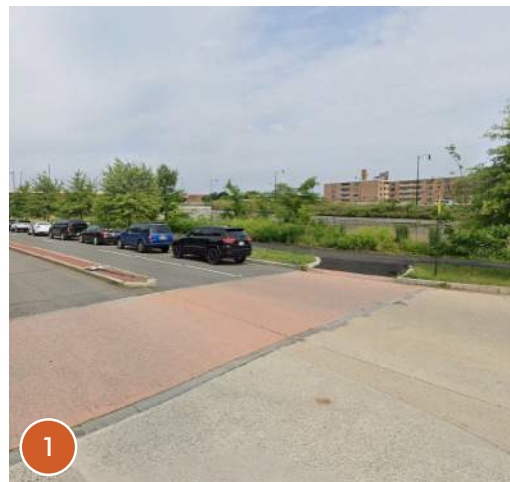


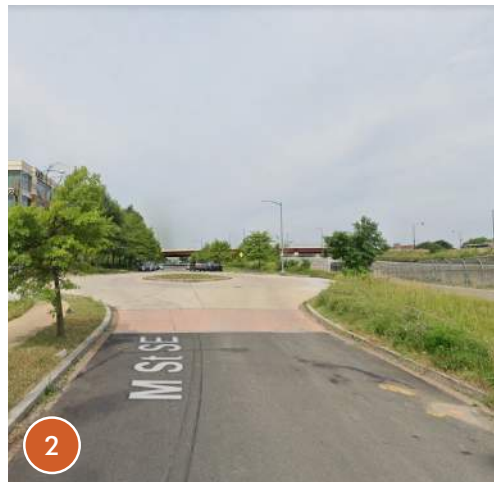
LANDSCAPE



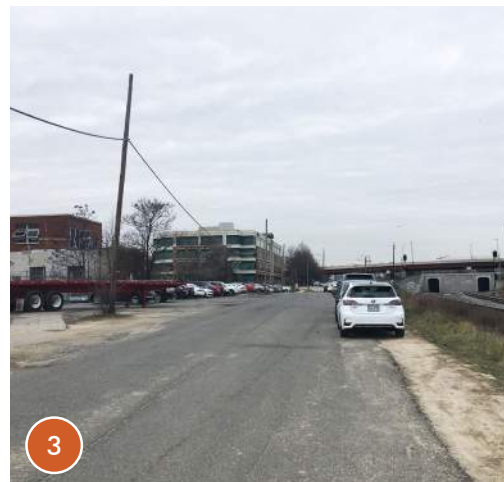




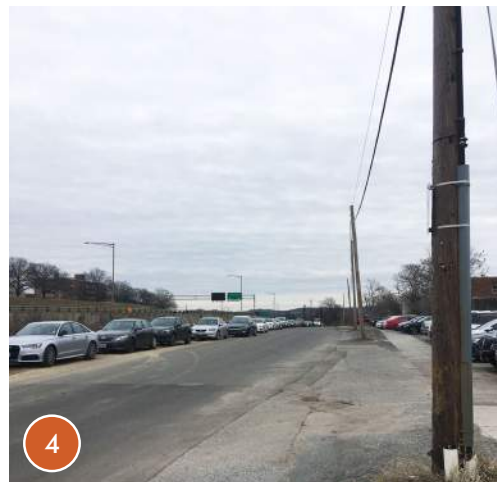
1  
TWO LANE BIKE TRAIL



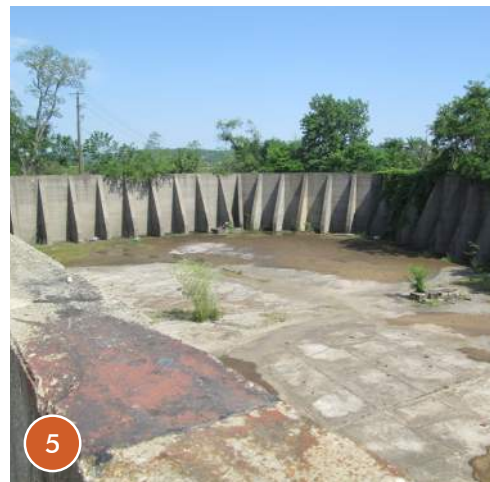
2  
M STREET WEST ENTRANCE



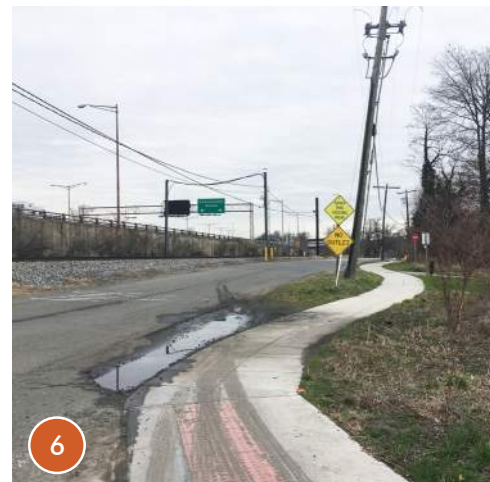
3  
M STREET LOOKING WEST



4  
M STREET LOOKING EAST



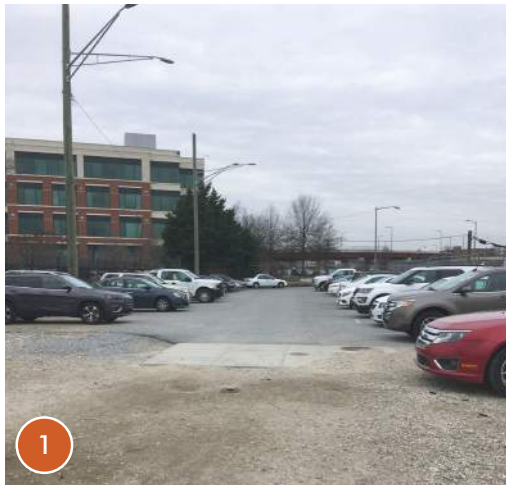
5  
SITE PIT



6  
M STREET CONTINUATION







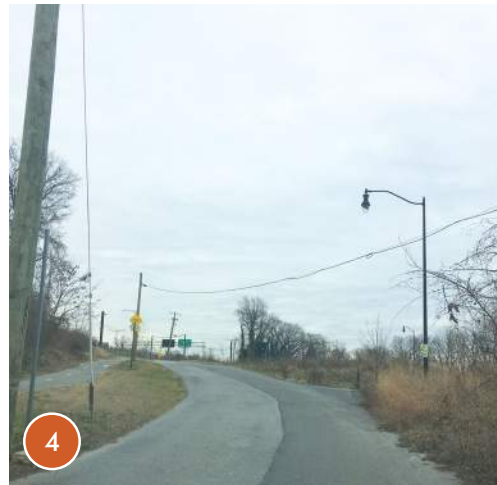
1  
ADJACENT PARKING LOT



2  
WATER STREET WEST END



3  
WATER STREET BY BOATHOUSE ROW



4  
WATER STREET LOOKING EAST



5  
WATER STREET INTERSECTION



6  
WATER STREET LOOKING WEST



**1333 M STREET**

SE Waterfront, Washington DC

**PUD SUBMISSION**

EXISTING VIEWS - WATER STREET



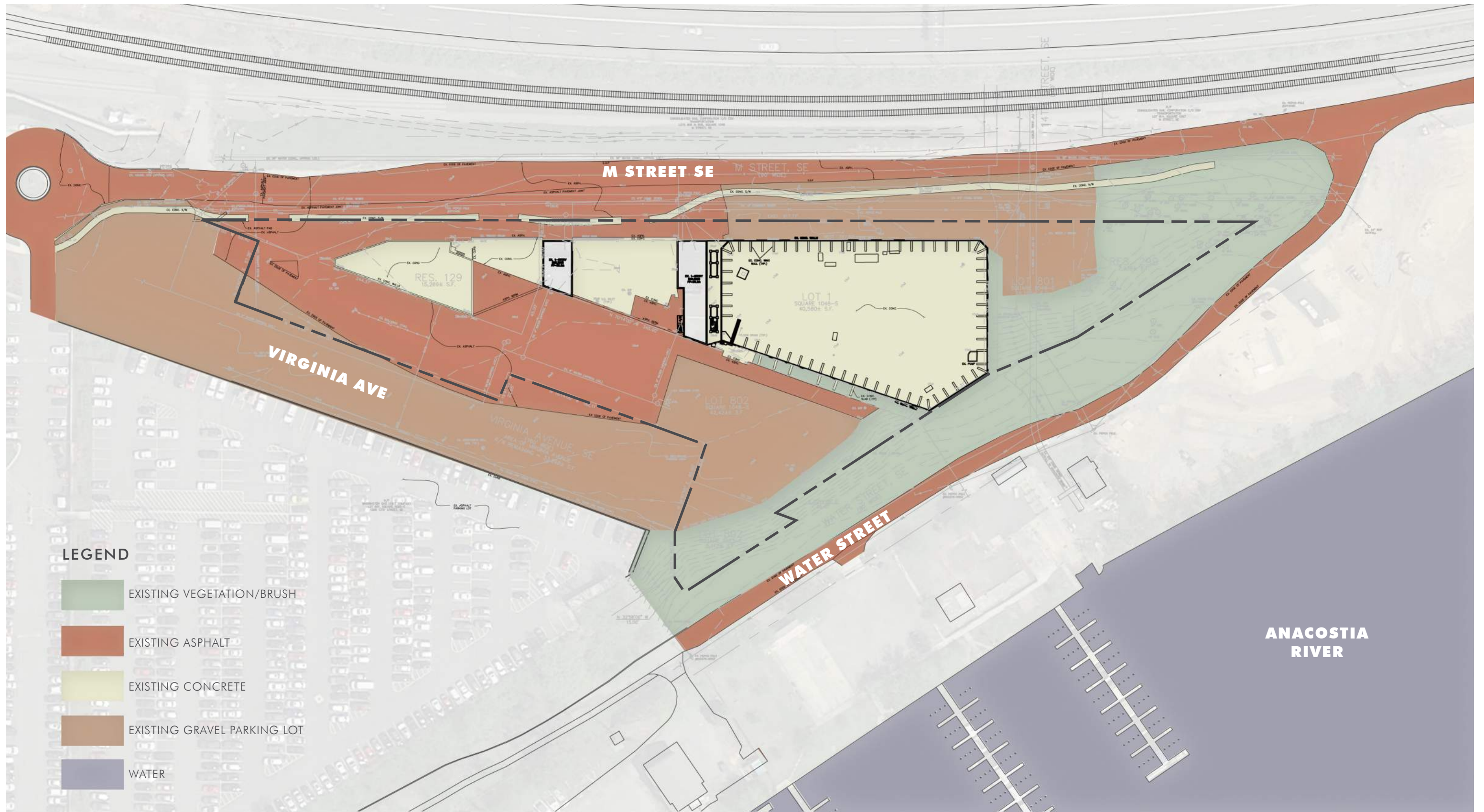
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June 05, 2020

