



3000 M STREET, NW

WASHINGTON , DC

DESIGN STUDIES : FAR 4.43

May 13, 2019

PREPARED BY SHALOM BARANES ASSOCIATES

PROPOSED MU-13 PUD PROJECT

3000 M - Hotel Study : MU-13 PUD (05.13.2019)

FAR 4.43

LOT AREA MU-4 (CURRENT)	16,997	
LOT AREA MU-12 (CURRENT)	2,801	
LOT AREA MU-13 (PROPOSED)	19,798	
ALLOWABLE FAR : MOR	79,192	4.00
ALLOWABLE FAR : PUD	95,030	4.80
PROPOSED FAR	87,650	4.43

LOT OCCUPANCY AT LEVEL 3 - RESIDENTIAL		
ALLOWABLE LOT OCCUPANCY FOR MU-13	14,849	75%
PROPOSED LOT OCCUPANCY	14,581	74%

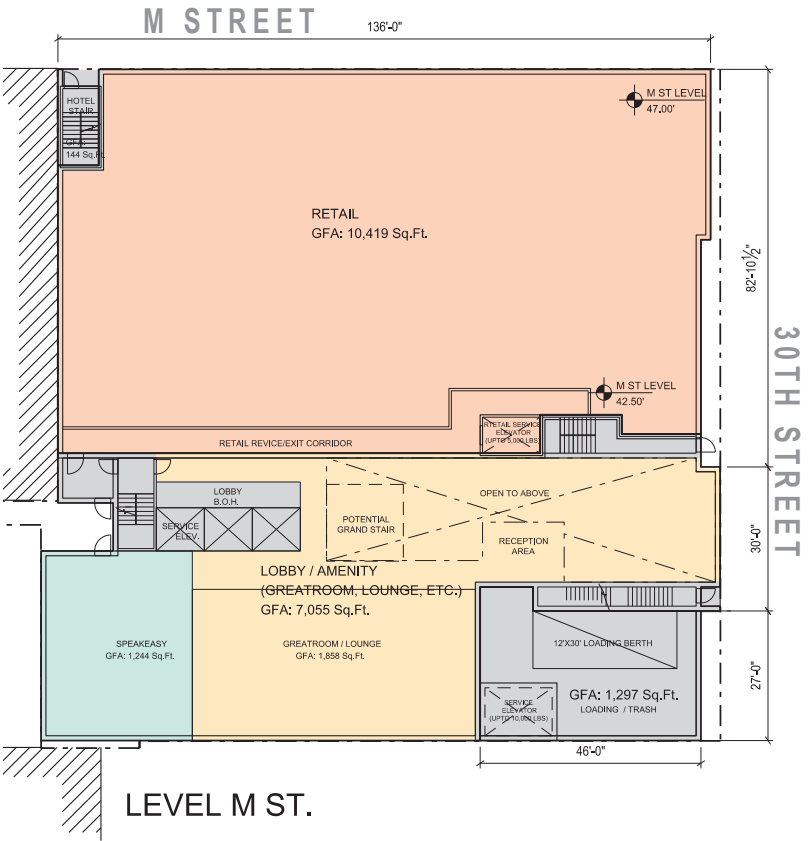
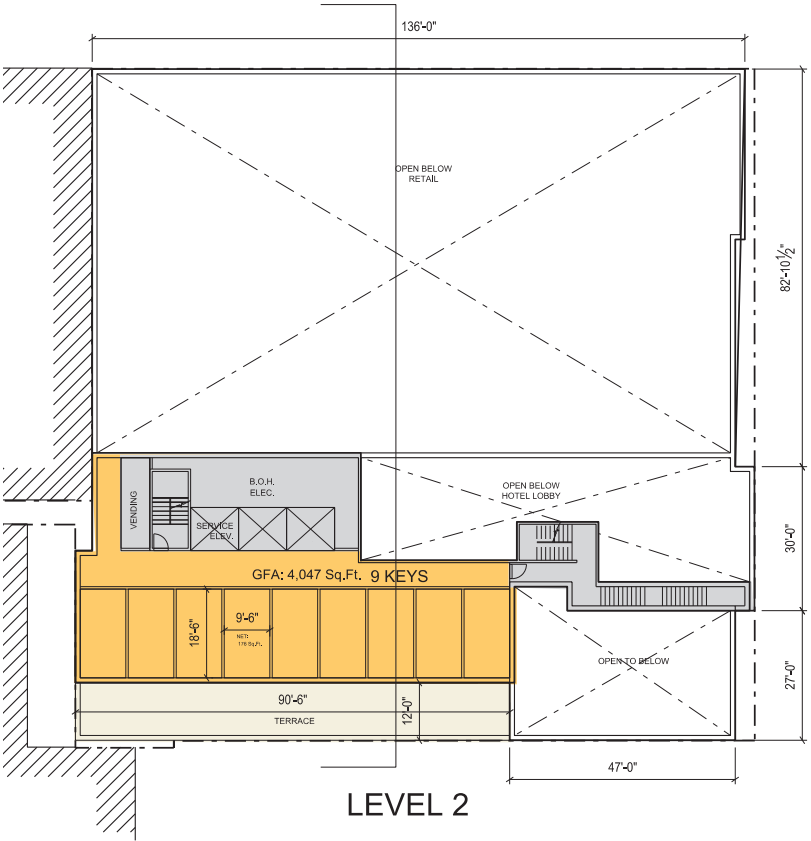
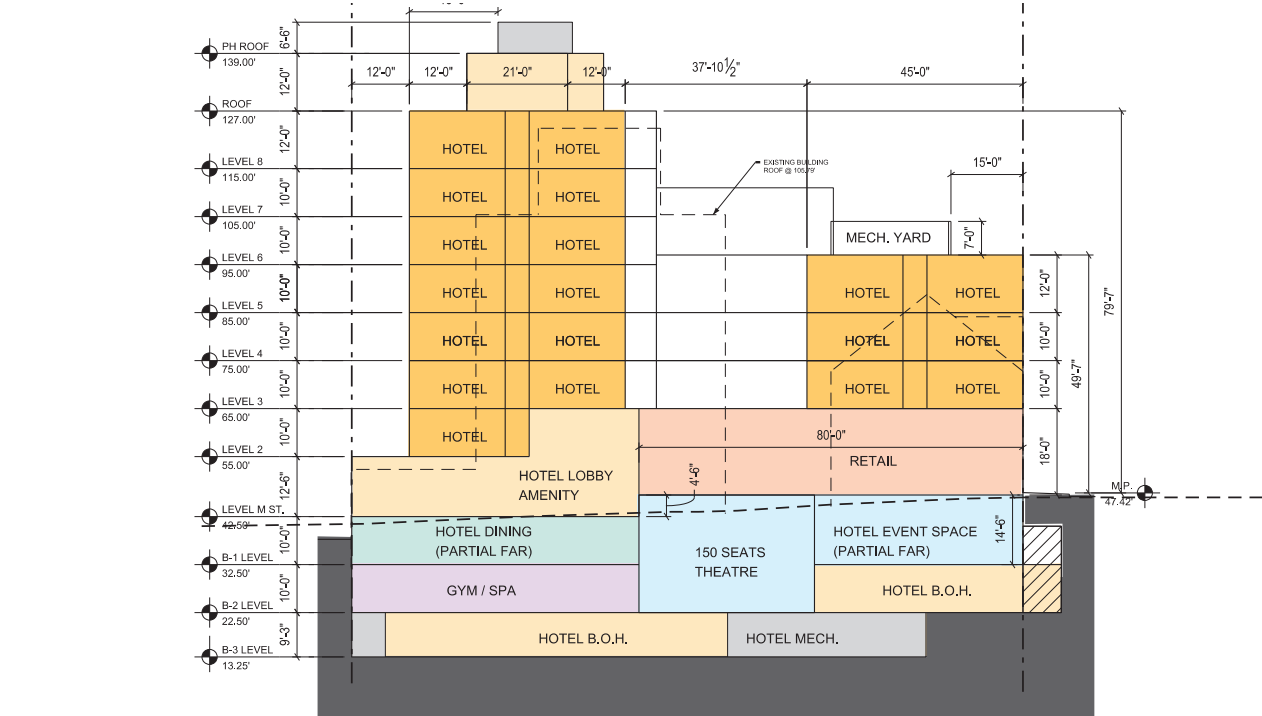
ALLOWABLE HEIGHT	BUILDING	PENTHOUSE	MECH. PH
MU-13 : MOR	60'-0"	12'-0"	18'-6"
MU-13 : PUD	80'-0"	12'-0"	18'-6"
PROPOSED HEIGHT	79'-7"	12'-0"	15'-0"

