

25 M STREET SE

Washington, DC

Zoning Commission Review Under CG Overlay Minor Modification

January 8, 2016

Owner/ Developer

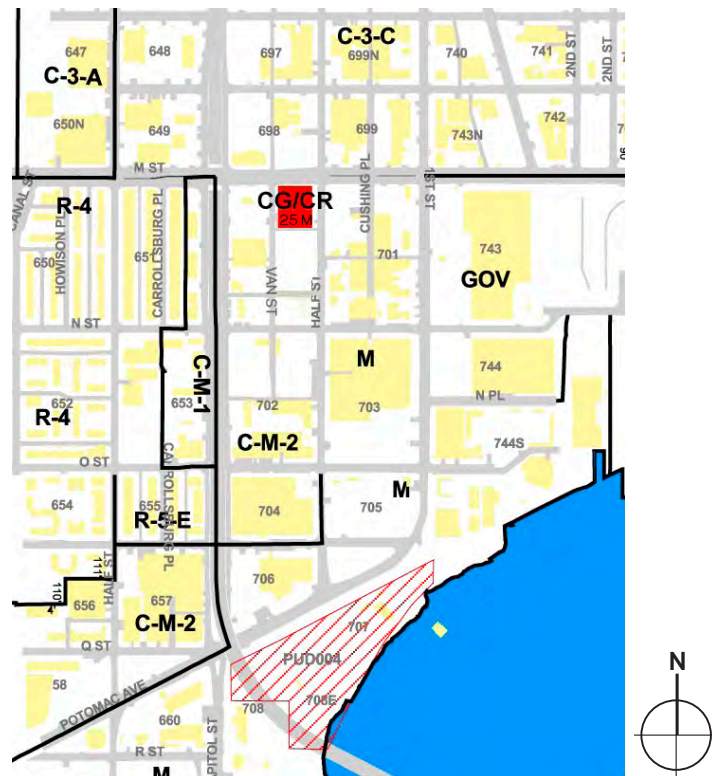
Architect

Land Use Counsel

Akridge

HOK

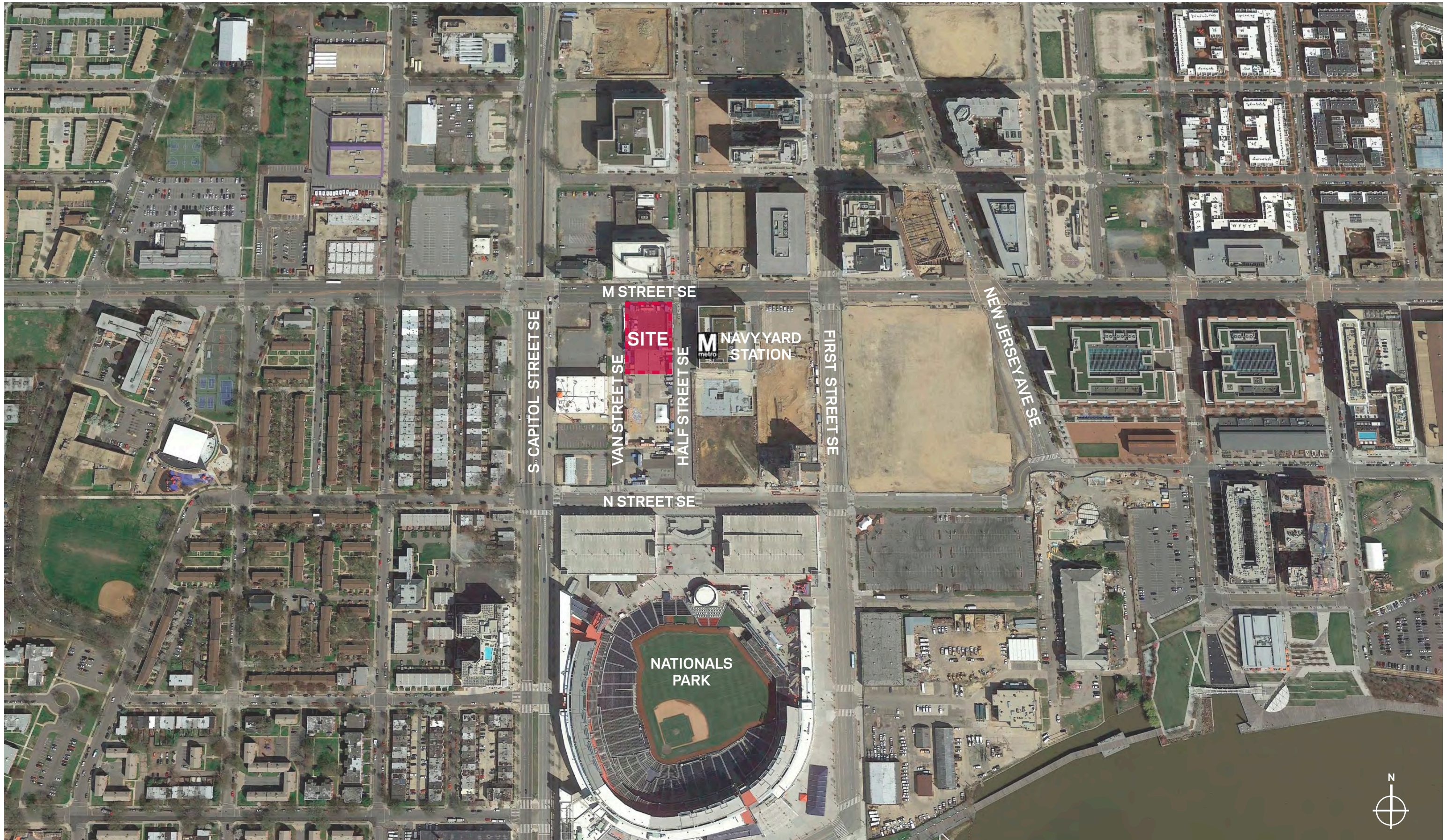
Goulston & Storrs

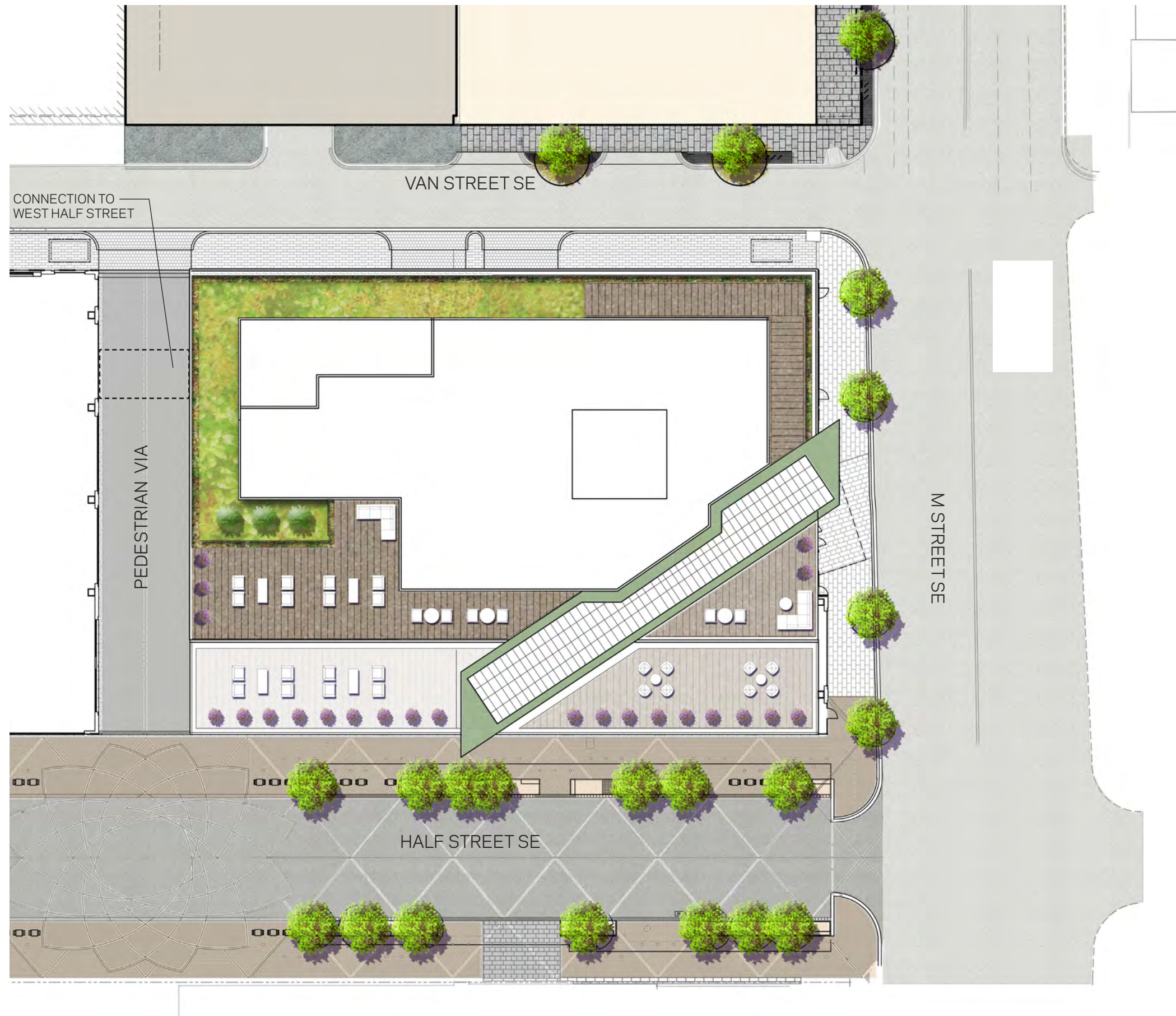


Approved



Revised





25 M Street SE Project				1/8/2016
Square 700 Lot 873	Zone: CR/CG Overlay District			
Site Area = 32, 355 SF				
	Zoning Restriction	Comments	Previously Approved for Square 700	Proposed for Lot 873 (25 M Street)
DCMR 11-6: CR ZONE				
Maximum Building Height (600.2)	90' increased to 100' by 1602.1 set at 110' by 1910 Height Act (90' wide + 20')	Complies	110'	110'
Penthouse (630.4)	Penthouse not to exceed 20', Mezz is permitted, second story for mech space only	Complies	20'	20'
Maximum FAR (631.1)	6.0 increased to 7.0 by 1601.2, to 9.0 by CLD & Zoning Approval	Complies	8.06	7.57
Public Open Space (633.1)	10% of total lot area at ground floor (deleted by 1604.9)	Complies	None	None
Maximum Lot Occupancy (634.1)	100% Commercial	Complies	100% Commercial	100% Commercial
Minimum Rear Yard (636.5)	Lot abutting 3 or more streets no rear yard required	N/A		
Minimum Side Yard (637.1)	Not required	N/A		
Open Court (638.1)	At Via , 2 1/2 in. per ft.(6' min) at 22'-11"	N/A		
Open Court (638.1)	At West Van Street , 2 1/2 in. per ft.(6' min) at 22'-11"	N/A		
11-4 ROOF STRUCTURE Now Penthouse	Will comply with new Zoning Commission regulations approved /pending publication			
Permitted Use (411.4)	Mechanical or any permitted use within the zone	Complies	New requirements not applicable to previous approval	
Stair Enclosure (411.6)	Stair not containing occupied space or mech space can have seperated enclosure	Complies		
Enclosing Walls (411.9a)	Habitable Space may be different height from mechanical space	Complies		
Enclosing Walls (411.9b)	If no habitable space, elevator override maybe of separate uniform height	Complies		
Screening (411.9c)	Mechanical screening maybe of single, different uniform height	Complies		
FAR (411.13)	Not included	Complies		
GFA (639.2)	Not counted for loading, parking and bike	Complies		
DCMR 11-16 CG ZONE				
Setbacks on M Street (1604.3)	15' from curb	Need Relief	Varies	Varies
Retail Use on M Street (1604.4)	100% of street fontage for retail use except for life safety	Complies	100%	100%
Preferred Used (1604.4)	35% of ground floor to be preferred use	Complies	68%	68%
Preferred Used (1604.7)	Minimum floor to ceiling height 14'	Complies		
Driveway (1604.2)	Not allowed on M Street	Complies		
DCMR 11-16 CG ZONE				
Setbacks (1607.2)	at 65' need 20' setback (reduced by 15' in height and 8' in depth)	Need Relief	Varies	Varies
Retail Use on Half Street (1607.4)	100% of street frontage for retail use except for life safety	Complies	100%	100%
Preferred Used (1607.3)	75% of ground floor to be preferred use	Need Relief	68%	68%
Preferred use (1607.5)	Minimum floor to ceiling height 14'	Complies		
Driveway (1607.7)	Not allowed on Half Street	Complies		
DCMR 11-21 PARKING				
Minimum Parking Retail (2101.1)	Retail = 1 per 750 sf over 3,000 sf (23 required)	Complies	130	23
Minimum Parking Office (2101.1)	Office = 1 per 1,800 sf over 2,000 sf (124 required)	Complies	264	131
Size of Space (2115.1)	9' x 19'	Complies		
Compact Spaces (2115.2)	Up to 40 %	Complies		
Compact Spaces (2115.4)	Must be in group of 5 contiguous spaces	Complies		
Clear Height (2115.5)	Minimum clear of 6'-6"	Complies		
Van Spaces (2115.6)	If more than 100 parking space, 5% to be 7'-2" clear height Van Spaces	Complies		8 spaces
Drive Aisle (2117.5)	20' drive aisle at 90 degrees (17' at 60 degrees)	Complies	20'	20'
Drive Way (2117.8)	Keep 25' from intersection, driveway ro be 14' to 25' wide	Complies		
DCMR 11-21 BICYCLE PARKING				
Bicycle Parking Count (2119.2)	5% of required parking (5% x 154= 8)	Complies	147	27
Location (2119.3)	Must be on grade or basement or cellar level	Complies	P1 level	P1 level
Size (2119.4)	2' x 6'	Complies	2' x 6'	2' x 6'
Aisle Width (2119.5)	5' aisle width	Complies	5'	5'
DCMR 11-22 LOADING				
Office Loading Berth (2201.1)	With more than 200,000 ft.² of gross floor area - 3 @ 30' deep	Complies	6 @ 30' deep	3 @ 30' deep
Loading Paltform (2201.1)	With more than 200,000 ft.² of gross floor area - 3 @ 100 ft.2	Complies		
Delivery Space (2201.1)	With more than 200,000 ft.² of gross floor area - 1 @ 20' deep	Complies	1 @ 20' deep	1 @ 20' deep
DCMR 11-25 MISC REQUIREMENTS				
Building Height ((2517.4)	Height is measured from finished grade at mid-point of west boundary of Square 700	Complies		

NO ADDITIONAL AREAS OF RELIEF ARE REQUESTED.



