



January 11, 2019

WATERFRONT STATION II NE PARCEL SECOND STAGE PUD APPLICATION

ZONING COMMISSION
District of Columbia
CASE NO. 02-38J
EXHIBIT NO. 22G1

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APPLICANT

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ite Overview

Street View from 4th St. SW Looking South





Nearby Landmarks and Districts





1 DC OFFICE OF TAX AND REVENUE



2 DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS



3 CHRIST UNITED METHODIST CHURCH



4 ELIOT ON 4TH

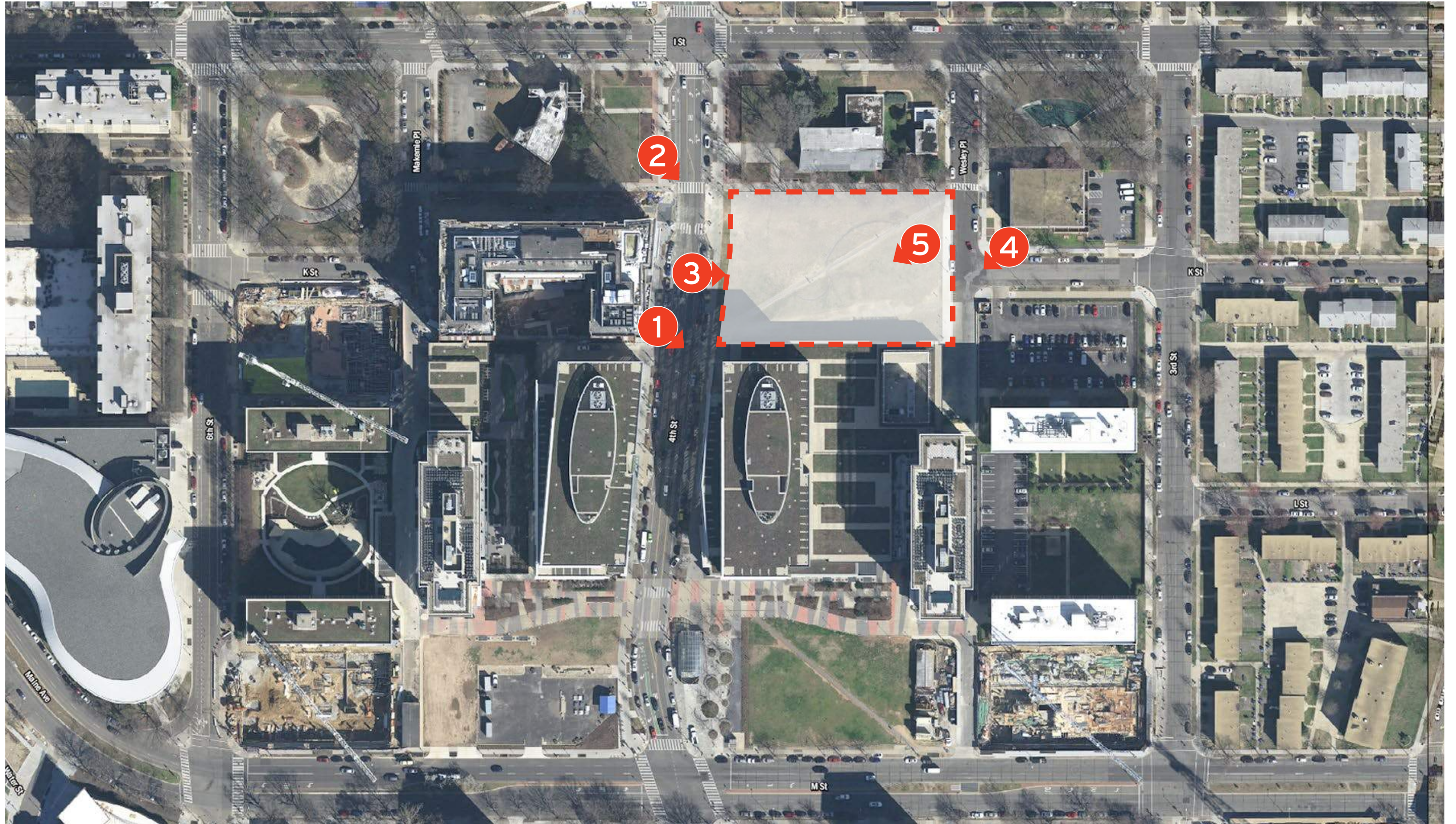


5 WESTMINSTER PRESBYTERIAN CHURCH



6 FUTURE SOUTHWEST NEIGHBORHOOD LIBRARY

Existing Condition

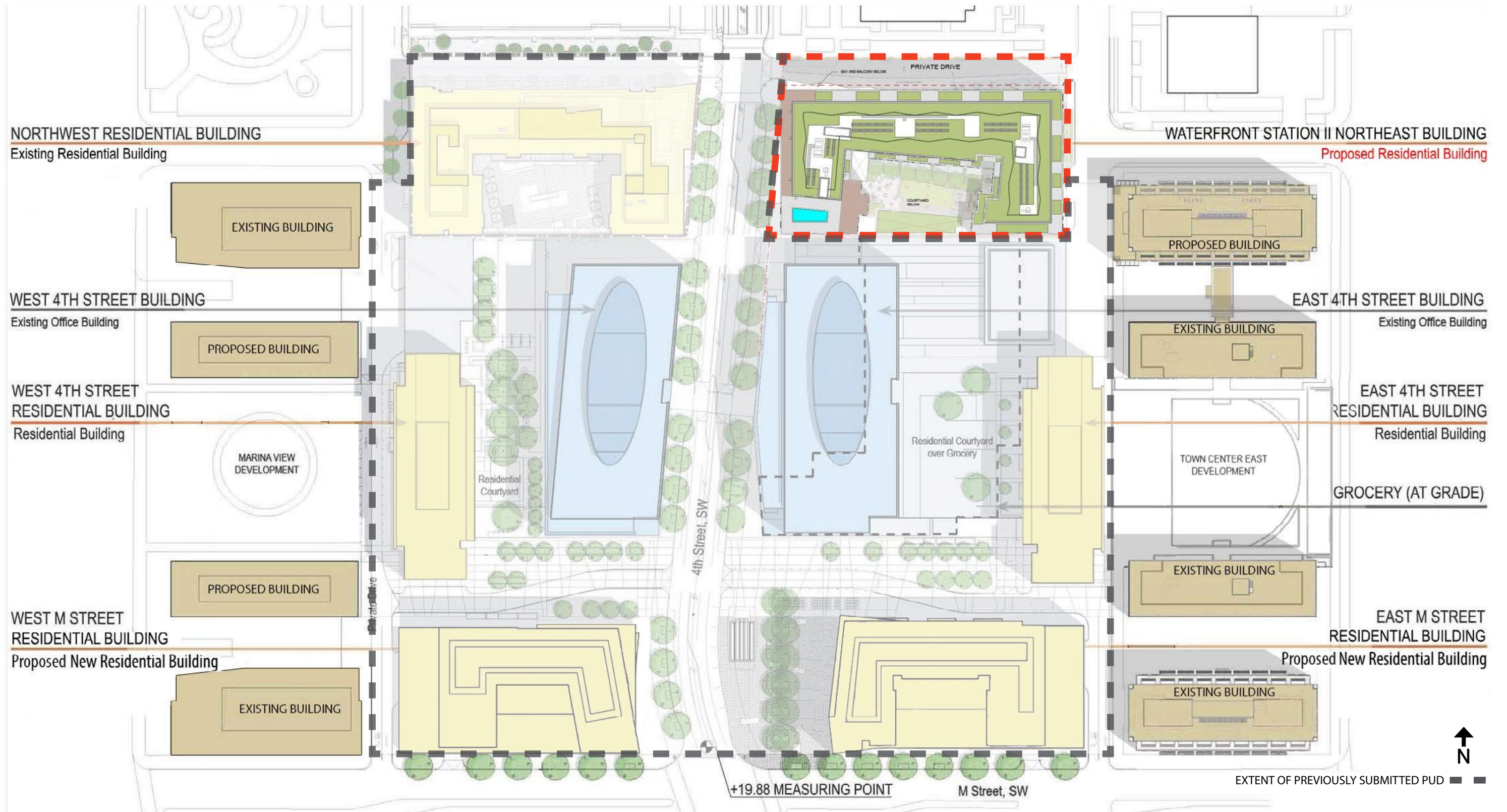




PUD Aerial Perspective



1 PROPOSED SECOND STAGE SUBMISSION



Proposed TG-U Stage 2 Zoning Tabulations

