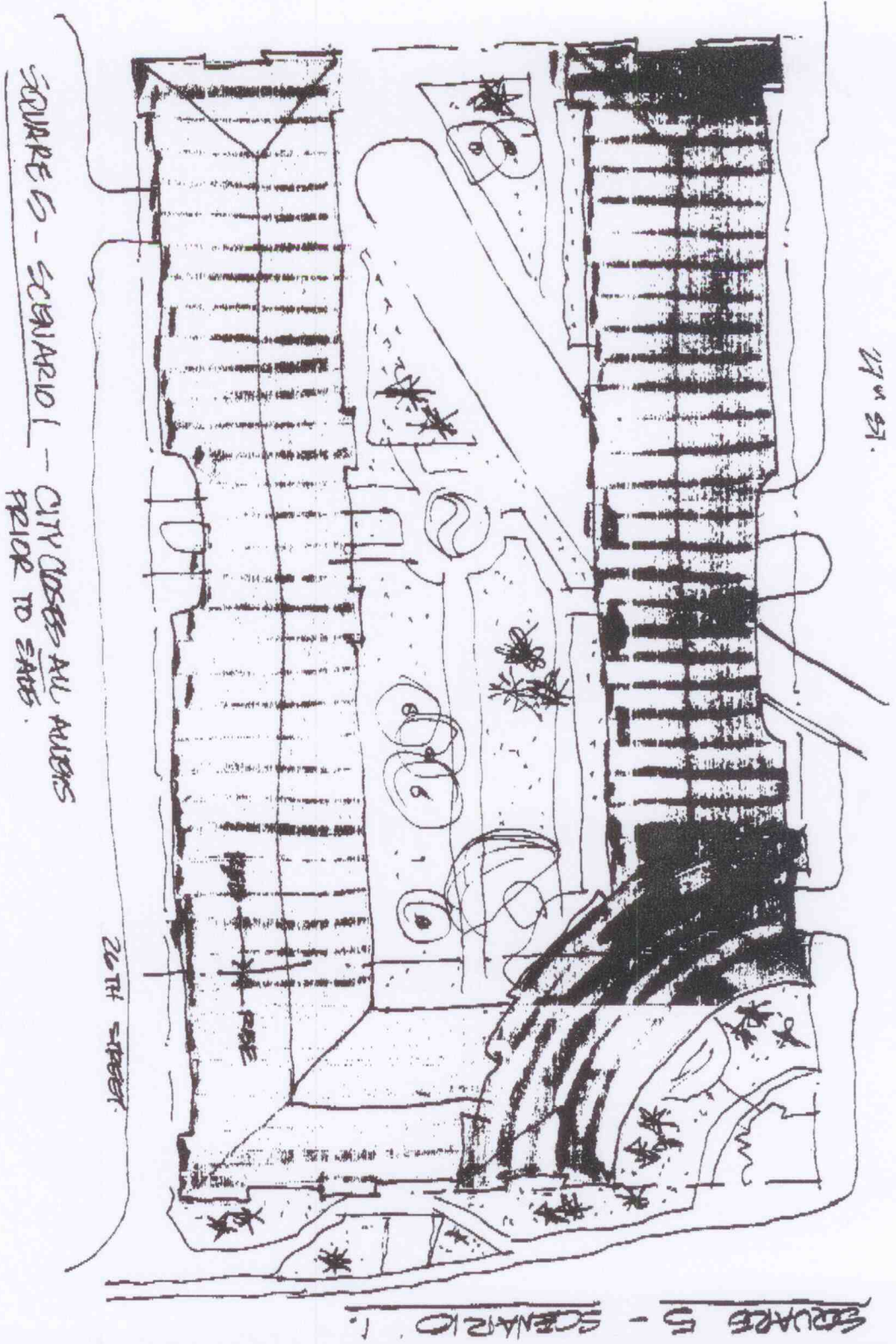




PROJECT		INTEGRATE NORTH	
TYPE		ZONING ANALYSIS	
CONTENTS		PREL. ✓	
COMM NO.		# 9808	
SHEET NO.		SA	
DATE		4/16/99	
CAL BY		AKB	
CKD BY			
FINAL			

