

# DC WATER OCCUPIED SITES

SQUARE 744S, PART OF LOT 805; SQUARE 744SS, PART OF LOT 801

## FIRST STAGE PUD APPLICATION & ZONING MAP AMENDMENT

FEBRUARY 27, 2013

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**FORESTCITY**

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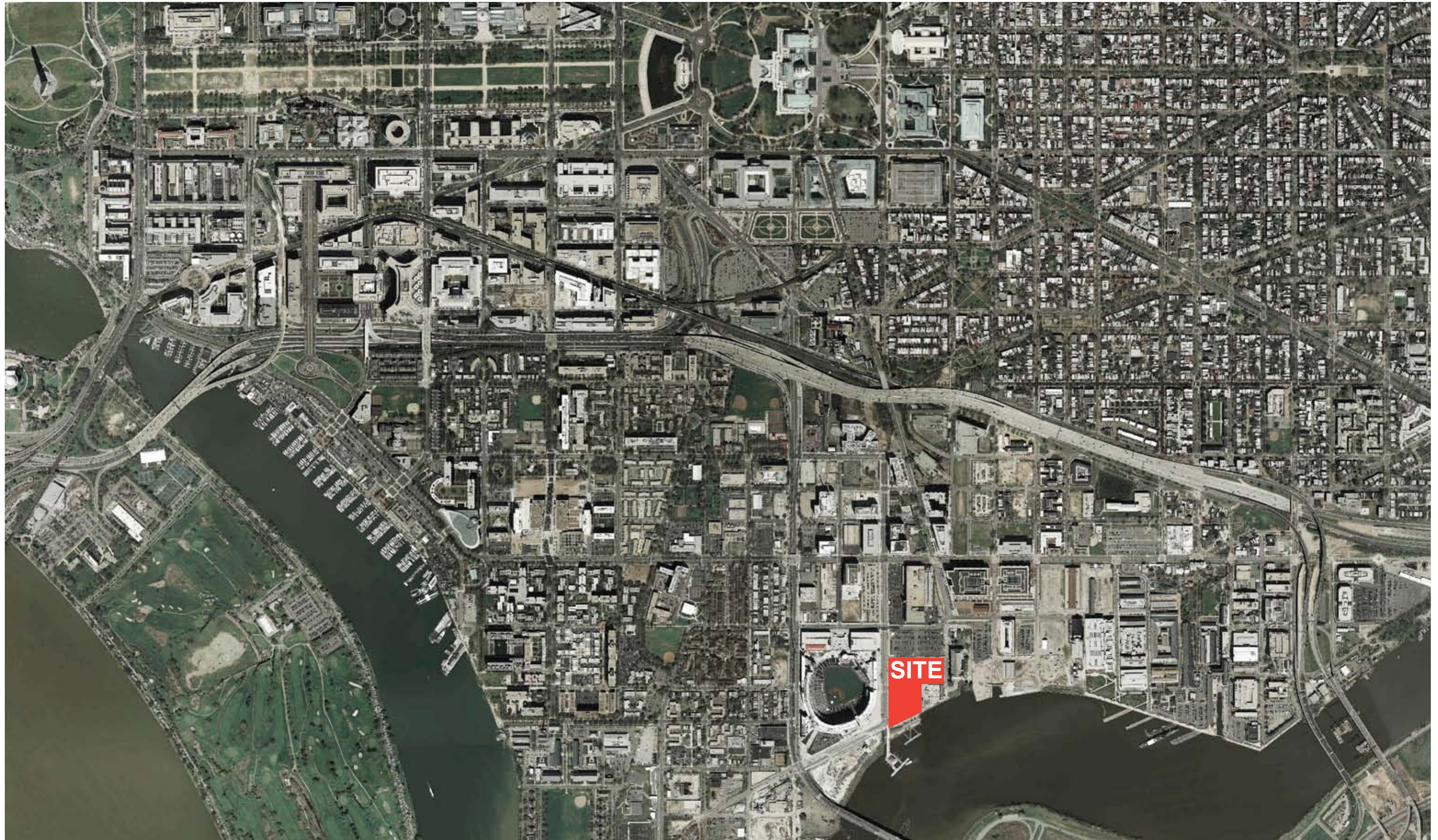
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# 01 SITE INFORMATION