	PREVIOUSLY APPROVED / PROPOSED SECOND STAGE PUDS						PROPOSED NE TOWER SECOND STAGE PUD	PROPOSED FULL BUILD-OUT
	02-38A APPROVED FIRST STAGE PUD	02-38A SECOND STAGE APPROVED PUD (ACTUAL)	02-38D SECOND STAGE APPROVED PUD (ACTUAL)	02-38I PROPOSED SECOND STAGE PUD M ST. WEST	02-38I PROPOSED SECOND STAGE PUD M ST. EAST			
FAR (1)								
RESIDENTIAL	2.11	0.75	0.66	0.51	0.48	0.63	3.03	
NON RESIDENTIAL	2.22	1.08	0.01	0.03	0.1	0.05	1.27	
TOTAL	4.33	1.83	0.67	0.54	0.58	0.68	4.30	
GROSS FLOOR AREA								
RESIDENTIAL	1,229,605 SF	438,000 SF	383,845 SF	300,847 SF	281,280 SF	370,257 SF	1,774,229 SF	
COMMERCIAL	1,296,895 SF	631,198 SF	4,414 SF	21,103 SF	51,230 SF	29,743 SF	737,688 SF	
COMMUNITY					6,000 SF		6,000 SF	
TOTAL	2,526,500 SF	1,069,198 SF	388,259 SF	321,950 SF	338,510 SF	400,000 SF	2,517,917 SF	
HEIGHT								
EXISTING MAXIMUM	130 ft	130 ft						
PROPOSED RESIDENTIAL	114 ft		114 ft	127 ft	127 ft	114 ft	114 -127 ft	
