

# BRIDGE DISTRICT PARCEL 5

BD Parcel 5 LLC  
1275 New Jersey Ave - Suite 601  
Washington, DC 20003



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## Project Team:

Design Architect  
Hartshorne Plunkard Architecture  
315 W. Walton Street | Chicago, Illinois 60610  
United States  
312.226.4488

Structural Engineer  
StructureCraft  
1929 Foy Street | Abbotsford, BC V2T | 6B1  
Canada  
206.580.5366

MEP Engineer  
Engenium Group  
233 E Redwood St | Ste 900B | Baltimore, MD 21202  
United States  
610.717.7356

Civil Engineer  
Wiles Mensch  
510 8th Street, SE, | Washington, DC 20003  
United States  
202.638.4040

Landscape Architect  
Future Green  
18 Bay Street | Brooklyn, NY 11231  
United States  
718.855.8995

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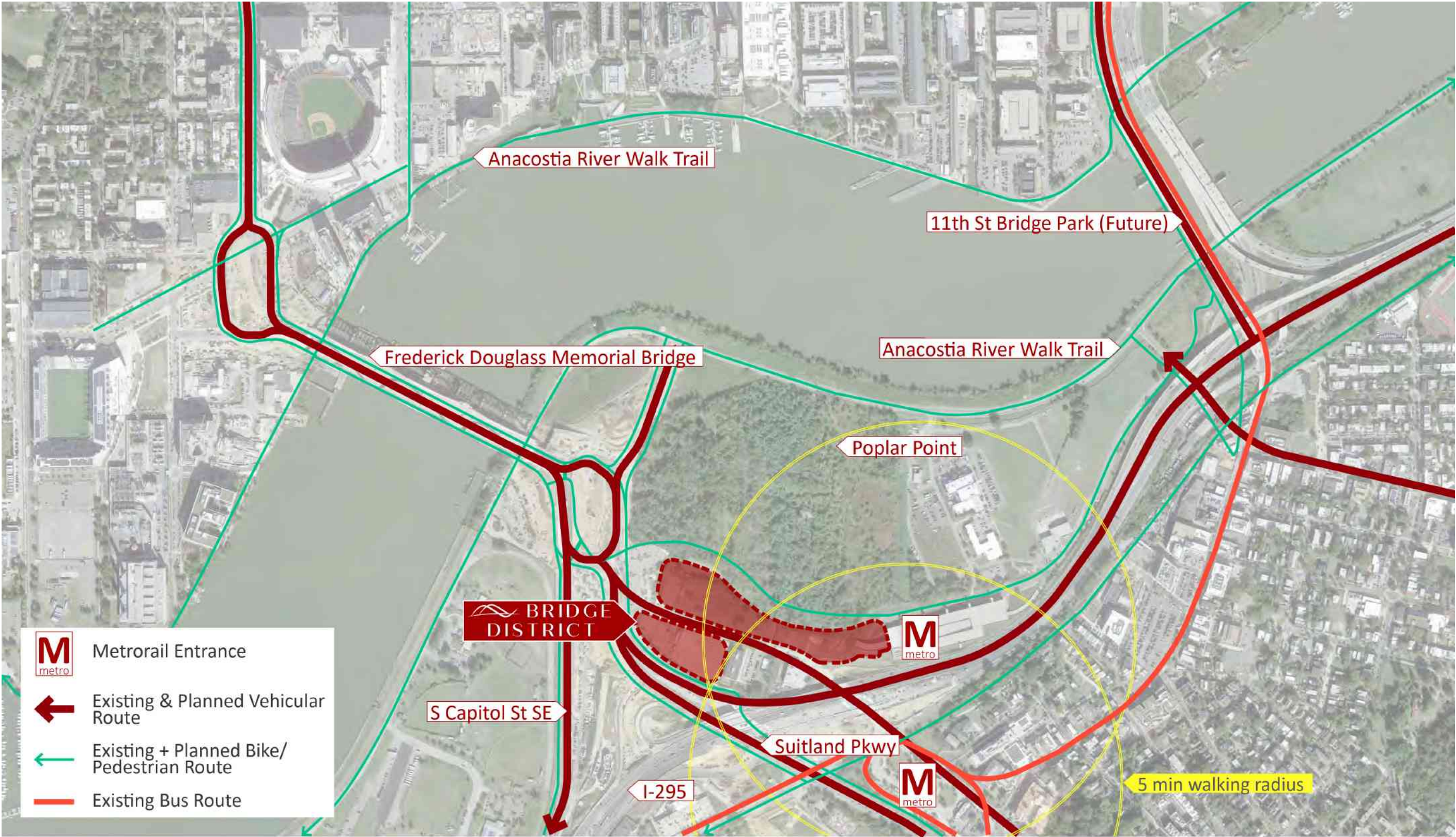
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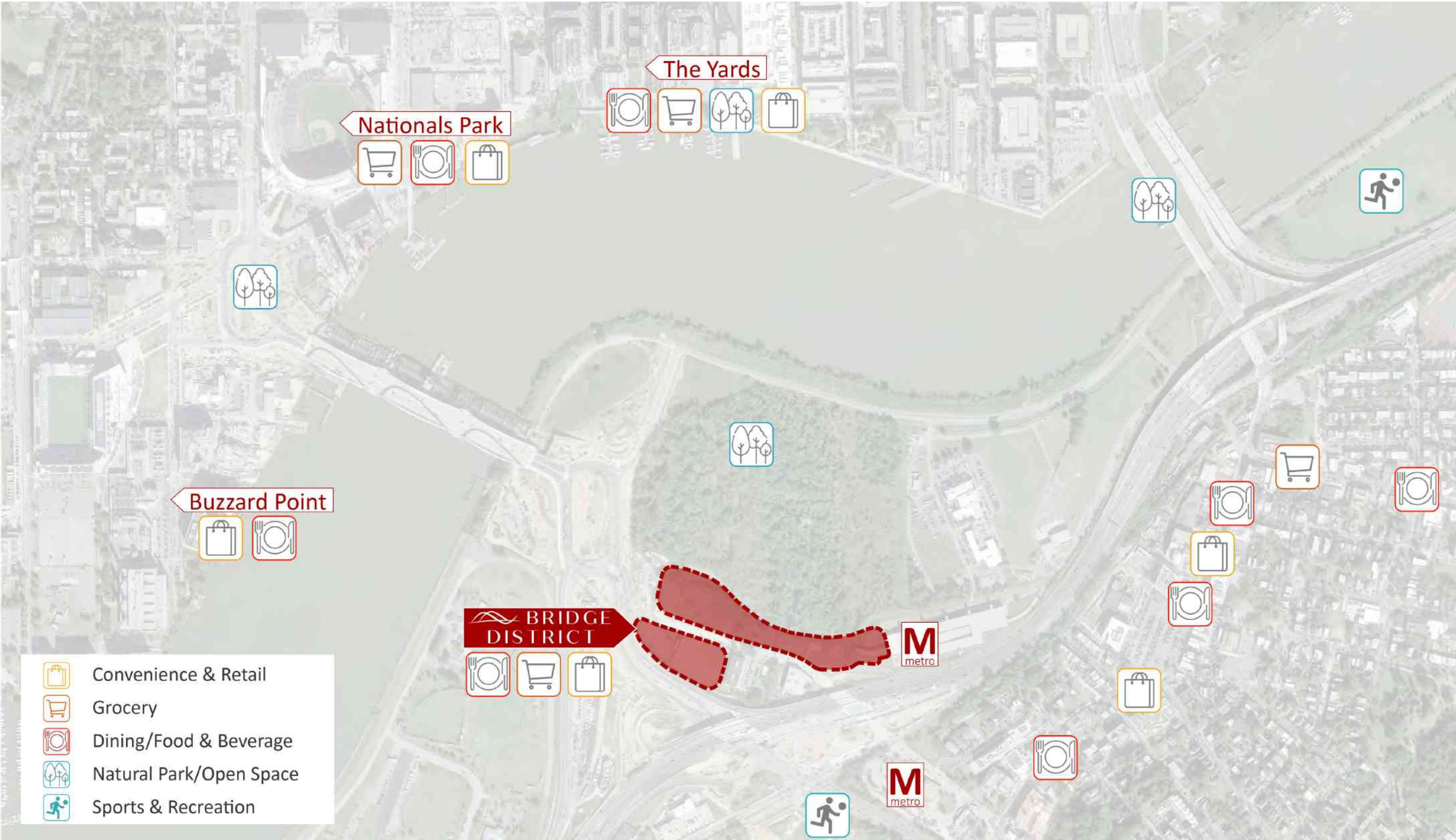
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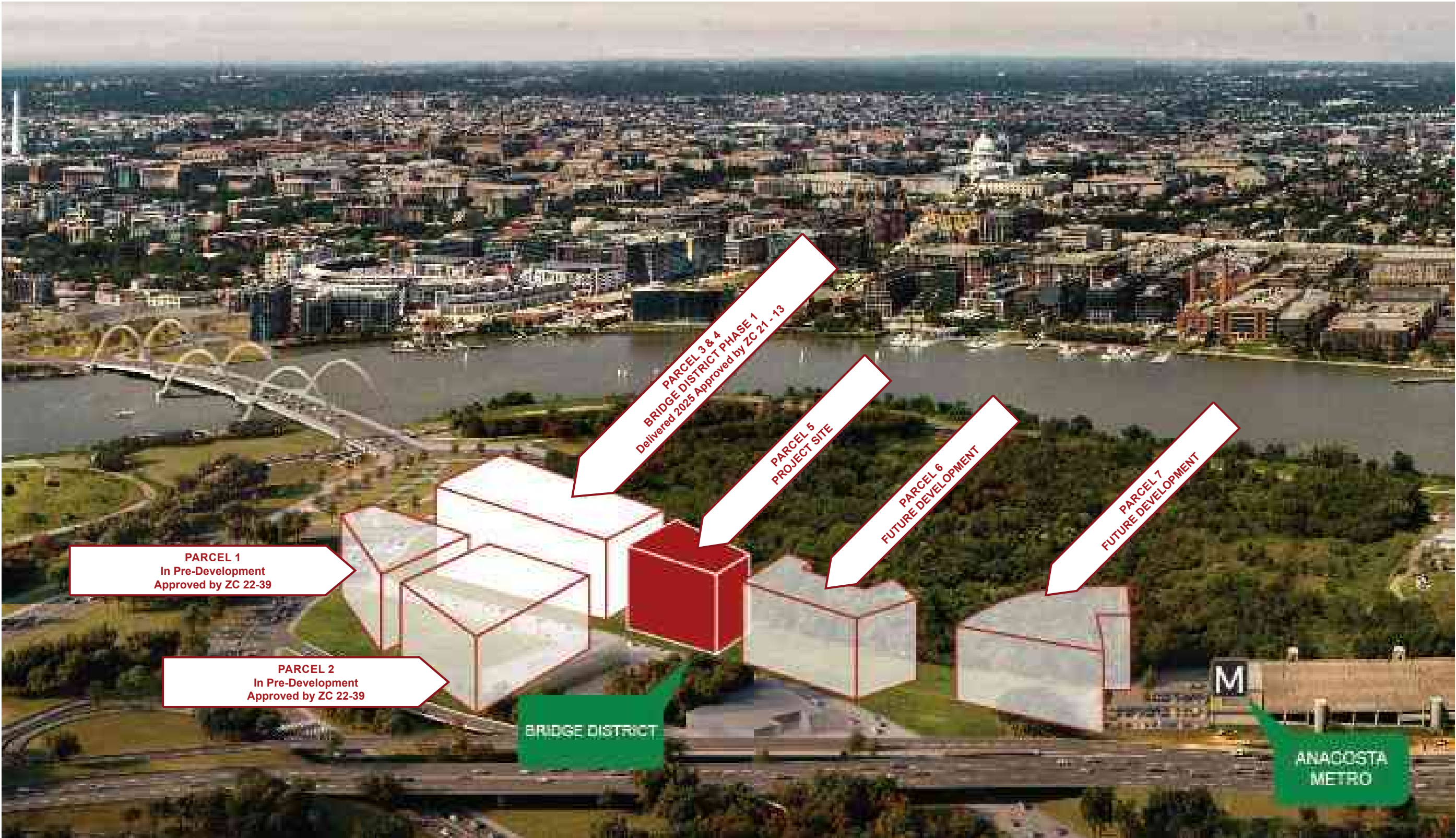
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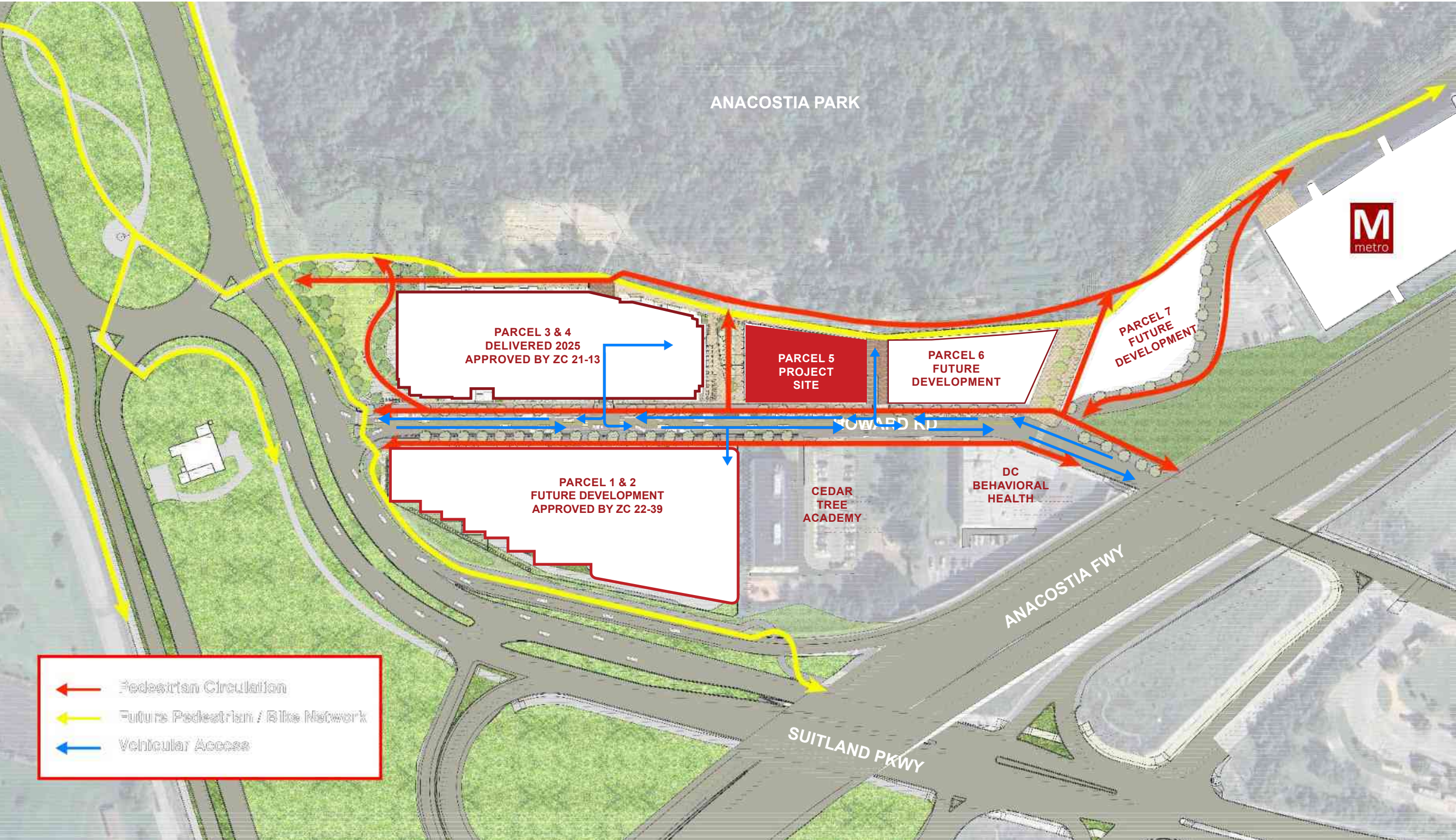
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Connect to the City & Nature



