

DC Water Headquarters

Zoning Commission Hearing

Z.C. Case No. 15-14

October 26, 2015





LEGEND

- EXISTING DC WATER CAMPUS BOUNDARY
- DC WATER HEADQUARTER PUD BOUNDARY



VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING NORTHWEST



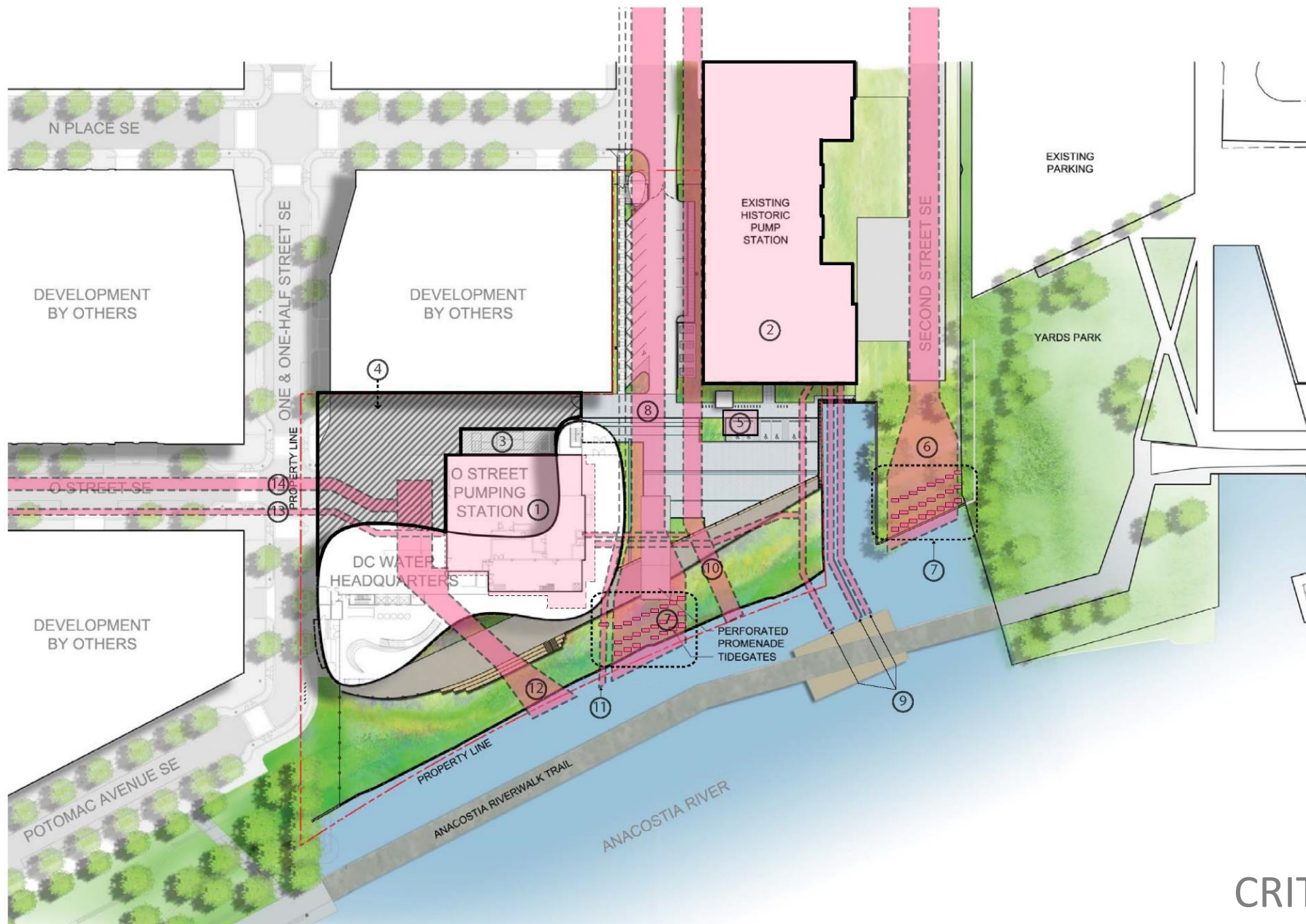
CANAL STREET SE - FACING NORTH



VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING NORTHEAST



CANAL STREET SE - FACING SOUTH

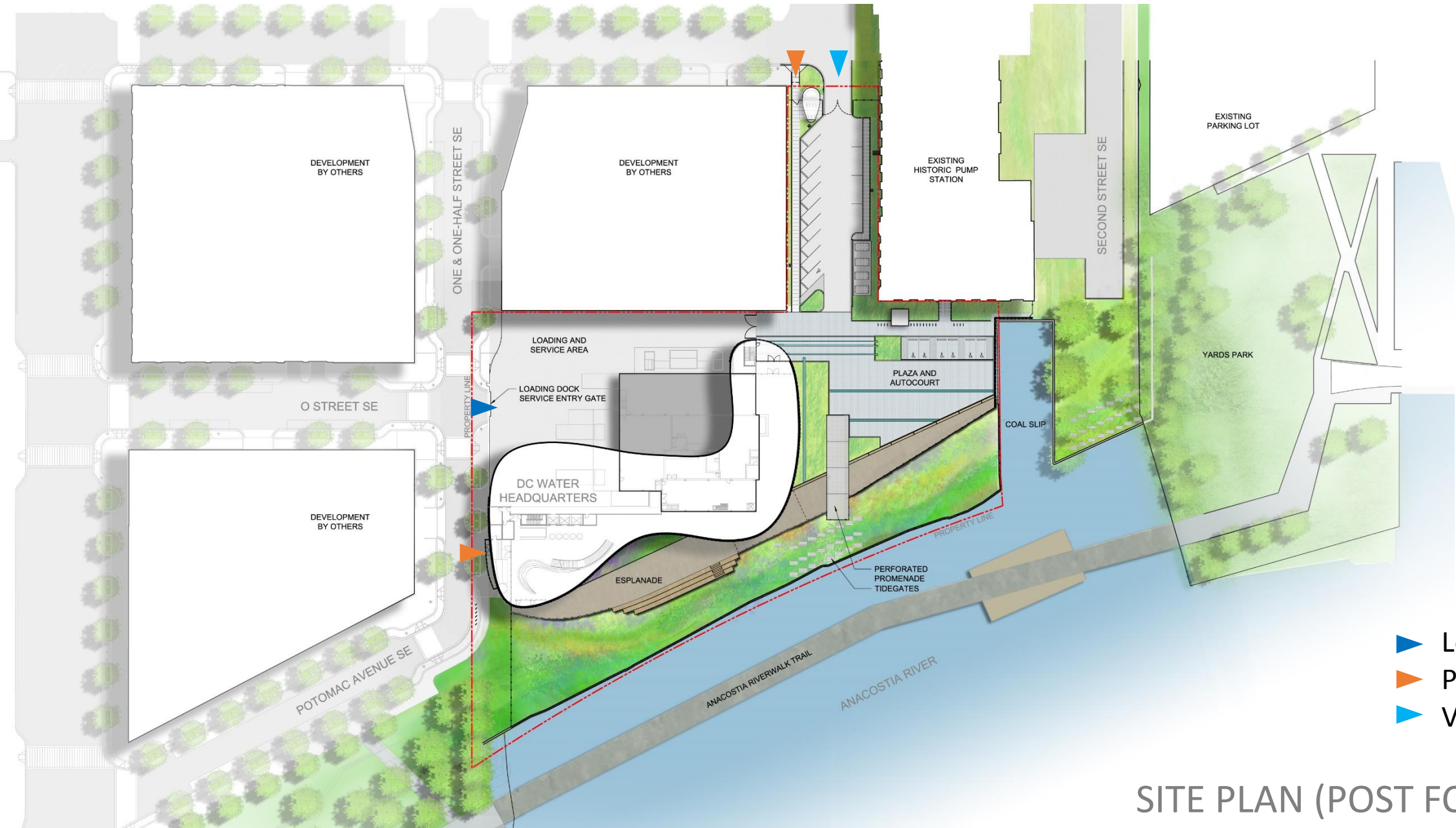


LEGEND

- ① O STREET PUMP STATION
- ② EXISTING PUMP STATION
- ③ TRANSFORMERS
- ④ LOADING / PUMP STATION MAINTENANCE
- ⑤ MASONRY SHED
- ⑥ TIBERCREEK TRUNK SEWER ***
- ⑦ TIDAL GATES (EXTENDS TO SURFACE REQUIRES CRANE ACCESS)
- ⑧ NEW JERSEY AVE TRUNK SEWER (AS CLOSE AS 18" BELOW SURFACE AT SEAWALL) ***
- ⑨ INVERTED SIPHON (3)
- ⑩ 15" STORM CONDUIT
- ⑪ 4'-6" STORM CONDUIT
- ⑫ STORMWATER OUTFLOW (TWO 8' X 7')
- ⑬ 48" SANITARY SEWER
- ⑭ 11'-6" COMBINED SEWER

