



RiverFront on the anacostia Washington DC

PUD Application Square 708 - Lot 14, 25 Potomac Avenue SE

PROPERTY OWNER
FLORIDA ROCK PROPERTIES

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TRAFFIC CONSULTANT
Gorove Slade

LANDSCAPE ARCHITECT
Oculus

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DRAWING INDEX

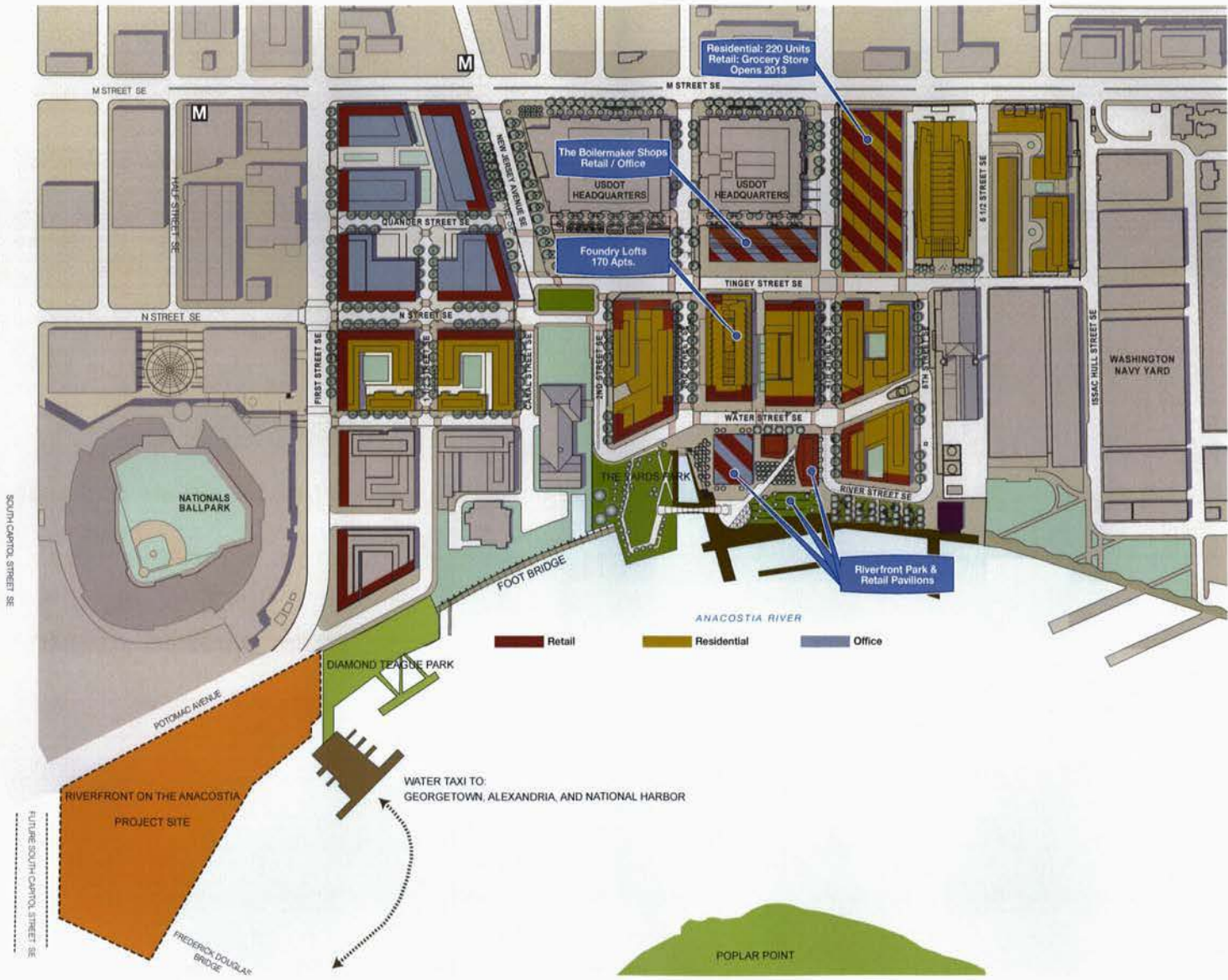
STAGE 1	L1.01	Project Context Diagram	031	Site Aerials	STAGE 1	2.301	Phase 2 Sections
	L1.02	Context Images	032	Site Aerials		3.001	Phase 3 Development Data
	L1.03	Illustrative Site Plan	033	Site Aerials		3.101	Phase 3 G3 Garage Plan
	L1.04	Views	034	Site Aerials		3.102	Phase 3 G2 Garage Plan
	L1.05	Pedestrian Circulation	1.101	Phase 1 G2 Garage Plan		3.103	Phase 3 G1 Garage Plan
	L1.06	Vehicular Circulation	1.102	Phase 1 G1 Garage Plan		3.104	Phase 3 First Floor Plan
	L1.07	Bio-Filtration Diagram	1.103	Phase 1 First Floor Plan		3.105	Phase 3 2nd Floor Plan
	L1.08	Grading Plan	1.104	Phase 1 2nd Floor Plan		3.106	Phase 3 3rd-10th Floor Plan
	L1.09	Lighting Plan	1.105	Phase 1 3rd-7th Floor Plan		3.107	Phase 3 11th-12th Floor Plan
	L1.10	Bio-Filtration Gardens	1.106	Phase 1 8th-9th Floor Plan		3.108	Phase 3 Roof Plan
STAGE 2	L2.01	Illustrative Site Plan	1.107	Phase 1 Roof Plan	3.301	Phase 3 Sections	
	L2.02	Illustrative Site Plan-Phase 1	1.201	Phase 1 Elevations	4.001	Phase 4 Development Data	
	L2.03	Grading Plan	1.202	Phase 1 Elevations	4.101	Phase 4 G3 Garage Plan	
	L2.04	Lighting Plan	1.203	Phase 1 Elevations	4.102	Phase 4 G2 Garage Plan	
	L2.05	Annotated Site Plan-East	1.204	Phase 1 Elevations	4.103	Phase 4 G1 Garage Plan	
	L2.06	Annotated Site Plan-West	1.301	Phase 1 Sections	4.104	Phase 4 First Floor Plan	
	L2.07	Annotated Site Plan-South	1.302	Phase 1 Sections	4.105	Phase 4 2nd Floor Plan	
	L2.08	Site Sections	1.500	Residential Architecture Context	4.106	Phase 4 4th-12th Floor Plan	
	L2.09	Bio-Filtration Gardens	1.501	Phase 1 Perspectives	4.107	Phase 4 13th-14th Floor Plan	
	L2.10	Landscape Elements-Hardscape	1.502	Phase 1 Perspectives	4.108	Phase 4 Roof Plan	
	L2.11	Landscape Elements-Site Furnishings	1.503	Phase 1 Perspectives	4.301	Phase 4 Sections	
	L2.12	Flexible Retail/Restaurant Zone	1.504	Phase 1 Perspectives	C-01	Existing Conditions Plan	
	L2.13	Lowland Planting-River Garden and Bio-Filter	2.001	Phase 2 Development Data	C-02	Sedimentation and Erosion Control Plan	
STAGE 2	L2.14	Upland Planting-Garden Planting and Shade Trees	2.101	Phase 2 G2 Garage Plan	C-03	Site Plan	
	002	Location Map	2.102	Phase 2 G1 Garage Plan	C-04	Utility Plan	
	003	Context	2.103	Phase 2 First Floor Plan	C-04	Site Details	
	010	Development Data	2.104	Phase 2 2nd Floor Plan	C-06	Sedimentation and Erosion Control Details	
	021	Site Plan	2.105	Phase 2 3rd-12th Floor Plan	C-07	Circulation Plan	
	022	Site Sections	2.106	Phase 2 13th Floor Plan			
	023	Site Elevations	2.107	Phase 2 Roof Plan			

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november 29, 2011

ZONING AND COMMISSION
District of Columbia
ZONING COMMISSION
CASE NO. 04-14B
EXHIBIT NO. 5A
EXHIBIT NO. 5A1





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



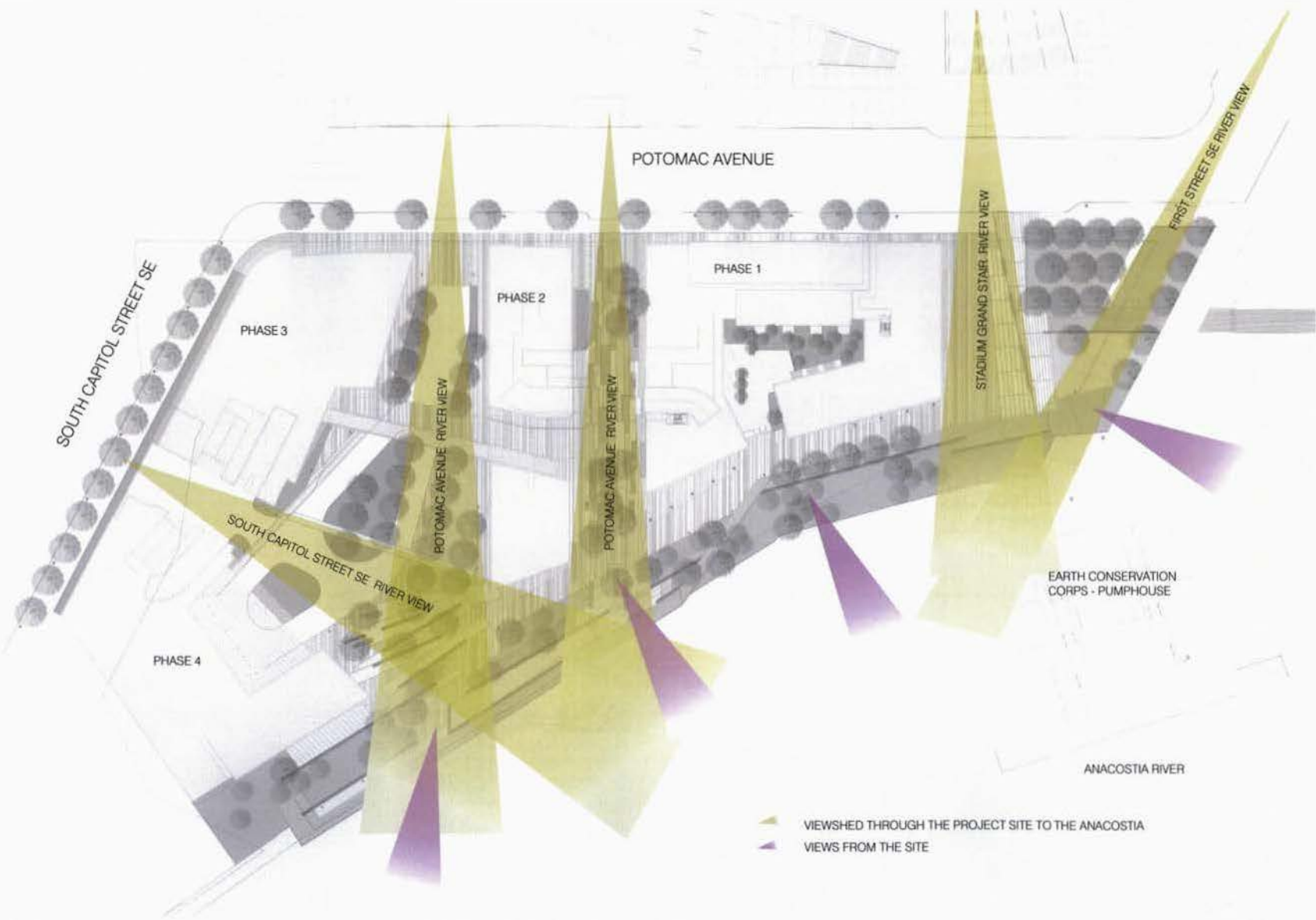
The Yards Park





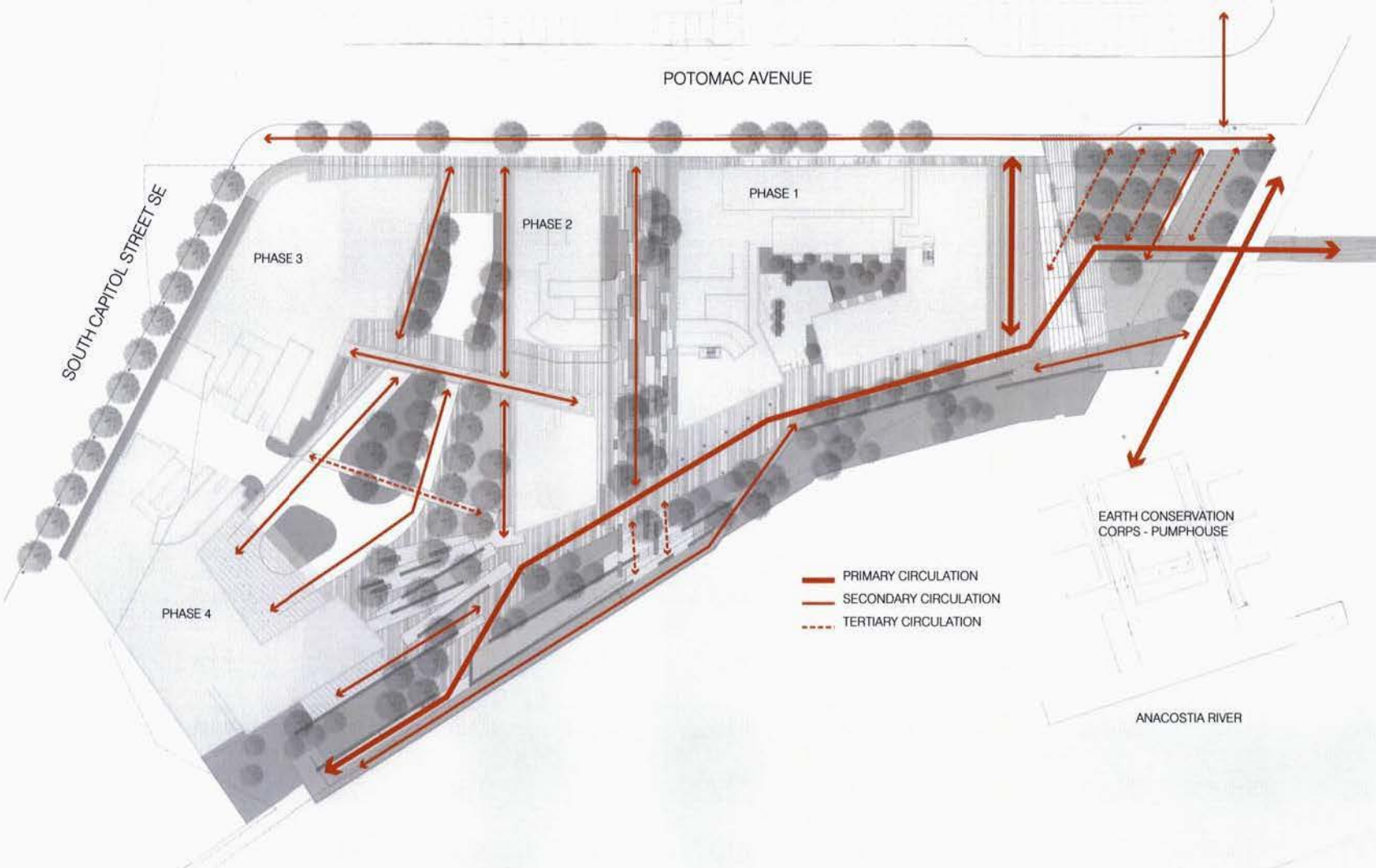
The Yards Park - Looking West Toward Project Site

