

# 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 & Storrs

ARCHITECT  
SK&I Architectural Design Group, LLC

CIVIL ENGINEER  
Wiles Mensch Corporation

TRAFFIC CONSULTANT  
Gorove Slade

LANDSCAPE ARCHITECT  
Oculus

© 2011 SK&I Architectural Design Group, LLC.

RECEIVED  
D.C. OFFICE OF ZONING  
2012 OCT 15 AM 11:32

ZONING COMMISSION  
District of Columbia  
CASE NO. 04-14B  
EXHIBIT NO. 38A

MRP REALTY

SK&I

october 10, 2012  
ZONING COMMISSION  
District of Columbia  
CASE NO. 04-14B  
EXHIBIT NO. 38A1  
EXHIBIT NO. 38A1

**DRAWING INDEX**

— edited sheets october 10, 2012      — edited sheets august 31, 2012  
— supplemental sheets october 10, 2012      — supplemental sheets august 31, 2012

<p style="text-align: center;">STAGE 1</p> <p>L1.01 Project Context Diagram</p> <p>L1.02 Context Images</p> <p>L1.03 Illustrative Site Plan</p> <p>L1.04 Views</p> <p>L1.05 Pedestrian Circulation</p> <p>L1.06 Vehicular Circulation</p> <p>L1.07 Bio-Filtration Diagram</p> <p>L1.08 Grading Plan</p> <p>L1.09 Lighting Plan</p> <p>L1.10 Bio-Filtration Gardens</p> <p>L1.11 Cycle Circulation</p> <p style="text-align: center;">STAGE 2</p> <p>L2.01 Illustrative Site Plan-Phase 1</p> <p>L2.02 Grading Plan - Phase 1</p> <p>L2.03 Lighting Plan - Phase 1</p> <p>L2.04 Lighting Plan - Phase 1 - Area Lighting</p> <p>L2.05 Lighting Plan - Phase 1 - Accent Lighting</p> <p>L2.06 Annotated Site Plan-East</p> <p>L2.07 Annotated Site Plan-West</p> <p>L2.08 Annotated Site Plan-South</p> <p>L2.09 Site Sections</p> <p>L2.10 Site Sections</p> <p>L2.11 Bio-Filtration Gardens</p> <p>L2.12 Landscape Elements-Hardscape</p> <p>L2.13 Landscape Elements-Site Furnishings</p> <p>L2.14 Riverfront Plaza Pavilion Bar</p> <p>L2.15 Lowland Planting-River Garden and Bio-Filter</p> <p>L2.16 Upland Planting-Garden Planting and Shade Trees</p> <p>L2.17 Phase 1 Residential Courtyard</p> <p>L2.18 Phase 1 Roof Top Amenity Spaces</p> <p>002 Location Map</p> <p>003 Surveyor's Plat</p> <p>004 Context</p> <p>010 Development Data</p> <p>011 Phase 1 affordable units mix</p> <p>021 Site Plan</p> <p>022 Site Plan Comparison</p> <p>023 Program Plan</p> <p>024 Site Sections</p> <p>025 Site Elevations</p>	<p style="text-align: center;">STAGE 2</p> <p>032 Site Aerials</p> <p>033 Site Aerials</p> <p>041 Site massing Comparison</p> <p>1.101 Phase 1 G2 Garage Plan</p> <p>1.102 Phase 1 G1 Garage Plan</p> <p>1.103 Phase 1 First Floor Plan</p> <p>1.104 Phase 1 2nd Floor Plan</p> <p>1.105 Phase 1 3rd-7th Floor Plan</p> <p>1.106 Phase 1 8th-9th Floor Plan</p> <p>1.107 Phase 1 Roof Plan</p> <p>1.108 Phase 1 Typ Fir Affordable Units Layout</p> <p>1.201 Phase 1 Perspectives</p> <p>1.202 Phase 1 Perspectives</p> <p>1.203 Phase 1 Perspectives</p> <p>1.204 Phase 1 Perspectives</p> <p>1.205 Phase 1 Perspectives</p> <p>1.206 Phase 1 Perspectives</p> <p>1.207 Phase 1 Perspectives</p> <p>1.208 Phase 1 Perspectives</p> <p>1.209 Phase 1 Perspectives</p> <p>1.210 Phase 1 Perspectives</p> <p>1.221 Phase 1 Elevations</p> <p>1.222 Phase 1 Elevations</p> <p>1.223 Phase 1 Elevations</p> <p>1.224 Phase 1 Elevations</p> <p>1.225 Phase 1 Building Signage</p> <p>1.301 Phase 1 Sections</p> <p>1.302 Phase 1 Sections</p> <p>1.501 Phase 1 Facade Details</p> <p>1.502a Phase 1 Facade Details</p> <p>1.502b Phase 1 Facade Details</p> <p>1.503 Phase 1 Architectural Elements</p> <p>1.504 Phase 1 Architectural Elements</p> <p>1.505 Phase 1 Architectural Elements-ROOF</p> <p>1.520 Residential Architecture Context</p> <p>1.521 Precedents</p> <p>1.522 Precedents</p> <p>1.523 Precedents</p> <p>1.524 Precedents</p>	<p style="text-align: center;">STAGE 1</p> <p>2.001 Phase 2 Development Data</p> <p>2.101 Phase 2 G2 Garage Plan</p> <p>2.102 Phase 2 G1 Garage Plan</p> <p>2.103 Phase 2 First Floor Plan</p> <p>2.104 Phase 2 2nd Floor Plan</p> <p>2.105 Phase 2 3rd-12th Floor Plan</p> <p>2.106 Phase 2 13th Floor Plan</p> <p>2.107 Phase 2 Roof Plan 2.301 Phase 2 Sections</p> <p>3.001 Phase 3 Development Data</p> <p>3.101 Phase 3 G3 Garage Plan</p> <p>3.102 Phase 3 G2 Garage Plan</p> <p>3.103 Phase 3 G1 Garage Plan</p> <p>3.104 Phase 3 First Floor Plan</p> <p>3.105 Phase 3 2nd Floor Plan</p> <p>3.106 Phase 3 3rd-10th Floor Plan</p> <p>3.107 Phase 3 11th-12th Floor Plan</p> <p>3.108 Phase 3 Roof Plan</p> <p>3.301 Phase 3 Sections</p> <p>4.001 Phase 4 Development Data</p> <p>4.101 Phase 4 G3 Garage Plan</p> <p>4.102 Phase 4 G2 Garage Plan</p> <p>4.103 Phase 4 G1 Garage Plan</p> <p>4.104 Phase 4 First Floor Plan</p> <p>4.105 Phase 4 2nd Floor Plan</p> <p>4.106 Phase 4 4th-12th Floor Plan</p> <p>4.107 Phase 4 13th-14th Floor Plan</p> <p>4.108 Phase 4 Roof Plan</p> <p>4.301 Phase 4 Sections</p> <p>C-01 Existing Conditions Plan</p> <p>C-02 Sedimentation and Erosion Control Plan</p> <p>C-03 Site Plan</p> <p>C-04 Utility Plan</p> <p>C-04 Site Details</p> <p>C-06 Sedimentation and Erosion Control Details</p> <p>C-07 Circulation Plan</p>
--	--	---







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

MRP REALTY

SK&I OCULUS

RiverFront | Washington DC

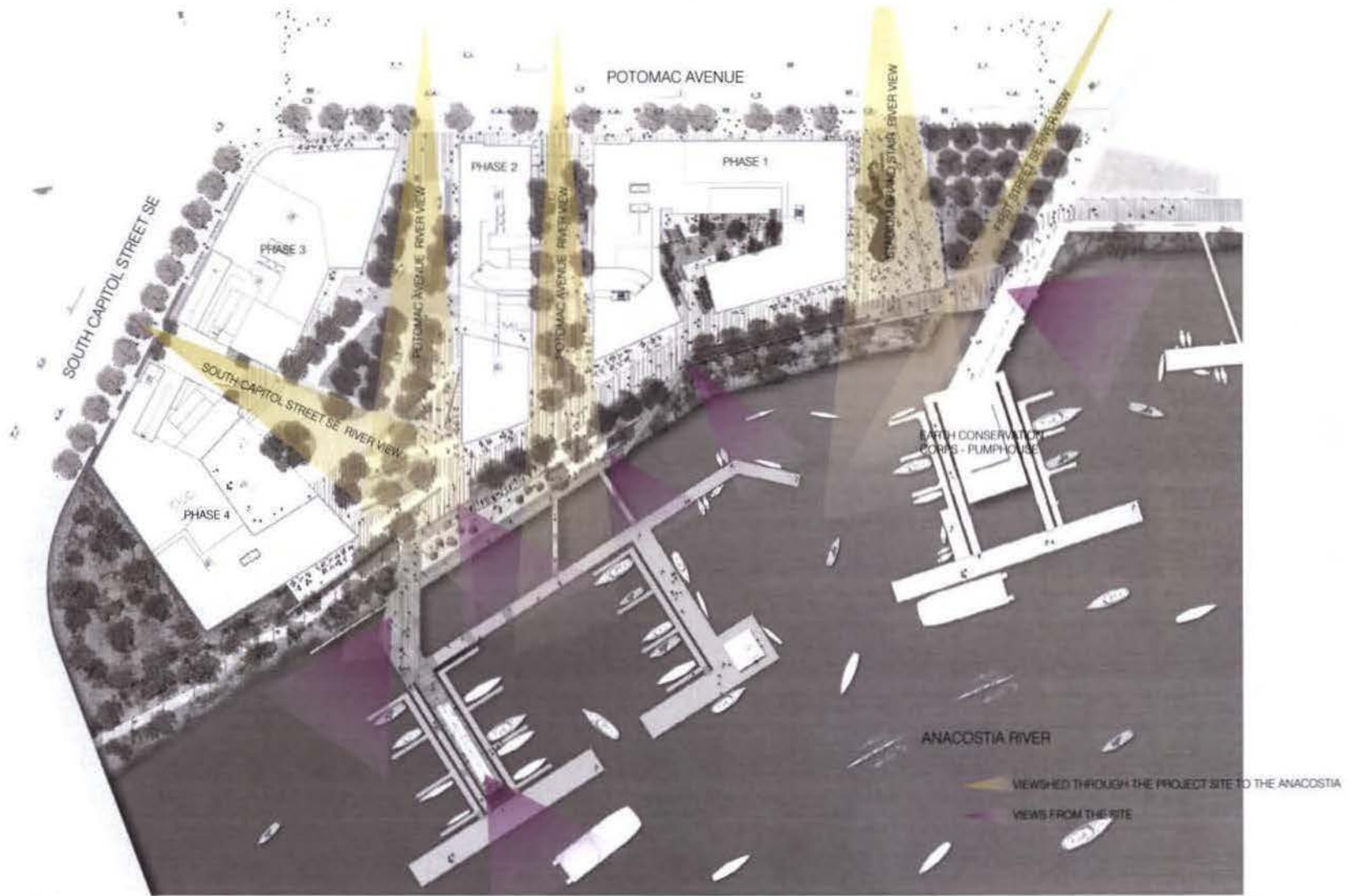
on the anacostia | CONTEXT IMAGES

august 31, 2012 | L1.02

- 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
  - 27 CYCLE TRAIL







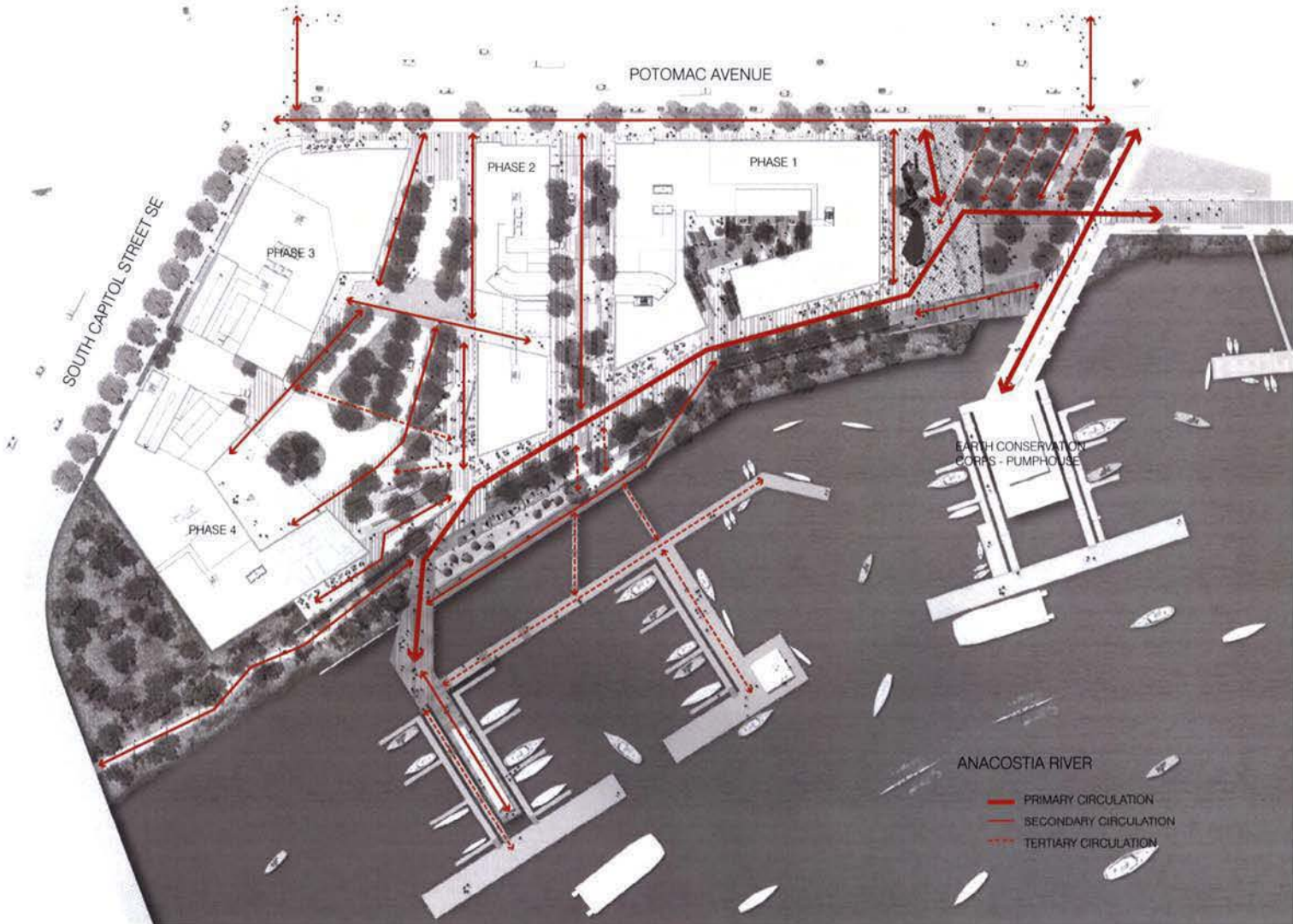
MRP REALTY

SK&I OCULUS

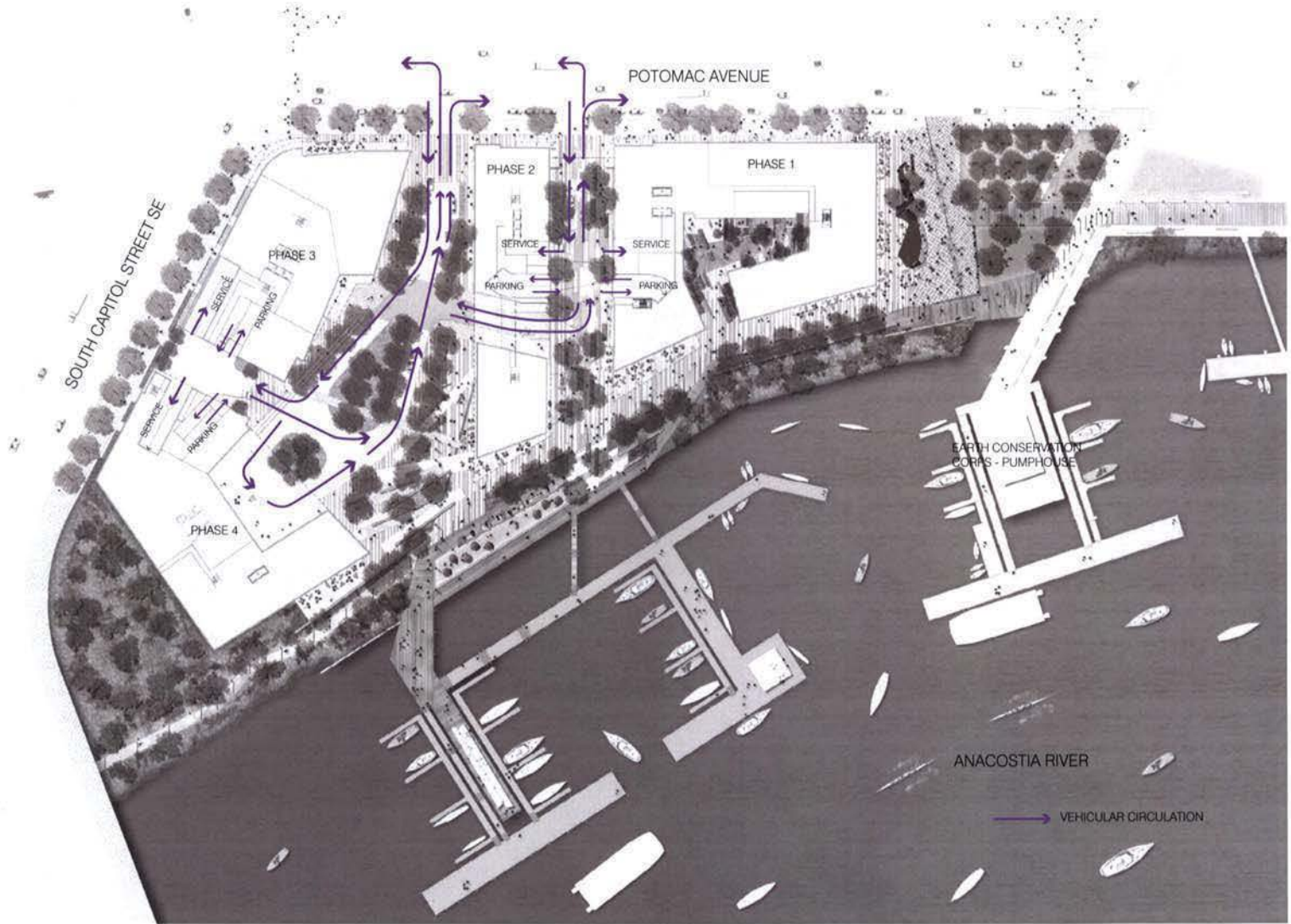
**RiverFront** | Washington DC  
 on the anacostia | VIEWS

