



AT
SOUTHEAST FEDERAL CENTER

PARCEL D
(4TH AND M STREET IN SOUTHEAST)

ZONING COMMISSION REVIEW UNDER THE
SEFC OVERLAY DISTRICT

4 JANUARY 2008
SUPPLEMENTAL FILING MATERIALS - 4 APRIL 2008

PREPARED FOR
DC ZONING COMMISSION

PREPARED BY
THE GENERAL SERVICES ADMINISTRATION
FOREST CITY WASHINGTON

WITH THE ASSISTANCE OF
SHALOM BARANES ASSOCIATES
VIKA, INC.
LANDSCAPE ARCHITECTURE BUREAU
GREENSTEIN, DELORME, & LUCHS, PC

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District of Columbia
CASE NO. 08-01
EXHIBIT NO. 28

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District of Columbia
CASE NO.08-01
EXHIBIT NO.28



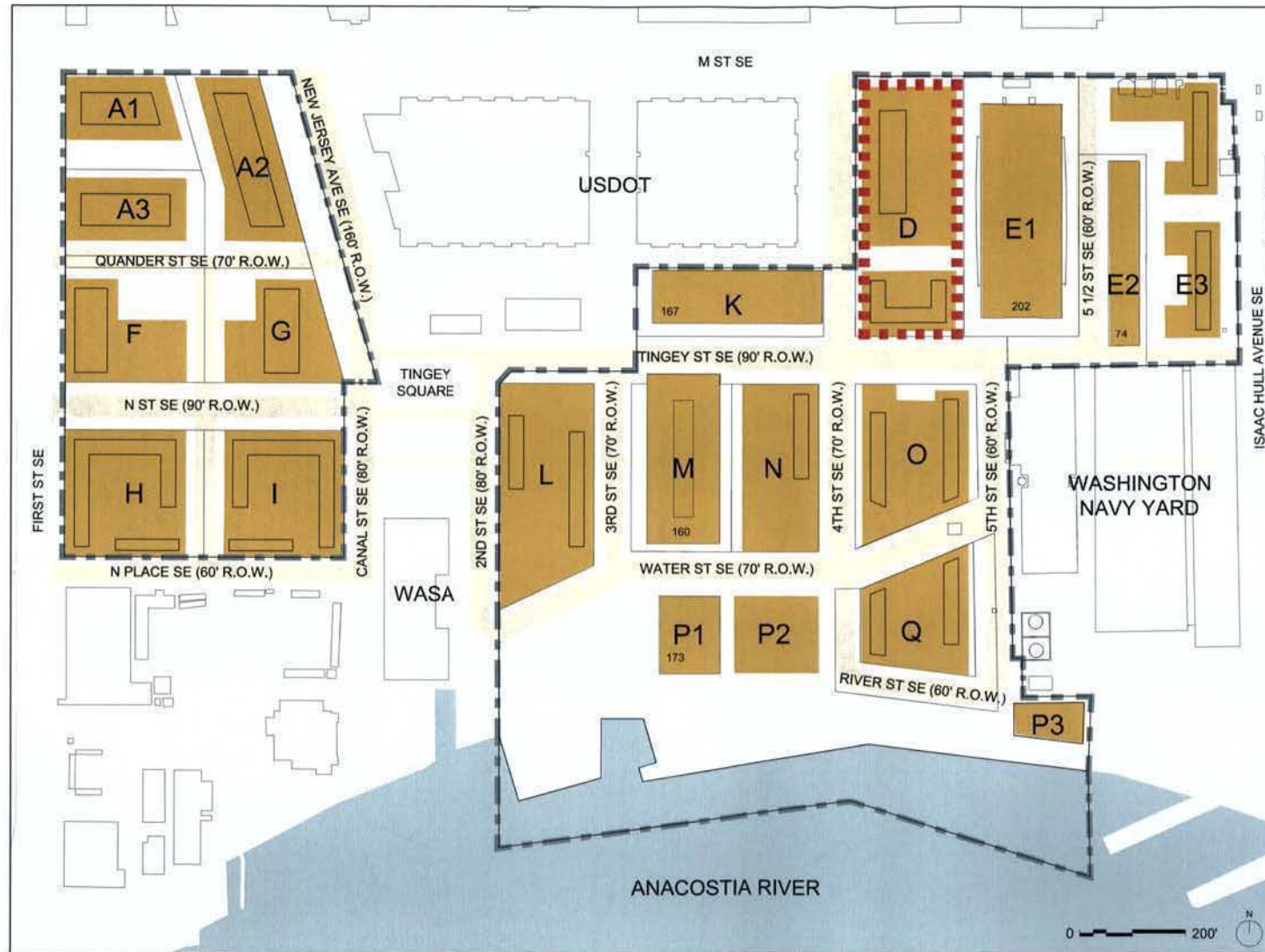
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MASTER PLAN

In addition to the District of Columbia Zoning Commission review and approval, Parcel D has undergone the following additional design reviews:

- 15% Design Review by the District of Columbia State Historic Preservation Office (SHPO), in accordance with the Programmatic Agreement between the United States General Services Administration (GSA) and the Advisory Council on Historic Preservation (ACHP) and SHPO – a product of consultation pursuant to Section 106 of the National Historic Preservation Act. It was approved with the signing of the Programmatic Agreement in July of 2007.
- 35% Design Review by the National Capital Planning Commission (NCPC) in accordance with the Memorandum of Understanding between the General Services Administration and NCPC, dated 6 June 2005. It was approved at the July 2007 meeting of NCPC.
- 35% Design Review by the Commission of Fine Arts (CFA) in accordance with the Memorandum of Agreement between the General Services Administration and CFA, dated 1 July 2005. It was approved at the July 2007 meeting of CFA.
- 35% Design Review by ACHP, SHPO, and Consulting Parties, in accordance with the Programmatic Agreement between GSA, ACHP, and SHPO – a product of consultation pursuant to Section 106 of the National Historic Preservation Act. Consulting parties include:
 - o NCPC
 - o US Navy
 - o DCWASA
 - o JBG / SEFC LLC
 - o OP
 - o DCPL
 - o Committee of 100
 - o Capitol Hill Restoration Society
 - o National Trust
 - o AWC
 - o Forest City



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ZONING COMMISSION REVIEW

A1

COMBINED LOT DEVELOPMENT

Parcel D and Parcel K are proposed to be combined for the purposes of allocating non-residential density.

**...two or more lots, whether contiguous or non-contiguous, within the SEFC/CR District may be combined for the purpose of allocating residential and non-residential uses regardless of the normal limitation on floor area by uses on each lot, provided that the aggregate residential and non-residential floor area shall not exceed the matter of right maximum...density of the underlying zone district... (Section 1803.4)*

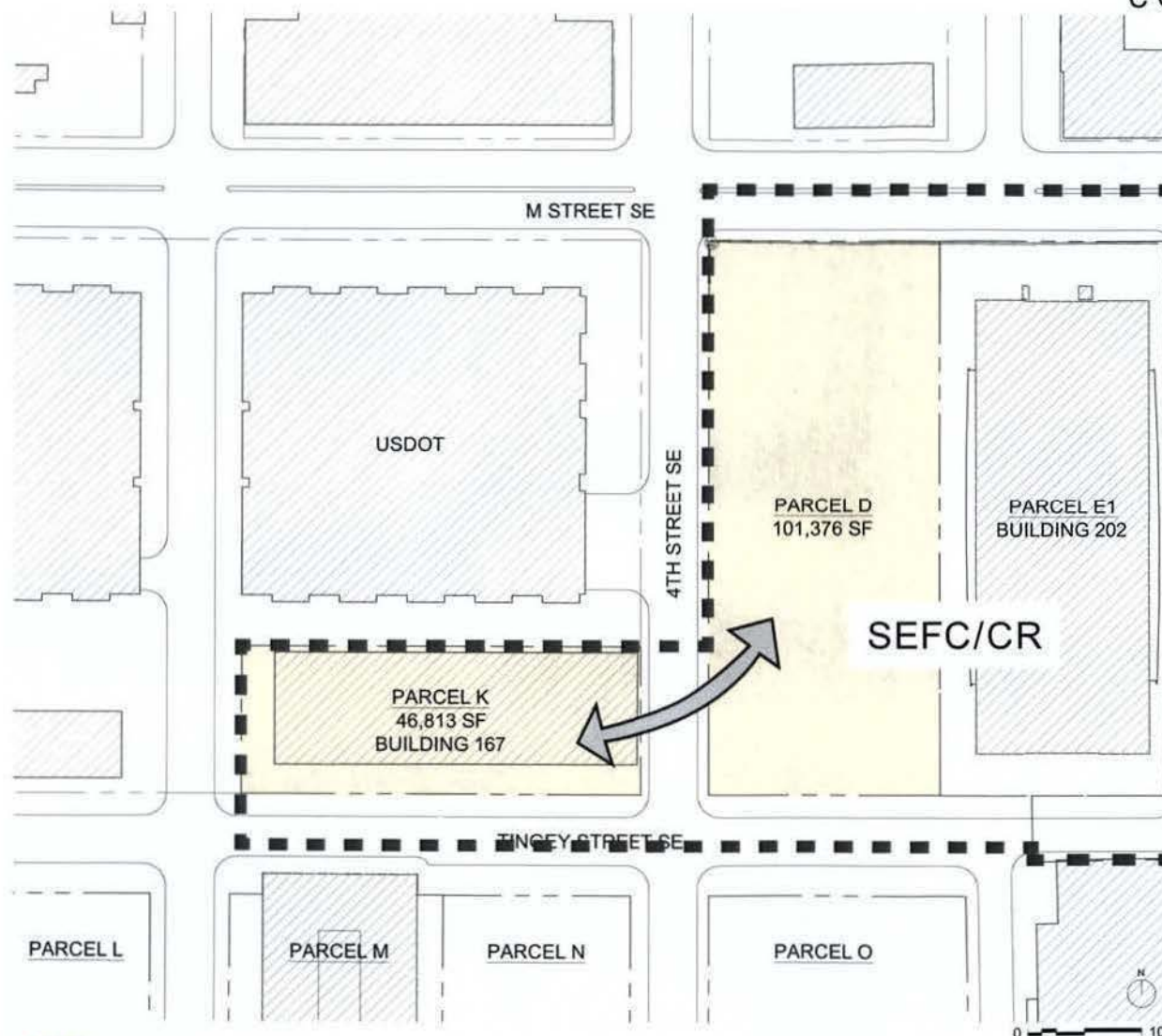
PARCEL D LOT AREA	101,376 SF
PARCEL K LOT AREA	46,813 SF
COMBINED LOT AREA	148,189 SF

	PROPOSED GROSS FLOOR AREA	ALLOWABLE FAR	PROPOSED FAR	
			ON PARCEL	ON COMBINED LOT
PARCEL D				
RESIDENTIAL	211,600	6.0	2.09	1.43
NON-RESIDENTIAL	393,400	3.0	3.88	2.65
TOTAL	605,000	6.0	5.97	4.08

PARCEL K				
RESIDENTIAL	0	6.0	0.0	0.0
NON-RESIDENTIAL	46,500	3.0	0.99	0.31
TOTAL	46,500	6.0	0.99	0.31

COMBINED PARCEL D AND K				
RESIDENTIAL	211,600	6.0	N/A	1.43
NON-RESIDENTIAL	439,900	3.0	N/A	2.97
TOTAL	651,500	6.0	N/A	4.40

Note: Site areas are based on Measured survey dimensions. A Survey to Mark process is underway to reconcile any differences between the Measured and Recorded dimensions.