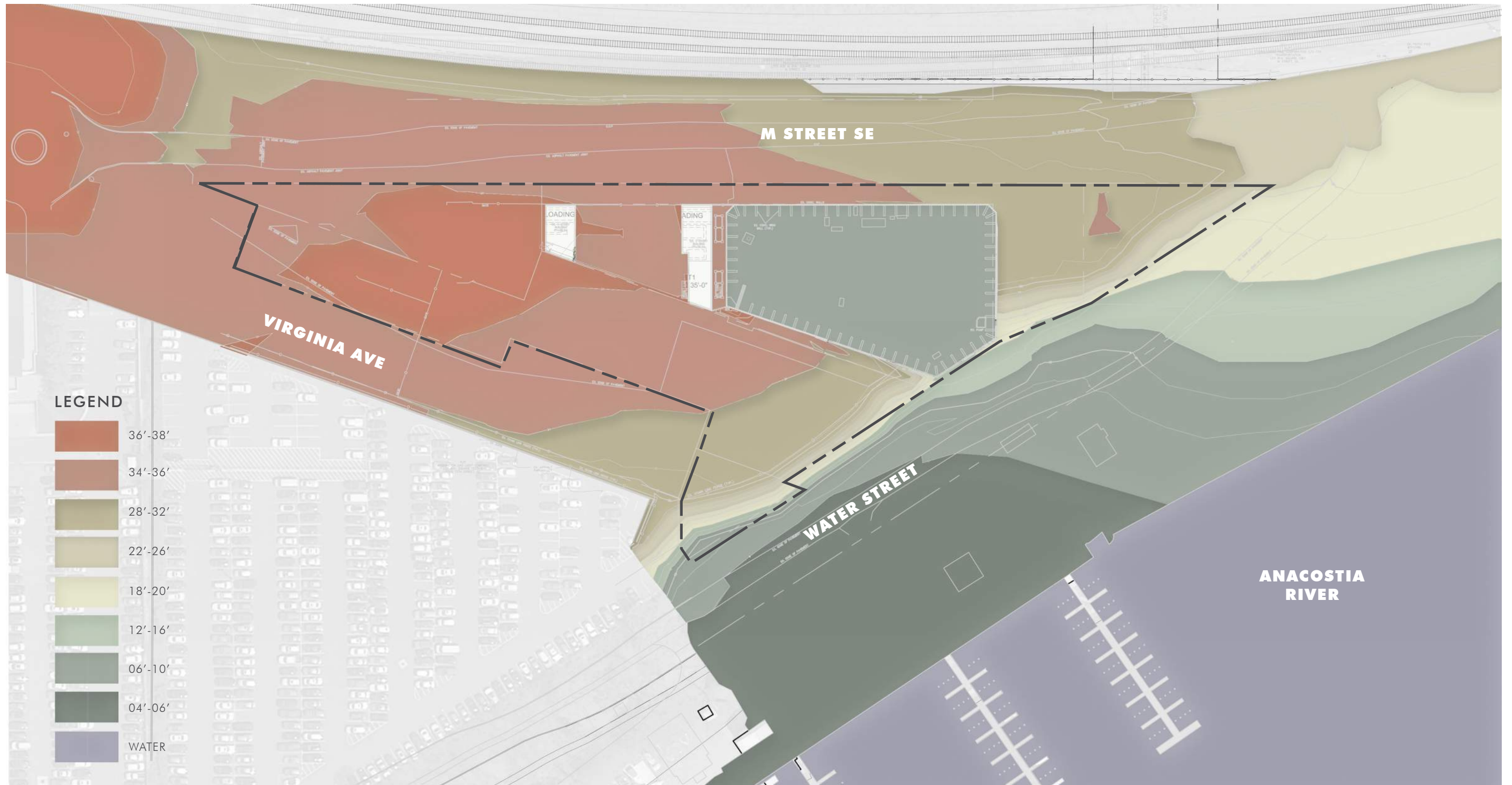


L - 3

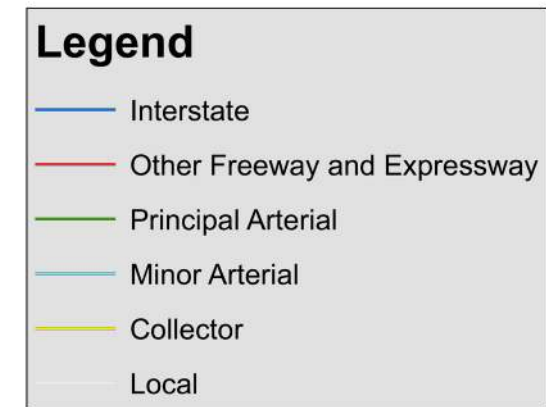
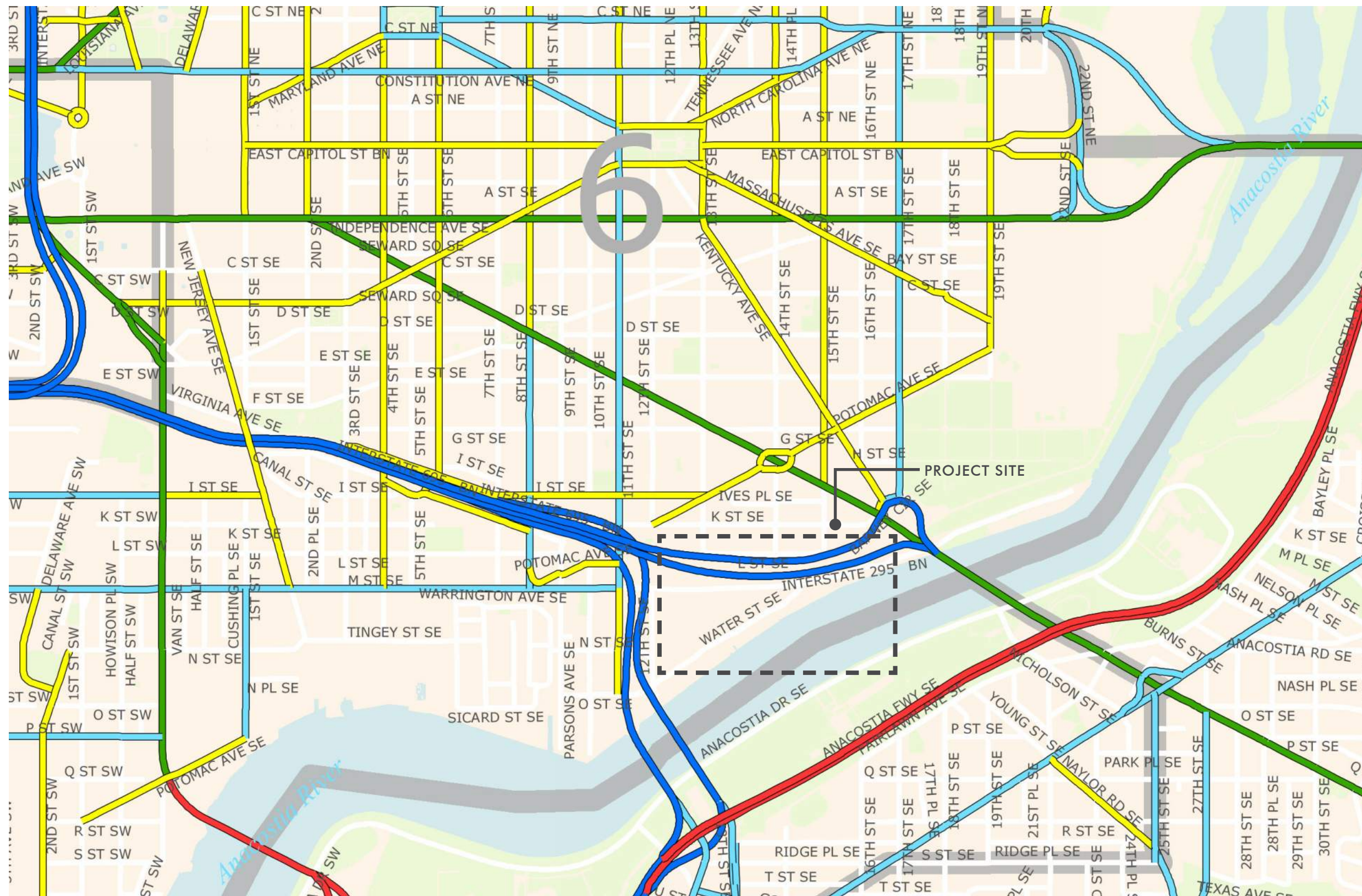