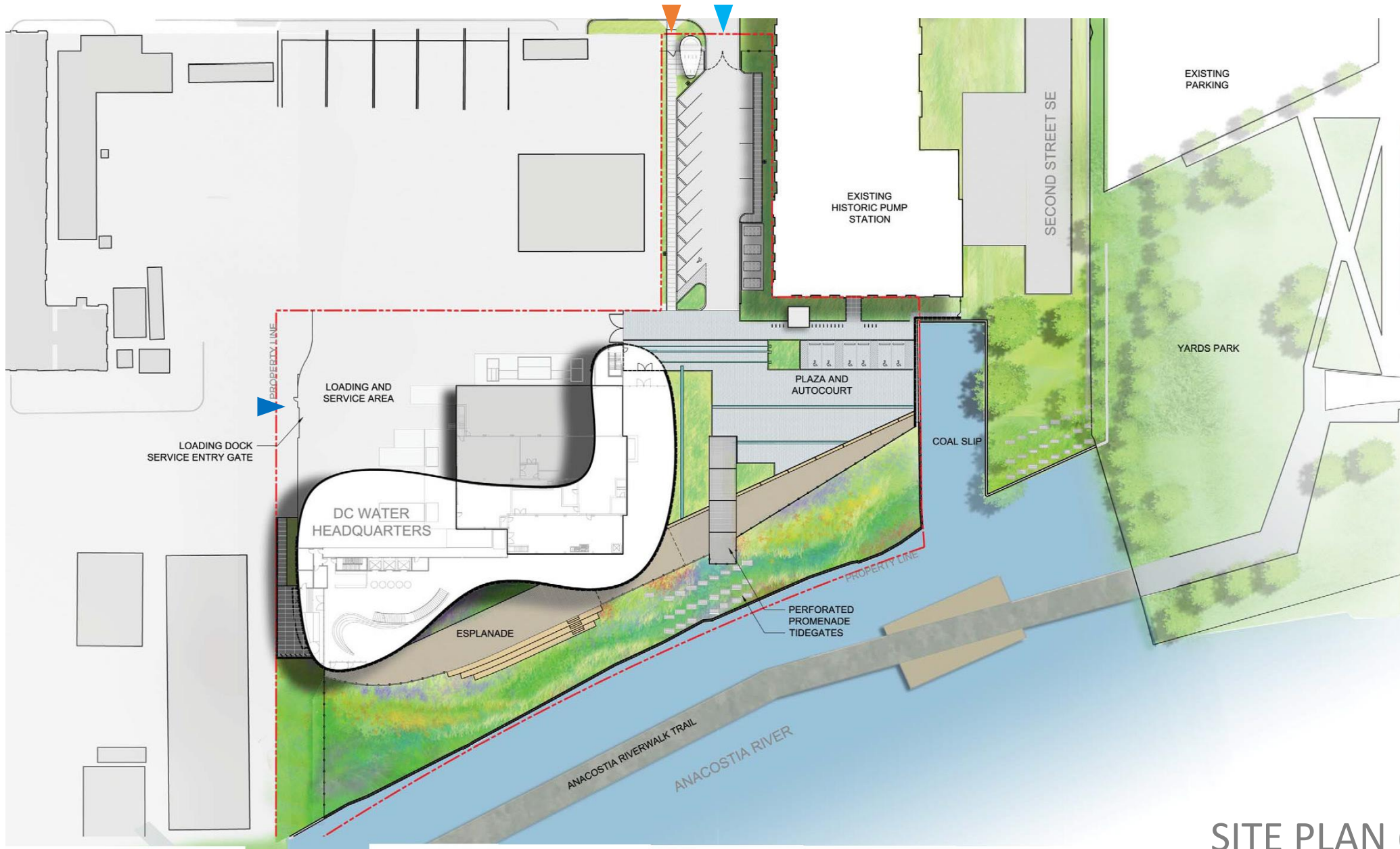
*** DEPTH VARIES, DIRECTLY BELOW PAVING IN AREAS

CRITICAL INFRASTRUCTURE



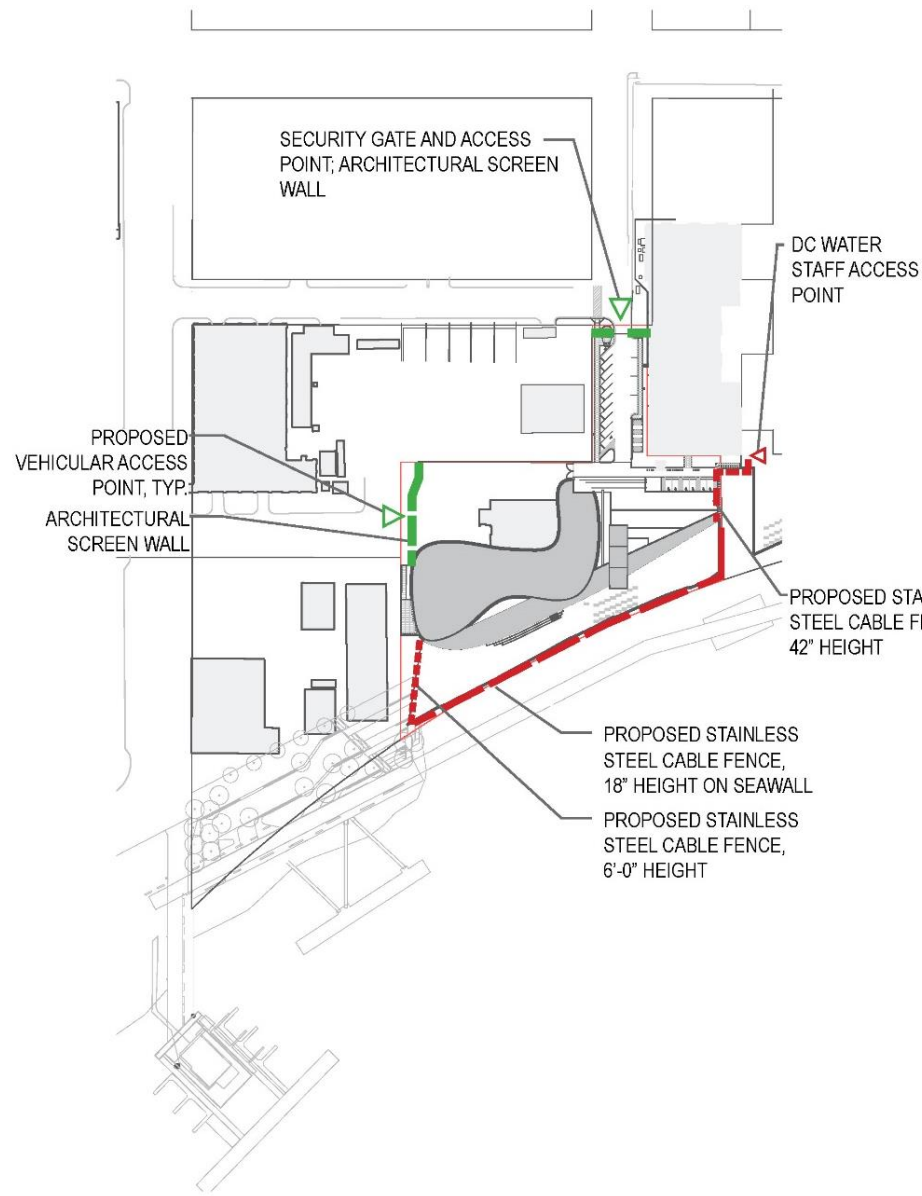
- ▶ Loading
