

RiverFront on the anacostia

Washington DC



PUD Application
(supplement)

Square 708 - Lot 14, 25 Potomac Avenue SE

- PROPERTY OWNER
Florida Rock Properties
- DEVELOPMENT TEAM
- DEVELOPER / APPLICANT
MRP Realty
- LAND USE COUNSEL
Goulston & Sters
- ARCHITECT
SK&I Architectural Design Group, LLC
- CIVIL ENGINEER
Wiles Mensch Corporation
- TRAFFIC CONSULTANT
Gorove Slade
- LANDSCAPE ARCHITECT
Oculus

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august 31, 2012

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
CASE NO. 04-14B
District of Columbia
EXHIBIT NO. 24A
CASE NO. 04-14B
EXHIBIT NO. 24A

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— edited sheets
 — supplemental sheets

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- RIVERFRONT PLAZA:
- ① PAVILION BAR
 - ② INTERACTIVE 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 INTERACTIVE SCULPTURAL ELEMENTS
 - 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 CYCLE TRAIL
 - ㉗



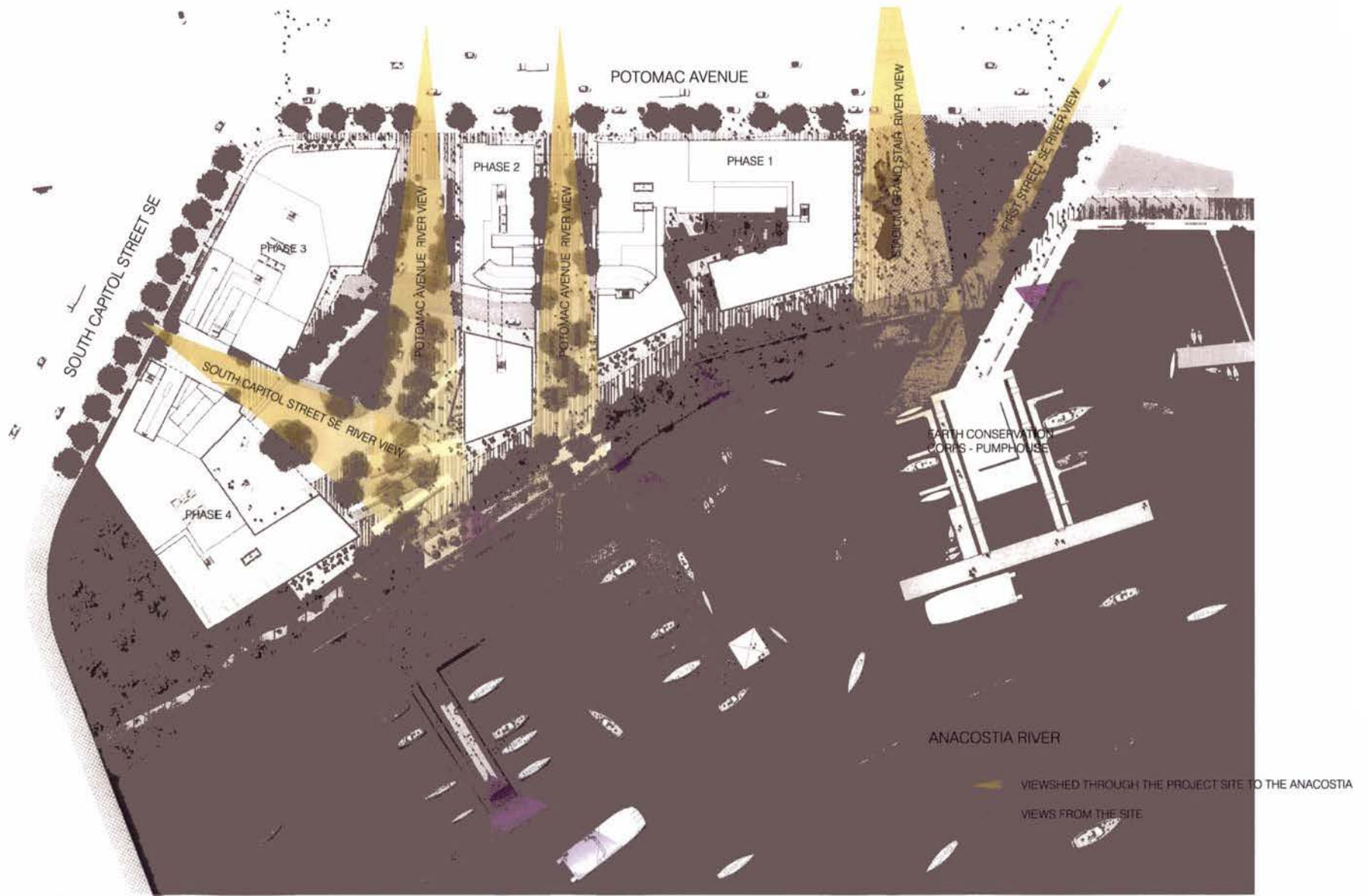
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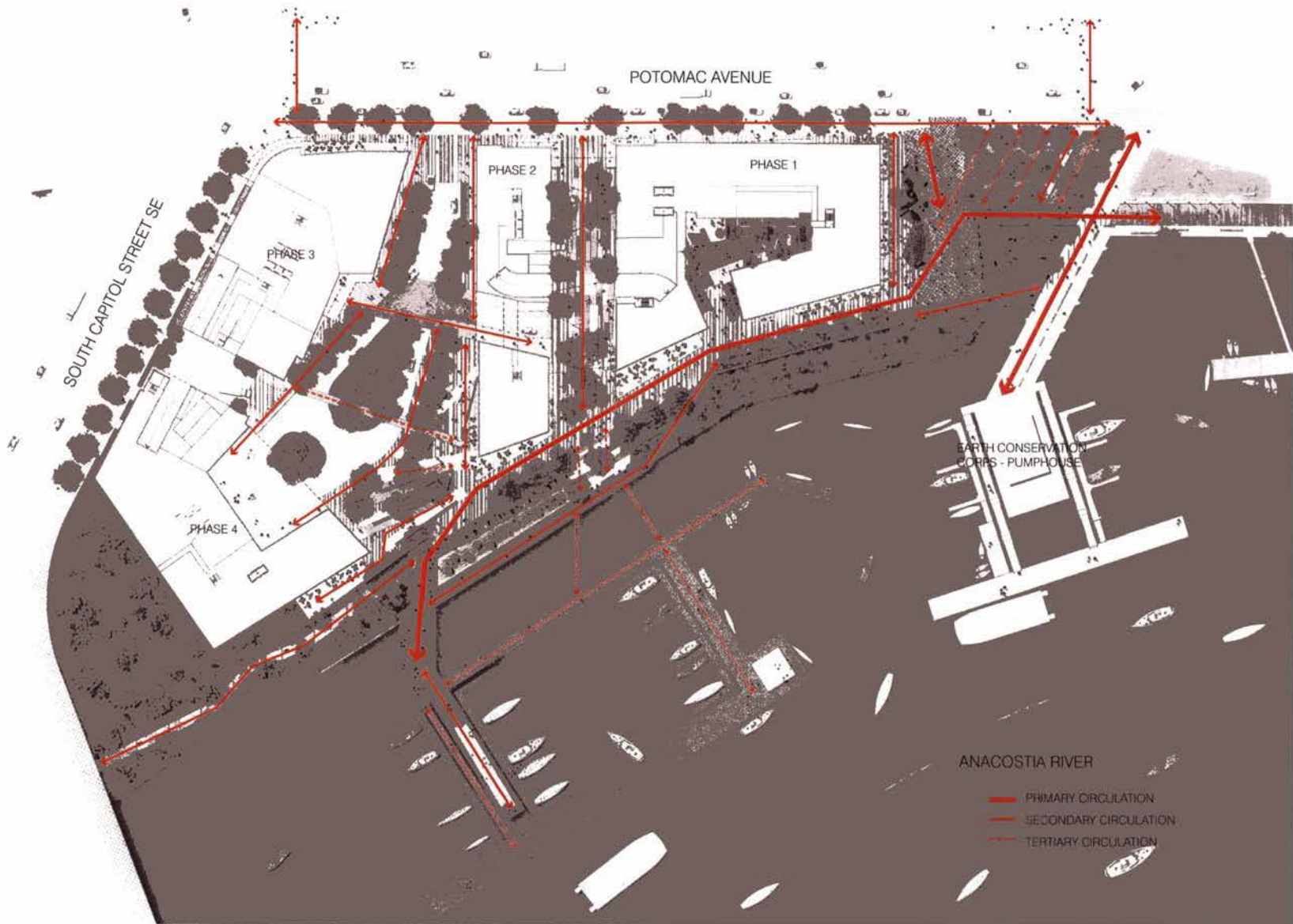
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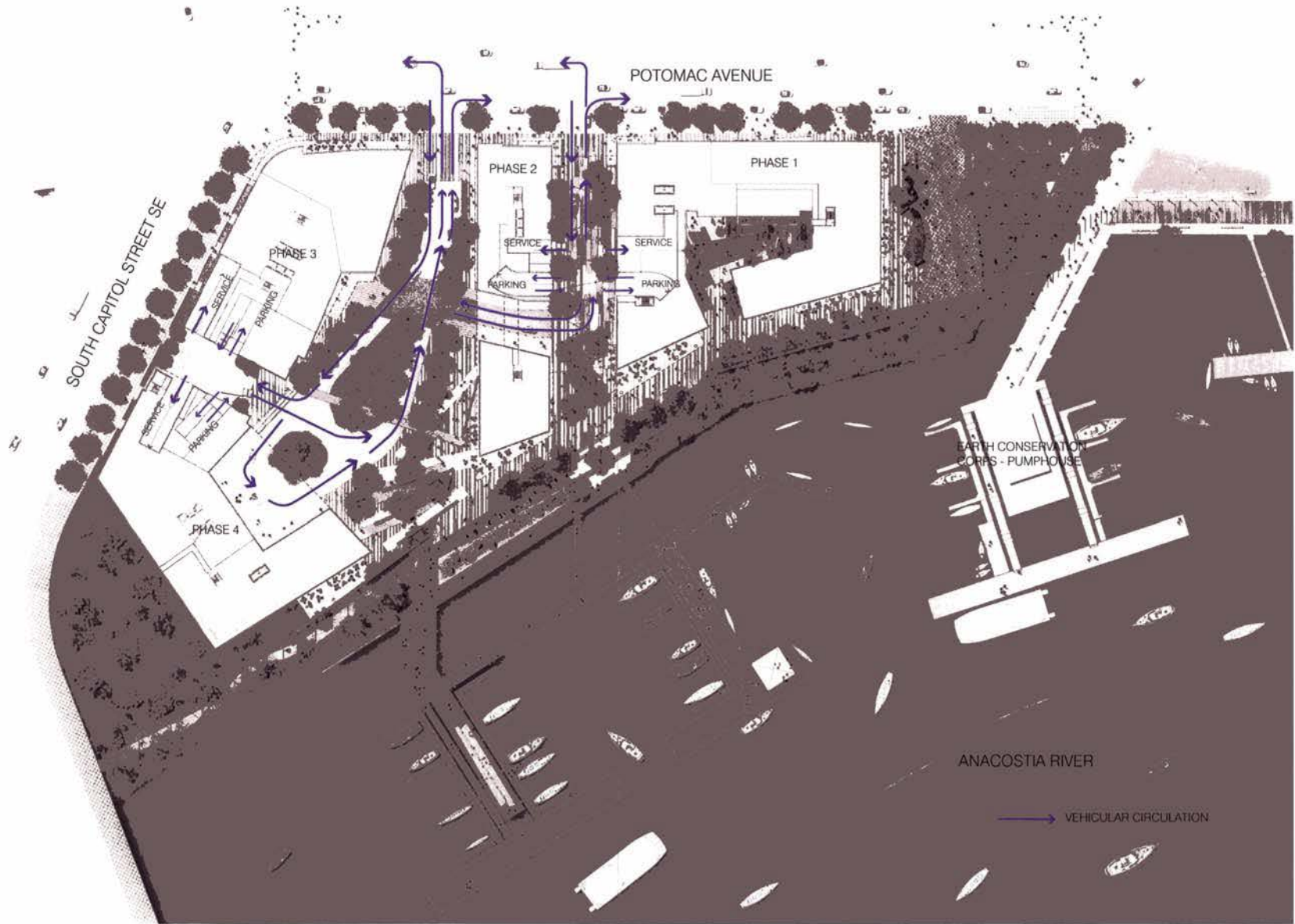
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 on the anacostia | ILLUSTRATIVE SITE PLAN

