



Southeast Federal Center

Parcel I

Design Review Application
For Zoning Commission Review Under the SEFC-1B Zone

March 22nd, 2019

Prepared for:
The Zoning Commission of the District
of Columbia

Prepared by:
the U.S. General Services Administration
Brookfield Properties

with the Assistance of:
Perkins Eastman DC

Brookfield
Properties

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Southeast Federal Center - Parcel I

General Information

Project Name:
Parcel I, Rowan

Project Location:
SEFC Redevelopment Zone, North side of N Place, South side of N Street, West of Canal street

Project Summary:
Parcel I will be developed as an eleven-story residential rental building with street level retail running the perimeter of the western and northern sides of the parcel. The project will have two levels of below-grade parking that will serve this building and the public. The ground floor will be comprised of retail, residential loft apartments, parking garage and loading dock entrances, residential amenities, lobby, and an interior courtyard space.

Project Developer: Brookfield Properties

Architect: Perkins Eastman DC

Project Managers:

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Proposed Uses:
Mixed-Use: Residential And Retail

Total Site Area: 55,041 sf

Site Coverage: Approximately 100%

Total Allowable Area:	6.0 FAR Residential	330,246 GSF
	1.0 FAR (Bonus)	55,041 GSF
	0.4 Penthouse Bonus	22,016 GSF
	Target FAR	407,303 GSF

Total Project Area: approx. 517,385 SF (above grade: approx. 407,000 SF; Below grade: approx. 110,082 SF)

Approximate allocation of proposed uses: 58% residential, 4% retail, 32% parking, loading, and mechanical (both above and below grade). All are percentages of sf given for total project area.

ZONING TABULATIONS

Zone: SEFC-1B Zone
 Property: Square 744, Lot 807
 Land Area: 126,881 SF(Record Lot), 55,041 SF (Parcel I Only)

	SEFC-1B ZONE	PROJECT	
	REQUIRED/PERMITTED	RECORD LOT (PARCEL H & I)	PARCEL I ONLY
LOT CONTROL	Multiple Buildings	Per C 302.4, Parcels H & I will be subdivided as a single lot with multiple buildings	
HEIGHT	110'	n/a	110'
PENTHOUSE HEIGHT/SET-BACKS	20' 1:1 Setback	n/a	20' (Relief Requested for 1:1 setback)
FLOOR AREA RATIO (FAR) ⁽¹⁾	7.0 FAR	3.5 FAR (385,250 SF GFA)	7.0 FAR (385,250 SF GFA)
FAR (NONRESIDENTIAL)	3.0 FAR	0.13 FAR (15,913 SF GFA)	0.29 FAR ⁽²⁾ (15,913 SF GFA)
FAR BONUS: 3-BEDROOM UNITS	8% of 1.0 FAR		4,757 SF GFA
PENTHOUSE FAR	0.4 FAR		21,940 SF
LOT OCCUPANCY ⁽³⁾	100% (nonresidential) 75% (residential)	36 % (ground level) 33 % (upper stories)	84% (ground level) 77% (upper stories – maximum)
GREEN AREA RATIO	0.2 minimum	0.18 (Interim Condition) Relief Requested	0.2 minimum
REAR YARD ⁽⁴⁾	2.5 inches per foot of height (22' - 11")	40 feet (measured from center line of Canal Street)	40 feet (measured from center line of Canal Street)
SIDE YARD ⁽⁵⁾	None required	None provided	
OPEN COURT WIDTH	4 inches per foot of height (OC1: 30' - 4" OC2: 10' - 0")	OC 1 (levels 2-7): 100' - 0" OC 2 (level 10): 100' - 0"	
CLOSED COURT WIDTH ⁽⁶⁾	4 inches per foot of height (CC1: 15' - 0" CC2: 15' - 0")	CC 1 (level 1): 33' - 0" CC 2 (levels 8-9): 74' - 0"	
CLOSED COURT AREA	Twice the square of the required court width CC1: 450 SF CC2: 450 SF	CC 1: 2,988 SF CC 2: 6,961 SF	

PROPOSED USES		
RESIDENTIAL	369,337 SF GFA	348 units proposed; flexibility requested to vary unit count by +/- 10%
RETAIL	15,913 SF GFA min	Flexibility requested to permit uses listed as "preferred uses" in K 236

UNIT MIX

	PARCEL I
COUNT	348
TYPE	MIX
JR	15-20%
1BR	35-40%
1BR+	10-15%
2BR	22-27%
2BR+	3-5%
3BR	0.5-1%

1. Includes 1.0 residential FAR bonus per K 202.2. Per B 303.2, lot area devoted to private right of way excluded for purposes of FAR calculation.
2. Flexibility requested to convert residential amenity space within the building to retail space, as shown on the plans.
3. Per K 204.2, 100% lot occupancy permitted on the ground and second story for a mixed-use building with preferred uses.
4. Per B 318.8, rear yard may be measured from the center line of the street abutting the lot at the rear of the structure.
5. Per B313.3, setbacks along street lot lines treated as "front setbacks," with no required or minimum dimensions in this location.
6. Per B 322.4, court width of an irregular court is measured by the diameter of the largest circle that can be inscribed within the court

ZONING TABULATIONS

PARKING AND SUPPORT

CAR PARKING	PARCEL I		CAR REQUIREMENTS METHOD OF CALCULATION
	REQUIRED ⁽¹⁾	PROVIDED ⁽²⁾	
RESIDENTIAL	116	209	# units / 3 for all units over 4
RETAIL	19	34	Retail Sq Ft * 1.33 / 1000
TOTAL	135	243	

