

Waterfront Tower, DC Zoning Meeting **START**



Waterfront Tower | I.M. Pei

1101 3rd Street, SW | Washington, DC

A PRESENTATION TO THE DC ZONING COMMISSION | April 5, 2018

Prepared by Paul Daniel Marriott + Associates, Washington, DC for the Waterfront Tower Condominium Board



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1101 3rd Street, SW | Washington, DC

Constructed 1960 – 1961

Architect: I. M. Pei

Landscape Architect: Zion and Breen

Listed: National Register of Historic Places

Designated: DC Historic Landmark



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PAUL DANIEL MARRIOTT: CREDENTIALS

Paul Daniel Marriott + Associates, Washington, DC

BS and PHD in Landscape Architecture, Master in City and Regional Planning

Licensed Landscape Architect (Maryland)

Expert Witness: Zoning Hearings in Maryland and Connecticut

Visiting Professor of Landscape Architecture at the Pennsylvania State University

-Teaching a design studio in community planning and seminar on the history of urban renewal



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THE PROPOSED PUD at 375 M STREET, SW: COMMENTS AND CONCERNS AS AN OPPOSTION PARTY

- 1.Loading Dock
- 2.Civic Space and Private Alley
- 3.Spatial Relationships



KEY1. Loading Dock 2. Civic Space, Private Alley 3. Building Massing WFT. Waterfront Tower



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ITEM 1

LOADING DOCK

Existing NON-Construction Traffic on Private Alley



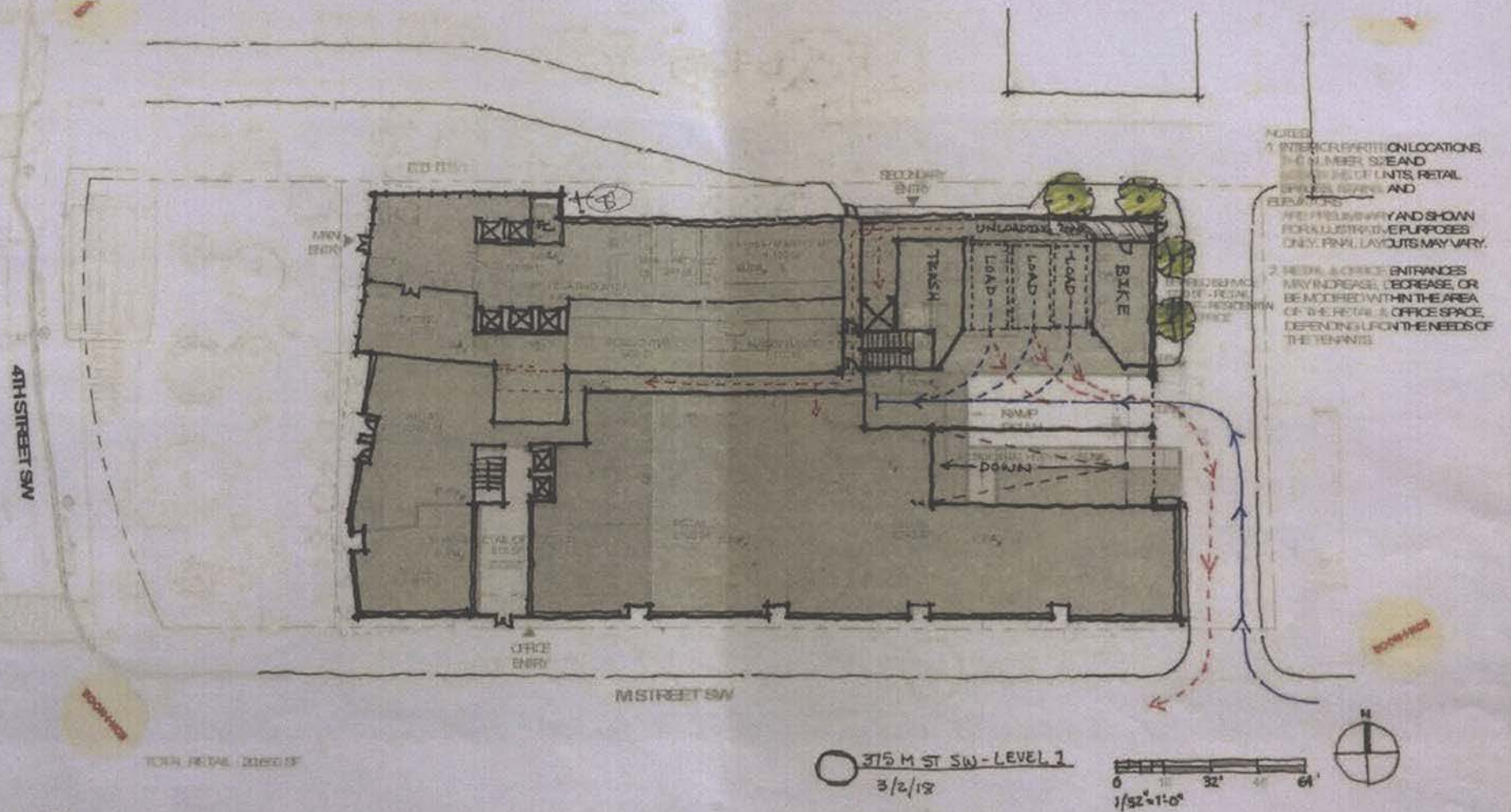
PHOTO: Charles Zavalianos, Waterfront Tower

CHOKE – POINT!

