

RiverFront on the anacostia

Washington DC

PUD Application

Square 708 - Lot 14, 25 Potomac Avenue SE



PROPERTY OWNER
Florida Rock Properties

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
MRP Realty

LAND USE COUNSEL
Goulston & Storrs

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Wiles Mensch Corporation

TRAFFIC CONSULTANT
Grove Slade

LANDSCAPE ARCHITECT
Oculus

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ZONING COMMISSION
District of Columbia
CASE NO. 04-14B
EXHIBIT NO. 20

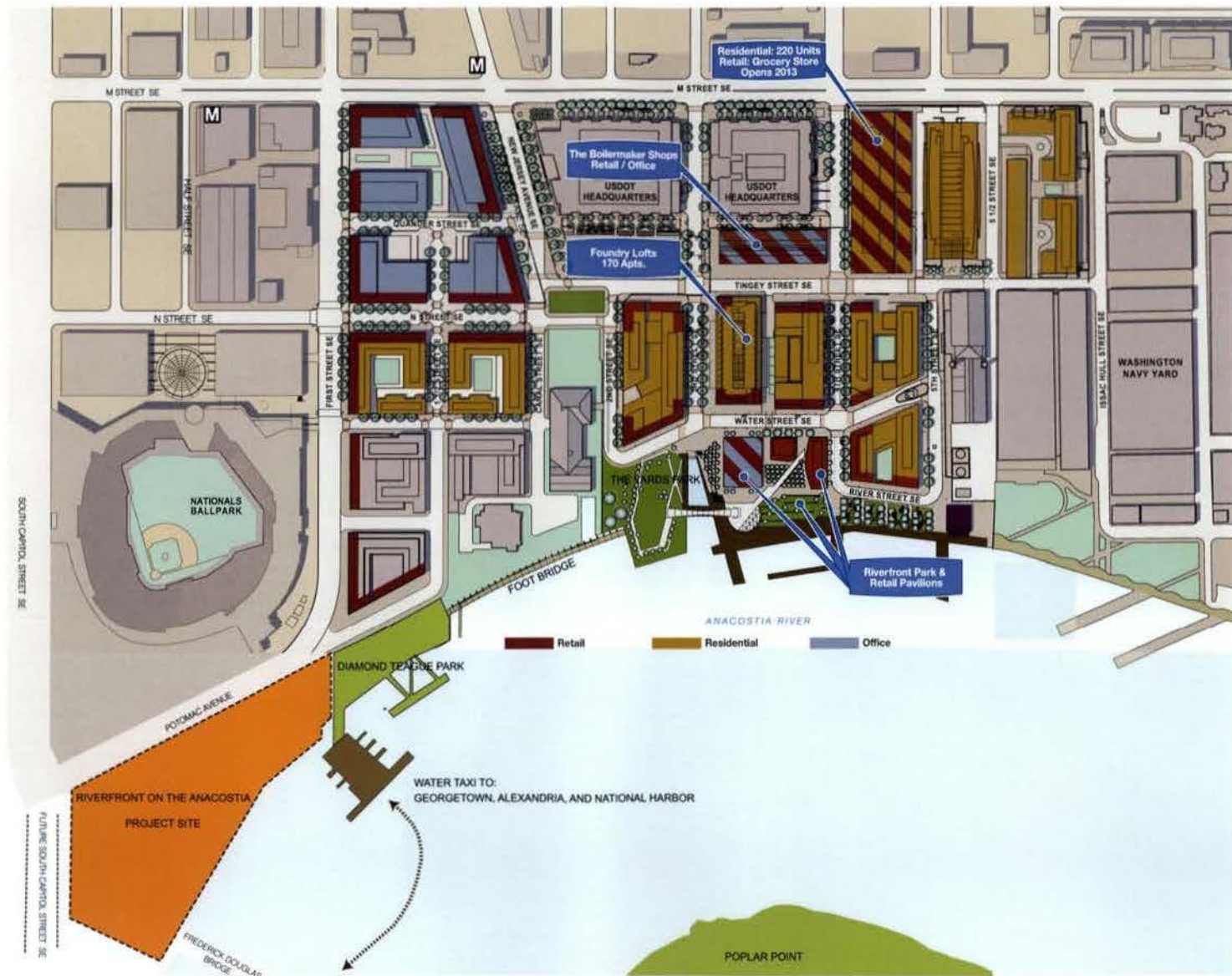
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april 18, 2012
ZONING COMMISSION
District of Columbia
CASE NO. 04-14B
District of Columbia
EXHIBIT NO. 20A
CASE NO. 04-14B
EXHIBIT NO. 20A

DRAWING INDEX

STAGE 1	L1.01	Project Context Diagram	STAGE 2	002	Location Map	STAGE 2	032	Site Aerials	STAGE 1	2.001	Phase 2 Development Data		
	L1.02	Context Images		L2.01	Illustrative Site Plan-Phase 1		003	Surveyor's Plat		033	Site Aerials	2.101	Phase 2 G2 Garage Plan
	L1.03	Illustrative Site Plan		L2.02	Grading Plan		004	Context		041	Site massing Comparison	2.102	Phase 2 G1 Garage Plan
	L1.04	Views		L2.03	Lighting Plan		010	Development Data		1.101	Phase 1 G2 Garage Plan	2.103	Phase 2 First Floor Plan
	L1.05	Pedestrian Circulation		L2.04	Annotated Site Plan-East		021	Site Plan		1.102	Phase 1 G1 Garage Plan	2.104	Phase 2 2nd Floor Plan
	L1.06	Vehicular Circulation		L2.05	Annotated Site Plan-West		022	Site Plan Comparison		1.103	Phase 1 First Floor Plan	2.105	Phase 2 3rd-12th Floor Plan
	L1.07	Bio-Filtration Diagram		L2.06	Annotated Site Plan-South		023	Program Plan		1.104	Phase 1 2nd Floor Plan	2.106	Phase 2 13th Floor Plan
	L1.08	Grading Plan		L2.07	Site Sections		024	Site Sections		1.105	Phase 1 3rd-7th Floor Plan	2.107	Phase 2 Roof Plan
	L1.09	Lighting Plan		L2.08	Bio-Filtration Gardens		025	Site Elevations		1.106	Phase 1 8th-9th Floor Plan	3.001	Phase 3 Development Data
	L1.10	Bio-Filtration Gardens		L2.09	Landscape Elements-Hardscape					1.107	Phase 1 Roof Plan	3.101	Phase 3 G3 Garage Plan
		L2.10	Landscape Elements-Site Furnishings			1.201	Phase 1 Perspectives	3.102	Phase 3 G2 Garage Plan				
		L2.11	Riverfront Plaza Pavilion Bar			1.202	Phase 1 Perspectives	3.103	Phase 3 G1 Garage Plan				
		L2.12	Lowland Planting-River Garden and Bio-Filter			1.203	Phase 1 Perspectives	3.104	Phase 3 First Floor Plan				
		L2.13	Upland Planting-Garden Planting and Shade Trees			1.204	Phase 1 Perspectives	3.105	Phase 3 2nd Floor Plan				
						1.205	Phase 1 Perspectives	3.106	Phase 3 3rd-10th Floor Plan				
						1.206	Phase 1 Perspectives	3.107	Phase 3 11th-12th Floor Plan				
						1.207	Phase 1 Perspectives	3.108	Phase 3 Roof Plan				
						1.221	Phase 1 Elevations	3.301	Phase 3 Sections				
						1.222	Phase 1 Elevations	4.001	Phase 4 Development Data				
						1.223	Phase 1 Elevations	4.101	Phase 4 G3 Garage Plan				
						1.224	Phase 1 Elevations	4.102	Phase 4 G2 Garage Plan				
						1.301	Phase 1 Sections	4.103	Phase 4 G1 Garage Plan				
						1.302	Phase 1 Sections	4.104	Phase 4 First Floor Plan				
						1.501	Phase 1 Facade Details	4.105	Phase 4 2nd Floor Plan				
						1.502	Phase 1 Facade Details	4.106	Phase 4 4th-12th Floor Plan				
						1.503	Phase 1 Architectural Elements	4.107	Phase 4 13th-14th Floor Plan				
						1.504	Phase 1 Architectural Elements	4.108	Phase 4 Roof Plan				
						1.520	Residential Architecture Context	4.301	Phase 4 Sections				
						1.521	Precedents						
						1.522	Precedents	C-01	Existing Conditions Plan				
						1.523	Precedents	C-02	Sedimentation and Erosion Control Plan				
						1.524	Precedents	C-03	Site Plan				
								C-04	Utility Plan				
								C-04	Site Details				
								C-06	Sedimentation and Erosion Control Details				
								C-07	Circulation Plan				





