

CONSOLIDATED PUD FOR PHASE 1

1333 M STREET, SE
WASHINGTON, D.C. 20003

MARCH 13, 2020



DEVELOPER
Felice Development

ARCHITECT
GTM Architects - D.C.

LAND USE COUNSEL
Holland & Knight

LANDSCAPE ARCHITECT
Parker Rodriguez

CIVIL ENGINEER
CAS Engineering

MEP CONSULTANT
Built Environment Engineers

TRAFFIC CONSULTANT
Wells + Associates
ZONING COMMISSION
District of Columbia
CASE NO.20-06
EXHIBIT NO.3B1

TABLE OF CONTENTS

DRAWING INDEX:

ARCHITECTURE

- A-1 CONTEXT MAP
- A-2 SITE PHOTOS
- A-3 SITE CONNECTIVITY DIAGRAM
- A-4 EXISTING CONDITIONS PLAN
- A-5 EXISTING CONDITIONS PLAN
(PROPOSED THEORETICAL LOT LINE OVERLAY)
- A-6 ZONING TABULATION AND ZONING PLAN
- A-7 COURTS & YARDS
- A-8 SITE DEVELOPMENT PLAN FOR PHASE 1 & PHASE 2
- A-9 PARKING PLAN - P2 LEVEL
- A-10 PARKING PLAN - P1 LEVEL
- A-11 GROUND FLOOR PLAN
- A-12 2ND FLOOR PLAN
- A-13 3RD FLOOR PLAN
- A-14 4TH FLOOR PLAN
- A-15 5TH FLOOR PLAN
- A-16 6TH FLOOR PLAN
- A-17 7TH FLOOR PLAN
- A-18 TYPICAL FLOOR PLAN
- A-19 ROOF PLAN
- A-20 BUILDING ELEVATIONS
- A-21 BUILDING ELEVATIONS
- A-22 ENLARGED ELEVATIONS
- A-23 ENLARGED ELEVATIONS
- A-24 ENLARGED ELEVATIONS
- A-25 BUILDING SECTIONS
- A-26 PERSPECTIVE 1
- A-27 PERSPECTIVE 2
- A-28 PHASE 1 - MATERIALS
- A-29 LEED CHECKLIST

LANDSCAPE

- L-1 EXISTING CONTENT PLAN
- L-2 SITE CONNECTIVITY PLAN
- L-3 VIEW STUDY
- L-4 EXISTING CONDITIONS/ STREET CLASSIFICATION
- L-5 STREET DISTRIBUTION
- L-6 2 FT INTERVAL ELEVATION STUDY / EXISTING CONDITIONS
- L-7 PHASE 1
- L-8 PHASE 2
- L-9 IMAGES
- L-10 PHASE 3
- L-11 PHASE 4
- L-12 PHASE 4 CIRCULATION
- L-13 PROMENADE STAIR SECTION
- L-14 PROMENADE RAMP SECTION

CIVIL

- C-1 CIVIL LEGEND AND NOTES
- C-2 SITE DEMOLITION PLAN
- C-3 SITE DEVELOPMENT PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER MANAGEMENT PLAN
- C-6 EROSION AND SEDIMENT CONTROL PLAN
- C-7 UTILITY PLAN
- C-8 GREEN AREA RATIO



