



# WATERFRONT STATION

SOUTHWEST, WASHINGTON, DC

## M STREET PARCELS

FIRST-STAGE PUD MODIFICATION  
AND SECOND-STAGE PUD PREHEARING SUBMISSION  
ZC Case No. 02-381

**AUGUST 15, 2017**

OWNERS

WATERFRONT 375 M STREET, LLC  
WATERFRONT 425 M STREET, LLC

DEVELOPER

FOREST CITY WASHINGTON

LAND USE COUNSEL

HOLLAND & KNIGHT LLP

ARCHITECT

PERKINS EASTMAN DC, PLLC

LANDSCAPE ARCHITECT

PARKER RODRIGUEZ

TRAFFIC CONSULTANT

GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER

BOWMAN CONSULTING DC



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**SW + SE Street Mixed-Use Buildings**

127' Max Height / 11 Levels

L1 Retail @ 16' flr/flr w/ 14' clear ceiling height

L2-11 Office @ 11' flr/flr + 1' @ Roof





**SW + SE Street Mixed-Use Buildings**

- 127' Max Height / 12 Levels
- L1 Retail @ 17' flr/flr w/ 14' clear ceiling height
- L2 Office @ 12' flr/flr
- L3-L12 Residential @ 9'-8" flr/flr
- Penthouse

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**KEY MODIFICATIONS TO THE APPROVED STAGE 1 PUD:**

- 1 Conversion from office to mixed-use building

  - Retail base
  - 2nd floor office
  - Residential towers with rooftop amenity
- 2 Massing

  - Refinements to massing to reflect character of new use
  - No modification to height, density or lot occupancy
- 3 Removal of curb cut on M Street with access to parking and loading from private drives



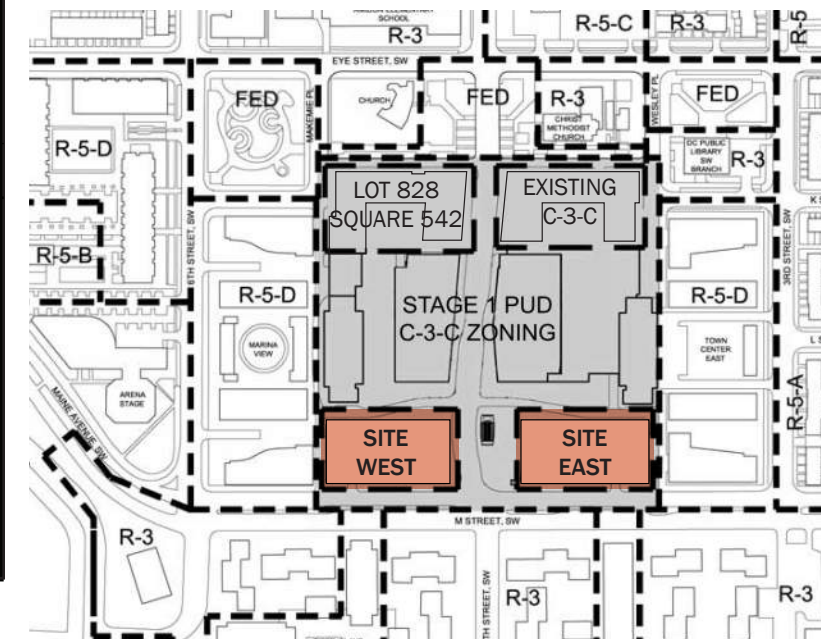


# ZONING TABULATIONS

	02-38A STAGE 2 APPROVED PUD (ACTUAL) <sup>(5)</sup>	02-38D STAGE 2 APPROVED PUD (ACTUAL) <sup>(6)</sup>	APPROVED STAGE 1 PUD M ST. WEST	PROPOSED STAGE 2 PUD M ST. WEST	APPROVED STAGE 1 PUD M ST. EAST	PROPOSED STAGE 2 PUD M ST. EAST	02-38A STAGE 1 APPROVED FULL BUILD-OUT <sup>(7)</sup>	PROPOSED FULL BUILD-OUT <sup>(8)</sup>
<b>FAR (1)</b>								
Residential	0.75	0.66	-	0.48	-	0.51	2.11	3.10
Commercial	1.08	0.01	0.55	0.07	0.55	0.07	2.22	1.23
<b>Total</b>	1.83	0.66	0.55	0.55	0.58	0.58	4.33	4.33
<b>Gross Floor Area</b>								
Residential	438,000	383,845	-	282,630	-	298,430	1,229,605	1,809,498
Commercial	631,198	4,414	322,785	39,310	339,815	40,570	1,296,895	715,492
<b>Total</b>	1,069,198	388,259	322,785	321,940	339,815	339,000	2,526,500	2,524,990
<b>Height</b>								
Existing Maximum	130 ft	-	-	-	-	-	130 ft	130 ft
Proposed Residential	130 ft	114 ft	127 ft	127 ft	127 ft	127 ft	114 ft	114 ft - 127 ft
Proposed Commercial	94 ft	-	-	-	-	-	94 ft - 127 ft	94 ft
<b>Stories</b>								
Existing Maximum	12	-	-	-	-	-	12	12
Proposed Residential	12	11	-	10	-	10	11 - 12	11 - 12
Proposed Commercial	8	-	11	2	11	2	8 - 11	8
<b>Lot Occupancy (1)</b>	30%	5%	-	6.5%	-	6.6%	58%	58% (2)
<b>Penthouse Height</b>	18.5 ft	18.5 ft max	18.5 ft max	20 ft max	18.5 ft max	20 ft max	18.5 ft max	20 ft max
<b>Parking</b>								
Office	276	-	-	5	-	5	-	286
Retail	163	-	-	14	-	15	-	192
Residential (3)	288	224	-	146	-	178	-	836
<b>Total</b>	727	224	-	165	-	198	1,087 min	1,314 <sup>(9)</sup>
<b>Loading (4)</b>								
Office	4 @ 30 ft 2 @ 20 ft		2 @ 30 ft	2@12x30 ft LOADING (SHARED)	2 @ 30 ft	2@12x30 ft LOADING (SHARED)	Min of: 3@ 30 ft 1@ 20 ft	5@ 30 ft 1@ 20 ft
Retail	1 @ 55 ft 1 @ 30 ft 1 @ 20 ft			1@10x20 ft SERVICE (SHARED)		1@10x20 ft SERVICE (SHARED)	2@ 55 ft 2@ 30 ft 2@ 20 ft	2@ 55 ft 2@ 30 ft 2@ 20 ft
Residential	2 @ 55 ft 2 @ 20 ft	2 @ 30 ft					2@ 30 ft 1@ 55 ft 1@ 20 ft	4@ 30 ft 1@ 55 ft 3@ 20 ft

