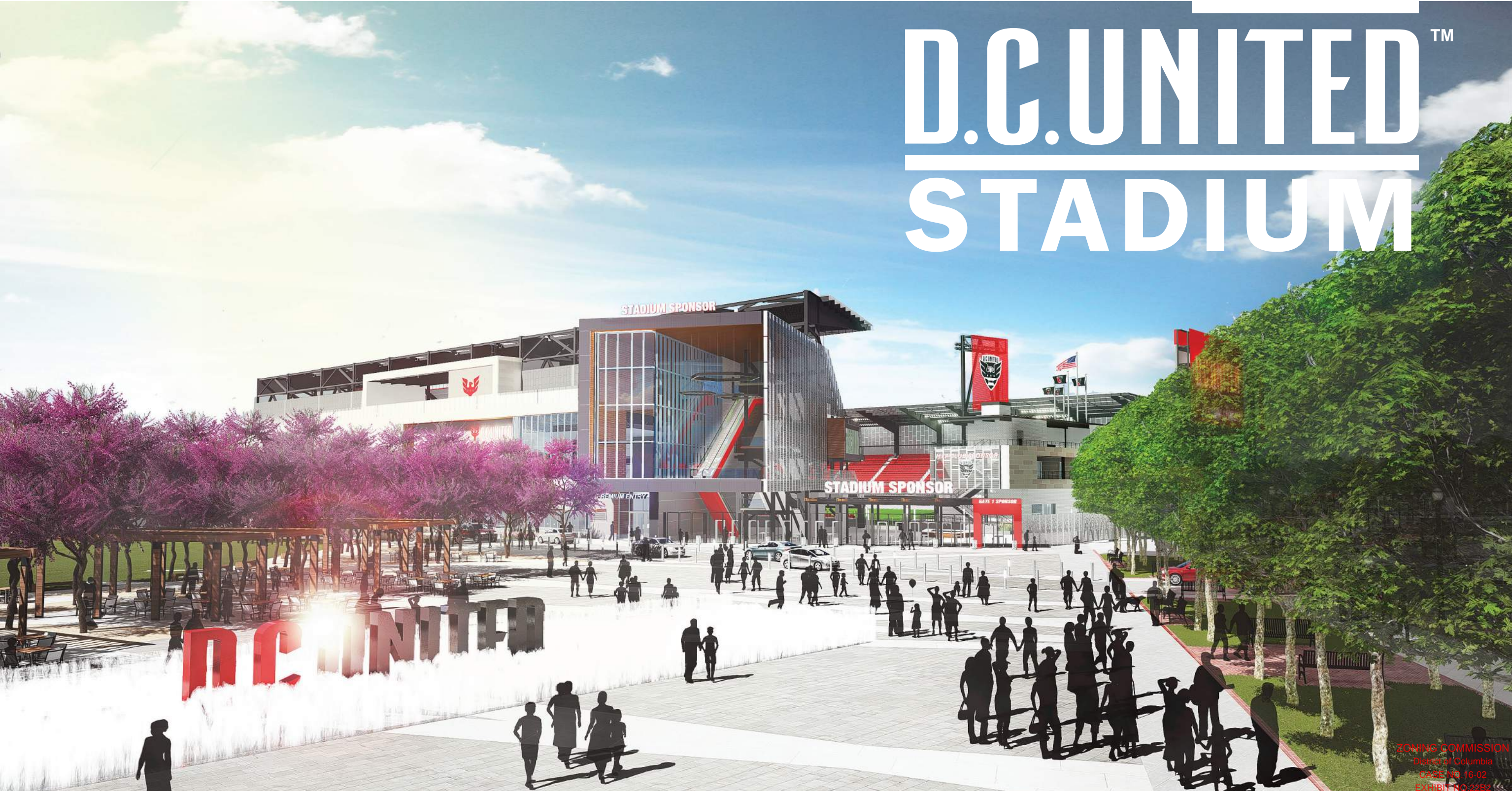


D.C. UNITED™ STADIUM



SECTION

01

PUD OVERVIEW

ZONING
DOCUMENTS

SITE CONTEXT PHOTOS

- 1.01 PUD OVERVIEW
- 1.02 PUD OVERVIEW
- 1.03 GAR CALCULATION SPREADSHEET
- 1.04 GAR CALCULATION PLAN

- 1.05 EXISTING ZONING MAP
- 1.06 CONTEXT MAP
- 1.07 EXISTING CONTEXT SITE PHOTOS
- 1.08 EXISTING CONTEXT SITE PHOTOS
- 1.09 EXISTING SITE SURVEY & SITE PLAN
- 1.10 PUD SUBMISSION BOUNDARY
- 1.11 LOT OCCUPANCY PLAN
- 1.12 ZONING BUILDING HEIGHT


