

680 Rhode Island Ave, NE

Washington DC

PUD Application



PROPERTY OWNER
B + R Associates LP

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
MRP Rhode Island Avenue Investors LLC

LAND USE COUNSEL
Goulston & Storrs

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Bowman Consulting

TRAFFIC CONSULTANT
Gorove / Slade

LANDSCAPE ARCHITECT
Oculus

© 2015 SK&I Architectural Design Group, LLC.

MRP | REALTY

680 Rhode Island Ave. | Washington, DC

Coor chit

February 26, 2016 | 0.00

SK+I
ARCHITECTURE

ZONING COMMISSION
District of Columbia
CASE NO.15-16
EXHIBIT NO.17A1

DRAWING INDEX

STAGE 1	0.00	Cover Sheet
	0.01	Sheet List
	0.02	Location Map
	0.03	Surveyor's Plat
	0.04	Site Plan
	0.05	Context
	0.06	Context
	0.07	Context

STAGE 1	L1.01	Illustrative Site Plan
	L1.02	Urban Fabric Diagram
	L1.03	Public Space Diagram
	L1.04	Public Framework Diagram
	L1.05	Vehicular Circulation
	L1.06	Pedestrian Circulation
	L1.07	Cycle Circulation
	L1.08	Grading Plan
	L1.09	Bryant Street Park Respite
	L1.10	Bryant Street Park - Every Day Use
	L1.11	Bryant Street Park - Special Events
	L1.12	Bryant Street Park - Entertainment
	L1.13	Bryant Street Park - Art in the Park
	L1.14	Bryant Street Trail Improvements
	L1.15	Access Staircase
	L1.16	Lighting Plan
	L1.17	Streetscape Sections
	L1.18	Streetscape Sections
	L1.19	Streetscape Sections
	L1.20	Green Area Ratio Calculations

STAGE 2	L2.01	Illustrative Site Plan - Phase 1 Interim Condition
	L2.02	Grading Plan - Phase 1 Interim Condition
	L2.03	Site Plan Enlargement
	L2.02	Grading Plan - Block 1 Interim Condition
	L2.03	Site Plan Enlargement
	L2.04	Landscape Elements - Urban Spaces
	L2.05	Landscape Elements - Site Furnishings
	L2.06	Landscape Elements - Planting Character Images
	L2.07	Landscape Elements - Planting Character Images
	L2.08	Architectural Elements - Temporary Installations
	L2.09	Green area Calculations - Phase 1

