

**SOUTHWEST WATERFRONT  
STAGE ONE PUD APPLICATION**

**EXHIBIT 'A' TO PUD SUBMISSION**

February 9, 2011

**OWNER**  
DISTRICT OF COLUMBIA  
OFFICE OF THE DEPUTY MAYOR FOR  
PLANNING AND ECONOMIC DEVELOPMENT

**PARCEL #1 OWNER**  
ST. AUGUSTINE'S EPISCOPAL CHURCH

**MASTER DEVELOPER**  
HOFFMAN/STRUEVER WATERFRONT, LLC

**LEAD USER CONSULTANT**  
HOLLAND & KNIGHT, LLP

**ARCHITECT & MASTER PLANNING**  
EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS  
**LANDSCAPE ARCHITECT**  
MATHEWS NIELSEN

**LEAD ENGINEER**  
MOFFAT & NICHOL

**LEAD ARCHITECTURAL CONSULTANT**  
& MORTON THOMAS & ASSOCIATES

**LEAD CIVIL ENGINEER**  
GOROVE / SHADE ASSOCIATES

**ENVIRONMENTAL CONSULTANT**  
SUSTAINABLE DESIGN CONSULTING, LLC

**ARCHITECTURAL RENDERING**  
RESLI DESIGNERS, INC.

**LEAD ENGINEER**  
SEFTY & ASSOCIATES INTERNATIONAL, LTD  
**LEAD CIVIL ENGINEER**  
STREETWORKS

DATE: 11-3-11  
EXHIBIT: A



City Pier

**DRAWING INDEX**  
NO. TITLE

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**FILING REQUIREMENT**  
11 DCMR SECTION

**DRAWING INDEX**  
NO. TITLE

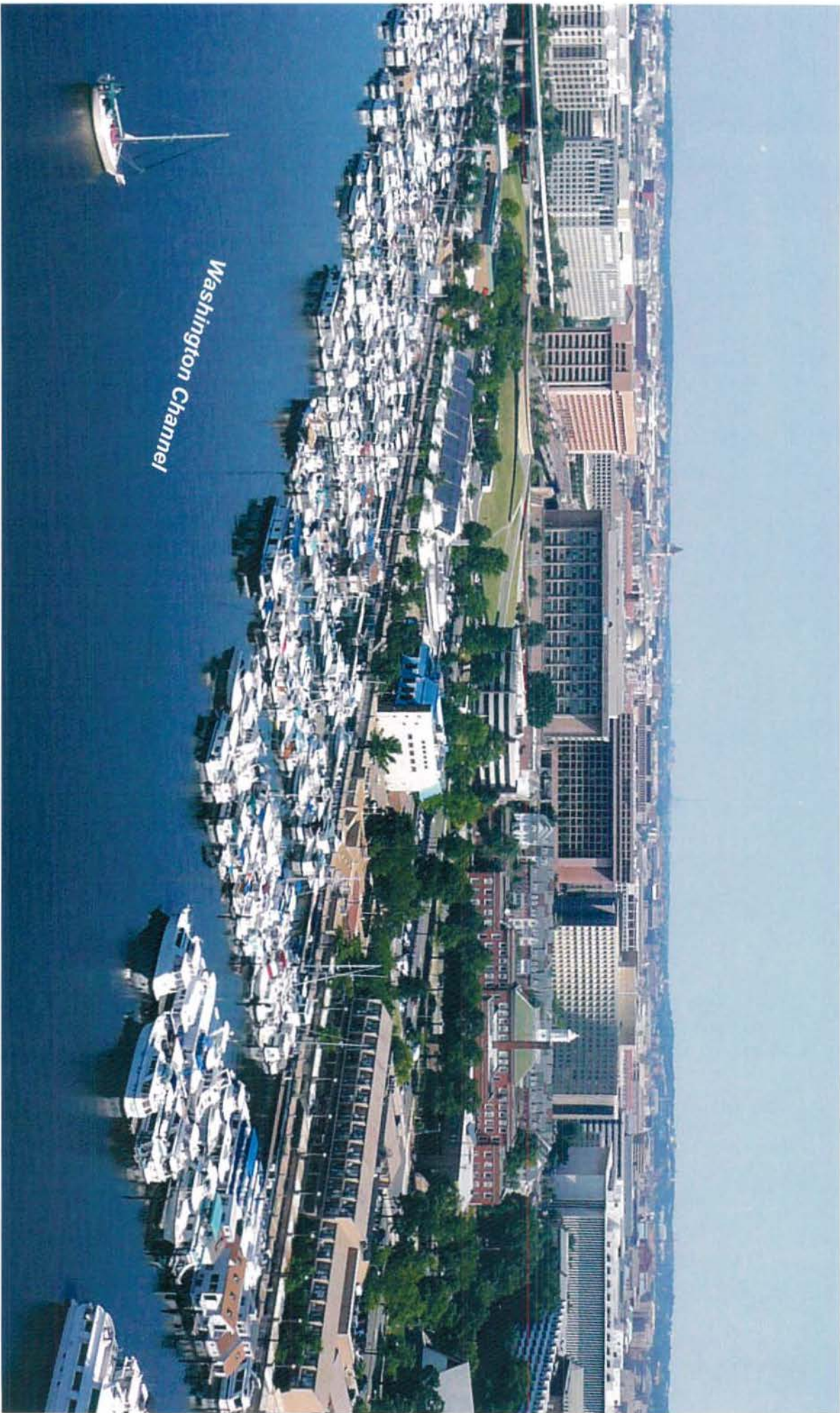
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**FILING REQUIREMENT**  
11 DCMR SECTION

Context

Context





*Washington Channel*





**Residential Land Use Categories**

- Low Density Residential**  
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**  
Defines the District's row house neighborhoods as well as 25 rowing garden apartment complexes. Also applies to areas characterized by a mix of single family houses, 2-4 unit buildings, row houses, and row house apartment buildings. In some older rowing garden neighborhoods with this designation there may also be existing multi-story apartment buildings.
- Medium Density Residential**  
Defines neighborhoods or areas where mid-rise 4-7 stories apartment buildings are the predominant use. Portions of use and moderate density housing may exist within these areas. This designation also may apply to later rowing garden buildings furnished by large areas of permanent open space.
- High Density Residential**  
Defines neighborhoods and corridors where high-rise 10 stories or more apartment buildings are the predominant use. Portions of use dense housing may exist within these areas.

**Commercial Land Use Categories**

- Low Density Commercial**  
Defines employing and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Their common feature is that they are composed primarily of one to three-story commercial buildings.
- Moderate Density Commercial**  
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Buildings are larger and/or taller than those in low-density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**  
Defines employing and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a broader market area. Buildings are generally single and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**  
Defines the central employment district of the city and other major office employment centers on the downtown peninsula. Characterized by office and mixed employment buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.
- Production, Distribution, and Repair**  
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printing and publishing, custom retail services, and commercial, municipal, and utility activities which may require substantial buffering from other, residential and neighborhood uses such as housing. This category is also used to denote diverse light-to-heavy, building and maintenance yards, bus garages, and similar uses related to the movement of freight, bulkier bulk shipments.

**Public and Institutional Land Use Categories**

- Federal**  
Includes land and facilities owned, occupied and used by the Federal government, including parks and open space (does include military bases, federal government buildings, the International Children's Center, federal hospitals, and other federal government activities. The Federal's category generally excludes non-federal sites that use state and city designation if generally not subject to zoning.
- Local Public Facilities**  
Includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as DMV's), including parks and open space. Does include public projects, including transit, transit, public housing, government office complexes, and similar local government activities. Because of the scale of the map, local public facilities smaller than one acre—including some of the District's libraries, police and fire stations, and other uses—may not be shown.
- Institutional**  
Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Because of the scale of this map, smaller institutional uses such as churches are generally not shown unless they are located or sited that are unique in scale.
- Parks, Recreation, and Open Space**  
Includes the Federal and District park systems, including the National Parks, the trails and routes of the L, E, and District neighborhoods, the National Mall, settings for significant commemorative works, other federal buildings such as the White House and the US Capitol grounds and museums, and District-owned parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with hotels such as the Grand and Midway Reservoirs, and open space along highways such as Seward Parkways. This category includes a mix of passive open space, resource conservation and habitat protection and active open space for recreation.

**Mixed Land Use**

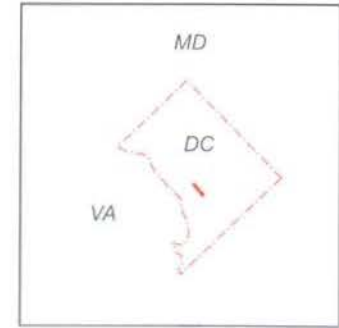
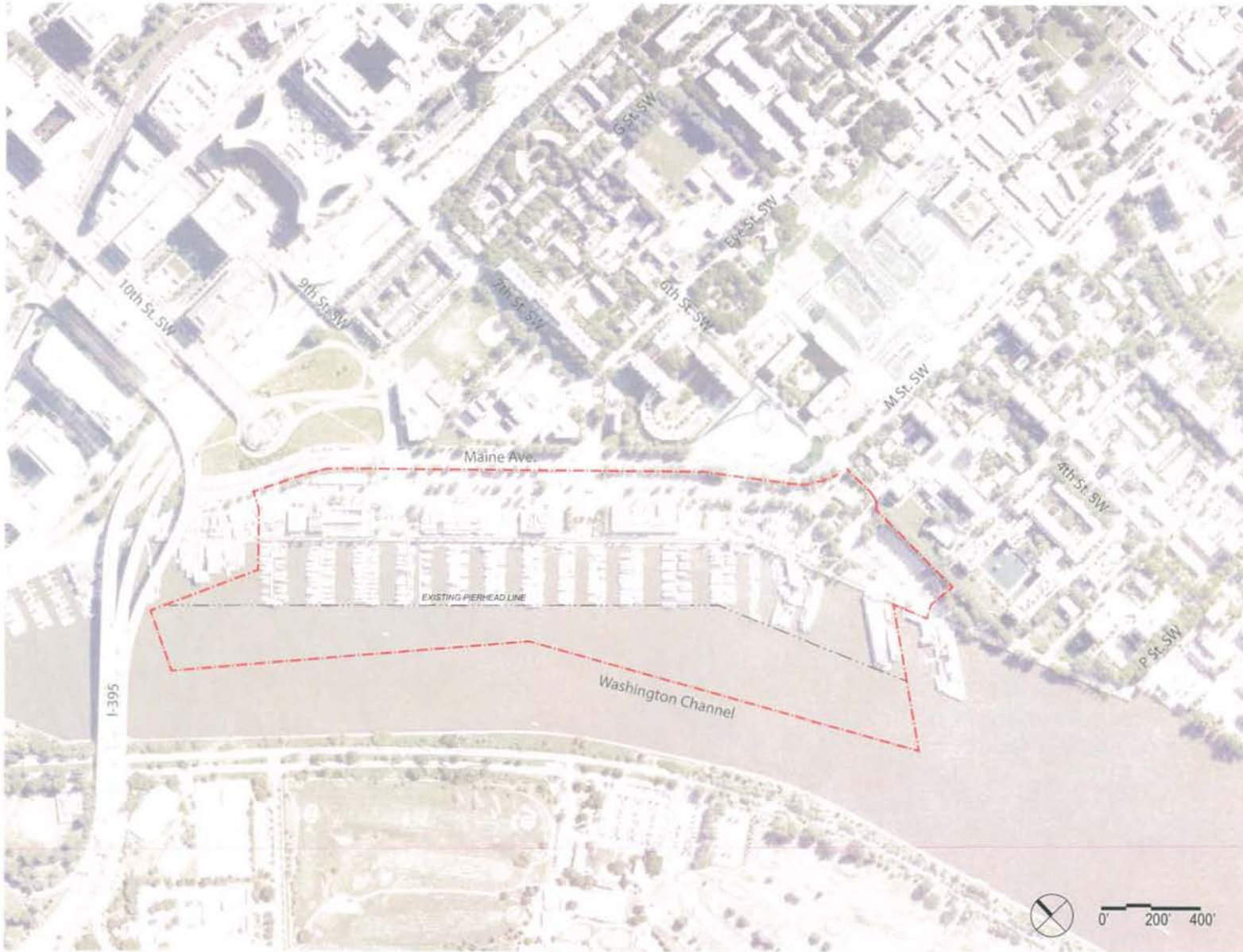
Areas where the mixing of two or more uses is encouraged are shown using striped patterns. The colors of the stripes correspond to the specific land uses. The general density and intensity of development within a Mixed Use area is determined by the specific mix of uses. If the general outcome is to encourage mixed use over the other the assumed ground floor uses with those specific housing stories, the map may indicate the dominant use for zoning if at a slightly higher density in this case. (Maximum Density Residential Low Density Commercial). The Comprehensive Plan Area Elements may also include additional areas for the specific mix of uses elsewhere.

- Water Bodies**
- Metro Stations**
- Metro Lines**

**Legend**

--- PUD Site Boundary

\* SOURCE: DISTRICT OF COLUMBIA OFFICE OF PLANNING, "COMPREHENSIVE LAND USE MAP."



**SITE LOCATION**

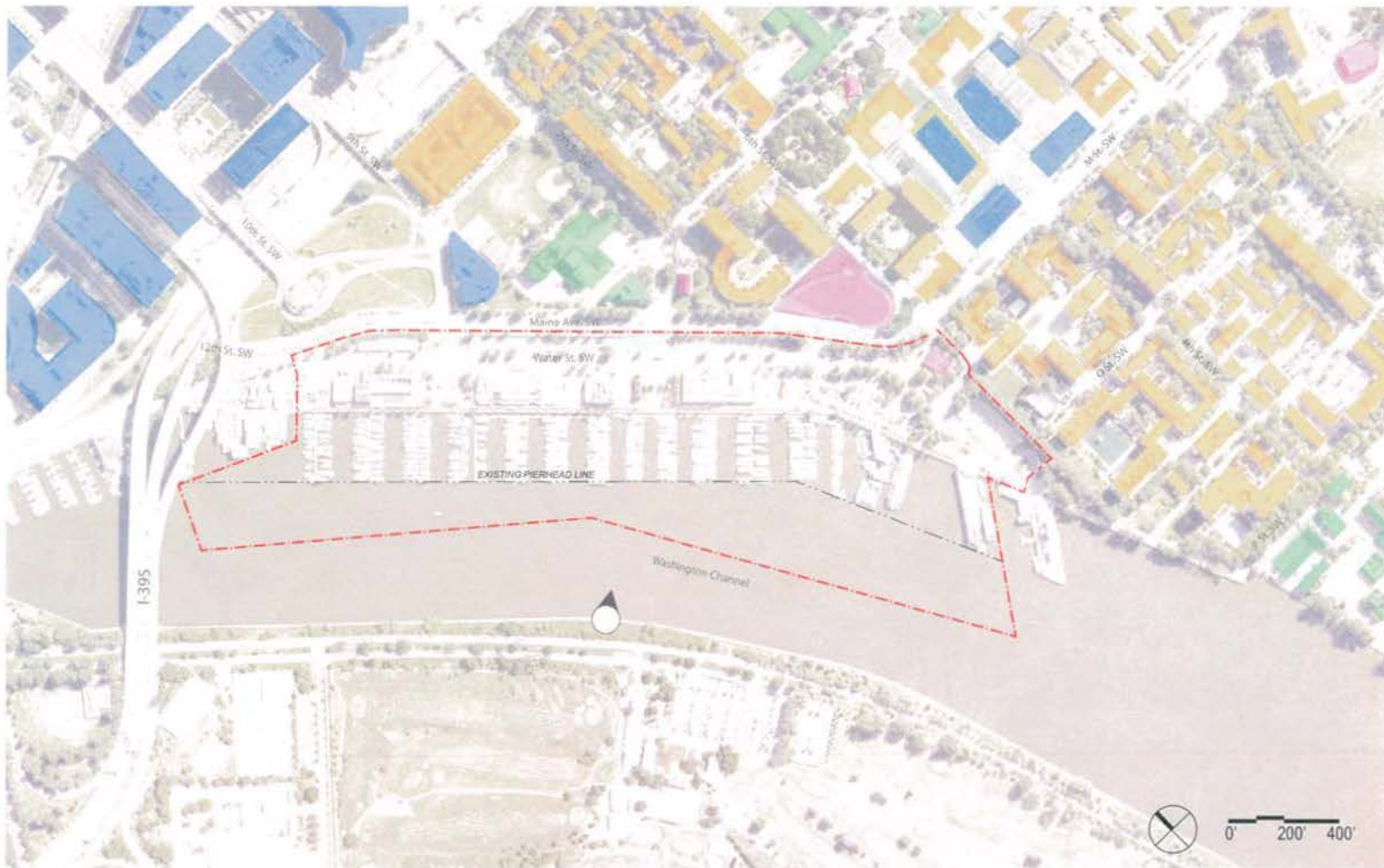
**Legend**

--- PUD Site Boundary





Looking Northwest Into Site

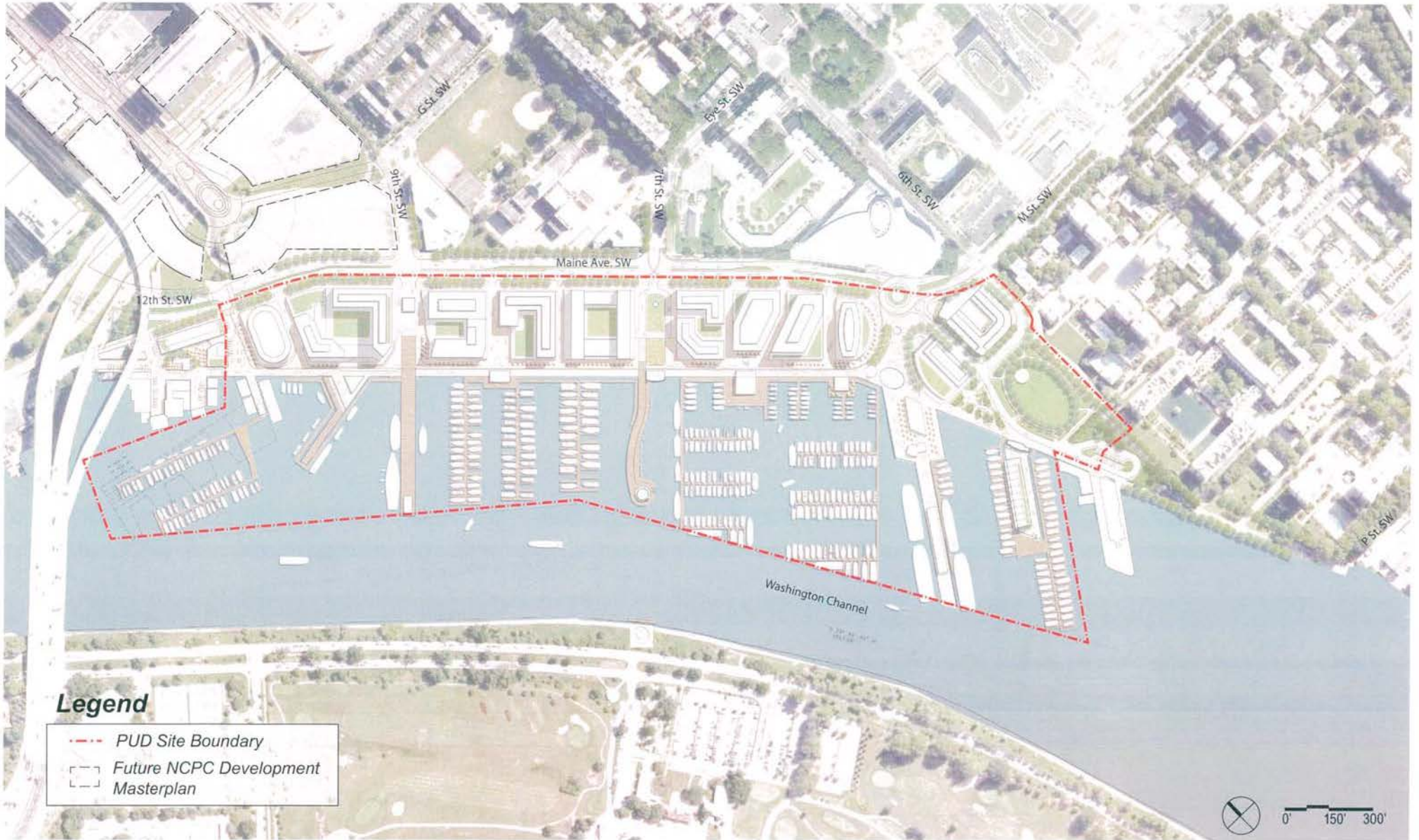


**Legend**

- Residential
- Office
- Institutional
- Commercial
- Cultural
- PUD Site Boundary
- ▶