1 AERIAL MAP
SCALE: NTS



1 VIEW WEST ALONG M STREET



2 VIEW WEST ALONG CSX RAILWAY



3 VIEW EAST ALONG CSX RAILWAY



1 EXISTING CONTEXT PLAN
SCALE: NTS



9 VIEW OF SITE FROM ANACOSTIA PARK



8 VIEW OF WATERFRONT AT DISTRICT YACHT CLUB



4 VIEW AT INTERSECTION OF M ST. & WATER ST.



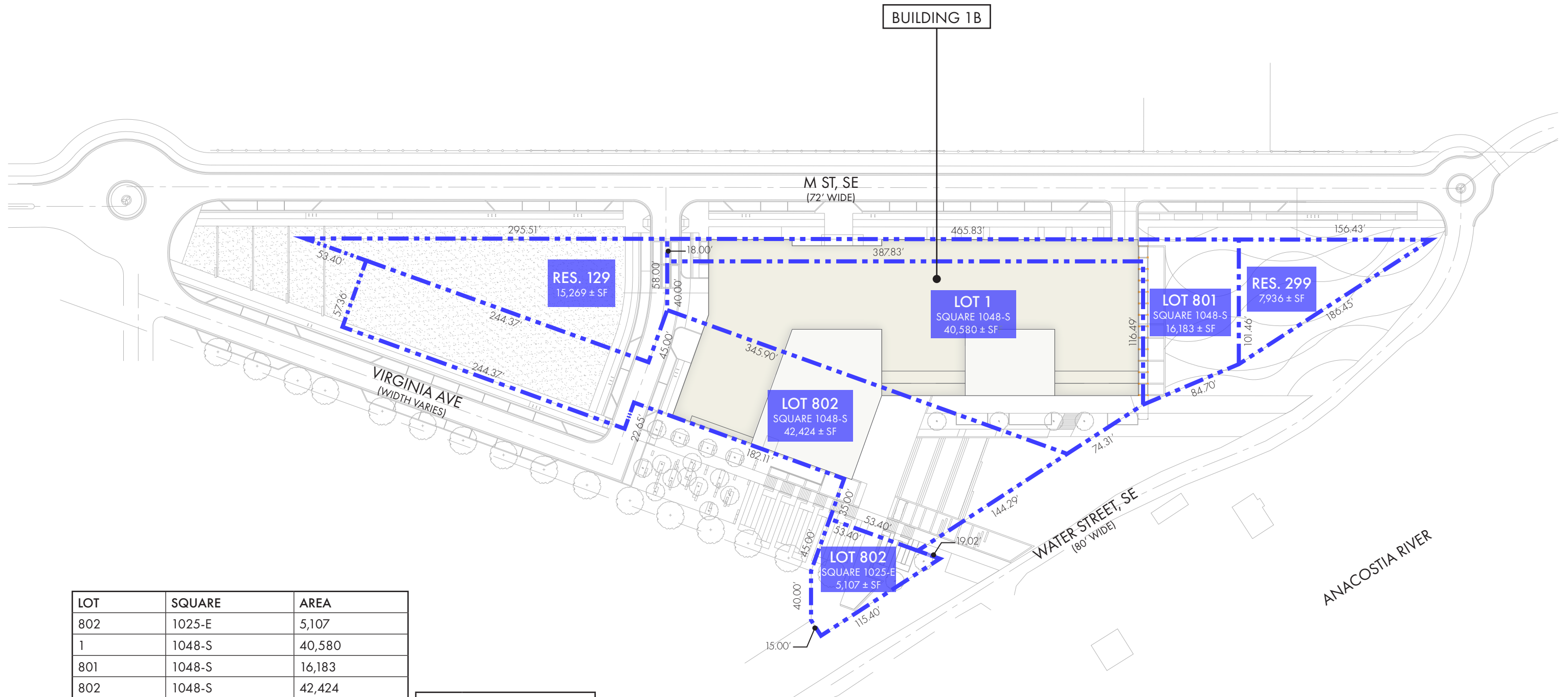
5 VIEW LOOKING SOUTHWEST ALONG WATER ST.



