



**W A T E R F R O N T**  
S O U T H W E S T , W A S H I N G T O N , D C

A P L A N N E D U N I T D E V E L O P M E N T

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STAGE ONE PUD MODIFICATION APPLICATION  
SUPPLEMENTAL PREHEARING SUBMISSION  
ZONING COMMISSION CASE NUMBER 02-38A

MAY 18, 2007

OWNER  
WATERFRONT ASSOCIATES LLC

DEVELOPER  
FOREST CITY WASHINGTON & VORNADO / CHARLES E. SMITH

LAND USE COUNSEL  
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ARCHITECT  
SHALOM BARANES ASSOCIATES, PC

LANDSCAPE ARCHITECT  
OCULUS

TRAFFIC CONSULTANT  
GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER  
A. MORTON THOMAS & ASSOCIATES, INC



- Legend**
- WF** WATERFRONT
  - 1** Southwest Waterfront
  - 2** Arena Stage
  - 3** Marina View
  - 4** Monument Ballpark District
  - 5** Baseball Stadium
  - 6** Florida Rock
  - 7** Southeast Federal Center
  - 8** DC Water and Sewer Authority
  - 9** Capper/Carrollburg Hope VI
  - 10** Department of Transportation

**DRAWING INDEX:**

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W A T E R F R O N T W A S H I N G T O N , D . C .

