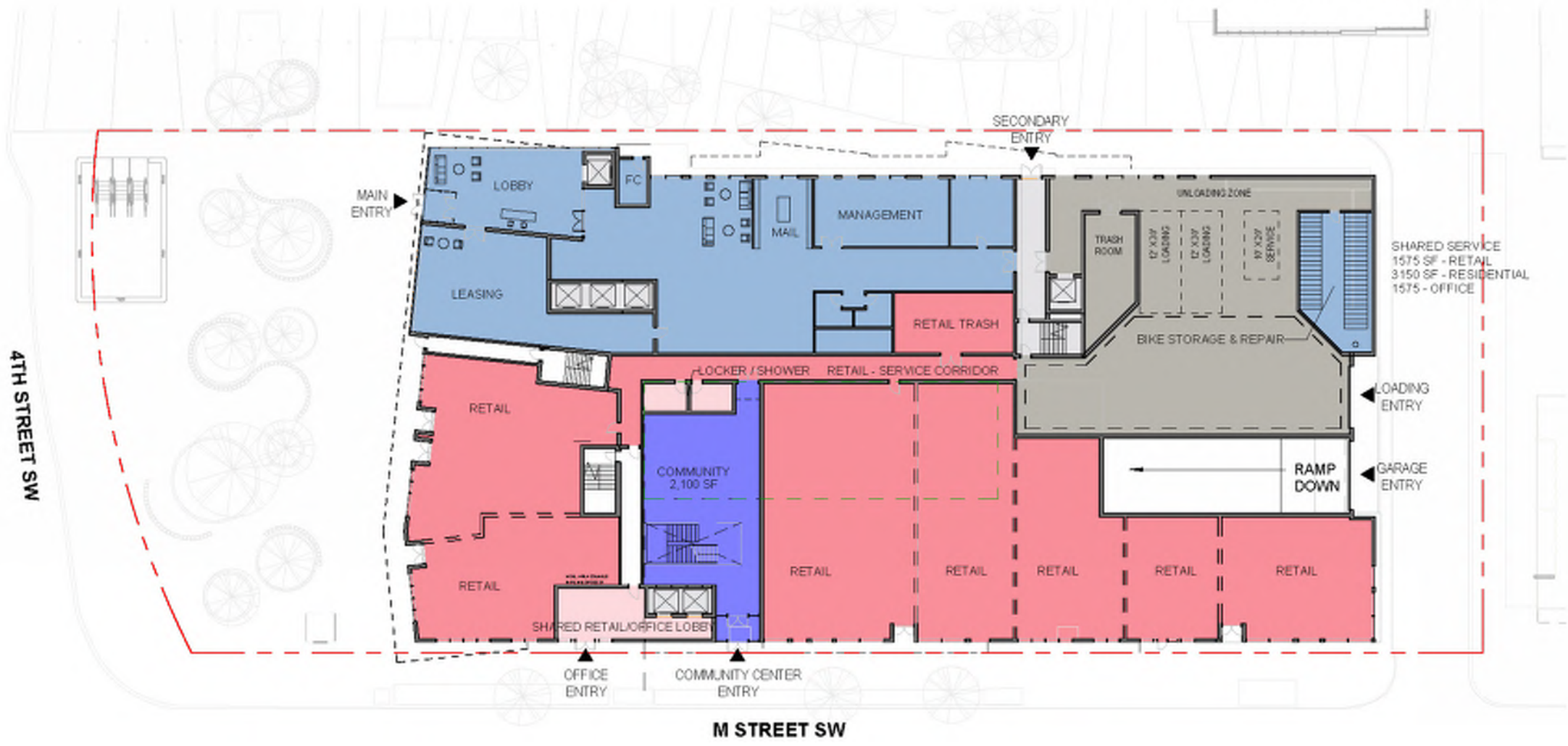
**4TH STREET SW**



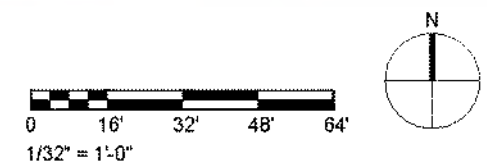
# 375 & 425 M ST SW – GROUND FLOOR PLAN



- NOTES:
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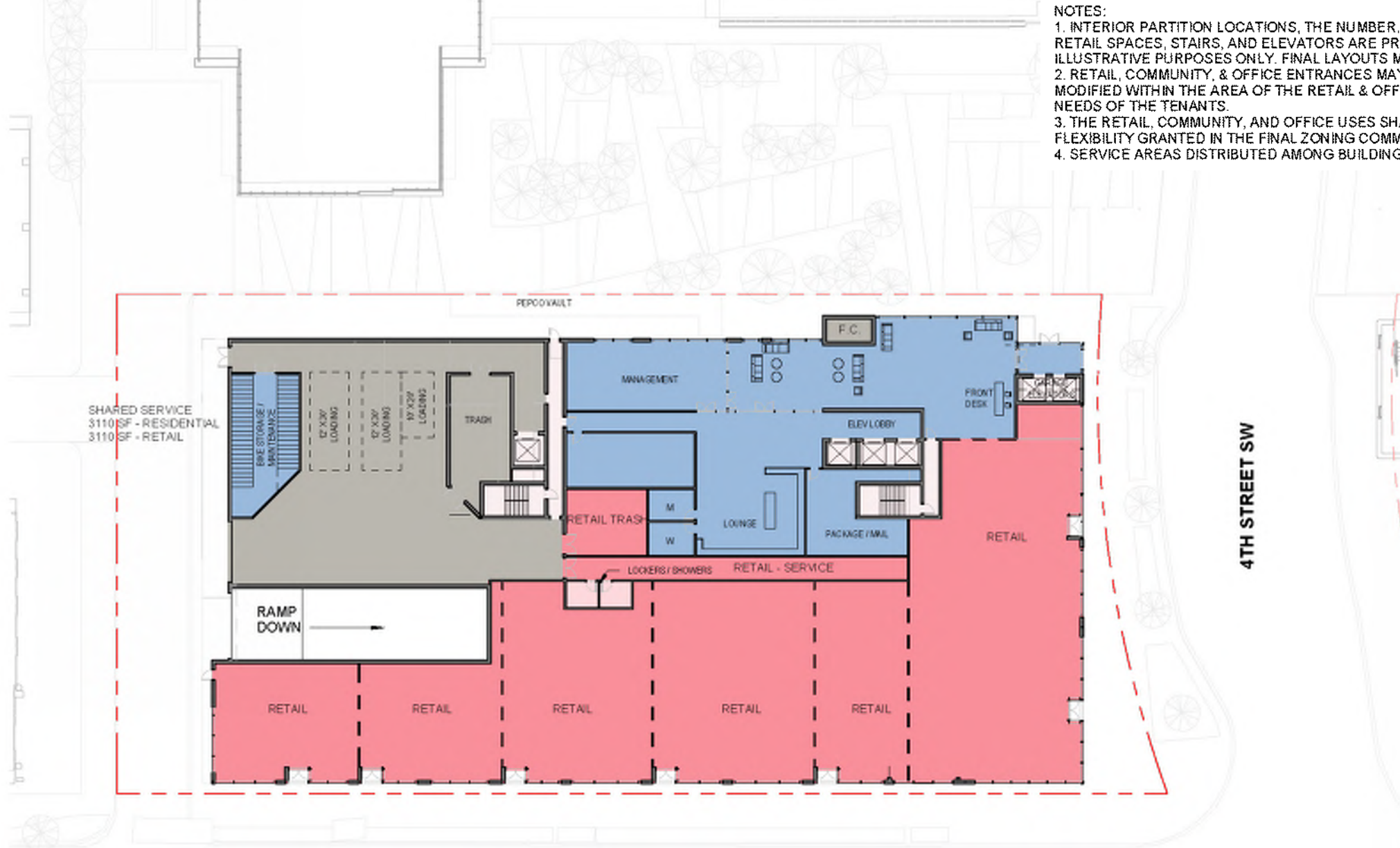


# 375 M ST – GROUND FLOOR PLAN



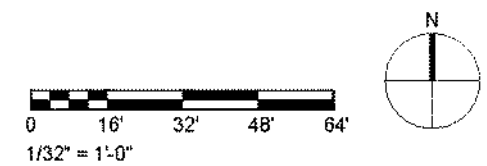
NOTES:

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4. SERVICE AREAS DISTRIBUTED AMONG BUILDING USES



4TH STREET SW

# 425 M ST - GROUND FLOOR PLAN





- RESIDENTIAL UNITS
- OFFICE
- COMMUNITY

- NOTES:
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, OFFICE SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  2. UNIT MIX AND SIZES ARE SUBJECT TO CHANGE PER REQUESTED FLEXIBILITY WITHIN RANGES STATED.
  3. THE NUMBER, SIZE, AND LOCATIONS OF DOORS ACCESSING THE COURTYARDS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  4. COURTYARD DESIGN AND LAYOUTS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  5. THE RETAIL AND OFFICE USES SHALL BE CONSISTENT WITH THE FLEXIBILITY GRANTED IN THE FINAL ZONING COMMISSION ORDER.



