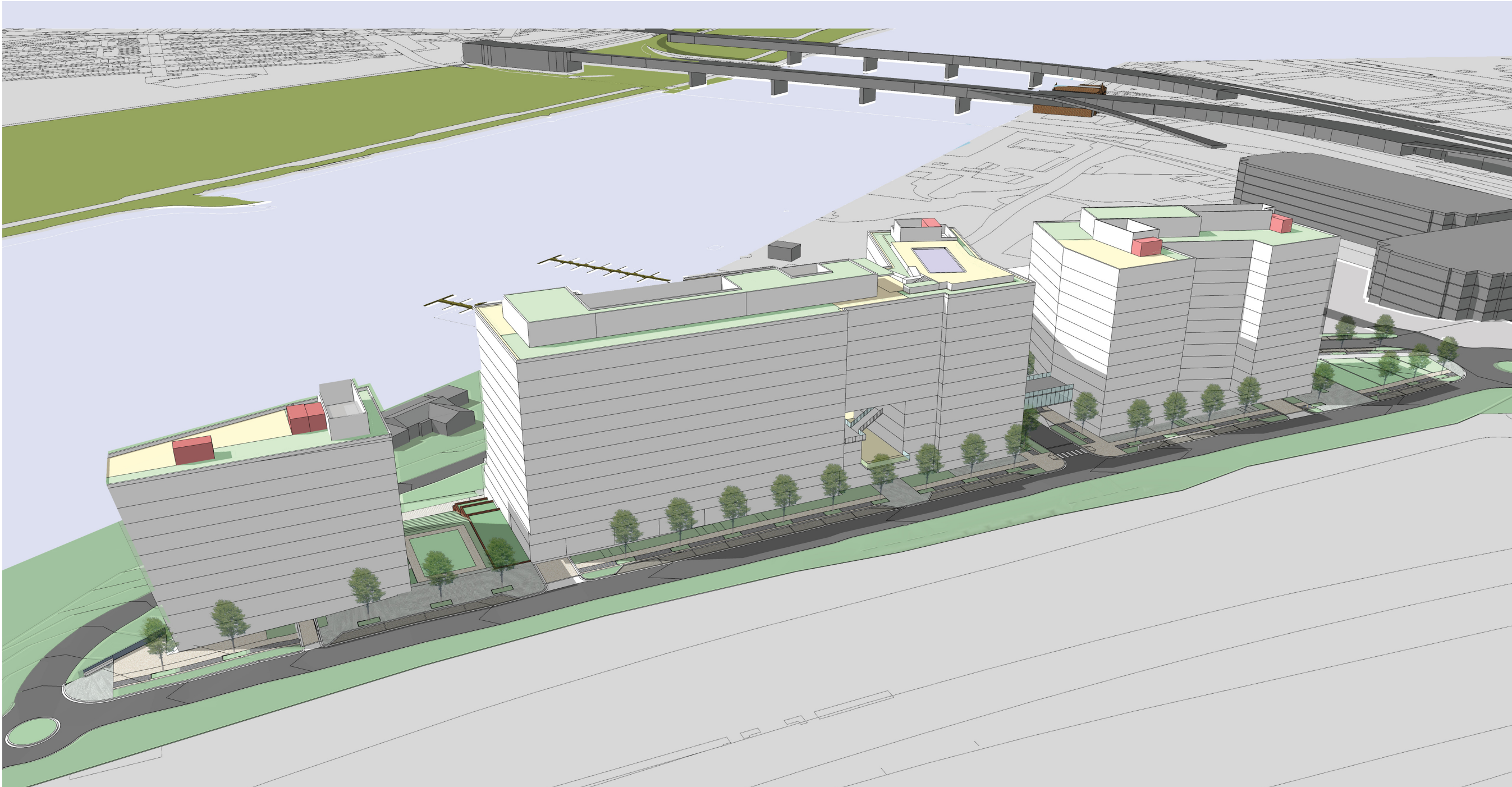


FIRST-STAGE PUD APPROVAL FOR 1333 M STREET, SE

WASHINGTON, D.C. 20003
JUNE 5, 2020



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District of Columbia
CASE NO.20-06
EXHIBIT 7A0.17A1

