

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



LEGEND

- RETAIL
- OFFICE
- CIRCULATION
- RESIDENTIAL SUPPORT
Uninhabitable Space
- SERVICE
- SHORT-TERM
BICYCLE PARKING

NOTE:
Retail sf and location subject to potential
tenant negotiation for buildings A and D.



LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE

SOUTH CAPITOL STREET SE

HOWARD ROAD SE

SUITLAND PKWY





LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE

SOUTH CAPITOL STREET SE

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LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- SERVICE

SOUTH CAPITOL STREET SE

HOWARD ROAD SE

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0 40 80 160FT



LEGEND

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LEGEND

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SOUTH CAPITOL STREET SE

HOWARD ROAD SE

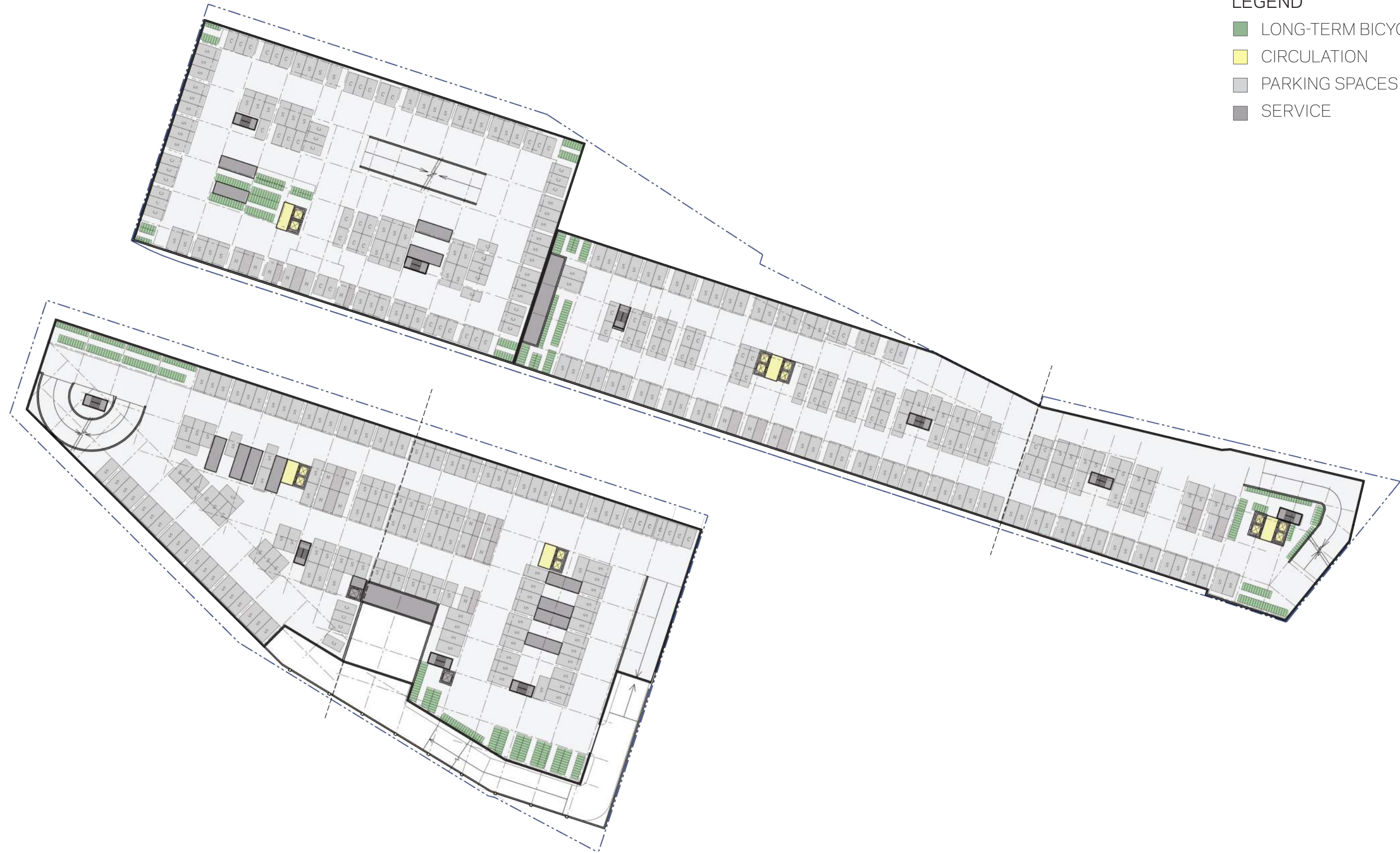
SUITLAND PKWY



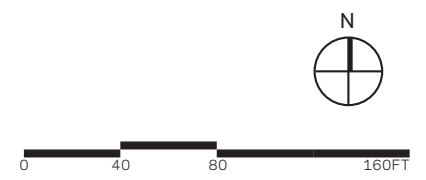
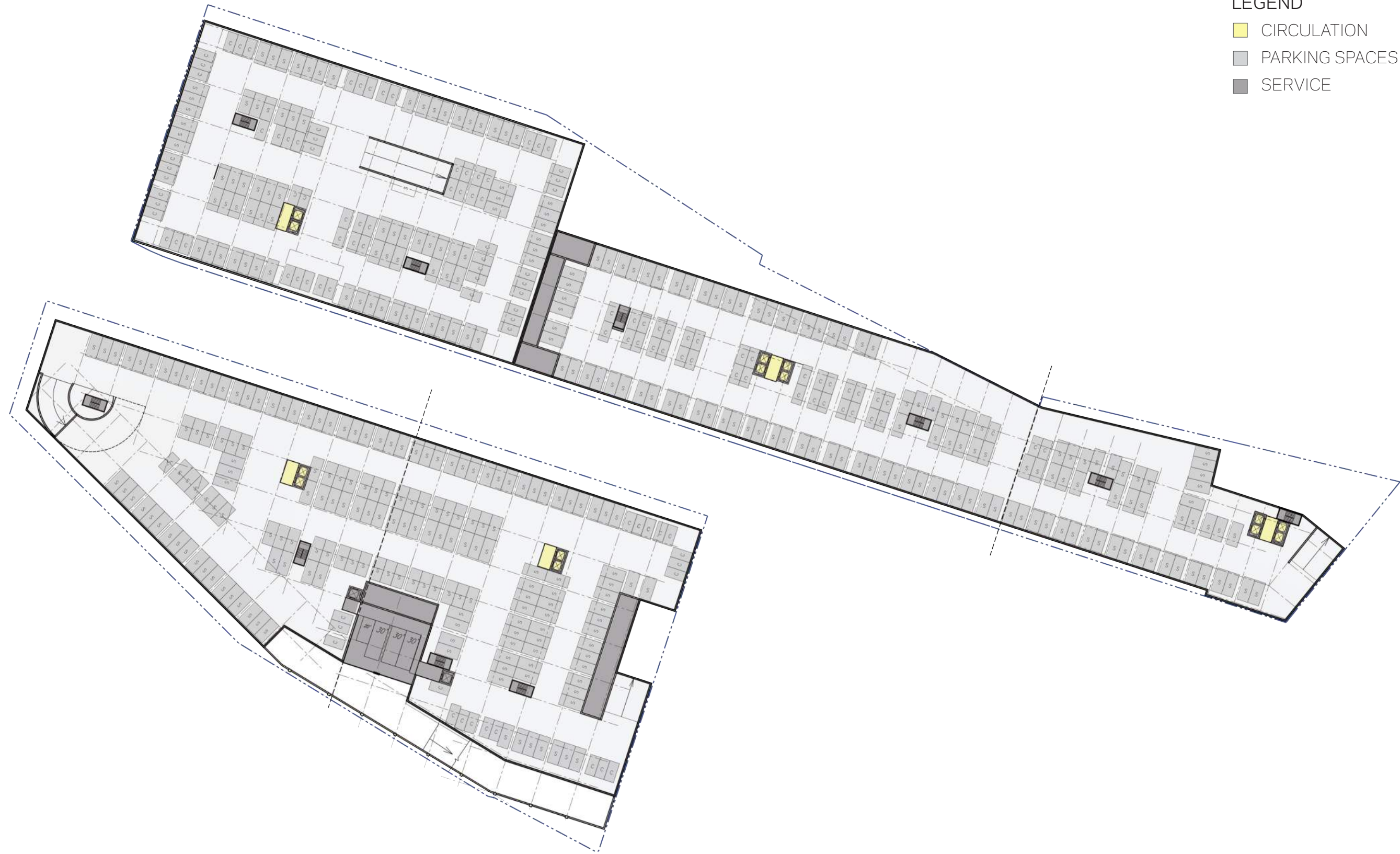