- ▶ Pedestrian
- ▶ Vehicular

SITE PLAN (POST FC PUD)

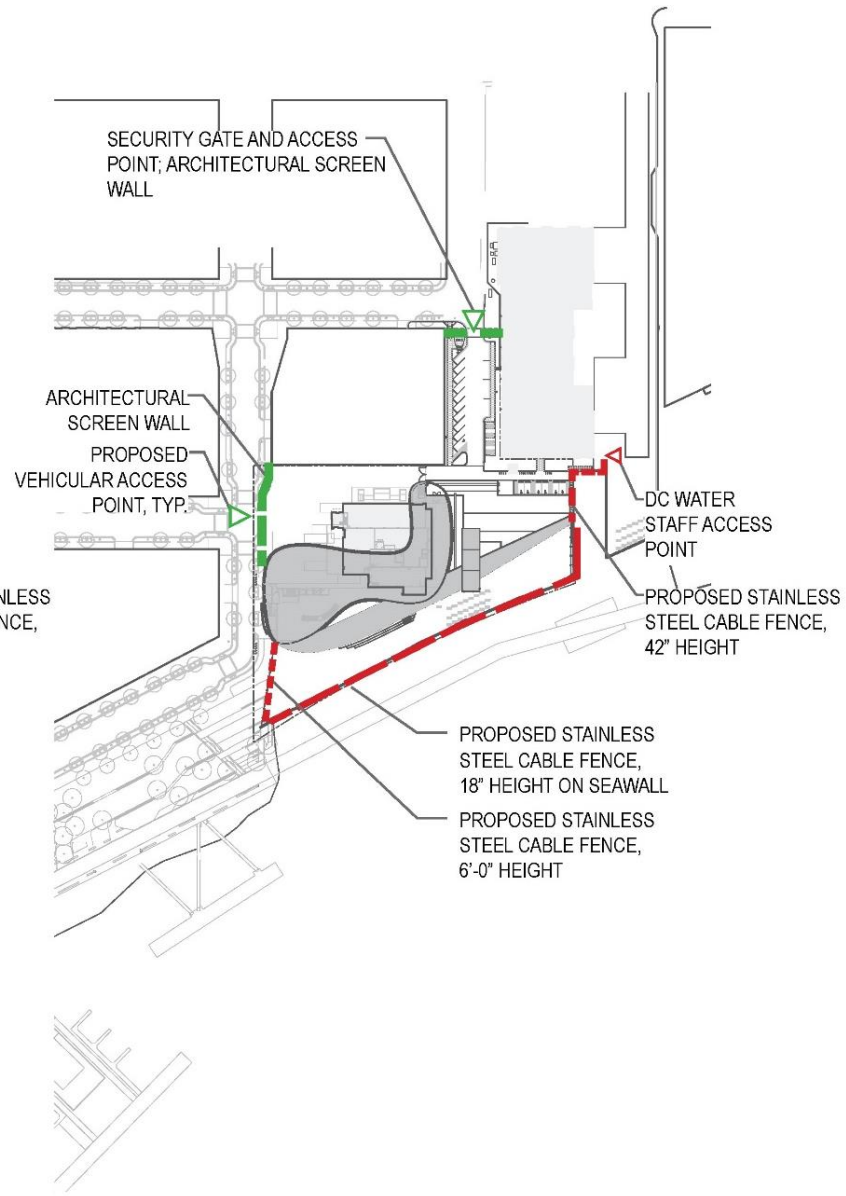


- ▶ Loading
- ▶ Pedestrian
- ▶ Vehicular

SITE PLAN (PRE FC PUD)



