

MRP | REALTY

680 Rhode Island Ave. | Washington, DC

KEY PLAN

February 26, 2016

L1.13

SK+I | OCULUS
ARCHITECTURE

BRYANT STREET PARK - ART IN THE PARK



ZONING COMMISSION
District of Columbia
CASE NO.15-16
EXHIBIT NO.17A3



EXISTING

- ① RHODE ISLAND AVE. METRO STATION
- ② PEDESTRIAN BRIDGE
- ③ STAIR-RAMP CONNECTION
- ④ METROPOLITAN BRANCH TRAIL

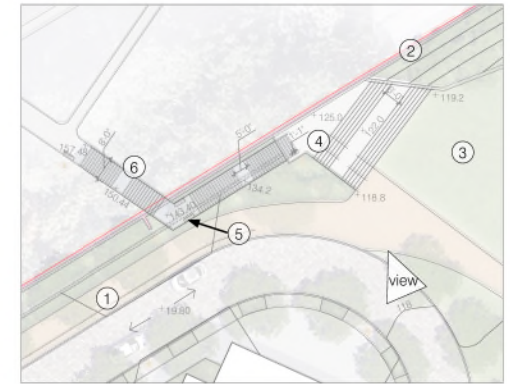
PROPOSED

- ⑤ RE-ALIGNED METROPOLITAN BRANCH TRAIL
- ⑥ PEDESTRIAN PLAZA
- ⑦ LANDING AND GRAND STAIR
- ⑧ TRAIL SCULPTURES
- ⑨ CYCLE LANE CONNECTION
- ⑩ FLEXIBLE OPEN SPACE





View of Stair to Edgewood Apartments



Plan Enlargement

- ① MULTI-USE TRAIL
- ② EXISTING ART WALL
- ③ FLEXIBLE OPEN SPACE
- ④ GRAND STAIR
- ⑤ BUILT IN SEATING
- ⑥ ACCESS STAIR
(SUBJECT TO APPROVAL BY ADJACENT PROPERTY OWNER)