NOTES:

- FAR & LOT OCCUPANCY CALCULATIONS BASED ON TOTAL SITE AREA = 584,655 sf
- LOT OCCUPANCY: FLEXIBILITY TO PROVIDE A MAXIMUM OF 63% LOT OCCUPANCY WAS GRANTED IN THE FIRST STAGE PUD APPROVAL
- PARKING: PARKING FOR THE EAST & WEST M STREET PARCELS WAS APPROVED IN THE FIRST STAGE PUD APPROVAL WITHIN THE MINIMUM OF 1,087 PARKING SPACES
- LOADING: THE NUMBER OF PROVIDED LOADING BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES WAS GRANTED IN THE FIRST STAGE PUD APPROVAL, PER SHEET 1.3 (DEVELOPMENT DATA AND ZONING DIAGRAM) OF THE APPROVED FIRST STAGE PUD PLANS
- REFERS TO WEST 4TH STREET COMMERCIAL BUILDING, EAST 4TH STREET COMMERCIAL BUILDING, WEST TOWER RESIDENTIAL BUILDING, AND EAST TOWER RESIDENTIAL BUILDING.
- REFERS TO NORTHWEST RESIDENTIAL BUILDING.
- IF THE PUD MODIFICATION IS APPROVED, THE APPROVED FULL BUILD-OUT PROJECT DENSITY WILL BE AS FOLLOWS: (i) 4.33 FAR TOTAL; (ii) 3.10 FAR RESIDENTIAL; AND (iii) 1.23 FAR COMMERCIAL.
- PROPOSED FULL BUILD-OUT CATEGORY ASSUMES NE RESIDENTIAL BUILDING IS CONSTRUCTED AS APPROVED IN 1ST STAGE PUD.
- PROPOSED FULL BUILD-OUT TOTAL PARKING COUNT DOES NOT INCLUDE PARKING LOCATED WITHIN NE BUILDING PARCEL.



# ZONING TABULATIONS

## YARDS, COURTS, AND GAR AREAS

	REQUIRED	PROVIDED STAGE 2 PUD M ST. WEST	PROVIDED STAGE 2 PUD M ST. EAST
REAR YARD	2.5" per 1' vertical distance from grade to highest point of parapet wall, but not less than 12'.	Distance calculated: 27' Rear yard provided: 30' (Measured for the record lot)	Distance calculated: 27' Rear yard provided: 30' (Measured for the record lot)
SIDE YARD	None req'd. but if provided at least 2" wide for each 1' of height of bldg. but no less than 5'	Distance calculated: 22' Side yard provided: 26' (Measured from west prop. line)	Distance calculated: 22' Side yard provided: 30' (Measured from east prop. line)
CLOSED COURT AT LEVEL 2	Min. width: 4 in./ft. of height of court, 15' min. Min. area: 2x the square of req'd width, 350 sf min.	Height of court: 26'-2" Minimum width required: 15' Width provided: 34' Min. area required: 450 sf Area provided: 2,875 sf	Height of court: 26'-2" Minimum width required: 15' Width provided: 34' Min. area required: 450 sf Area provided: 3,675 sf
OPEN COURT AT LEVEL 3	Min. width: 4 in./ft. of height of court, 10 ft min.	Height of court: 101' Minimum width calculated: 33'-8" Width provided: 45'	Height of court: 101' Minimum width calculated: 33'-8" Width provided: 45'
OPEN COURT AT LEVEL 4	Min. width: 4 in./ft. of height of court, 10 ft min.	Height of court: 91'-4" Minimum width calculated: 30'-6" Width provided: 79'	Height of court: 91'-4" Minimum width calculated: 30'-6" Width provided: 78'
GAR	Min. green area ratio: 0.20	≥0.20	≥0.20