ZONING DATA SUMMARY - 100 POTOMAC AVENUE, SW WASHINGTON, DC 20024

CONSOLIDATED LOT – Z LOT A SQUARES 603S, 605, 607, 661, 661N, PART OF SQUARE 665 AND PARTS OF POTOMAC AVENUE S.W., R STREET S.W. AND S STREET S.W.	Allowed / Required	PROPOSED
	CG/C-R	
SITE AREA (LOT A)	429,084 SF	429,084 SF
GROSS FLOOR AREA (FAR) - COMMERCIAL	NONE REQUIRED	361,581 SF
FAR	3.0 (MOR) - 4.0 (PUD)	.84 FAR
BUILDING HEIGHT	90 FEET (MOR) - 110 FEET (PUD)	110 FEET
LOT OCCUPANCY - COMMERCIAL	100%	54.03 %
OPEN SPACE	AT LEAST 10% OF THE LOT AREA SHALL BE RESERVED AS PUBLIC OPEN SPACE	18%
COURTS	NONE REQUIRED; THEN ITS WIDTH MUST MEASURE 2.5" PER FOOT OF COURT HEIGHT AND NOT LESS THAN 6' (OPEN) OR 12' (CLOSED)	NONE REQUIRED
REAR YARD	NONE REQUIRED	NONE REQUIRED
SIDE YARD	NONE REQUIRED; IF PROVIDED, THEN MUST MEASURE 3" PER FOOT OF HEIGHT BUT NOT LESS THAN 8'	NONE REQUIRED
PARKING	1 FOR EACH 10 SEATS FOR THE FIRST 10,000 SEATS PLUS 1 PER 20 SEATS ABOVE THAT	PROVIDED OFF-SITE
BICYCLE PARKING	83 BICYCLES (PER LEED REQUIREMENTS)	83 BICYCLES
BICYCLE VALET PARKING	150 BICYCLES (PER LEED REQUIREMENTS)	150 BICYCLES
LOADING RETAIL OR SERVICE <ul style="list-style-type: none"> • LOADING BERTHS (12' x 30') • LOADING BERTHS (12' x 55') • LOADING PLATFORM (100 SF) • LOADING PLATFORM (200 SF) • SERVICE / DELIVERY (10' x 20') • TV TRUCK PARKING 	1 REQUIRED 1 REQUIRED 1 REQUIRED 1 REQUIRED 1 REQUIRED 0 REQUIRED	0 PROVIDED 2 PROVIDED 2 PROVIDED 0 PROVIDEDz 1 PROVIDED (71' x 152') 3 PROVIDED (71' x 152')
GREEN AREA RATIO (GAR)	0.2	0.287



GROSS FLOOR AREA TABULATION

LEVEL	STADIUM	OFFICE	TOTAL
SOUTH BASEMENT LEVEL	33,579 SF	-	33,579 SF
CONCOURSE (FIELD) LEVEL	124,664 SF	8,976 SF	133,640 SF
SOUTH OFFICE LEVEL	-	21,916 SF	21,916 SF
EAST CLUB & NORTH SUITE LEVEL	42,612 SF	-	42,612 SF
SUITE & PRESS LEVEL	23,306 SF	-	23,306 SF
NORTH MVP ROOF DECK	5,763 SF	-	5,763 SF
UPPER EAST CONCOURSE	25,442 SF	-	25,442 SF
STADIUM SEATING BOWL	108,902 SF	-	108,902 SF
NET	364,268 SF	30,892 SF	395,160 SF