# DC WATER OCCUPIED SITES



EXISTING IMMEDIATE CONTEXT







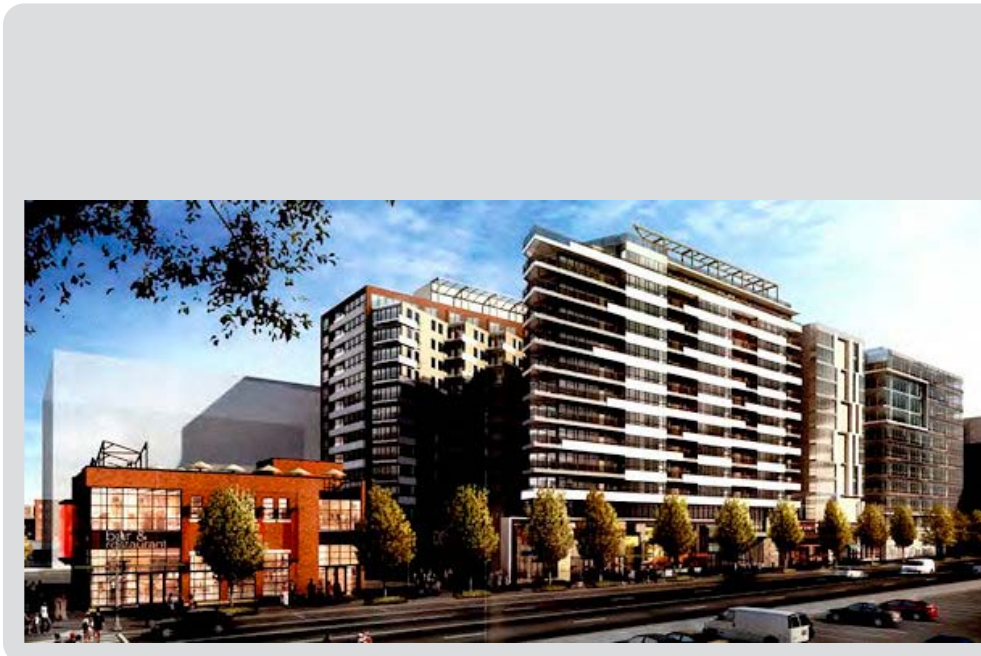
1 ONE M STREET



2 AKRIDGE HALF STREET



3 MONUMENT HALF STREET



4 BALLPARK SQUARE



5 YARDS PARCEL N



6 FLORIDA ROCK

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EXISTING SITE CONTEXT





1 DIAMOND TEAGUE PARK & ANACOSTIA RIVERWALK TRAIL



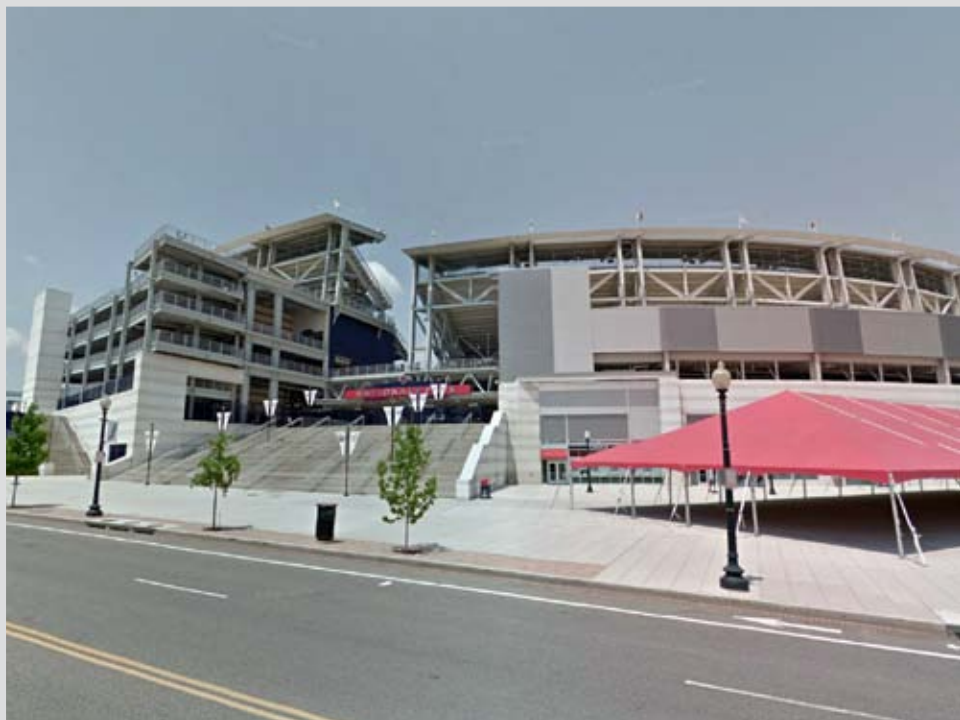
2 EARTH CONSERVATION CORPS



3 MAIN PUMP STATION - SOUTH ELEVATION



4 OST PUMP STATION - SOUTH ELEVATION



5 NATIONAL'S BALLPARK ENTRANCE



6 THE YARDS PARK

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# EXISTING CONDITIONS

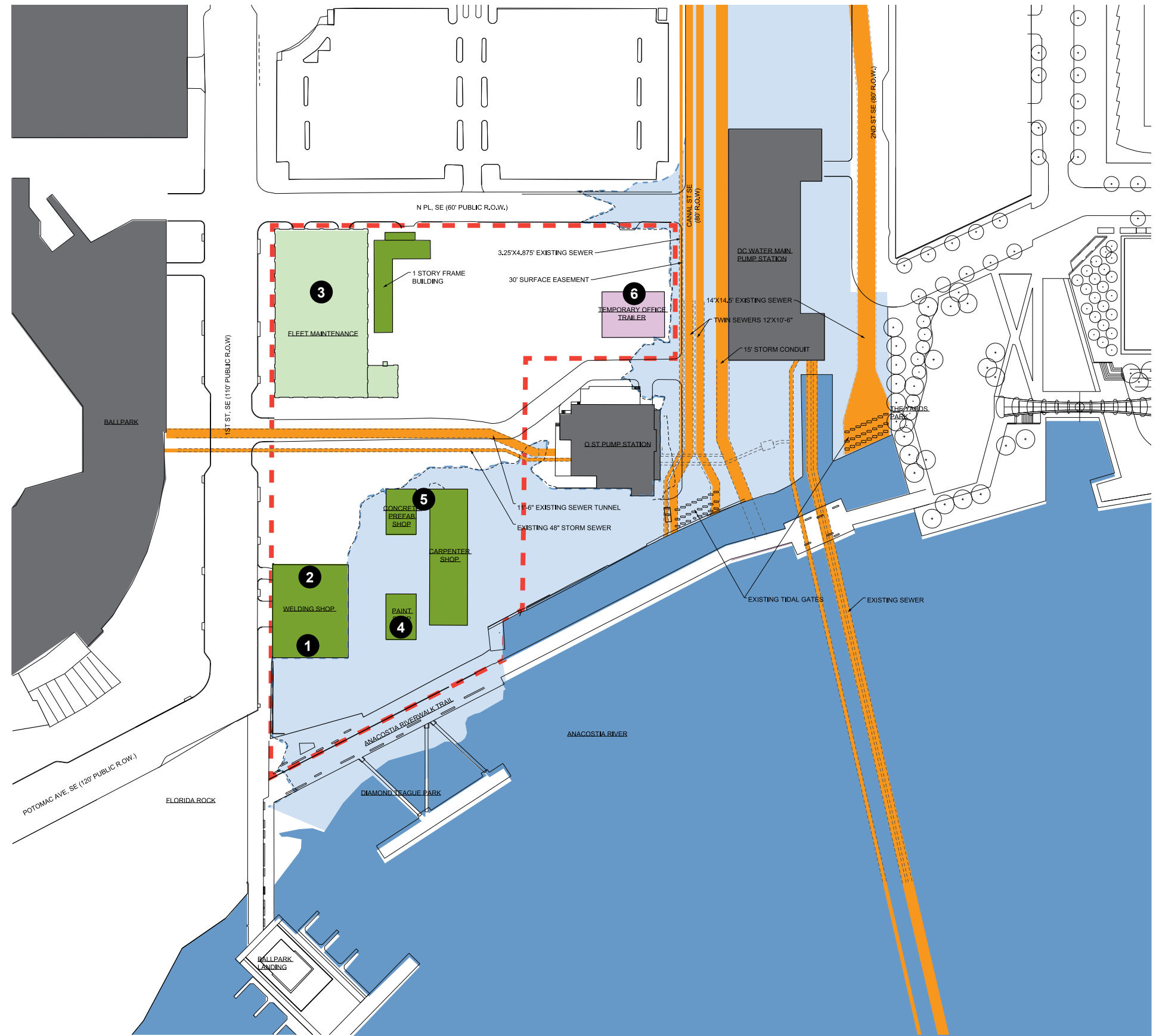
## LEGEND

- - - SITE BOUNDARY
- 100 YEAR FLOODPLAIN
- STRUCTURES TO BE RAZED
- STRUCTURE TO BE PARTIALLY RETAINED
- STRUCTURE TO BE RELOCATED
- WATER
- BELOW GRADE INFRASTRUCTURE

## STREET CLOSING NOTES

- 1) O STREET SE CLOSED FROM FIRST STREET TO CANAL STREET AS OF ACT NO. 307 & ACT NO. 592, EFFECTIVE OCTOBER 3, 1960. LAND TRANSFERRED TO D.O.C.
- 2) CANAL STREET SE CLOSED SOUTH OF N PLACE TO WATER AS OF ACT NO. 307 & ACT NO. 592, EFFECTIVE JUNE 21, 1965. LAND TRANSFERRED TO D.O.C.

- 1 2 WELDING SHOP  
BUILT BETWEEN 1928-1937
- 3 FLEET MAINTENANCE BUILDING  
BUILT 1939
- 4 PAINT SHOP  
BUILT POST-1999
- 5 CONCRETE PREFABRICATION SHOP (RAZE PERMIT ISSUED)  
BUILT C. 1928  
CARPENTER SHOP  
BUILT BETWEEN 1928-1937
- 6 TEMPORARY OFFICE TRAILERS