august 31, 2012 | L1.04

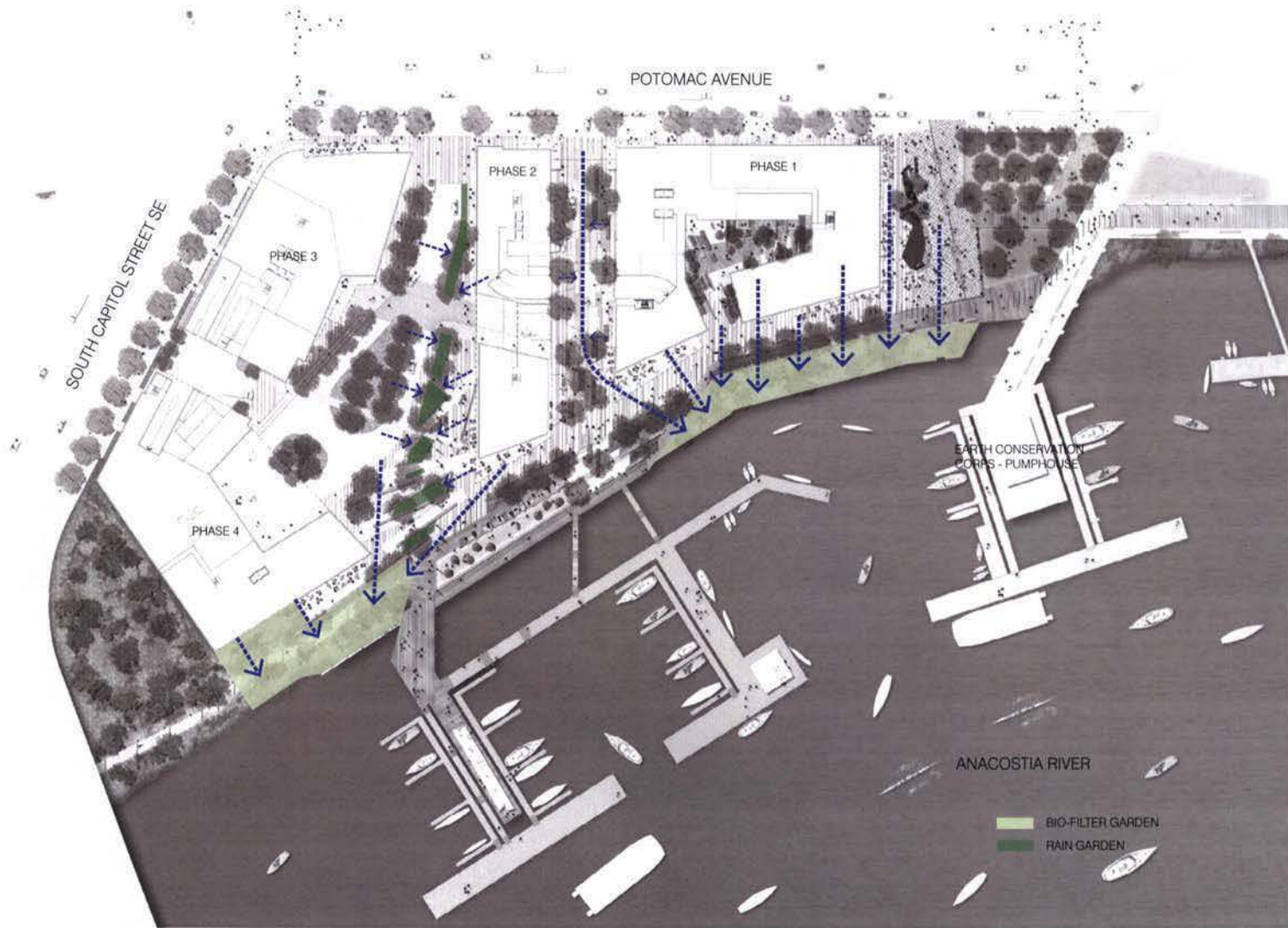
NTS

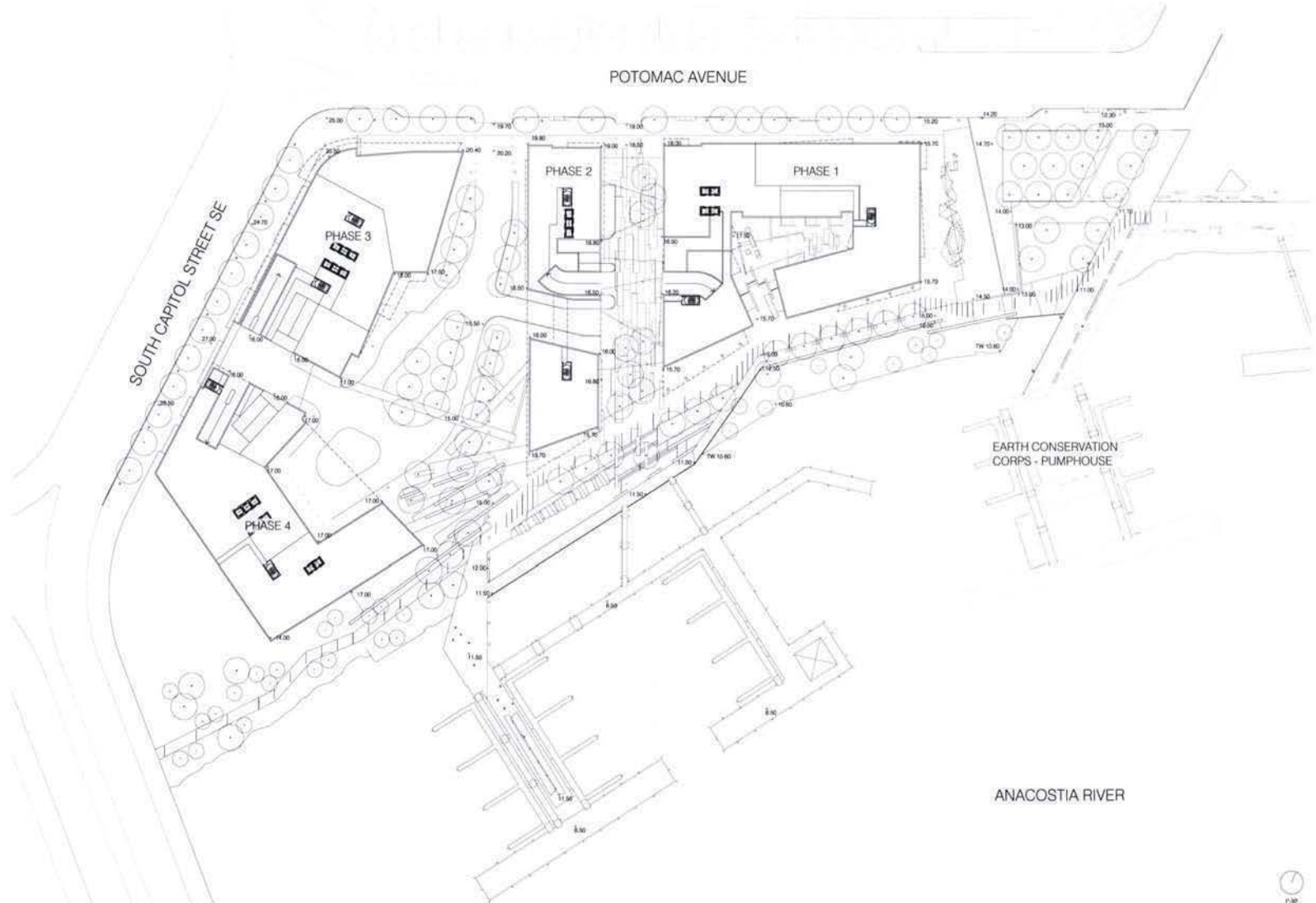












MRP REALTY

**SK&I** OCULUS

**RiverFront** Washington DC  
 on the anacostia GRADING PLAN

august 31, 2012 | **L1.08**

1" = 90'

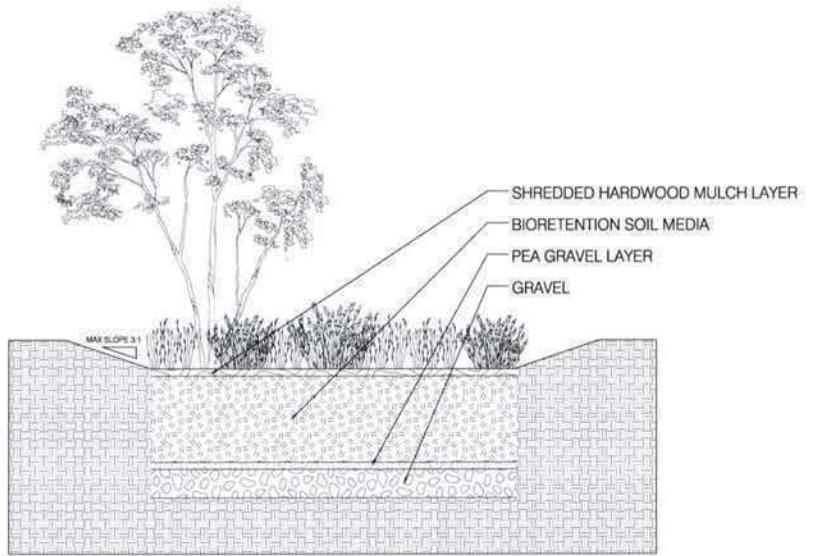








Bio-filter Gardens - Filter stormwater runoff from roofs and paving

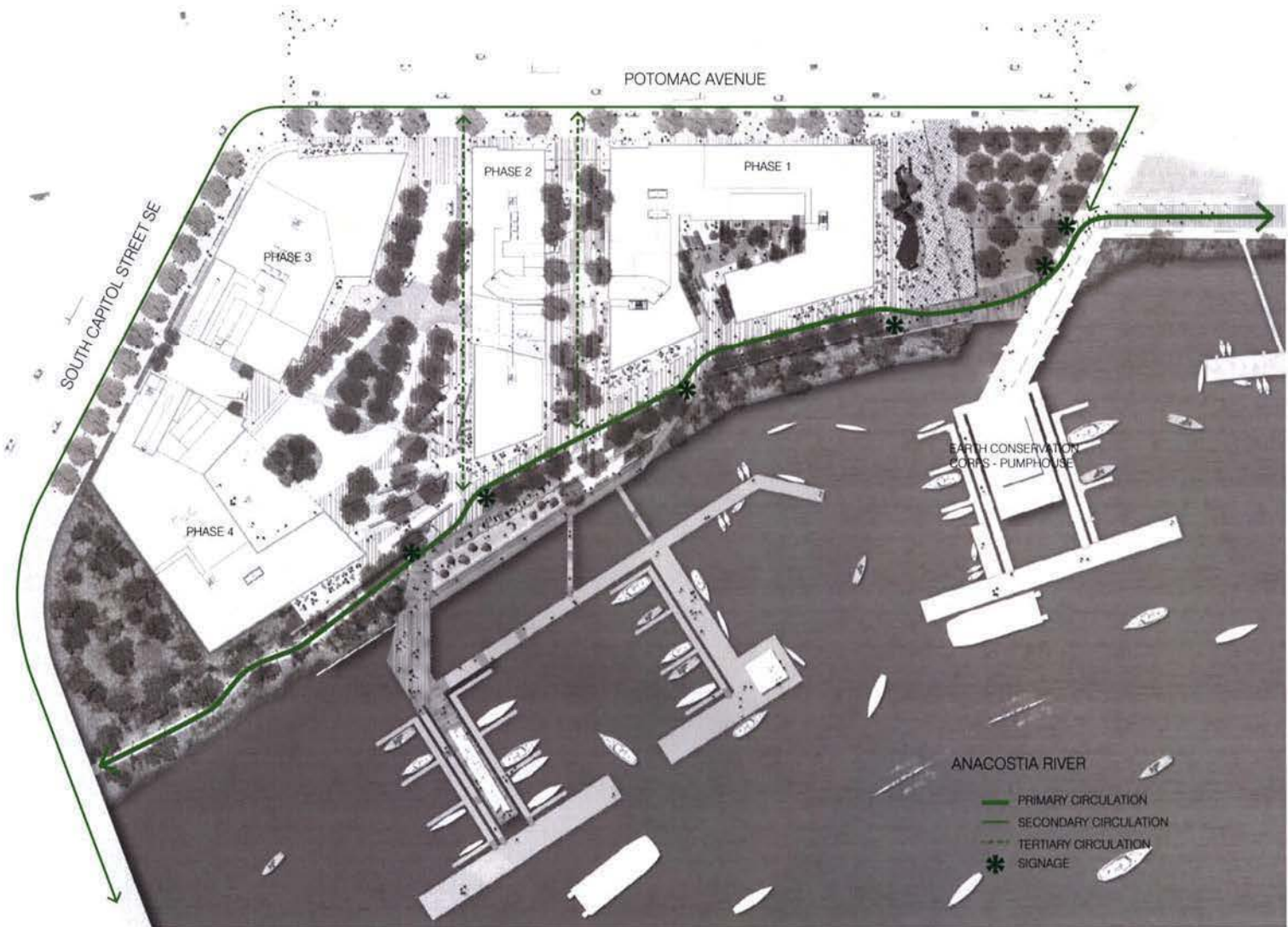


Bio-filter Gardens - Typical Bio-filter Section

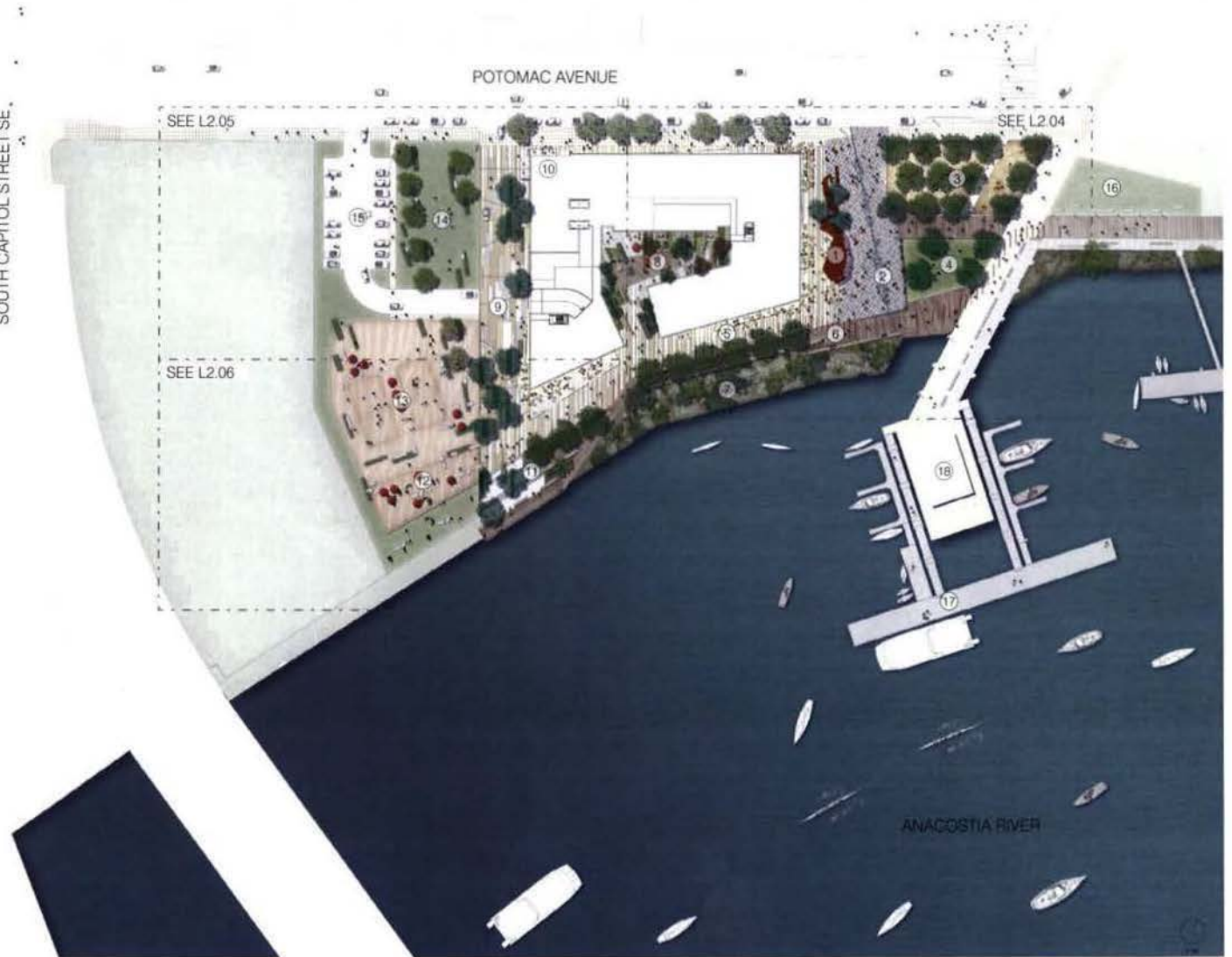


Bio-filter Gardens - Examples





- 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
- THE ESPLANADE**
- 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