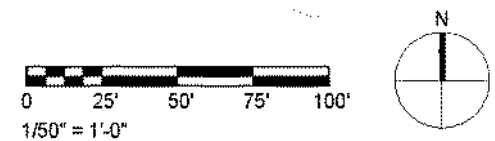
425 M STREET SW

4TH STREET SW

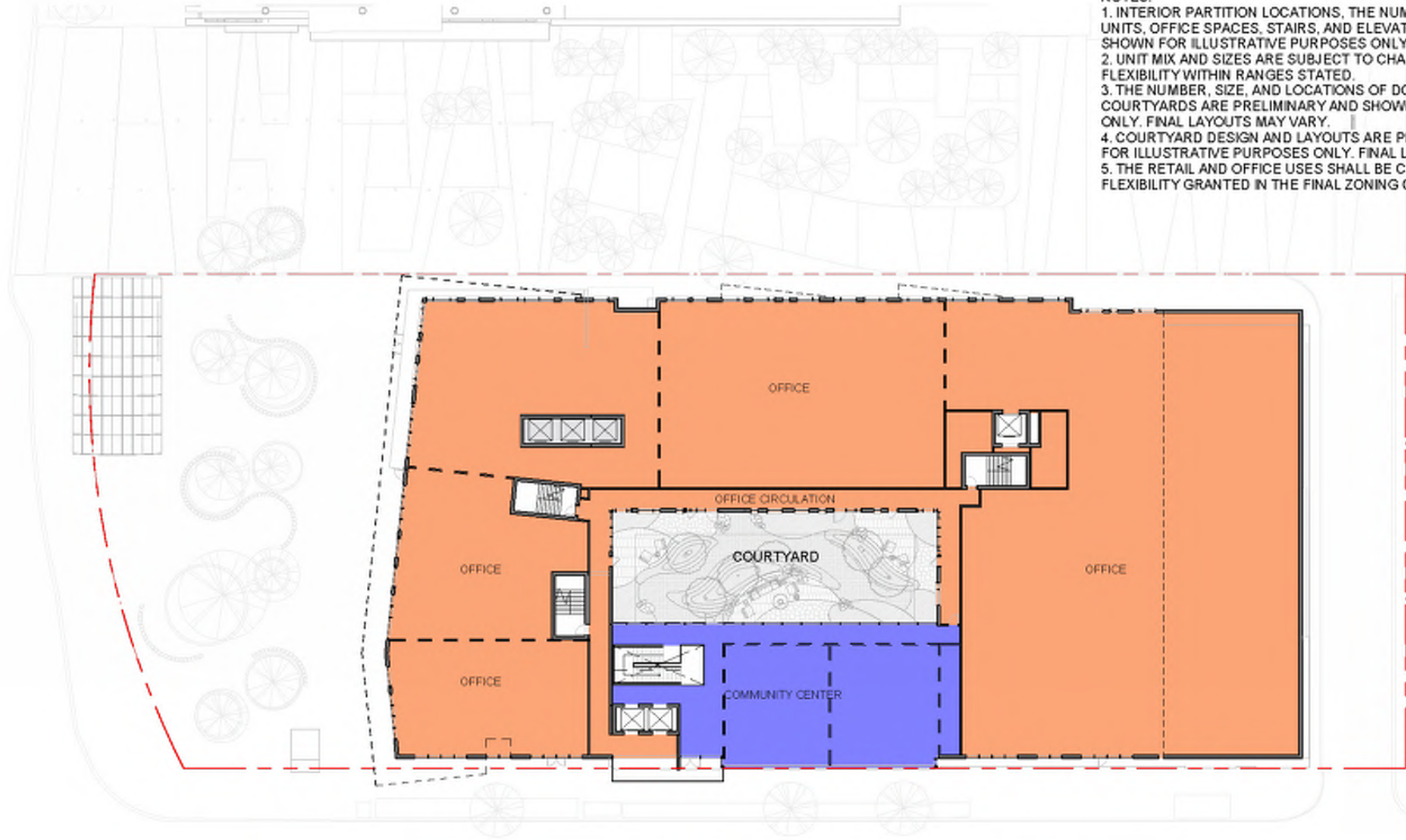


375 M STREET SW

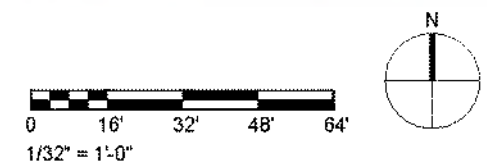
# 375 & 425 M ST SW – 2ND FLOOR PLAN



- NOTES:
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# 375 M ST – 2ND FLOOR PLAN

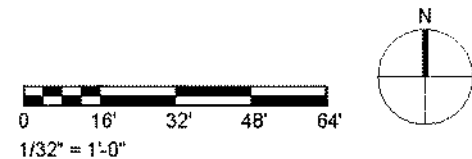


NOTES:

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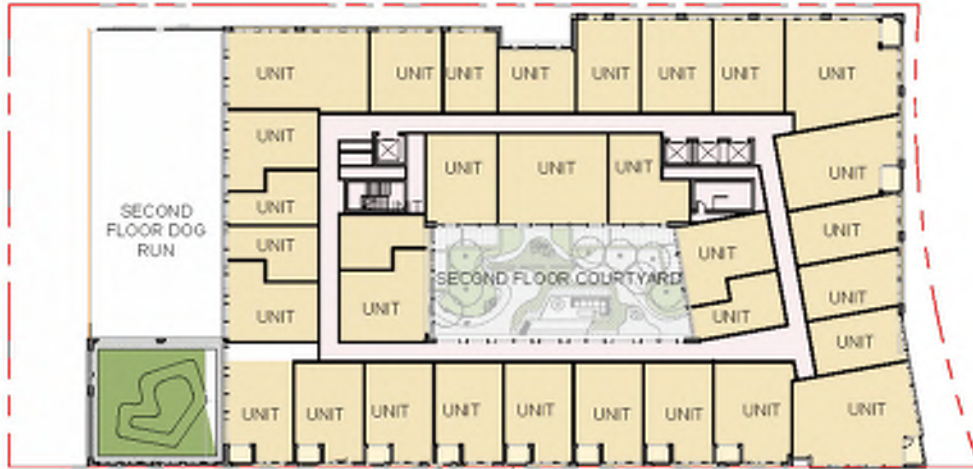


