

**SITE LOCATION**

### Legend

--- PUD Site Boundary COMMISSION  
District of Columbia

CASE NO. 11-03

EXHIBIT NO. 18

\* SQUARE 473/LOT 819 IS NOT PART OF THE PLANNED UNIT DEVELOPMENT APPLICATION



## SOUTHWEST WATERFRONT

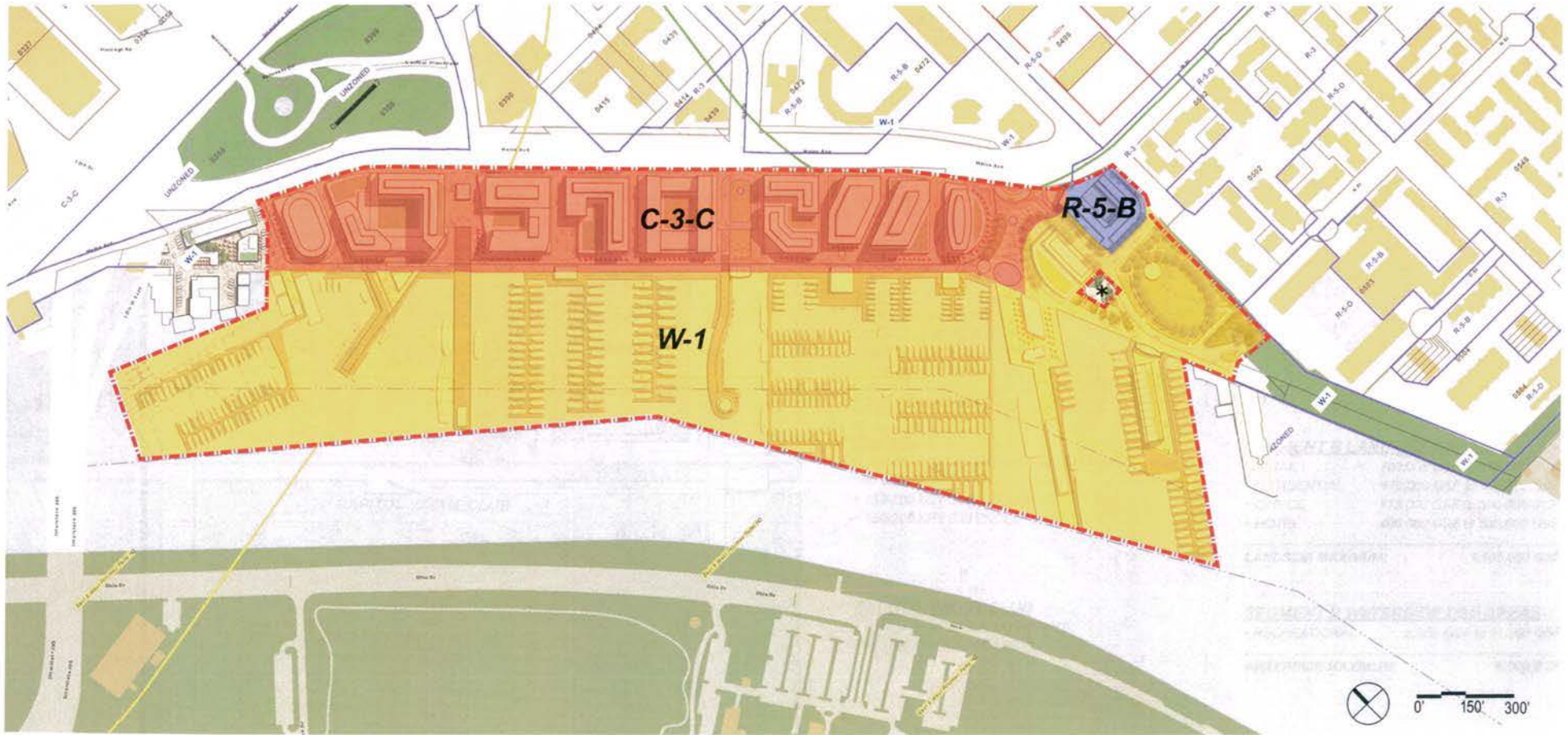
STAGE ONE PUD APPLICATION - PREHEARING SUBMISSION