APPROVED VERSION

OFFICE-North Building #1	Floor area	Retail	Commercial	TOTAL
Parking	32,307			96,921
1st floor	28,334	19,938	8,396	
2nd floor	29,875		29,875	
4 floors (3rd-6th)	30,569		122,276	
3 floors (7th-9th)	29,607		88,821	
Total			249,368	269,306

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

Office -Mid Block Building #2	Floor area	Retail	Commercial	TOTAL
Parking	19,183			57,549
1st floor	14,601	8,859	5,742	
2nd floor	14,337		14,337	
4 floors (3rd -6th)	14,690		59,654	
3 floors (7th-9th)	13,397		40,191	
Total			119,924	128,783

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

Residential - Building #3	Floor area	Retail	Residential	TOTAL
Parking	36,502			109,506
1st floor	33,258	22,827	10,431	
2nd floor	27,486		27,486	
3rd floor	28,404		28,404	
4th -8th floors	28,404		142,020	
9th-10th floors	26,916		53,832	
11th floor	26,069		26,069	
Total			288,242	311,069

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

TOTAL	709,158
-------	---------

REVISED VERSION

25 M Street SE	Floor area	Retail	Commercial	TOTAL
Parking	62,444			187,332
1st floor	31,045	20,777	10,268	
2nd floor	31,218		31,218	
3rd floor	28,516		28,516	
4th floor	26,180		26,180	
4 floors (5th-8th)	26,180		104,720	
9th floor	24,997		24,997	
Total			225,899	246,676

* PENTHOUSE AREA IS EXCLUDED FROM TOTAL GROSS FLOOR AREA.

Reduction in area for proposed Building:	22,630
--	--------

WEST HALF

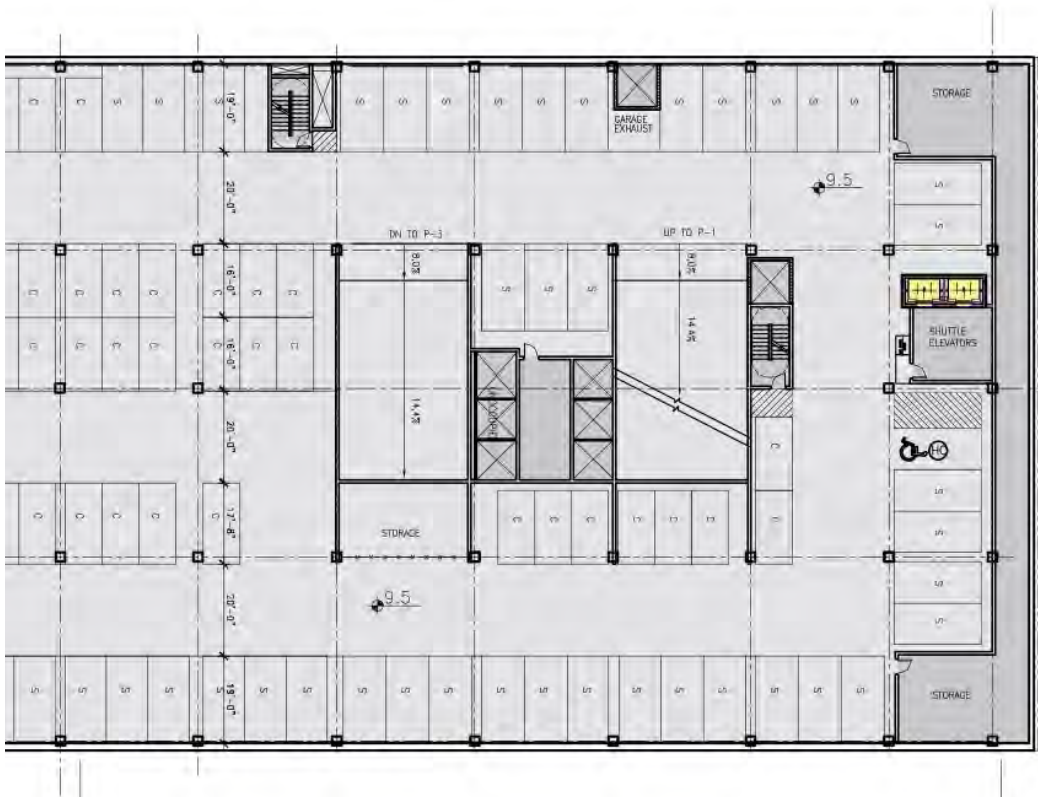
FLOOR	RESI-1	RESI-2	NON-RESI	MECH	TOTAL FAR
1	2,228	2,344	39,404	7,130	51,106
2	6,908	12,914	25,771		45,593
3	4,600	13,275	0		17,875
4	30,446	13,408	0		43,854
5	30,012	13,355	0		43,367
6	27,146	13,349	0		40,495
7	24,645	13,452	0		38,097
8	24,231	13,369	0		37,600
9	23,668	13,285	0		36,953
10	23,209	13,432	0		36,641
11	22,610	13,369	0		35,979
TOTAL	219,703	135,552	65,175	7,130	427,560
PH*	14,591	8,326	0		22,917
TOTAL	234,294	143,878	65,175	7,130	450,477

* PENTHOUSE AREA IS INCLUDED FROM TOTAL GROSS FLOOR AREA.