6 VIEW LOOKING NORTHEAST TOWARDS TRAIL

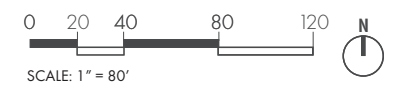


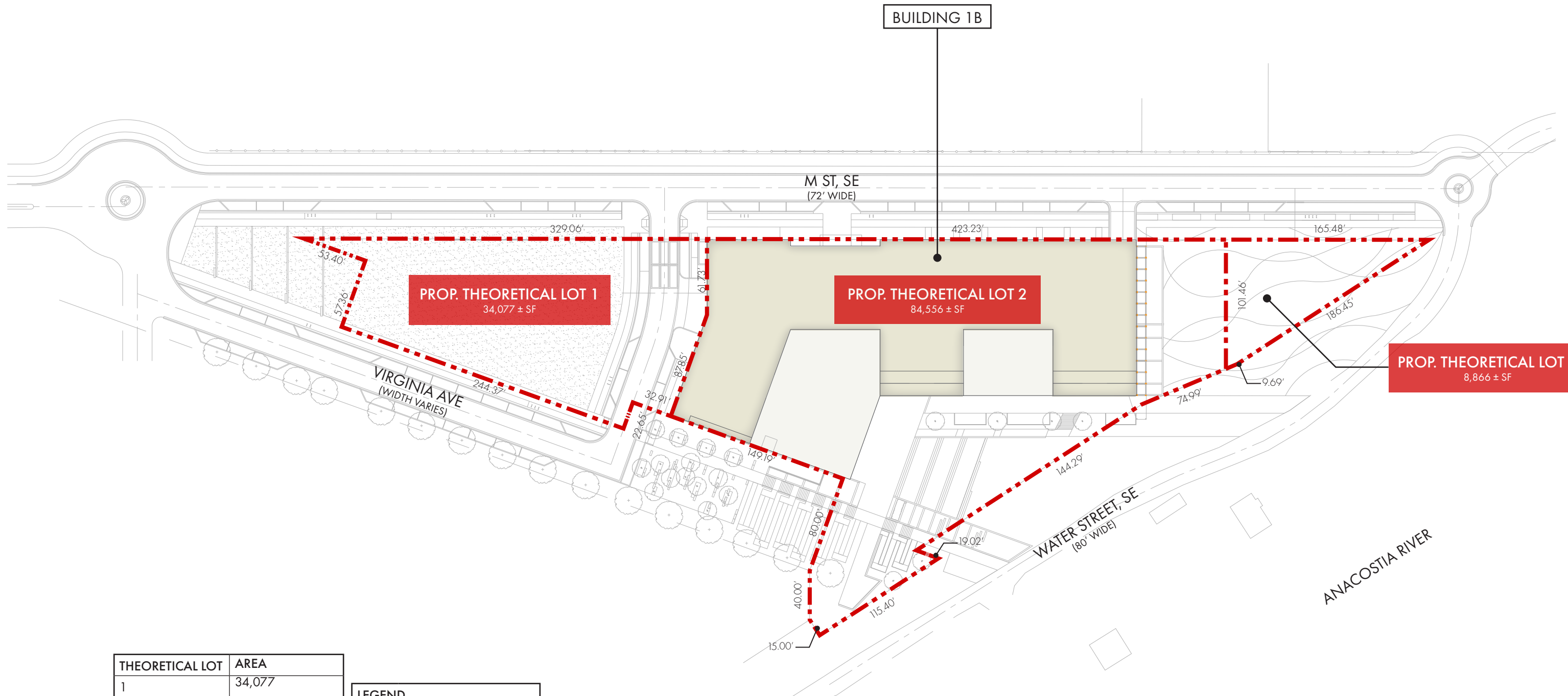
7 VIEW LOOKING SOUTHWEST ALONG WATER ST.