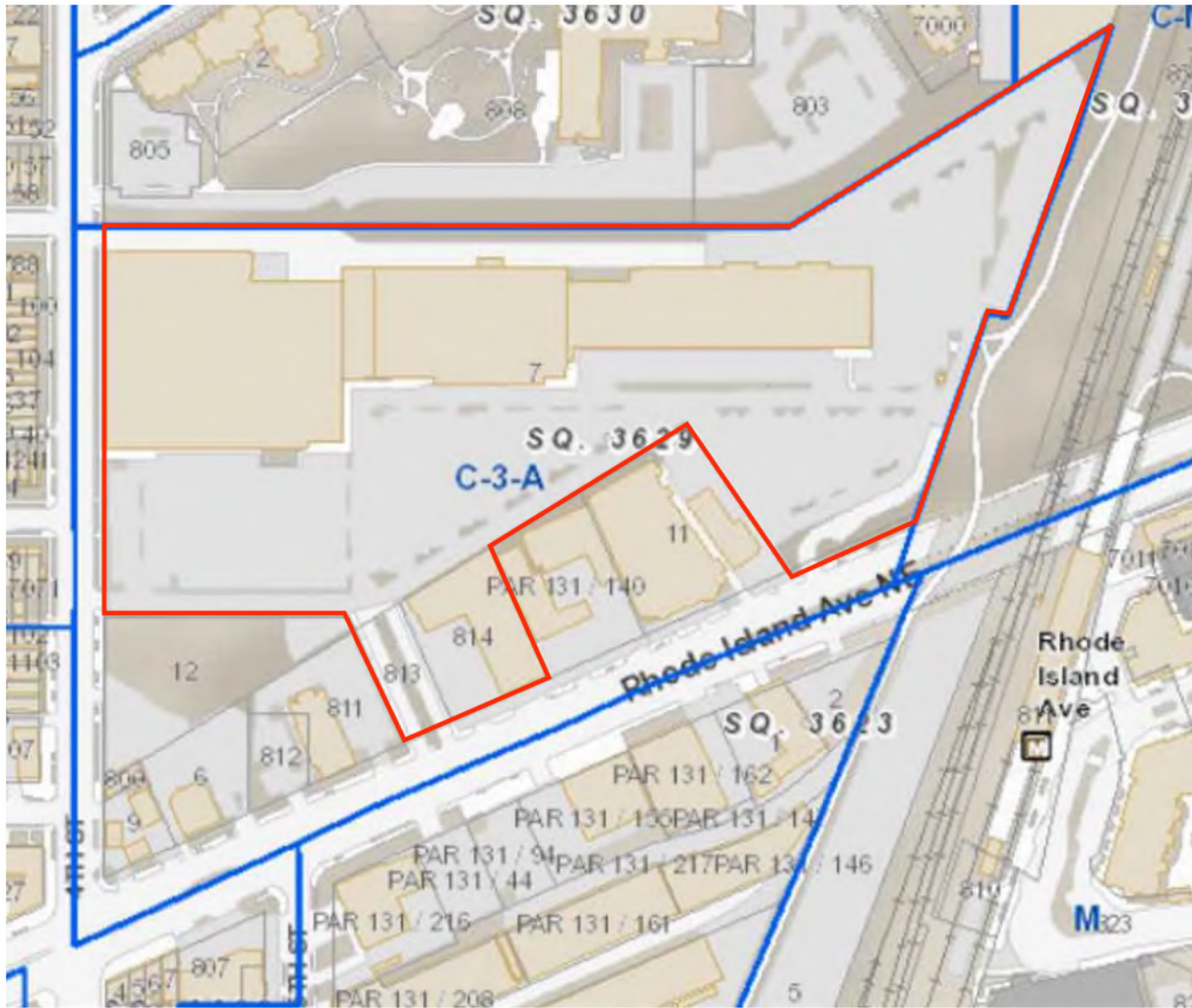
STAGE 2	0.10	Development Data
	0.11	Block 1A and 1B Affordable Unit Mix
	0.21	Site Aerial
	0.22	Site Aerial
	0.23	Site Aerial
	0.24	Site Aerial
	0.30	Site Phasing Plan
	0.40	Block Measuring Point Plan
	1.001	Block 1& 5b Development Data
	1.101	Block 1A and 1B Garage Plan Level G3
	1.102	Block 1A and 1B Garage Plan Level G2
	1.103	Block 1A and 1B Garage Plan Level G1
	1.104	Block 1A and 1B 1st Floor Plan
	1.105	Block 1A and 1B 2nd Floor Plan
	1.106	Block 1A and 1B 3rd-7th Floor Plan
	1.107	Block 1A and 1B Roof Plan
	1.108	Block 5B Garage Plan Level G2
	1.109	Block 5B First Floor /Garage Plan Level G1
	1.110	Block 5B Mezzanine Garage Plan Level
	1.111	Block 5B 2nd Floor Plan
	1.112	Block 5B 2nd - 6th Floor Plan
	1.113	Block 5B 7th Floor Plan
	1.114	Block 5B Roof Plan
	1.201	Perspective
	1.202	Not Used
	1.203	Not Used
	1.204	Not Used
	1.205	Not Used
	1.206	Not Used
	1.207	Not Used
	1.221	Block 1A Elevations
	1.222	Block 1A Elevations
	1.223	Block 1A Elevations
	1.224	Block 1A Elevations
	1.225	Block 1A Elevations
	1.226	Block 1A Elevations
	1.227	Block 1B Elevations
	1.228	Block 1B Elevations
	1.229	Block 1B Elevations
	1.230	Block 1B Elevations
	1.231	Block 1B Elevations
	1.232	Block 1B Elevations
	1.233	Block 1B Elevations
	1.234	Block 5B Elevations
	1.235	Block 5B Elevations
	1.236	Block 5B Elevations
	1.237	Block 5B Elevations
	1.238	Block 5B Elevations
	1.239	Block 5B Elevations
	1.240	Block 5B Elevations