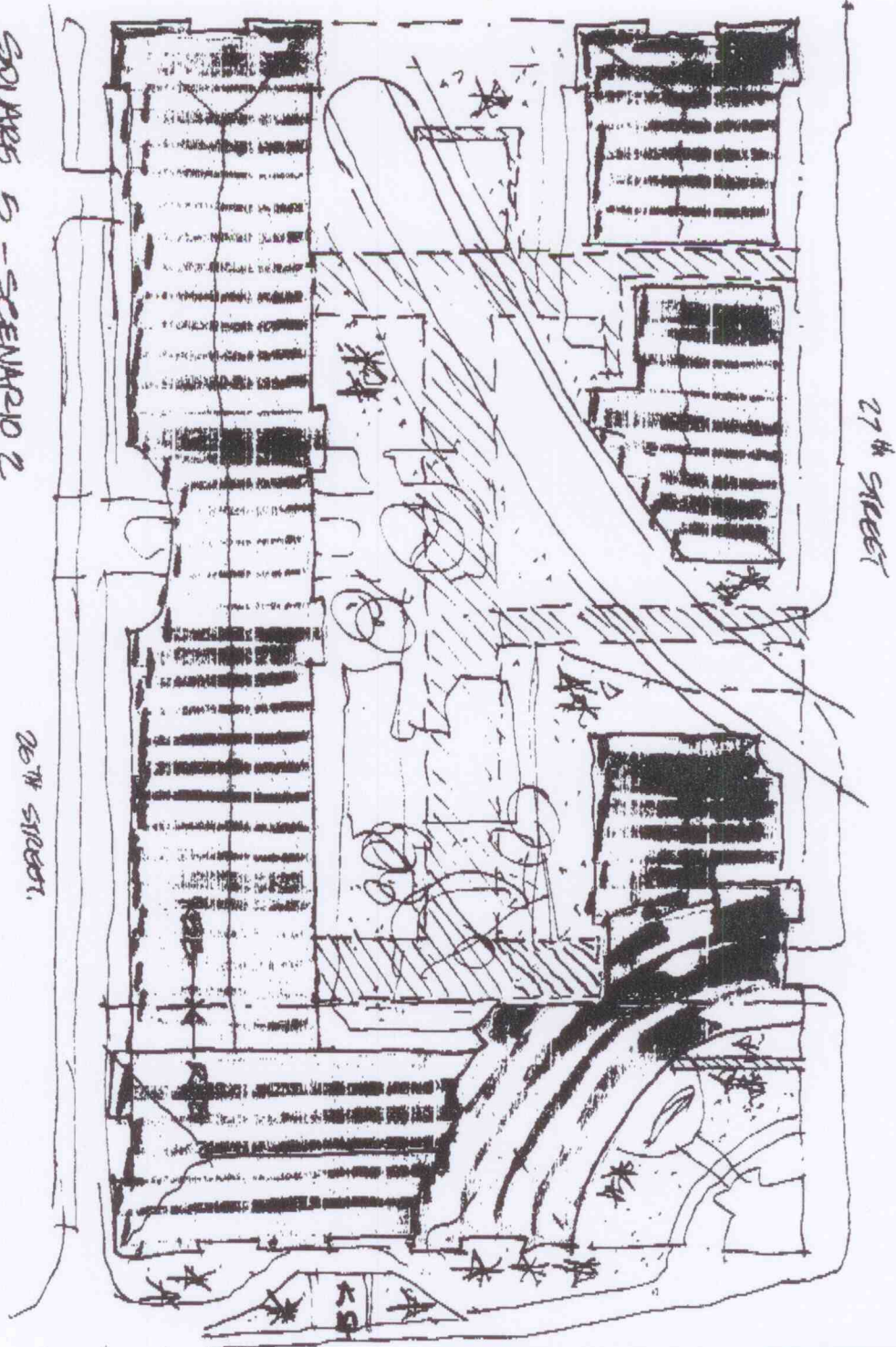


EXHIBIT

HSM
FIFTY YEARS

PROJECT WATERGATE NORTH
TYPE ZONING ANALYSIS
PREL ☒ FINAL
SHEET NO. 6A
DATE 4/16/99
COMM NO. #9808
CAL BY AWG
CKD BY

SCHEME 5 - SCENARIO 2



EXHIBIT

SCHEME 5 - SCENARIO 2

26TH STREET

27TH STREET

PROJECT WATERGATE NORTH

TYPE ZONING ANALYSIS

PREL. ☒

FINAL

SHEET NO. 5

DATE 4/16/99

COMM NO. #9808

CAL BY AKS CKD. BY

SQUARE 5 - SCENARIO 1 - CITY CLOSSES ALL ALLEYS

PRIOR TO SALE

LOT SIZE (RSE OUT) = $300 \times 108 = 32,400$ SF
(RSE IN) = $300 \times 441 = 132,399$ SF