PRE-FOREST CITY PUD CONDITION FENCING DIAGRAM

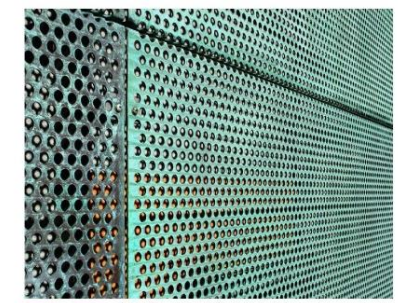


POST FOREST CITY PUD CONDITION FENCING DIAGRAM

REPRESENTATIVE FENCE PALETTE



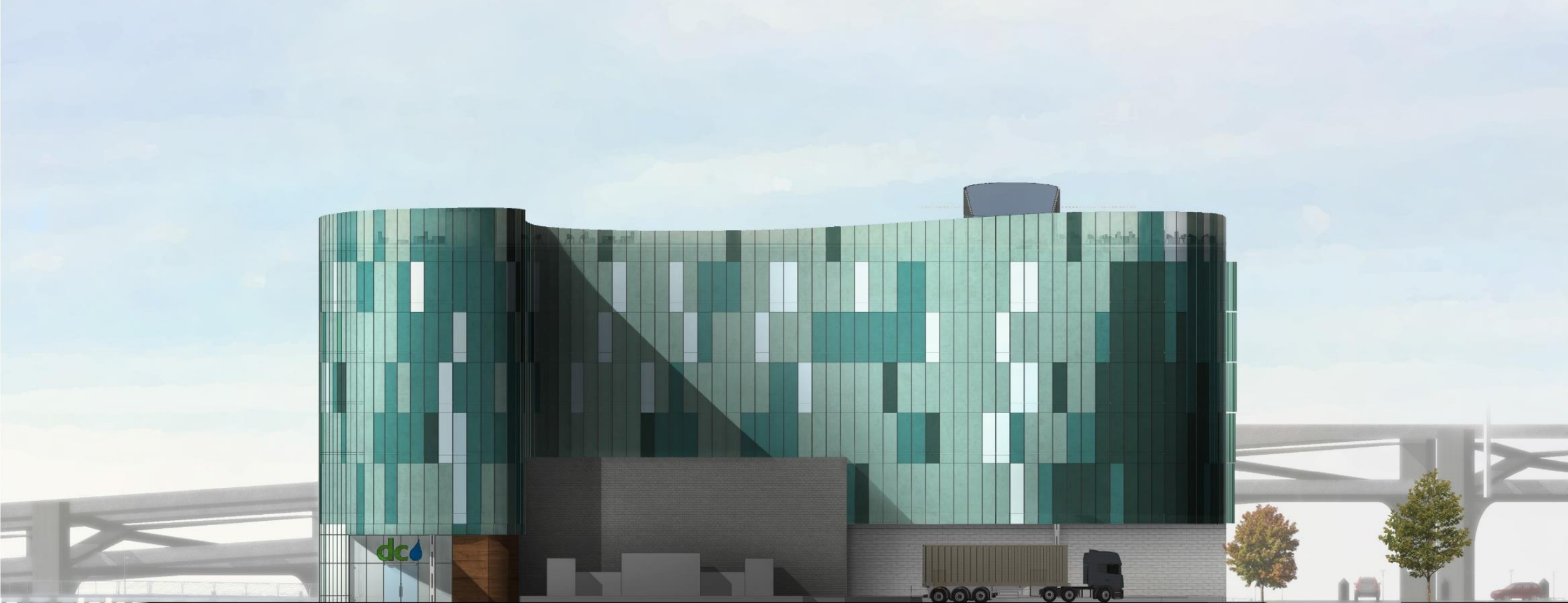
PROPOSED STAINLESS STEEL CABLE FENCE



ARCHITECTURAL SCREEN WALL

FENCE DIAGRAMS

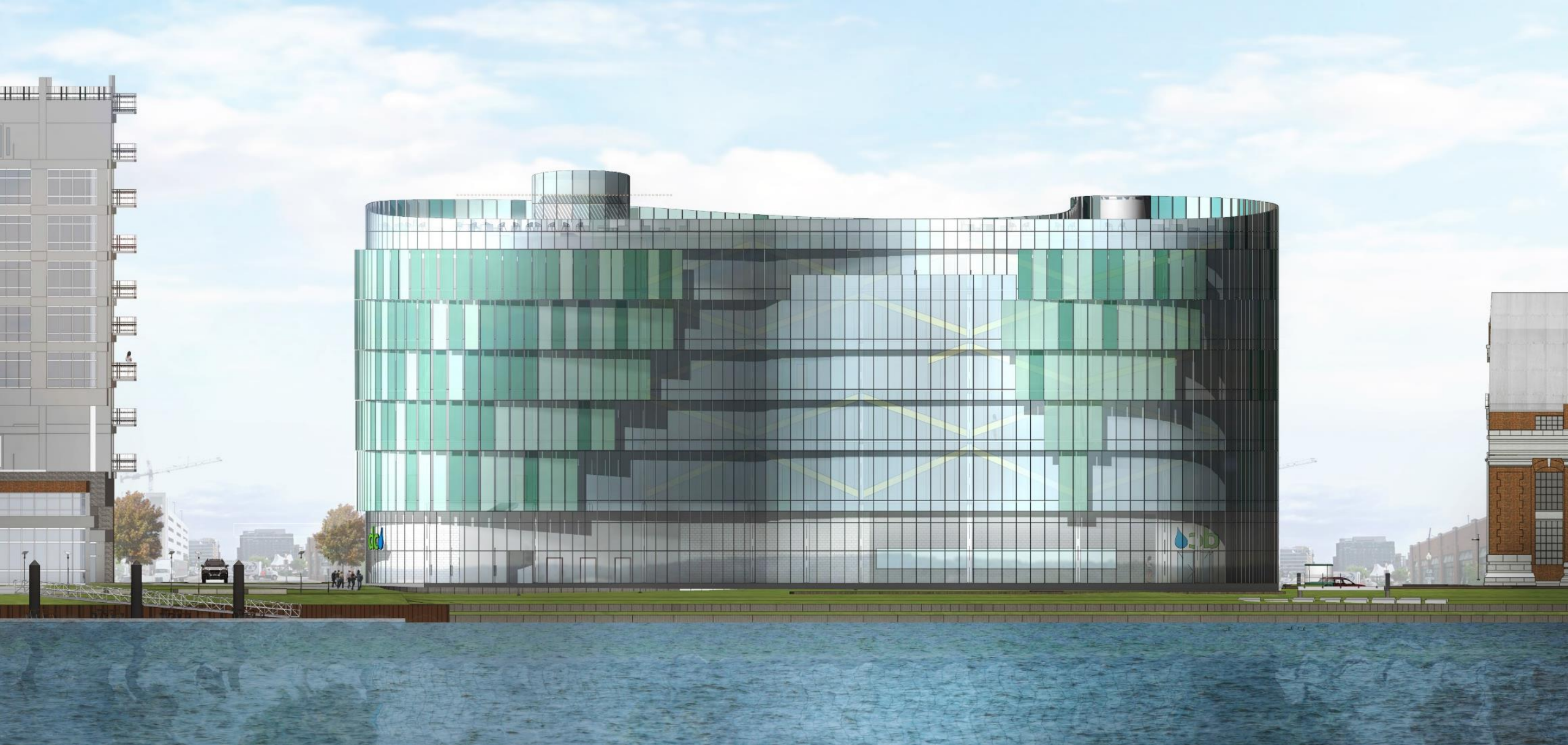




NORTH ELEVATION



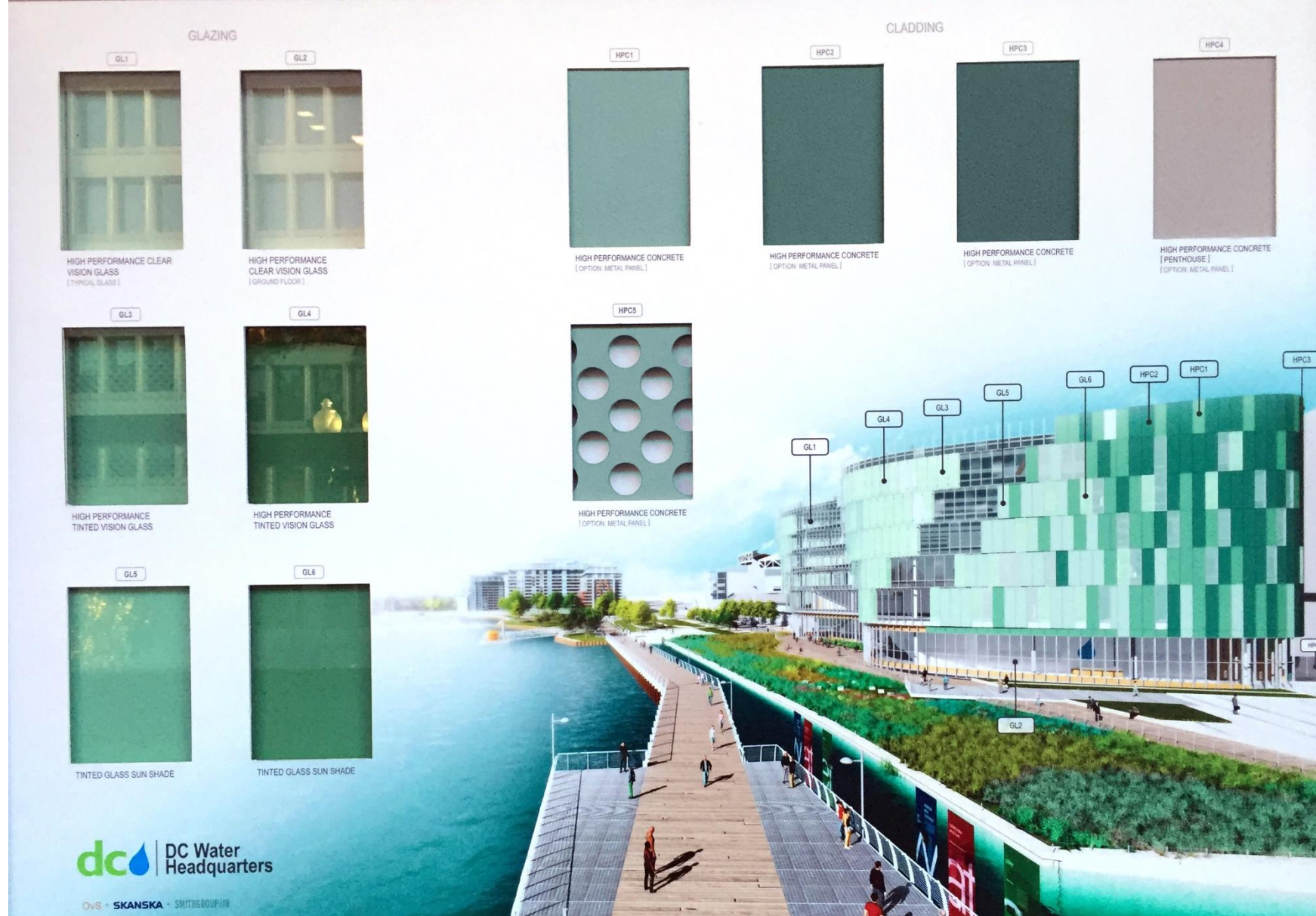
EAST ELEVATION



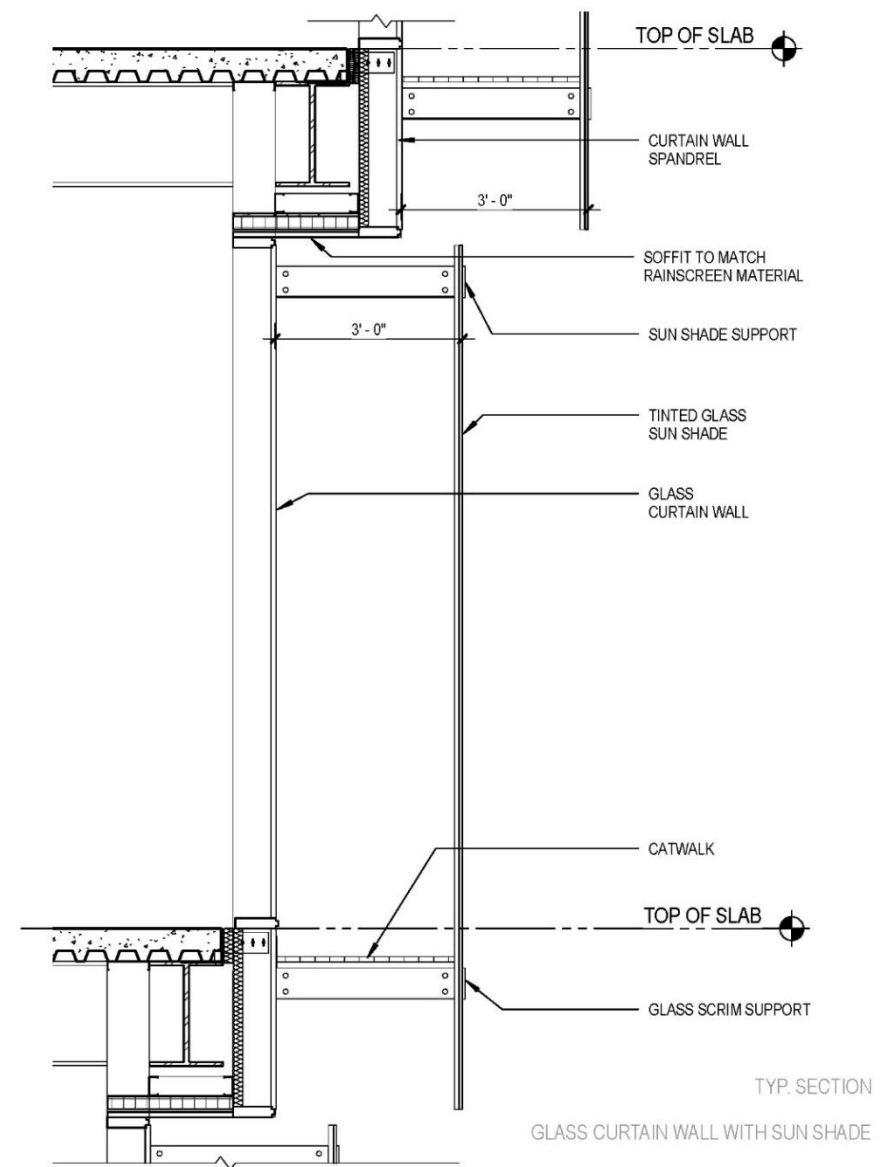