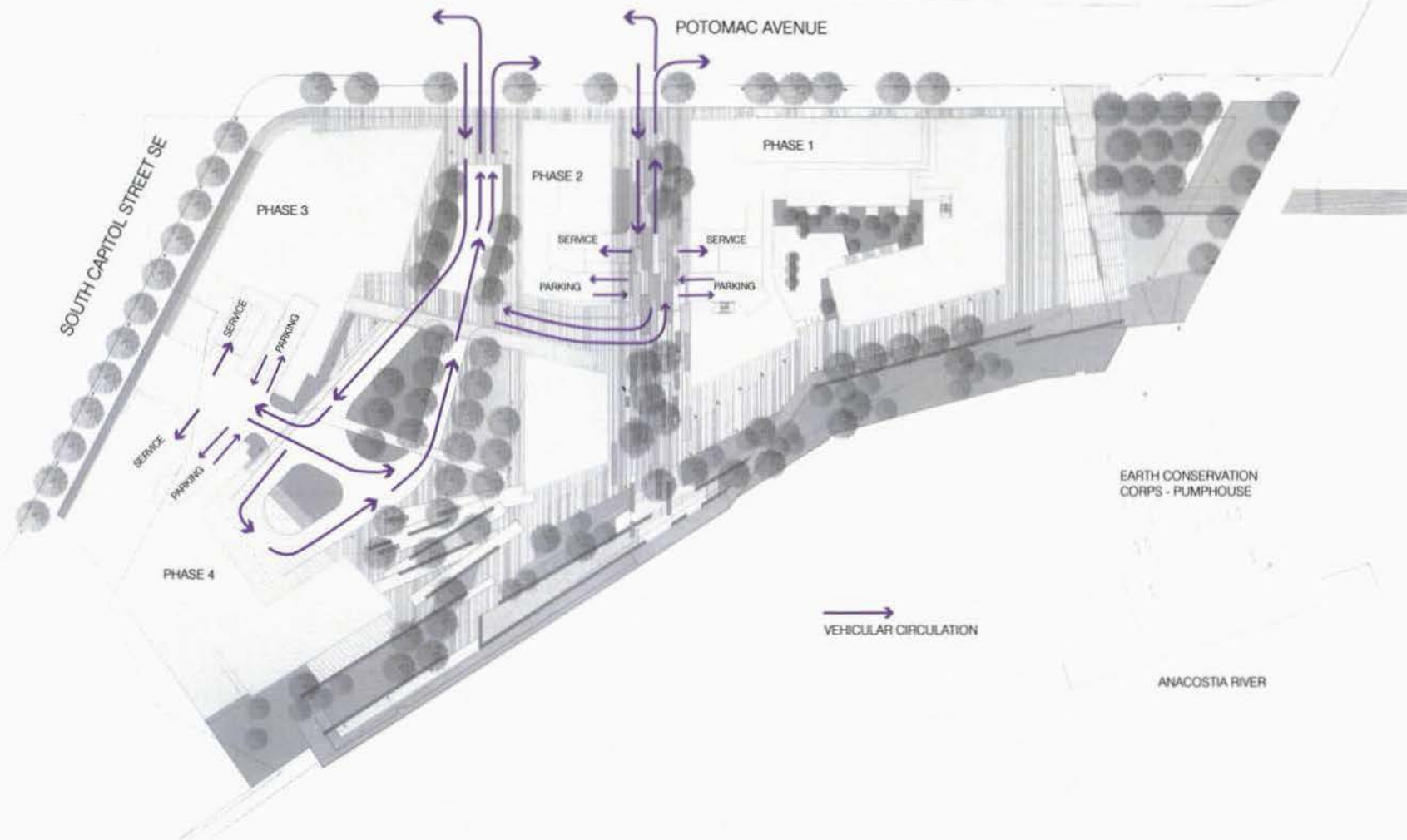


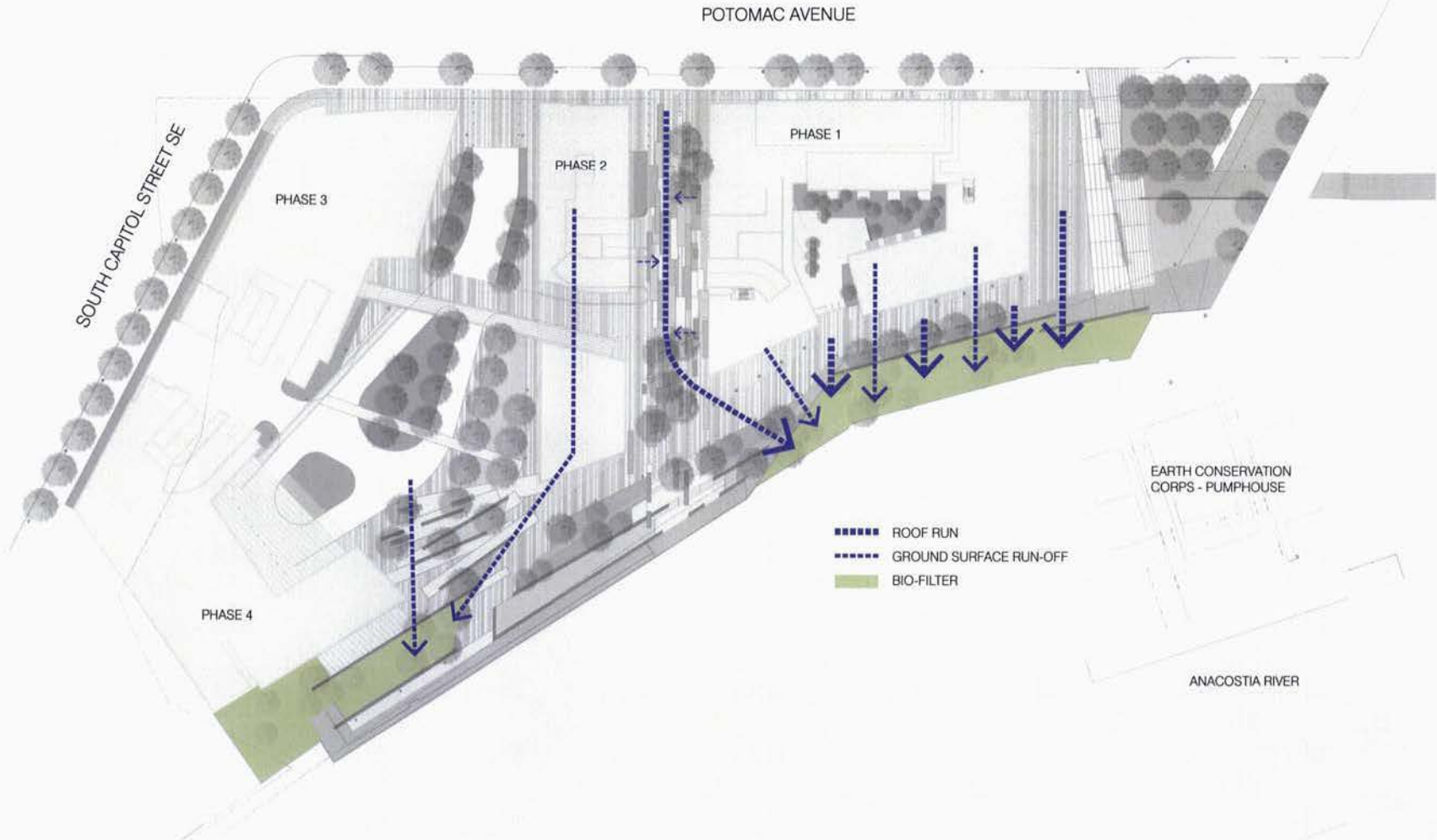
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 VIEWSHED THROUGH THE PROJECT SITE TO THE ANACOSTIA
 VIEWS FROM THE SITE