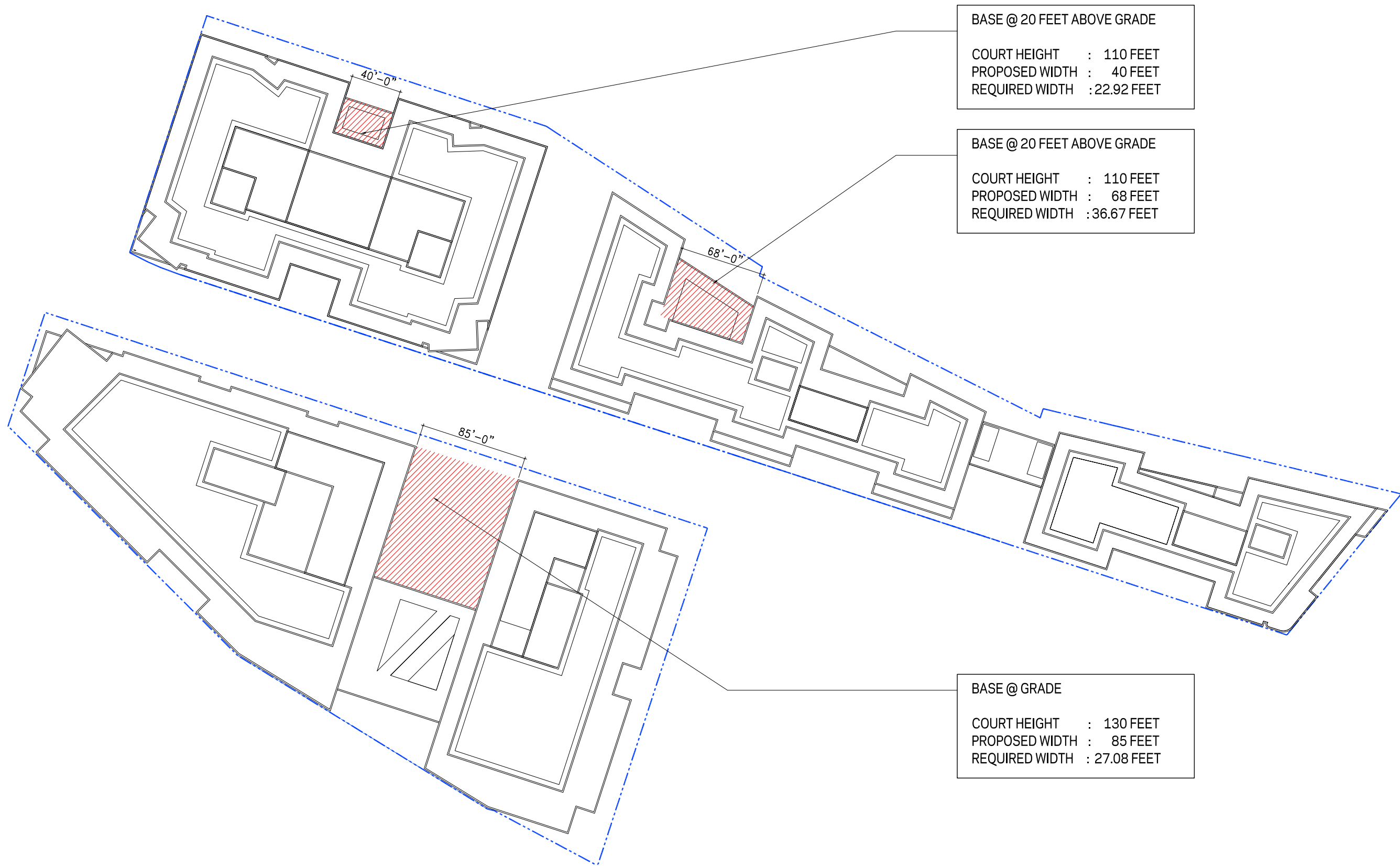
0 40 80 160FT

- LEGEND
- LONG-TERM BICYCLE PARKING
 - CIRCULATION
 - PARKING SPACES
 - SERVICE



- LEGEND
- CIRCULATION
 - PARKING SPACES
 - SERVICE



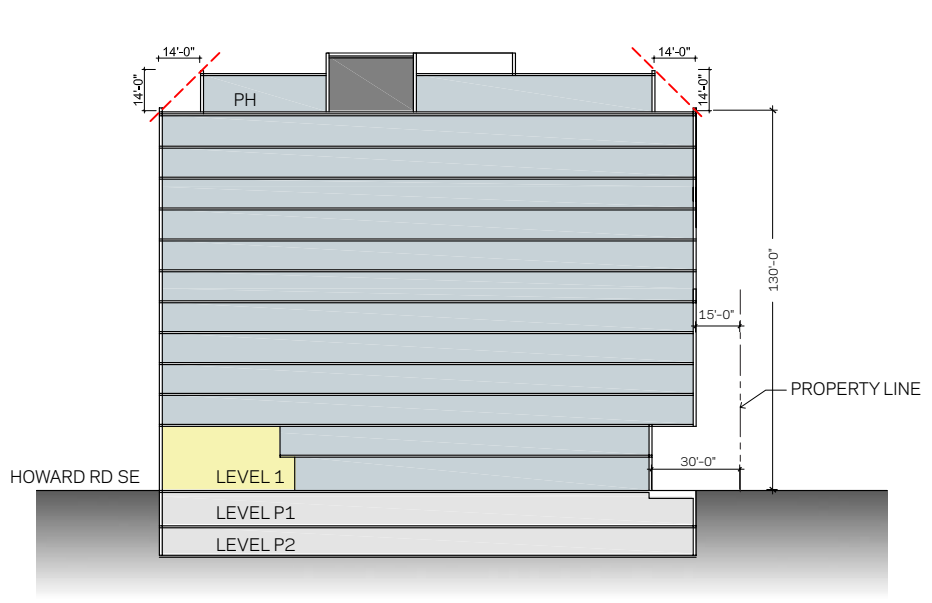