# 425 M ST – 2ND FLOOR PLAN



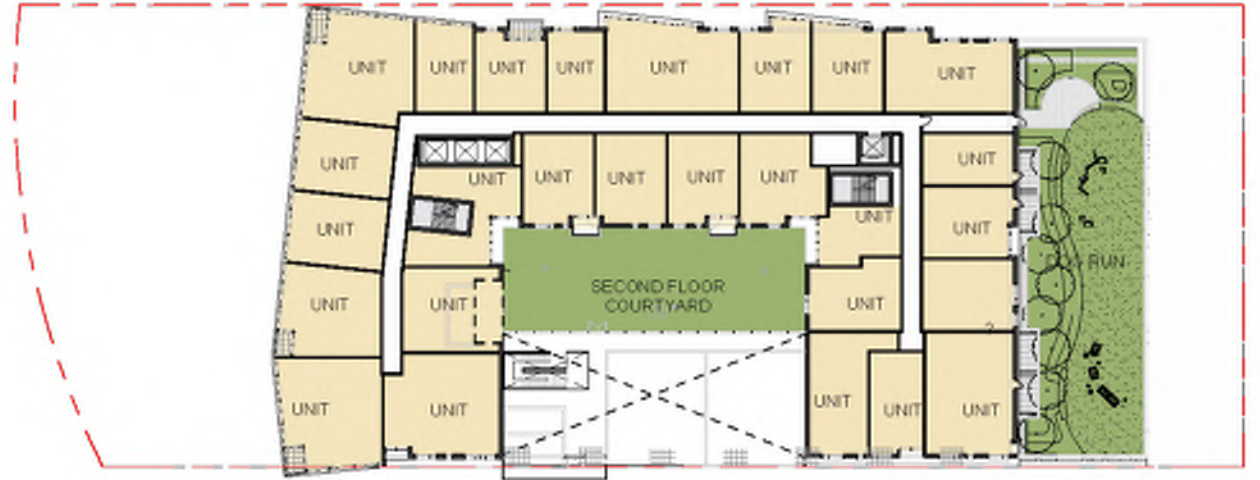
RESIDENTIAL UNITS

- NOTES:
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  2. UNIT MIX AND SIZES ARE SUBJECT TO CHANGE PER REQUESTED FLEXIBILITY WITHIN RANGES STATED.
  3. THE NUMBER, SIZE, AND LOCATIONS OF DOORS ACCESSING THE COURTYARDS ARE PRELIMINARY AND SHOW FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  4. COURTYARD DESIGN AND LAYOUTS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



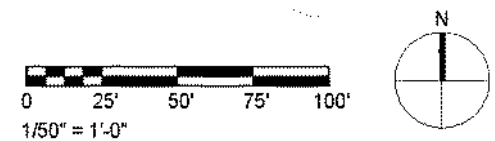
425 M STREET SW

4TH STREET SW



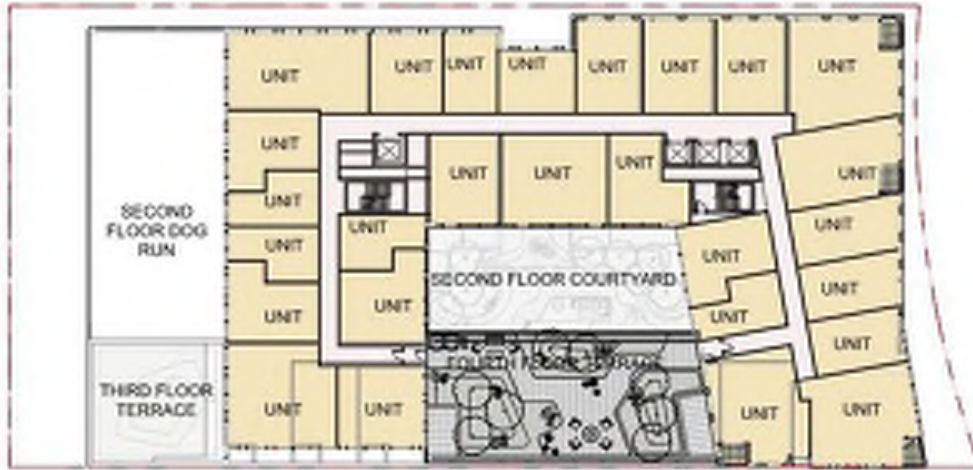
375 M STREET SW

# 375 & 425 M ST SW – 3<sup>RD</sup> FLOOR PLAN



RESIDENTIAL UNITS

- NOTES:
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, OFFICE SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  2. UNIT MIX AND SIZES ARE SUBJECT TO CHANGE PER REQUESTED FLEXIBILITY WITHIN RANGES STATED.
  3. THE NUMBER, SIZE, AND LOCATIONS OF DOORS ACCESSING THE COURTYARDS ARE PRELIMINARY AND SHOW FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
  4. COURTYARD DESIGN AND LAYOUTS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



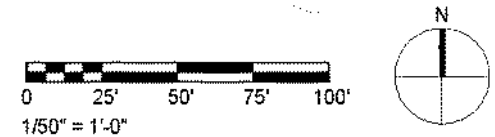
425 M STREET SW

4TH STREET SW



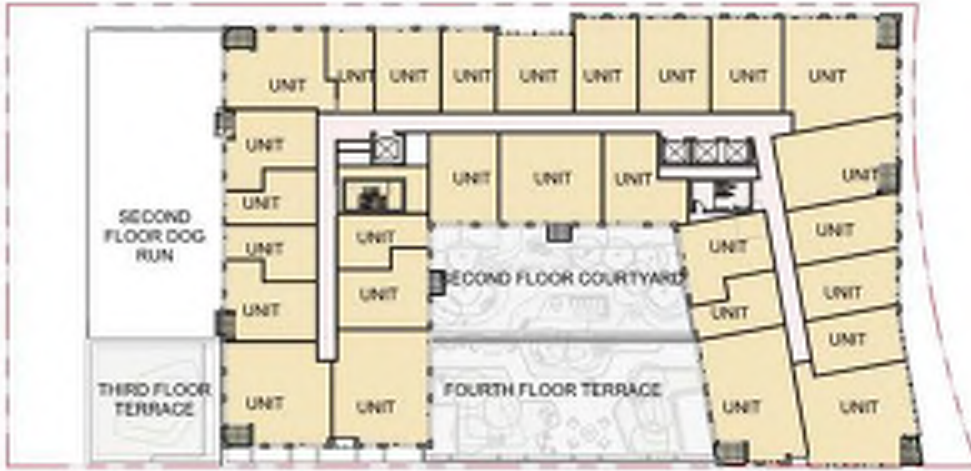
375 M STREET SW

# 375 & 425 M ST SW - 4<sup>TH</sup> FLOOR PLAN



RESIDENTIAL UNITS

NOTES:  
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, OFFICE SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.  
2. UNIT MIX AND SIZES ARE SUBJECT TO CHANGE PER REQUESTED FLEXIBILITY WITHIN RANGES STATED.