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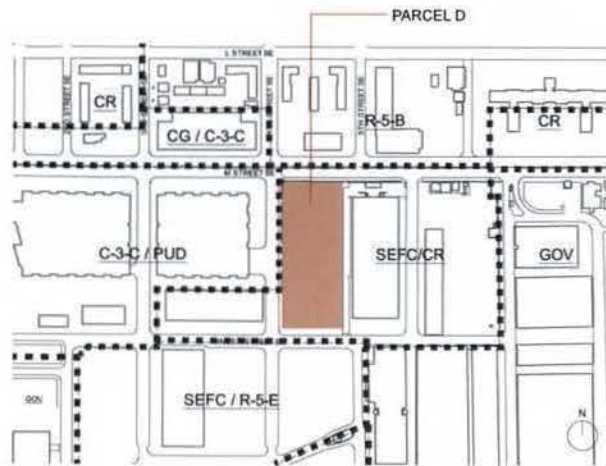
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A2

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PARCEL D PROGRAM SUMMARY (GFA)

RETAIL (GROCERY)	51,300
RETAIL (OTHER)	5,400
OFFICE	336,700
RESIDENTIAL	211,600
TOTAL	605,000
DWELLING UNITS	170-200

ZONE:	SEFC / CR	
SITE AREA:	101,376 SF	
	REQ'D / ALLOWED	PROVIDED
HEIGHT	110' (NOTE 2)	110'
MAX. FAR (NOTE 3)	6.0	5.97
RESIDENTIAL FAR	6.0	2.09
NON-RESIDENTIAL FAR	3.0	3.88
M STREET SE SETBACK	15' FROM CURB	25'-4"
4TH STREET SE SETBACK	20' FROM CURB	20' MIN
LOT OCCUPANCY	100% MAX.	90% MAX
PUBLIC SPACE	10% / 10,137 SF	10% / 10,137 SF MIN.
REAR YARD	(NOTE 4)	SHEETS A24-A25
SIDE YARD	(NOTE 5)	NONE
OPEN COURT	(NOTE 6)	SHEETS A24-A25
CLOSED COURT	(NOTE 7)	NONE
ROOF STRUCTURES		
HEIGHT	18'-6"	SHEET A23
AREA (FAR / GFA)	0.37 / 37,509	0.20 / 20,000 SF
NUMBER (1 PER CORE)	2	2
SETBACKS	1:1 MIN	1:1 MIN
PARKING		
RETAIL (NOTE 8)	72	72 MIN.
OFFICE (NOTE 9)	186	186 MIN.
RESIDENTIAL (NOTE 10)	67	67 MIN.
TOTAL	325	325 MIN.
LOADING		
OFFICE	3 - 12' X 30'	2 - 12' X 30'
	1 - 10' X 20'	1 - 10' X 20'
RETAIL (GROCERY)	1 - 12' X 55'	1 - 12' X 55'
	1 - 12' X 30'	1 - 12' X 30'
	1 - 10' X 20'	1 - 10' X 20'
OTHER RETAIL	1 - 12' X 30'	1 - 12' X 30'
RESIDENTIAL	1 - 12' X 55'	1 - 12' X 55'
	1 - 10' X 20'	1 - 10' X 20'
TOTAL NO. OF BERTHS	10	9

Notes:

- Items in orange require variance or special exception.
- 90' permitted as of right; 110' height requires Zoning Commission approval. (§1803.6)
- Refer to Combined Lot Development, sheet A2, for additional information.
- Rear yards are to be 3 inches per foot of building height, but not less than 12 feet, required for residential buildings. Except in the case of lots abutting 3 or more streets where no rear yard is required (§636). Once Tingey Street along the south side of the site is dedicated, the lot will abut three streets, and a rear yard will not be required. However, it is anticipated that Tingey Street will not be dedicated by the time a building permit is needed. Therefore, a variance from rear yard requirements is sought.
- Side yards, while not required, but if provided, are to be 3 inches per foot of building height, but not less than 8 feet (§637).
- Open courts, where provided in residential buildings, minimum width equals 3 inches per foot of court height, but not less than 10 feet. (§638)
- Closed courts, where provided in residential buildings, minimum width equals 4 inches per foot of court height, but not less than 15 feet, and minimum area equals twice the square of the width. (§638)
- Retail parking requirement, where in excess of 3,000 GFA, one space for each additional 750 GFA.
- Office parking requirement, where in excess of 2,000 GFA, is one space per 1,800 GFA of office use.
- Residential parking requirement is 1 space per 3 dwelling units assuming 200 dwelling units are achievable.



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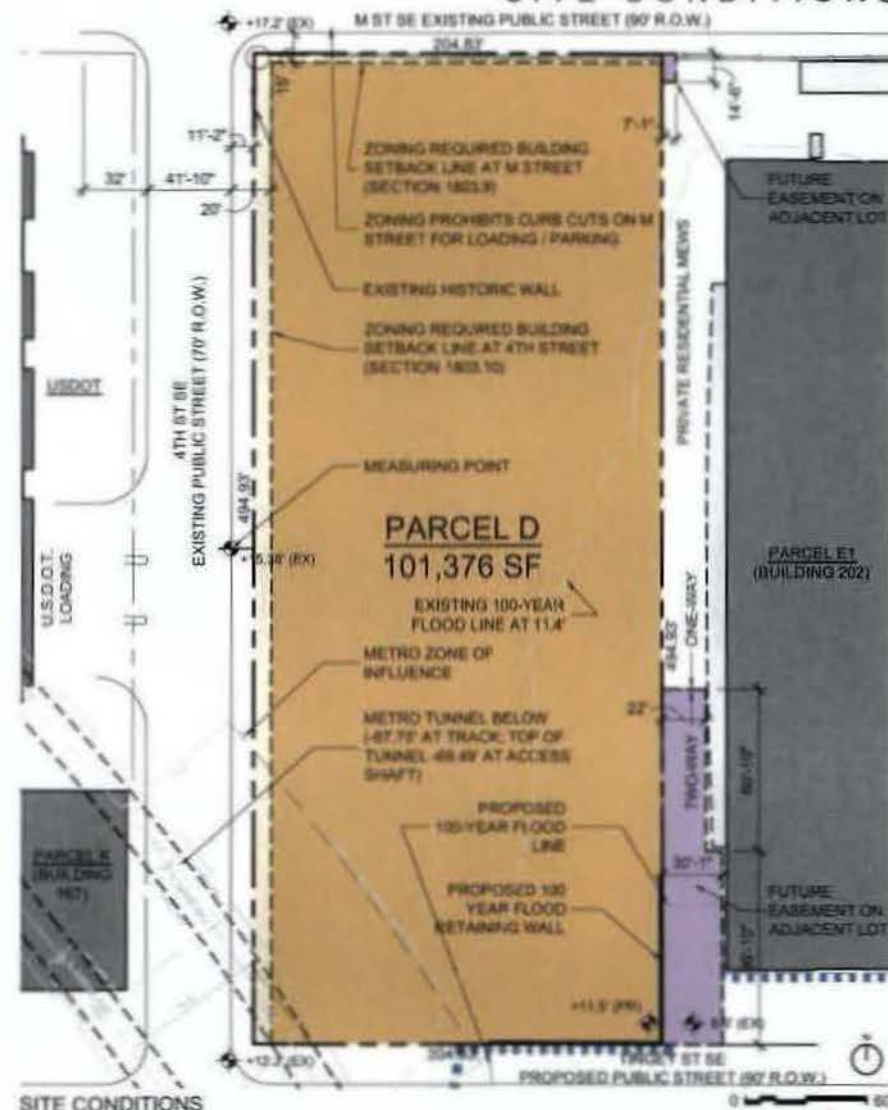
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SITE CONDITIONS



SITE CONDITIONS

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Yards

PROPOSED BUILDING PLAT

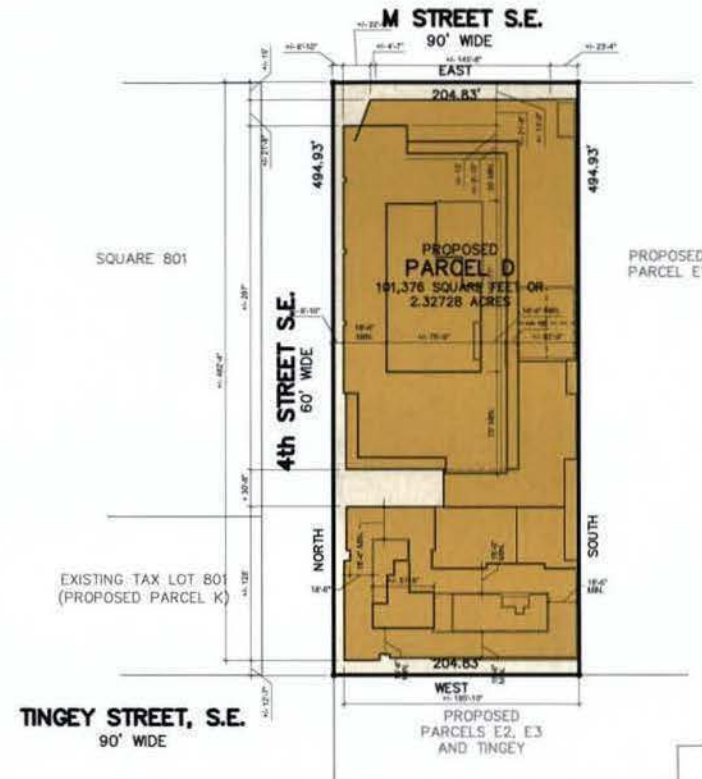


EXHIBIT SHOWING
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SOUTH EAST FEDERAL CENTER
#6192
WASHINGTON, D.C.
SCALE: 1"=100' JUNE 29, 2007

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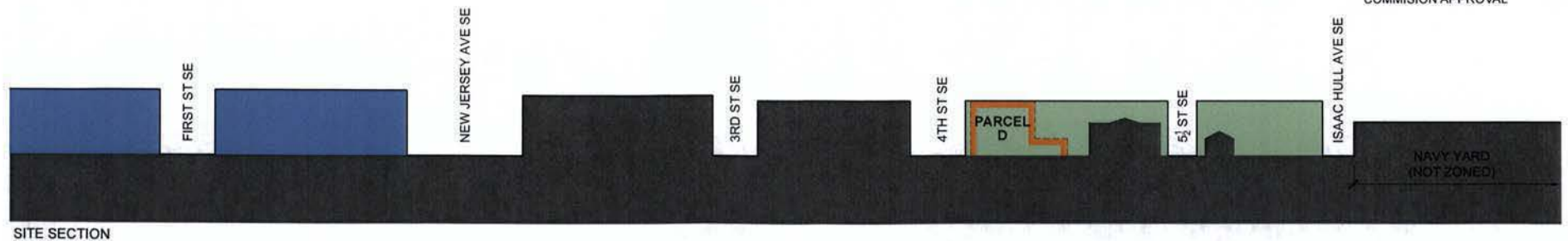
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BUILDING HEIGHT DIAGRAM



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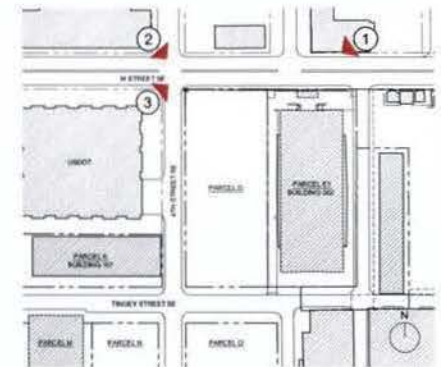
1. LOOKING SOUTHWEST AT BUILDING 202



2. LOOKING SOUTHEAST AT M STREET SE



3. LOOKING NORTHEAST AT M STREET SE



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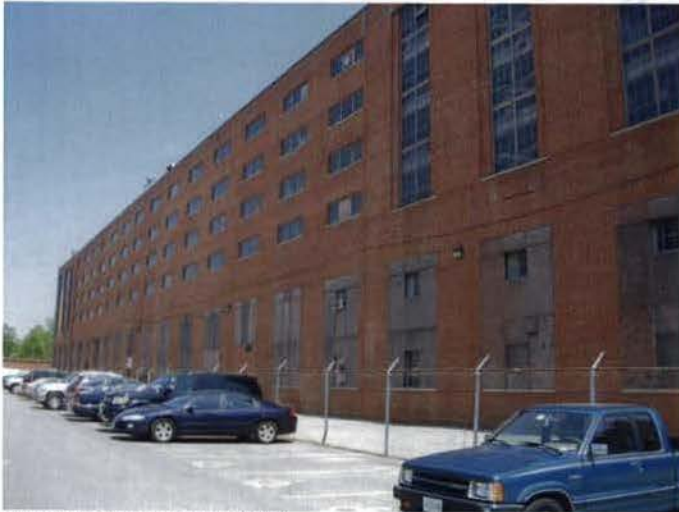
1. LOOKING EAST ALONG M ST