## INCLUSIONARY ZONING SUMMARY<sup>(1)</sup>

	STAGE 2 PUD M ST. WEST	STAGE 2 PUD M ST. EAST
TOTAL GROSS FLOOR AREA (ALL USES FAR)	321,940 SF	339,000 SF
TOTAL RESIDENTIAL GROSS FLOOR AREA	282,630 SF	298,430 SF
TOTAL RESIDENTIAL NET FLOOR AREA	229,700 SF	241,990 SF
RATIO OF TOTAL NET RES AREA / TOTAL GROSS RES AREA	81.3%	81.1%
TOTAL RESIDENTIAL IZ REQUIRED (8% RESIDENTIAL NET)	18,376 SF	19,359 SF
TOTAL NET SF DEVOTED TO IZ	18,380 SF	19,560 SF

## GROSS FLOOR AREAS

	STAGE 2 PUD M ST. WEST	STAGE 2 PUD M ST. EAST
RESIDENTIAL	282,630 SF	298,430 SF
OFFICE	19,370 SF	18,640 SF
RETAIL	19,940 SF	21,930 SF
TOTAL	321,940 SF	339,000 SF

## UNIT MIX

	STAGE 2 PUD M ST. WEST	STAGE 2 PUD M ST. EAST
COUNT <sup>(2)</sup>	296	308
TYPE	MIX	MIX
JR	25-30%	20%-25%
1BR	30-35%	45-50%
1BR+	15-20%	7-12%
2BR	17-22%	17-22%
3BR	0.5-1%	0.5-1%

## LOT OCCUPANCY PER FLOOR

FLOOR	WEST BLDG	LOT OCCP. (3)	EAST BLDG	LOT OCCP. (4)
12	23,880 SF	51%	25,630 SF	41%
11	23,880 SF	51%	25,630 SF	41%
10	23,880 SF	51%	25,630 SF	41%
9	25,310 SF	54%	26,330 SF	43%
8	25,310 SF	54%	26,330 SF	43%
7	25,310 SF	54%	26,330 SF	43%
6	25,310 SF	54%	26,330 SF	43%
5	25,300 SF	54%	26,360 SF	43%
4	25,030 SF	54%	26,330 SF	43%
3	29,370 SF	62%	31,370 SF	51%
2	35,010 SF	75%	36,170 SF	59%
1	34,350 SF	73%	36,560 SF	60%
TOTAL	321,940 SF	-	339,000 SF	-

## NOTES:

- Per Subtitle C Chapter 15 Section 1500.11, all penthouse habitable space is communal space and therefore does not create any additional IZ.
- Flexibility requested to provide a range in the number of residential units of plus or minus 5%.
- West Building LOT OCCUPANCY = 46,768 SF
- East Building LOT OCCUPANCY = 61,065 SF



# ZONING TABULATIONS

## PARKING AND SUPPORT

CAR PARKING	STAGE 2 PUD M ST. WEST			STAGE 2 PUD M ST. EAST			CAR REQUIREMENTS METHOD OF CALCULATION
	REQUIRED	50% <sup>(1)</sup>	PROVIDED	REQUIRED	50% <sup>(1)</sup>	PROVIDED	
RESIDENTIAL	99	50	146	103	52	178	# units / 3
OFFICE	10	5	5	9	5	5	Office Sq Ft * .5 / 1000
RETAIL	27	14	14	29	15	15	Retail Sq Ft * 1.33 / 1000
TOTAL	136	69	165	141	72	198	

BIKE PARKING	STAGE 2 PUD M ST. WEST				STAGE 2 PUD M ST. EAST				BICYCLE REQUIREMENTS METHOD OF CALCULATION	
	Long Term		Short Term		Long Term		Short Term		Long Term	Short Term
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		
RESIDENTIAL	75	75	15	15	77	77	15	15	# units/3 up to 50 spaces # units/6 after 50	# units/20 up to 50 spaces # units/40 after 50
OFFICE	8	8	2	2	7	7	2	2	Office GFA / 2,500 (Min. 2 req'd)	Office GFA / 40,000 (min. 2 req'd)
RETAIL	2	2	6	6	2	2	6	6	Retail GFA / 10,000	Retail GFA / 3,500
TOTAL	85	85	23	23	86	86	23	23		

BIKE SUPPORT	STAGE 2 PUD M ST. WEST		STAGE 2 PUD M ST. EAST		BICYCLE SUPPORT METHOD OF CALCULATION
SHOWERS	2		2		Min. 2 for non-residential use over 25,000 sq ft GFA
LOCKERS	6		5		0.6 times the min. # of req'd LT bicycle spaces