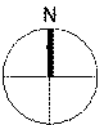
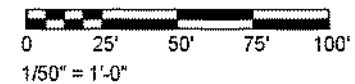
425 M STREET SW

4TH STREET SW



375 M STREET SW

# 375 & 425 M ST SW – TYPICAL FLOOR PLAN



RESIDENTIAL AMENITY (HABITABLE PENTHOUSE)

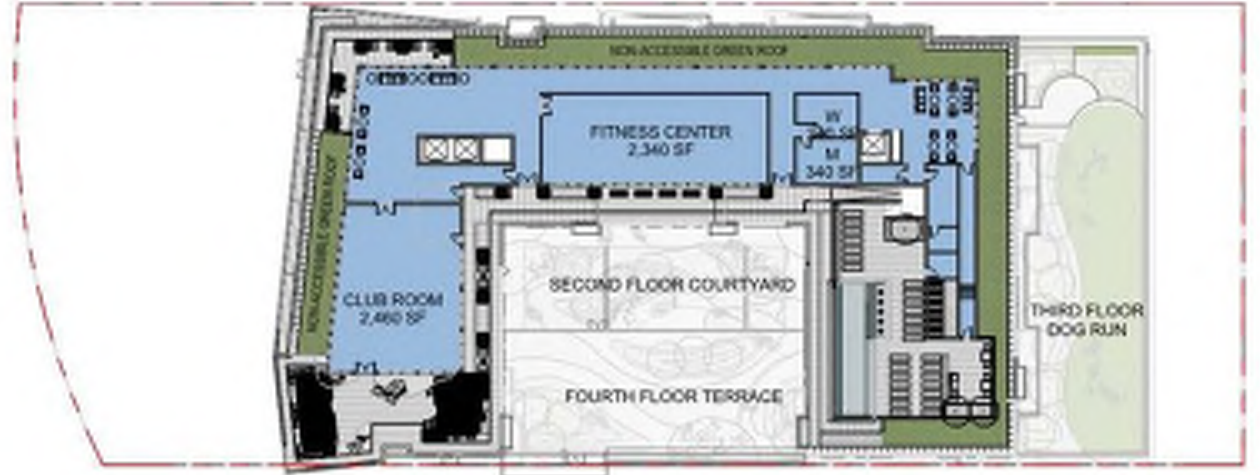
NOTES:

1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF AMENITY SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
2. THE DESIGN AND LAYOUTS OF THE POOLS AND OUTDOOR AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
3. ALL PENTHOUSE HABITABLE SPACE IS DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OR AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS.
4. SEE SHEETS L7 AND L8 FOR TRELIS DESIGNS AND LOCATIONS. TRELISES WILL HAVE HORIZONTAL MEMBERS THAT ARE MORE THAN 24" ON CENTER. ALL TRELISES WILL BE SET BACK 1'-1".