View from Ball Park Grand Stair to Project Site



View Toward Ball Park Across Project Site



View Toward Project Site and Frederick Douglas Bridge



View Toward the Navy Yards and Anacostia East Shore



Diamond Teague Park



Water Taxi Dock Access At Diamond Teague Park



Floating Dock at Diamond Teague Park



Diamond Teague Boardwalk - View Towards Footbridge



Footbridge between Diamond Teague Park and The Yards



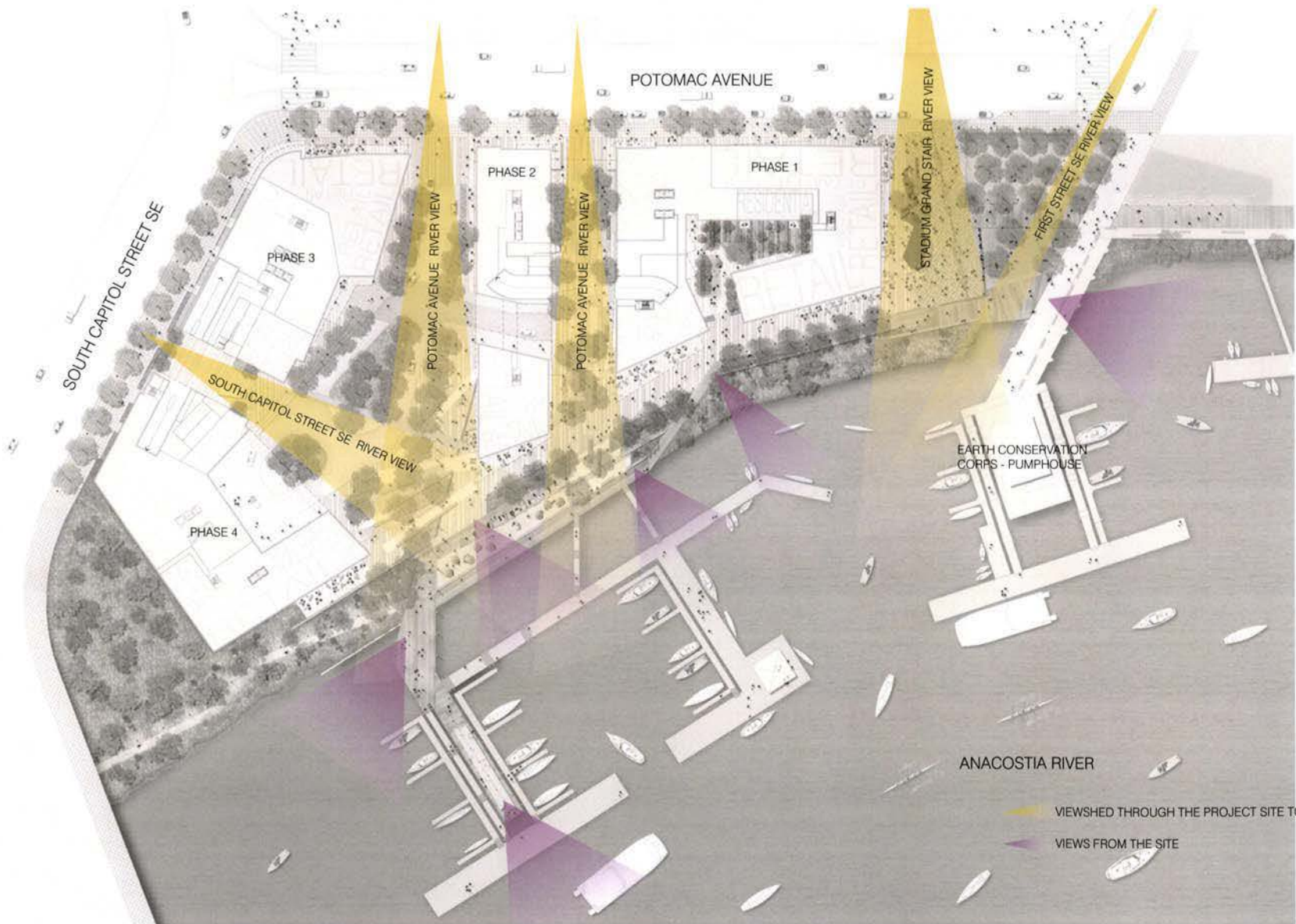
The Yards Park



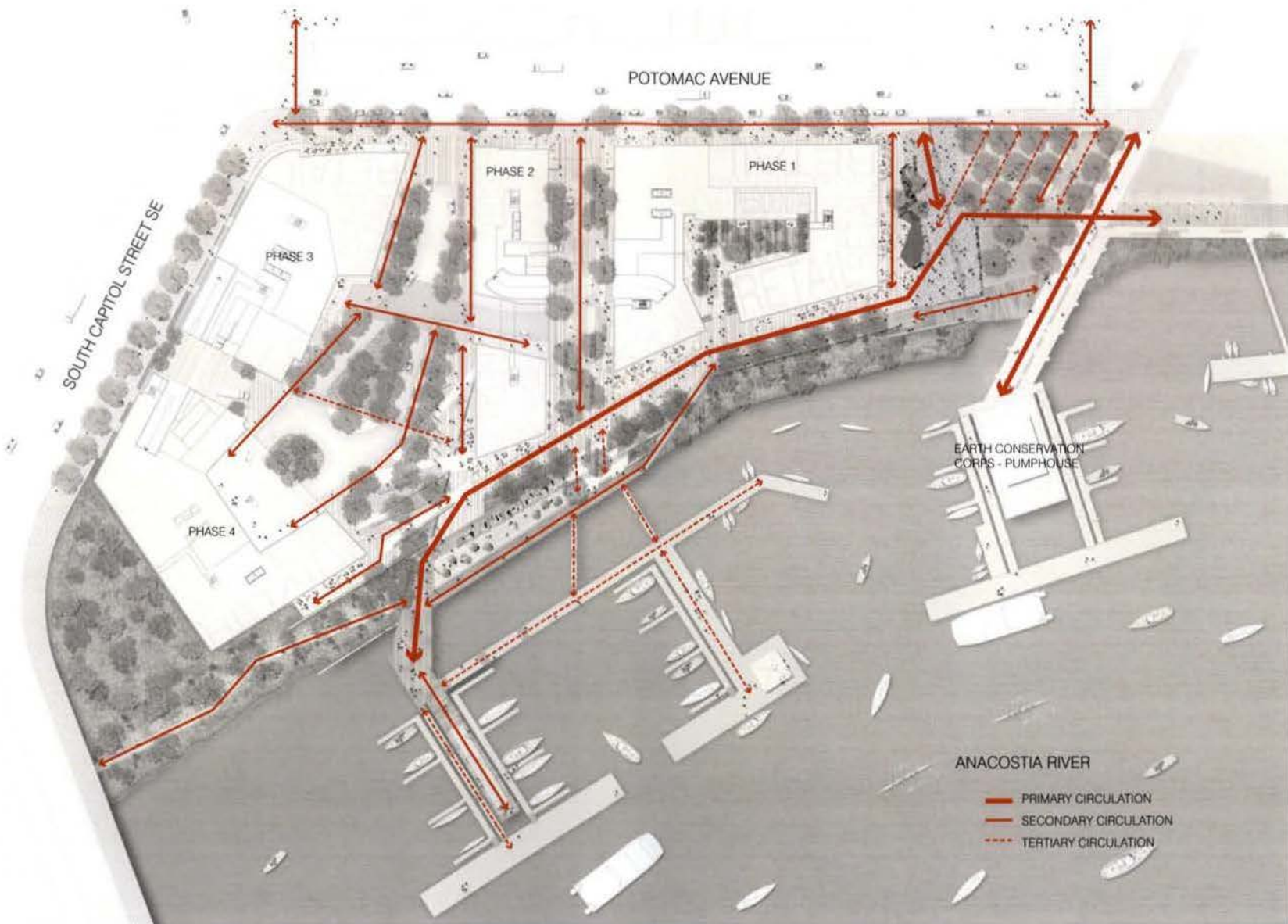
The Yards Park- Looking West Toward Project Site

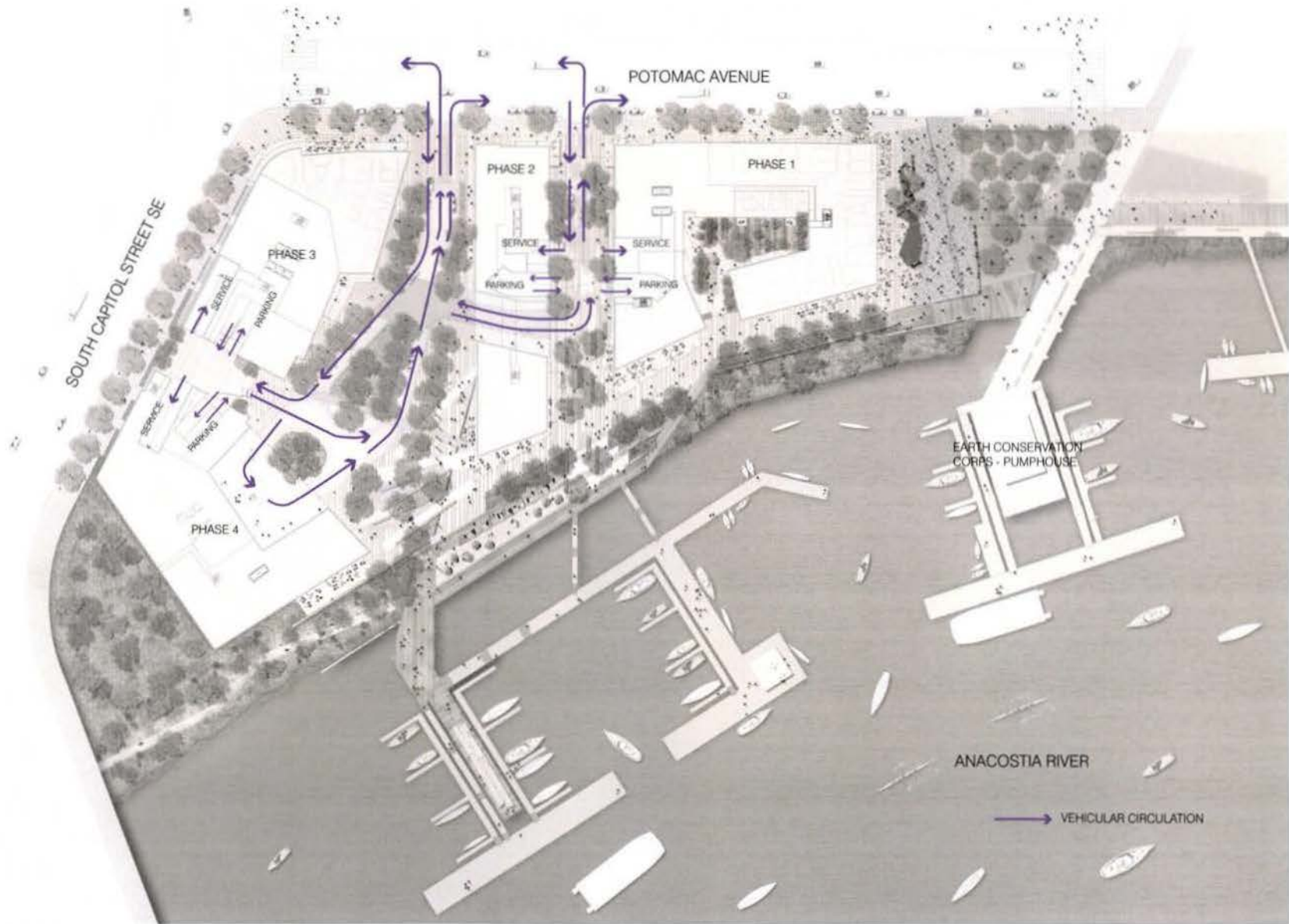
- RIVERFRONT PLAZA:
- ① PAVILION BAR
 - ② WATER JET FEATURE
 - ③ SHADED SEATING AREA w/ STONE DUST PAVING AND STRING LIGHT CANOPY
 - ④ LAWN TERRACE
- ⑤ THE ESPLANADE
 - ⑥ WOOD PROMENADE
 - ⑦ BIO FILTER GARDEN
 - ⑧ COMMUNAL RESIDENTIAL GARDEN
 - ⑨ FLORIDA ROCK ALLEY
 - ⑩ RESIDENTIAL LOBBY
 - ⑪ THE RIVER GARDEN
 - ⑫ THE BEACH
 - ⑬ WOOD LOUNGE TERRAIN
 - ⑭ FLORIDA ROCK PIER
 - ⑮ MARINA (PUBLIC AND PRIVATE)
 - ⑯ PIER CANOPY
 - ⑰ EVENT TENT
 - ⑱ SCULPTURAL PIERS
 - ⑲ RAIN GARDENS
 - ⑳ HOTEL DROP-OFF AND LOBBY
 - ㉑ COMMERCIAL FORECOURT
 - ㉒ SERVICE COURT
 - ㉓ ANACOSTIA RIVERWALK TRAIL
 - ㉔ DIAMOND TEAGUE PARK
 - ㉕ WATER TAXI
 - ㉖ EARTH CONSERVATION CORPS