BIKE PARKING	PARCEL I				BICYCLE REQUIREMENTS METHOD OF CALCULATION	
	Long Term		Short Term		Long Term	Short Term
	REQ.	PROV.	REQ.	PROV.		
RESIDENTIAL	116	116	18	18	# units/3	# units/20 up to 50 spaces # units/40 after 50
RETAIL	2	2	4	4	Retail GFA / 10,000	Retail GFA / 3,500
TOTAL	118	118	22	22		

BIKE SUPPORT	PARCEL I		BICYCLE SUPPORT METHOD OF CALCULATION
	REQUIRED	PROVIDED	
SHOWERS	None	1	Min. 2 for non-residential use over 25,000 sq ft GFA
LOCKERS	2	4	0.6 times the min. # of req'd non-residential LT bicycle spaces

LOADING/SERVICE	PARCEL I				LOADING/SERVICE METHOD OF CALCULATION
	LOADING		SERVICE		
	REQ.	PROV.	REQ.	PROV.	
RESIDENTIAL	1@30 ft	2@12X30 ft (Shared)	1	1@10X20 ft (Shared)	1 loading & 1 Service for more than 50 units
RETAIL	1@30 ft		None		1 loading for 5,000 to 20,000 sq ft GFA

NOTES:

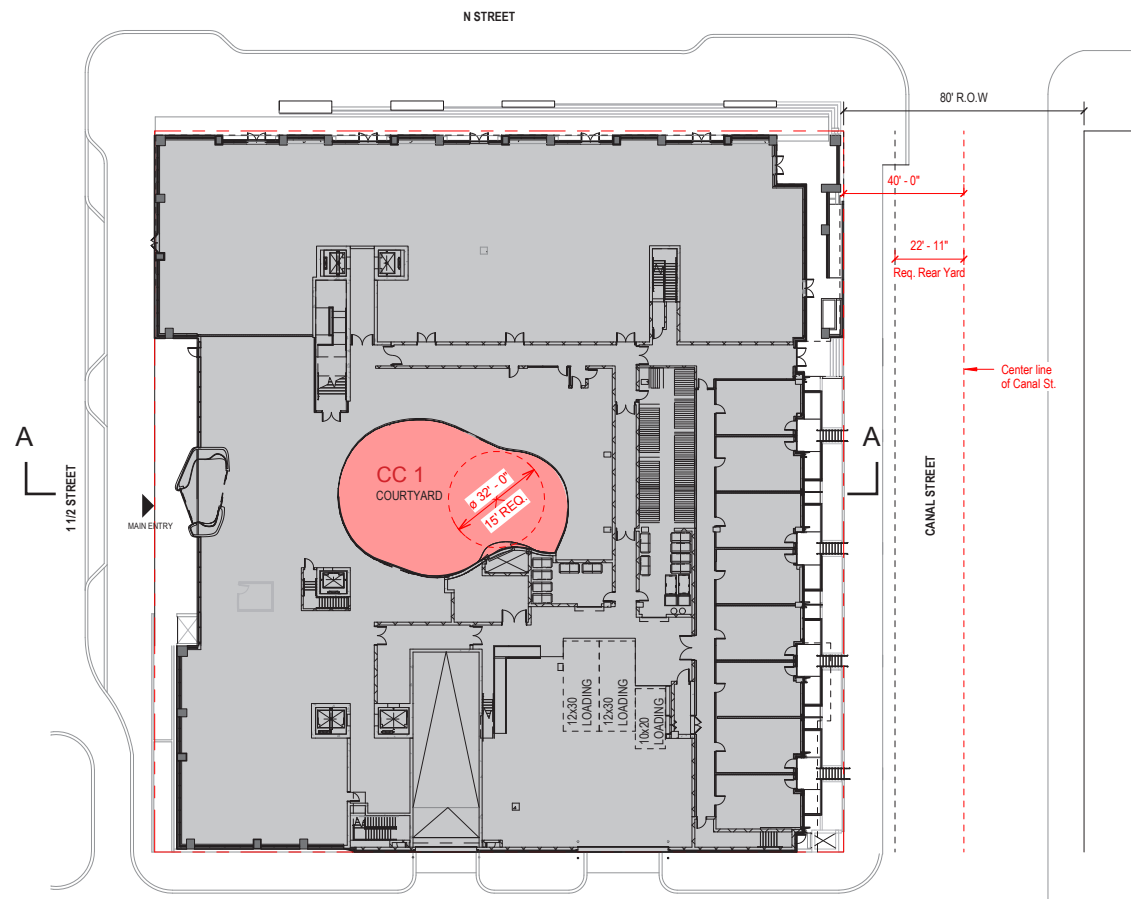
1. Per C 702.3(c), no parking is required. "Required" parking is tabulated for purposes of evaluating compliance with C 707.
2. Flexibility requested to vary allocation of residential and retail parking, to vary parking count by +/- 10%, and to vary proportion of compact parking spaces.