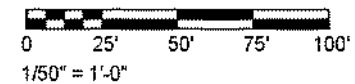
425 M STREET SW

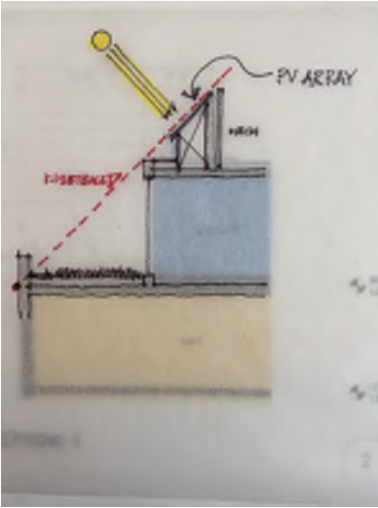
4TH STREET SW



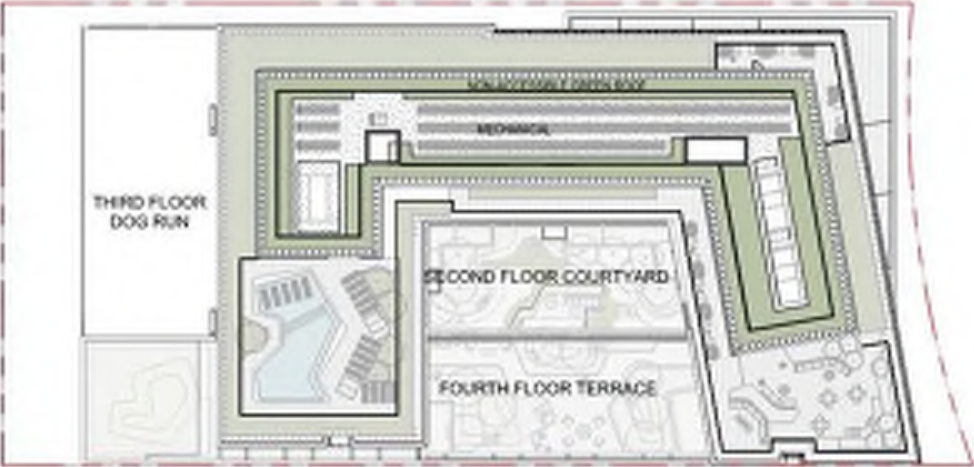
375 M STREET SW

# 375 & 425 M ST SW – PENTHOUSE PLAN

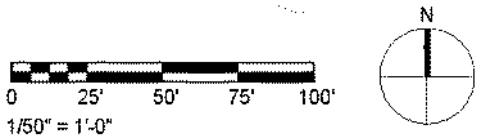




NOTES:  
 1. THE NUMBER, SIZE AND LOCATIONS OF MECHANICAL EQUIPMENT ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.  
 2. SEE SHEETS L7 AND L8 FOR TRELLIS DESIGNS AND LOCATIONS. TRELLISES WILL HAVE HORIZONTAL MEMBERS THAT ARE MORE THAN 24" ON CENTER. ALL TRELLISES WILL BE SET BACK 1'-1".



**375 & 425 M ST SW – ROOF PLAN**





- T.O. MECH PH SCREEN  
198.88'
- LEVEL MECH PH  
159.88'
- MAIN ROOF  
148.88'
- LEVEL 12  
135.88'
- LEVEL 11  
126.21'
- LEVEL 10  
116.55'
- LEVEL 9  
106.88'
- LEVEL 8  
97.21'
- LEVEL 7  
87.55'
- LEVEL 6  
77.88'
- LEVEL 5  
68.21'
- LEVEL 4  
58.55'
- LEVEL 3  
48.88'
- LEVEL 2  
36.88'
- LEVEL 1  
21.08'
- MEASURING POINT  
19.88'

C  
81

D  
82

E  
83

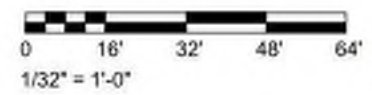


# 375 M ST SW – SOUTH ELEVATION

# 375 M STREET, SW



**375 M ST SW – NORTH ELEVATION**



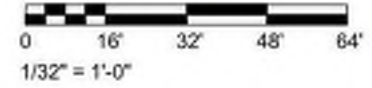
# 375 M STREET, SW

- T.O. MECH PH SCREEN  
166.88'
- LEVEL MECH PH  
159.88'
- MAIN ROOF  
146.88'
- LEVEL 12  
135.88'
- LEVEL 11  
126.21'
- LEVEL 10  
116.55'
- LEVEL 9  
106.88'
- LEVEL 8  
97.21'
- LEVEL 7  
87.55'
- LEVEL 6  
77.88'
- LEVEL 5  
68.21'
- LEVEL 4  
58.55'
- LEVEL 3  
48.88'
- LEVEL 2  
36.88'
- LEVEL 1  
21.08'
- MEASURING POINT  
19.88'



I  
87

J  
88



## 375 M ST SW – EAST ELEVATION

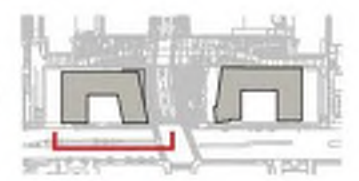
# 375 M STREET, SW



**375 M ST SW – WEST ELEVATION**



# 425 M ST SW – SOUTH ELEVATION



# 425 M STREET, SW

- T.O. MECH PH SCREEN  
166.85'
- LEVEL MECH PH  
159.85'
- MAIN ROOF  
146.85'
- LEVEL 12  
135.88'
- LEVEL 11  
126.21'
- LEVEL 10  
116.55'
- LEVEL 9  
106.88'
- LEVEL 8  
97.21'
- LEVEL 7  
87.55'
- LEVEL 6  
77.88'
- LEVEL 5  
68.21'
- LEVEL 4  
58.55'
- LEVEL 3  
48.88'
- LEVEL 2  
36.88'
- LEVEL 1  
21.96'
- MEASURING POINT  
19.88'

F  
64

G  
65

H  
66



## 425 M ST SW – NORTH ELEVATION

# 425 M STREET, SW



**425 M ST SW – WEST ELEVATION**

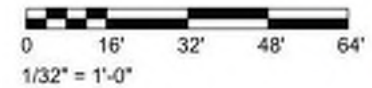


# 425 M STREET, SW

- T.O. MECH PH SCREEN  
166.88'
- LEVEL MECH PH  
159.88'
- MAIN ROOF  
146.88'
- LEVEL 12  
135.88'
- LEVEL 11  
126.21'
- LEVEL 10  
118.55'
- LEVEL 9  
106.88'
- LEVEL 8  
97.21'
- LEVEL 7  
87.55'
- LEVEL 6  
77.88'
- LEVEL 5  
68.21'
- LEVEL 4  
58.55'
- LEVEL 3  
48.88'
- LEVEL 2  
36.88'
- LEVEL 1  
21.96'
- MEASURING POINT  
19.88'