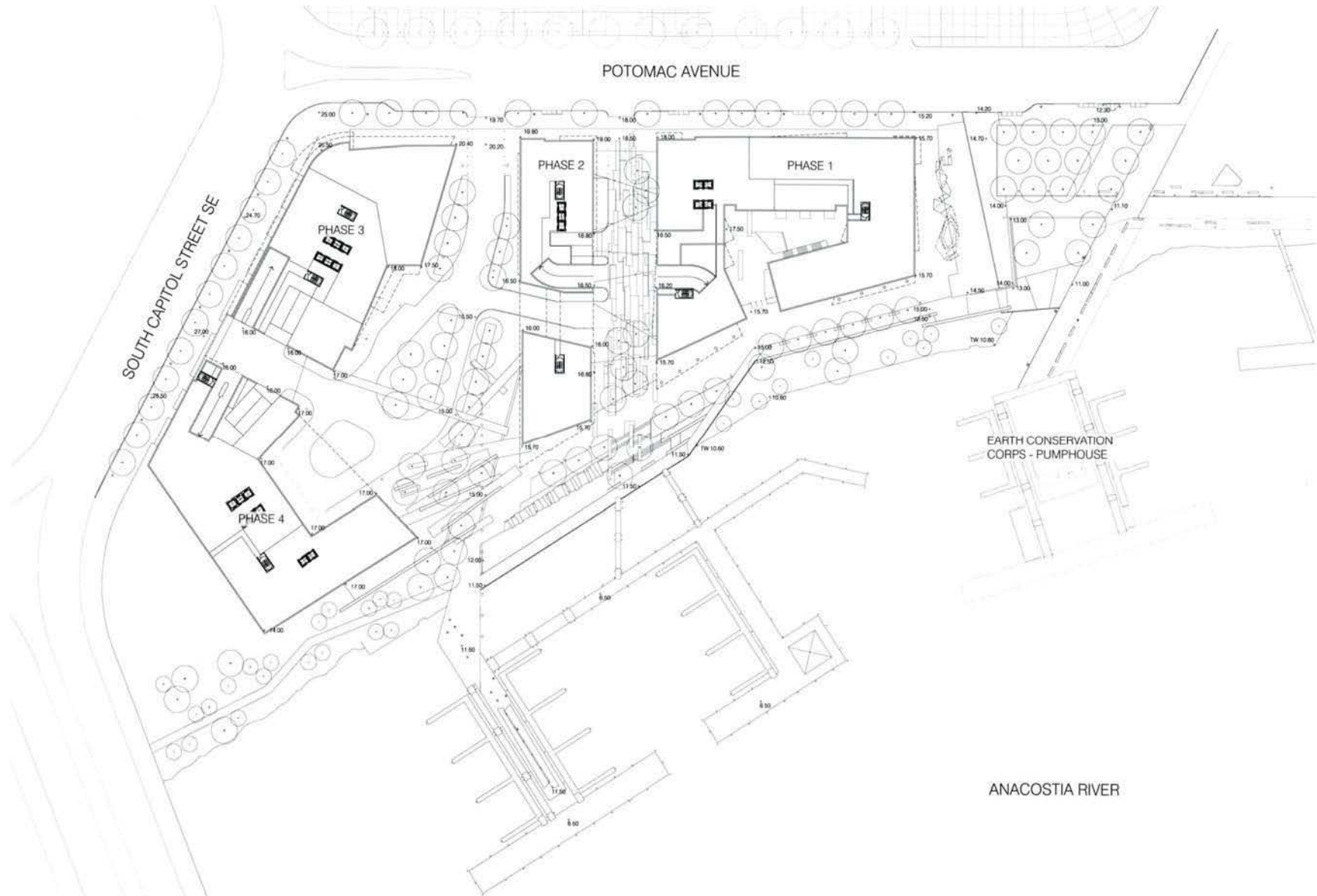


▶ VIEWSHED THROUGH THE PROJECT SITE TO THE ANACOSTIA
▶ VIEWS FROM THE SITE





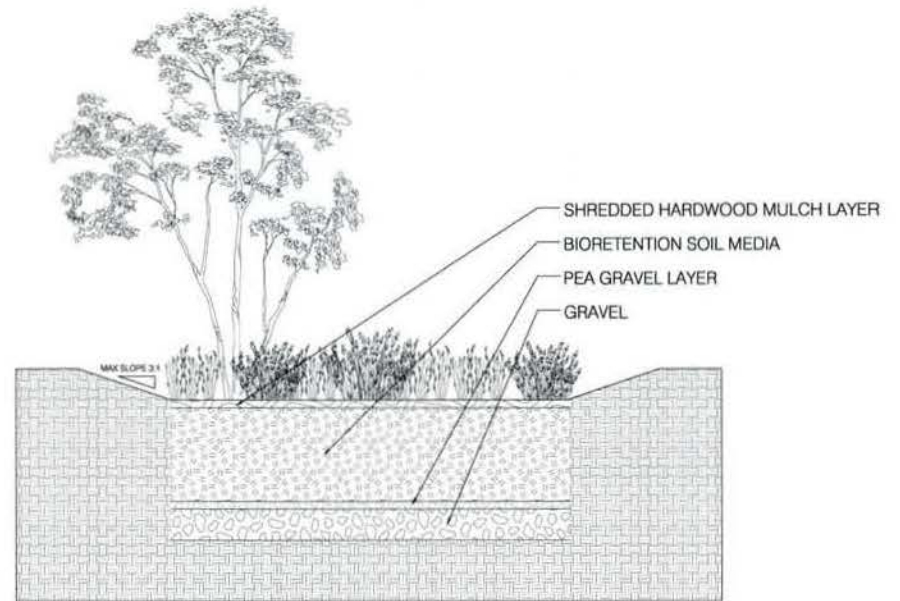








Bio-filter Gardens - Filter stormwater runoff from roofs and paving



Bio-filter Gardens - Typical Bio-filter Section

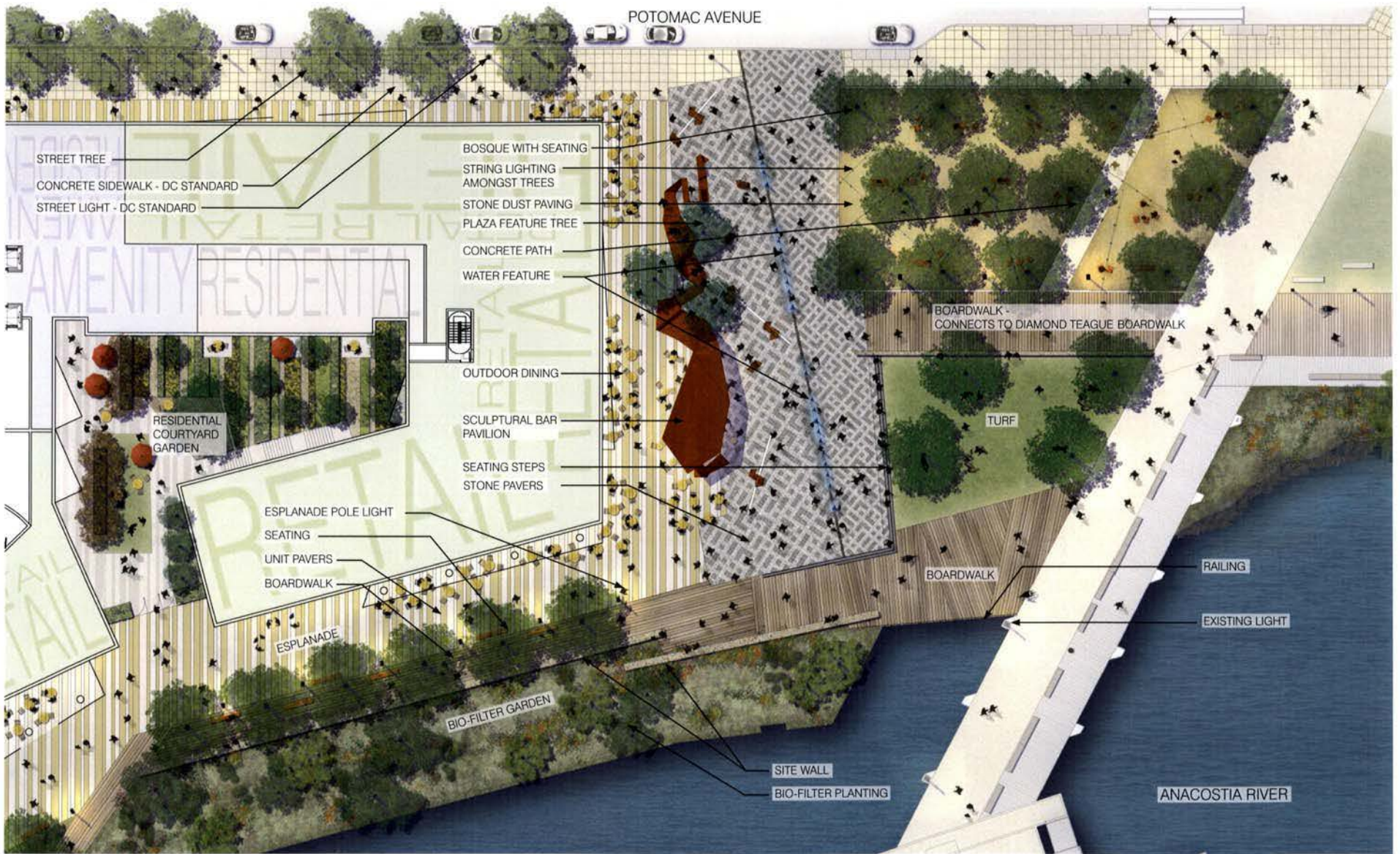


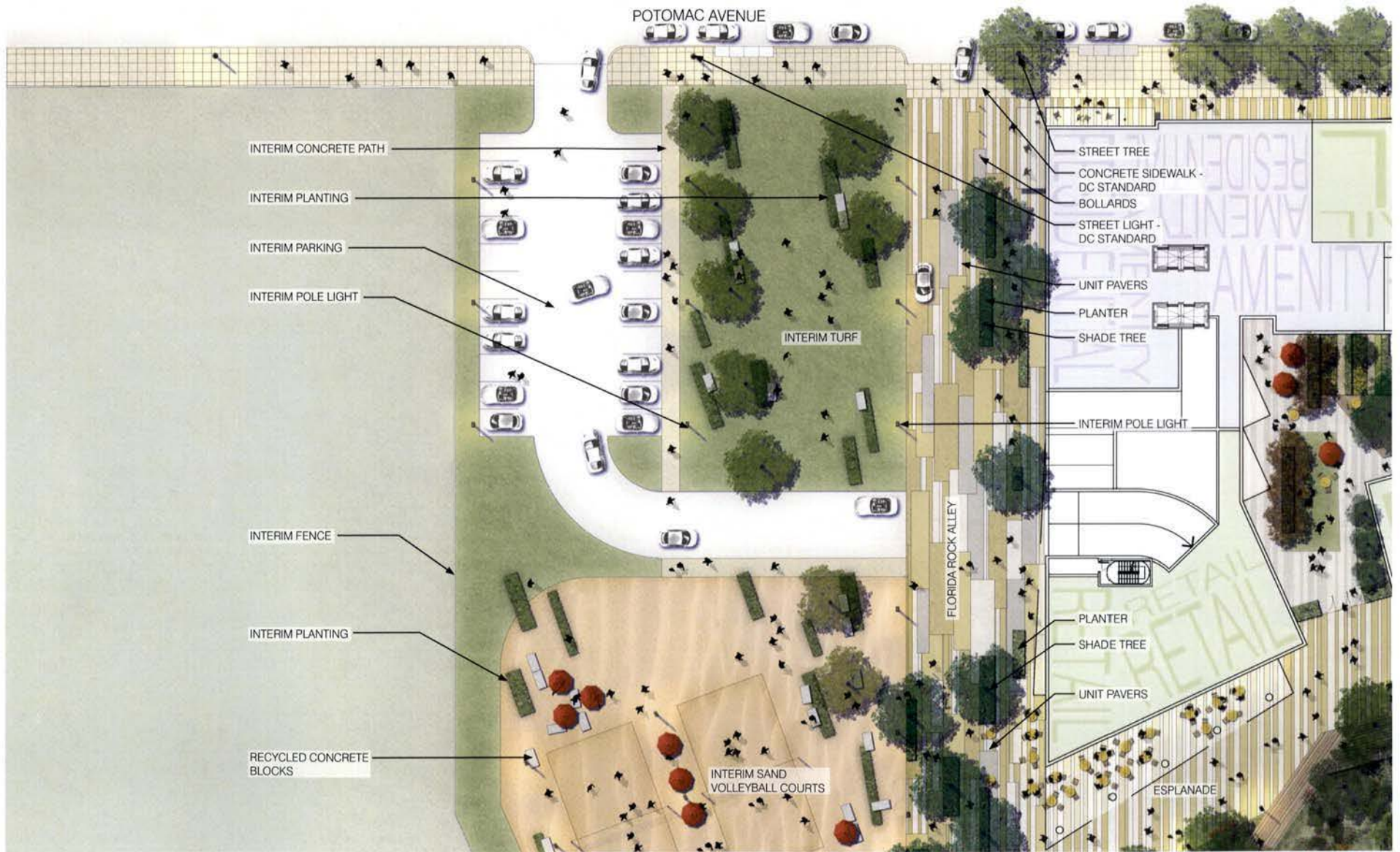
Bio-filter Gardens - Examples

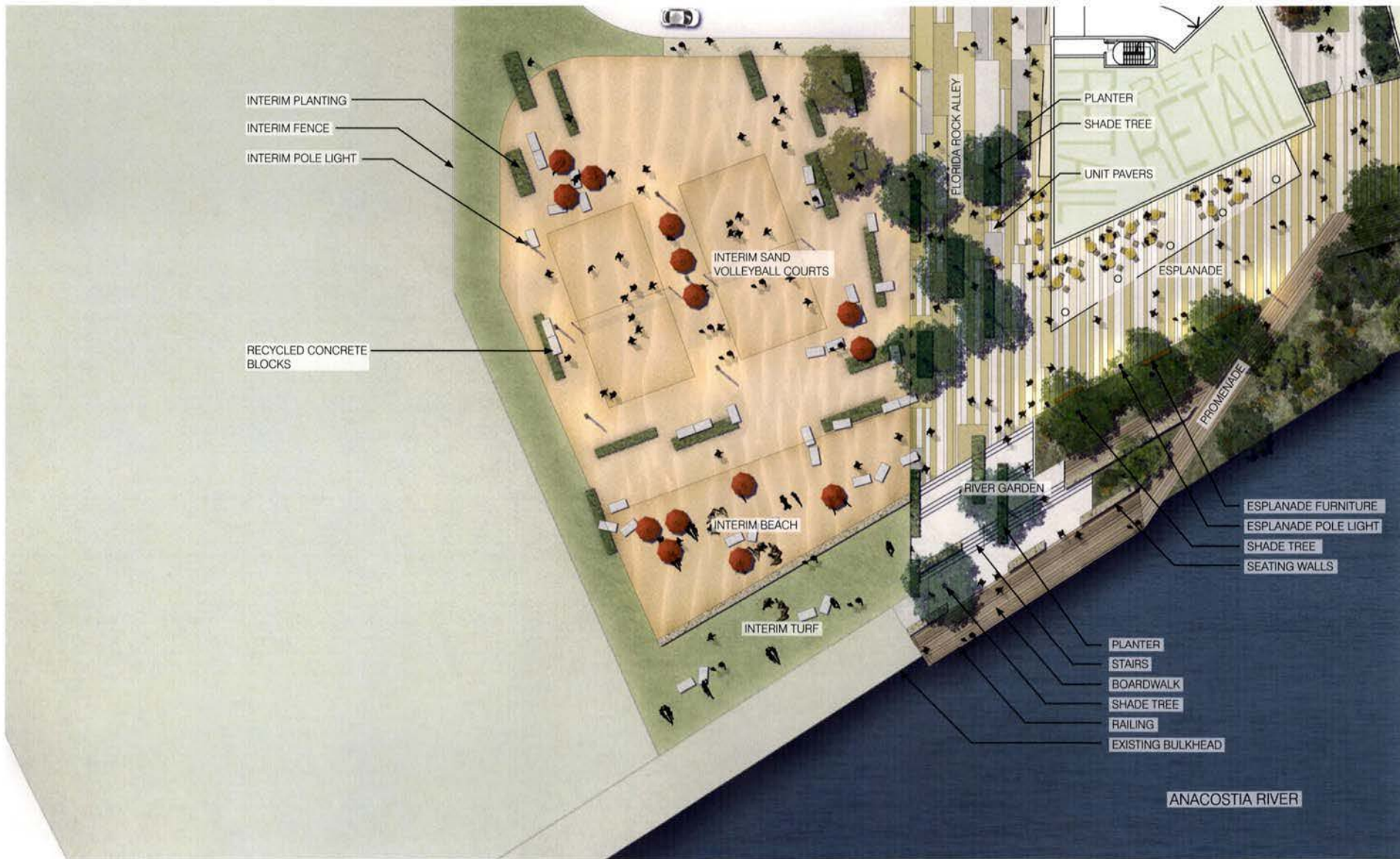
- RIVERFRONT PLAZA:**
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- ⑥ WOOD PROMENADE
- ⑦ BIO FILTER GARDEN
- ⑧ COMMUNAL RESIDENTIAL GARDEN
- ⑨ FLORIDA ROCK ALLEY
- ⑩ RESIDENTIAL LOBBY
- ⑪ THE RIVER GARDEN
- INTERIM LANDSCAPE:**
- ⑫ THE BEACH. INCORPORATING RECYCLED CONCRETE BLOCKS FROM SITE
 - ⑬ BEACH VOLLEYBALL COURTS
 - ⑭ THE GREEN
 - ⑮ VISITOR PARKING
- ⑯ DIAMOND TEAGUE PARK
 - ⑰ WATER TAXI
 - ⑱ EARTH CONSERVATION CORPS