### NOTES:

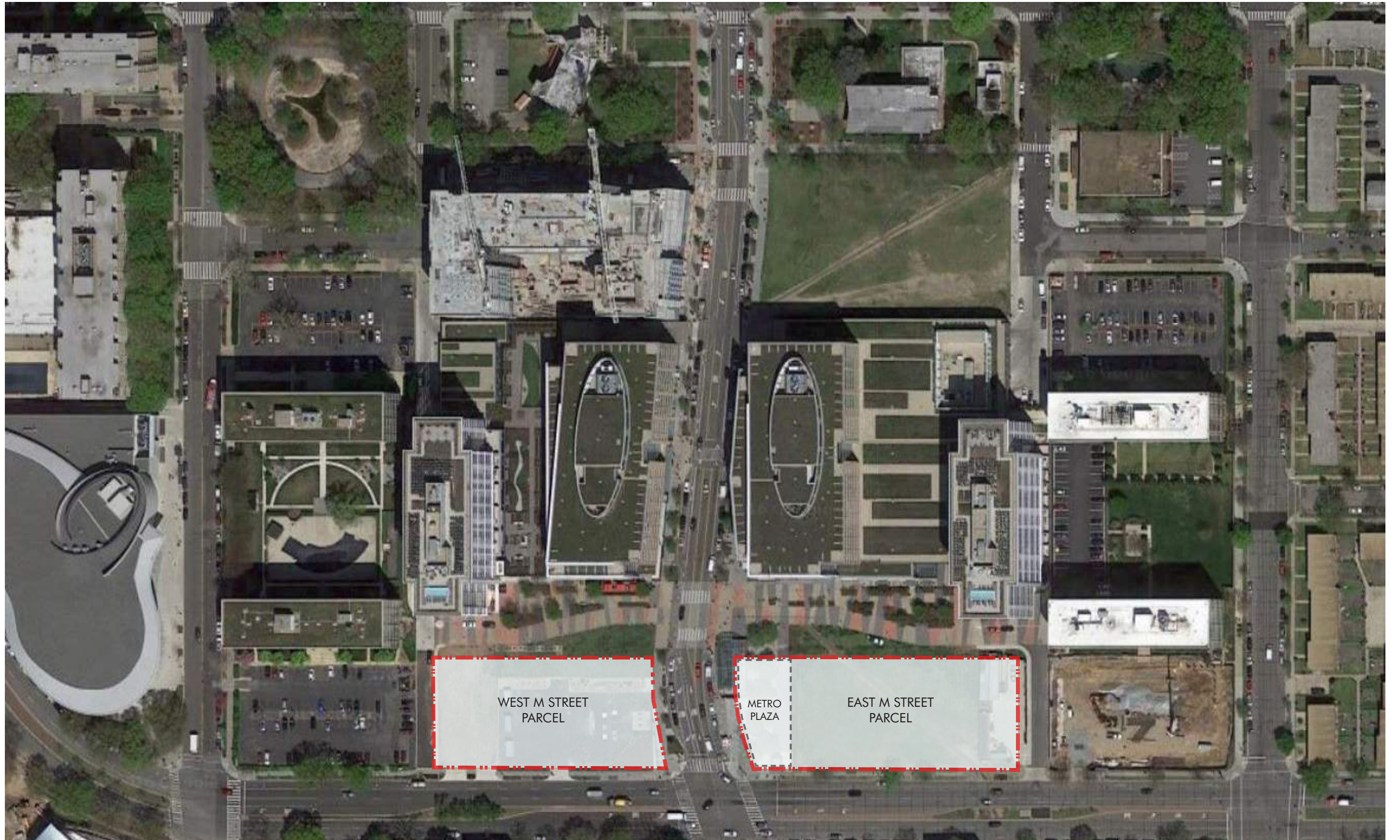
1. 50% Reduction per DCMR 2016 - Section 702.1 - Item (a):

"702.1 Within any zone other than an R or RF zone, the minimum vehicle parking requirement identified in the table of Subtitle C § 701.5 shall be reduced by fifty percent (50%) for any site which is located:

(a) Within one-half mile (0.5 mi.) of a Metrorail station that is currently in operation or is one for which a construction contract has been awarded; or









**NOTE:**  
 The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

**NORTHWEST BUILDING**  
 New Residential Building  
 12 Floors Condo / 114' Bldg. Ht.  
 13 Floors Rental / 114' Bldg. Ht.  
 total area 406,900 sf

**WEST 4TH STREET BUILDING**  
 New Commercial Office Building  
 8 Floors / 94' Bldg. Ht.  
 total area 291,570 sf

**WEST TOWER**  
 Converted Residential Building  
 12 Floors / 130' Bldg. Ht.  
 total area 219,600 sf

**WEST M STREET BUILDING**  
 New Commercial Office Building  
 11 Floors / 127' Bldg. Ht.  
 total area 322,785 sf



**NORTHEAST BUILDING**  
 New Residential Building  
 12 Floors / 114' Bldg. Ht.  
 with Courtyard over 1 Story Structure  
 (with option to do 13 Floors with Courtyard at grade)  
 total area 400,000 sf