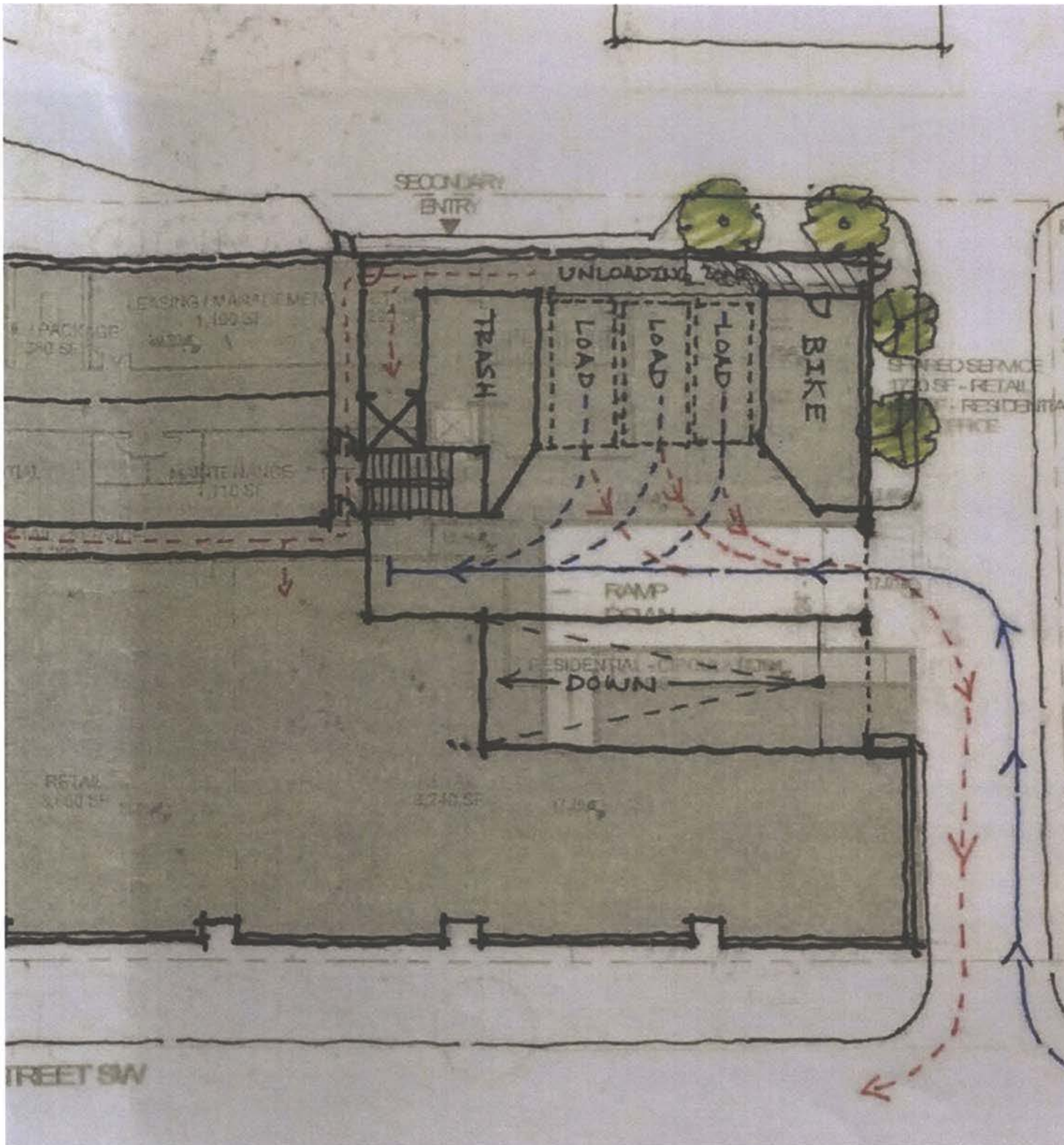
Service – Fire – Ambulance - Police

Looking West along Private Alley from Waterfront Tower

375 M - REVISED LOADING



Revised Loading Dock addressing Waterfront Tower Concerns



NOTES

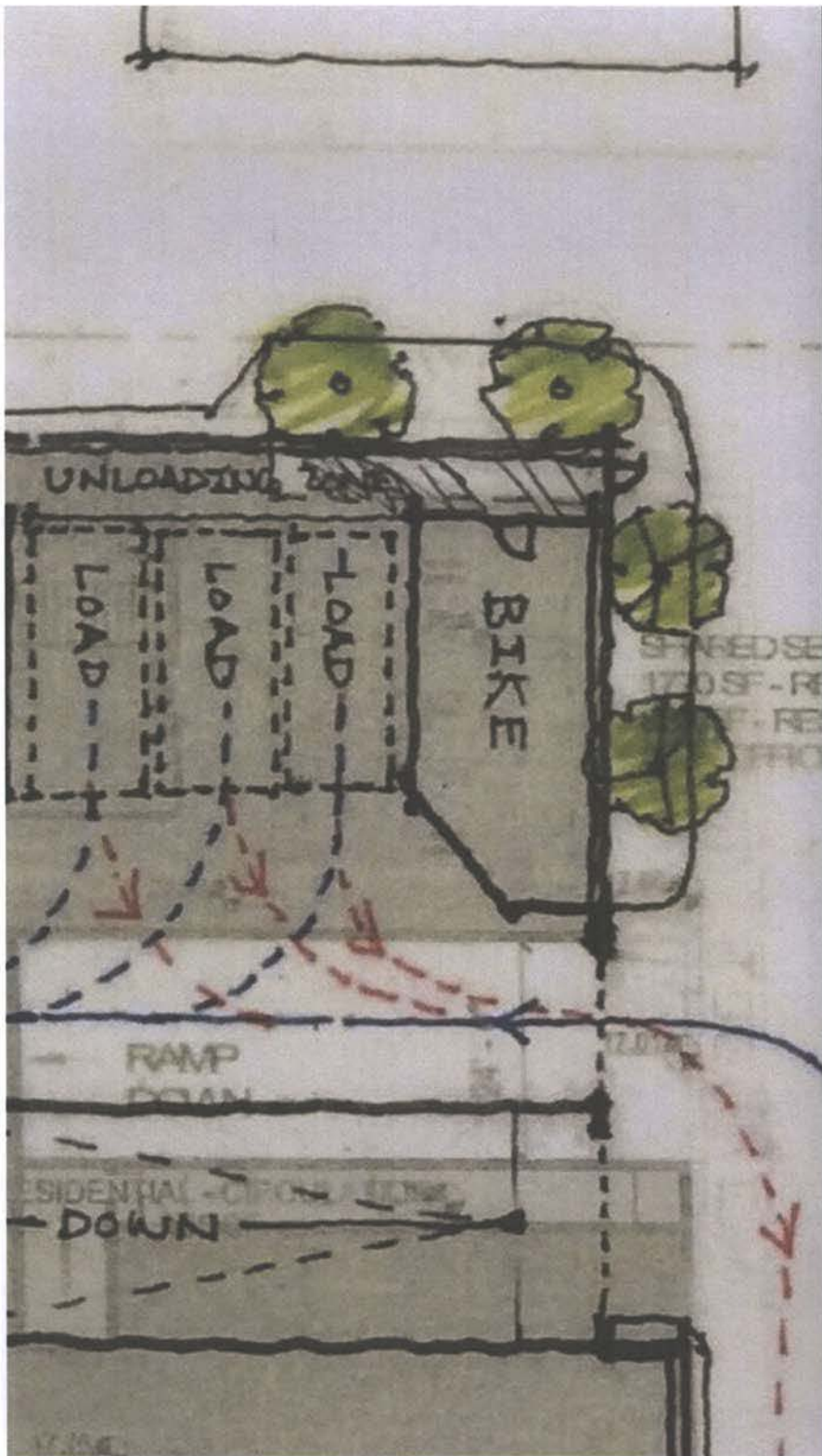
1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, RETAIL SPACES, STAIRS AND ELEVATORS

ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

2. RETAIL & OFFICE ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL & OFFICE SPACE, DEPENDING UPON THE NEEDS OF THE TENANTS.