LOT	SQUARE	AREA
802	1025-E	5,107
1	1048-S	40,580
801	1048-S	16,183
802	1048-S	42,424
129	RES	15,263
299	RES	7,936
TOTAL		127,499

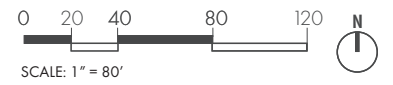
LEGEND	
	PROPOSED BUILDING
	EXST. LOT LINE





THEORETICAL LOT	AREA
1	34,077
2	84,556
3	8,866
TOTAL	127,499

LEGEND	
	PROPOSED BUILDING
	THEORETICAL LOT LINE



SITE DATA

EXISTING SITE AREA:

LOT 802 (SQUARE 1025-E)	5,107 SF
LOT 1 (SQUARE 1048-S)	40,580 SF
LOT 801 (SQUARE 1048-S)	16,183 SF
LOT 802 (SQUARE 1048-S)	42,424 SF
RES 129	15,269 SF
RES 299	7,936 SF
TOTAL	127,499 SF

ZONE:

EXISTING: PDR-4
 PROPOSED: MU-9 (PUD)

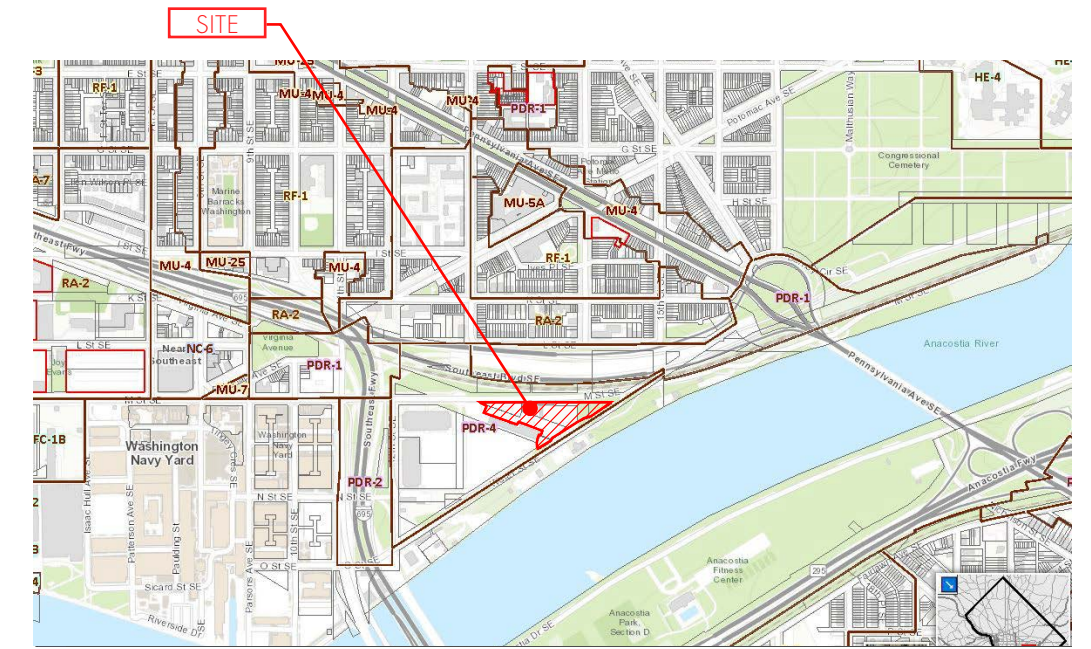
PROJECT DESCRIPTION

PHASE 1 OF A 2-PHASE PROJECT
 529 UNITS; 1 RESIDENTIAL BUILDING WITH
 GROUND LEVEL RETAIL

SQUARE FOOTAGE CALCULATIONS				
	RESIDENTIAL GFA	RESIDENTIAL UNITS	RETAIL GFA	TOTAL GFA ALL USES*
BUILDING 1B	354,018	529	34,711	478,548

PROPOSED THEORETICAL SITE AREA:
 (NOTE SEE PAGE A-4 FOR MORE INFORMATION)