BASE @ 20 FEET ABOVE GRADE
 COURT HEIGHT : 110 FEET
 PROPOSED WIDTH : 40 FEET
 REQUIRED WIDTH : 22.92 FEET

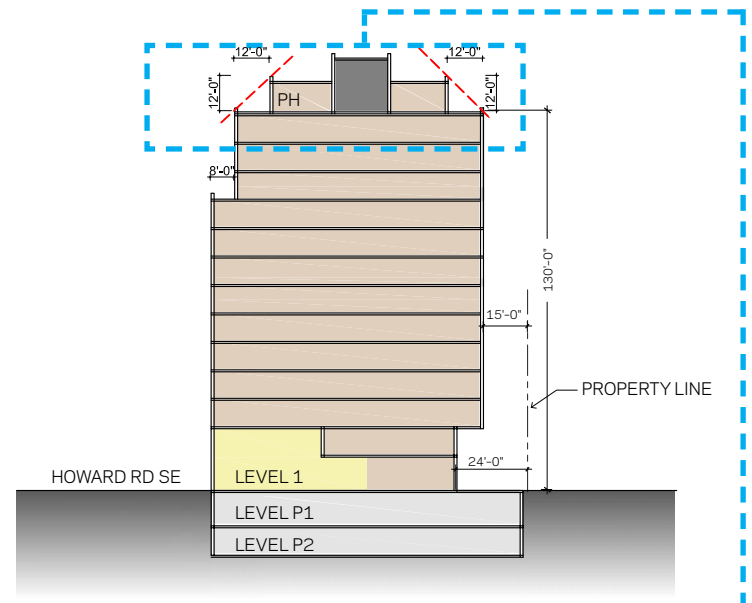
BASE @ 20 FEET ABOVE GRADE
 COURT HEIGHT : 110 FEET
 PROPOSED WIDTH : 68 FEET
 REQUIRED WIDTH : 36.67 FEET