2. LOOKING NORTHWEST AT WALL



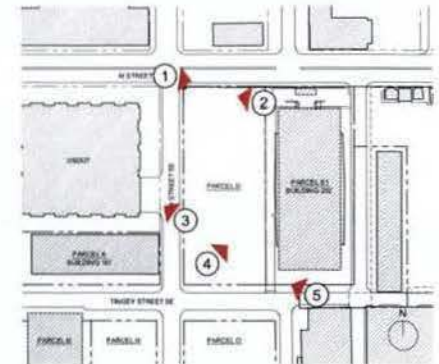
3. EAST FACADE OF USDOT



4. WEST FACADE OF BUILDING 202



5. LOOKING NORTHWEST TOWARDS USDOT



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SITE PHOTOGRAPHS



1. LOOKING EAST TOWARDS PARCEL E1 / BUILDING 202



2. LOOKING SOUTH TOWARDS TINGEY ST SE



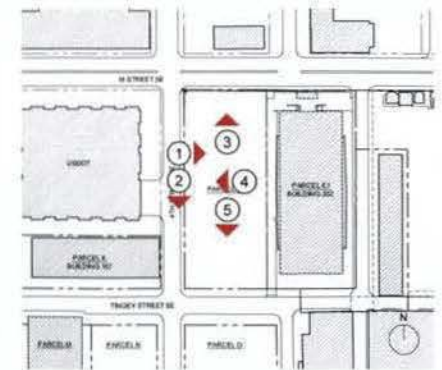
3. LOOKING NORTH TOWARDS HISTORIC WALL



4. LOOKING WEST TOWARDS USDOT



5. LOOKING SOUTH TOWARDS TINGEY ST / RIVER



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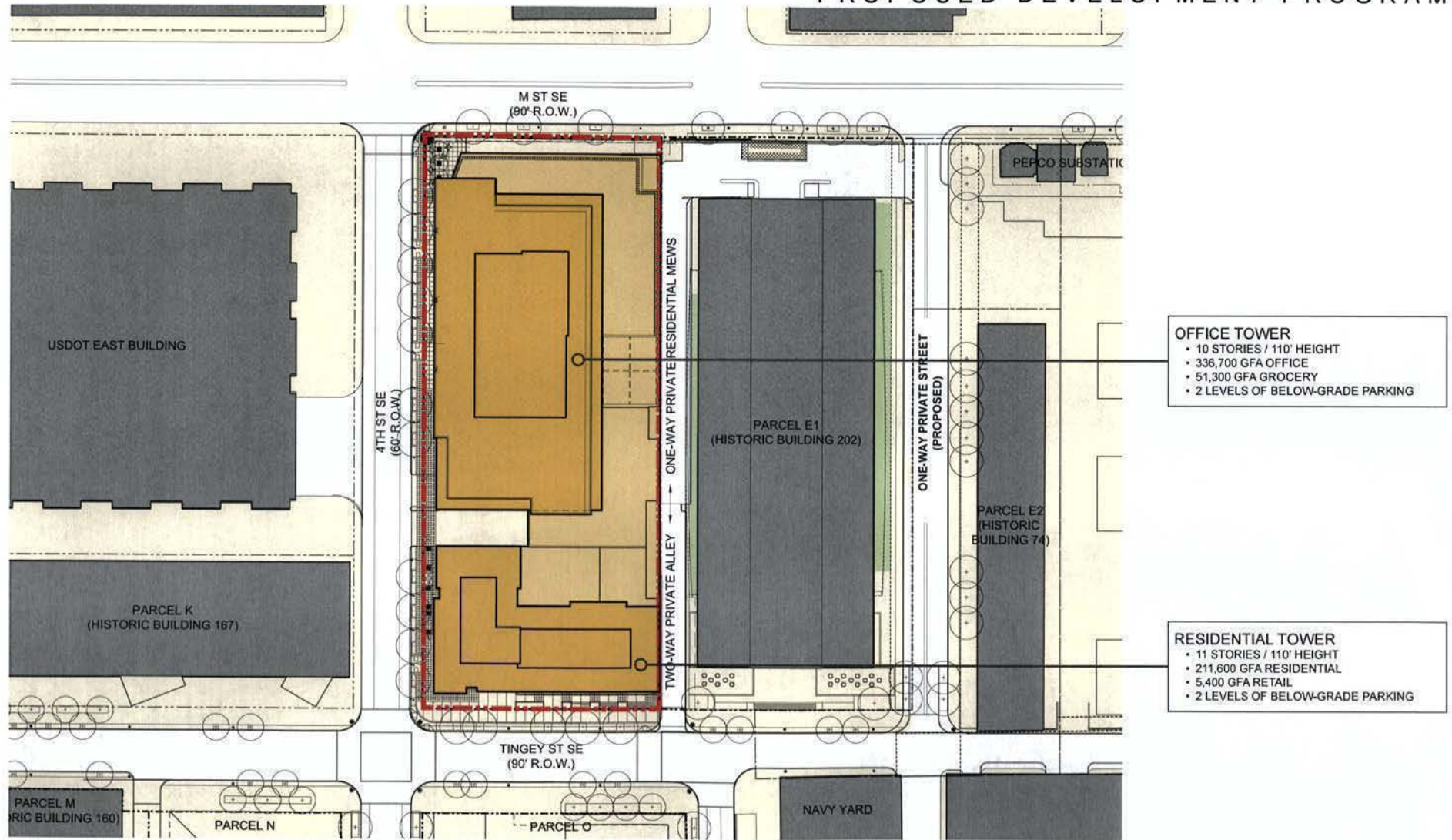
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PROPOSED DEVELOPMENT PROGRAM



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SOUTHWEST CORNER, RESIDENTIAL TOWER



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AERIAL PERSPECTIVES



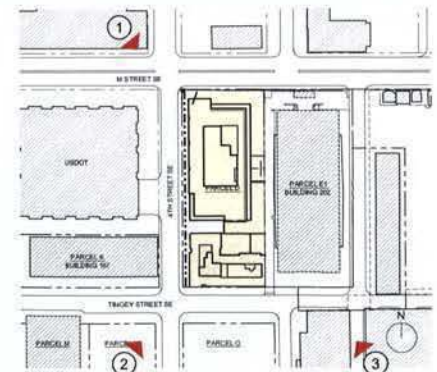
1. LOOKING SOUTHEAST TOWARDS ANACOSTIA RIVER



2. LOOKING NORTHEAST TOWARDS CAPITOL HILL



3. LOOKING NORTHWEST TOWARDS THE CAPITOL



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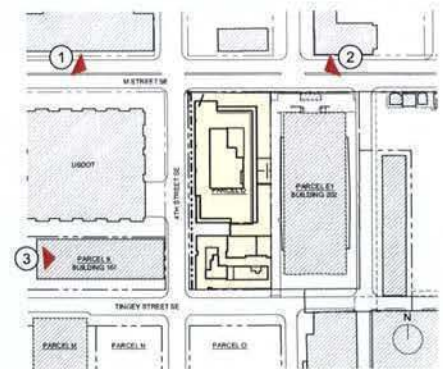
1. LOOKING EAST AT M STREET SE



2. LOOKING WEST AT M STREET SE



3. LOOKING EAST AT TINGEY STREET SE



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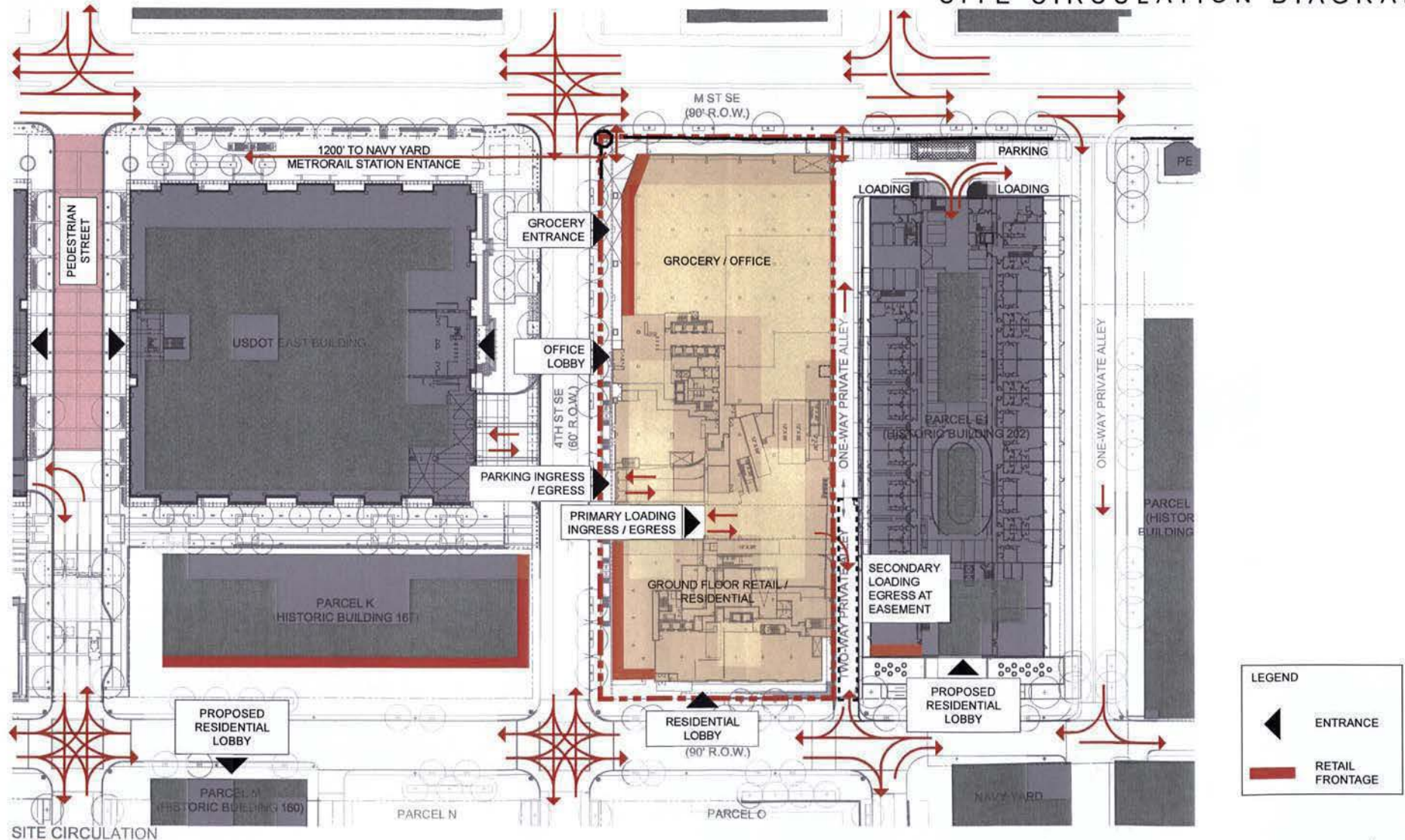
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SITE CIRCULATION DIAGRAM



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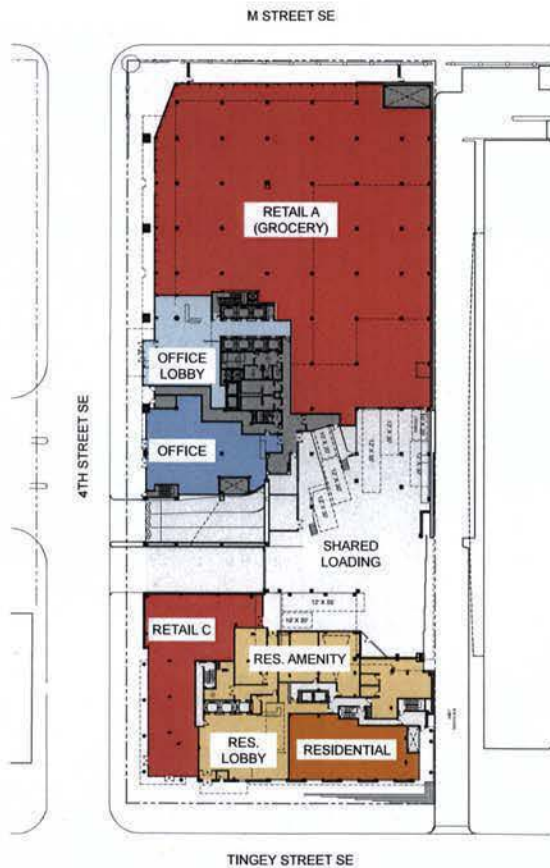
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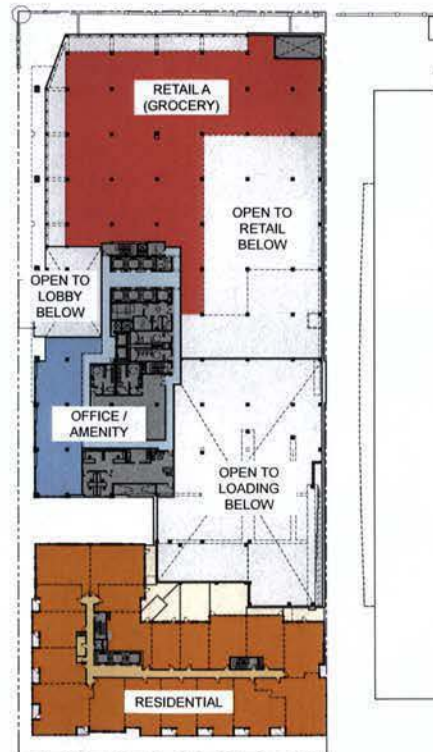
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A15

