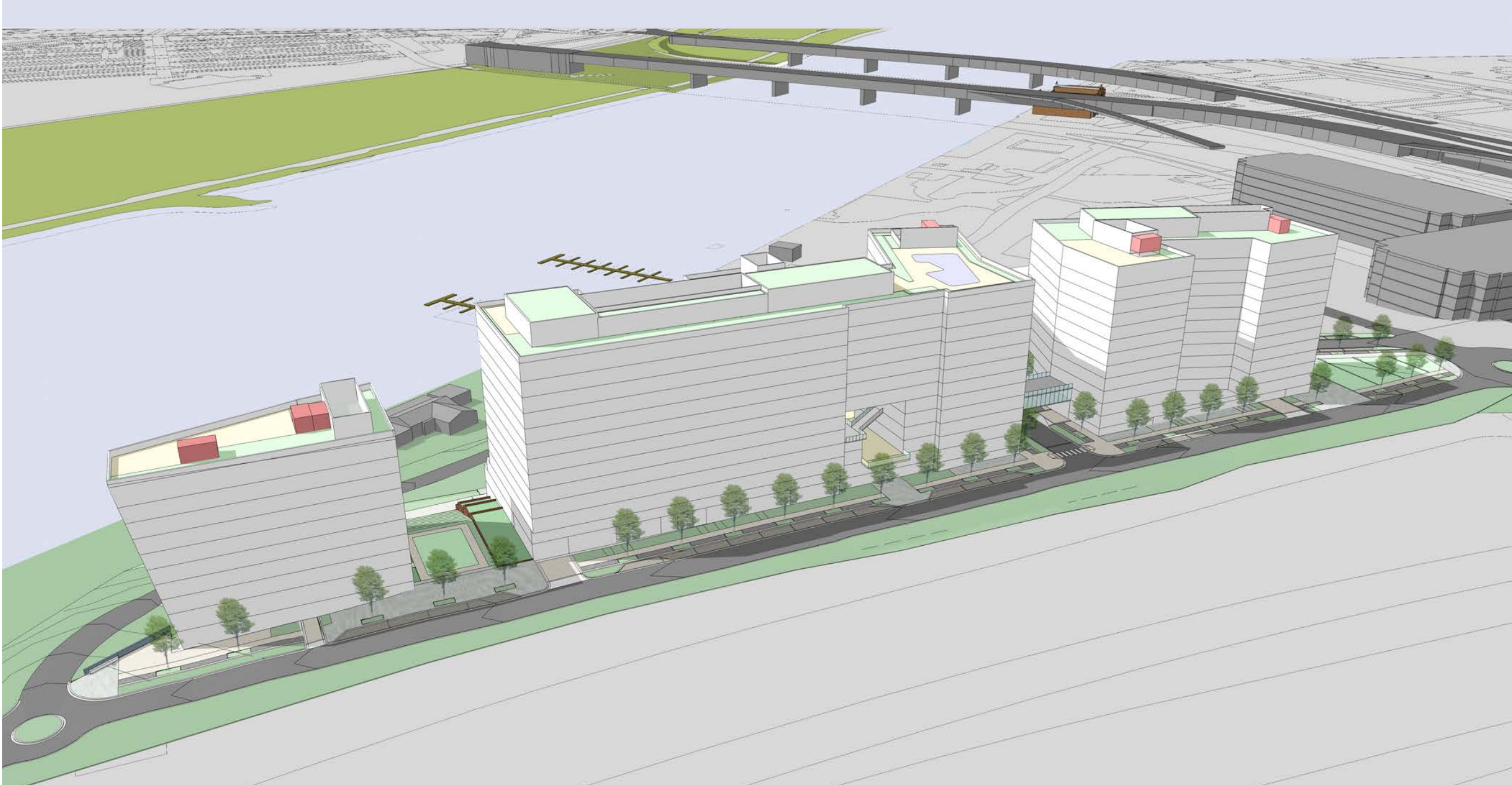


FIRST-STAGE PUD APPROVAL FOR 1333 M STREET, SE

WASHINGTON, D.C. 20003

MARCH 13, 2020



DEVELOPER
Felice Development

ARCHITECT
GTM Architects - D.C.

LAND USE COUNSEL
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CAS Engineering

MEP CONSULTANT
Built Environment Engineers

TRAFFIC CONSULTANT
Wells + Associates
ZONING COMMISSION
District of Columbia
CASE NO.20-06
EXHIBIT NO.3A1

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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.