Precedent images of Access Stair



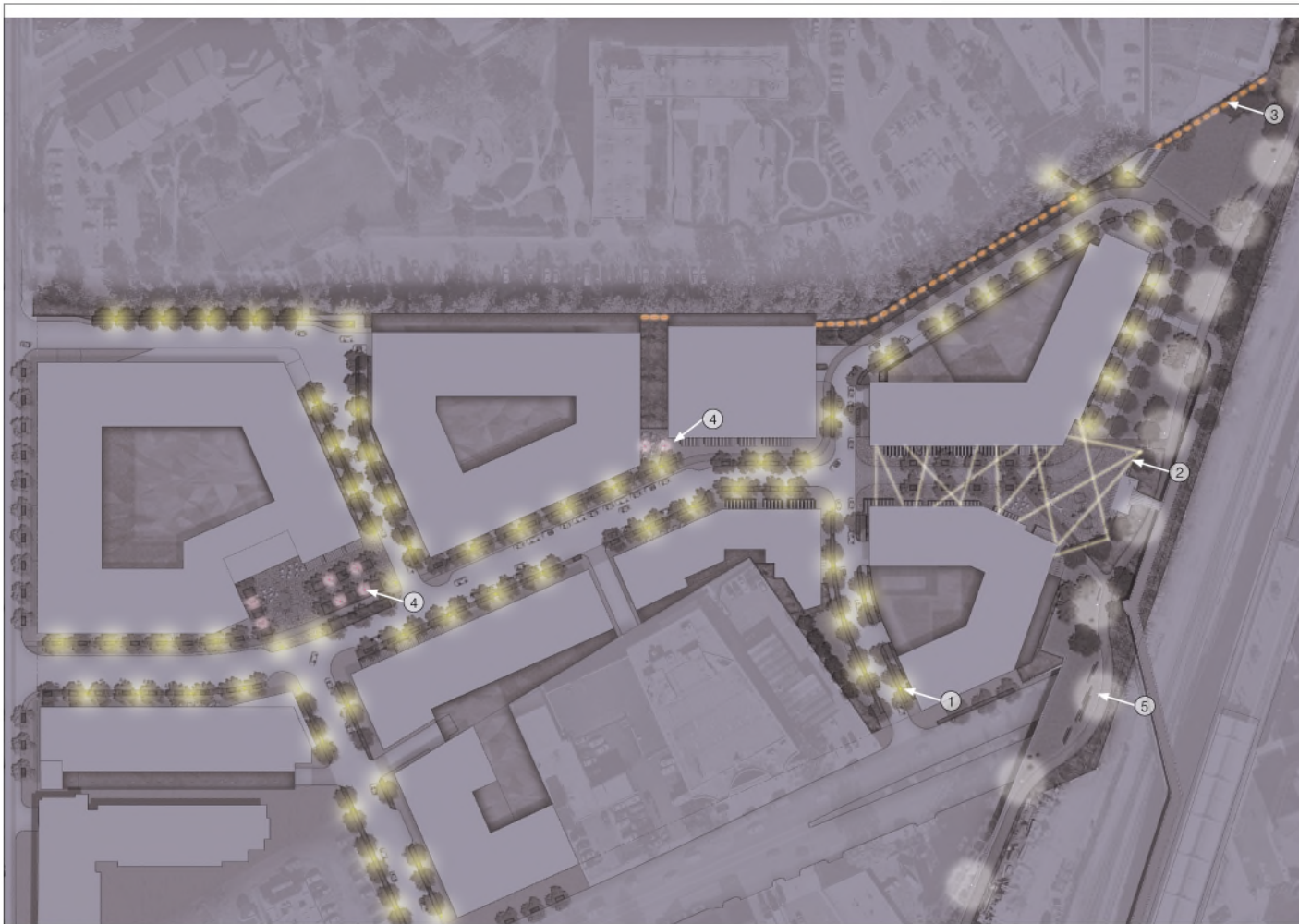
Bike Tire Trough

Note: Images identified here are not exact representations of proposed site elements. These images are shown to provide general character of site features. All Murals are to be planned and executed by an artist and the images shown are for illustrative purposes only.



KEY PLAN





- ① STREET LIGHT POLES
- ② CATENARY LIGHTS
- ③ UP LIGHTS AT ART WALL
- ④ PEDESTRAIN SCALE LIGHT POLES
(Represented for illustrative purposes only. Final Selection to be determined in Stage 2 submission)
- ⑤ MBT LIGHT FIXTURE
(Lights along MBT trail to remain as existing and relocated as necessary for trail realignment)

Note: Light Fixtures identified here are not exact representations of proposed site elements. These images are shown to provide general character of site features.