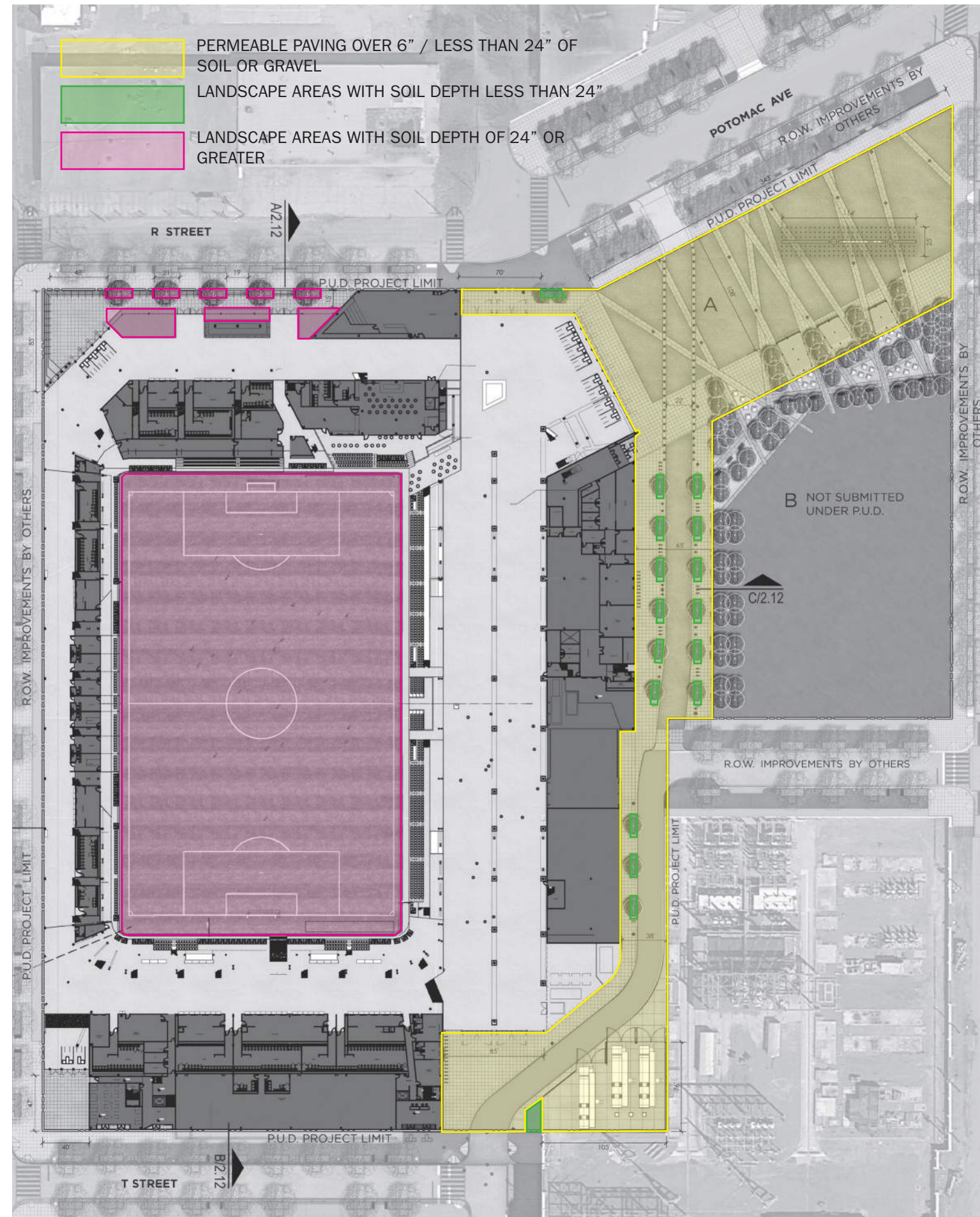
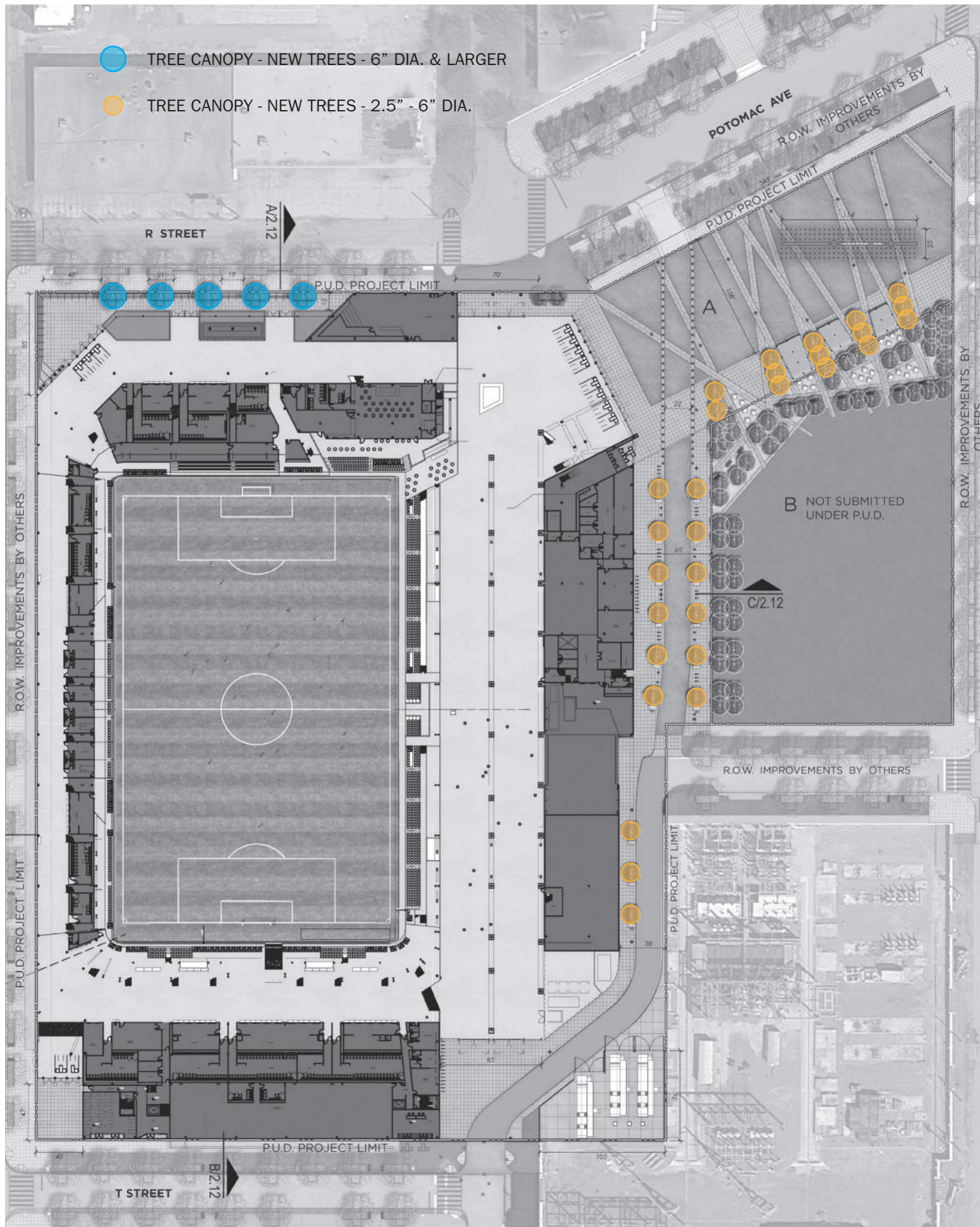

 Address:
 Ward: Lot: Square: Zoning District:

Other / BZA Order:
 enter sq ft of lot:
 multipl SCORE:

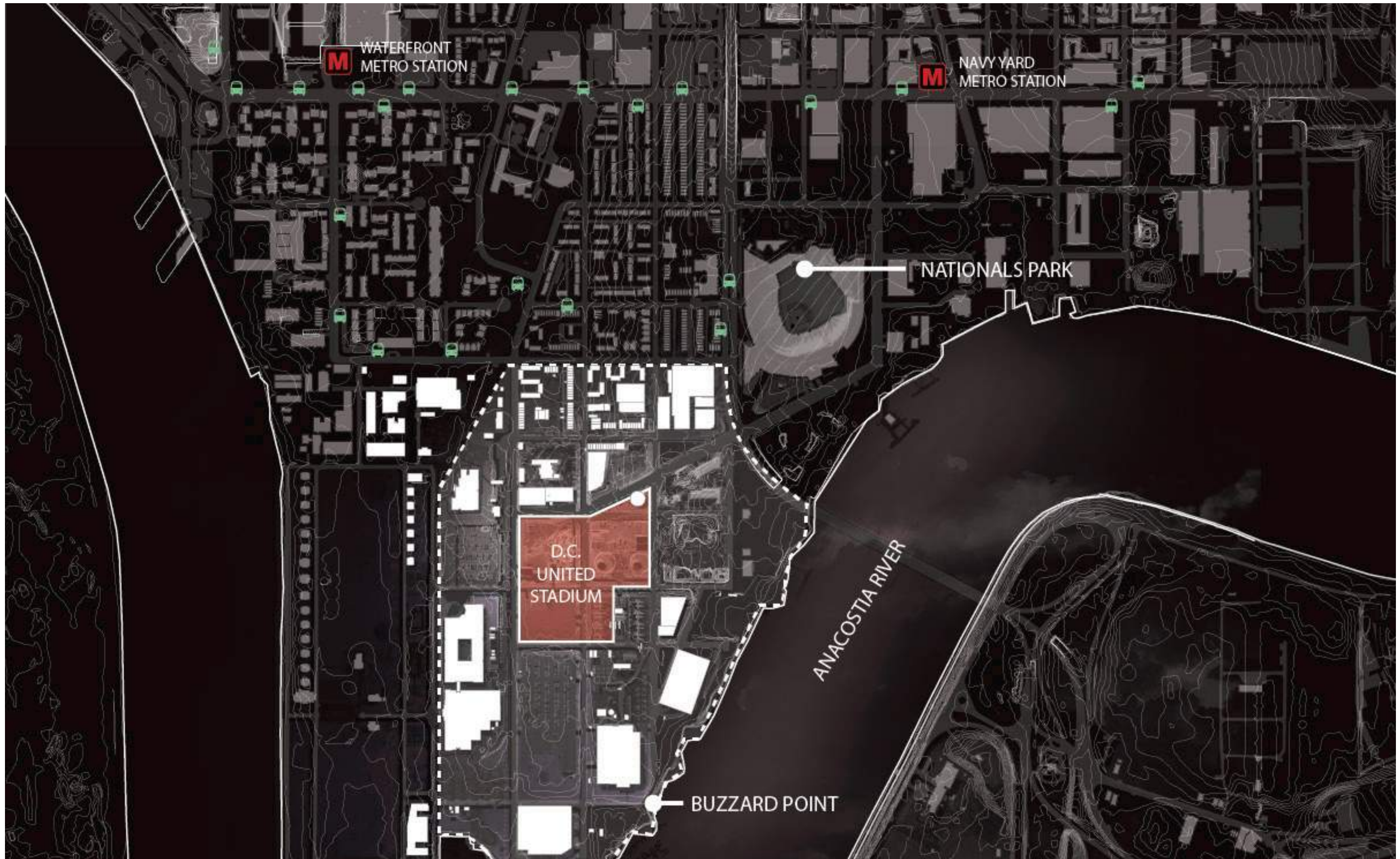
Lot size (enter this value first) *

Landscape Elements		Square Ft.	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth of less than 24"	<input type="text" value="2,233"/>	0.3	669.9	
2	Landscaped areas with a soil depth of 24" or greater	<input type="text" value="97,073"/>	0.6	58,243.8	
3	Bioretention facilities	<input type="text" value="0"/>	0.4	-	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants less than 2' tall at maturity	<input type="text" value="92,590"/>	0.2	18,518.0	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	<input type="text" value="592"/>	5328	0.3	1,598.4
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	<input type="text" value="29"/>	1450	0.5	725.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="5"/>	1250	0.6	750.0
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="0"/>	0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	<input type="text" value="0"/>	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	<input type="text" value="0"/>	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	<input type="text" value="0"/>	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="0"/>	0.6	-	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="0"/>	0.6	-	
2	Over at least 8" of growth medium	<input type="text" value="2,986"/>	0.8	2,388.8	

D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="94,336"/>	0.4	37,734.4
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/>	0.5	-
E Other				
1	Enhanced tree growth systems***	<input type="text" value="0"/>	0.4	-
2	Renewable energy generation	<input type="text" value="3,500"/>	0.5	1,750.0
3	Approved water features	<input type="text" value="0"/>	0.2	-
sub-total of sq ft = 300,746				
H Bonuses				
1	Native plant species	<input type="text" value="8,318"/>	0.1	831.8
2	Landscaping in food cultivation	<input type="text" value="0"/>	0.1	-
3	Harvested stormwater irrigation	<input type="text" value="0"/>	0.1	-
Green Area Ratio numerator = 123,210				
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth: 37,734				