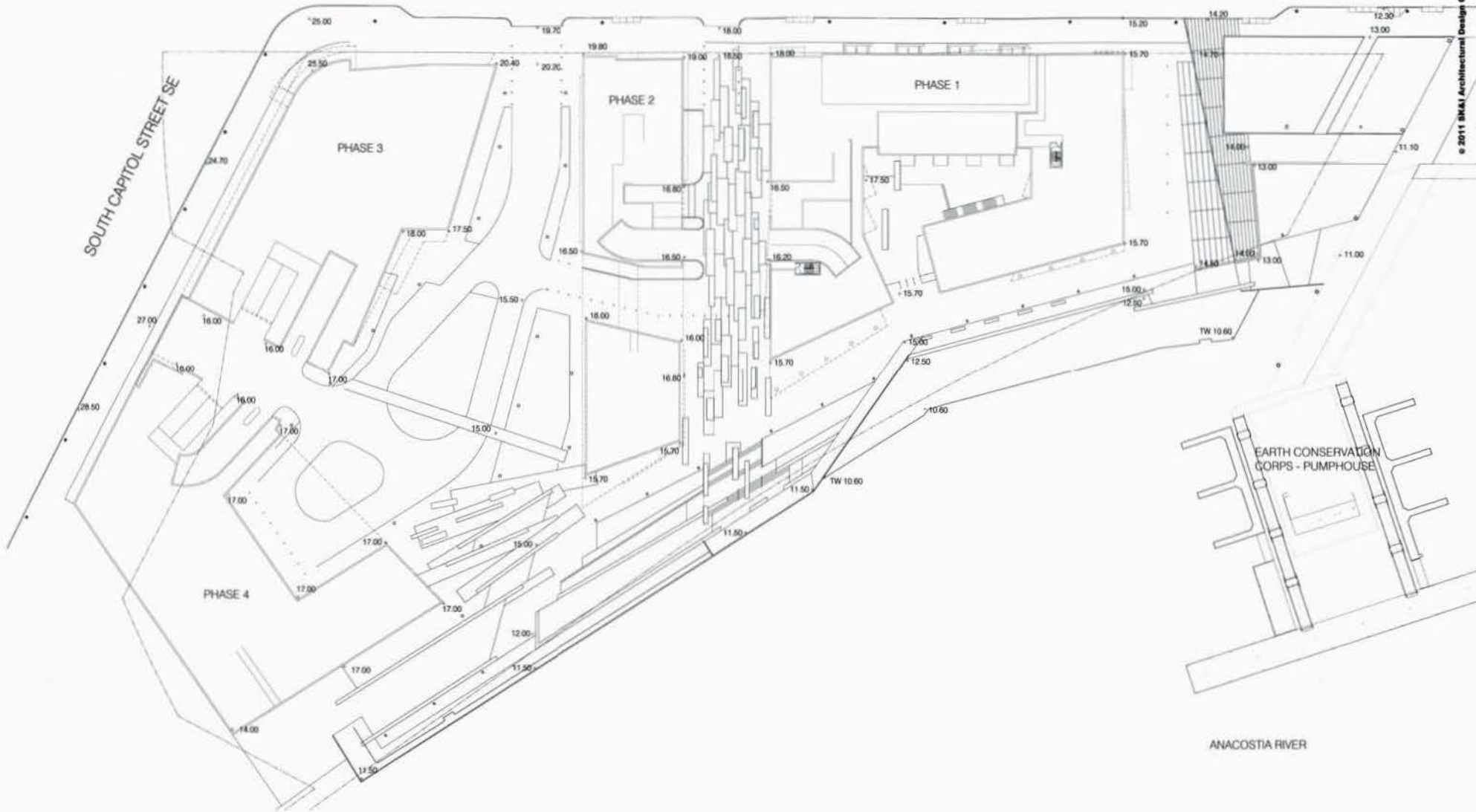






POTOMAC AVENUE

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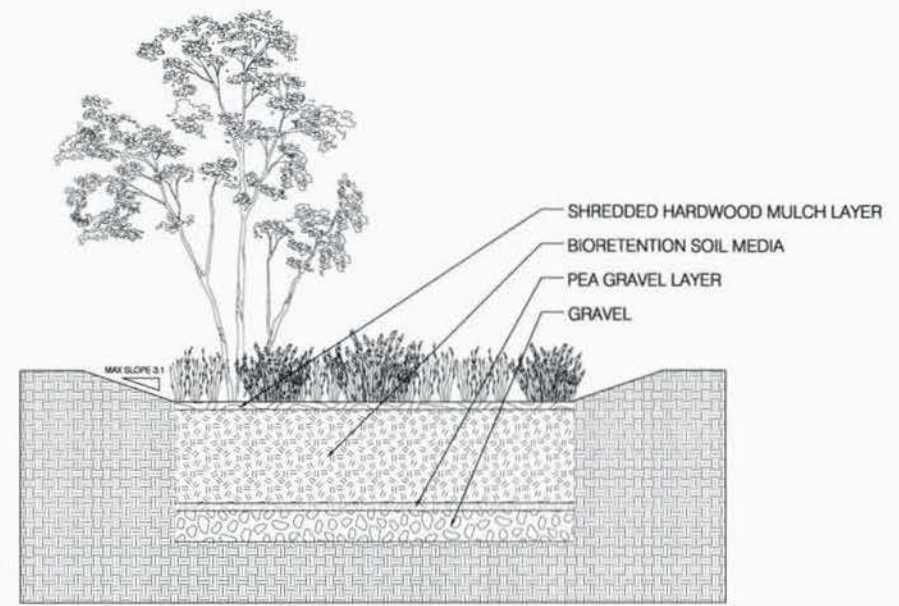
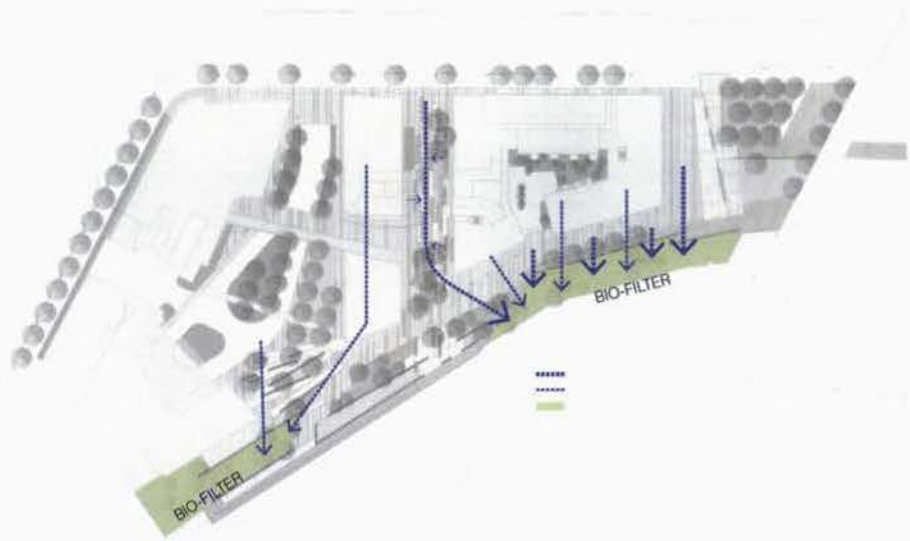
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november 29, 2011 | L1.08

1/64" = 1'-0"





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

Bio-filter Gardens - Typical Bio-filter Section



Bio-filter Gardens - Examples



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on the anacostia | ILLUSTRATIVE SITE PLAN

november 29, 2011 | L2.01

1/64" = 1'-0"

SOUTH CAPITOL STREET SE

POTOMAC AVENUE

SEE L-2.06

SEE L-2.05

PHASE 1

PLAZA

ESPLANADE

SEE L-L2.07

RIVER GARDEN

EARTH CONSERVATION
CORPS - PUMPHOUSE

ANACOSTIA RIVER

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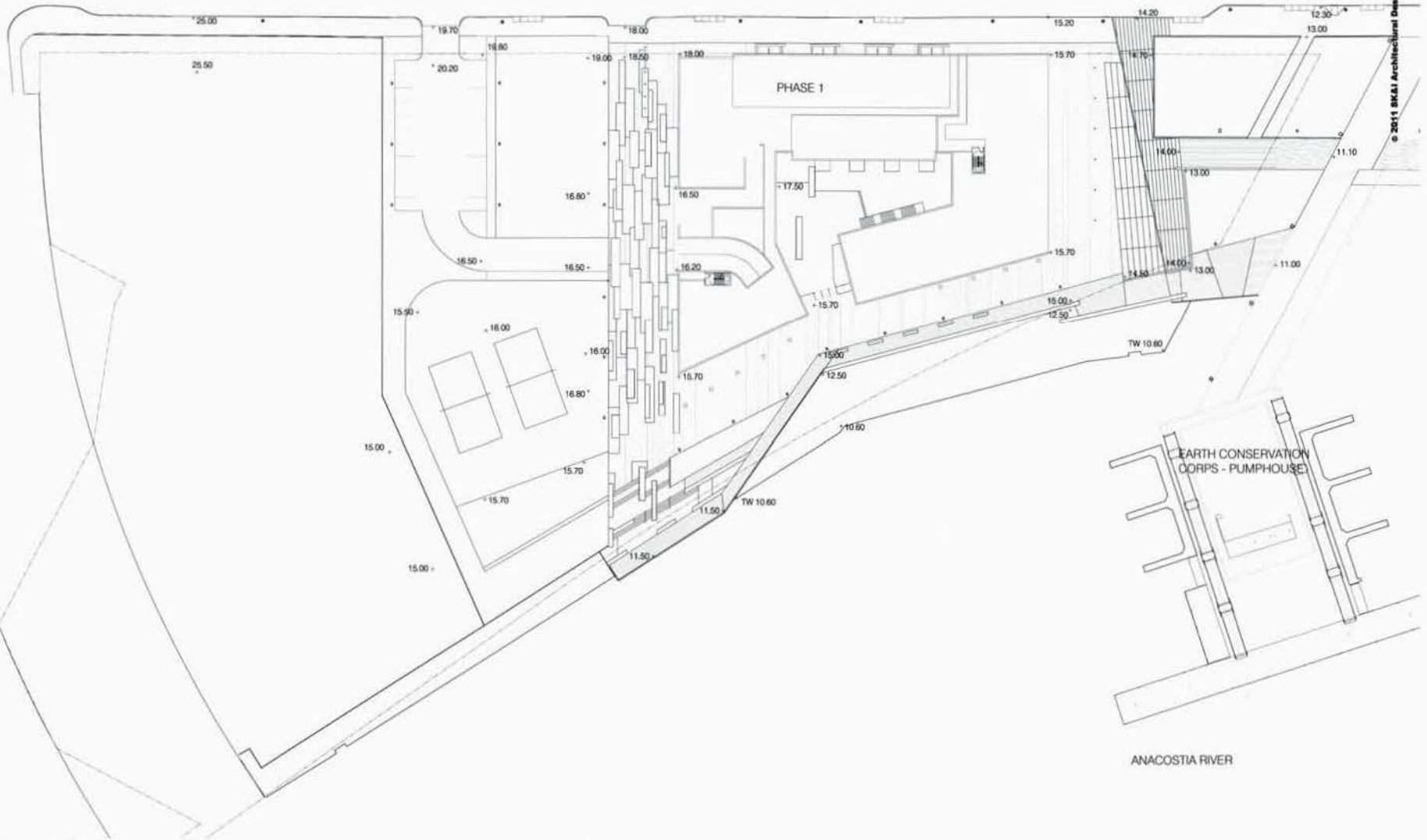
on the anacostia ILLUSTRATIVE SITE PLAN-PHASE I

november 29, 2011 | L2.02

1/64" = 1'-0"

POTOMAC AVENUE

SOUTH CAPITOL STREET SE



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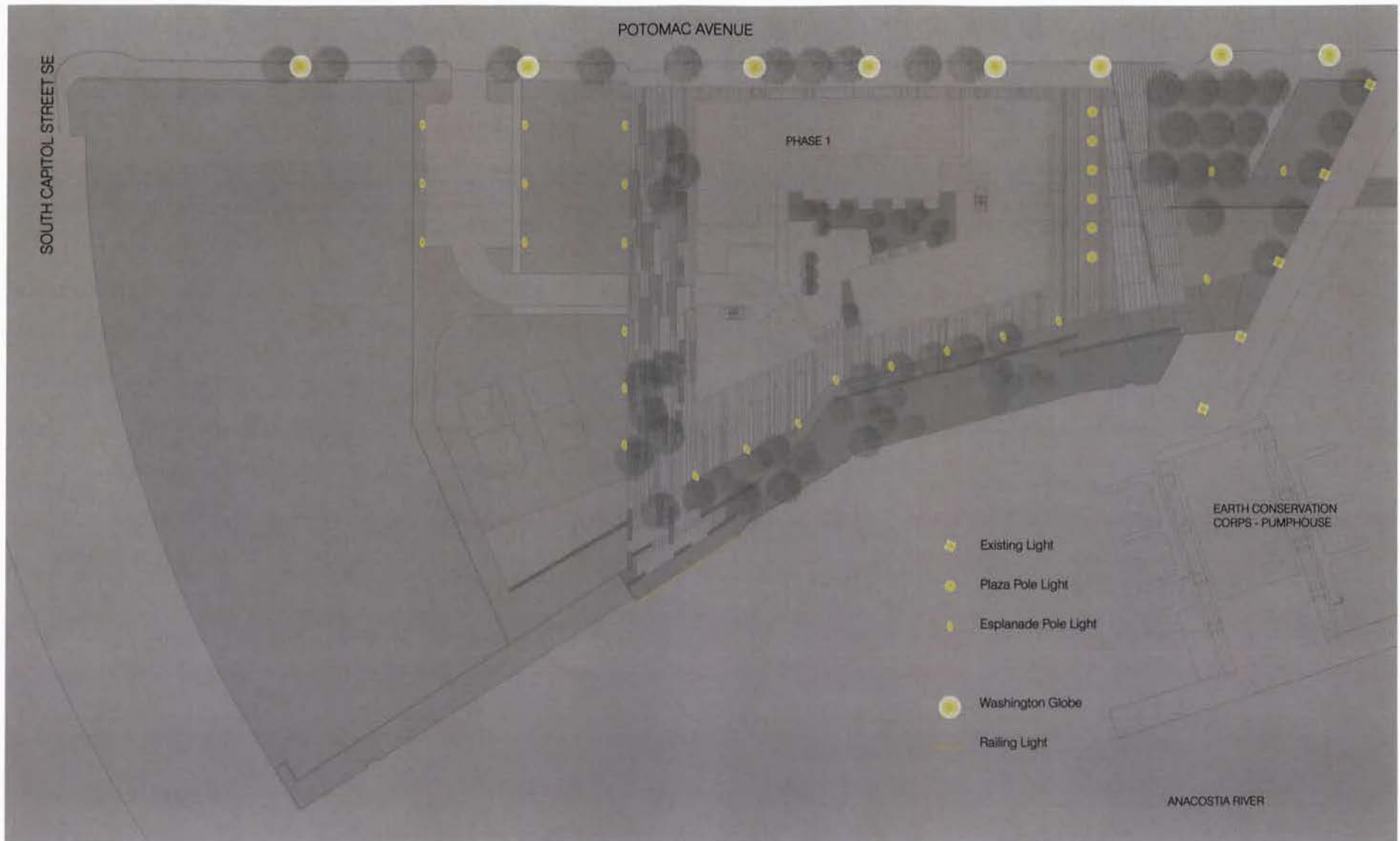
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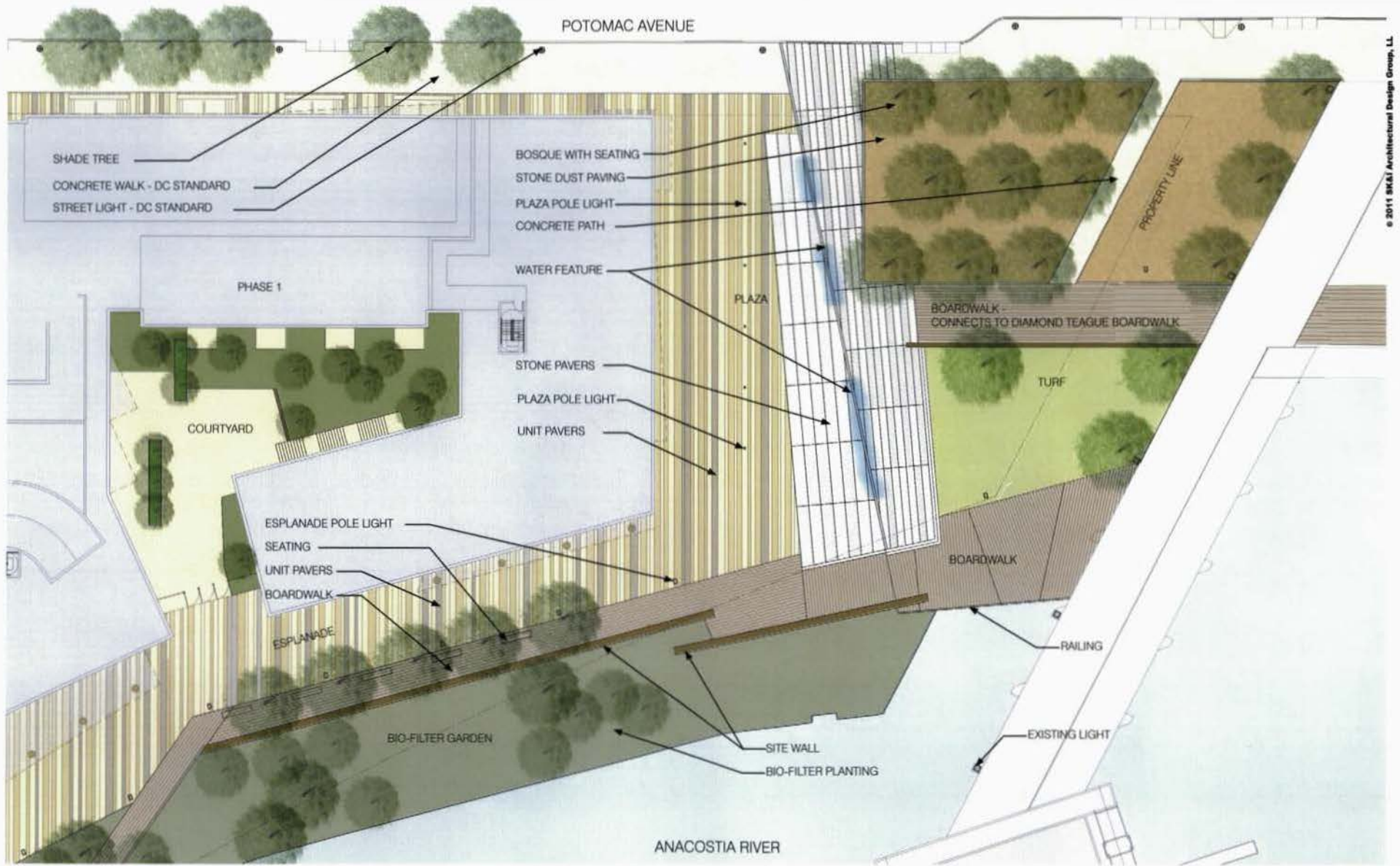
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on the anacostia | GRADING PLAN

november 29, 2011 | L2.03

1/64" = 1'-0"