STREET SW

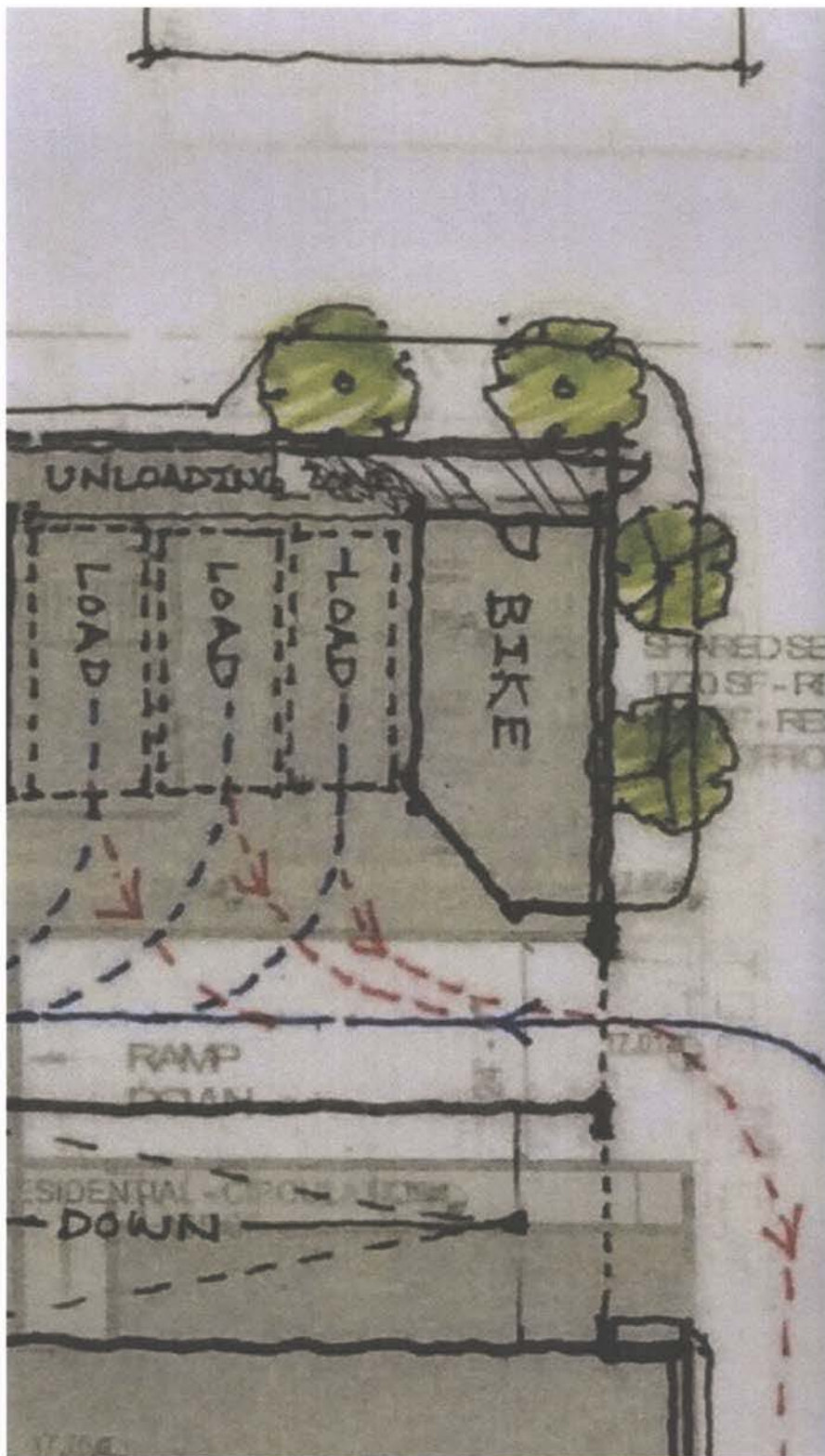




CURRENT PROPOSAL 375 M STREET

(East Building Face along Private Alley)

- Loading Dock relocated to interior of 375 M Street
- Loading Dock entrance shifted south toward M Street – entrance across from 301 M Street building façade.



WATERFRONT TOWER REQUEST

- Confirmation that this change will be approved.
- Follow up on 375 M first floor façade details/ design at northeast corner of 375 M facing automobile drop-off between Waterfront Tower and 301 M Street.
- Confirmation of exact location of Loading Dock Entrance.
- Confirmation that the drop-off will not serve as secondary turning movement area for any vehicle accessing 375 M Loading Dock
- Insure that Loading Dock Entrance will be Northern-most Point of Service, Delivery and Trash Access along Private Alley.

IN ADDITION

- Clarification on Number of New Vehicles 375 M Street will add to Private Alley.
- Statement of Safe Accommodation of Emergency Vehicles.
- Confirmation that Existing Width of Private Alley will not be reduce.



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ITEM 2

CIVIC SPACE and PRIVATE ALLEY







Waterfront Tower, and its sister Pei buildings, are important signature buildings that, by design intent, frame the Waterfront Metro neighborhood.

MODERNIST GEM

“Southwest will promote the preservation of its unique architectural legacy...”

GREEN OASIS

“Southwest will thrive as a green oasis in the city, with lush tree canopy and vegetation, landscaped building edges...”

THRIVING TOWN CENTER

“Southwest will enjoy ... an active street atmosphere, a high-quality public realm...”