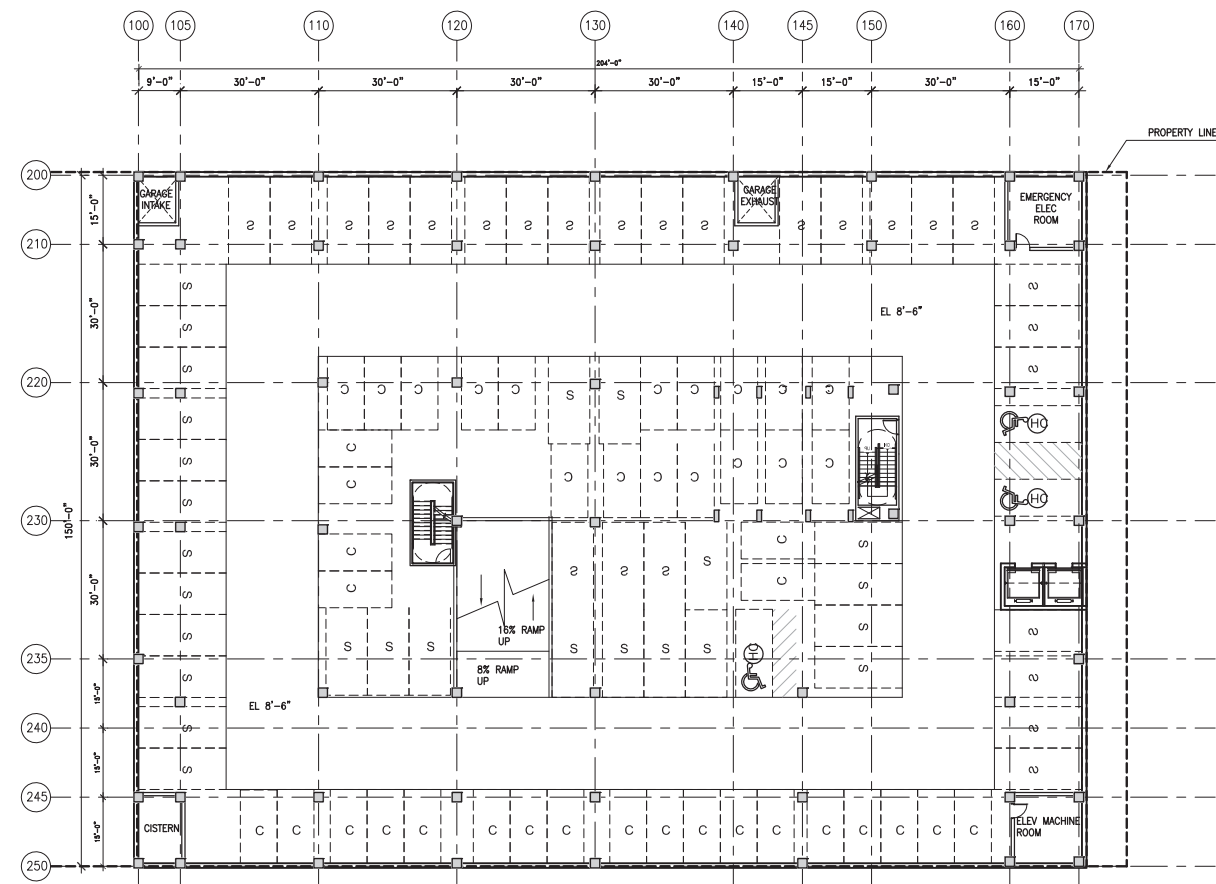
TOTAL	697,153
-------	---------



APPROVED PLAN
Parking Level P2



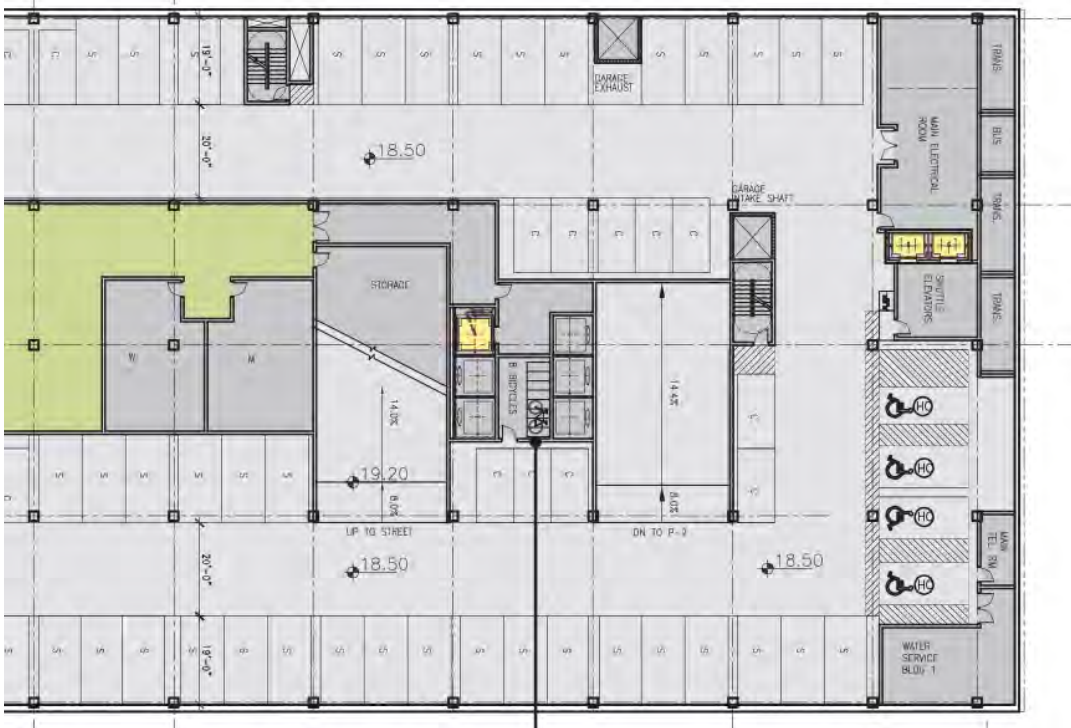
REVISED PLAN
Parking Level P2



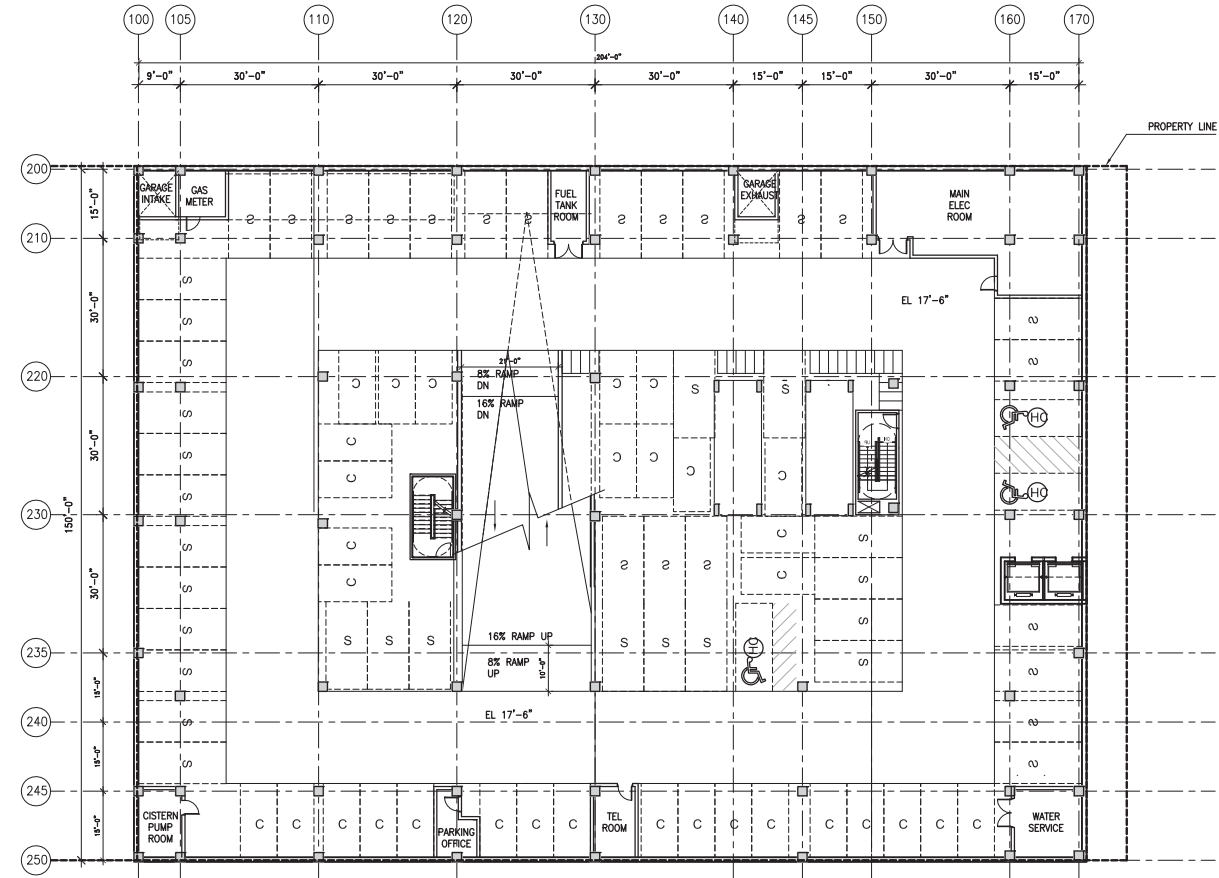
Parking Count	
Level	Spaces
P2	83



APPROVED PLAN
Parking Level P1



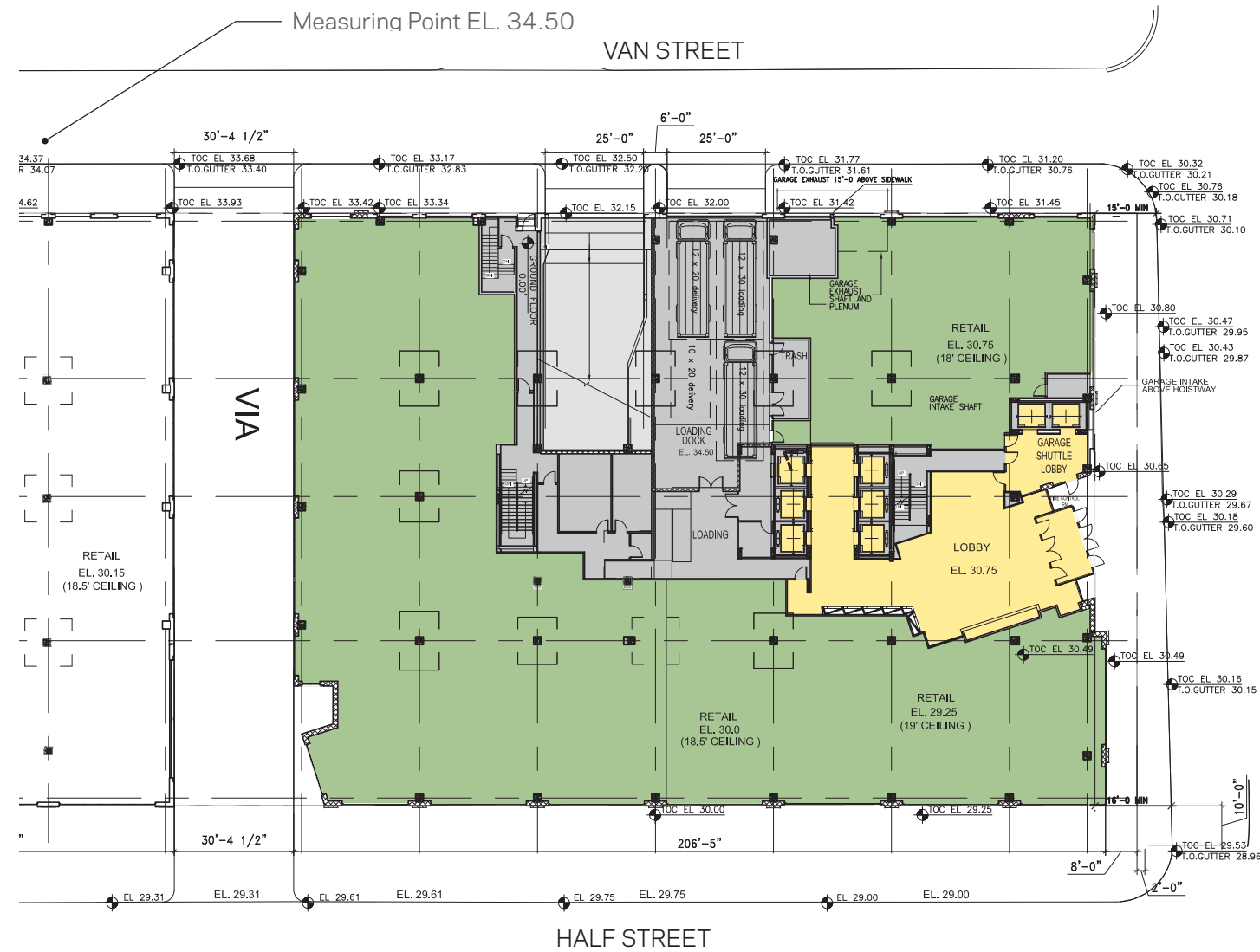
REVISED PLAN