STAGE 2	1.241	Building 1A Signage
	1.301	Building 1A Sections
	1.302	Building 1B Sections
	1.303	Building 5B Sections
	1.501	Block 1A Facade Details
	1.502	Block 1A Facade Details
	1.503	Block 1B Facade Details
	1.504	Block 1B Facade Details
	1.505	Block 5B Facade Details
	1.506	Block 5B Facade Details
	1.507	Block 1A Architectural Elements
	1.508	Block 1A Architectural Elements
	1.509	Block 1B Architectural Elements
	1.510	Block 1B Architectural Elements
	1.511	Block 5B Architectural Elements
	1.512	Block 5B Architectural Elements
	1.513	Material Options
	1.514	LEED Checklist - Block 1-A
	1.515	LEED Checklist - Block 1-B
	1.516	LEED Checklist - Block 5-B
	1.520	Precedents
	1.521	Precedents

STAGE 1	2.001	Block 2 Development Data
	2.101	Block 2 Garage Plan Level 1
	2.102	Block 2 First Floor Plan
	2.103	Block 2 2nd Floor Plan
	2.104	Block 2 3rd-7th Floor Plan
	2.105	Block 2 Roof Plan
	2.301	Block 2 Sections
	3.001	Block 3 Development Data
	3.101	Block 3 Garage Plan Level G3
	3.102	Block 3 Garage Plan Level G2
	3.103	Block 3 Garage Plan Level G1
	3.104	Block 3 First Floor Plan
	3.105	Block 3 2nd Floor Plan
	3.106	Block 3 3rd-7th Floor Plan
	3.107	Block 3 Roof Plan
	3.301	Block 3 Sections
	4.001	Block 4 Development Data
	4.101	Block 4 Garage Plan Level G2
	4.102	Block 4 Garage Plan Level G1
	4.103	Block 4 First Floor Plan
	4.104	Block 4 2nd Floor Plan
	4.105	Block 4 3rd-7th Floor Plan
	4.106	Block 4 Roof Plan
	4.301	Block 4 Sections
	5.001	Block 5-A Development Data
	5.101	Block 5-A Garage Plan Level G2
	5.102	Block 5-A Garage Plan Level G1
	5.103	Block 5-A First Floor Plan
	5.104	Block 5-A 2nd Floor Plan
	5.105	Block 5-A 3rd-6th Floor Plan
	5.106	Block 5-A 7th Floor Plan
	5.107	Block 5-A Roof Plan
	5.301	Block 5-A Sections
	6.001	Block 6 Development Data
	6.101	Block 6 Garage Plan Level G2
	6.102	Block 6 Garage Plan Level G1
	6.103	Block 6 First Floor Plan
	6.104	Block 6 2nd Floor Plan
	6.105	Block 6 3rd-7th Floor Plan
	6.106	Block 6 Roof Plan
	6.301	Block 6 Sections
	7.101	Site Section
	7.102	Site Section
	7.103	Site Section
	7.104	Site Section

STAGE 1	C-1	General Notes
	C-2	Existing Conditions
	C-3	Stage 1 Overall Site Plan
	C-4	Stage 1 Site Plan (1 of 2)
	C-5	Stage 1 Site Plan (2 of 2)
	C-6	Stage 1 Overall Grading Plan
	C-7	Stage 1 Overall Utility Plan
	C-8	Overall Stormwater Management Plan
	C-9	Overall Lot Area
	C-10	Blocks Area
STAGE 2	C-11	Stage 2 Site Plan
	C-12	Stage 2 Grading Plan
	C-13	Stage 2 Utility Plan
	C-14	Stage 2 Erosion and Sediment Control Plan

Updated Sheet
New Sheet



© 2015 SK+I Architectural Design Group, LLC.