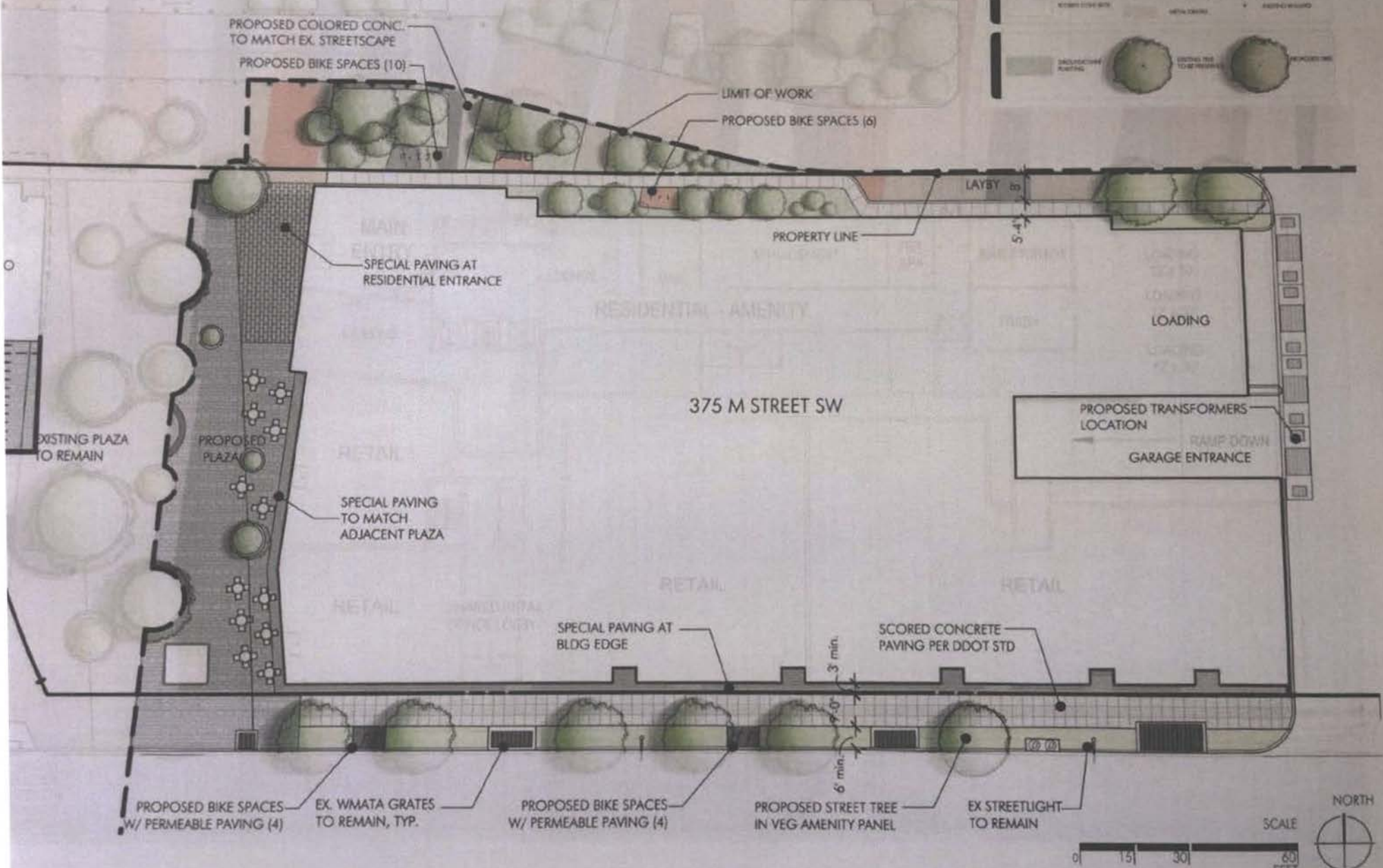
Source: *Southwest Neighborhood Plan*, pp. 5, 6, 7



ENTITIES ARE
FOR
ONLY FINAL

DIRECTION PLAN

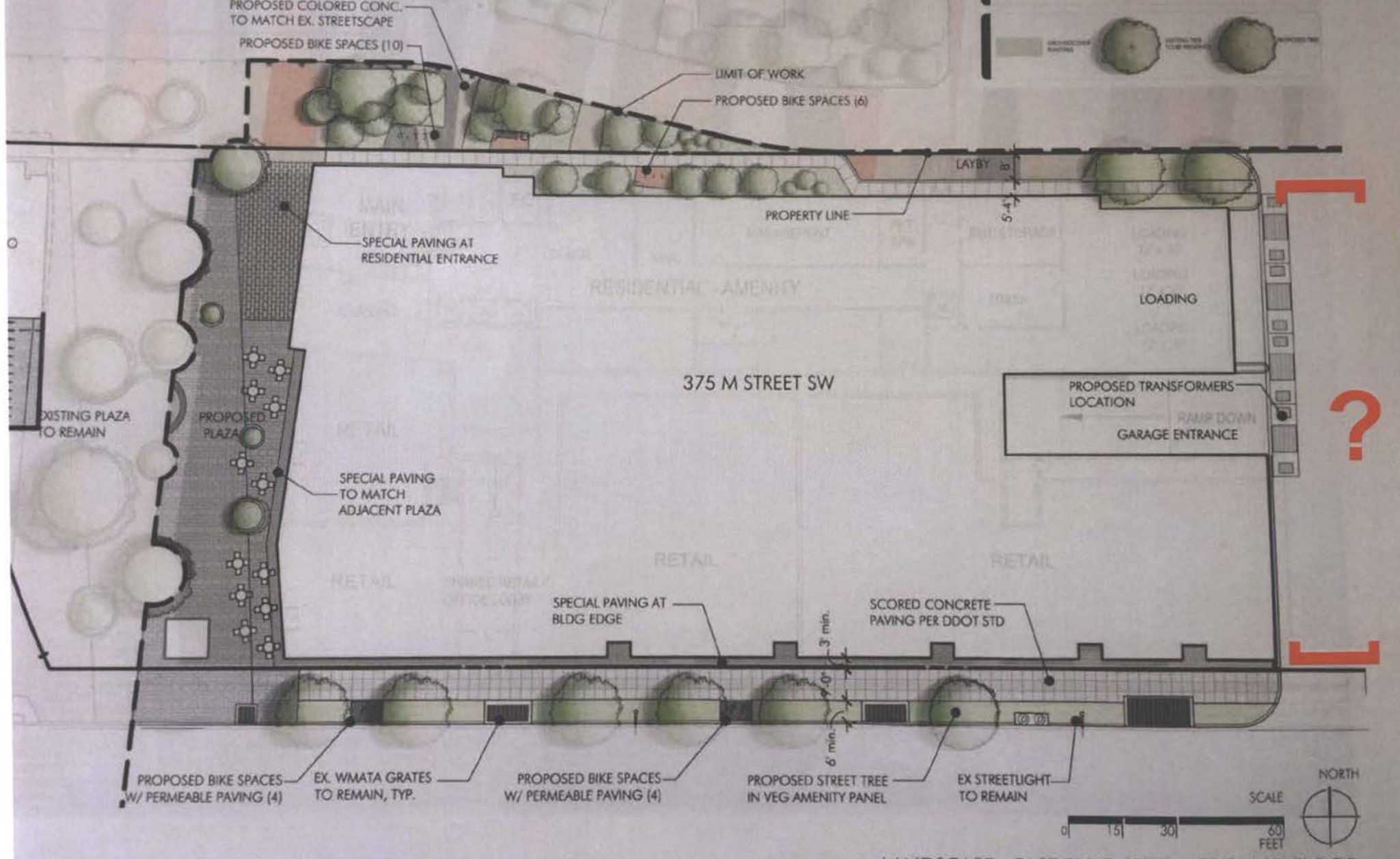
| | | | | | |
|----------|------------------|----------|--|----------|--------------------|
| [Symbol] | PERMEABLE PAVING | [Symbol] | COLORFUL CONCRETE | [Symbol] | CURB AND GUTTER |
| [Symbol] | PERMEABLE PAVING | [Symbol] | CURB AND GUTTER | [Symbol] | EXISTING OVERSIGHT |
| [Symbol] | PERMEABLE PAVING | [Symbol] | PROPOSED BIKE SPACE (10' W/ PERMEABLE) | [Symbol] | EXISTING OVERSIGHT |
| [Symbol] | PERMEABLE PAVING | [Symbol] | PERMEABLE | [Symbol] | EXISTING OVERSIGHT |
| [Symbol] | PERMEABLE PAVING | [Symbol] | PERMEABLE | [Symbol] | EXISTING OVERSIGHT |