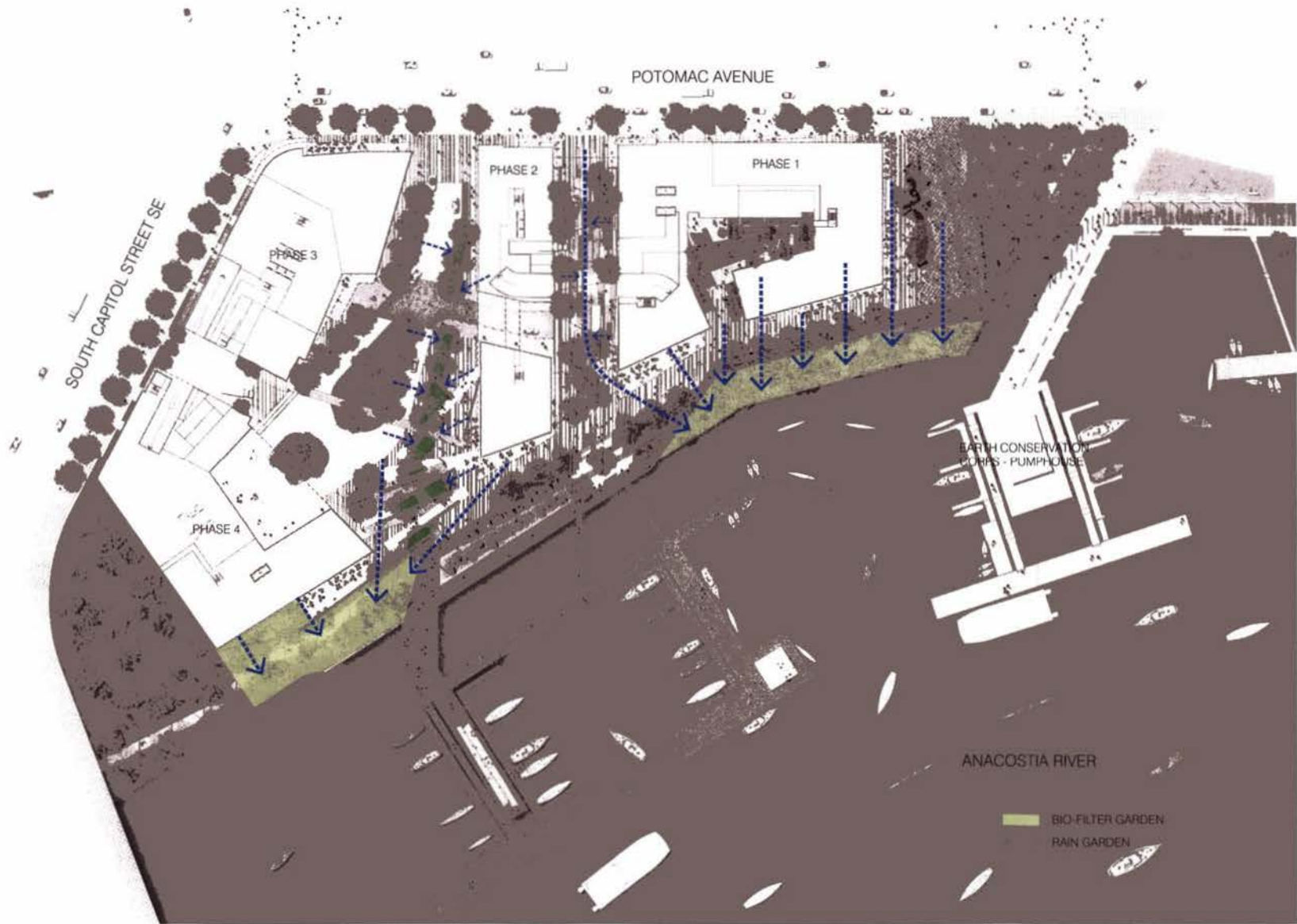
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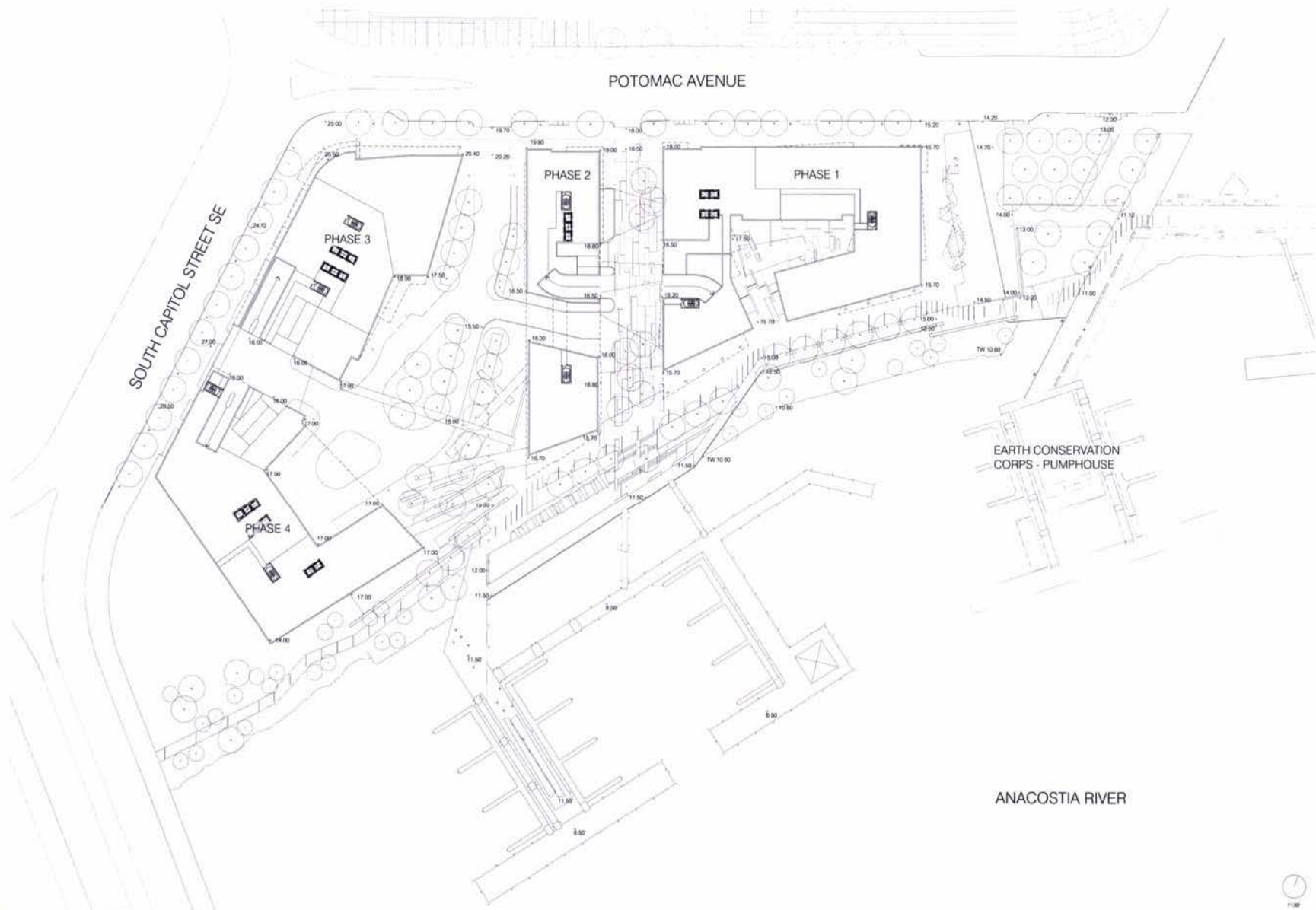
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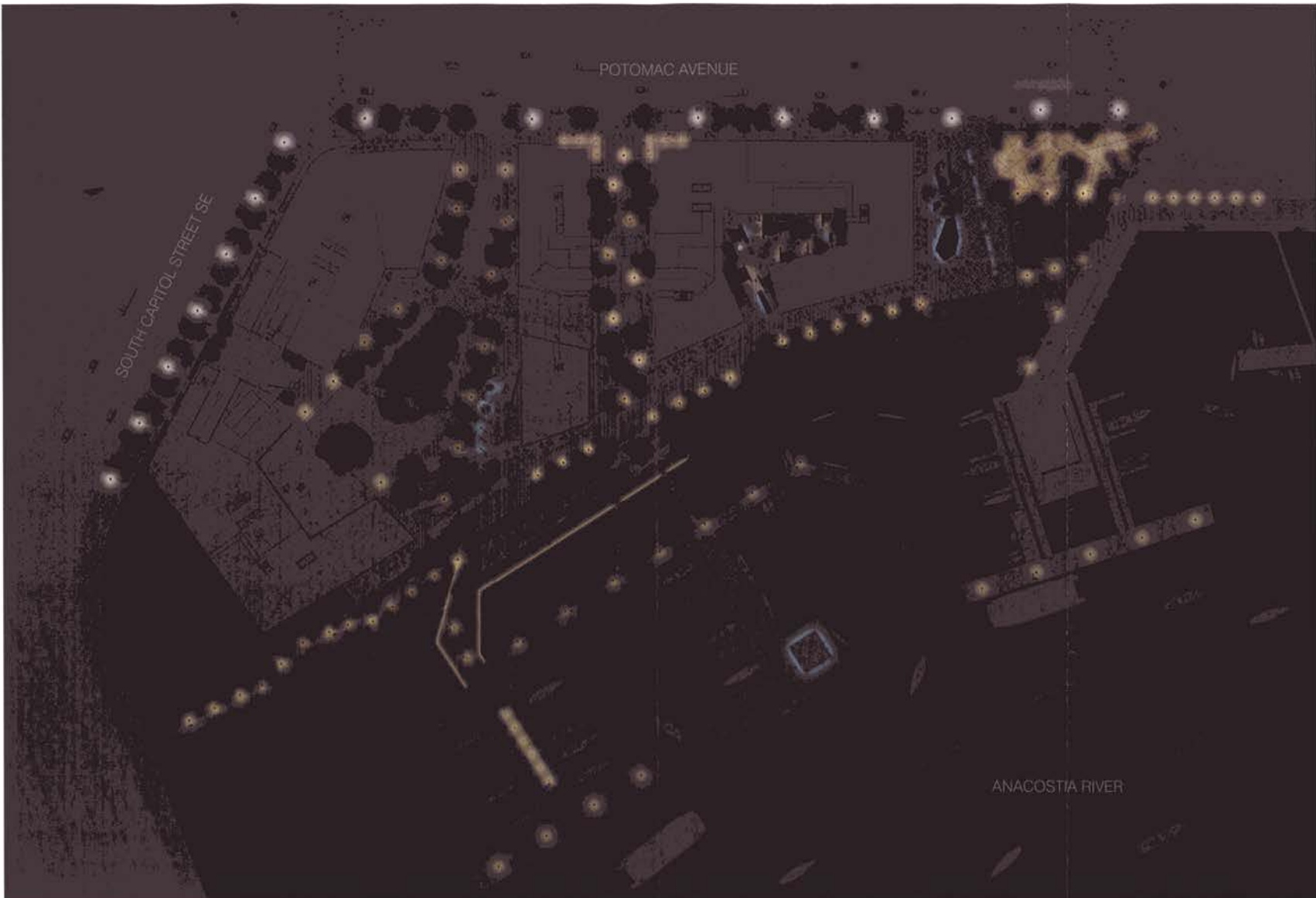