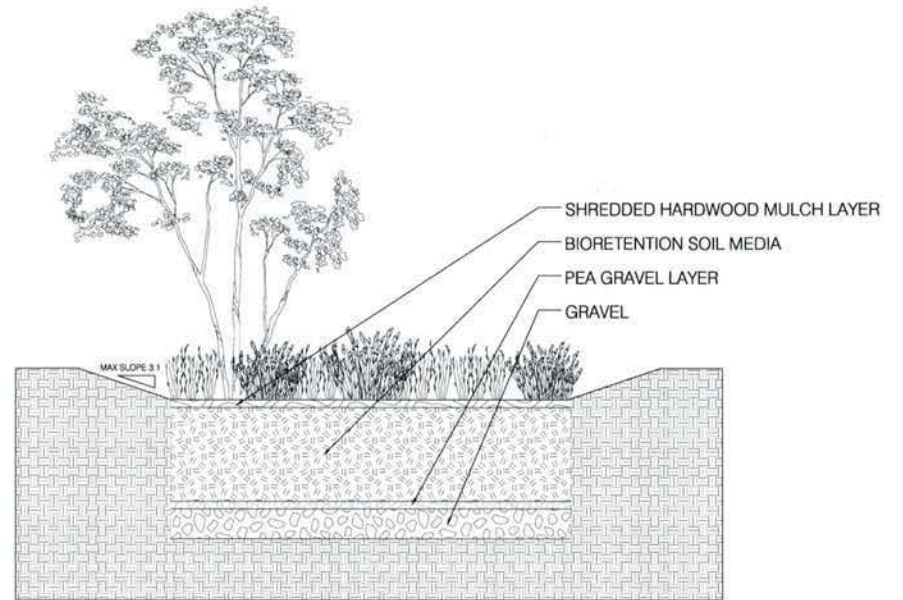








Bio-filter Gardens - Filter stormwater runoff from roofs and paving



Bio-filter Gardens - Typical Bio-filter Section



Bio-filter Gardens - Examples



Stone Pavers at Water Feature



Unit Pavers



Plaza Bosque - Stone Dust Paving



Site Walls



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



Esplanade - Boardwalk



Water Feature





Railings



Bollards

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



Planters



Seating



Overhead String Lights



Esplanade pole light



Plaza pole light



Trash Receptacle - Esplanade



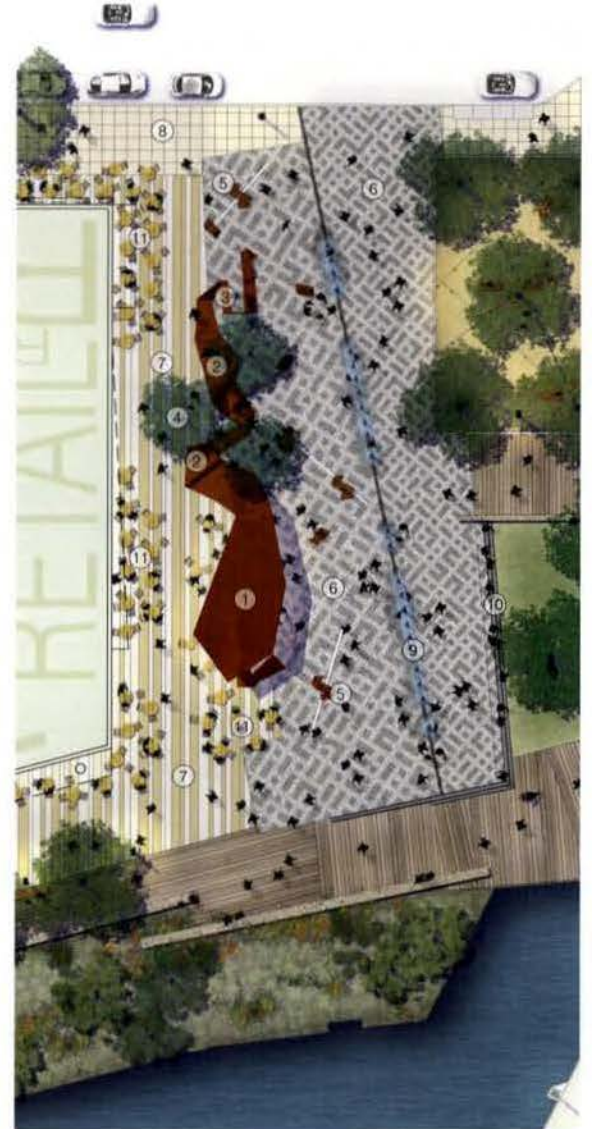
Trash Receptacle - Streetscape



Bike Rack



- RIVERFRONT PLAZA:
- ① BAR PAVILION (UNDER CANOPY)
 - ② SEATING PLATFORMS
 - ③ SCULPTURAL ARCH
 - ④ FEATURE TREES
 - ⑤ FURNITURE ELEMENTS
 - ⑥ STONE PAVING
 - ⑦ UNIT PAVERS
 - ⑧ CONCRETE SIDEWALK (DC STANDARD)
 - ⑨ WATER JET FEATURE
 - ⑩ SEATING STEPS
 - ⑪ OUTDOOR DINING



Note: Bar Pavilion to be built by restaurant leaseholder - not part of public space improvements. Pavilion depicted here for illustrative purposes only.



Bio-filter Planting - Character



River Oats



Juncus effusus



Switch Grass



Lobelia Cardinalis



Joe - Pye Weed

Note: Plant species selections identified on this plan are shown to illustrate design intent only. The purpose is to generally define plant size, character, and locations. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.



Winterberry Holly



River Birch



Plane Tree



Service Berry



Marginal Wood Fern



Hardy Geranium



Eastern Columbine



Coriopsis Moonbeam



Autumn Bride Heuchera



Shenandoah Switch Grass



Service Berry



Oak Leaf Hydrangea



Dwarf Fothergilla

Note: Plant species selections identified on this plan are shown to illustrate design intent only. The purpose is to generally define plant size, character, and locations. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.



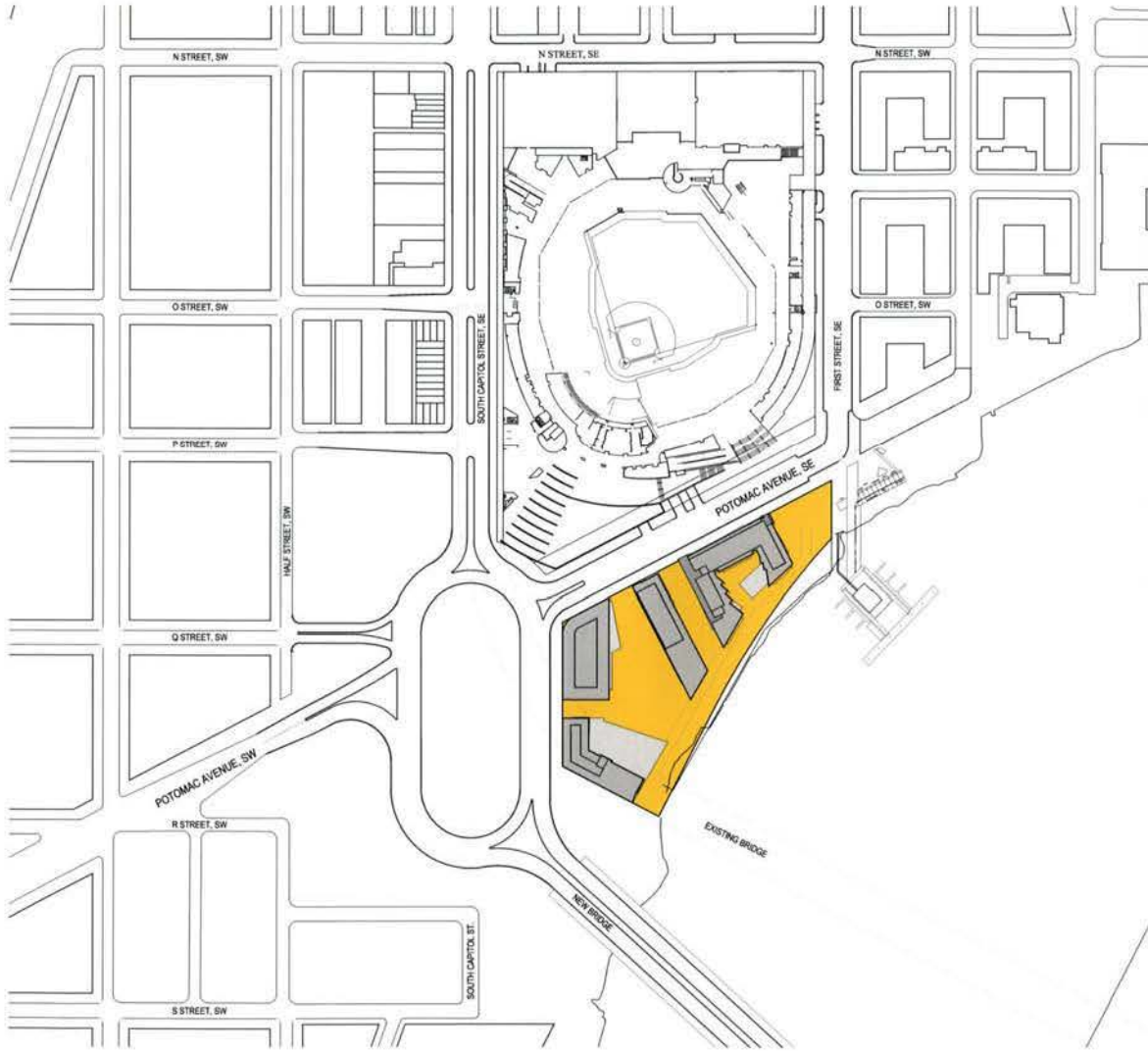
Willow Oak



Plane Tree



Honey Locust

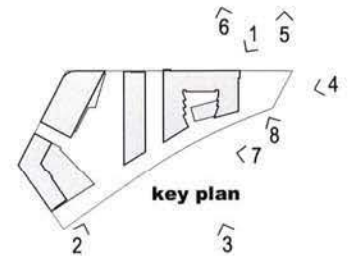




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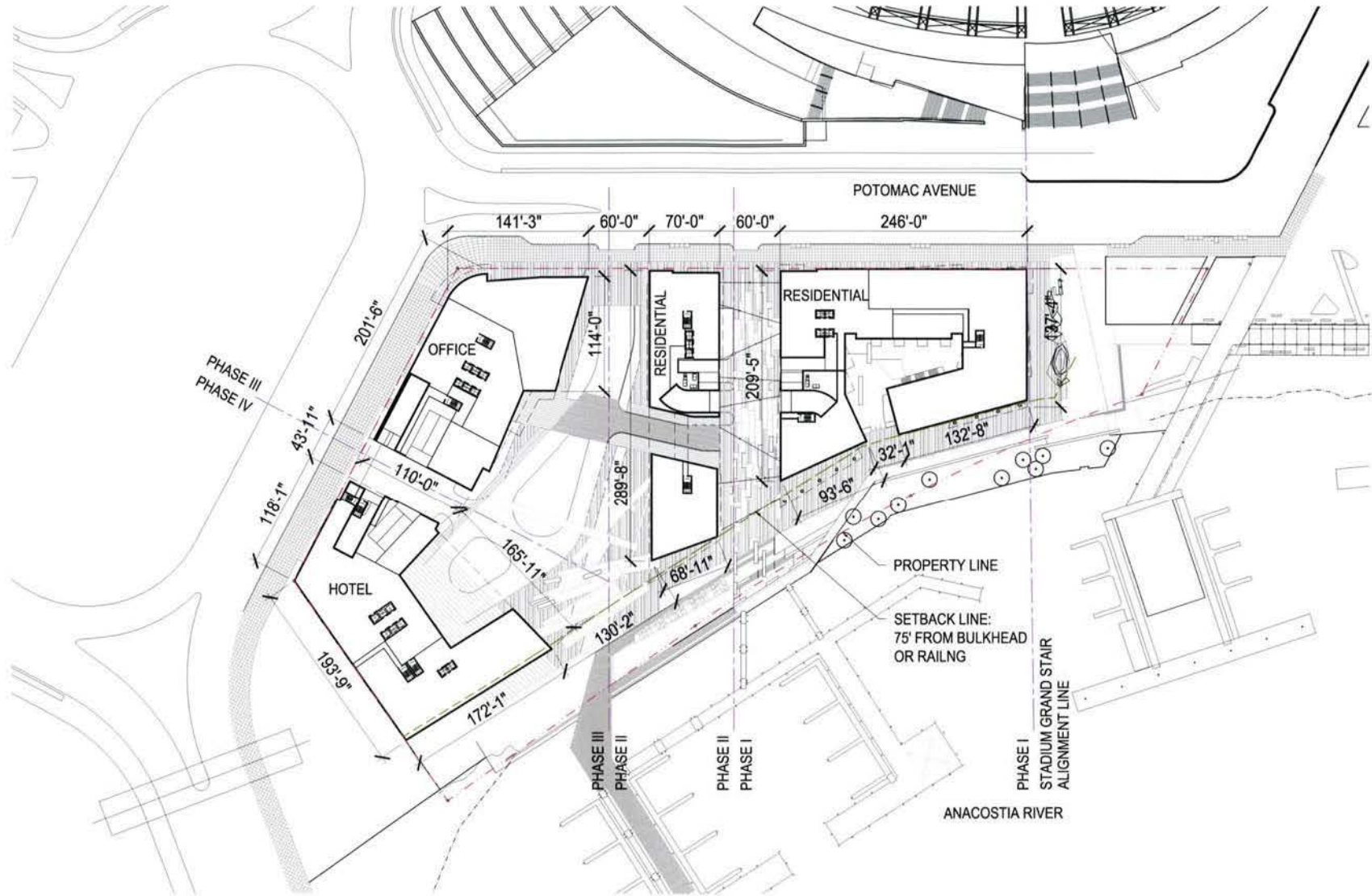


- 1. 2. 3
- 4. 5. 6
- 7. 8



Total Lot Area		253,389 SF					
		BREAKDOWN BY PHASE					
	ZONING	APPROVED PUD	PROPOSED PUD	ph I	ph II	ph III	ph IV
Zone	CG-W-2	C-3-C	CG / C-3-C				
FAR Residential	7.8			3.9	5.5		
FAR Commercial	5.0			0.3	0.1	6.2	4.4
FAR Total	7.8	4.4	see breakdown	4.2	5.7	6.2	4.4
Number of Dwelling Units			606	324	282		
Number of Hotel Units			400				400
Building Height	60-130	92 to 130'	see breakdown	94.85'	130'	130'	130'
Lot Occupancy	75 (residential), 100 (commercial)	52.67%	44.42%	45.77%	45.42%	45.98%	42.46%
Side Yard	None required if provided at least 8'	10' to 40'	see breakdown	42'	10' / 40'	26'	20'
Rear Yard	3in/ft of residential height	N/A	see breakdown	29'-10"	56'-9"	20'/130'	72'-5"
Parking Residential Use (parking/unit)	0.33	346	see breakdown	81	71		
Parking Office Use	1/1800sf if > 2,000sf	378	see breakdown			174	
Parking Hotel Use (parking/room)	0.5	161	see breakdown				160
Parking Retail Use (parking/sf hotel largest function)	1/150 sf	20	see breakdown				33
Parking Retail Use (parking/sf > 3,000sf)	1/750sf > 3,000sf	103	see breakdown	21	4	12	13
Total required by phase				102	75	116	146
Total provided by phase				286	178	341	339
Parking-Required accessible spaces	151-200 spots =6 ADA spaces 201-300 spots =7 ADA spaces 301-400 spots =8 ADA spaces		see breakdown	8	6	9	9
Total parking		1010	1,144				
Loading Berths Residential Use	1@55, 1@ 20', 1@200sf	1@55, 1@ 20', 1@200sf	see breakdown	1@40, 1@ 20', 1@200sf	1@40, 1@ 20', 1@200sf		
Loading Berths Office Use	3@30, 1@ 20', 3@100sf	3@30, 1@ 20', 2@100sf	see breakdown			1@40', 1@ 20', 1@200sf	
Loading Berths Hotel Use	1@30', 1@20', 1@55, 1@100sf, 1@ 200sf	1@30', 1@20', 1@55, 1@100sf, 1@ 200sf	see breakdown				1@40', 1@ 20', 1@200sf
Loading Berths Retail Use	1@30', 1@100sf	1@30', 1@100sf	see breakdown				
Loading Berths Retail Use		4@30', 2@20', 4@100sf	see breakdown				
lot size			232,875	71,450	46,185	52,454	62,786
lot size-dedicated land			20,514				
lot total			253,389				