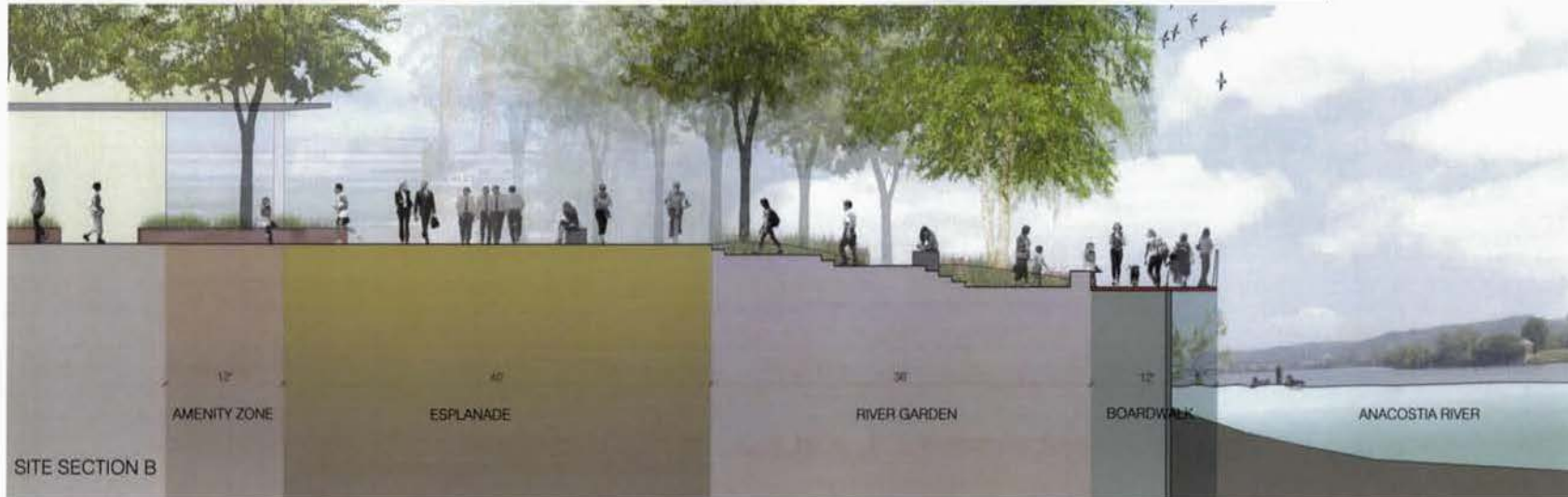
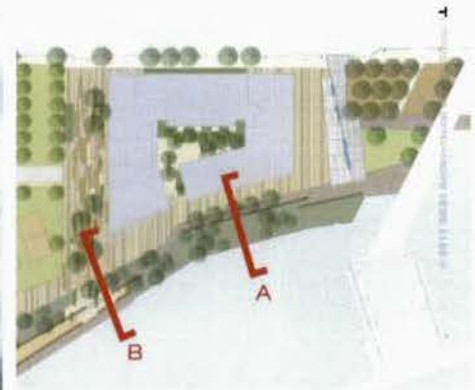
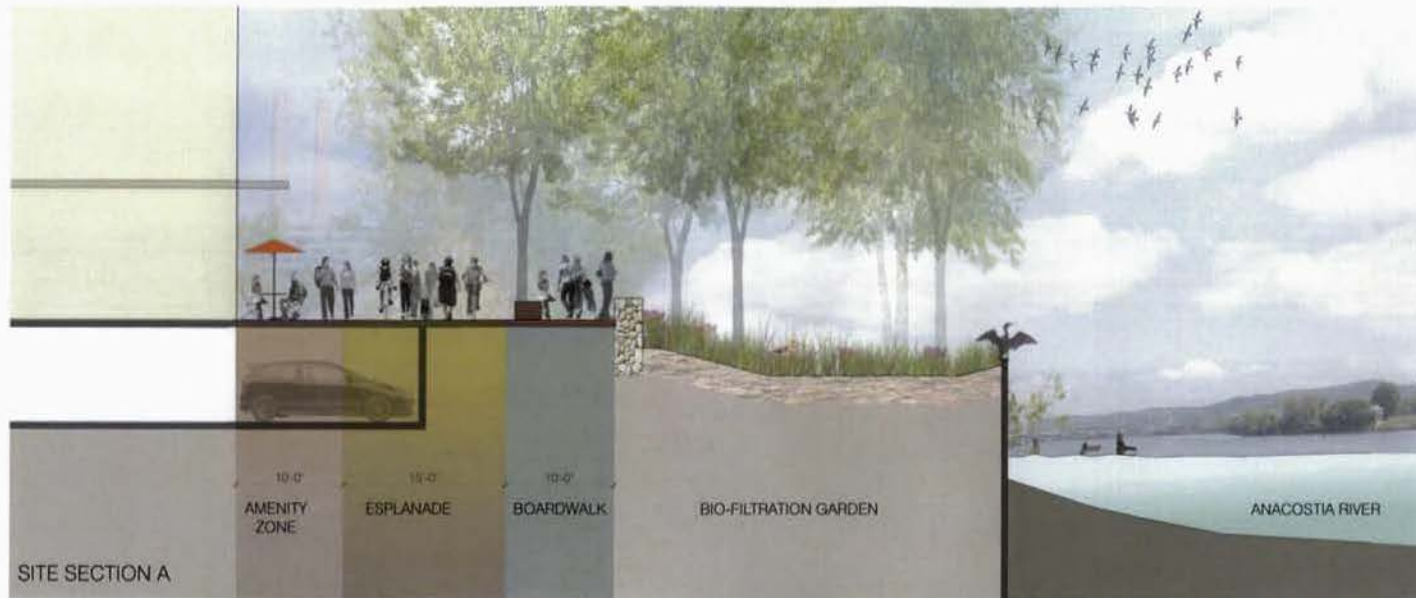


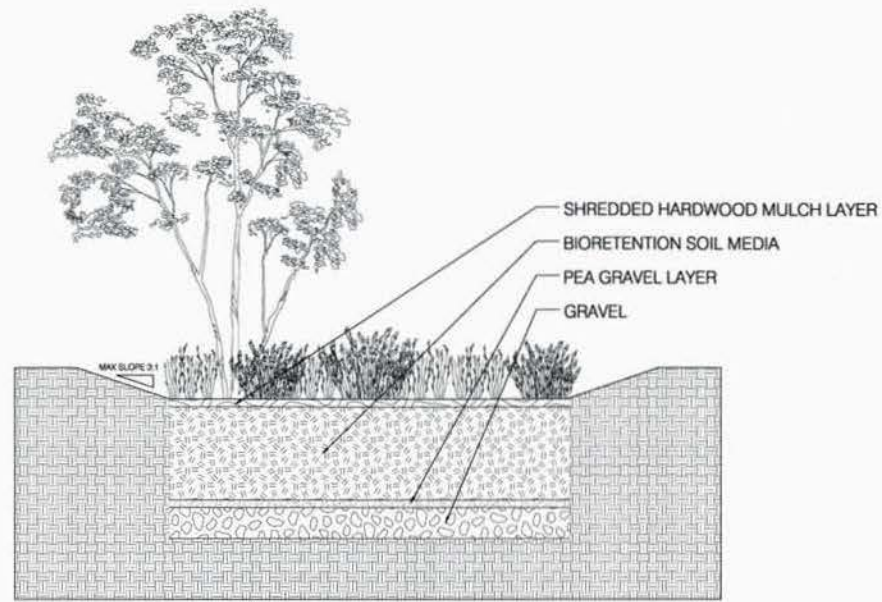
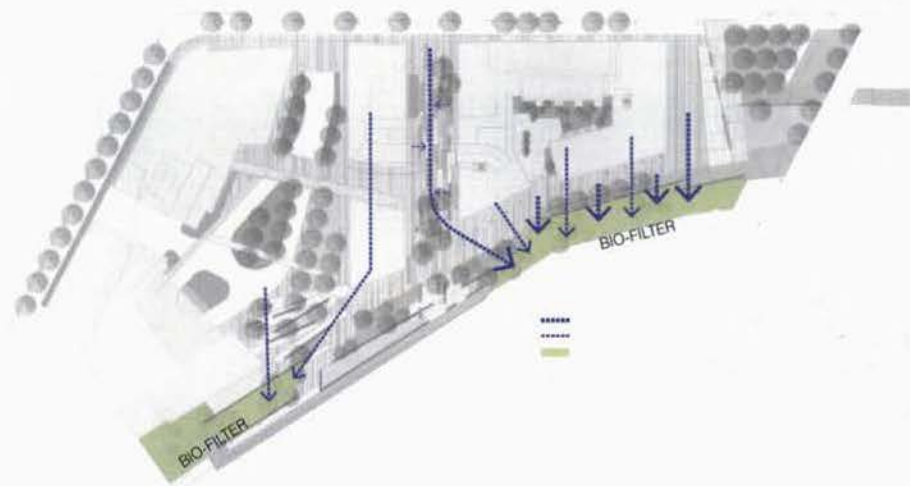


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Bio-filter Gardens - Filter stormwater runoff from roofs and paving

Bio-filter Gardens - Typical Bio-filter Section



Bio-filter Gardens - Examples



Stone Pavers at Water Feature



Unit Pavers



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



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Exterior Retail/Restaurant Zone