**EAST 4TH STREET BUILDING**  
 New Commercial Office Building  
 8 Floors / 94' Bldg. Ht.  
 total area 273,330 sf

**GROCERY (At-Grade)**  
 1 Floor / 25' Bldg. Ht.  
 total area 55,000 sf

**EAST TOWER**  
 Converted Residential Building  
 12 Floors / 130' Bldg. Ht.  
 total area 218,400 sf

**EAST M STREET BUILDING**  
 New Commercial Office Building  
 11 Floors / 127' Bldg. Ht.  
 total area 339,815 sf

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

MARINA VIEW DEVELOPMENT

TOWN CENTER EAST DEVELOPMENT





**NOTE:**  
The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

EXTENT OF PROPOSED STAGE 1 MODIFICATION AREA

DASHED LINE INDICATES EXTENT OF APPROVED FIRST STAGE PUD

**NORTHWEST BUILDING**

New Residential Building  
12 Floors Condo / 114' Bldg. Ht.  
13 Floors Rental / 114' Bldg. Ht.  
total area 406,900 sf

**WEST 4TH STREET BUILDING**

New Commercial Office Building  
8 Floors / 94' Bldg. Ht.  
total area 291,570 sf

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

**WEST TOWER**

Converted Residential Building  
12 Floors / 130' Bldg. Ht.  
total area 219,600 sf

LOT 825, SQUARE 542  
LOT AREA EQUALS 46,768 SF  
WEST M ST MIXED-USE BUILDING

Proposed Residential/Office/Retail Building  
12 Floors / 127' Bldg. Ht.  
total area: 321,940 sf

**NORTHEAST BUILDING**

New Residential Building  
12 Floors / 114' Bldg. Ht.  
with Courtyard over 1 Story Structure  
(with option to do 13 Floors with Courtyard at grade)  
total area 400,000 sf

**EAST 4TH STREET BUILDING**

New Commercial Office Building  
8 Floors / 94' Bldg. Ht.  
total area 273,330 sf

**GROCERY (At-Grade)**

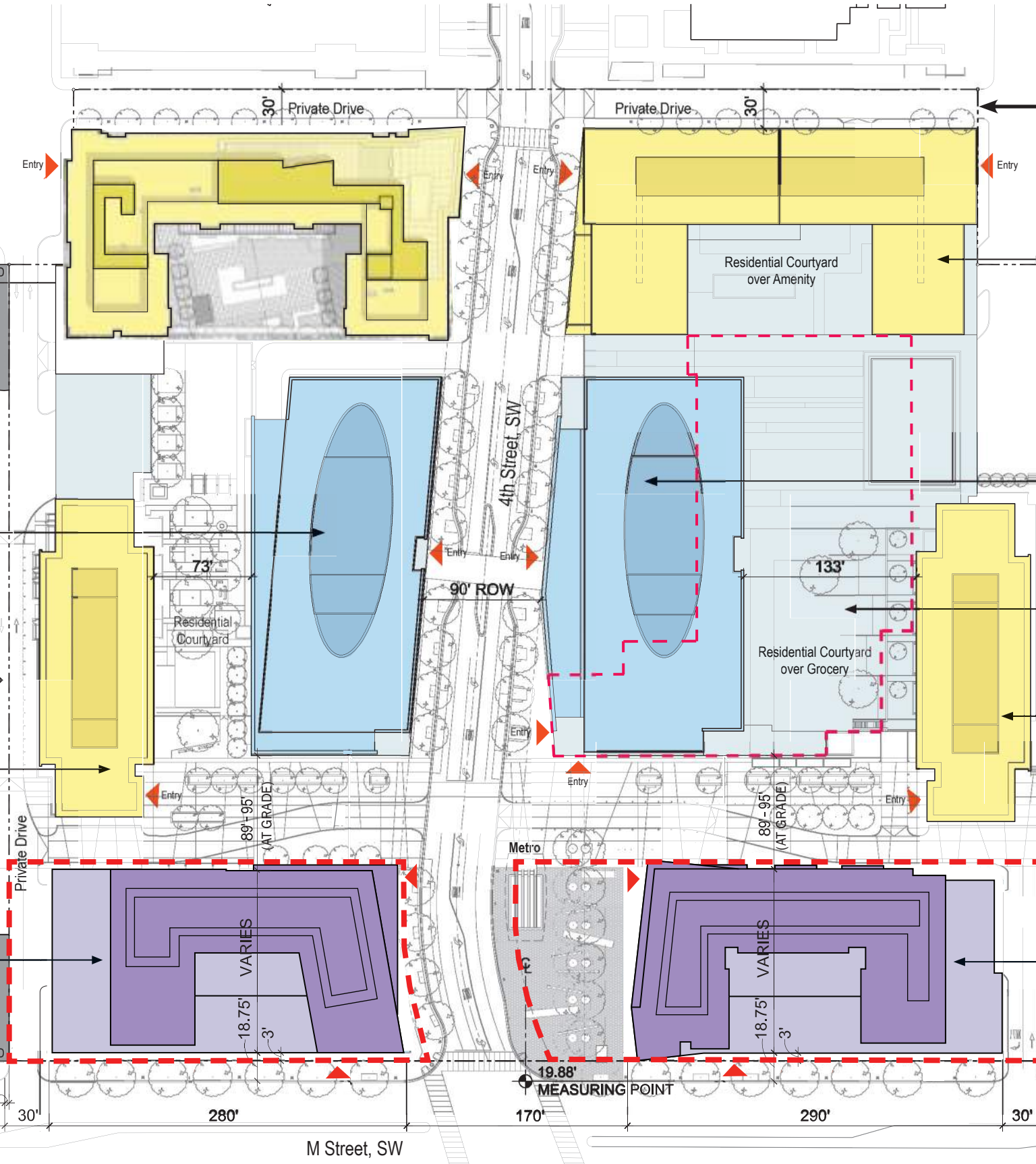
1 Floor / 25' Bldg. Ht.  
total area 55,000 sf