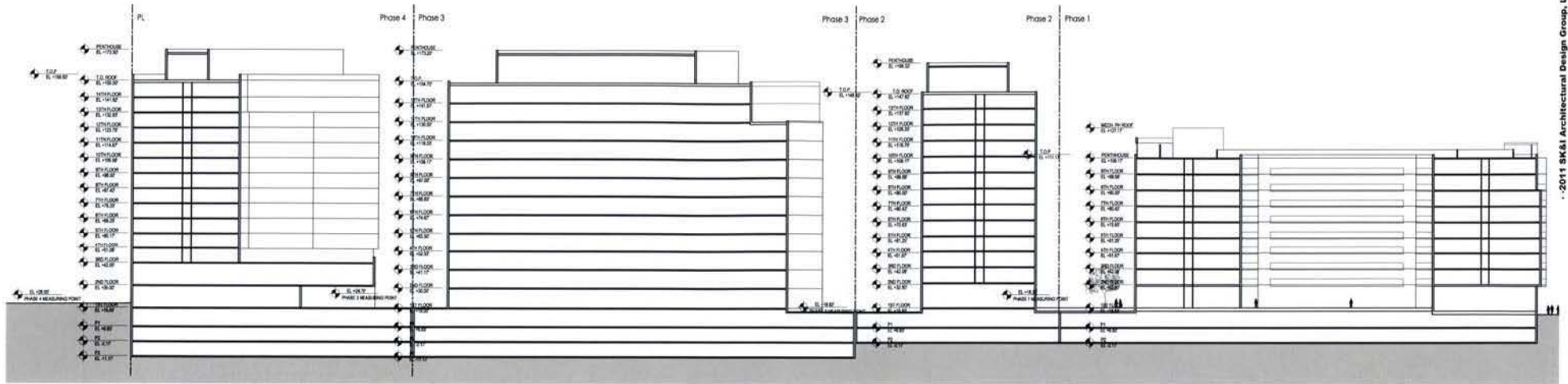
Proposed PUD	phase I					phase II				phase III			phase IV				total
	Floor	Residential	Retail	Total	Units	Residential	Units	Retail	Total	Commercial	Retail	Total	Commercial	Retail	Total	Units	
	14																17,560
	13					20,190	24										17,560
	12					20,975	24			25,090							18,040
	11					20,975	24			25,090							18,040
	10					20,975	24			27,875							18,040
	9	33,030			39	20,975	24			27,875							18,040
	8	33,030			39	20,975	24			27,875							18,040
	7	33,490			39	20,975	24			27,875							18,040
	6	33,490			39	20,975	24			27,875							18,040
	5	33,490			39	20,975	24			27,875							18,040
	4	33,490			39	20,975	24			27,875							18,040
	3	33,490			39	20,975	24			27,875							16,000
	2	33,490			39	16,955	18			27,875							34,230
	1	14,050	18,650	32,700	12	8,990		5,630	14,620	12,650	11,470	24,120	14,050	12,610	26,660		
Total - program		281,050	18,650	299,700	324	255,885	282	5,630	261,515	313,705	11,470	325,175	261,760	12,610	274,370	400	1,160,760
Old PUD																	
						office				office			hotel				
						228,532				236,405	80,840	*	32,210	residential space			1,115,400
													246,190				
[new-old]	Delta	71,168				(29,708)				77,300			229,550				45,360
Affordable Housing		20,819				19,055											
Old PUD						29,000											
Building Height		94.85'				130'				130'			130'				
Old PUD		92'				130'				112'			130'				
outdoor retail		8,130						4,620			570			2,820			16,140
		5,480															



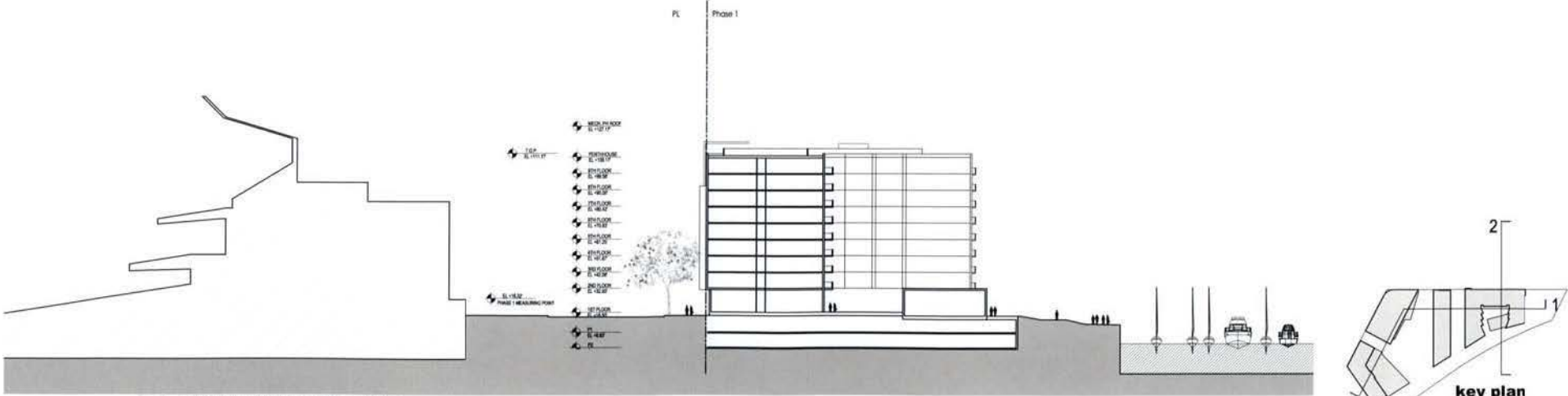




- LEGEND
- RETAIL
 - OUTDOOR RETAIL
 - RESIDENTIAL
 - RESI AMENITY
 - OFFICE
 - HOTEL

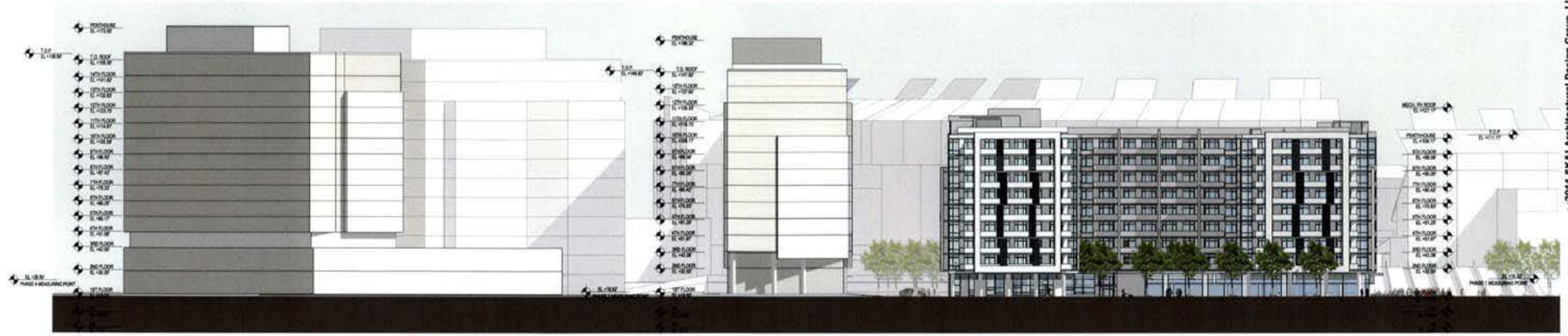


1 EAST-WEST SECTION



2 NORTH-SOUTH SECTION

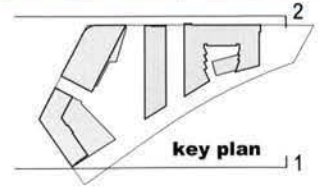


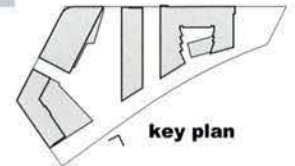
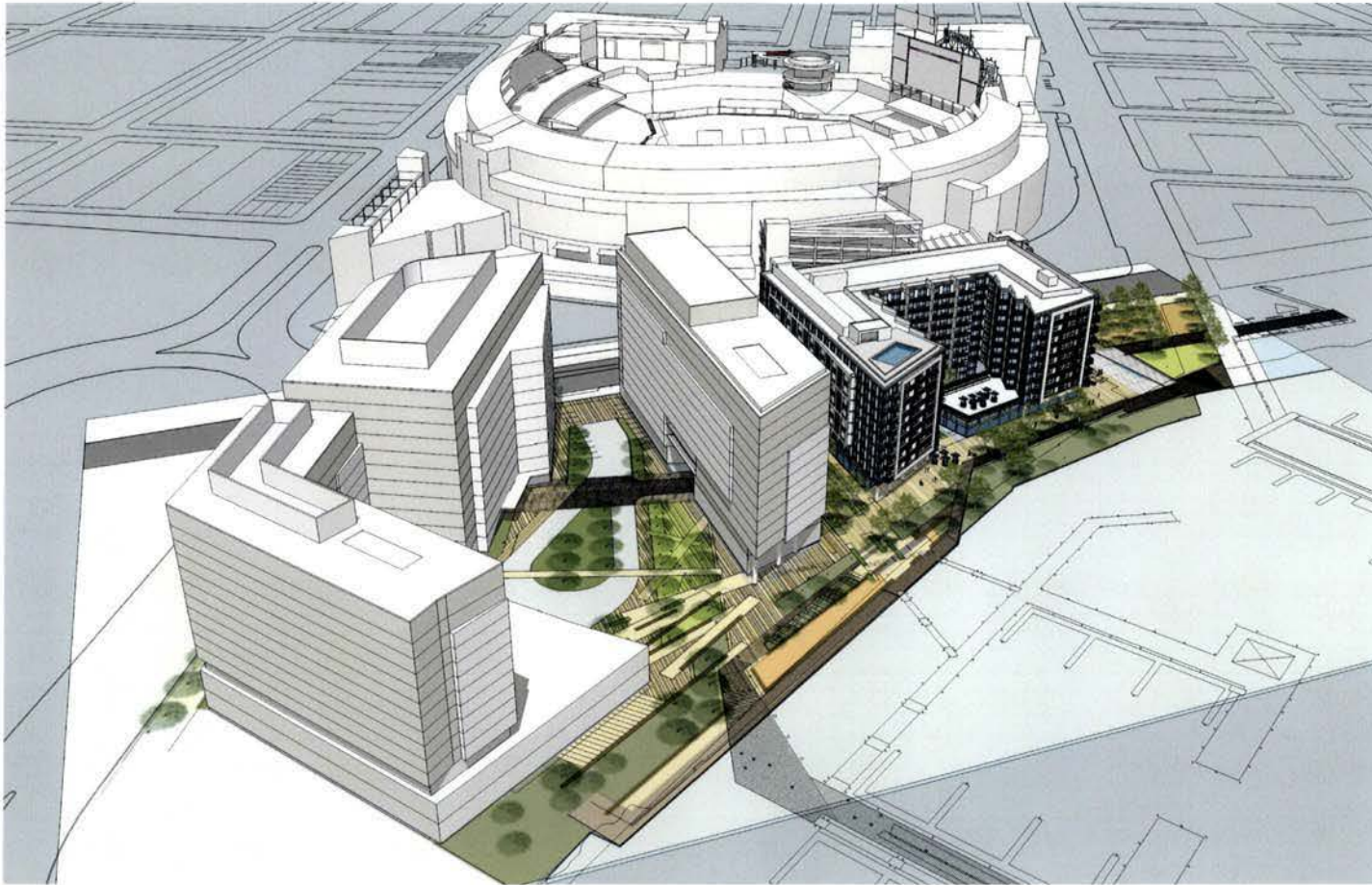