BASE @ GRADE
 COURT HEIGHT : 130 FEET
 PROPOSED WIDTH : 85 FEET
 REQUIRED WIDTH : 27.08 FEET

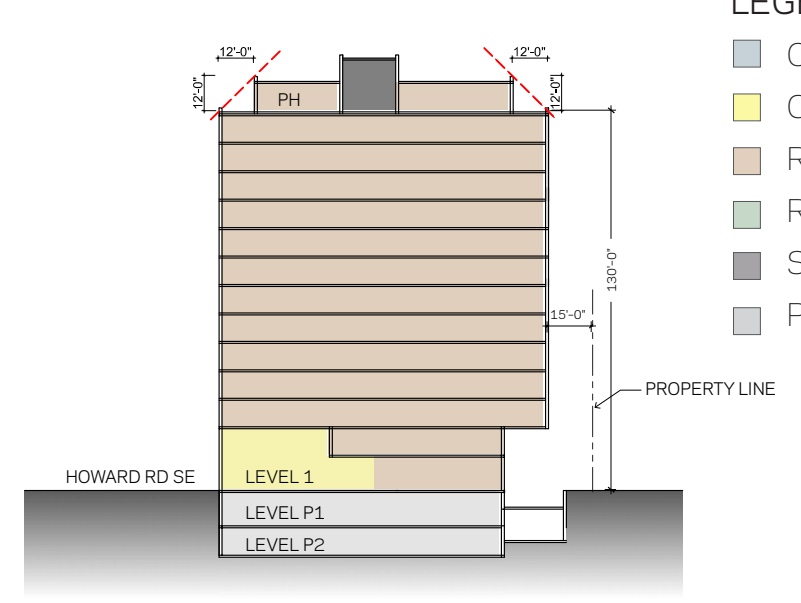
- LEGEND**
- OFFICE
 - CIRCULATION
 - RESIDENTIAL
 - RETAIL
 - SERVICE
 - PARKING



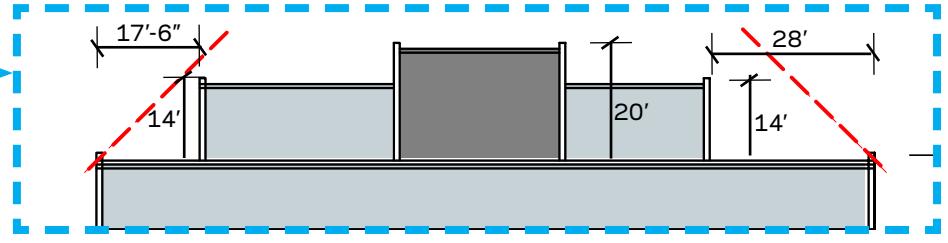
SECTION A-A'



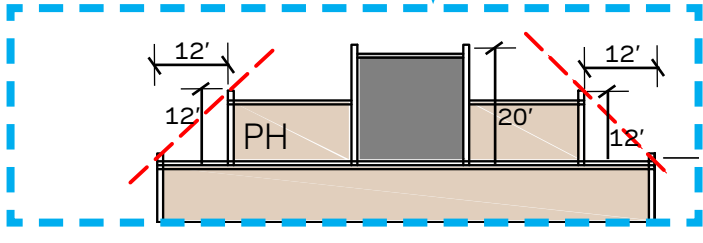
SECTION B-B'