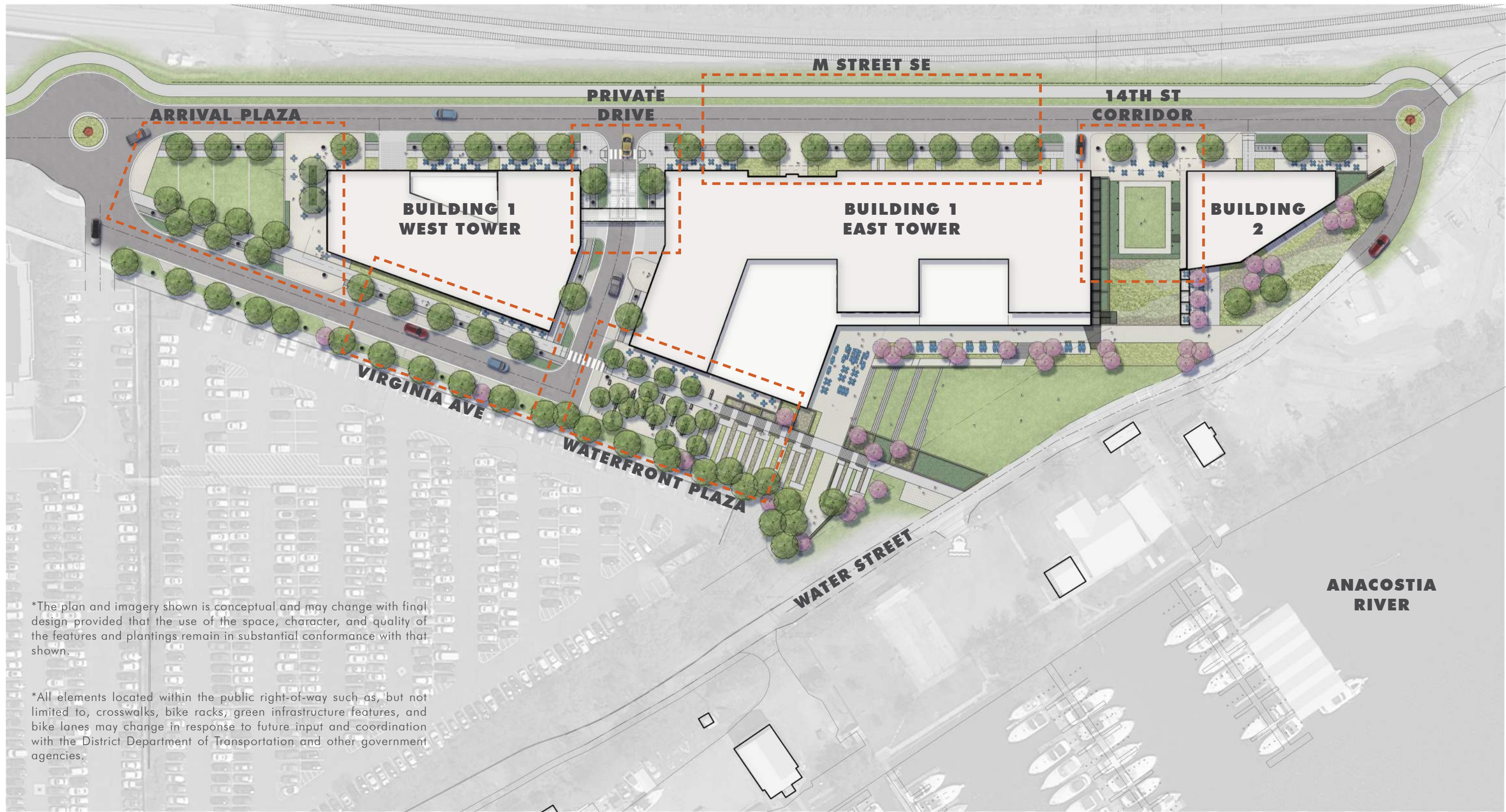




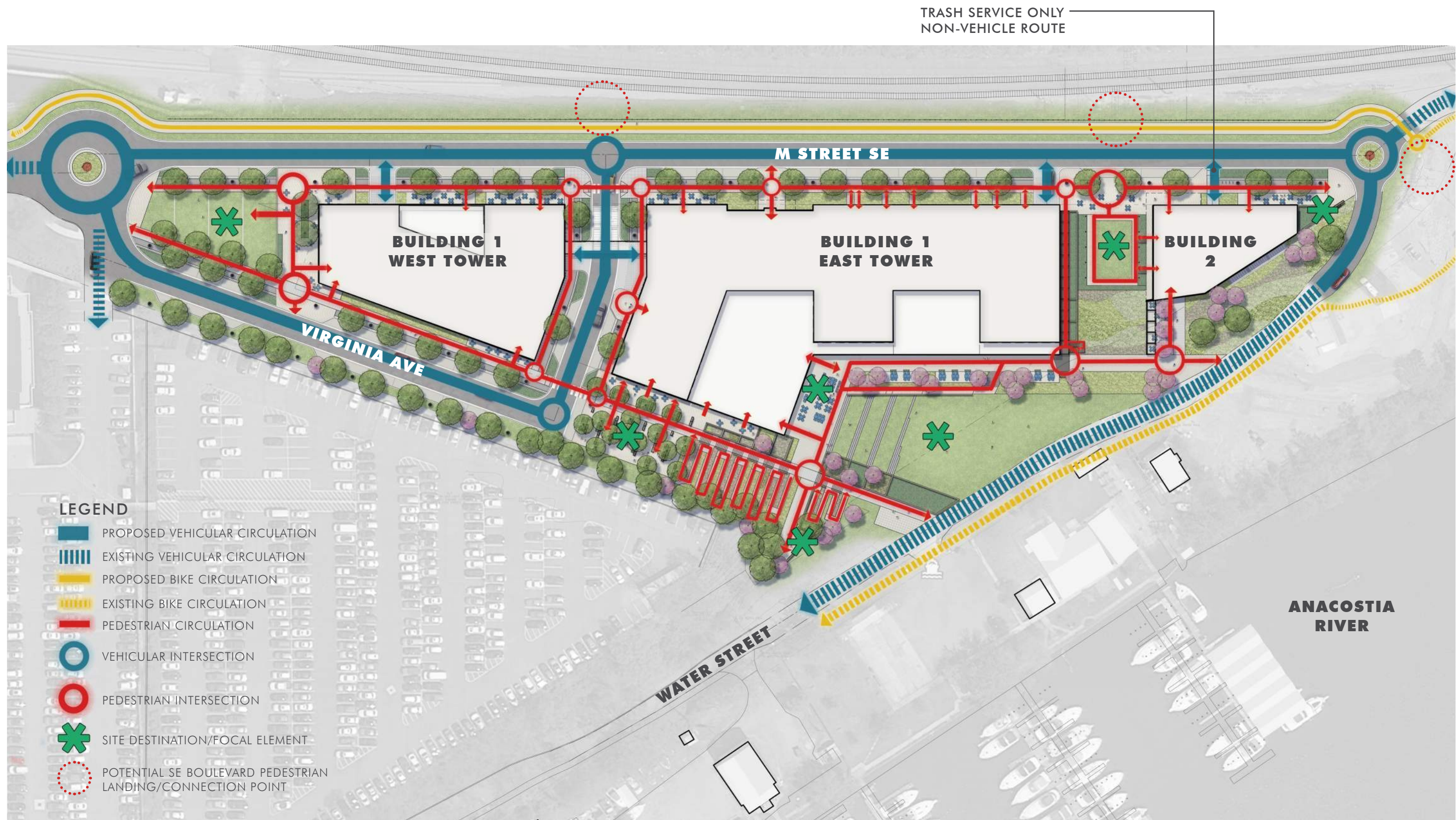




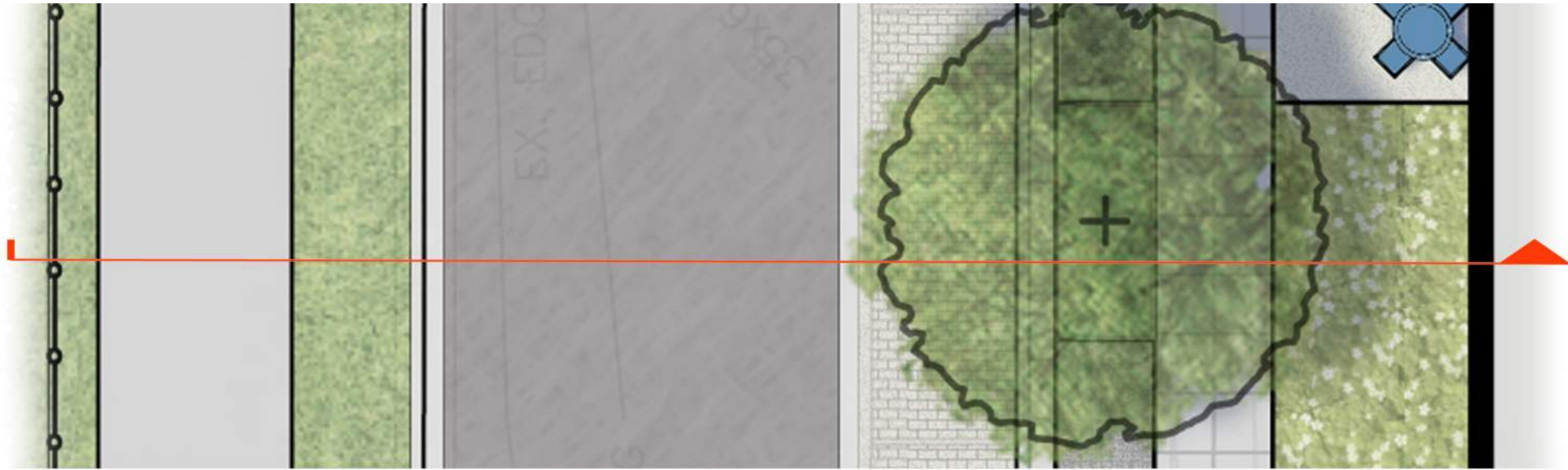










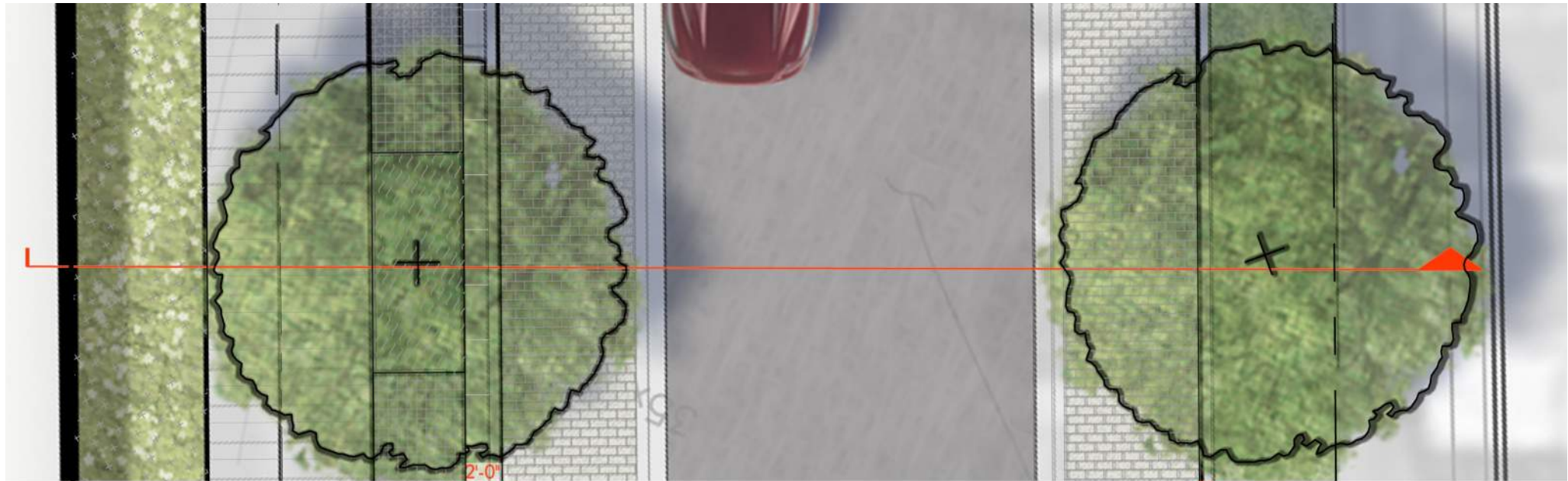


Context Map: NTS

NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.





7'-4" 9'-0" 5'-0" 2'-0" 8'-0" 22'-0" 8'-0" 8" 6'-9"

PLANTING AREA PROMENADE WALKWAY TREE AMENITY PANEL STEP-OFF STREET PARKING VIRGINIA AVENUE STREET PARKING PLANTING AREA