1 SOUTH ELEVATION

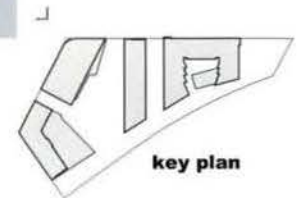


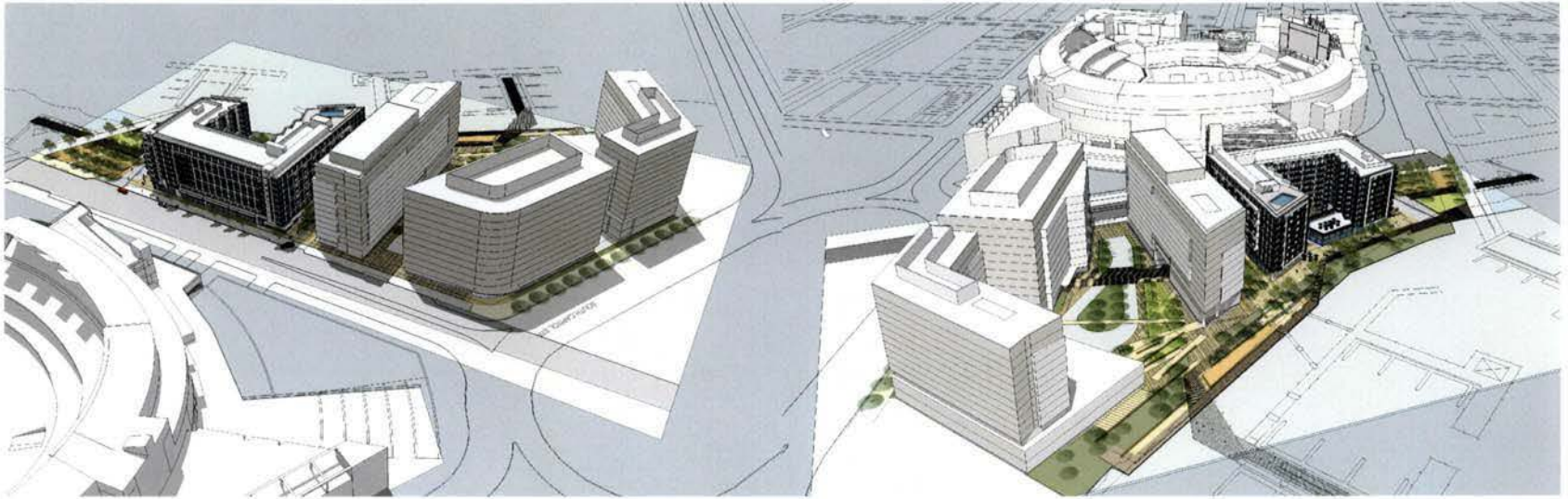
2 NORTH ELEVATION



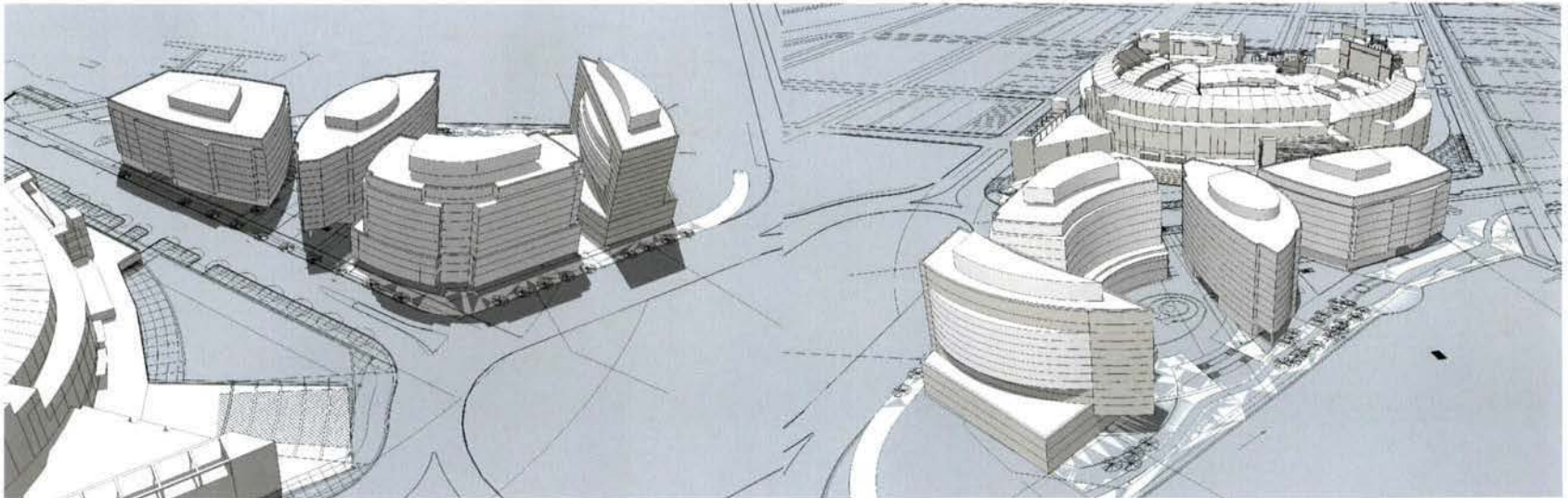


key plan

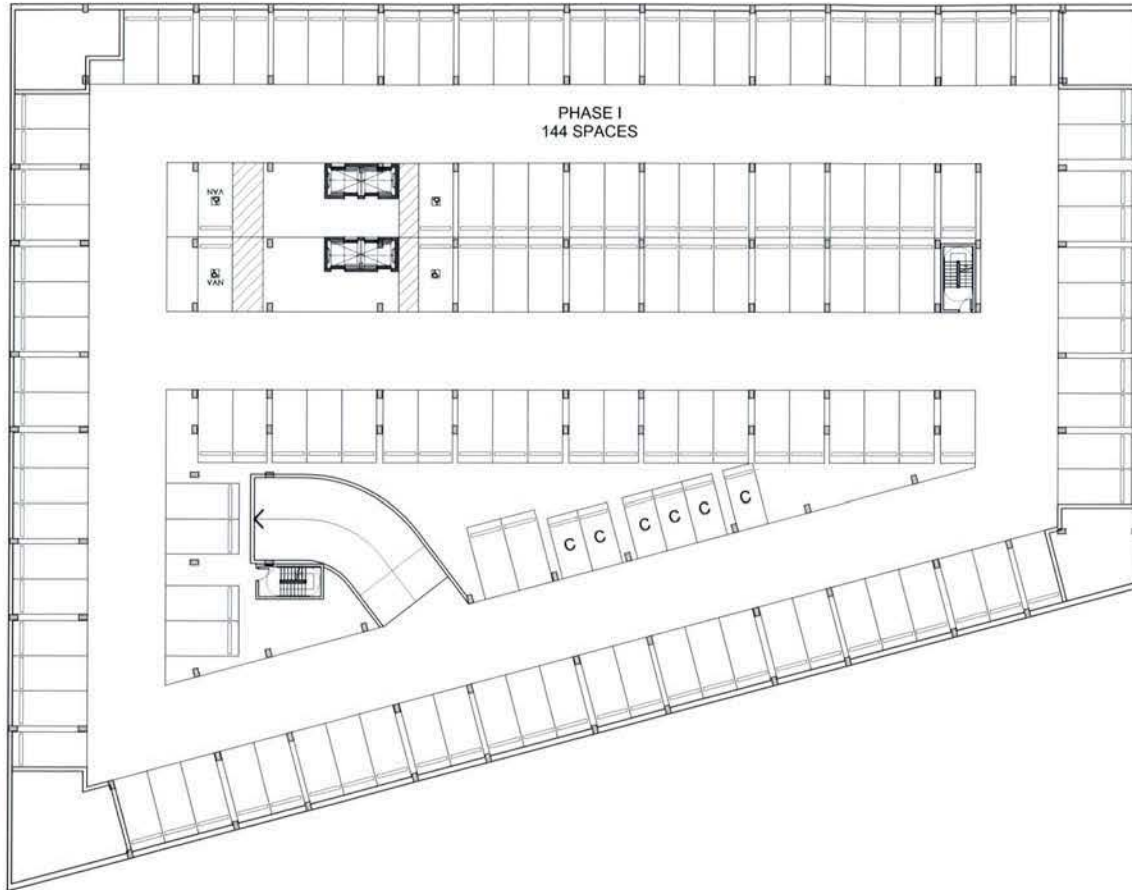




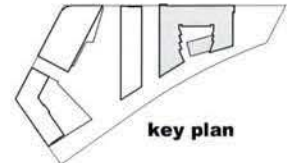
new PUD

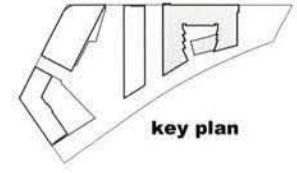
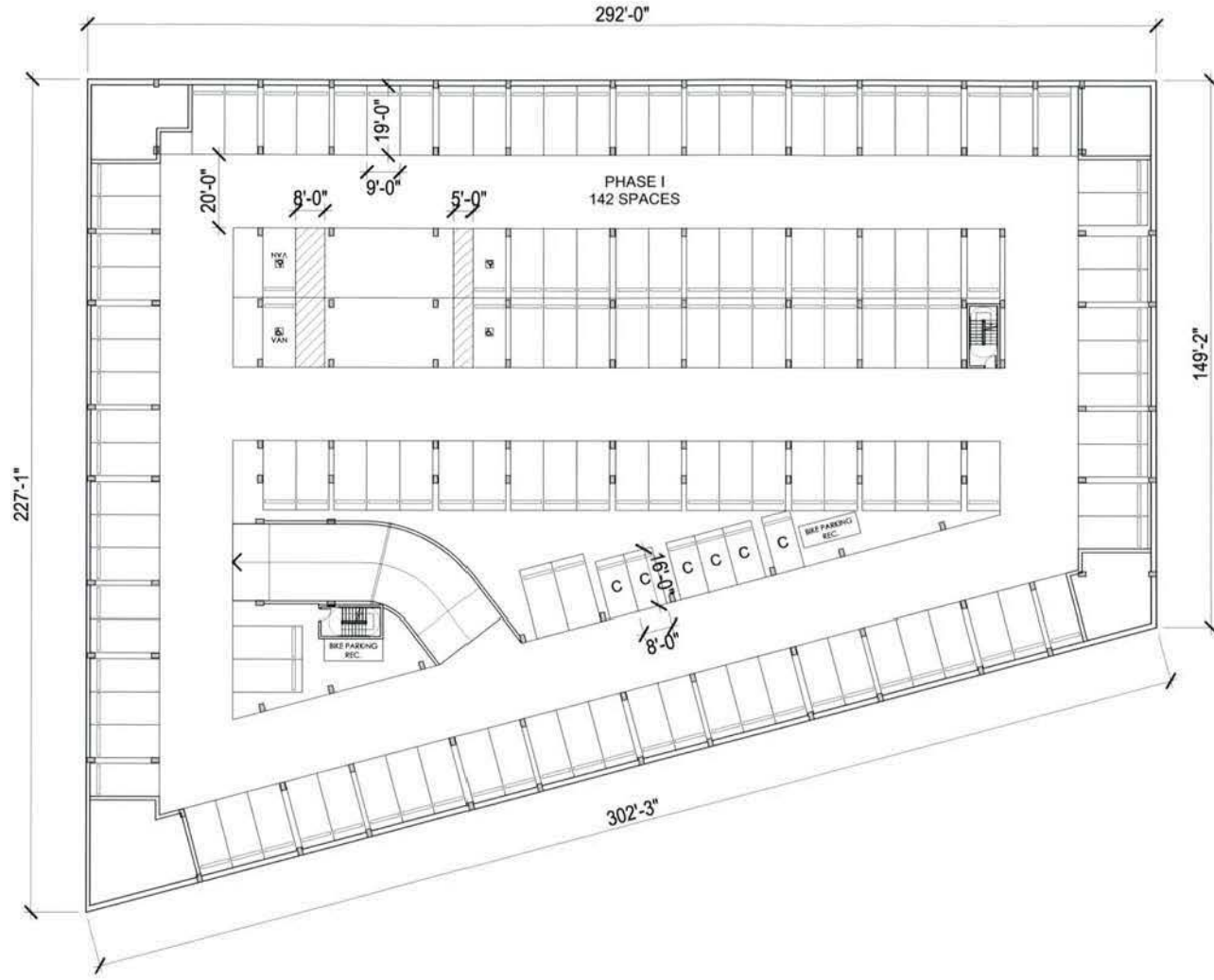


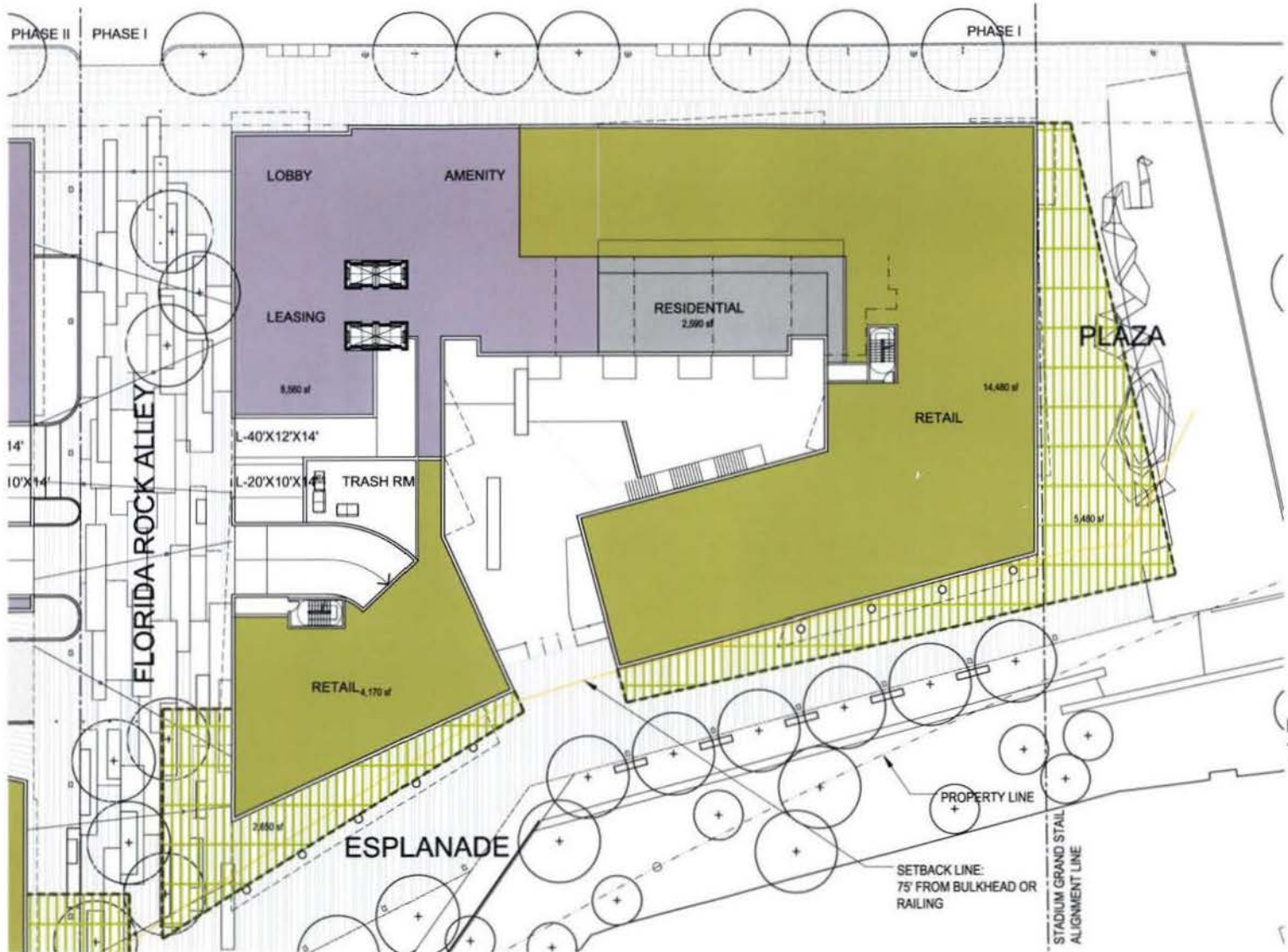
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NOTES:
 1. refer to sheet 1.102 for dimensions