Catenary Lights

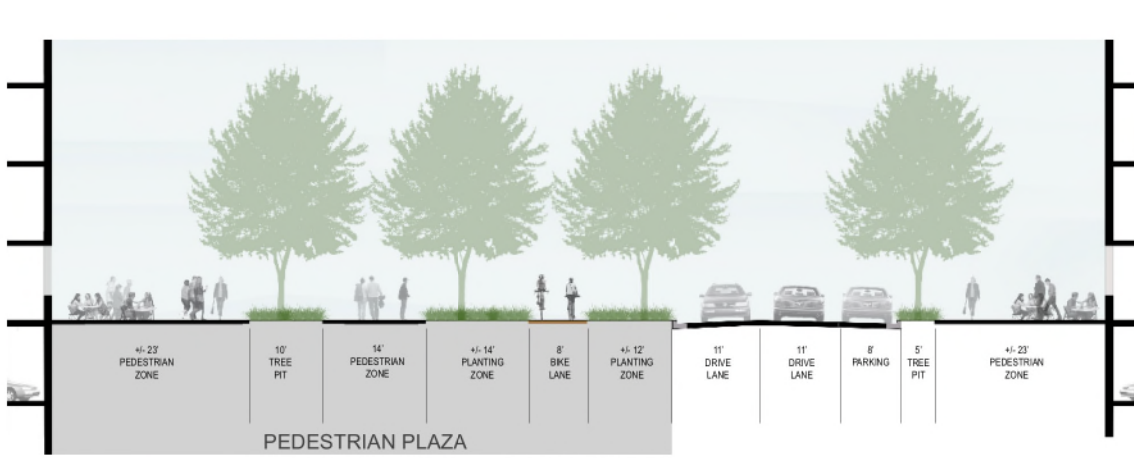


Pedestrian Scale Light Poles

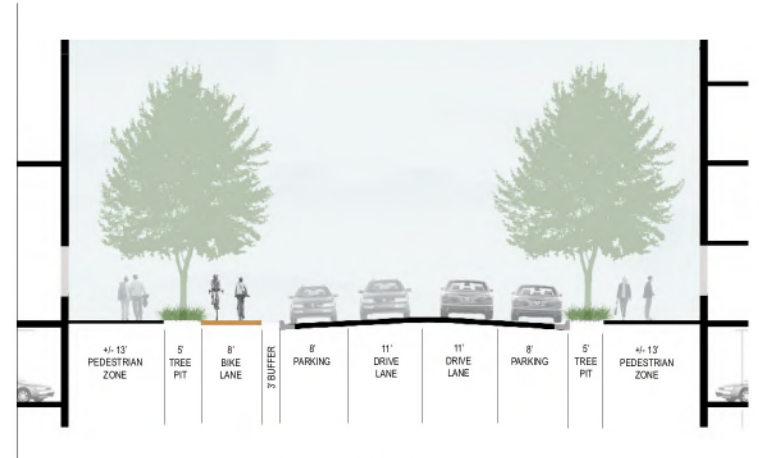


Wall Up Lighting

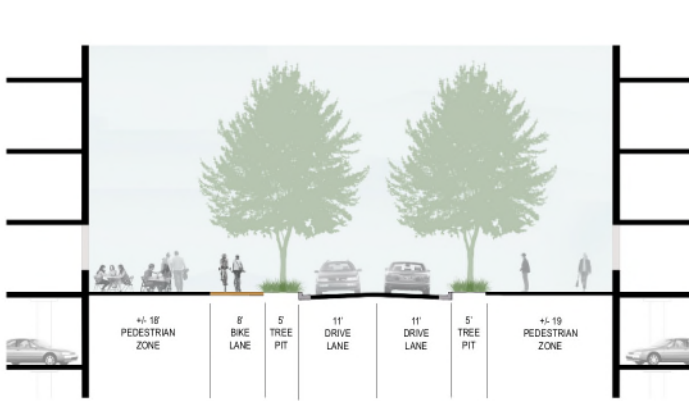




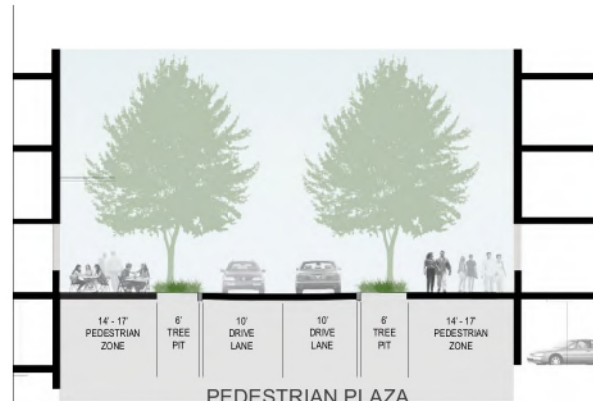
SECTION A



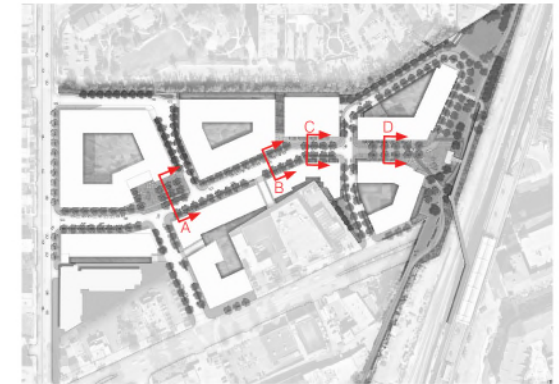
SECTION B



SECTION C

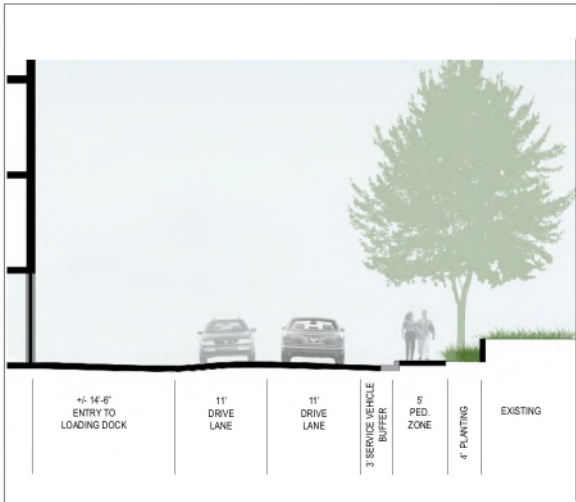


SECTION D

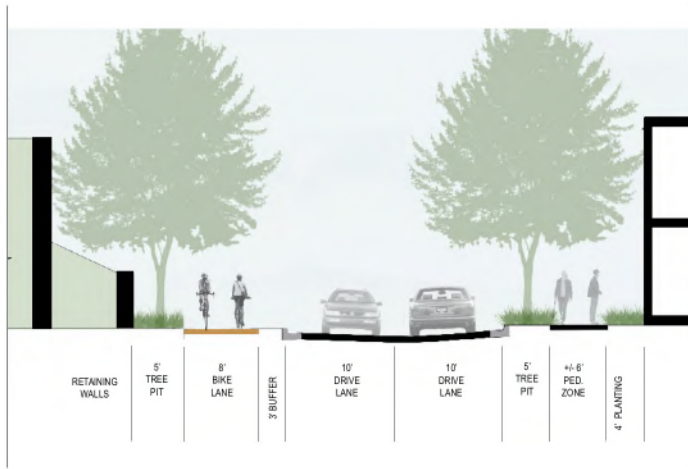


KEY PLAN

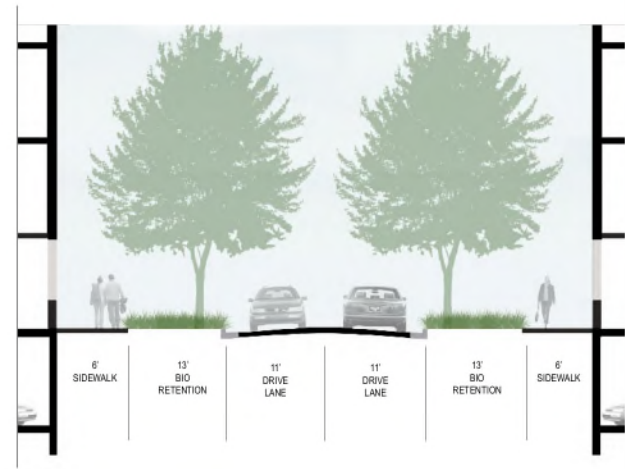




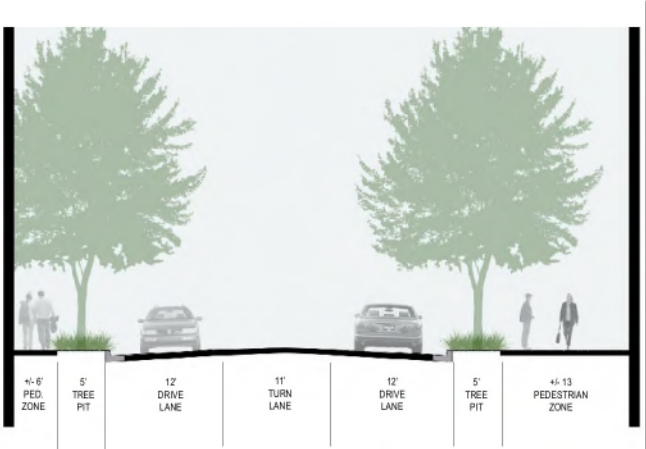
SECTION E



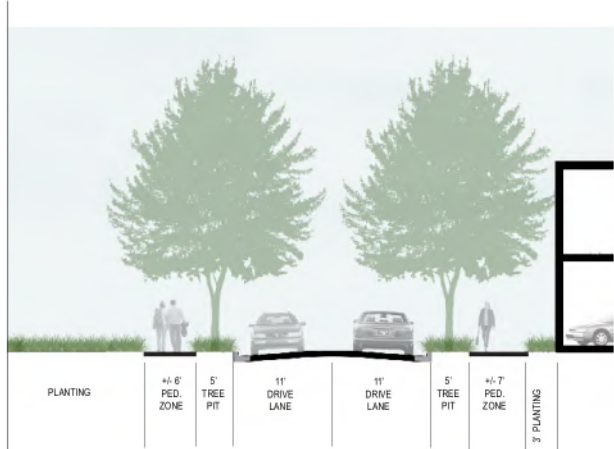
SECTION F



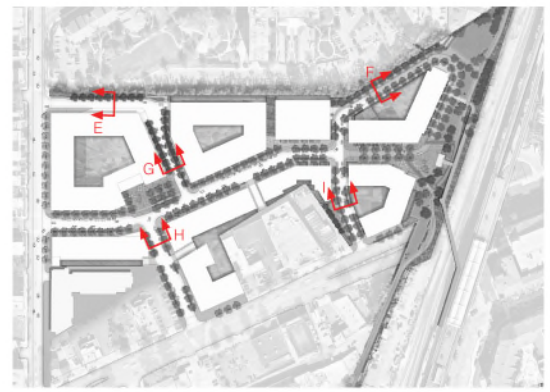
SECTION G



SECTION H



SECTION I



KEY PLAN



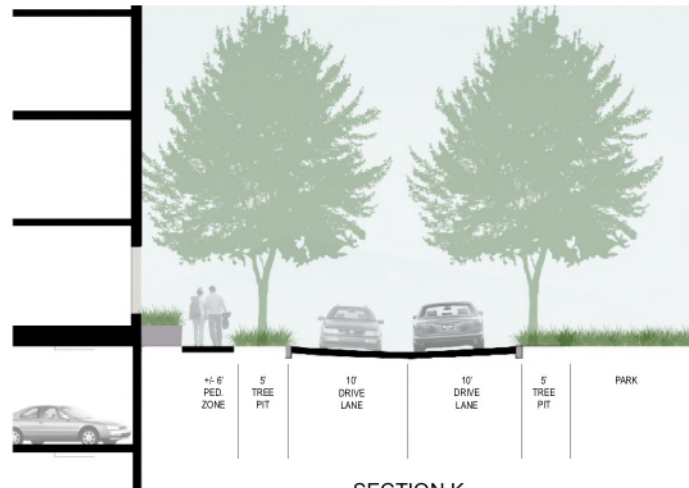


PEDESTRIAN PLAZA AND SHARED STREET

