







PUD SUBMISSION

DECEMBER 12, 2016





CIRCULATION PLAN (Vehicular, Pedestrian, Bicycle + Metro)	30
DEVELOPMENT SUMMARY	31
BUILDING ELEVATION SOUTHWEST	32
VIEW SHEDS	33
VIEW SHED KEY PLAN	33
VIEW FROM PLEASANT STREET SE	34
VIEW FROM HOWARD ROAD SE	35
VIEW FROM BARRY FARM OVER HIGHWAY	36
VIEWS UNALTERED BY PROJECT	37
VIEW FROM WESTERN RIVER EDGE	38
VIEW FROM NORTH NAVY YARD	39
VIEWS UNALTERED BY PROJECT	40
VIEWS UNALTERED BY PROJECT	41
VIEWS UNALTERED BY PROJECT	42
VIEWS UNALTERED BY PROJECT	43
DESIGN PRECEDENTS	44
CIVIL DRAWINGS	47

CIVIL	DRAWINGS	47
	COVER SHEET	47
	EXISTING CONDITIONS AND DEMOLITION PLAN	48
	SITE PLAN	49
	UTILITY PLAN	50
	STORMWATER MANAGEMENT /GAR PLAN	51
	EROSION AND SEDIMENT CONTROL	52
	TRUCK TURN	53
	BOUNDARY & TOPOGRAPHIC SURVEY	54

TABLE OF CONTENTS

SITE: EXISTING CONDITION ANACOSTIA WATERFRONT INIT **EXISTING ZONING PROPOSED ZONING** SITE PLAN **VISION PLAN** STREETSCAPE PLAN PROPOSED HOWARD ROAD ST PROPOSED SIDE STREET SECT **3D VIEWS 3D AERIAL** VIEW TO NOR **3D AERIAL** VIEW TO CAPI **3D VIEW** FROM WEST **3D VIEW** FROM EAST **3D VIEW** STREETSCAPE **3D VIEW** SKYBRIDGE (RES PHASING AND BUILDING KEY P FLOOR PLANS LEVEL 1 FLOOR PLAN LEVEL 2 FLOOR PLAN LEVELS 3-10 FLOOR PLA LEVELS 11-12 FLOOR PL PENTHOUSE FLOOR PLA LEVEL P1 FLOOR PLAN LEVEL P2 FLOOR PLAN **BUILDING SECTIONS**

	4
IATIVE 2004 :	5
	6
	7
	8
	10
	11
REET SECTION A-A'	12
TON B-B'	13
	14
THWEST (towards Nationals Park)	14
TOL	15
	16
	17
(HOWARD ROAD SE)	18
SIDENTIAL)	19
LAN	20
	21
	21
	22
AN	23
AN	24
N	25
	26
	27
	28









ANACOSTIA WATERFRONT INITIATIVE 2004 : PLAN IMPROVEMENTS AT POPLAR POINT

Legend 存 Final PUD P Downtown Zone 47 Mixed-Use Zone Neighborhood Mixed-Use Zone 2 Production, Distribution, and Repair P Zone Residential Apartment Zone ł PDR-1 Residential Flat Zone ~ 4 **Residential Zone** 4 Special Purpose Zone ሪ Unzoned