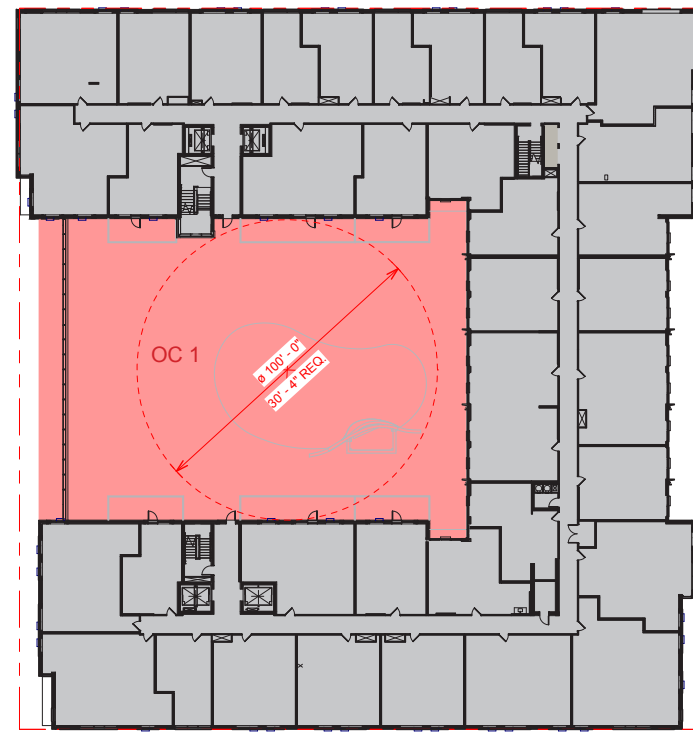
Record Lot and Limits of Parcel I

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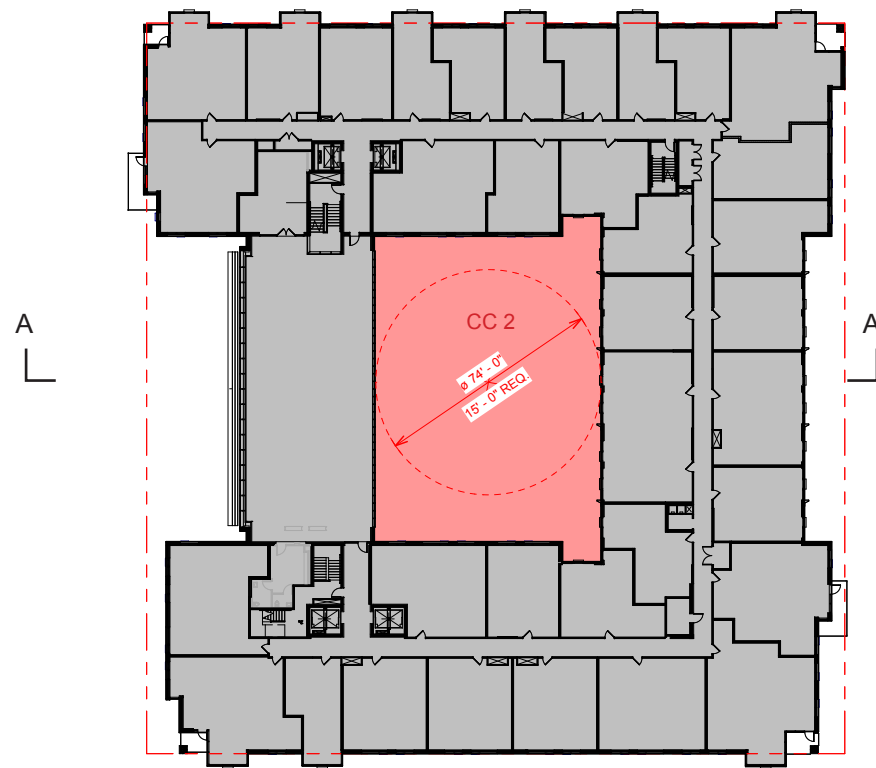
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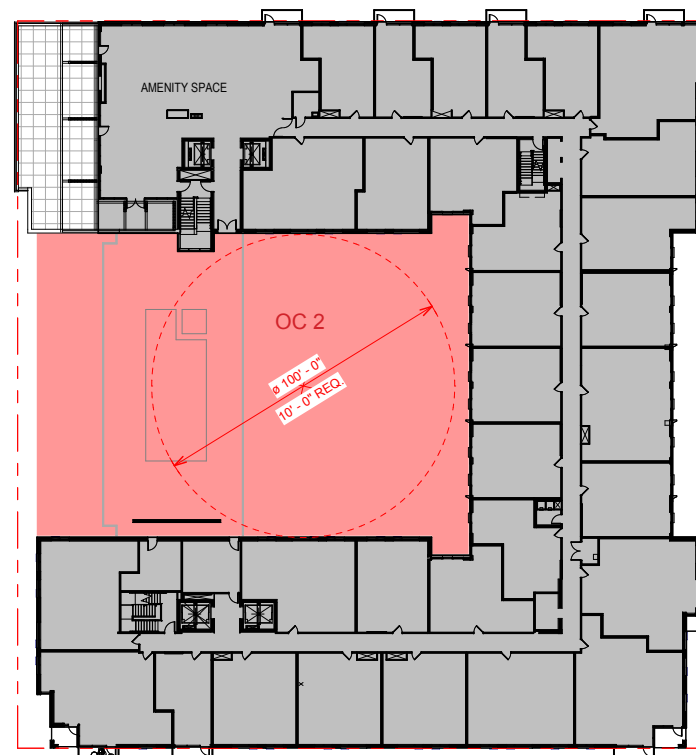
Level 1



