

# Holland & Knight

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July 8, 2011

## Via Hand Delivery

Zoning Commission for the  
District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, D.C. 20001

Re: Z.C. Case No. 11-03 – Southwest Waterfront Redevelopment  
Corrected Architectural Drawings

Dear Members of the Commission:

On behalf of the Applicant, Hoffman-Struever Waterfront, L.L.C. (doing business as Hoffman-Madison Waterfront (“HMW”)) we submit herewith four corrected sheets to the architectural drawings dated June 28, 2011. The corrections are as follows:

- On Sheet 2.2:
- At Office of Planning’s request, we have included an additional alternative FAR number that excludes the streets and sidewalks from the FAR calculation
  - Corrected the C-3-C Site Area and accordingly adjusted the Allowable/Required GSF for that zone
  - Segment A: Corrected segment breakdown by removing Hotel use and sq ft (Aligns with sheet 2.6)
  - Segment B: Corrected the Maximum Use GSF for Office from 300K to 250K (Aligns with sheet 2.7)
  - Segment C: Corrected segment breakdown by removing Hotel use and sq ft (Aligns with sheet 2.8)
  - Segment D: Corrected Civic (Church) Minimum Use GSF to 10K
- On Sheet 2.3:
- Included Bicycle Parking Range for W-1 PUD (25 -35 spaces)
  - Corrected bottom line text in “SUMMMARY BY USE” chart at bottom of page from the incorrect “Segment D Maximum” to “Waterside Maximum”

ZONING COMMISSION  
District of Columbia

CASE NO.

11-03

EXHIBIT NO.

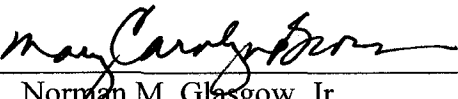
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- On Sheet 2.7:      • Corrected Waterside Maximum GSF from 6K to 11K to align with Recreational Use range above it
- On Sheet 2.9:      • Corrected Civic (Church) range to "10,000 GSF to 15,000 GSF"

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Norman M. Glasgow, Jr.  
Mary Carolyn Brown

Attachments

cc: Susan Longstreet, DMPED/OAG (w/attach. via overnight mail)  
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Jacques DePuy, Greenstein, DeLorme & Luchs (w/attach. via overnight mail)  
Kwasi Holman, St. Augustine's Church (w/attach. via overnight mail)  
Cornish Hitchcock, Esq. (w/attach. via overnight mail)

	Existing		Landside W-1			Landside C-3-C			Landside R-5-B			Total
	W-1 (Current Zoning) Allowable/Required	DCMR Title Section 11	W-1 PUD Allowable/Required	DCMR Title Section 11	W-1 PUD Proposed	C-3-C PUD Allowable/Required	DCMR Title Section 11	C-3-C PUD Proposed	R-5-B PUD Allowable/Required	DCMR Title Section 11	R-5-B PUD Proposed	
<b>Lot Occupancy:</b>	80%	932.1	80%	932.1	12%	100%	772.1	60%	60%	403.2	73%	47%
<b>Uses:</b>	Retail, Residential, Commercial, Hotel, Recreational, Boat Club, Marina	901.1	Office, Retail, Residential, Church, Hotel, Recreational	901.1	Office, Retail	Office, Retail, Residential, Church, Hotel, College, Theater	740.8	Office, Retail, Residential, Hotel, Theater	Residential, Church, Retail	350.4	Residential, Church, Retail	Office, Retail, Residential, Church, Hotel, Theater, Recreational
<b>Site Area:</b>	991,113		222,854		222,854	711,318		711,318	56,941		56,941	991,113
<b>Floor Area Ratio (FAR):</b>	2.5 (Res) 1.0 (Other)	931.2	3.0 (Res) 1.0 (Other)	2405.2		8.00	2405.2		3.00	2405.2		3.19 / 3.87 (*)
<b>Building Area (Gross Square Feet)</b>	2,477,782 (Res) 991,113 (Other)		668,562 (Res) 222,854 (Other)		65,000 (Office, Retail)	5,690,544		2,980,000	170,823		120,000	3,165,000
<b>Building Height:</b>	45 Feet	930.1	60 Feet	930.1	60 Feet	130 Feet	2405.1	130 Feet	60 Feet	2405.1	45 Feet (2)	130 Feet
<b>Penthouse Height:</b>	18.5 Feet	936.1	18.5 Feet	936.1	18.5 Feet	18.5 Feet	770.6	18.5 Feet	18.5 Feet	411	12 Feet	18.5 Feet
<b>Parking Spaces</b>	2,833		146			2,336			155			2,100-2,650
Retail	603	2101.01	36	2101.01		563	2101.01			2101.01		
Residential (Multiple Dwelling)	642	2101.01	83	2101.01		419	2101.01		125	2101.01		
Office	596	2101.01	27	2101.01		568	2101.01			2101.01		
Hotel (Rooms)	325	2101.01		2101.01		163	2101.01			2101.01		
Hotel (Function Rooms)	28	2101.01		2101.01		14	2101.01			2101.01		
Performing Arts	610	2101.01		2101.01		610	2101.01			2101.01		
Civic (Church)	30	2101.01		2101.01			2101.01		30	2101.01		
<b>Bicycle Parking</b>	142	2119.2	7	2119.2		117	2119.2		8	2119.2		1,500-2,200
<b>Loading (See Note (1)):</b>												
30' Deep Berths	6	2201.1	3	2201.1		5	2201.1		0	2201.1		18
55' Deep Berths	4	2201.1	0	2201.1		4	2201.1		1	2201.1		3
Platform - 100 Sq. Ft.	6	2201.1	3	2201.1		5	2201.1		0	2201.1		4
Platform - 200 Ft. Sq.	4	2201.1	0	2201.1		4	2201.1		1	2201.1		8
Delivery Space	5	2201.1	2	2201.1		4	2201.1		1	2201.1		13