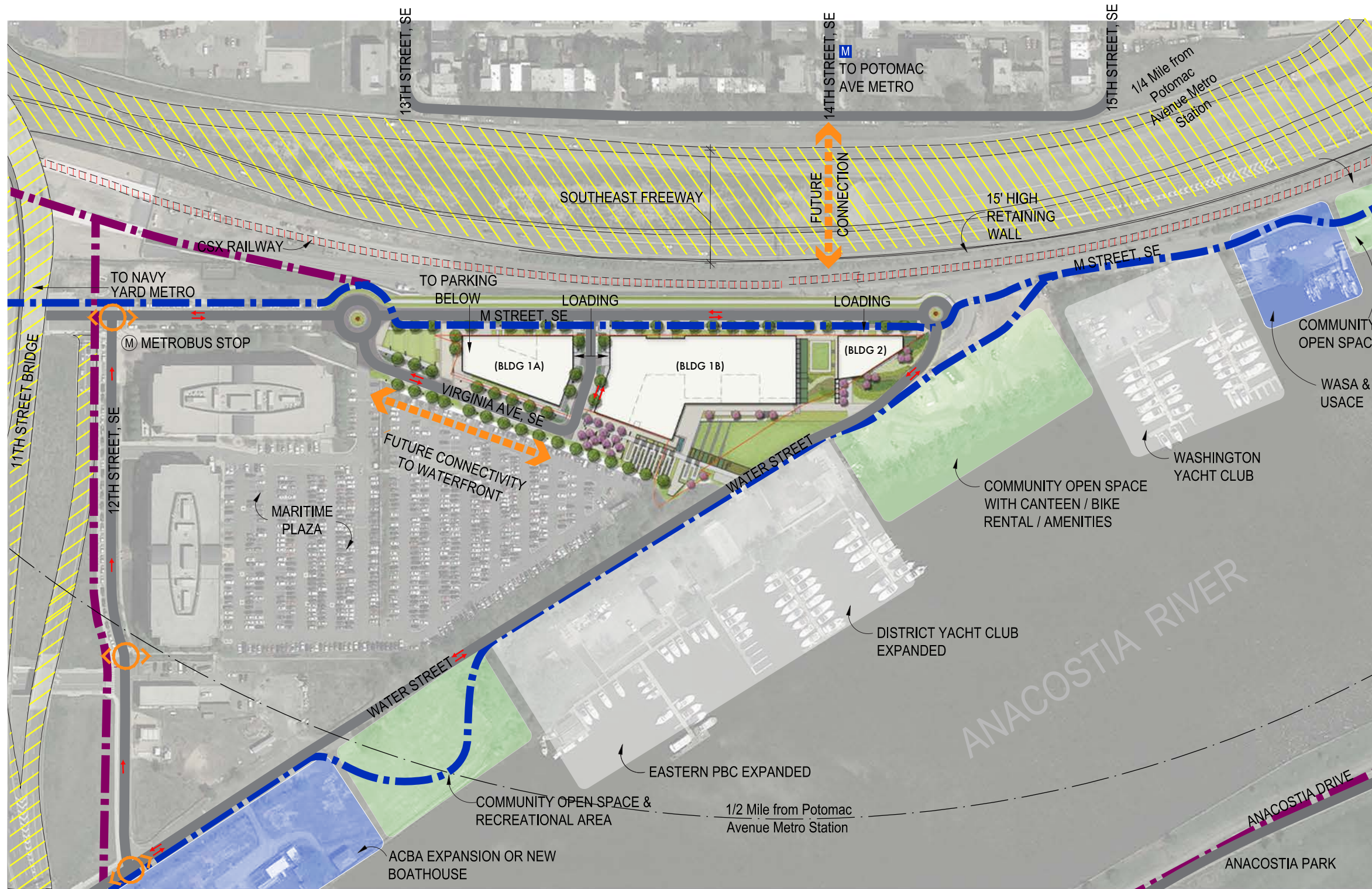
5 VIEW LOOKING SOUTHWEST ALONG WATER ST.



6 VIEW LOOKING NORTHEAST TOWARDS TRAIL



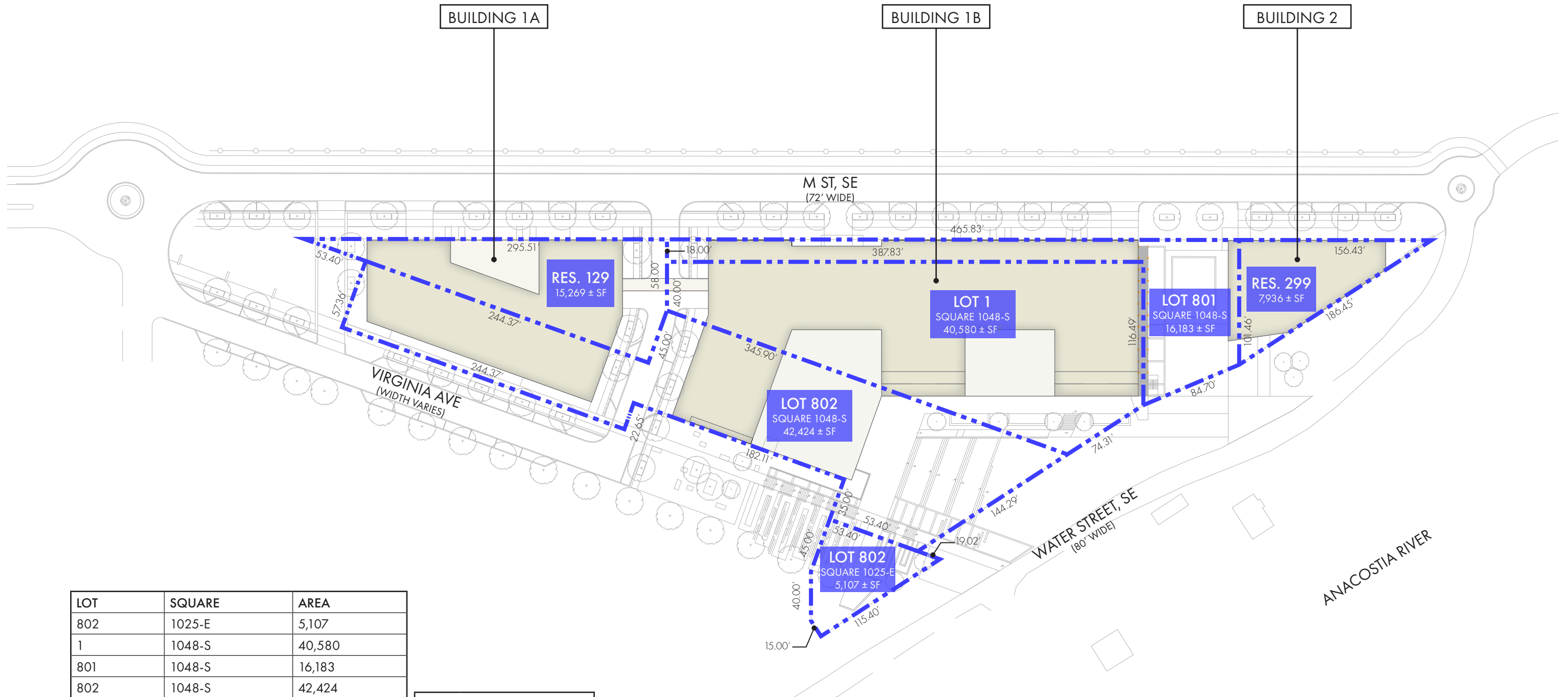
7 VIEW LOOKING SOUTHWEST ALONG WATER ST.