FAR = $32,400 \times 6.0 = 194,400$

= $132,399 \times 1.8 = 238,318$

432,718 SF

TOTAL

= $164,799$ SF

FOCUS EXEMPT (IF USED)

= 597,517 SF

PARKING = 506 CARS @ 350 SF =

198,100 SF (3 LEVRS)

SQUARE 5A - SCENARIO 1 - CITY CLOSSES I-STREET

PRIOR TO SALE

NOT CONSIDERED. THIS WOULD REQUIRE "PUBLIC" APPROVAL.

CHAPTER 11 LAND USE

Section: 1139 Adoption of Generalized Land Use Maps

Proposed Change:

Add a new section as follows:

1139 The area bounded by 26th, 27th, Eye and L Streets, N.W., is included in the Mixed Use: High Density Residential and Low Density Commercial land use category.

Rationale:

The High Density Residential classification by definition "includes high-rise apartment buildings as the predominant uses and may also include, as appropriate, low, moderate, and medium density housing. High density residential land use areas are adjacent to the Central Employment Area, major employment centers, major arterial streets and appropriate commercial areas." (10 DCMR 1103.4) The key elements of this definition fit the types of residential buildings that should be designed for this area. The location is also consistent with the other standards referenced in the definition - proximity to the Central Employment Area or other commercial centers. The proposed Low Density Commercial classification by definition "includes shopping and service areas that are generally low in scale, character, and activity and that provide a limited or specialized range of retail goods and services as the predominant uses." (10 DCMR 1106.1) In the context of a new residential community developed on this underutilized land, the commercial component would most likely be incorporated into the residential buildings, i.e., as part of mixed use development, rather than being free-standing commercial structures.

APR-17-97 THU 09:23 AM DHCD

FAX NO. 2025351281

P. 01

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
51 N STREET, N.E. WASHINGTON, D.C. 20002
(202) 535-1939

FAX COVER SHEET

Date: April 17, 1997

TOTAL PAGES (INCLUDING COVER SHEET) 5

TO : Dale Barnhard
Watergate North

FROM : R. James Fagelson
Manager, Special Projects

SUBJECT : Approval of Unsolicited Proposal

SENDER FAX NO : 202-535-1281

RECEIVER FAX NO: 202-342-6370

COMMENTS:

As Promised.

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Thank you

PROJECT WATERGATE NORTH TYPE ZONING ANALYSIS PREL. ☒ FINAL ☐
 CONTENTS #9808 SHEET NO. 6 DATE 4/14/99
 COMM NO. CAL. BY AVG CKD. BY

SQUARE 5 - SCENARIO 2 - ALLEYS NOT CLOSED, BUILD MAX.
"AS OF RIGHT", LEAVE ALLEYS.

LOT SIZE : (RSE ONLY) = $300 \times 108 = 32,408$
 LESS ALLEY = (280)
 32,128 SF
 (RBB ONLY) = $300 \times 441 = 132,399$ SF
 LESS ALLEYS = (18,602)
 113,797 SF

FAIR : (RSE) $32,128 \text{ SF} \times 6.0$ = 192,768 SF
 (RFB) $113,797 \text{ SF} \times 1.8$ = 204,834
 TOTAL 397,602 SF

BONUS BASEMENT:
 (IF USED)

MAX BUILD OUT :

PARKING : = $489 \times 350 \text{ SF}$ - 171,150 SF (3 LEVELS)
 543,527 SF

145,925

• SQUARE 5 - SCENARIO 3: NO-OF-RIGHT, AVOID ALLEYS, DON'T BUILD OVER ROADWAYS.

PARCEL	SF	LOT AREA	FAR	TOTAL	ZONE
* ①	110 x 170	18,700 sf	6.0	112,200 sf	R5E

* ②	110 x 95	10,450	6.0	62,700	R5E
②A	100 x 180	28,800	1.8	51,840	R5B

③	95 x 90	8,550	1.8	15,390	R5B
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④	180 x 80	14,400	1.8	25,920	R5B
---	----------	--------	-----	--------	-----

⑤	160 x 100	16,000	1.8	28,800	R5B
---	-----------	--------	-----	--------	-----

TOTAL
BONUS DEVELOPMENT:
MAX. BUILD-OUT
PARKING: 341 x 350 #

119,350 sf (3 LEVELS)

296,850 sf
145,000
441,850 sf

• SQUARE 5 - SCENARIO 4: BUILD PARCELS ① AND ② FROM SCENARIO 3, BALANCE PUD PROCESS.

