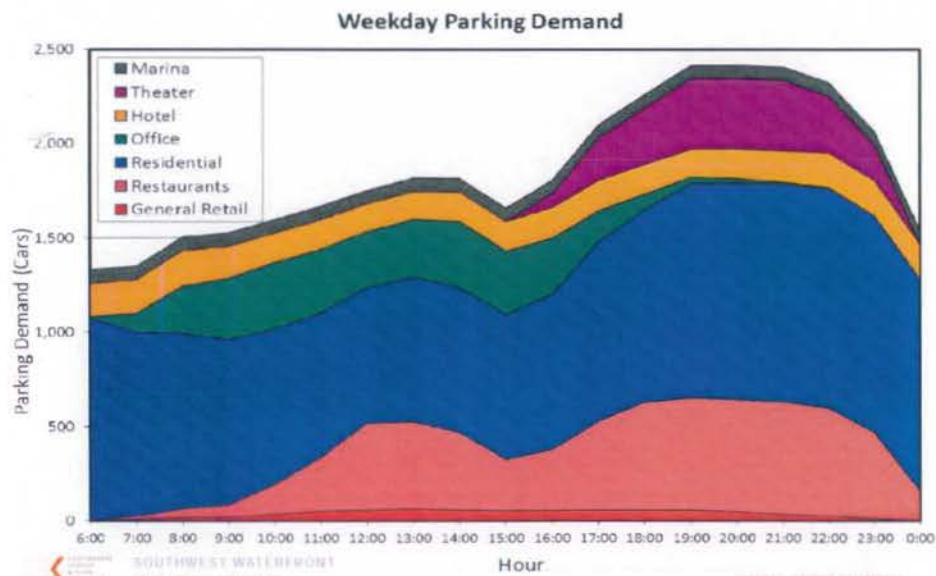


Parking



SOUTHWEST WATERFRONT ZONING COMMISSION



JULY 21, 2011

ZONING COMMISSION
District of Columbia
CASE NO. 11-03
EXHIBIT NO. 101

Mode Splits

Current 20' Lower Promenade



~7'-6"
Planting box,
Tree, Railing
Zone

~7'
Travel Zone

CONSTRAINED

~5'
Stair, Ramp, Pit,
Bench, Trash Can
Zone



DISCONTINUOUS



Responses to Questions Raised:

- 1) The Wharf
- 2) Massing
- 3) Adjoining Properties
- 4) Flexibility of Uses

Current 20' Upper Promenade



INACCESSIBLE



PRIVATIZED

The Wharf Existing Conditions

Project Massing



SOUTHWEST WATERFRONT
STAGE ONE: PUBLIC APPLICATION

IMAGES BY: JACOBSON WATKINS

Proposed Wharf

- Central unifying project element
- 60' wide on a single level – maximum flexibility
 - 20' wider than current
 - Easily accessible and safe for all people
- Discontinuous vehicular route to discourage through traffic but allow convenience drop-off
- Active programming and passive recreational opportunities in a shared space

SOUTHWEST WATERFRONT
STAGE ONE: PUBLIC APPLICATION

IMAGES BY: JACOBSON WATKINS

Massing Principles



- Smaller blocks and shorter street frontages creates 11 pedestrian entrances to site
- Variety of heights, setbacks and public spaces to provide a unique pedestrian oriented environment
- Building base of various heights and shapes to reduce scale of buildings
- Building towers with setbacks from rights-of-way and parks to provide views and significant light and air above base

SOUTHWEST WATERFRONT
STAGE ONE: PUBLIC APPLICATION

IMAGES BY: JACOBSON WATKINS

The Wharf



SOUTHWEST WATERFRONT
STAGE ONE: PUBLIC APPLICATION

IMAGES BY: JACOBSON WATKINS

Massing – The Wharf



- More open treatment of towers with building orientation to maximize views
Building faces set back 20' from current property lines to provide:
 - larger pedestrian areas
 - trees and planters
 - retail awnings, bays, show windows, café zone
 - enhancements for the waterside
- Buildings along the Wharf feature articulation above the base (1- 4 stories) with a change in material, design vernacular, or setback
- 90% of buildings will have setbacks these setbacks will average 10' in depth
- Total average minimum setback for towers the length of the Wharf is 30' from property line and 70' from water

Massing Facts



- Comprehensive Plan provides for high-density commercial / high-density residential
- PUD calls for a FAR of 3.19 total or 3.87 deducting streets
- 61 % of site will be open space
- Only 21% of total site contains roof areas reaching 130'
- Only 55% of total roof area from structures on parcels 1-9 reach 130'
- Parcel 9 is almost 600' from Tiber Island
- Parcel 7/8 is approximately 165' from **Waterside Towers townhomes**
- Building towers (above 1-4 story base) will be separated from one another a minimum of 50'
- Parcels will be no greater than 250' in length with the exception of theater

Massing Parks & Open Space



- Significant building setbacks to provide major views through the site at primary axis of M Street, 7th Street, 9th Street, and Banneker