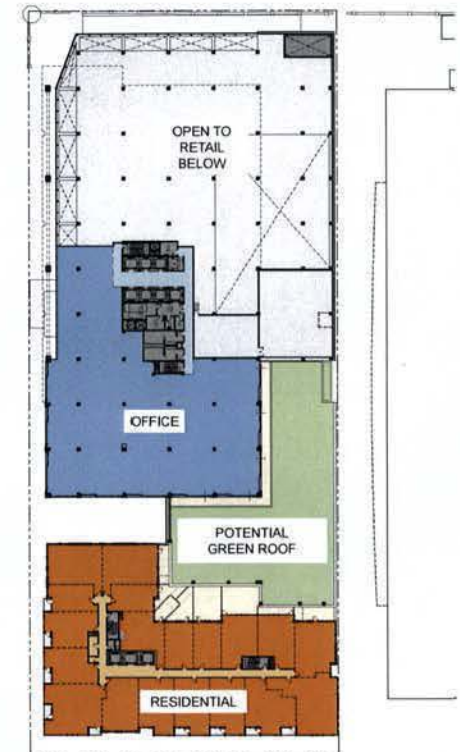
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GROUND FLOOR



2ND FLOOR



3RD FLOOR

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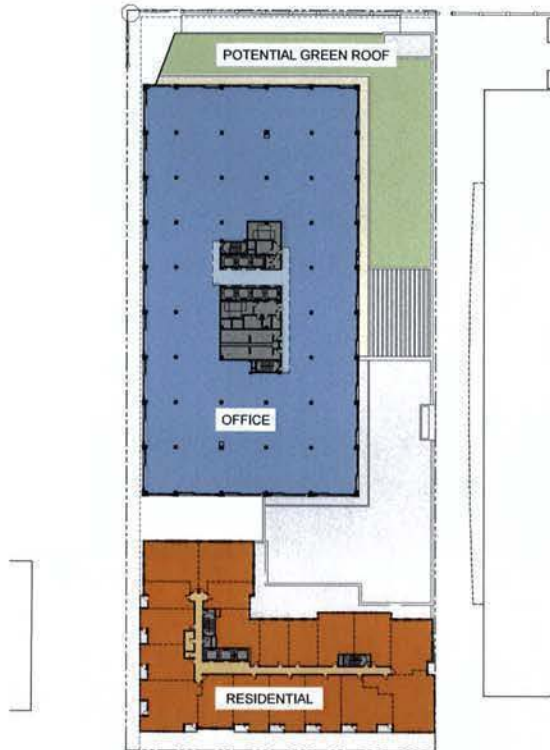
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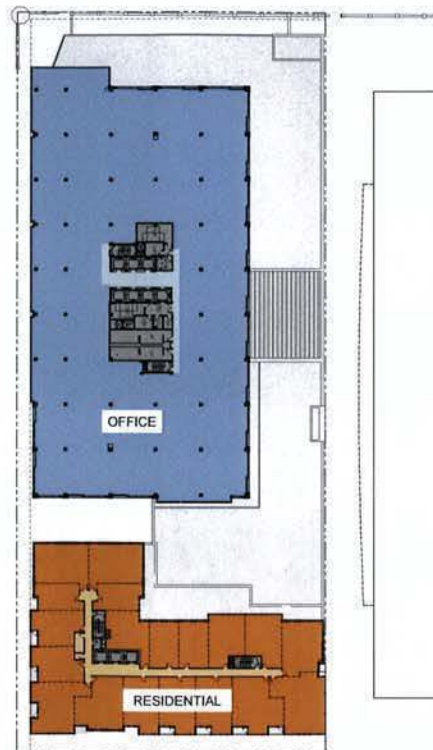
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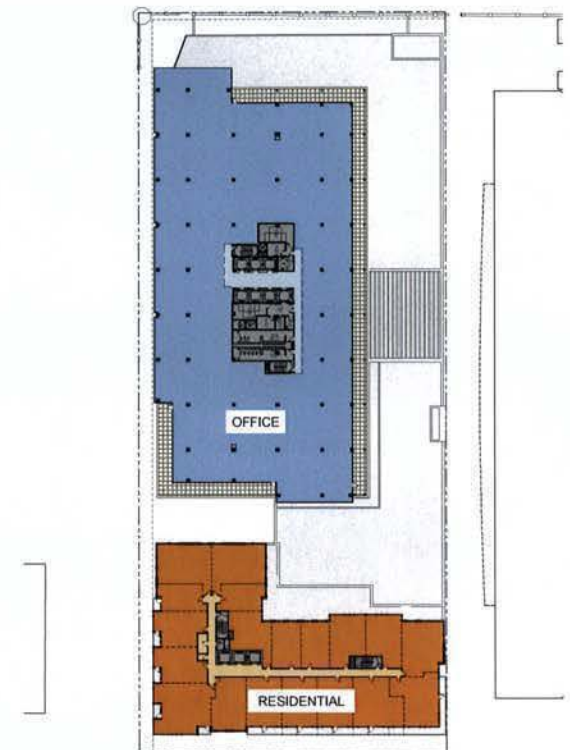




4TH FLOOR



TYPICAL FLOOR



10TH FLOOR OFFICE
10TH/11TH FLOOR RES.

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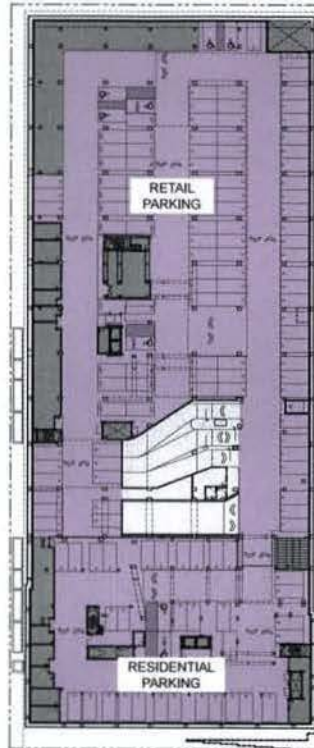
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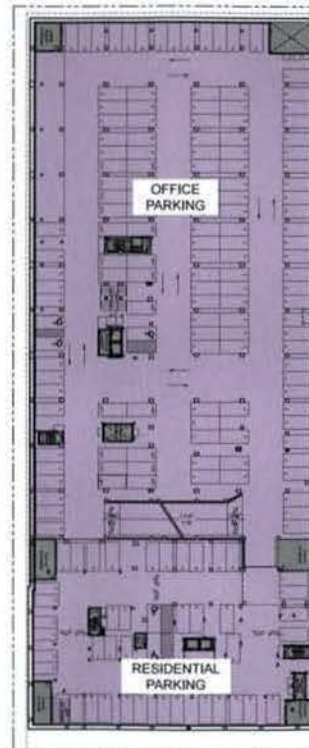
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BELOW-GRADE PLANS



P1 LEVEL



P2 LEVEL

NOTES:

1. PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. FLEXIBILITY TO PROVIDE UP TO 40% COMPACT SPACES IS REQUESTED.
3. A MINIMUM OF 5% OF THE REQUIRED PARKING SPACES WILL BE VAN ACCESSIBLE.
4. BIKE STORAGE WILL ACCOMMODATE A MINIMUM OF 5% OF THE REQUIRED PARKING SPACE COUNT.
5. DRIVE AISLES WILL BE A MINIMUM OF 20' WIDE.



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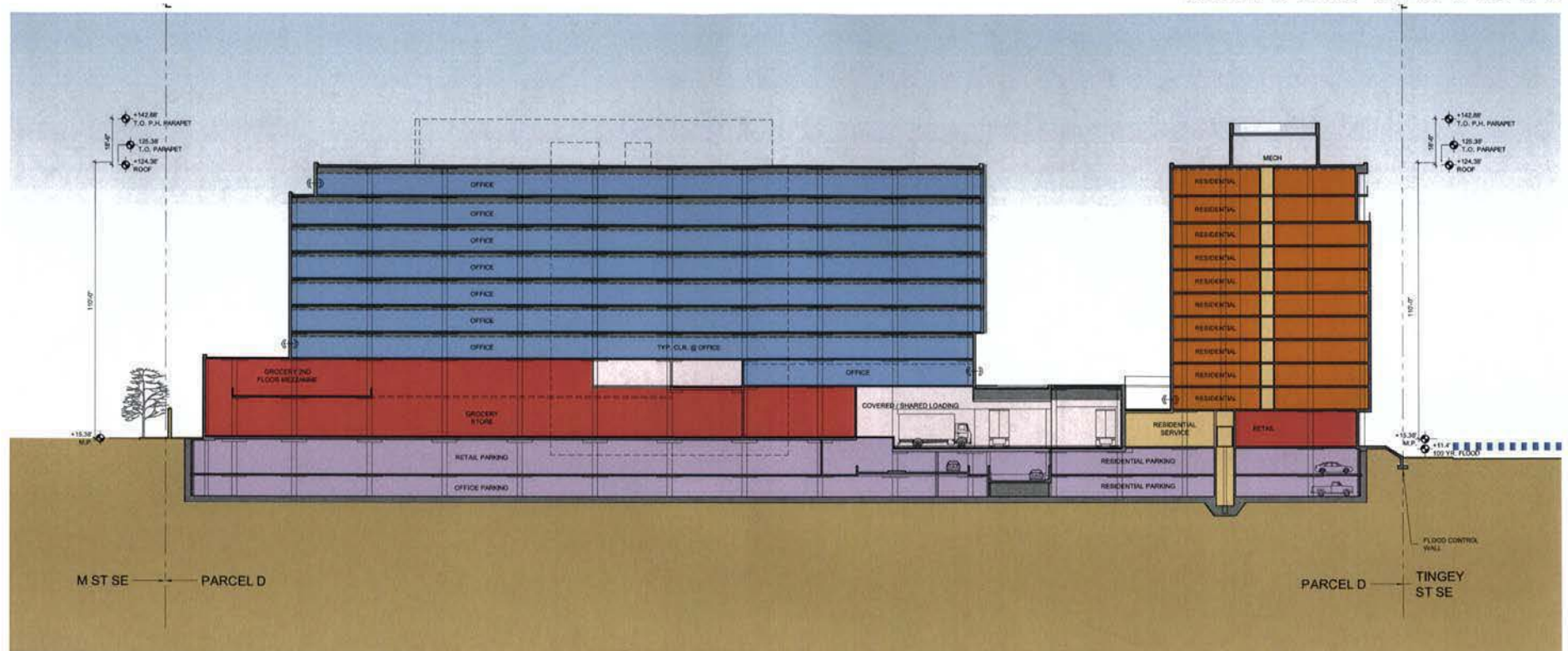
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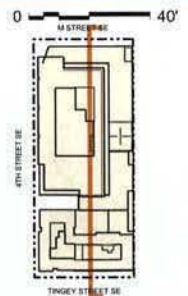
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BUILDING SECTIONS