112,200 sf R5E

62,700 sf R5E

174,900 sf

19,500

194,400 sf

67,900 sf 3 LEVELS

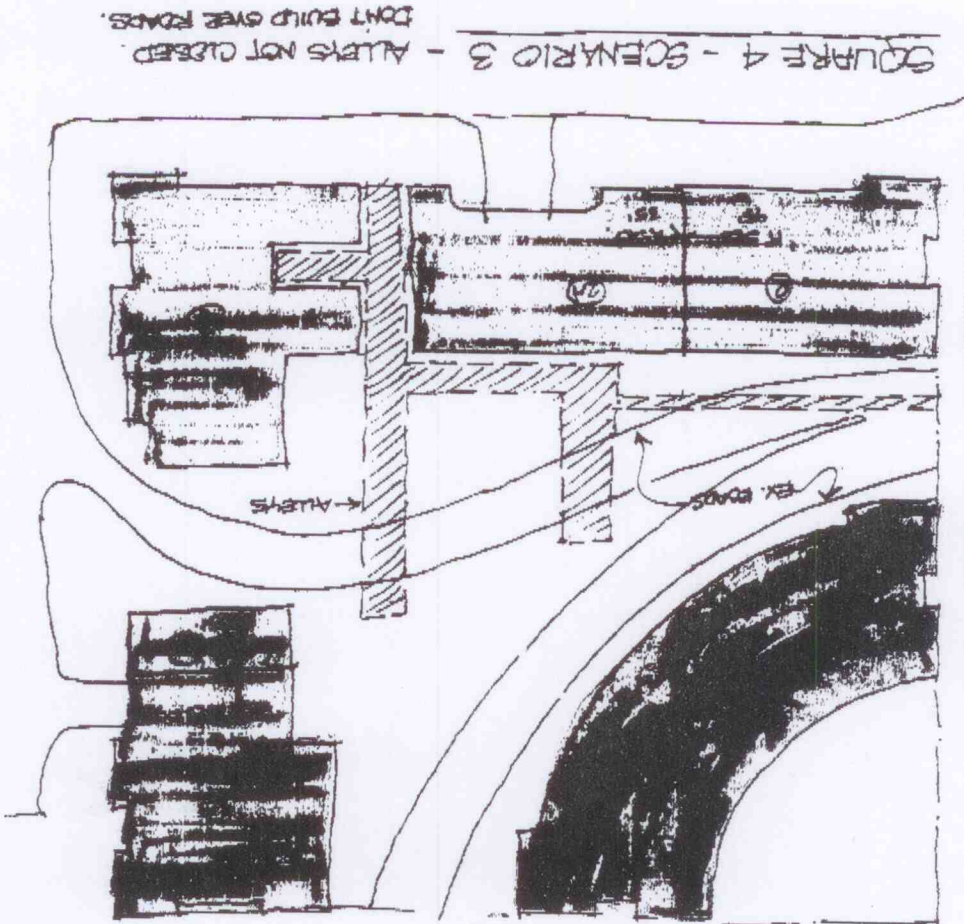
TOTAL
BONUS BSMT:
MAX. BUILD-OUT
PARKING: 194 x 350

①
②



PROJECT	WATERGATE NORTH
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DATE	5/4/99
CAL BY	AKG
CKD BY	

SQUARE 4 - SCENARIO 3 : AS-OF-RIGHT, AVOID ALLEYS
AVOID BUILDING OVER ROADS



SQUARE 4 - SCENARIO 3 - ALLEYS NOT CLEARED
DON'T BUILD OVER ROADS.