MAY 4, 2011

## AERIAL & SITE LOCATION PLAN

HOFFMAN STRUEVER WATERFRONT, LLC





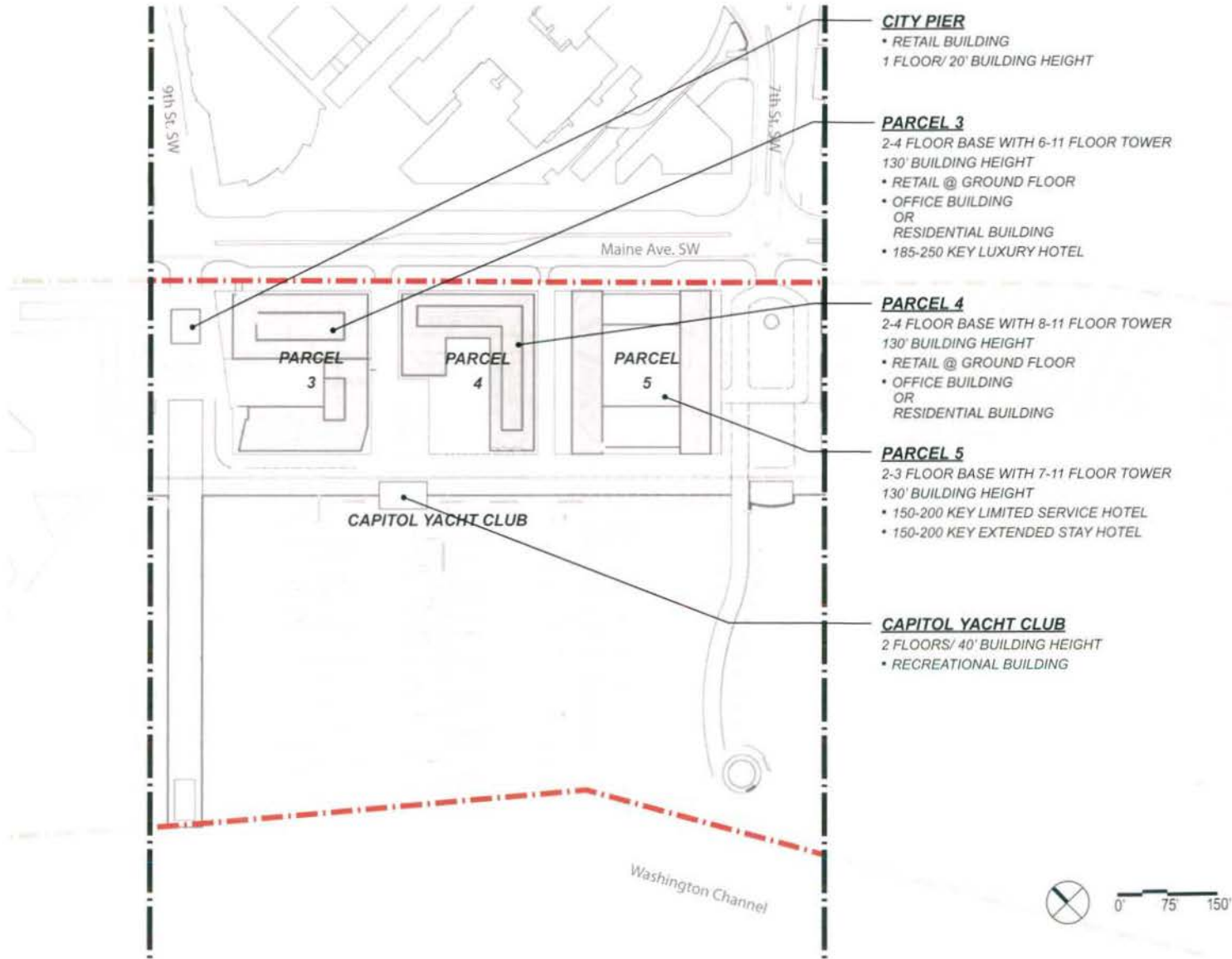
## Legend

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

\* SQUARE 473/LOT 819 IS NOT PART OF THE PLANNED UNIT DEVELOPMENT APPLICATION

## BASE UNDERLAY MAP

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