MRP REALTY

SK&I OCULUS

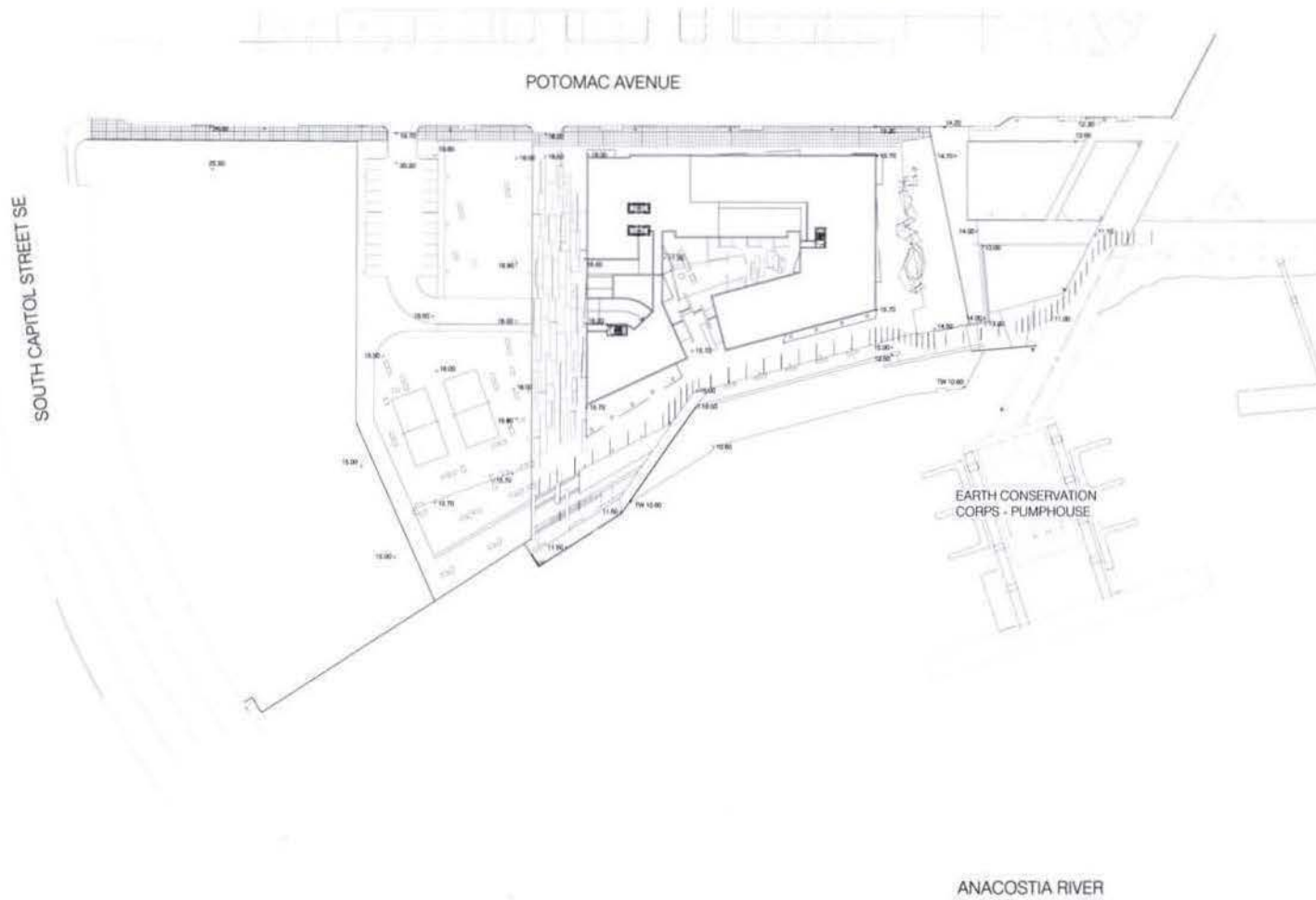
**RiverFront** Washington DC  
on the anacostia

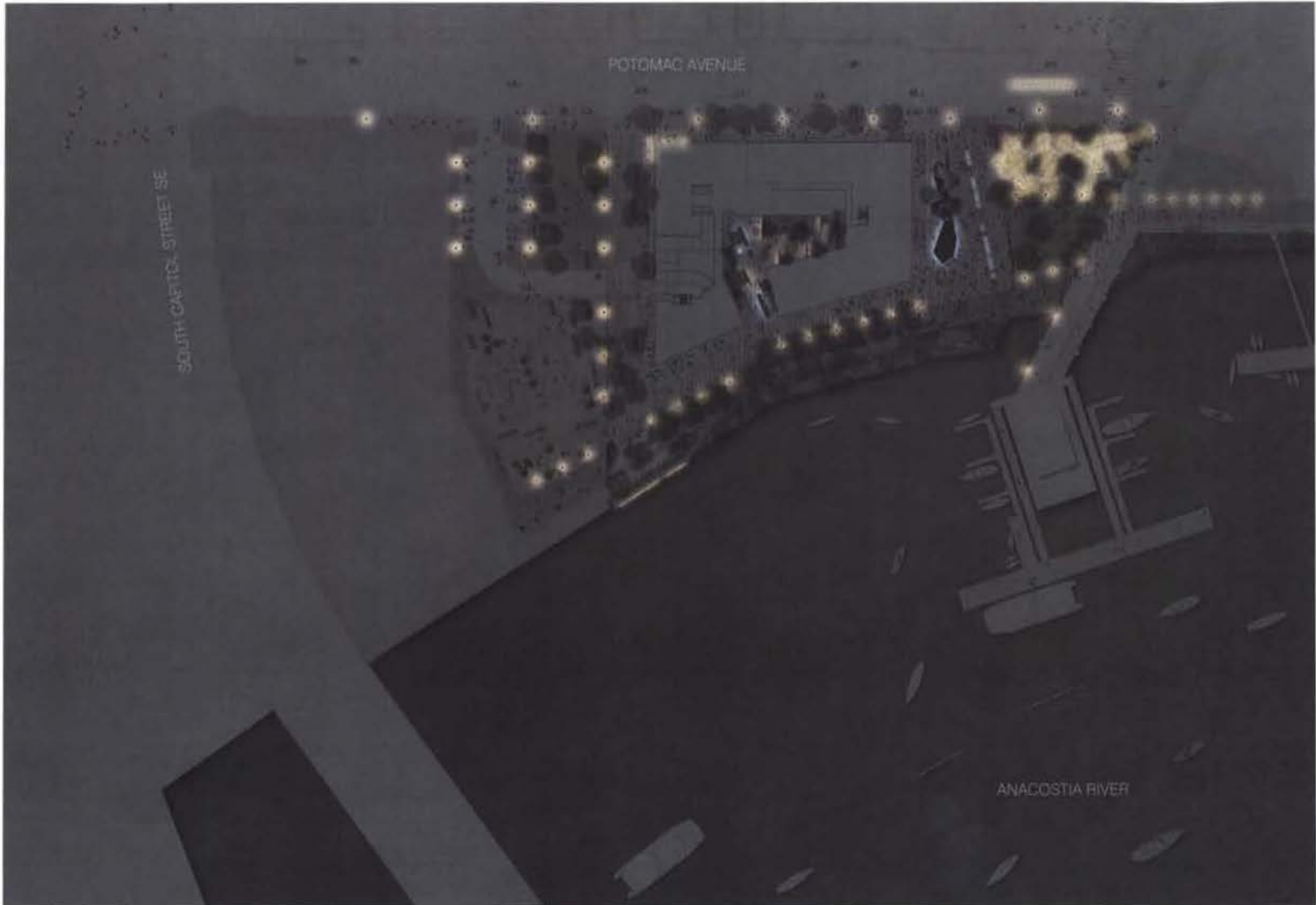
ILLUSTRATIVE SITE PLAN - PHASE 1

august 31, 2012 | L2.01

1" = 90'







MRP REALTY

**SK&I** OCULUS

**RiverFront** | Washington DC

on the anacostia | LIGHTING PLAN - PHASE 1

august 31, 2012 | **L2.03**

1" = 90'