 View





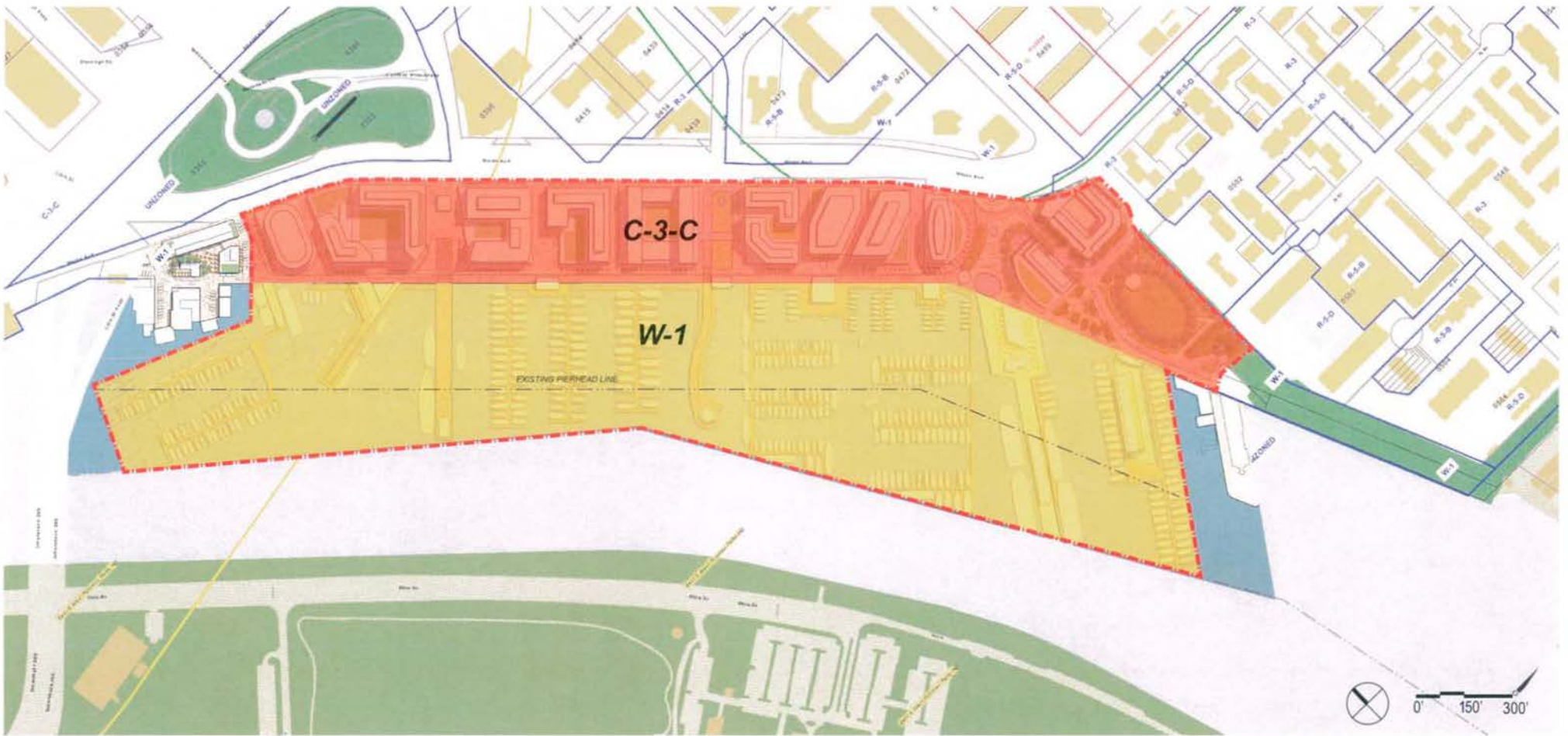
**Legend**

- - - PUD Site Boundary
- Future NCPC Development
- Masterplan



Zoning

Zoning



**Legend**

- Proposed C-3-C Zoning
- Proposed W-1 Zoning
- PUD Site Boundary

**BASE UNDERLAY MAP**

\* SOURCE: DISTRICT OF COLUMBIA OFFICE OF ZONING, "DISTRICT OF COLUMBIA ZONING MAP."



**SOUTHWEST WATERFRONT**  
STAGE ONE PUD APPLICATION

FEBRUARY 9, 2011

**PROPOSED ZONING**  
HOFFMAN-STRUEVER WATERFRONT, LLC



	Landside					Waterside				
	W-1 Allowable/Required	DCMR Title	C-3-C PUD	DCMR Title	C-3-C PUD	W-1 Allowable/Required	DCMR Title	W-1 PUD	DCMR Title	W-1 PUD
		Section 11	Allowable/Required	Section 11	Proposed		Section 11	Allowable/Required	Section 11	Proposed
<b>Lot Occupancy:</b>	80%		100%	772.1	55%	80%		80%		68%
<b>Uses:</b>	Retail, Residential, Commercial, Hotel, Museum, Recreational, Boat Club, Marina	901.1	Office, Retail, Residential, Church, Hotel, Recreational	740.8	Office, Retail, Residential, Church, Hotel, Recreational	901.1	Retail, Residential, Commercial, Hotel, Museum, Recreational, Boat Club, Marina	901.1	Retail, Residential, Commercial, Hotel, Museum, Recreational, Boat Club, Marina	901.1
<b>Site Area:</b>	991,113		991,113		991,113	167,393		167,393		167,393
<b>Floor Area Ratio (FAR):</b>	2.5 (Residential) 1.0 (Other Uses)	2405.2	8.00	2405.2	3.19	2.5 (Residential) 1.0 (Other Uses)	2405.2	3.0 (Residential) 1.0 (Other Uses)	2405.2	.30 (Residential) .38 (Other Uses)
<b>Building Area (Gross Square Feet)</b>	2,487,460 (Residential) 994,984 (Office, Retail)		7,928,904		3,165,000	418,483 (Residential) 167,393 (Other Uses)		502,179 (Residential) 167,393 (Other Uses)		50,000 (Residential) 64,000 (Other Uses)
<b>Building Height:</b>	45 Feet	930.1	130 Feet	2405.1	130 Feet	45 Feet	930.1	60 Feet	930.1	60 Feet
<b>Penthouse Height:</b>	18.5 Feet	936	18.5 Feet	936	18.5 Feet	18.5 Feet	936	18.5 Feet	936	18.5 Feet
<b>Parking Spaces</b>										
Office	236	2101.01	236	2101.01	430					
Residential (Multiple Dwelling)	587	2101.01	440	2101.01	1,440					
Hotel (Rooms)	313	2101.01	313	2101.01	208					
Hotel (Function Rooms)	50	2101.01	25	2101.01	0					
Concert Hall	250	2101.01	250	2101.01	250					
Church	20	2101.01	0		0					
Retail	327	2101.01	327	2101.01	551	28	2101.01	28	2101.01	0
Recreational						15	2101.01	15	2101.01	0
Boat Club	106		106		170	106	2101.01	106	2101.01	(see note 2)
Residential (One Family Dwelling)						10	2101.01	10	2101.01	10
Parking Spaces:	1,889		1,697		1,900-3,050	159	2101.01	159	2101.01	10
<b>Bicycle Parking</b>										
Bicycle Parking:	94	2119.2	85	2119.2	132	8	2119.2	8	2119.2	20
<b>Loading (See Note (1)):</b>										
	9 Berths @ 55' Deep 9 Berths @ 30' Deep 18 Platforms 14 Delivery Spaces	2201.1	9 Berths @ 55' Deep 9 Berths @ 30' Deep 18 Platforms 14 Delivery Spaces	2201.1	3 Berths @ 55' Deep 18 Berths @ 30' Deep 10 Platforms 13 Delivery Spaces	1 Berths @ 55' Deep 1 Berths @ 30' Deep 2 Platforms 1 Delivery Spaces	2201.1	1 Berths @ 55' Deep 1 Berths @ 30' Deep 2 Platforms 1 Delivery Spaces	2201.1	0 Berths @ 55' Deep 1 Berths @ 30' Deep 1 Platforms 1 Delivery Spaces

(1) Typical Parcels will include at minimum 2-30' loading bays, 1 conforming platform, and 1 delivery space, refer to 5.1

Exceptions: Parcel 2 which shall include 3-55' loading bays and 1 delivery platform  
Loading requirements will be finalized during PUD submission with above grade uses

(2) Boat Club Parking Provided in Landside Below-Grade Parking

	Minimum Use GSF	Maximum Use GSF
Retail	50,000	150,000
Residential	200,000	400,000
Office	200,000	325,000
Hotel	0	120,000
Cultural/Performing Arts	85,000	105,000
Segment A Maximum:		775,000

	Minimum Use GSF	Maximum Use GSF
Retail	50,000	100,000
Residential	530,000	975,000
Office	0	450,000
Hotel	0	120,000
Segment C Maximum:		1,105,000

	Maximum Use GSF
Segment A	775,000
Segment B	1,100,000
Segment C	1,105,000
Segment D	185,000
Landside Maximum:	3,165,000

	Minimum Use GSF	Maximum Use GSF
Retail	100,000	175,000
Residential	170,000	300,000
Office	175,000	300,000
Hotel	400,000	500,000
Segment B Maximum:		1,100,000

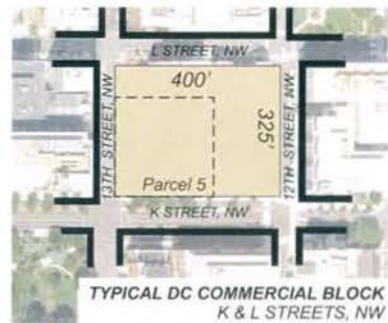
	Minimum Use GSF	Maximum Use GSF
Retail	10,000	30,000
Residential	100,000	250,000
Office	0	50,000
Civic (Church)	0	15,000
Segment D Maximum:		185,000

	Minimum Use GSF	Maximum Use GSF
Segment A	2,000	5,000
Segment B	5,000	11,000
Segment C	24,000	48,000
Segment D	0	50,000
Waterside Maximum:		114,000





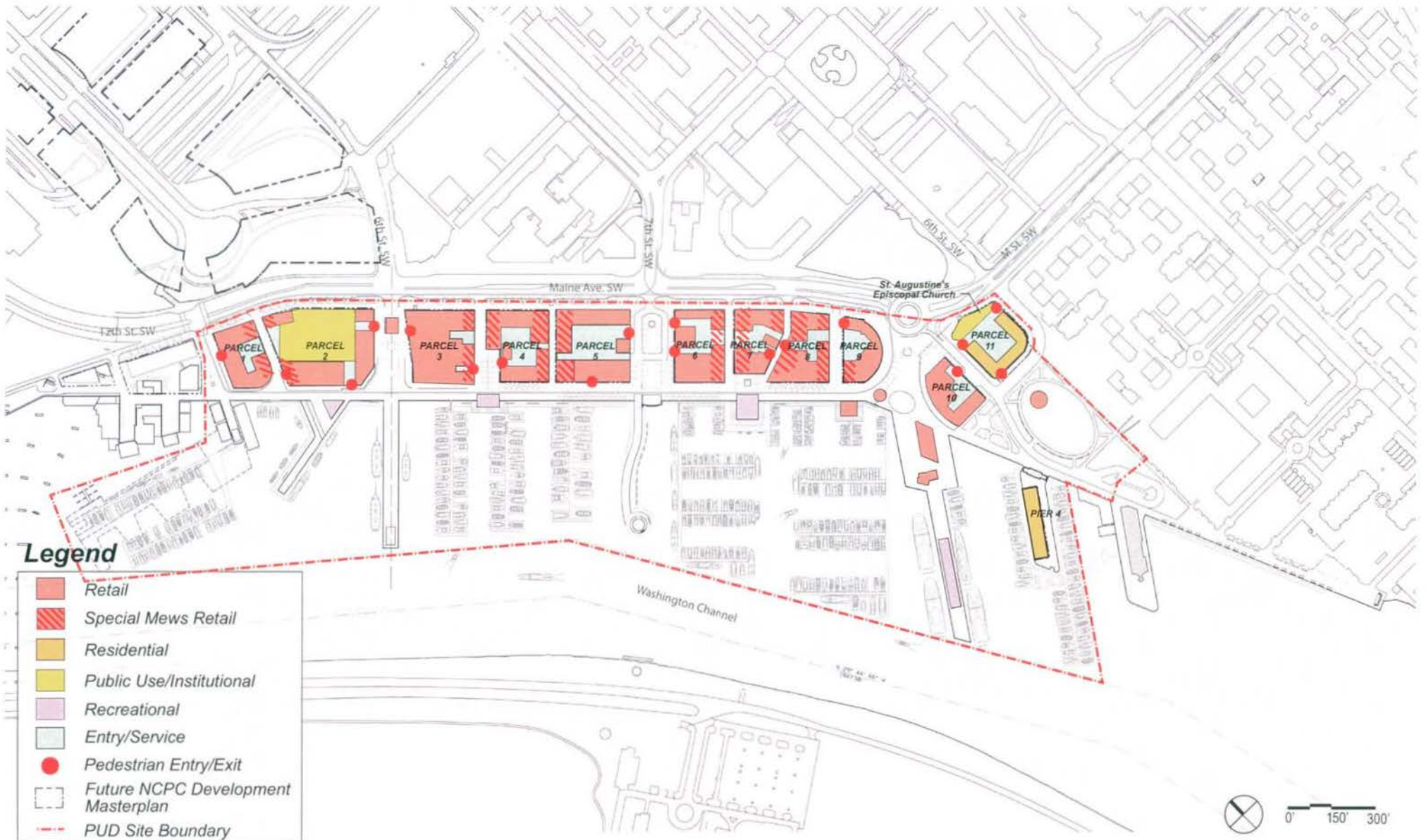
**COMPARATIVE BLOCK ANALYSIS**



**Legend**

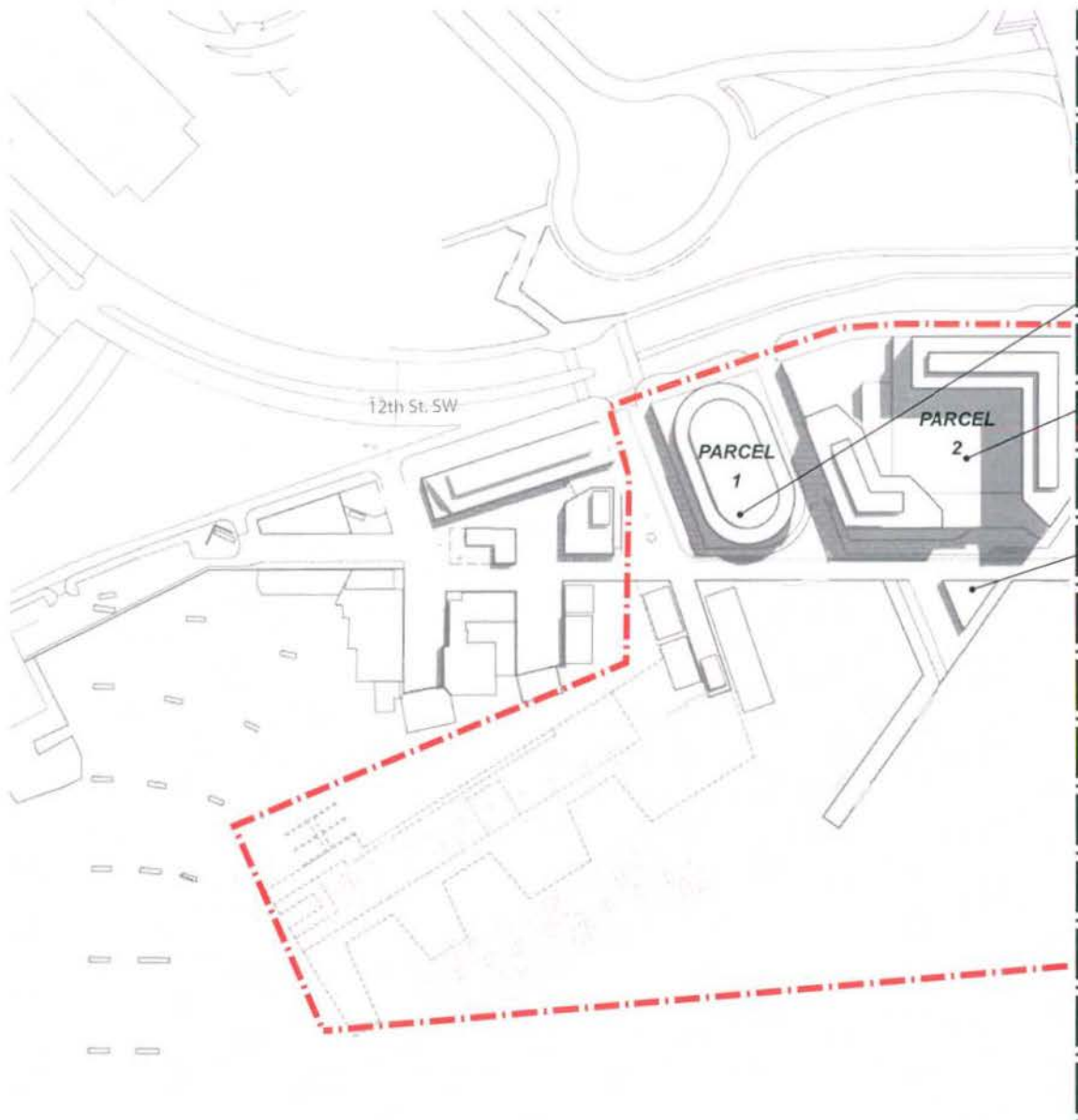
- +13' Grade Elevation
- 190' Parcel Dimension
- - - PUD Site Boundary





**Legend**

- Retail
- Special Mews Retail
- Residential
- Public Use/Institutional
- Recreational
- Entry/Service
- Pedestrian Entry/Exit
- Future NCPC Development Masterplan
- PUD Site Boundary