1 WELDING SHOP - SOUTH ELEVATION



2 WELDING SHOP - NORTH ELEVATION



3 FLEET MAINTENANCE SHOP - SOUTH ELEVATION



4 PAINT SHOP - SOUTH ELEVATION



5 CONCRETE PREFAB & CARPENTER SHOP - NORTH ELEVATION





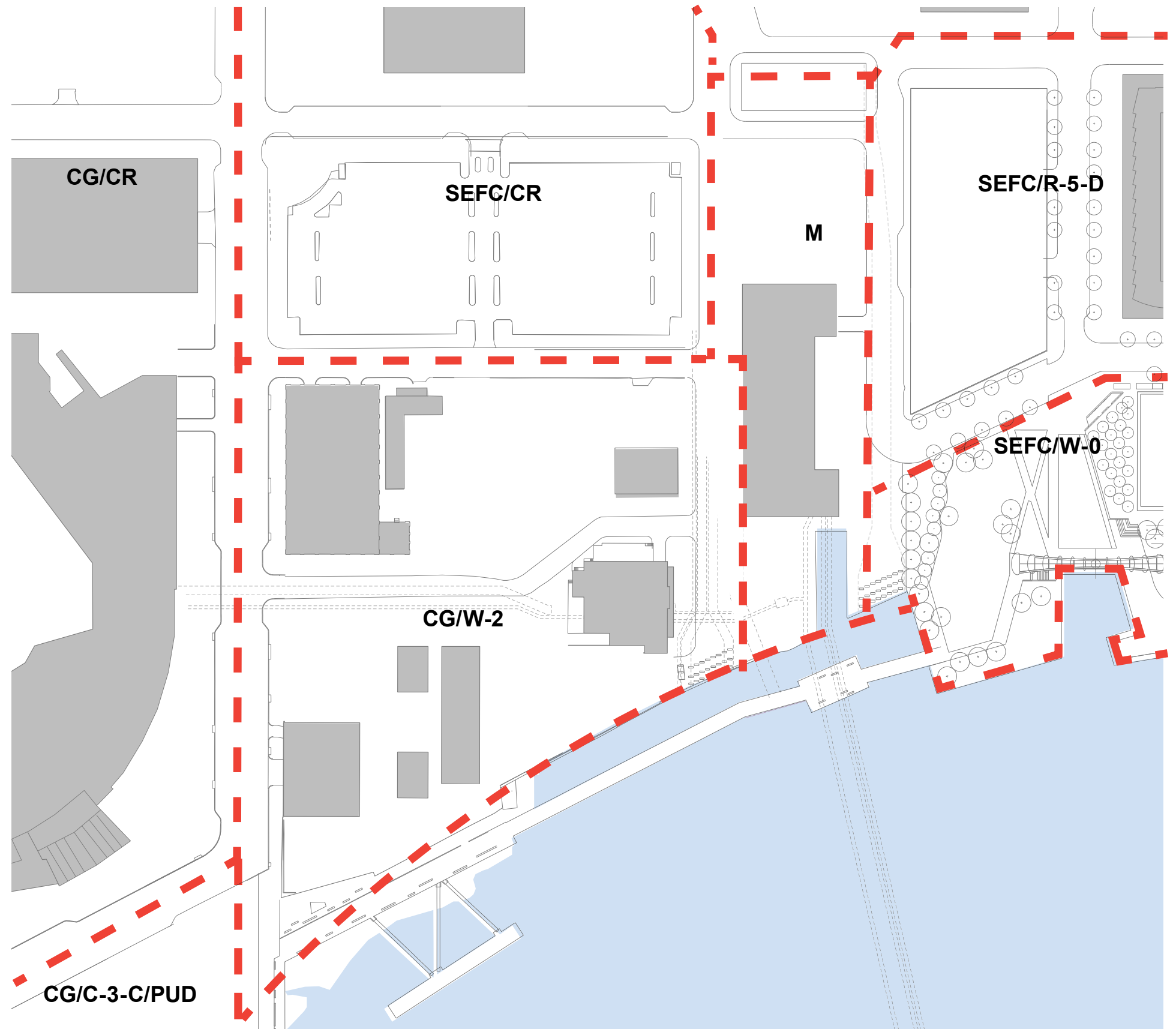
6 TEMPORARY OFFICE TRAILERS - WEST ELEVATION

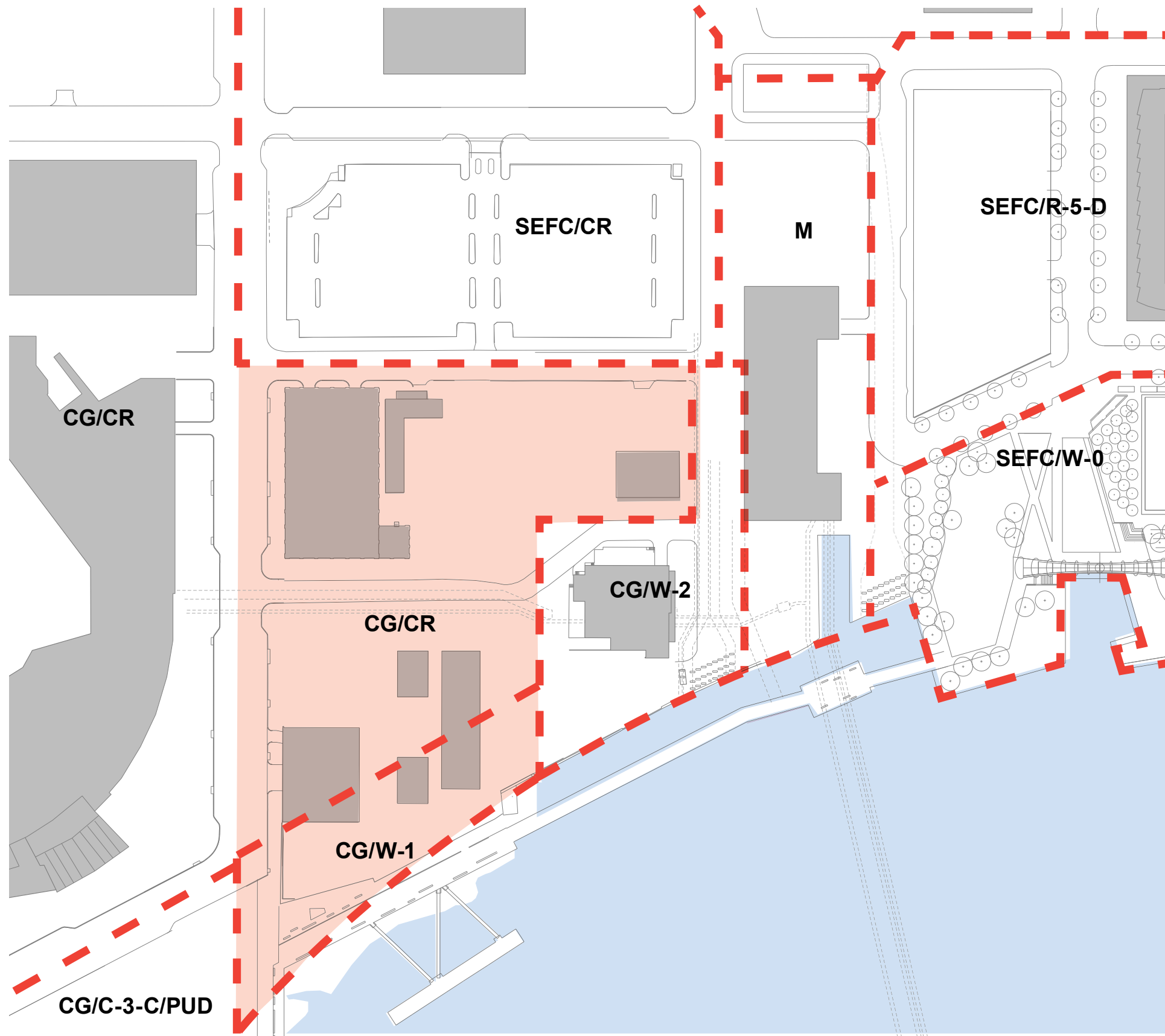
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# EXISTING ZONING