LANDING FOR STAIR TO METRO

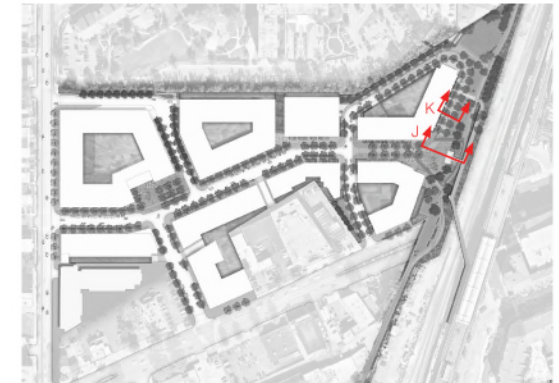
METROPOLITAN BRANCH TRAIL

SECTION J



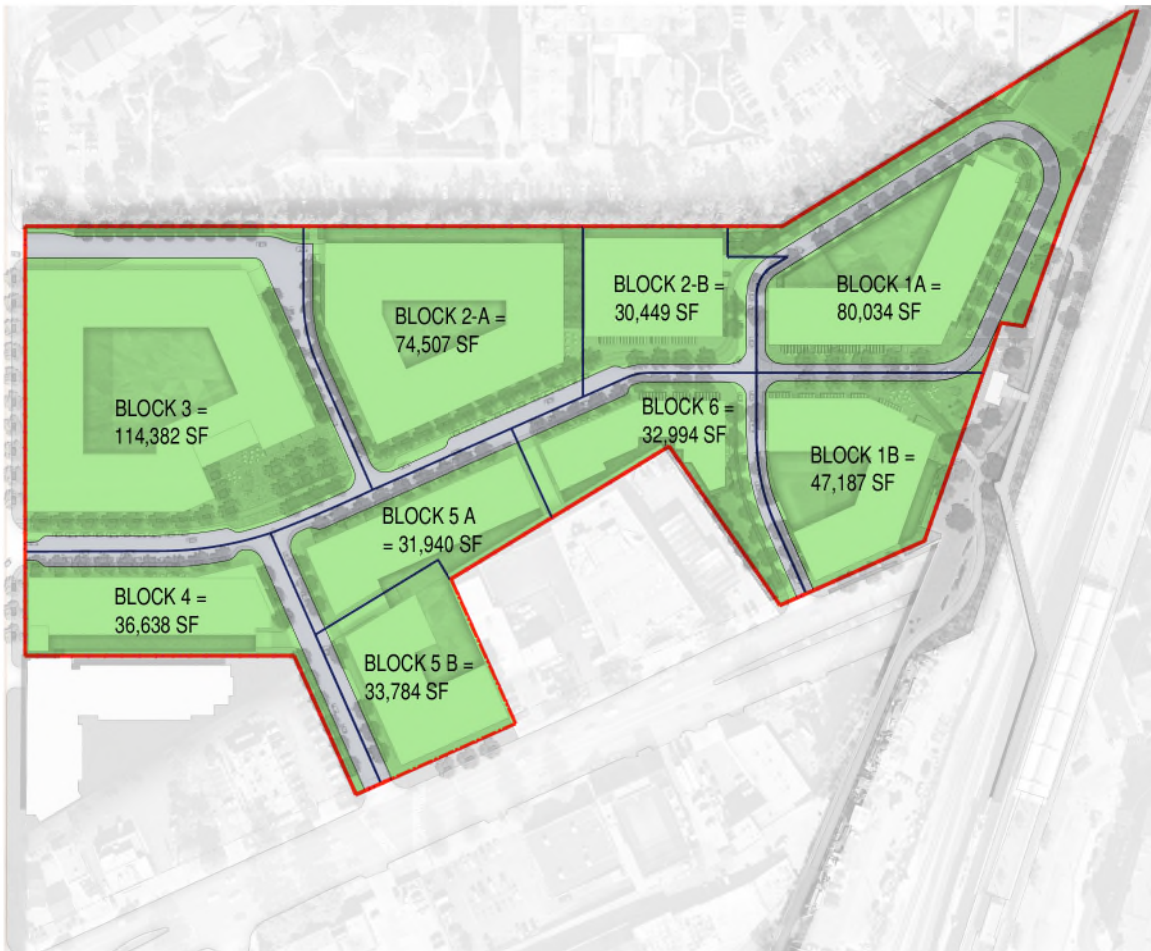
+/- 6' PED. ZONE
5' TREE PIT
10' DRIVE LANE
10' DRIVE LANE
5' TREE PIT
PARK

SECTION K



KEY PLAN





REQUIRED GAR: 0.250
GAR SCORE: 0.380

Green Area Ratio Scoresheet			
Address	Ward	Lot	Square
Other / BZA Order	enter sq ft of lot		Zoning District
Lot size (enter this value first) *	multiplier	SCORE	
	481,195	0.380	
Landscaped Elements	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 80964	0.6	28,178.4
3 Bioretention facilities	enter sq ft 3125	0.4	1,250.0
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 11741	0.2	2,348
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 13081	99729	0.3