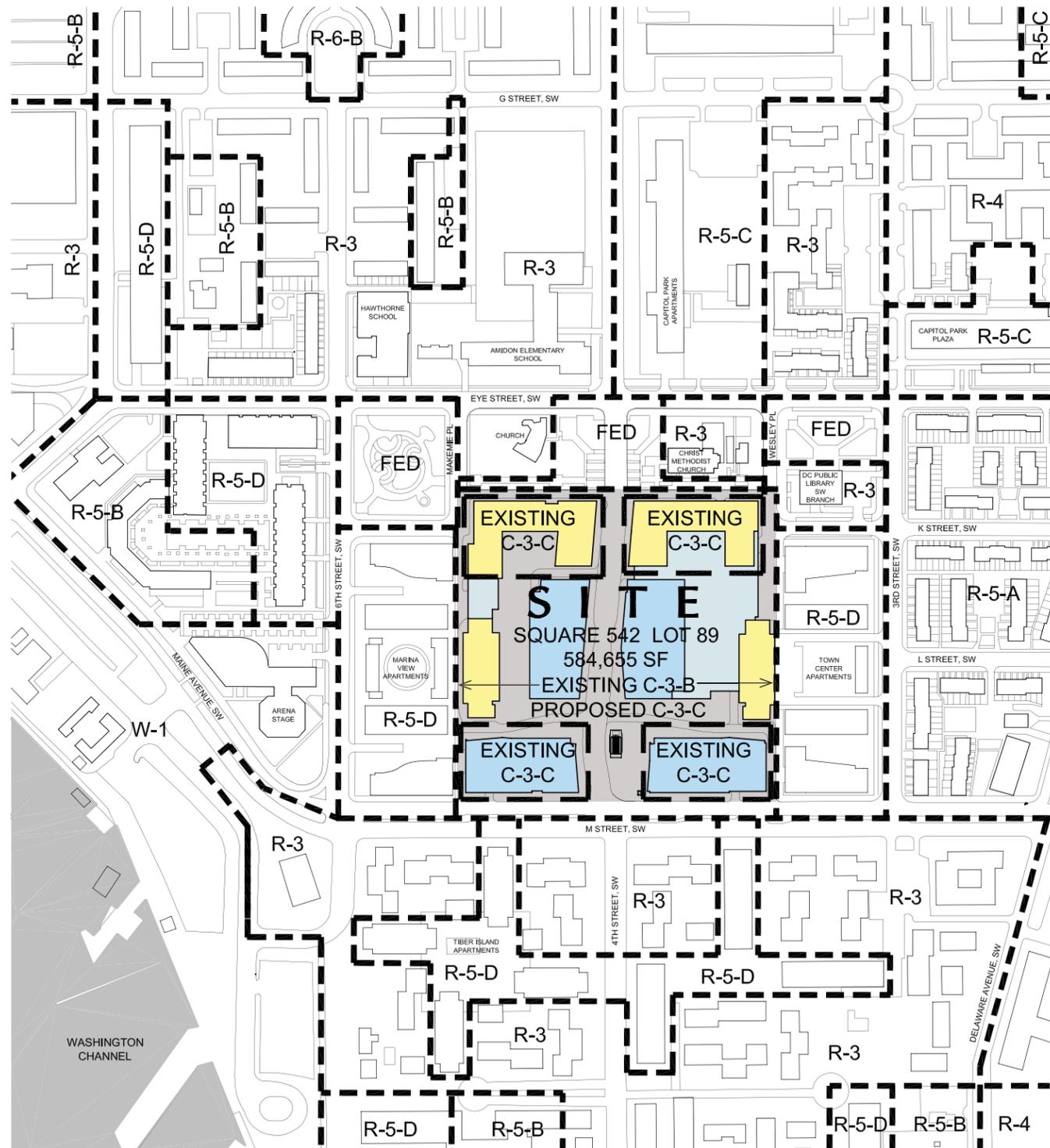
shalom baranes associates architects



## **Key Modifications to the Approved Stage 1 PUD:**

- 1 Potential Increase in Residential Density:**
  - Potential to triple the residential density of the Approved Stage 1 PUD
  - Potential conversion of the Northeast building, East Tower, and West Tower from commercial office to residential use
  
- 2 Increase Public Open Space:**
  - More than double the public plaza adjacent to the Metro
  - Propose East and West Public Plazas that traverse the site
  
- 3 East and West Fourth Street Commercial Office Building Height:**
  - Propose to increase from 79' (6 stories/12' retail ceiling) to 94' (8 stories/14' retail ceiling)
  - Two stories of additional density are proposed due to the potential conversion of the Northeast building to residential use, equivalent to 70,000 GSF of reallocated commercial density, and the creation of additional open space
  - Two additional stories are achievable since the proposed building is no longer built over an existing structure





## ZONING TABULATION

	APPROVED STAGE 1 PUD	PROPOSED STAGE 1 PUD MOD.
<b>ZONING DISTRICT:</b>	C-3-B / C-3-C	C-3-C
<b>SITE AREA:</b>	584,655 sf	584,655 sf
<b>FAR:</b>	RESIDENTIAL = 0.69 COMMERCIAL = 3.64 TOTAL = 4.33	RESIDENTIAL = 2.11 COMMERCIAL = 2.22 TOTAL = 4.33
<b>GROSS FLOOR AREA:</b>	RESIDENTIAL = 400,000 sf COMMERCIAL <sup>1</sup> = 2,126,500 sf TOTAL = 2,526,500 sf	RESIDENTIAL = 1,229,605 sf COMMERCIAL <sup>1</sup> = 1,296,895 sf TOTAL = 2,526,500 sf
<b>HEIGHT:</b>	EXISTING MAXIMUM <sup>4</sup> = 130 ft PROPOSED RESIDENTIAL = 112 ft PROPOSED OFFICE = 79 ft-112 ft	EXISTING MAXIMUM <sup>4</sup> = 130 ft PROPOSED RESIDENTIAL = 114 ft PROPOSED OFFICE = 94 ft-114 ft
<b>STORIES:</b>	EXISTING MAXIMUM = 12 PROPOSED RESIDENTIAL = 12 PROPOSED OFFICE = 6-10	EXISTING MAXIMUM = 12 PROPOSED RESIDENTIAL = 12 <sup>2</sup> PROPOSED OFFICE = 8-10
<b>LOT OCCUPANCY:</b>	65% <sup>3</sup>	58% <sup>3</sup>
<b>RESIDENTIAL RECREATION SPACE:</b>	10% of Residential GFA Req'd = 40,000 sf PROPOSED = 40,000 sf Outside space (min) = 20,000 sf	10% of Residential GFA Req'd = 122,960 sf 5.6% PROPOSED (exterior) = 70,000 sf Plus additional Interior Space
<b>REAR YARD:</b>	2.5 in/ft = 28.02 ft min.	2.5 in/ft = 28.02 ft min.
<b>SIDE YARD:</b>	EAST: None Provided <sup>4</sup> WEST: 22.71 ft	EAST: None Provided <sup>4</sup> WEST: 22.71 ft
<b>PENTHOUSE HEIGHT:</b>	18.5 ft max.	18.5 ft max.
<b>PENTHOUSE AREA:</b>	.37FAR max.	.37FAR max.
<b>PARKING<sup>5A,D,E</sup>:</b>	OFFICE <sup>5B</sup> : Over 2,000 sf, 1 per 1,800 sf = 1,139	Over 2,000 sf, 1 per 1,800 sf = 678
	RETAIL <sup>5B</sup> : Over 3,000 sf, 1 per 750 sf = 96	Over 3,000 sf, 1 per 750 sf = 99
	RESIDENTIAL <sup>5C</sup> : 1 for each 4 dwelling units = 100 total spaces = 1,335 MIN	1 for each 4 dwelling units = 310 total spaces = 1,087 MIN
<b>LOADING<sup>6</sup>:</b>	OFFICE: 3 @ 30 ft 1 @ 20 ft	3 @ 30 ft 1 @ 20 ft
	RETAIL: 2 @ 55 ft 2 @ 30 ft 2 @ 20 ft	2 @ 55 ft 2 @ 30 ft 2 @ 20 ft
	RESIDENTIAL: 1 @ 55 ft 1 @ 20 ft	1 @ 55 ft 1 @ 20 ft