7'-5" 9'-0" 5'-0" 2'-0" 8'-0" 22'-0" 8'-0" 8" 6'-10"

PLANTING AREA PROMENADE WALKWAY TREE AMENITY PANEL STEP-OFF STREET PARKING VIRGINIA AVENUE STREET PARKING PLANTING AREA



Context Map: NTS

NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

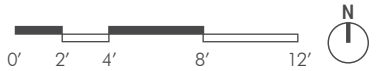
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

VIRGINIA AVENUE SECTION

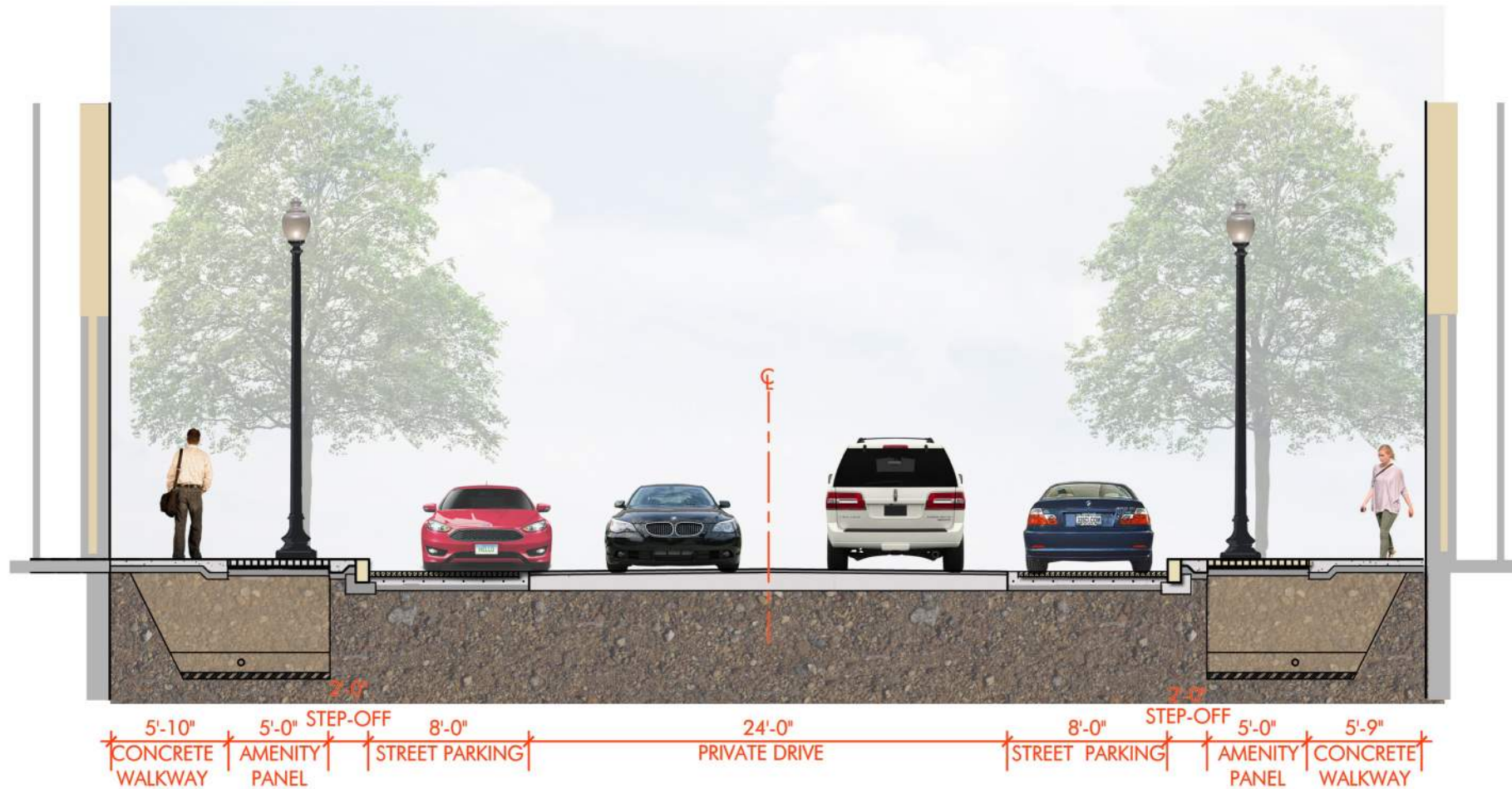
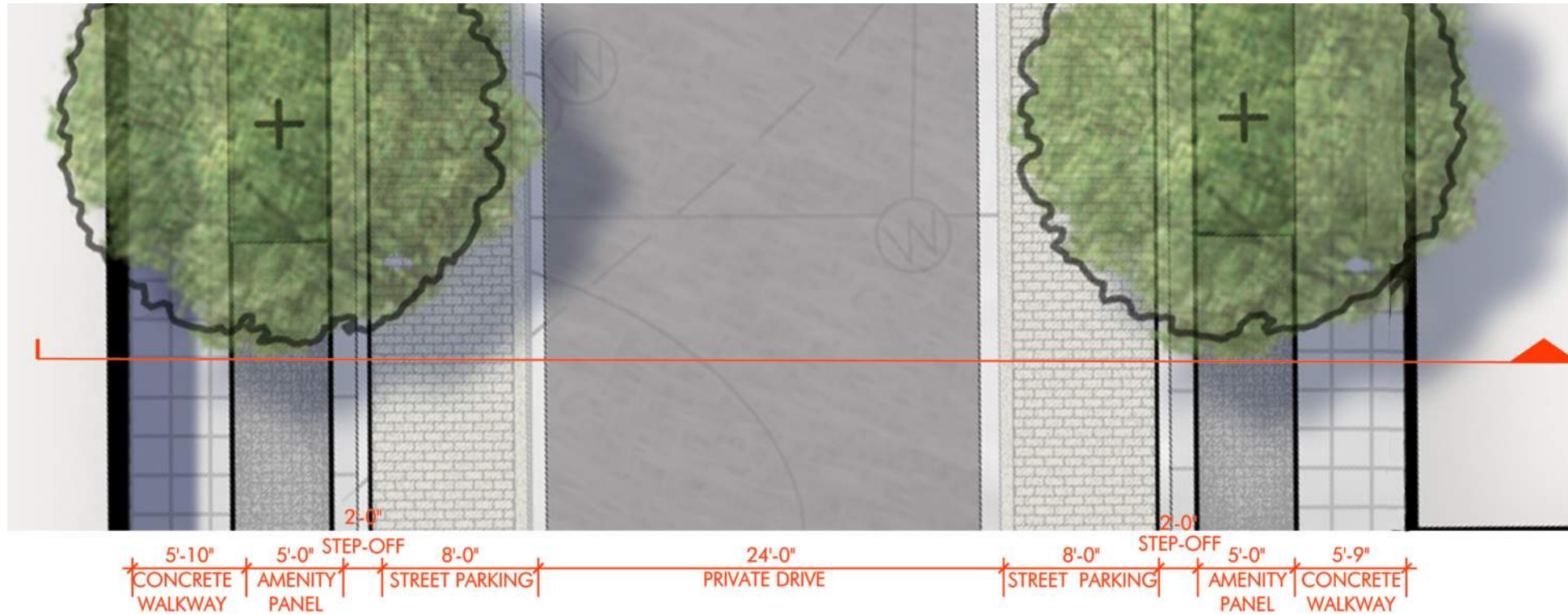
SCALE:  
1/8" = 1'-0"