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1 AERIAL MAP
SCALE: NTS



1 VIEW WEST ALONG M STREET



2 VIEW WEST ALONG CSX RAILWAY



3 VIEW EAST ALONG CSX RAILWAY



4 VIEW TOWARDS L ST. & CAPITOL HILL



1 EXISTING CONTEXT PLAN
SCALE: NTS



10 VIEW OF SITE FROM ANACOSTIA PARK



9 VIEW OF WATERFRONT AT DISTRICT YACHT CLUB



5 VIEW AT INTERSECTION OF M ST. & WATER ST.



6 VIEW LOOKING SOUTHWEST ALONG WATER ST.



7 VIEW LOOKING NORTHEAST TOWARDS TRAIL












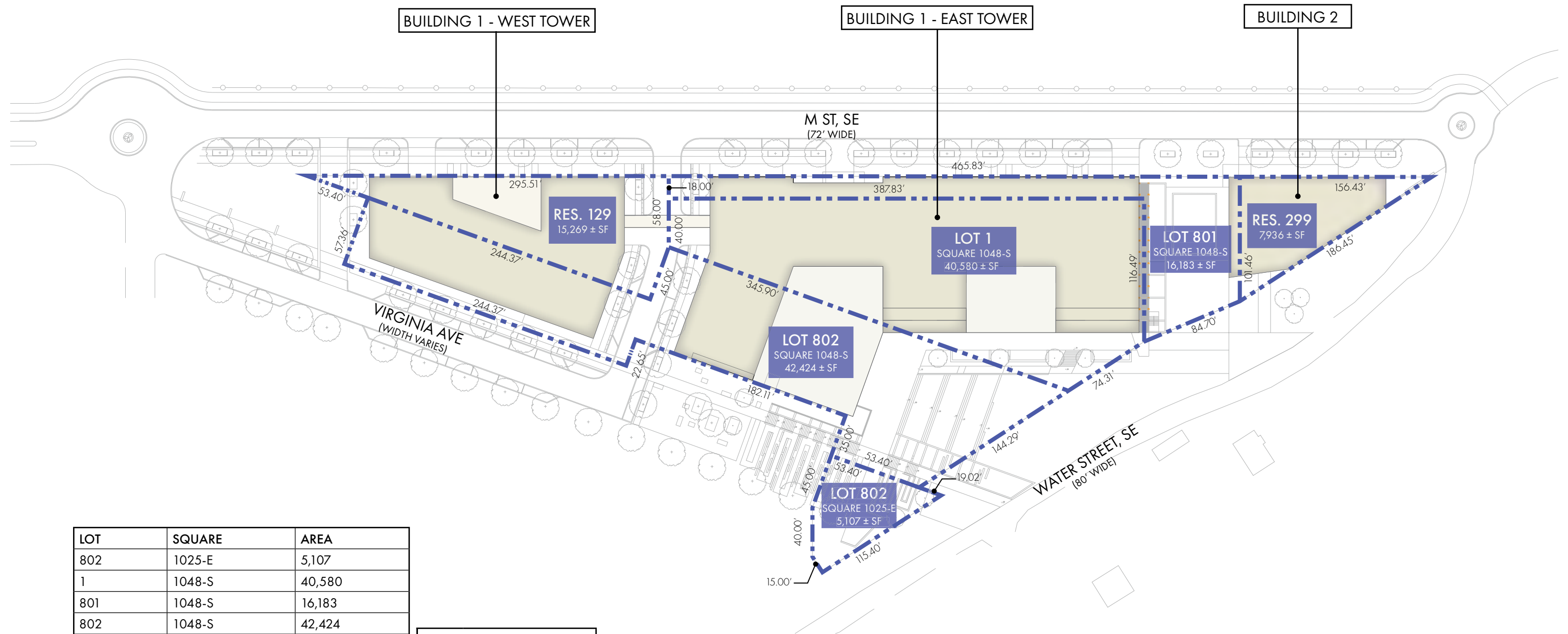
8 VIEW LOOKING SOUTHWEST ALONG WATER ST.



NOTE: M STREET DEAD
ENDS AT SEAFARERS
YACHT CLUB ALONG CSX
RAILWAY

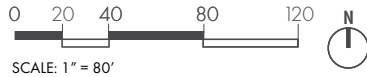
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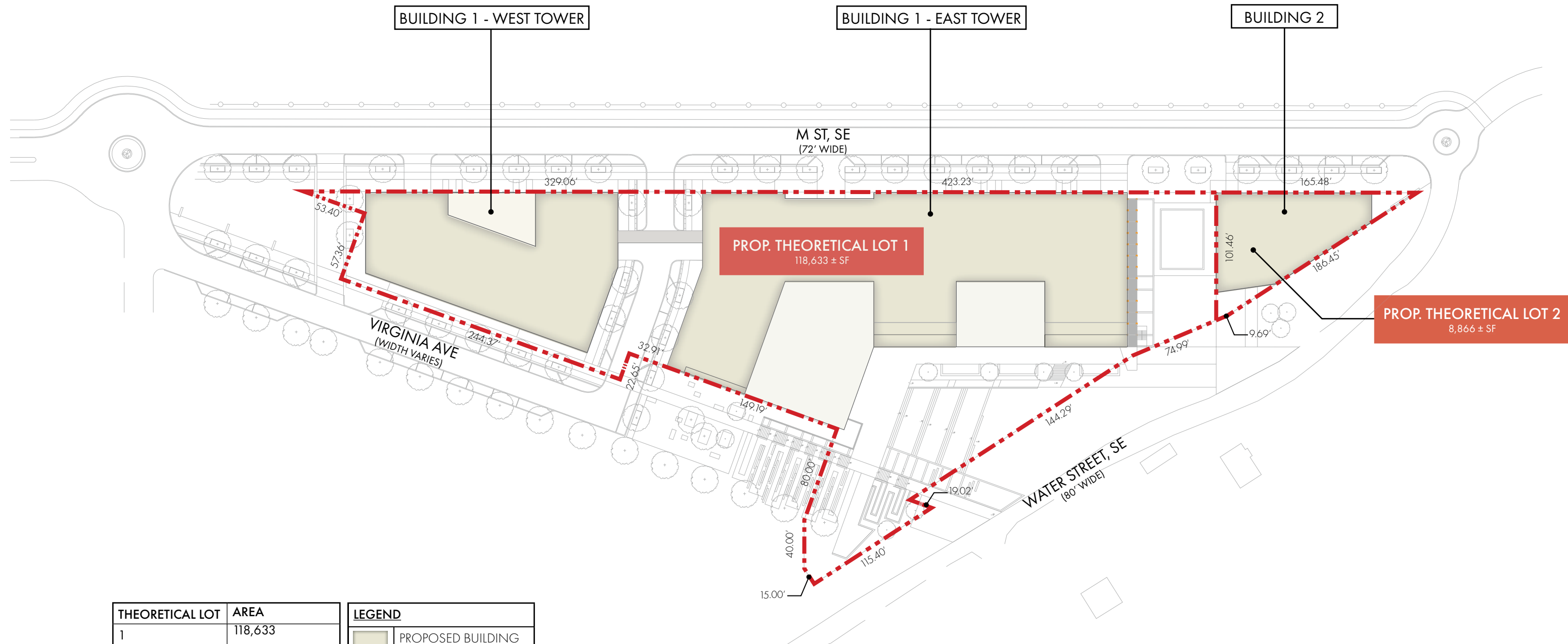
- | | |
|---------------------------------------------------------------------------------------|--------------------------------------------------|
|  | PROPOSED VISION FOR
BOATHOUSE ROW - CONCEPT 1 |
|  | MAJOR HIGHWAYS |
|  | FUTURE CONNECTIVITY |
|  | RIVERWALK TRAIL |
|  | MULTI-USE TRAIL |
|  | SECONDARY ROADWAYS |
|  | CSX RAILWAY |
|  | METRO & METROBUS STOPS |
|  | GATEWAYS TO SITE |