EXISTING ZONING

295

MU-14

MU-14

SUITLAND PRWY







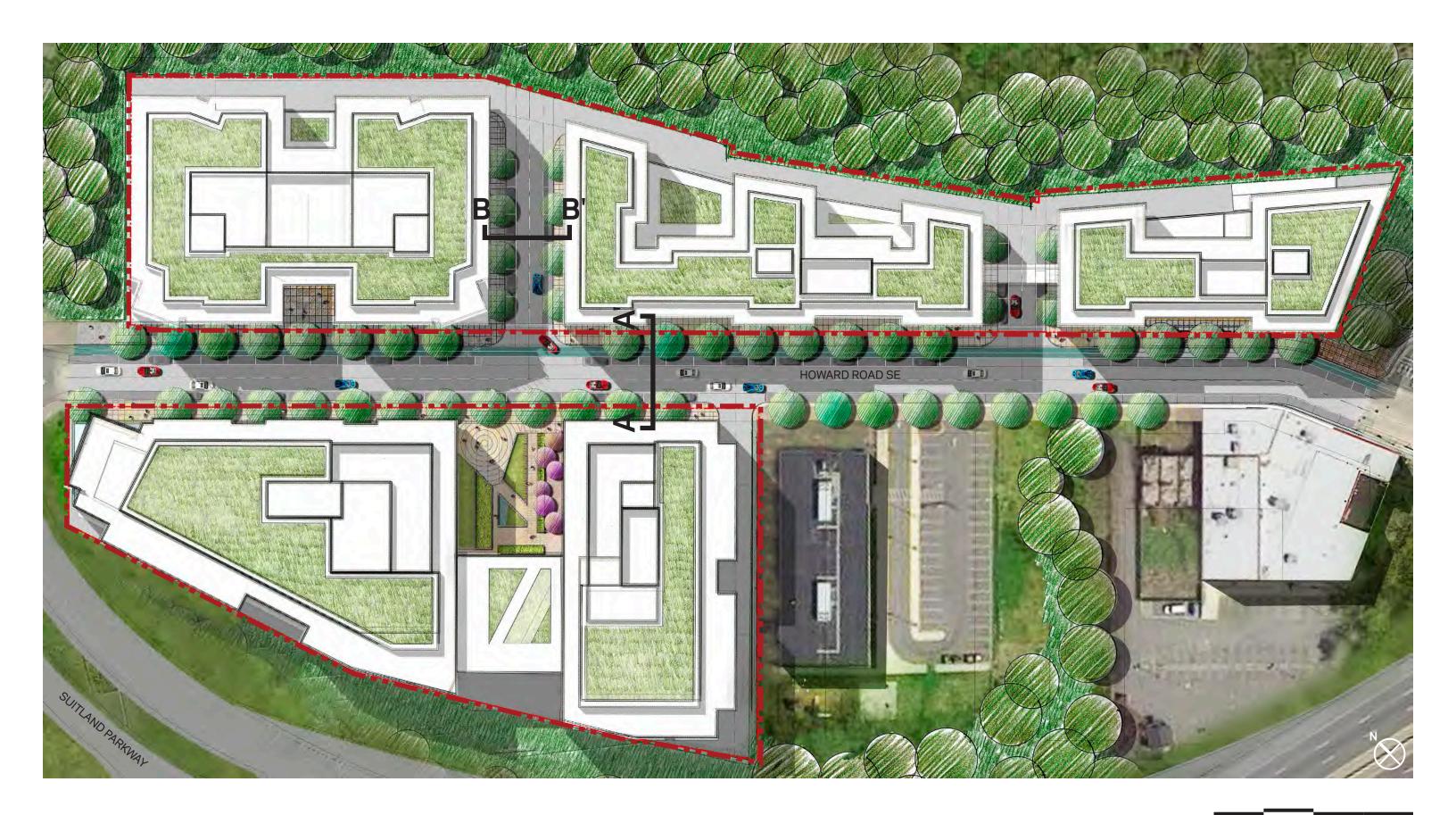




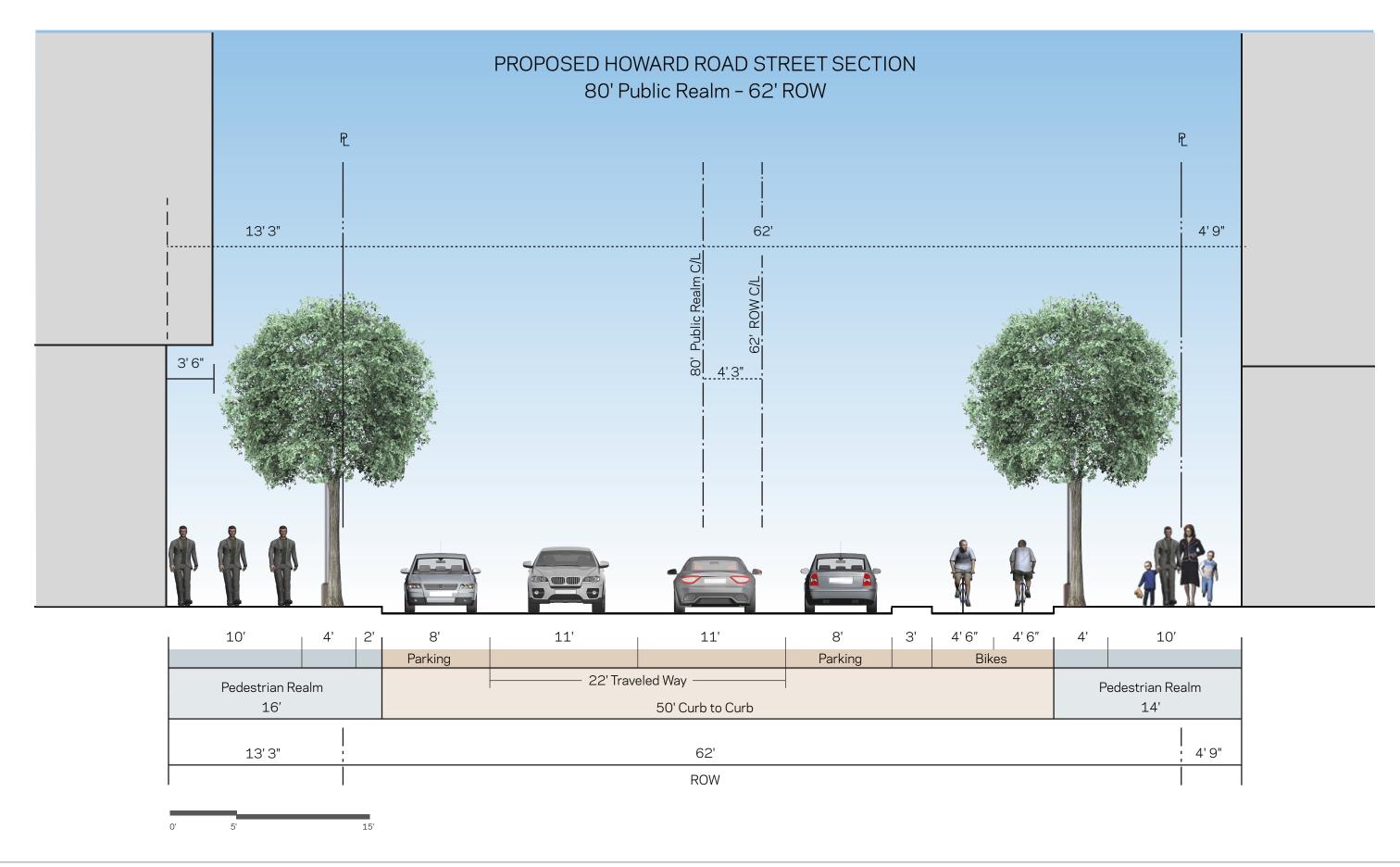




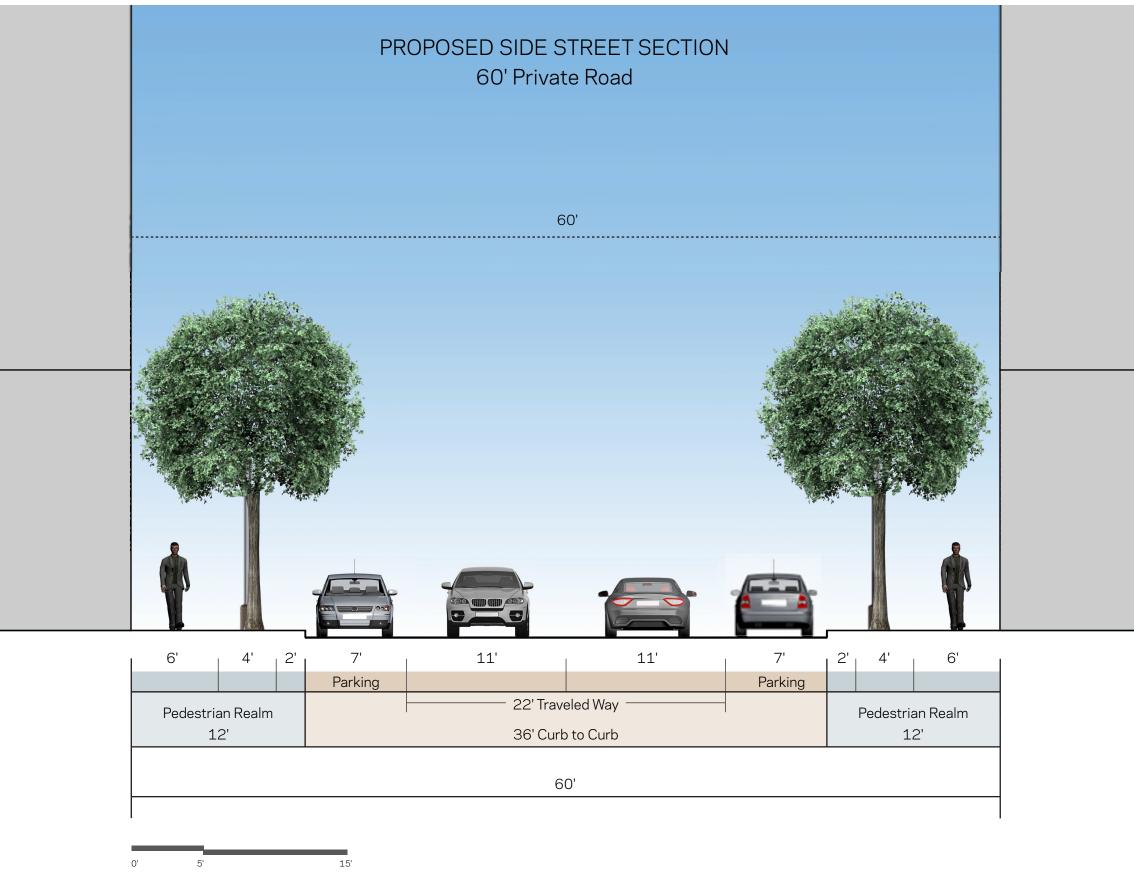




STREETSCAPE PLAN



PROPOSED HOWARD ROAD STREET SECTION A-A'



PROPOSED SIDE STREET SECTION B-B'



3D AERIAL VIEW TO NORTHWEST (towards Nationals Park)



3D AERIAL VIEW TO CAPITOL



3D VIEW FROM WEST