A. The Vantage Residences



B. Metro Stairs



C. Site from Metro Stairs



D. Rhode Island Avenue Row Apartments



E. 4th and Rhode Island



F. Metro Bridge



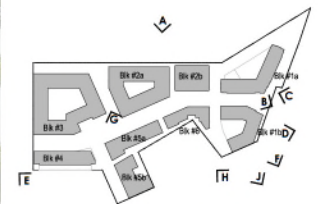
G. Existing Retail



H. Greater Mt. Calvary Holy Church



J. Silos on Rhode Island Ave.



KEY PLAN

MRP REALTY

680 Rhode Island Ave. | Washington, DC

February 26, 2016 | 0.05



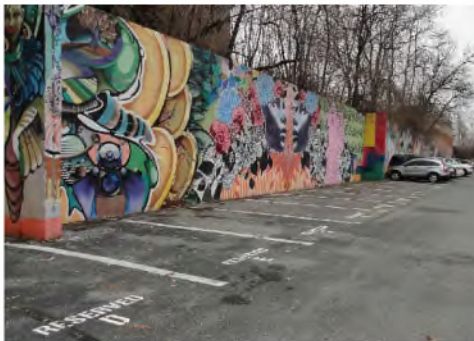
A. Metro



B. Metro Bridge



C. Metro



D. Retaining wall



E. Retaining wall



F. Retaining wall



G. Retail

MRP REALTY



H. Adjacent Neighborhood

680 Rhode Island Ave. | Washington, DC



J. Rhode Island Ave. Underpass