EXHIBIT

PROJECT WATERGATE NORTH

TYPE ZONING ANALYSIS

PREL. ☒ FINAL

SHEET NO. 1

DATE 4/16/99

COMM NO. #9808

CAL BY AMB

CKD. BY

SOURCES 4 AND 5:

C-R: MIXED-USE

- AS OF RIGHT = DWELLING, COMMUNITY CTR, HOTEL, RETAIL, OFFICE, etc
- HEIGHT = 90' MAX
- FAR = 6.0 BUT 3.0 MUST BE RESIDENTIAL
- GROUND LEVEL PUBLIC SPACE = 10% OF LOT AREA
- LOT COVER = 75% OF LOT
- PRIVATE RESIDENTIAL = 70% OPEN TO SKY
- = 15% OF GROSS AREA
- = 3"/FT. OF VERT. HEIGHT (BUT NOT LESS THAN 12')
- = NOT REQ'D
- = 1 / 500 SF OF GROSS FLOOR + CELLAR FLOOR

R-5-E: RESIDENTIAL

- AS OF RIGHT = MULTIPLE DWELLING, RE-HAB, YOUTH CARE, HEALTH CARE
- ACCESSORY USE = CONVENIENCE STORES
- HEIGHT = 90' MAX (+ 18.5' MECHANICAL)
- MIN. LOT AREA = NONE
- MIN. WIDTH = NONE
- FAR = 6.0 APARTMENT OR HOTEL
- (FIRST FLOOR OR BASEMENT USED FOR RECREATION SHALL NOT BE COUNTED IN FAR - BUT MUST NOT BE MORE THAN 50% EXPOSED)
- = 75%
- REAR YARD = 3"/FT OF VERT. (NOT LESS THAN 12')
- = NONE REQ'D
- = 1 / 4 SLEEPING ROOMS OR SUITES

PROJECT WATERGATE NORTH

TYPE ZONING ANALYSIS

PREL. ✓

FINAL

CONTENTS

SHEET NO. 2

DATE 4/16/99

COMM NO. #9808

CAL BY AWG

CKD. BY

SQUARES 4 AND 5:

R-5-B: RESIDENTIAL

- AS OF RIGHT = MULTIPLE DWELLING, HEALTH CARE, YOUTH CARE,
- ACCESSORY USE = CONVENIENCE STORES
- HEIGHT = 30' MAX (+18' MECHANICAL)
- MIN LOT AREA = NONE
- MIN. WIDTH = NONE
- FAR = 1.8

(FIRST FLOOR OR BASEMENT USED FOR RECREATION SHALL NOT BE COUNTED IN FAR - BUT MUST NOT BE MORE THAN 50% ENCL)

- LOT COVER = 60%
- REAR YARD = 4" / FT. OF VERT. (NOT LESS THAN 15')
- SIDE YARD = NONE REQ'D.
- PARKING = 1/2 SLEEPING ROOMS OR SUITES

EXHIBIT



PROJECT WATERGATE NORTH
TYPE ZONING ANALYSIS
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CAL BY AWB
SHEET NO. 3
DATE 5/13/99
PREL. ☒ FINAL
CKD. BY

SOURCE 4: SCENARIO 1 - CITY CLOSES ALL ALLEYS PRIOR TO SALE.

LOT SIZE = $300 \times 323.84 = 97,152 \text{ SF (TOTAL)}$
AREAS SCALED FROM SURVEYORS
CR = 42,614 SF
RSE = 22,450 SF
RBB = 31,070 SF

RESIDENTIAL
CR = 21,307
RSE = 22,450
43,757 SF
COMMERCIAL
CR = 21,307
RSE = 21,307 SF

@FAR 6.0 = 242,542 SF
MAX. RESID. + COMM. CAN BE ALL RESID.
TOTAL = 370,384 SF

BONUS BSMT = 53,334
TOTAL 403,718 SF (COMBINED COMM + RES)