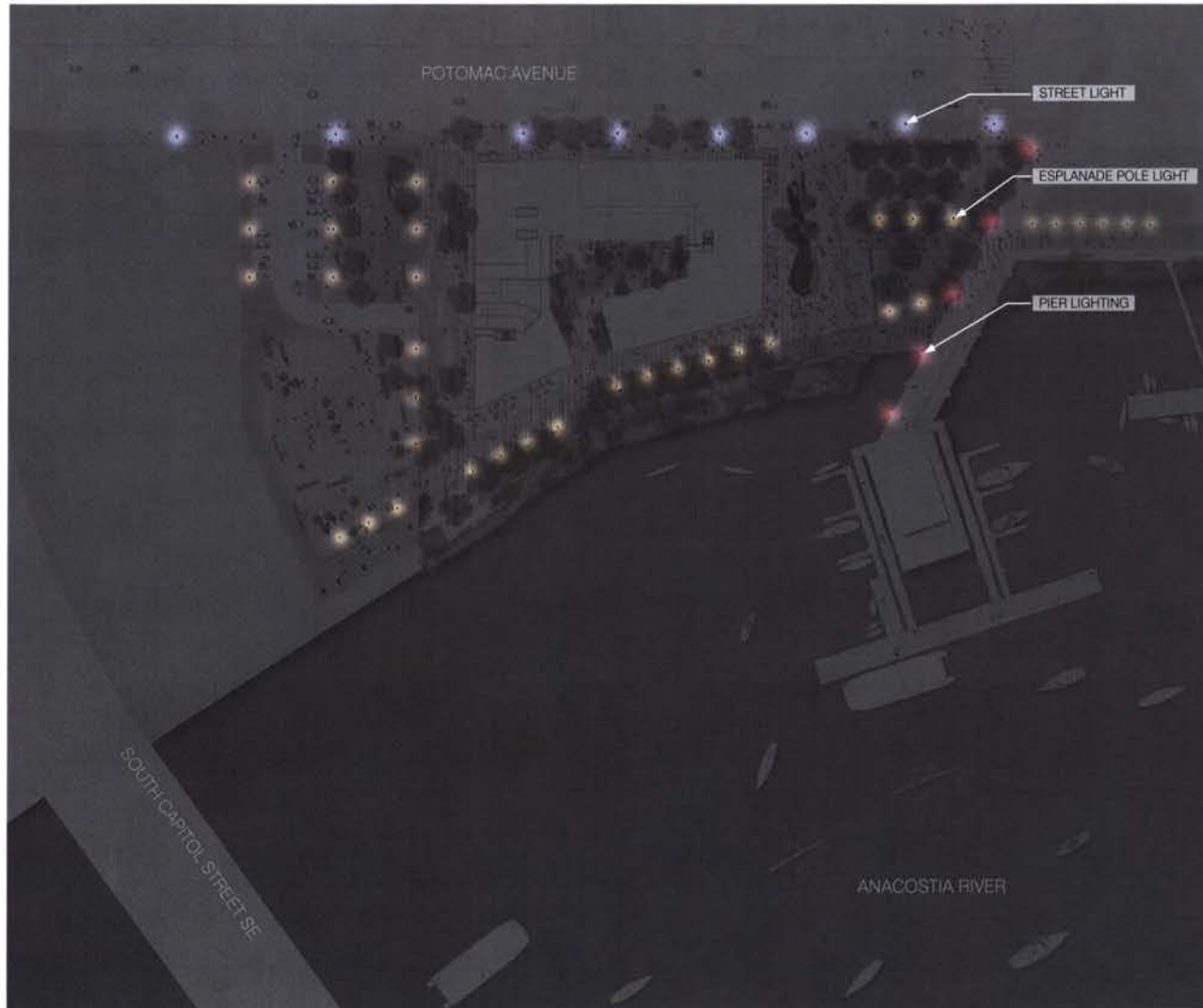
Street light



Pier lighting



Esplanade pole light





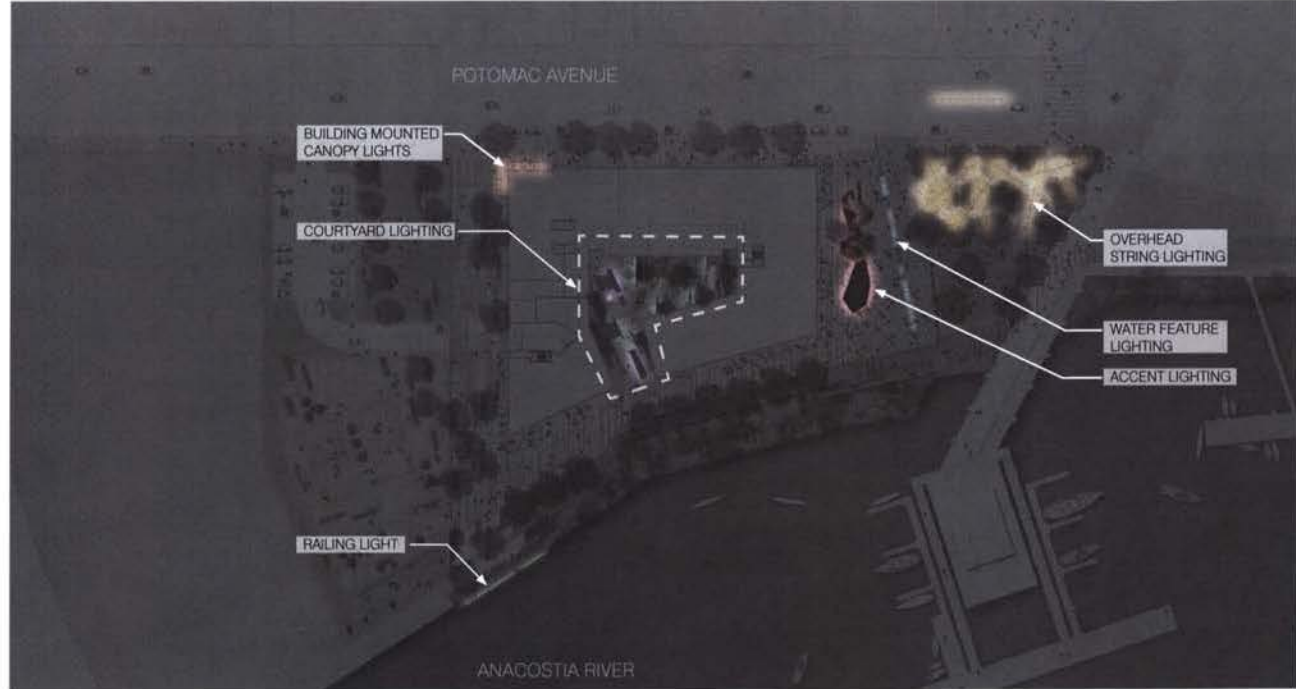
Water feature lighting



Railing light - Type I railing, illuminated



Courtyard lighting - Bollard lights

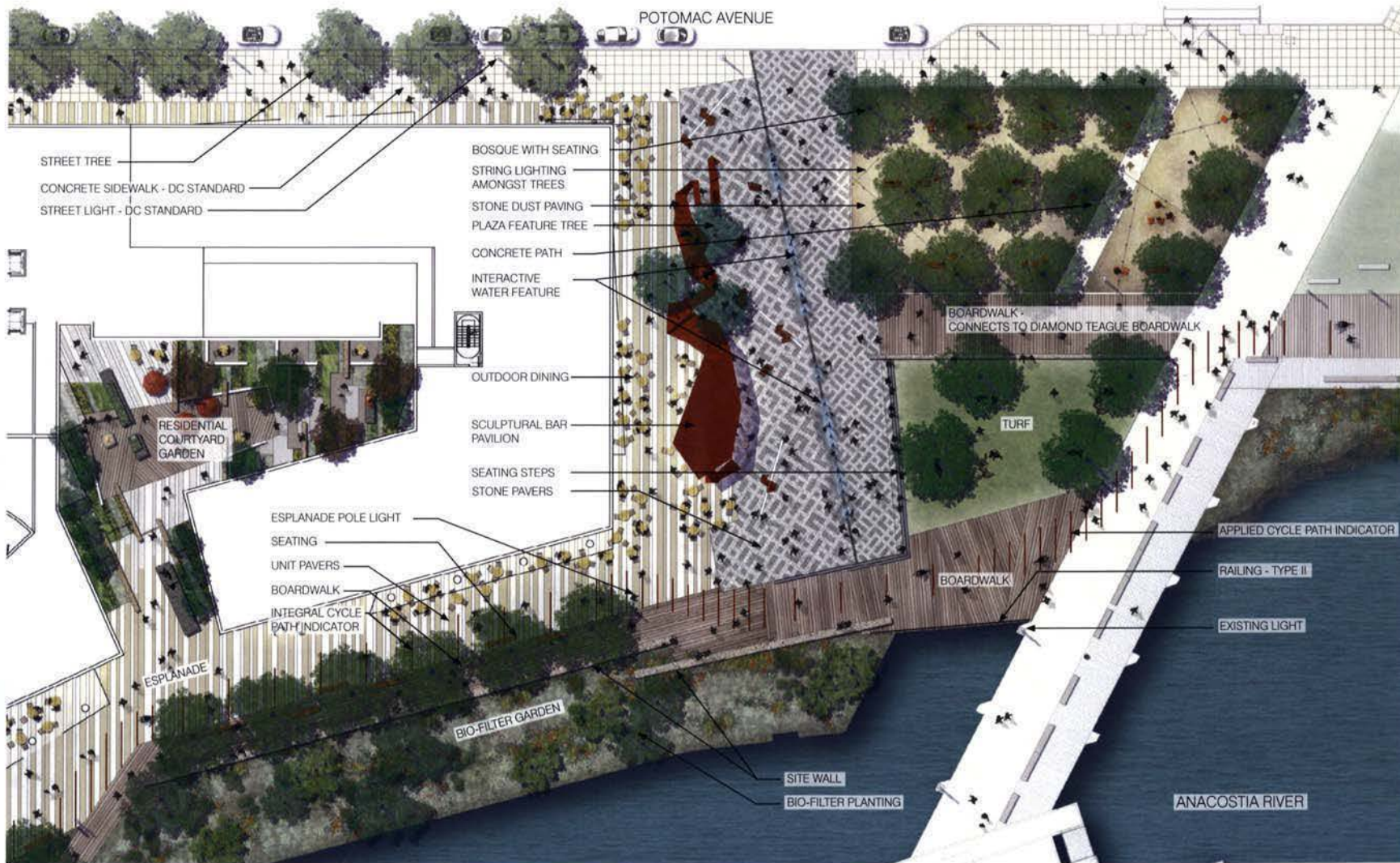


Courtyard lighting - Wall lights



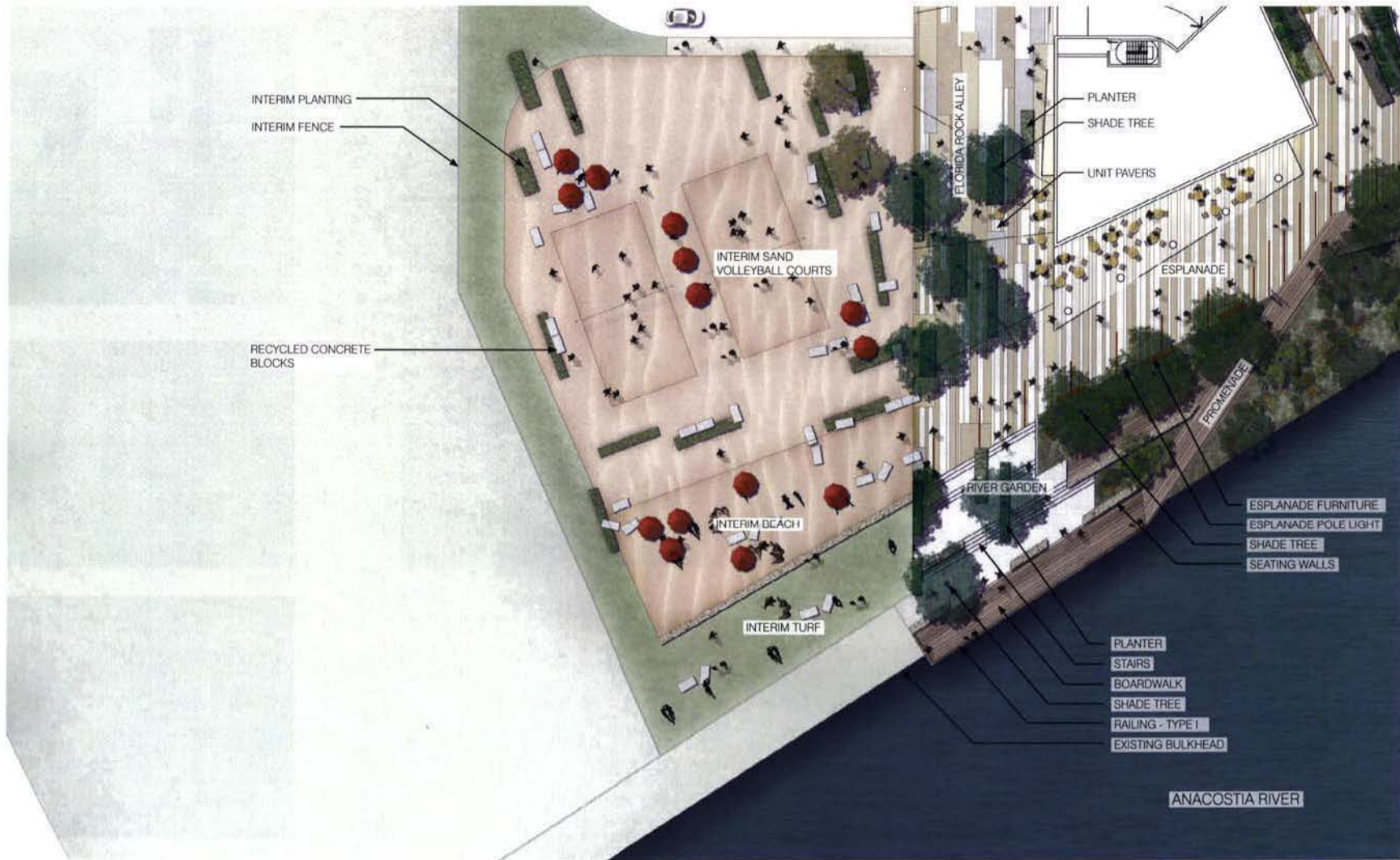
Overhead string lighting

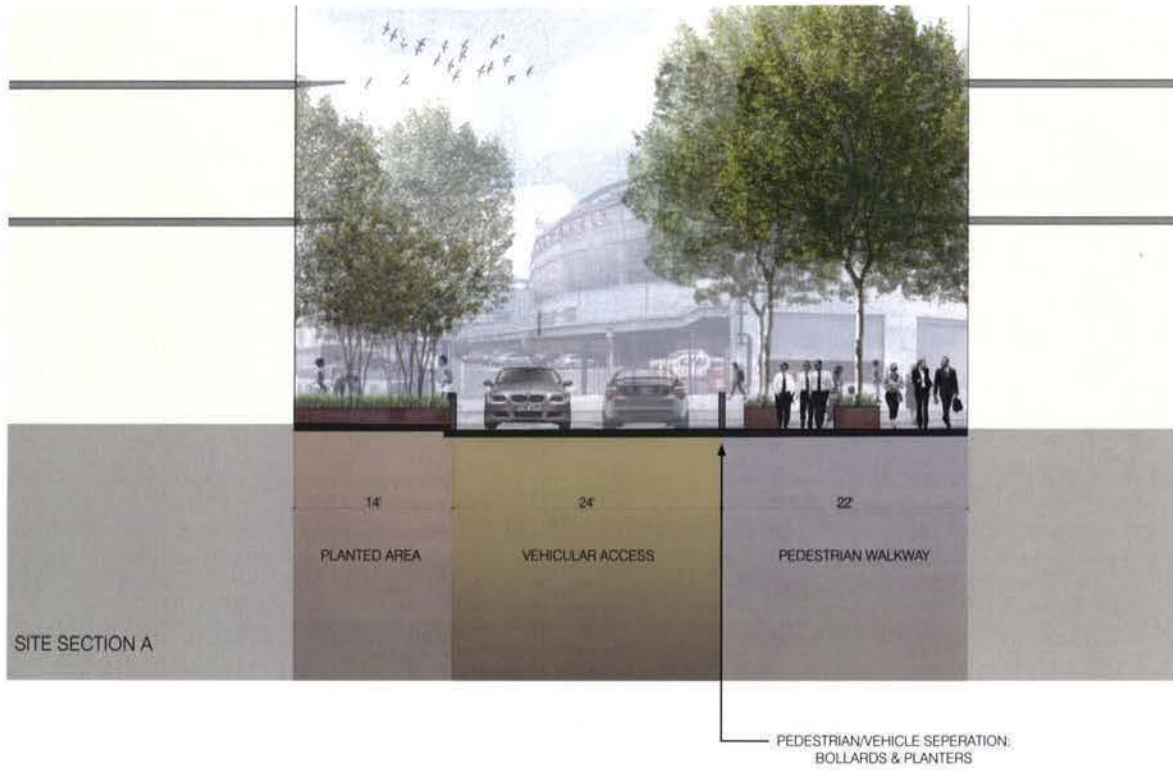










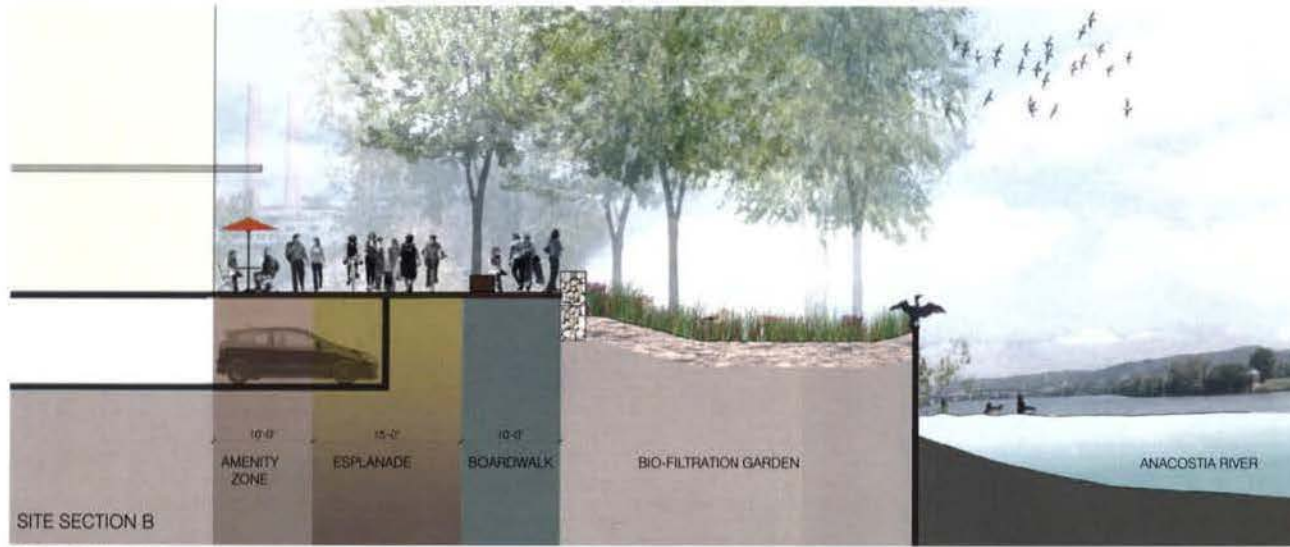


Planters



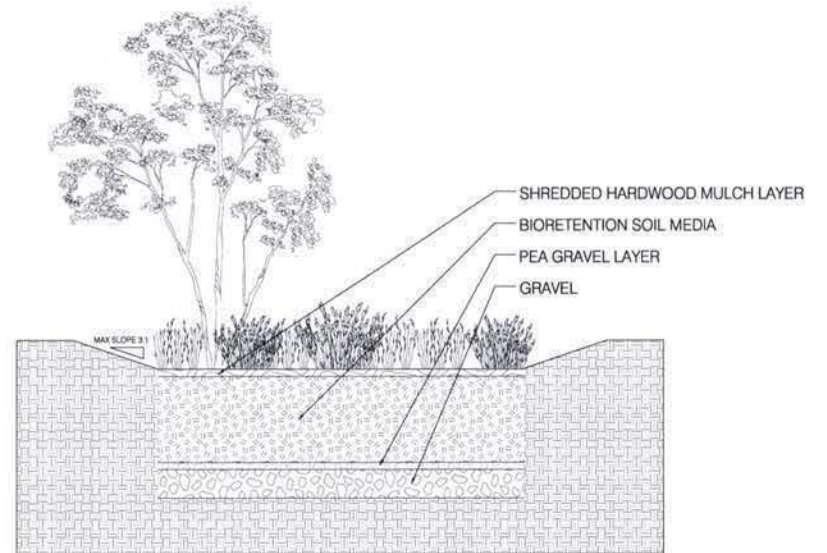
Bollards







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







Railing - Type I



Railing - Type II



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

MRP REALTY

SK&I OCULUS

RiverFront  
on the anacostia

Washington DC

LANDSCAPE ELEMENTS-SITE FURNISHINGS

august 31, 2012

L2.13





- 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.







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





- 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







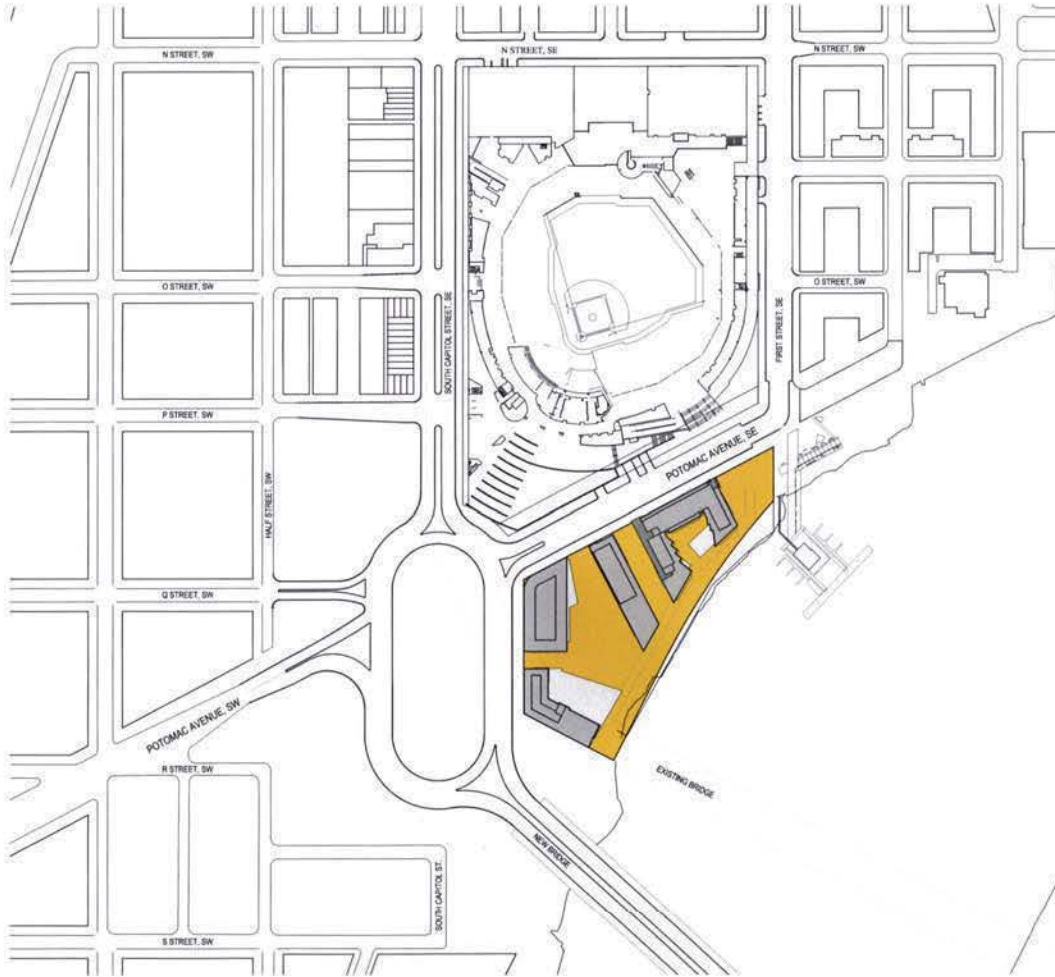
- RESIDENTIAL POOL TERRACE:**
- ① LIFT ACCESS
  - ② ACCESS WALKWAY (CANOPY OVER)
  - ③ POOL AMENITY, STORE AND STAIR ACCESS
  - ④ GRILLS
  - ⑤ RAISED PLANTERS
  - ⑥ POOL



- 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.



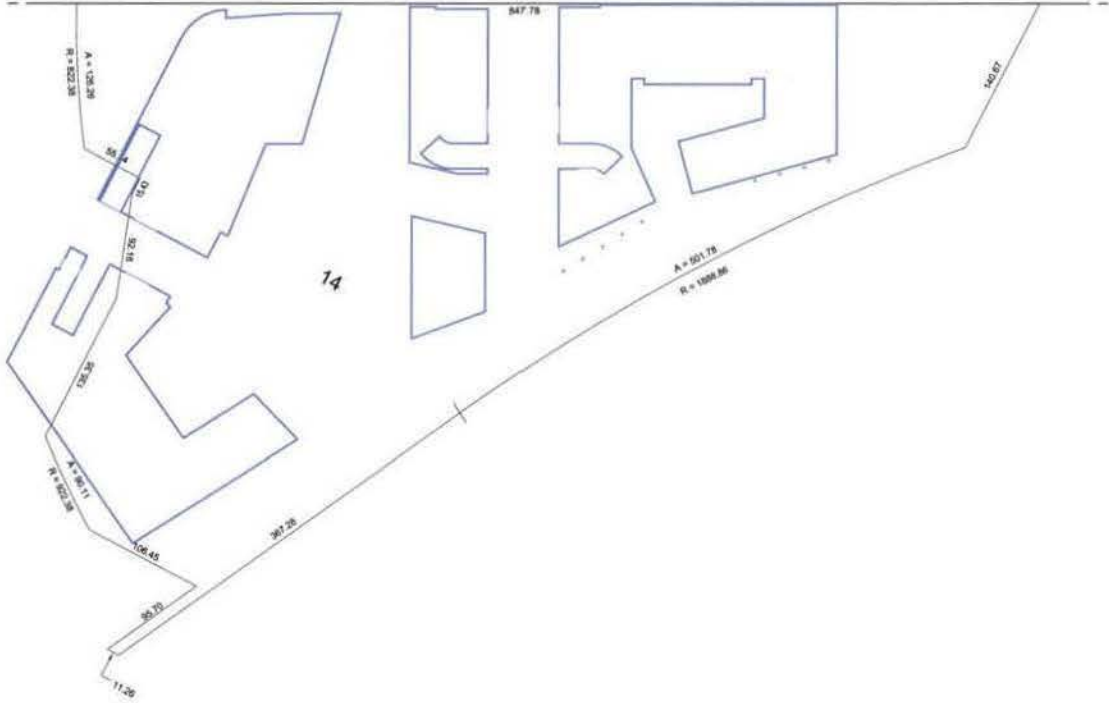


© 2011 SK&I Architectural Design Group, LLC.





