



# Washington Gateway

Washington, DC

## MODIFICATION TO APPROVED CONSOLIDATED PUD

Square: 3584  
 Lots: 814, 815, 820, 821, 822

### PROPERTY OWNERS

CK MRP Washington Gateway II (Lot 821)  
 CK MRP Washington Gateway III (Lot 822)  
 Washington Gateway Apartments Venture, LLC (Lot 820)  
 Washington Metropolitan Area Transit Authority (Lot 814)  
 District of Columbia (Lot 815)

### SITE LOCATION

100 Florida Avenue, NE, Washington, DC (Lot 820)  
 101 New York Avenue, NE, Washington, DC (Lot 821)  
 202 Florida Avenue, NE, Washington, DC (Lot 822)

### DEVELOPER / APPLICANT

MidAtlantic Realty Partners, LLC

### LAND USE COUNSEL

Holland & Knight LLP

### ARCHITECT

SK+I Architectural Design Group, LLC  
 Gensler & Associates

### CIVIL ENGINEER

Wiles Mensch Corporation

### LANDSCAPE ARCHITECT

Oculus

### TRAFFIC CONSULTANT

Wells + Associates



MRP | REALTY

Washington Gateway | Washington, DC

December 30, 2016 | G-000



Cover Sheet

ZONING COMMISSION  
 District of Columbia  
 CASE NO.06-14D  
 EXHIBIT NO.30A1

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ZONING SUMMARY

Lot 814 Area SF	10,385
Lot 815 Area SF	8,061
Lot 820 Area SF	45,235
Lot 821 Area SF	45,211
Lot 822 Area SF	25,700
<b>Total Lot Area SF</b>	<b>134,592</b>

	C-3-C / MU-9 PUD	Approved PUD	Proposed PUD Modification
FAR			
Existing Residential FAR Square Feet	384,280	351,475	351,475
South Tower FAR Square Feet	693,040	601,896 (combined north and south office towers)	221,691 (option 1 & option 2**)
North Tower FAR Square Feet			339,543 (residential)
Total FAR Square Feet	1,077,320	351,475	912,709
Number of Dwelling Units		430 (400 constructed)	Option 1: 770 / Option 2: 1,022**
Floor Area Ratio (Aggregate)	8.00	7.08	6.78
Building Height	130'	130'	130'
Penthouse Height	20'-0" penthouse allowed	18'-6" penthouse max. height	20'-0" penthouse max. height
Communal Residential Habitable Penthouse Square Feet			Option 1: 5,863 / Option 2: 10,339**
Communal Office Habitable Penthouse Square Feet			Option 1: 5,203 / Option 2: 0**
Lot Occupancy	100%	55%	52%
Side Yard	none	none	none
Rear Yard	2.5" per foot of height above median grade	31'-9"	34'-1"
Open Court	none	none	none
Green Area Ratio	0.2		0.2
Vehicle Parking Ratio (minimum)			
Existing Residential (1958 Zoning Regulations)	.25 per dwelling unit	.6 per dwelling unit (258 spaces)	.5 per dwelling unit (200 spaces)
Office Parking	.5 per 1,000 sf in excess of 3,000 sf - 50%*** (56 spaces)	1 per 1,800 sf (334 spaces)	minimum of 56 spaces
Residential Parking	1 per 3 dwelling units - 50%*** (62 spaces)		minimum of 62 spaces
Retail Parking	1.33 per 1,000 sf in excess of 3,000 sf - 50%*** (8 spaces)	1 per 3,000 sf (4 spaces)	minimum of 8 spaces
Loading			
Existing Residential Loading (1958 Zoning Regulations)	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep
Office Loading	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	2 @ 30' deep*
Residential Loading	1 @ 30' deep, 1 @ 20' deep		1 @ 30' deep, 1 @ 20' deep
Retail Loading	1 @ 30' deep	none	none*
Bike Parking			
Existing Residential Bike Parking (1958 Zoning Regulations)	1 per 3 dwelling units	1 per 3 dwelling units (144 spaces)	1 per 3 dwelling units (134 spaces)
Office Bike Parking	5% min. of vehicle parking	5% min. of vehicle parking (19 spaces)	long:1/2,500 sf for first 50 spaces & 1/5,000 remaining (70 spaces) short:1/40,000 sf (6 spaces)
Residential Bike Parking	1 per 3 dwelling units		1 per 3 dwelling units (124 spaces)
Retail Bike Parking	5% min. of vehicle parking	5% min. of vehicle parking (1 space)	long:1/10,000 sf (1 space) short:1/3,500 sf (3 spaces)