Parking Level P1



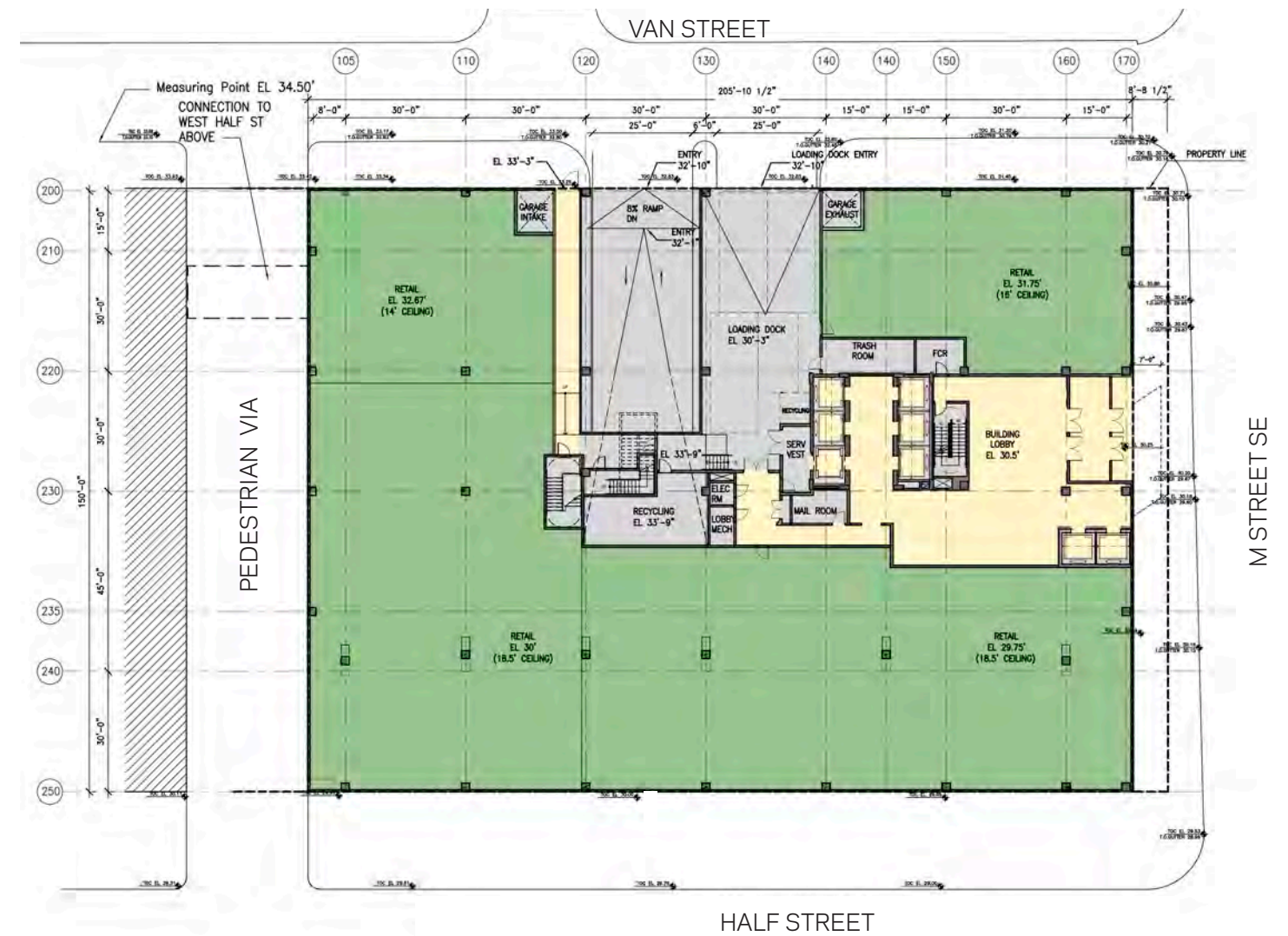
Parking Count	
Level	Spaces
P1	71



Ground Level



Ground Level



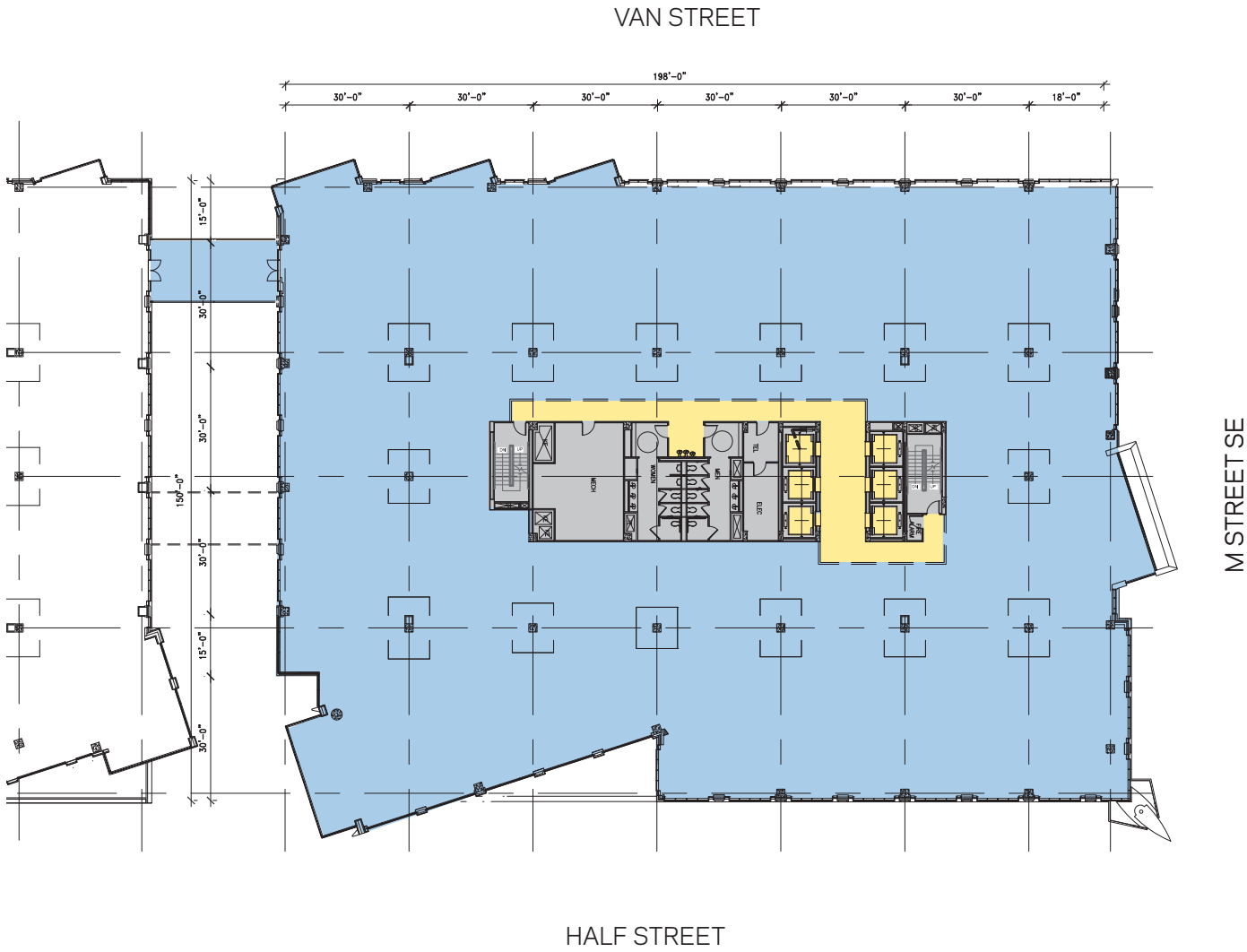
APPROVED PLAN
Level 2



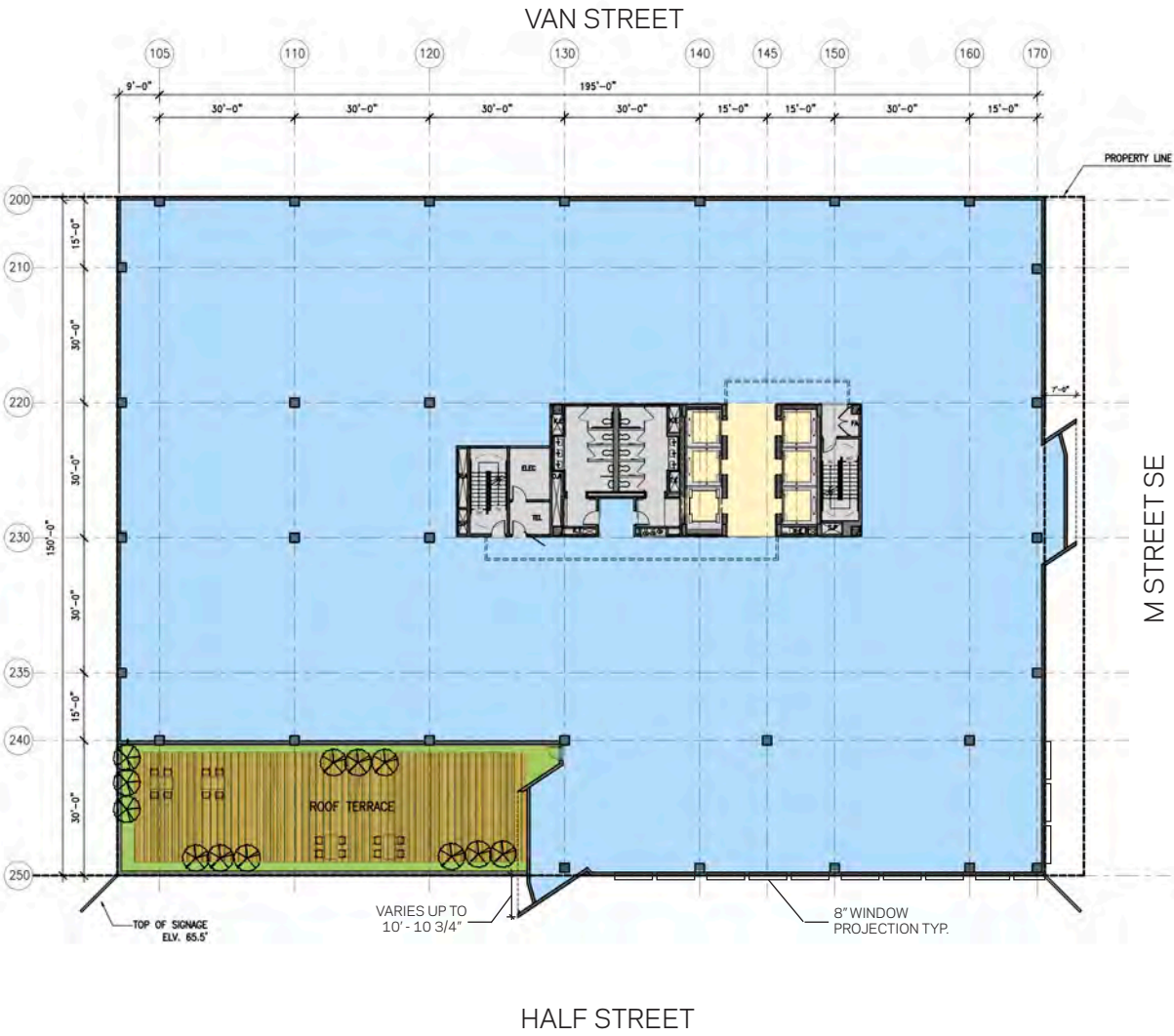
REVISED PLAN
Level 2



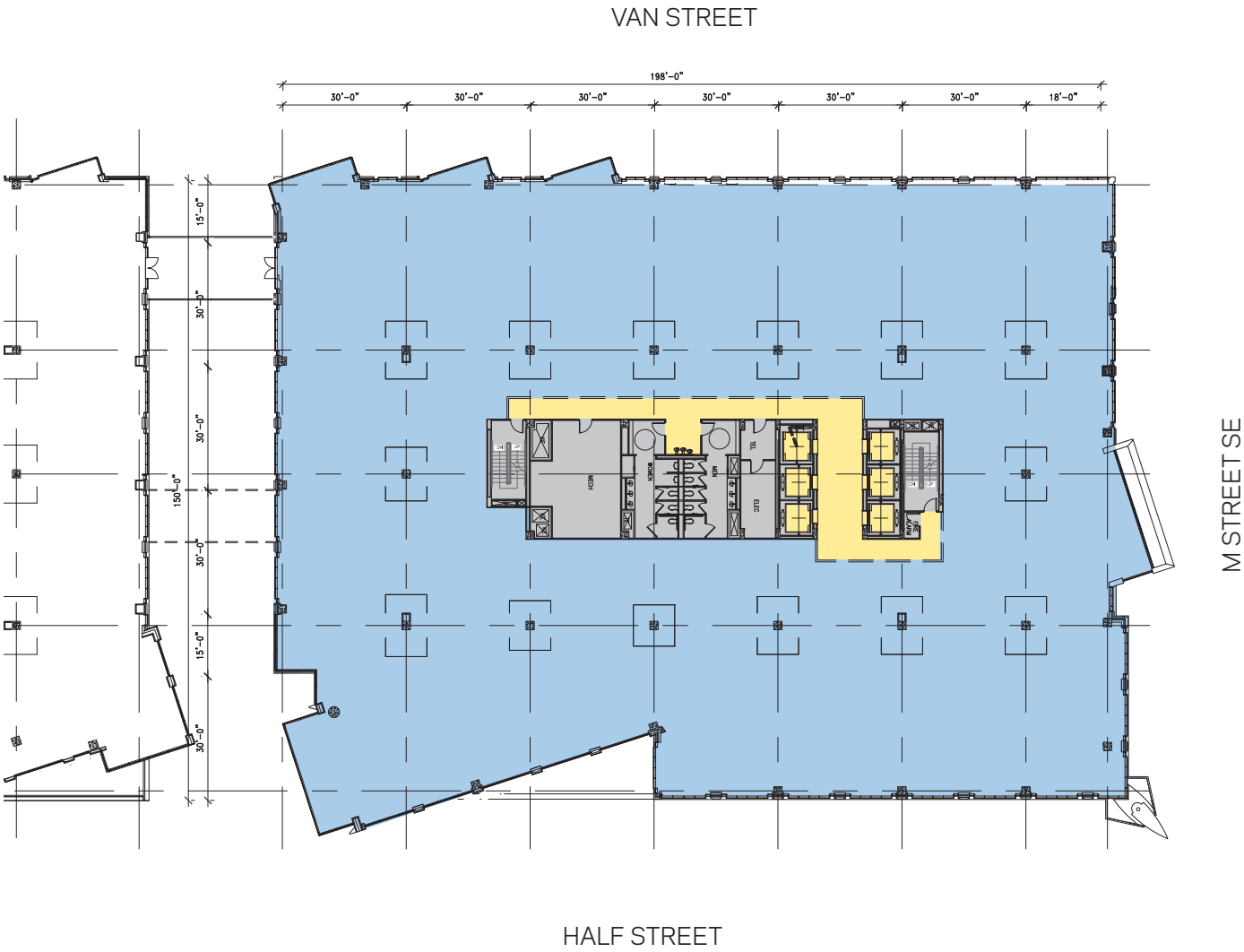
APPROVED PLAN
Level 3



REVISED PLAN
Level 3