THEORETICAL LOT 2 84,556 SF



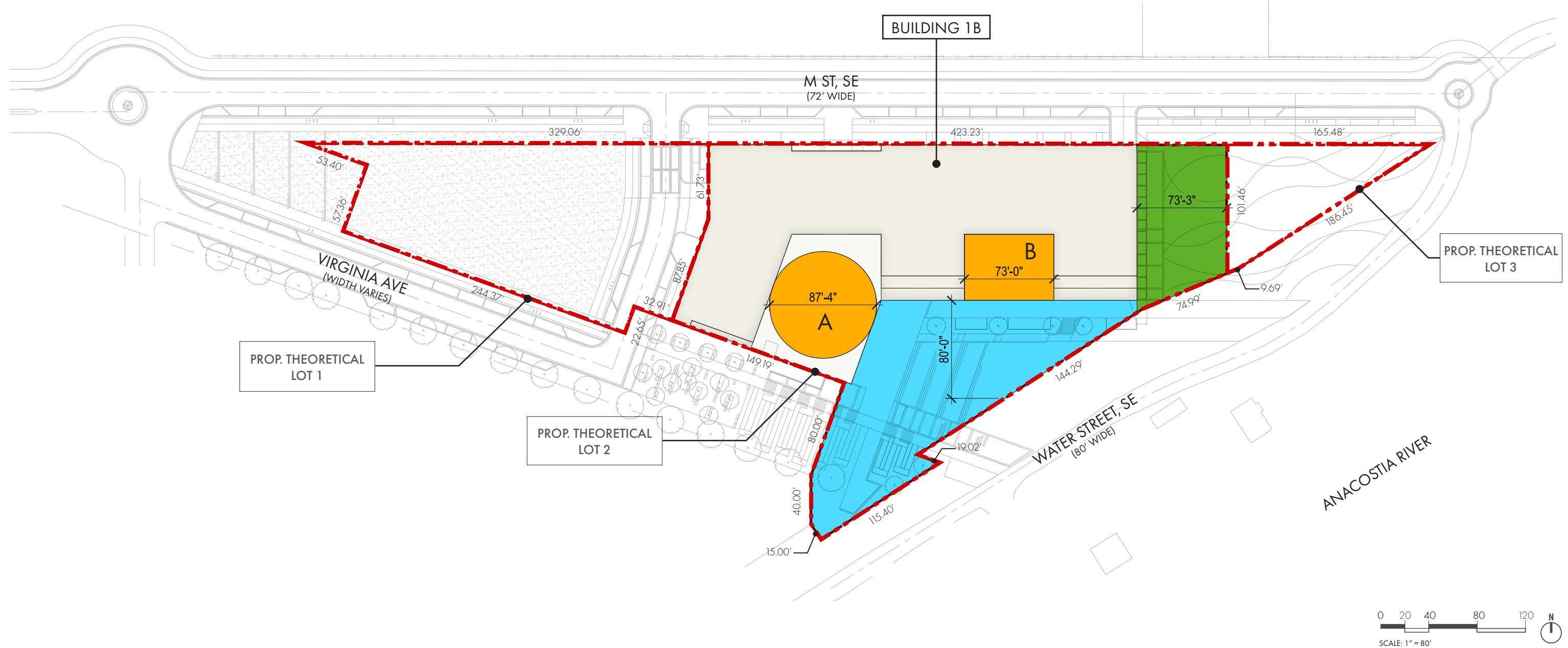
1 ZONING PLAN
 SCALE: NTS

ZONING TABULATIONS

	FAR: (calculated over theoretical lot)		LOT OCCUPANCY: (calculated over theoretical lot)		BUILDING HEIGHT		PENTHOUSE HEIGHT:		PARKING:		LOADING:	
	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED
BUILDING1B	6.5 7.8 (IZ) 9.36 (PUD)	5.66	100%	61.7%	130'-0"	130'-0" / 13 Stories from M.P. 35.0 Virginia Ave.	20'-0"	15'-0"	Residential: 177 Spaces Retail: 43 Spaces Total = 220 x 50% Reduc. = 110 Spaces Req.	168 Spaces	Residential: 1 Loading Berth 1 Service Space Retail: 2 Loading Berths 1 Service Space	1 Loading Berth @ 55' deep 1 Loading Berth @ 30' deep 1 Service Space