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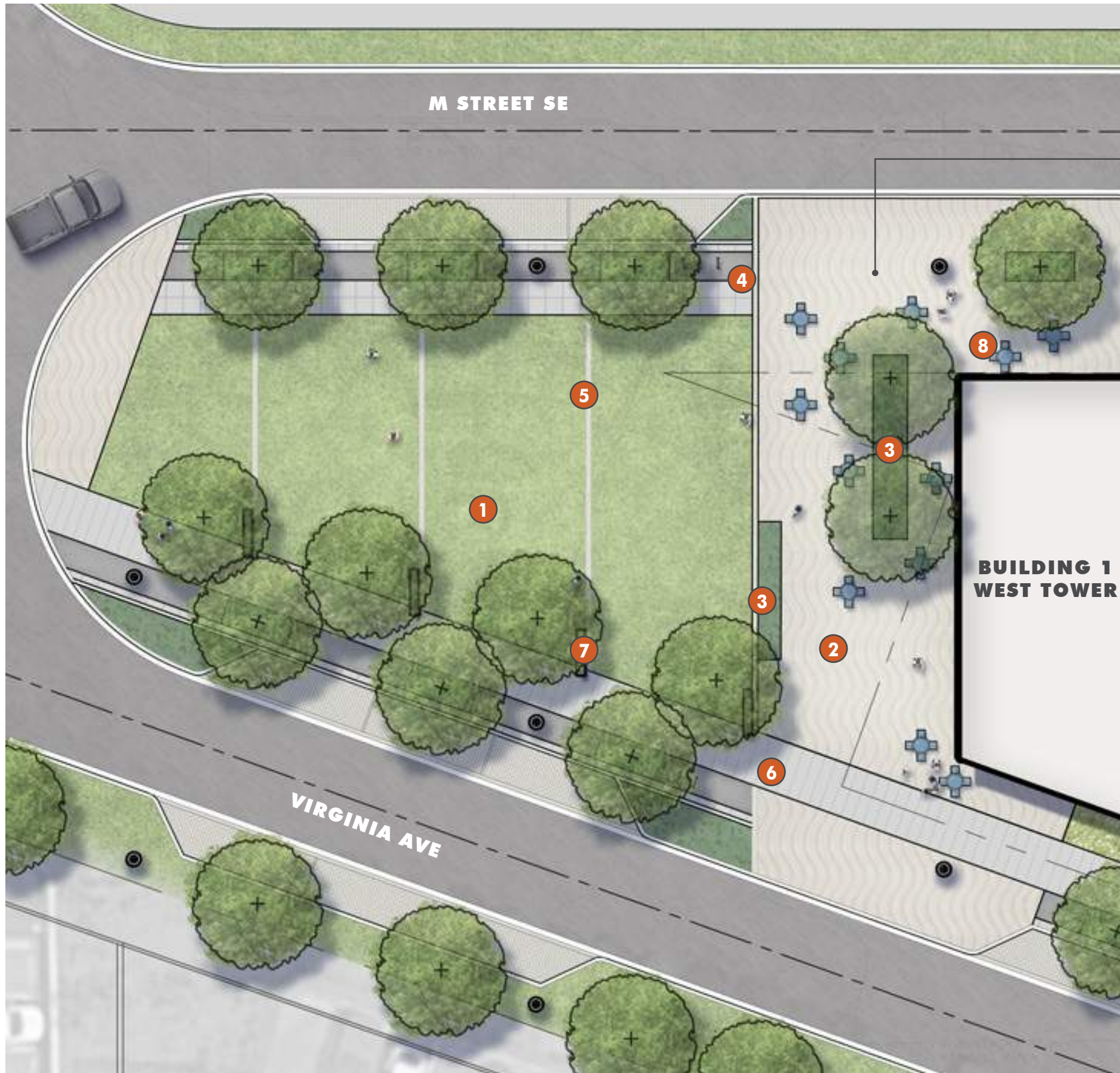


Context Map: NTS

NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.





#### NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

#### KEY

- 1** LAWN PANEL
- 2** PEDESTRIAN PLAZA
- 3** PLANTINGS
- 4** PUBLIC SIDEWALK
- 5** DECORATIVE FLUSH PAVING STRIP
- 6** PEDESTRIAN PROMENADE
- 7** SEAT PLINTHS
- 8** OUTDOOR DINING