POTOMAC AVENUE, S.E.

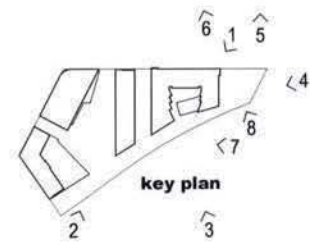




© 2012 MRP & SK&I Architecture and Design, LLC



1.2.3  
4.5.6  
7.8



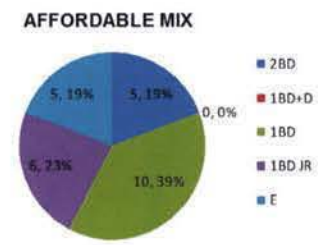
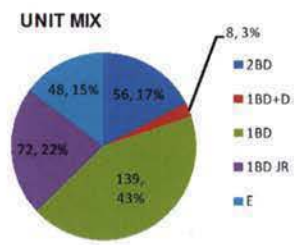




Phase I - Residential												affordable units mix / stacking						
units mix / stacking							TOTAL UNITS	GSF AFR	RETAIL SF	GSF TOTAL	AVG UNIT GSF						TOTAL UNITS	
floor	2BD	1BD+D	1BD	1BD JR	E							2BD	1BD+D	1BD	1BD JR	E		
9	7	1	17	9	6	40	32,934		33,030	826								0
8	7	1	17	9	6	40	32,934		33,030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


retail pieces total 18,650

page 20

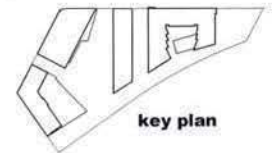


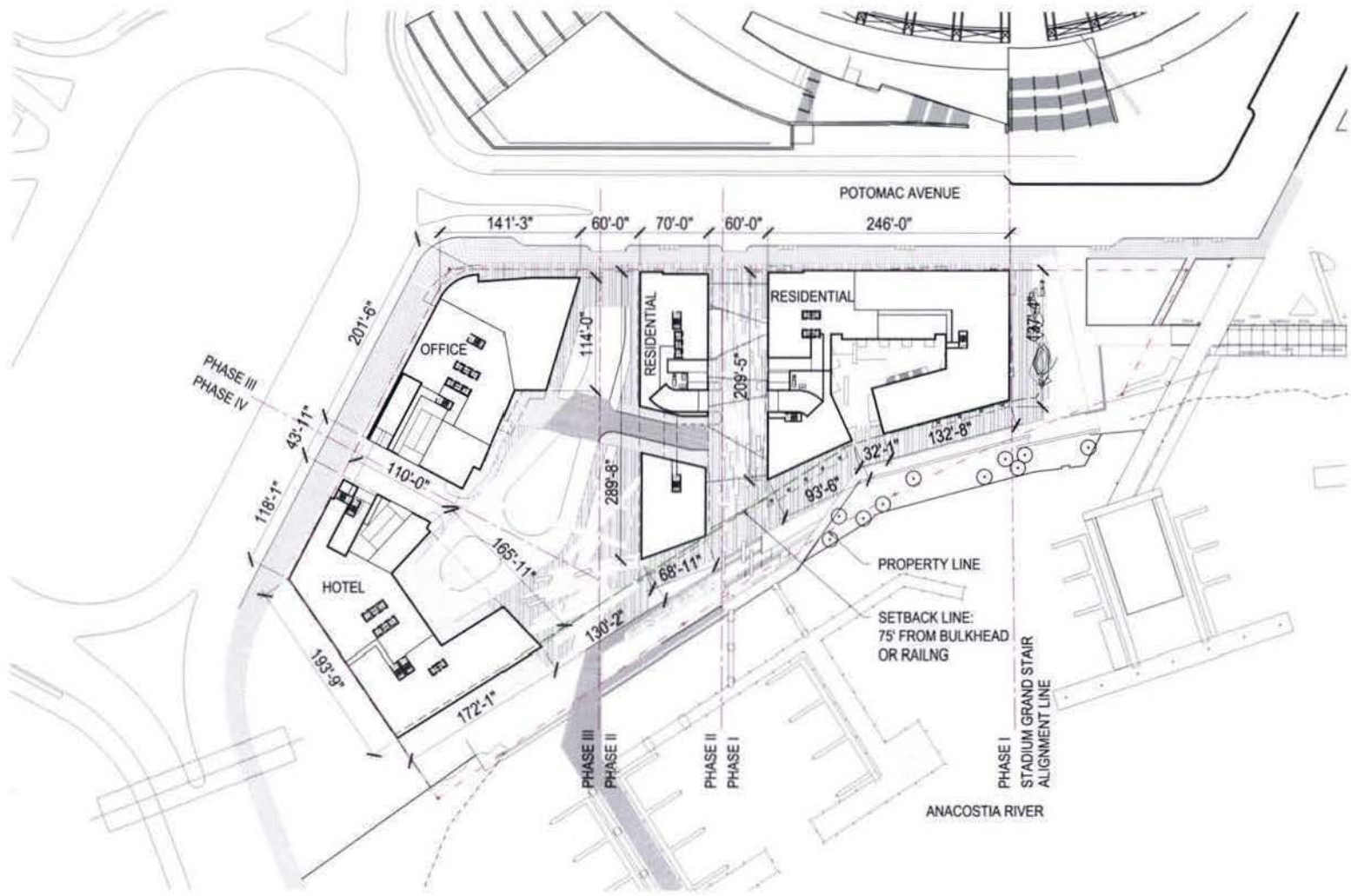




 affordable units

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





© 2011 BM&I Architectural Design Group, LLC.









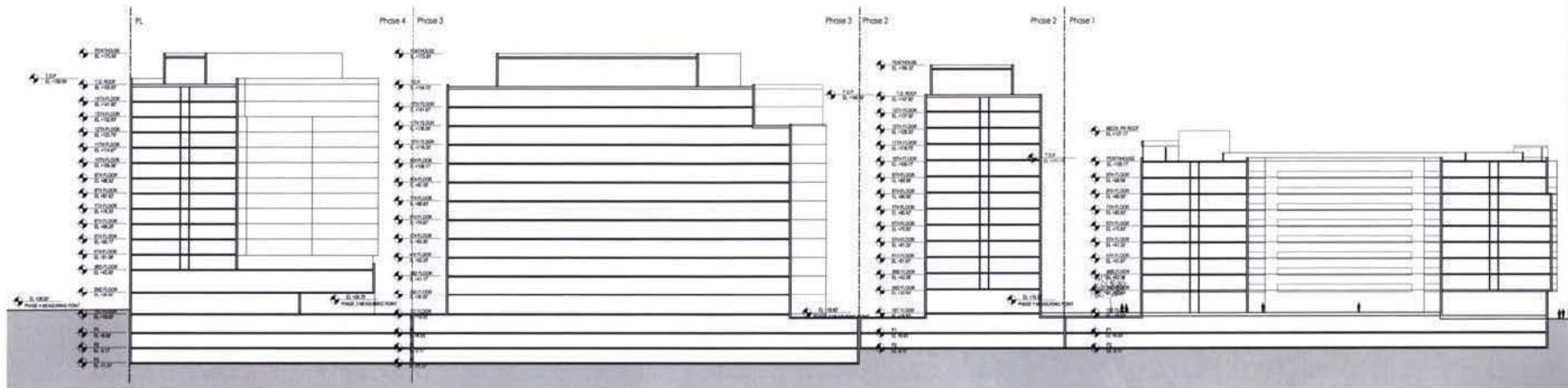
© 2011 SK&I Architectural Design Group, LLC.

LEGEND

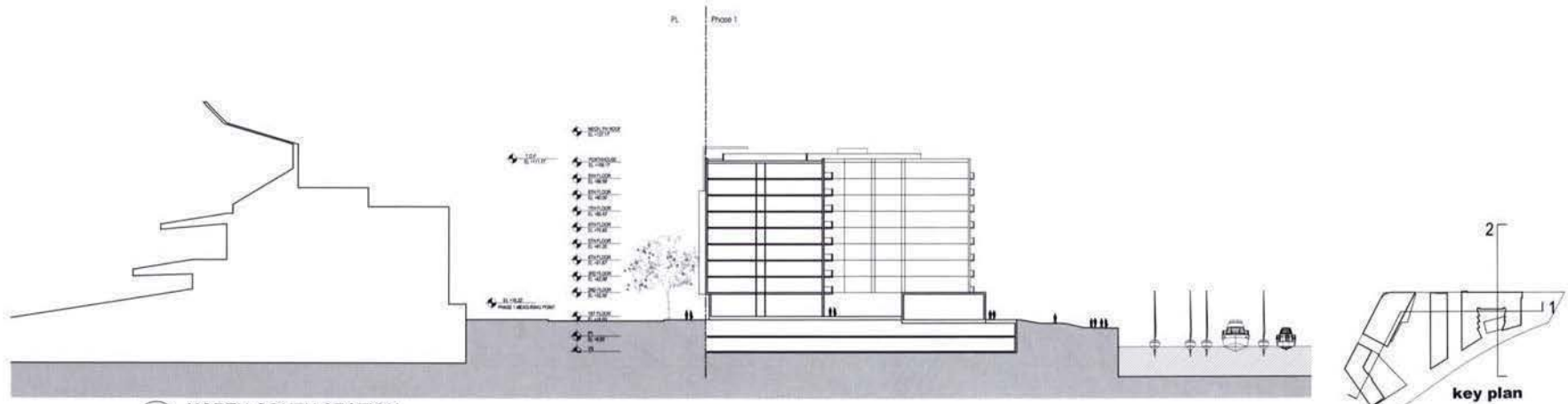
- RETAIL
- OUTDOOR RETAIL
- RESIDENTIAL
- RESI AMENITY
- OFFICE
- HOTEL







1 EAST-WEST SECTION



2 NORTH-SOUTH SECTION

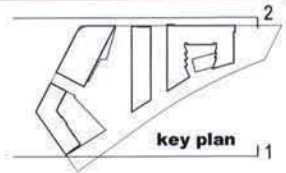




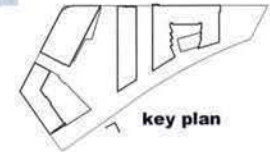
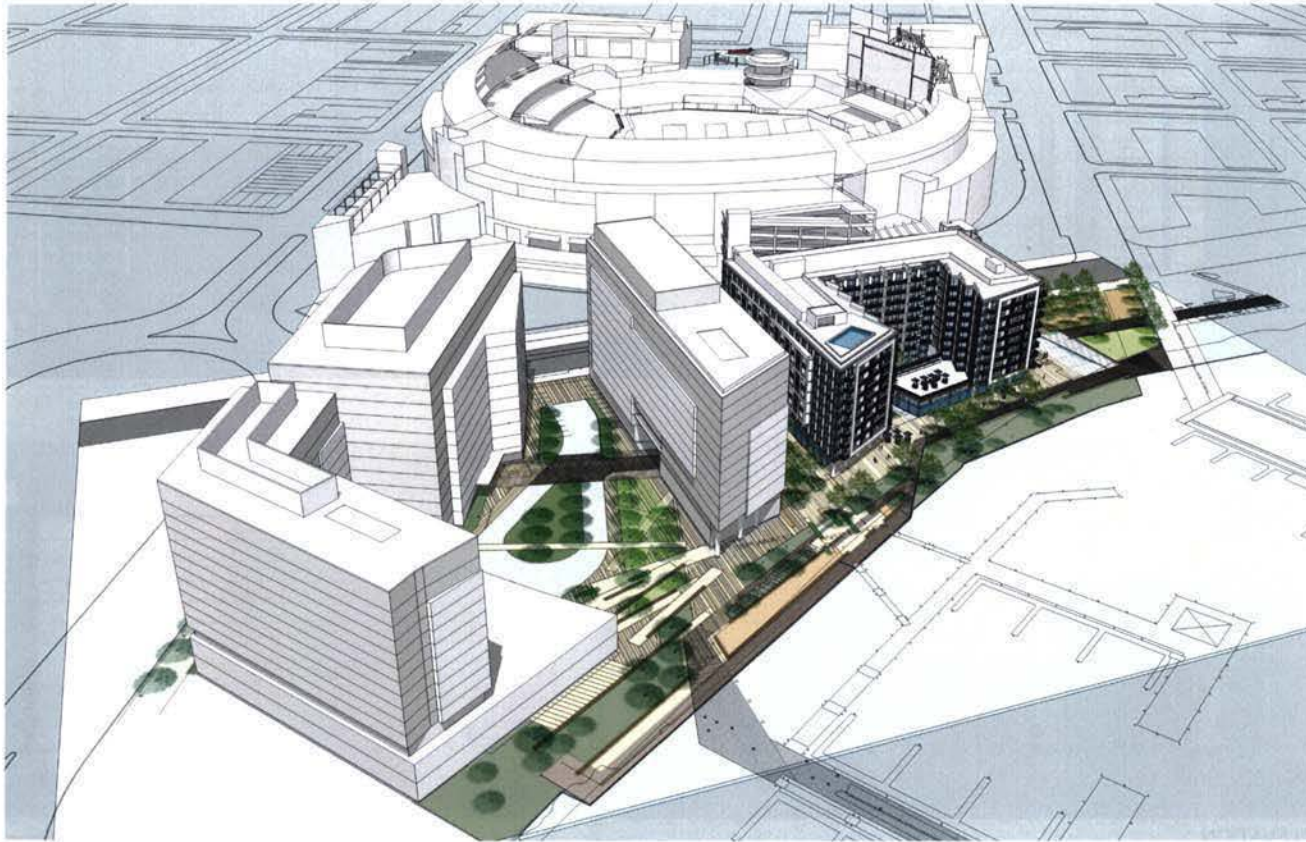
1 SOUTH ELEVATION