D  
62

E  
63

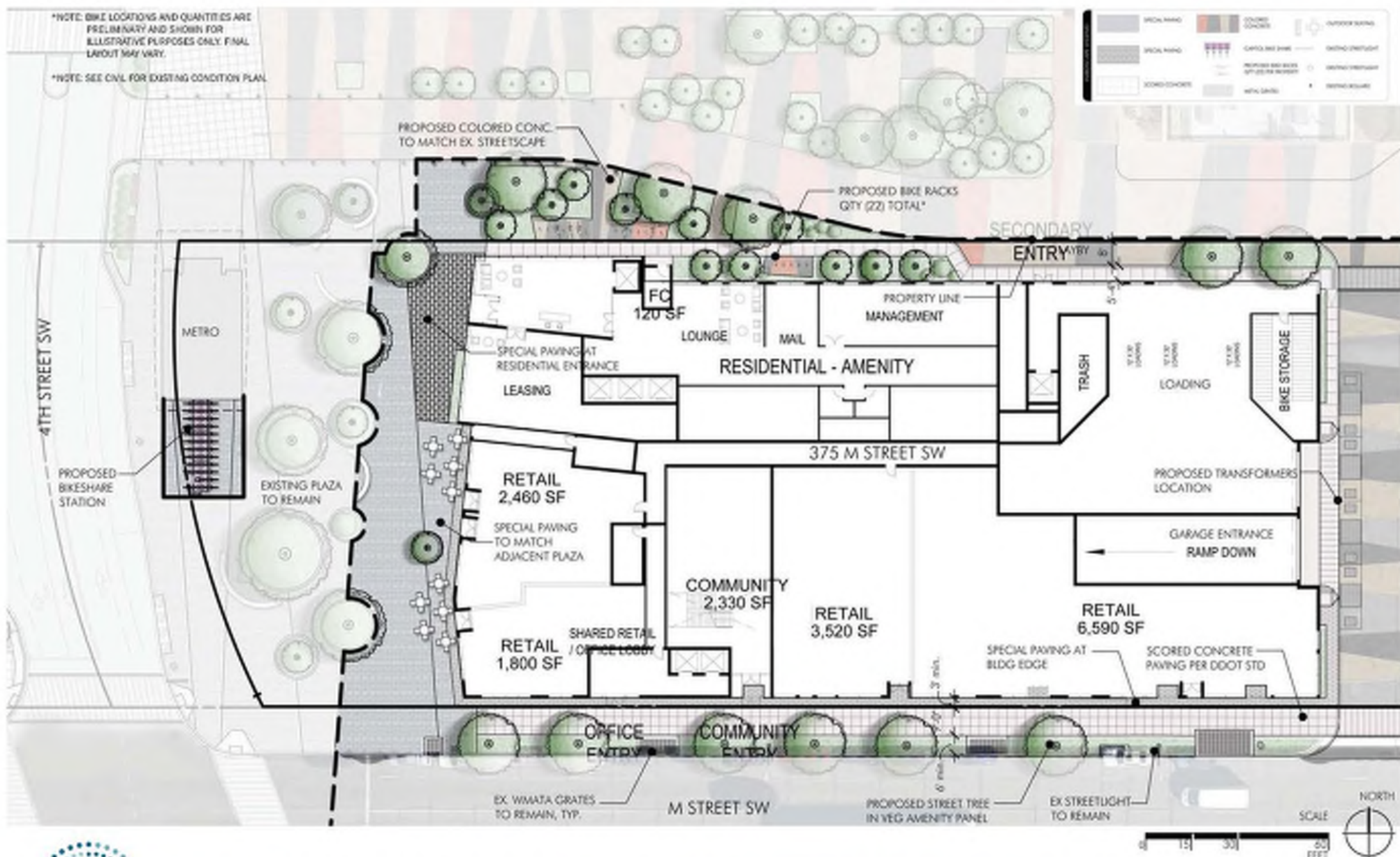


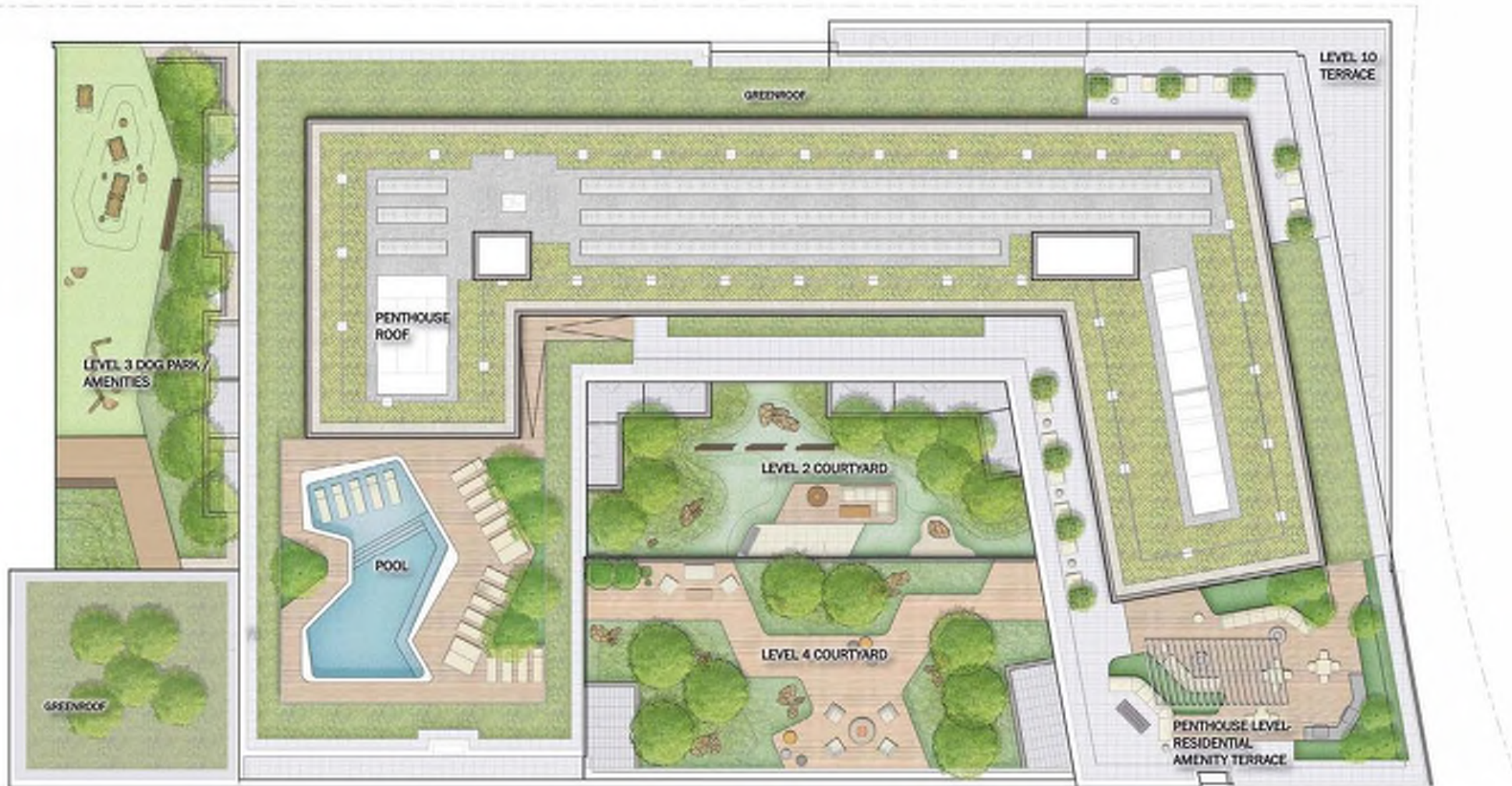