#### **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

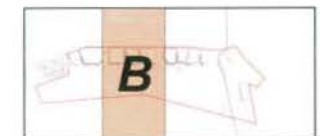
#### **SEGMENT B WATERSIDE USE AREAS**

• RECREATIONAL	5,000 GSF to 11,000 GSF
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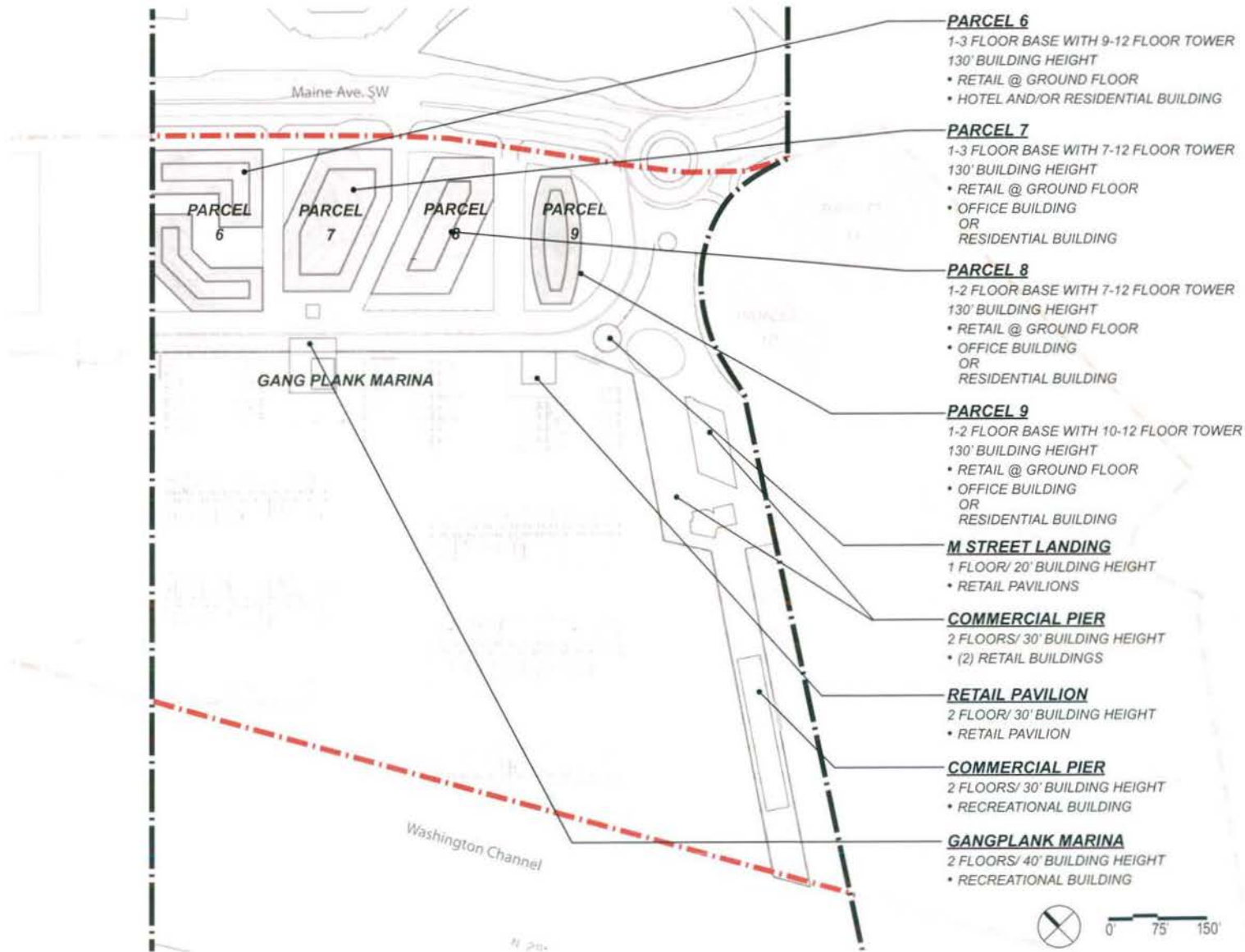
**WATERSIDE MAXIMUM:** 6,000 GSF

