

# CONSOLIDATED PUD FOR PHASE 1

1333 M STREET, SE  
WASHINGTON, D.C. 20003

JUNE 5, 2020



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CASE NO.20-06  
EXHIBIT NO.17AA1

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1 AERIAL MAP  
SCALE: NTS

1333 M STREET

SE Waterfront, Washington DC

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CONTEXT MAP

FDC

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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



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



6 VIEW LOOKING SOUTHWEST ALONG WATER ST.



7 VIEW LOOKING NORTHEAST TOWARDS TRAIL



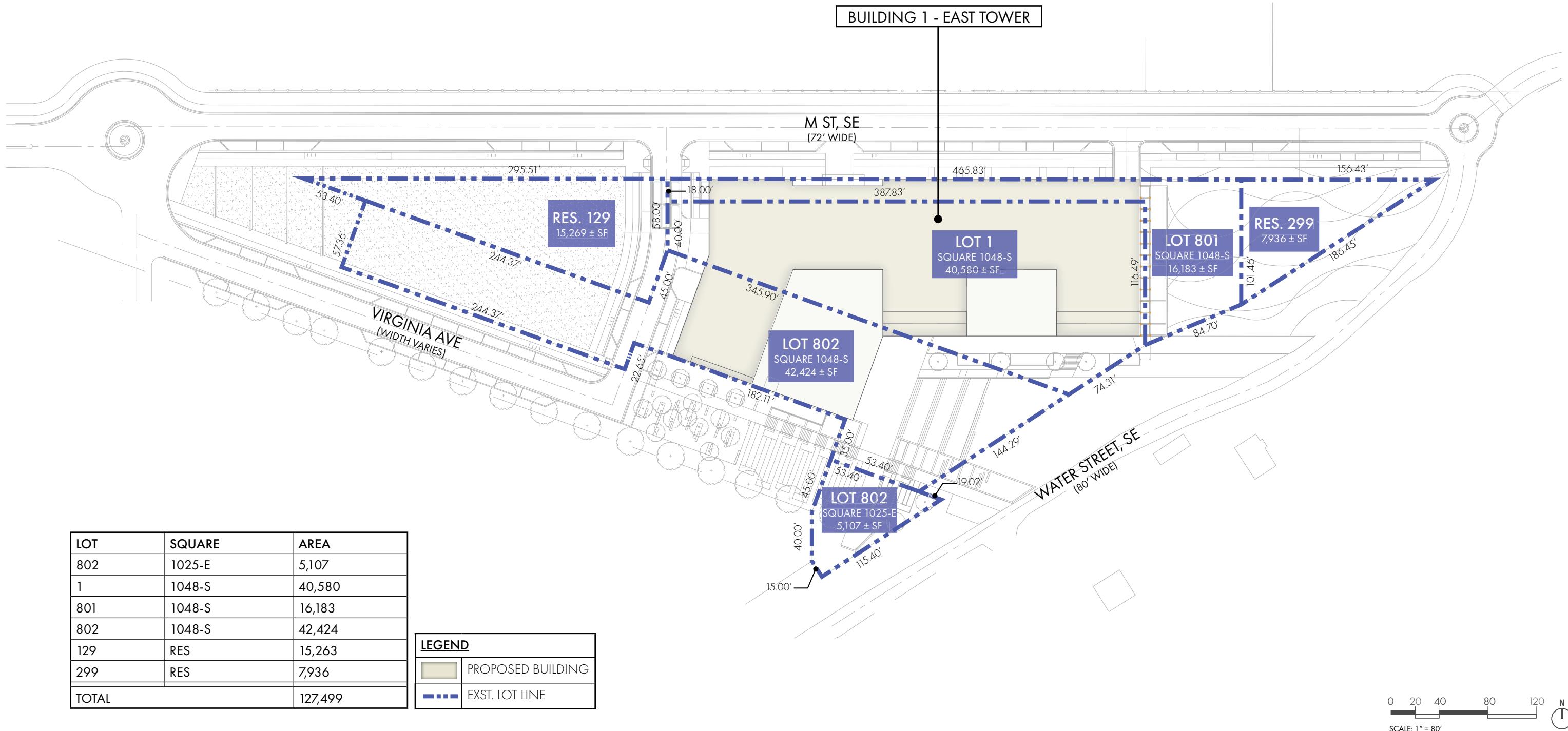
10 VIEW OF SITE FROM ANACOSTIA PARK



9 VIEW OF WATERFRONT AT DISTRICT YATCH CLUB



8 VIEW LOOKING SOUTHWEST ALONG WATER ST.



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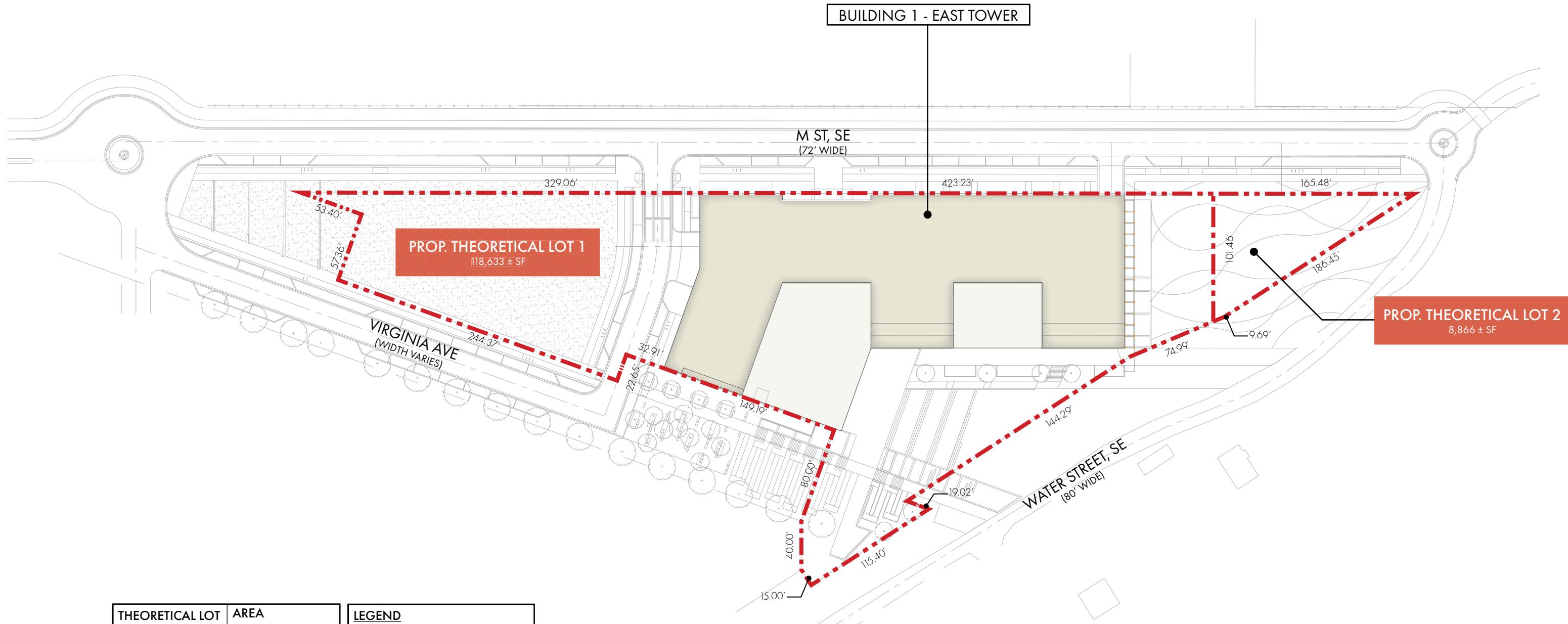
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EXISTING SITE AREAS AND ZONING