Notes:

\* Flexibility required

\*\* Option 1: South Tower as office

Option 2: South Tower as residential

\*\*\* Required minimum vehicle parking is reduced by 50% due to proximity to a Metrorail station according to Subsection C, Section 702 of the Zoning Regulations.

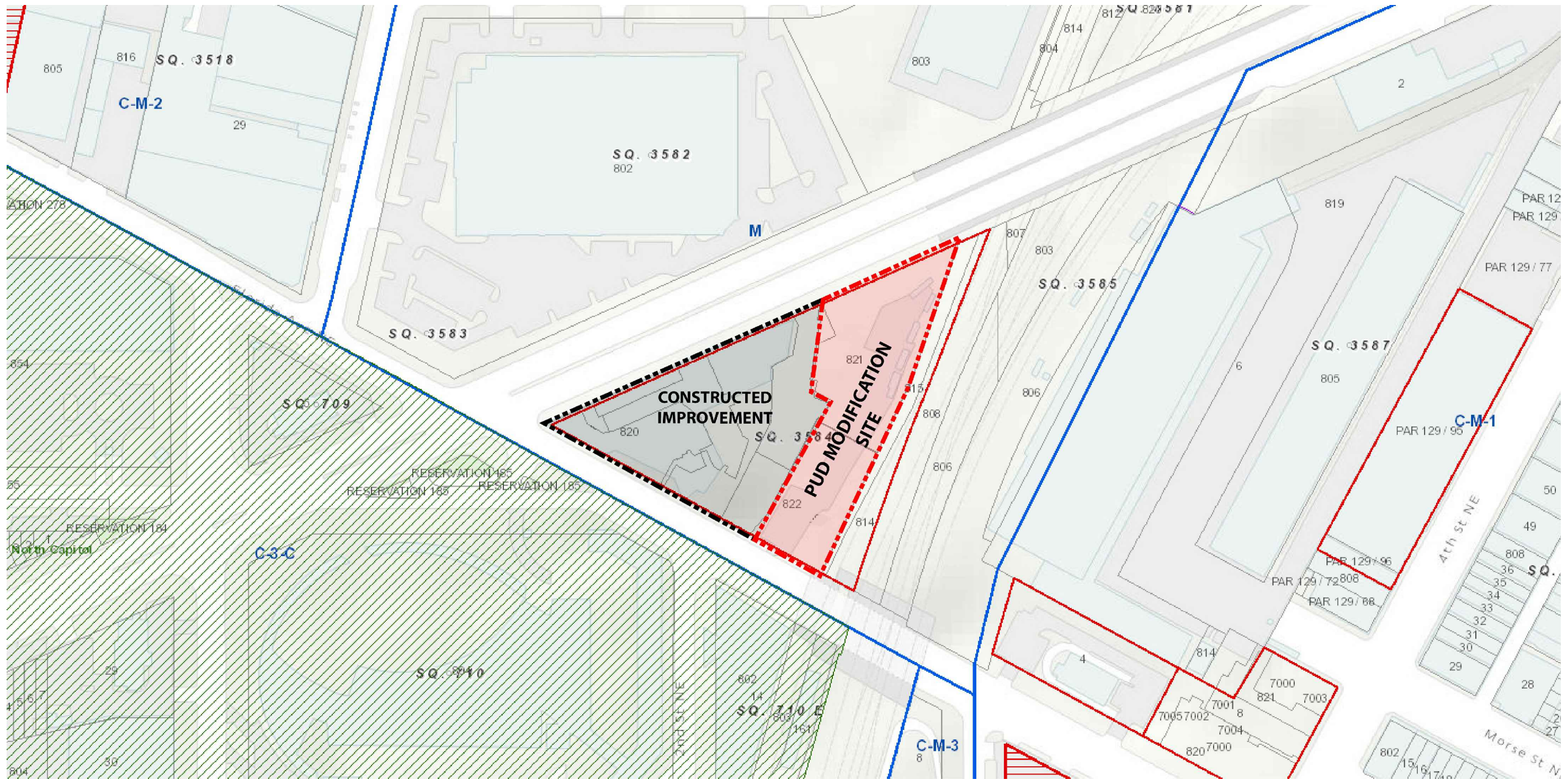
**BUILDING TABULATIONS**

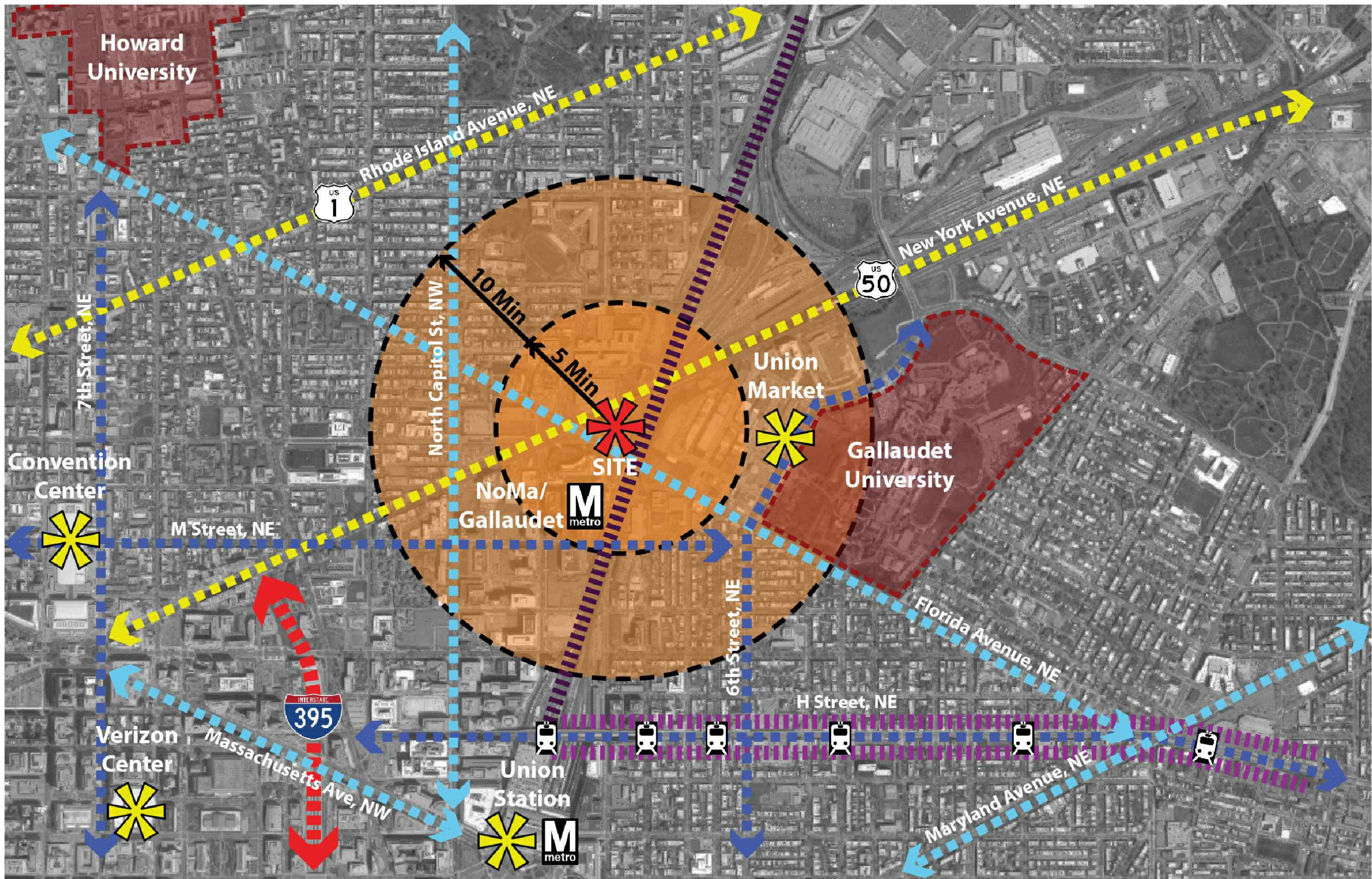
Floor	North Tower			South Tower			Total			Cellar
	residential/garage			office/retail						
	GSF	Non FAR	FAR	GSF	Non FAR	FAR	GSF	Non FAR	FAR	
Residential Pent. **	5,863	5,863	0				5,863	5,863	0	
16th	24,267	219	24,048				24,267	219	24,048	
15th	24,267	219	24,048				24,267	219	24,048	