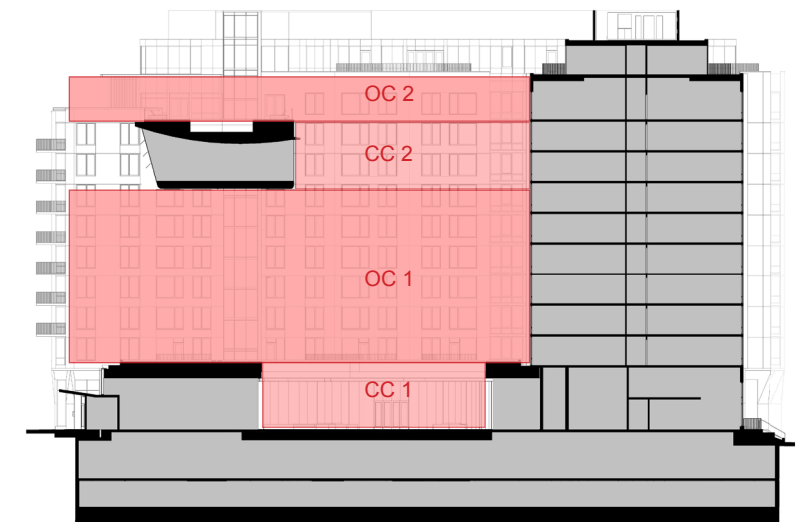
Level 2-7



Level 8-9



Level 10

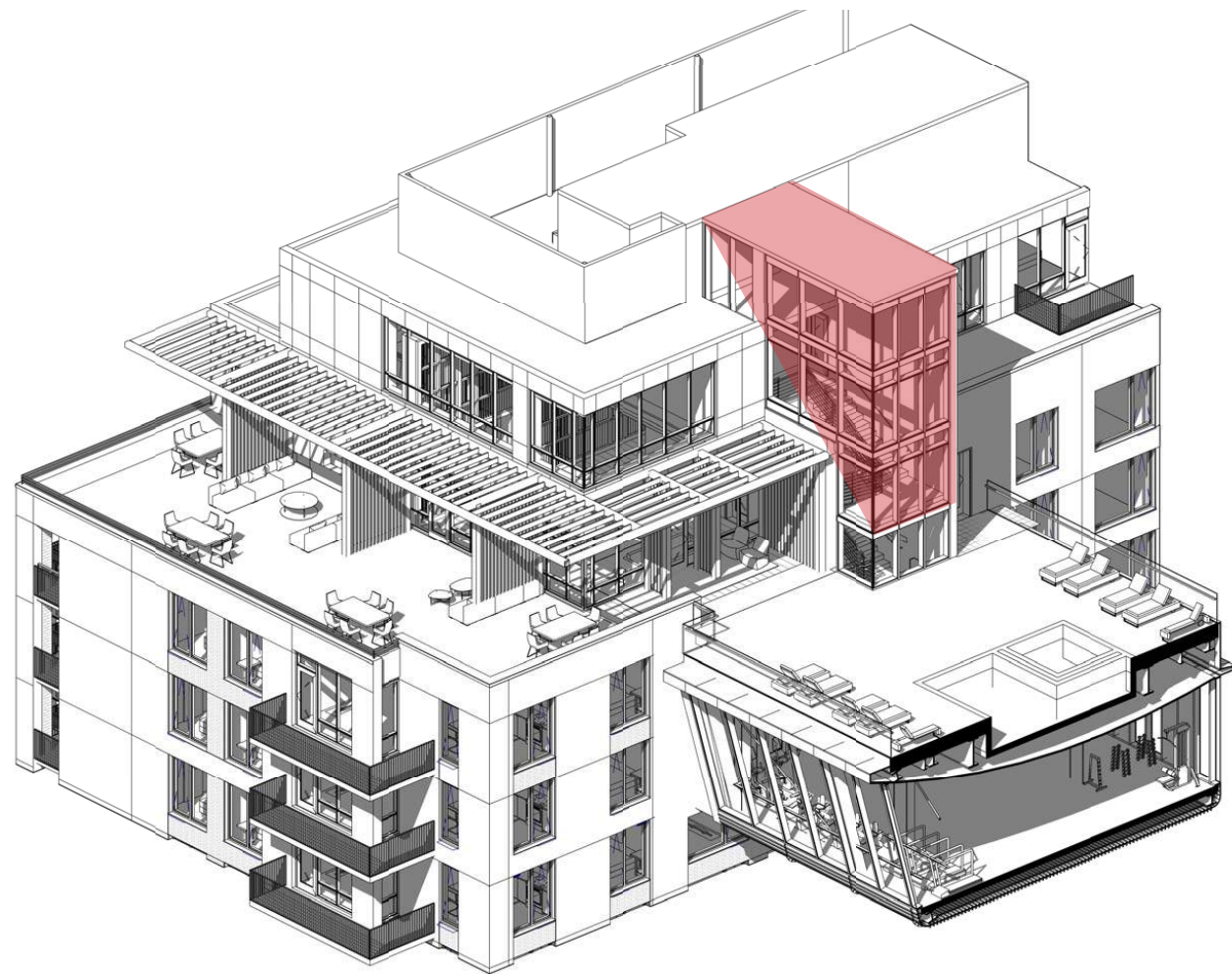


A - A Section

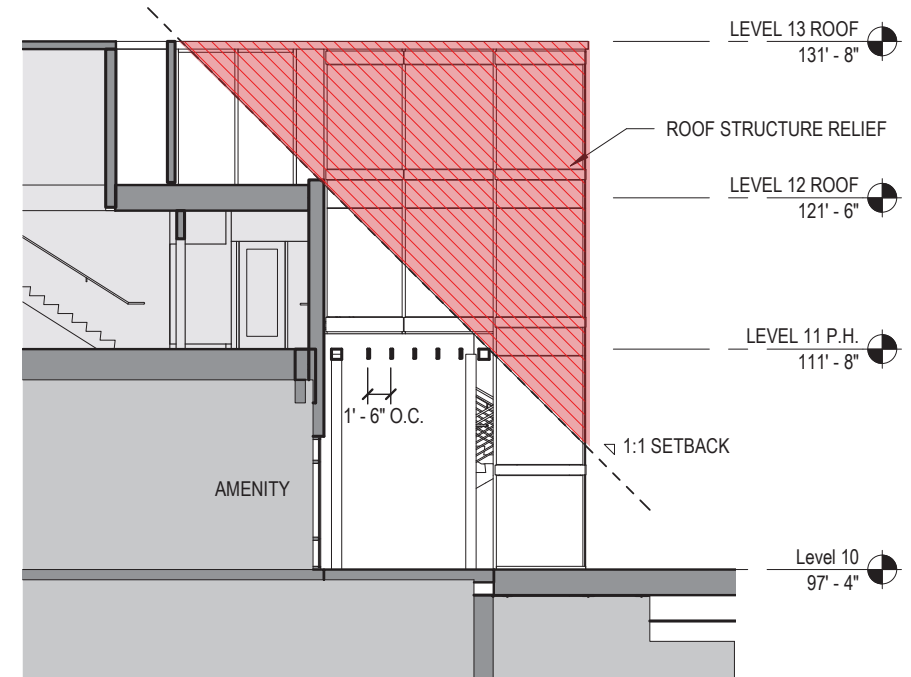
Courts/Yards Diagram