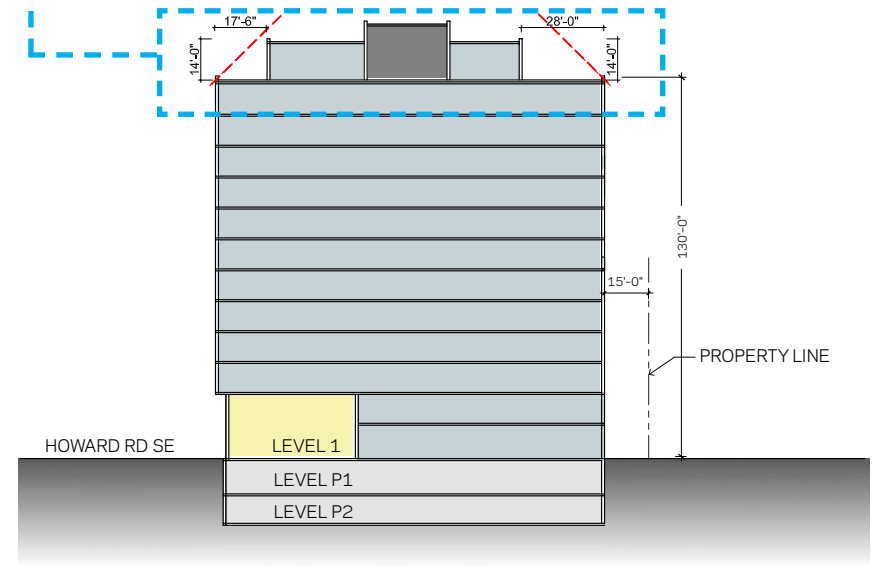
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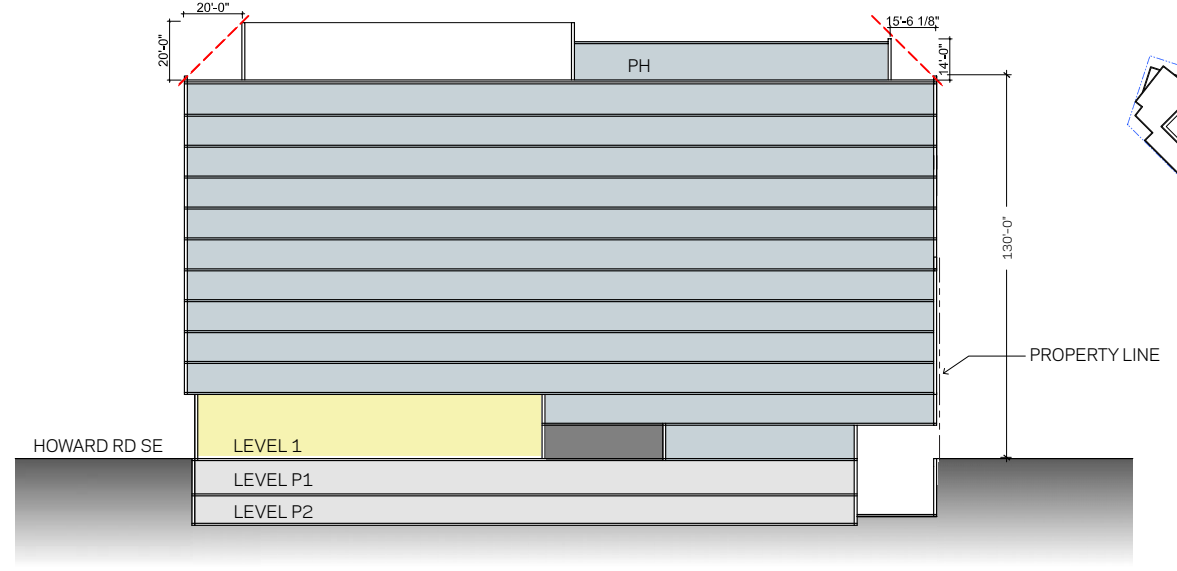
PENTHOUSE HEIGHTS



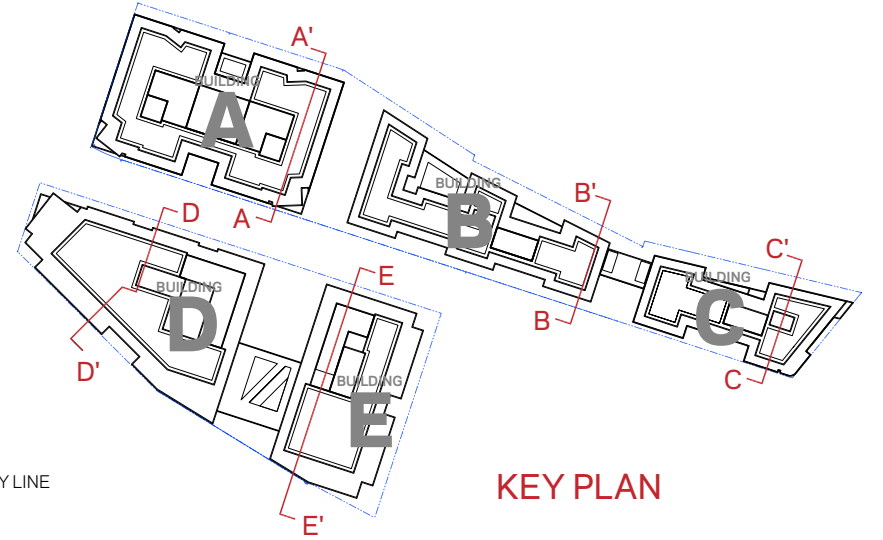
PENTHOUSE HEIGHTS



SECTION D-D'