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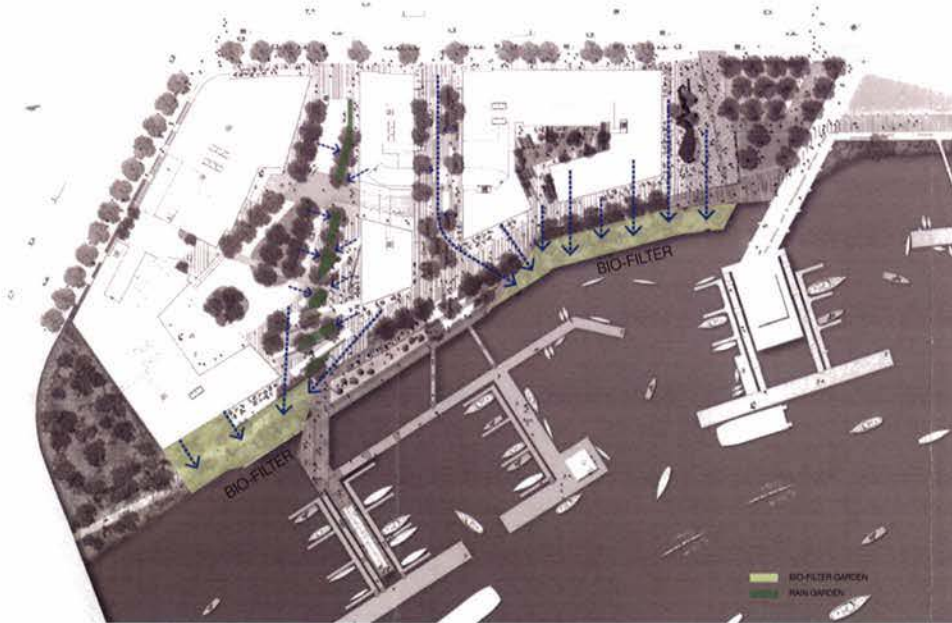
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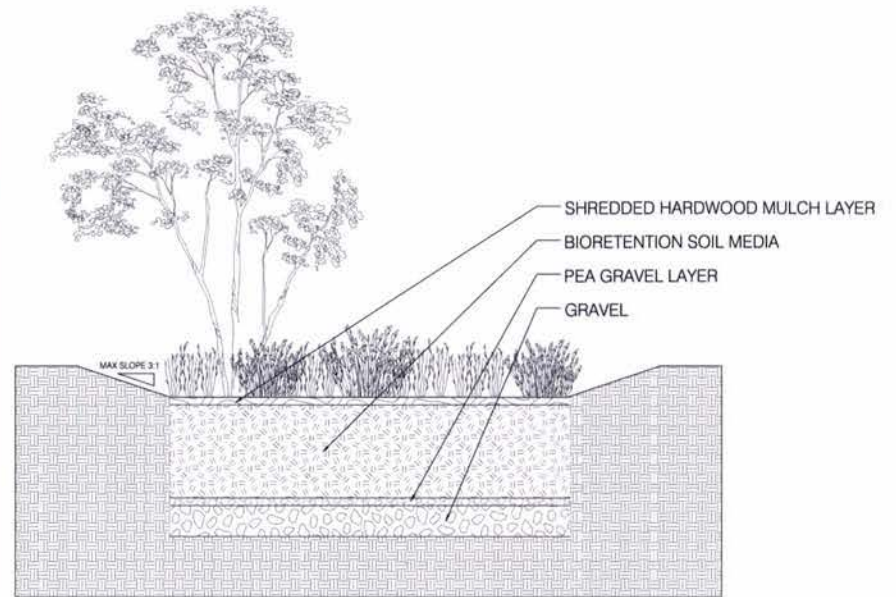
august 31, 2012