Foster a Sense of Community



Celebrate Architectural Variety



Street Scape Activation

The Project is a mixed-use residential building with ground-floor retail that continues the expansion of Bridge District in SE DC. It complements Bridge District Phase 1 (comprised of Stratos, Alula, and Poplar House), which welcomed its first residents in March 2025, while introducing its own distinct energy, amenities, and architectural identity. The Project plays a key role in advancing Bridge District’s vision of a vibrant, high-density neighborhood that blends historic context with inclusive, affordable residential and retail uses.

At the ground level, the building’s lobby entry is positioned on the west side to maximize uninterrupted retail frontage along Howard Road. A green courtyard between Bridge District Phase 1 and the Project will feature retail on the west, lush landscaping on the east, and a north-south pedestrian path connecting to the promenade north of the buildings.

Four “Project Priorities” have guided our approach towards the design of the project.

(i) The Project will **Connect to the City & Nature** through enhanced physical and visual connections to Central DC, Historic Anacostia, and the surrounding green areas. The garden passage between The Project and Bridge District Phase 1 will visually pull the green elements from the Anacostia park into the space between the two buildings.

(ii) The Project will **Foster a Sense of Community** by building upon the residential and retail offering of Bridge District Phase 1 by encouraging visitors, residents, and neighbors to gather and engage with each other. The Project will help create a 24/7 neighborhood that is active throughout the day and night, and that is open and available to all.

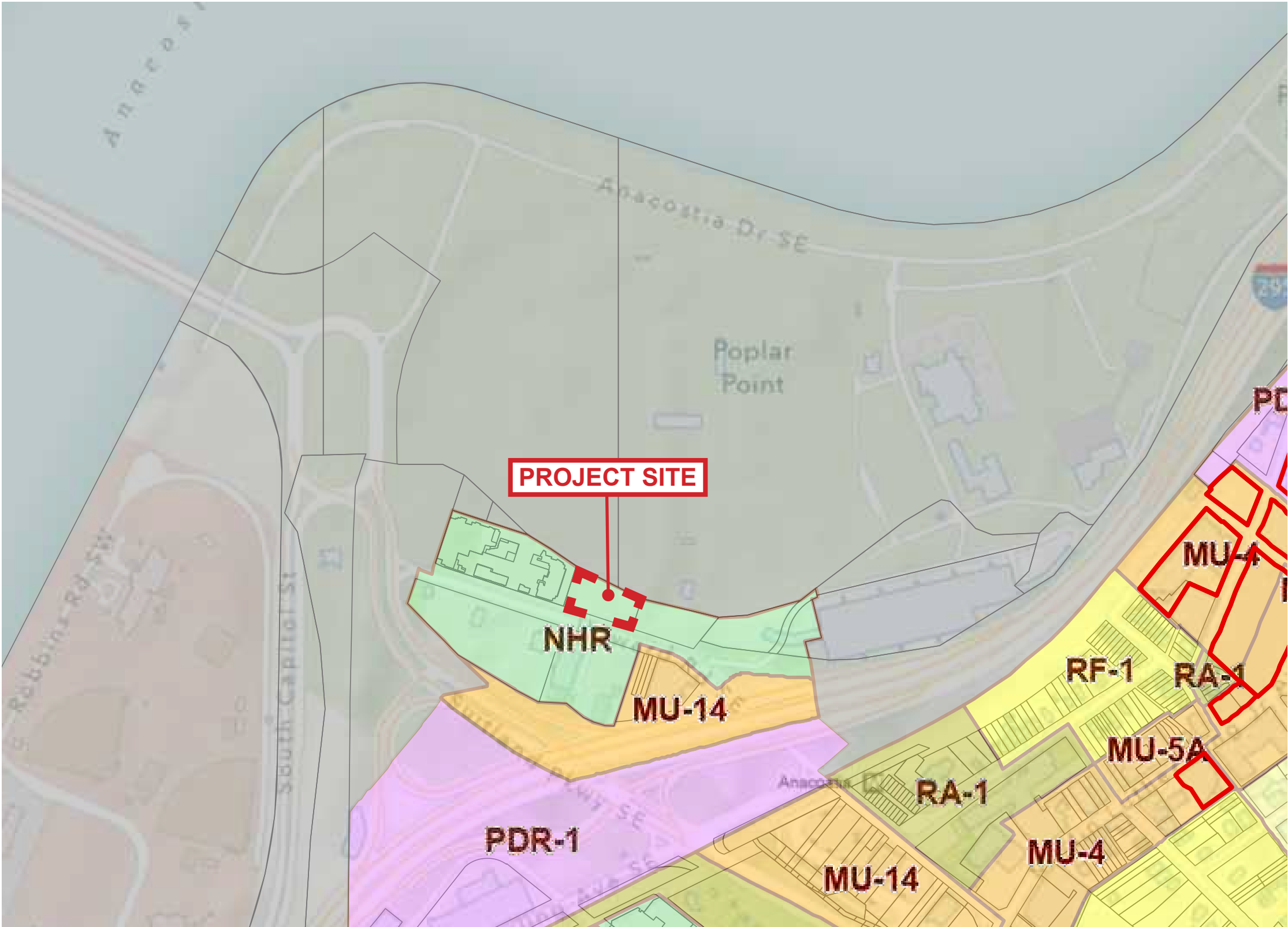
(iii) The Project strives to **Celebrate Architectural Variety** through its combination of masonry (east, west and south facades) and window wall (north façade) systems. This design provides an elegant design aesthetic that will complement the existing terra cotta façade materiality of Bridge District Phase 1.