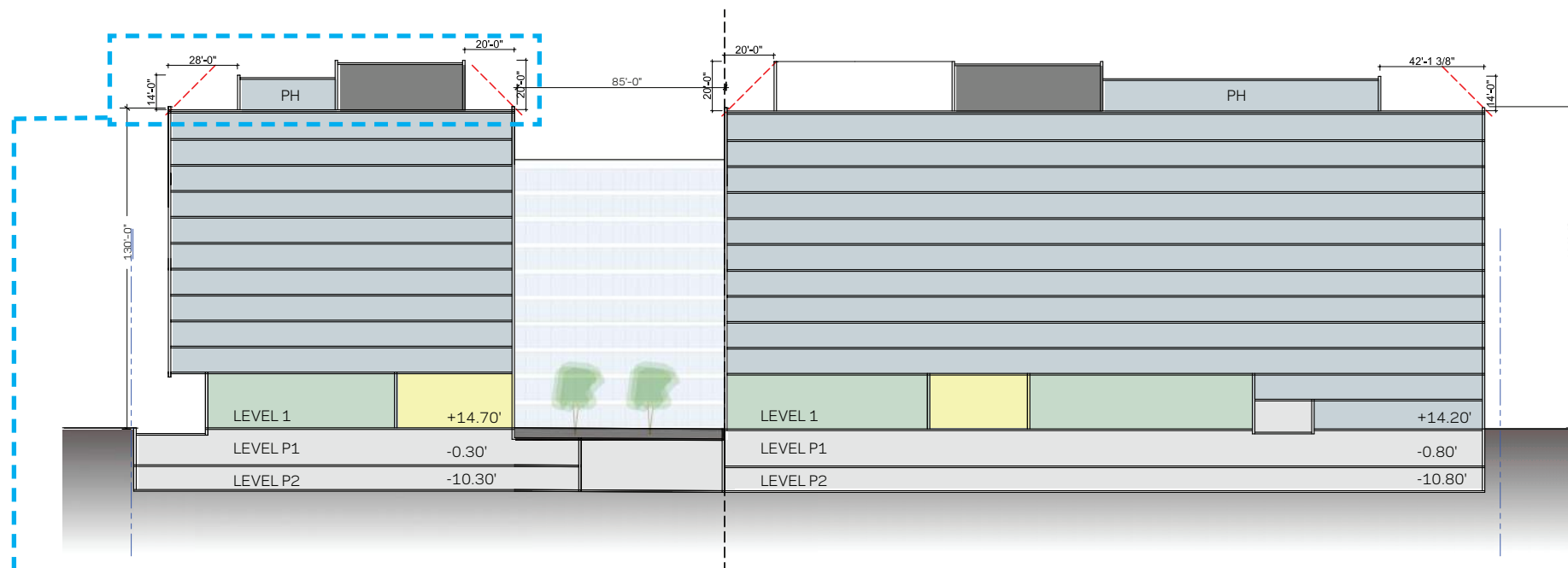
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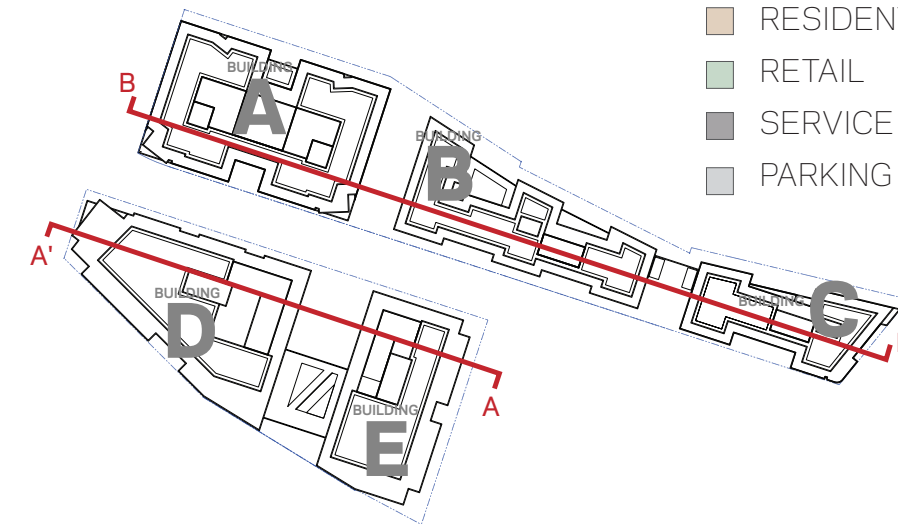
KEY PLAN