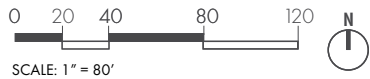
LOT	SQUARE	AREA
802	1025-E	5,107
1	1048-S	40,580
801	1048-S	16,183
802	1048-S	42,424
129	RES	15,263
299	RES	7,936
TOTAL		127,499

LEGEND	
	PROPOSED BUILDING
	EXST. LOT LINE





THEORETICAL LOT	AREA	LEGEND
1	118,633	
2	8,866	PROPOSED BUILDING
TOTAL	127,499	THEORETICAL LOT LINE



SITE DATA

EXISTING SITE AREA:		
LOT 802 (SQUARE 1025-E)	5,107 SF	
LOT 1 (SQUARE 1048-S)	40,580 SF	
LOT 801 (SQUARE 1048-S)	16,183 SF	
LOT 802 (SQUARE 1048-S)	42,424 SF	
RES 129	15,269 SF	
RES 299	7,936 SF	
TOTAL	127,499 SF	

ZONE:
EXISTING: PDR-4
PROPOSED: MU-9 (PUD)

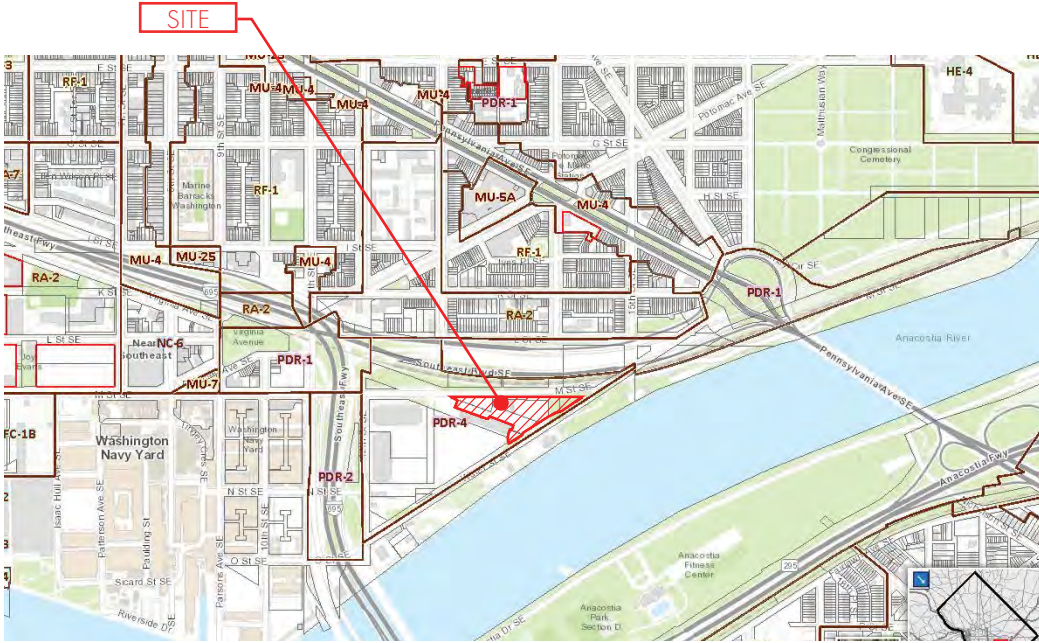
PROJECT DESCRIPTION

900 UNITS; 2 RESIDENTIAL BUILDINGS
WITH GROUND LEVEL RETAIL

SQUARE FOOTAGE CALCULATIONS			
	TOTAL GFA ALL USES*	NON-RESIDENTIAL GFA	RESIDENTIAL UNITS
BUILDING 1- WEST TOWER	237,516	9,971	307
BUILDING 1- EAST TOWER	475,671	32,217	496
BUILDING 2	72,973	1,904	97
TOTAL	786,160	44,092	900

PROPOSED THEORETICAL SITE AREA:
(NOTE SEE PAGE A-5 FOR MORE INFORMATION)

THEORETICAL LOT 1 (Bldg 1)	118,633 SF
THEORETICAL LOT 2 (Bldg 2)	8,866 SF
TOTAL	127,499 SF



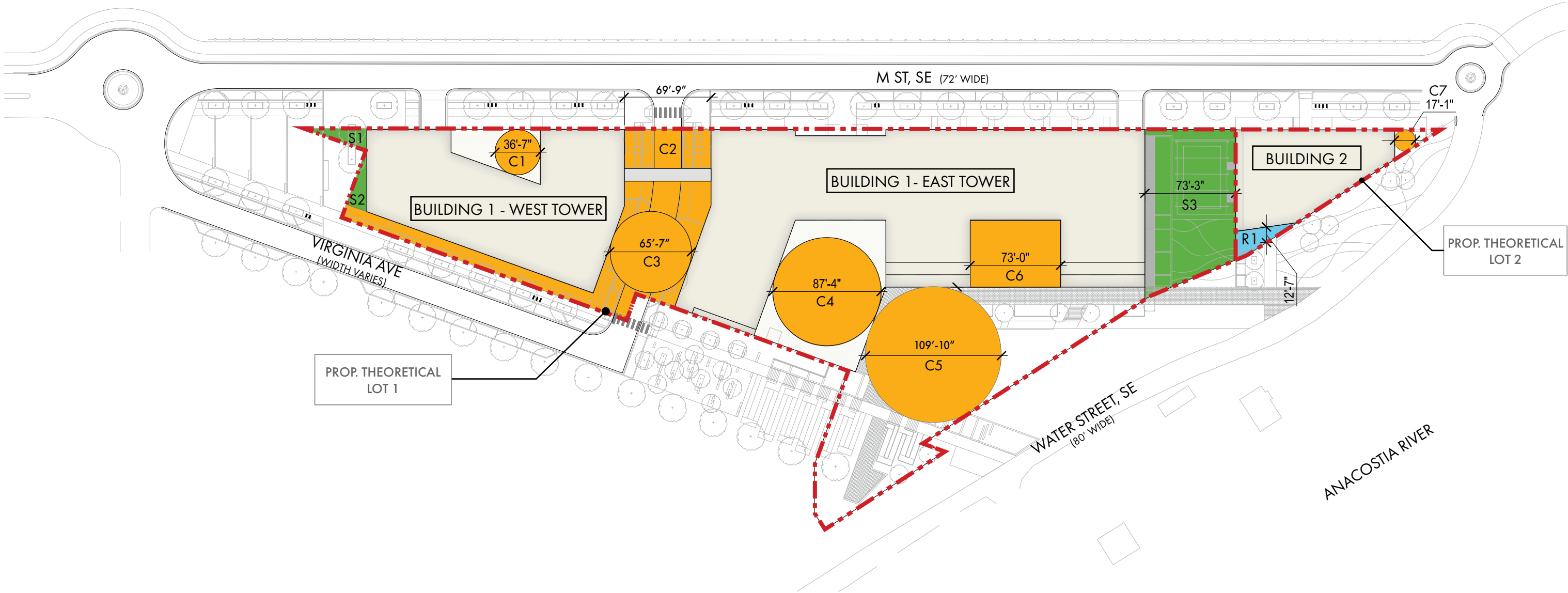
1 ZONING PLAN
SCALE: NTS

ZONING TABULATIONS

	FAR: (calculated over theoretical lot)		LOT OCCUPANCY: (calculated over theoretical lot)		BUILDING HEIGHT		PENTHOUSE HEIGHT:		VEHICULAR PARKING:		BICYCLE PARKING:		LOADING:	
	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED	REQUIRED/ ALLOWED	PROPOSED
BUILDING 1 - EAST TOWER	6.5 7.8 (IZ) 9.36 (PUD)	2.00	100%	61.3%	130'-0"	130'-0" / 13 Stories from M.P. 36.0 M Street	20'-0"	15'-0"	Residential: 133 Spaces Retail: 25 Spaces (Includes 50% Reduction) Total = 158 Spaces	168 Spaces	Long Term = 163 Total Residential: 159 Spaces Retail: 4 Spaces Short Term = 52 Total Residential: 40 Spaces Retail: 12 Spaces	163 Spaces 52 Spaces	Residential: 1 Loading Berth 1 Service Space Retail: 2 Loading Berths 1 Service Space	1 Loading Berth @ 30' deep 1 Service Space 1 Loading Berth @ 55' deep 1 Loading Berth @ 30' deep 1 Service Space
BUILDING 1 - WEST TOWER		4.01			130'-0"	130'-0" / 13 Stories from M.P. 36.0 M Street		15'-0"						
BUILDING 2		8.23		87.5%	92'-0"	92'-0" / 9 Stories from M.P. 32.0 M Street		15'-0"	Residential: 16 Spaces Retail: 0 Spaces (Includes 50% Reduction) Total = 16 Spaces	None Provided	Long Term = 33 Total Residential: 32 Spaces Retail: 1 Space Short Term = 6 Total Residential: 5 Spaces Retail: 1 Space	33 Spaces 6 Spaces	Residential: 1 Loading Berth 1 Service Space Retail: Not Required	None
TOTAL SITE		6.17		63.1%					Residential: 149 Spaces Retail: 25 Spaces Total = 174 Spaces	168 Spaces	Long Term = 196 Total Short Term = 58 Total	196 Spaces 58 Spaces		

*FOR PURPOSES OF COMPUTING FAR, GROSS FLOOR AREA DOES NOT INCLUDE: 1) ANY FLOOR AREA OR BUILDING ELEMENT IDENTIFIED UNDER 11-B DCMR 304.8; 2) PROJECTIONS OVER BUILDING LINES; AND
3) PORTIONS OF ANY STORY THAT ARE LESS THAN 5 FEET ABOVE GRADE AS MEASURED FROM ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE FINISHED FLOOR OF THE GROUND FLOOR.