PROPOSED COMMERCIAL	94 ft	94 ft					94 ft	
STORIES								
EXISTING MAXIMUM	12	12					12	
PROPOSED RESIDENTIAL	12	12	11	10	10	11	11 -- 12	
PROPOSED COMMERCIAL	8	8		2	2		8	
LOT OCCUPANCY (1)	58%	30%	5%	6.5%	6.6%	7.0%	55%	
PARKING								
OFFICE	678	276			20		296 SPACES	
RETAIL	99	163		24	20	35	242 SPACES	
RESIDENTIAL	310	288	224	155	178	184	1,029 SPACES	
COMMUNITY					8		8 SPACES	
TOTAL	1,087 MIN	727	224	179	226	219	1,575 SPACES	
LOADING								
OFFICE	3 @ 30 FT 1 @ 20 FT	4 @ 30 FT 2 @ 20 FT		2 @ 12X30 FT LOADING (SHARED)	2 @ 12X30 FT LOADING (SHARED)		5 @ 30 FT 1 @ 20 FT 2 @ 55 FT	
RETAIL	2 @ 55 FT 2 @ 30 FT 2 @ 20 FT	1 @ 55 FT 1 @ 30 FT 1 @ 20 FT		1 @ 10X20 FT SERVICE	1 @ 10X20 FT SERVICE	2 @ 12X30 FT LOADING (SHARED)	2 @ 30 FT 2 @ 20 FT 5 @ 30 FT	
RESIDENTIAL	1 @ 55 FT 1 @ 20 FT	2 @ 55 FT 2 @ 20 FT	2 @ 30 FT				1 @ 55 FT 1 @ 20 FT 2 @ 30 FT	