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



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



Black Locust

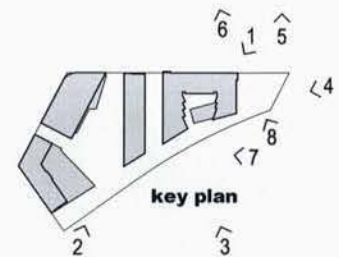




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1. 2. 3
4. 5. 6
7. 8



Total Lot Area

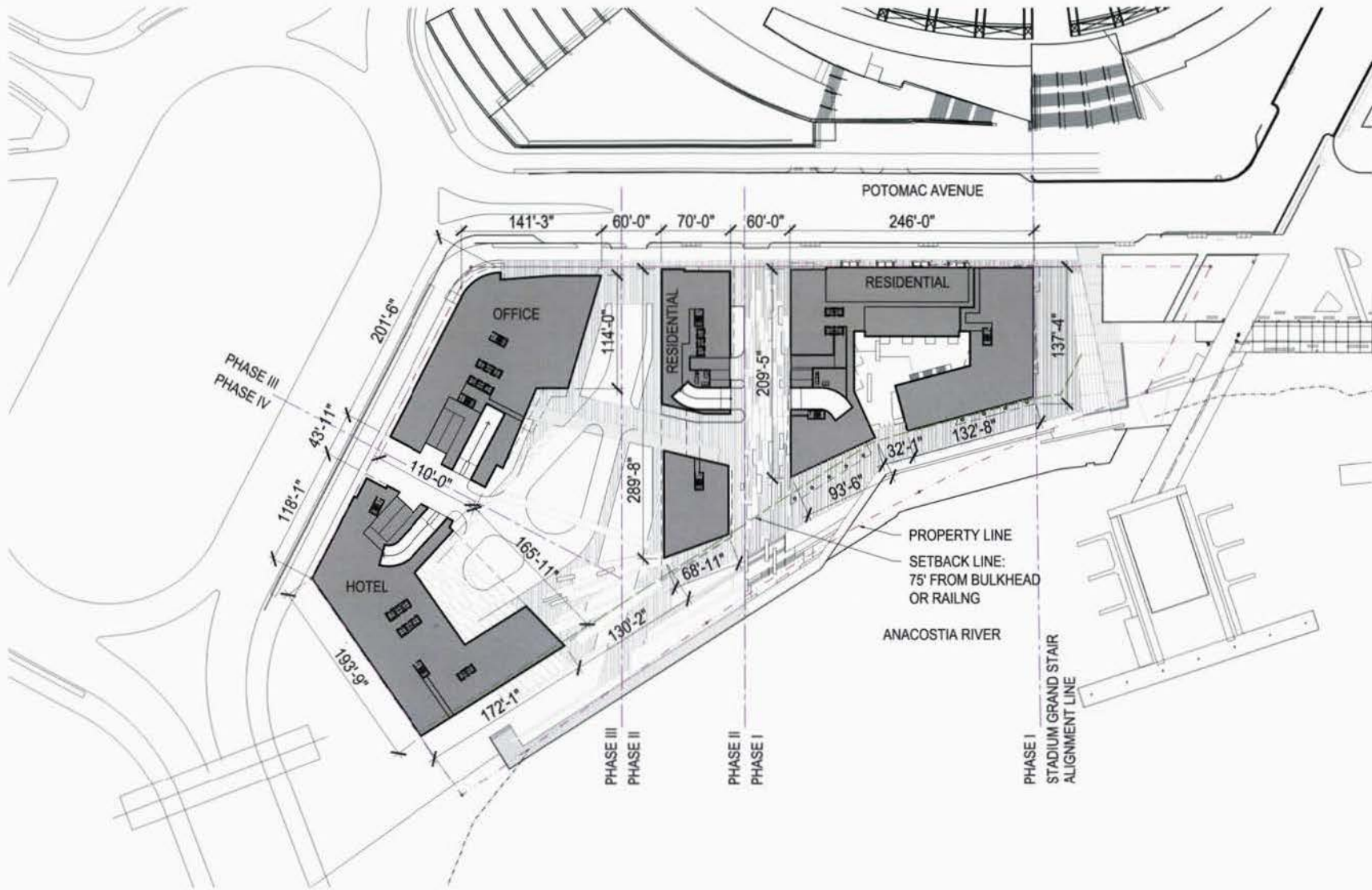
253,389 SF

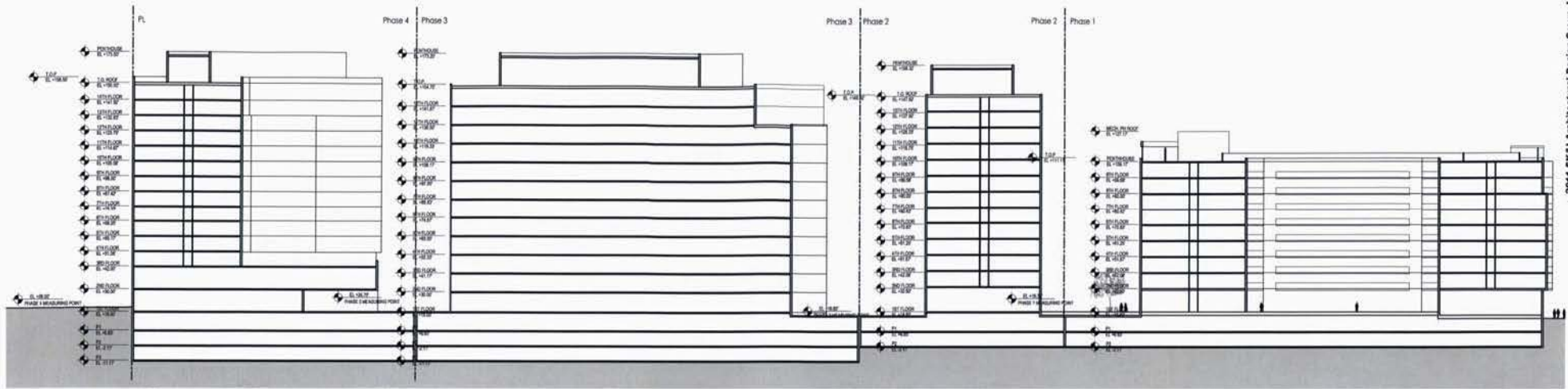
BREAKDOWN BY PHASE

	ZONING	APPROVED PUD	PROPOSED PUD	ph I	ph II	ph III	ph IV
Zone	CG-W2	C-3-C	C-3-C				
FAR Residential	7.8		4.6	4.0	5.5		
FAR Commercial	5.0			0.2	0.1	6.2	4.4
FAR Total	7.8			4.2	5.7	6.2	4.4
Number of Dwelling Units			666	324	282		
Number of Hotel Units			400				400
Building Height	60-130		130	94.85'	130'	130'	130'
Lot Occupancy	75 (residential), 100 (commercial)			45%	45%	49%	44.7%
Side Yard	None required if provided at least 8'			N/A	N/A	N/A	N/A
Rear Yard	2x of residential height			N/A	N/A	N/A	N/A
Parking Residential Use (parking/unit)	0.33			81	71		
Parking Office Use	1/1800sf > 2,000sf					181	
Parking Hotel Use (parking/room)	0.5						200
Parking Hotel Use (parking/hotel largest function)	1/150 sf						67
Parking Retail Use (parking/sf > 3,000sf)	1/750sf > 3,000sf			17			7
Total required by phase				98	71	181	273
Total provided by phase				286	178	341	330
Parking-Required accessible spaces				8	6	9	9
	151-200 spots =6 ADA spaces						
	201-300 spots =7 ADA spaces						
	301-400 spots =8 ADA spaces						
Loading Berths Residential Use	1@55, 1@ 20, 1@200sf			1@55, 1@ 20, 1@200sf	1@55, 1@ 20, 1@200sf		
Loading Berths Office Use	3@30, 1@ 20, 3@100sf					1@55, 1@ 20, 1@200sf	
Loading Berths Hotel Use	1@30, 1@20, 1@55, 1@100sf, 1@ 200sf						1@55, 1@ 20, 1@200sf
Loading Berths Hotel Function Use	1@30, 1@100sf						
Loading Berths Retail Use	1@30, 1@20, 1@100sf						
lot size			232,875	71,450	46,185	62,454	62,786
lot size-dedicated land			20,514				
lot total			253,389				

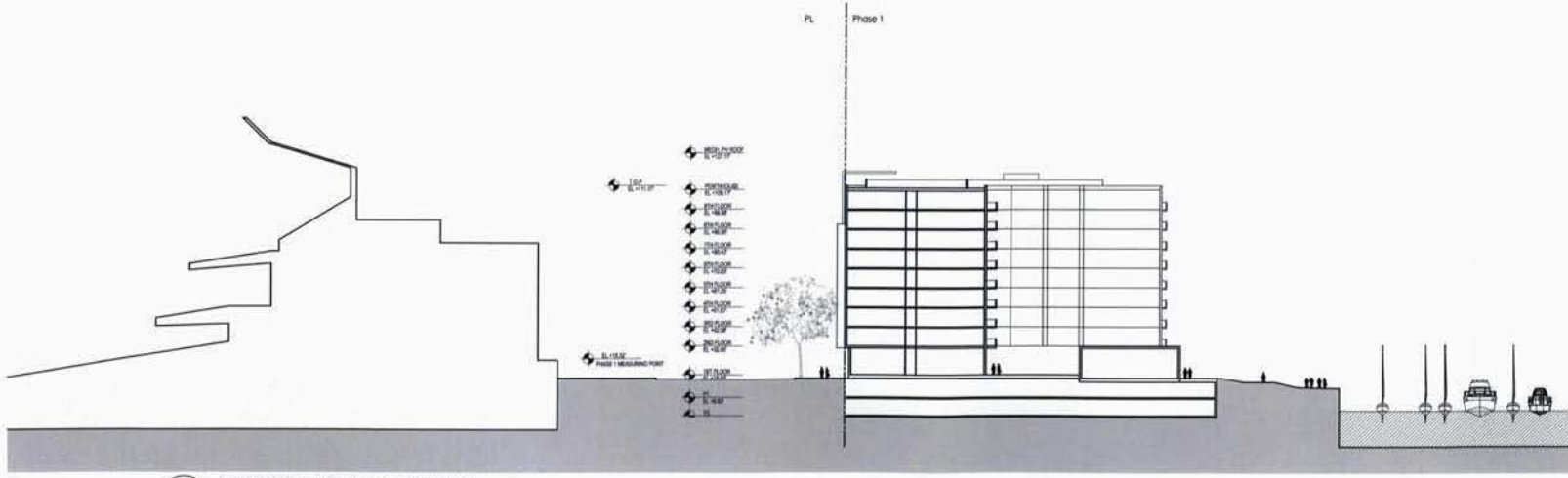
Proposed PUD	phase I			phase II			phase III			phase IV						
	Residential	Retail	Total	Residential	Units	Retail	Total	Commercial	Retail	Total	Commercial	Retail	Total	Units		
Total - program	287,640	12,520	299,560	324	294,795	282	3,836	262,845	328,675	0	328,675	270,750	5,000	275,750	400	1,164,640
Old PUD	office		299,560	mixed use				office		hotel						
	228,330			291,223				230,400	90,640 *	32,210	residential space			1,115,800		
(new-old)	0	71,028		(28,578)				80,270		(7,840)				48,240		
Affordable Housing	21,262			18,123												
Old PUD				26,000												
Building Height	94.85'			130'				130'		130'				130'		
Old PUD	92'			130'				112'		130'				130'		

* dispersed among phases

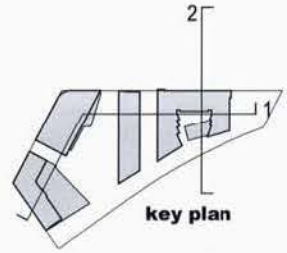


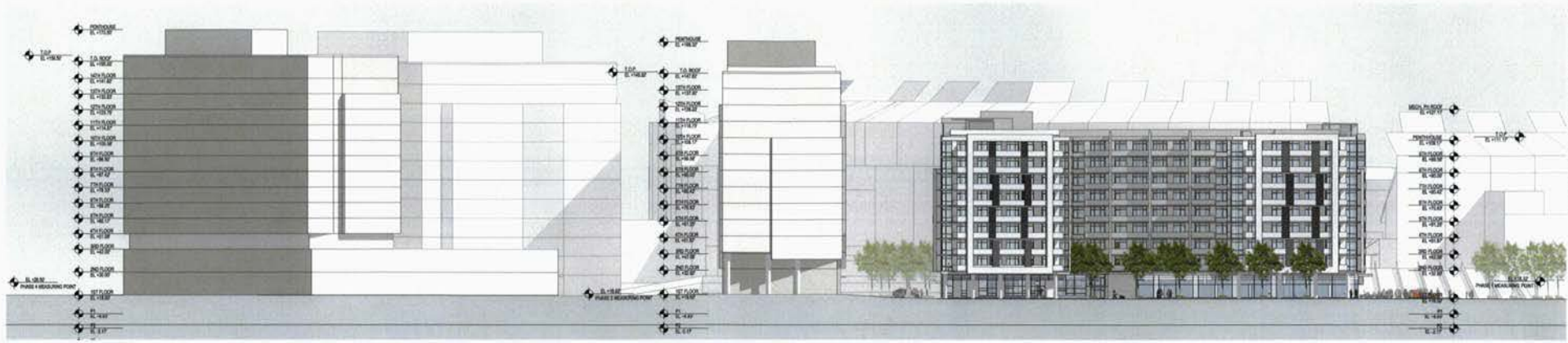


1 EAST-WEST SECTION



2 NORTH-SOUTH SECTION

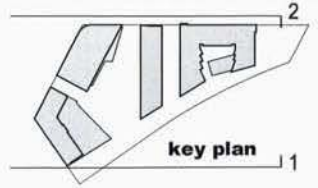




1 SOUTH ELEVATION

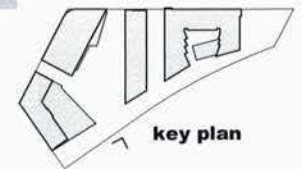
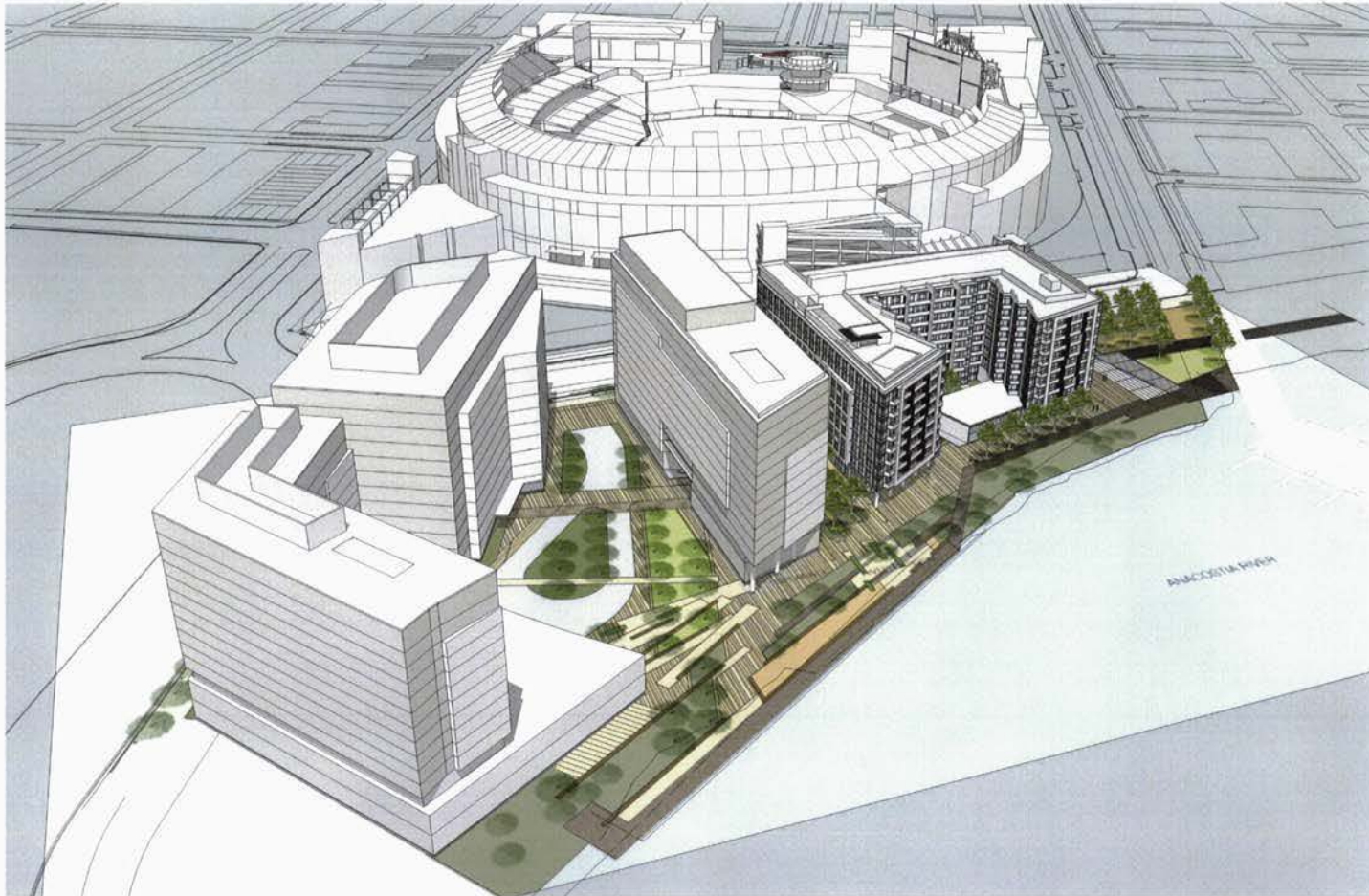