NOTE: M STREET DEAD ENDS AT SEAFARERS YACHT CLUB ALONG CSX RAILWAY

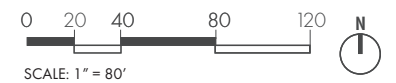
LEGEND:	
	PROPOSED VISION FOR BOATHOUSE ROW - CONCEPT 1
	MAJOR HIGHWAYS
	FUTURE CONNECTIVITY
	RIVERWALK TRAIL
	MULTI-USE TRAIL
	SECONDARY ROADWAYS
	CSX RAILWAY
	METRO & METROBUS STOPS
	GATEWAYS TO SITE

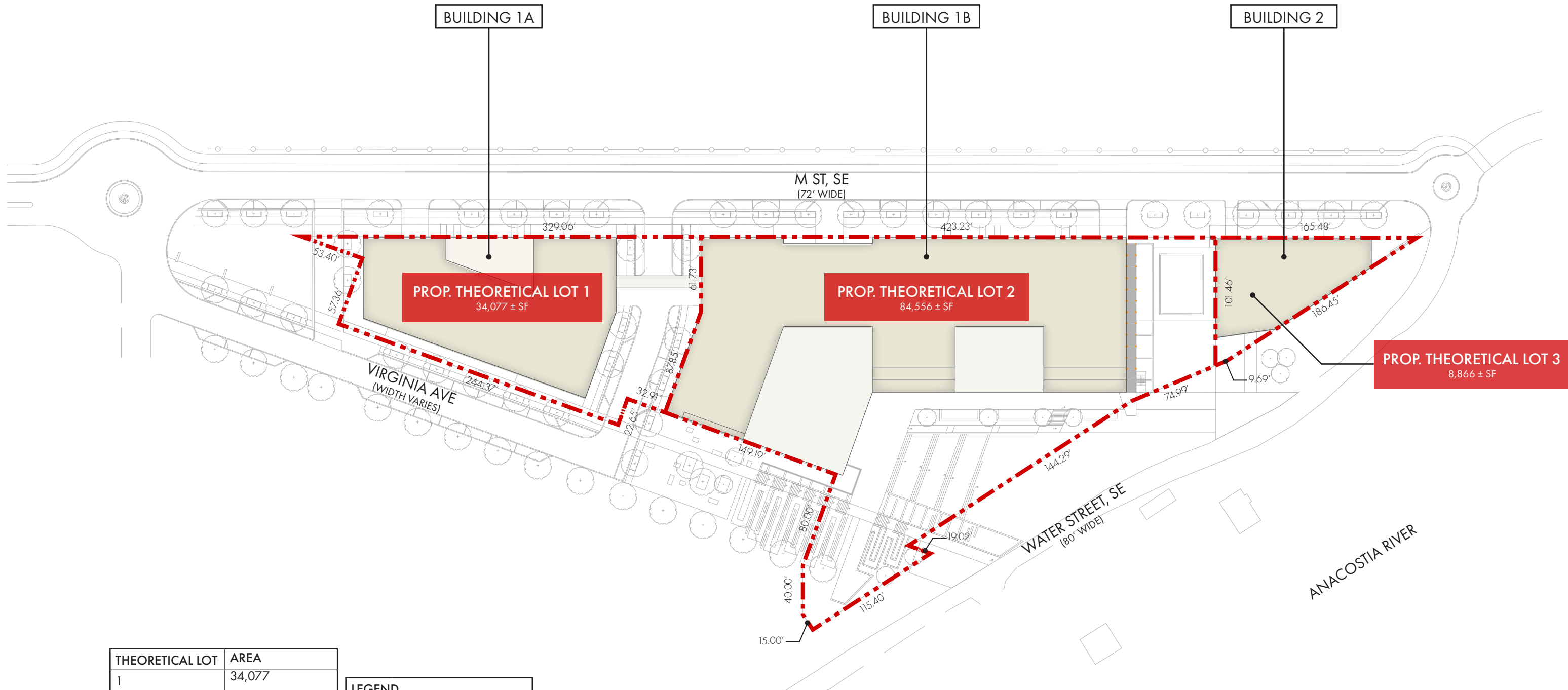
NOTE: INFORMATION BASED ON THE BOATHOUSE ROW PLANNING STUDY FROM MARCH 12, 2009



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

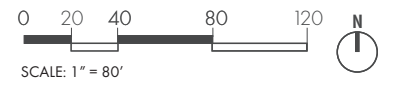
LEGEND	
	PROPOSED BUILDING
	EXST. LOT LINE





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)

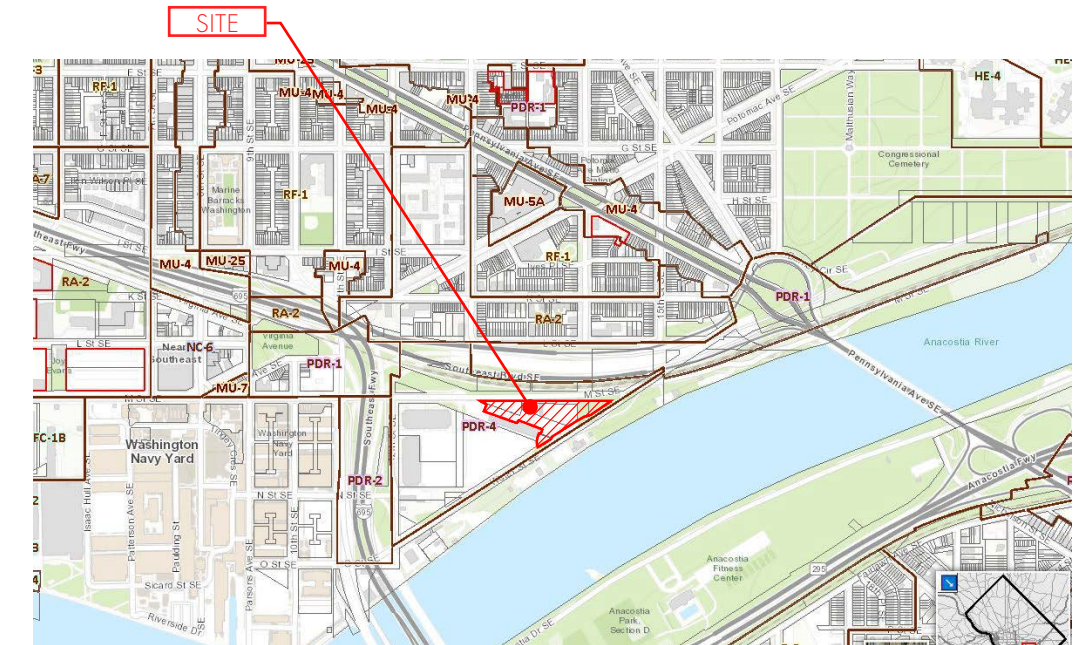
PROJECT DESCRIPTION

900 UNITS; 3 RESIDENTIAL BUILDINGS
 WITH GROUND LEVEL RETAIL

SQUARE FOOTAGE CALCULATIONS				
	RESIDENTIAL GFA	RESIDENTIAL UNITS	RETAIL GFA	TOTAL GFA ALL USES*
BUILDING 1A	190,827	294	9,504	239,601
BUILDING 1B	354,018	529	34,711	478,548
BUILDING 2	50,288	77	1,204	72,914
TOTAL	595,133	900	45,419	791,063

PROPOSED THEORETICAL SITE AREA:
 (NOTE SEE PAGE A-5 FOR MORE INFORMATION)

THEORETICAL LOT 1 (Bldg 1A)	34,077 SF
THEORETICAL LOT 2 (Bldg 1B)	84,556 SF
THEORETICAL LOT 3 (Bldg 2)	8,866 SF
TOTAL	127,499 SF