(1) FAR AND LOT OCCUPANCY CALCULATIONS BASED ON TOTAL SITE AREA = 584,655 sf

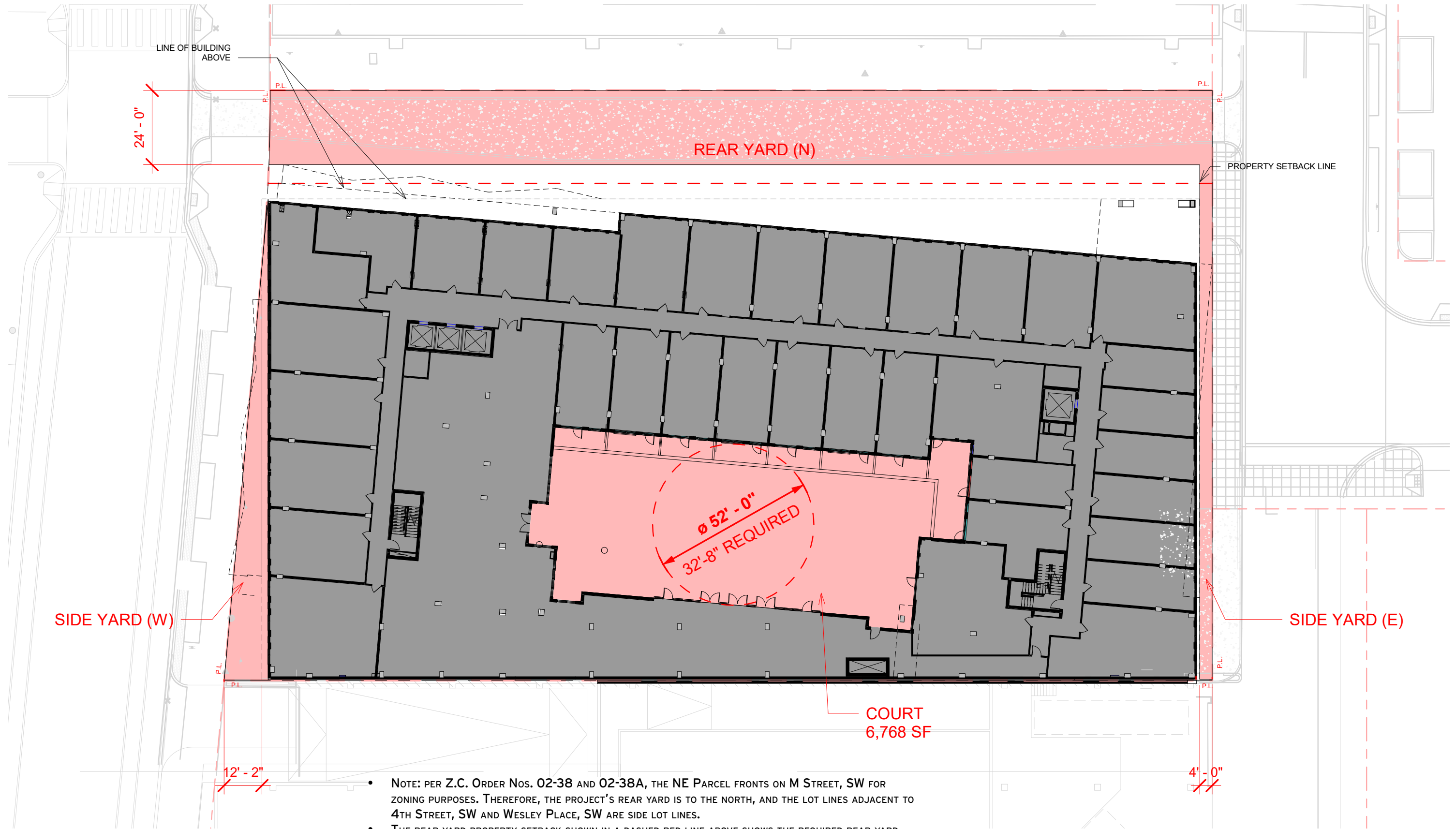
PUD Site Area: 584,655 SF	Approved Under PUD/ Required Under ZR58	Proposed
Lot Area: 59,044 SF		
Gross Floor Area		
Residential		370,257 SF
Retail/Restaurant/Service		11,743 SF
Arts/Cultural		9,000 SF
Educational (1)		9,000 SF
TOTAL	400,000 SF	400,000 SF
Penthouse		
Penthouse Area (Res.)		16,504 SF
Penthouse Area (Amenity)		3,308 SF
Penthouse Area (Total)	23,618 SF	23,568 SF
Penthouse Height	20 ft	20 ft
Building Height	114 ft	114 ft
Lot Occupancy (bldg lot)	N/A	70% (2)
Green Area Ratio	0.2	≥ 0.2 (3)
Rear Yard	28.02 ft per first-stage PUD	Varies; Flexibility Requested
Side Yard	None required, but any provided must be 2" per 1' of building height	Varies; Flexibility Requested
Courts	Width: 4" per 1' of building height; Area: twice the square of the width, not less than 350 sf	154'-5" x 53'-0" 6,768 sf (See Exhibit on pg. 16)
<p>(1) Space devoted to these uses may be also be occupied by uses in the retail/restaurant/service use categories.</p> <p>(2) This lot occupancy number is based only on the portion of the NE Parcel occupied by the proposed project and is provided for information only; the first-stage PUD calculates lot occupancy on the basis of the entire first-stage PUD site (see page 14).</p> <p>(3) This GAR number is provided for information only because the proposed project is exempt from the GAR requirements. It is designed to exceed the minimum GAR requirements in the C-3-C zone.</p>		