STADIUM SITE



VIEW LOOKING SOUTH

VIEW LOOKING WEST

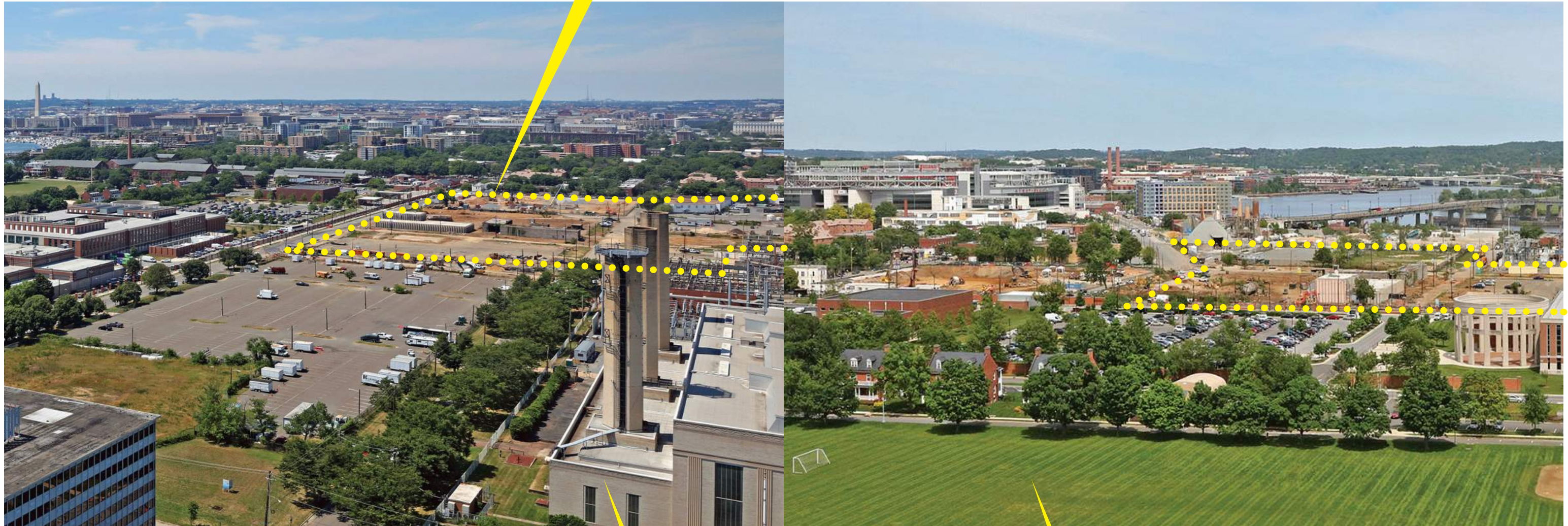
NEW PEPCO SUBSTATION

1ST STREET

2ND STREET

S STREET

STADIUM SITE

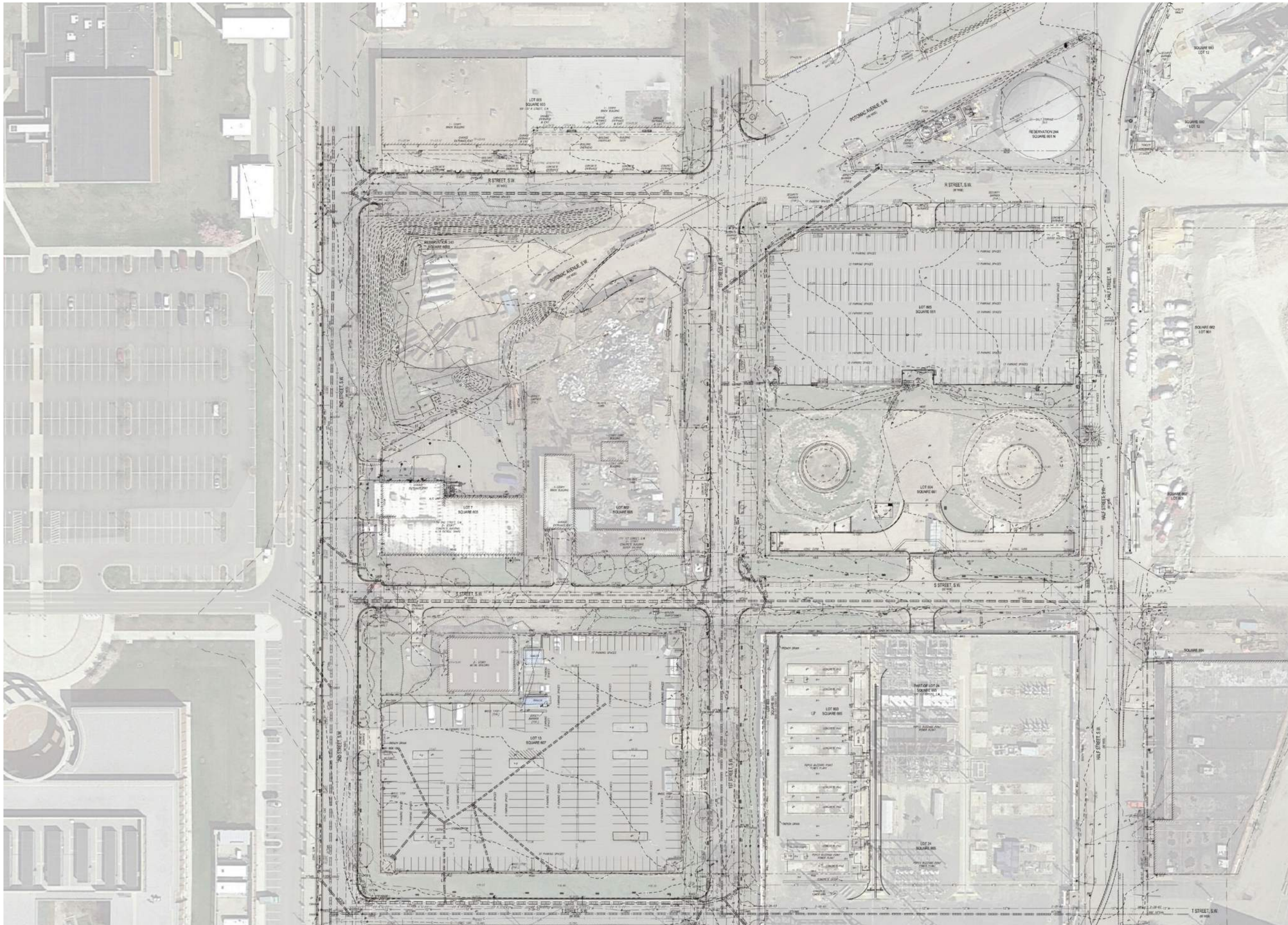


VIEW LOOKING NORTHWEST

VIEW LOOKING EAST

PEPCO

FORT MCNAIR



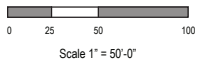
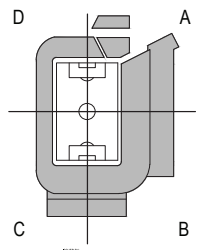
POPULOUS
Marshall Moya Design



