

### Waterfront Station PUD Zoning History

<b>Order</b>	<b>Date</b>	<b>Summary</b>
02-38	Nov. 28, 2003	Approved First-Stage PUD and Zoning Map amendment
02-38A	Jan. 25, 2008	(1) Modified First-Stage PUD and Zoning Map amendment <b>(2) Approved Second-Stage PUD for the four buildings (two office/retail and two residential) at the center of the overall PUD site</b>
02-38B	Mar. 19, 2010	Extended Second-Stage approval for the two residential buildings in the center of the PUD
02-38C	Mar. 8, 2013	Extended First-Stage approval for the West M Street Office Building and the Northeast Building
02-38D	Dec. 6, 2013	<b>Approved Second-Stage PUD for Northwest Building</b>
02-38E	Oct. 16, 2015	Extended First-Stage approval for West M Street Office Building and East M Street Office Building
02-38F	May 1, 2015	Extended First-Stage approval for Northeast Building until Apr. 15, 2017
02-38G	Pending	Extended First-Stage approval for West M Street Office Building and East M Street Office Building
02-38H	Sept. 1, 2017	Extended First-Stage approval for Northeast Building until Apr. 15, 2019
02-38I	Pending	<b>Proposed Second-Stage PUD for West M Street Office Building and East M Street Office Building</b>
02-38J	Pending	<b>Proposed Second-Stage PUD for Northeast Building</b>

### Block Summary

Block/Parcel	Program	Affordability	GFA	Status	Order(s)
East 4 <sup>th</sup> Street Office Building	Office above retail; 8 stories/94 feet	N/A	273,330 sf <sup>1</sup>	Complete	02-38A, Ex. 68
West 4 <sup>th</sup> Street Office Building			291,570 sf		
Grocery Store	Single-story retail within the East 4 <sup>th</sup> Street Office Building	N/A	55,000 sf	Complete	02-38A, Ex. 68
East Residential Building	Multifamily residential; 12 stories/130 feet	East: 43,408sf @ 50% AMI	218,400 sf	Complete	02-38A, 02-38B
West Residential Building		West: 40,265sf @ 50% AMI	219,600 sf		
Northwest Building	Multifamily residential; 11 stories/114 feet; 224 parking spaces and two 30-foot loading berths	N/A	388,259 sf	Complete	02-38D, Decision ¶ 2
East M Street Office Building	Multifamily residential over retail (originally approved as office, but converted per modification to First-Stage PUD)	East: 22,490sf @ 60% AMI <sup>2</sup>	338,510 sf	Pending	02-38I, Ex. 62A at 3
East M Street Office Building		West: 24,078sf @ 60% AMI	321,950 sf		
Northeast Building	Multifamily residential w/ ground floor retail, theater and preschool; 12 stories/130 feet	111,077 sf @ 30-50% AMI <sup>3</sup>	400,000 sf	Pending	02-38J
<i>Subtotals</i>	Affordable @ 50% AMI IZ @ 60% AMI	195,110 sf <sup>4</sup> 45,568 sf <sup>5</sup>			
<i>Total</i>			2,506,619 sf		

<sup>1</sup> Note that there is an 11,298 sf discrepancy between what was approved in Z.C. Case No. 02-38A, Condition 2 (referring to Exs. 25A1 and 68 of that proceeding and showing the gross floor areas) and the total floor areas for this building as shown in tables filed in subsequent proceedings.