*FOR PURPOSES OF COUNTING F.A.R.: GROSS FLOOR AREA DOES NOT INCLUDE: 1) PARKING AND ACCESS RAMPS, 2) BAYS PROJECTING OVER AREA LINES, AND 2) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 6'-6" ABOVE GRADE LEVEL

** FIFTY PERCENT (50%) REDUCTION OF MINIMUM PARKING REQUIREMENTS PER DCMR SECTION 702.1



	REAR YARD		SIDE YARD		OPEN COURT	
	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED
BUILDING 1B	2-1/2" per 153'-10"=32'-0"	80'-0"	NONE REQUIRED IF PROVIDED: 2" per 133'-0"=22'-2" MIN. 5FT.	73'-3"	NONE REQUIRED IF PROVIDED: A: 4" per 118'-10"=39'-7" B: 4" per 131'-0"=43'-8" MIN. 10'	87'-4" 73'-0"

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS.

LEGEND	
	PROPOSED BUILDING
	THEORETICAL LOT LINE

BUILDING 1B
 13 FLOORS
 478,548 GFA
 529 UNITS



*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

*All elements located within the public right-of-way such as, but not limited to, crosswalks, bike racks, green infrastructure features, and bike lanes may change in response to future input and coordination with the District Department of Transportation and other government agencies.





LEGEND

- RETAIL
- RESIDENTIAL
- AMENITY
- ADMINISTRATION
- CIRCULATION
- CORE
- SERVICE CORRIDOR
- COURTYARD
- PARKING
- UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