	Hotel	Retail	Mech/ Loading	Total GSF	NON FAR	Total FAR	TOTAL KEYS
Penthouse	2,379	0	238	2,617	2,617	0	
Level 8	6,709	0	0	6,709	134	6,575	20
Level 7	6,709	0	0	6,709	134	6,575	21
Level 6	6,709	0	0	6,709	134	6,575	21
Level 5	14,581	0	0	14,581	292	14,289	54
Level 4	14,581	0	0	14,581	292	14,289	54
Level 3	14,581	0	0	14,581	292	14,289	54
Level 2	4,047	0	0	4,047	81	3,966	9
M Street - Level 1	7,199	10,419	1,297	18,915	378	18,537	
B1+VAULTS	17,180	111	1,612	18,903	16,348	2,555	
B2+VAULTS	21,416	111	193	21,720	21,720	0	
B3+VAULTS	5,619	501	11,111	17,231	17,231	0	
Total	121,710	11,142	14,451	147,303	59,653	87,650	233

Notes:

A) Perimeter Method : 15.2 % of B1 GFA is counted as FAR (2,555 sf)

B) Typical hotel room module : 167 SF



RELIEF REQUIRED:
- MU-13 PUD
MAP AMENDMENT FROM
MU-4 & MU-12 TO MU-13
- RETAIL PARKING
- REAR YARD

KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL SHARED
- MECH./SERVICE
- BUILDING ENTRY

SCALE :
1" = 40' - 0"