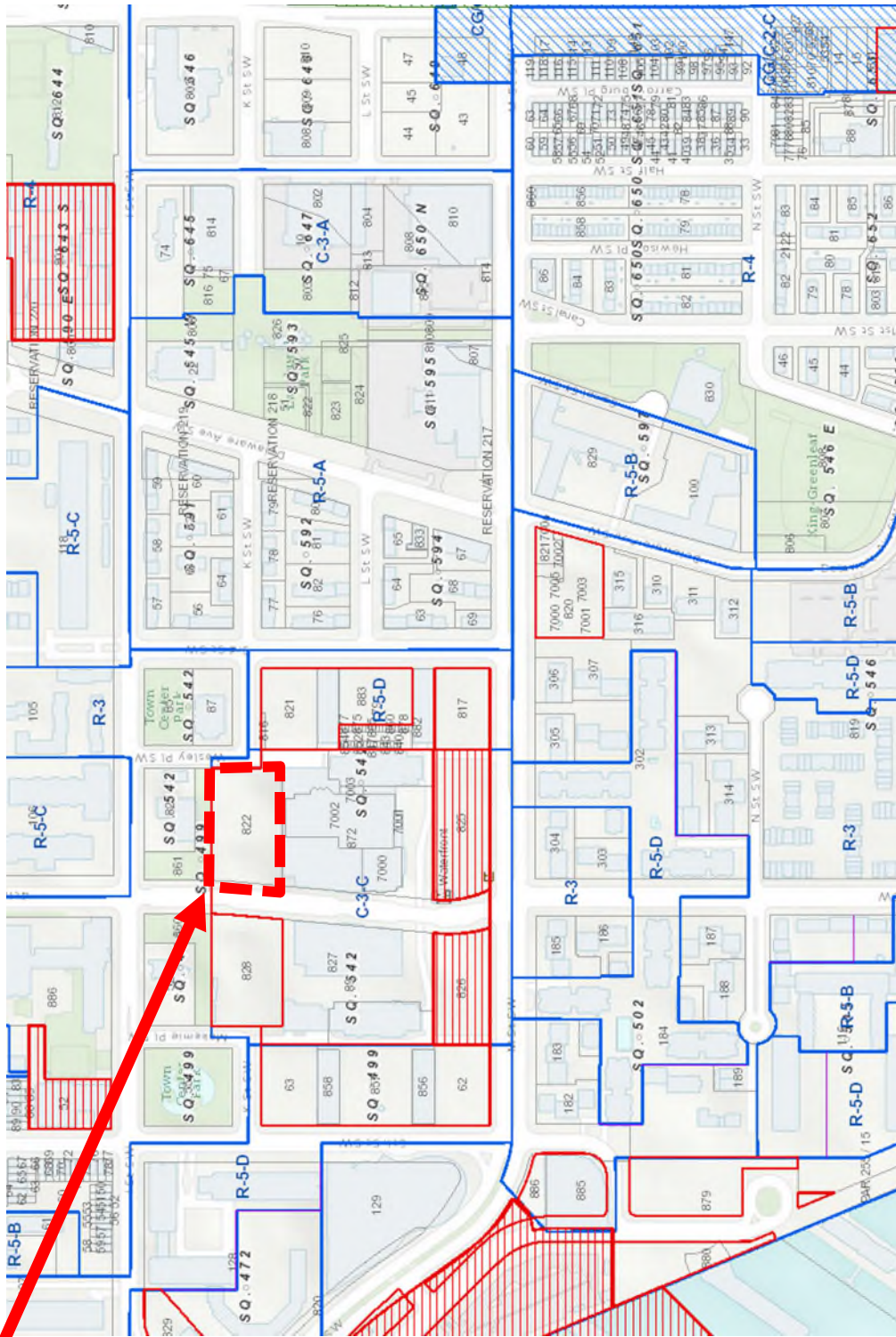
<sup>2</sup> These totals represent the imputed gross floor areas for IZ units based on the net residential floor areas provided in Z.C. Case No. 02-38I, Ex. 62A1 at 4. Such application reserves 8 percent of residential *net* floor area for IZ units.

<sup>3</sup> For comparison purposes, this figure is 30 percent of residential GFA for the instant application. However, the Applicant is proffering that the public benefit for affordable housing in the instant application be on the basis of maintaining 30 percent of all units as affordable at the above-stated income limits rather than on a GFA basis.

<sup>4</sup> The First-Stage PUD requires 160,000 sf of affordable housing for households earning 80% of AMI or less.

<sup>5</sup> The IZ units provided in Z.C. Case No. 02-38I are in addition to the affordable housing required under the first-stage PUD because the buildings in that case were originally approved as office buildings, and the IZ requirement arose only when the office uses were converted to residential uses as part of the pending second-stage PUD application.

# Zoning Map



NE Parcel