**PARCEL 1**  
 2-4 FLOOR BASE WITH 6-10 FLOOR TOWER  
 130' BUILDING HEIGHT  
 • RETAIL @ GROUND FLOOR  
 • OFFICE BUILDING  
 OR  
 HOTEL

**PARCEL 2**  
 1-4 FLOOR BASE WITH 8-12 FLOOR TOWER  
 130' BUILDING HEIGHT  
 • RETAIL @ GROUND FLOOR  
 • RESIDENTIAL OR HOTEL BUILDING  
 • OFFICE (OVER RETAIL - NOT TOWER)  
 • PERFORMING ARTS THEATER OR CULTURAL

**TRANSIT PIER**  
 1 OR 2 FLOORS  
 • RECREATIONAL BUILDING

**SEGMENT A LAND USE AREAS**

• RETAIL	50,000 GSF to 150,000 GSF
• RESIDENTIAL	200,000 GSF to 400,000 GSF
• OFFICE	200,000 GSF to 325,000 GSF
• HOTEL	0 GSF to 120,000 GSF
• PERFORMING ARTS	85,000 GSF to 105,000 GSF

**LANDSIDE MAXIMUM:** 775,000 GSF

**SEGMENT A WATERSIDE USE AREAS**

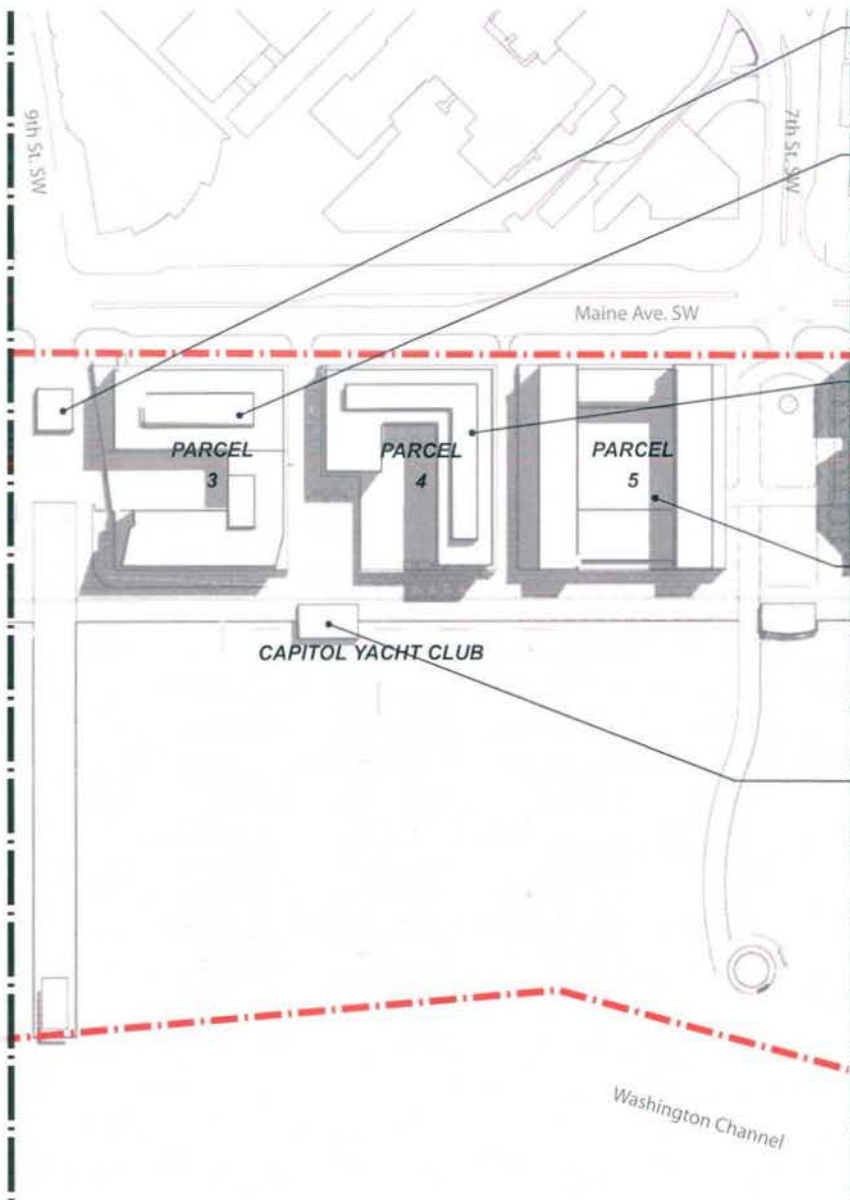
• RECREATIONAL	2,000 GSF to 5,000 GSF
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**WATERSIDE MAXIMUM:** 5,000 GSF

**Legend**

--- PUD Site Boundary





**CITY PIER**

- RETAIL BUILDING
- 1 FLOOR/ 20' BUILDING HEIGHT

**PARCEL 3**

- 2-4 FLOOR BASE WITH 6-11 FLOOR TOWER
- 130' BUILDING HEIGHT
- RETAIL @ GROUND FLOOR
- OFFICE BUILDING OR RESIDENTIAL BUILDING
- 185-250 KEY LUXURY HOTEL

**PARCEL 4**

- 2-4 FLOOR BASE WITH 8-11 FLOOR TOWER
- 130' BUILDING HEIGHT
- RETAIL @ GROUND FLOOR
- OFFICE BUILDING OR RESIDENTIAL BUILDING

**PARCEL 5**

- 2-3 FLOOR BASE WITH 7-11 FLOOR TOWER
- 130' BUILDING HEIGHT
- 150-200 KEY LIMITED SERVICE HOTEL
- 150-200 KEY EXTENDED STAY HOTEL
- OR
- RESIDENTIAL BUILDING

**CAPITOL YACHT CLUB**

- 2 FLOORS/ 40' BUILDING HEIGHT
- RECREATIONAL BUILDING

**SEGMENT B LAND USE AREAS**

- RETAIL 100,000 GSF to 175,000 GSF
- RESIDENTIAL 170,000 GSF to 300,000 GSF
- OFFICE 175,000 GSF to 300,000 GSF
- HOTEL 400,000 GSF to 500,000 GSF

**LANDSIDE MAXIMUM:** 1,100,000 GSF

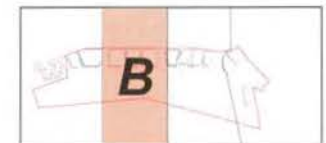
**SEGMENT B WATERSIDE USE AREAS**

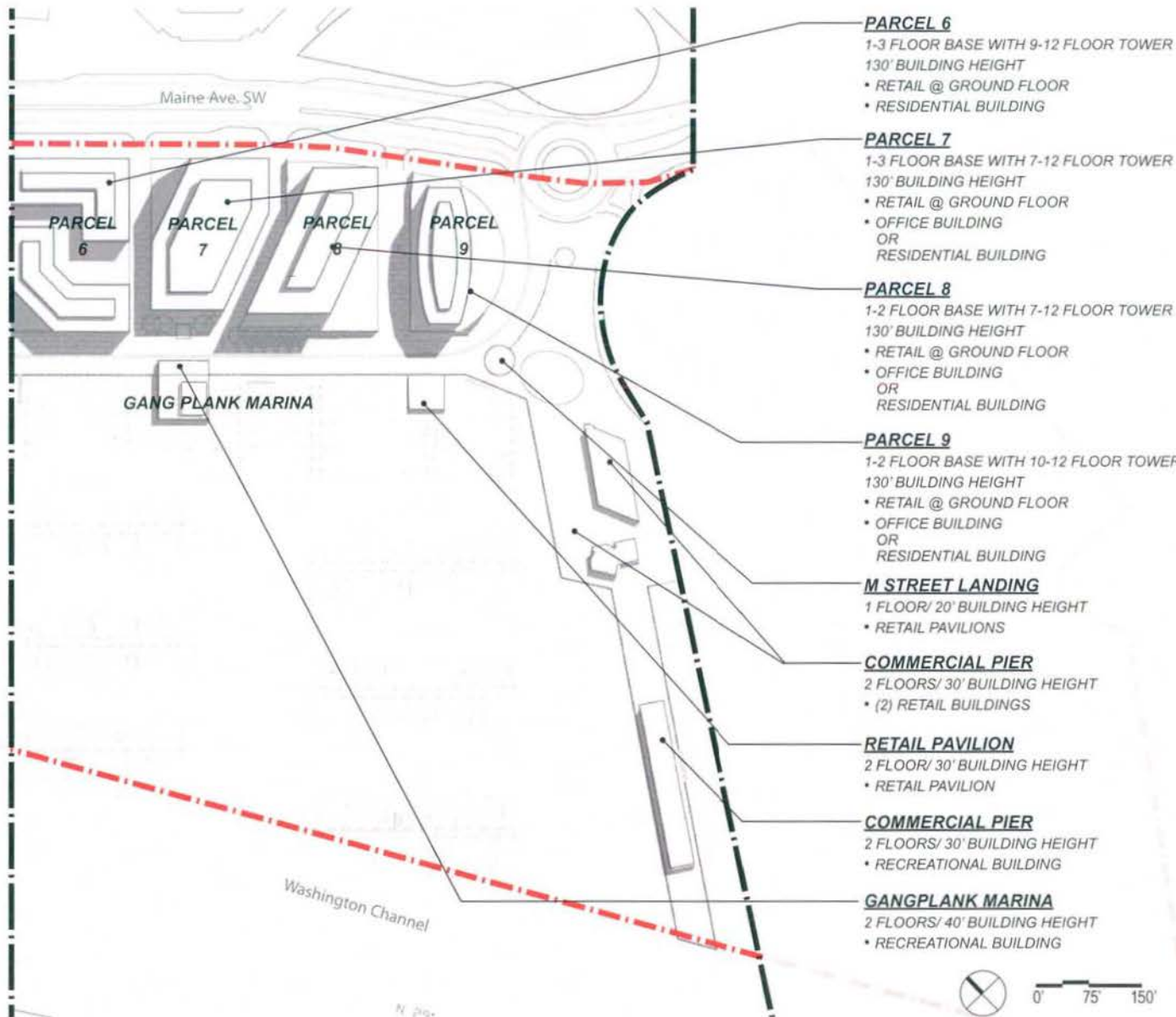
- RECREATIONAL 5,000 GSF to 11,000 GSF

**WATERSIDE MAXIMUM:** 6,000 GSF

**Legend**

--- PUD Site Boundary





**PARCEL 6**  
 1-3 FLOOR BASE WITH 9-12 FLOOR TOWER  
 130' BUILDING HEIGHT  
 • RETAIL @ GROUND FLOOR  
 • RESIDENTIAL BUILDING

**PARCEL 7**  
 1-3 FLOOR BASE WITH 7-12 FLOOR TOWER  
 130' BUILDING HEIGHT  
 • RETAIL @ GROUND FLOOR  
 • OFFICE BUILDING  
 OR  
 RESIDENTIAL BUILDING

**PARCEL 8**  
 1-2 FLOOR BASE WITH 7-12 FLOOR TOWER  
 130' BUILDING HEIGHT  
 • RETAIL @ GROUND FLOOR  
 • OFFICE BUILDING  
 OR  
 RESIDENTIAL BUILDING

**PARCEL 9**  
 1-2 FLOOR BASE WITH 10-12 FLOOR TOWER  
 130' BUILDING HEIGHT  
 • RETAIL @ GROUND FLOOR  
 • OFFICE BUILDING  
 OR  
 RESIDENTIAL BUILDING

**M STREET LANDING**  
 1 FLOOR/ 20' BUILDING HEIGHT  
 • RETAIL PAVILIONS

**COMMERCIAL PIER**  
 2 FLOORS/ 30' BUILDING HEIGHT  
 • (2) RETAIL BUILDINGS

**RETAIL PAVILION**  
 2 FLOOR/ 30' BUILDING HEIGHT  
 • RETAIL PAVILION

**COMMERCIAL PIER**  
 2 FLOORS/ 30' BUILDING HEIGHT  
 • RECREATIONAL BUILDING

**GANGPLANK MARINA**  
 2 FLOORS/ 40' BUILDING HEIGHT  
 • RECREATIONAL BUILDING

**SEGMENT C LAND USE AREAS**

• RETAIL	50,000 GSF to 100,000 GSF
• RESIDENTIAL	530,000 GSF to 975,000 GSF
• OFFICE	0 GSF to 450,000 GSF
• HOTEL	0 GSF to 120,000 GSF

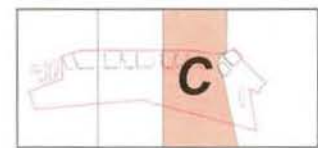
**LANDSIDE MAXIMUM:** 1,105,000 GSF

**SEGMENT C WATERSIDE USE AREAS**

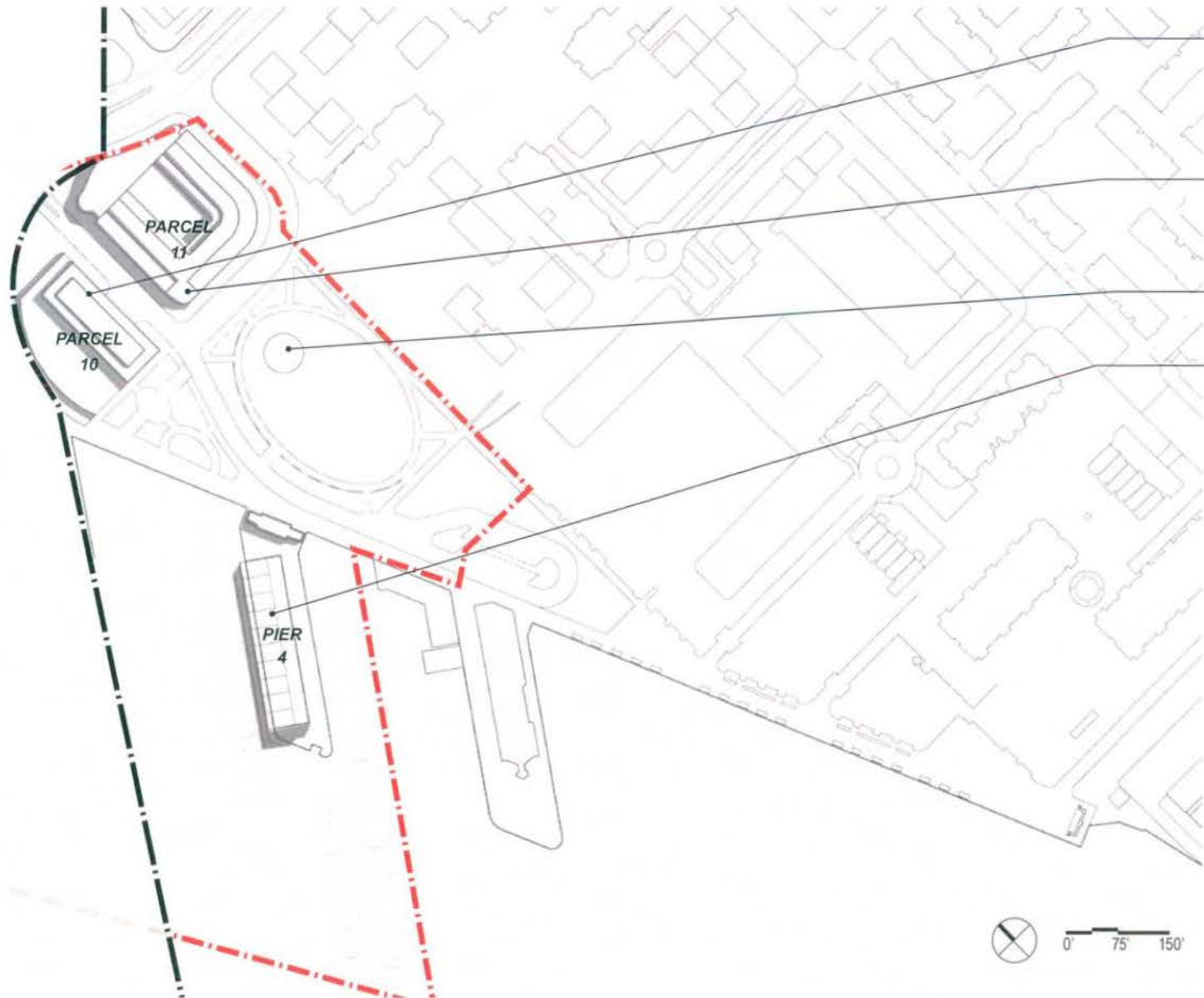
• RECREATIONAL	12,000 GSF to 24,000 GSF
• RETAIL	12,000 GSF to 24,000 GSF

**WATERSIDE MAXIMUM:** 48,000 GSF

**Legend**  
 - - - PUD Site Boundary







**PARCEL 10**  
 1-2 FLOOR BASE WITH 3-5 FLOOR TOWER  
 70' TOTAL BUILDING HEIGHT  
 • RETAIL @ GROUND FLOOR  
 • OFFICE BUILDING  
 OR  
 RESIDENTIAL BUILDING

**PARCEL 11**  
 4 FLOORS  
 45' BUILDING HEIGHT  
 • CIVIC - CHURCH  
 • RESIDENTIAL BUILDING

**RETAIL PAVILION**  
 1 FLOOR/ 20' BUILDING HEIGHT  
 • RETAIL PAVILION

**PIER 4**  
 4 FLOORS/ 60' BUILDING HEIGHT  
 • RESIDENTIAL BUILDING

**SEGMENT D LAND USE AREAS**

• RETAIL	10,000 GSF to 30,000 GSF
• OFFICE	0 GSF to 50,000 GSF
• RESIDENTIAL	100,000 GSF to 250,000 GSF
• CIVIC (CHURCH)	15,000 GSF

**LANDSIDE MAXIMUM:** 185,000 GSF

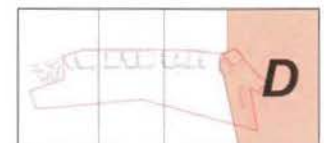
**SEGMENT D WATERSIDE USE AREAS**

• RESIDENTIAL	0 GSF to 50,000 GSF
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**WATERSIDE MAXIMUM:** 50,000 GSF