(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) With partially occupiable penthouse no taller than 57 ft and no more than .37 FAR. Church height to be approximately 49 ft

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

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

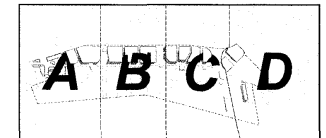
LANDSIDE SUMMARY	Maximum Use GSF
Segment A	775,000
Segment B	1,100,000
Segment C	1,105,000
Segment D	185,000
Landside Maximum:	3,165,000

SEGMENT B LANDSIDE	Minimum Use GSF	Maximum Use GSF
Retail	100,000	175,000
Residential	250,000	300,000
Office	175,000	250,000
Hotel	400,000	500,000
Segment B Maximum:		1,100,000

SEGMENT D LANDSIDE	Minimum Use GSF	Maximum Use GSF
Retail	10,000	30,000
Residential	100,000	150,000
Office	0	50,000
Civic (Church)	10,000	15,000
Segment D Maximum:		185,000

#### \*ALTERNATIVE FAR CALCULATION

	Site Area (GSF)	FAR
PUD Site Area	991,113	3.19
(less Cartways and Sidewalks)	-173,278	
Alternative Site Area	817,835	3.87



	Existing		Waterside W-1		
	W-1 (Current Zoning) Allowable/Required	DCMR Title Section 11	W-1 PUD Allowable/Required	DCMR Title Section 11	W-1 PUD Proposed
<b>Lot Occupancy:</b>	80%	932.1	80%	932.1	33%
<b>Uses:</b>	Retail, Residential, Commercial, Hotel, Recreational, Boat Club, Marina	901.1	Office, Retail, Residential, Church, Hotel, Recreational	901.1	Residential, Retail, Recreational
<b>Site Area:</b>	167,393		167,393		167,393
<b>Floor Area Ratio (FAR):</b>	2.5 (Residential) 1.0 (Other Uses)	931.2	3.0 (Residential) 1.0 (Other Uses)	2405.2	0.68
<b>Building Area (Gross Square Feet)</b>	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	60 Feet	930.1	60 Feet
<b>Penthouse Height:</b>	18.5 Feet	936.1	18.5 Feet	936.1	18.5 Feet
<b>Parking Spaces (1)</b>	72				
Retail	28	2101.01		2101.01	
Residential (One Family Dwelling)	24	2101.01		2101.01	28
Recreation	20	2101.01		2101.01	
<b>Bicycle Parking</b>	4	2119.2		2119.2	25-35
<b>Loading (2)</b>					
30' Deep Berths	3	2201.1		2201.1	
55' Deep Berths		2201.1		2201.1	
Platform - 100 Sq. Ft.	3	2201.1		2201.1	
Platform - 200 Ft. Sq.		2201.1		2201.1	
Delivery Space	2	2201.1		2201.1	

(1) Recreational and Retail Parking Provided in Landside Below-Grade Parking

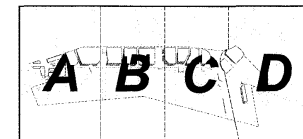
(2) Loading requirements will be finalized during PUD submission with above grade uses