KEY PLAN

February 26, 2016 | 0.06

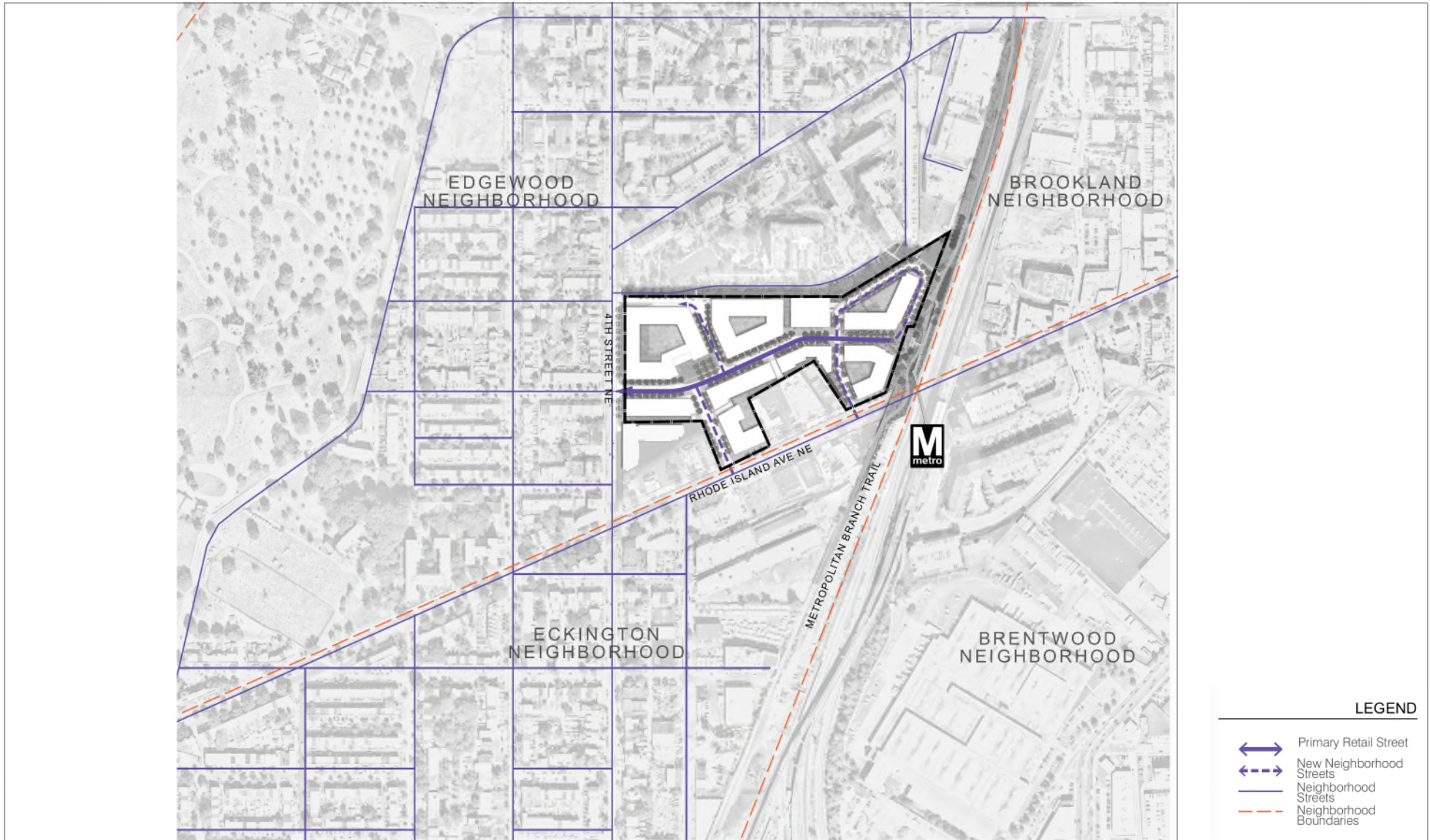




- ① RHODE ISLAND AVE. METRO STATION
- ② EXISTING PEDESTRIAN BRIDGE TO METRO
- ③ METROPOLITAN BRANCH TRAIL
- ④ PEDESTRIAN PLAZA
- ⑤ CYCLE LANES
- ⑥ EXISTING ART WALL
- ⑦ RESIDENTIAL AMENITY TERRACE
- ⑧ FLEXIBLE OPEN SPACE
- ⑨ BRYANT STREET PARK
- ⑩ ACCESS STAIR
(SUBJECT TO APPROVAL BY
ADJACENT PROPERTY OWNER)
- ⑪ NATURALIZED PLANTINGS
- ⑫ BIO-RETENTION PLANTINGS

Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed

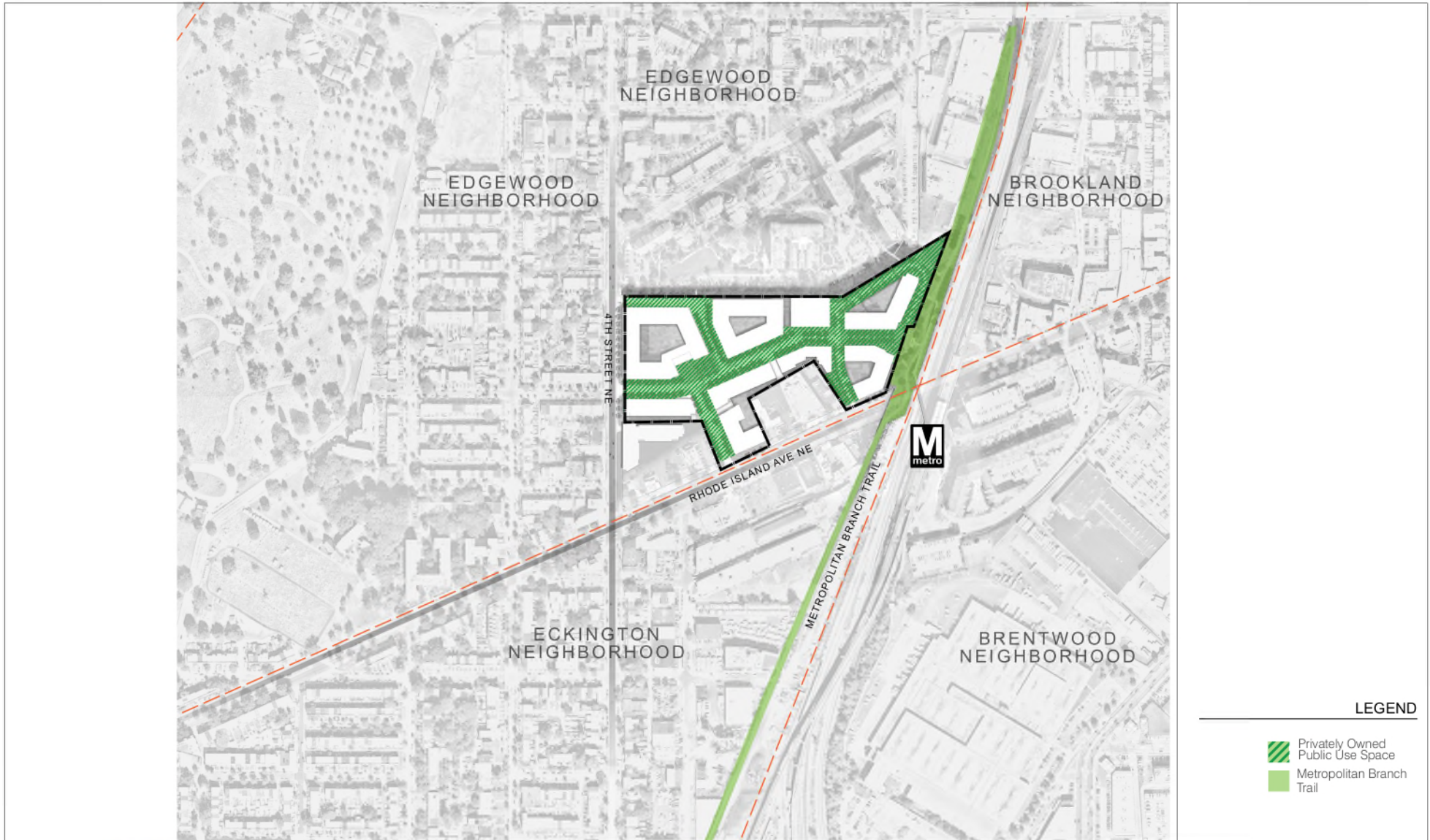






LEGEND

	Primary Retail Street
	New Neighborhood Streets
	Neighborhood Streets
	Neighborhood Boundaries

