

MRPIREALTY

SK+I

680 Rhode Island Ave. | Washington, DC

February 26, 2016

L2.03

SITE PLAN ENLARGEMENT













Plaza Interactive Fountain

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







Outdoor Dining

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Park Trash Receptacle



Bike Racks





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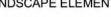




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NATIVE AND NATURALIZED PLANTINGS







Shenandoah Switch Grass

Winterberry Holly

Schizachyrium Blue Stem

BIO-RETENTION PLANTING





Joe-Pye Weed

Black-Eyed Susans and Purple Cone Flower

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Green Area Ratio Scoresheet enter sq ft of lot Landscaped areas (select one of the following for each area) Landscaped areas with a soil depth of less than 24" Groundcovers, or other plants less than 2'tall at maturity 0.2 1,313 3945 35505 10,652 at 9 sq ft per plant (typically planted no closer than 18" on center) Tree canopy for all new trees 2.5" to 6" in diameter 2,125.0 Tree canopy for new trees 6° diameter or larger 0.6 or equivalent - calculated at 250 sq ft per tree Tree canopy for preservation of existing tree 6" to 12" in diameter or large 0.7 or equivalent - calculated at 250 sg ft per tree. or equivalent - calculated at 600 sq ft per tree Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree or equivalent - calculated at 2000 sq ft per tree Vegetated wall, plantings on a vertical surface Vegetated or "green" roofs 13,817. Over at least 8° of growth medium 17,214.4 Permeable paving over at least 6" and less than 24" of soil or gravel Permeable paving over at least 24" of soil or gravel 4,086.8 Enhanced tree growth systems*** Renewable energy generation Approved water features sub-total of sqft = 127,577

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Total PUD Area		579,835	SF							BREAK	DOWN BY	BLOCK											
		MATTER OF RIGHT C3-A	C-3-A PUD	PROP	OSED P	UD	Bloc	ks 1A	Blocks			ock 2A	E	Block 2B	Ble	ock 3	Bi	ock 4	Block	5A	Block 5B	Е	llock 6
fone		C-3-A	C-3-A	PUI	D / C-3-A								_										
FAR Residential		4.8	4.8		2.78		2	.31	2.6)	- 3	3.79			2	.73	- 3	3.47	3.99)	2.93		2.589
FAR Residential Range		-	-	2.66	to	2.83	2.15	to 2.31							2.52	to 2.73	3.40 1	o 3.47	3.60 to	3.99	2.93 to 3.55	2.30	to 2.59
Residential GFA		-	-	1,279,625	to	1,362,149	171,956	to 185,252	122,5	72		2,322			288,243	to 312,225	124,569 1	0 127,033	114,984 to	127,319	99,093 to 119,997	75,886	to 85,42
FAR Commercial		2.5	2.5		0.63		0.	.09	0.9	3	(0.40		2.18	0	.72	().53	0.55	5	0.38		0.268
FAR Commercial Range				0.52	to	0.63	0.09	to 0.29				to 0.40		to 1.74							0.15 to 0.84		
Commercial GFA (min. / max.)				250,597		305,368	7,400	to 20,156	45,2	37	14,473	to 30,106	49,708	B to 52,840		,558		,595	17,68	35	5,113 to 28,363		8,828
Parking GFA				65,930	to	81,563						to 46,457		9,600		400		613			14,493		
FAR Parking		-	-	0.14	to	0.17						to 0.41		0.32		.06).10			0.43		
FAR Total **		4.8	4.8	3.31	to	3.63		to 2.60	3.5			to 0.62	1.95	to 2.05	3.31			o 4.10	4.15 to		3.51	2.57	to 2.86
Number of Dwelling Units		-	-	1,461	to	1,631		12	133			311				343		138	139		106		91
Range		-	-				200		133 K	141		to 336				to 368		o 163	139 to	164	106 to 131	91	to 116
Building Height		65 feet	90 feet		90'		_	00	90			90'		90'		90"		90"	90'		90'		90'
Lot Occupancy **		80% (residential), 100% (commercial)	80% (residential), 100% (commercial)	48.65%		5.96%		, 36.15%				, 82.44%				, 71.54%		70.08%			57.52% , 77.22%	41.51%	
Side Yard (none required)		if provided 3" per ft. of height or 8' min.	if provided 3" per ft. of height or 8" min.		breakdov			nd varies	13'-3" and			and 29'-0"	11'	and 23'-0"		and 43'-0"		1 34"-0"	0 and 3		0 and 32'-0"		29'-0"
Rear Yard (Residential) / to property line		2.5" per ft of height or 12' min.	18.75'		breakdov			r-0°	30'-		_	18'		O.		y-9°		8'-9"	varie		28'-0"		varies
Rear Yard (Commercial) / to center of alley		2.5" per ft of height or 12' min.	18.75'		breakdov	wn	_	-10"	30'-			0.		O.		y-9°		8'-9"	O,		28'-0"		0
Parking Residential Use [parking/unit]		0.5	0.5		-								-								-		
Parking Retail Use [parking/sfif > 3,000sf]		1/300 sf > 3,000sf	1/300 sf > 3,000sf						-				_	-					-		-		-
Total Residential parking required			780 620		736 688			06	67			155 38	-	98		172		69	69		53		46 19
Total Retail Parking Required Total Combined Parking Required			1,400		1,424			15 21	20			194	-	98		265 137		55 125	118		60		65
Bike Parking		-	1,400		502			72	48			104	+	5		114		46	46		37		30
Total Residential Parking Provided per phase	Parking Range				870			27 ***) ***		186	+	0		206		69	83		63		55
Total Retail Parking Provided per phase	Parking Range			748	to	1,240	_	with 1B)	156 K			to 78	_	142		lo 480		55	17 to		41 to 93		33
Total Combined Parking provided	Parking Range			1.617	to	2,069		27	236 to			to 265	1/12	plus Block2A		to 646		125	100 to		104 to 156		88
TOBS CONTENIES I SIKING PROVIDES	T GENING TO GO	1@55'	8@65'	1,011		2,000	<u>'</u>	2.1	200 6	511	LEU	D 200	142	pius Diockari		340'		12.0	100 0	100	104 10 100		
Loading Berths Residential Use		1@ 20'	8@ 20'	Charac	d with Re	462	(Chornel)	with Retail)	(Shared wi	h Datell			/Char	ed with Retail)		20′	(Chorod	with Retail)	(Shared with	h Doteill	(Shared with Retail)	(Sh	ared with
Loading bettis residential use		1@200sf	8@200sf	orialet	u wili re	ridii	(Silaleu I	Muli rvetalij	(Silaled Wi	ii nelalij			(Share	eu wiii rvecaii)		200sf	(Silaleu	will retail)	(Silaled Wil	ii rvetalij	(Silaled Will Netall)	В	lock 5)
		loading varies per size of retail	2@65'		5 / 6@4	O.		040°	1@4			@40°		1@40*			1/	2,40′	1@4		1@40′		1@40
Loading Berths Retail Use		1@ 20' delivery platform varies per size of retail	11@ 30° 11@100sf / 2@200sf		5@ 20′ @200sf			20' 200sf	1@ 2 1@20			ฏ 20′ (200sf		 1@200sf		-		200sf	1@ 2 1@20		1@200sf		@ 20' @200sf
Loading Berths Grocery Use		varies per size of grocery	1@55' 1@ 30' 1@200sf		breakdov	wn									16	ฏ55' § 20' 200sf		-					
			1@30'																				
ot size **				4	81,915		80,	034	47,18	17	74	1,507		30,449	114	1,382	36	,638	31,94	0	33,784	3	2,994
excluding roadways and bikeways																							