2 NORTH ELEVATION

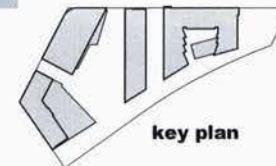
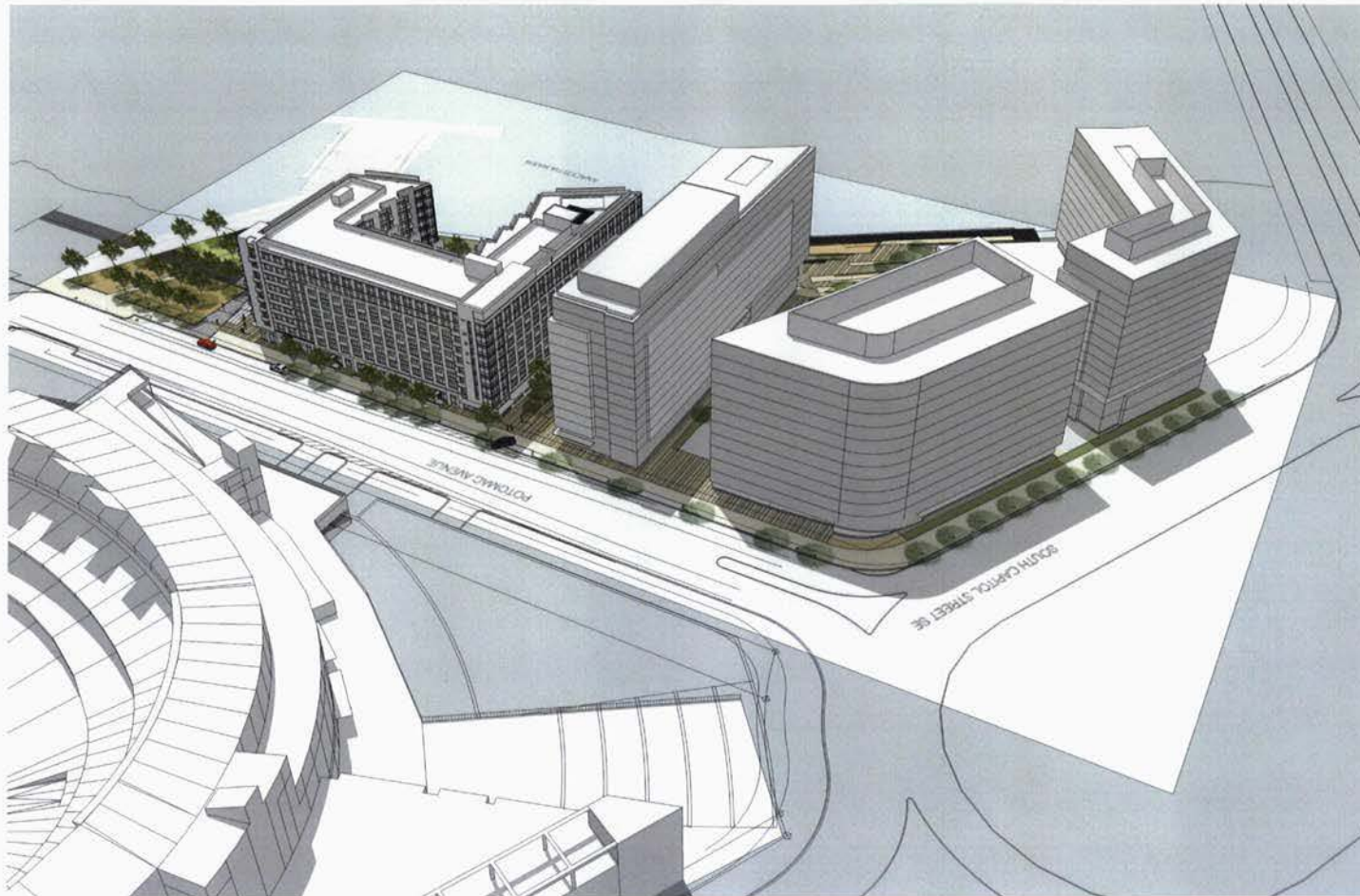


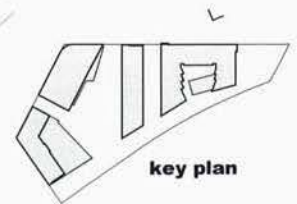


key plan

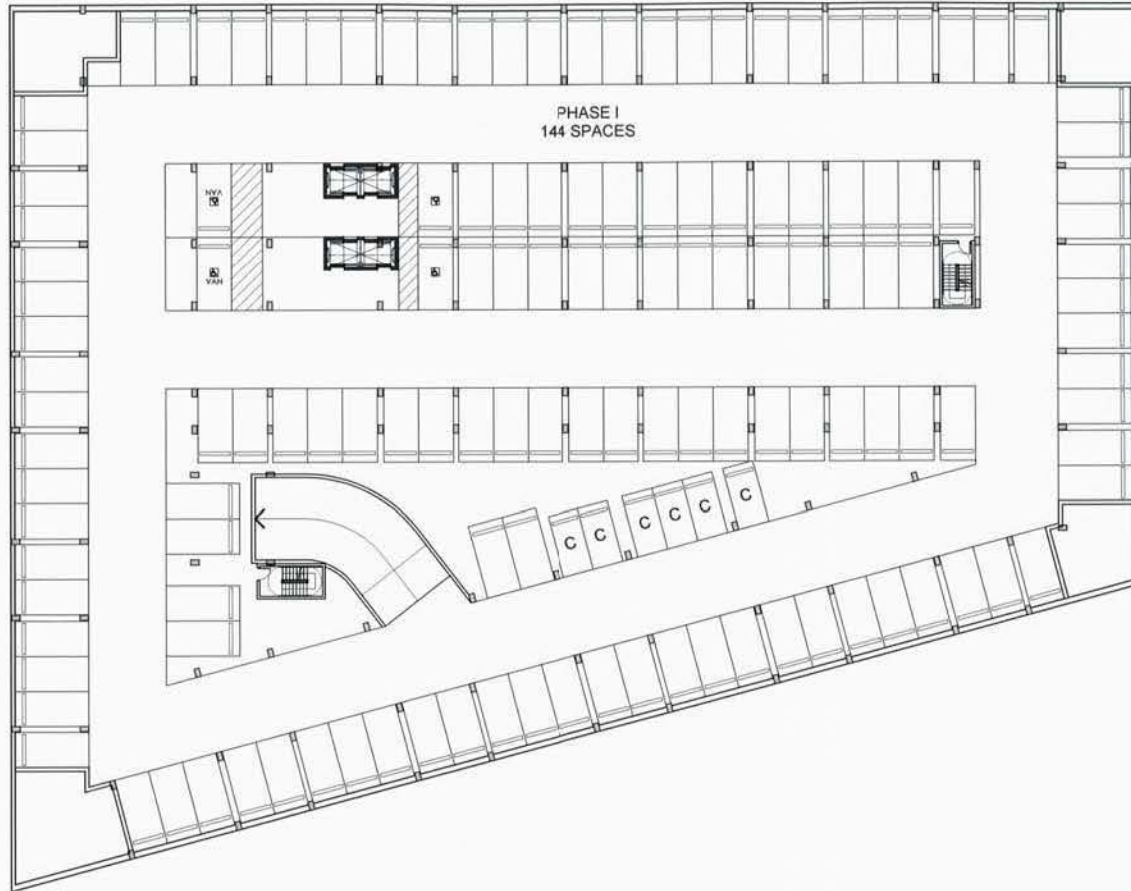


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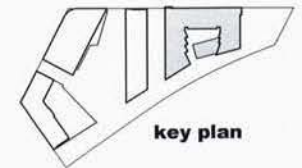