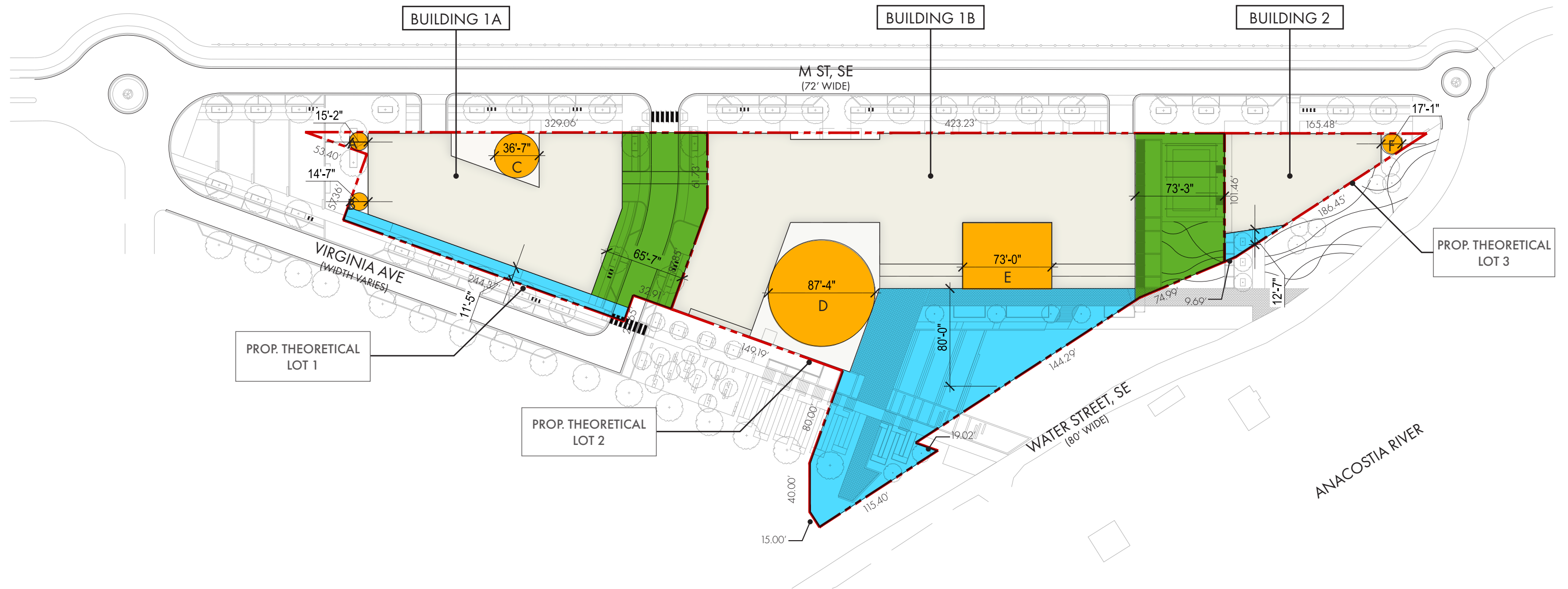
1 ZONING PLAN
 SCALE: NTS

ZONING TABULATIONS

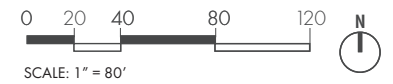
	FAR: (calculated over theoretical lot)		LOT OCCUPANCY: (calculated over theoretical lot)		BUILDING HEIGHT		PENTHOUSE HEIGHT:		PARKING:		LOADING:	
	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED
BUILDING 1A		7.03		60.3%	130'-0"	130'-0" / 13 Stories from M.P. 35.0 Virginia Ave.		15'-0"	Residential: 98 Spaces Retail: 9 Spaces		Residential: 1 Loading Berth 1 Service Space Retail: 1 Loading Berth	1 Loading Berth @ 30' deep 1 Service Space
BUILDING 1B	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	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
BUILDING 2		8.22		87.5%	92'-0"	92'-0" / 9 Stories from M.P. 32.0 M Street		15'-0"	Residential: 26 Spaces Retail: 0 Spaces	None Provided	Residential: 1 Loading Berth 1 Service Space	None
TOTAL SITE		6.20		63.1%					Residential: 301 Spaces Retail: 52 Spaces Total = 353 x 50% Reduc. = 177 Spaces Req.	168 Total		

*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 1A	2-1/2" per 133'-6"=27'-9"	11'-5"	NONE REQUIRED IF PROVIDED: 2" per 133'-0"=22'-2" MIN. 5FT.	65'-7"	NONE REQUIRED IF PROVIDED: A: 4" per 133'-6"=44'-6" B: 4" per 133'-6"=44'-6" C: 4" per 120'-10"=40'-3" MIN. 10'	15'-2" 14'-7" 36'-7"
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: D: 4" per 118'-10"=39'-7" E: 4" per 131'-0"=43'-8" MIN. 10'	87'-4" 73'-0"
BUILDING 2	2-1/2" per 133'-8"=23'-8"	12'-7"	N/A	N/A	NONE REQUIRED IF PROVIDED: 4" per 133'-6"=44'-6" F: 4" per 100'-4"=33'-5" MIN. 10'	17'-1"



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

LEGEND	
	PROPOSED BUILDING
	THEORETICAL LOT LINE

PHASE 1:

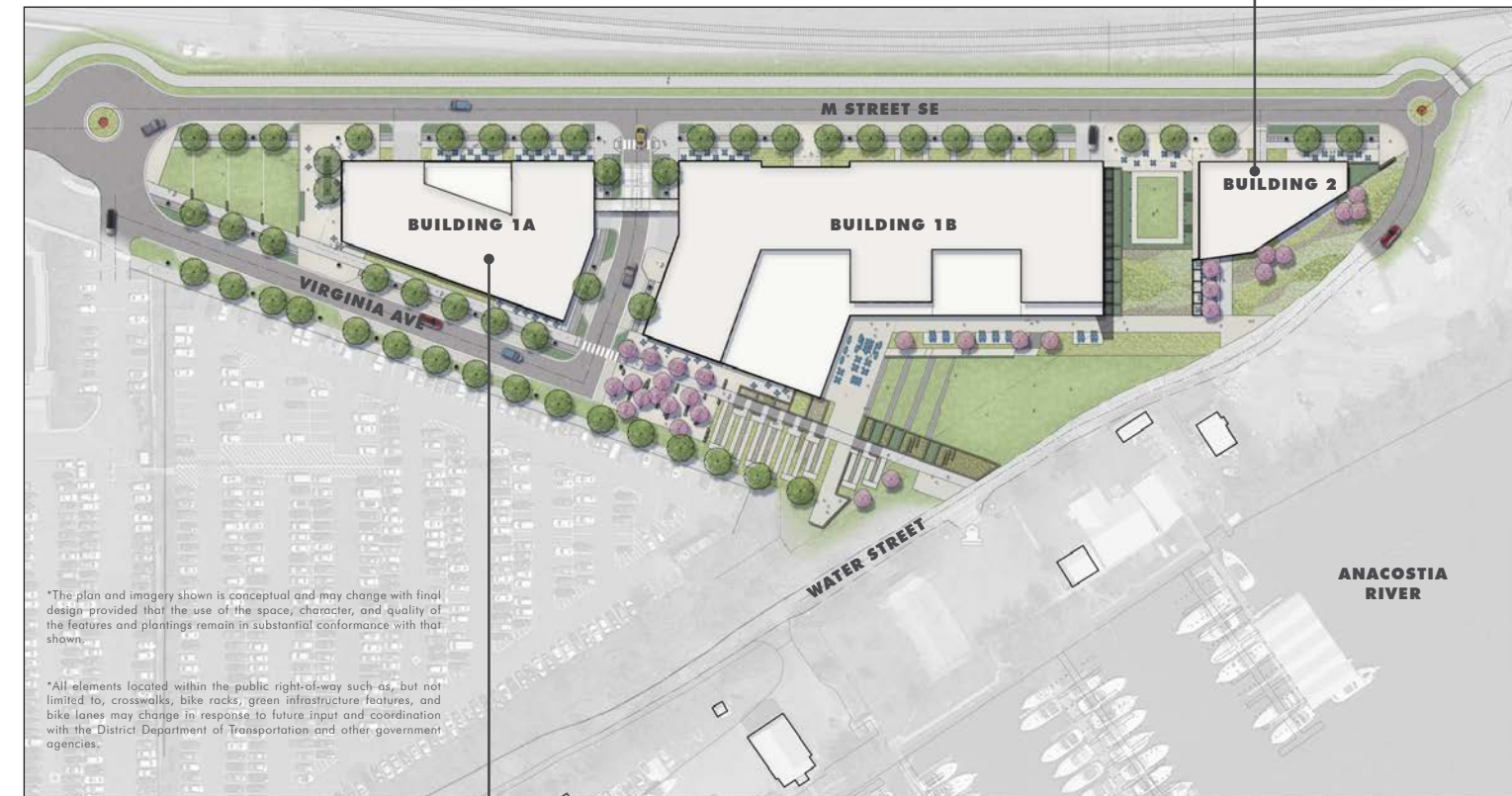


*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

*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.

BUILDING 1B
 13 FLOORS
 478,548 GFA
 529 UNITS

PHASE 2:

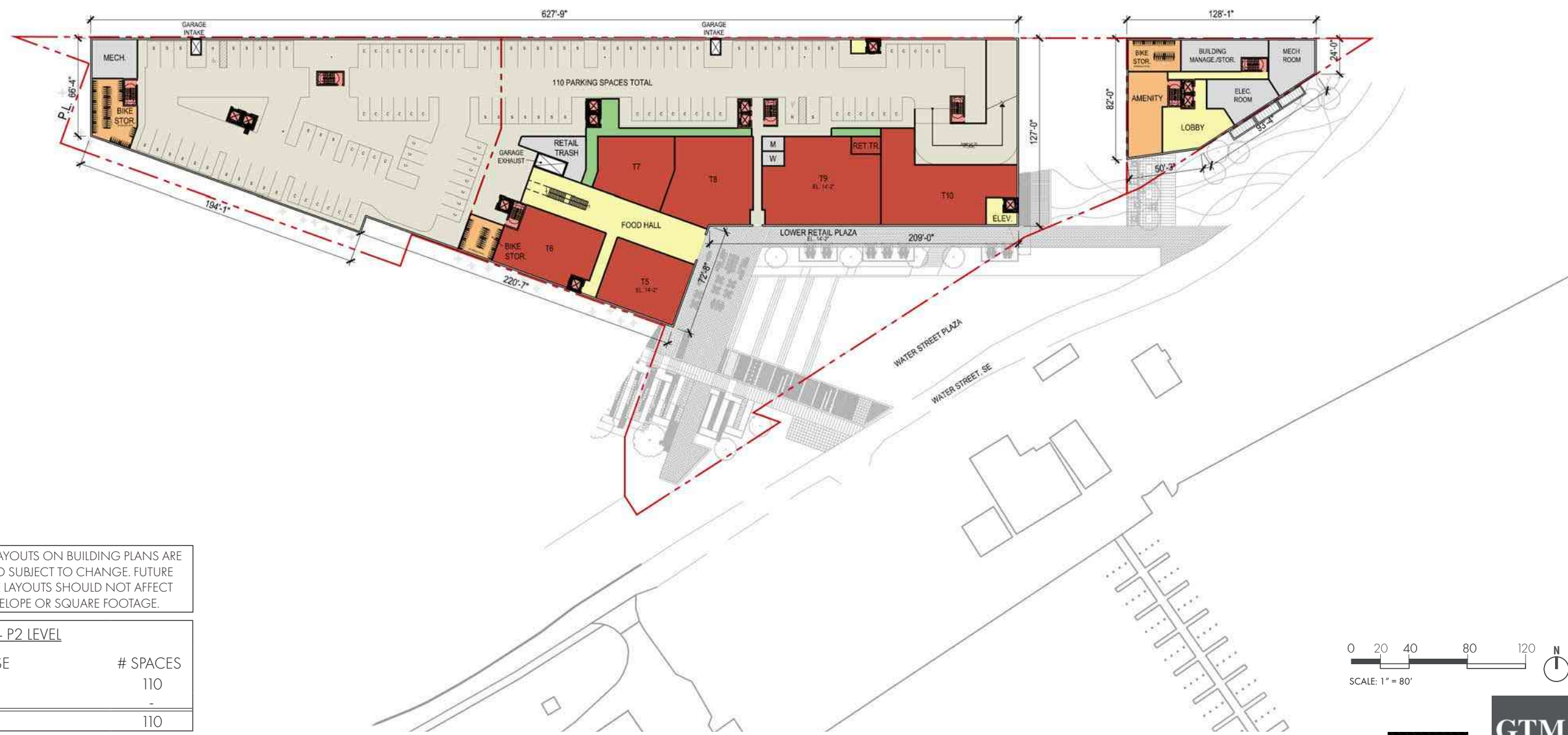


*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

*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.

BUILDING 2
 9 FLOORS
 72,914 GFA
 77 UNITS

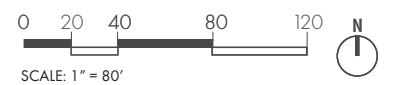
BUILDING 1A
 13 FLOORS
 239,601 GFA
 294 UNITS



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 - P2 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	110
PHASE 2	-
TOTAL SPACES	110

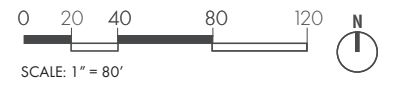
















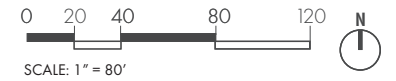
LEGEND	
■	RETAIL
■	RESIDENTIAL
■	AMENITY
■	ADMINISTRATION
■	CIRCULATION
■	CORE
■	SERVICE CORRIDOR
■	COURTYARD
■	PARKING
■	UTILITY