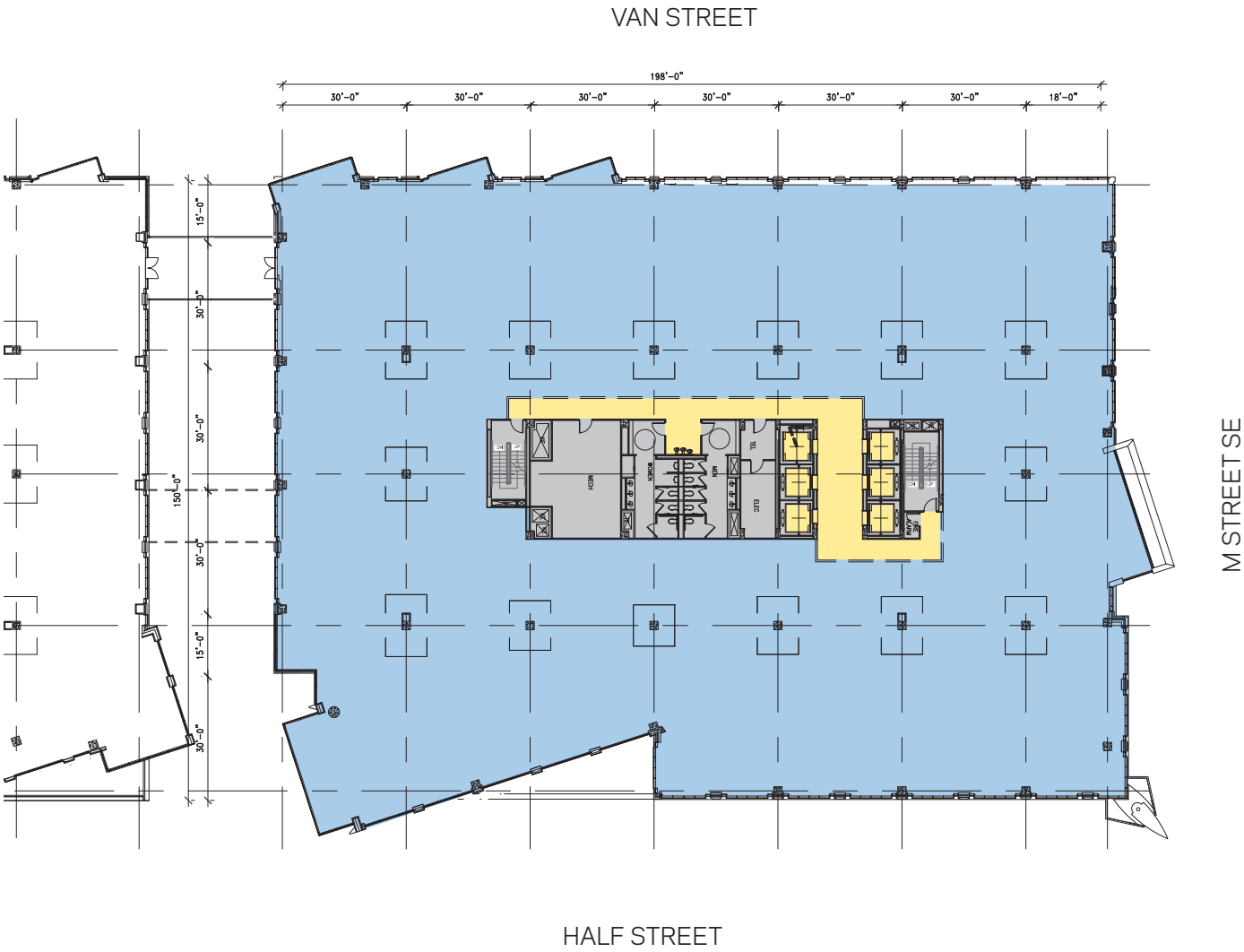
APPROVED PLAN
Level 4-6



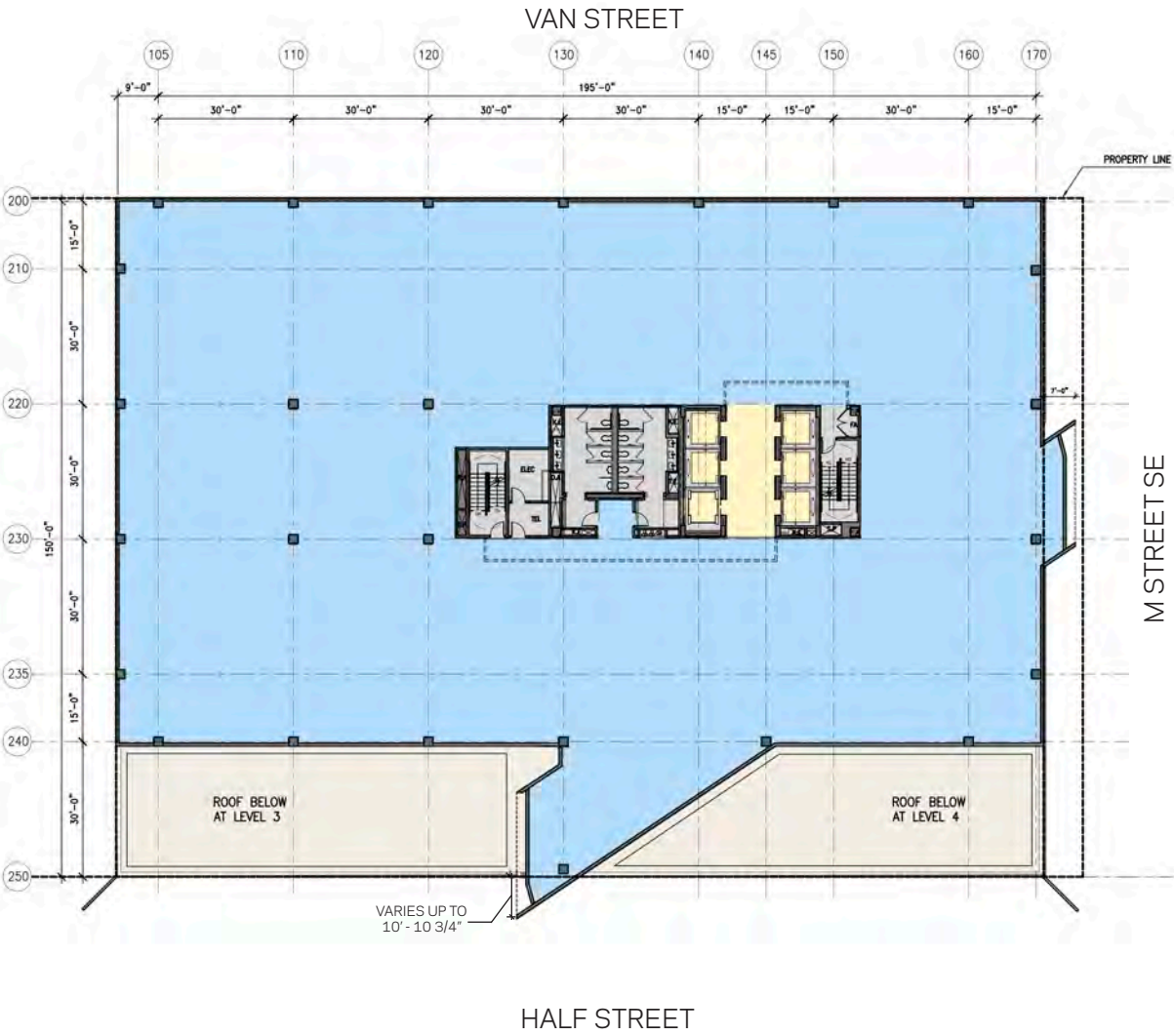
REVISED PLAN
Level 4



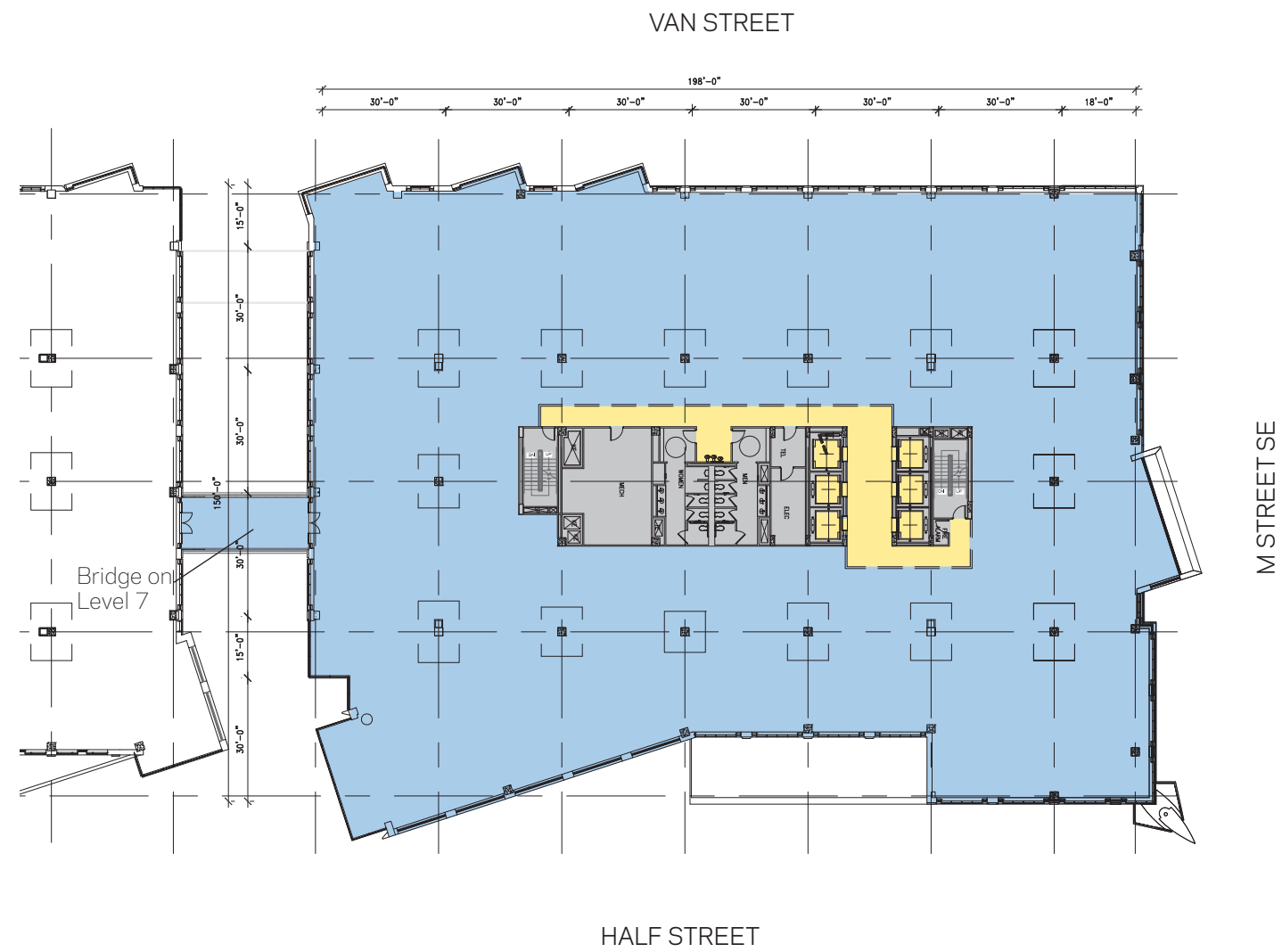
APPROVED PLAN
Level 4-6



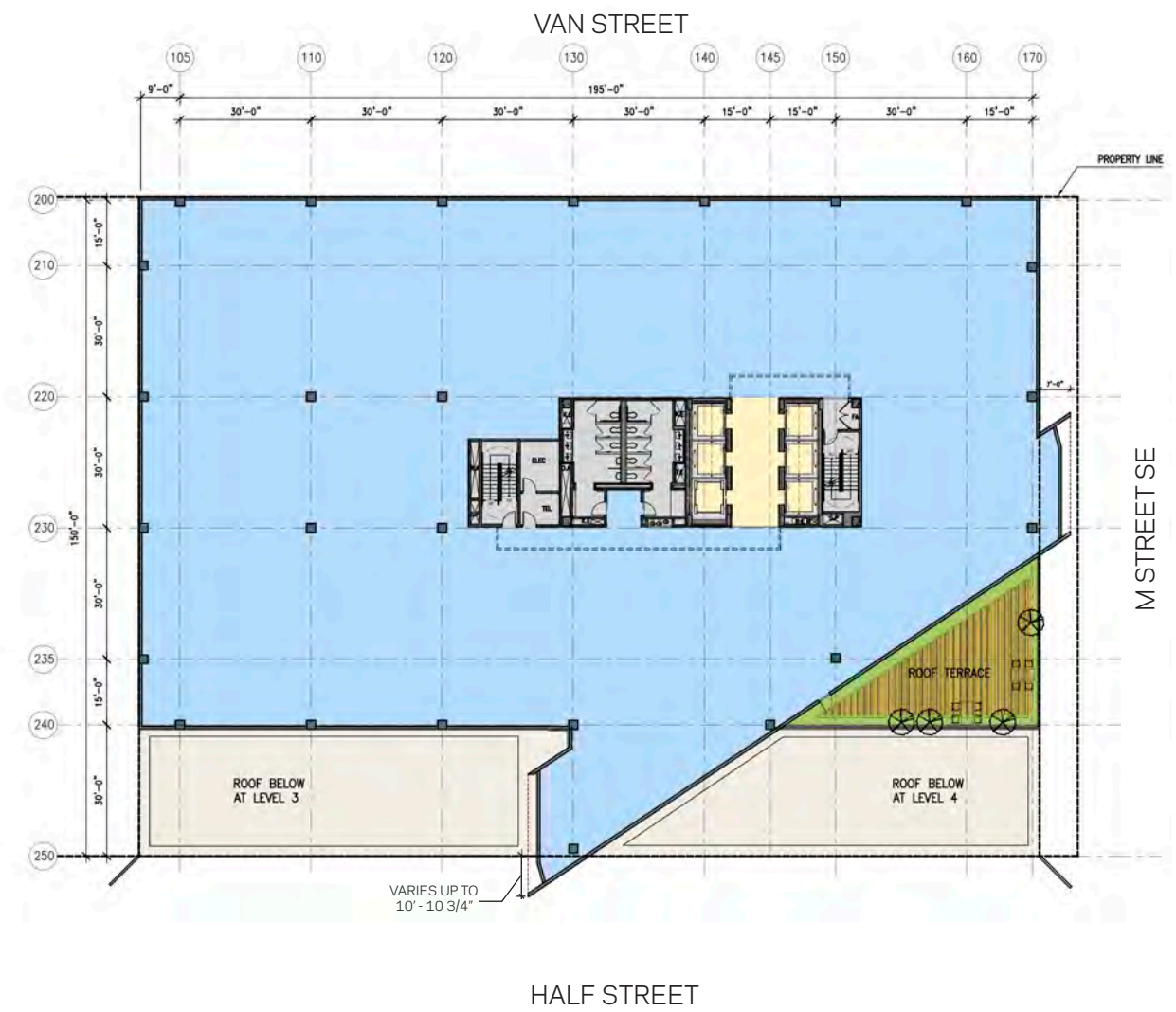
REVISED PLAN
Level 5-8



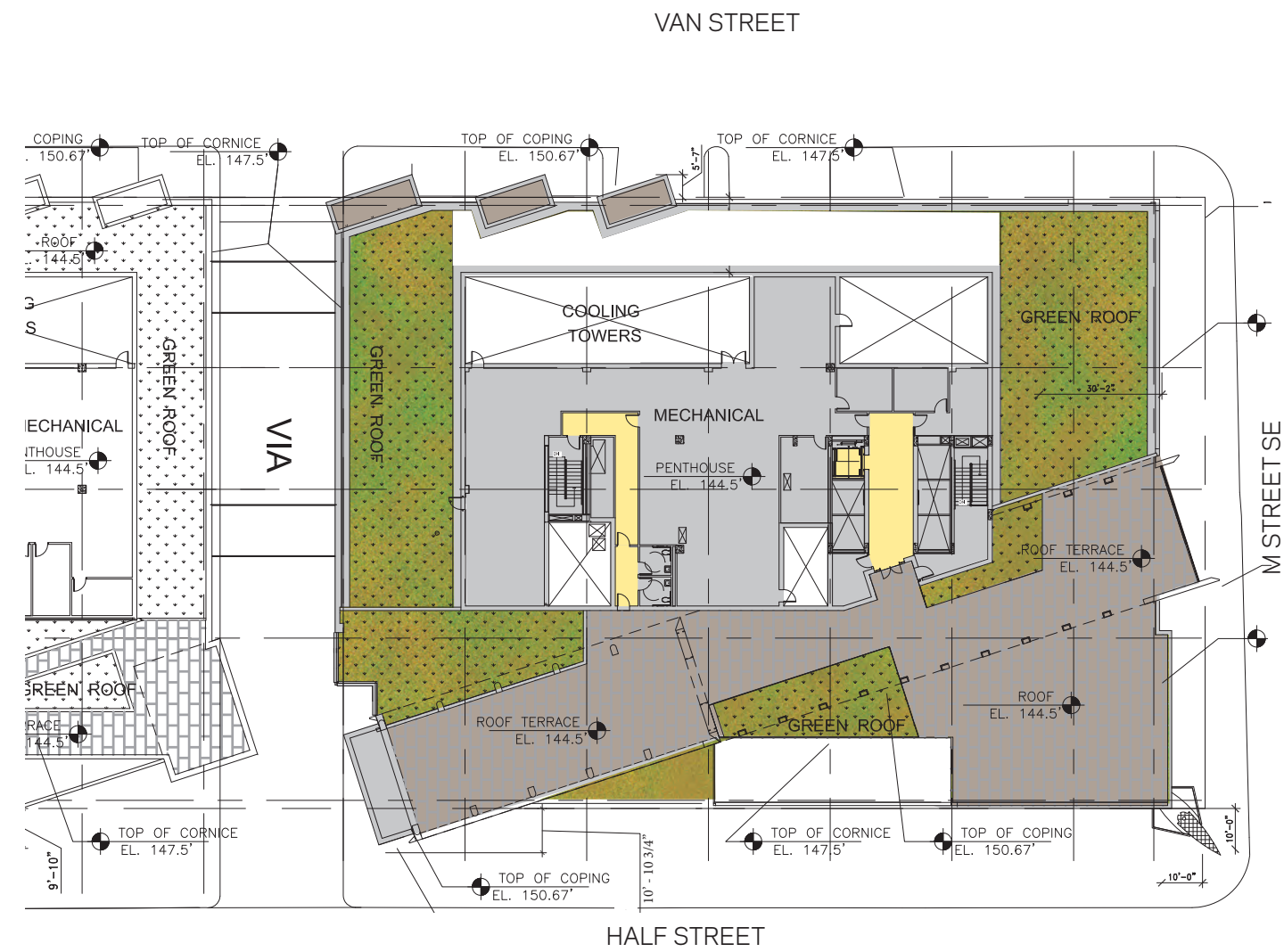
APPROVED PLAN
Level 7-9



REVISED PLAN
Level 9