DC UNITED SOCCER STADIUM

100 Potomac Avenue, SW
Washington, DC 20024

PUD #2 SUBMISSION



REV
DATE 11/20/2011

PART A - EXTENT OF STADIUM PUD SUBMISSION



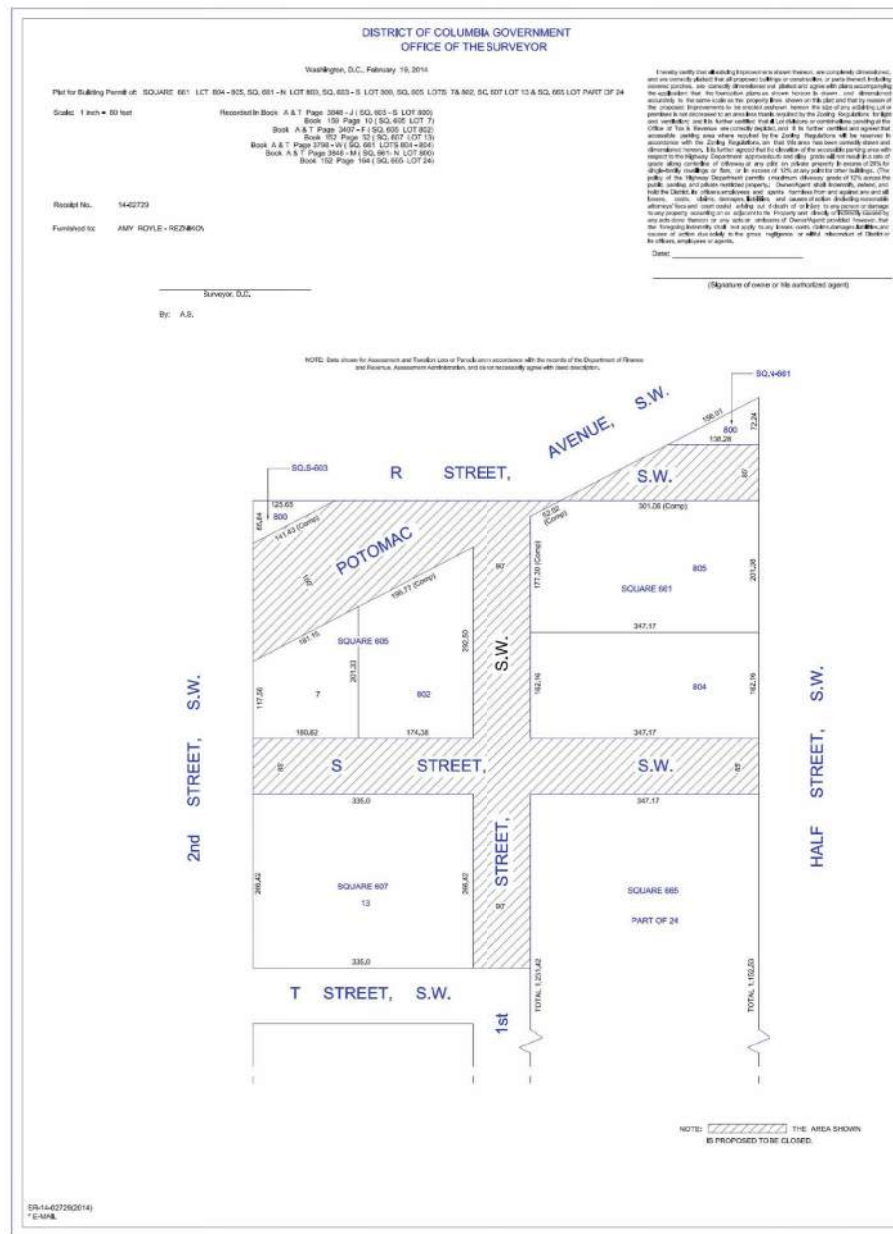
PART B - NOT PART OF STADIUM PUD SUBMISSION
DESIGN INTENT SHOWN FOR REFERENCE ONLY