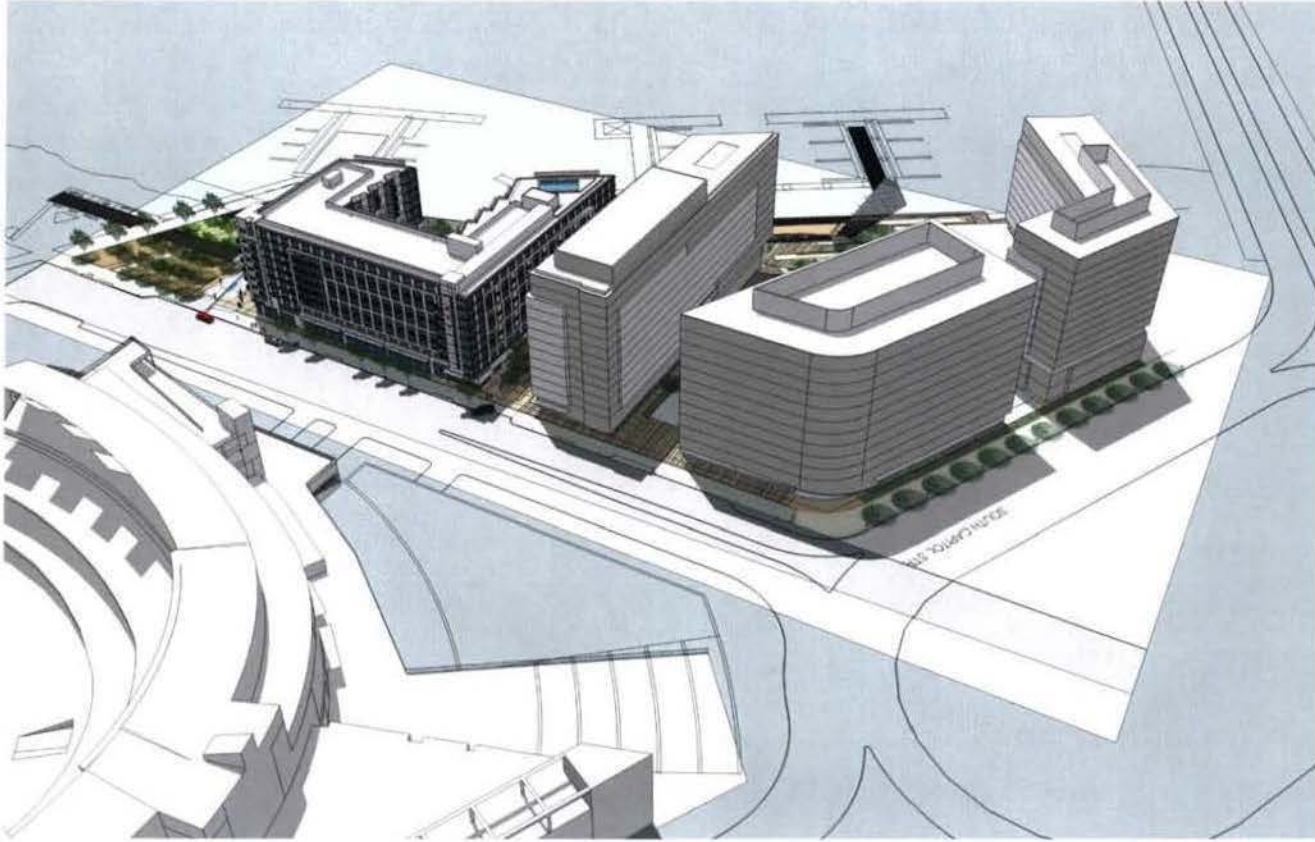


2 NORTH ELEVATION

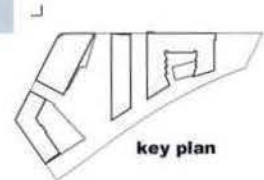




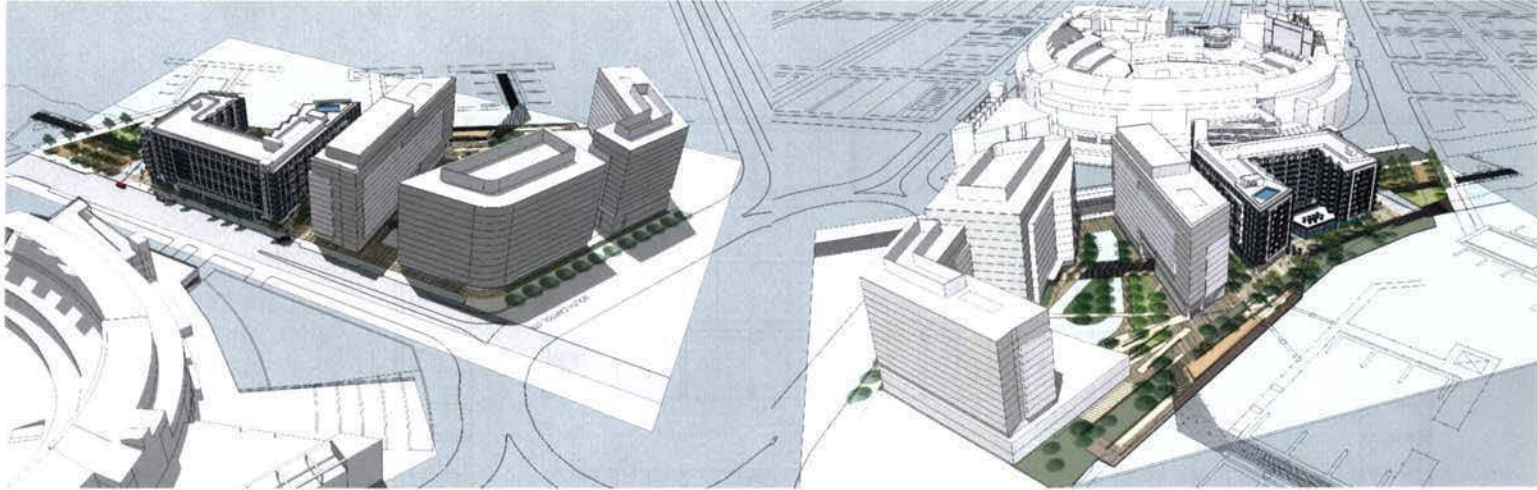




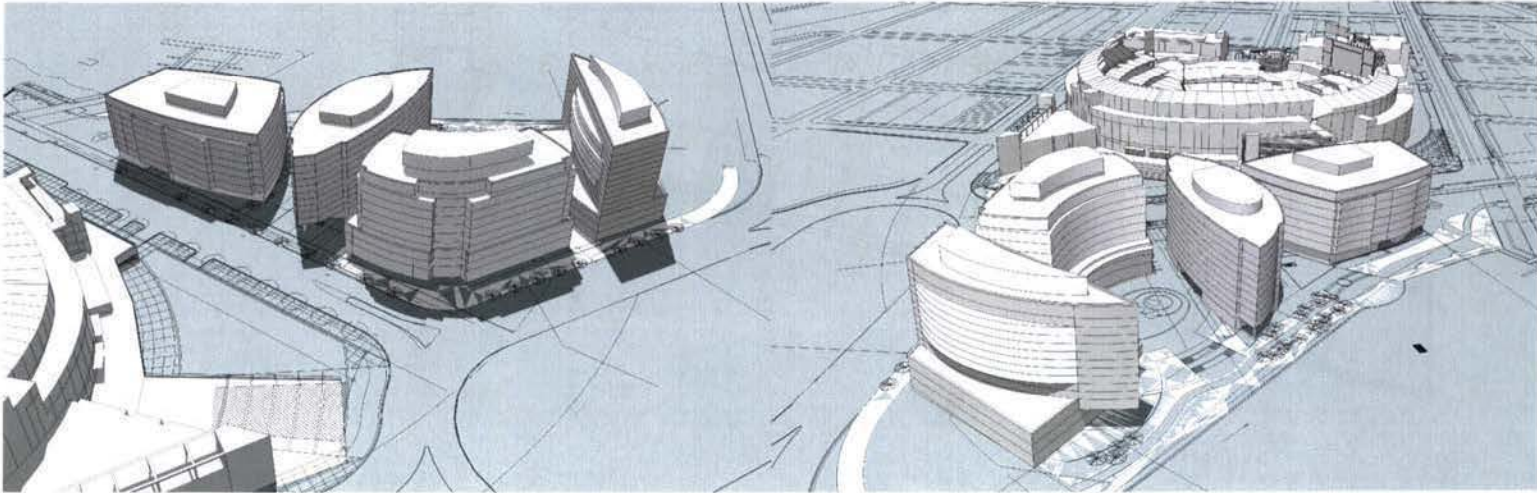
©2011 SK&I Architectural Design Group, LLC.



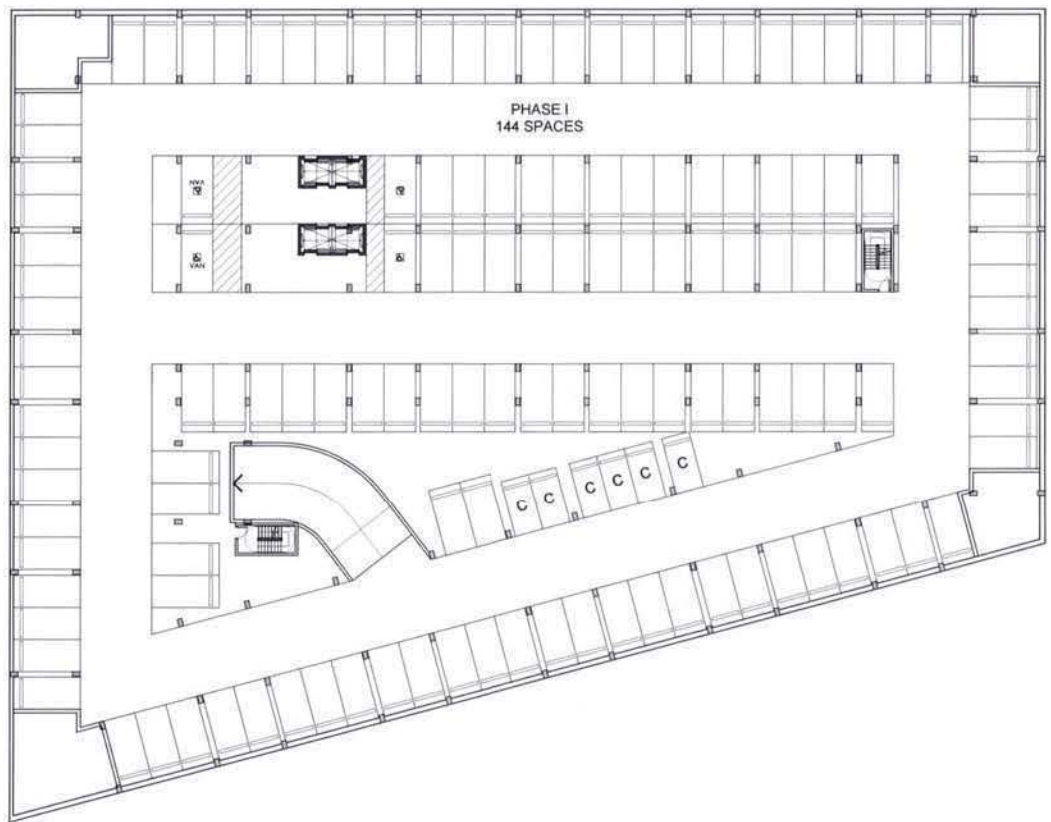




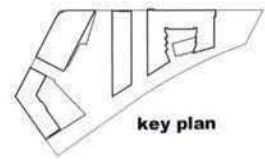
new PUD



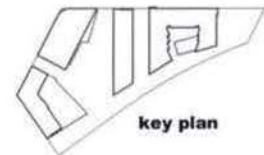
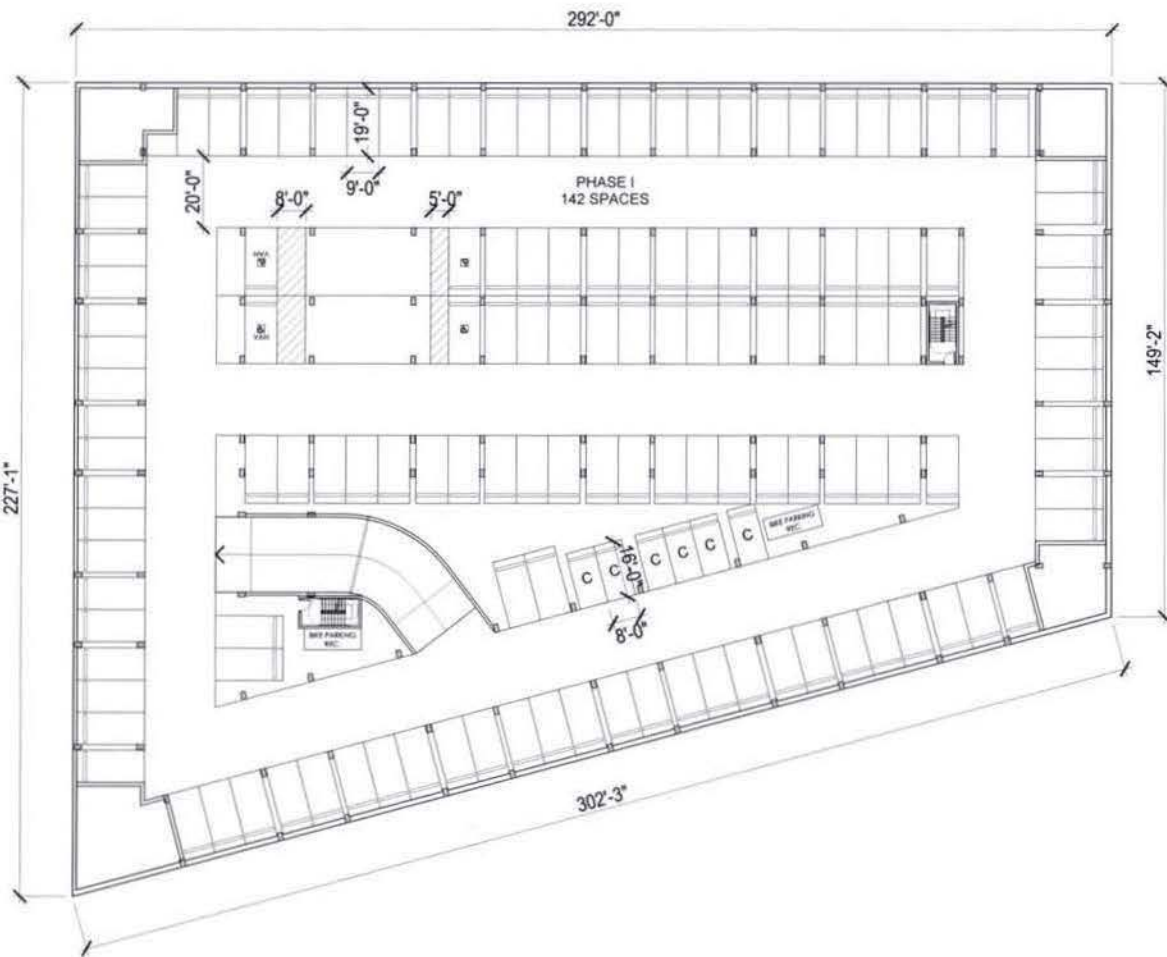
old PUD

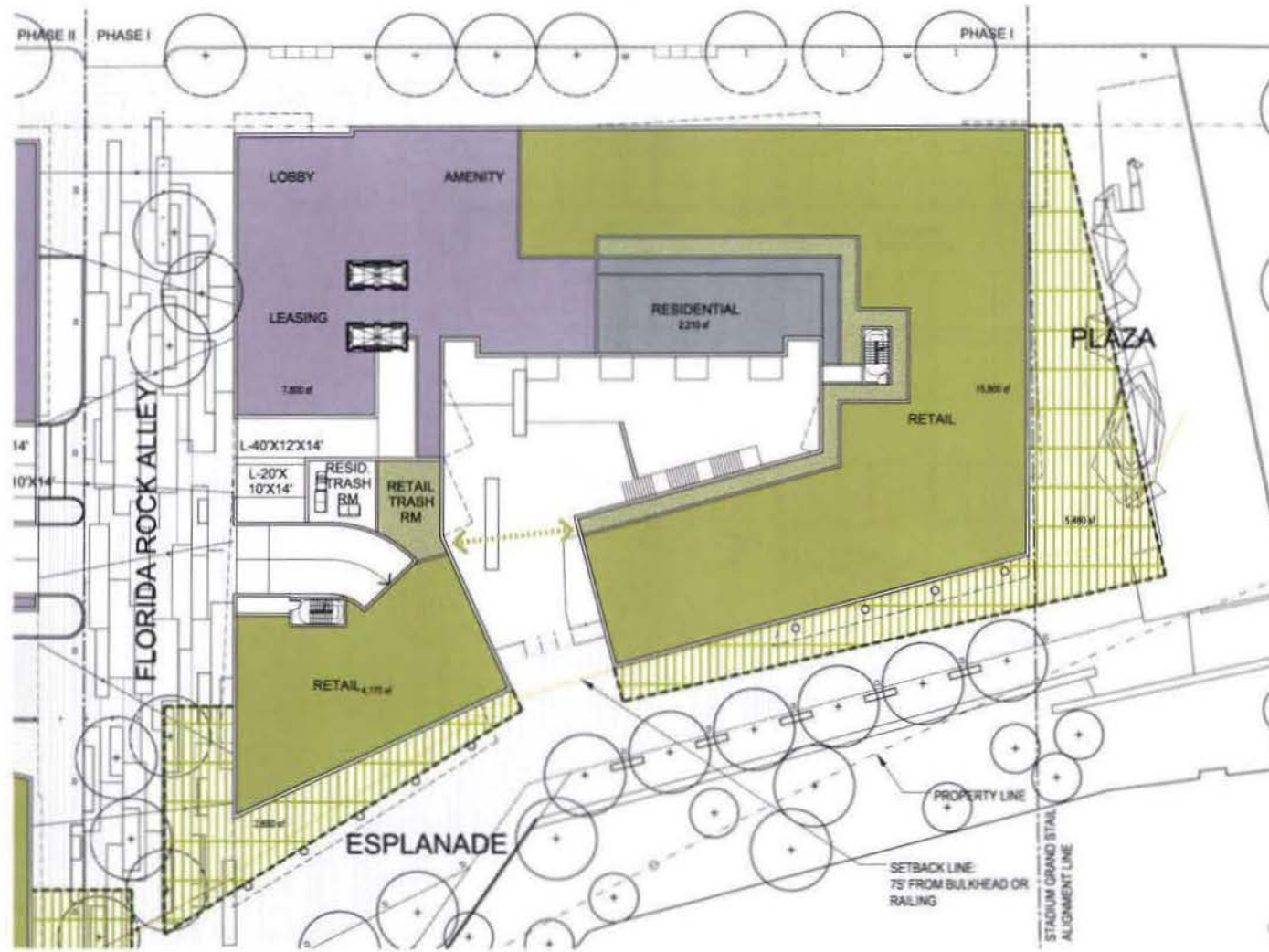


NOTES:  
 1. refer to sheet 1.102 for dimensions



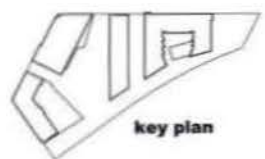




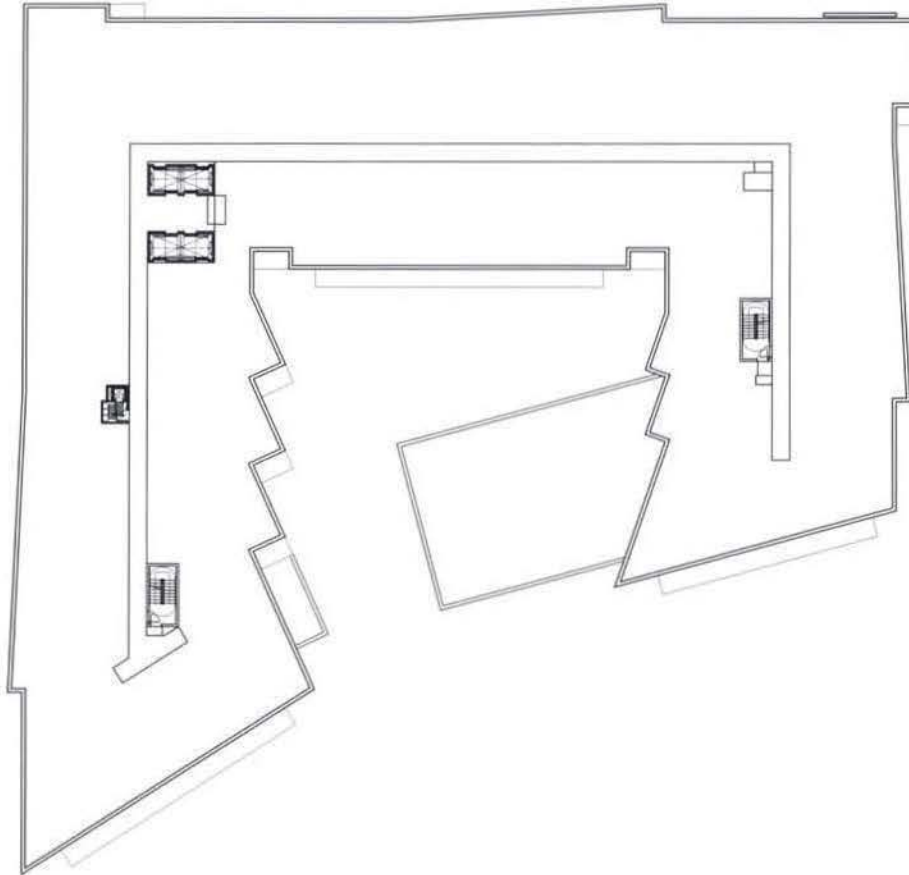


- LEGEND**
- CONTROLLED/RESTRICTED RETAIL SERVICE ACCESS
  - RETAIL
  - RETAIL SERVICE
  - OUTDOOR RETAIL
  - RESIDENTIAL
  - RESI AMENITY
  - OFFICE
  - HOTEL