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

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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

3RD FLOOR PLAN



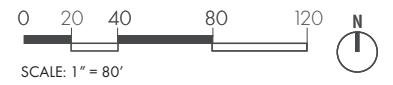
March 13, 2020

A-1 3



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

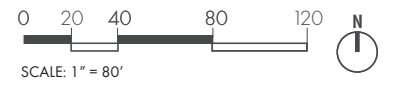
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LEGEND	
	RESIDENTIAL
	CIRCULATION
	CORE
	AMENITY
	ADMINISTRATION
	SERVICE CORRIDOR
	COURTYARD
	UTILITY
	PARKING
	RETAIL

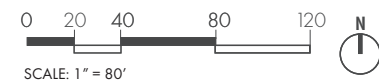
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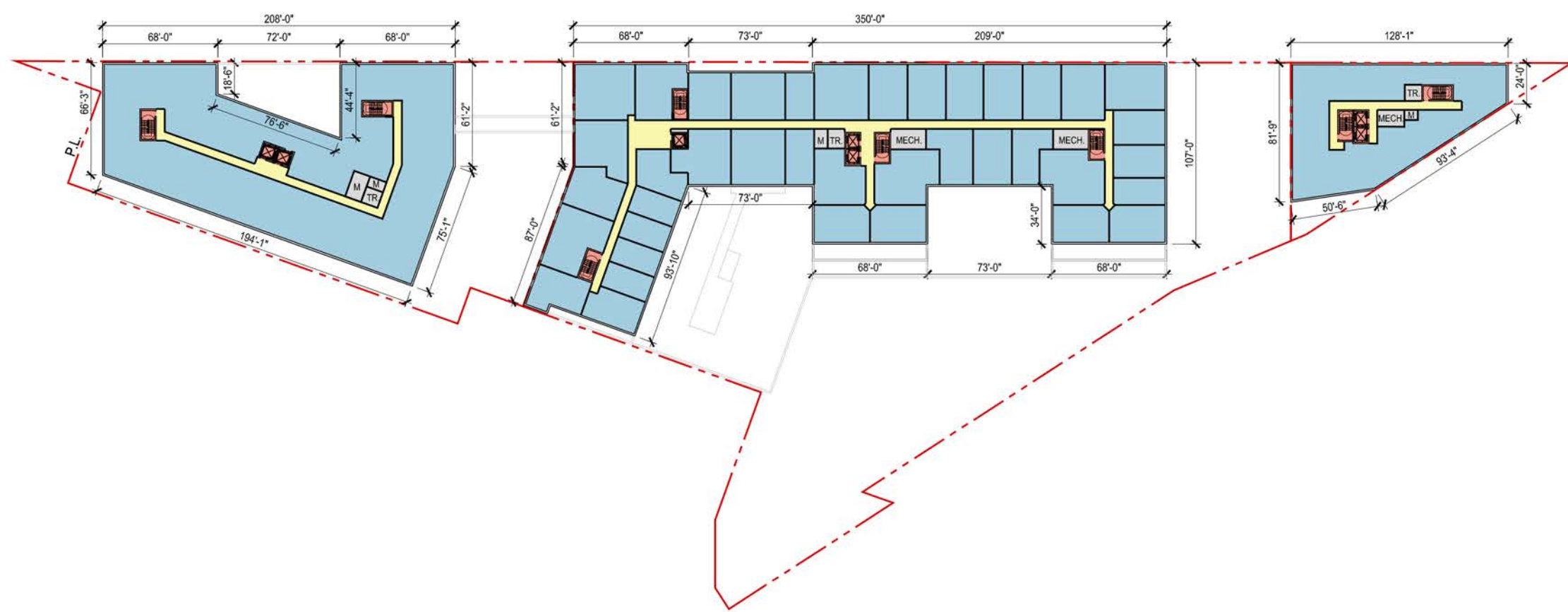