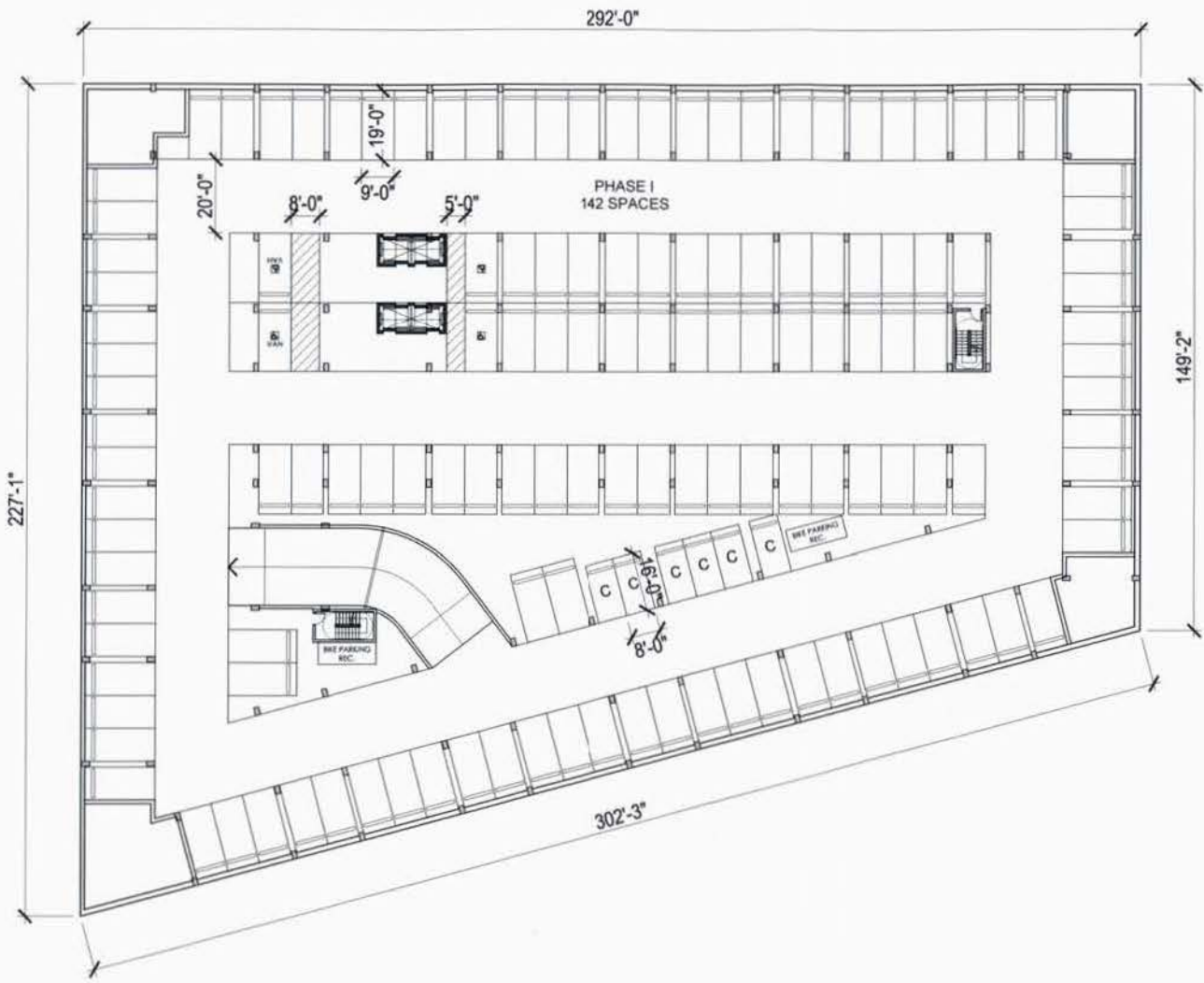


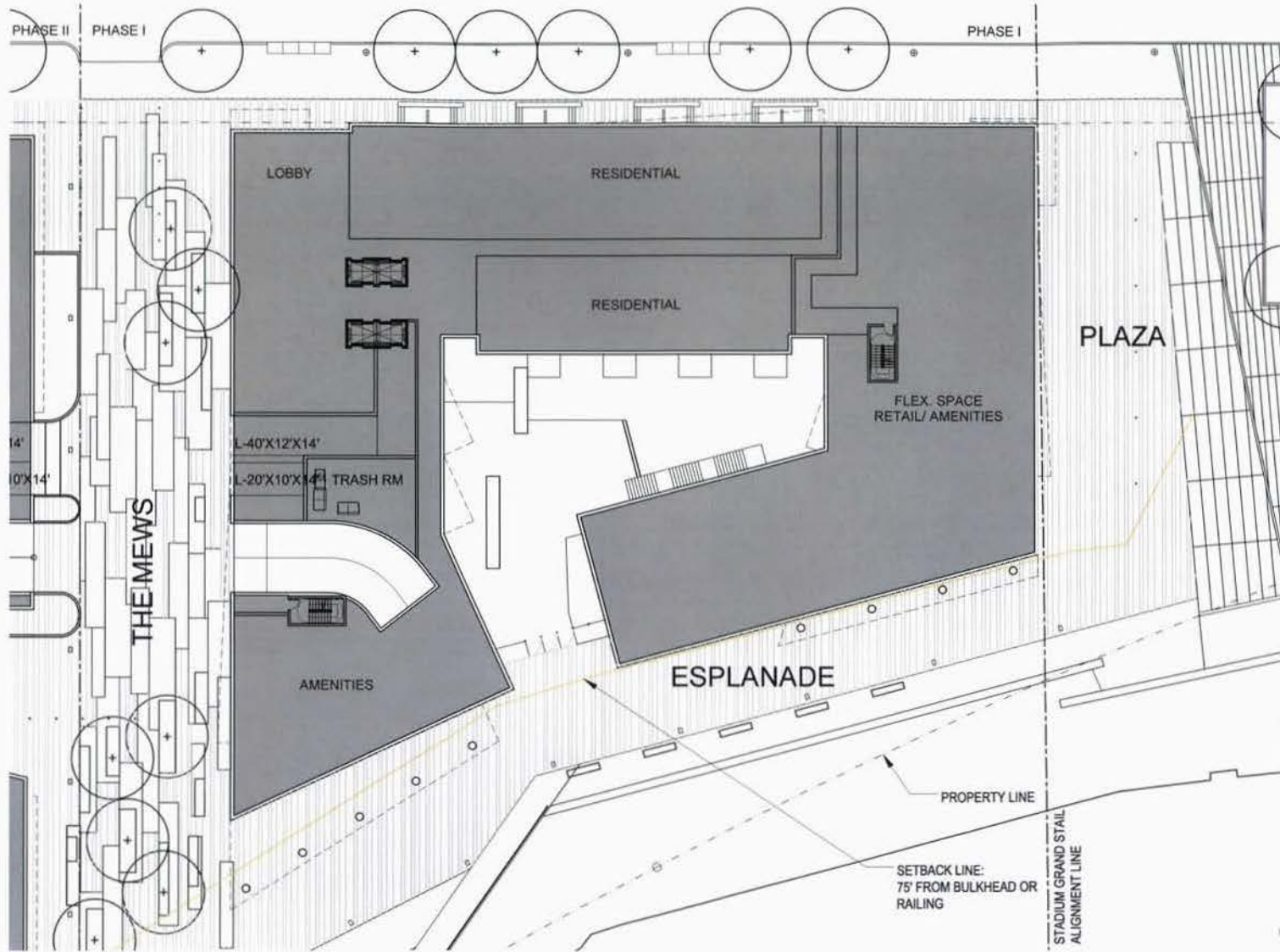
key plan



NOTES:
 1. refer to sheet 1.102 for dimensions

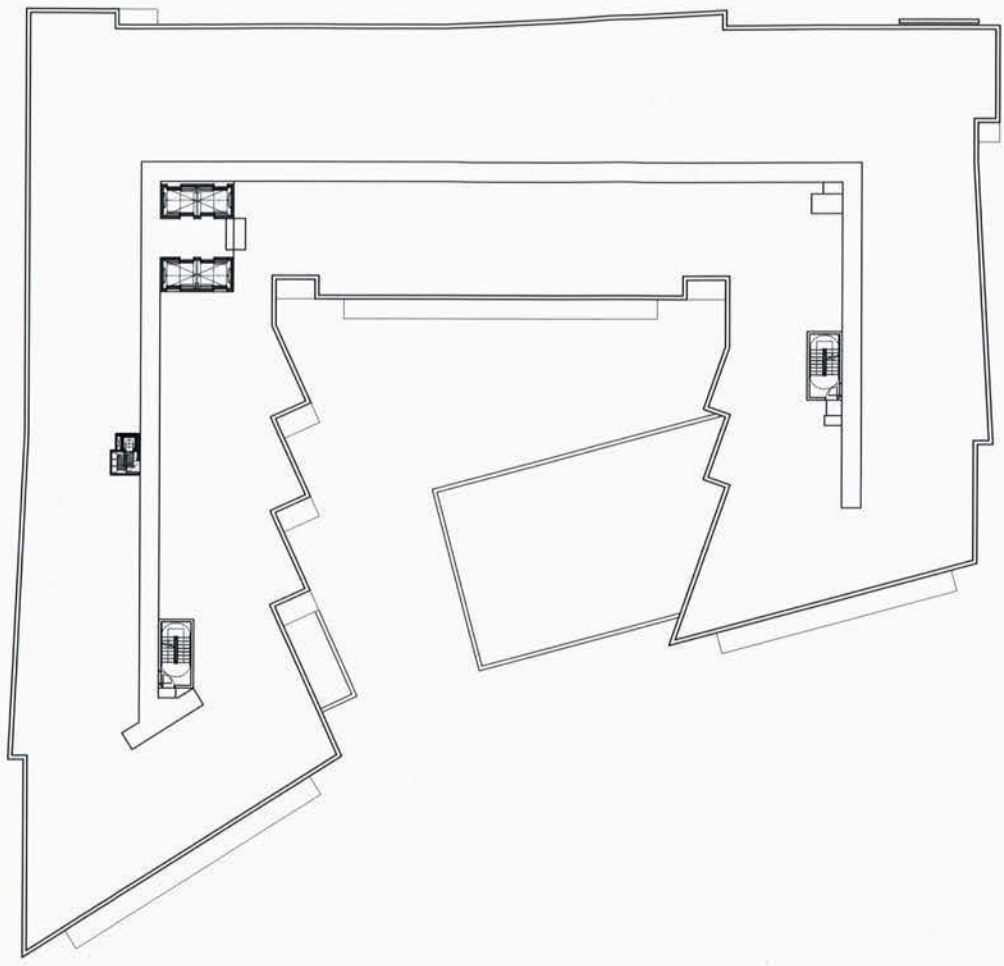




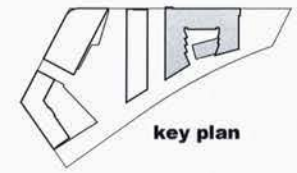


NOTES:
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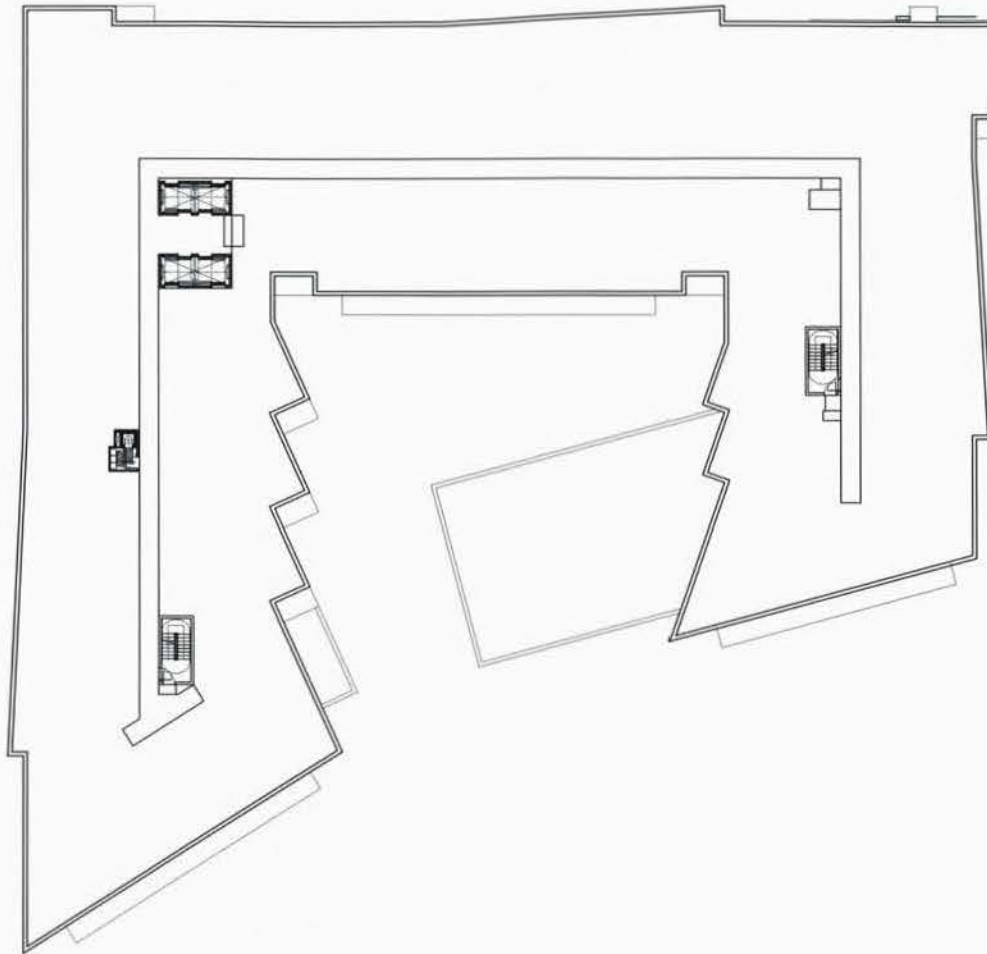




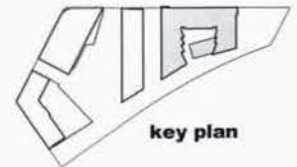
NOTES:
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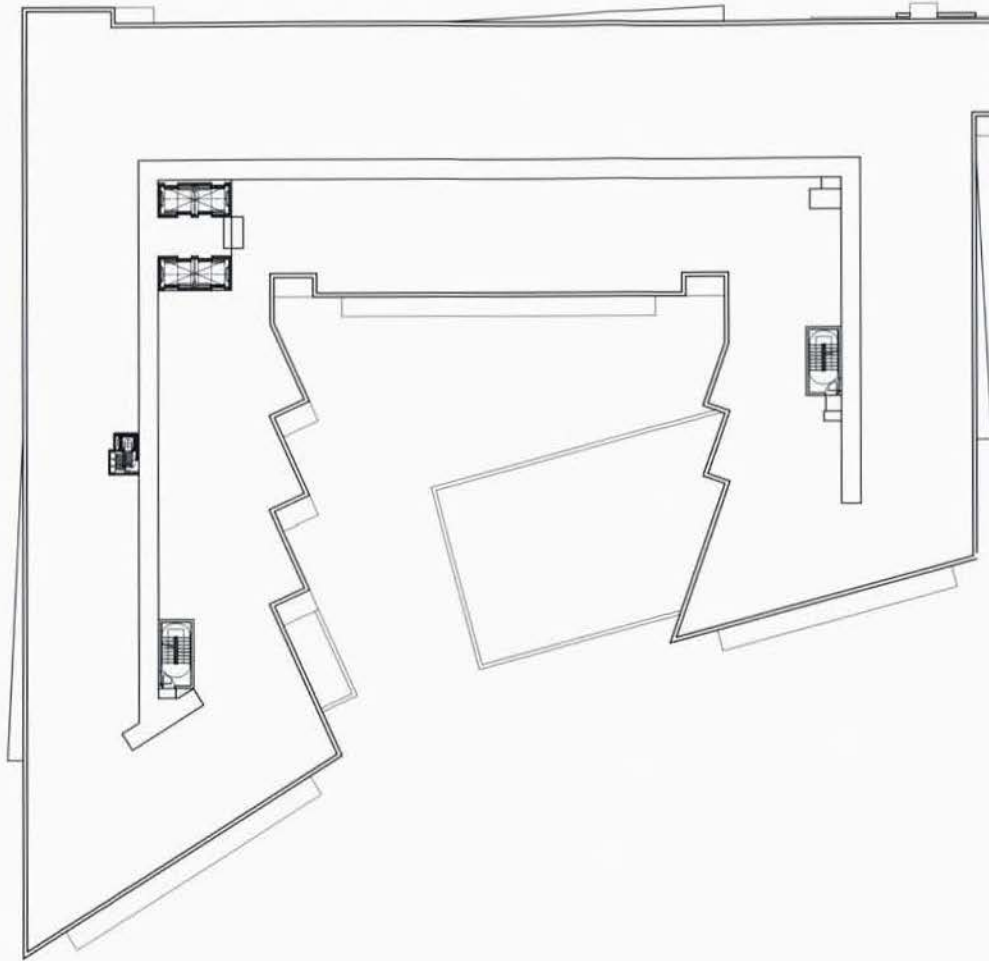
key plan



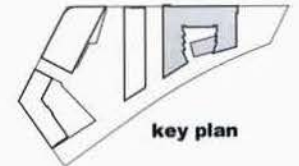
NOTES:
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key plan