(iv) Finally, the Project will enhance the **Streetscape Activation** by maximizing the amount of retail along Howard Road. The Project achieves this vision through locating the entrance to the lobby to the west side of the building and off the main corridor. This maximized streetscape will enhance the pedestrian experience, while the entry at the west side of the building will enliven the green courtyard space between the Project and Bridge District Phase 1 by having Project residents and guests enter the residential portion of the building through that space.

ZONING ANALYSIS | ZONING MAP | A1.01

Zoning District Map

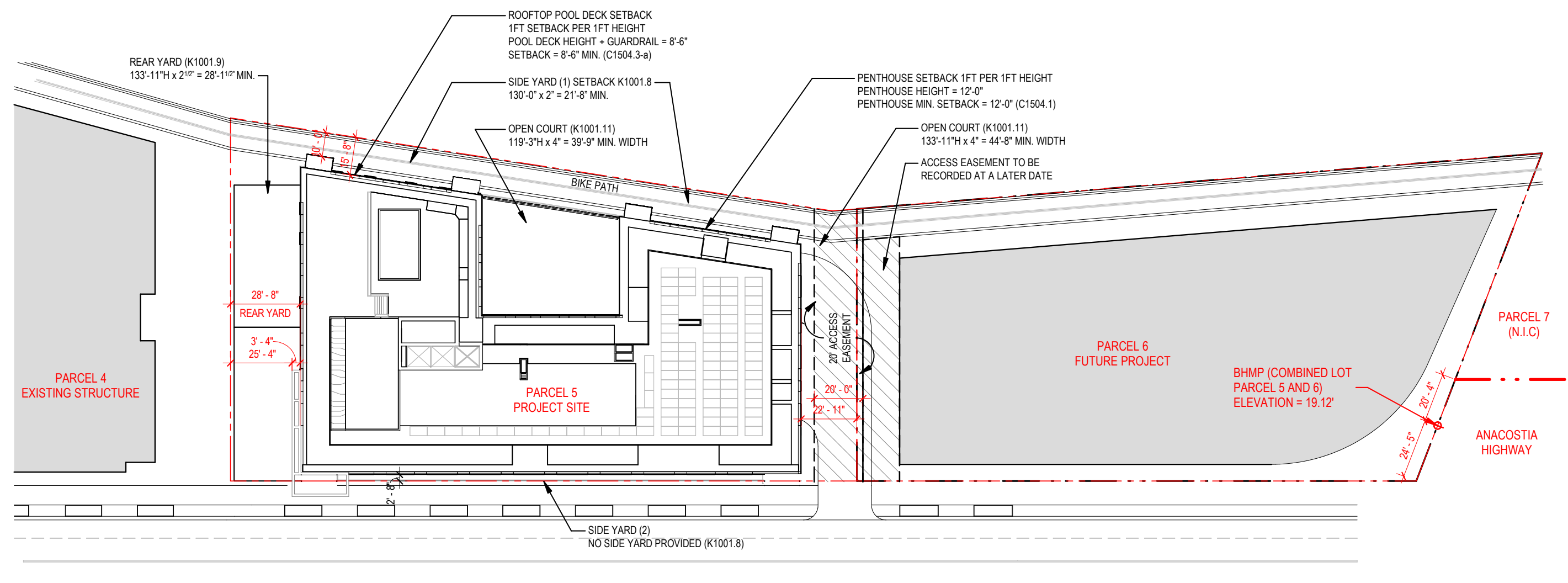
Project Site is in the Northern Howard Road (NHR) zone