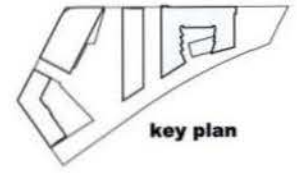


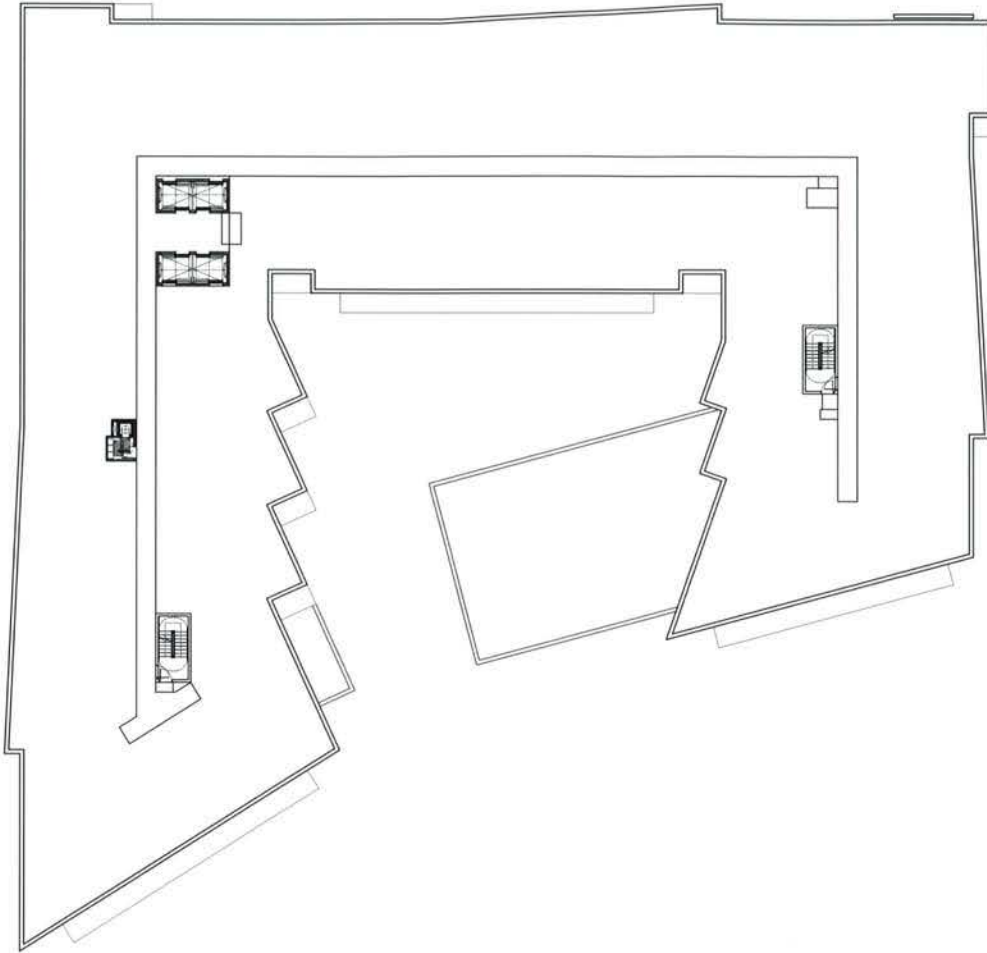


LEGEND

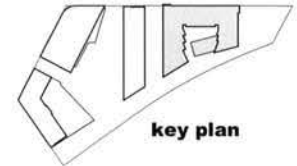
[Green Box]	RETAIL
[Hatched Green Box]	OUTDOOR RETAIL
[Grey Box]	RESIDENTIAL
[Purple Box]	RESI AMENITY
[Blue Box]	OFFICE
[Orange Box]	HOTEL

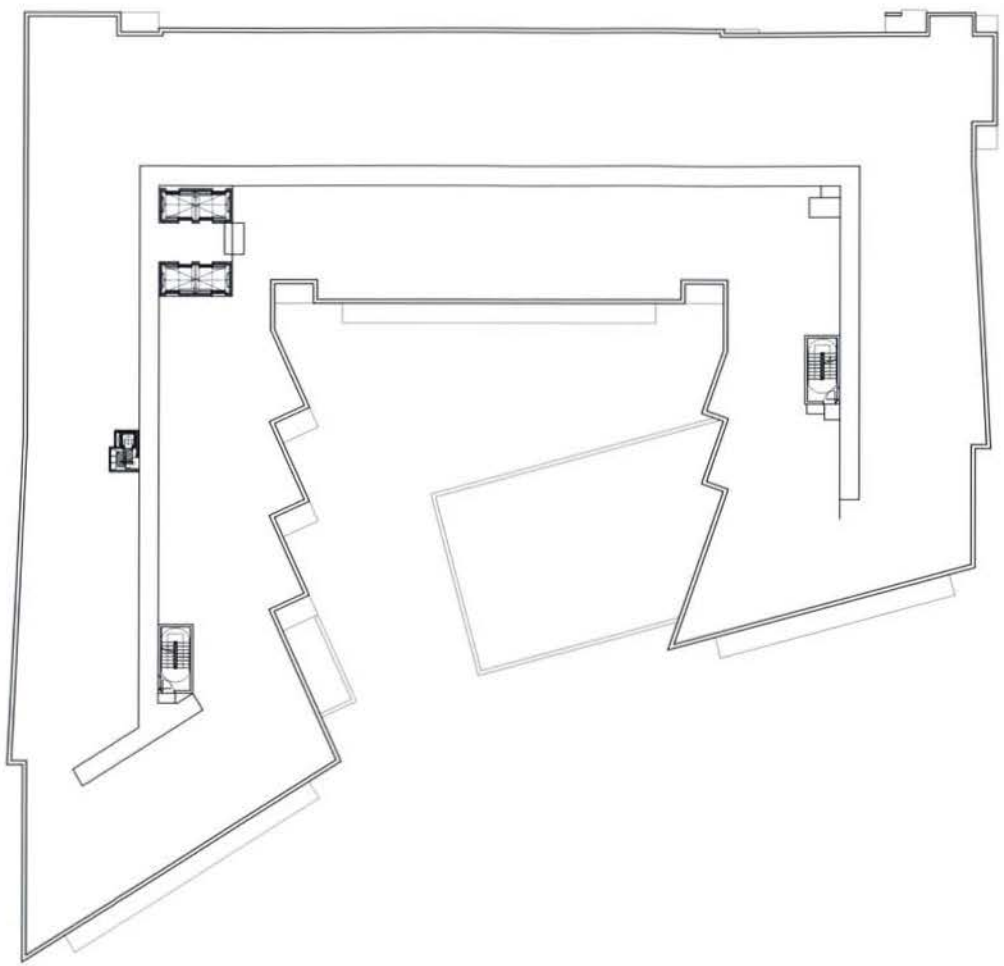
NOTES:
1. refer to sheet 1.107 for dimensions



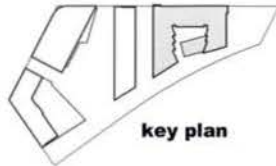


NOTES:
1. refer to sheet 1.107 for dimensions

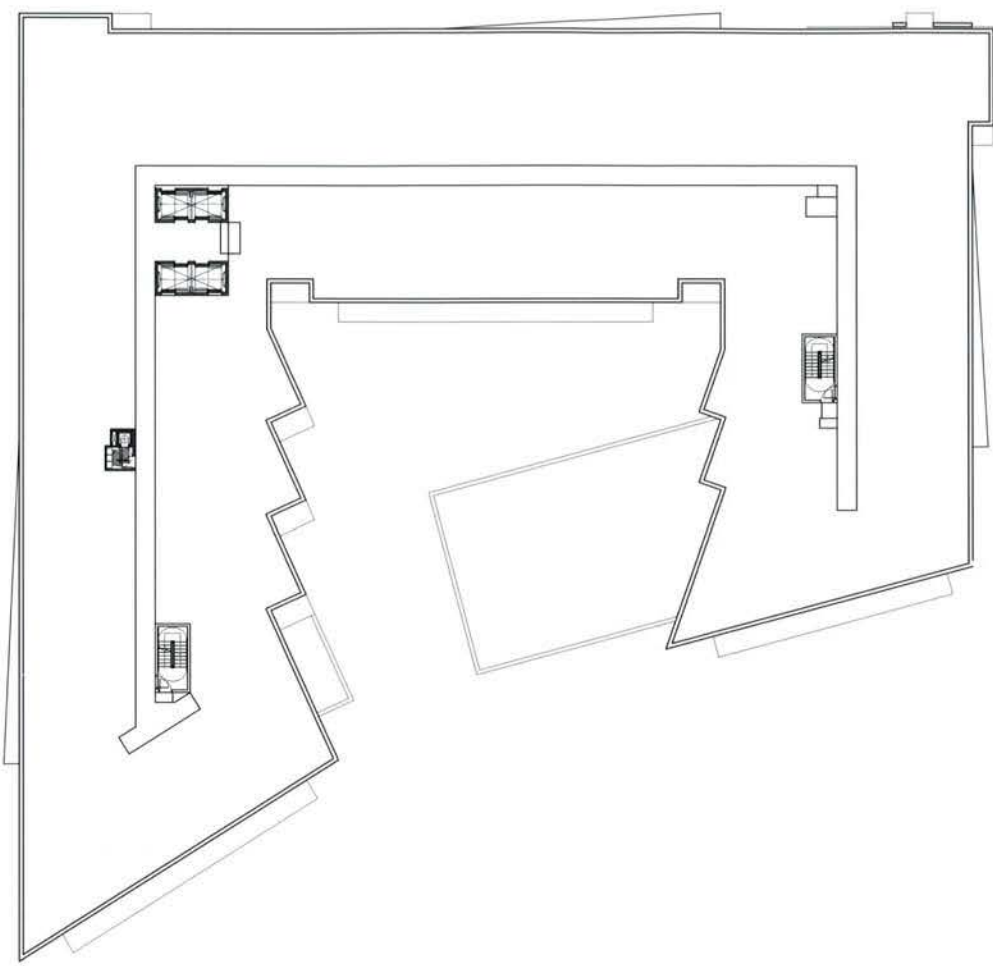




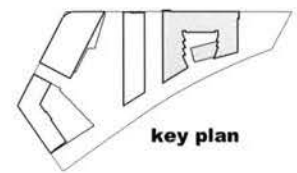
NOTES:
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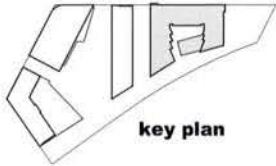
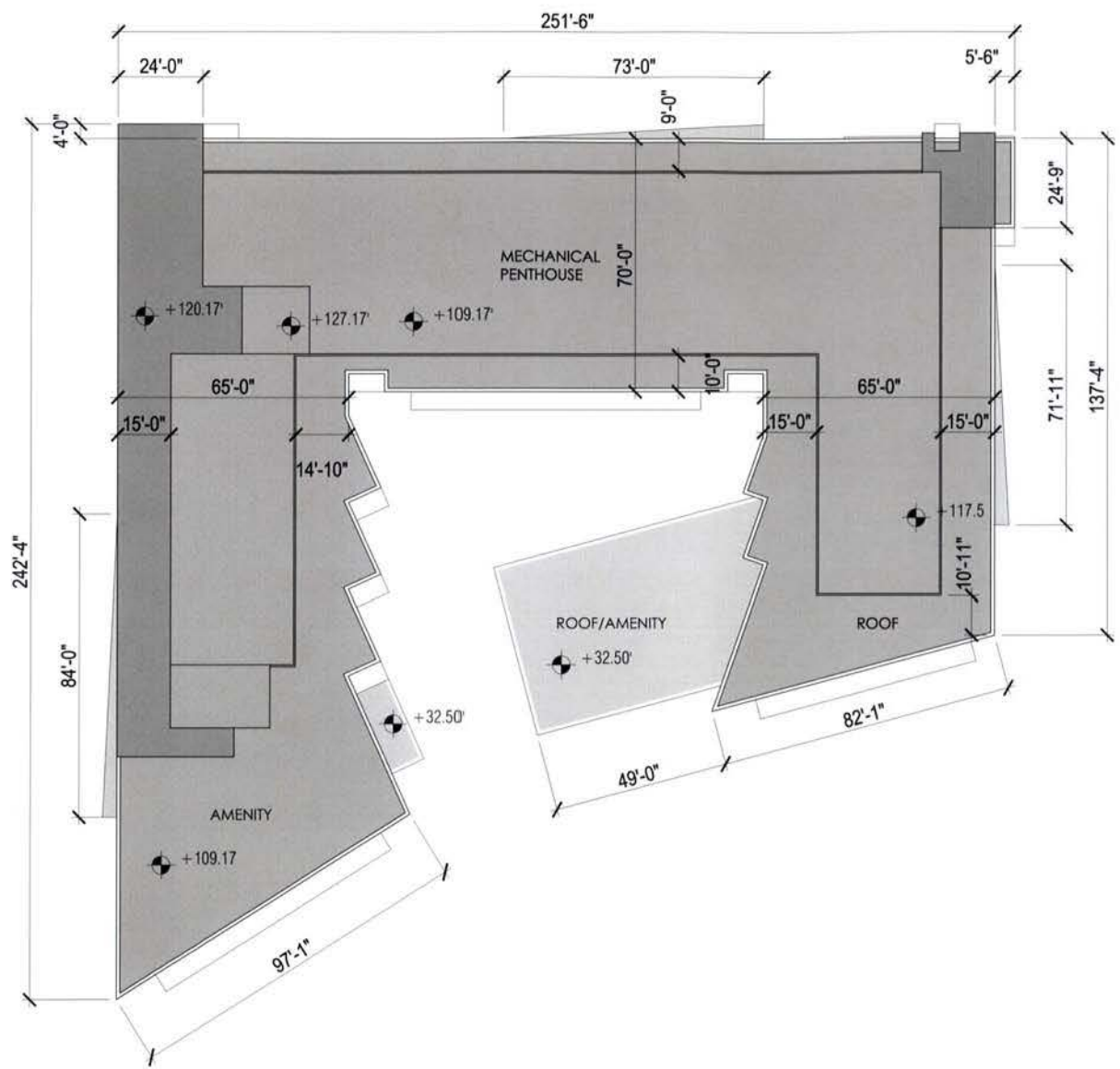
key plan