BUILDING SECTION E-E



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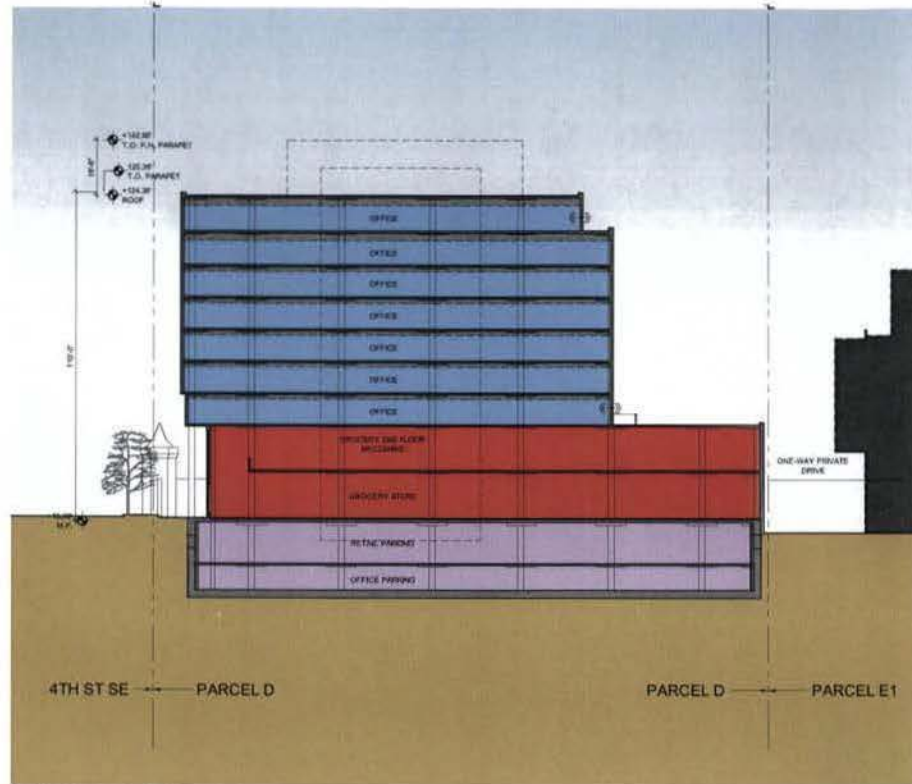
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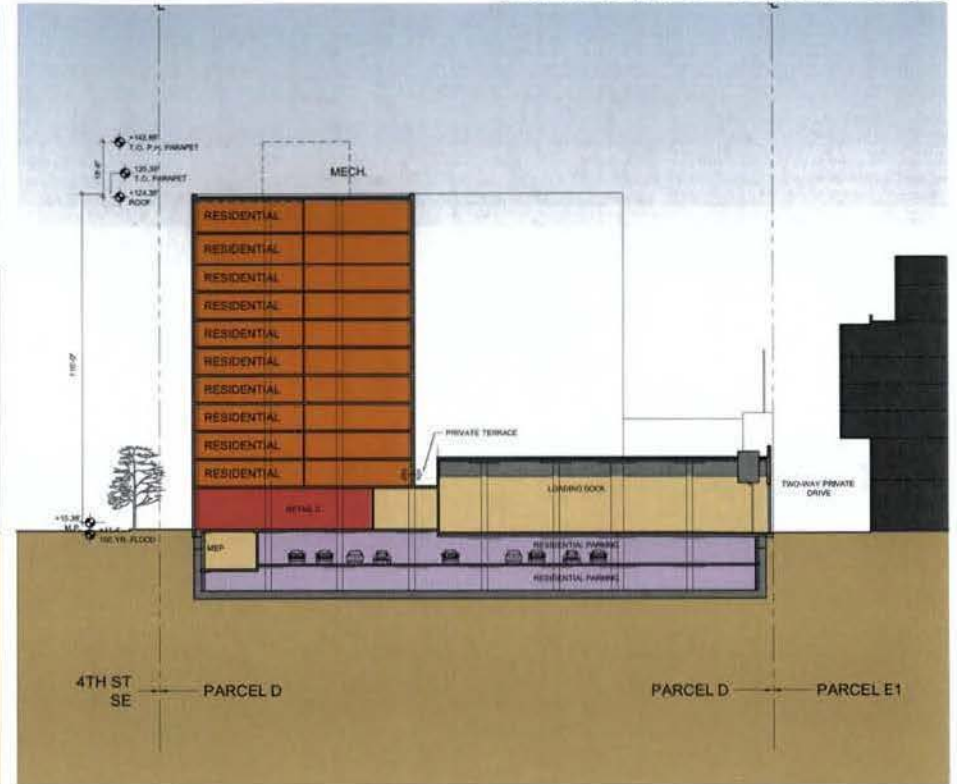
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BUILDING SECTIONS



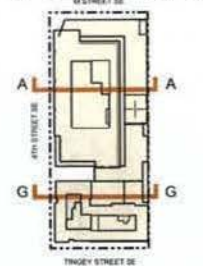
BUILDING SECTION A-A

0 20'



BUILDING SECTION G-G

0 20'



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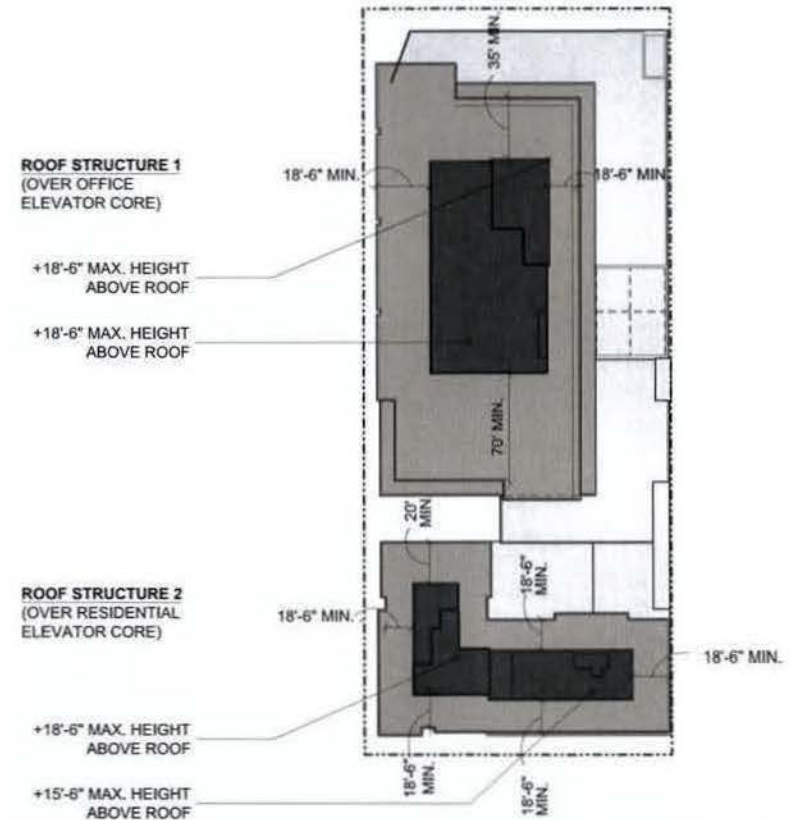
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ZONING ROOF PLAN

ALLOWABLE ROOF STRUCTURE AREA (0.37 FAR) = 37,509 SF
 PROVIDED ROOF STRUCTURE = 20,000 SF (0.20 FAR)



ZONING ROOF PLAN



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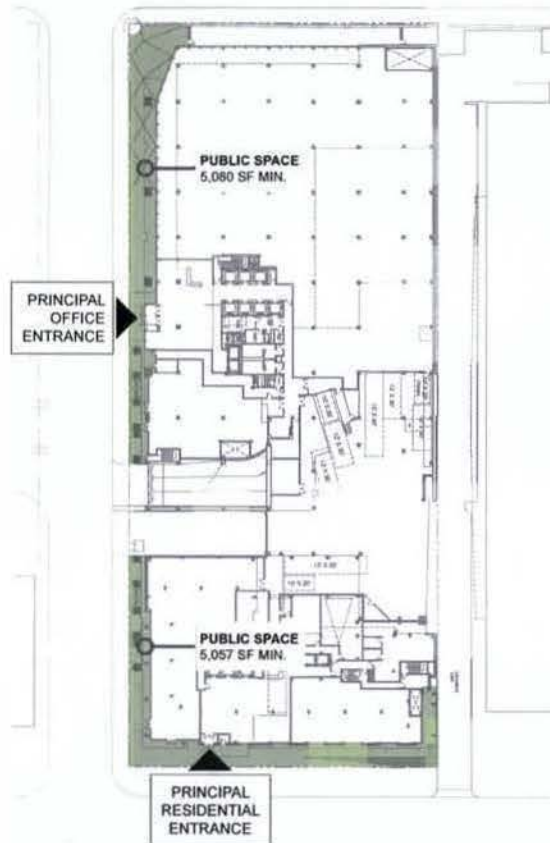
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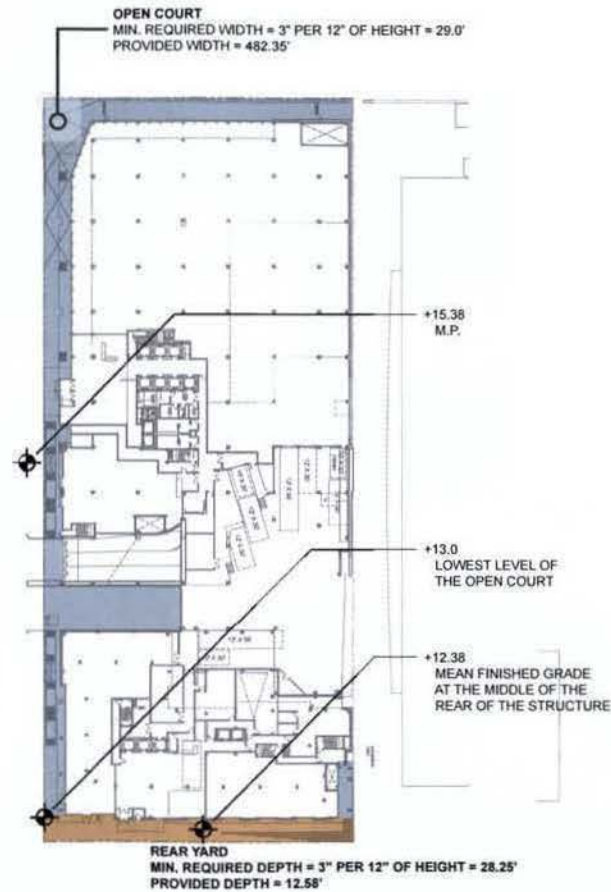
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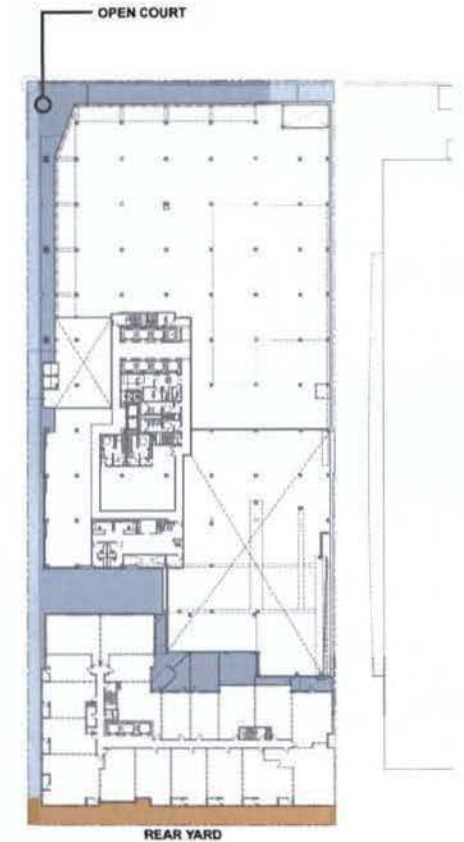
REQUIRED PUBLIC SPACE (10% SITE AREA) = 10,137 SF
 PROVIDED PUBLIC SPACE - 10,137 SF MIN.