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DESIGN STUDY

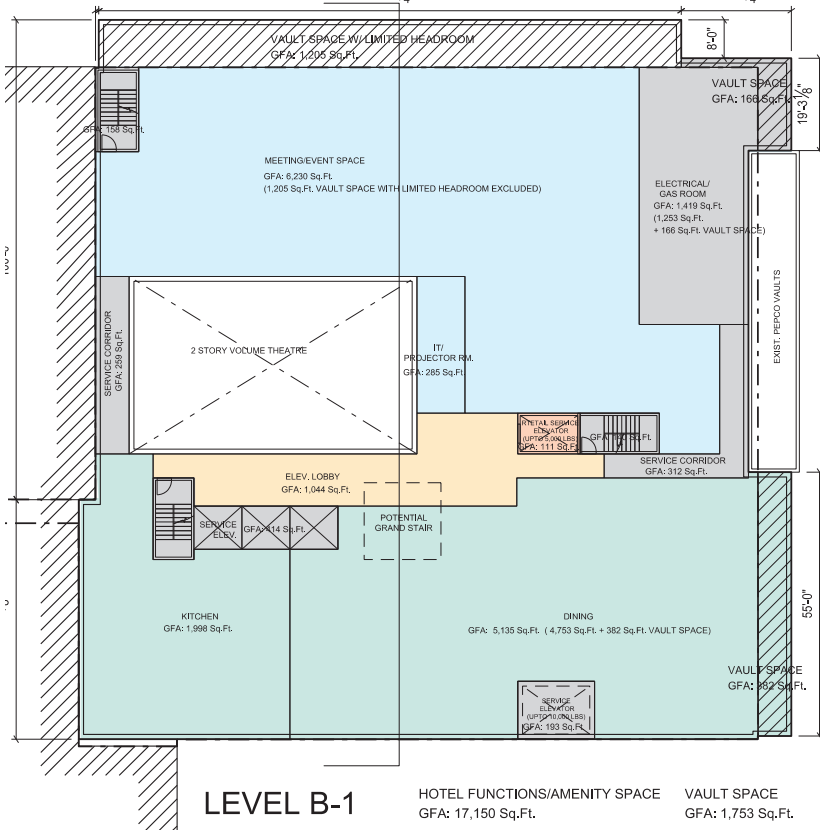
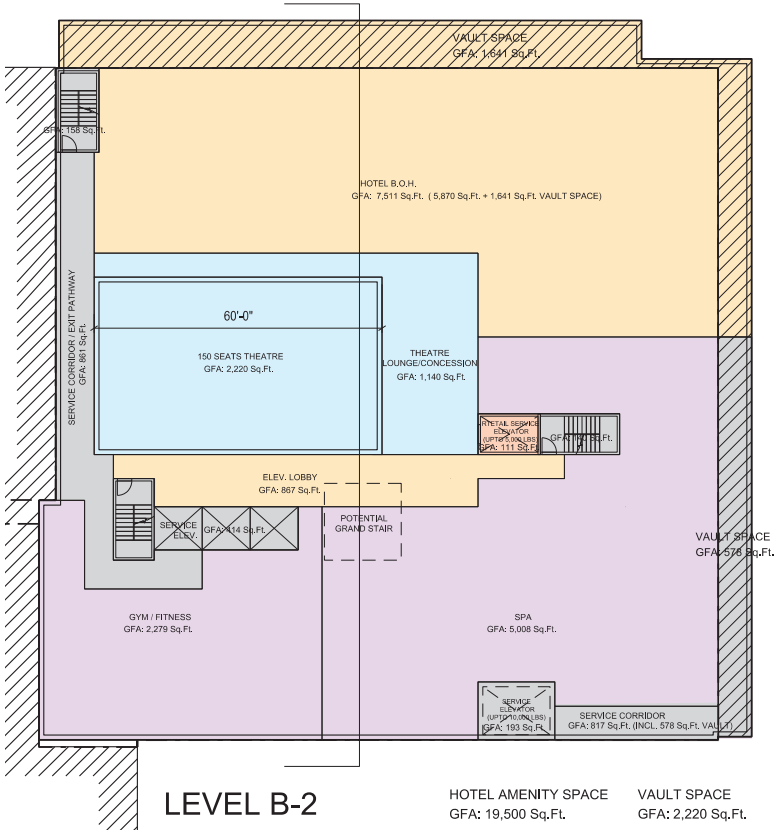