R5B = 31,070 SF
@FAR 1.8 = 55,926 SF
BONUS BSM. = 15,000
TOTAL 70,926
GRAND TOTAL BUILD-OUT = 474,640 SF

PARKING:
474 CARS @ 350 SF = 165,900 SF
3 LEVELS

EXHIBIT



PROJECT WATERGATE NORTH

TYPE ZONING ANALYSIS

CONTENTS

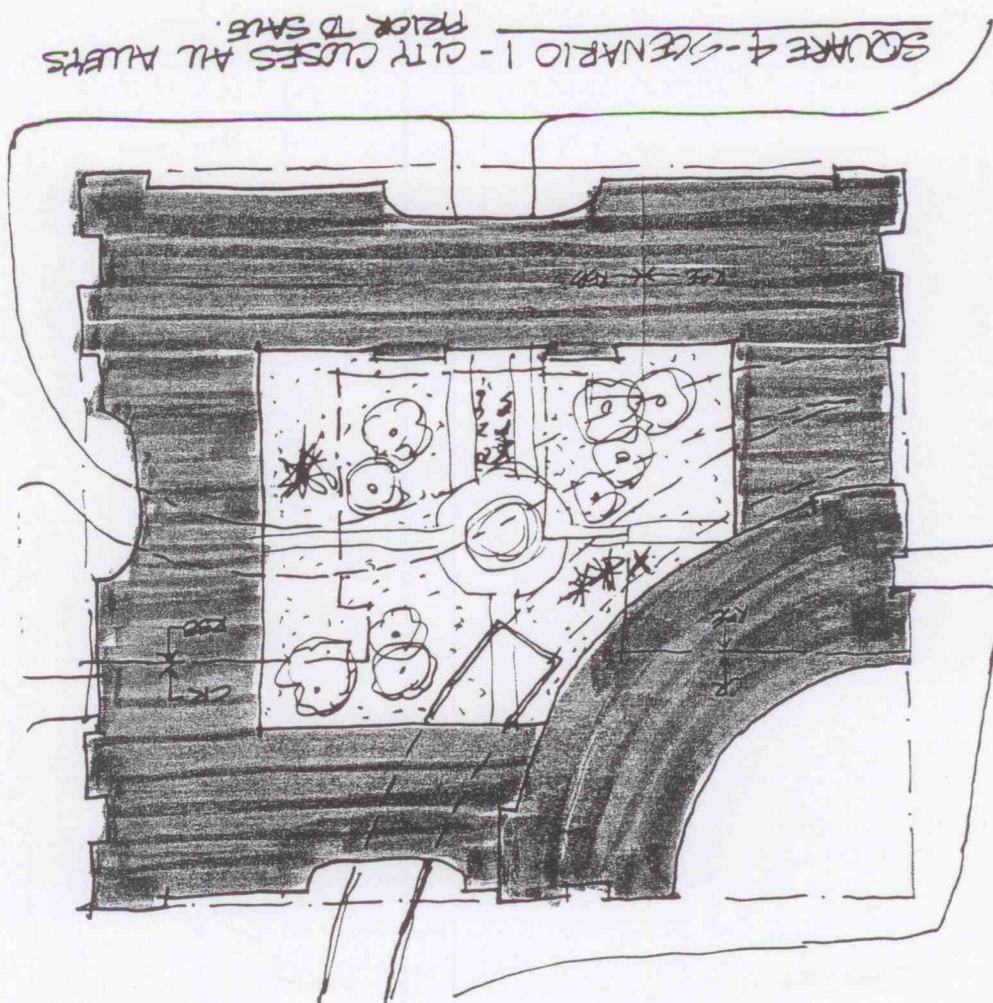
COMM NO. #9808

CAL BY AUB CKD. BY

SHEET NO. 3A DATE 5/14/99

PREL. FINAL

SQUARE 4 - SCENARIO 1: CITY CLOSES ALL ALLEYS PRIOR TO SALS



EXHIBIT



PROJECT WATER GATE NORTH
 TYPE ZONING ANALYSIS
 PREL. ✓ FINAL
 SHEET NO. 4 DATE 5/3/79
 CAL. BY AWG CKD. BY _____
 COMM NO. #9808

SQUARE 4: SCENARIO 2 - ALLEYS NOT CLOSED.
 - BUILD MAX, "AS-OF-RIGHT" LEAVE ALLEYS.

LOT SIZE = $328.84 \times 100 = 32,884$
 100 x 50
 60 x 80

WEST SECTION $33,364 \pm$ (CR)

$100 \times 200 = 20,000$ (R-SE) 250 $\frac{20,250 \pm}{250}$
 SOUTH SECTION

$100 \times 200 = 20,000$ (R-SB) $10,200$
 NORTH SECTION $30,200 \pm$ (R-SB)

RESIDENTIAL COMMERCIAL

TOTALS: • CR • RSE
 16,682 $\frac{20,250}{36,932}$ 221,592
 16,682 $\frac{100,092}{16,682}$

TOTAL: 321,684 SF
 BONUS BSMT: 28,951
 350,635 SF
 • RSB @ FAR 1.8 = 54,360 SF
 BONUS BMT. = $\frac{18,120}{423,115 \text{ SF}}$
 TOTAL (MAX) 423,115 SF

PARKING:

423 CAR @ 350 SF = 148,050 SF

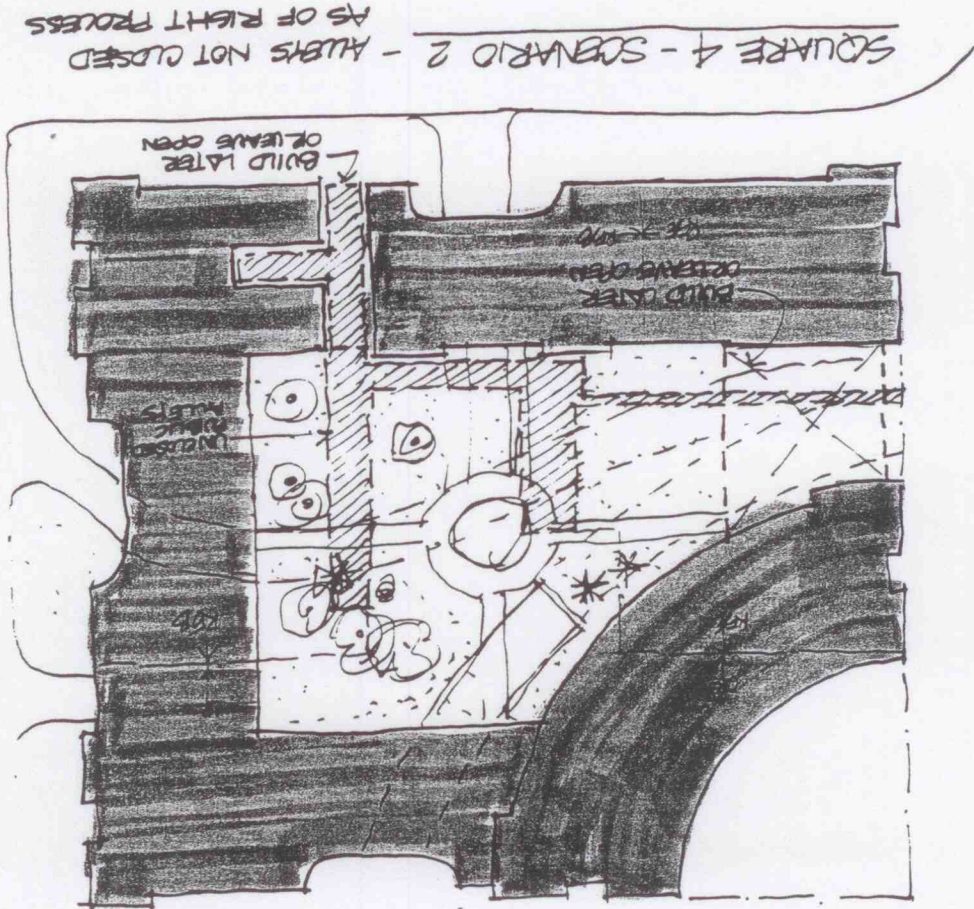
(3 levels)

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PROJECT WATERGATE NORTH
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PREL. FINAL
SHEET NO. 4A
DATE 5/13/99
CAL BY JWB
CKD. BY

SQUARE 4 - SCENARIO 2 - LEAVE ALERTS.



SQUARE 4 - SCENARIO 2 - ALERTS NOT CLOSED
AS OF RIGHT PROCESS

EXHIBIT



PROJECT: WATERGATE NORTH

TYPE: ZONING ANALYSIS

CONTENTS

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PREL. 1 FINAL

SHEET NO. 4B DATE 5/13/99

CAL. BY AUB. CKD. BY

● SQUARE 4 - SCENARIO 3 - "AS-OF-RIGHT", AVOID ALLEYS, AVOID BUILDING OVER ROADWAYS (AIR RIGHTS)

TYPE	SIZE	LOT AREA	FSR	TOTAL	ZONE
* ①	105 X 210	22,050 SF	6.0	132,300 SF	CR + RSE

* ②	100 X 75	7,500	6.0	45,000	RSE
②A	225 X 125	28,125	1.8	50,625	RSE

* ③	110 X 100	11,000	6.0	66,000	CR
③A	150 X 40	4,400	1.8	7,920	RSE

TOTAL
BONUS EXEMPT.
MAX. BUILD-OUT

256,845 SF
54,200
311,045 SF

PARKING: 311 CARS X 350 SF

108,850 SF (3 levels)