## LEGEND

-  WATER
-  ZONING DISTRICT BOUNDARY





**DC WATER OCCUPIED SITES**



DEVELOPMENT PROGRAM SUMMARY

**CONSOLIDATED PUD**

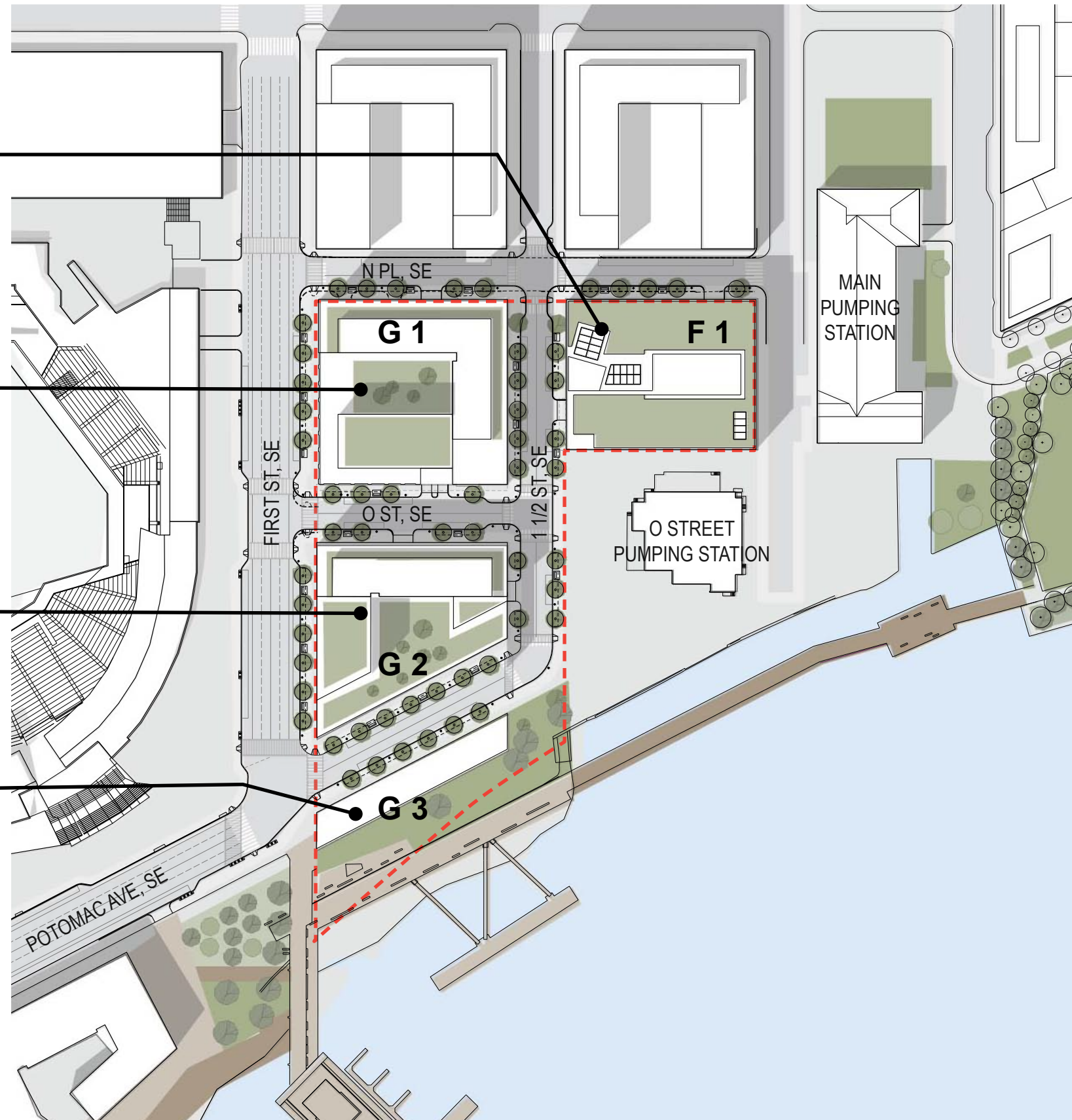
**16 SCREEN MOVIE THEATER**  
 THEATER AREA: 95,000 SF  
 PARKING SPACES: 337

**FIRST STAGE PUD**

**RESIDENTIAL W/ GROUND FLOOR RETAIL**  
 RETAIL AREA: 20,000 SF MIN  
 RESIDENTIAL AREA: 337,265 SF MAX  
 RESIDENTIAL UNITS: 350 EST.  
 PARKING SPACES: 175 EST.

**RESIDENTIAL W/ GROUND FLOOR RETAIL**  
 RETAIL AREA: 15,000 SF MIN  
 RESIDENTIAL AREA: 247,276 SF MAX  
 RESIDENTIAL UNITS: 250 EST.  
 PARKING SPACES: 125 EST.