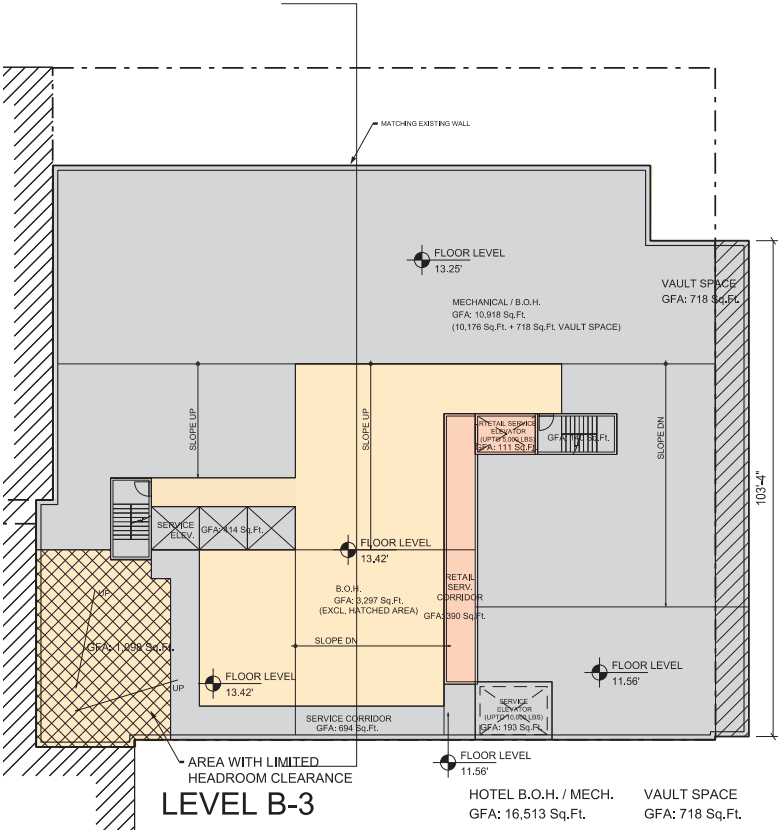
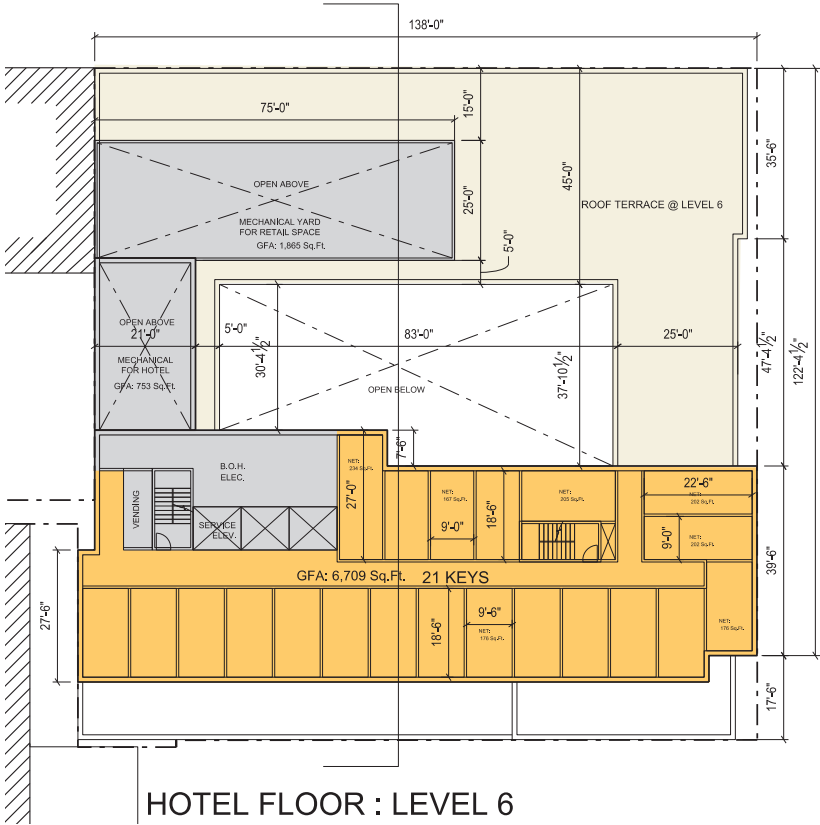
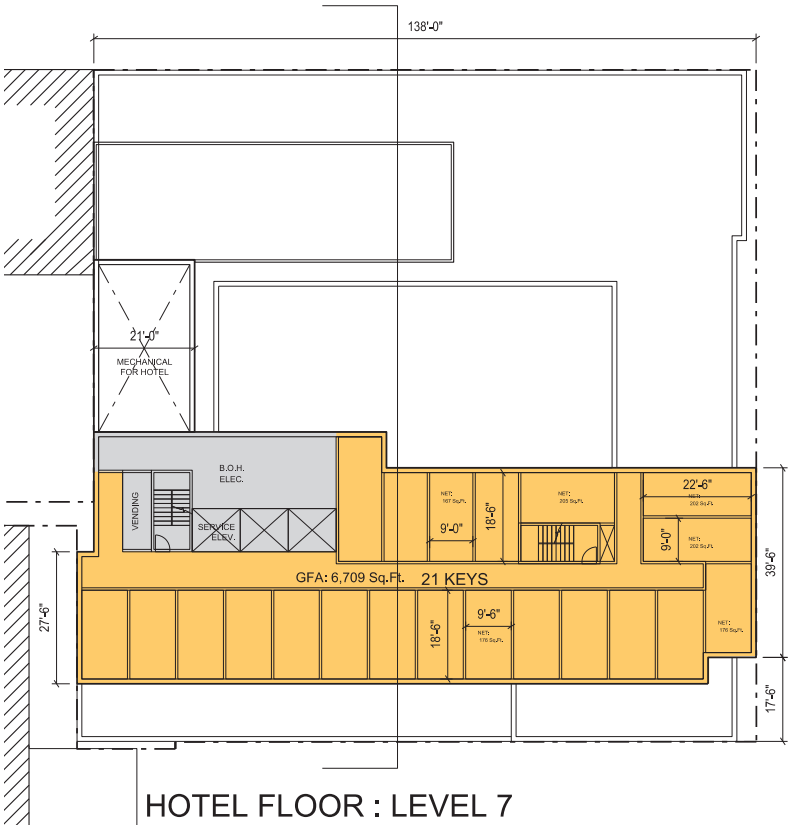
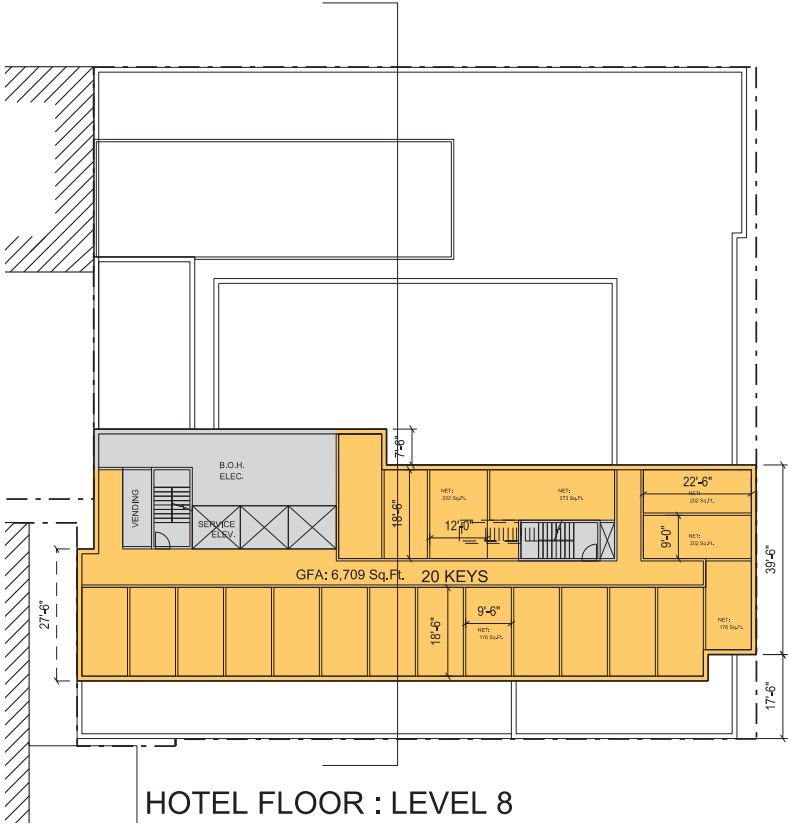
2