14th/Office Pent.	23,772	0	23,772	5,203	5,203	0	28,975	5,203	23,772	
13th	23,772	0	23,772	15,027	86	14,941	38,799	86	38,713	
12th	24,267	219	24,048	15,027	86	14,941	39,294	305	38,989	
11th	24,267	219	24,048	17,521	86	17,435	41,788	305	41,483	
10th	23,772	0	23,772	18,219	86	18,133	41,991	86	41,905	
9th	23,772	0	23,772	18,746	86	18,660	42,518	86	42,432	
8th	24,267	219	24,048	18,353	86	18,267	42,620	305	42,315	
7th	24,267	219	24,048	18,746	86	18,660	43,013	305	42,708	
6th	23,794	0	23,796	18,746	86	18,660	42,540	86	42,456	
5th	23,794	0	23,794	17,892	86	17,806	41,686	86	41,600	
4th	23,794	3,807	19,987	17,893	86	17,807	41,687	3,893	37,794	16%
3rd	17,767	4,442	13,325	17,587	86	17,501	35,354	4,528	30,826	25%
2nd	21,685	5,638	16,047	14,644	86	14,558	36,329	5,724	30,605	26%
1st Residential*	16,851	14,997	1,854				16,851	14,997	1,854	89%
1st Garage	12,398	11,034	1,364				12,398	11,034	1,364	89%
1st Office Mezz.				3,983	1,239	2,744	3,983	1,239	2,744	31%
1st Office				9,658	3,005	6,653	9,658	3,005	6,653	31%
1st Retail				7,149	2,224	4,925	7,149	2,224	4,925	31%
<b>Sub-Total GSF</b>	<b>386,636</b>			<b>234,394</b>			<b>621,030</b>			
<b>Non FAR Deduct</b>		<b>47,096</b>			<b>12,703</b>			<b>59,798</b>		
<b>Total FAR GSF</b>			<b>339,543</b>			<b>221,691</b>			<b>561,234</b>	