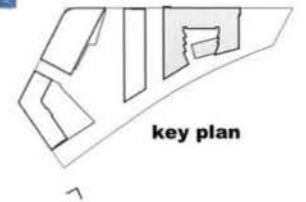


NOTES:
1. refer to sheet 1.107 for dimensions



key plan





key plan

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RiverFront

Washington DC

on the anacostia

PHASE I PERSPECTIVE - SW

april 18, 2012 | 1.201



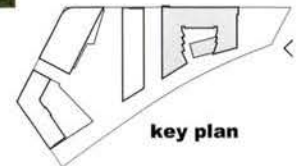
key plan

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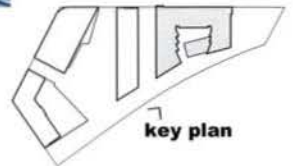
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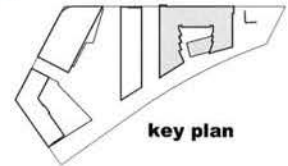
RiverFront | Washington DC
on the anacostia | PHASE I PERSPECTIVE - NE

april 18, 2012 | 1.202



key plan



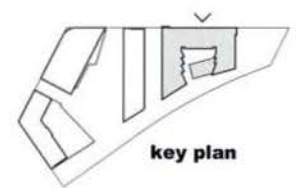


key plan



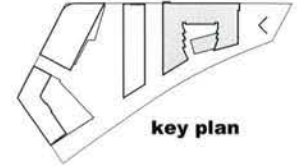


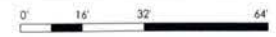
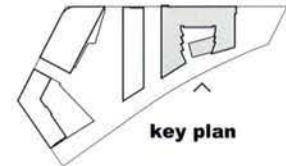
BLOCK VENEER
STOREFRONT

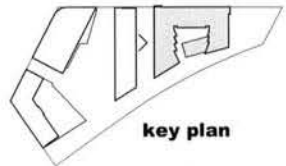


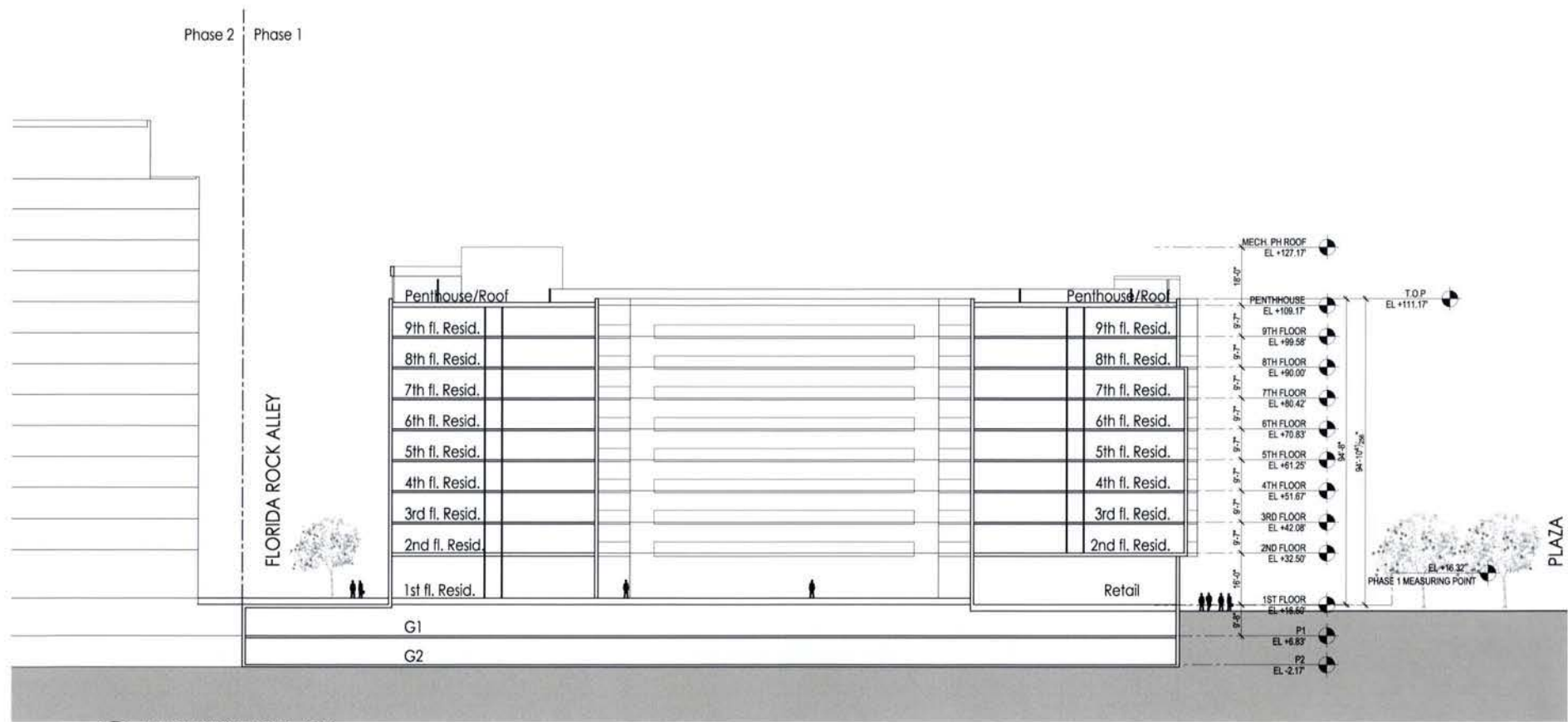


METAL / GLASS CANOPY
STOREFRONT

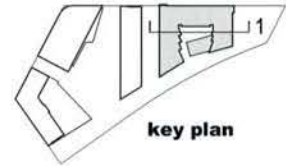


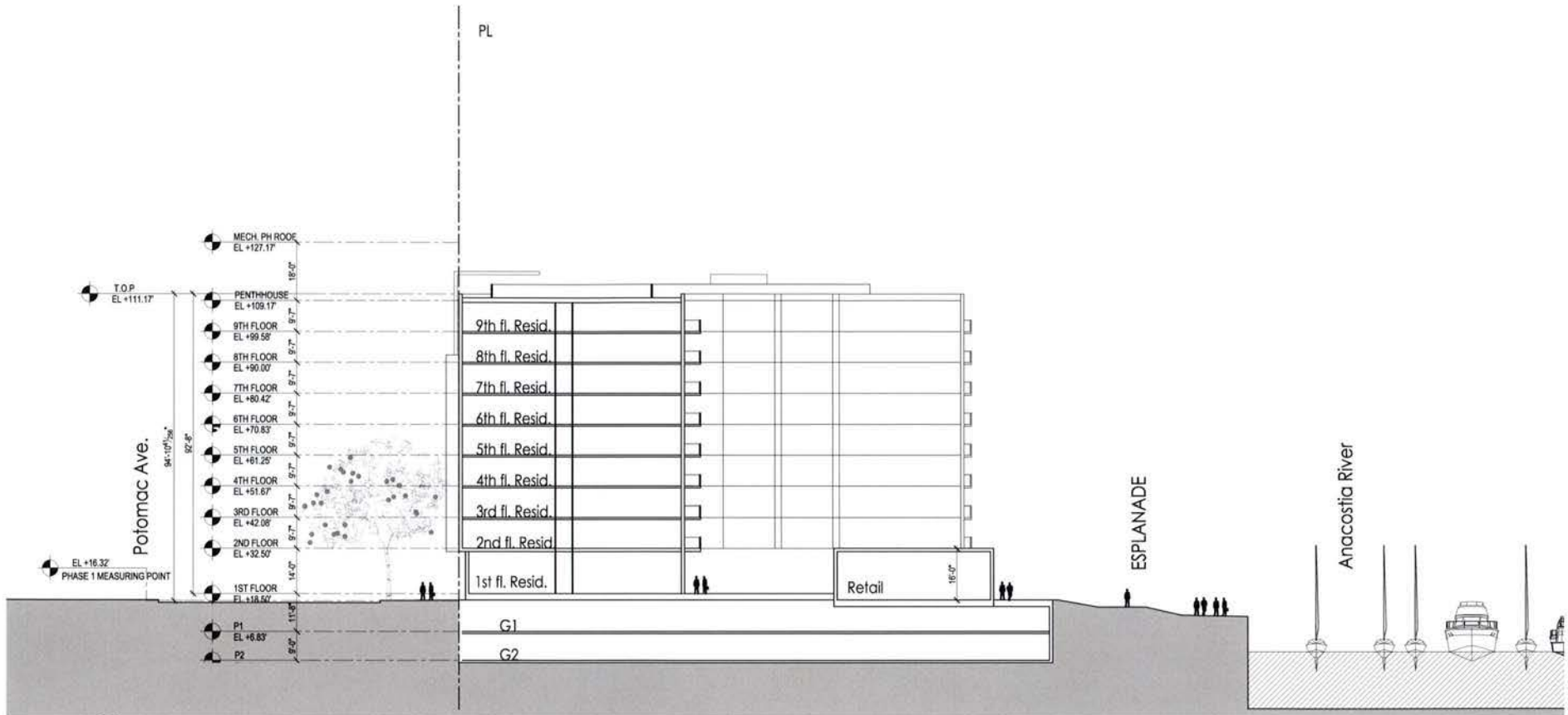




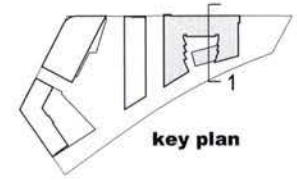


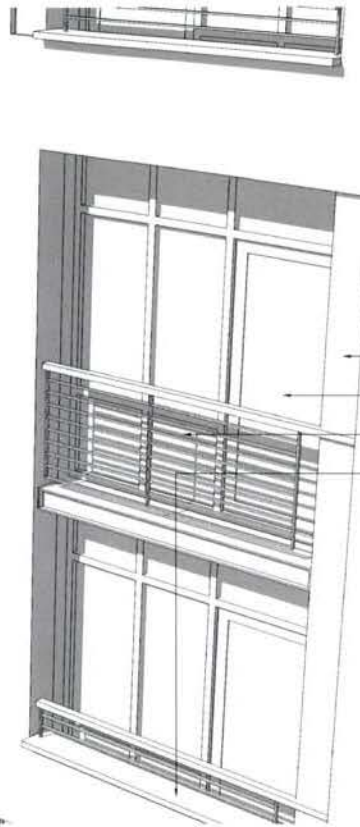
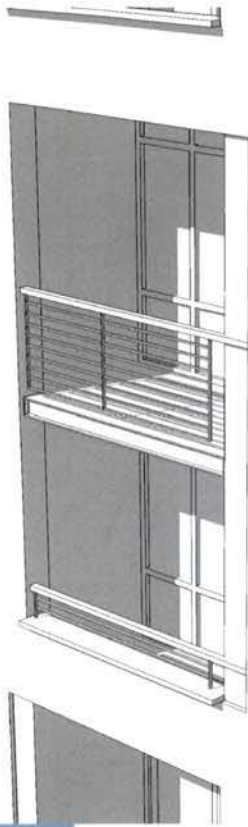
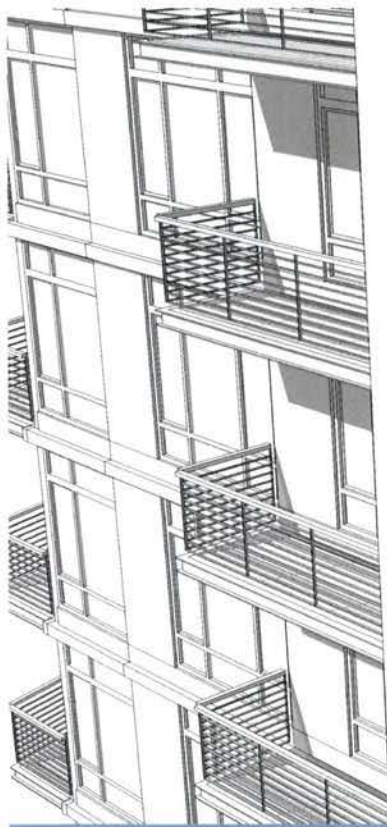
1 EAST-WEST SECTION



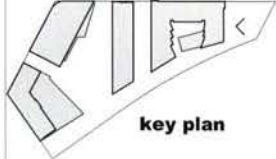


1 NORTH-SOUTH SECTION





- LIGHT BRICK
- DARK BRICK
- ALUMINUM WINDOW SYSTEM
- METAL RAILING
- SILL CAP

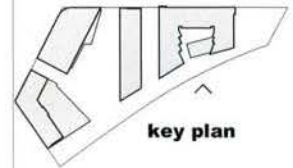


key plan



- TEXTURED (CORRUGATED) METAL PANEL
- ALUMINUM WINDOW SYSTEM
- METAL RAILING
- WOOD SLATS SUN SHADE
- COMPOSITE PANEL

- FASCIA
- ARCHITECTURAL CONCRETE



key plan