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PROPOSED MU-13 PUD PROJECT
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AMENITIES:

- MEETING / EVENT
- F&B
- SPA / GYM

KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL SHARED
- MECH./SERVICE
- BUILDING ENTRY

SCALE :
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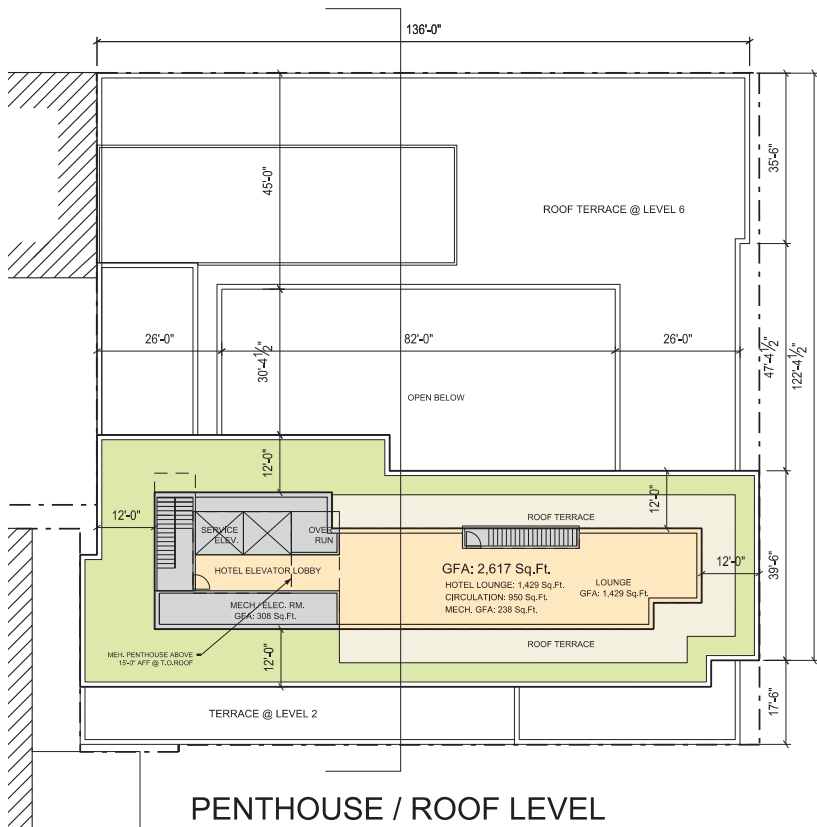
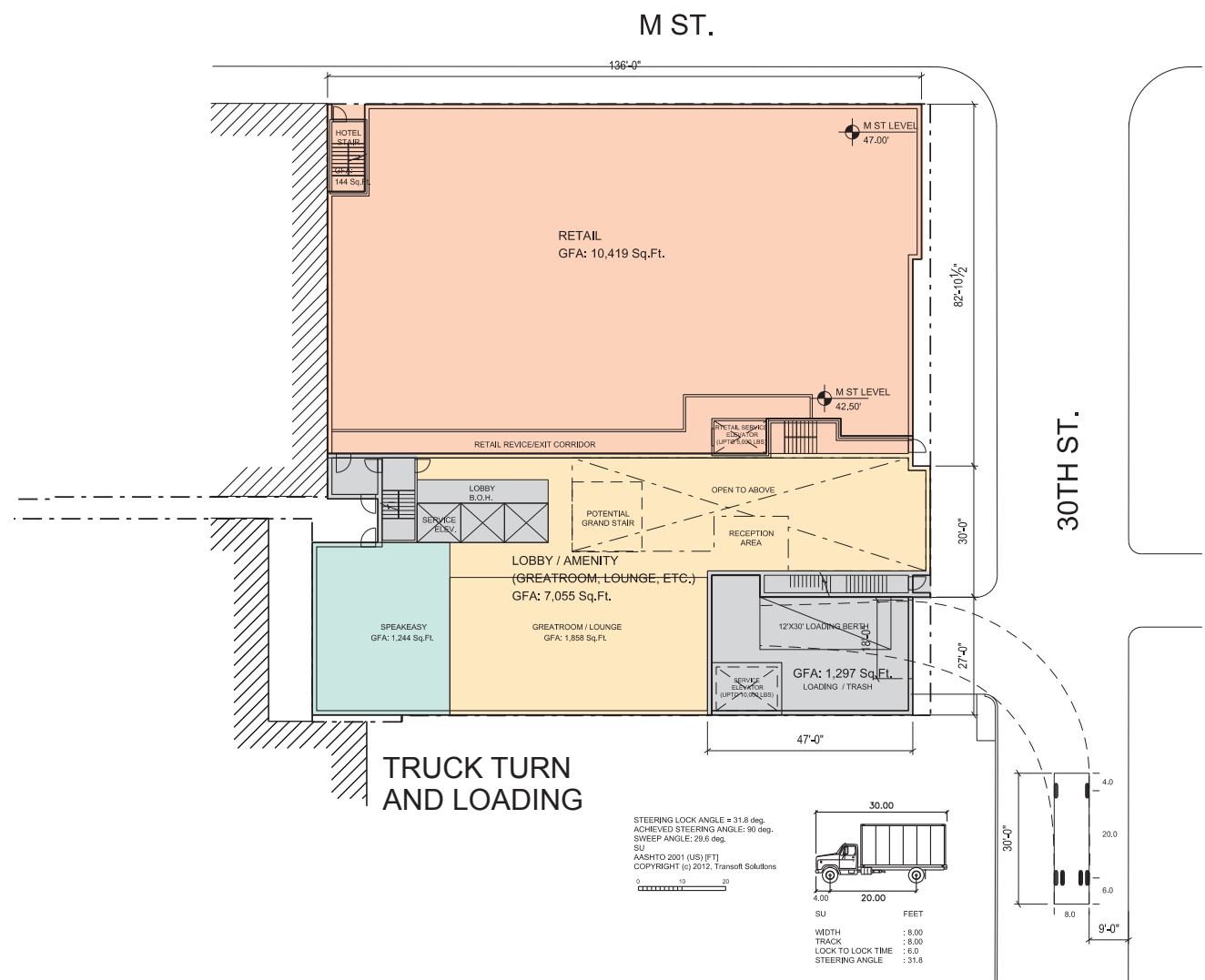
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DESIGN STUDY 3

PROPOSED MU-13 PUD PROJECT
FAR 4.43



KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL SHARED
- PARKING/BOH
- BUILDING ENTRY

SCALE :
1" = 40' - 0"