**RETAIL/CULTURAL & EXPANDED PARK**  
 POSSIBLE RETAIL OR CULTURAL AREA:  
 5,000-15,000 SF





ZONING DISTRICT			PARCELS							TOTAL SITE			
EXISTING CG/W2 PERMITTED/REQUIRED	PROPOSED FOR F1, G1 & G2 CG/CR PUD PERMITTED/REQUIRED	PROPOSED FOR G3 CG/W-1 PUD PERMITTED/REQUIRED	CONSOLIDATED <sup>1</sup>		FIRST STAGE								
			F1	G1	G2	G3	PRIVATE STREETS						
<b>ZONING TABULATIONS</b>													
TOTAL SITE AREA			44,689.2	58,745.5	51,812.8	38,482.7	41,401.0			235,131.2			
SITE AREA FOR PARCEL FAR PURPOSES (EXCLUDING SIDEWALKS & PRIVATE STREETS)			41,780.3	51,220.7	40,303.5	31,389.8				164,694.3			
FLOOR AREA RATIO (EXCLUDING SIDEWALKS & PRIVATE STREETS)			5.50	8.00 MAX	7.50 MAX	0.48	0.00						
BUILDING HEIGHT STREET R.O.W WIDTH FOR HT ACT STREET FRONTAGE FOR MEASURING POINT			100 FT CANAL ST, SE = 80 FT N PLACE, SE	130 FT 1ST ST, SE = 110 FT N PLACE, SE	130 FT 1ST ST, SE = 110 FT 1ST ST, SE	30 FT 1ST ST, SE = 110 FT 1ST ST, SE							
<b>GROSS FLOOR AREA</b>										<b>GFA FAR</b>			
TOTAL GROSS FLOOR AREA (SF)			229,612	409,765 MAX	302,276 MAX	5,000 - 15,000	NA			956,653	5.81		
RESIDENTIAL				337,265 MAX	247,276 MAX					677,041	4.11		
RESIDENTIAL PARKING				52,500 MAX	40,000 MAX								
RETAIL - ARTS - CULTURAL			2,026	20,000 MIN	15,000 MIN	5,000 - 15,000							
THEATER			94,968										
COMMERCIAL PARKING			132,618							279,612	1.70		
<b>LOT OCCUPANCY</b>													
100% NON-RESID - 75% RESID	100% NON-RESID-75% RESID	100% NON-RESID - 75% RESID	93%	75% MAX RESID	75% MAX RESID	50% MAX	NA			75% MAX			
<b>DWELLING UNITS<sup>2</sup></b>													
			NA	350	250	NA	NA			600			
<b>THEATER SEATS</b>													
			2500 MAX	NA	NA	NA	NA			2,500			
<b>CAR PARKING<sup>3 &amp; 4</sup></b>			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
TOTAL SPACES			250	337	139	175	99	125	16	0	NA	505	637
RESIDENTIAL					117	175	83	125					
RETAIL					23	0	16	0	16				
THEATER			250	337									
<b>BICYCLE PARKING<sup>5</sup></b>			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