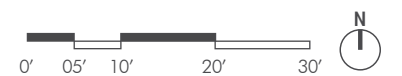
**1333 M STREET**

SE Waterfront, Washington DC

**PUD SUBMISSION**

ARRIVAL PLAZA ENLARGEMENT

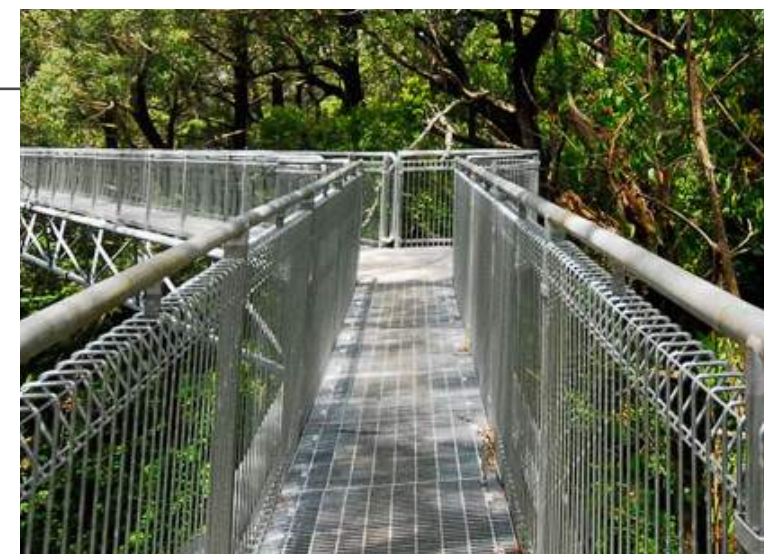
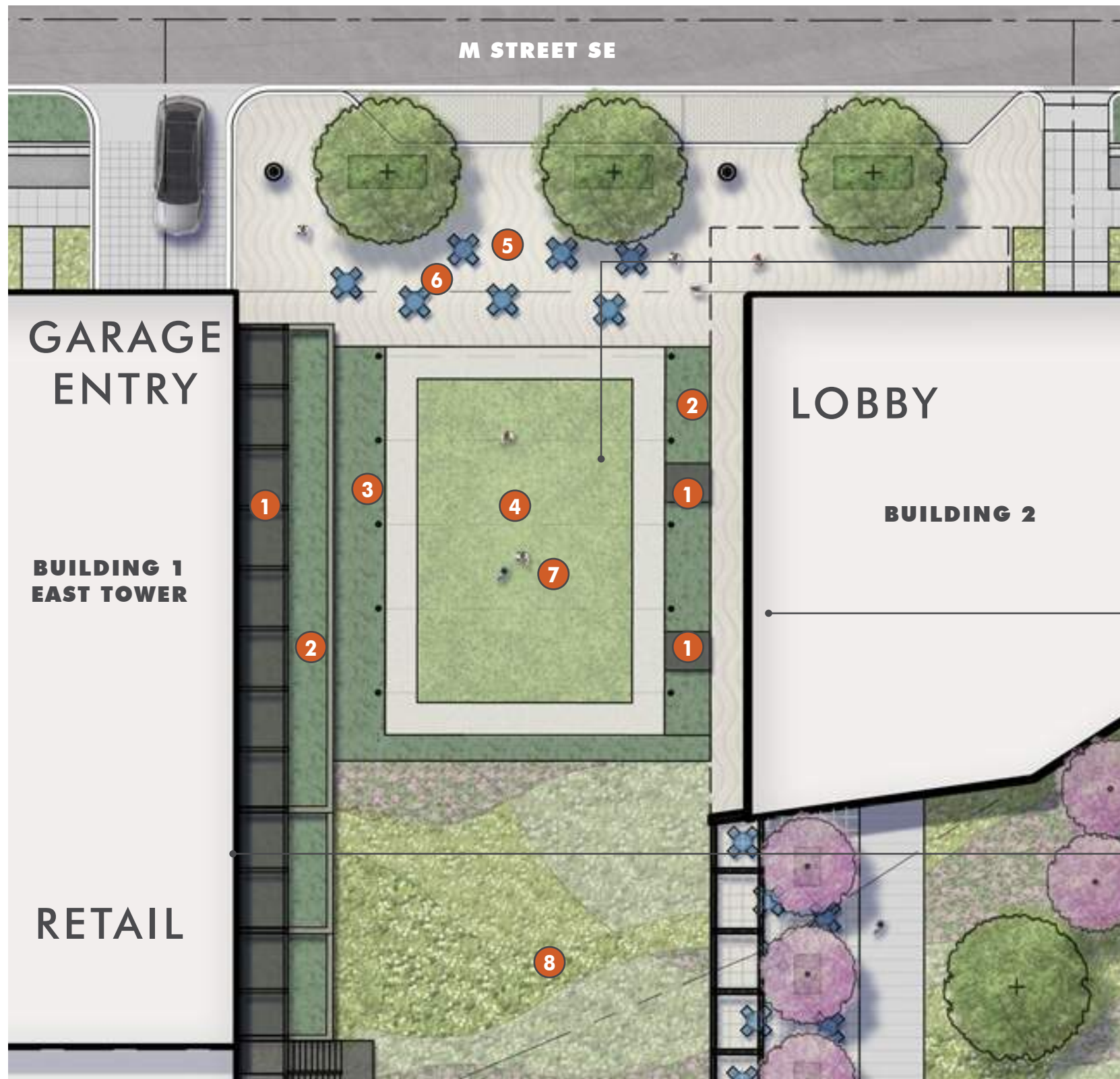
SCALE:  
1" = 20'-0"



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#### NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

#### KEY

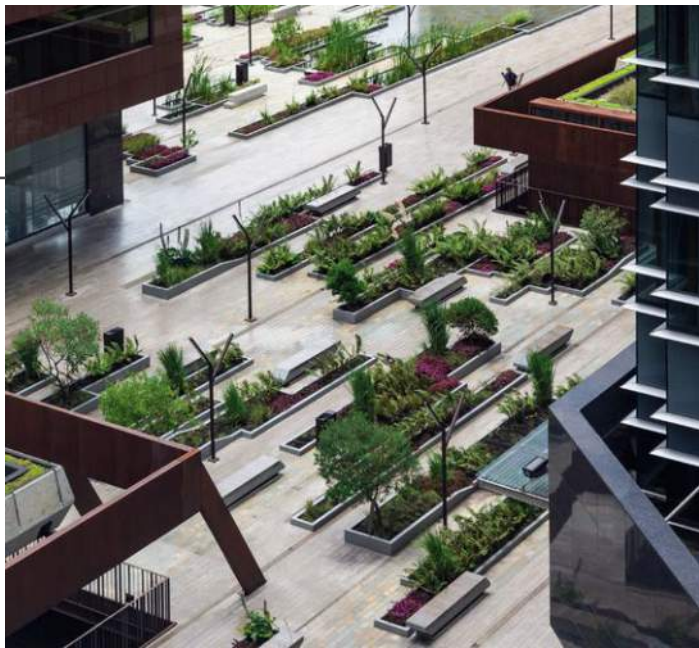
- 1 ARCHITECTURAL BRIDGE
- 2 BIORETENTION PLANTER
- 3 PLANTINGS
- 4 LAWN PANEL
- 5 PEDESTRIAN PLAZA
- 6 OUTDOOR DINING
- 7 EVENT SPACE
- 8 MEADOW





#### KEY

- |                         |   |
|-------------------------|---|
| <b>1</b> OVERLOOK       | <b>6</b> PEDESTRIAN PROMENADE               |
| <b>2</b> OUTDOOR DINING | <b>7</b> SEAT PLINTHS                       |
| <b>3</b> PLANTINGS      | <b>8</b> ELEVATOR TO LOWER RETAIL PROMENADE |
| <b>4</b> STAIRS         |   |
| <b>5</b> SLOPED WALKWAY |   |



#### NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

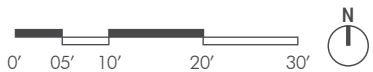
**1333 M STREET**

SE Waterfront, Washington DC

**PUD SUBMISSION**

**WATERFRONT PLAZA ENLARGEMENT**

SCALE:  
1" = 20'-0"



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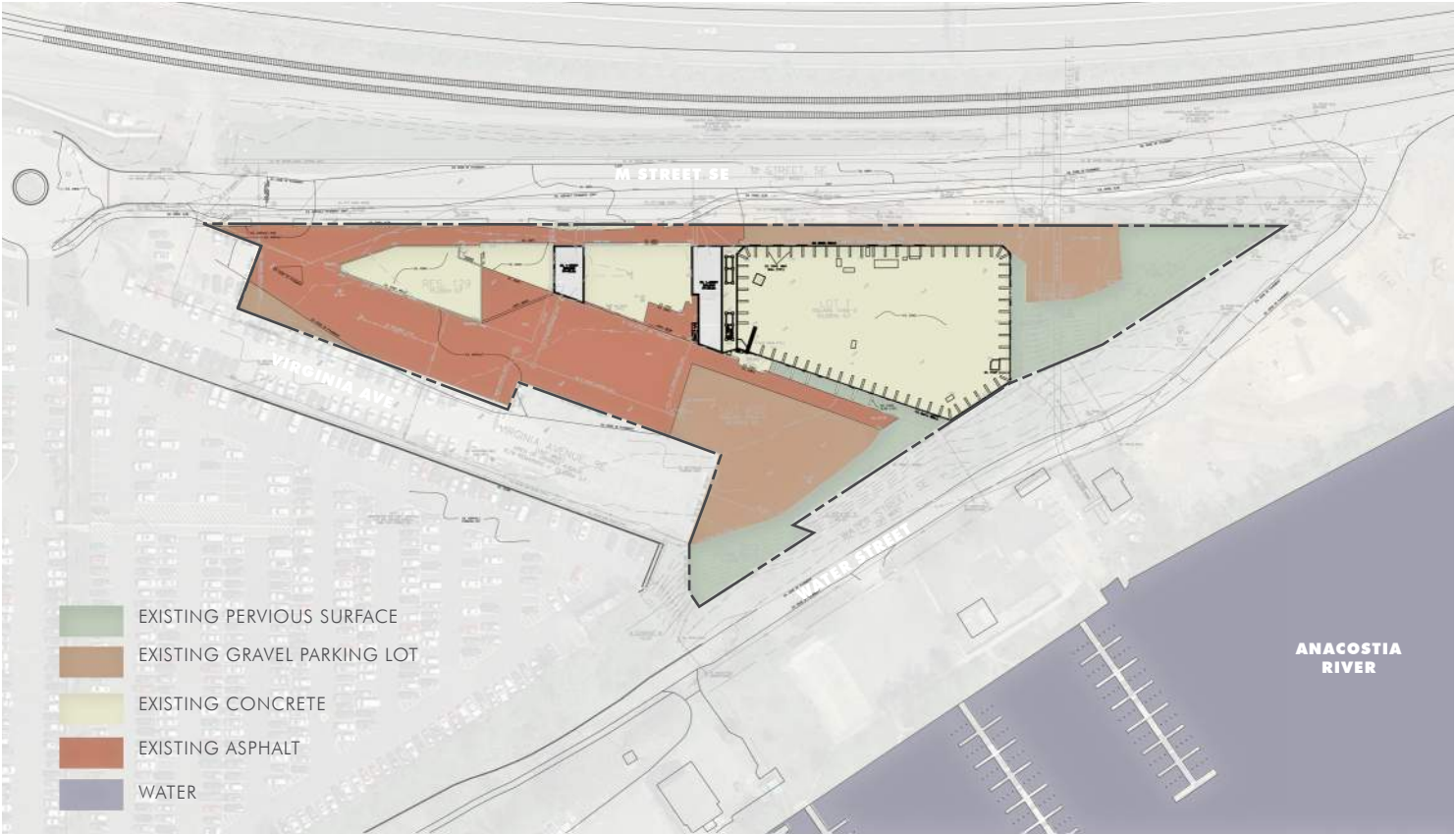
\*The plan and imagery shown is conceptual and may change with final design provided that the use of the space, character, and quality of the features and plantings remain in substantial conformance with that shown.