PUBLIC SPACE (GROUND FLOOR)



COURT AND REAR YARD (GROUND FLOOR)



COURT AND REAR YARD (2ND FLOOR)



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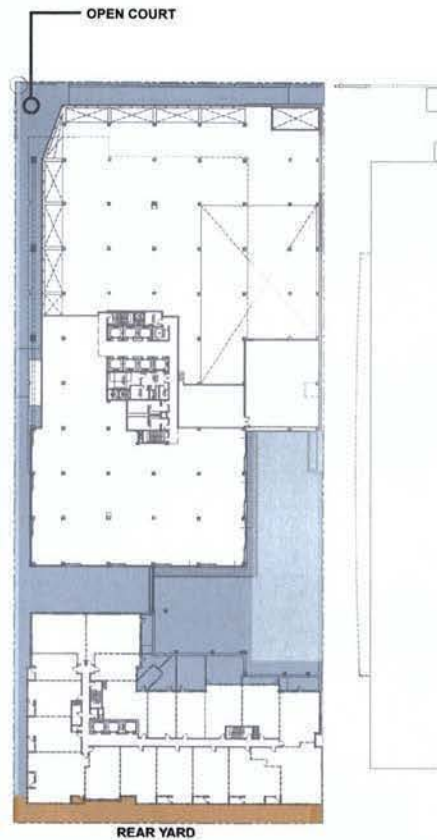
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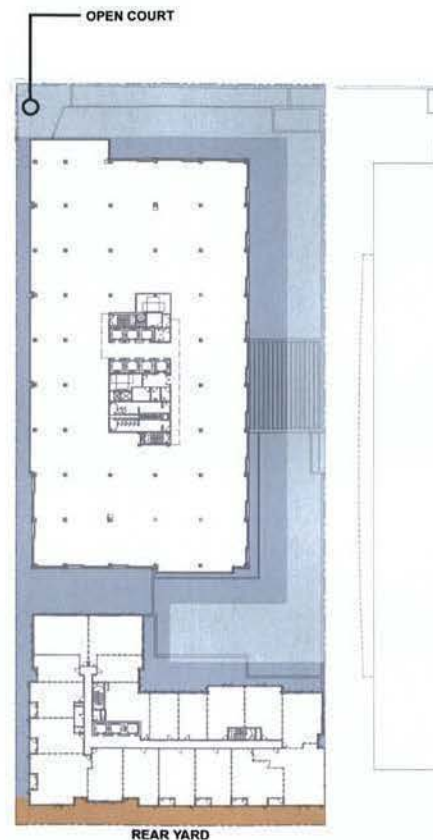
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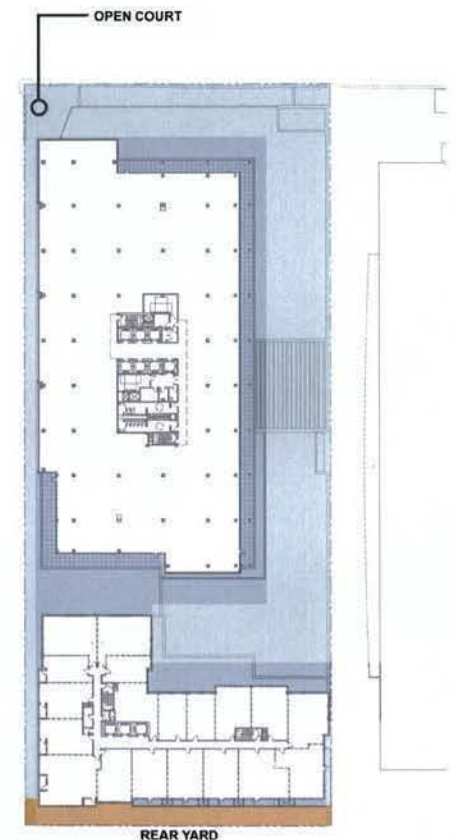
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COURT AND REAR YARD (3RD FLOOR)



COURT AND REAR YARD (TYPICAL FLOOR)



COURT AND REAR YARD (TOP FLOOR)



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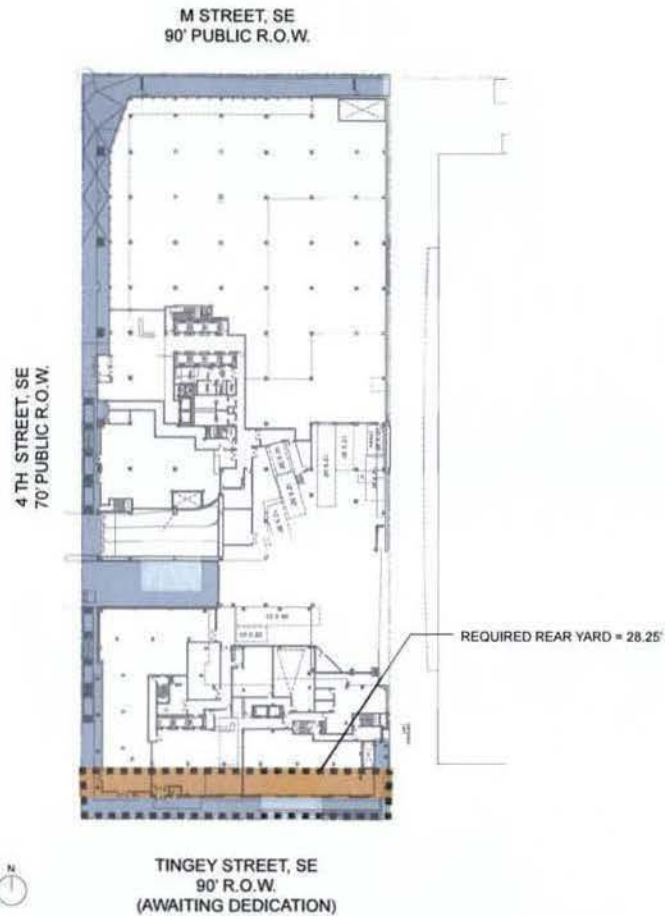
architects

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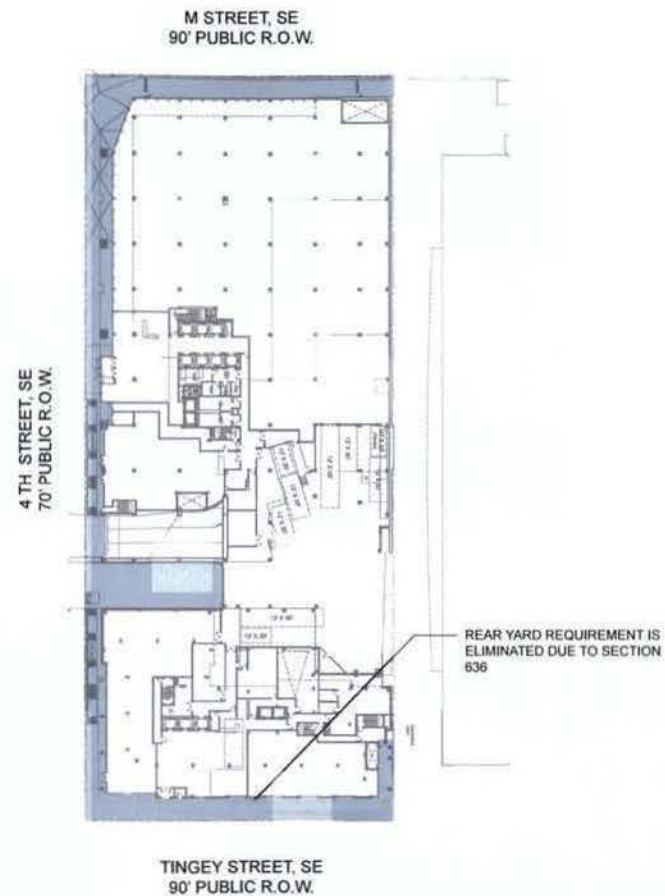
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REAR YARD COMPARISON



CURRENT CONDITION



FUTURE CONDITION



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NORTH (M STREET) ELEVATION - OFFICE / GROCERY



* SUBJECT TO SEC. 106 - RELATED APPROVAL.



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WEST (4TH STREET) ELEVATION - OFFICE / GROCERY



M STREET SE

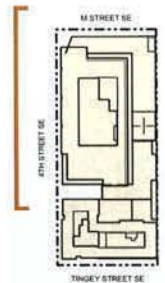
GROCERY STORE

OFFICE LOBBY

OFFICE / RETAIL

PARKING
ACCESS

LOADING
ACCESS



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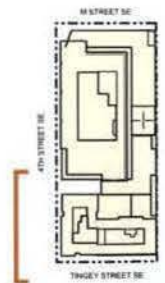
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WEST (4TH STREET) ELEVATION - RESIDENTIAL / RETAIL



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SOUTH (TINGEY STREET) ELEVATION - RESIDENTIAL / RETAIL



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(BUILDING 167)

4TH ST SE

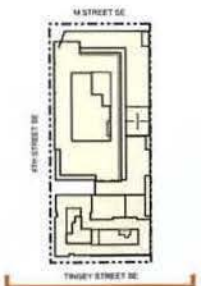
RETAIL

RESIDENTIAL
LOBBY

RESIDENTIAL

PRIVATE
DRIVE

PARCEL E1
(BUILDING 202)



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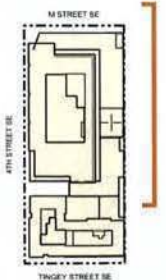
EAST ELEVATIONS - OFFICE / GROCERY



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OFFICE OVER GROCERY

M STREET SE



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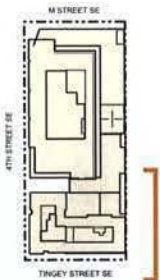
EAST ELEVATIONS - RESIDENTIAL



TINGEY STREET SE

RESIDENTIAL

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LOADING ALLEY ELEVATIONS



PARCEL K
(BUILDING 167)

4TH STREET SE

OFFICE

POTENTIAL
GREEN ROOF
OVER LOADING DOCK

PARCEL E1
(BUILDING 202)



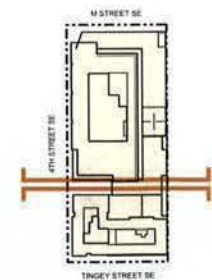
PARCEL E1
(BUILDING 202)

PRIVATE RESIDENTIAL
TERRACES OVER LOADING
DOCK

RESIDENTIAL

4TH STREET SE

PARCEL K
(BUILDING 167)



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OFFICE - CURTAINWALL



DARK METAL SPANDREL PANEL

DARK METAL PANEL

CLEAR, LOW-E GLASS

DARK METAL SPANDREL COVER

DARK METAL ALUMINUM
CURTAINWALL SYSTEM



KEYPLAN



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TRUSS

DARK METAL ALUMINUM
CURTAINWALL SYSTEM

MEDIUM OPACITY WINDOW

LOW OPACITY WINDOW

CLEAR WINDOW

ALUMINUM COLUMN COVER

GROCERY DOOR DESIGN TO BE COORDINATED WITH THE GROCERY TENANT



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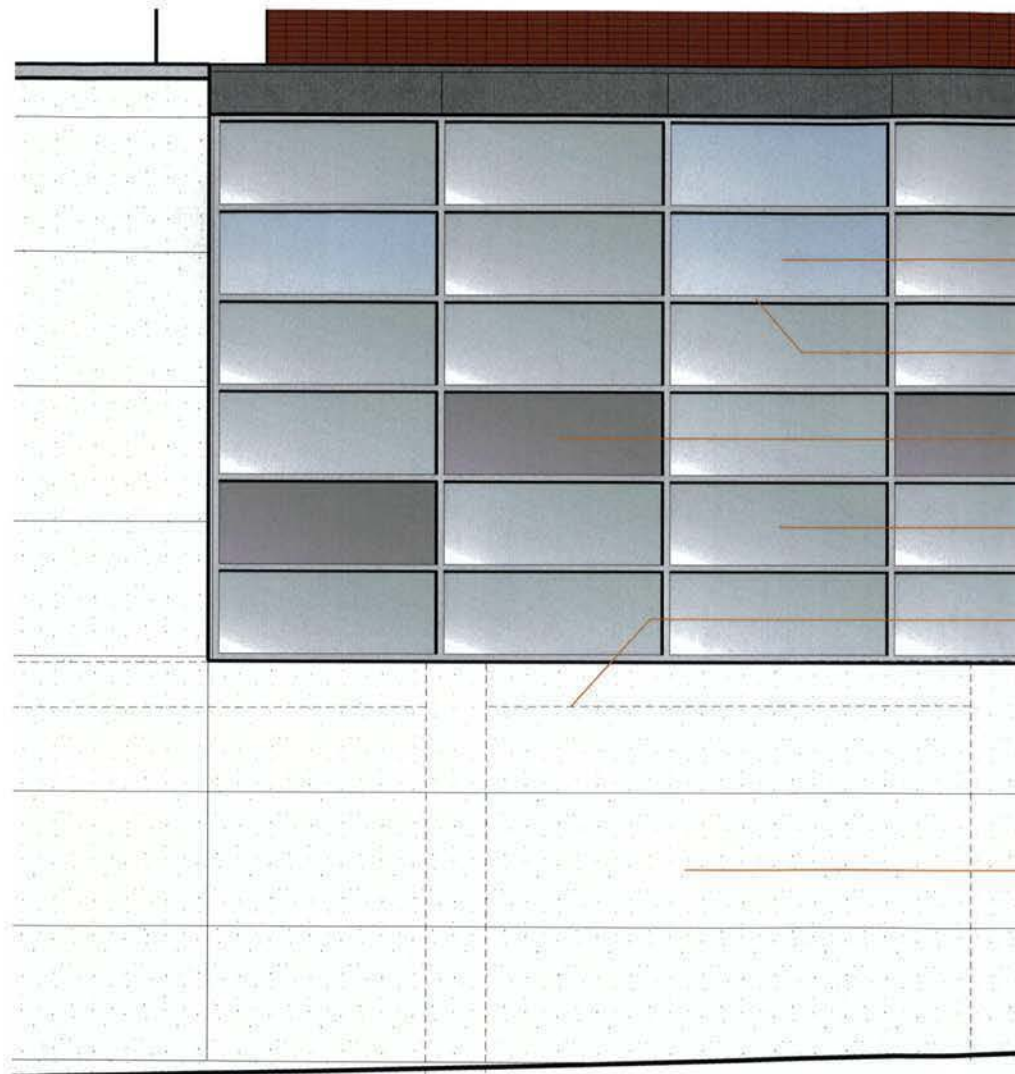
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GROCERY - NORTH