**Legend**

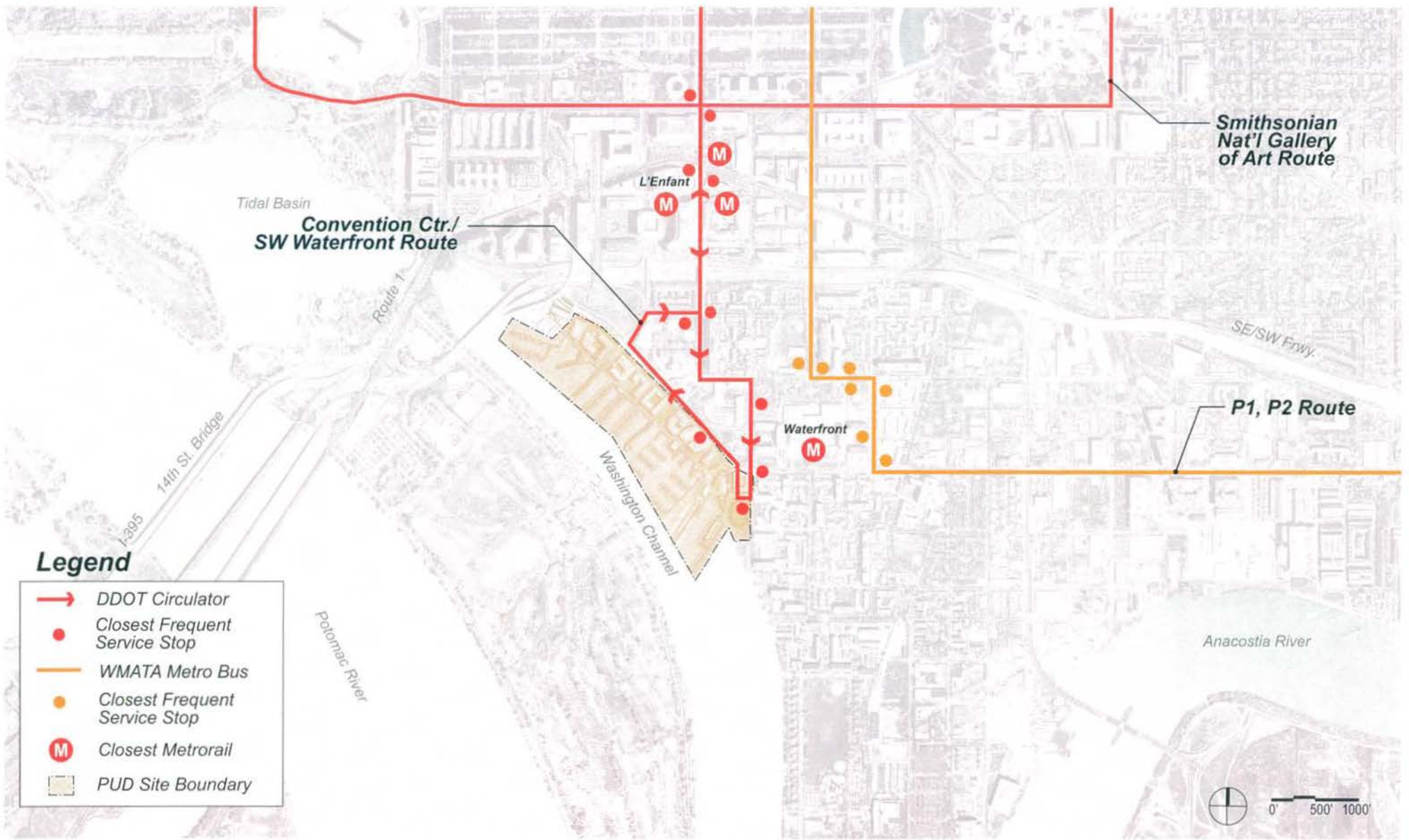
--- PUD Site Boundary

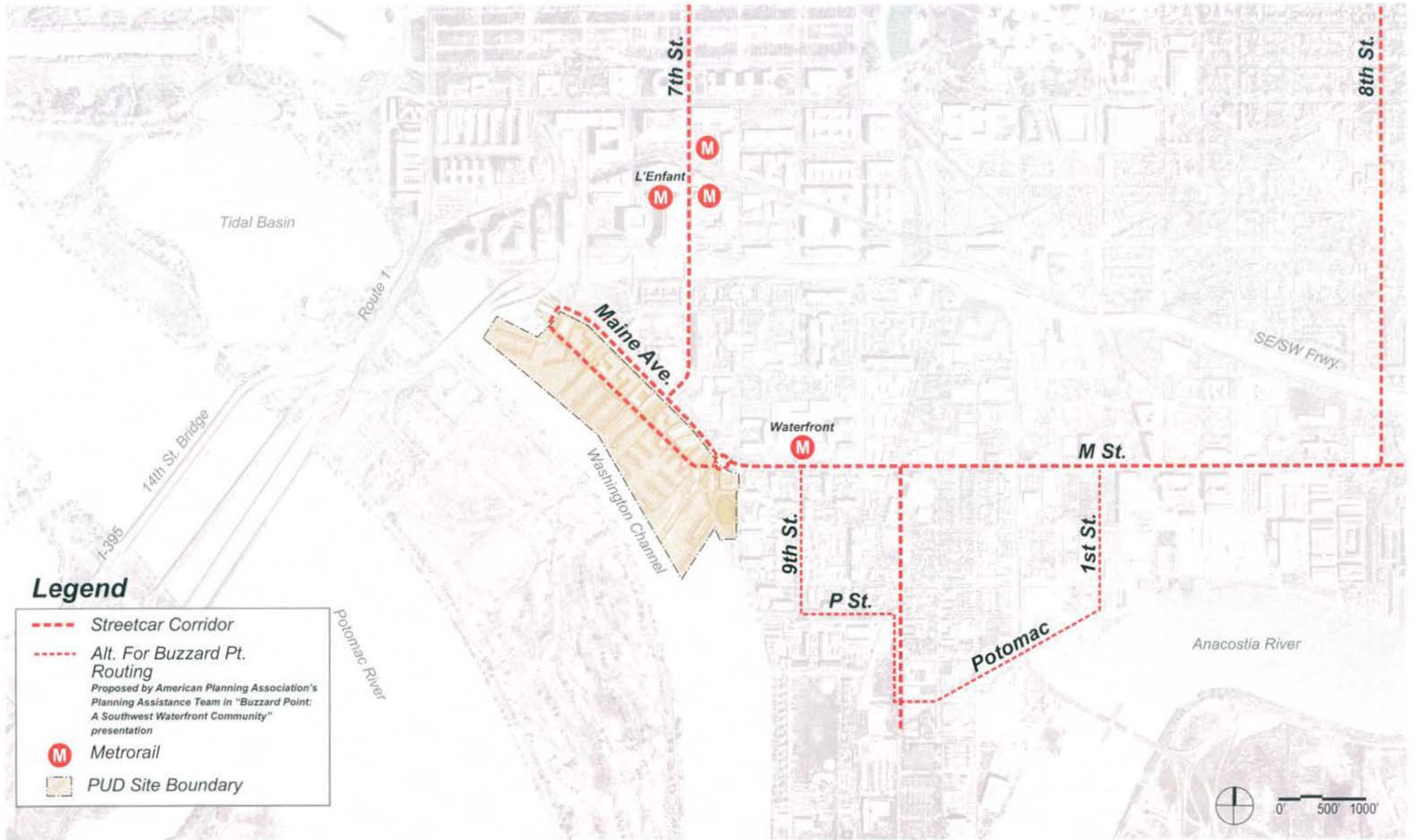


Circulation

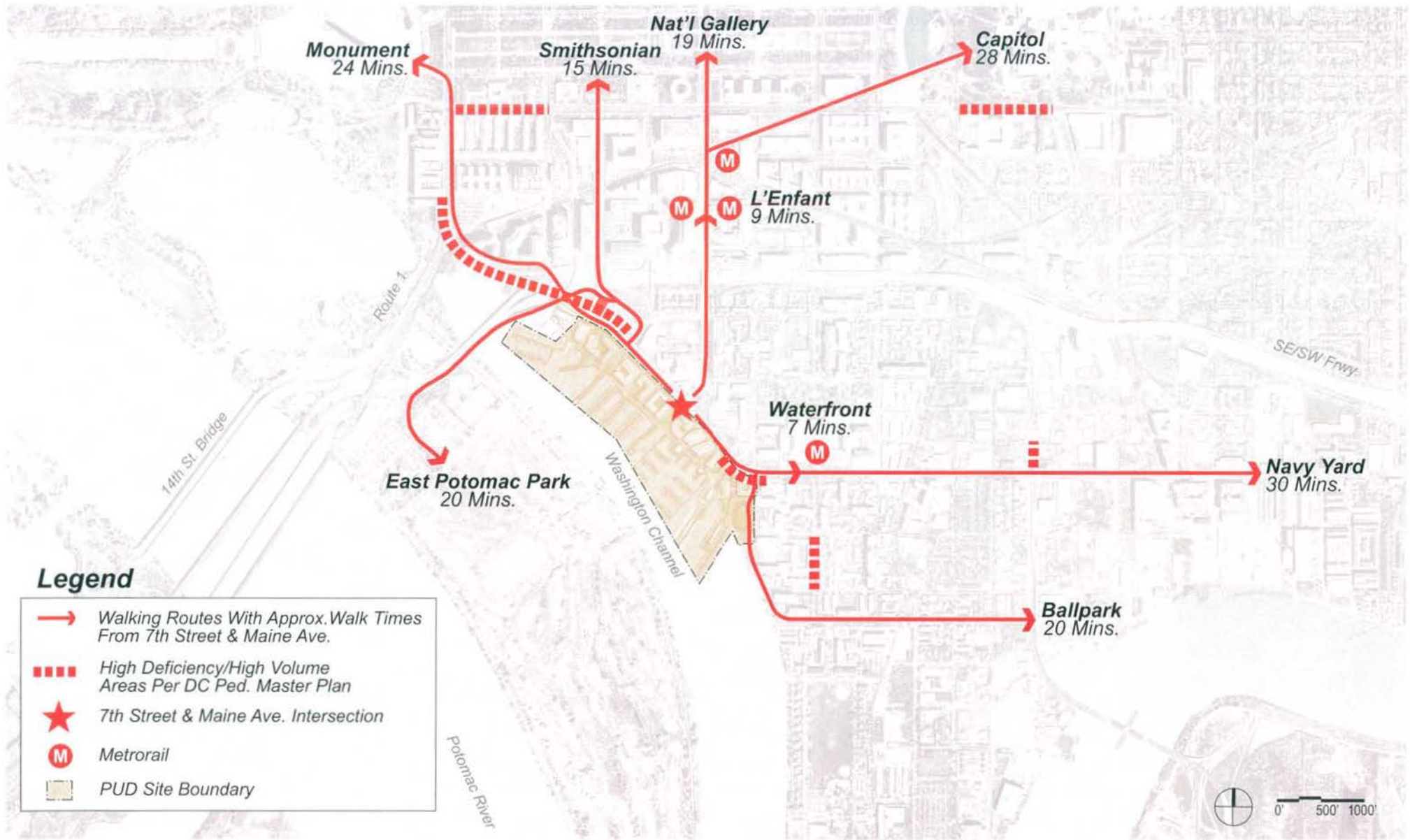
Circulation

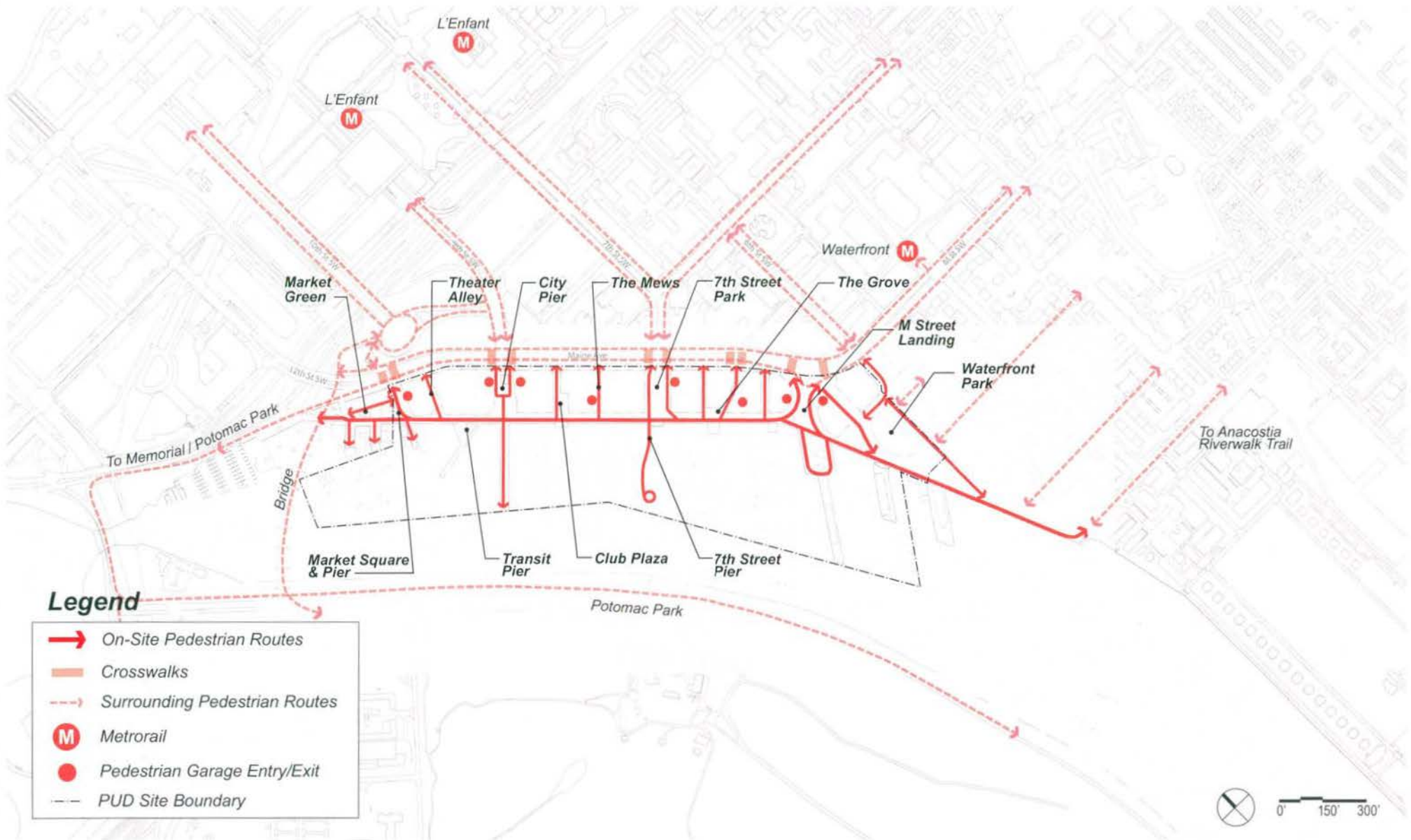








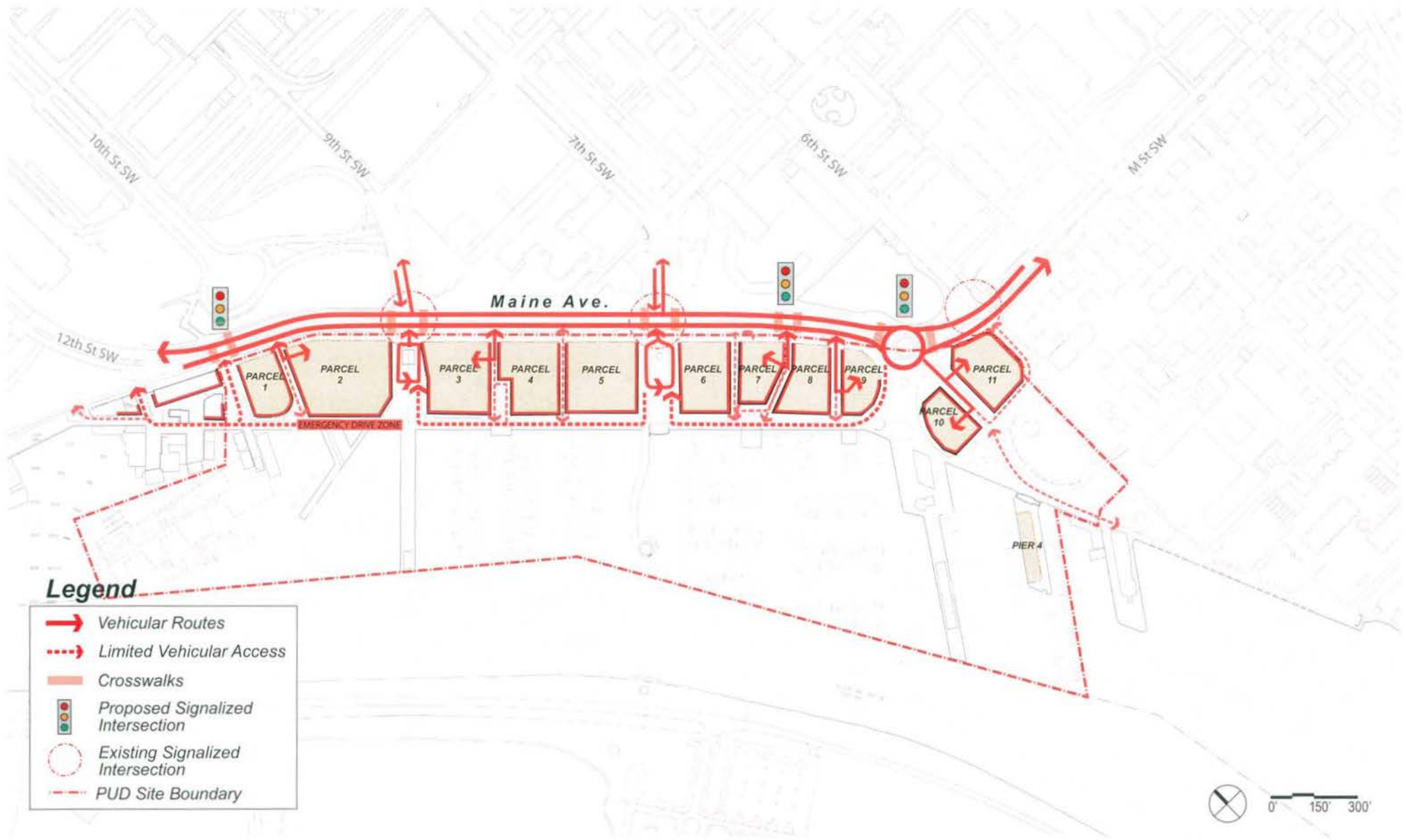










**Legend**

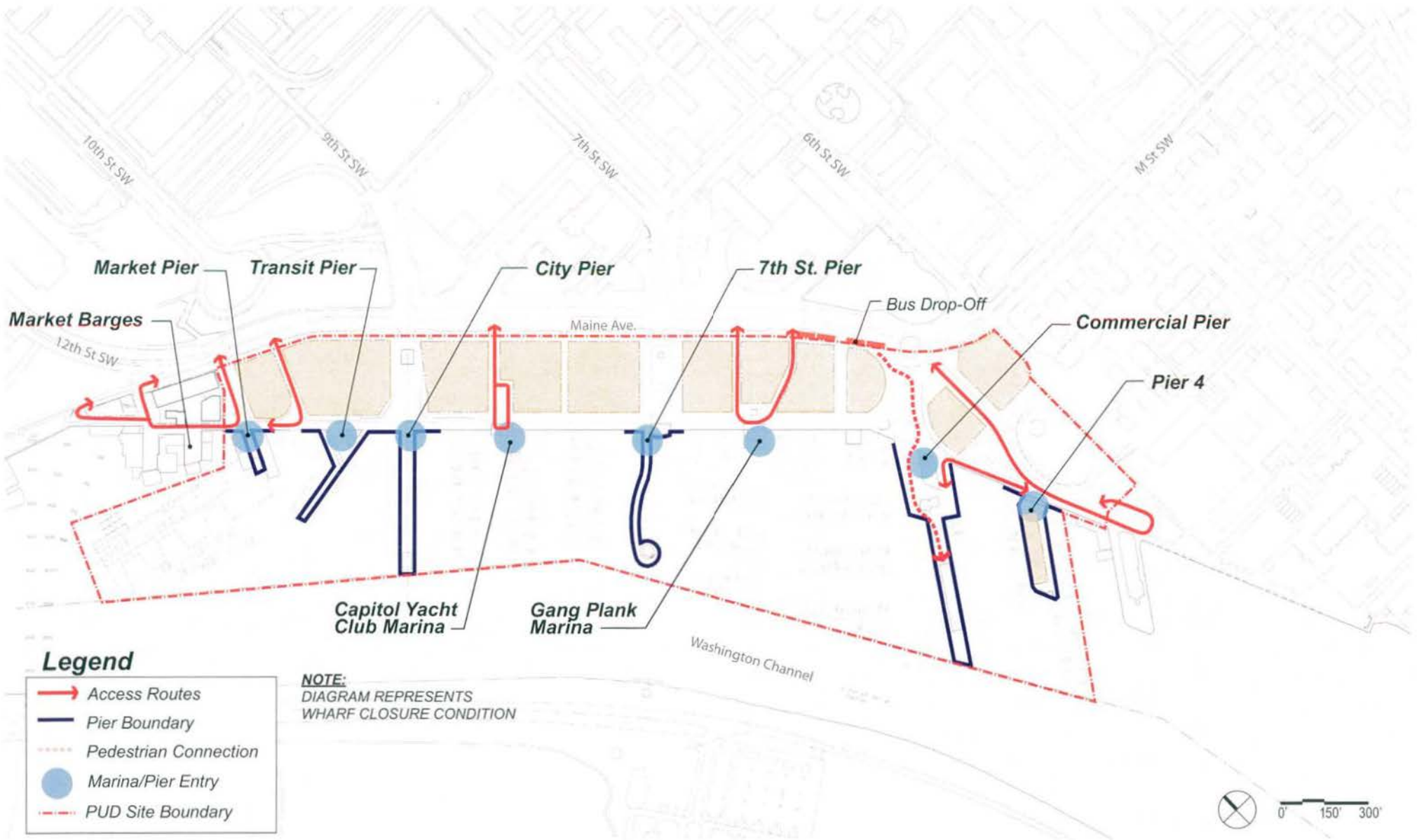
- On-Site Pedestrian Routes
- Crosswalks
- Surrounding Pedestrian Routes
- Metrorail
- Pedestrian Garage Entry/Exit
- PUD Site Boundary