**EAST TOWER**

Converted Residential Building  
12 Floors / 130' Bldg. Ht.  
total area 218,400 sf

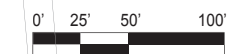
LOT 826, SQUARE 542  
LOT AREA EQUALS 61,065 SF  
EAST M STREET BUILDING

Proposed Residential/Office/Retail Building  
12 Floors / 127' Bldg. Ht.  
total area: 339,000 sf

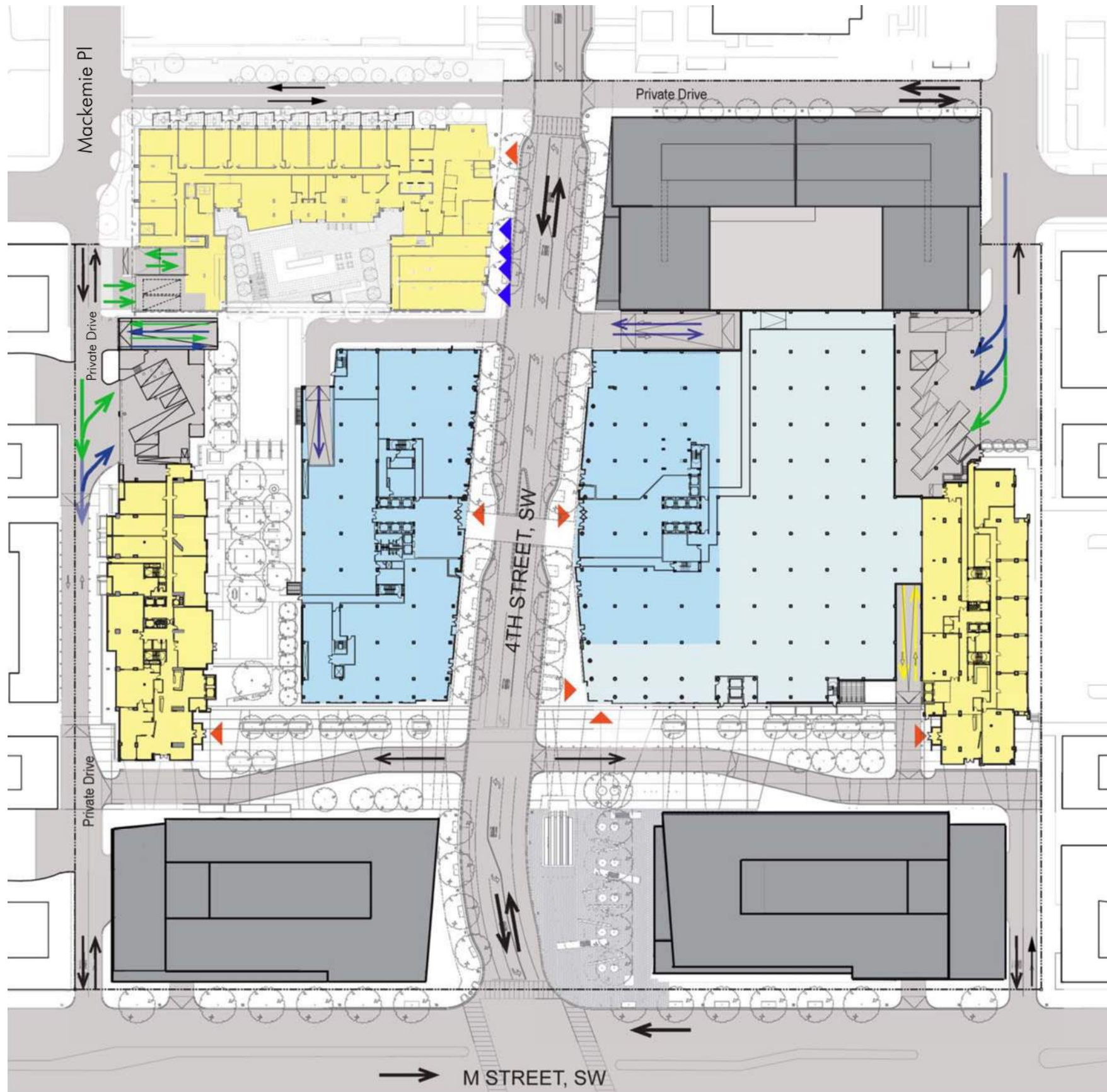


MARINA VIEW DEVELOPMENT