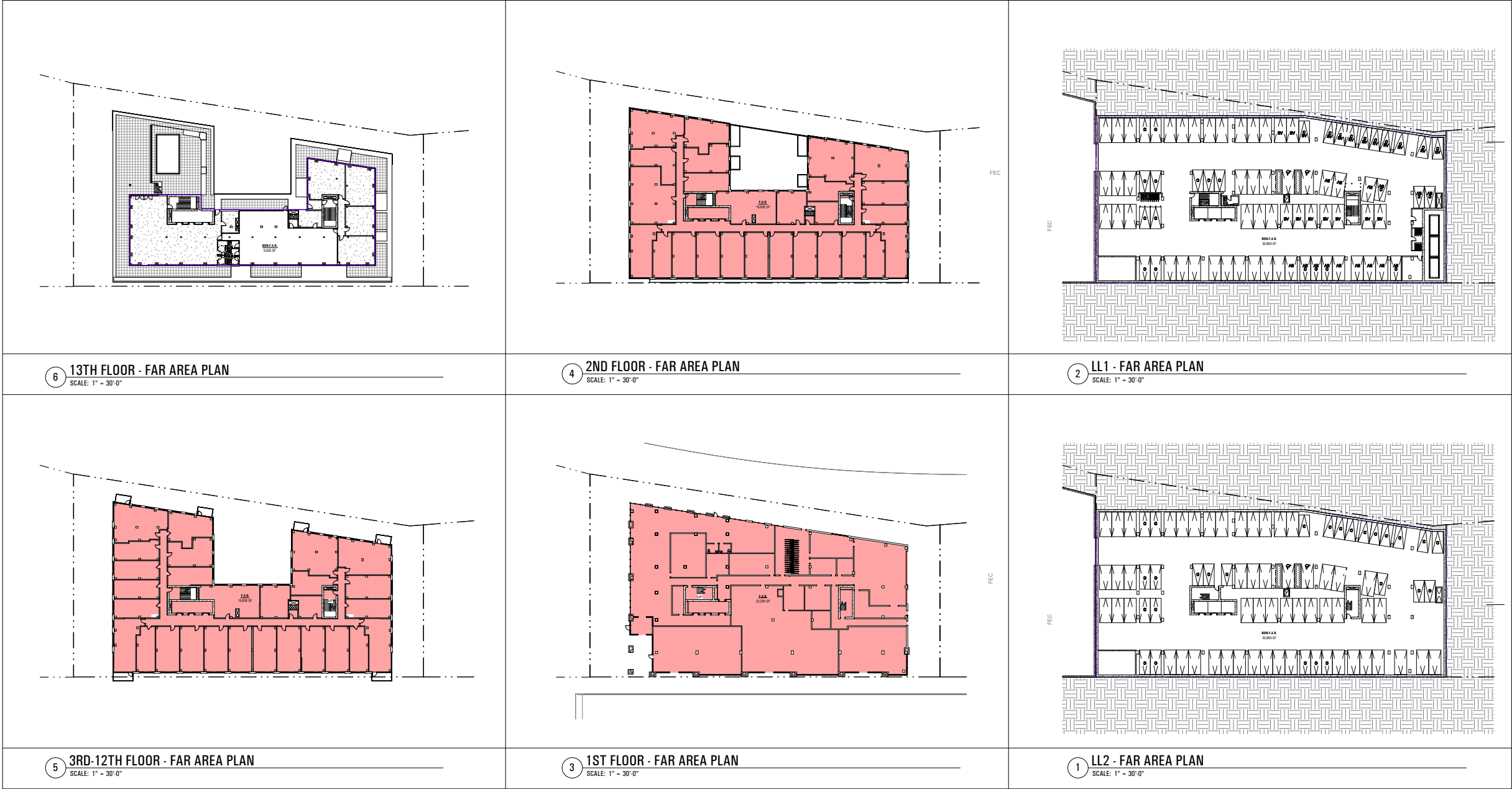
ZONING ANALYSIS | ZONING DATA | A1.02

TABULATION OF DEVELOPMENT DATA				
Land Area: 33,326 sf				
	Zoning (NHR)	Allowed/Required	Proposed	Flexibility / Relief Requested
Density / Floor Area Ratio (FAR)		9.0 FAR (2.5 FAR residential min.)	7.21 FAR	
Gross Floor Area (GFA, sf.)		300,762 sf.	240,427 sf.	
Residential			231,216 sf. (includes prorated amount of loading)	
Non-residential			9,211 sf. (includes prorated amount of loading)	
Lot Occupancy		100%	67%	
Building Height		130 ft.	130 ft.	
Penthouse				
Height		20 ft. / 1 story plus mezzanine (2nd story for penthouse mechanical space)	20 ft. / 1 story	
Density (Non-Communal Habitable)		0.4 FAR (13,304 sf.)	0.08 FAR (2,521 sf.)	
Setbacks		1:1 with exceptions	1:1 except for select guardrails	Yes
Rear Yard	2.5 in. / 1 ft. (12 ft. min.)	27 ft. 11 in.	28 ft. 8 in.	
Side Yard				
Side Yard 1	N/A, if provided 2 in. / 1 ft. (5 ft. min.)	21.67 ft.	15 ft. 8 in.	Yes
Side Yard 2	N/A, if provided 2 in. / 1 ft. (5 ft. min.)	N/A	N/A	
Open Court				
Open Court 1 (Residential)	Width: N/A, if provided 4 in. / 1 ft. (10 ft. min.)	39 ft. 9 in.	58 ft. 0 in.	
Open Court 2 (Residential)	Width: N/A, if provided 4 in. / 1 ft. (10 ft. min.)	44 ft. 8 in.	22 ft. 11 in.	Yes
Closed Court (Residential)	Width: N/A, if provided 4 in. / 1 ft. (15 ft. min.) Area: 2X the square of required with (350 sf. min.)	N/A	N/A	
Green Area Ratio (GAR)		0.2 min.	0.25	
Loading Berths (1)				
Residential (More than 50 dwelling units)	1 berth @ 30 ft. min.	1 berth @ 30 ft. min.	2 berths @ 30 ft.	
Retail / Service / Food and Alcohol Services (5,000 - 20,000 sf. GFA)	1 berth @ 30 ft. min.			
Loading Delivery Spaces (1)				
Residential (More than 50 dwelling units)	1 delivery space @ 20 ft. min.	1 delivery space @ 20 ft. min.	1 delivery space @ 20 ft.	
Retail / Service / Food and Alcohol Services (5,000 - 20,000 sf. GFA)	None required			
Loading Platforms (berth depth < 55 ft.) (1)				
Residential (More than 50 dwelling units)	1 (Area: 100 sf. / Width: 8 ft. min.)	1 (Area: 100 sf. / Width: 8 ft. min.)	Provided as required	
Retail / Service / Food and Alcohol Services	1 (Area: 100 sf. / Width: 8 ft. min.)			
Vehicle Parking (2)				
Residential (Multiple Dwelling Unit)	1 per 3 dwelling units in excess of 4 units	98	160	
Retail / Service / Eating and Drinking	1.33 per 1,000 sf. in excess of 3,000 sf.	7		
Total		105		
Bicycle Parking (Short-Term)				
Residential (Apartment)	1 per 20 dwelling units	15	18	
Retail / Service / Eating and Drinking	1 per 3,500 sf.	2		
Total		17		
Bicycle Parking (Long-Term)				
Residential (Apartment) (3)	1 per 3 dwelling units	100	101	
Retail / Service / Eating and Drinking	1 per 10,000 sf.	1		
Total		101		
Designated Streets				
Ground floor preferred uses		100% of ground floor street frontage along Howard Road devoted to preferred uses	Provided as required	
Ground floor clear height		14 ft. clear height for a continuous depth of 36 ft. min. from the building line along Howard Road	14 ft. clear height provided as required, flexibility requested from continuous depth requirement at east side of ground floor for utility access	Yes
Ground floor pedestrian entrances		Ground-floor pedestrian entrances, or areas where a future ground-floor entrance could be installed without structural changes, 40 ft. apart along façade facing Howard Road.	Provided as required	
Vehicular and loading access		No direct vehicular garage or loading entrance or exit on a new building.	Provided as required	
Special Requirements				
Rooftop solar energy generation		178 kWh per 1,000 sf. GFA	Provided as required	
3-bedroom IZ Units		All 50% MFI IZ Units and 1/3 of 60% MFI IZ Units	Provided as required	
Stormwater capacity		1.7 in. stormwater event	Provided as required	
Floodplain location restriction		Outside 500-yr. floodplain	Provided as required	
Notes: (1) Loading calculated and provided per 11-C DCMR 902.2 (2) Minimum vehicle parking requirement shown does not include the 50% transit reduction that is permitted under 11-C DCMR 702.1(a) (3) Minimum long-term residential bicycle parking requirement calculated according to D.C. Code 50-1641.05(b)(1) which requires 1 space per 3 residential units				