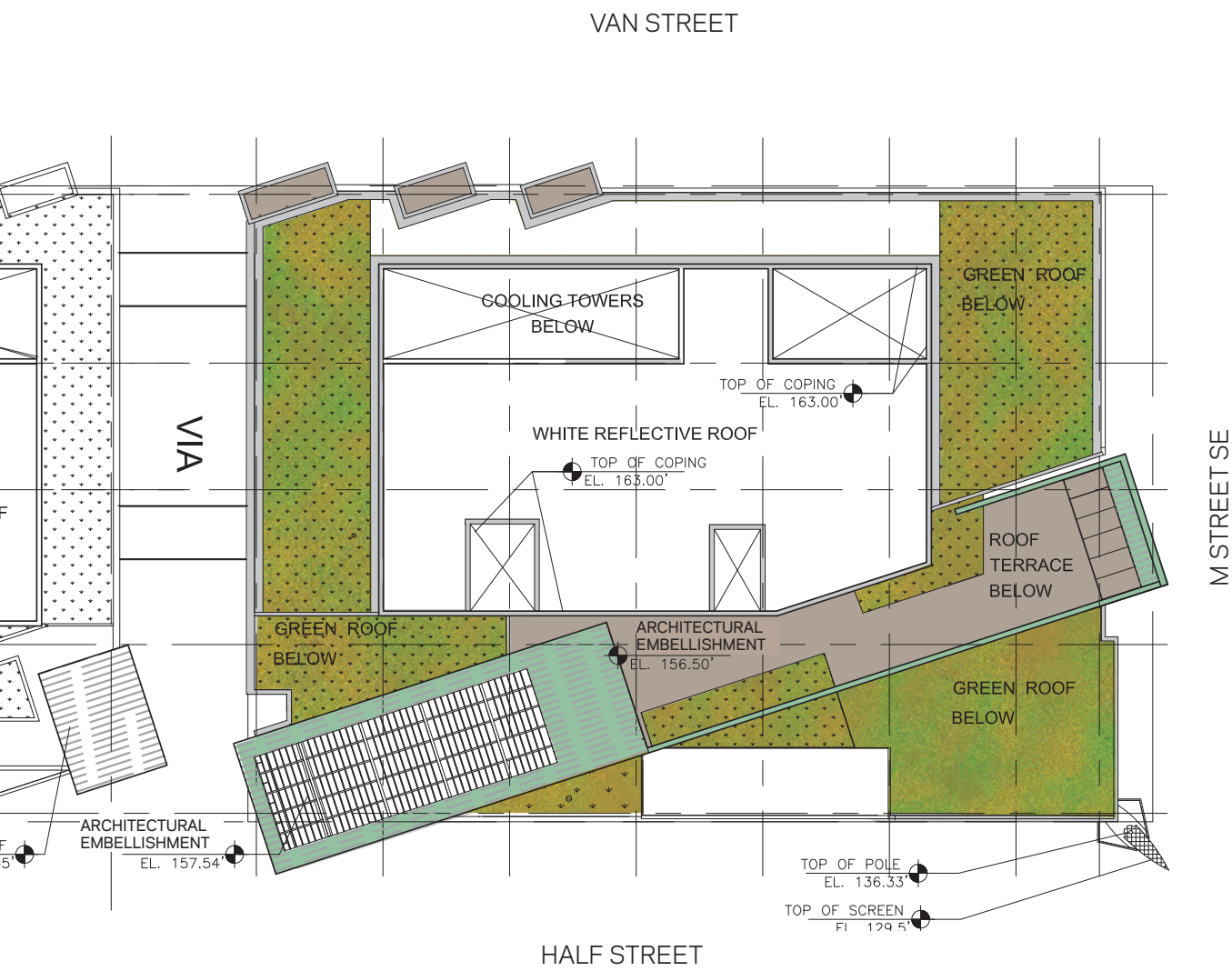
APPROVED PLAN
Penthouse



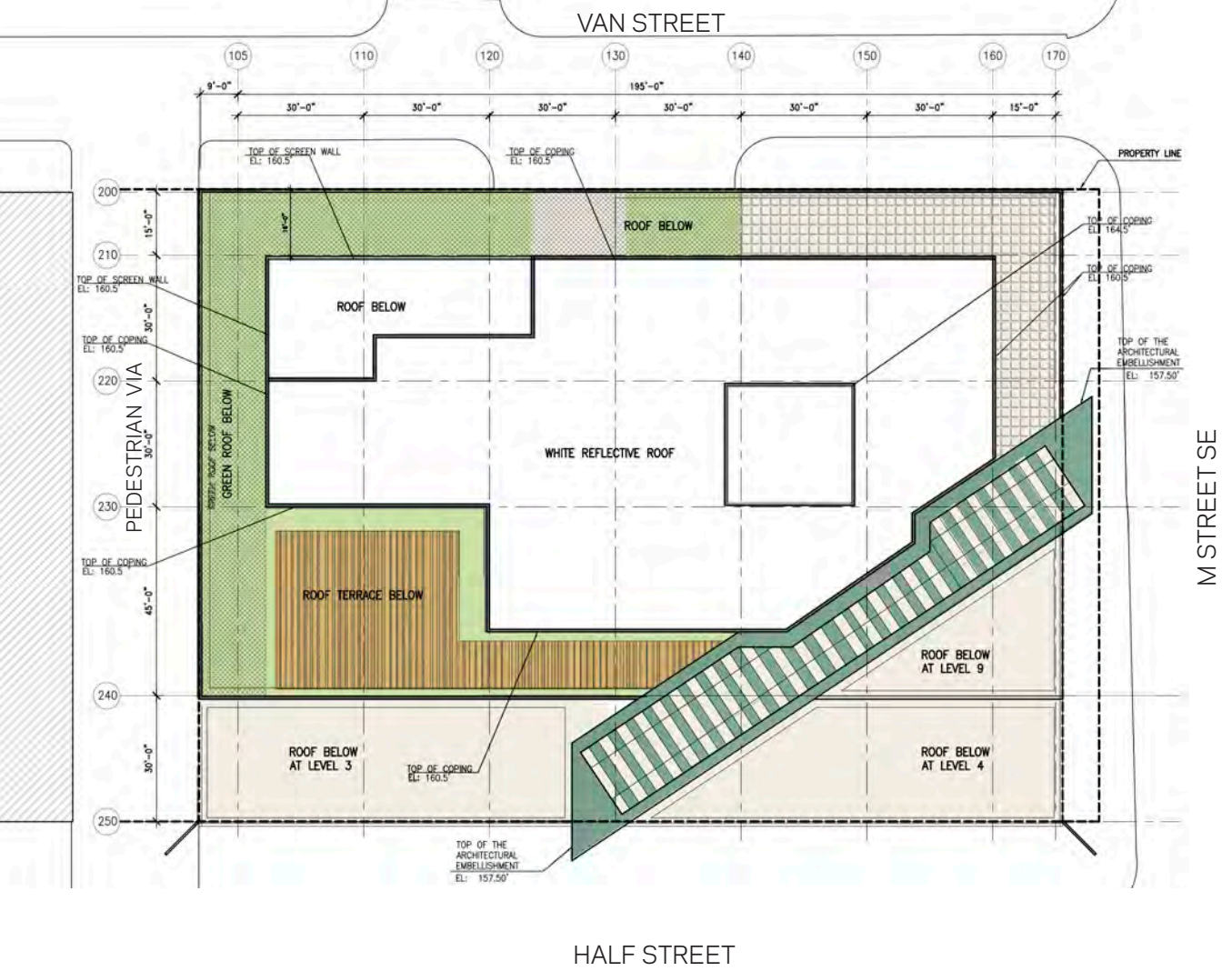
REVISED PLAN
Penthouse



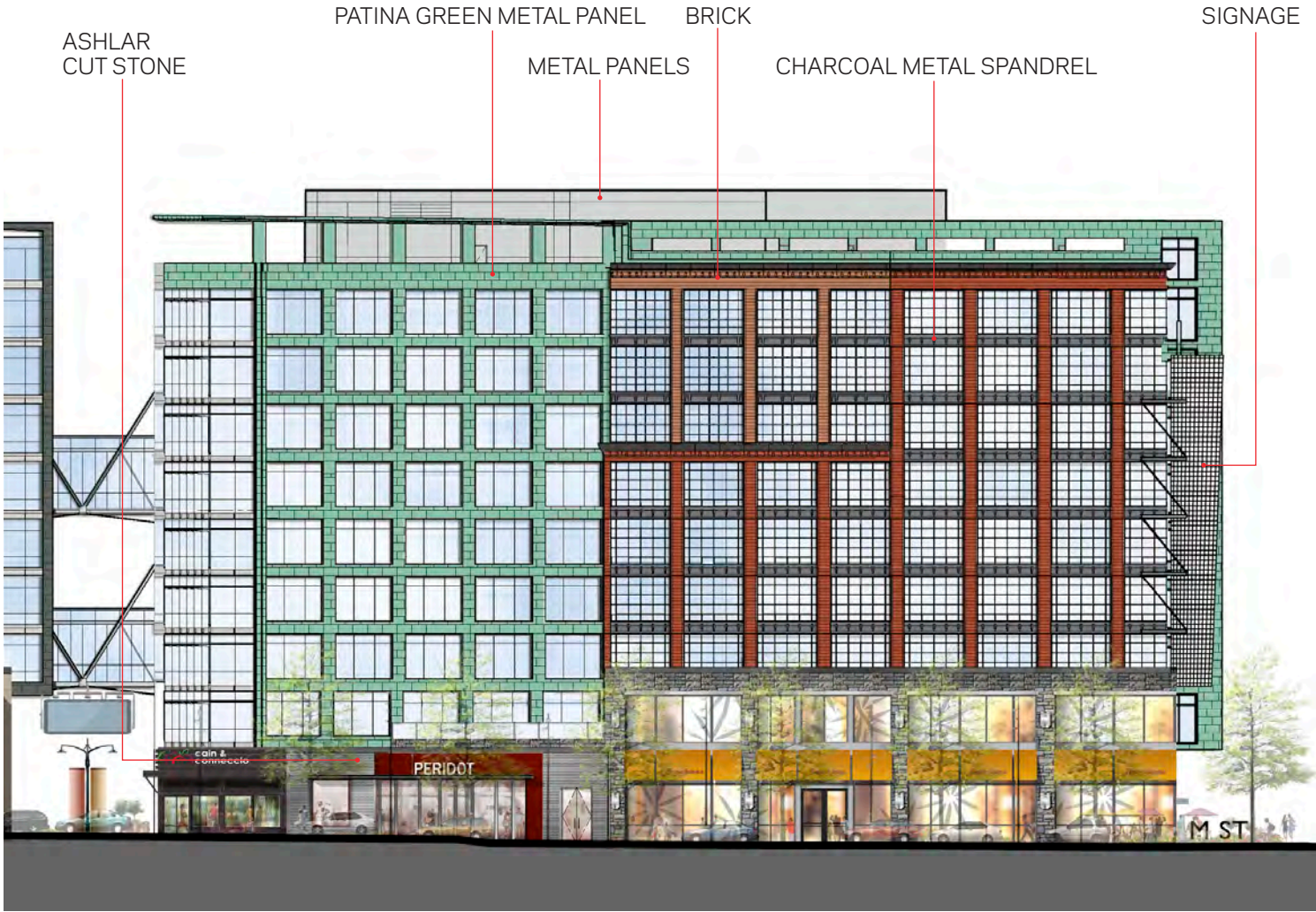
APPROVED PLAN
Roof



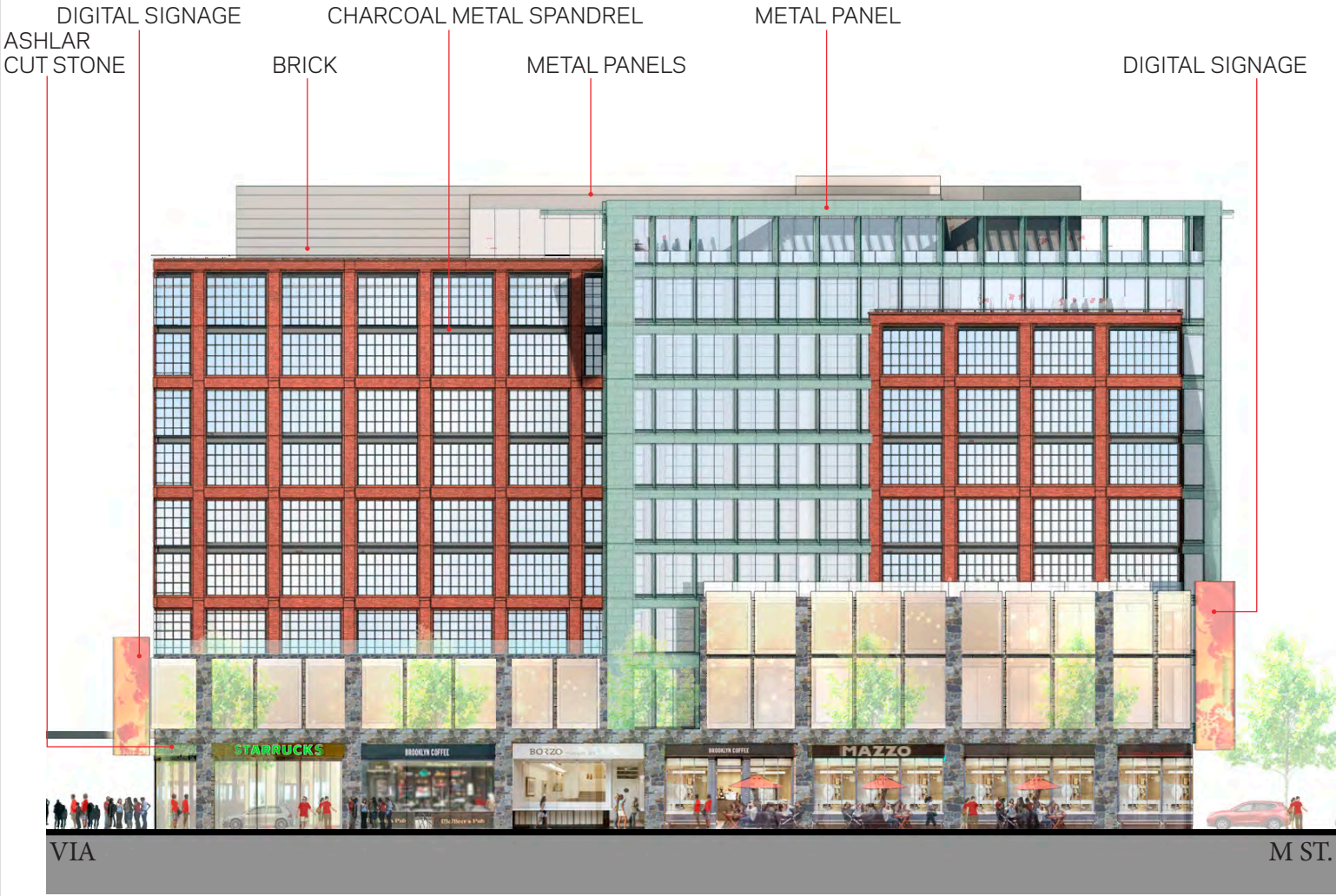
REVISED PLAN
Roof



APPROVED ELEVATION



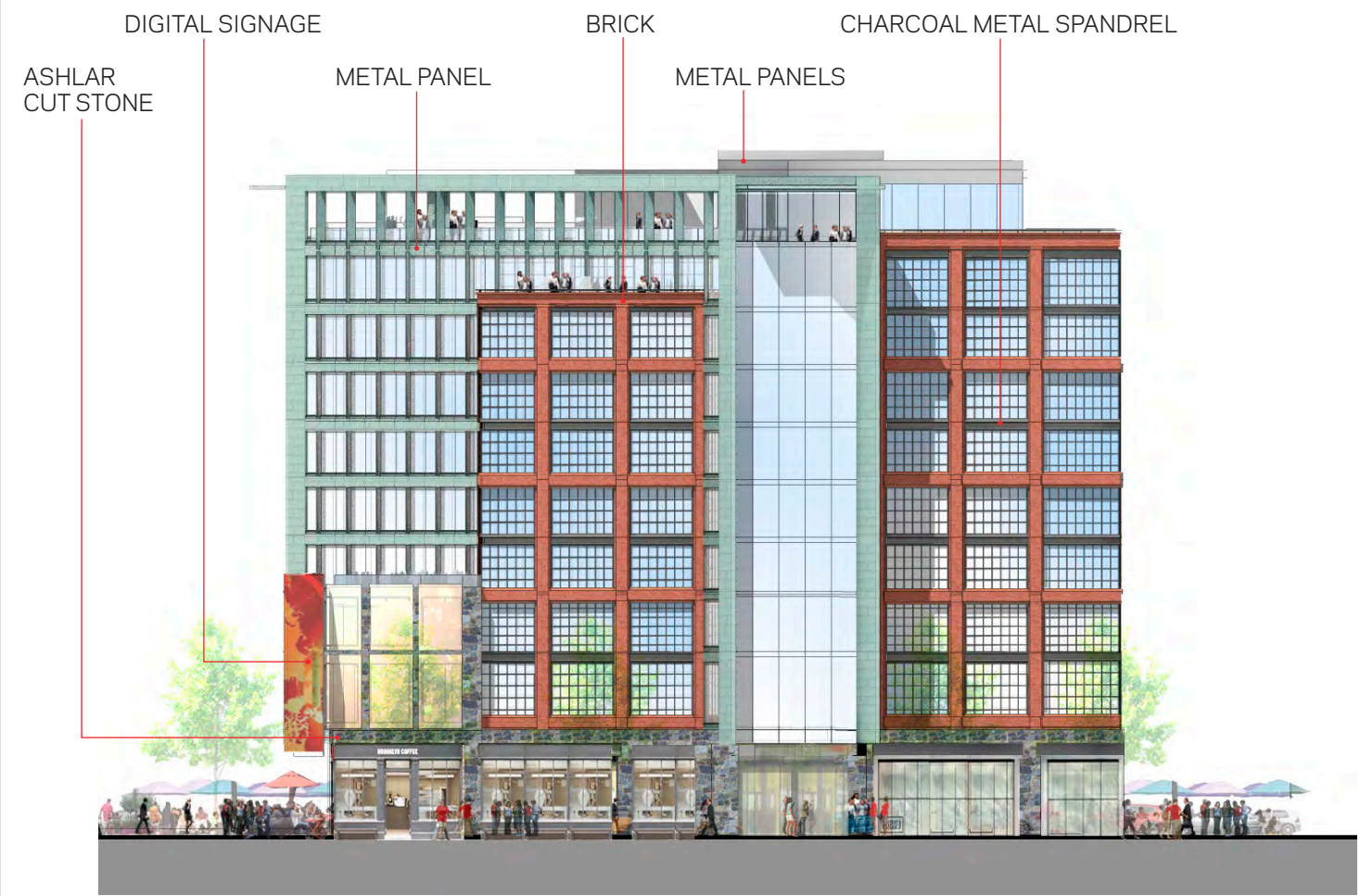
REVISED ELEVATION