#### **Legend**

--- PUD Site Boundary







#### 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

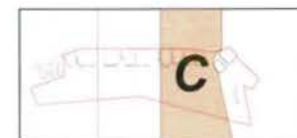
#### SEGMENT C WATERSIDE USE AREAS

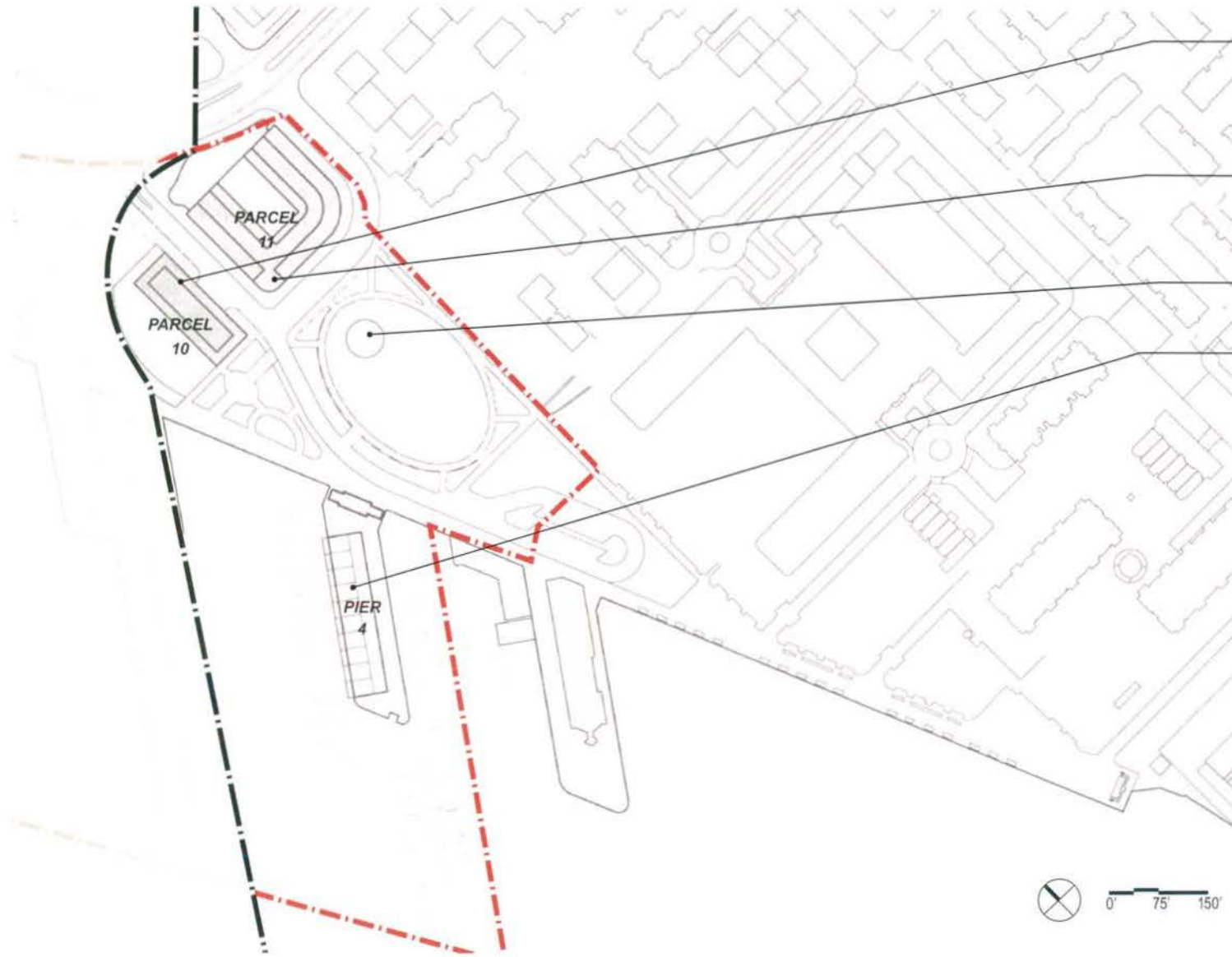
• RECREATIONAL	12,000 GSF to 24,000 GSF
• RETAIL	12,000 GSF to 24,000 GSF