● SQUARE 4 - SCENARIO 4 - BUILD PARCELS ①, ② AND ③ FROM SCENARIO 3, BALANCE PUD PROCESS

132,300 CR + RSE
45,000 RSE
66,000 CR

243,300

27,000

270,300 SF

94,500 SF

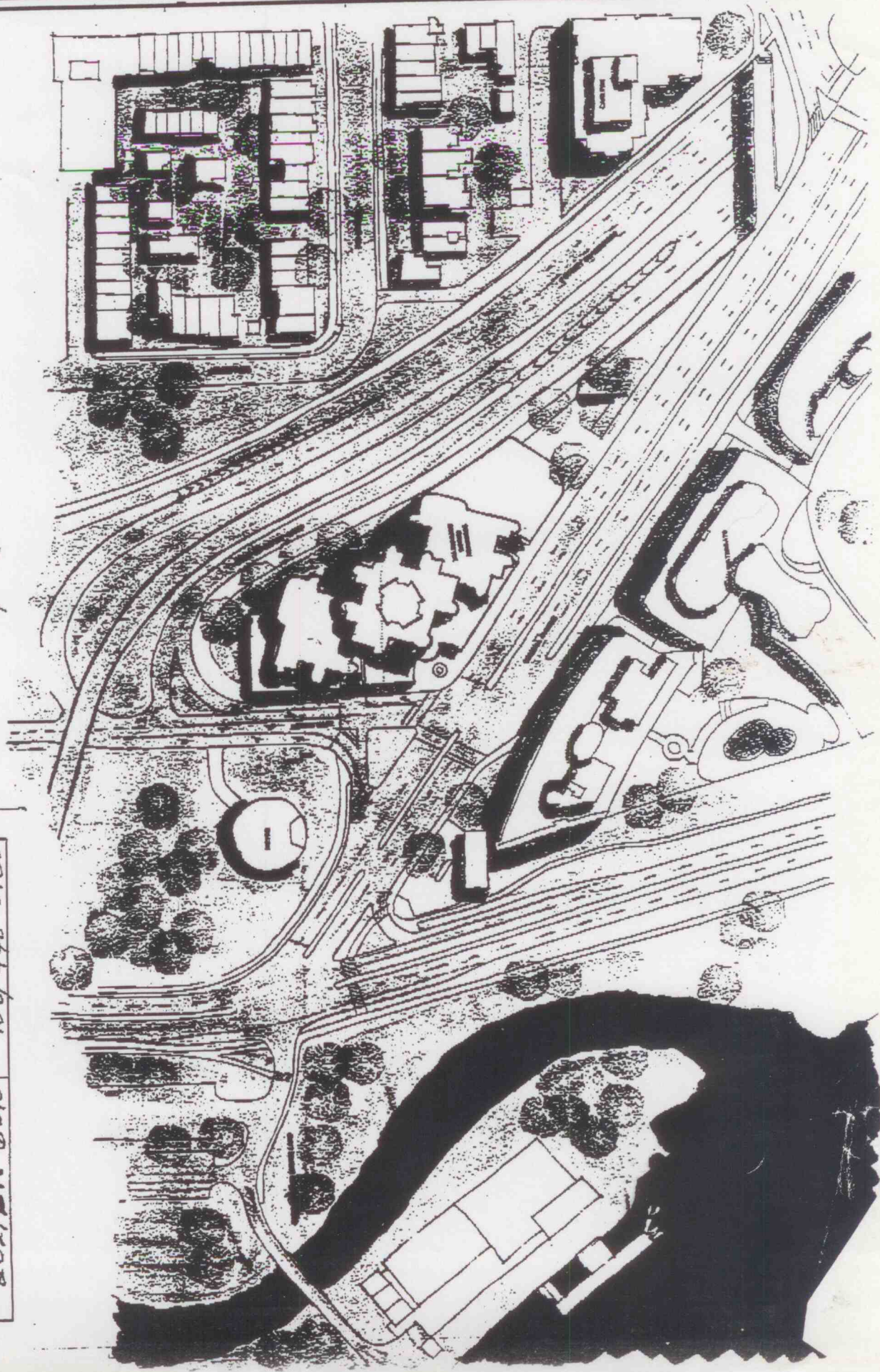
3 LEVELS

TOTAL
BONUS EXEMPT.
MAX BUILD OUT
PARKING: 270 X 350 SF

①
②
③

EXHIBIT

EX-1	TEST	WATERGATE NORTH RESIDENCE	
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Post-it [™] brand fax transmittal memo 7671		# of pages ▶ 1
To	Dell Barnard	
Co.	Alec Gibson	
Dept.	Test	
Fax #	202/342-6370	
Phone #	703/448-6968	

Notes