3 Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 180	9000	0.5
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.6
5 Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.7
6 Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0	0.7
7 Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0	0.7
8 Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0	0.8
9 Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	enter sq ft 88,054	0.6	52,832.4
2 Over at least 8" of growth medium	enter sq ft 51945	0.8	41,556.0
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 32,848	0.4	13,179.2
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
E Other			
1 Enhanced tree growth systems***	enter sq ft 17503	0.4	7,001.2
2 Renewable energy generation	enter sq ft 0	0.5	-
3 Approved water features	enter sq ft 0	0.2	-
sub-total of sq ft = 362,009			





- ① RHODE ISLAND AVE. METRO STATION
- ② EXISTING PEDESTRIAN BRIDGE TO METRO
- ③ METROPOLITAN BRANCH TRAIL
- ④ PEDESTRIAN PLAZA
- ⑤ CYCLE LANES
- ⑥ RESIDENTIAL AMENITY TERRACE
- ⑦ FLEXIBLE OPEN SPACE
- ⑧ INTERIM CONDITION ARCHITECTURAL INSTALLATION (SEE SHEET L2.08)
- ⑨ INTERIM CONDITION ARCHITECTURAL SCREEN
- ⑩ INTERIM CONDITION CYCLE LANES
- ⑪ ACCESS STAIR (SUBJECT TO APPROVAL BY ADJACENT PROPERTY OWNER)
- ⑫ INTERIM CONDITION RETAINING WALL
- ⑬ BRYANT STREET PARK
- ⑭ NATURALIZED PLANTINGS
- ⑮ BIO-RETENTION PLANTINGS

Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed