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FELICE DEVELOPMENT GROUP



THEORETICAL LOT	AREA
1	118,633
2	8,866
<b>TOTAL</b>	<b>127,499</b>

LEGEND	
<span style="background-color: #c0c0c0; display: inline-block; width: 15px; height: 15px;"></span>	PROPOSED BUILDING
<span style="color: red; display: inline-block; width: 15px; height: 15px; border: 2px dashed red;"></span>	THEORETICAL LOT LINE

0 20 40 80 120  
SCALE: 1" = 80'  
N

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PROPOSED THEORETICAL LOT LINE

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## 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
<b>TOTAL</b>	<b>127,499 SF</b>

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

## PROJECT DESCRIPTION

PHASE 1 OF A 2-PHASE PROJECT  
496 UNITS; 1 RESIDENTIAL BUILDING WITH  
GROUND LEVEL RETAIL

## SQUARE FOOTAGE CALCULATIONS

	TOTAL GFA ALL USES*	NON-RESIDENTIAL GFA	RESIDENTIAL UNITS
BUILDING 1 - EAST TOWER	475,671	32,217	496

PROPOSED THEORETICAL SITE AREA:  
(NOTE SEE PAGE A-4 FOR MORE INFORMATION)

THEORETICAL LOT 1 118,633 SF



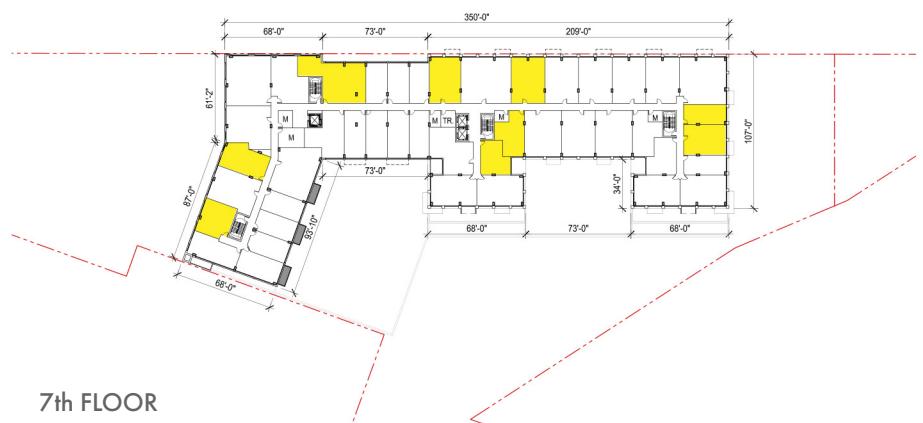
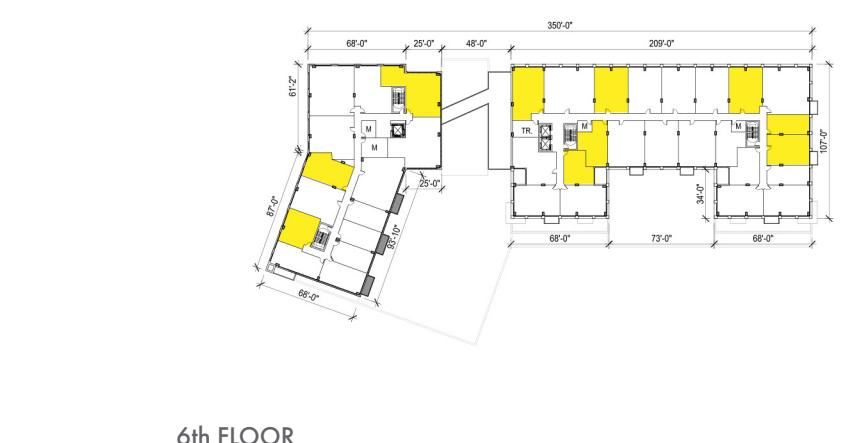
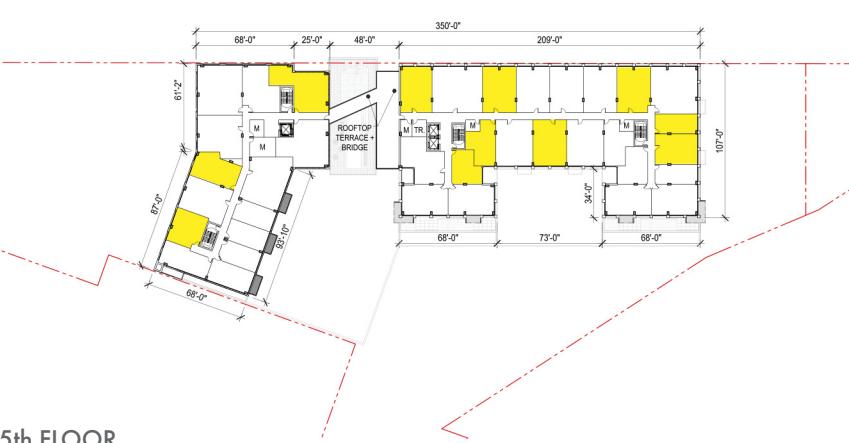
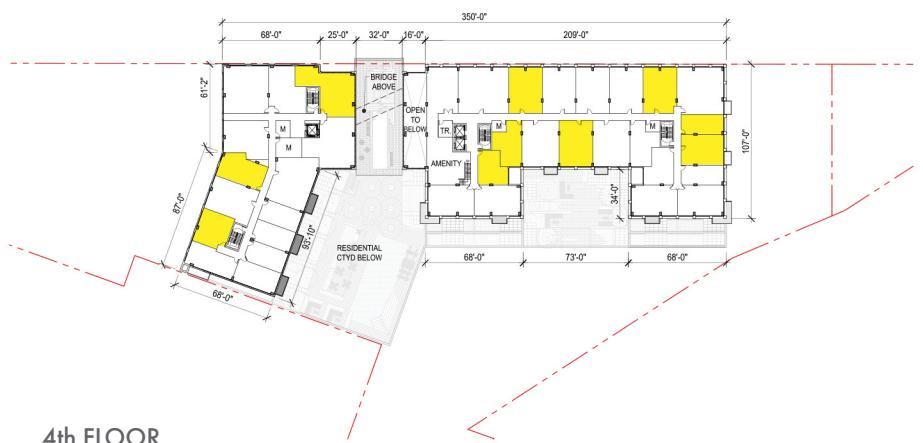
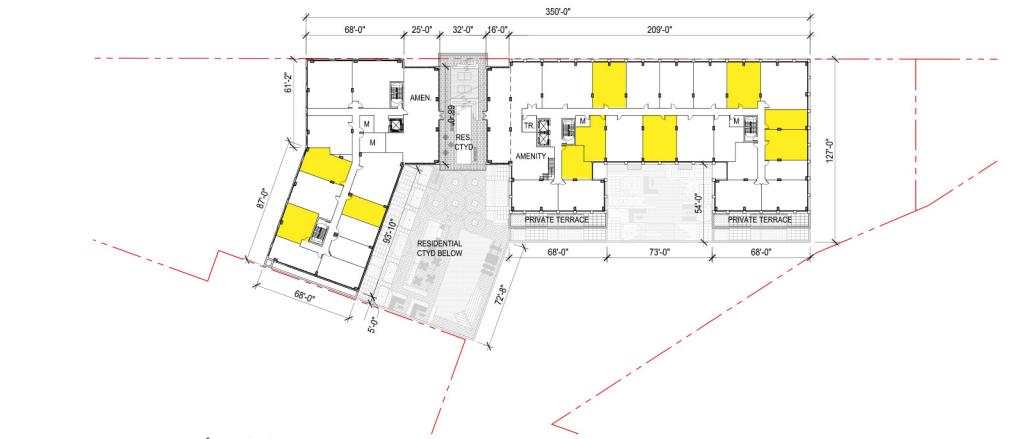
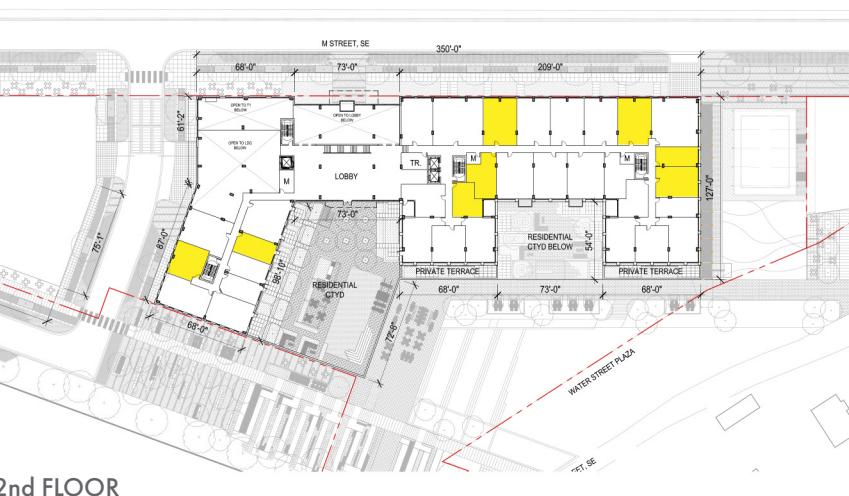
1 ZONING PLAN  
SCALE: NTS