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Roof Structure Relief - Axonometric View

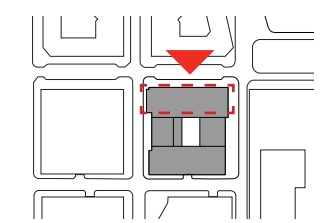
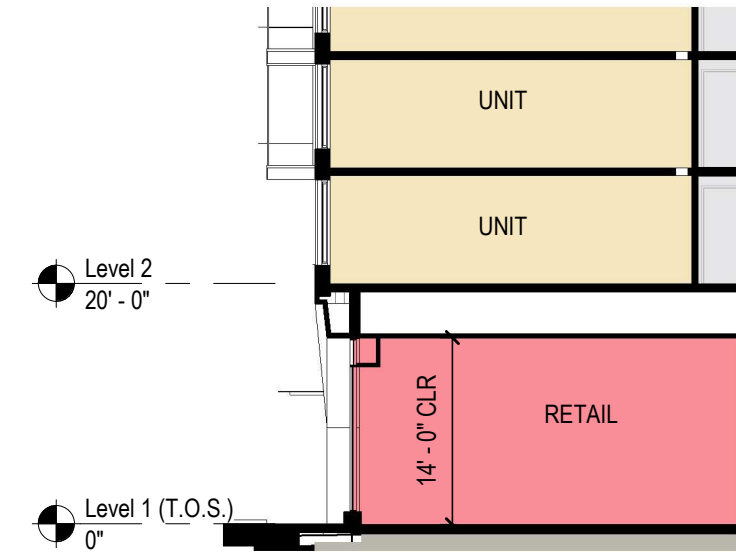
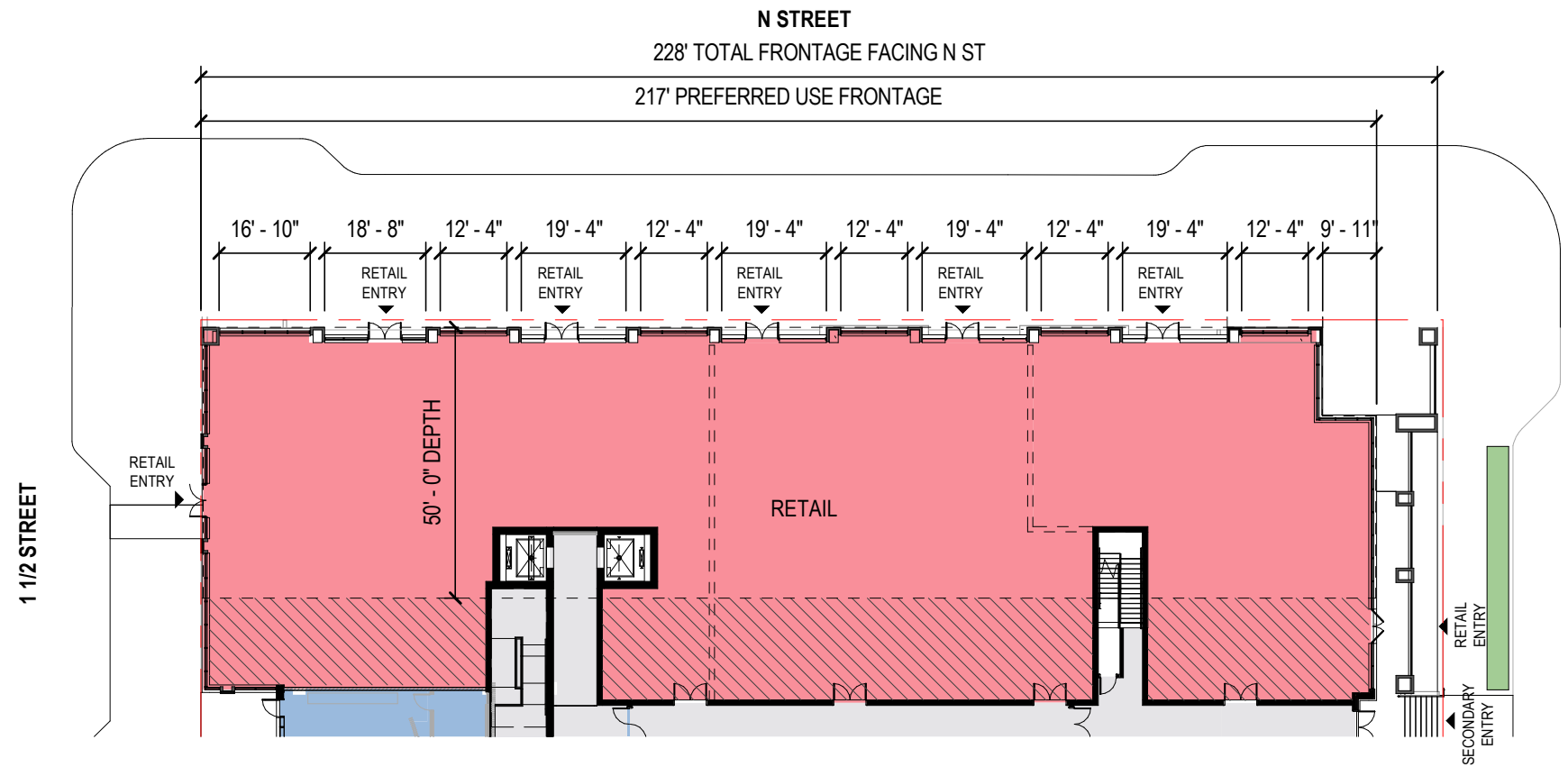