**WATERSIDE MAXIMUM:** 48,000 GSF

### Legend

--- PUD Site Boundary





**PARCEL 10**  
 1-2 FLOOR BASE WITH 3-5 FLOOR TOWER  
 60' 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**  
 5 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

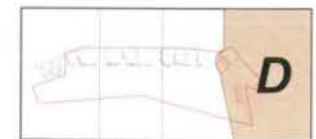
**SEGMENT D WATERSIDE USE AREAS**

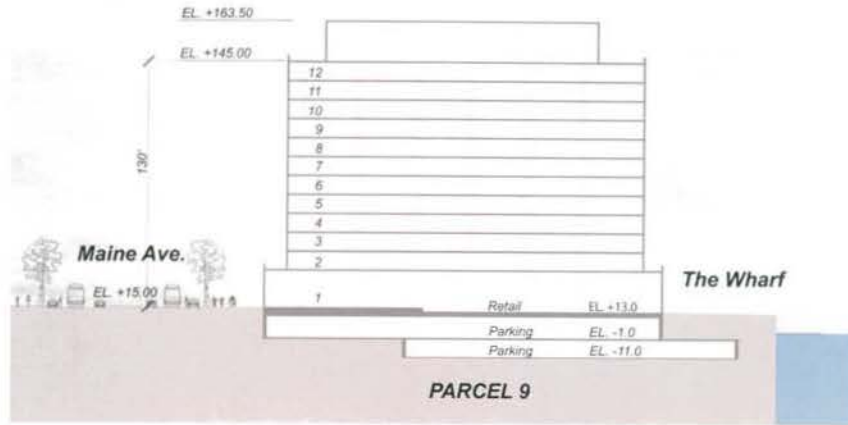
• RESIDENTIAL	0 GSF to 50,000 GSF
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**WATERSIDE MAXIMUM:** 50,000 GSF