SOUTH ELEVATION



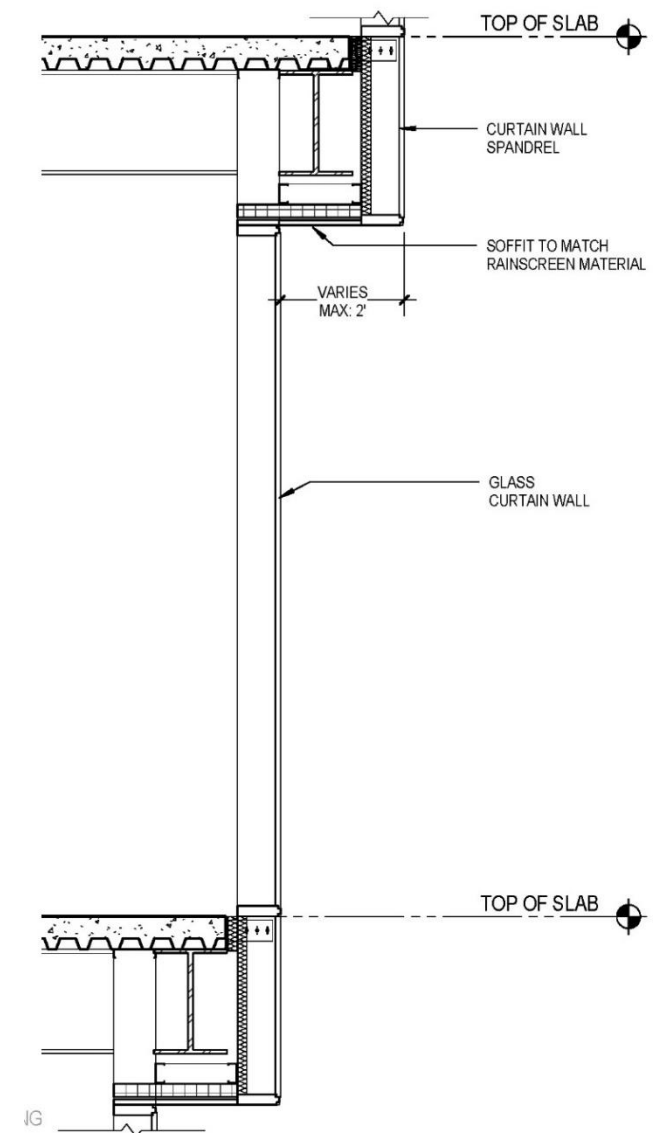
WEST ELEVATION



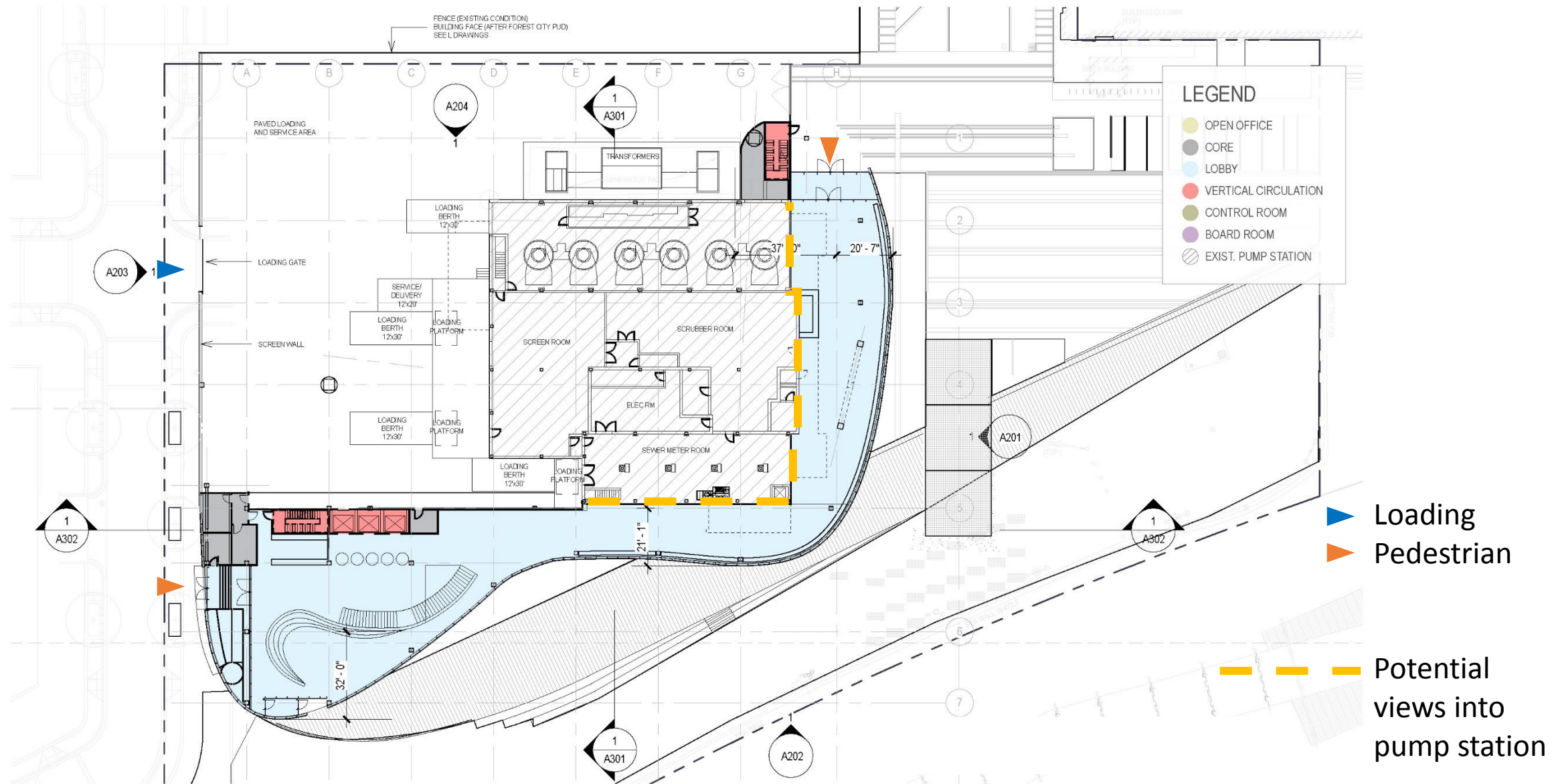
MATERIALS



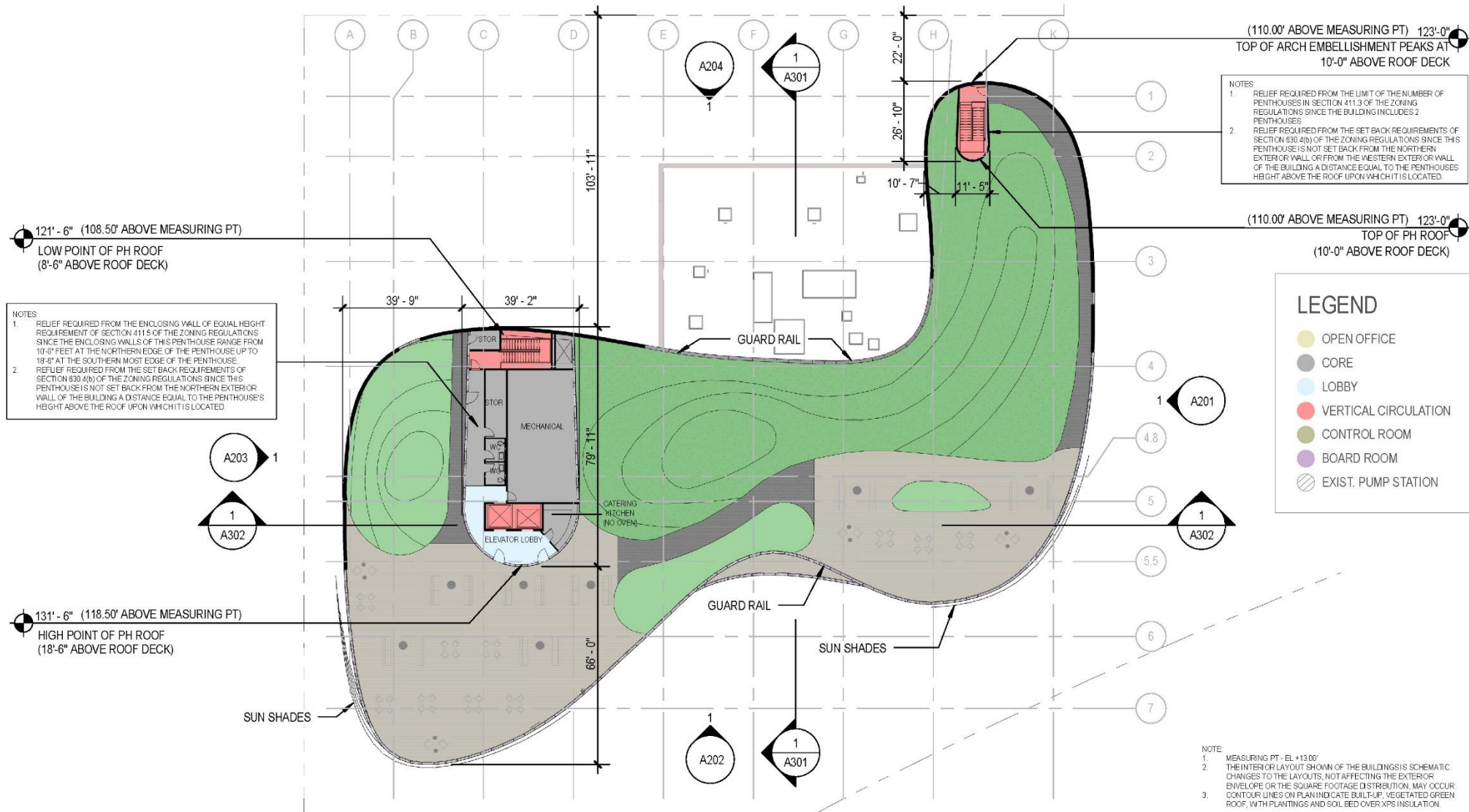
SUNSHADE



SOUTH OVERHANG



GROUND FLOOR PLAN



ROOF PLAN



Option A View from Southeast



Option B View from Southeast

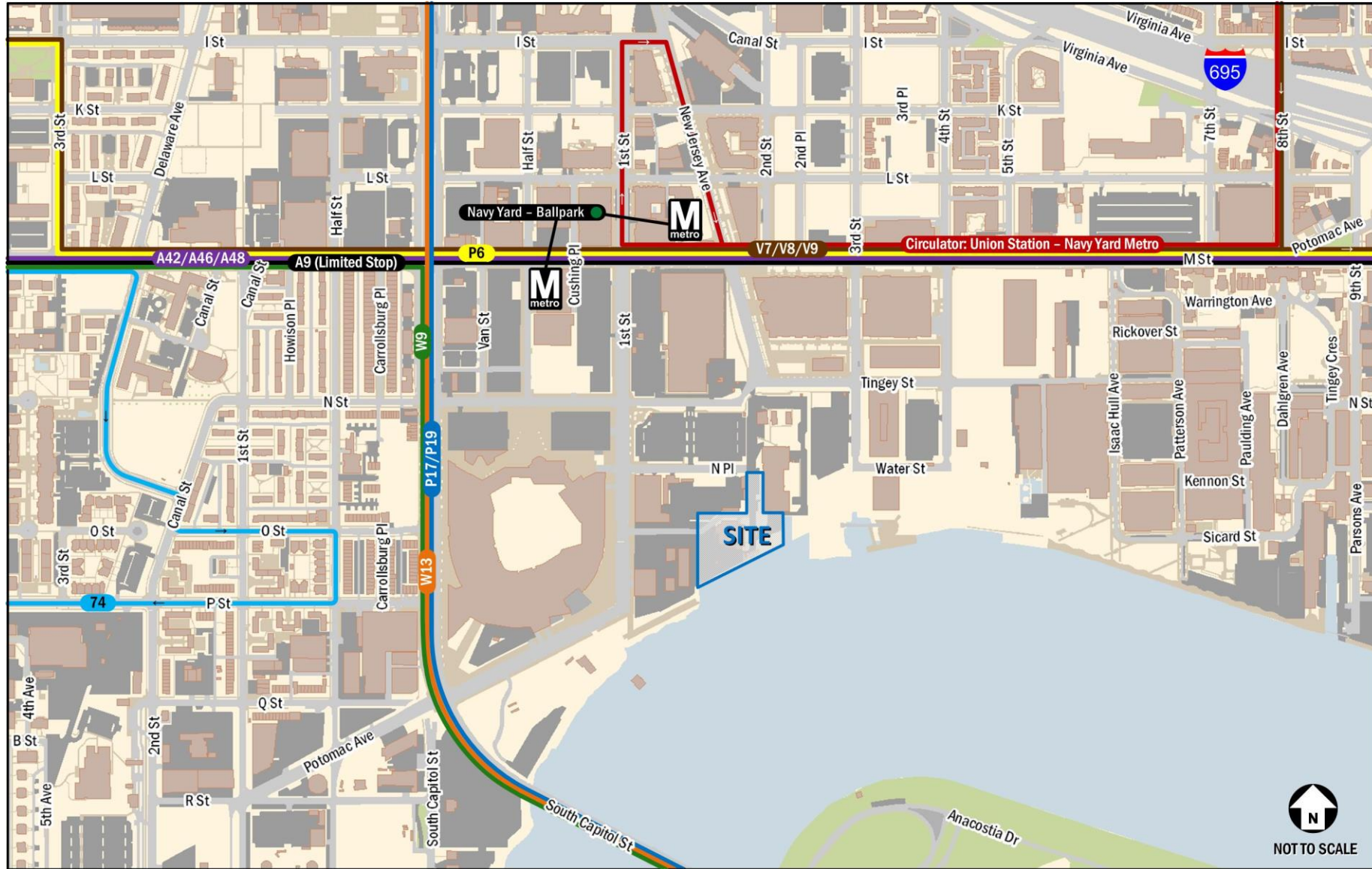


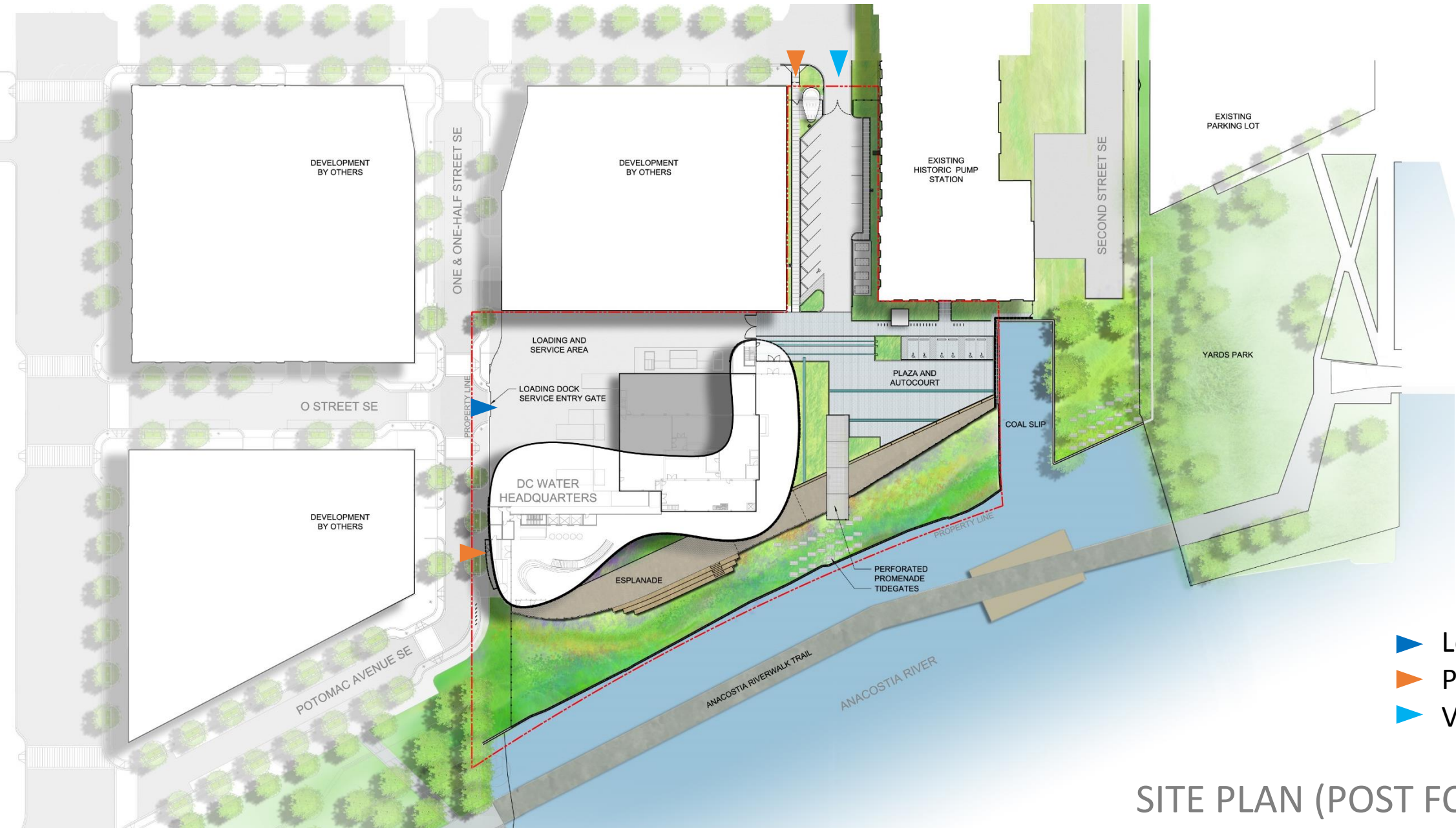
Option A View from Northwest