ZONING ANALYSIS | SETBACK AND COURTS | A1.03



ZONING ANALYSIS | GAR, FAR, AND PARKING SUMMARY | A1.04



F.A.R. ANALYSIS	
ZONING DISTRICT	NORTH HOWARD ZONE (NHR)
USE	RESIDENTIAL, RETAIL
NET SITE AREA	33,326 SF
F.A.R.	9.0 MAX F.A.R.
MAX F.A.R. TOTAL	299,934 SF
# OF FLOORS	13 FLOORS
TOTAL BUILDING HEIGHT	130'

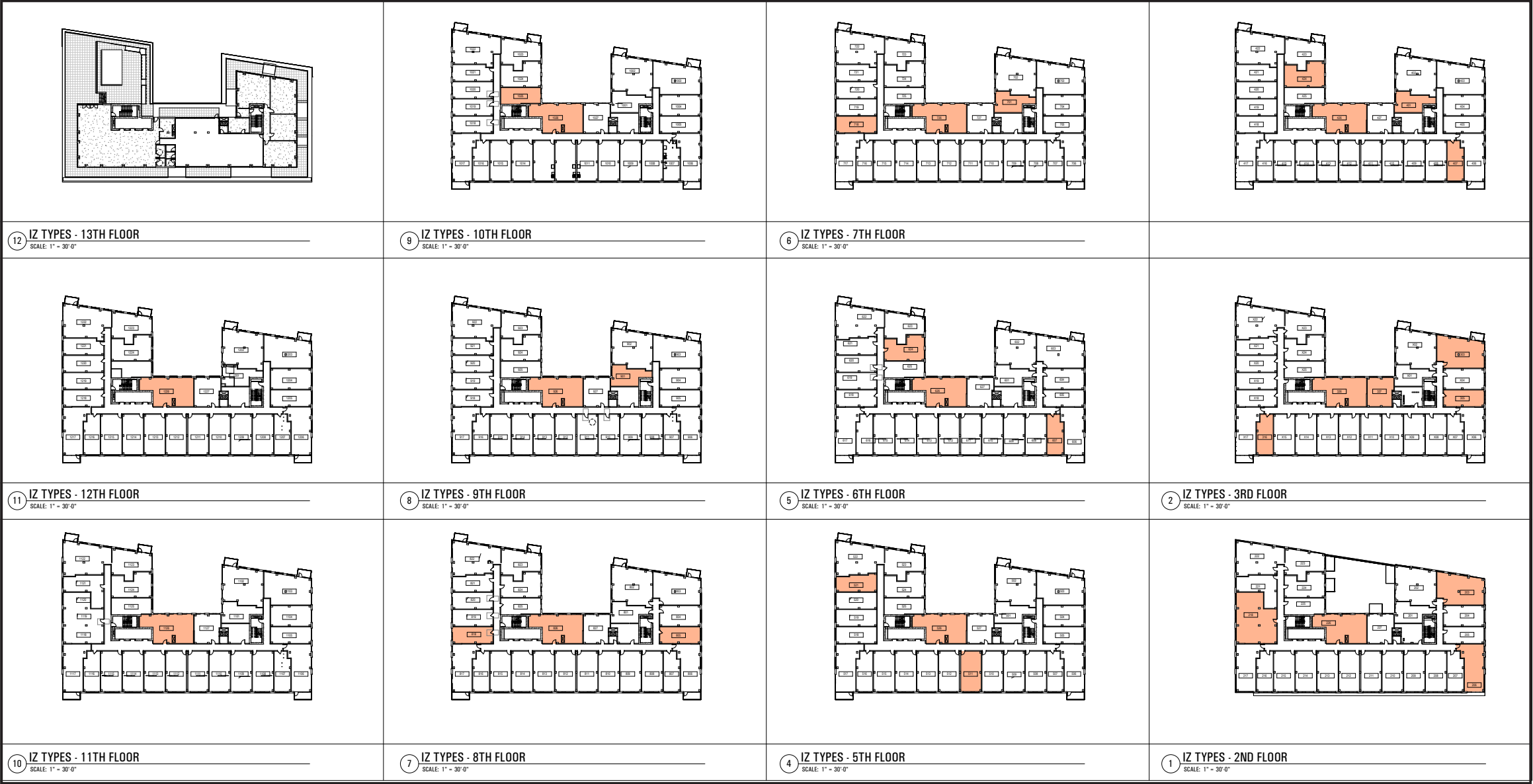
FLOOR AREA PROVIDED		
FLOOR	GROSS AREA	F.A.R. APPLICABLE
LOWER LEVEL 2	30,869 SF	0 SF
LOWER LEVEL 1	30,869 SF	0 SF
LEVEL 1	22,209 SF	22,209 SF
LEVEL 2	19,838 SF	19,838 SF
LEVEL 3	19,838 SF	19,838 SF
LEVEL 4	19,838 SF	19,838 SF
LEVEL 5	19,838 SF	19,838 SF
LEVEL 6	19,838 SF	19,838 SF
LEVEL 7	19,838 SF	19,838 SF
LEVEL 8	19,838 SF	19,838 SF
LEVEL 9	19,838 SF	19,838 SF
LEVEL 10	19,838 SF	19,838 SF
LEVEL 11	19,838 SF	19,838 SF
LEVEL 12	19,838 SF	19,838 SF
LEVEL 13	9,626 SF	0 SF
TOTALS:	311,791 SF	240,427 SF

PER DC ZONING SECTIONS B.304 AND C.1505.1, THE FOLLOWING ARE EXCLUDED FROM FAR:

- BELOW GRADE PARKING LEVELS
- EXTERIOR BALCONIES THAT PROJECT LESS THAN 6' BEYOND THE EXTERIOR WALLS OF THE BUILDING.
- ALL PROJECTIONS BEYOND THE PROPERTY LINE ALLOWED BY DC BUILDING CODE.
- PENTHOUSE MECHANICAL SPACE.
- PENTHOUSE HABITABLE SPACE DEVOTED TO COMMUNAL RECREATION, OR AMENITY SPACE FOR RESIDENTS OR NON-RESIDENTIAL TENANTS OF THE BUILDING.
- UP TO 0.4 FAR OF ALL OTHER FORMS OF PENTHOUSE HABITABLE SPACE BEYOND THE EXCEPTIONS LISTED IN #5.