L1.09

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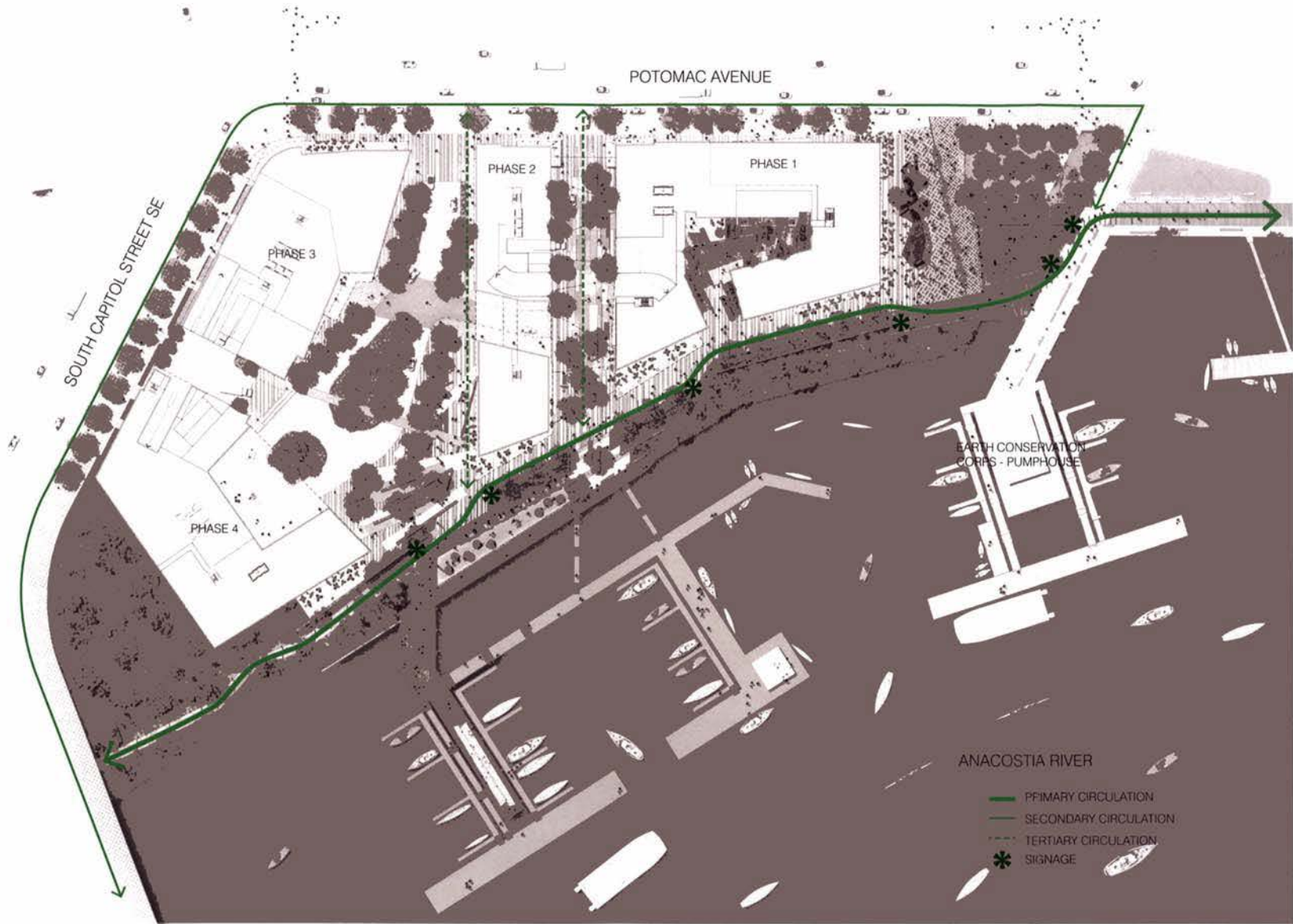
Bio-filter Gardens - Filter stormwater runoff from roofs and paving