Notes:

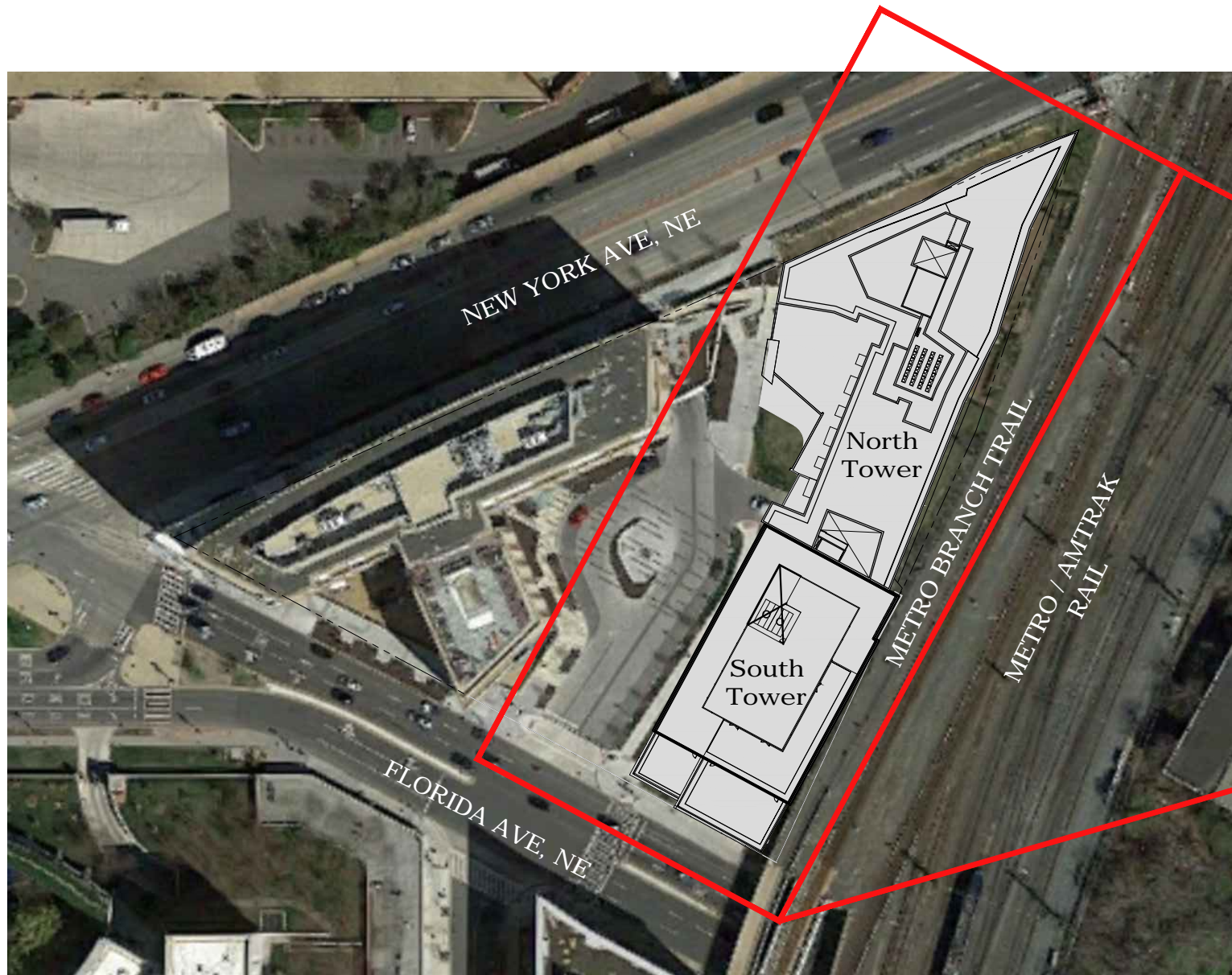
1. All numbers are subject to change and are approximate figures
2. Information is based on current design dated 07.18.2016, calculated per FAR methodology
3. \* Loading dock is included in residential GSF calculation. The garage ramp has been excluded.
4. \*\* Penthouse GSF excludes open to the sky mechanical space

**Elevation Apartments (existing) 351,475**  
**Total FAR SF 912,709**  
**Approved PUD 351,475**





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Site Aerial: 1"=100'-0"



Context Aerial: 1"=1000'-0"