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WATERFRONT TOWER CONCERN

No Clear Reflection of 'Southwest Neighborhood Plan' Guiding Concept



MODERNIST GEM

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GREEN OASIS

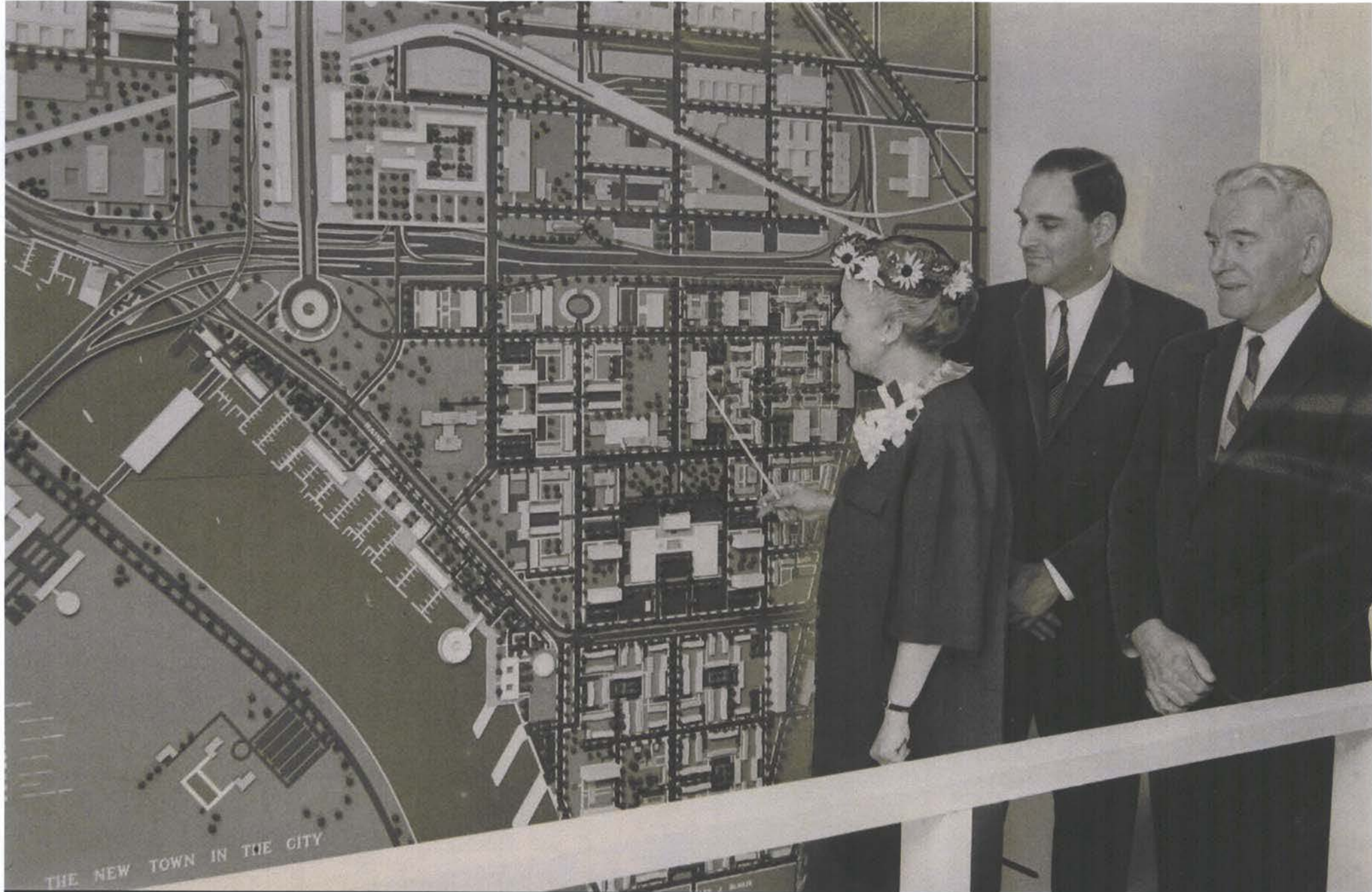
“Southwest will thrive as a green oasis in the city, with lush tree canopy and vegetation, landscaped building edges...”

THRIVING TOWN CENTER

“Southwest will enjoy ... an active street atmosphere, a high-quality public realm...”

Source: *Southwest Neighborhood Plan*, pp. 5, 6, 7





Southwest: 'The New Town in the City' with Cloethiel Woodard Smith



Potomac River

M Street

Location of four I.M. Pei Buildings showing Waterfront Tower *



MODERNIST GEM

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MODERNIST GEM

“Southwest will promote the preservation of its unique architectural legacy...”

Listed: National Register of Historic Places
Designated: DC Historic Landmark



MODERNIST GEM

“Southwest will promote the preservation of its unique architectural legacy...”



“A grouping of four high-rise apartment houses...designed by I.M. Pei...”

...The most striking aspect of Pei’s buildings is the emphasis on glass, which gives them a beautiful skin.”