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	UNIT MIX Block 1A										
floor	2 Bedroom +Den/ 3 Bedroom 1140-1295 sf	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf	TOTALS	Gross Residential			
7ft	2	6	6	9	5	3	31	28.076			
6th	2	6	6	9	5	3	31	28,076			
5th	2	6	6	9	5	3	31	28,076			
4h	2	6	6	9	5	3	31	28,076			
3rd	2	6	6	9	5	3	31	28,076			
2nd	2	6	6	9	5	3	31	28,076			
1st	1	5	5	7	4	4	26	16,796			
Total	13	41	41	61	34	22	212	185,252			
Percentage	6.13%	19.34%	19.34%	28.77%	16.04%	10.38%	100%				
	2 Bed	room									
Affordable Housing	Units @ 80% AMI	Units @ 50% AMI	Units (980% AMI	Units (8.00%	14,820				
nousing	4	1		В		4					

	UNIT MIX Block 1B										
floor	2 Bedroom +Den/ 3 Bedroom 1140-1295 sf	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf	TOTALS	Gross Residential			
6th	2	5	5	8	4	3	27	24,470			
5th	2	5	5	8	4	3	27	24,470			
4h	2	5	5	8	4	3	27	24,470			
3rd	2	5	5	8	4	3	27	24,470			
2nd	2	5	5	7	4	2	25	22,020			
1st	0	0	0	0	0	0	0	2,672			
Total	10	25	25	39	20	14	133	122,572			
Percentage	7.52%	18.80%	18.80%	29.32%	15.04%	10.53%	100%				
	2 Bed	room		1 Be							
Affordable Housing	Units @ 80% AMI	Units @ 50% AMI	Units @	80% AMI	Units (9 50% AMI	8.00%	9,806			
nousing	3	1		5		7					

	UNIT MIX Block 5B								
floor	2 Bedroom +Den/ 3 Bedroom	2 Bedroom 1025-1080 sf	1 Bed + Den 900-920 sf	1 Bedroom 685-755 sf	JR 1 Bed 530-540 sf	Efficiency 450-450 sf	TOTALS	Gross Residential	
7ft	1	4	4	5	3	2	19	17,220	
6th	2	4	4	6	4	2	22	19,434	
5th	2	4	4	6	4	2	22	19,434	
4th	2	4	4	6	4	2	22	19,434	
3rd	2	4	4	6	4	2	22	19,434	
2nd	0	0	0	0	0	0	0	0	
1st	0	0	0	0	0	0	0	4,137	
Total	9	20	20	29	19	10	107	99,093	
Percentage	8.41%	18.69%	18.69%	27.10%	17.76%	9.35%	100%		
	2 Bed	iroom		1 Be	1 Beddroom				
Affordable Housing	Units @ 80% AMI Units @ 50% AMI		Units (80% AMI	Units (8.00%	7,927		
nousing	2	1		4		2			

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KEY PLAN

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