## 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
BUILDING1 - EAST TOWER	6.5 7.8 (IZ) 9.36 (PUD)	4.01	100%	44.8%	130'-0"	13 Stories from M.P. 36.0 M Street	20'-0"	15'-0"	Residential: 82 Spaces Retail: 19 Spaces (Includes 50% Reduction) Total = 101 Spaces	168 Spaces	Long Term = 111 Total Residential: 108 Spaces Retail: 3 Spaces Short Term = 35 Total Residential: 25 Spaces Retail: 10 Spaces	112 Spaces	Residential: 1 Loading Berth 1 Service Space Retail: 2 Loading Berths 1 Service Space	1 Loading Berth @ 55' deep 1 Loading Berth @ 30' deep 1 Service Space

\*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



### INCLUSIONARY ZONING UNITS

	TOTAL	REQUIRED IZ UNDER EXISTING PDR-4 ZONING	REQUIRED IZ UNDER MU-9 MOR (8%)	PROPOSED IZ UNDER MU-9 PUD (10%)	PROPOSED IZ UNDER MU-9 PUD (11%)
RESIDENTIAL (GFA)	443,454	0	35,476	44,345	48,780
PROJECTIONS	0	0	-	-	-
TOTAL	443,454	0	35,476	44,345	48,780

#### NOTES:

1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission
2. IZ unit mix and locations are for illustrative purposes and are subject to change within the same general area based on final interior layout and total unit mix.



	REAR YARD		SIDE YARD		OPEN COURT	
	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED	REQUIRED/ ALLOWED	PUD PROPOSED
BUILDING 1 - EAST TOWER	OPEN COURT PROVIDED IN LIEU OF REAR YARD	NONE PROVIDED	NONE REQUIRED  IF PROVIDED: S3: 2" per 130'-0" = 21'-8" S4: 2" per 130'-0" = 21'-8"	73'-3" VARIES	NONE REQUIRED  IF PROVIDED: C4: 4" per 118'-10" = 39'-7" C5: 4" per 151'-10" = 50'-8" C6: 4" per 131'-0" = 43'-8"	87'-4" 109'-10" 73'-0"