TOTAL SPACES			13	44	1	130	1	95	1	5	NA	16	274
RESIDENTIAL:					0	120	0	85					
RETAIL:					1	10	1	10	1	5			
THEATER:			0	44									
PARK:													
<b>LOADING</b>			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
TOTAL 12' X 55' BERTHS			0	2	1	1	1	1	0	0	NA	2	4
TOTAL 12' X 30' BERTHS			1	0	2	2	2	2	1	0	NA	6	4
TOTAL 10' X 20' SERVICE/DELIVERY			1	0	2	2	2	2	0	0	NA	5	4
RESIDENTIAL BERTHS:													
12' X 55' BERTH					1		1						
12' X 30' BERTH						1		1					
10' X 20' SERVICE/DELIVERY					1	1	1	1					
THEATER BERTHS:													
12' X 55' BERTH				2									
12' X 30' BERTH			1										
10' X 20' SERVICE/DELIVERY			1										
RETAIL BERTHS:													
12' X 30' BERTH					2	2	2	2	1	0			
10' X 20' SERVICE/DELIVERY					1	1	1	1	0	0			

<sup>1</sup> REFER TO THE CONSOLIDATED SUBMISSION DRAWINGS FOR MORE DETAILED TABULATIONS.

<sup>2</sup> THE NUMBER OF DWELLING UNITS ON PARCELS G1 AND G2 WILL BE DETERMINED WITH FUTURE SECOND STAGE SUBMISSIONS. THE UNIT COUNT WILL VARY DEPENDING ON BUILDING EFFICIENCY AND MARKET CONDITIONS. THE NUMBER OF UNITS SHOWN FOR THE PURPOSES OF THESE TABULATIONS IS ILLUSTRATIVE OF WHAT MIGHT BE ACHIEVED ON THE PARCELS.

<sup>3</sup> PRIVATE STREET PARKING SPACES ARE EXCLUDED FROM THE TABULATIONS.

<sup>4</sup> THE NUMBER OF PROPOSED PARKING SPACES ON PARCELS G1 AND G2 WILL BE DETERMINED WITH FUTURE SECOND STAGE SUBMISSIONS. THE PARKING COUNT WILL VARY DEPENDING ON THE FINAL DWELLING UNIT COUNT, BUT A MINIMUM OF 1 PARKING SPACE FOR EVERY 2 DWELLING UNITS IS ANTICIPATED. THE NUMBER OF PARKING SPACES SHOWN FOR THE PURPOSES OF THESE TABULATIONS IS ILLUSTRATIVE OF WHAT MIGHT BE ACHIEVED ON THE PARCELS.

<sup>5</sup> THE NUMBER OF PROPOSED BICYCLE SPACES ON PARCELS G1 AND G2 WILL BE DETERMINED WITH FUTURE SECOND STAGE SUBMISSIONS. THE SPACE COUNT WILL VARY DEPENDING ON THE FINAL DWELLING UNIT COUNT AND RETAIL GROSS FLOOR AREA ACHIEVED. A MINIMUM NUMBER OF SPACES SHOWN FOR THESE TABULATIONS IS ILLUSTRATIVE OF WHAT MIGHT BE ACHIEVED ON THE PARCELS.