Bio-filter Gardens - Typical Bio-filter Section



Bio-filter Gardens - Examples



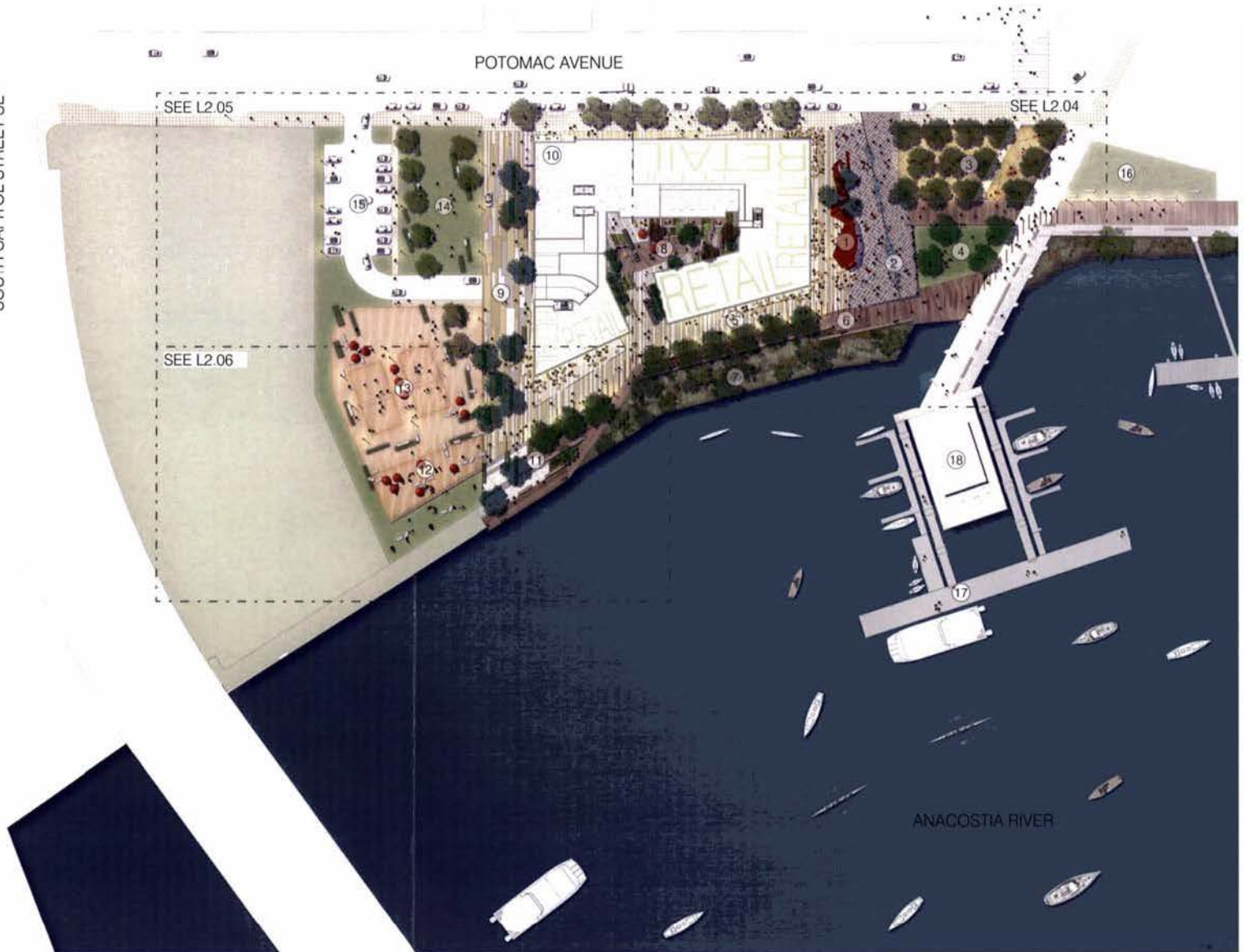
RIVERFRONT PLAZA:

- ① PAVILION BAR
- ② INTERACTIVE 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

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

SOUTH CAPITOL STREET SE



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ILLUSTRATIVE SITE PLAN - PHASE 1

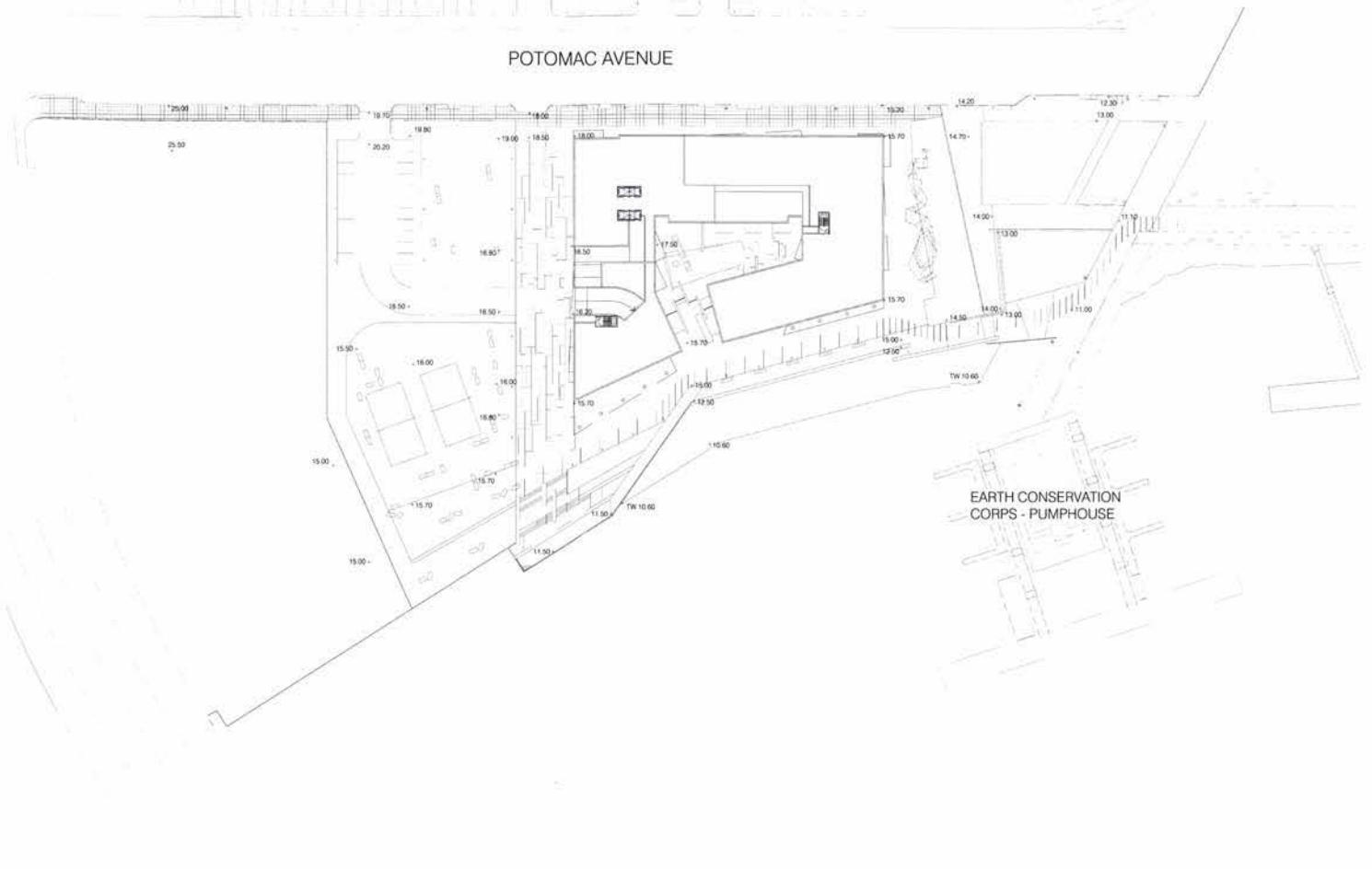
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L2.01

1" = 90'