Massing – Maine Avenue



- Urban boulevard design with consistent street frontage
- Building face south of Market Square will be setback a minimum of 12' provides
 - larger pedestrian areas
 - street trees
 - awnings, bays, show windows, café zones, etc.
- building frontage features building articulation above base with a change in material, design vernacular, or setback
- 80% of buildings will have setbacks these setbacks will average 6' in depth
- Total average minimum setback for towers the length of Maine Avenue is 18' from property line and 36' from curb

Adjoining Properties

Waterside Towers & Townhomes

Arena Stage

Tiber Island Condominium & Cooperative

Harbour Square Condominium

Massing - The Mews



- Narrow street sections to provide intimate pedestrian experience with minimum 50' building setbacks above 1-4 story base
- Flexible shared spaces for pedestrian access to the site

Waterside Towers/Townhouses



- Apartment community facing 6th Street SW
- Comprised of high rise towers and low scale townhomes – immediately adjacent to one another
- Townhomes face the private courtyard, not Maine Ave.
- Parcel 8, the closest structure at Southwest Waterfront is 165' away
- Project does not cast shadows on Waterside Towers or Townhomes

Massing – Banneker Overlook



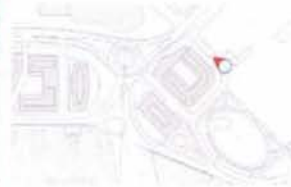
CURRENT PLAN

- 80' View Corridor from future museum/monument site
- 100' Open Space between Parcel 1 and Fish Market Headhouse
- Lower roof on cultural venue may provide design opportunity for terminated view

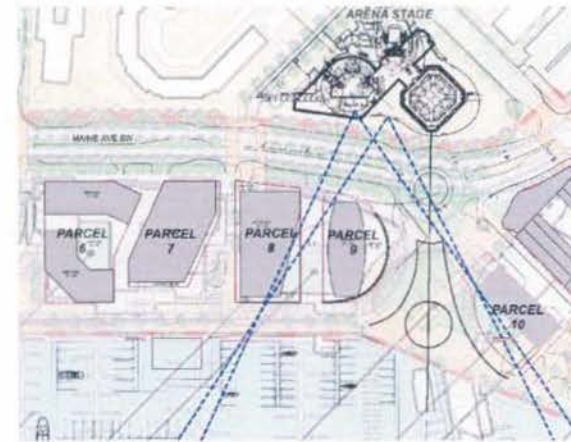
Tiber Island Complex



- Current 6th Street SW is oversized for a residential street
- 2 way traffic encourages visitors to Spirit Cruise line and tour buses to enter site



Arena Stage



- Coordination of M Street landing, pedestrian connection, and view corridors to new Mead Center
- Significant setbacks provided on Parcels 9 and 10 to allow views

Tiber Island Complex

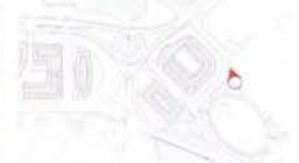


- Townhomes more consistent with Tiber Island than moderate density commercial development
- 100' separation of buildings provide significant light and air
- One way exit only traffic on 6th street removes buses and major traffic and provides more pedestrian access

Tiber Island Complex



- Townhomes more consistent with Tiber Island than moderate density commercial development
- Tiber island is comprised of high rise towers and low scale townhomes – immediately adjacent to one another



Harbour Square

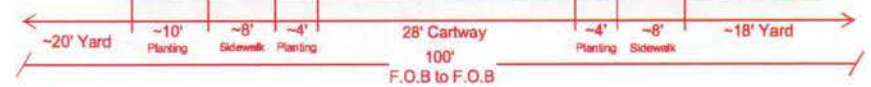


- Pier 4 approximately 400' from closest Harbour Square building
- Pier 4 reduced to 45' height – not significantly higher than existing Spirit Cruise Line boats



SOUTHWEST WATERFRONT
STREET ONE PLAN (PROPOSED)

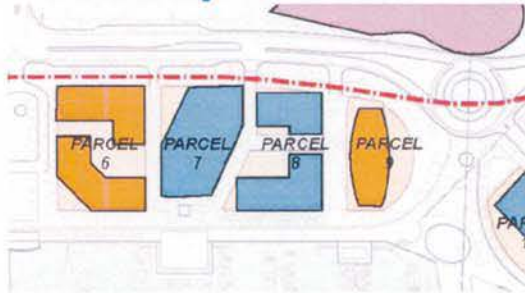
WATERFRONT / MARINER WATERFRONT



SOUTHWEST WATERFRONT

WATERFRONT / MARINER WATERFRONT

Flexibility of Uses – Phase 3



- Maximum Density = 1,105,000 sf

	Most Residential	%	Least Residential	%
Residential	975,000 sf	91%	530,000sf	49%
Office	0 sf	0%	450,000sf	42%
Retail	100,000sf	9%	100,000sf	9%
	1,075,000sf		1,080,000sf	

SOUTHWEST WATERFRONT
STREET ONE PLAN (PROPOSED)

WATERFRONT / MARINER WATERFRONT

PARCEL SECTION THROUGH 10&11



PARCEL 10 & 11 PLAN



SECTION THROUGH PARCELS 10 & 11

WATERFRONT / MARINER WATERFRONT

SOUTHWEST WATERFRONT

SCULPTURE PARK

SOUTHWEST WATERFRONT

ZONING COMMISSION



JUL 27, 2011