—A Century of Washington’s Best Apartment Houses, Best Addresses, James M. Goode (p. 409)

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WATERFRONT TOWER CONCERN: Civic Space OR Private Alley

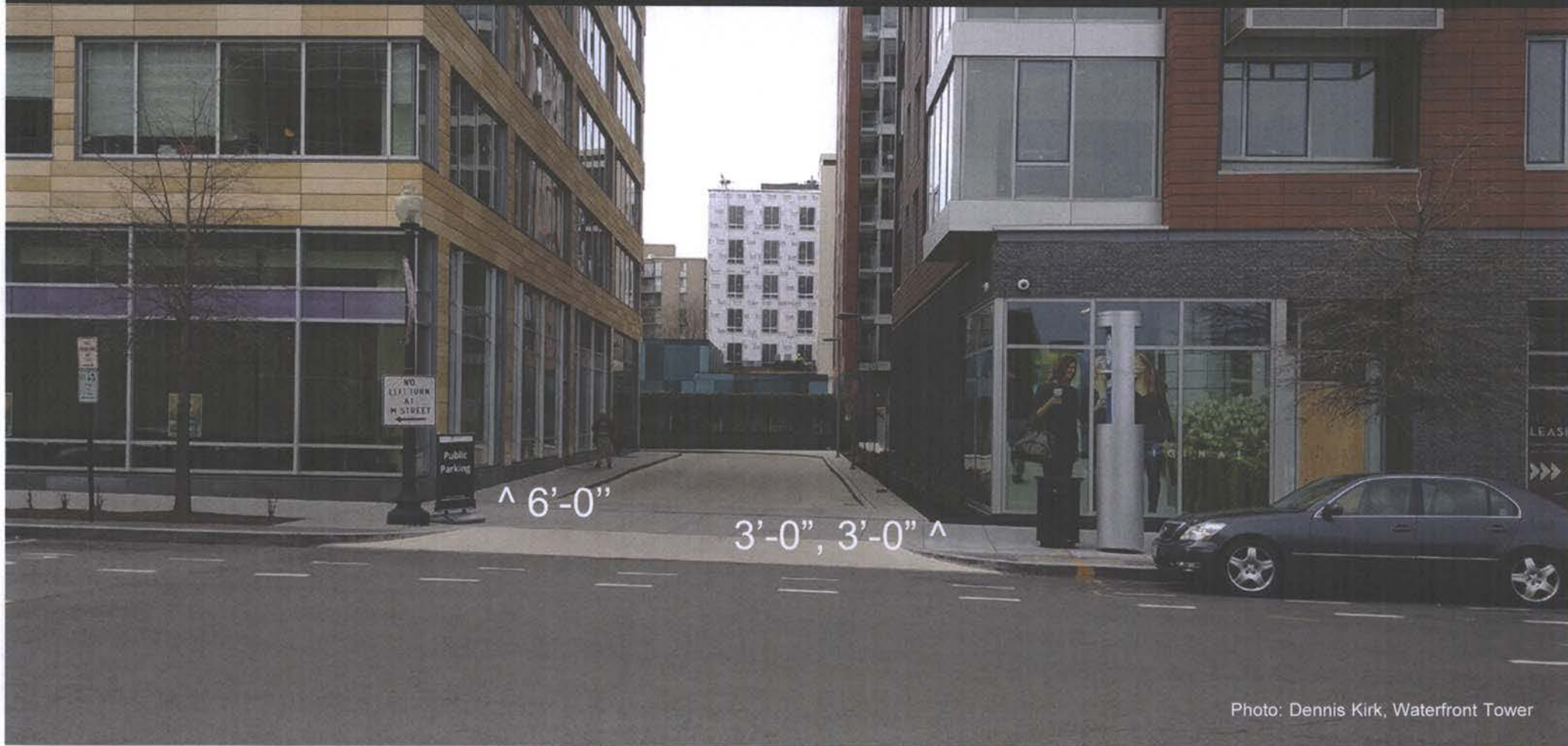


Photo: Dennis Kirk, Waterfront Tower



CURRENT PROPOSAL 375 M STREET
(East Building Face along Private Alley)

- 3'-0" Sidewalk (minimum ADA width)
- 2'-0" Planting strip (this image 3' strip)
- Sidewalk and planting strip takes 18" from private alley?



*CURRENT PROPOSAL 375 M STREET
(East Building Face along Private Alley)*

- 3'-0" Sidewalk (minimum ADA width)
- 2'-0" Planting strip (this image 3' strip)
- Sidewalk and planting strip takes 18" from private alley?



ForestCity Proposal



WATERFRONT TOWER REQUEST

- 15'-0" Setback of East Façade of 375 M from Private Alley to match setback at 301 M Street.
- Treat private alley as 'Public Lane' with Streetscape improvements (street trees and spacious walks on both sides of lane).
- Provide equal attention to the East Façade of 375 M Street as the other three facades, per *Southwest Neighborhood Plan* goals of 'landscaped building edges' and 'high quality public realm,' i.e., have streetscape viewed as an amenity for 'Thriving Town Center,' not viewed as a narrow secondary service alley.
- Clarify +/- 45' Setback of Tower from East Façade (alley side) of 375 M Street.



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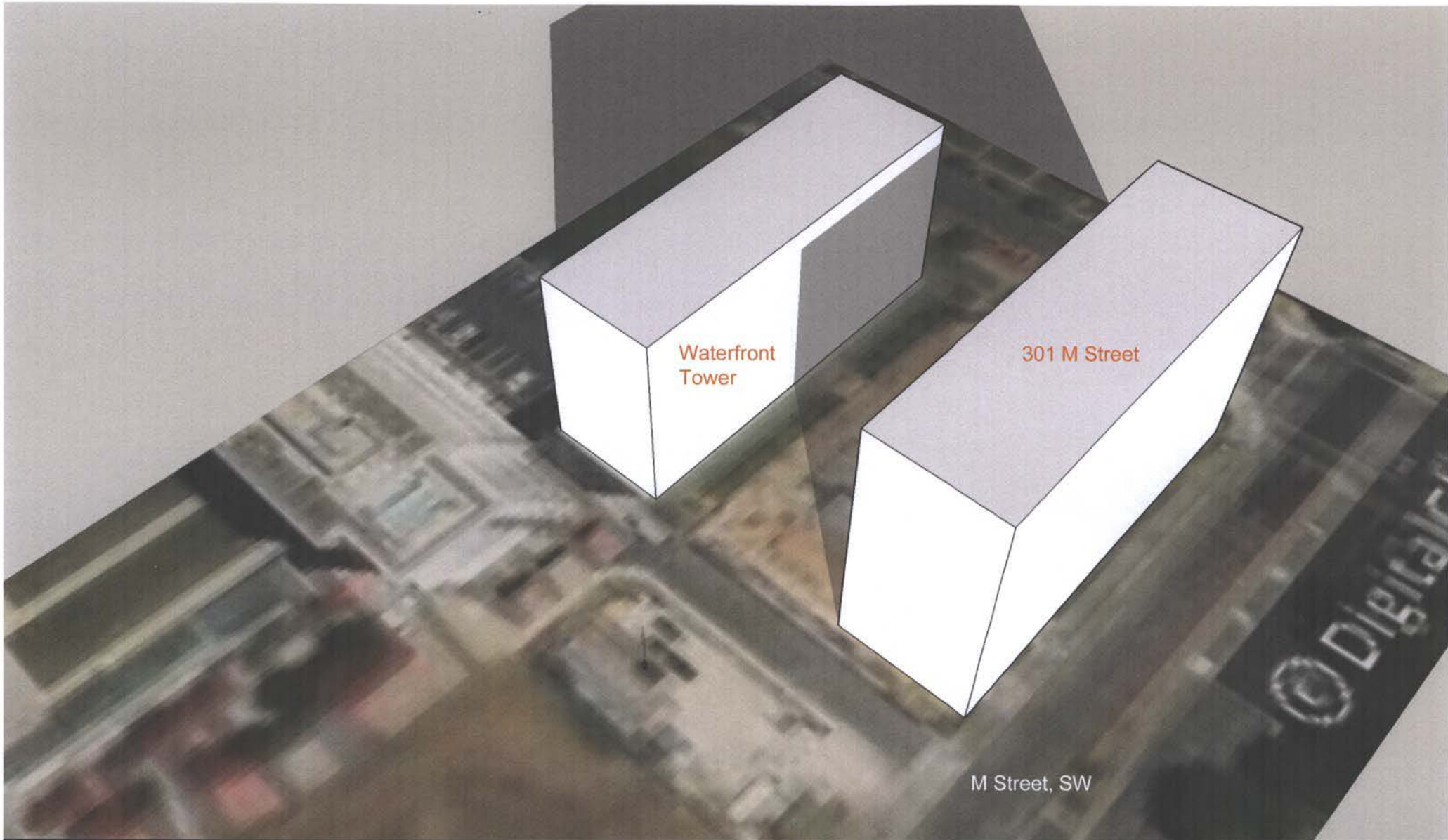
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ITEM 3