SOUTH CAPITOL STREET SE

POTOMAC AVENUE



ANACOSTIA RIVER

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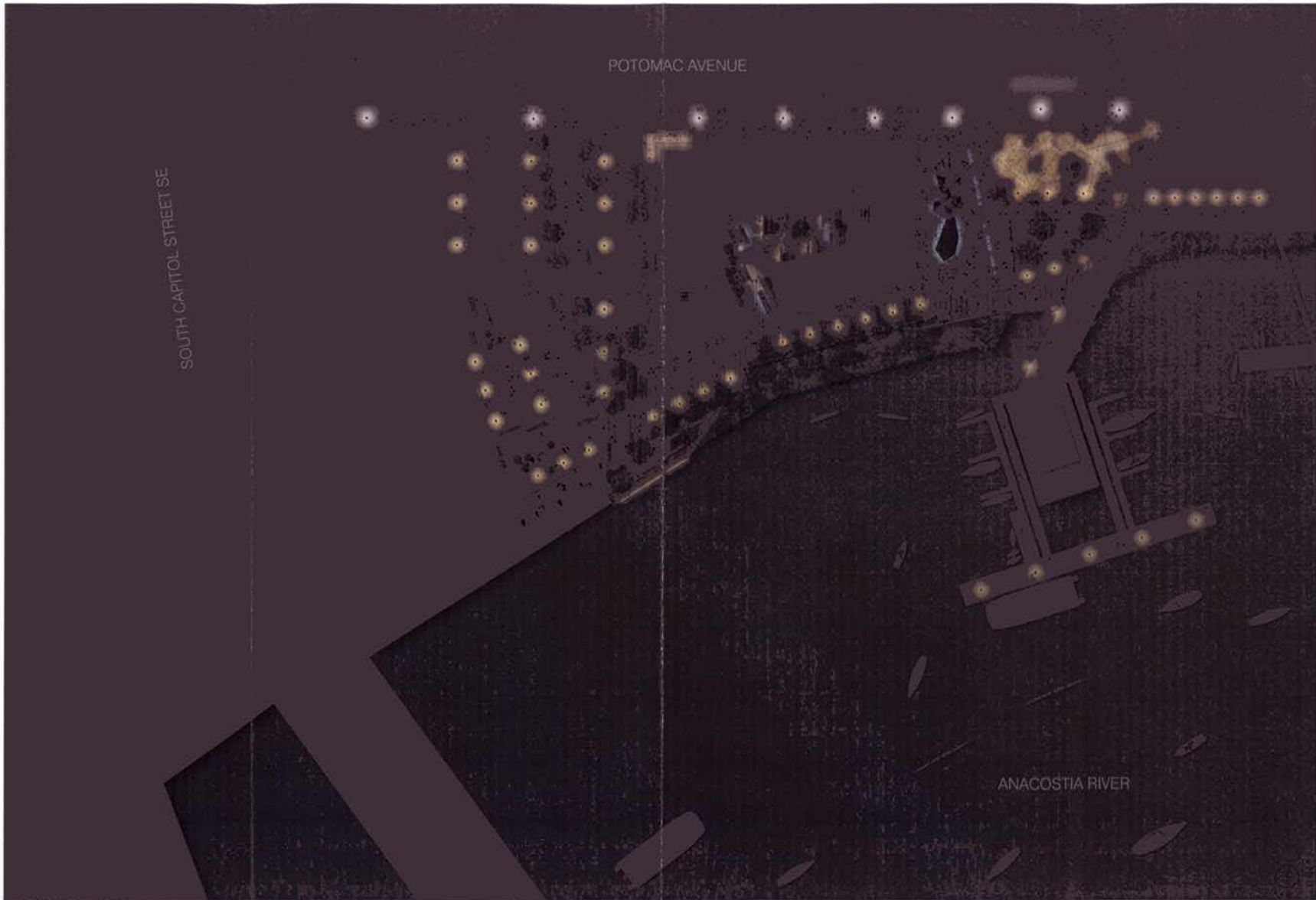
GRADING PLAN - PHASE 1