CLEAR WINDOW

DARK METAL ALUMINUM
CURTAINWALL SYSTEM

LOW OPACITY WINDOW

MEDIUM OPACITY WINDOW

HISTORIC BRICK WALL
PROFILE BEHIND

PRECAST PANEL



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DARK METAL WINDOW SYSTEM

DARK METAL POST

DARK METAL PANEL

FACE BRICK

DARK METAL SPANDREL PANEL

OPERABLE CASEMENT WINDOW

PRECAST SILL



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- FACE BRICK
- DARK METAL WINDOW SYSTEM
- OPERABLE CASEMENT WINDOW
- METAL HANDRAIL
- CLEAR, LOW-E GLASS
- DARK METAL SPANDREL PANEL
- DARK METAL SLAB COVER
- DARK METAL PANEL
- DARK METAL SILL



KEYPLAN



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MECHANICAL PENTHOUSE



CORRUGATED METAL SCREEN WALL
WITH EXPOSED FASTENERS

DARK METAL SPANDREL PANEL



KEYPLAN



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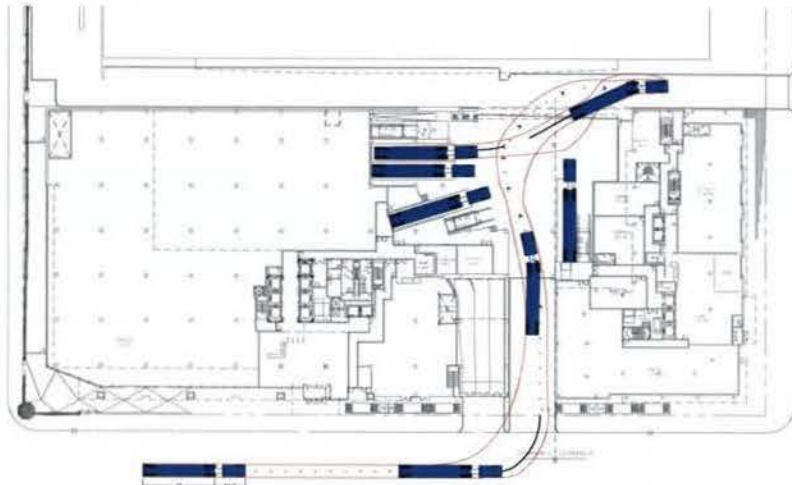
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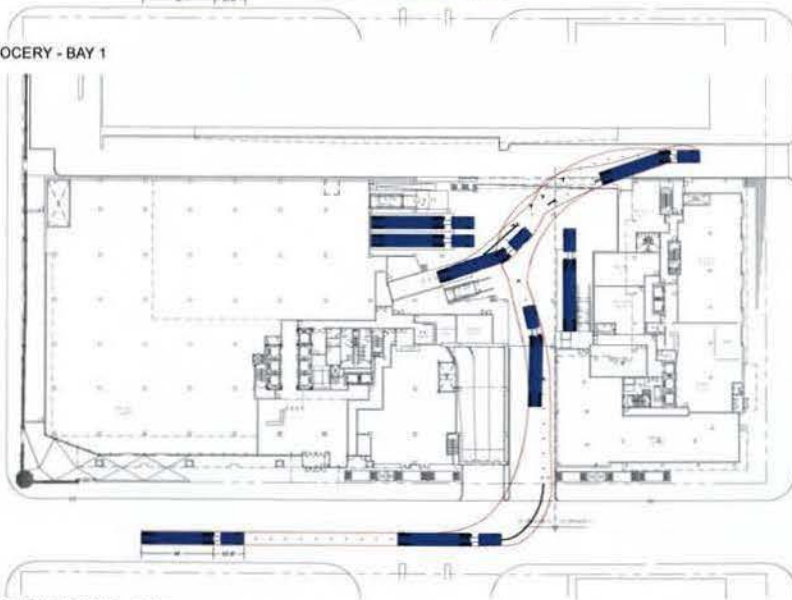
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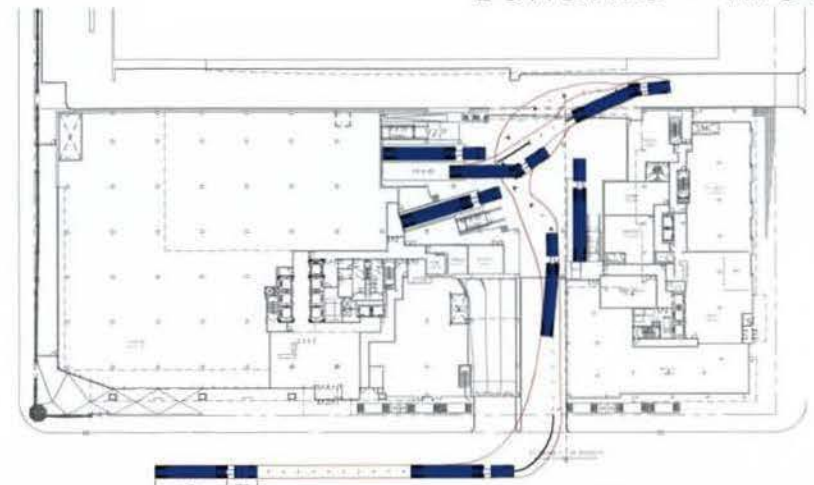
A38



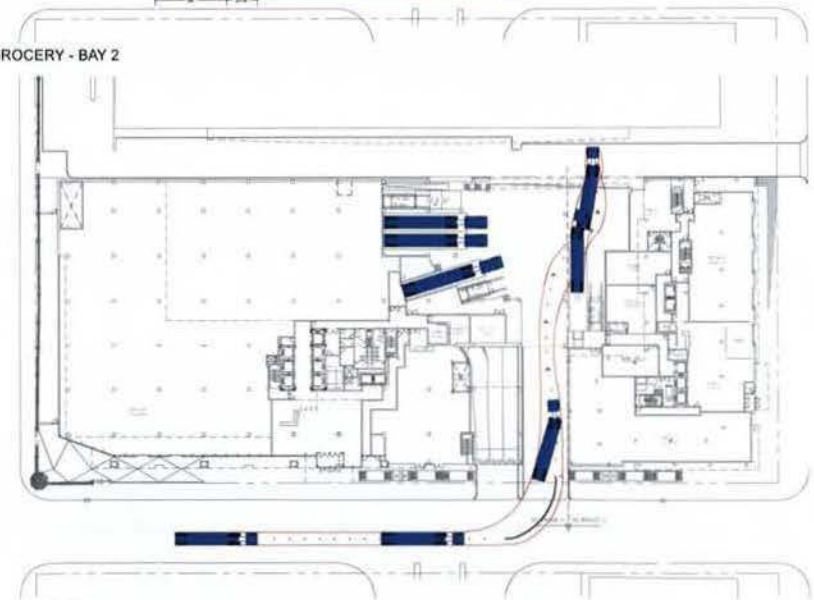
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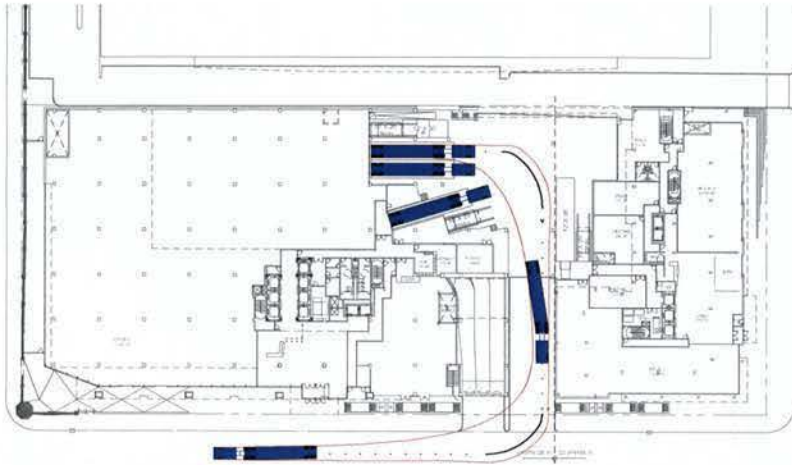
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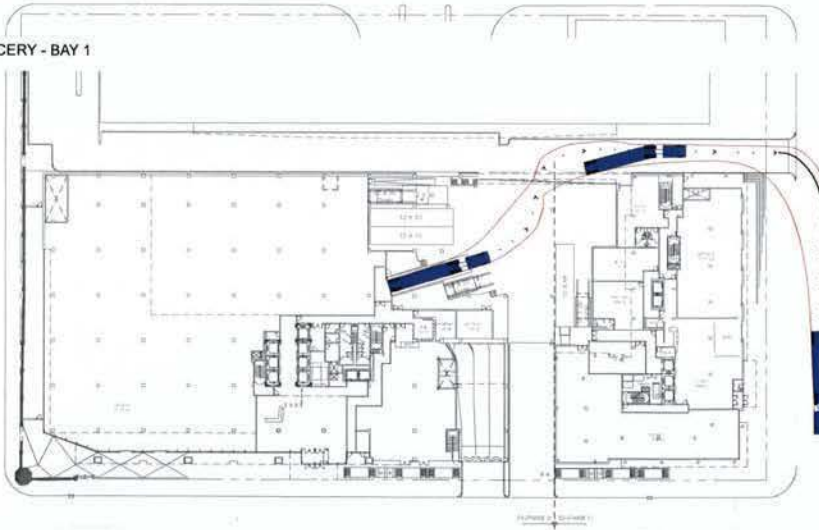
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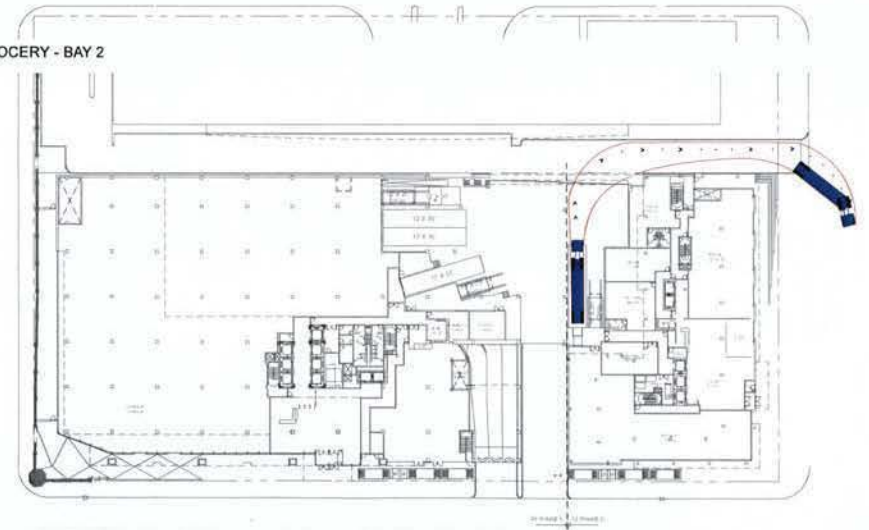
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GROCERY - BAY 1