** FIFTY PERCENT (50%) REDUCTION OF MINIMUM PARKING REQUIREMENTS PER DCMR SECTION 702.1

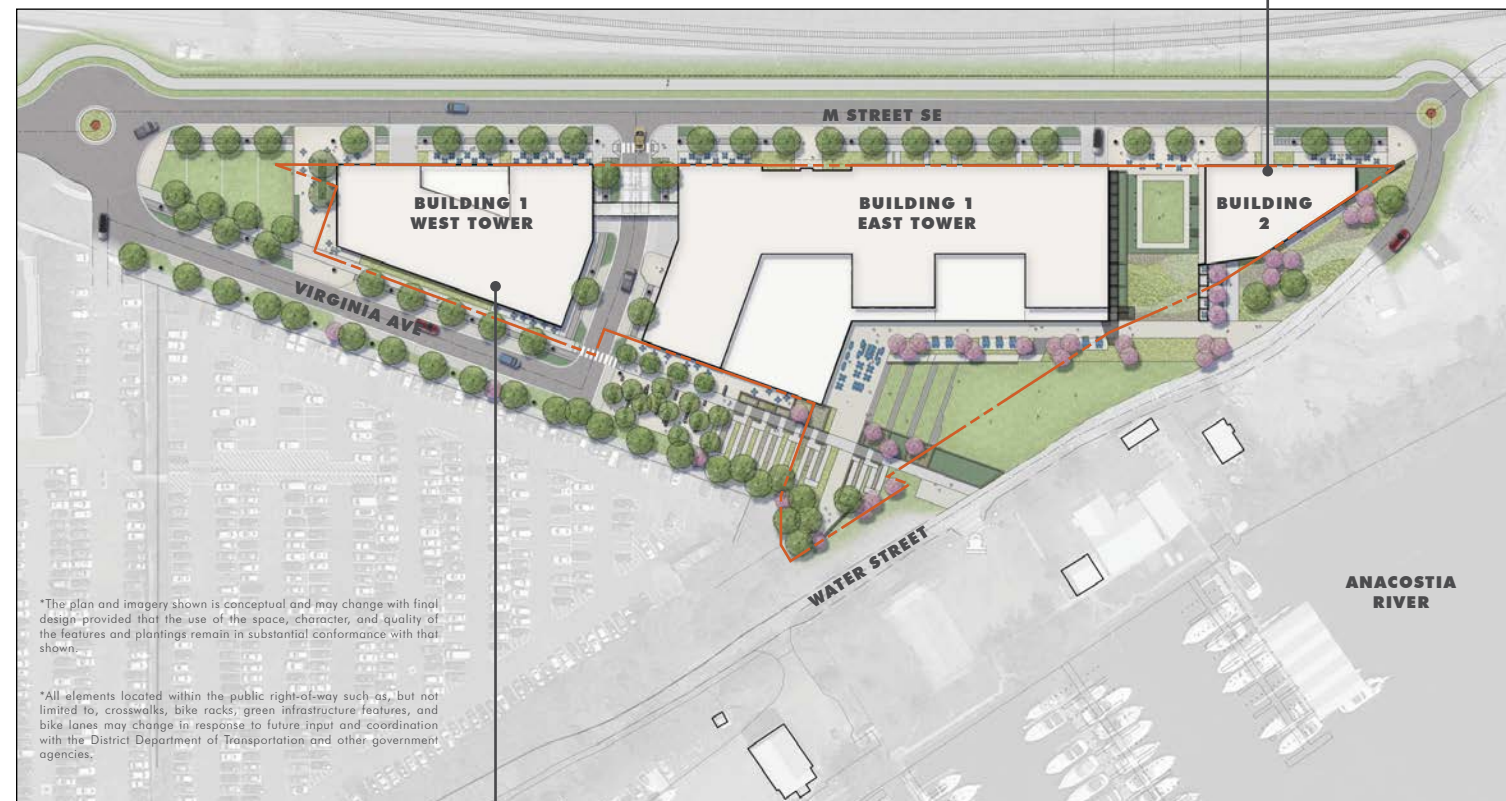


	REAR YARD		SIDE YARD		OPEN COURT	
	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED
BUILDING 1 (EAST & WEST TOWERS)	OPEN COURT PROVIDED IN LIEU OF REAR YARD	NONE PROVIDED	NONE REQUIRED IF PROVIDED: S1: 2" per 130'-0" = 21'-8" S2: 2" per 130'-0" = 21'-8" S3: 2" per 130'-0" = 21'-8"	VARIES VARIES 73'-3"	NONE REQUIRED IF PROVIDED: C1: 4" per 118'-10" = 39'-7" C2: 4" per 131'-0" = 43'-8" C3: 4" per 131'-0" = 43'-8" C4: 4" per 118'-10" = 39'-7" C5: 4" per 151'-10" = 50'-8" C6: 4" per 131'-0" = 43'-8"	36'-7" 69'-9" 65'-7" 87'-4" 109'-10" 73'-0"
BUILDING 2	R1: 2-1/2" per 112'-4" = 23'-5"	12'-7"	NONE PROVIDED	NONE PROVIDED	NONE REQUIRED IF PROVIDED: C7: 4" per 98'-0" = 32'-8"	17'-1"

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS.