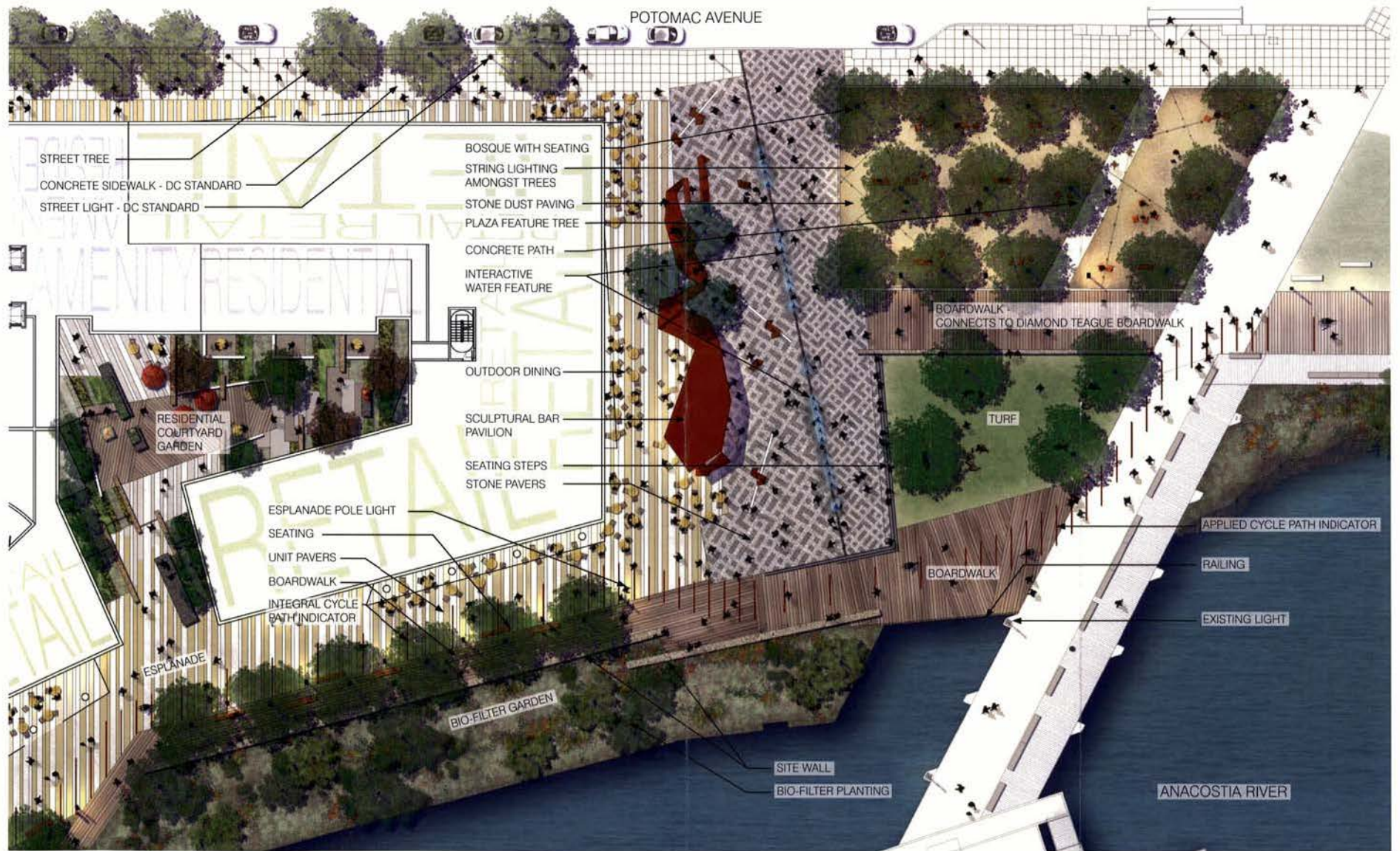


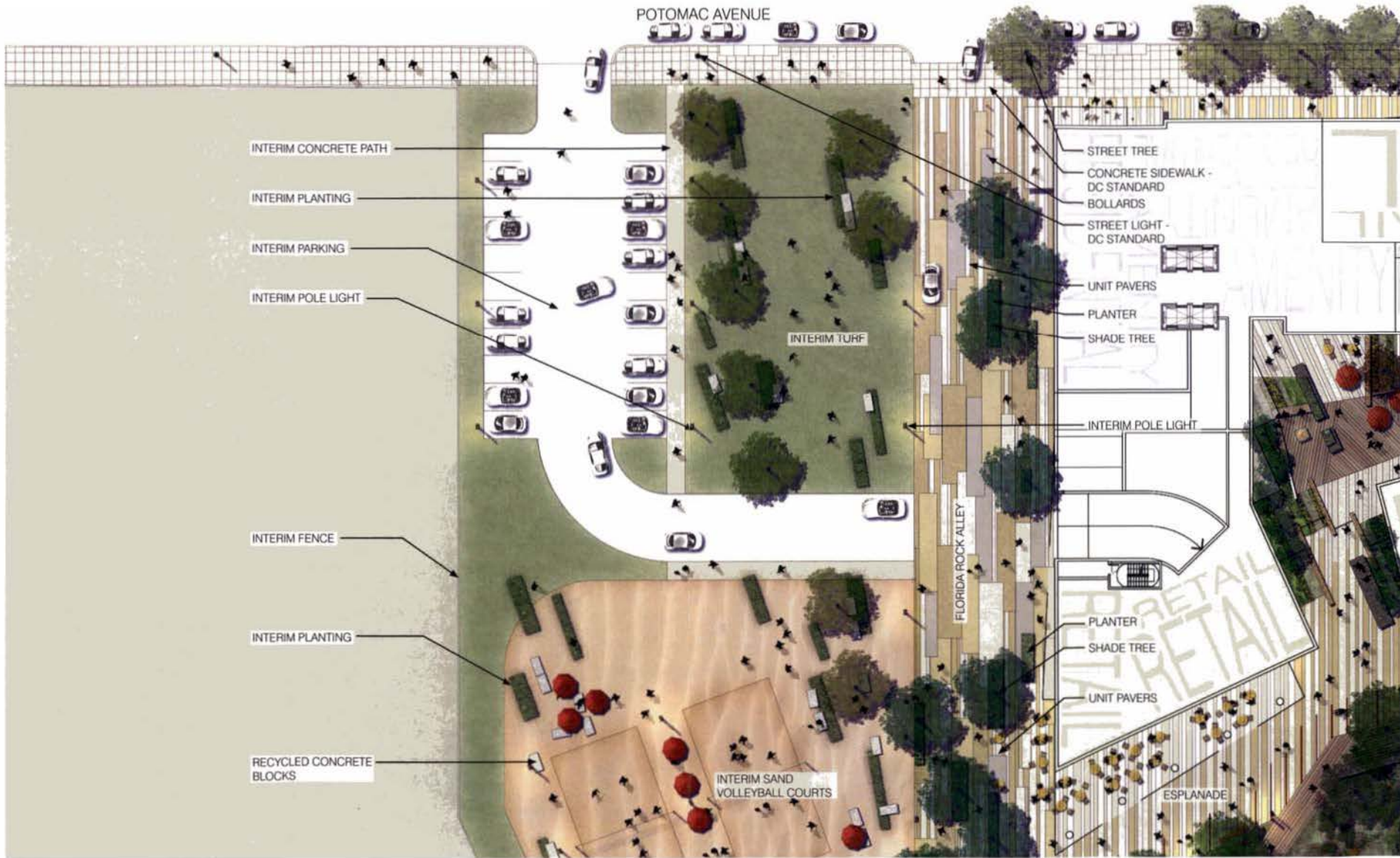
august 31, 2012

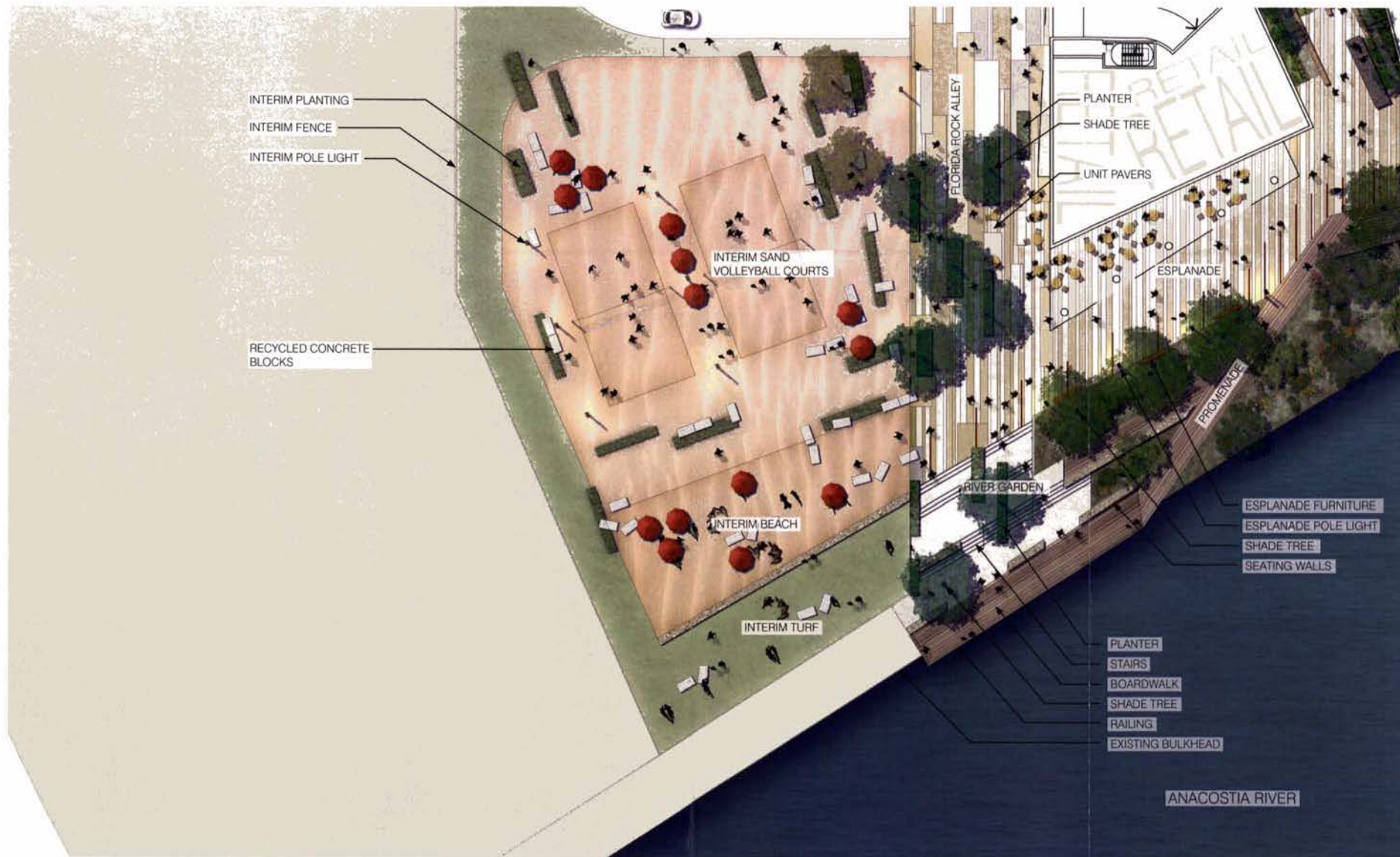
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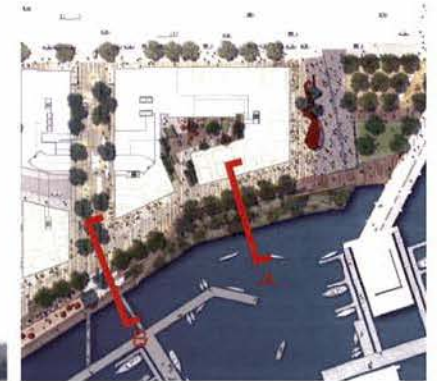
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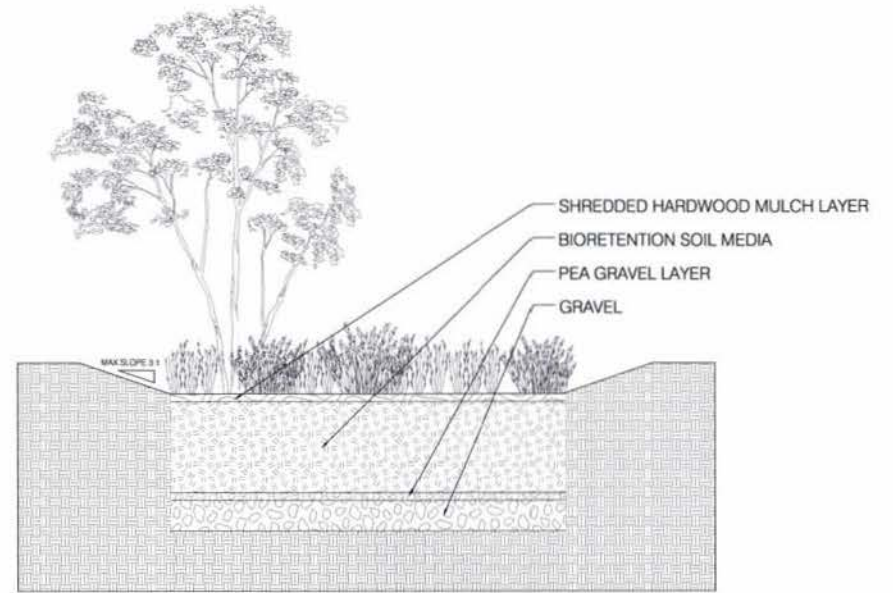