PARKING ANALYSIS				
		MINIMUM SPACES REQUIRED	PROVIDED	
RESIDENTIAL, MULTI-DWELLING UNIT (300 UNITS)		98	153	
RETAIL (8,239 SF)		7	7	
TOTAL PARKING SPACES PROVIDED: <b>160</b>				
	STANDARD SPACES	COMPACT SPACES (50% MAX)	ACCESSIBLE SPACES	TOTAL SPACES
NUMBER OF PARKING SPACES PROVIDED - BY SPACE TYPE	101	55	4	160
		REQUIRED	PROVIDED	
BICYCLE PARKING		101	101	
		REQUIRED	PROVIDED	
LOADING SPACES		3	3	
1. VEHICLE PARKING REQUIREMENTS: A. 11 DCMR (2016) TABLE C § 701.5 a. RESIDENTIAL, MULTI-DWELLING UNIT = 1 SPACE PER 3 DWELLING UNITS b. RETAIL = 1.33 PER 1,000 SF IN EXCESS OF 3,000 SF B. 11 DCMR (2016) 702.1.a EXEMPTION a. MINIMUM VEHICLE PARKING REQUIREMENT SHALL BE REDUCED BY 50% FOR ANY SITE LOCATED WITHIN ONE-HALF MILE OF A METRO/RAIL STATION THAT IS CURRENTLY IN OPERATION. 2. BICYCLE PARKING REQUIREMENTS: A. 11 DCMR (2016) TABLE C § 802.1 a. RESIDENTIAL, MULTI-DWELLING UNIT (LONG-TERM) = 1 SPACE PER 3 DWELLING UNITS b. RETAIL (SHORT-TERM) = 1 SPACE PER 3,500 SF 3. LOADING SPACE REQUIREMENTS: A. 11 DCMR (2016) TABLE C § 901.1 a. RESIDENTIAL (>50 DWELLING UNITS) = 1 LOADING BERTH AND 1 SERVICE/DELIVERY SPACE b. RETAIL (5,000-20,000 GROSS SF) = 1 LOADING BERTH				

# ZONING ANALYSIS | INCLUSIONARY ZONING | A1.05



GROSS IZ REQUIRED	
(TOTAL GROSS RESIDENTIAL AREA x 12%)	231,216 SF x 12%
+	+
(PENTHOUSE HABITABLE SPACE x 8%)	2,521 SF x 8%
=	=
GROSS RESIDENTIAL IZ REQUIRED	27,948 SF
IZ UNIT TABULATIONS	
UNIT TYPE	COUNT
STUDIO	13
1 BED	4
2 BED	2
3 BED	12
GRAND TOTAL	31


GENERALLY CONSISTENT WITH THAT WHICH IS REFLECTED HEREIN AND WITH THE DISTRIBUTION AND PROPORTION REQUIREMENTS OF THE IZ REGULATIONS IN SUBTITLE C, CHAPTER 10.

1. All numbers are approximate and subject to adjustments during design development and permitting in accordance with any flexibility granted by the Zoning Commission.
2. The IZ unit mix and locations are subject to change based on final interior layout, total unit mix, and as necessary, to comply with any applicable DC laws and regulation, including the IZ implementation Regulations (14 DCMR Chapter 22), provided that the final IZ unit distributions will generally be consistent with the distributions shown and the requirements under the regulations in Subtitle C, Chapter 10 of the Zoning Regulations and the IZ Implementation Regulations.
3. The unit types shown herein are based on definitions in the DC Building Code and may be reallocated as necessary to comply with the requirements of the IZ Implementation Regulations.