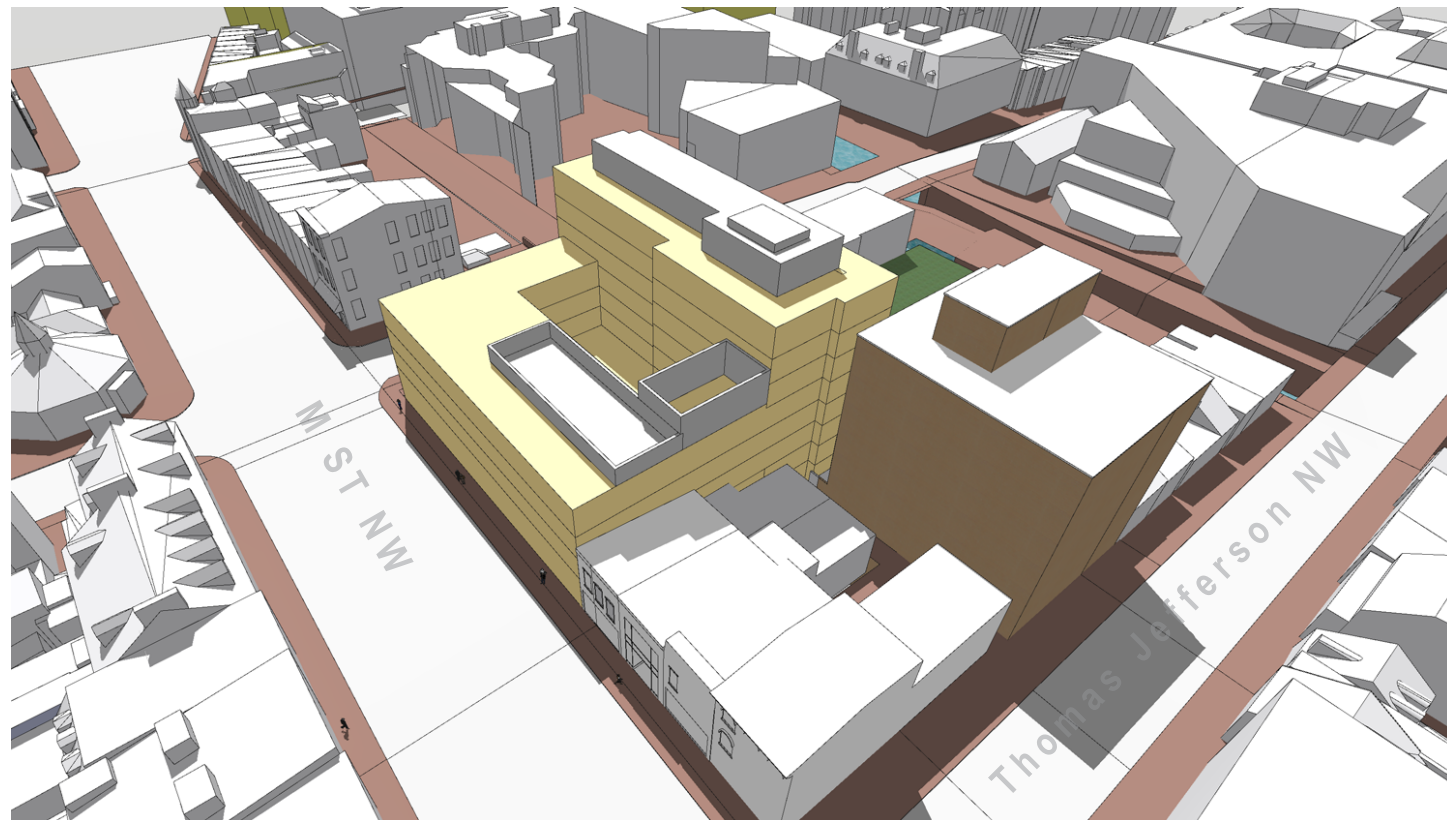
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DESIGN STUDY 4