LEGEND	
	PROPOSED BUILDING
	THEORETICAL LOT LINE

STAGE 1 PUD APPROVAL:



BUILDING 1 - WEST TOWER
13 FLOORS
237,516 GFA
307 UNITS

CONSOLIDATED PUD APPROVAL/PHASE 1:



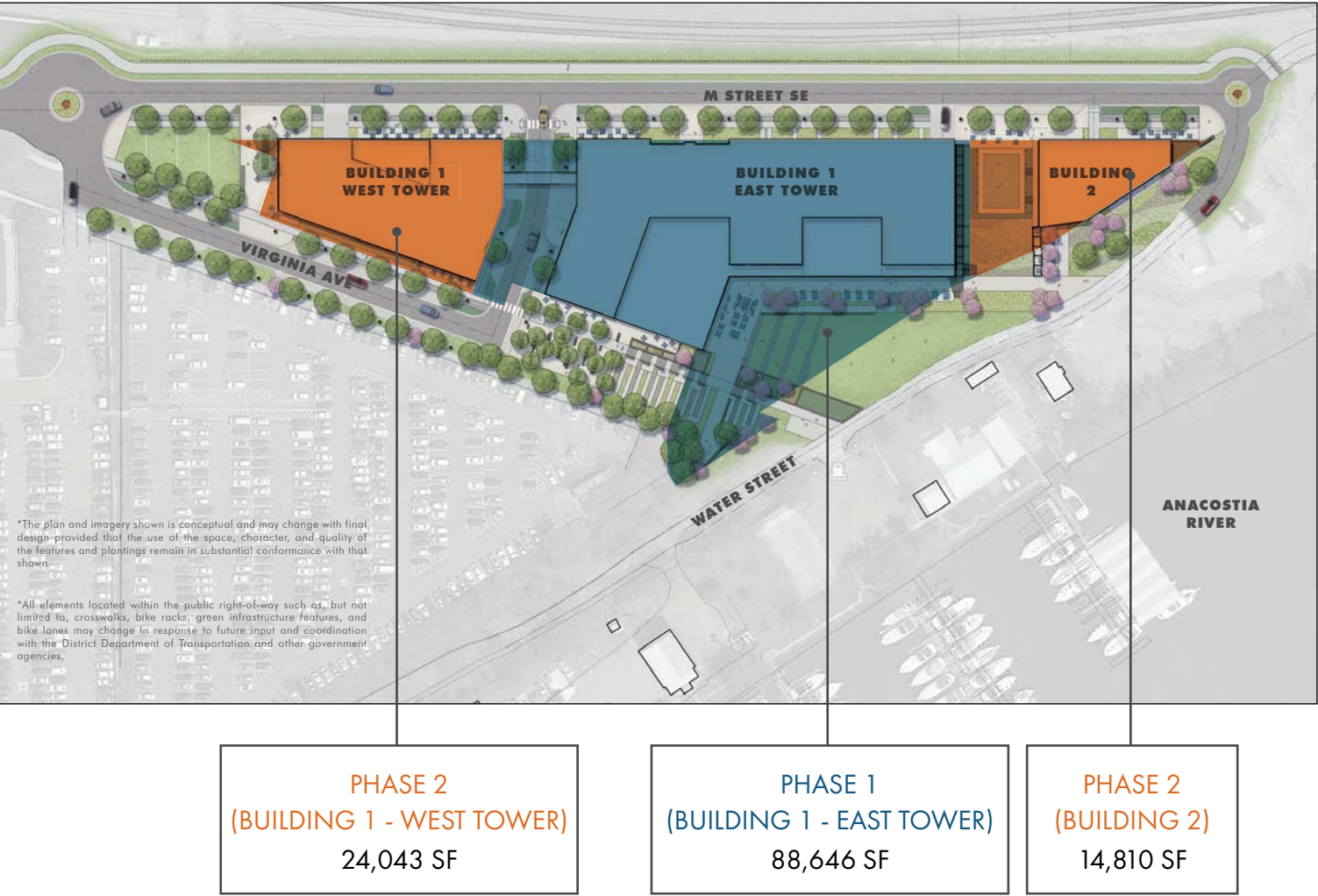
BUILDING 1 - EAST TOWER
13 FLOORS
475,671 GFA
496 UNITS

BUILDING 2
9 FLOORS
72,973 GFA
97 UNITS

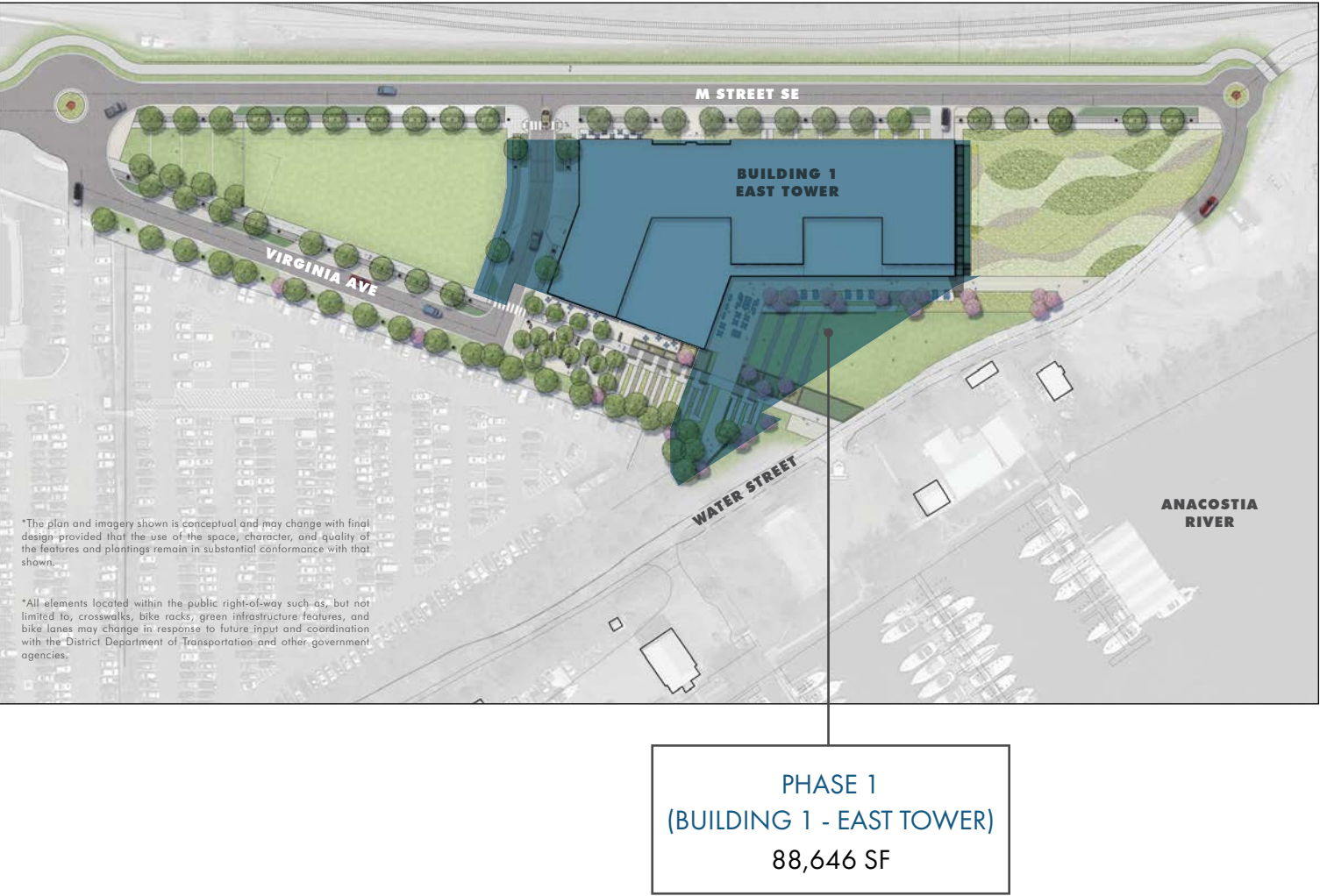
LAND DEVELOPMENT ON PRIVATE PROPERTY

PHASE 1:	88,646 SF
PHASE 2 (24,043 SF + 14,810 SF):	38,853 SF
TOTAL SITE AREA:	127,499 SF

STAGE 1 PUD APPROVAL:



CONSOLIDATED PUD APPROVAL/PHASE 1:



LEGEND

RETAIL

RESIDENTIAL

AMENITY

ADMINISTRATION

CIRCULATION

CORE

SERVICE CORRIDOR

COURTYARD

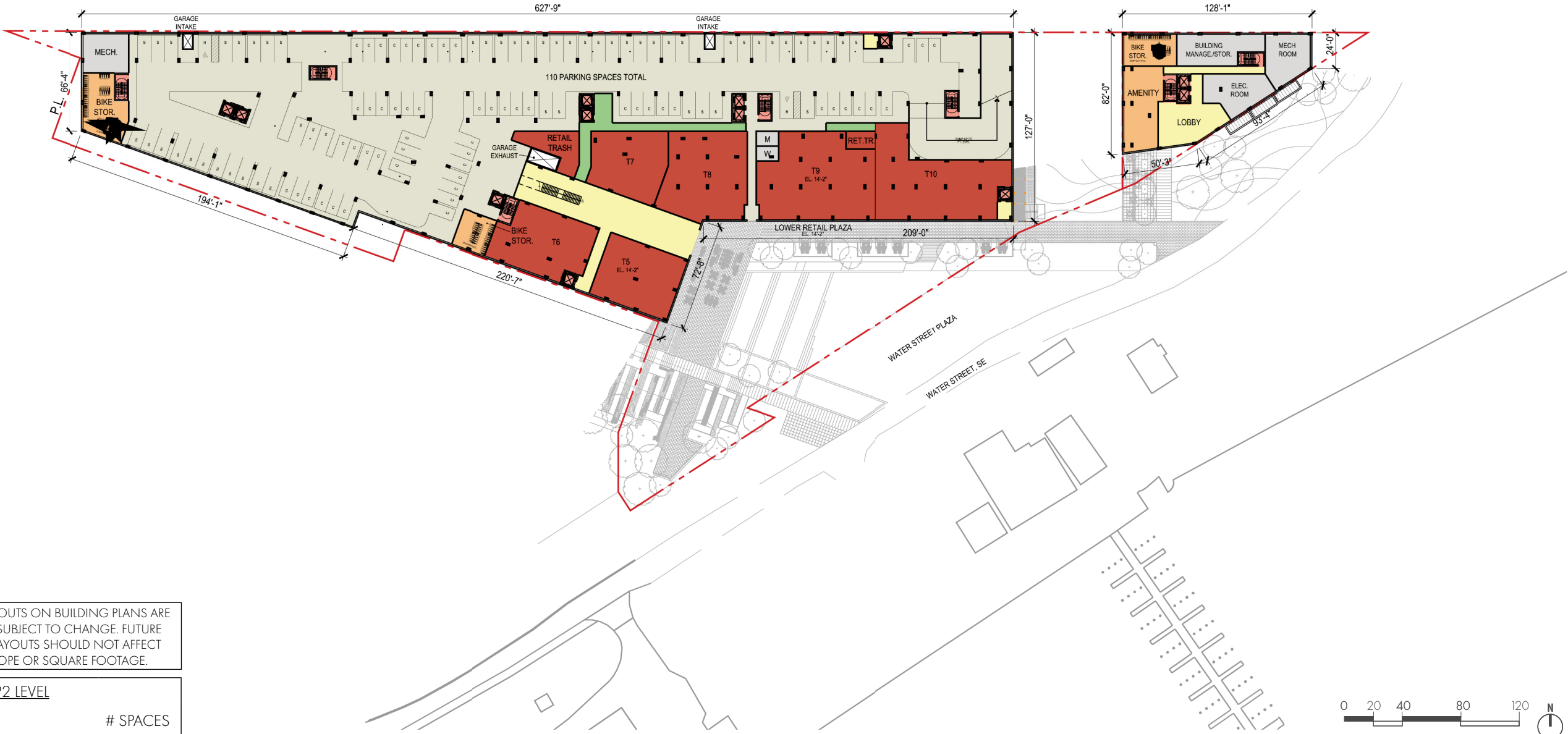
PARKING

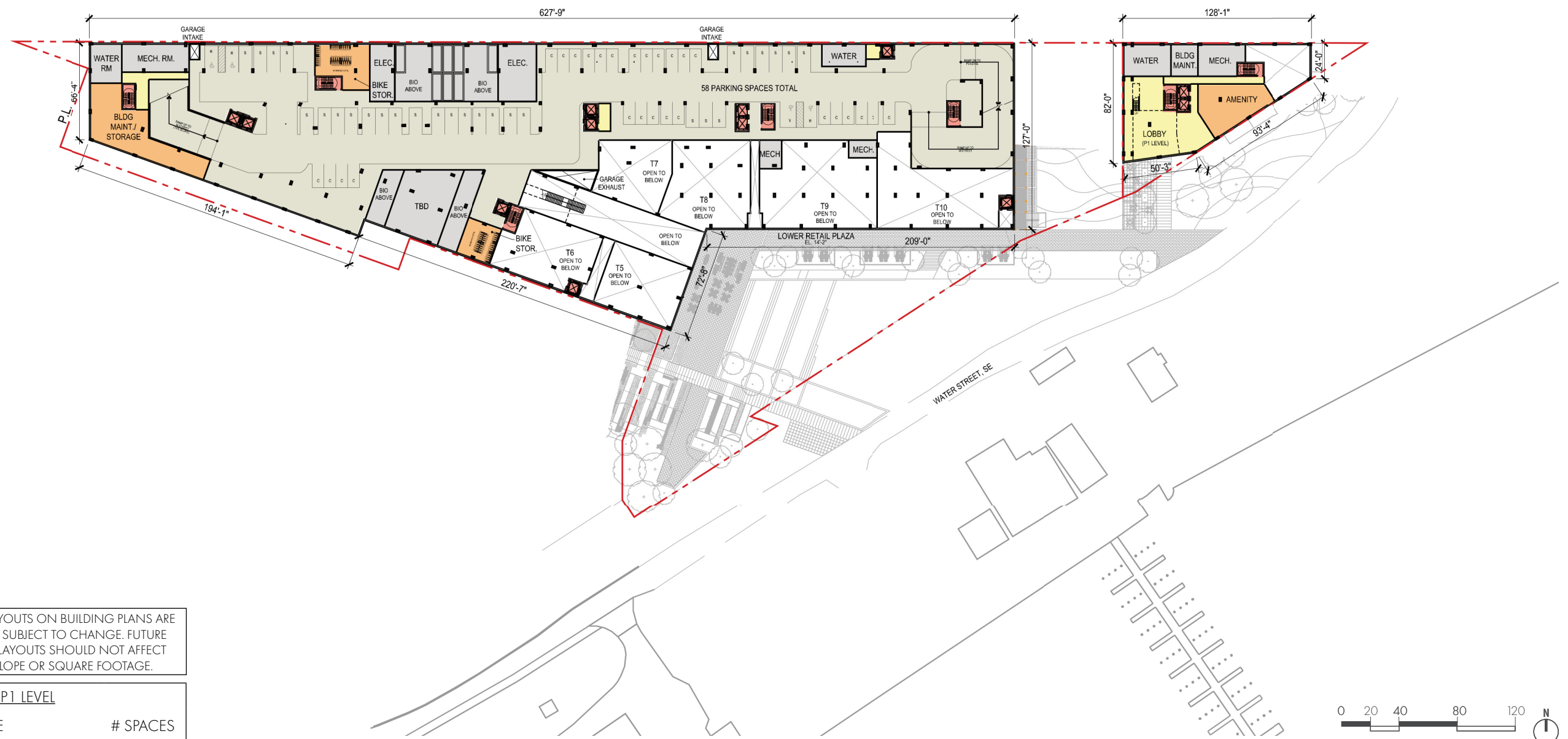
UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

PARKING DATA - P2 LEVEL

BUILDING PHASE	# SPACES
PHASE 1	110
PHASE 2	-
TOTAL SPACES	110





LEGEND	
	RETAIL
	RESIDENTIAL
	AMENITY
	ADMINISTRADION
	CIRCULATION
	CORE
	SERVICE CORRIDOR
	COURTYARD
	PARKING
	UTILITY

NOTE: INTERIOR LAYOUTS ON BUILDING PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FUTURE CHANGES TO THE LAYOUTS SHOULD NOT AFFECT THE EXTERIOR ENVELOPE OR SQUARE FOOTAGE.

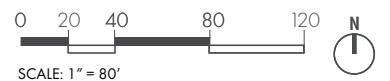
PARKING DATA - P1 LEVEL	
BUILDING PHASE	# SPACES
PHASE 1	58
PHASE 2	-
TOTAL SPACES	58

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

PARKING PLAN - P1 LEVEL



JUNE 05, 2020

A-1 1