GROCERY - BAY 2



GROCERY / OFFICE - BAY 3



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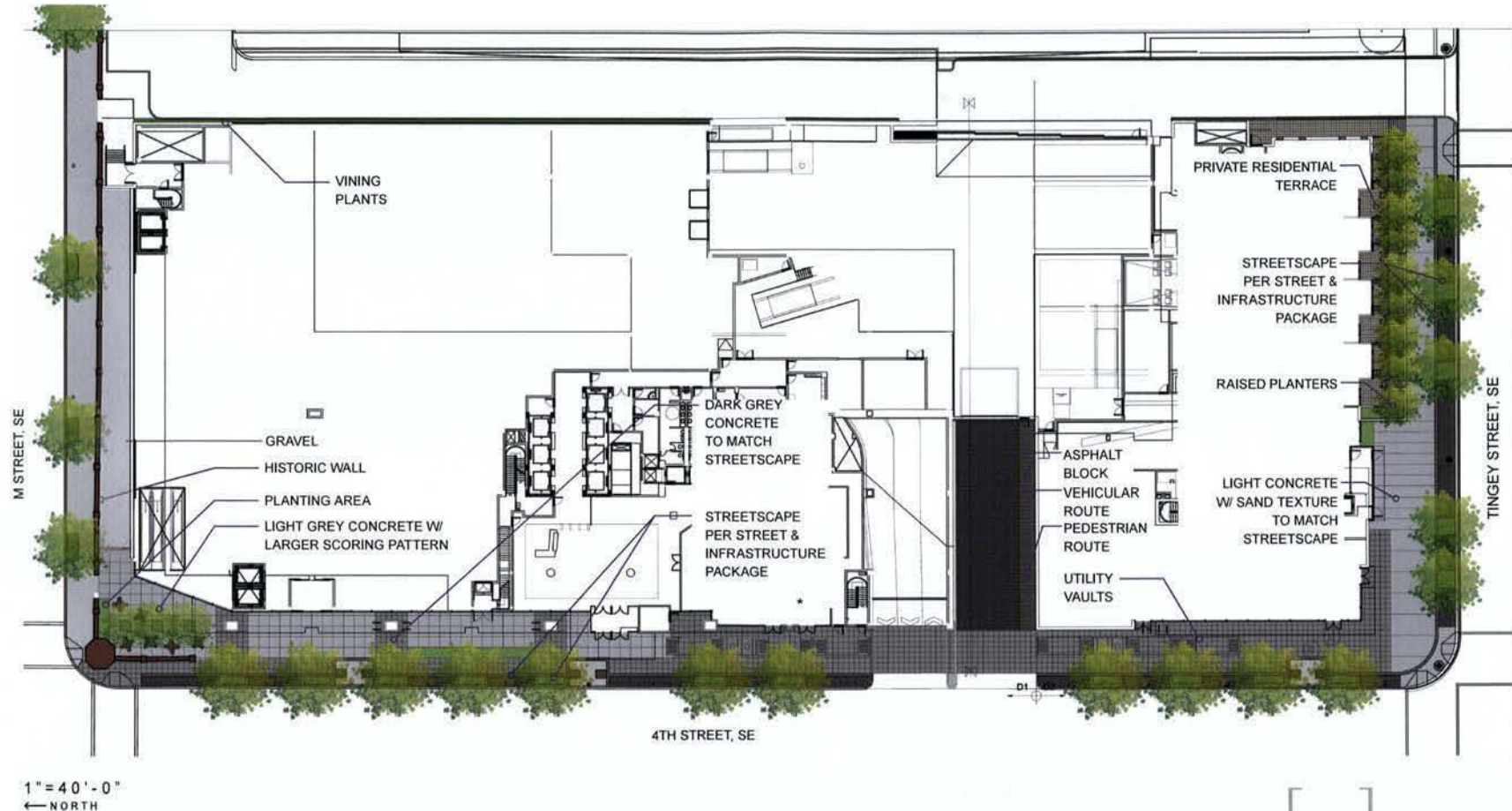
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STREETSCAPE PLAN



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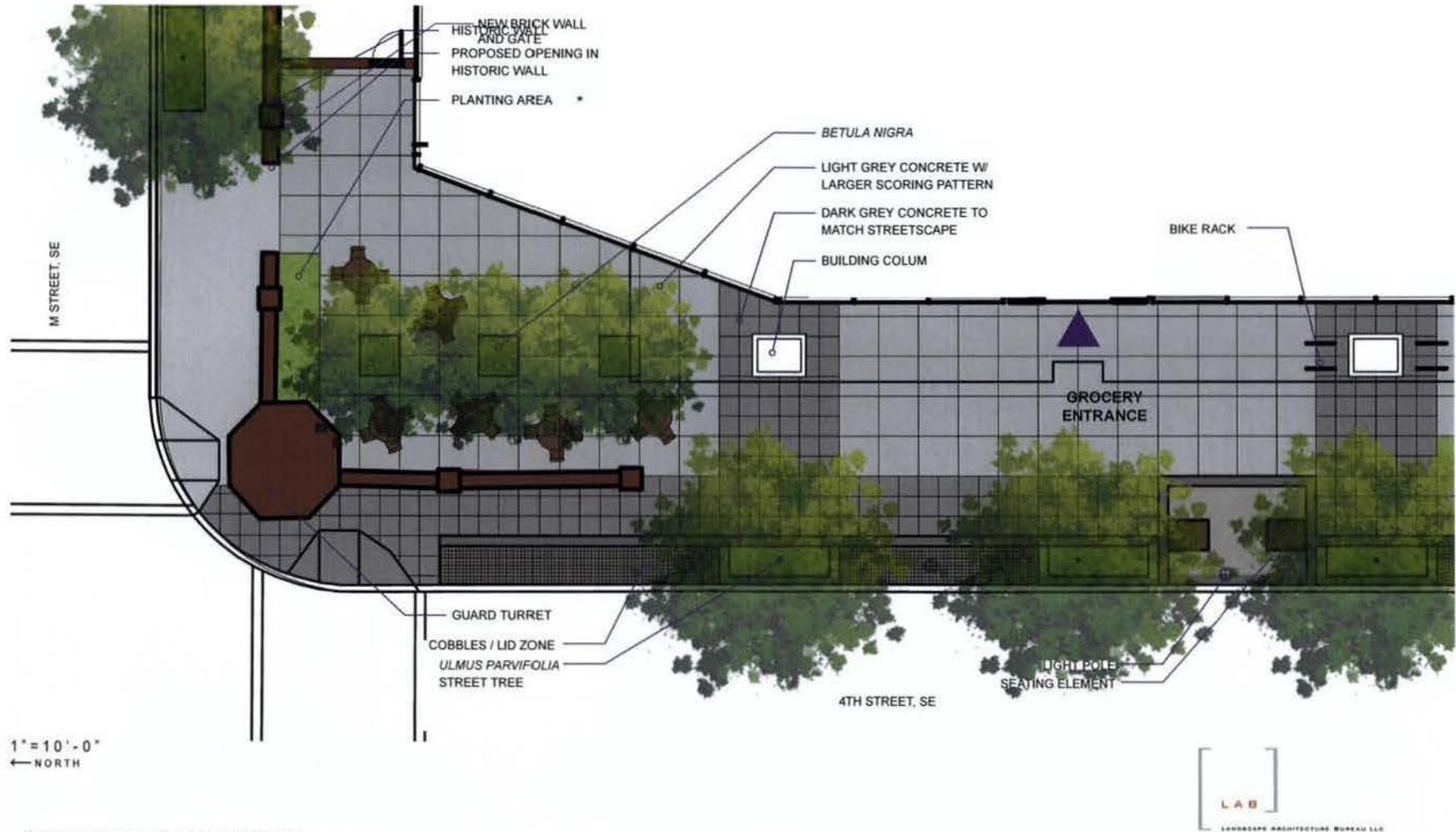
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STREETSCAPE PLAN - 4TH STREET ENLARGEMENT



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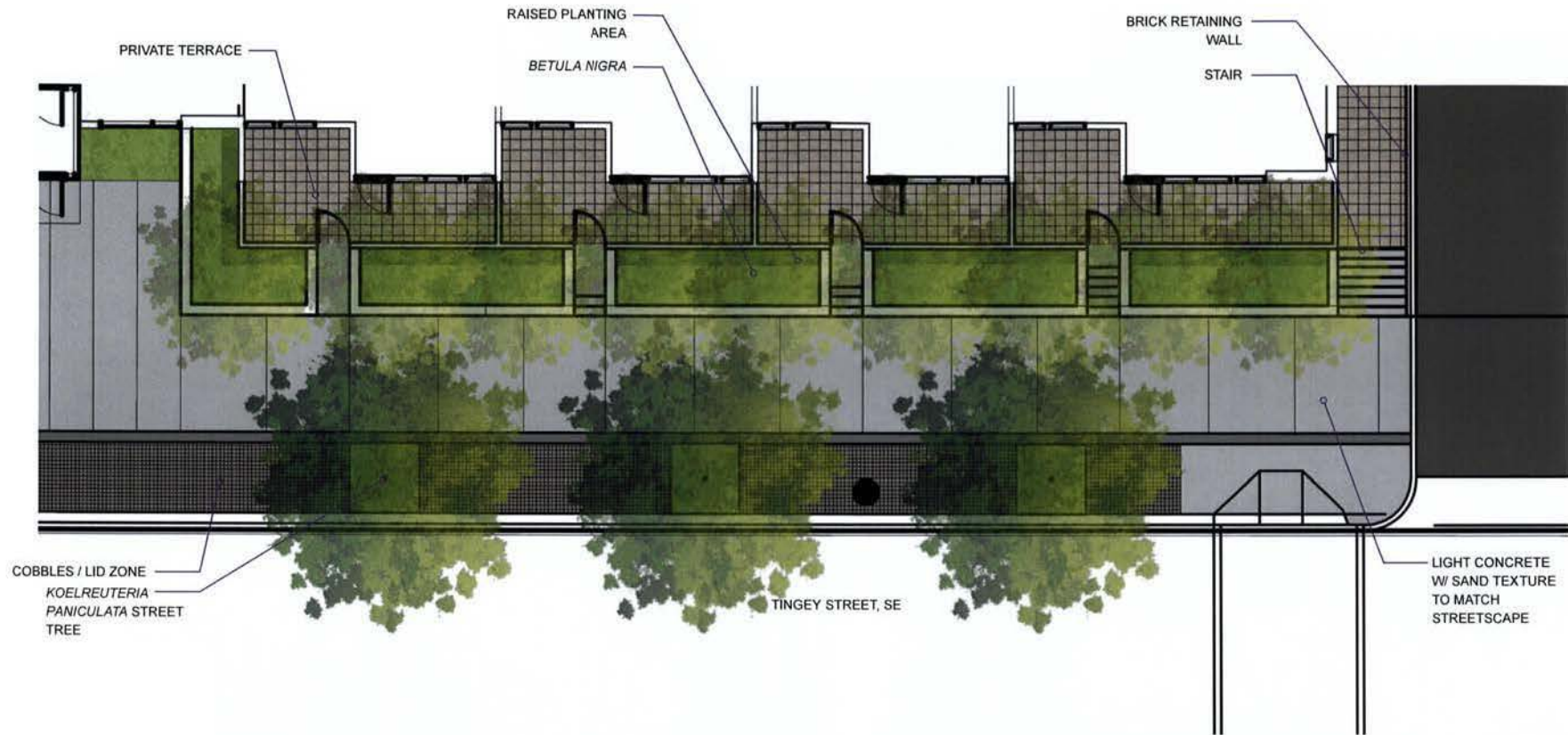
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STREETSCAPE PLAN - TINGEY STREET ENLARGEMENT



1" = 10' - 0"
↑ NORTH



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ASPHALT BLOCK PAVEMENT



ASPHALT BLOCK ENLARGEMENT



RETAIL STREETSCAPE



PLANTING AT BUILDING ENTRY



LIGHT & DARK GREY CONCRETE



RESIDENTIAL GARDEN WALL



RESIDENTIAL SCALE PLANTINGS



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