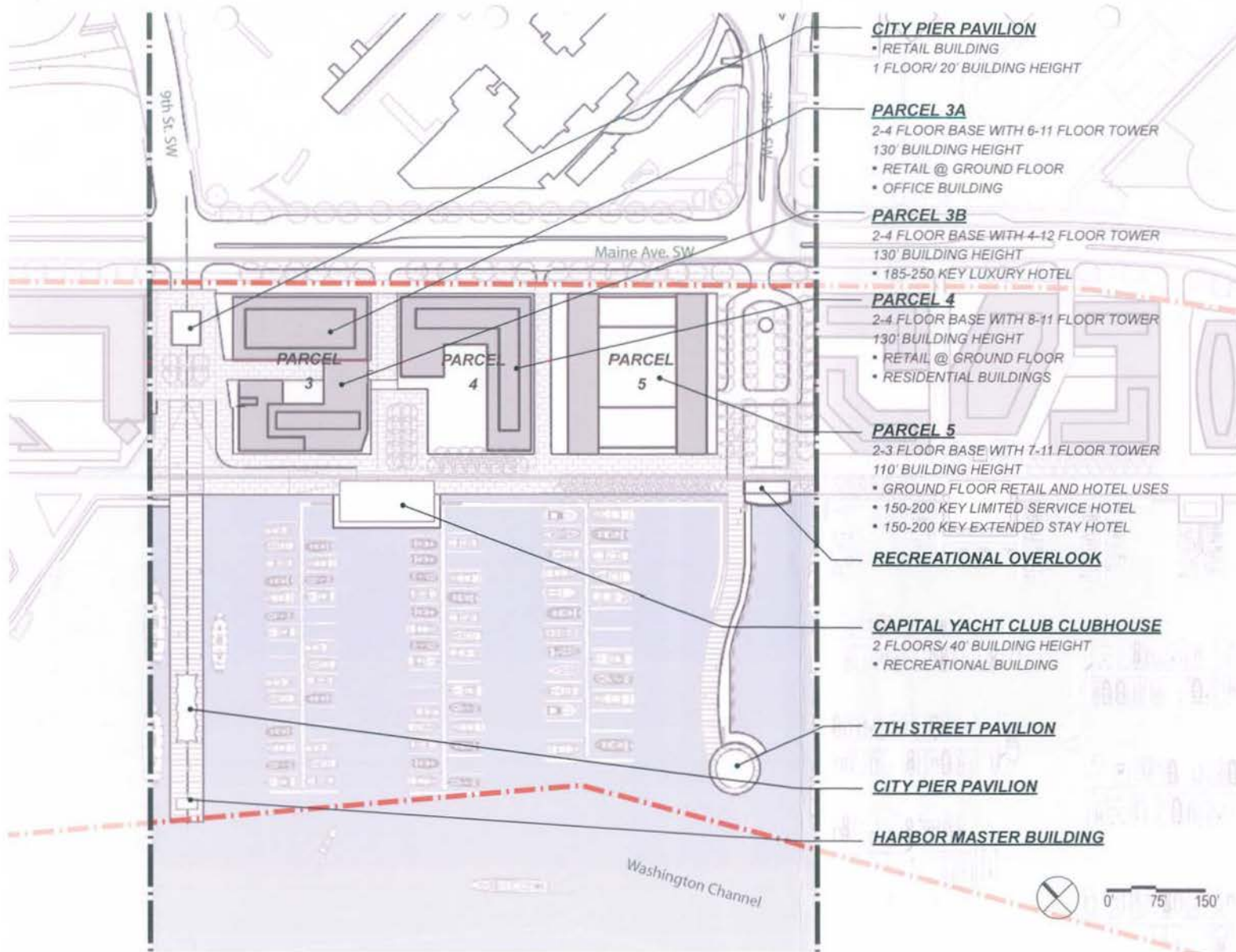
#### WATERSIDE SUMMARY

	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
<b>Waterside Maximum:</b>		114,000

#### SUMMARY BY USE

	Minimum Use GSF	Maximum Use GSF
Retail	0	24,000
Residential	0	50,000
Recreational	19,000	40,000
<b>Waterside Maximum:</b>		114,000





#### **SEGMENT B LAND USE AREAS**

• RETAIL	100,000 GSF to 175,000 GSF
• RESIDENTIAL	250,000 GSF to 300,000 GSF
• OFFICE	175,000 GSF to 250,000 GSF
• HOTEL	400,000 GSF to 500,000 GSF