	ZR16 Requirement (4)	Proposed
Parking		
Residential	152 SPACES	184 SPACES
Retail	12 SPACES	12 SPACES
Arts/Cultural	18 SPACES	18 SPACES
Educational	5 SPACES	5 SPACES
TOTAL	187 SPACES	219 SPACES
Bicycle Parking		
Long Term		
Residential	152 SPACES	153 SPACES
Retail	1 SPACES	1 SPACES
Arts/Cultural	1 SPACES	1 SPACES
Educational	1 SPACES	1 SPACES
TOTAL	155 SPACES	156 SPACES
Short Term		
Residential	23 SPACES	23 SPACES
Retail	3 SPACES	3 SPACES
Arts/Cultural	1 SPACES	1 SPACES
Educational	1 SPACES	1 SPACES
TOTAL	28 SPACES	28 SPACES
Loading		
Residential	1 @ 20' SPACE 1 @ 30' SPACE	2 @ 30' SPACES
Retail	1 @ 30' SPACE (can be shared with residential)	1 @ 30' SPACE (Shared with Retail)
<p>(4) The first-stage PUD parking requirements have already been satisfied, and the ZR16 parking requirements are not applicable to the project; however, they are provided here for comparison and informational purposes only</p>		

	Studio	1 Bed	1 + Den	2 Bed	Total
TOTAL	110	193	57	90	450
MIX %	24%	43%	13%	20%	100%