TOWN CENTER EAST DEVELOPMENT







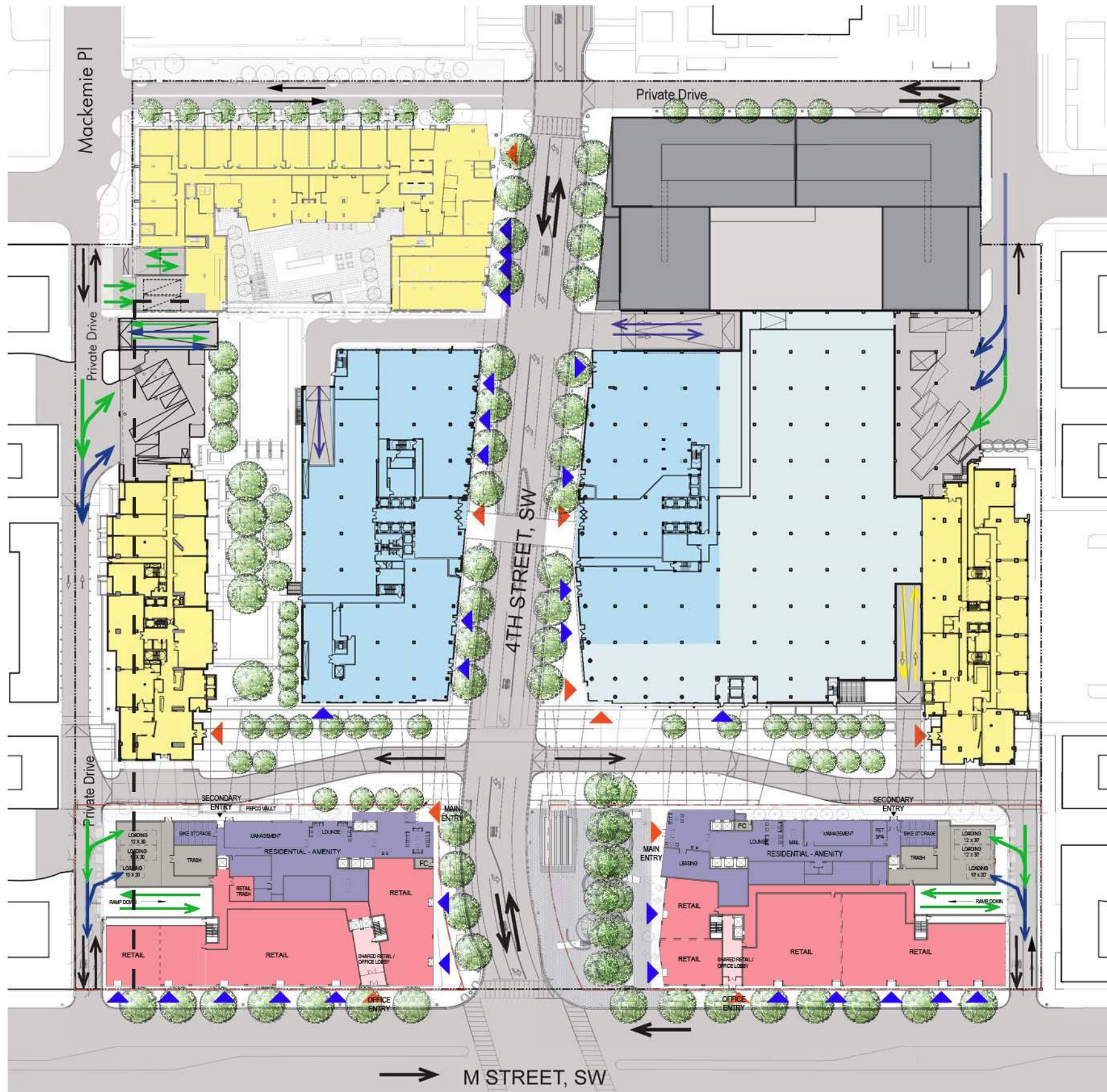
**NOTES:**

1. RETAIL ENTRANCE LOCATIONS SUBJECT TO CHANGE BASED UPON THE NEEDS OF THE TENANTS.
2. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS MAY VARY.

**LEGEND:**

-  Building Entrances
-  Road Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances
-  Retail Entrances