Roof Structure Relief - Section

Roof Structure Relief

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[---] Total Surface Area of Street Wall: 4071 sf
[---] Total Surface Area Devoted to Doors or Display Windows: 2140 sf (52%)

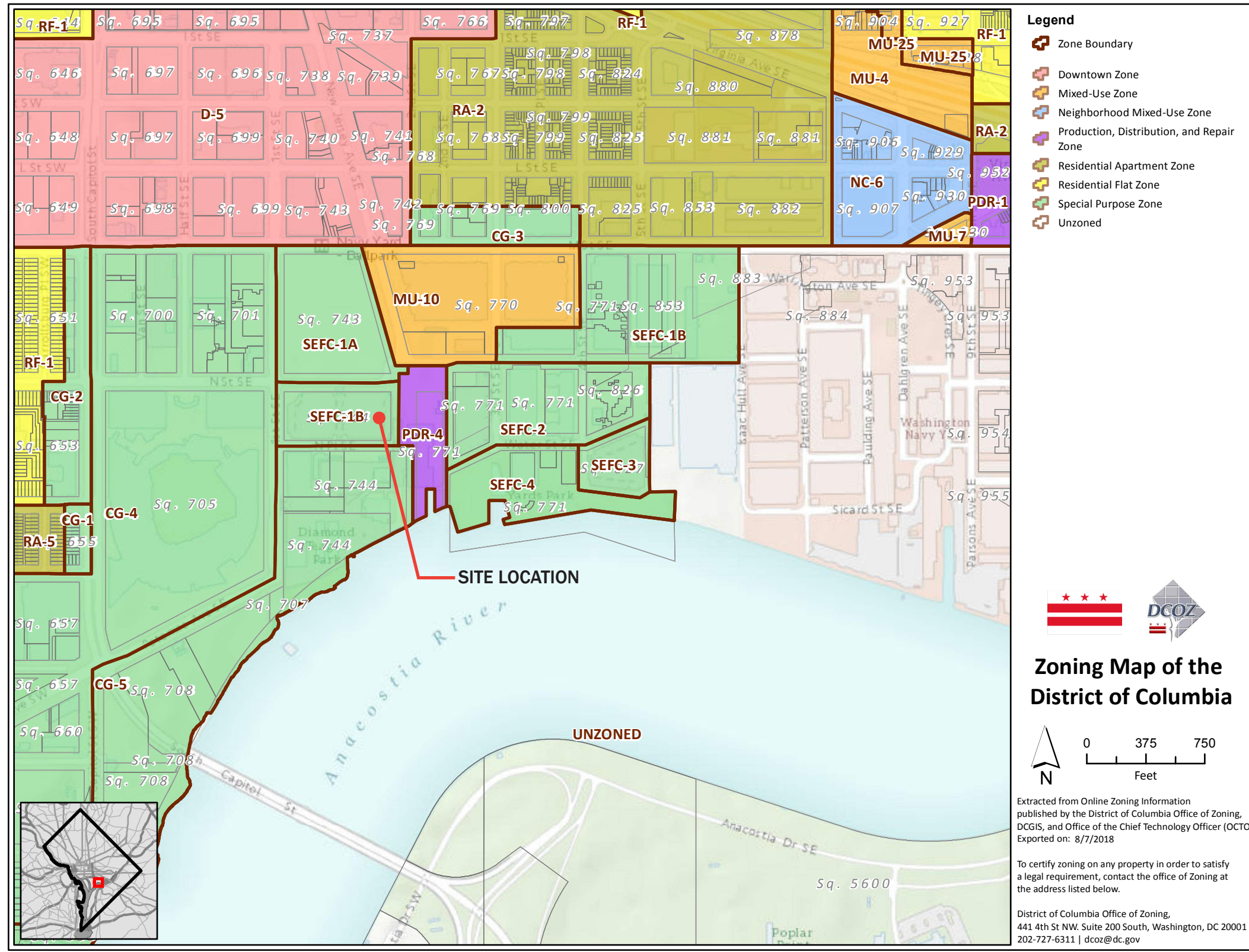
Preferred Uses Diagram

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Section 1

Site Analysis



Zoning Map of the District of Columbia
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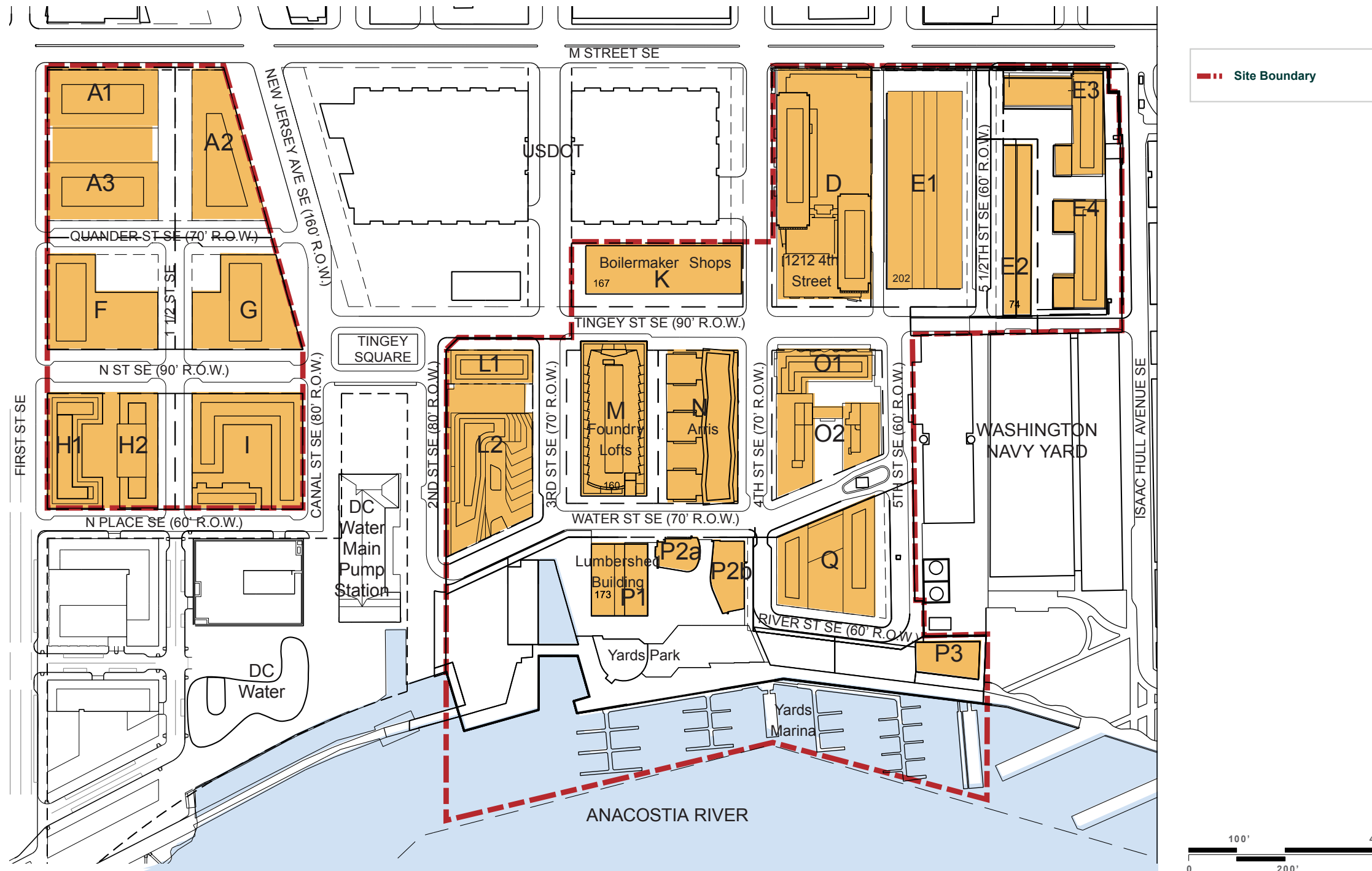
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MPFP