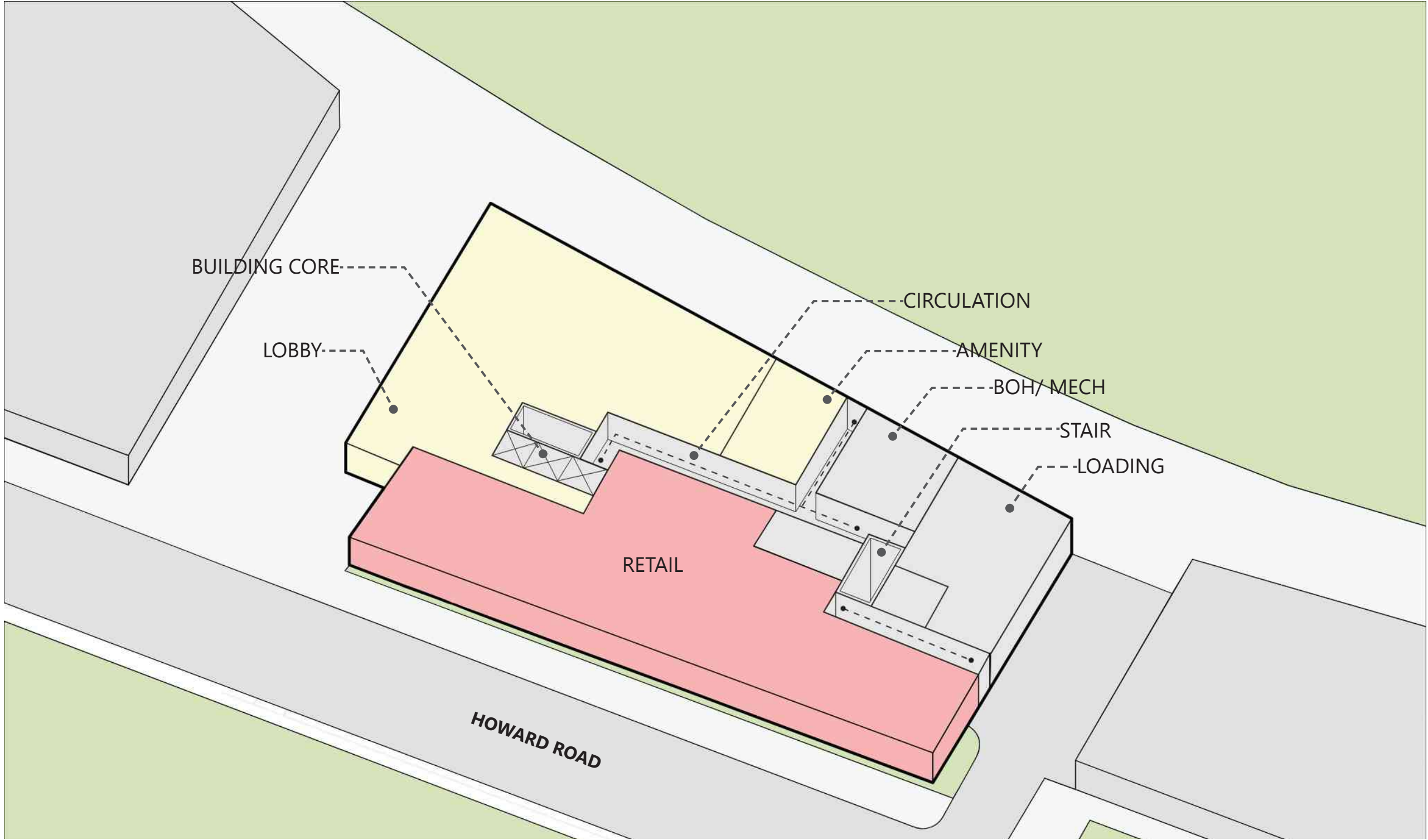
INCLUSIONARY ZONING UNITS

ZONING ANALYSIS | GREEN AREA RATIO | A1.06

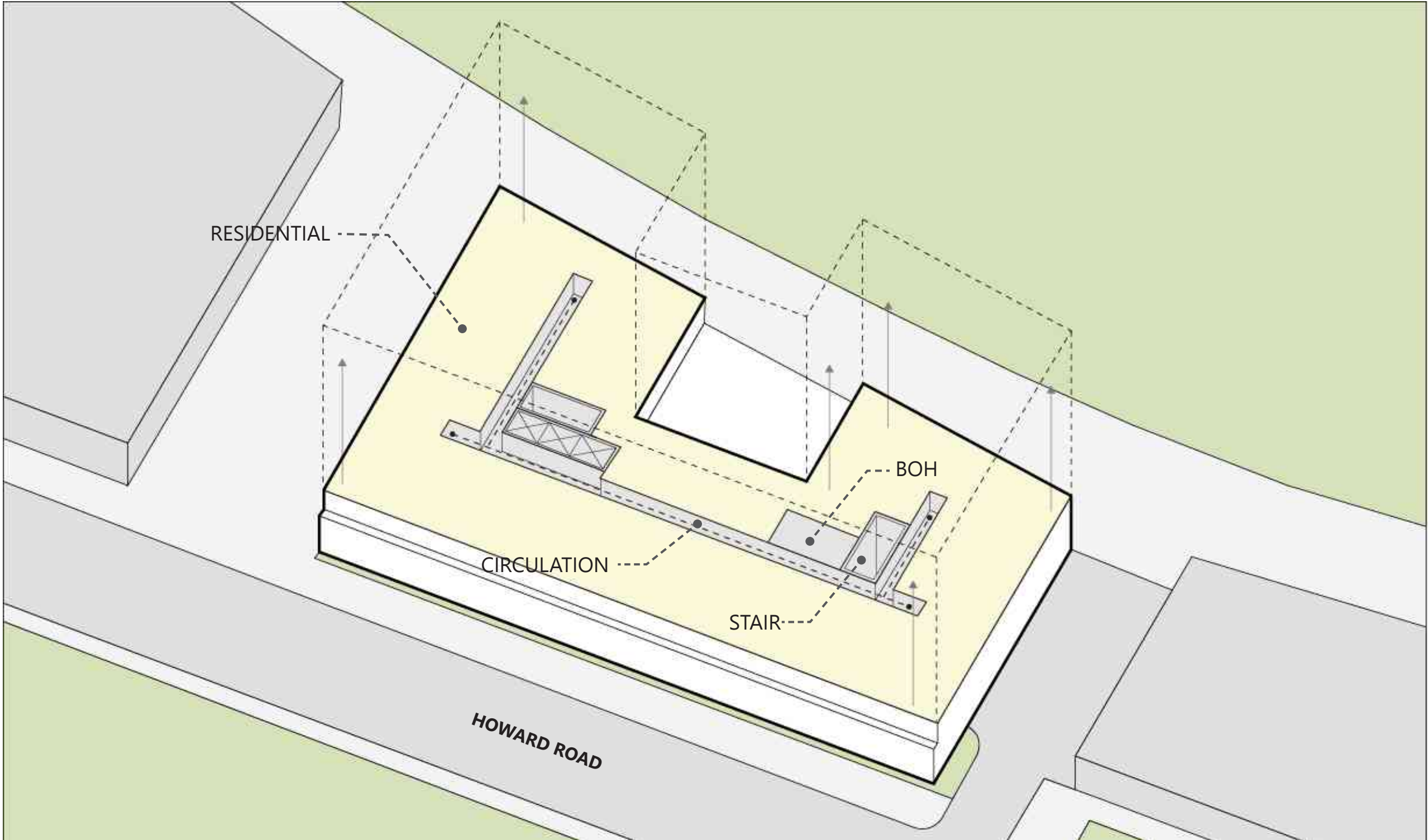


Green Area Ratio Scoresheet								
	Address	740-764 Howard Rd SE, Washington, DC		Square	Lot	Zone District		
				668	1031-1025	D-5		
	Other							
Lot size (enter this value first) *				Lot area (sf)	Minimum Score	Multiplier	GAR Score	
				33,326	0.2	SCORE: 0.250		
Landscape Elements				Square Feet	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	580	0.60	348.0			
3	Bioretention facilities	square feet	2,333	0.40	933.2			
B Plantings (credit for plants in landscaped areas from Section A)								
1	Groundcovers, or other plants < 2' height	square feet	4,812	0.20	Native Bonus square feet	3,300	962.4	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	967	8703	0.30	# of plants	580	2,610.9
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	18	900	0.50	# of trees	9	450.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees		0	0.60	# of trees		-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees		0	0.70	# of trees		-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees		0	0.70	# of trees		-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees		0	0.70	# of trees		-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees		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	0	-	
2	Over at least 8" of growth medium	square feet	252	0.80	square feet	0	201.6	
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	3,831	0.50	1,915.5			
3	Approved water features	square feet		0.20	-			
				sub-total of sq ft = 21,411				
F Bonuses								
1	Native plant species	square feet	8,970	0.10	897.0			
2	Landscaping in food cultivation	square feet		0.10	-			
3	Harvested stormwater irrigation	square feet	252	0.10	25.2			
				Green Area Ratio numerator = 8,344				
*** 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.								

MASSING DIAGRAMS | **GROUND FLOOR** | **A2.01**



MASSING DIAGRAMS | TYPICAL FLOOR EXTRUSION | A2.02



MASSING DIAGRAMS | 13TH FLOOR | A2.03