\*All elements located within the public right-of-way such as, but not limited to, crosswalks, bike racks, green infrastructure features, and bike lanes may change in response to future input and coordination with the District Department of Transportation and other government agencies.







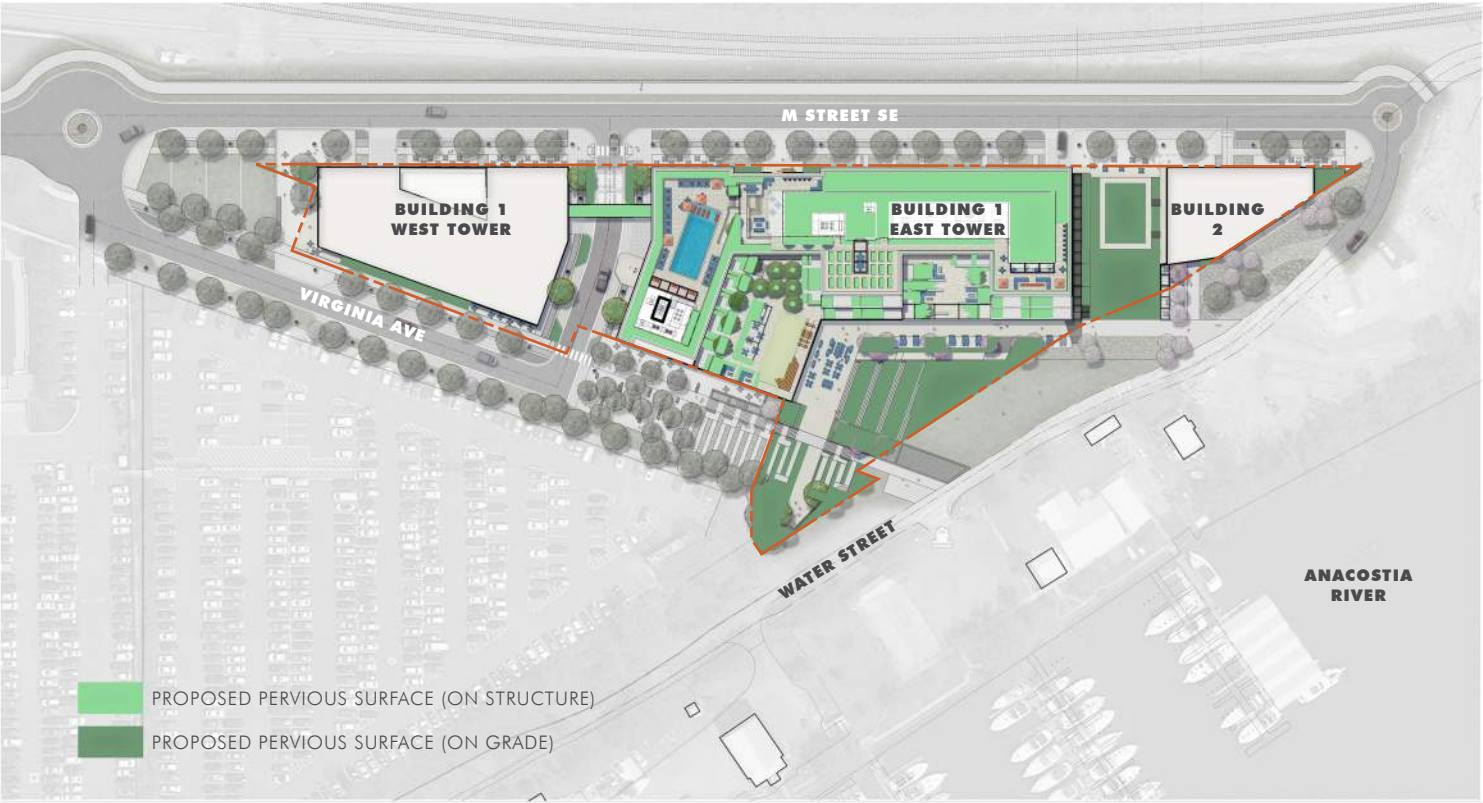


**EXISTING CONDITIONS PLAN**

EXISTING IMPERVIOUS AREA:	108,560 SF	<b>85.2%</b>
EXISTING ASPHALT:	37,514 SF	34.6%
EXISTING GRAVEL:	25,130 SF	23.1%
EXISTING CONCRETE:	41,887 SF	38.6%
EXISTING STRUCTURES:	4,029 SF	3.7%
EXISTING PERVIOUS AREA:	18,914 SF	<b>14.8%</b>

- NOTES:
1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabulations.
  2. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
  3. Buildings 1A & 2 are shown for illustrative purposes only. Parcels will be developed at a later date.

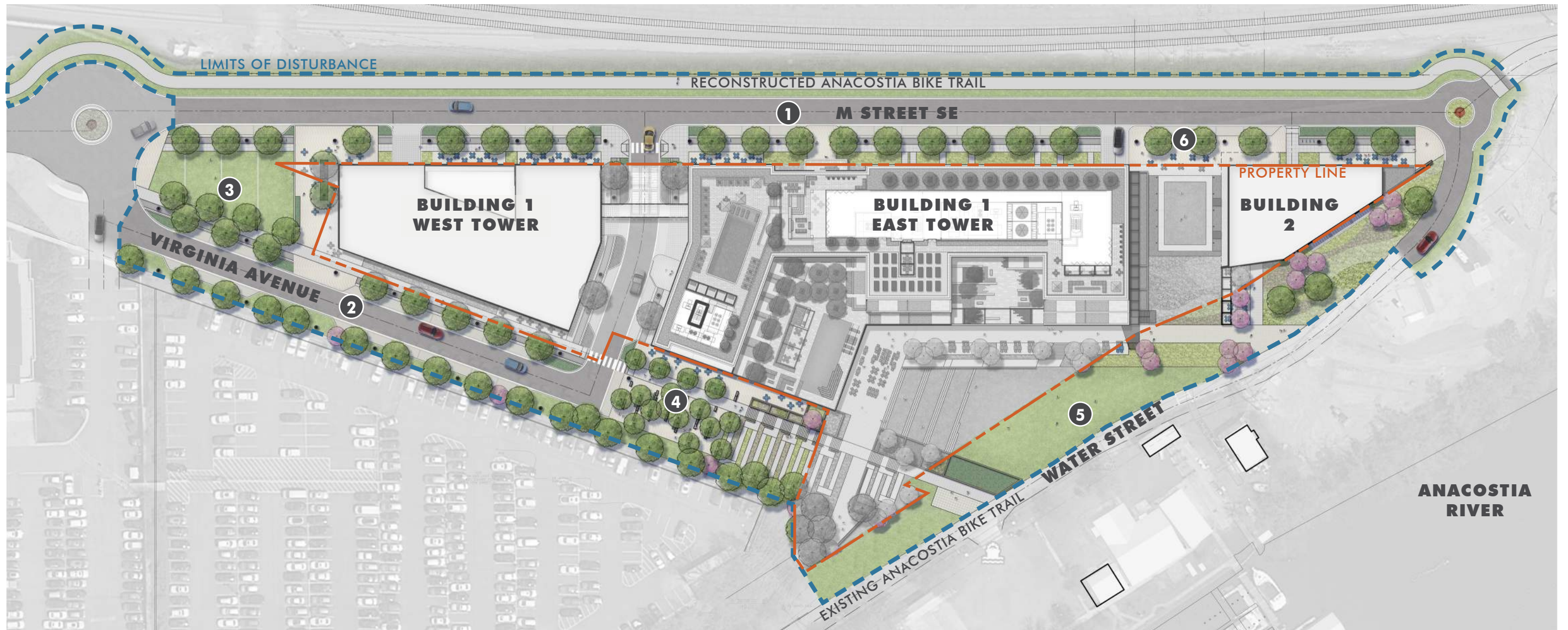
PROPERTY AREA: 127,474 SF



**PROPOSED MASTER PLAN**

PROPOSED IMPERVIOUS AREA:	75,017 SF	<b>58.8%</b>
PROPOSED PERVIOUS AREA:	52,457 SF	<b>41.2%</b>
PERVIOUS AREA ON GRADE:	20,608 SF	39.3%
PERVIOUS AREA ON STRUCTURE:	31,849 SF	60.7%