SPATIAL RELATIONSHIPS



Variation in Building Heights, Setbacks and Massing.
Integration of Landscaped Spaces and Green Corridors.



Existing Condition
3pm 21 December



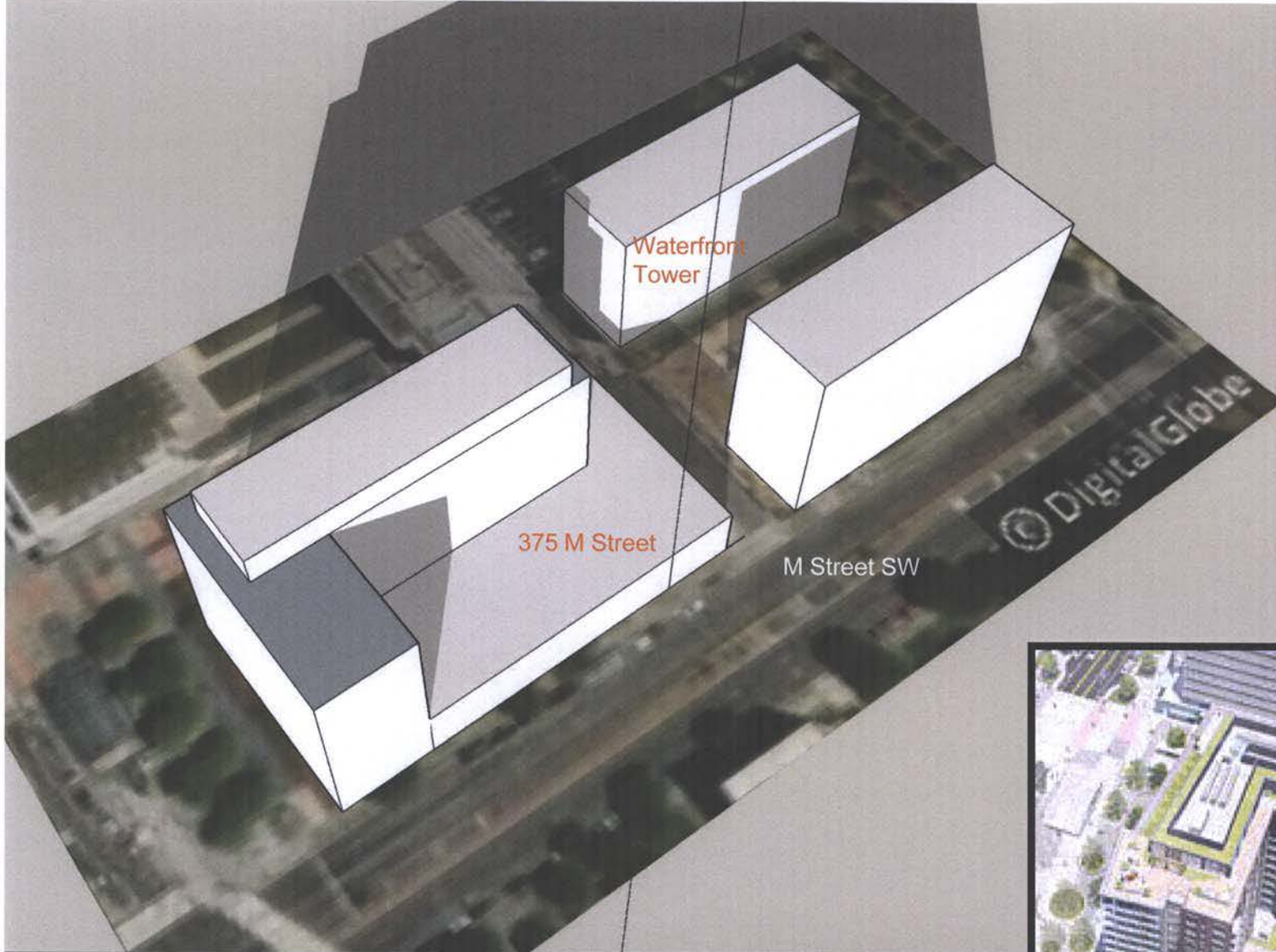
12 Story Building (375 M), 0' Setback from Alley (as proposed)
3.00pm 21 December Winter Solstice