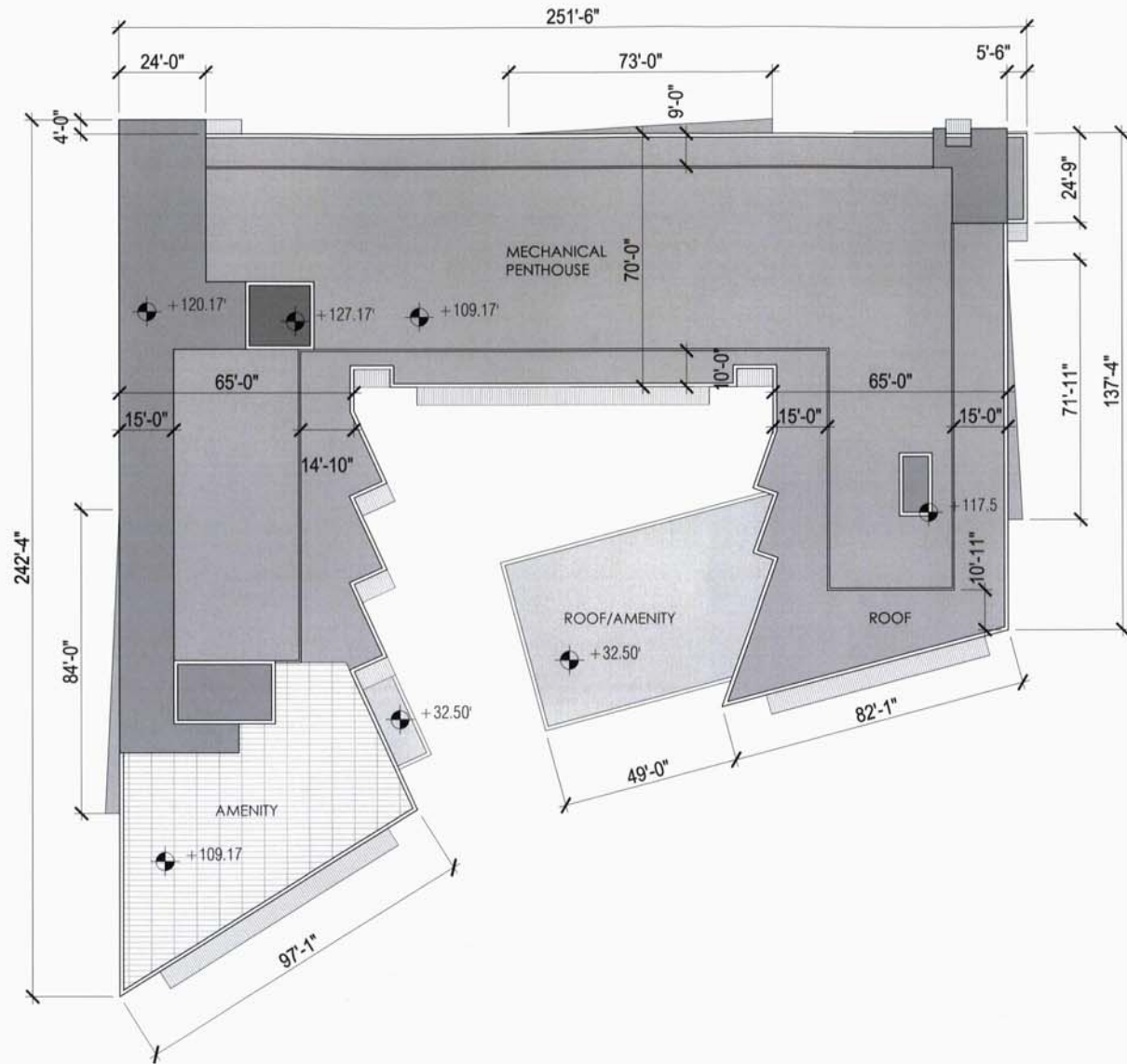


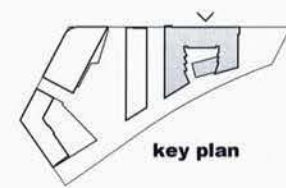
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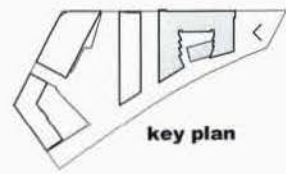


key plan





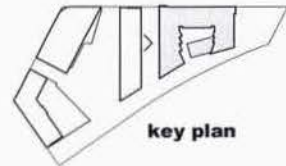


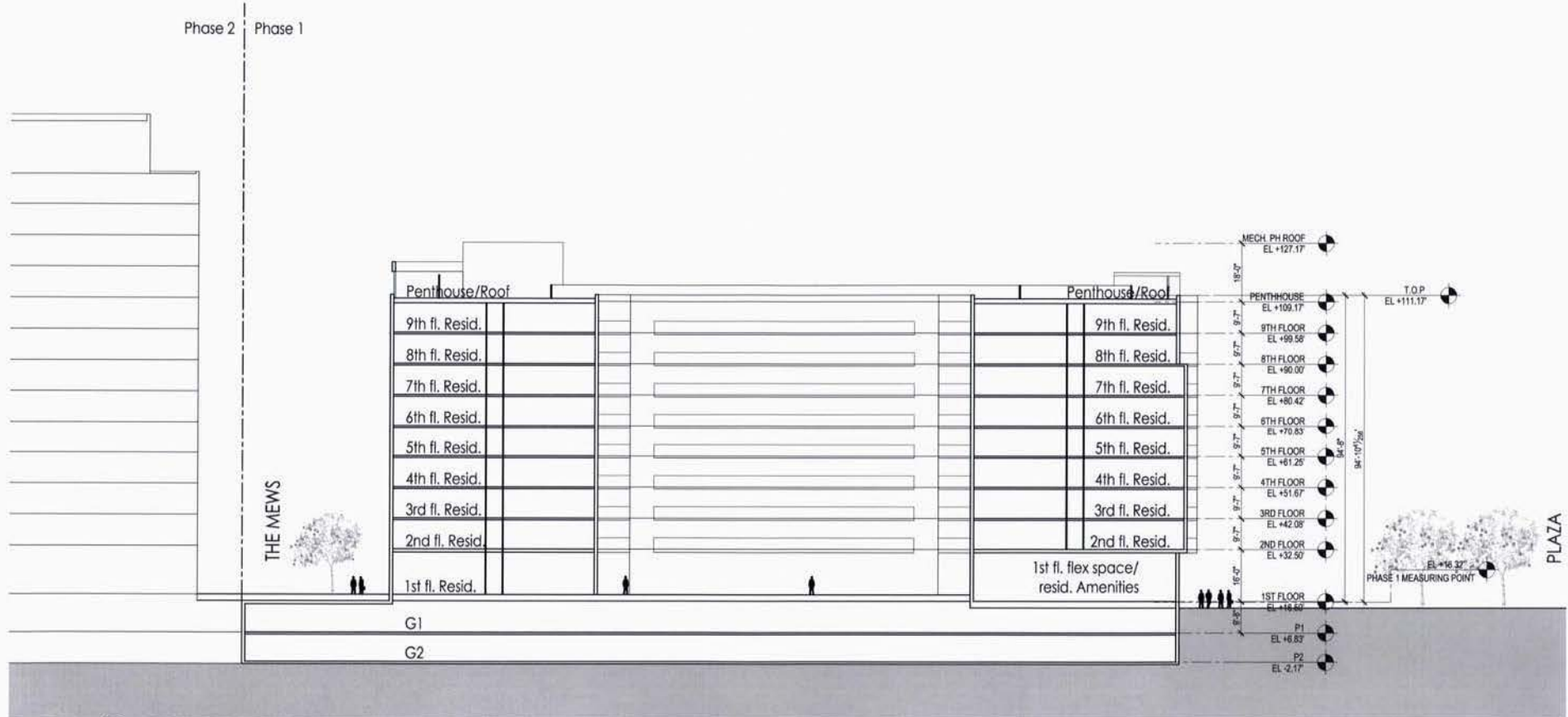




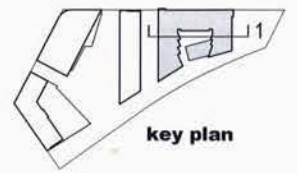


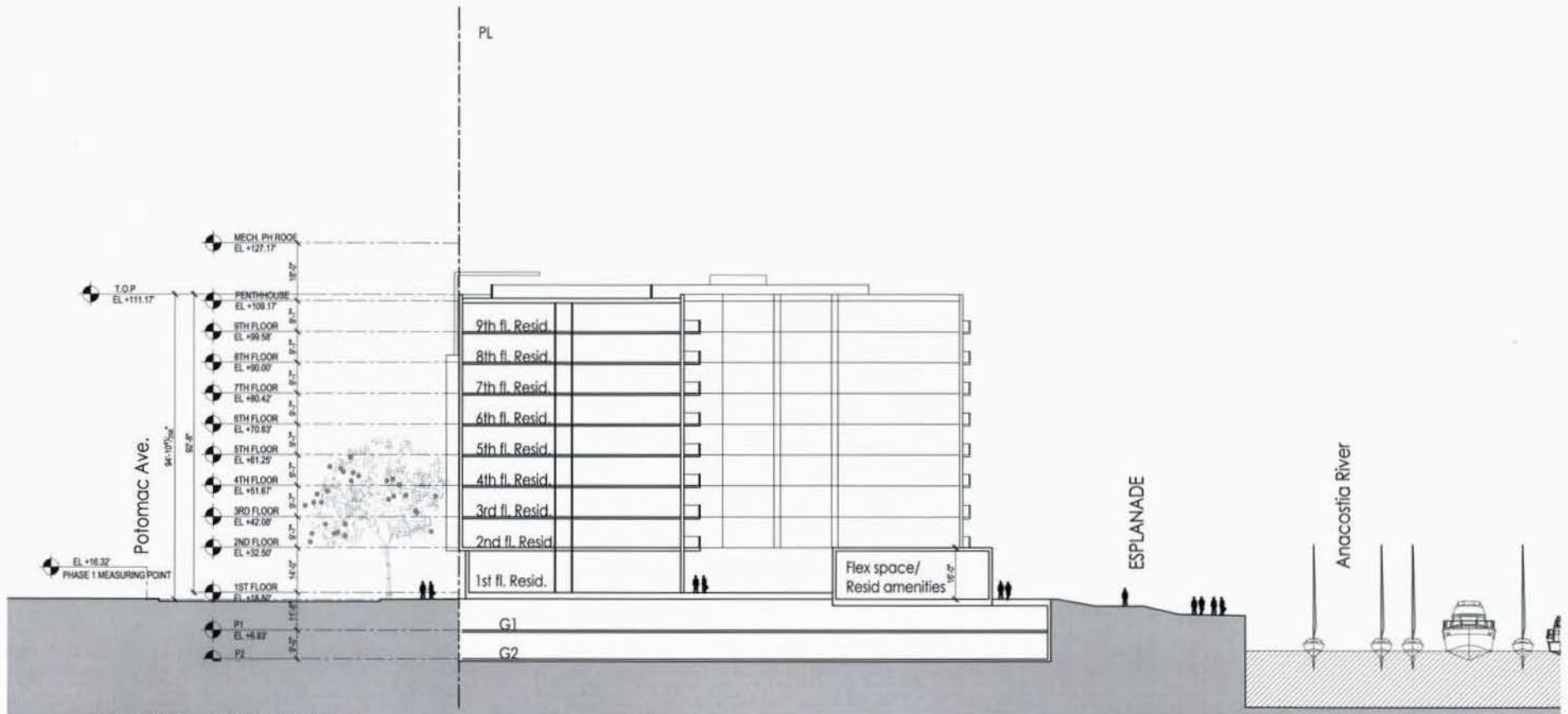
BLOCK VENEER
METAL / GLASS CANOPY
STOREFRONT



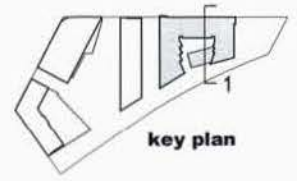


1 EAST-WEST SECTION





1 NORTH-SOUTH SECTION





1



2



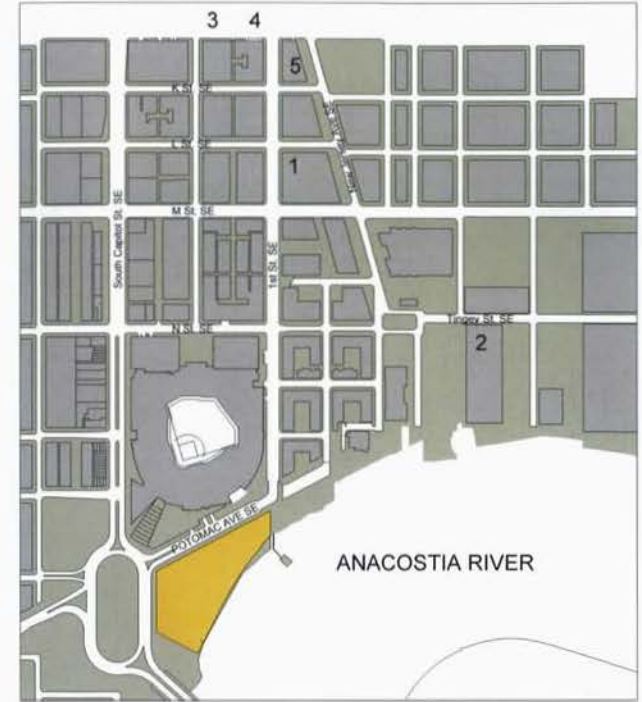
3



4



5



- 1. ONYX
- 2. FOUNDRY LOFTS
- 3. THE JEFFERSON
- 4. AXIOM
- 5. 909 NEW JERSEY AVENUE







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PHASE I PERSPECTIVE - SE

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key plan

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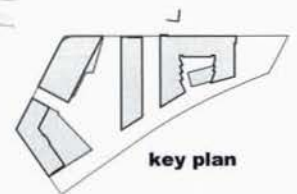
RiverFront

Washington DC

on the anacostia

PHASE I PERSPECTIVE - SW

november 29, 2011 | 1.503



MRP REALTY

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on the anacostia | PHASE I PERSPECTIVE - NW

november 29, 2011 | 1.504