PARKING DATA - P1 LEVEL

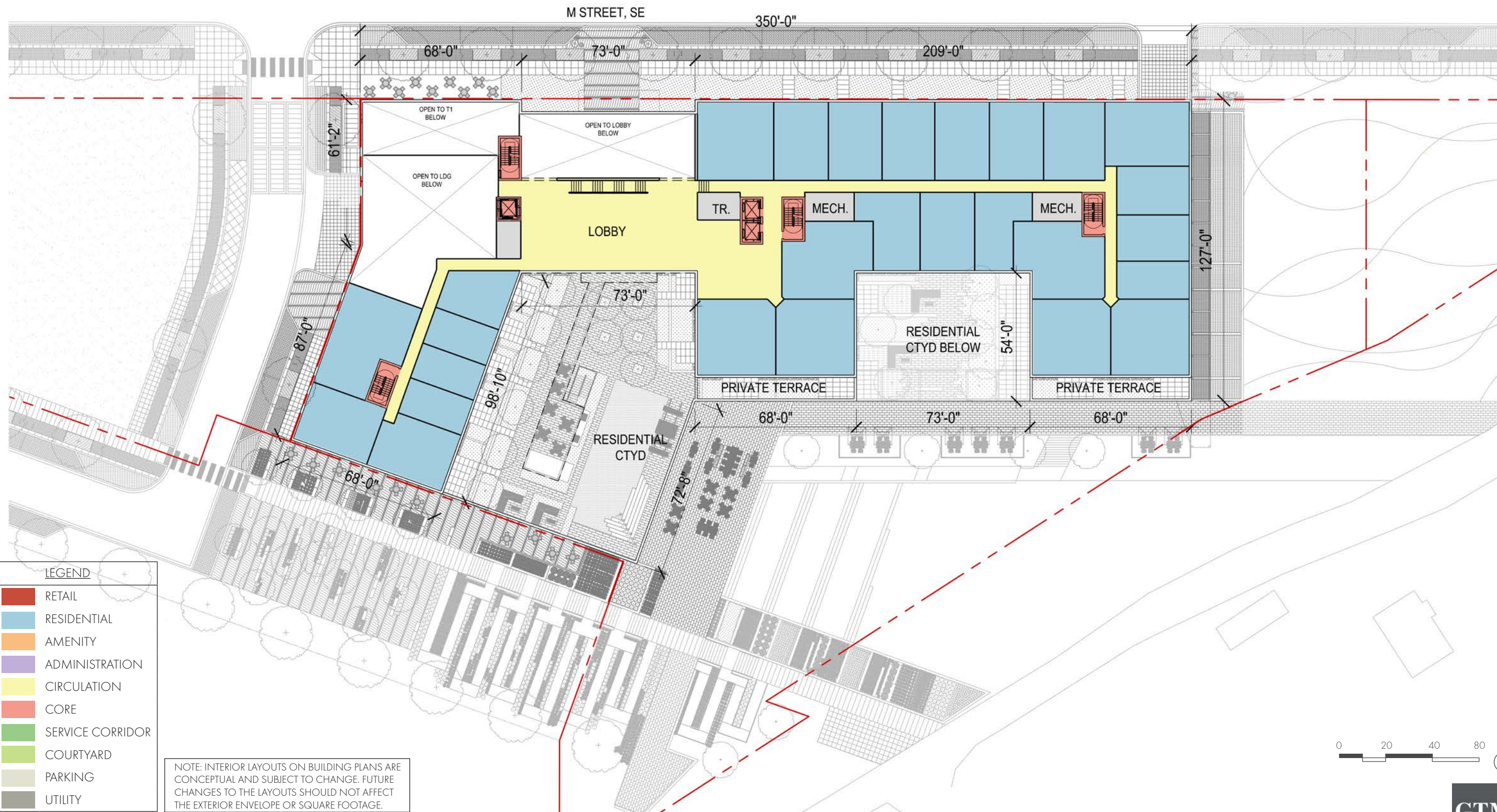
BUILDING PHASE	# SPACES
PHASE 1	58
TOTAL SPACES	58

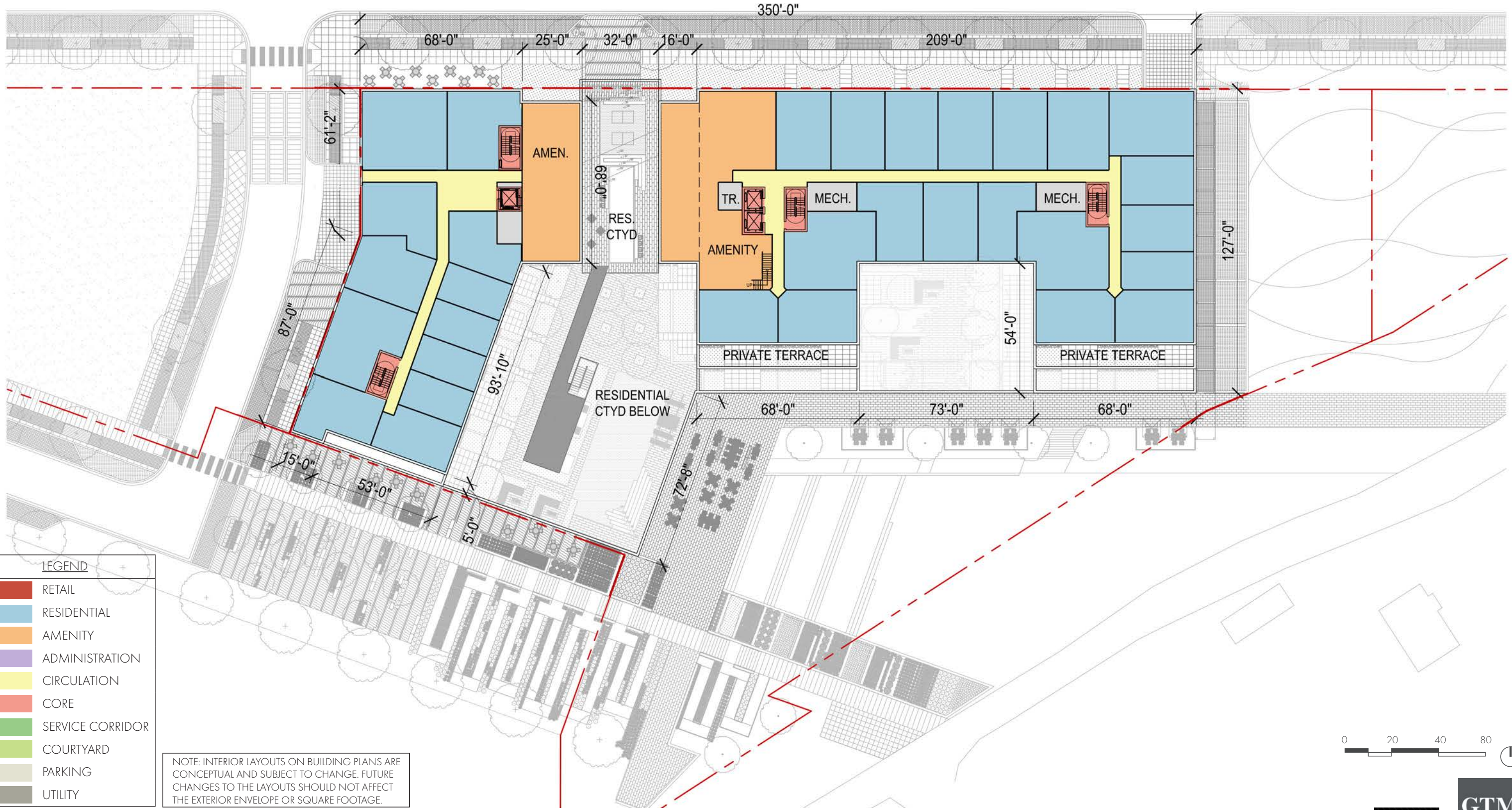


LEGEND

Red	RETAIL
Blue	RESIDENTIAL
Orange	AMENITY
Purple	ADMINISTRATION
Yellow	CIRCULATION
Light Red	CORE
Green	SERVICE CORRIDOR
Light Green	COURTYARD
Light Grey	PARKING
Dark Grey	UTILITY

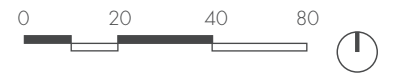
NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.





LEGEND	
■	RETAIL
■	RESIDENTIAL
■	AMENITY
■	ADMINISTRATION
■	CIRCULATION
■	CORE
■	SERVICE CORRIDOR
■	COURTYARD
■	PARKING
■	UTILITY

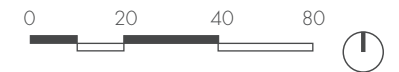
NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.





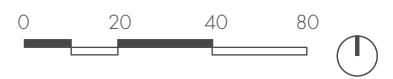
LEGEND	
■	RETAIL
■	RESIDENTIAL
■	AMENITY
■	ADMINISTRATION
■	CIRCULATION
■	CORE
■	SERVICE CORRIDOR
■	COURTYARD
■	PARKING
■	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.





NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

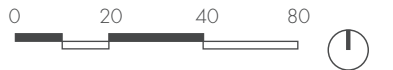


LEGEND	
■	RETAIL
■	RESIDENTIAL
■	AMENITY
■	ADMINISTRATION
■	CIRCULATION
■	CORE
■	SERVICE CORRIDOR
■	COURTYARD
■	PARKING
■	UTILITY



LEGEND	
■	RETAIL
■	RESIDENTIAL
■	AMENITY
■	ADMINISTRATION
■	CIRCULATION
■	CORE
■	SERVICE CORRIDOR
■	COURTYARD
■	PARKING
■	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

6TH FLOOR PLAN



March 13, 2020

A-15



LEGEND	
■	RETAIL
■	RESIDENTIAL
■	AMENITY
■	ADMINISTRATION
■	CIRCULATION
■	CORE
■	SERVICE CORRIDOR
■	COURTYARD
■	PARKING
■	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