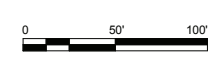
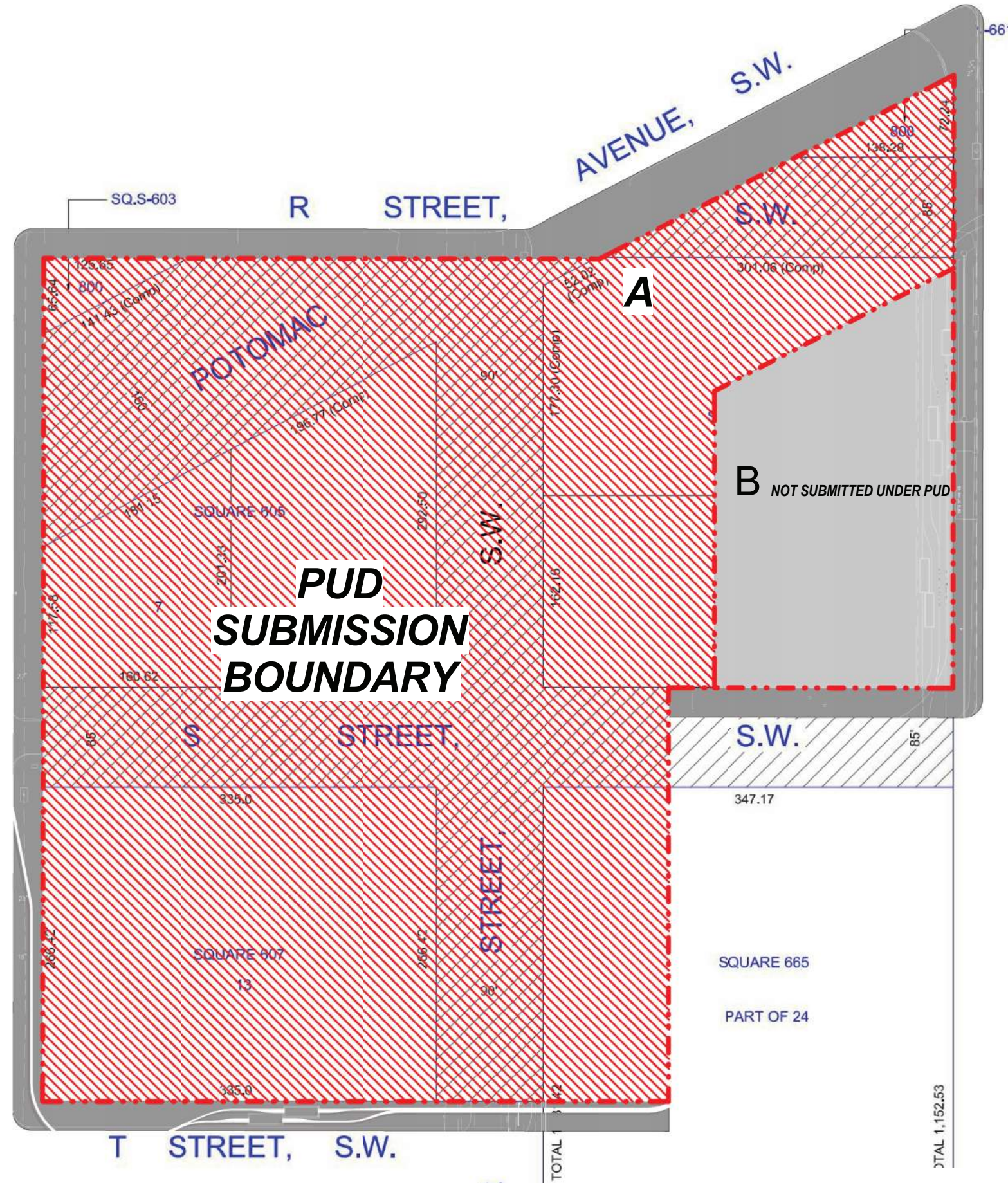
PUBLIC REALM - NOT PART OF PUD SUBMISSION,
DESIGN INTENT SHOWN FOR REFERENCE ONLY



DISTRICT OF COLUMBIA RESPONSIBLE FOR DESIGN OF
PUBLIC REALM



CONSOLIDATE PROPERTY SURVEY



1 PUD SUBMISSION BOUNDARY
1" = 50'-0"

PUD SUBMISSION BOUNDARY

1.10

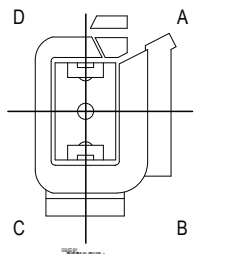
HALF STREET, S.W.