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

LEGEND	
	PROPOSED BUILDING
	THEORETICAL LOT LINE

0 20 40 80 120  
SCALE: 1" = 80'  
N

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COURTS AND YARDS

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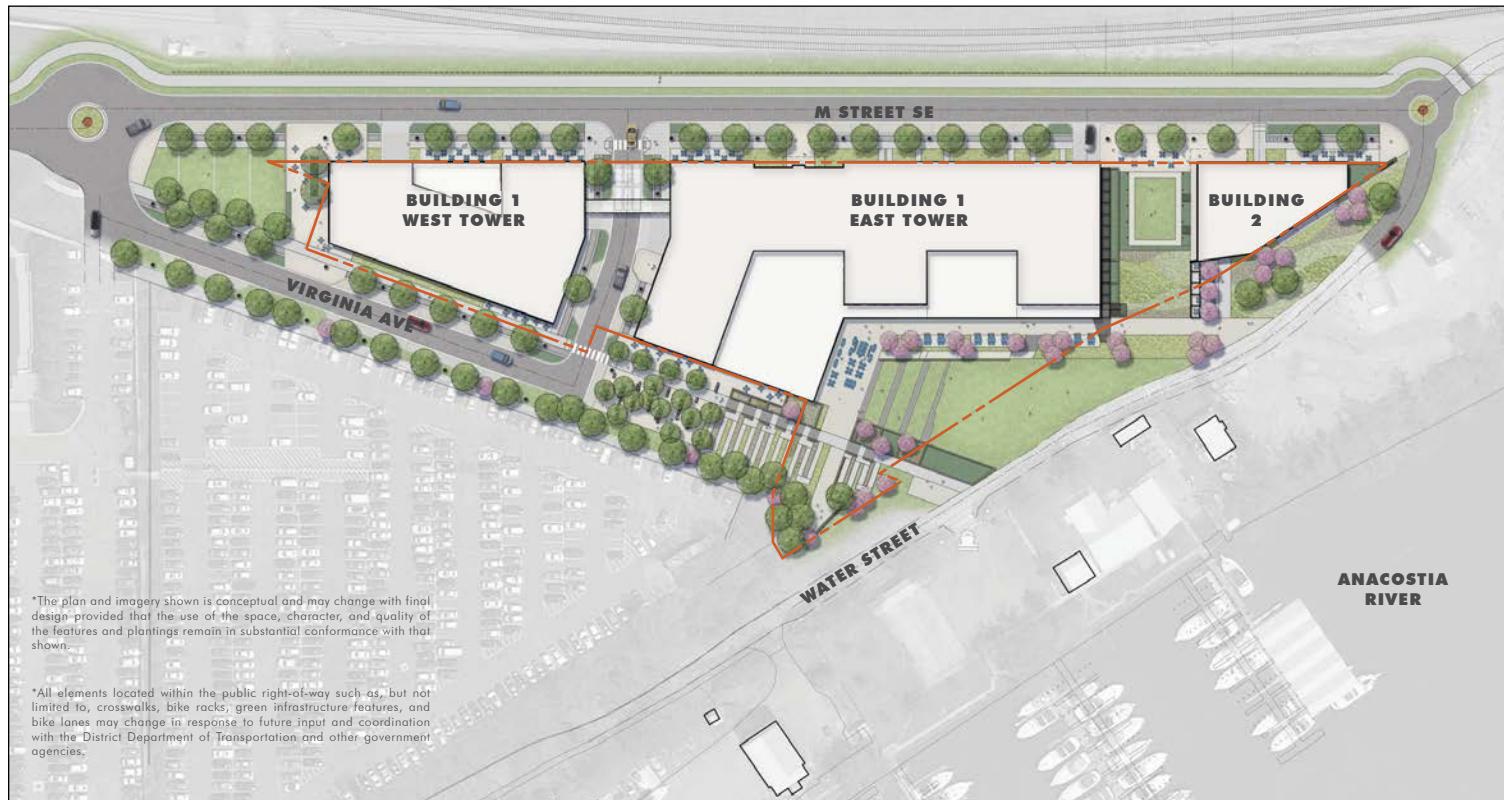
A-7