1



2



3



4



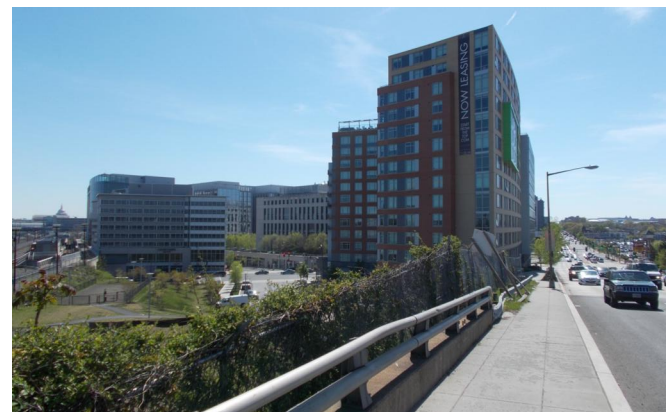
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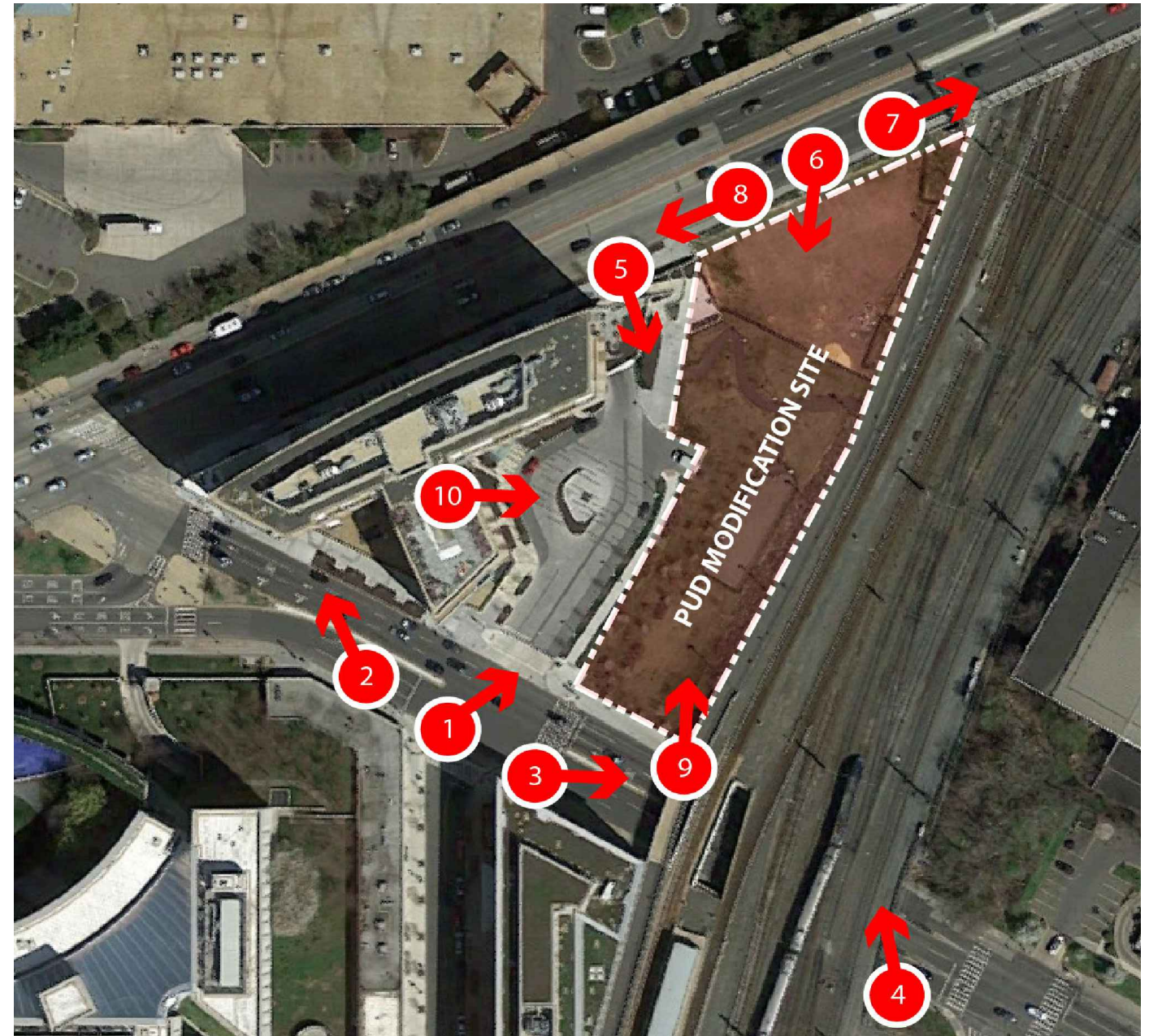
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7



8



Key Plan



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