Option B View from Northwest

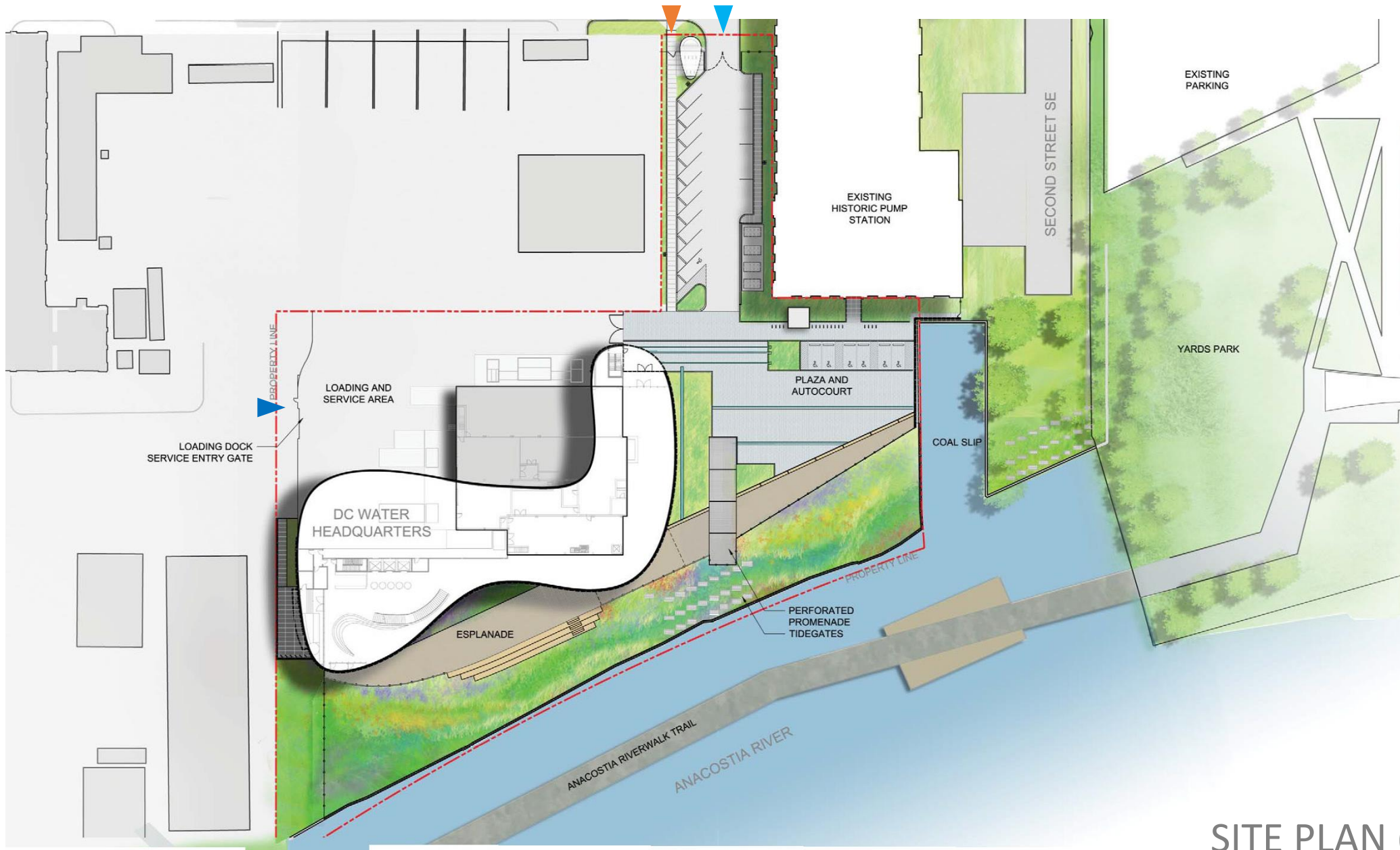






- ▶ Loading
- ▶ Pedestrian
- ▶ Vehicular

SITE PLAN (POST FC PUD)



- ▶ Loading
- ▶ Pedestrian
- ▶ Vehicular

SITE PLAN (PRE FC PUD)

Parking and Loading Requirements

- Parking
 - 69 Zoning Required Parking Spaces
 - 70 Total Parking Spaces Provided
 - 20 parking spaces on-site
 - Minimum of 50 off-street parking spaces on property owned or controlled by DC Water or otherwise in close proximity to the Subject Property.
- Loading
 - 30 Foot Berths
 - 2 Required / 4 Provided
 - 100 sf Platforms
 - 2 Required / 5 Provided
 - 20' Service Space
 - 1 Required / 1 Provided

Transportation Demand Management

- The Applicant will provide 30 bicycle racks. Of these, 7 racks will be covered.
- The Applicant will provide 20 off-street parking spaces on the subject property and will provide a minimum of 50 off-street parking spaced on property owned or controlled by DC Water or otherwise in close proximity to the Subject Property.
- The Applicant will identify a project's TDM Leader.
- The Applicant will promote alternative transportation options including transit, bicycling, and carsharing and carpooling/vanpooling services.
- The Applicant's SmartTrip Transit Benefits Program will be expanded to cover employees working at the Headquarters building.