**Legend**

-  Vehicular Routes
-  Limited Vehicular Access
-  Crosswalks
-  Proposed Signalized Intersection
-  Existing Signalized Intersection
-  PUD Site Boundary

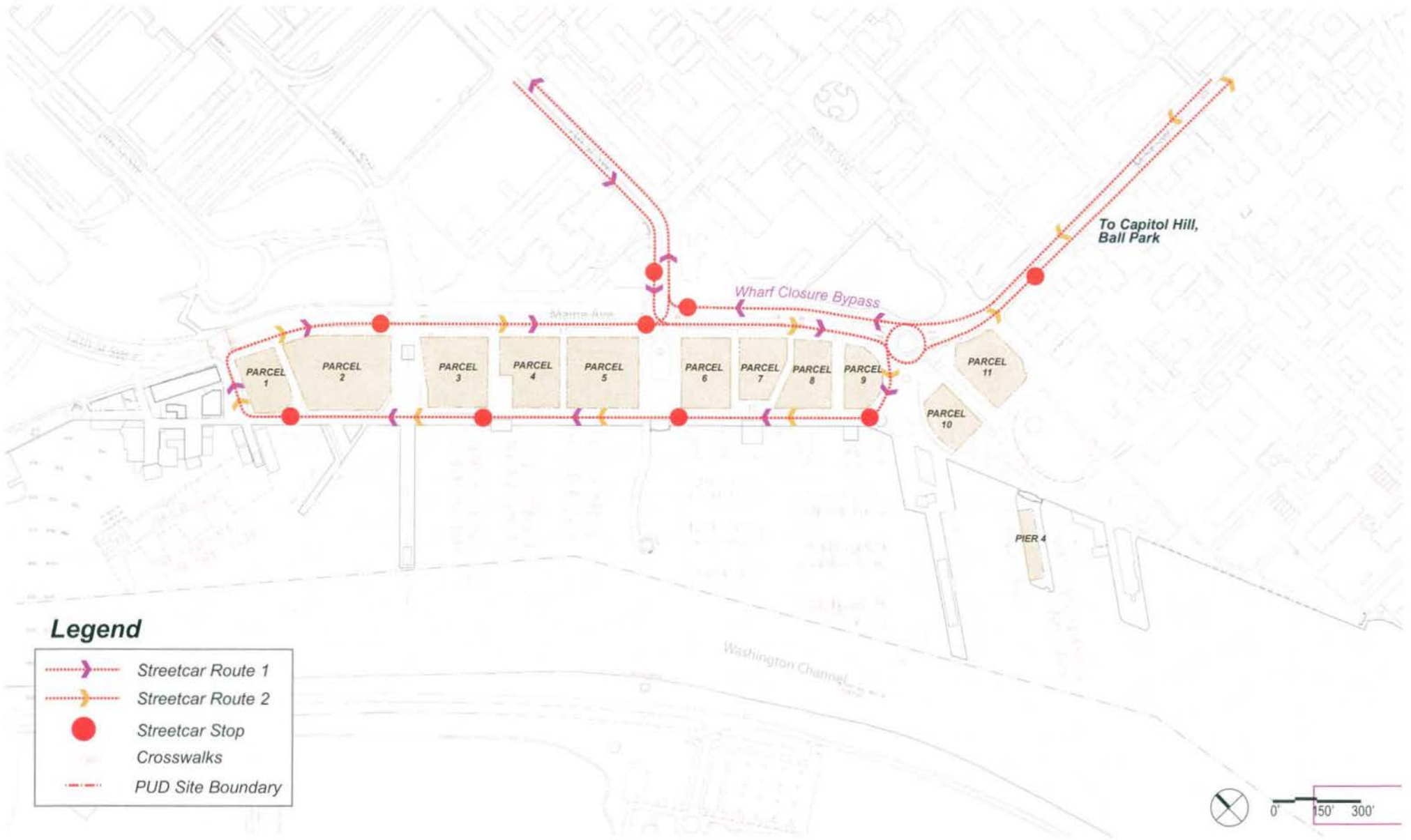


**Legend**

- Access Routes
- Pier Boundary
- Pedestrian Connection
- Marina/Pier Entry
- PUD Site Boundary

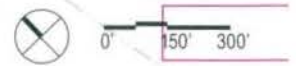
**NOTE:**  
 DIAGRAM REPRESENTS  
 WHARF CLOSURE CONDITION





**Legend**

-  Streetcar Route 1
-  Streetcar Route 2
-  Streetcar Stop
-  Crosswalks
-  PUD Site Boundary



Open Space

Open Space

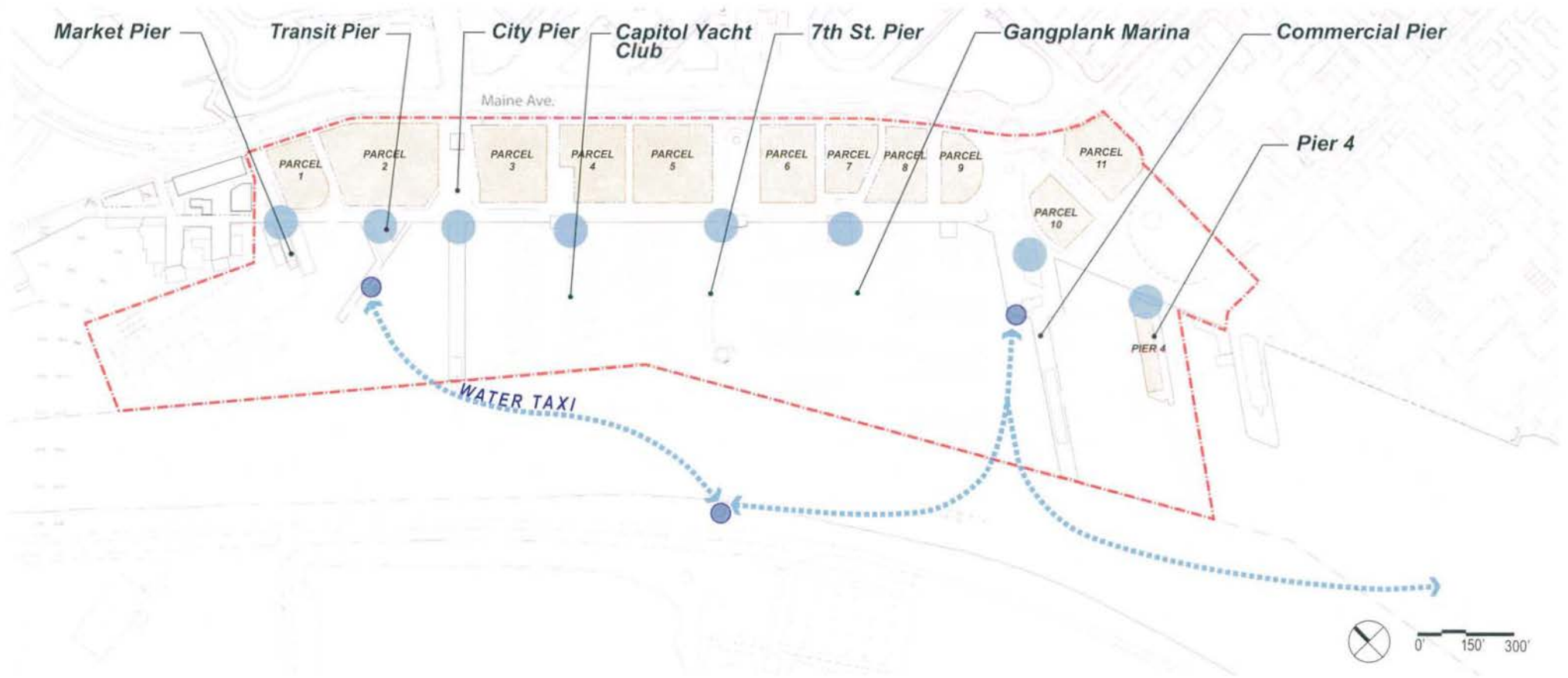




Total Landside Area	991,113 SF
Total Landside Open Space Area	543,769 SF
Landside Open Space Percentage	55%
Public Access Piers	95,533 SF
<b>Total Open Space</b>	<b>65%</b>
P Street Park Area	100,309 SF

**Legend**

- Open Space
- Park
- PUD Site Boundary



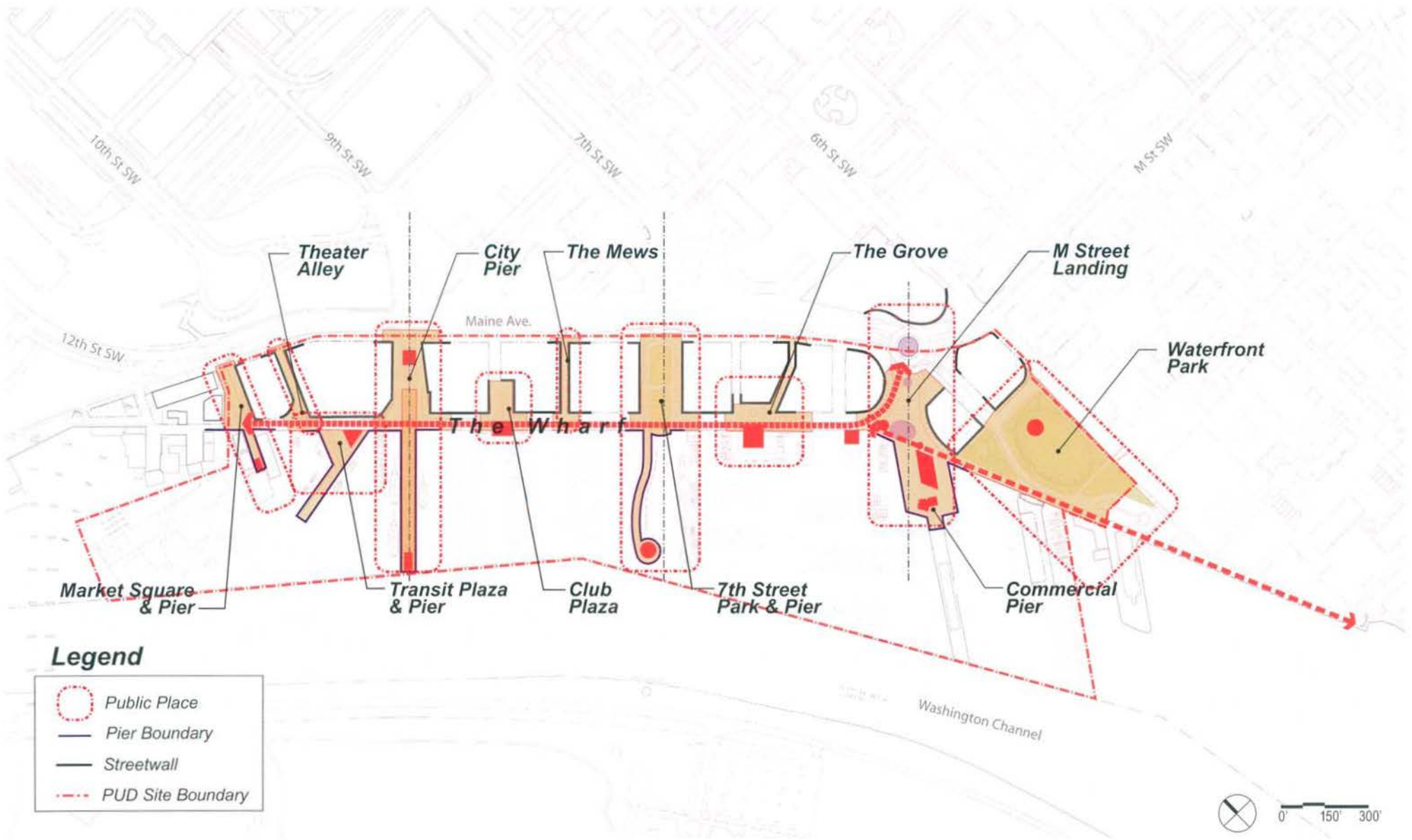
**Waterside Summary: 454 - 545 Slips**

<b>Market Pier</b> Total: 50 - 80 Slips	<b>Transit Pier</b> Total: 20 - 25 Slips	<b>Capitol Yacht Club</b> Total: 87 - 90 Slips	<b>Gang Plank Marina</b> Total: 225 - 275 Slips	<b>Commercial Pier</b> Total: 12 - 13 Slips	<b>Pier 4</b> Total: 60 - 62 Slips
--	---	---	--	--	---------------------------------------

**Legend**

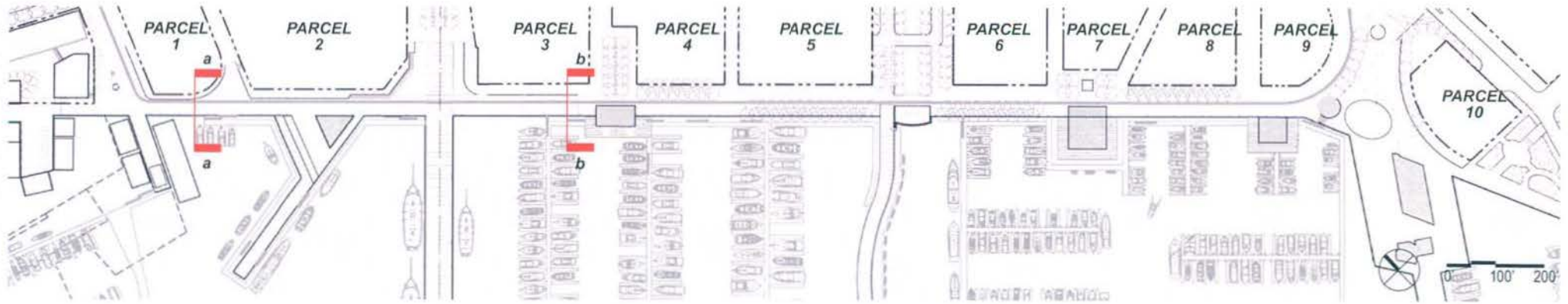
- Pier & Marina Entry/Exit
- Potential Water Taxi Stop
- - - PUD Site Boundary



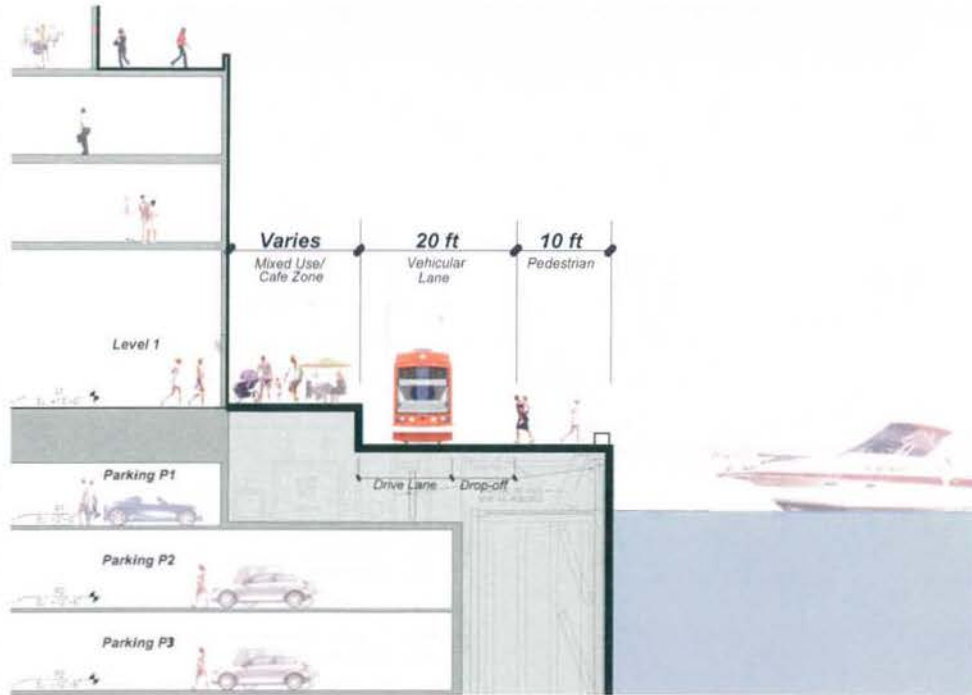


**Legend**

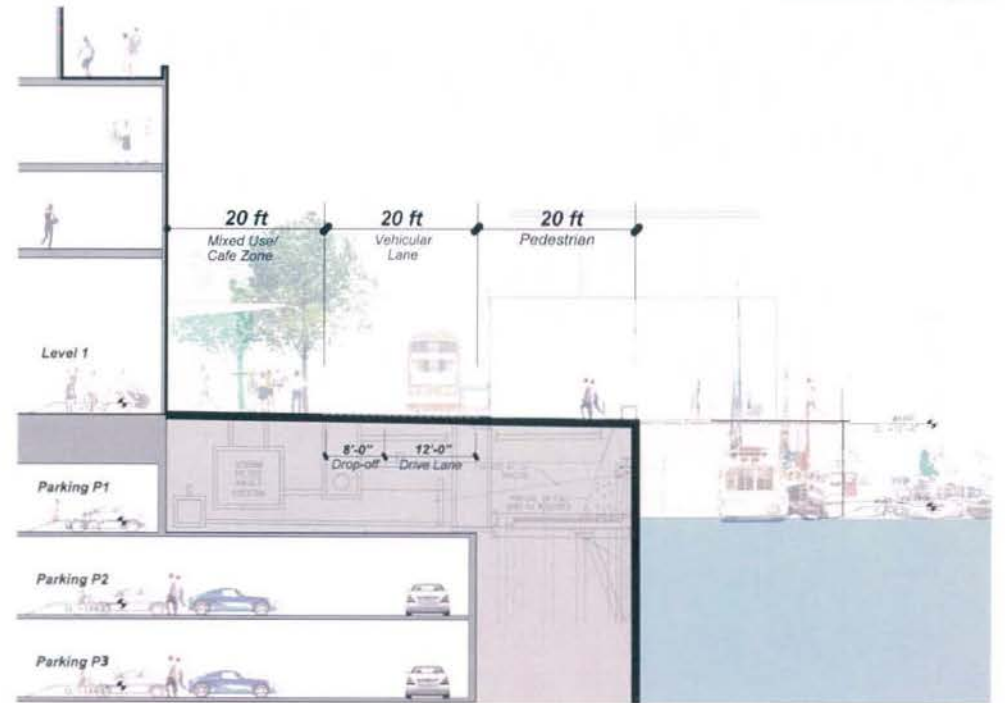
- Public Place
- Pier Boundary
- Streetwall
- PUD Site Boundary