LEGEND	
	RETAIL
	RESIDENTIAL
	AMENITY
	ADMINISTRATION
	CIRCULATION
	CORE
	SERVICE CORRIDOR
	COURTYARD
	PARKING
	UTILITY

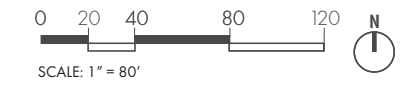
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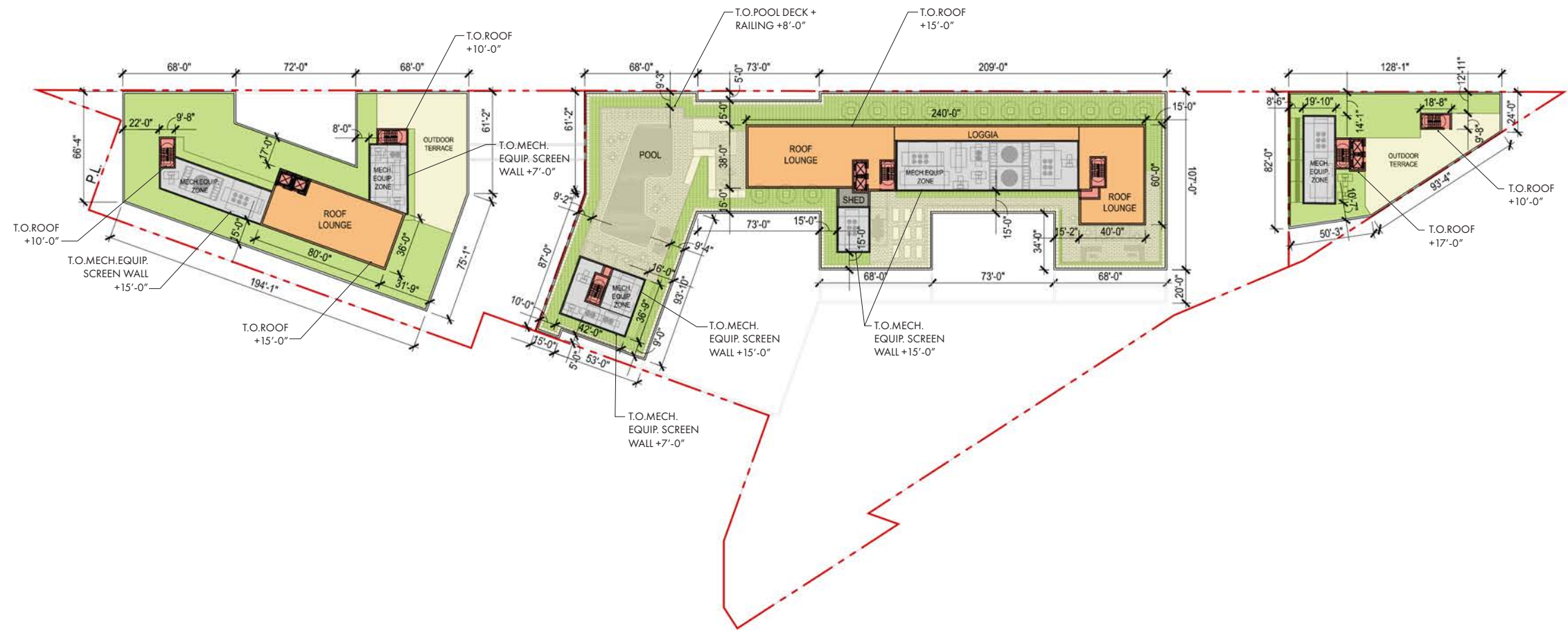




LEGEND	
	RETAIL
	RESIDENTIAL
	AMENITY
	ADMINISTRATION
	CIRCULATION
	CORE
	SERVICE CORRIDOR
	COURTYARD
	PARKING
	UTILITY

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

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