



dc | DC Water Headquarters

PUD APPLICATION & ZONING MAP AMENDMENT
SQUARE 744 SS, PART OF LOT 801, SQUARE 744 SS, PART OF LOT 805
JUNE 1, 2015

DESIGN BUILD TEAM

CONTRACTOR

SKANSKA

ARCHITECT/MEP ENGINEER

SMITHGROUP JJR

LANDSCAPE ARCHITECT

OEHME, VAN SWEDEN

STRUCTURAL ENGINEER

SK&A CONSULTING ENGINEERS

CIVIL ENGINEER

WILES MENSCH CORPORATION

TRAFFIC & TRANSPORTATION

GOROVE / SLADE ASSOCIATES

LAND USE COUNSEL

HOLLAND & KNIGHT, LLP

GENERAL

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GENERAL

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Zoning Summary

Area summary

Lot Area	119,875	sf
Building Area	34,191	gsf

Public space at ground level

None provided
Relief required due to site security requirements

Gross Floor area tabulations

Level	Total new Building	existing building	(Exclusions)		Total GFA
	Office use	Pump station	open to below	shafts	
1	13,473	11,806			25,279
2	25,945	6,488	3,903		28,530
3	27,212				27,212
4	27,716				27,716
5	28,221				28,221
6	28,127				28,127
ph	2,095				2,095
	152,789	18,294	3,903	-	167,180

Total Gross Floor Area Provided
GFA Provided 167,180 see chart above

Floor Area Ratio

FAR allowed in CG-CR (PUD): 8.0 FAR total, of which not more than 4.0 FAR commercial
FAR provided 1.39

Building Height

Building Height allowed in CG-CR (PUD): 110'
Proposed Building Height: 100'
Measuring Point taken at top of Canal Street.
Measuring Point: EL 13.00'
Top of Parapet: EL 113.00'

Rear Yard

Not Required
Provided: 39'-7" min (between building and South property line)

Court Width

Open Court minimum dimensions:
width: 2.5"/ft of height; not less than 6' (100' * 2.5" = 20.83')

Court provided dimensions:
width: varies, 21' minimum

Roof Structure

Mechanical Enclosure height = 18.5' above roof/ parapet
Mechanical Enclosure setback: varies,
relief required due to core location
411.3 All penthouses and mechanical equipment shall be placed in one (1) enclosure
relief required: east stair is a separate enclosure
Handrail = Less than 3'-11" above roof/ parapet
411.5 enclosing walls shall be of equal height
relief required: PH is as low as possible to match 110' datum, but elevator overrun requirement is 18'-6" high

Parking

Required: CR zone: In excess of 2,000sf, 1 per 1,800 gsf
2104.1: For buildings within 800' of Metro Stations,
requirement is 75% of amount otherwise ordinarily required
92 spaces *.75 = 69 spaces
Provided: 21 spaces
includes 7 ADA spaces

Relief required

Loading Requirements

Required: (Office buildings in CR)
Between 50,000 sf to 200,000 sf gross floor area:
Loading Berths [2@30' deep](#) 4 (provided)
Loading Platforms [2@ 100 sf](#) 3 (provided)
Service/Delivery [1 @ 20' deep](#) 1 (provided)

Existing pump station: 'any other use', less than 30,000sf: none required



VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING NORTHWEST



CANAL STREET SE - FACING NORTH



VIEW FROM ANACOSTIA RIVERWALK TRAIL - FACING NORTHEAST



CANAL STREET SE - FACING SOUTH

EXISTING CONDITIONS PHOTOS