**WHARF PLAN**

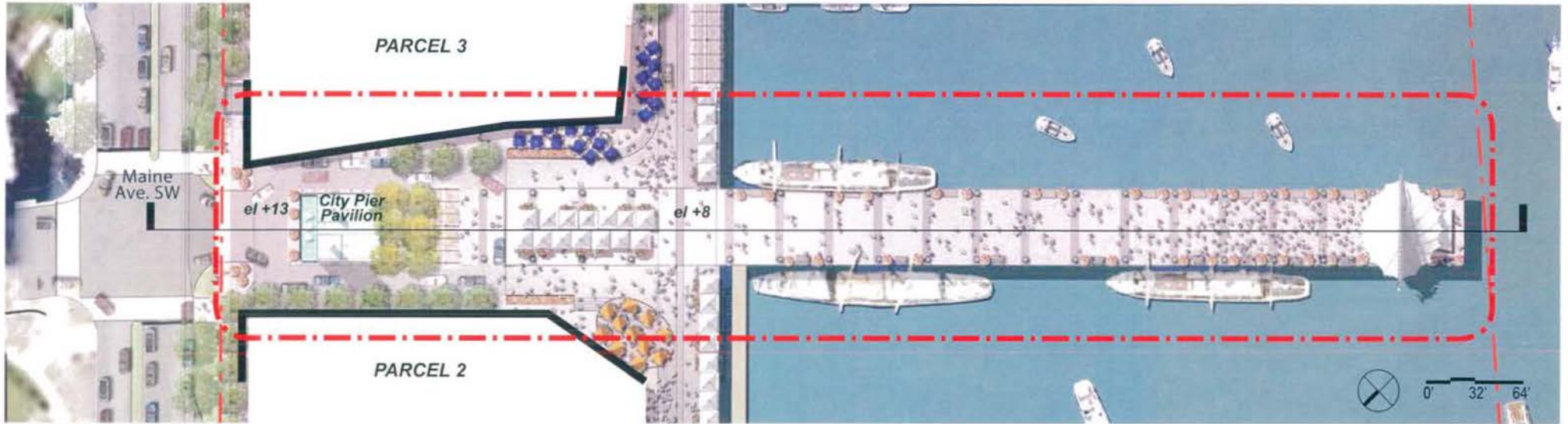


**SECTION THROUGH WHARF (a-a)** 0' 8' 16'

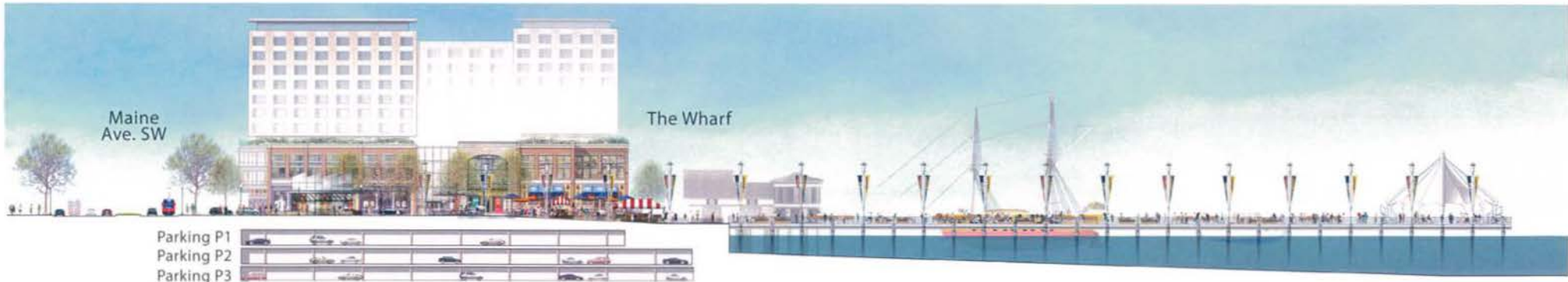


**TYPICAL SECTION THROUGH WHARF (b-b)** 0' 8' 16'

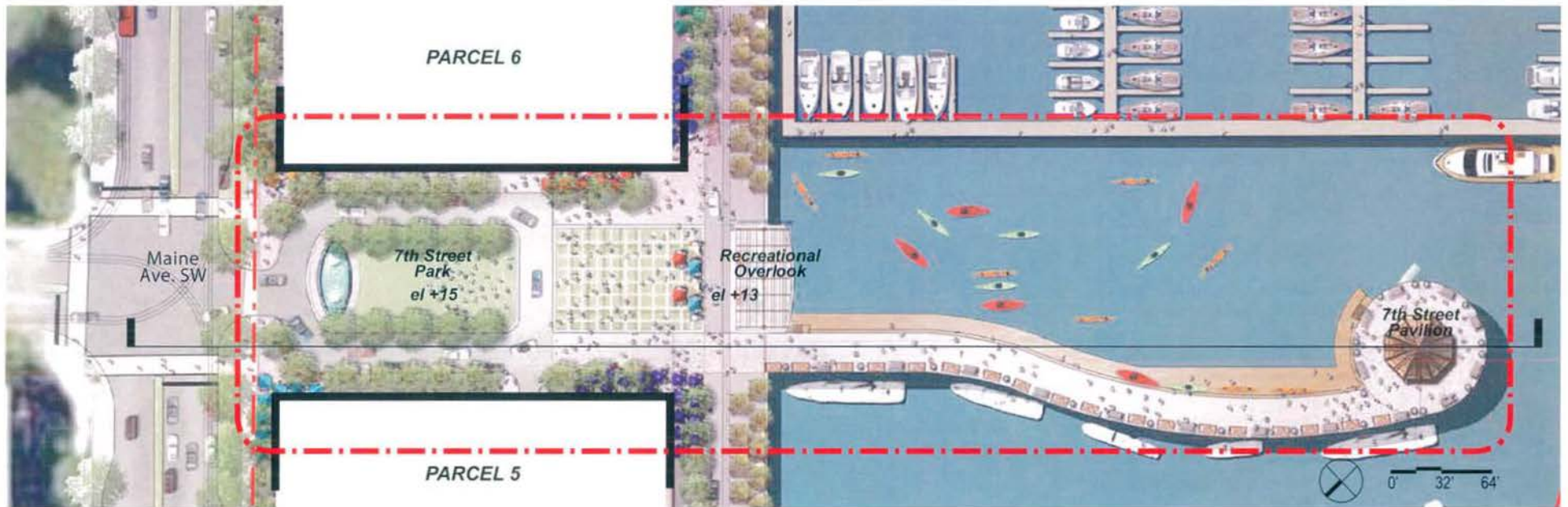




**CITY PIER PLAN**



**SECTION THROUGH CITY PIER**

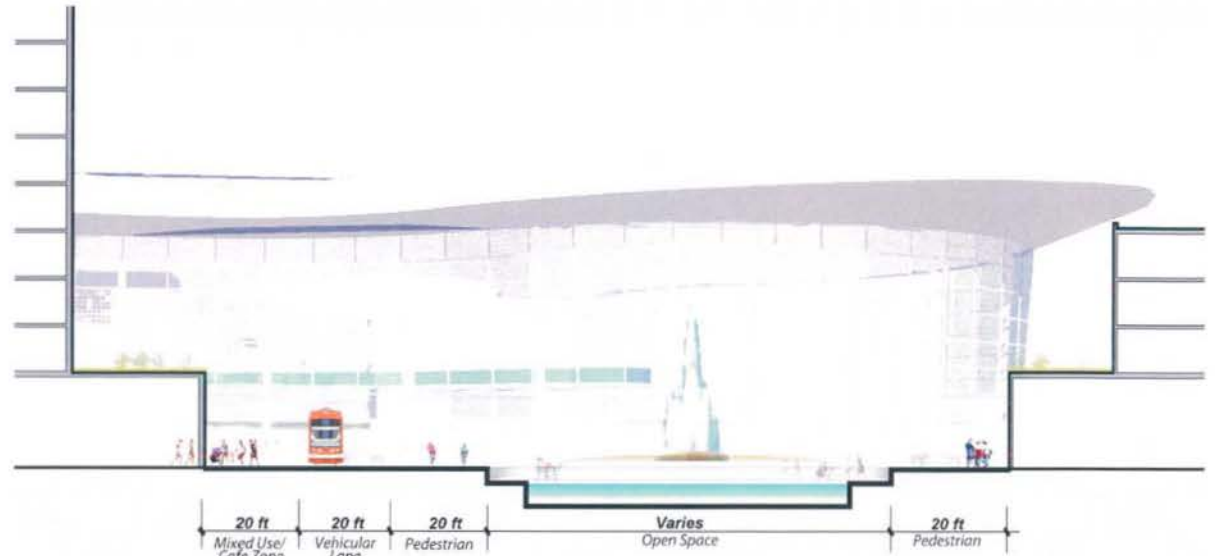
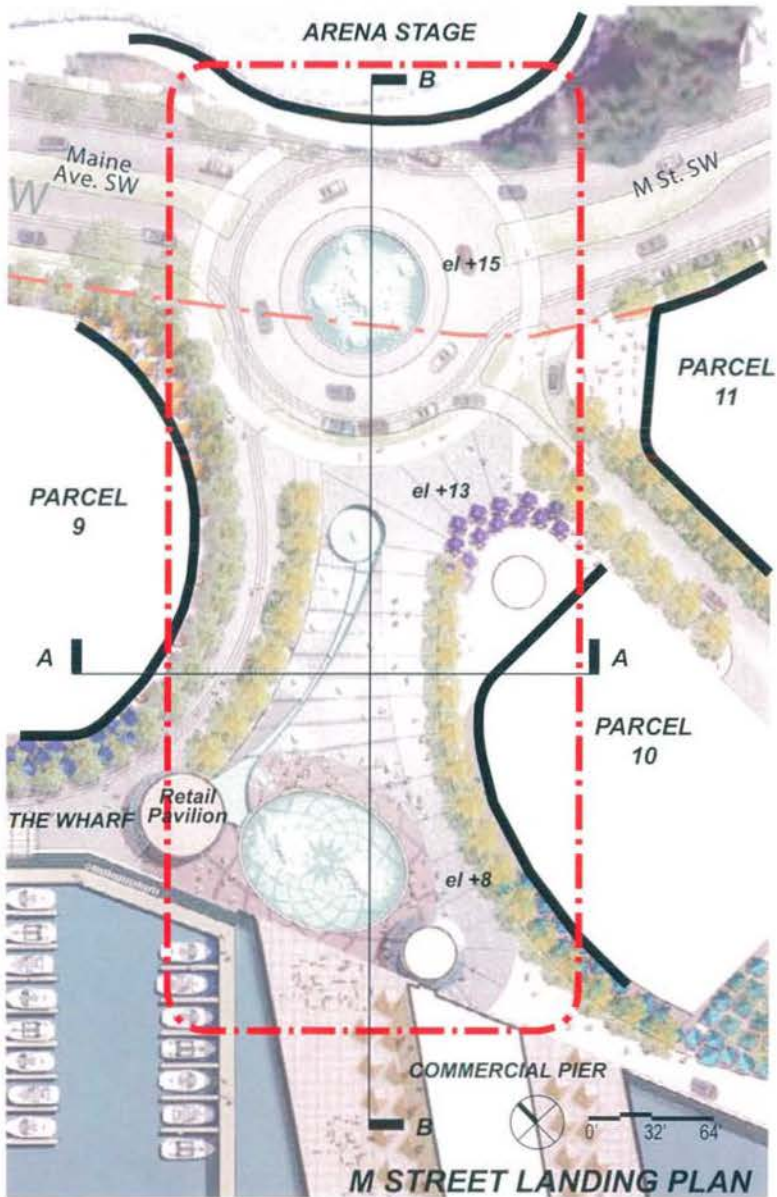


**7TH STREET PIER PLAN**



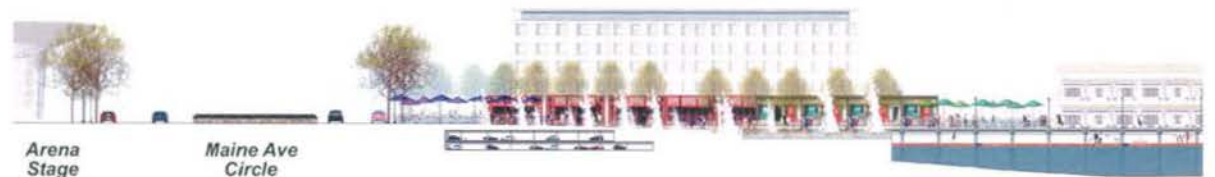
**SECTION THROUGH 7TH STREET PIER**





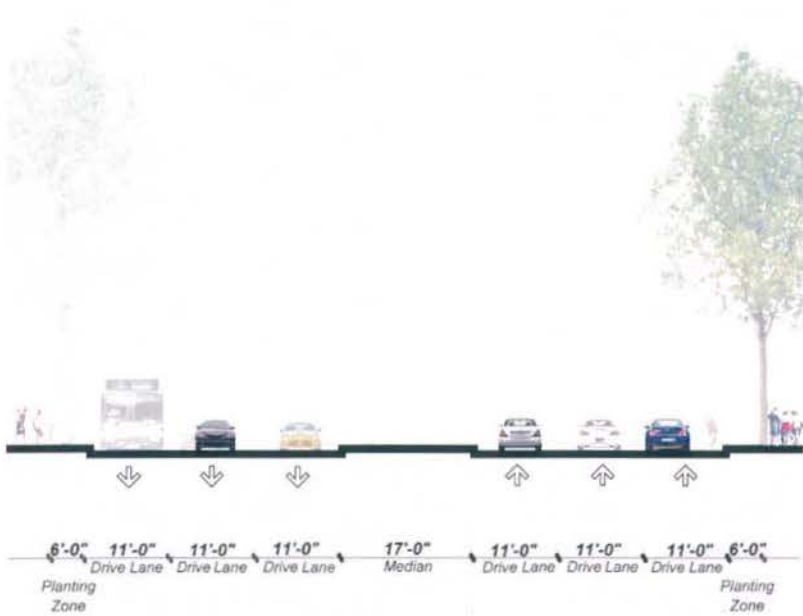
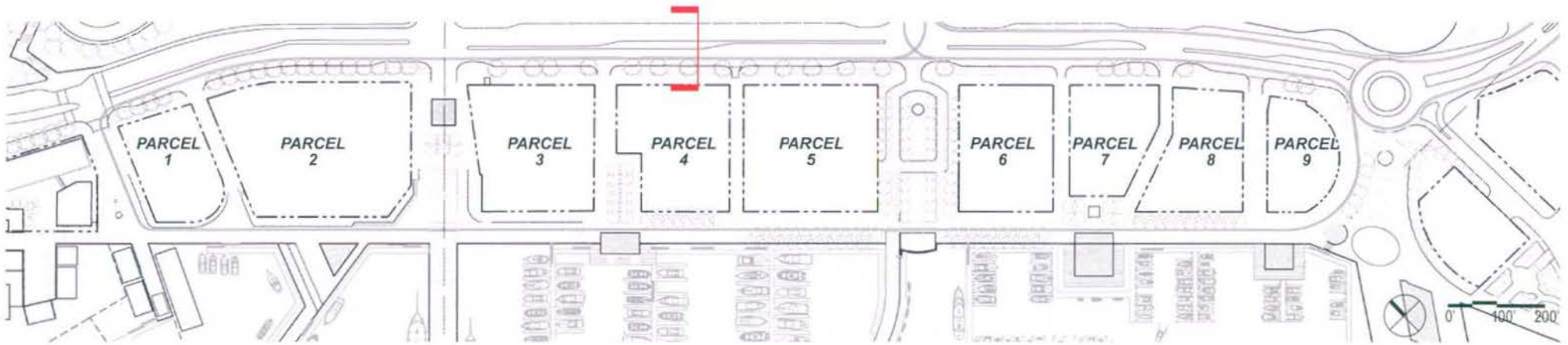
**SECTION THROUGH M STREET LANDING (a-a)**

0' 16' 32'

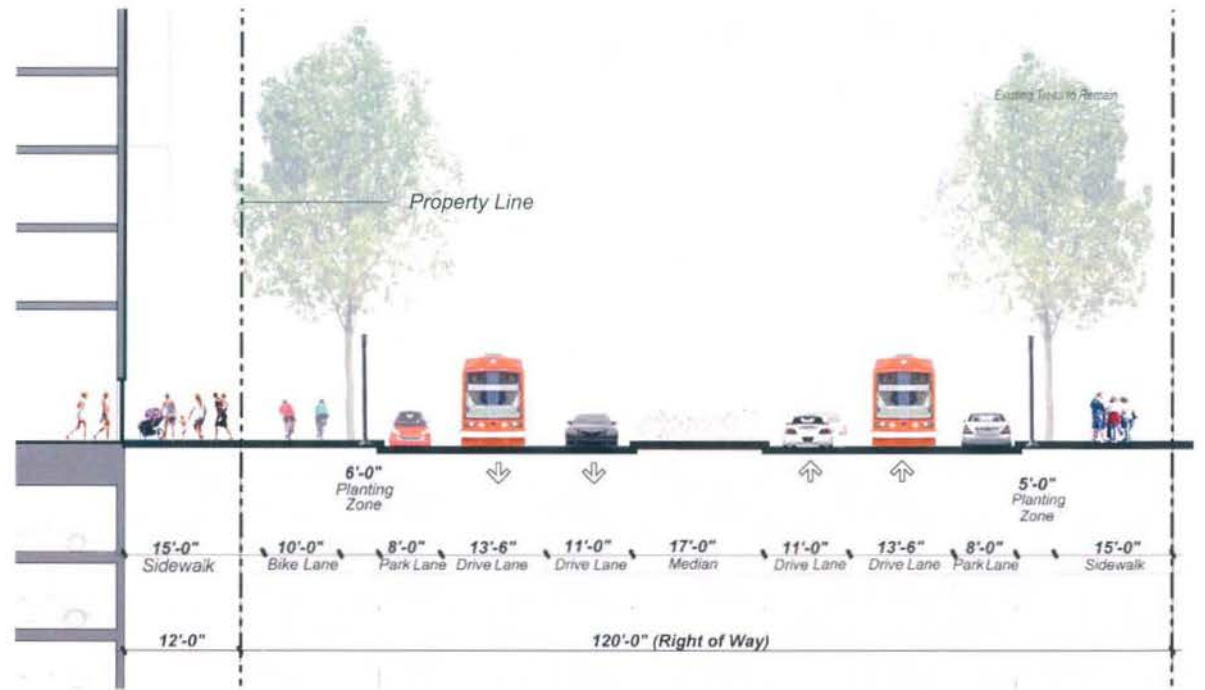


**SECTION THROUGH M STREET LANDING (b-b)**

0' 32' 64'