VIEW FROM NW LOOKING SE



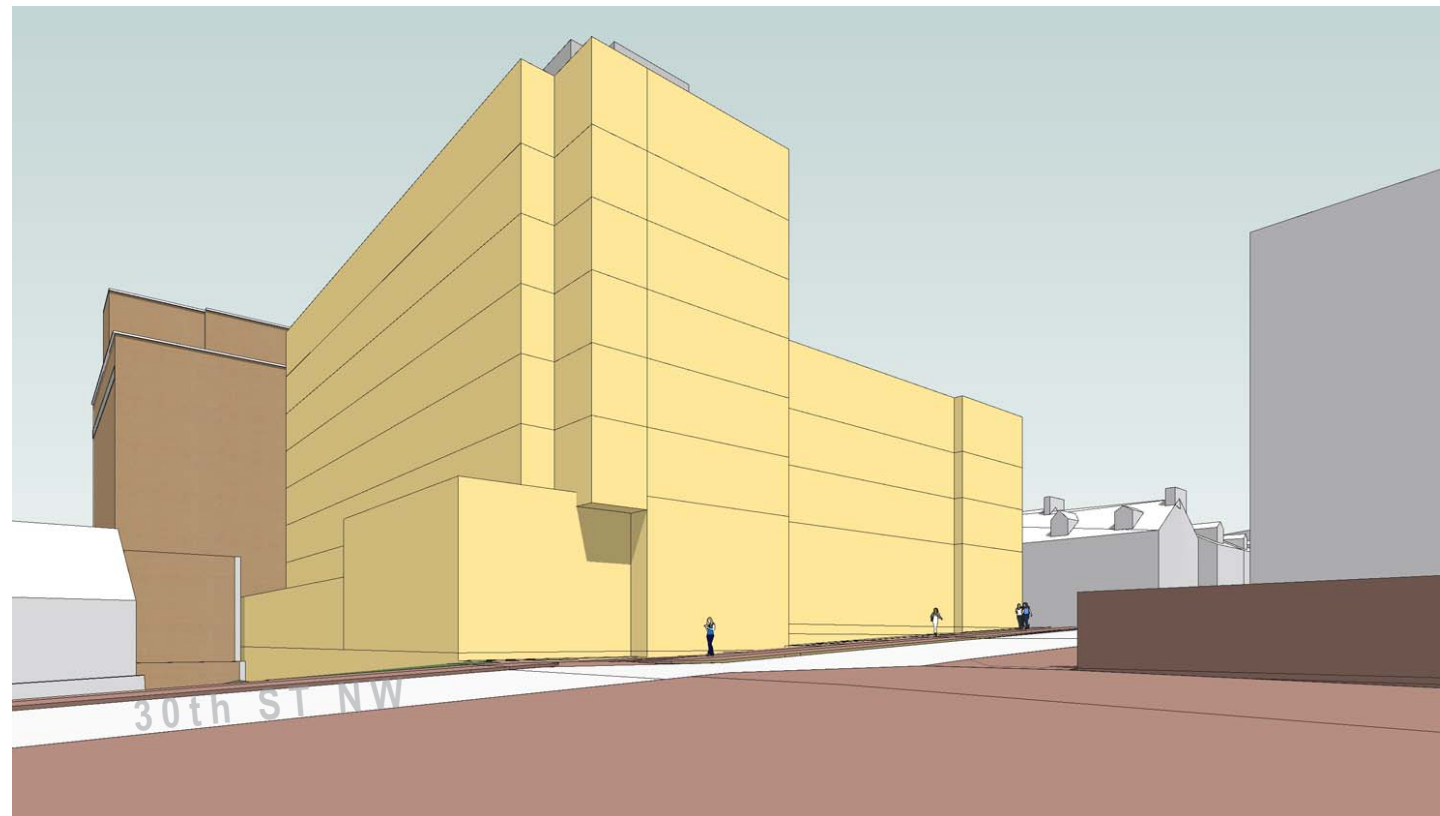
VIEW FROM NE LOOKING SW



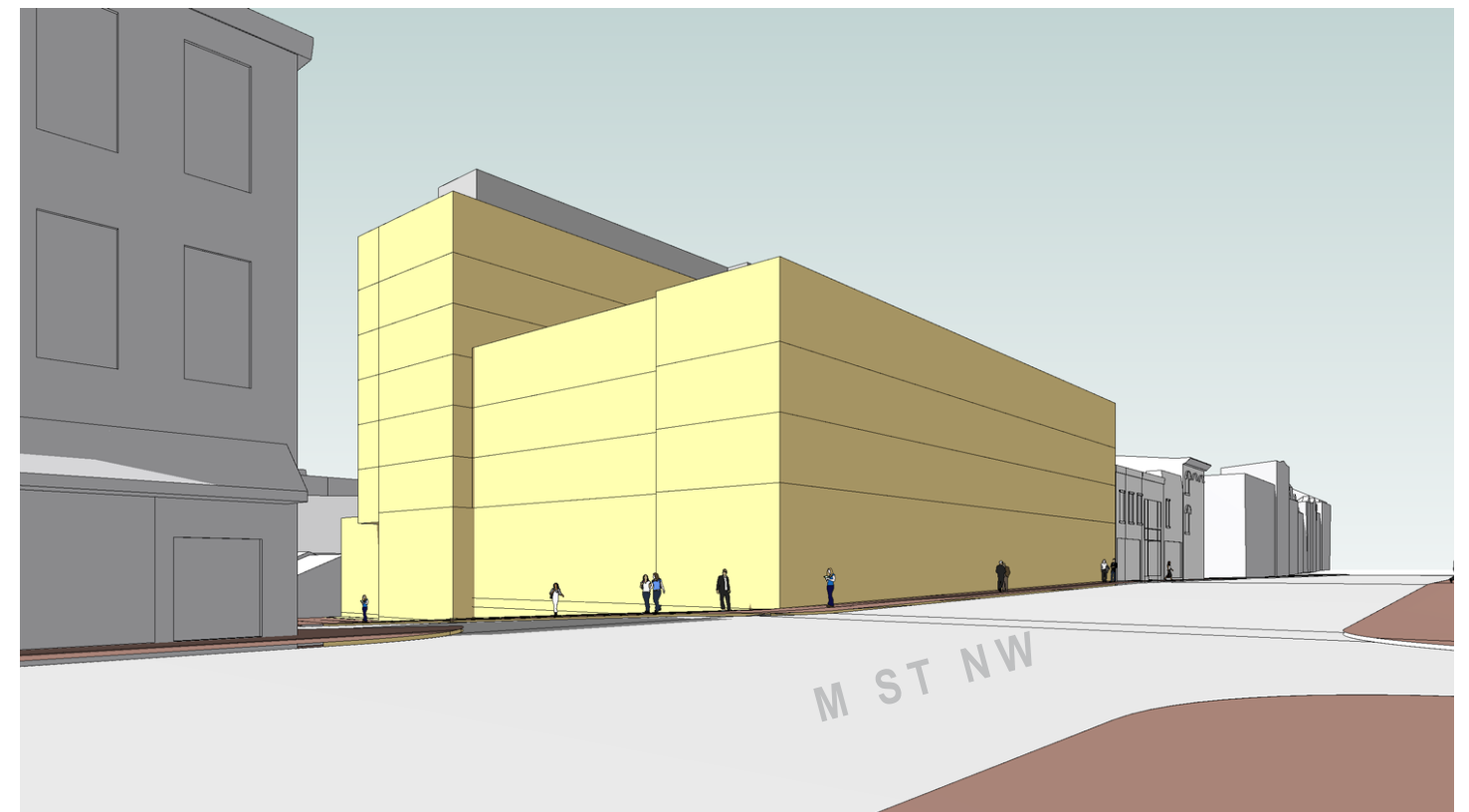
VIEW FROM 30th ST LOOKING SOUTH



VIEW FROM M STREET LOOKING EAST



VIEW FROM 30th ST LOOKING NORTH TO M STREET



VIEW FROM NE CORNER OF M & 30TH ST LOOKING SW

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DESIGN STUDY

6