12 Story Building (as proposed), 15' Setback (as requested for streetscape)
3.00pm 21 December Winter Solstice



View of 375 M Site from
418 Waterfront Tower unit 406

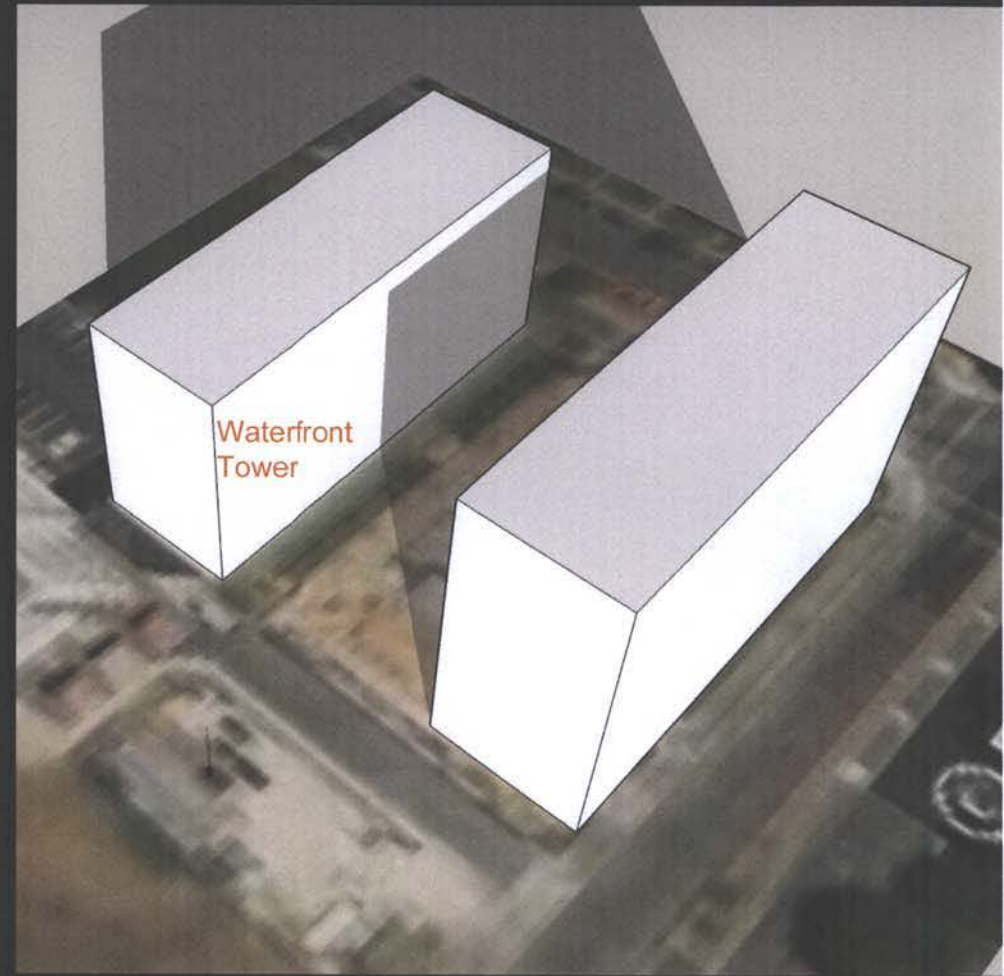
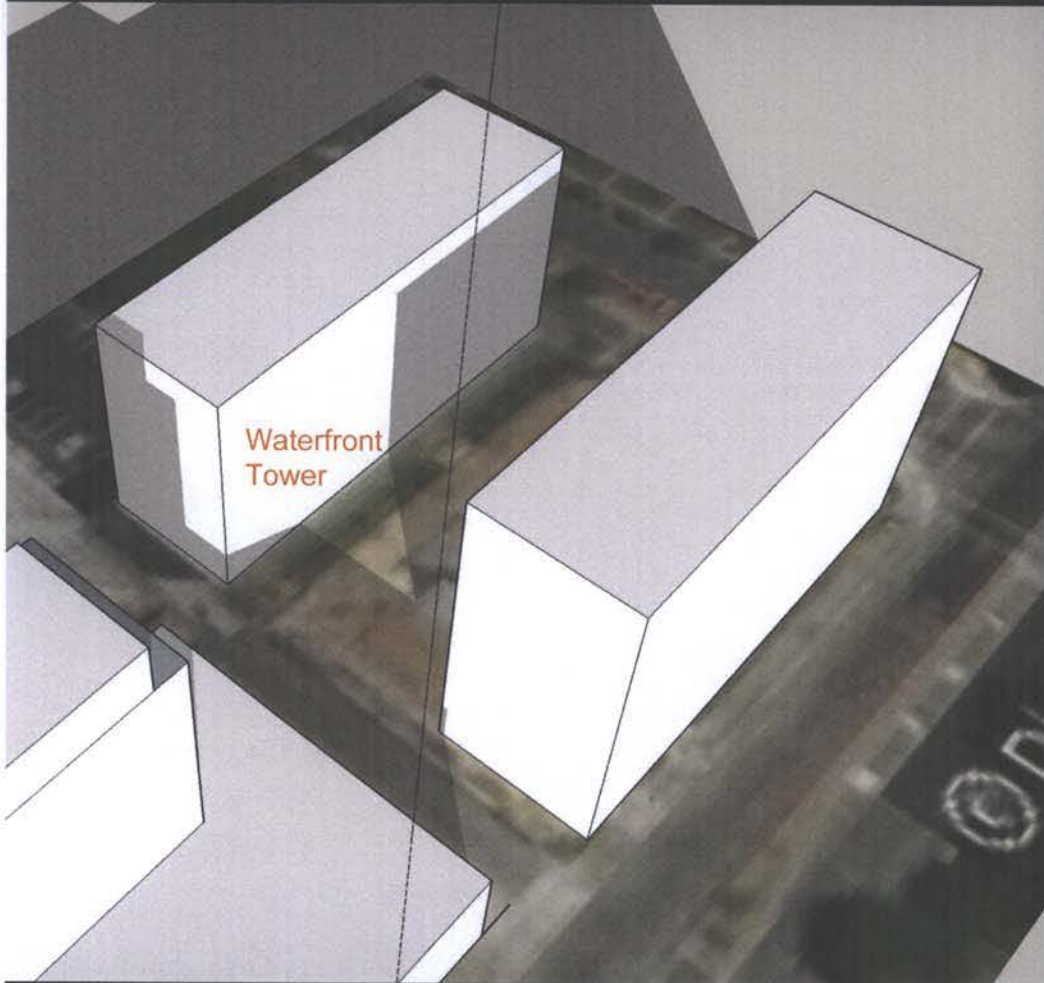


Massing Concept:
Impact of removing 375 M East Tower





12 Story Building (375 M modified), 15' Setback (as requested for streetscape)
3.00pm 21 December Winter Solstice



Modified 12 Story 375 M Street | Existing Condition

Side-by-Side Comparison, 3pm 21 December

WATERFRONT TOWER REQUEST

- Consider 375 M Street Massing Alternatives
- Consider Impact on Sunlight to Waterfront Tower
- Consider Options to Preserve Views to I.M. Pei National Register/DC Landmark Building from M Street SW



“**THE COMMUNITY** can play a critical role in shaping just how development occurs and what amenities it can bring to balance growth with livability...

“By thinking holistically about the neighborhood through the planning process, there is an opportunity to ... preserve essential aspects of neighborhood character, and identify needed improvements....

Source: *Southwest Neighborhood Plan*, p. 16