EXISTING SECTION THROUGH MAINE AVENUE

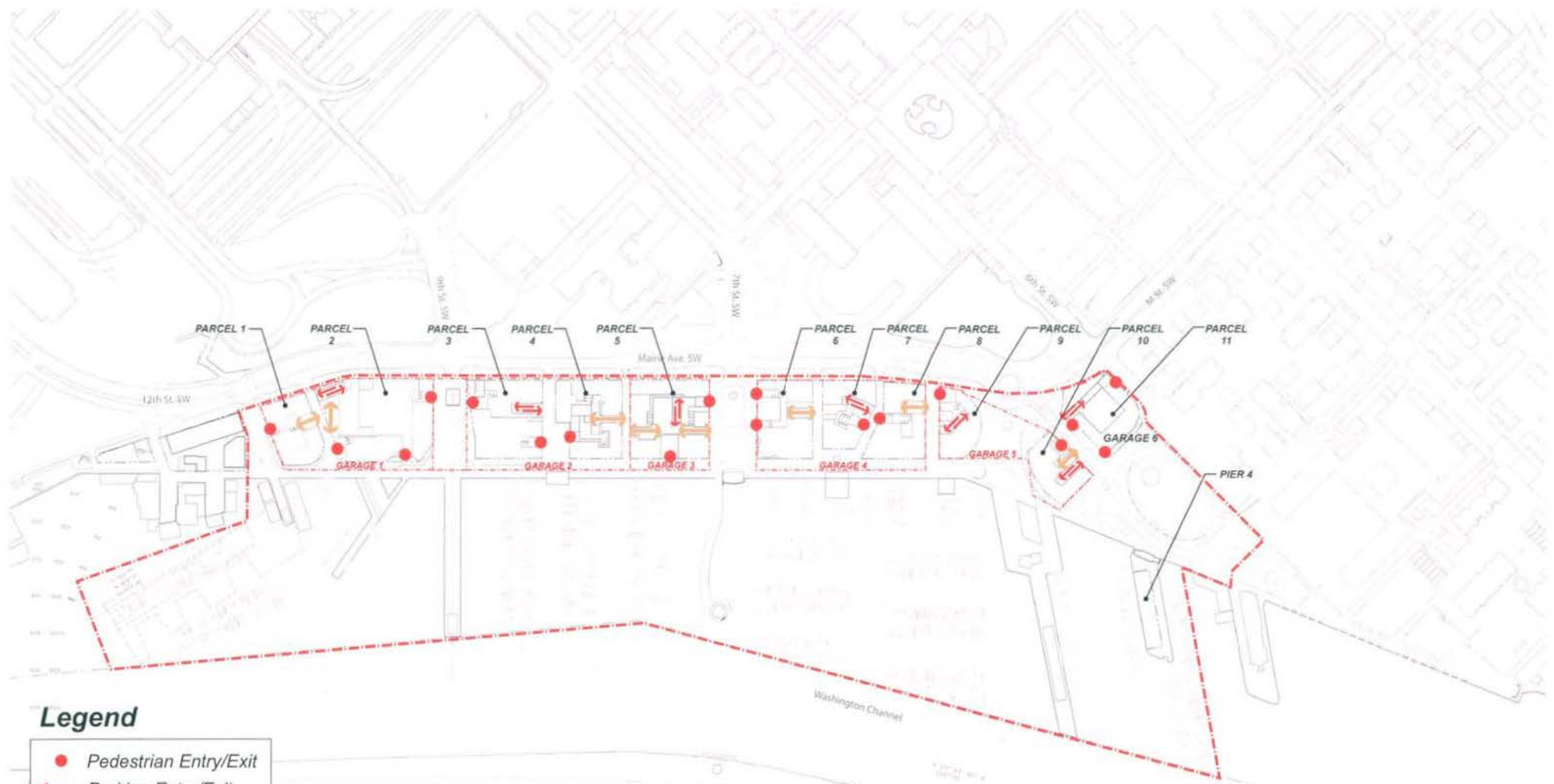


SECTION THROUGH MAINE AVENUE



Development

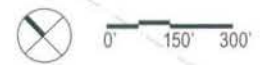
Development



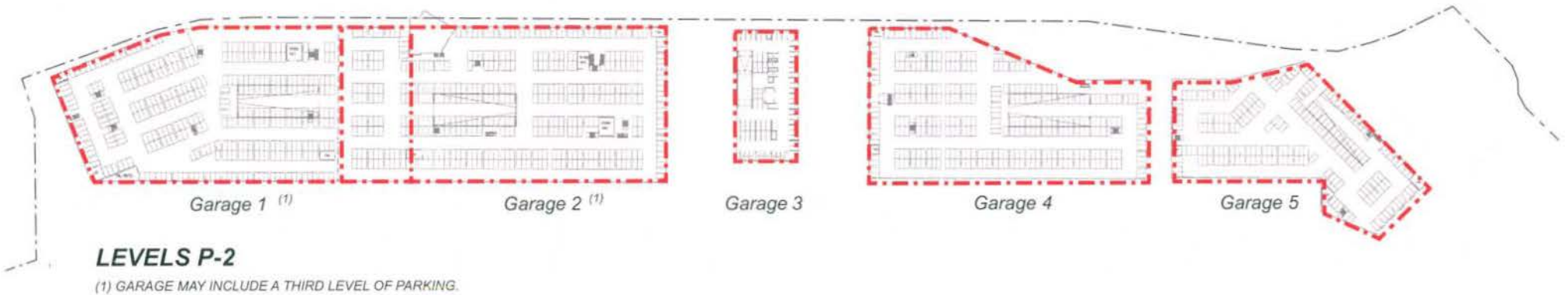
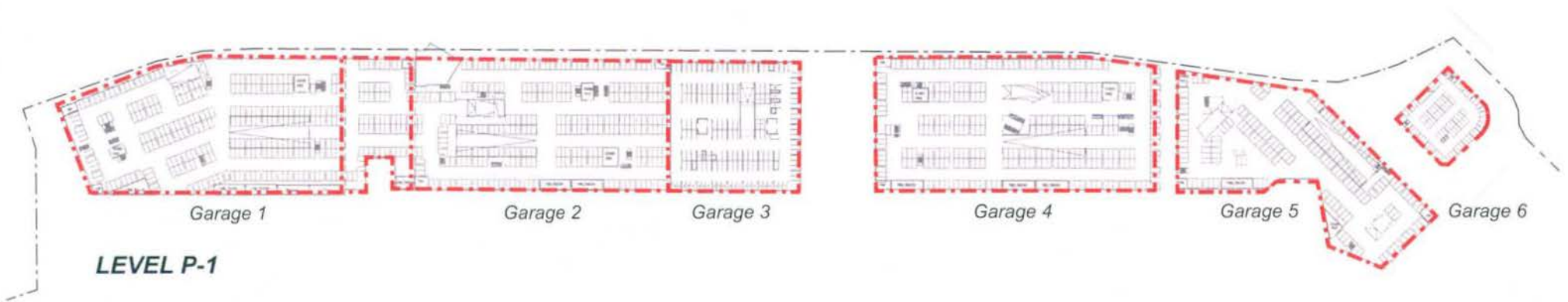
**Legend**

- Pedestrian Entry/Exit
- ↔ Parking Entry/Exit
- ↔ Service/Loading
- - - Garage Boundary
- - - PUD Site Boundary

	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Parcel 7	Parcel 8	Parcel 9	Parcel 10	Parcel 11	Total
55' Loading Dock	0	3	0	0	0	0	0	0	0	0	0	3
30' Loading Dock	2	0	2	2	2	2	2	2	2	2	0	18
Loading Platform	1	1	1	1	1	1	1	1	1	1	0	10
Loading Spaces	1	1	1	2	2	1	1	1	1	1	1	13



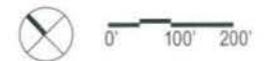




**Garage Summary - 1,900-3,050 Total Spaces**

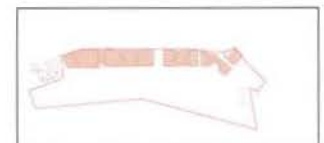
Garage 1	Garage 2 <sup>(2)</sup>	Garage 3	Garage 4	Garage 5	Garage 6
475-880 Spaces	600-1120 Spaces	100-300 Spaces	400-480 Spaces	245-290 Spaces	80 Spaces

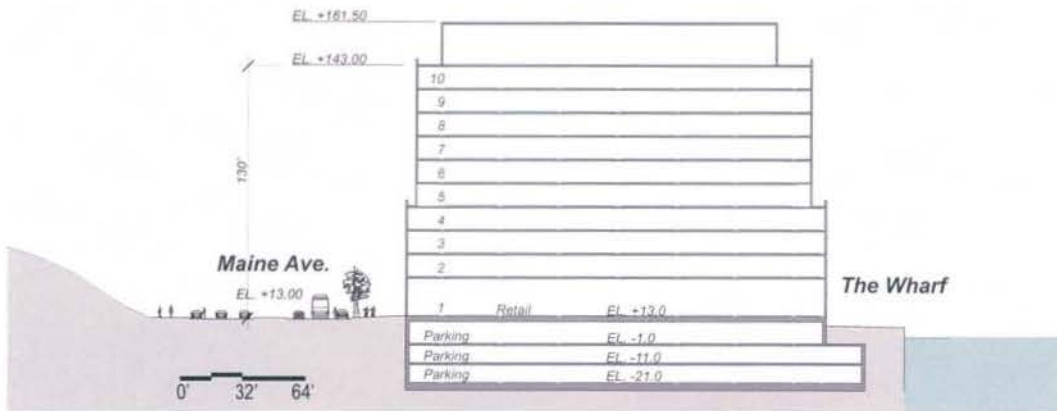
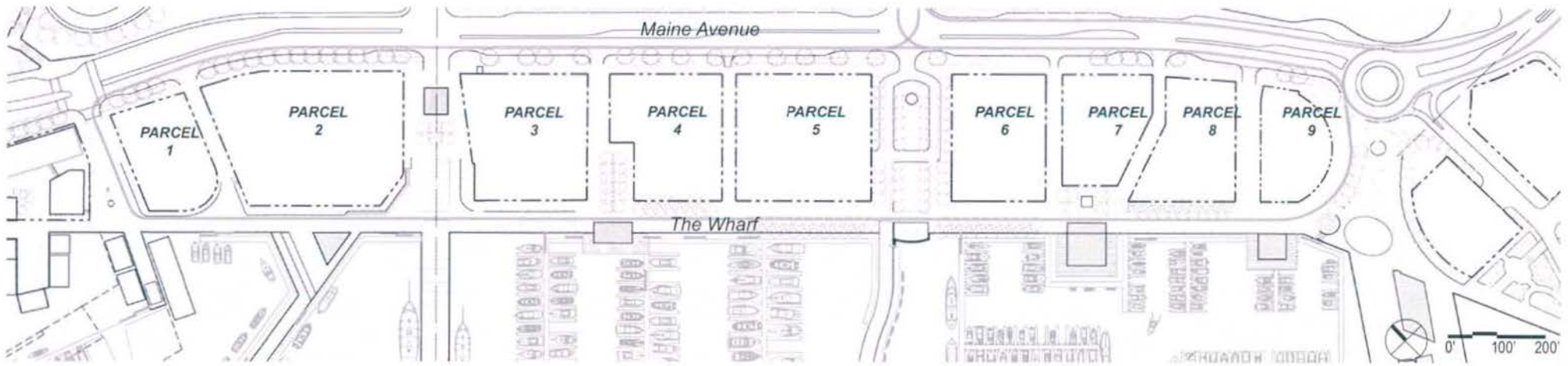
*(2) GARAGE 2 MAY INCLUDE AREA UNDER CITY PIER.*



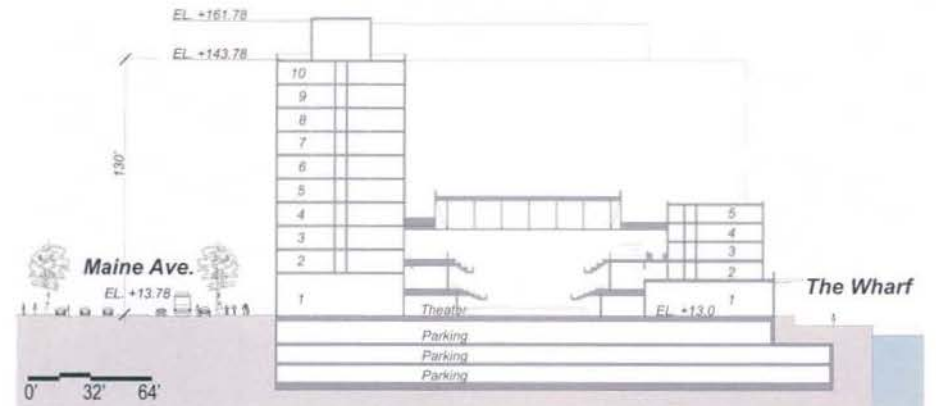
**Legend**

- - - Garage Boundary
- - - PUD Site Boundary

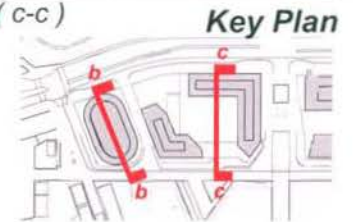


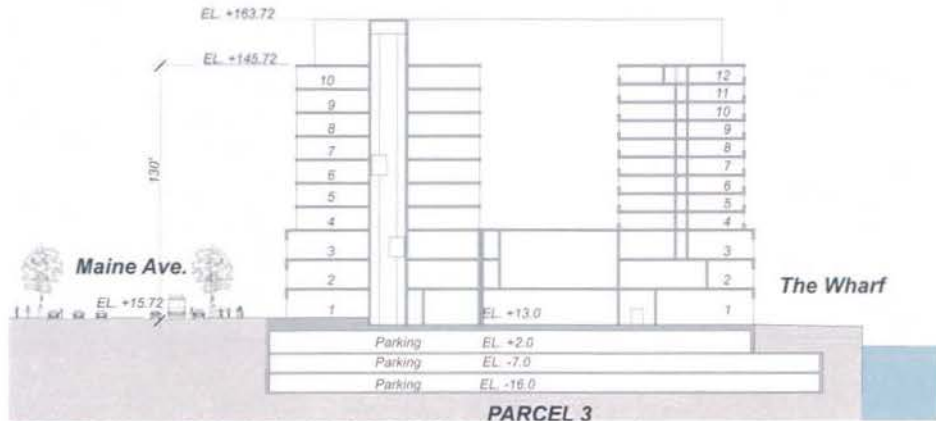


SECTION AT PARCEL 1 LOOKING EAST (b-b)

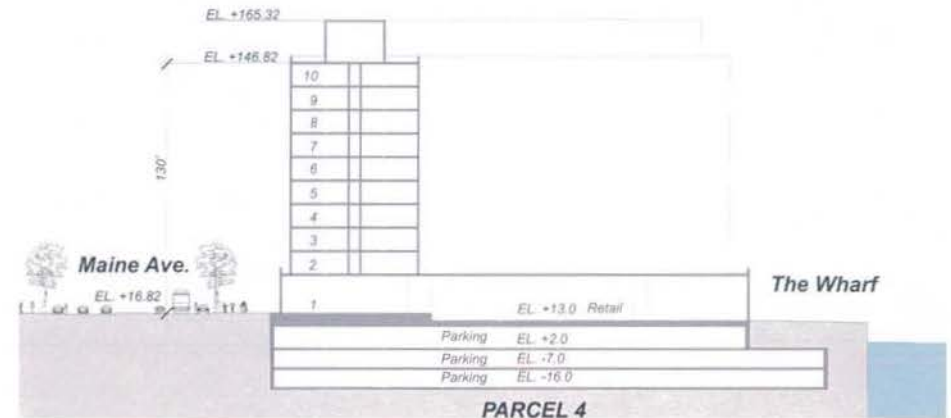


SECTION AT PARCEL 2 LOOKING EAST (c-c)

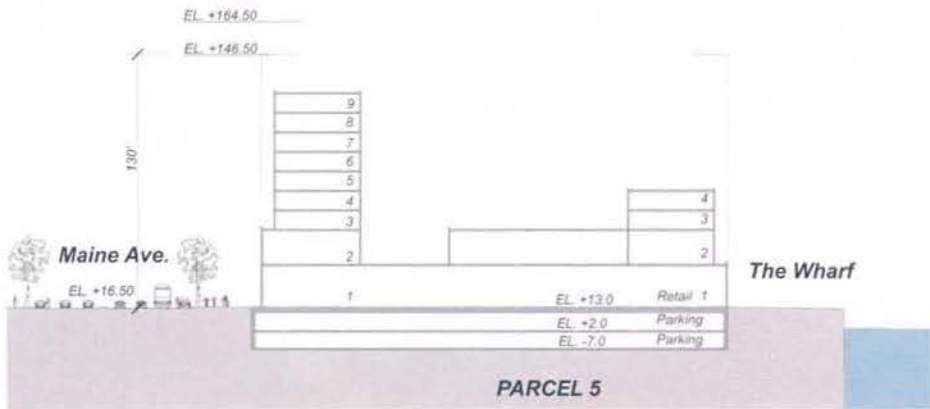




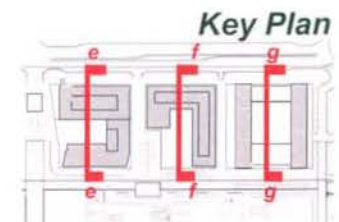
**SECTION AT PARCEL 3 LOOKING EAST (e-e)**



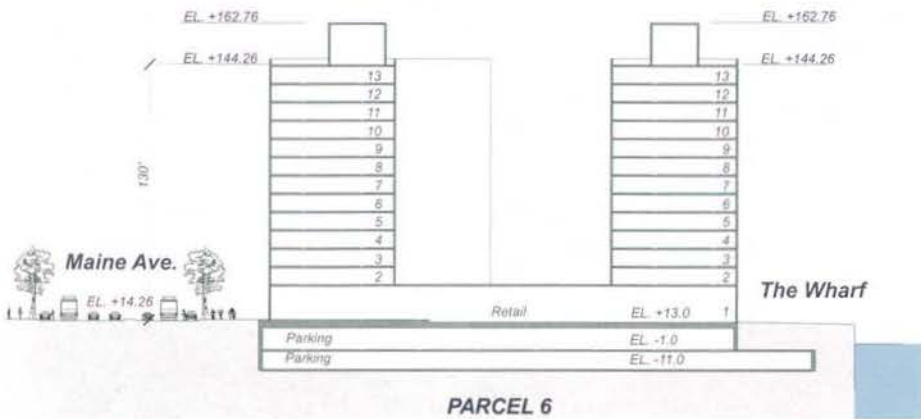
**SECTION AT PARCEL 4 LOOKING EAST (f-f)**