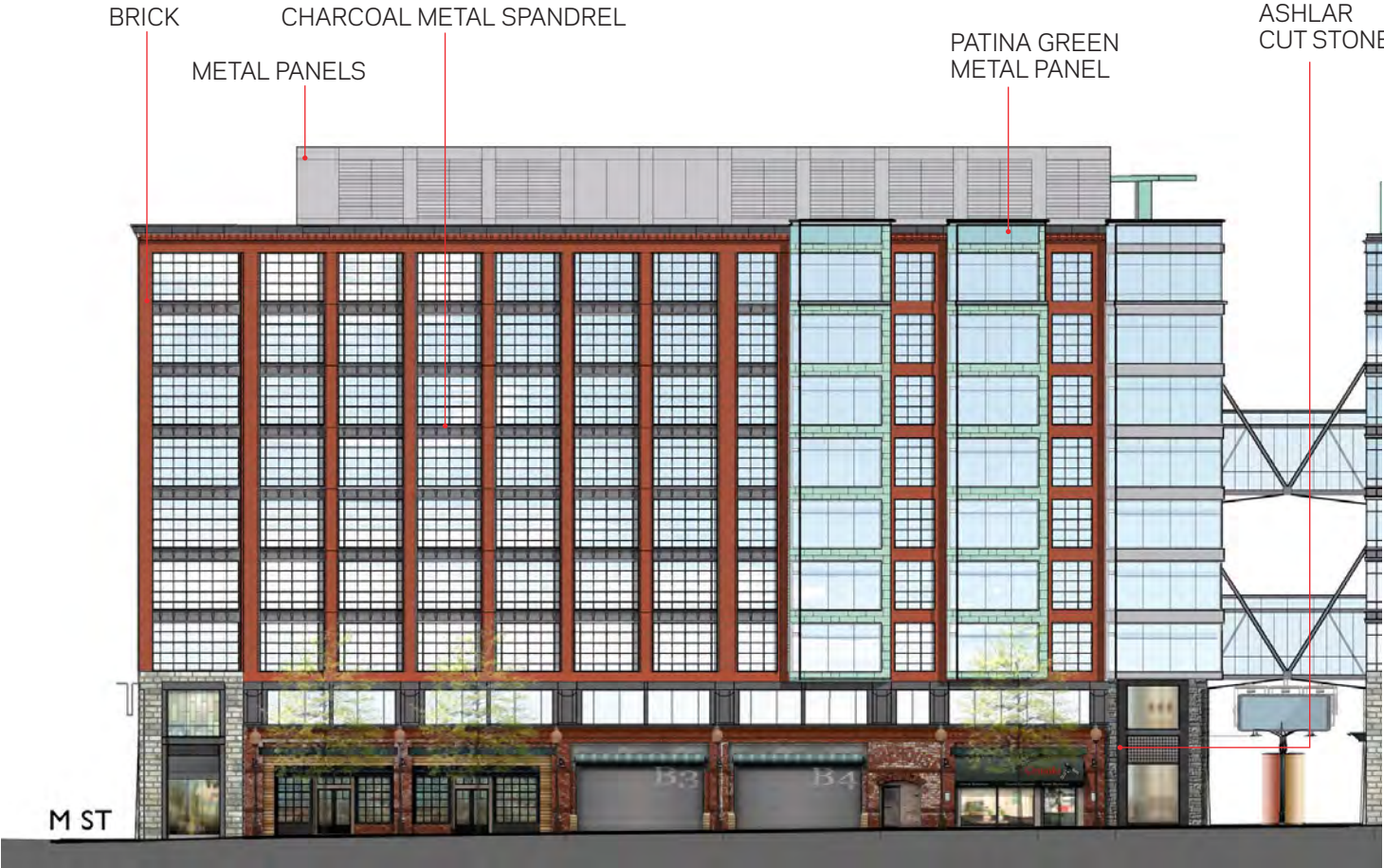
APPROVED ELEVATION



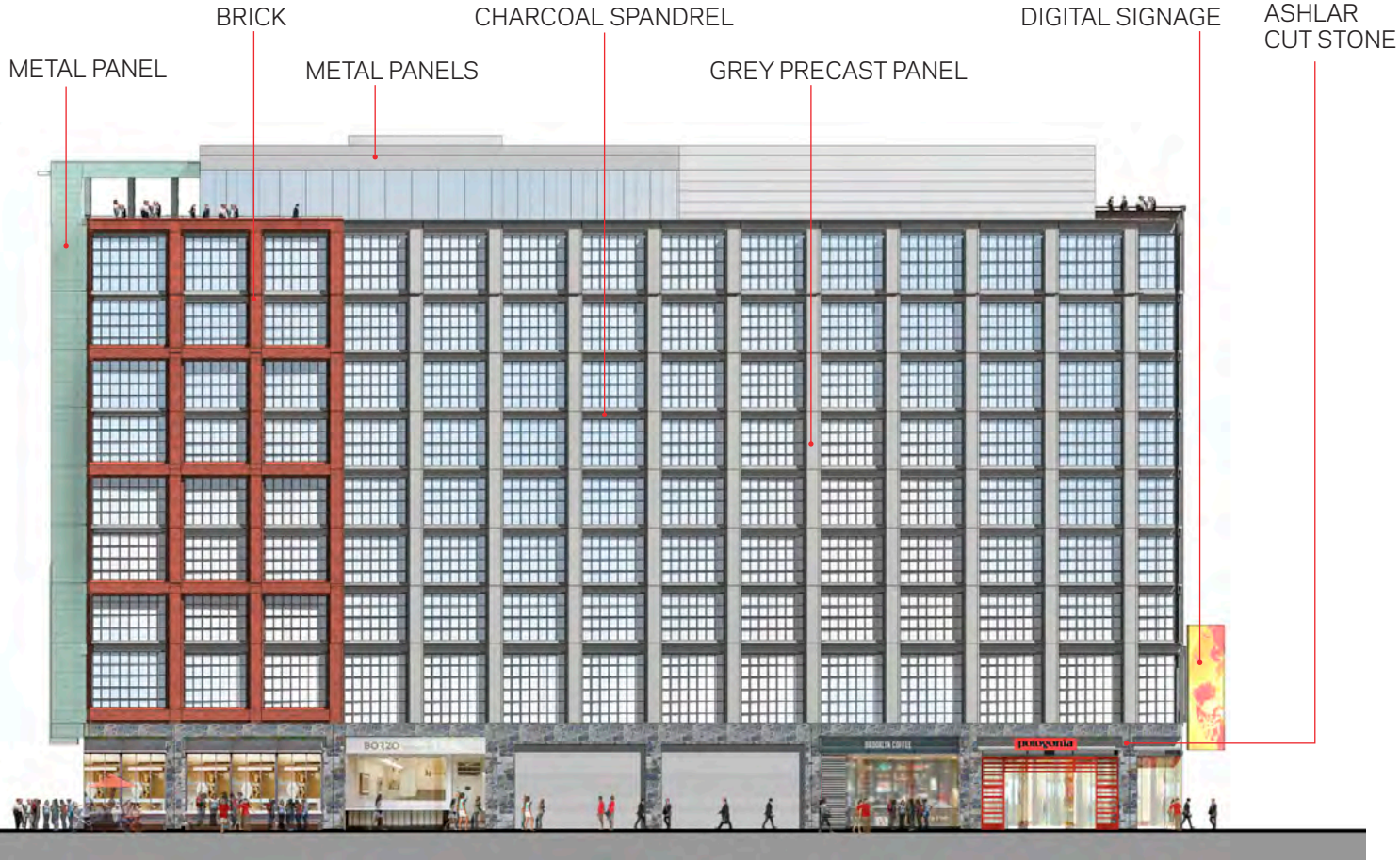
REVISED ELEVATION



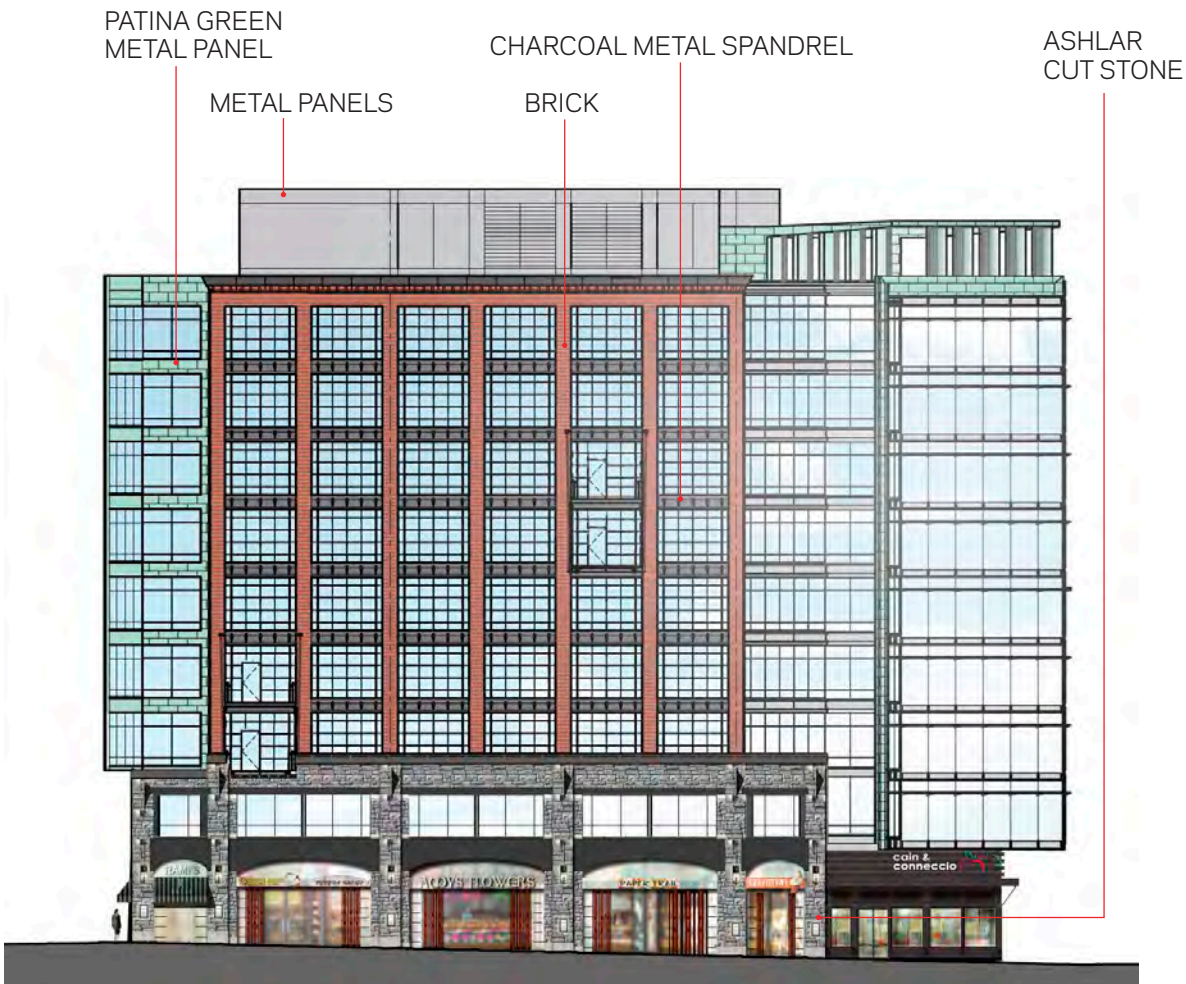
APPROVED ELEVATION



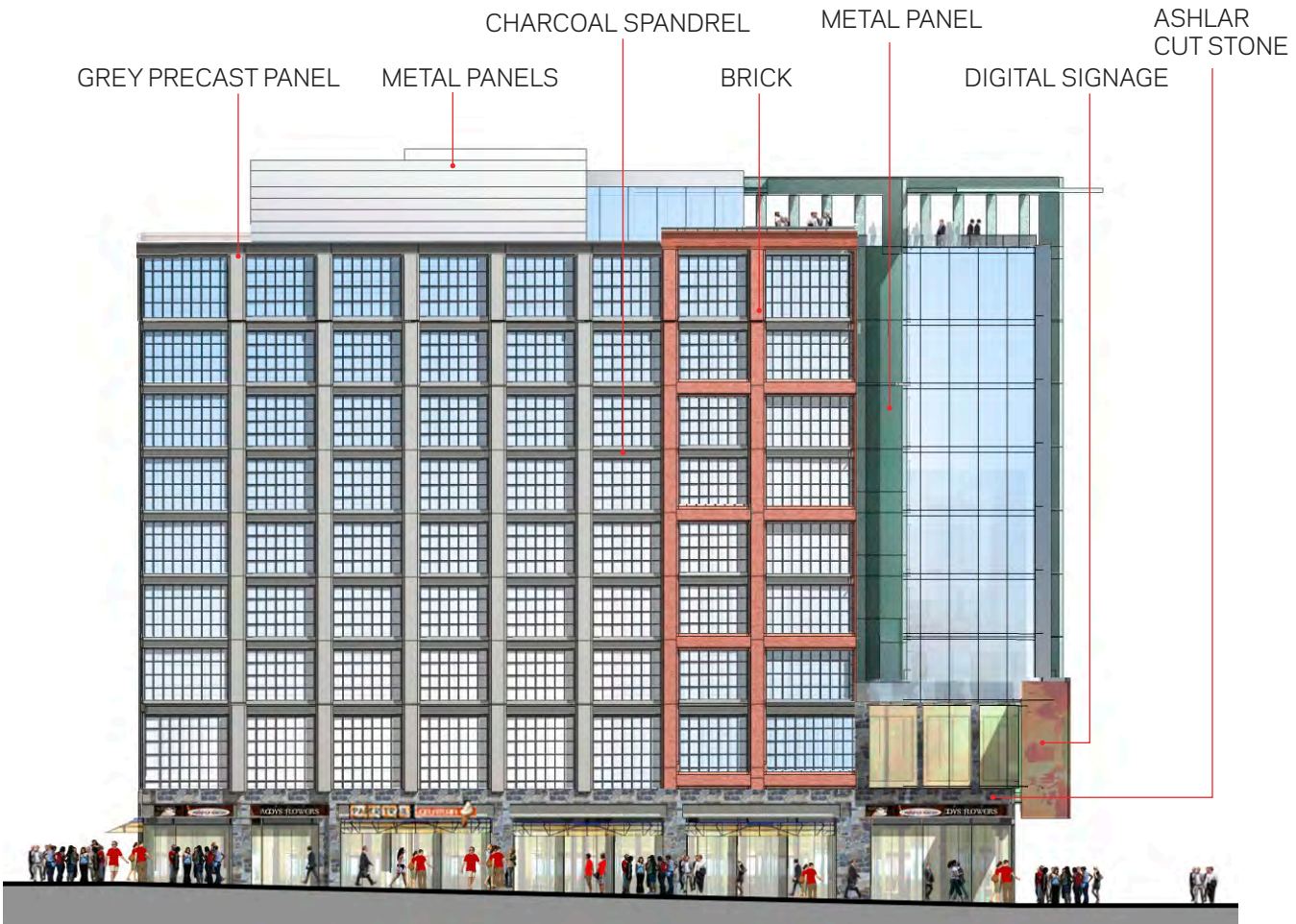
REVISED ELEVATION



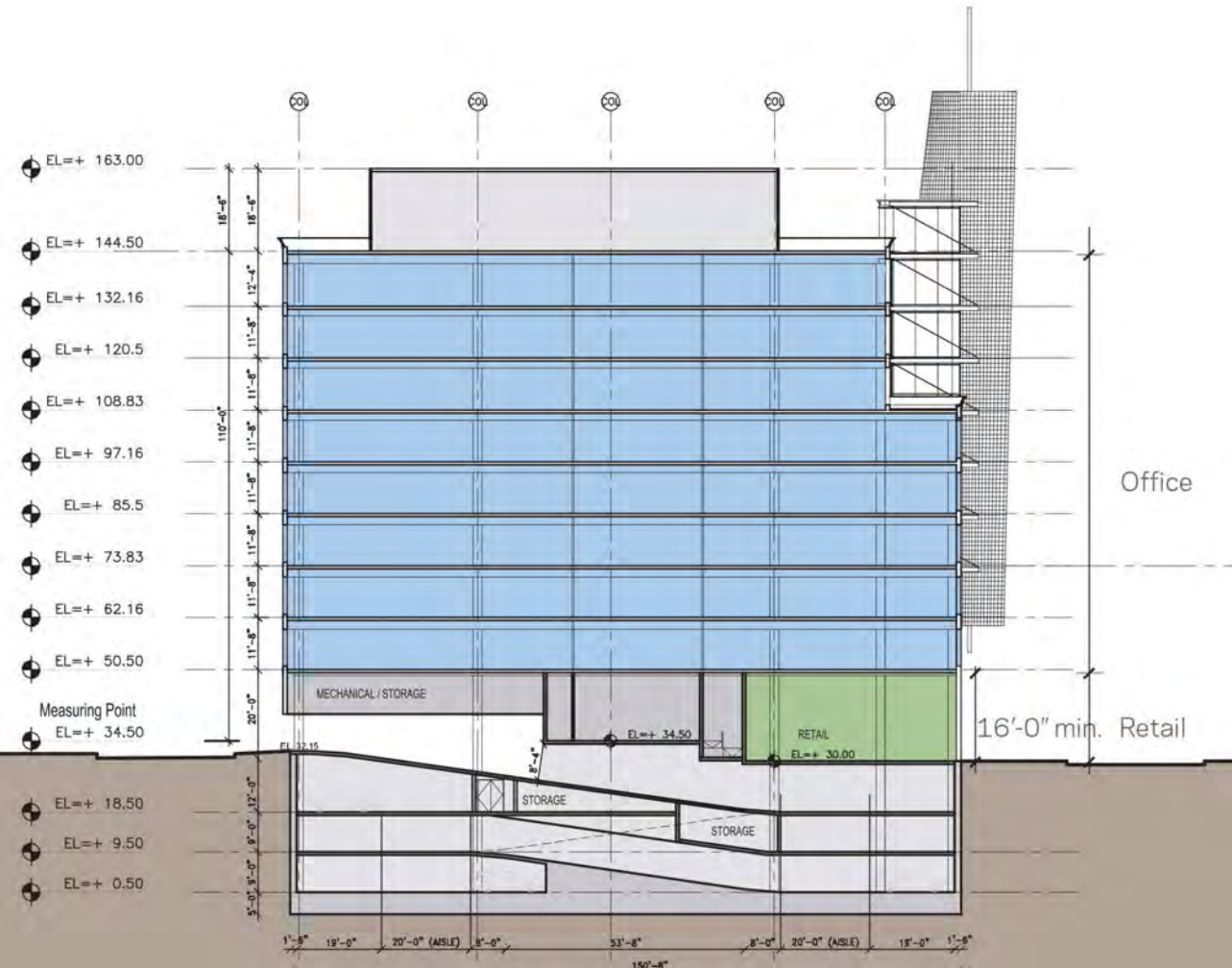
APPROVED ELEVATION



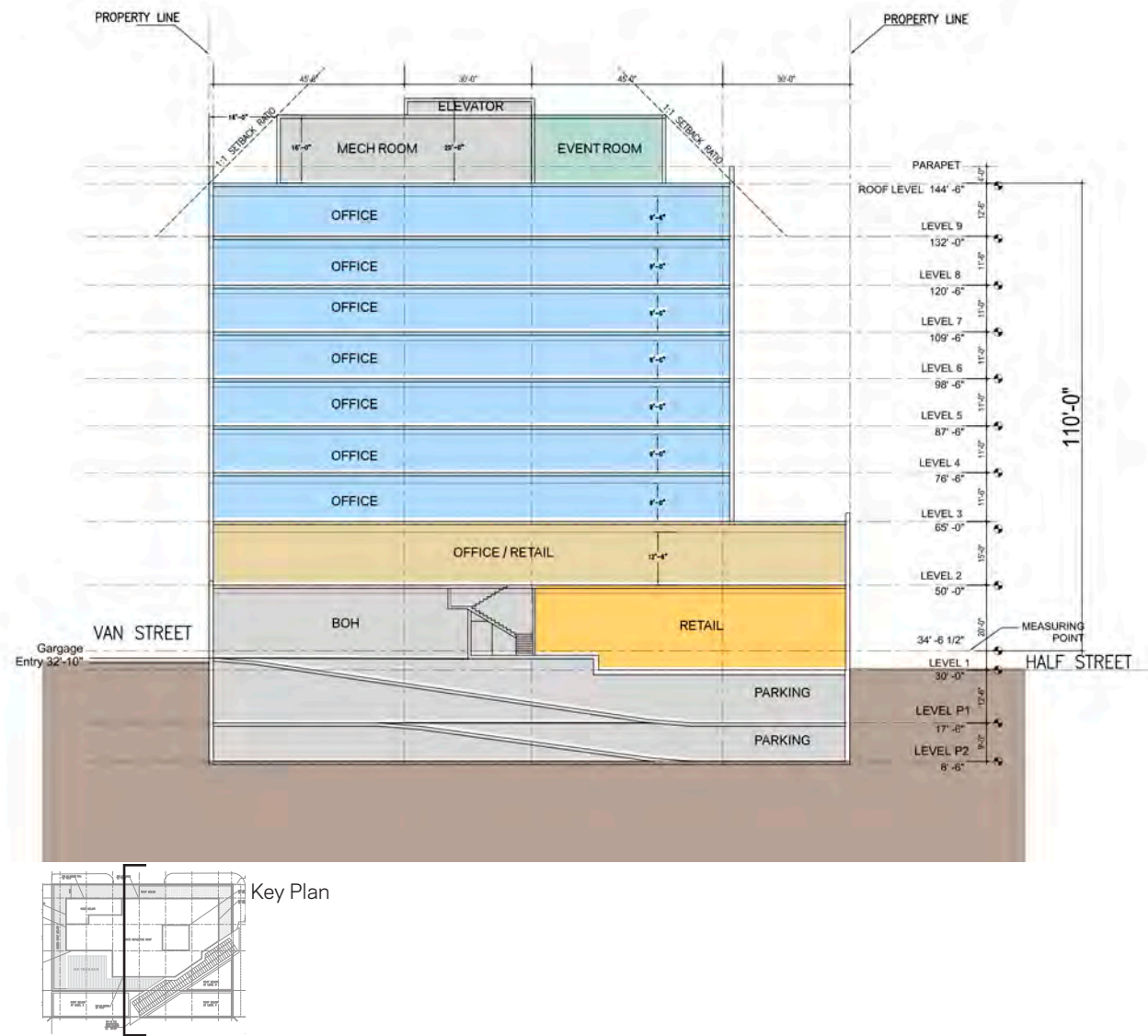
REVISED ELEVATION