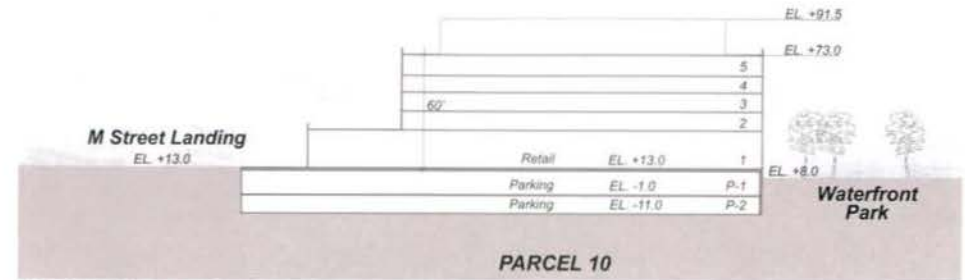
**Legend**

--- PUD Site Boundary

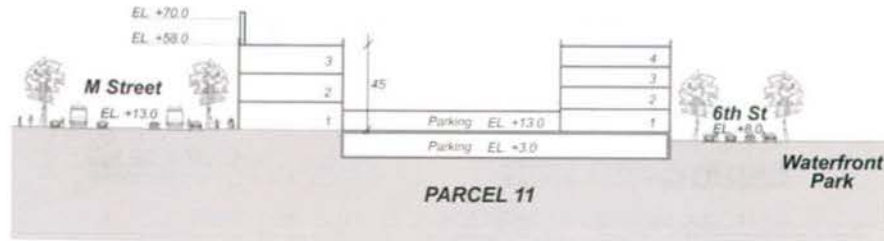




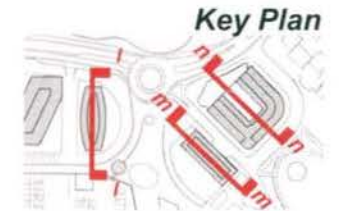
SECTION AT PARCEL 9 LOOKING EAST (l-l)



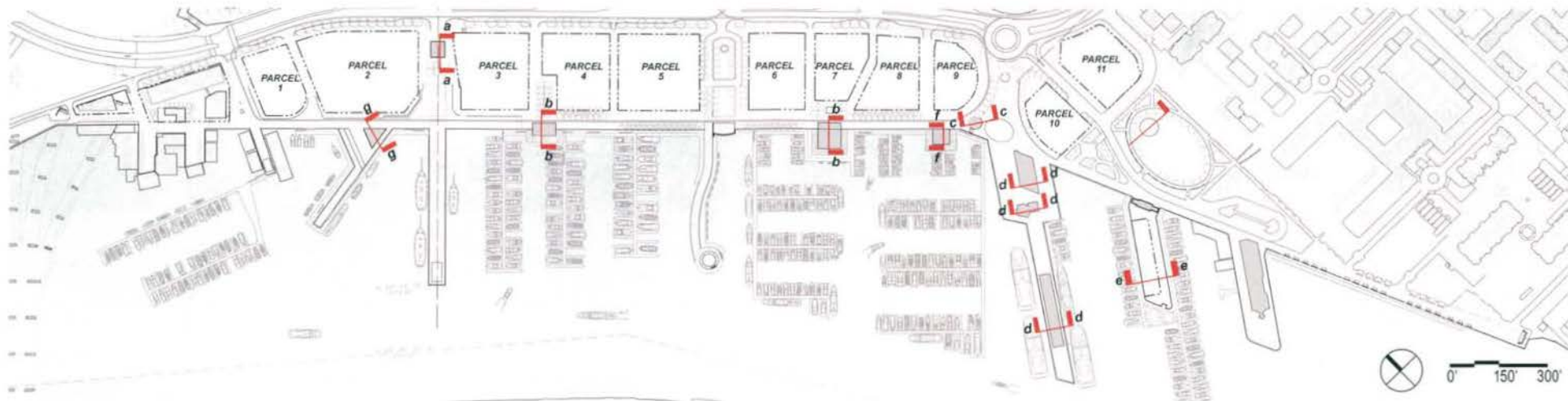
SECTION AT PARCEL 10 LOOKING EAST (m-m)



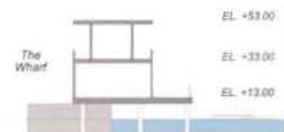
SECTION AT PARCEL 11 LOOKING EAST (n-n)



0' 32' 64'



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



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



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



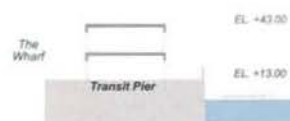
**COMMERCIAL PIER SECTION**  
(d-d)



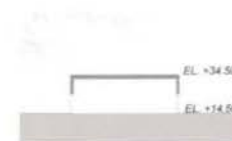
**PIER 4 SECTION**  
(e-e)



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



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



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

0' 32' 64'