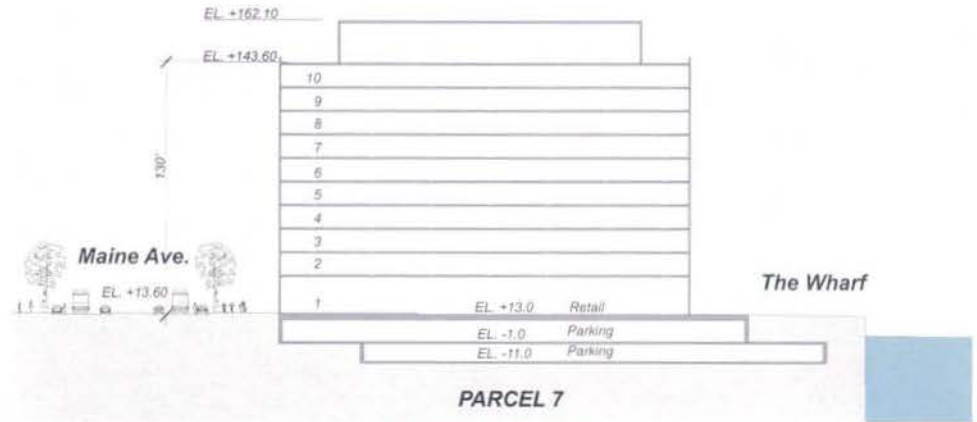
**SECTION AT PARCEL 5 LOOKING EAST (g-g)**



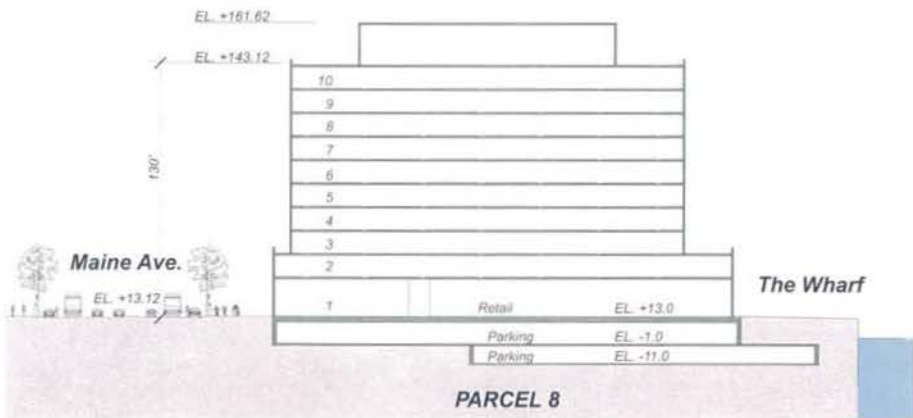




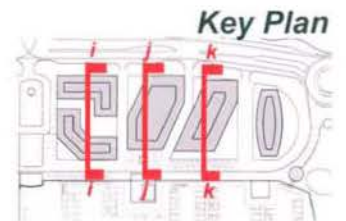
**PARCEL 6**  
SECTION AT PARCEL 6 LOOKING EAST (i-i)

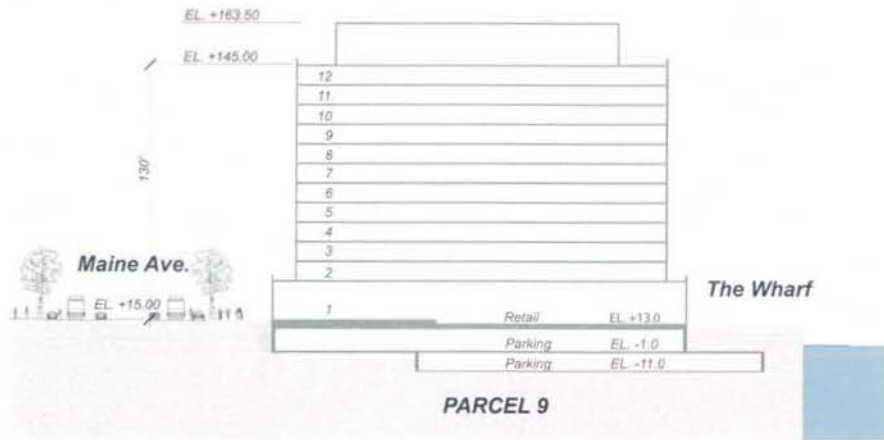


**PARCEL 7**  
SECTION AT PARCEL 7 LOOKING EAST (j-j)



**PARCEL 8**  
SECTION AT PARCEL 8 LOOKING EAST (k-k)

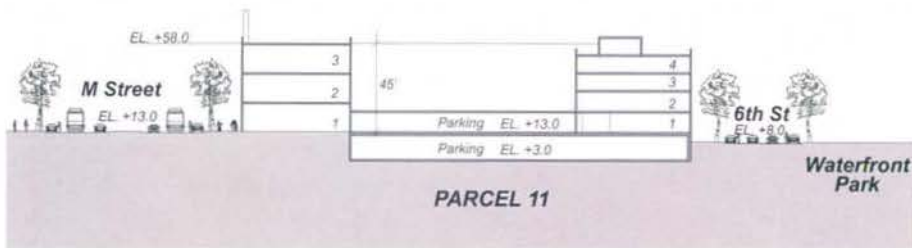




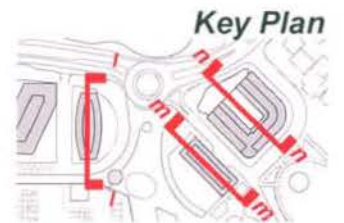
SECTION AT PARCEL 9 LOOKING EAST (I-I)

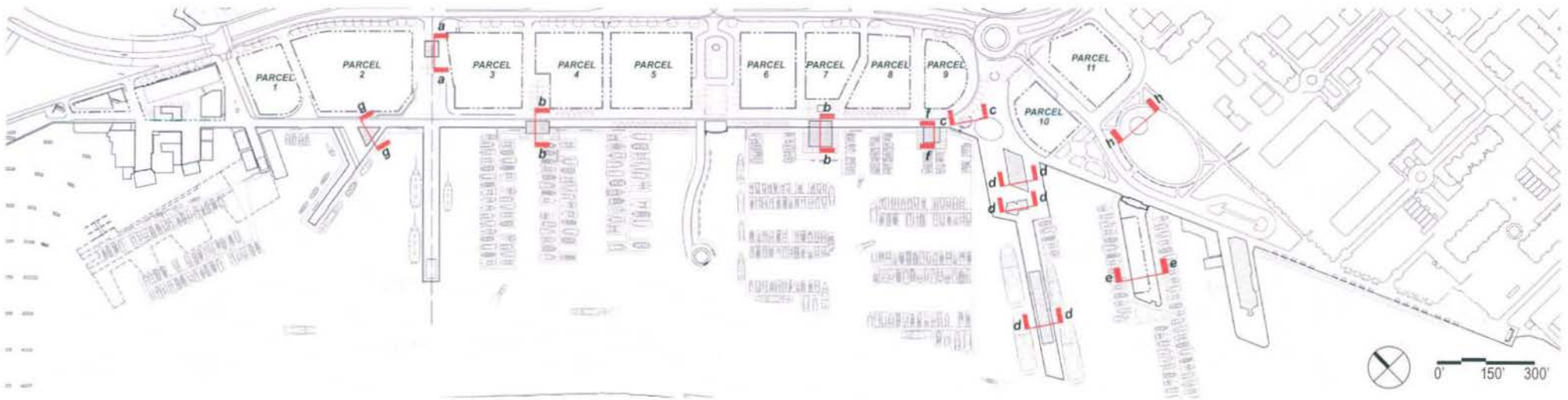


SECTION AT PARCEL 10 LOOKING EAST (m-m)

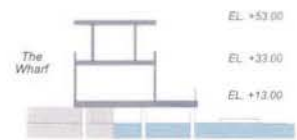


SECTION AT PARCEL 11 LOOKING EAST (n-n)

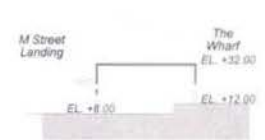




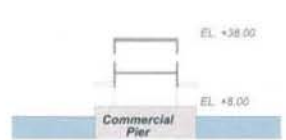
**CITY PIER PAVILION SECTION**  
(a-a)



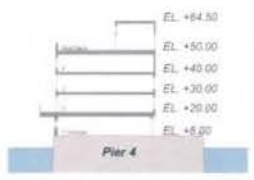
**CLUB HOUSES SECTION**  
(b-b)



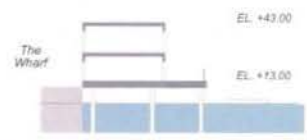
**M STREET LANDING PAVILION SECTION**  
(c-c)



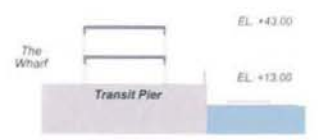
**COMMERCIAL PIER SECTION**  
(d-d)



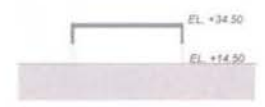
**PIER 4 SECTION**  
(e-e)



**M STREET PAVILION SECTION**  
(f-f)



**TRANSIT PIER PAVILION SECTION**  
(g-g)



**WATERFRONT PARK PAVILION SECTION**  
(h-h)





Utilities

**Legend**

 PUD Site Boundary



Location	Drainage Area (sf)	Impervious (Sidewalks, roads, roofs) (sf)	Percent Impervious	Q for 1" - 24hr Storm (in)	1" - 24hr Storm (cf)	1" Peak Flow (cfs)	2 year Peak Flow (cfs)	15 year Peak Flow (cfs)	Cistern Width (ft)	Cistern Height (ft)	Cistern Length (ft)	Stormfilter Cartridges Required	Stormfilter Vaults (approximate)
Parcel 1 (Building)	28,914	14,457	50%	0.06	140	0.2	1.9	3.0	4	8	5	6	72" Manhole
Parcel 2 (Building)	81,722	40,861	50%	0.09	620	0.5	5.3	8.5	8	8	10	15	8' x 11'
Parcel 3 (Building)	51,525	25,763	50%	0.08	322	0.3	3.3	5.4	8	8	6	10	96" Manhole
Parcel 4 (Building)	44,248	22,124	50%	0.07	262	0.3	2.9	4.6	8	8	5	9	96" Manhole
Parcel 5 (Building)	58,800	29,400	50%	0.08	382	0.4	3.8	6.1	8	8	6	11	96" Manhole
Parcel 6 (Building)	40,889	20,445	50%	0.07	228	0.3	2.7	4.3	5	8	6	8	96" Manhole
Parcel 7 (Building)	29,954	14,977	50%	0.06	147	0.2	2.0	3.1	5	8	4	6	72" Manhole
Parcel 8 (Building)	34,547	17,274	50%	0.06	176	0.2	2.2	3.6	4	8	6	7	72" Manhole
Parcel 9 (Building)	23,815	11,908	50%	0.06	111	0.2	1.6	2.5	4	8	4	5	72" Manhole
Parcel 10 (Building)	24,992	12,496	50%	0.06	117	0.2	1.6	2.6	4	8	4	5	72" Manhole
Parcel 11 (Building)	38,949	19,475	50%	0.07	211	0.2	2.5	4.1	5	8	6	8	96" Manhole
Market Square (Exterior)	48,695	46,260	95%	0.46	1846	1.2	4.5	7.3	8	8	29	54	8' x 22'
City Pier (Exterior)	97,611	92,730	95%	0.55	4506	2.4	9.0	14.7	18	8	32	107	2 - 8' x 22'
7th Street Park (Exterior)	111,782	106,193	95%	0.58	5393	2.7	10.3	16.8	8	8	85	124	3 - 8' x 18'
M Street Landing (Exterior)	66,817	63,476	95%	0.50	2767	1.6	6.1	10.1	8	8	44	74	2 - 8' x 16'
Waterfront Park 1 (Exterior)	235,385	132,433	55%	0.18	3550	1.6	14.4	25.9	8	8	56	70	2 - 8' x 16'
Waterfront Park 2 (Exterior)	130,334	63,057	50%	0.09	988	0.5	6.6	13.3	8	8	16	24	8' x 11'

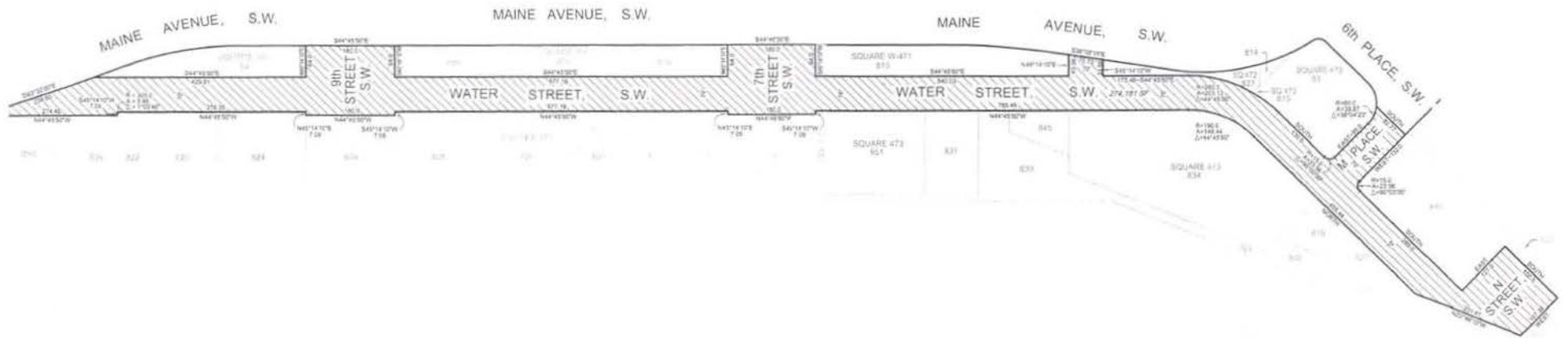
**Assumptions:**

1. Stormwater management systems were designed to filter the 1" storm event using Stormfilter cartridge vaults. Storm events greater than 1" bypass these systems.
2. Parcels 1 - 11 (Buildings) are assumed to have 50% green roofs. These areas are being represented as turf for the 1" storm event.
3. All exterior areas are assumed to have 5% of its total area covered with landscaping / planter beds.
4. Park areas have approximate percentages associated with the turf areas based on concept layouts.
5. Calculations shown represent a conservative approach using structural stormwater management measures (Stormfilter cartridge vaults). Final stormwater management design will incorporate vegetative and LID stormwater management measures.
6. Stormwater quantities listed in the table above were calculated using TR-55 & TR-20.

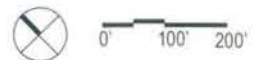


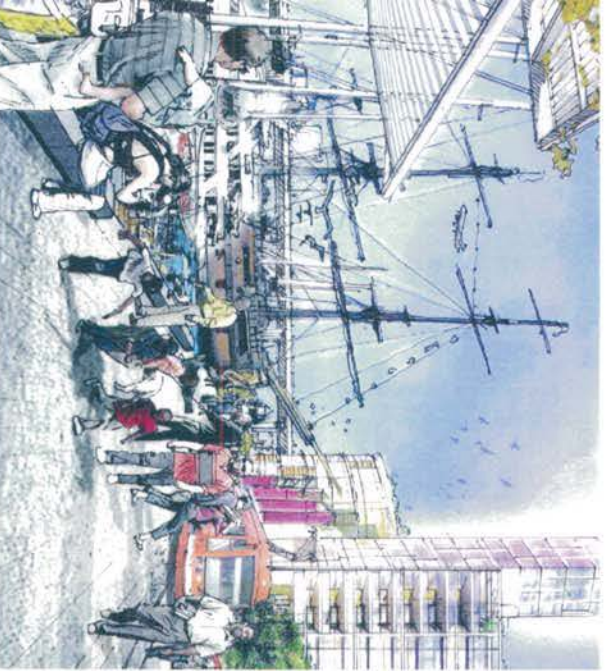
Parcel ID	Total Annual LEED Base (Gallons)	Total Annual Water Saving vs LEED Base (Gallons)	Total Annual Water Saving vs LEED Base (%)	Potable Water Usage Gallons / Year	Waste Water Gallons / Year	Storm Water Gallons / Year
Parcel 1	9,803,821	2,634,699	26.9	18,150,810	12,920,707	638,478
Parcel 2	8,065,487	1,315,791	16.3	20,622,050	18,797,642	1,804,582
Parcel 3	8,059,769	1,996,655	24.8	28,406,560	21,393,070	1,137,773
Parcel 4	5,712,110	1,356,907	23.8	16,510,430	14,584,741	977,083
Parcel 5	399,844	113,663	28.4	17,077,400	12,873,030	1,289,419
Parcel 6	4,928,137	666,347	13.5	11,658,750	10,839,885	902,909
Parcel 7	11,874,421	3,072,382	25.9	20,410,340	14,340,782	661,443
Parcel 8	9,301,933	2,458,693	26.4	16,806,970	11,898,071	762,865
Parcel 9	2,525,493	338,858	13.4	5,685,210	5,332,647	525,882
Parcel 10	736,760	111,890	15.2	3,093,390	2,657,313	551,872
Parcel 11	2,069,508	304,923	14.7	3,788,400	3,686,480	860,070
Pier #4	436,320	33,120	7.6	720,000	720,000	353,311
<b>Total Project</b>	<b>63,913,603</b>	<b>14,403,928</b>	<b>19.7</b>	<b>162,930,310</b>	<b>130,044,368</b>	<b>10,465,687</b>





**Public Street Closed - Squares 390, 391, W-471, & 473**





OWNER  
 DISTRICT OF COLUMBIA  
 OFFICE OF THE DEPUTY MAYOR FOR  
 PLANNING AND ECONOMIC DEVELOPMENT

PARCEL #1 OWNER  
 ST. AUGUSTINE'S EPISCOPAL CHURCH

MASTER DEVELOPER  
 HOFFMAN STRUEVER WATERFRONT, LLC

LAND USE CONSULTANT  
 HOLLAND & KNIGHT, LLP

ARCHITECT & MASTER PLANNER  
 EHKENKRANTZ ECKSTUT & KUHN ARCHITECTS  
 LANDSCAPE ARCHITECT  
 MATHEWS NIELSEN

MANUAL SCHEDULE  
 MOFFATT & NICHOL

CIVIL ENGINEER AND SURVEYOR  
 A. MORTON THOMAS & ASSOCIATES, INC.

TRAILING AND TRAVEL OBSERVATION  
 GROVE / SLADE ASSOCIATES

ZONING AND RETAIL CONSULTANT  
 SUSTAINABLE DESIGN CONSULTING, LLC

STRUCTURAL ENGINEER  
 RESTLE DESIGNERS, INC.

MEP ENGINEER  
 SETTY & ASSOCIATES INTERNATIONAL, LTD.  
 RETAIL CONSULTANT  
 STREETWORKS