THE YARDS REVISED MASTER PLAN



THE YARDS - Southeast Federal Center FOREST CITY | WASHINGTON

shalom baranes associates architects

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AMENDMENT #1 TO REVISED MASTER PLAN SUBMISSION

The Yards Revised Master Plan

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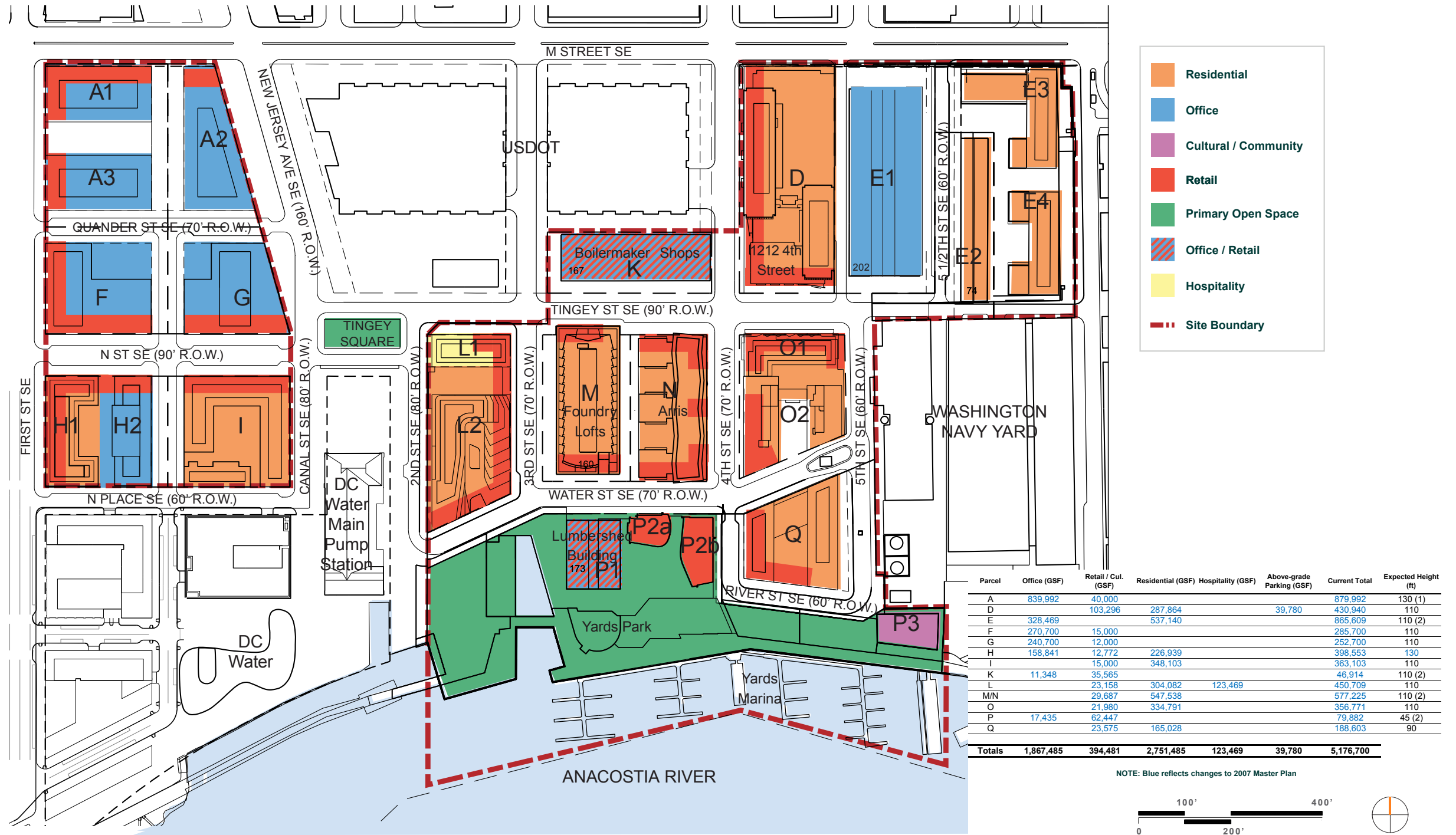
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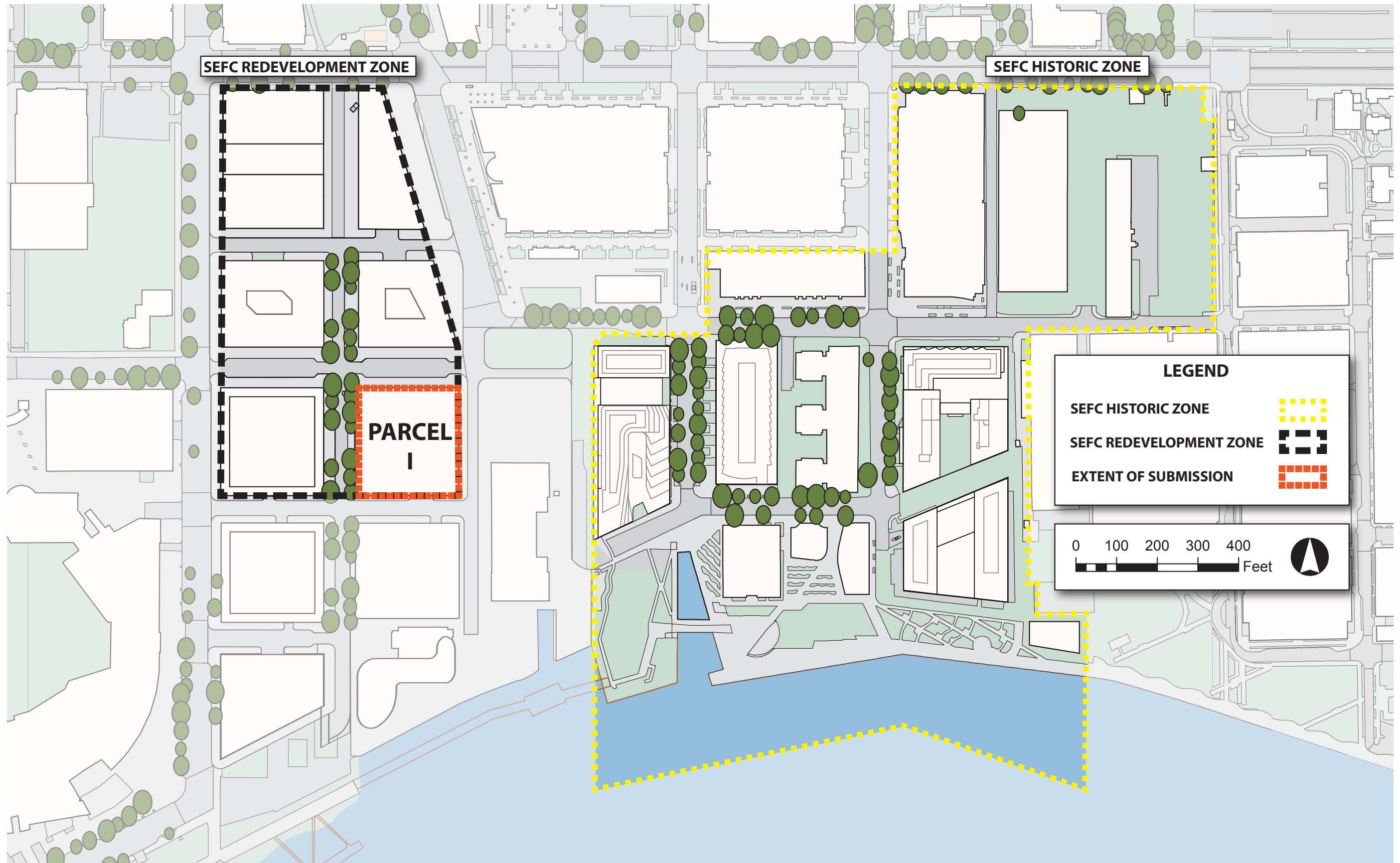
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MPEP

LAND USE PLAN





Extent of Submission

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