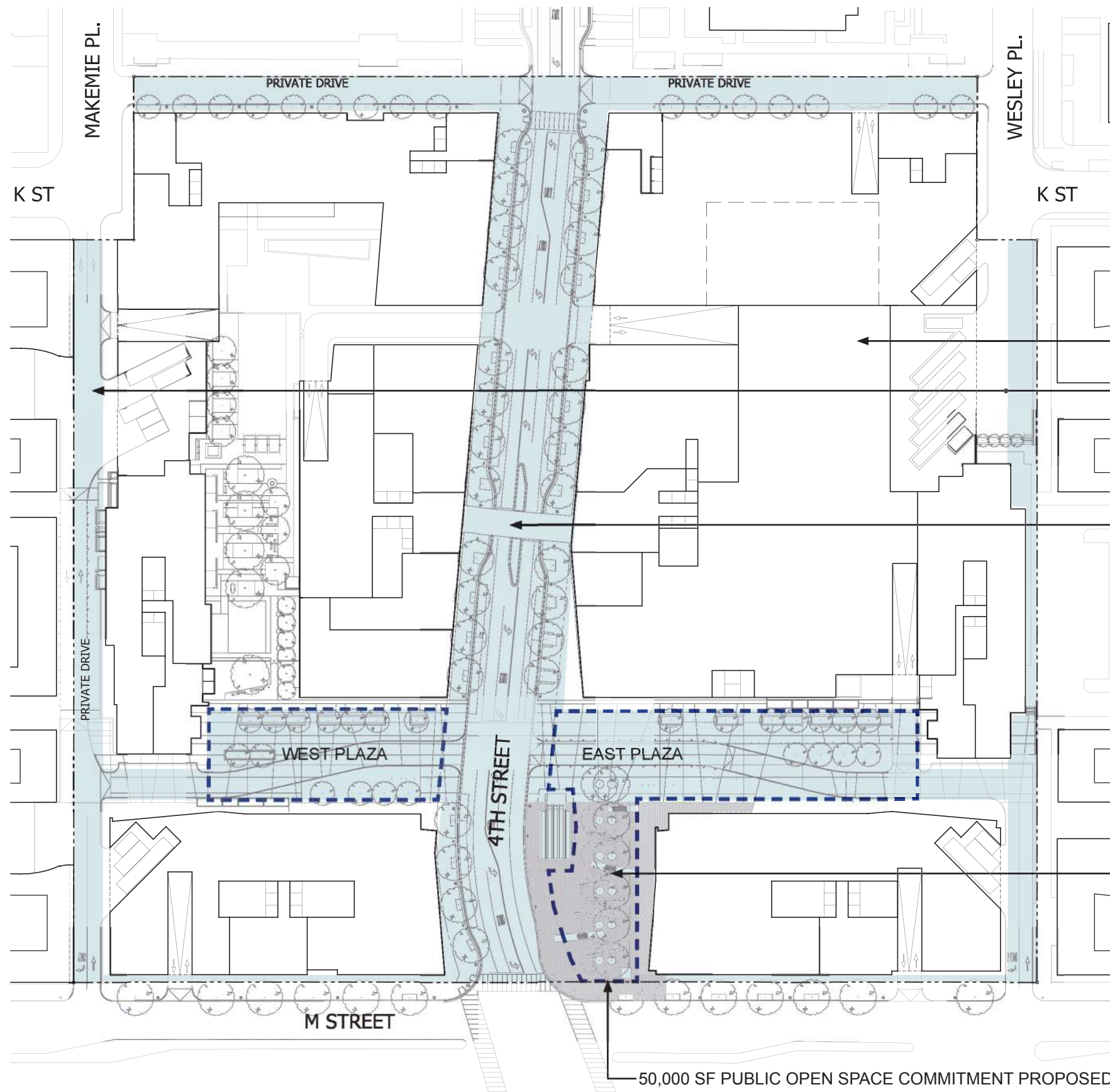
**NOTES:**

1. RETAIL ENTRANCE LOCATIONS SUBJECT TO CHANGE BASED UPON THE NEEDS OF THE TENANTS.
2. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS MAY VARY.
3. CURB CUT CONNECTED TO M STREET HAS BEEN REMOVED OFF BOTH M STREET PARCELS.

**LEGEND:**

-  Building Entrances
-  Road Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances
-  Retail Entrances





**NOTES:**

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE PLAN ILLUSTRATES FOURTH STREET WITH A 90' RIGHT OF WAY AND A 55' ROAD BED (AS BEING DESIGNED AND COORDINATED WITH DDOT).
3. DIMENSIONS SHOWN ARE MINIMUMS. FLEXIBILITY TO INCREASE THE MINIMUM DIMENSIONS IS REQUESTED.

**LEGEND:**

- OPEN SPACE -**  
COMBINATION LANDSCAPE AND HARD SCAPE AREAS OPEN TO THE SKY.
- PROPOSED PUBLIC OPEN SPACE COMMITMENT**

ACCESS / SERVICE DRIVE (REAR YARD)

SERVICE AREAS

4TH STREET, SW

METRO PLAZA WITH METRORAIL ESCALATORS

50,000 SF PUBLIC OPEN SPACE COMMITMENT PROPOSED







**NOTES:**

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3. DIMENSIONS SHOWN ARE MINIMUMS. FLEXIBILITY TO INCREASE THE MINIMUM DIMENSIONS IS REQUESTED.

**LEGEND:**

- OPEN SPACE -**  
COMBINATION LANDSCAPE AND HARD SCAPE AREAS OPEN TO THE SKY.
- CONSTRUCTED PUBLIC OPEN SPACE COMMITMENT (NO CHANGE IN SQUARE FOOTAGE PROPOSED)**
- BUILDING FOOTPRINT**
- SERVICE LOADING AREAS**

- SERVICE AREAS
- ACCESS / SERVICE DRIVE (REAR YARD)
- 4TH STREET, SW
- METRO PLAZA WITH METRORAIL ESCALATORS

50,000 SF OF COMBINED PUBLIC OPEN SPACE COMMITMENT CONSTRUCTED (NO CHANGE IN SQUARE FOOTAGE PROPOSED)





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