Bio-filter Gardens - Filter stormwater runoff from roofs and paving



Bio-filter Gardens - Typical Bio-filter Section



Bio-filter Gardens - Examples



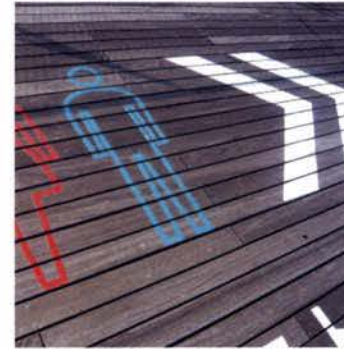
Stone Pavers at Water Feature



Unit Pavers



Cycle Path Markers - Integrated



Cycle Path Markers - Applied



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

Interactive Sculptural Elements



Planters

Seating

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



Overhead String Lights

Esplanade pole light

Trash Receptacle - Esplanade

Trash Receptacle - Streetscape

Bike Rack

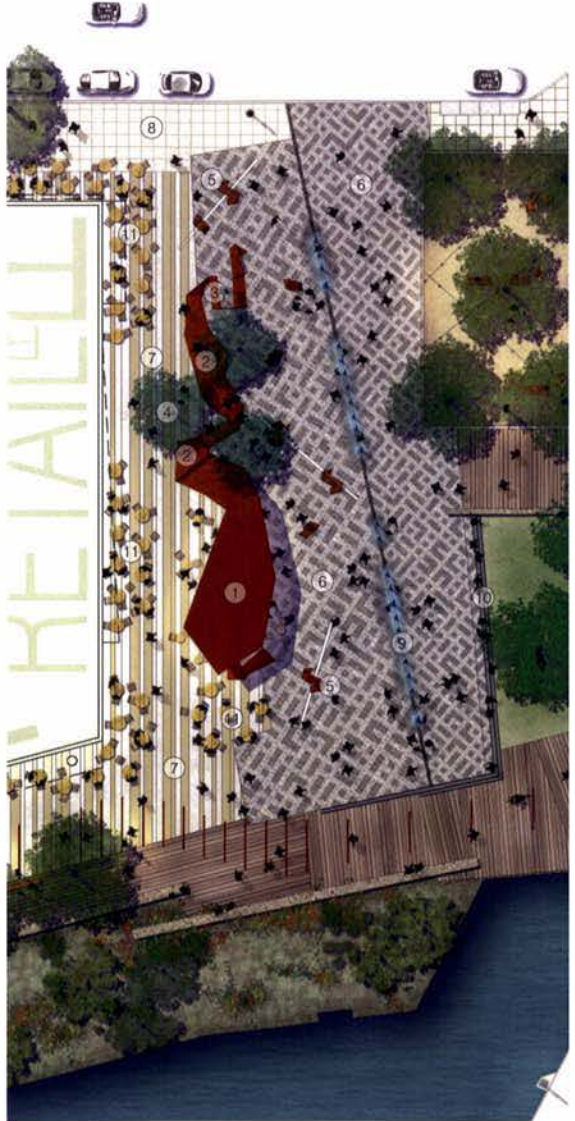
Bollards



- 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 INTERACTIVE WATER 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.





- RESIDENTIAL COURTYARD:
- ① SECURE ACCESS GATE
 - ② STONE SEATING PLINTHS
 - ③ WOOD DECKING
 - ④ FIRE PIT
 - ⑤ WOOD BENCH
 - ⑥ FEATURE WALLS
 - ⑦ RETAINING WALLS
 - ⑧ PRIVATE TERRACES
 - ⑨ FOCAL POINT OPPORTUNITY
 - ⑩ FEATURE TREES
 - ⑪ MOVEABLE FURNITURE





RESIDENTIAL POOL TERRACE:

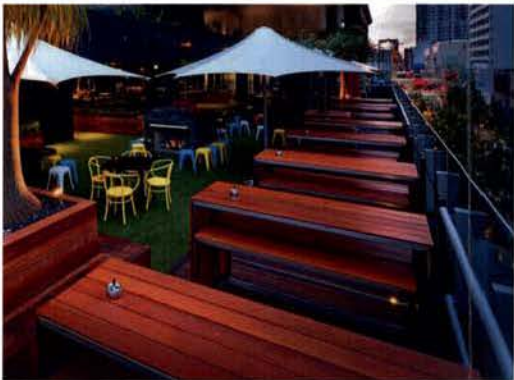
- ① LIFT ACCESS
- ② ACCESS WALKWAY (CANOPY OVER)
- ③ POOL AMENITY, STORE AND STAIR ACCESS
- ④ GRILLS
- ⑤ RAISED PLANTERS
- ⑥ POOL

POTENTIAL RETAIL TERRACE:

- ⑦ BAR/RETAIL PAVILION (WITH ACCESS)
- ⑧ RAISED SCREEN PLANTING
- ⑨ TEMPORARY OR PERMANENT CANOPIES



Note: Retail Terrace to be built by restaurant leaseholder - not part of public space improvements. Plan and images depicted here for illustrative purposes only.

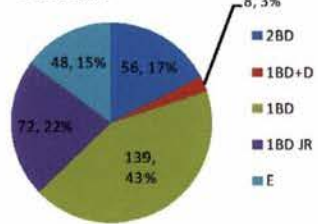


Phase I - Residential													affordable units mix / stacking				
units mix / stacking		2BD	1BD+D	1BD	1BD JR	E	TOTAL UNITS	GSF AFR	RETAIL SF	GSF TOTAL	AVG UNIT GSF	2BD	1BD+D	1BD	1BD JR	E	TOTAL UNITS
9	7	1	17	9	6	40	32,934		33,030	826							0
8	7	1	17	9	6	40	32,934		33,030	826				1			1
7	7	1	17	9	6	40	33,248		33,490	837				1	1		2
6	7	1	17	9	6	40	33,248		33,490	837		1	0	1	1	1	4
5	7	1	17	9	6	40	33,248		33,490	837		1	0	1	1	1	4
4	7	1	17	9	6	40	33,248		33,490	837		1	0	2	1	1	5 typ floor
3	7	1	17	9	6	40	33,248		33,490	837		1	0	2	1	1	5 layout
2	7	1	17	9	6	40	33,248		33,490	837		1	0	2	1	1	5 1.108
1			3			4	14,050	18,650	32,700								
Total		56	8	139	72	48	324	279,406	299,700			5	0	10	6	5	26
Total Resi									281,050	867							22,553
																	based on average
affordable Mix	8%	4.48	0.64	11.12	5.76	3.84	25.92	22,352									
		5	0	10	6	5	26										

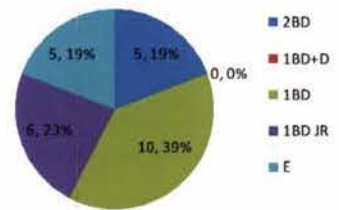
retail pieces total 18,650

page 20


UNIT MIX



AFFORDABLE MIX





 affordable units

NOTES:
1. refer to sheet 1.011 for additional information
2. Plan is for illustrative purposes only





key plan

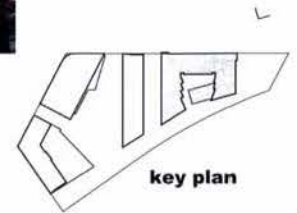
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key plan



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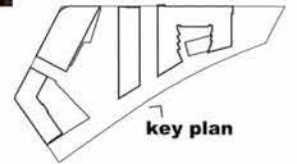
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key plan



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key plan

MRP | REALTY

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PHASE I PERSPECTIVE - DETAIL E

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key plan

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PHASE I PERSPECTIVE - PLAZA VIEW

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key plan

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key plan

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PHASE I PERSPECTIVE - FLORIDA ROCK ALLEY

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1. POOL
2. POOL DECK
3. ROOFTOP TERRACE
4. OUTDOOR BARBEQUE.
5. SUPPORT
6. ROOFING
7. MECHANICAL PENTHOUSE
8. SCREEN WALL
9. EGRESS
10. ELEVATOR LOBBY / SHAFT
11. CIRCULATION
12. CANOPY