## LEGEND

**1 M STREET**  
 DDOT STANDARD ROADWAY (22')  
 ON STREET PARKING (8')  
 BIORETENTION FACILITIES  
 SIDEWALK (6')  
 AMENITY PANEL WITH STREET TREES  
 STREET LIGHTS  
 PERMEABLE PAVING  
 BIKE TRAIL (10')  
 TRAFFIC CIRCLE  
**ESTIMATED COST: \$2,51,970**

**2 VIRGINIA AVENUE**  
 DDOT STANDARD ROADWAY (22')  
 ON STREET PARKING (8')  
 BIORETENTION FACILITIES  
 PROMENADE SIDEWALK (9')  
 AMENITY PANEL WITH STREET TREES  
 STREET LIGHTS  
 PERMEABLE PAVING  
**ESTIMATED COST: \$983,300**

**3 ARRIVAL PLAZA**  
 PEDESTRIAN PROMENADE  
 EXPANSIVE GREEN LAWN  
 PEDESTRIAN PLAZA  
 DROP OFF POINTS FOR BUILDING  
**ESTIMATED COST: \$322,150**

**4 WATERFRONT PLAZA**  
 PEDESTRIAN PLAZA  
 MONUMENTAL STAIRCASE  
 BIORETENTION PLANTERS  
 RETAIL DINING  
 ACCESSIBLE WALKWAYS  
**ESTIMATED COST: \$726,400**

**5 LOWER RETAIL PROMENADE**  
 GREAT LAWN  
 BIORETENTION PLANTERS  
 MEADOW  
 ACCESS TO WATER STREET  
 BIKE TRAIL CONNECTION  
**ESTIMATED COST: \$361,500**

**6 14TH ST. CORRIDOR PLAZA**  
 ACCESS TO PEDESTRIAN BRIDGE  
 & ELEVATOR TO LOWER RETAIL  
 PROMENADE  
 PEDESTRIAN PLAZA  
**ESTIMATED COST: \$999,400**

## NOTES

1. Benefits in **ORANGE** text indicate improvement to be done at Phase 1. Benefits in **BLUE** text indicate improvement to be done at Phase 2.
2. Areas rendered in color are located in public space.
3. Numbers shown on the plan are shown to identify spaces and do not limit the locations of benefits listed in the legend.

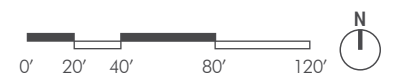
**1333 M STREET**

SE Waterfront, Washington DC

**PUD SUBMISSION**

PUBLIC SPACE IMPROVEMENTS EXHIBIT

SCALE:  
 1" = 80'-0"



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- NOTES:
1. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
  2. Stormwater calculations and takeoffs may vary from those shown here due to varying requirements for compliance with DOEE.

★ ★ ★

Address1333 M Street

Square

Lot

Zone District

Other

Lot area (sf)118,615

Minimum Score0.2

Multiplier

GAR Score

Lot size (enter this value first) \*

SCORE:0.204

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth < 24"

square feet

0.30

-

2

Landscaped areas with a soil depth ≥ 24"

square feet

12,000

0.60

7,200.0

3

Bioretention facilities

square feet

2,500

0.40

1,000.0

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants < 2' height

square feet

0

0.20

Native Bonus square feet

-

2

Plants ≥ 2' height at maturity  
- calculated at 9-sf per plant

# of plants

0

0

0.30

# of plants

-

3

New trees with less than 40-foot canopy spread  
- calculated at 50 sq ft per tree

# of trees

0

0

0.50

# of trees

-

4

New trees with 40-foot or greater canopy spread  
- calculated at 250 sq ft per tree

# of trees

0

0

0.60

# of trees

-

5

Preservation of existing tree 6" to 12" DBH  
- calculated at 250 sq ft per tree

# of trees

0

0

0.70

# of trees

-

6

Preservation of existing tree 12" to 18" DBH  
- calculated at 600 sq ft per tree

# of trees

0

0

0.70

# of trees

-

7

Preservation of existing trees 18" to 24" DBH  
- calculated at 1300 sq ft per tree

# of trees

0

0

0.70

# of trees

-

8

Preservation of existing trees 24" DBH or greater  
- calculated at 2000 sq ft per tree

# of trees

0

0

0.80

# of trees

-

9

Vegetated wall, plantings on a vertical surface

square feet

0.60

square feet

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

square feet

0.60

square feet

-

2

Over at least 8" of growth medium

square feet

20,000

0.80

square feet

16,000.0

D

Permeable Paving\*\*\*

1

Permeable paving over 6" to 24" of soil or gravel

square feet

0.40

-

2

Permeable paving over at least 24" of soil or gravel

square feet

0.50

-

E

Other

1

Enhanced tree growth systems\*\*\*

square feet

0.40

-

2

Renewable energy generation

square feet

0.50

-

3

Approved water features

square feet

0.20

-

F

Bonuses

sub-total of sq ft =34,500

1

Native plant species

square feet

0

0.10

-

2

Landscaping in food cultivation

square feet

0.10

-

3

Harvested stormwater irrigation

square feet

0.10

-

Green Area Ratio numerator =24,200

\*\*\* Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth.

-

THEORETICAL LOT 1

★ ★ ★

Address1333 M Street

Square

Lot

Zone District

Other

Lot area (sf)8,855

Minimum Score0.2

Multiplier

GAR Score

Lot size (enter this value first) \*

SCORE:0.207

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth < 24"

square feet

0.30

-

2

Landscaped areas with a soil depth ≥ 24"

square feet

250

0.60

150.0

3

Bioretention facilities

square feet

0

0.40

-

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants < 2' height

square feet

0

0.20

Native Bonus square feet

-

2

Plants ≥ 2' height at maturity  
- calculated at 9-sf per plant

# of plants

0

0

0.30

# of plants

-

3

New trees with less than 40-foot canopy spread  
- calculated at 50 sq ft per tree

# of trees

0

0

0.50

# of trees

-

4

New trees with 40-foot or greater canopy spread  
- calculated at 250 sq ft per tree

# of trees

0

0

0.60

# of trees

-

5

Preservation of existing tree 6" to 12" DBH  
- calculated at 250 sq ft per tree

# of trees

0

0

0.70

# of trees

-

6

Preservation of existing tree 12" to 18" DBH  
- calculated at 600 sq ft per tree

# of trees

0

0

0.70

# of trees

-

7

Preservation of existing trees 18" to 24" DBH  
- calculated at 1300 sq ft per tree

# of trees

0

0

0.70

# of trees

-

8

Preservation of existing trees 24" DBH or greater  
- calculated at 2000 sq ft per tree

# of trees

0

0

0.80

# of trees

-

9

Vegetated wall, plantings on a vertical surface

square feet

0.60

square feet

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

square feet

0.60

square feet

-

2

Over at least 8" of growth medium

square feet

2,100

0.80

square feet

1,680.0

D

Permeable Paving\*\*\*

1

Permeable paving over 6" to 24" of soil or gravel

square feet

0.40

-

2

Permeable paving over at least 24" of soil or gravel

square feet

0.50

-

E

Other

1

Enhanced tree growth systems\*\*\*

square feet

0.40

-

2

Renewable energy generation

square feet

0.50

-

3

Approved water features

square feet

0.20

-

F

Bonuses

sub-total of sq ft =2,350

1

Native plant species

square feet

0

0.10

-

2

Landscaping in food cultivation

square feet

0.10

-

3

Harvested stormwater irrigation

square feet

0.10

-

Green Area Ratio numerator =1,830

\*\*\* Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth.

-

THEORETICAL LOT 2





*Alnus serrulata* / **Hazel Alder**



*Lindera benzoin* / **Spice Bush**



*Cercis canadensis* / **Eastern Redbud**



*Viola cucullata* / **Marsh blue Violet**



*Chelone glabra* / **White Turtlehead**



*Aronia arbutifolia* / **Red Chokeberry**



*Hamamelis virginiana* / **Witch Hazel**



*Rhus glabra* / **Smooth Sumac**



*Lobelia siphilitica* / **Great Blue Lobelia**



*Juncus canadensis* / **Canada Rush**



*Cephalanthus occidentalis* / **Buttonbush**



*Dryopteris intermedia* / **Evergreen Wood Fern**



*Athyrium asplenoides* / **Southern Ladyfern**



*Tripsacum dactyloides* / **Gama Grass**



*Andropogon gerardii* / **Big Bluestem**

\*Plant selections may change with final design provided that the character and quality of the planting material selections remain in substantial conformance with that shown.