BUILDING 1 - EAST TOWER

13 FLOORS  
475,671 GFA  
496 UNITS



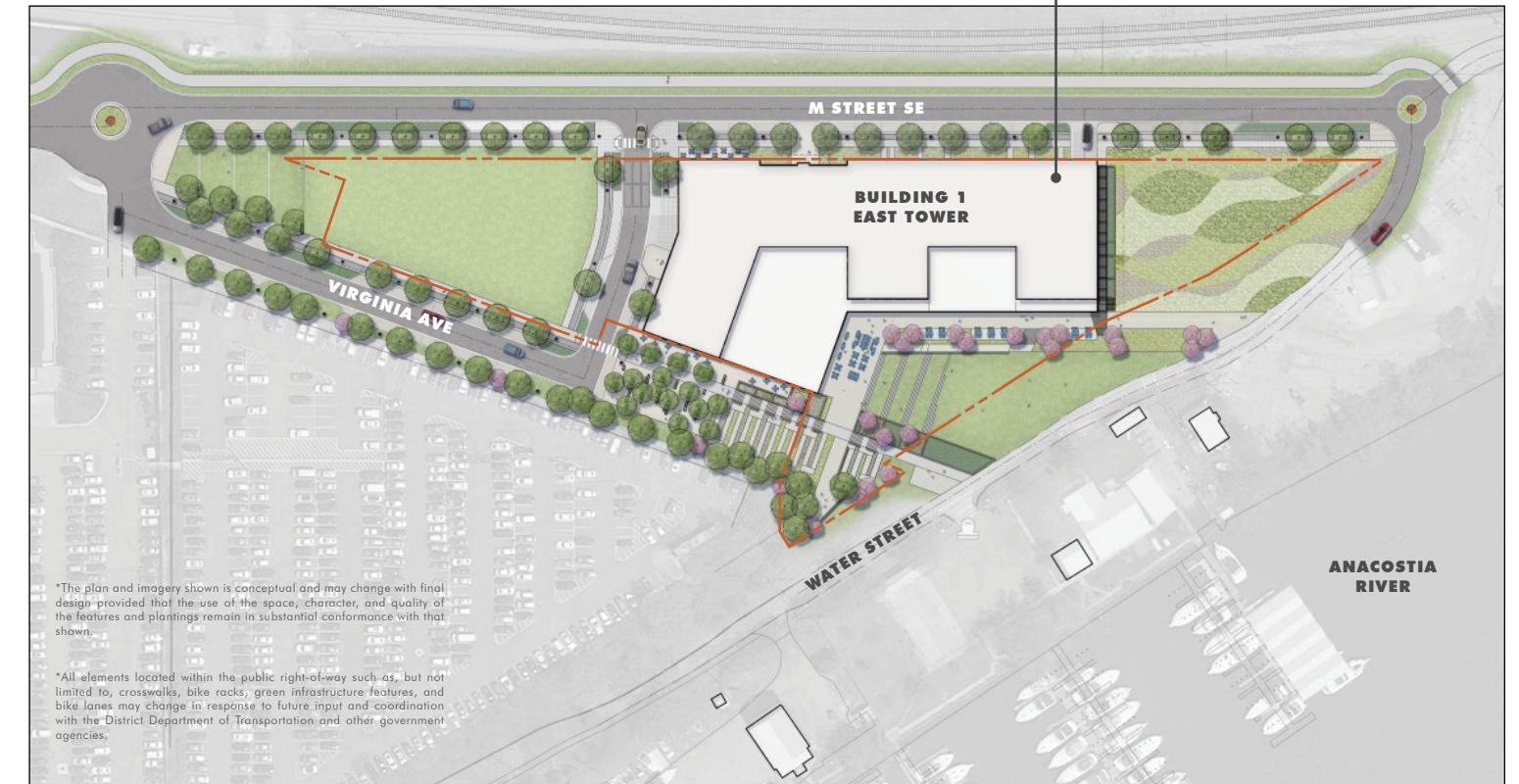
## STAGE 1 PUD APPROVAL:



1333 M STREET

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## CONSOLIDATED PUD APPROVAL/PHASE 1:



PUD SUBMISSION

SITE PLAN DEVELOPMENT SUMMARY

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

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