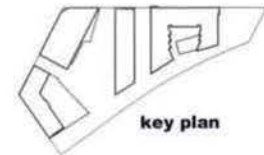
**NOTES:**  
1. refer to sheet 1.107 for dimensions

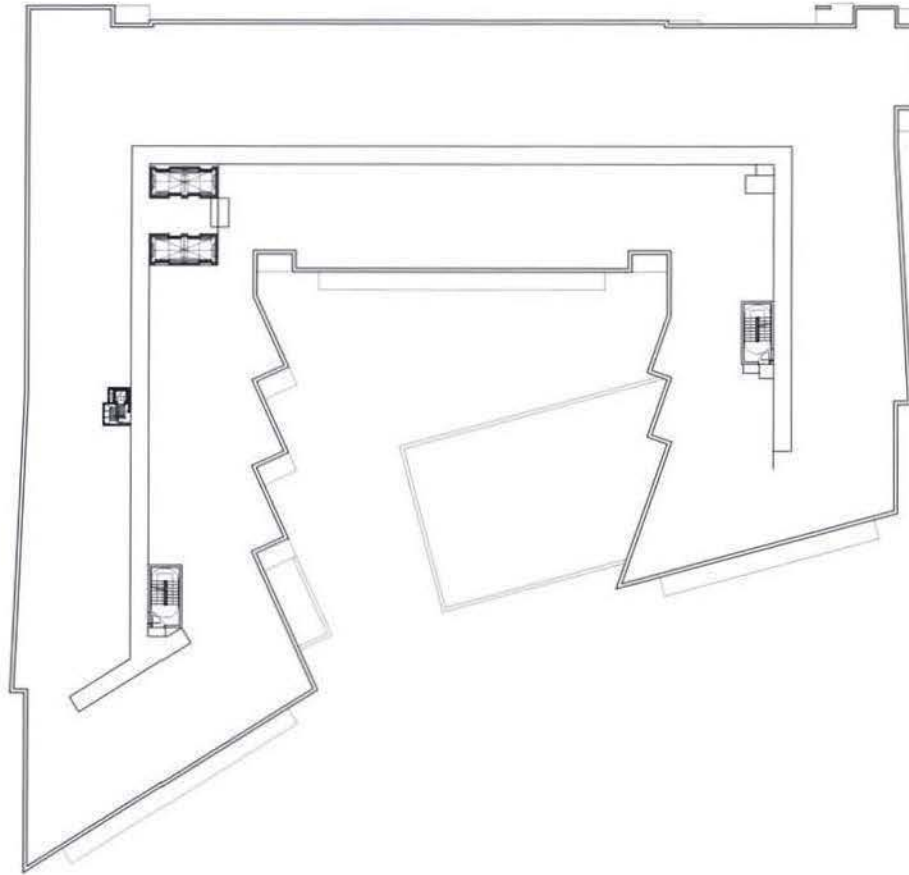




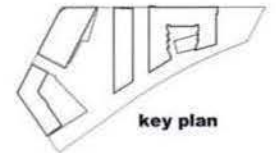


NOTES:  
1. refer to sheet 1.107 for dimensions

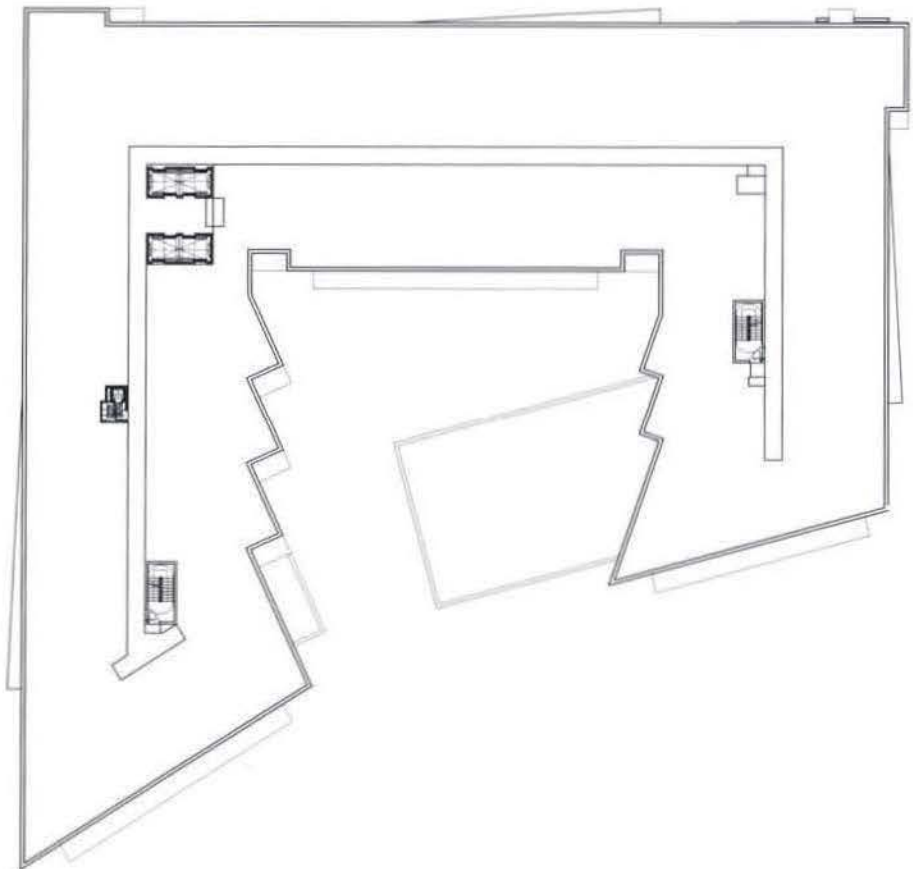




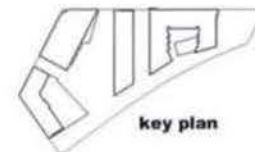
NOTES:  
1. refer to sheet 1.107 for dimensions

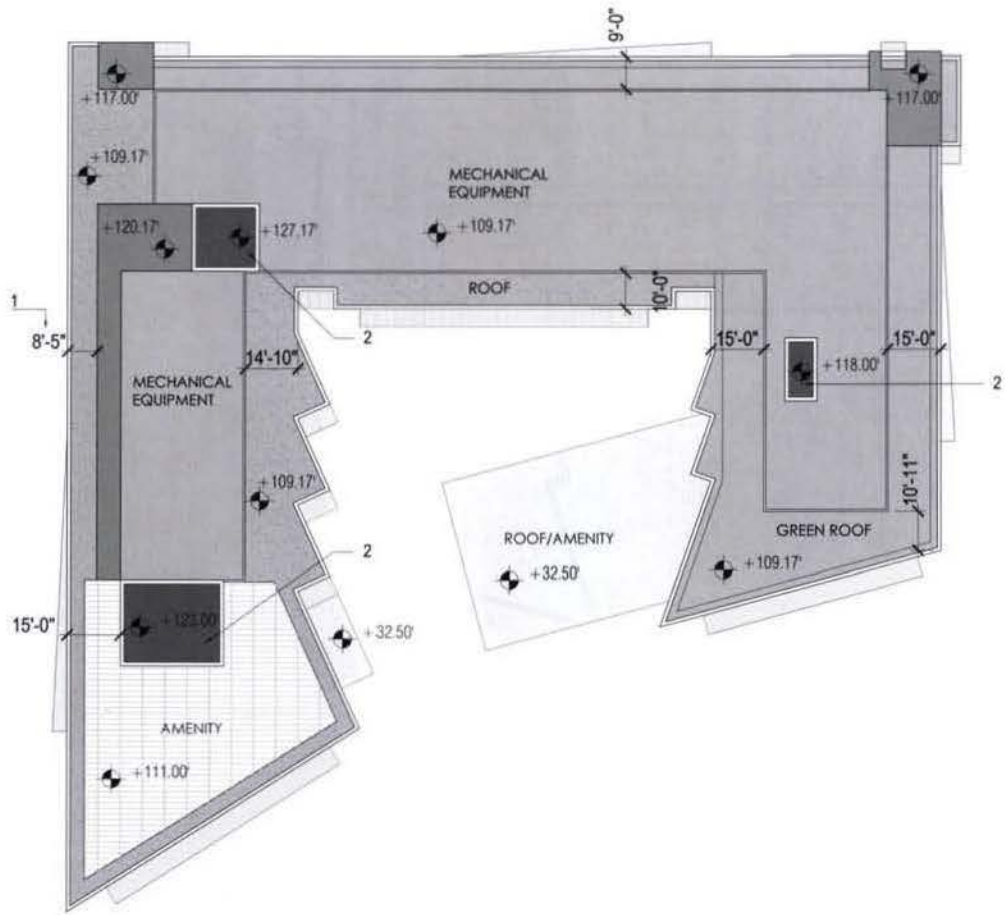




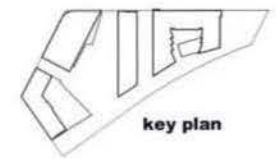


NOTES:  
1. refer to sheet 1.107 for dimensions





- VARIANCE ITEMS:
1. INCREASED 1 TO 1 SETBACK
  2. NON UNIFORM HEIGHT





key plan





key plan

MRP REALTY

SK&I

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

august 31, 2012 | 1.202



© 2011 SK&I Architectural Design Group, LLC.



key plan

MRP REALTY

SK&I

**RiverFront** | Washington DC  
on the anacostia | PHASE I PERSPECTIVE - SE

august 31, 2012 | 1.203





-2011 SK&I Architectural Design Group, LLC.



key plan

MRP REALTY

SK&I

**RiverFront** | Washington DC

on the anacostia | PHASE I PERSPECTIVE - SW

august 31, 2012 | 1.205





key plan

MRP REALTY

SK&I

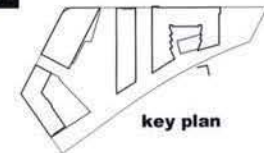
**RiverFront** | Washington DC

on the anacostia | PHASE I PERSPECTIVE - DETAIL E

august 31, 2012 | 1.206



© 2011 SK&I Architectural Design Group, LLC



key plan

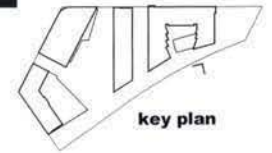
MRP REALTY

SK&I

**RiverFront** | Washington DC  
on the anacostia | PHASE I PERSPECTIVE - DETAIL S

august 31, 2012 | 1.207





key plan

MRP REALTY

SK&I

RiverFront

Washington DC

on the anacostia

PHASE I PERSPECTIVE - PLAZA VIEW

august 31, 2012

1.208





© 2011 SK&I Architectural Design Group, LLC.



key plan

MRP REALTY

SK&I

RiverFront

Washington DC

on the anacostia

PHASE I PERSPECTIVE - PLAZA VIEW

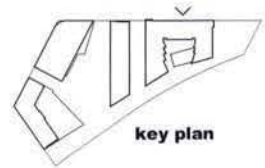
august 31, 2012

1.209



key plan



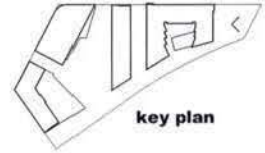


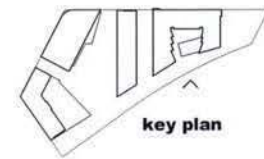




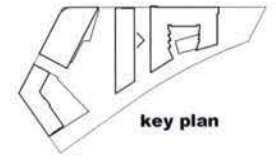
MODIFICATIONS MADE IN RESPONSE TO COMMENTS

1. REDUCED HEIGHT OF NE FOLDING PLANE
2. REDUCED HEIGHT OF NW CORNER
3. REDUCED MASS
4. REDUCED BUILDING SIGN SIZE (SEE 1.225)