### NOTES:

- RETAIL GFA:**  
A MINIMUM OF 75,000 SF OF RETAIL GROSS FLOOR AREA WILL BE PROVIDED ON THE GROUND FLOOR, 55,000 SF OF WHICH IS RESERVED FOR A GROCERY STORE. THE REMAINING COMMERCIAL DENSITY WILL BE DEVOTED TO OFFICE USE. FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL GROSS FLOOR AREA IN LIEU OF OFFICE GROSS FLOOR AREA IS REQUESTED.
- STORIES:**  
FLEXIBILITY TO PROVIDE THIRTEEN STORIES IN LIEU OF TWELVE STORIES WITHIN THE APPROVED MAXIMUM HEIGHT IS REQUESTED.
- LOT OCCUPANCY:**  
FLEXIBILITY TO PROVIDE A MAXIMUM OF 63% LOT OCCUPANCY IS REQUESTED.
- CONFORMING STRUCTURES:**  
AS A BUILDING BUILT PRIOR TO THE ADOPTION OF DC ZONING IN THE SOUTHWEST URBAN RENEWAL AREA WHICH CONFORMED TO THE HEIGHT, AREA AND BULK PROVISIONS OF THE URBAN RENEWAL PLANS, THE EXISTING BUILDING IS CONSIDERED A CONFORMING STRUCTURE. (DCMR 11, 2521.1(E))
- PARKING:**  
A) THE NUMBER OF PROVIDED PARKING SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES, TO RESPOND TO MARKET CONDITIONS, IS REQUESTED.  
  
B) AS REFERENCED IN NOTE #1 ABOVE, THE FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL DENSITY IS REQUESTED, SHOULD THE DISTRIBUTION OF GROSS FLOOR AREA BETWEEN OFFICE AND RETAIL CHANGE, THE STATED RATIO OF PARKING WILL BE PROVIDED.  
  
C) RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT ONE DWELLING UNIT IS PROVIDED FOR EACH 1,000 SF OF RESIDENTIAL GROSS FLOOR AREA. THE FINAL DWELLING UNIT COUNT MAY VARY.  
  
D) BICYCLE PARKING SPACES SHALL BE PROVIDED IN CONFORMANCE WITH ZONING REQUIREMENTS AS OUTLINED UNDER DCMR TITLE 11, SECTION 2119.  
  
E) PARKING TABULATIONS ARE BASED ON PRORATED AREA REDUCTIONS FOR OFFICE AND RETAIL USES FOR A TOTAL PARKING REDUCTION OF 3,000 SF FOR THE DEVELOPMENT.
- LOADING:**  
THE NUMBER OF PROVIDED LOADING BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES IS REQUESTED.