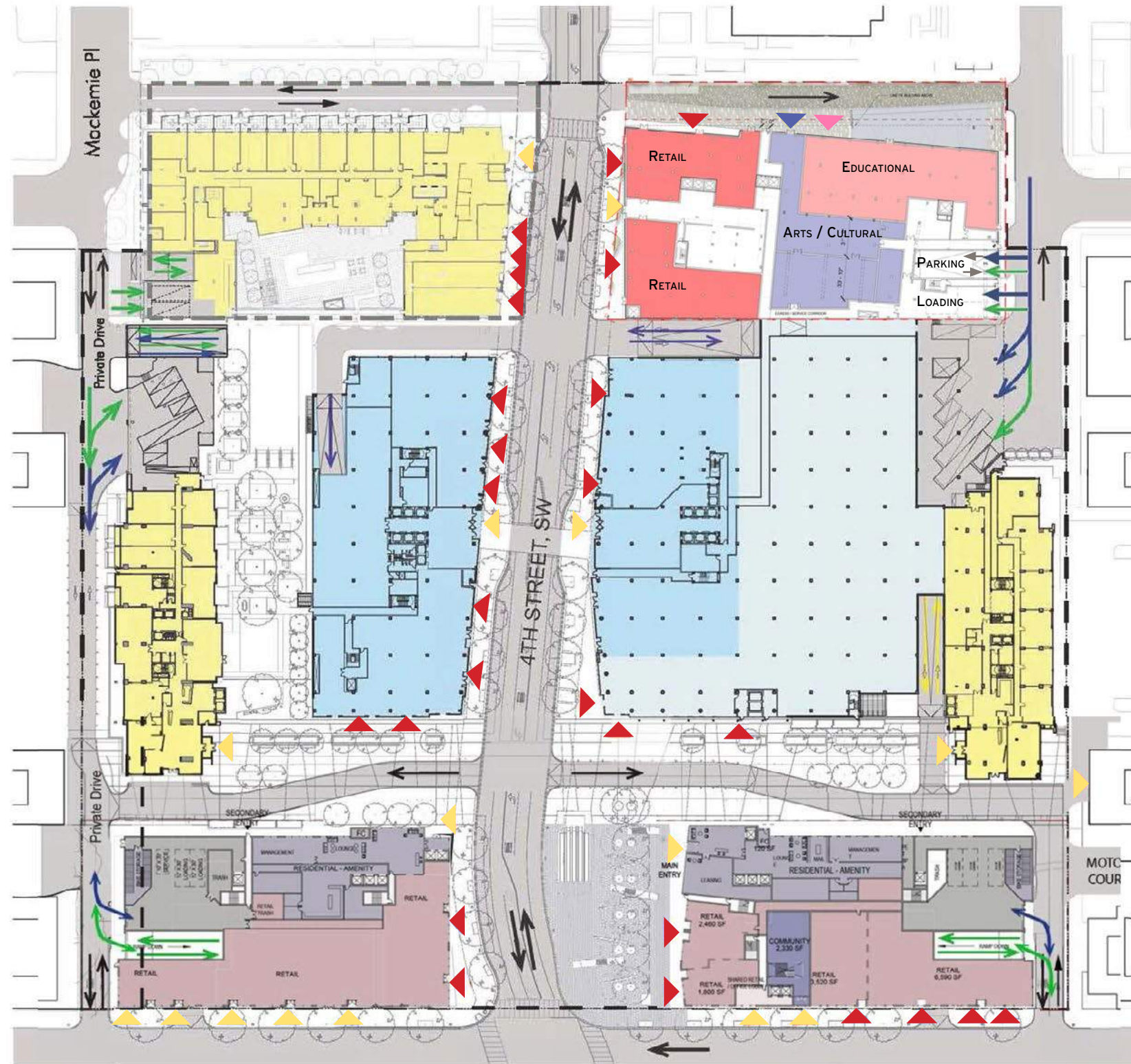
- SPACES DENOTED AS "RETAIL" MAY INCLUDE USES IN THE RETAIL, SERVICE, AND/OR EATING AND DRINKING ESTABLISHMENT USE CATEGORIES.
- SPACES DENOTED AS "ARTS/CULTURAL" MAY INCLUDE USES IN THE ARTS, DESIGN, AND CREATION AND/OR ENTERTAINMENT, ASSEMBLY, AND PERFORMING ARTS USE CATEGORIES, ASD ARTS RELATED EDUCATION.
- SPACES DENOTED AS "EDUCATIONAL/" MAY INCLUDE USES IN THE DAYTIME CARE, EDUCATIONAL, RETAIL, SERVICE, AND/OR EATING AND DRINKING ESTABLISHMENT USE CATEGORIES.

Courtyard, Side, and Rear Yard Exhibit



- NOTE: PER Z.C. ORDER NOS. 02-38 AND 02-38A, THE NE PARCEL FRONTS ON M STREET, SW FOR ZONING PURPOSES. THEREFORE, THE PROJECT'S REAR YARD IS TO THE NORTH, AND THE LOT LINES ADJACENT TO 4TH STREET, SW AND WESLEY PLACE, SW ARE SIDE LOT LINES.
- THE REAR YARD PROPERTY SETBACK SHOWN IN A DASHED RED LINE ABOVE SHOWS THE REQUIRED REAR YARD AS SET FORTH IN Z.C. ORDER NOS. 02-38 AND 02-38A FOR WHICH THE APPLICANT SEEKS MINOR ZONING FLEXIBILITY.

PUD Loading and Circulation Diagram



LEGEND:

- ← Road Circulation
- ← Residential Parking / Loading Entrances
- ← Commercial Parking / Loading Entrances
- ▲ Building Entrances
- ▲ Retail Entrances
- ▲ Arts / Cultural
- ▲ Educational

- RETAIL ENTRANCE LOCATIONS SUBJECT TO CHANGE BASED UPON NEEDS OF THE TENANT
- INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL LAYOUTS MAY VARY
- SPACES DENOTED AS "RETAIL" MAY INCLUDE USES IN THE RETAIL, SERVICE, AND/OR EATING AND DRINKING ESTABLISHMENT USE CATEGORIES.
- SPACES DENOTED AS "ARTS/CULTURAL" MAY INCLUDE USES IN THE ARTS, DESIGN, AND CREATION AND/OR ENTERTAINMENT, ASSEMBLY, AND PERFORMING ARTS USE CATEGORIES, ASD ARTS RELATED EDUCATION.
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