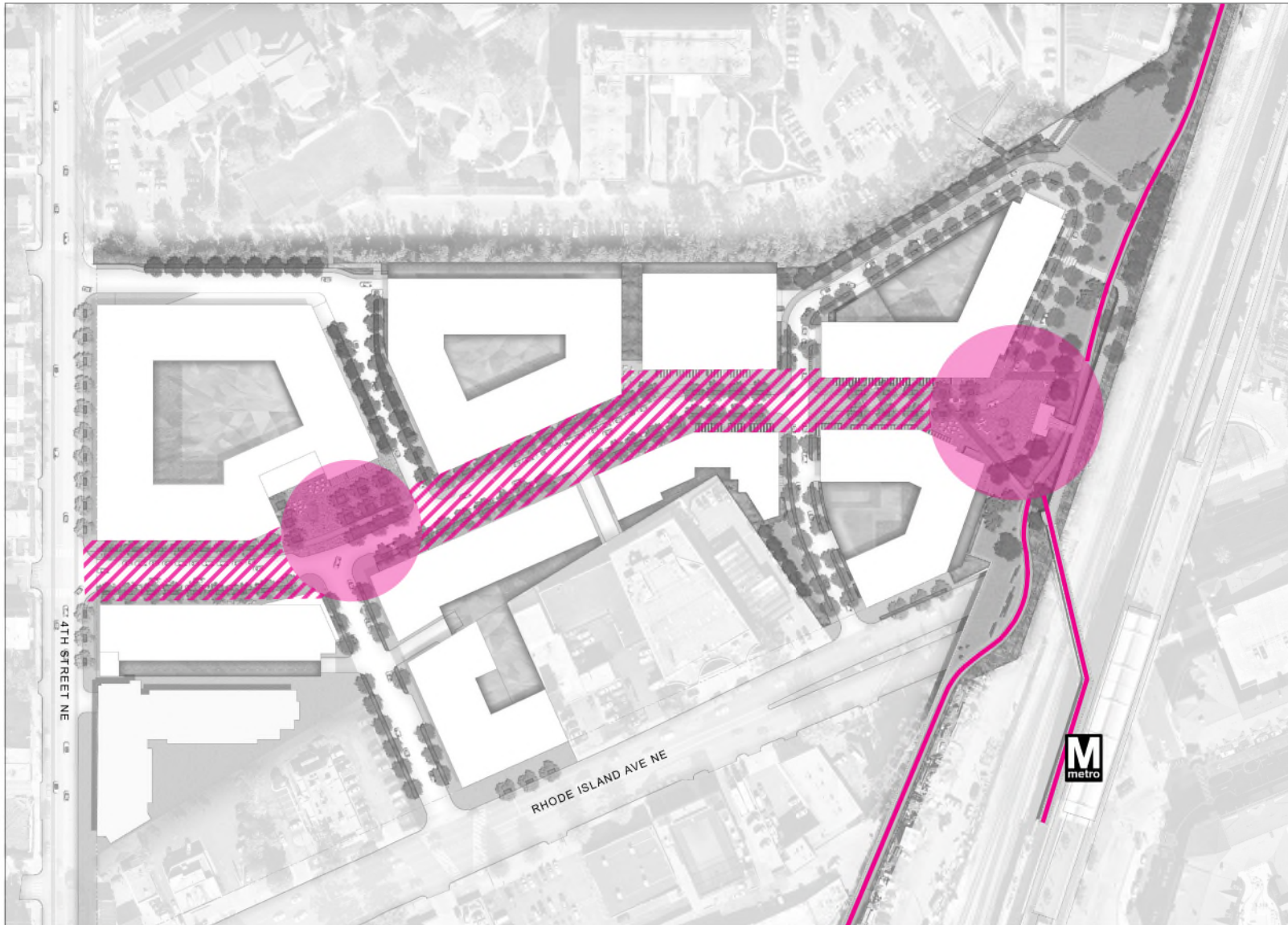




LEGEND

-  Privately Owned Public Use Space
-  Metropolitan Branch Trail





LEGEND

-  Retail Street
-  Activity Node
-  Regional Connections