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

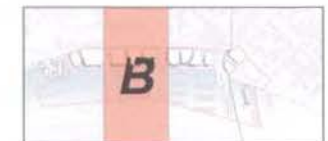
#### **SEGMENT B WATERSIDE USE AREAS**

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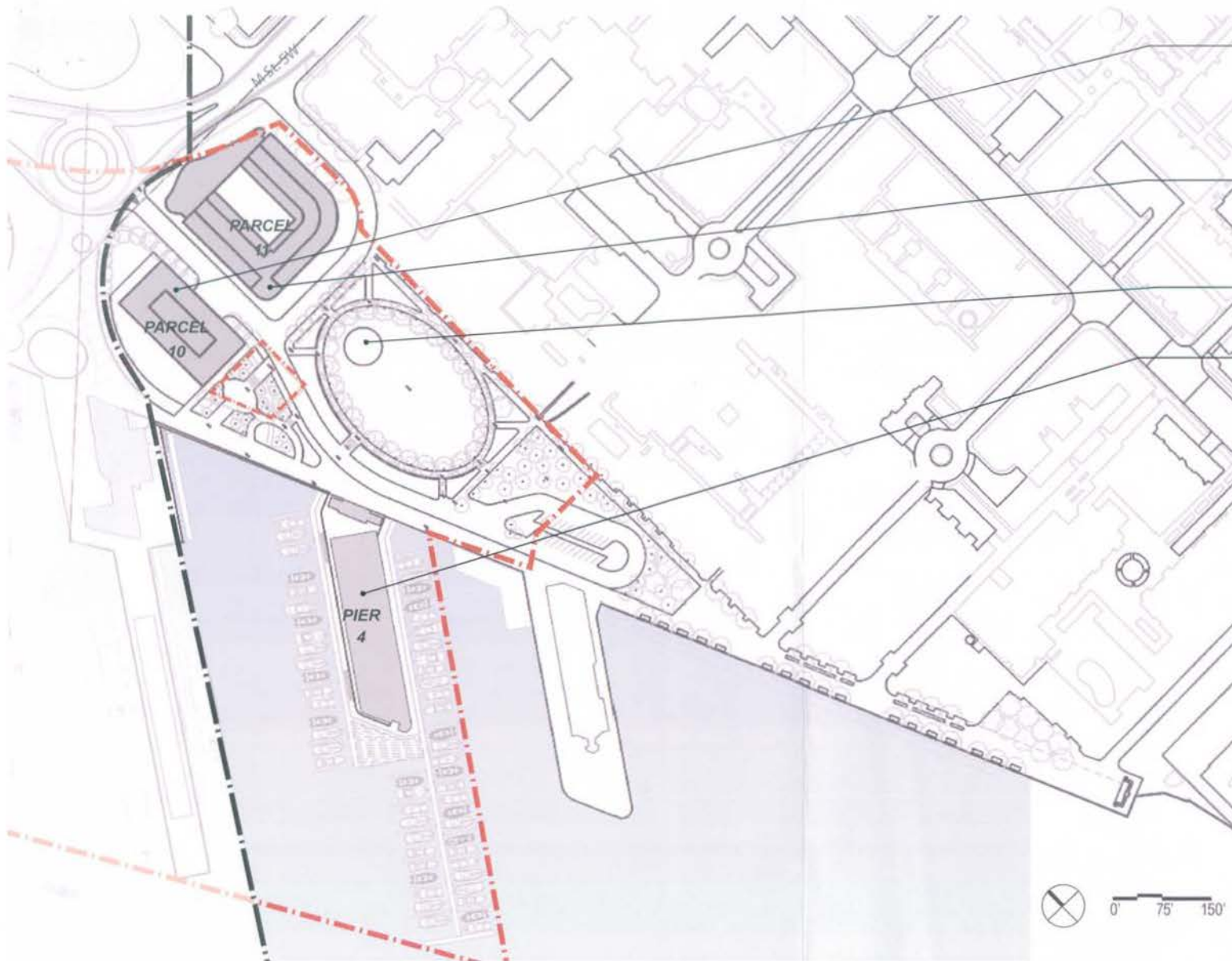
**WATERSIDE MAXIMUM:** 11,000 GSF

### **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
• RESIDENTIAL	100,000 GSF to 150,000 GSF
• OFFICE	0 GSF to 50,000 GSF
• CIVIC (CHURCH)	10,000 GSF to 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