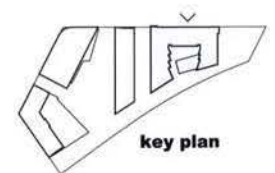
MRP REALTY

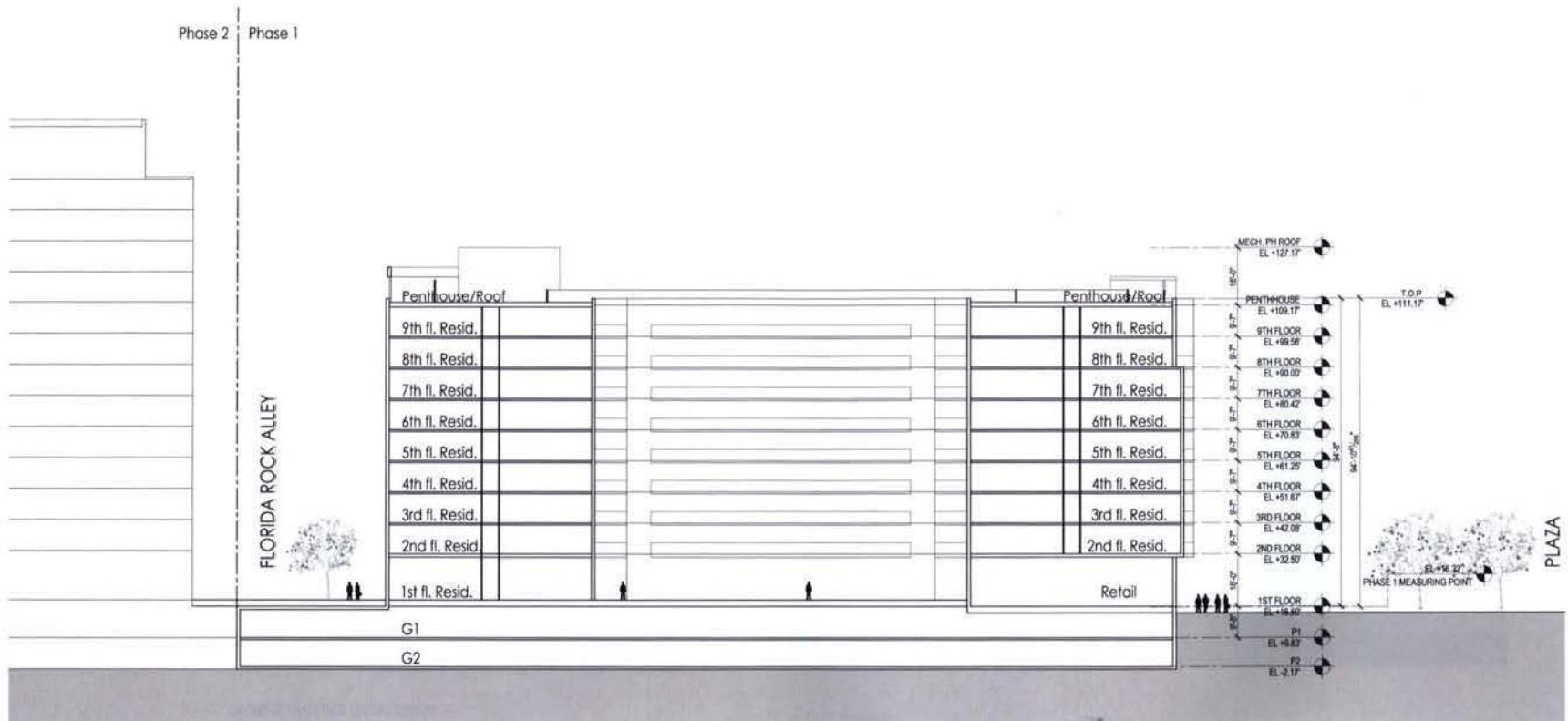
SK&I

**RiverFront** | Washington DC  
 on the anacostia | PHASE I - ALLEY ELEVATION

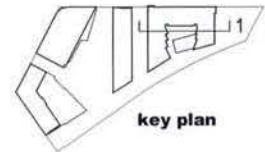
april 18, 2012 | 1.224





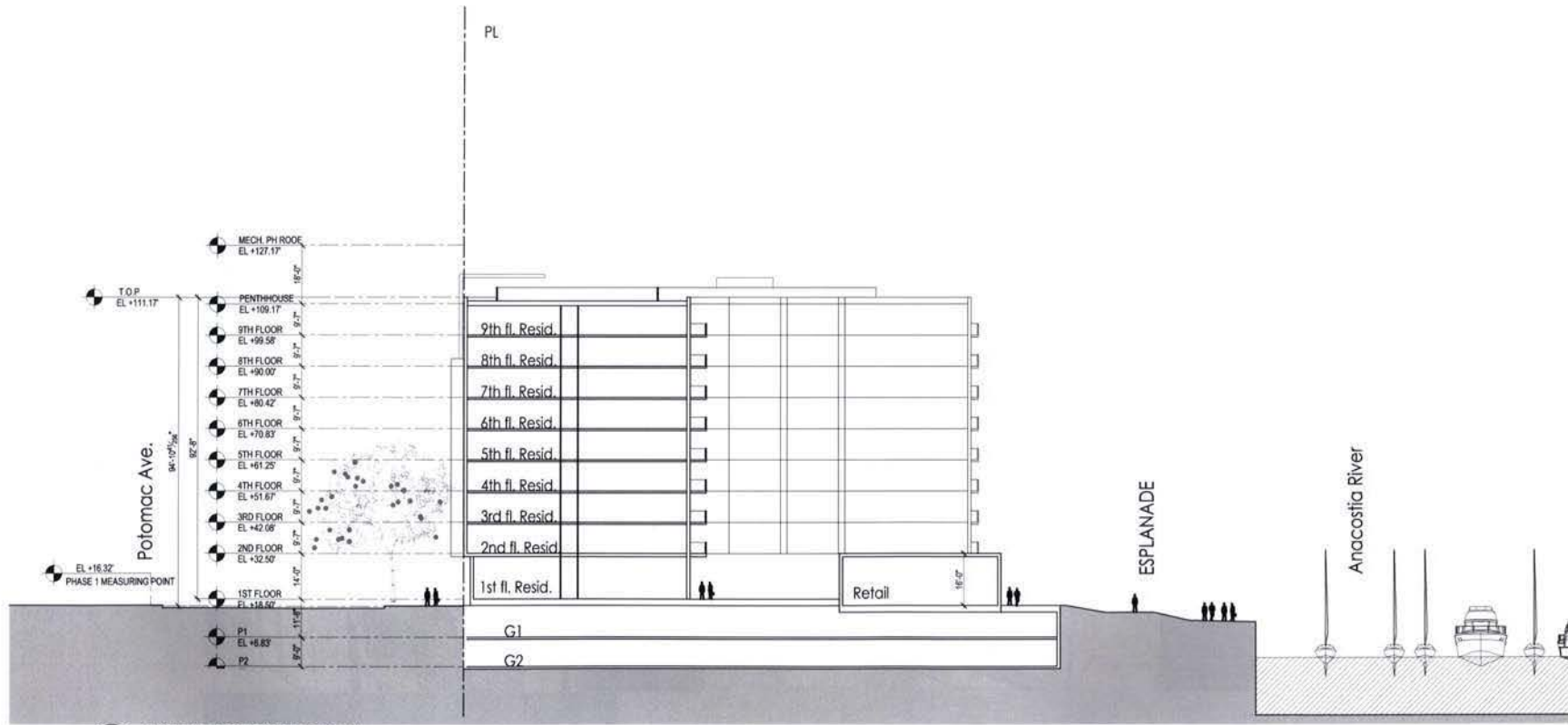


1 EAST-WEST SECTION

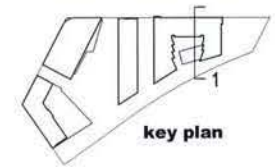


key plan



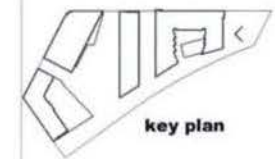


1 NORTH-SOUTH SECTION

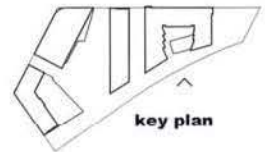
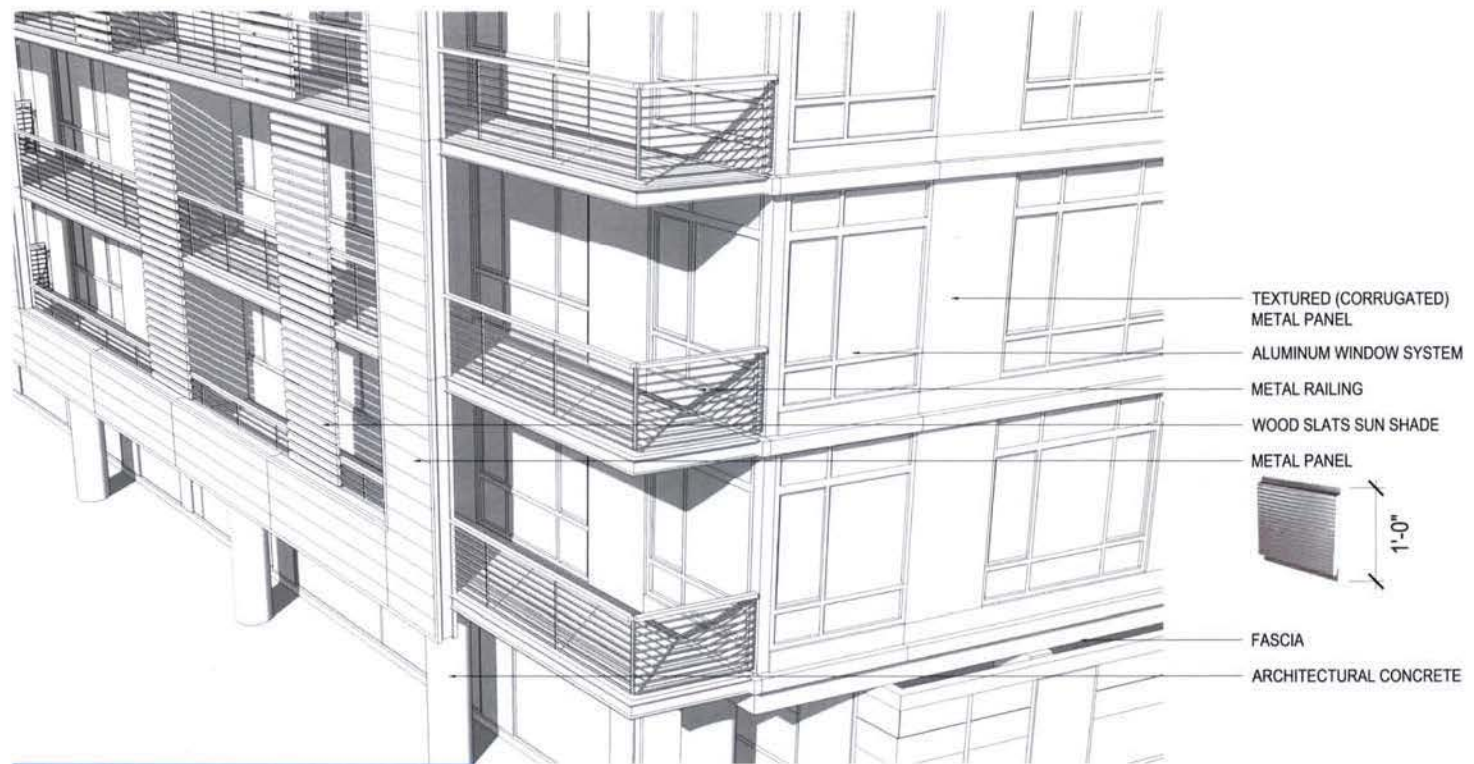




- LIGHT BRICK
- DARK BRICK
- ALUMINUM WINDOW SYSTEM
- METAL RAILING
- SILL CAP



© 2011 BK&I Architectural Design Group, LLC



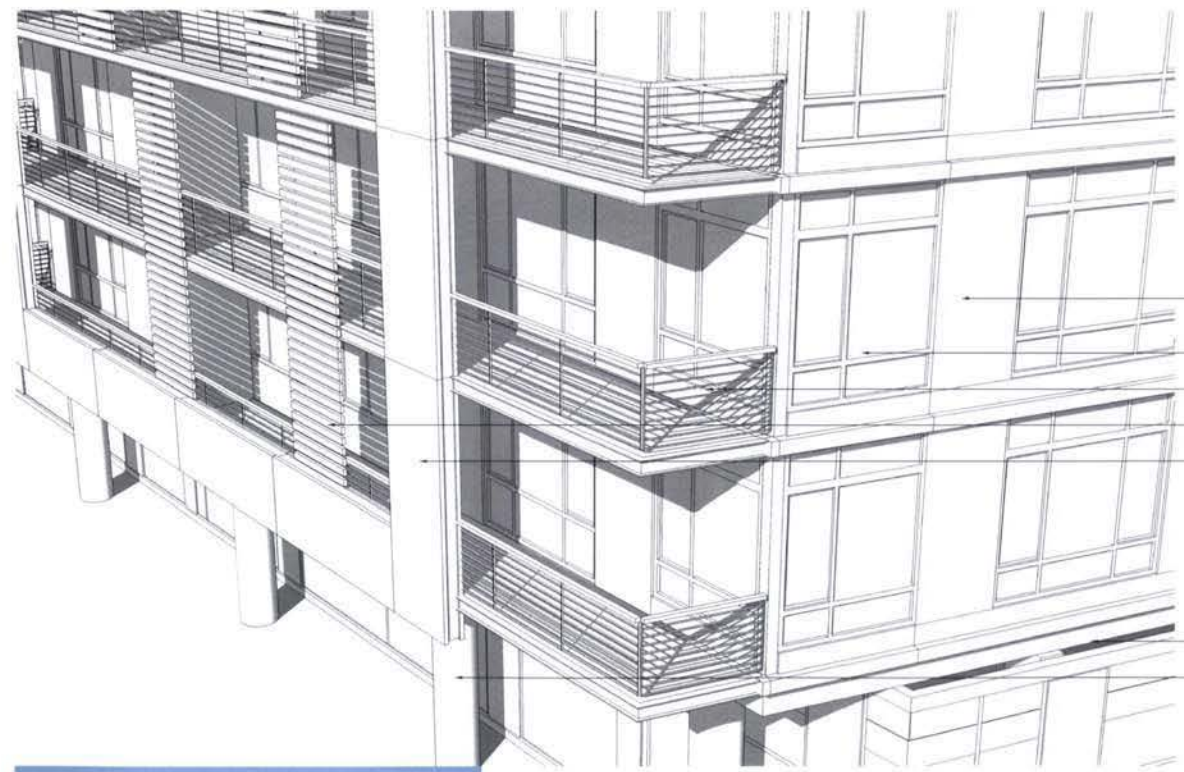
MRP REALTY

SK&I

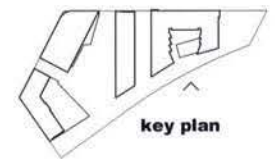
**RiverFront** | Washington DC  
 on the anacostia | PHASE I FACADE DETAIL

october 10, 2012 | 1.502a





- TEXTURED (CORRUGATED) METAL PANEL
- ALUMINUM WINDOW SYSTEM
- METAL RAILING
- WOOD SLATS SUN SHADE
- COMPOSITE LAMINATED PANEL
- MAX. PANEL SIZE 10'x 5'
- FASCIA
- ARCHITECTURAL CONCRETE





- 1. corner marker - wrap around balconies
- 2. retail focal accent
- 3. retail definition
- 4. retail/residential demarcation
- 5. texture / masonry details
- 6. increased balconies - open, "outdoor" feel
- 7. consistent background - allows contrast among different massing elements
- 8. framed view windows



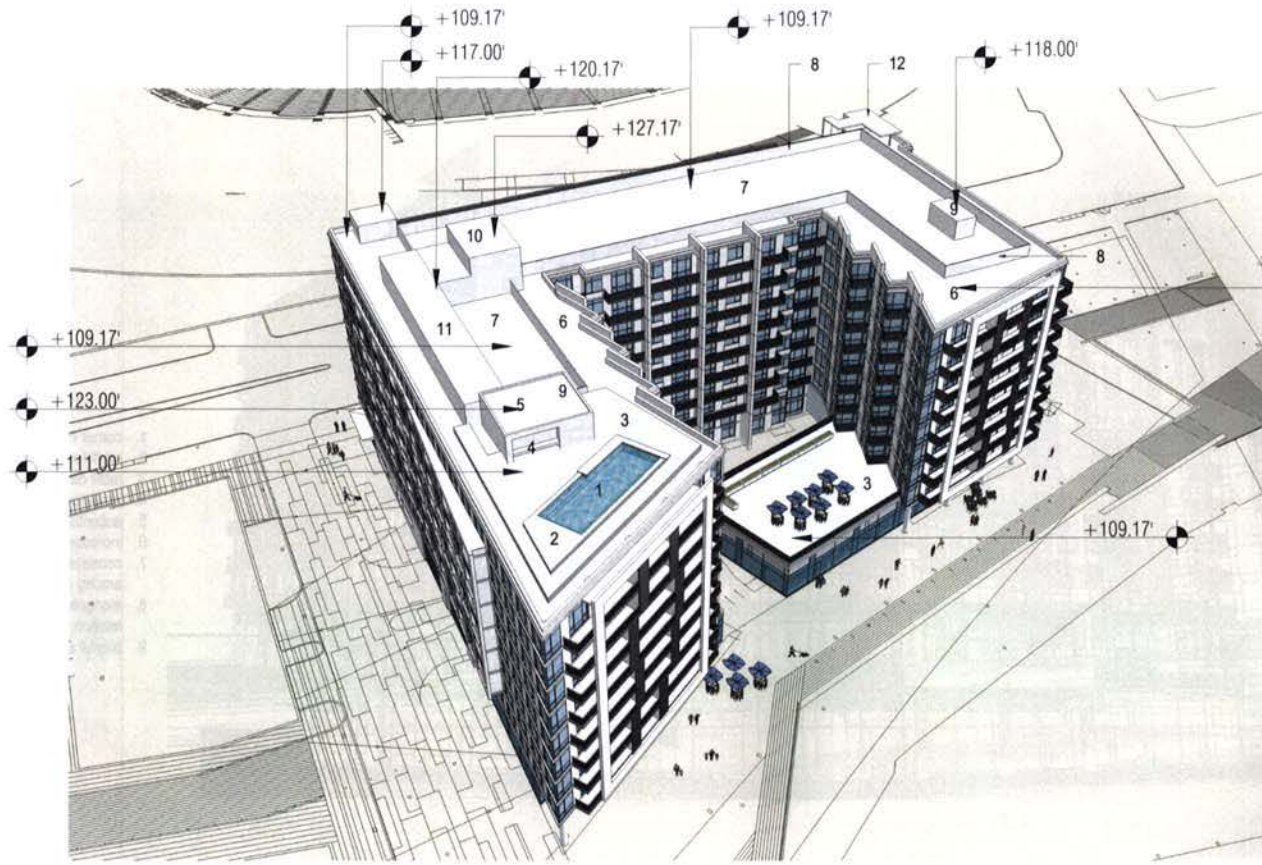
key plan



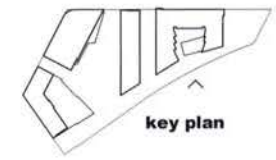
1. corner marker - wrap around balconies
2. retail focal accent
3. retail definition
4. retail/residential demarcation
5. accentuated depth
6. increased balconies - open, "outdoor" feel
7. consistent background - allows contrast among different massing elements
8. elongated balconies - outdoor theme and relation with other facades
9. playful shading layout







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





1



2



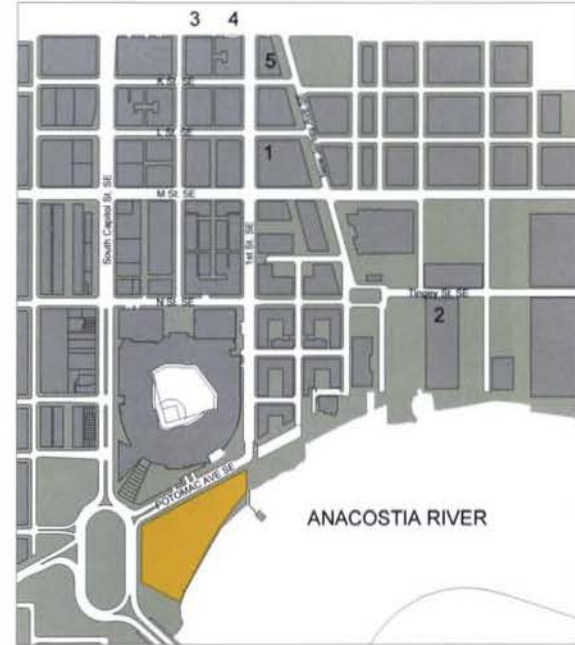
3



4



5



© 2011 SK&I Architectural Design Group, LLC

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







MRP REALTY

**SK&I**

**RiverFront** | Washington DC  
on the anacostia | PRECEDENTS

april 18, 2012 | **1.521**





© 2011 SK&I Architectural Design Group, LLC.