POPULOUS
Marshall Moya Design



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Washington, DC 20024

VERTICAL CIRCULATION
PROCUREMENT SET

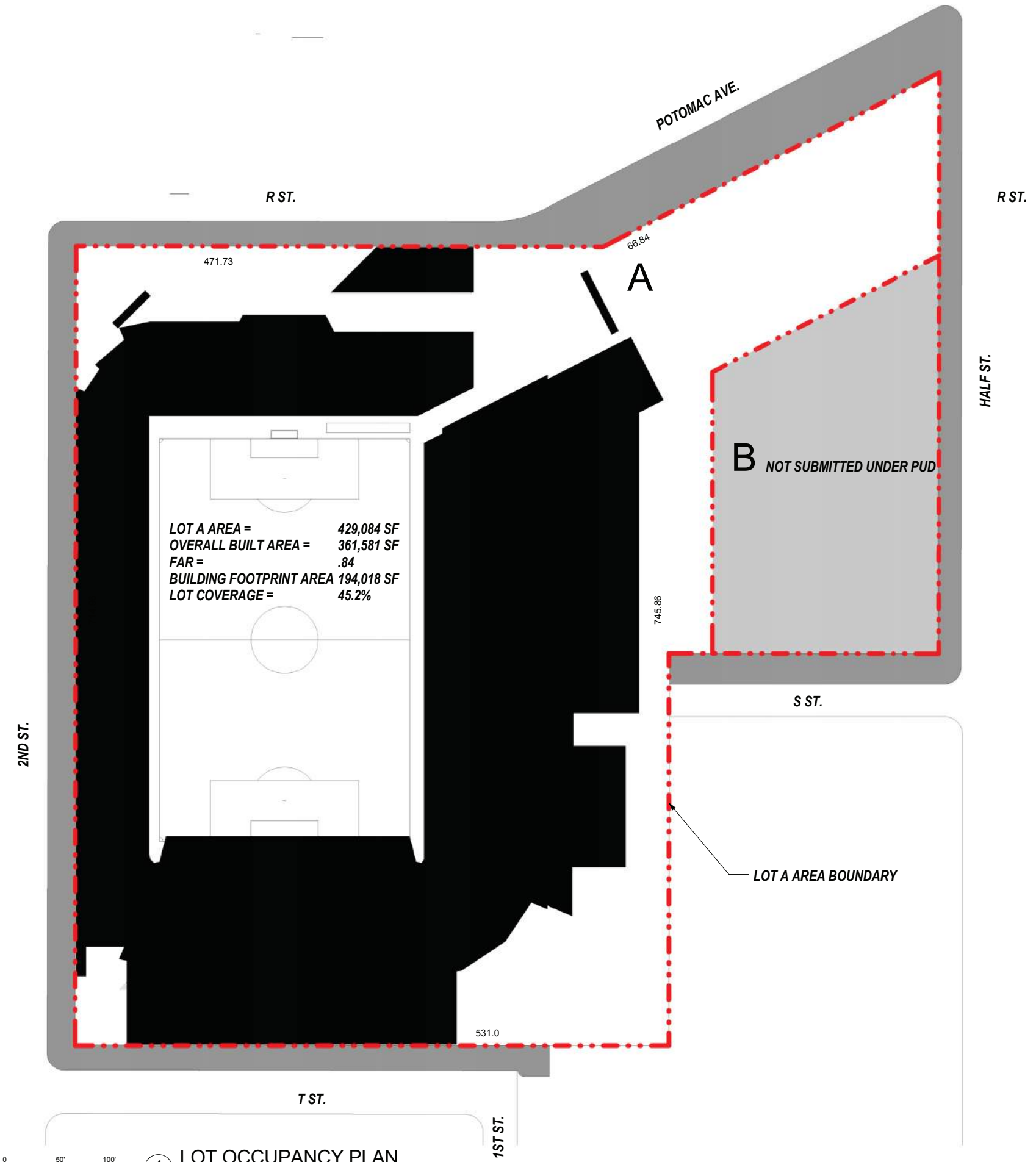


PROJECT NORTH
PUD SUBMISSION BOUNDARY

**PART B - NOT PART OF STADIUM
PUD SUBMISSION, DESIGN INTENT
SHOWN FOR REFERENCE ONLY**

**PUBLIC REALM - NOT PART OF PUD
SUBMISSION, DESIGN INTENT SHOWN
FOR REFERENCE ONLY**

**DISTRICT OF COLUMBIA RESPONSIBLE
FOR DESIGN OF PUBLIC REALM**

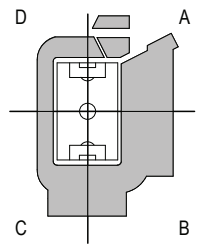


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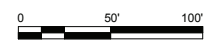


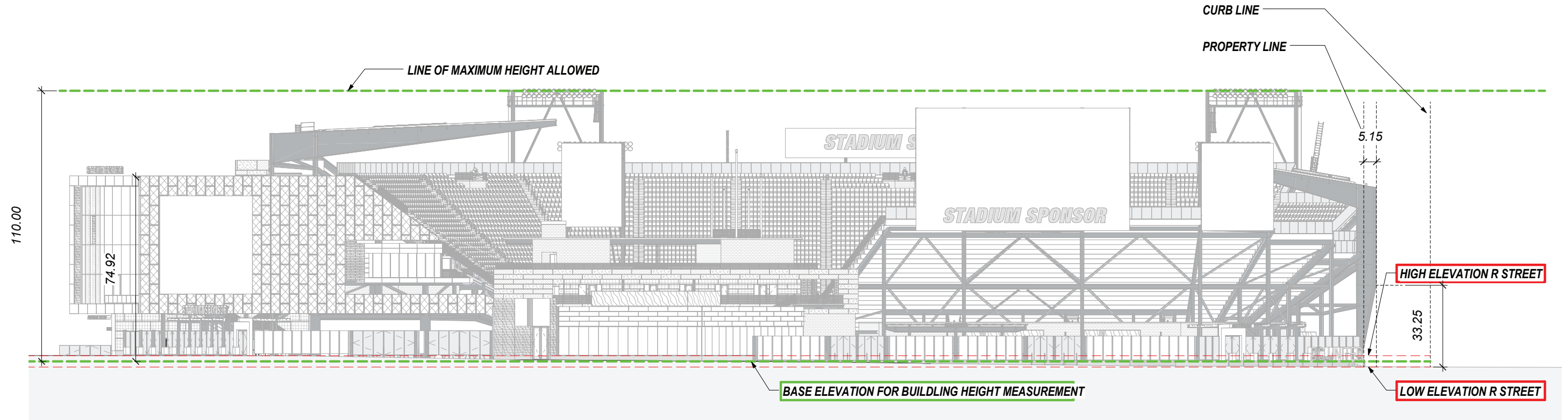
DC UNITED SOCCER STADIUM
100 Potomac Avenue, SW
Washington, DC 20024

VERTICAL CIRCULATION
PROCUREMENT SET



PROJECT NORTH
LOT OCCUPANCY PLAN

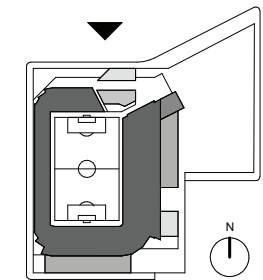




0 10' 20' 40' **1** ZONING BUILDING HEIGHT
1" = 20'-0"

POTOMAC AND R STREET IS USED AS THE PRIMARY STREETS TO ESTABLISH THE BASE ELEVATION TO MEASURE THE OVERALL BUILDING HEIGHT

THE NORTH ELEVATION OF THE STADIUM FRONTS POTOMAC AND R STREET

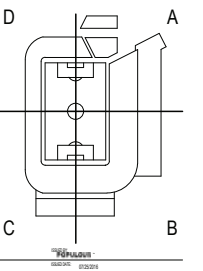


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VERTICAL CIRCULATION
PROCUREMENT SET



ZONING BUILDING HEIGHT