APPROVED SECTION
EAST-WEST



REVISED SECTION
EAST-WEST



APPROVED PERSPECTIVE



REVISED PERSPECTIVE



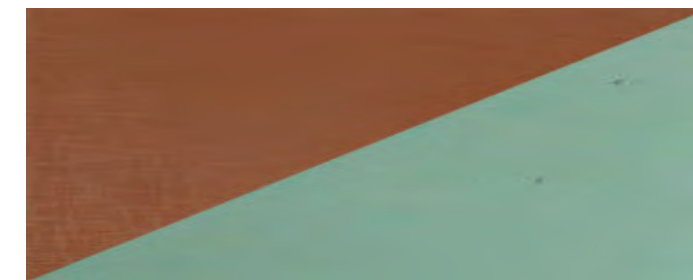
APPROVED PERSPECTIVE



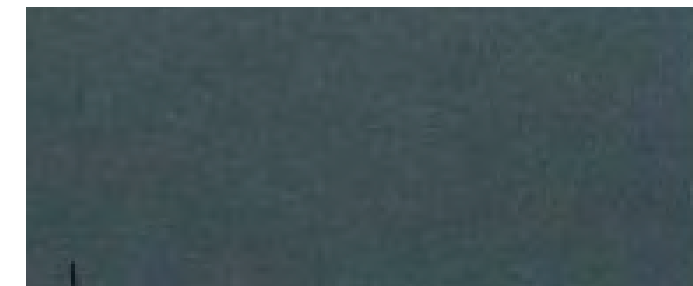
REVISED PERSPECTIVE







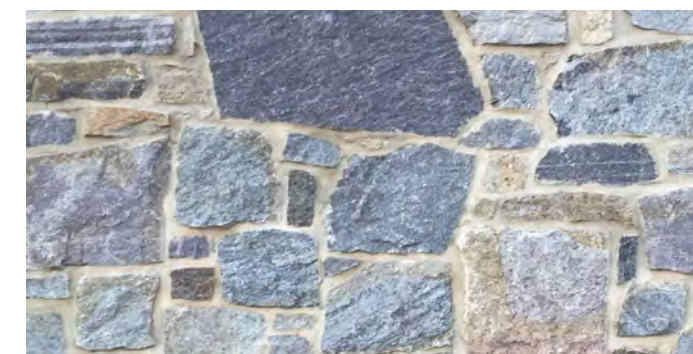
METAL CLADDING



CHARCOAL COLOR METAL



BRICK



ASHLAR STONE BASE