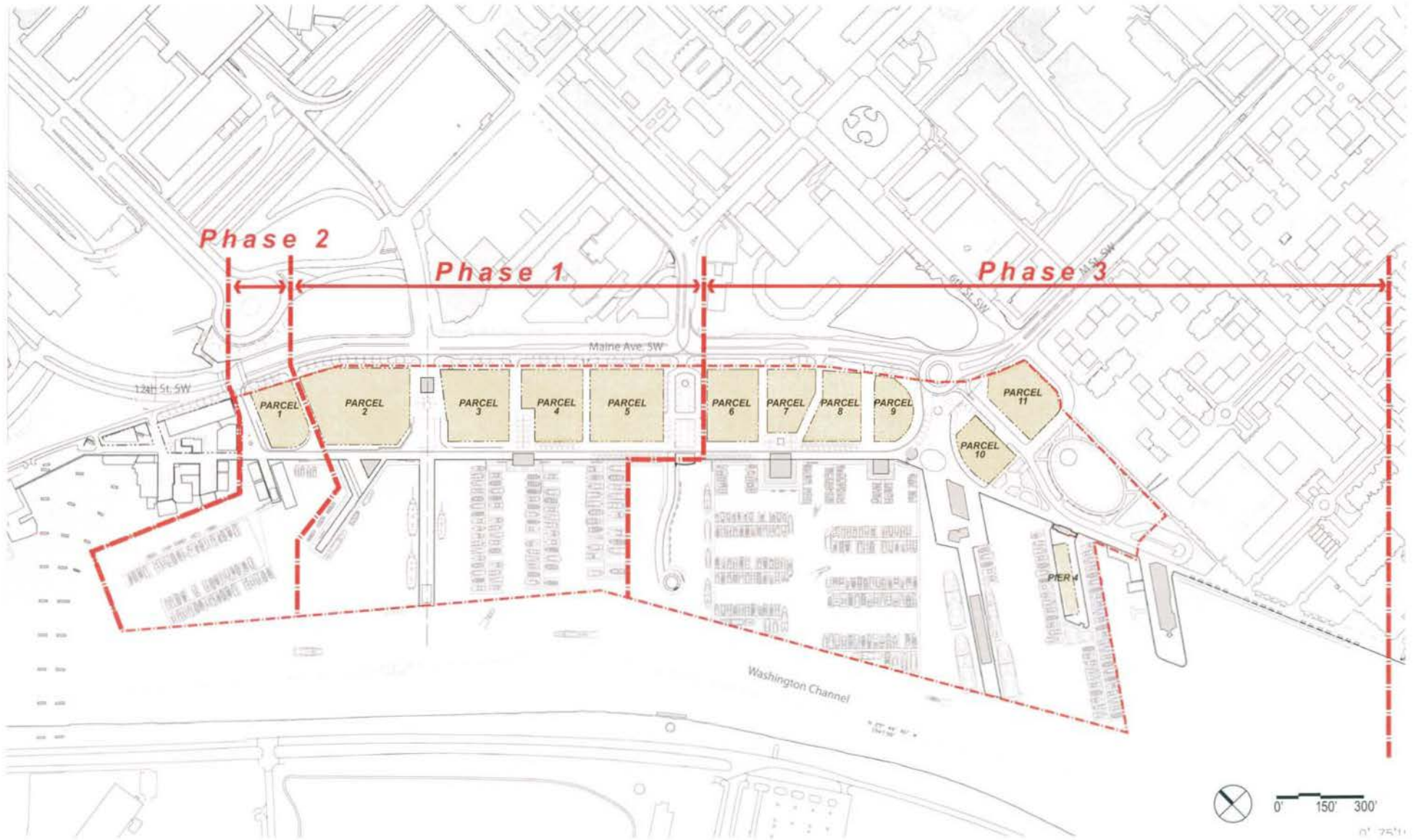


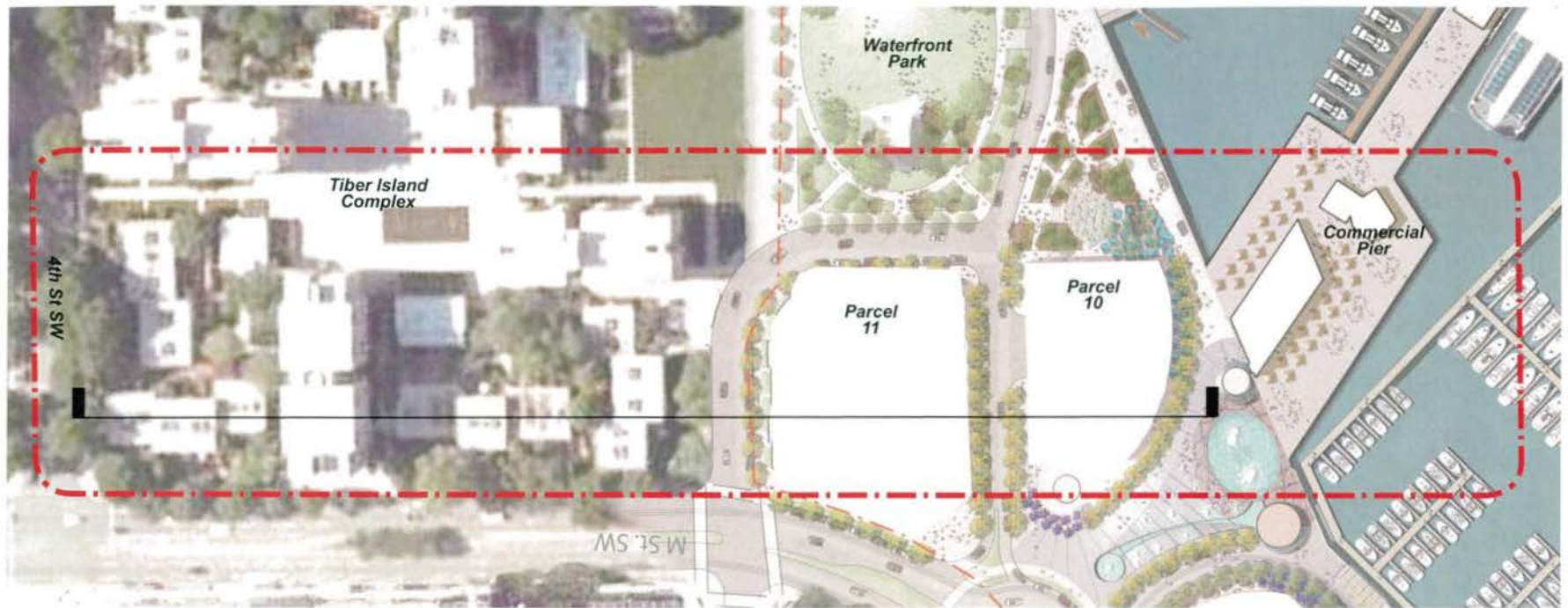
**MARKET PIER PLAN**



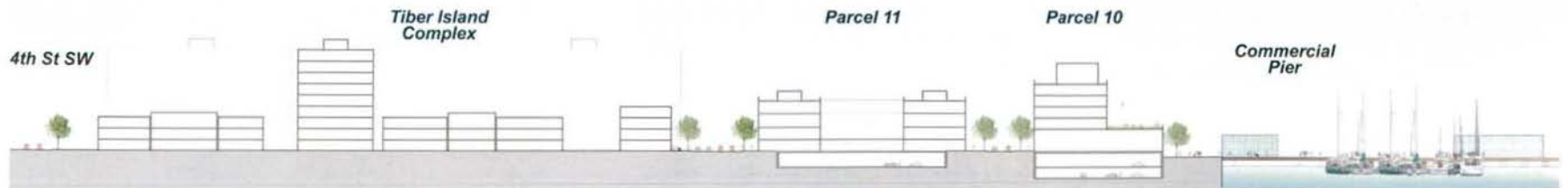
**SECTION THROUGH MARKET PIER**







**PARCEL 10 & 11 PLAN**



**SECTION THROUGH PARCELS 10, 11, & TIBER ISLAND**