## 425 M ST SW – EAST ELEVATION

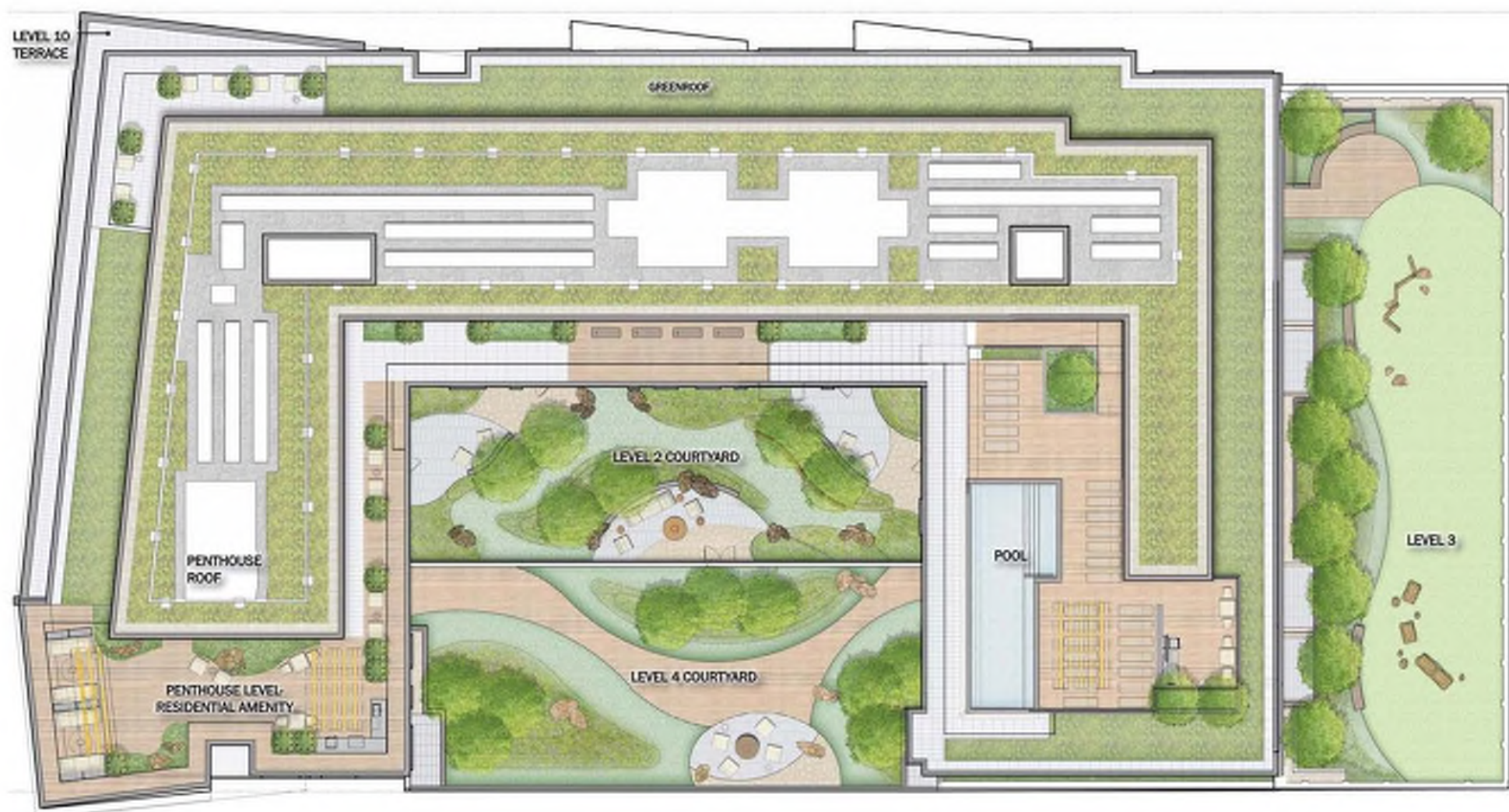












# 375 & 425 M