LEGEND

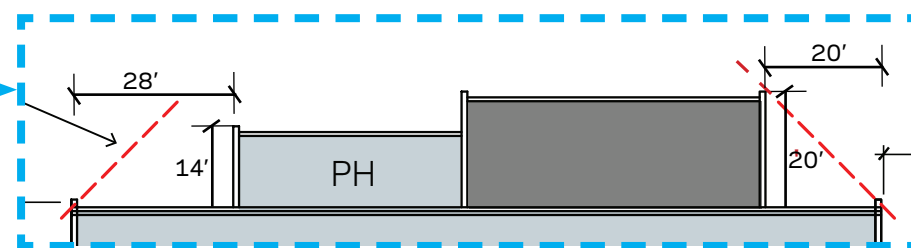
- OFFICE
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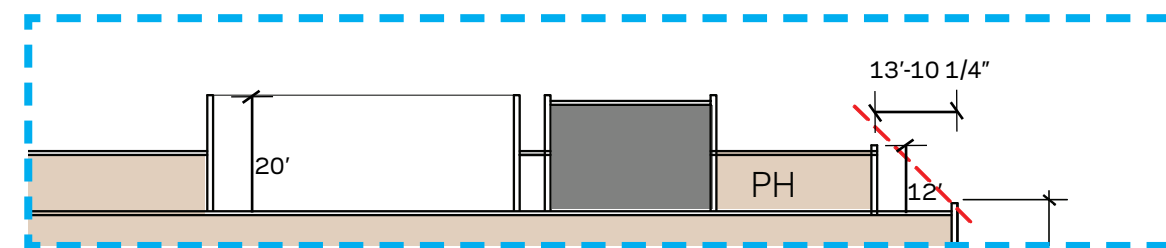
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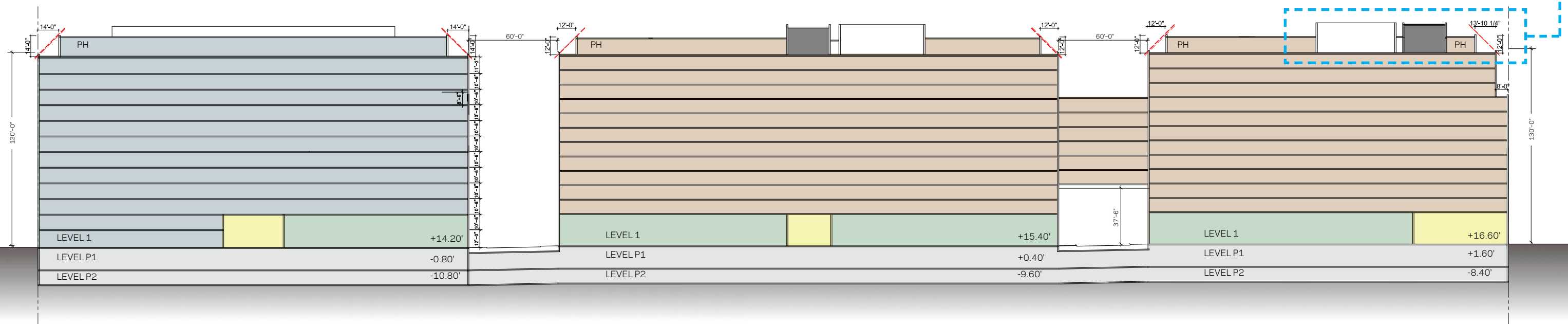
KEY PLAN



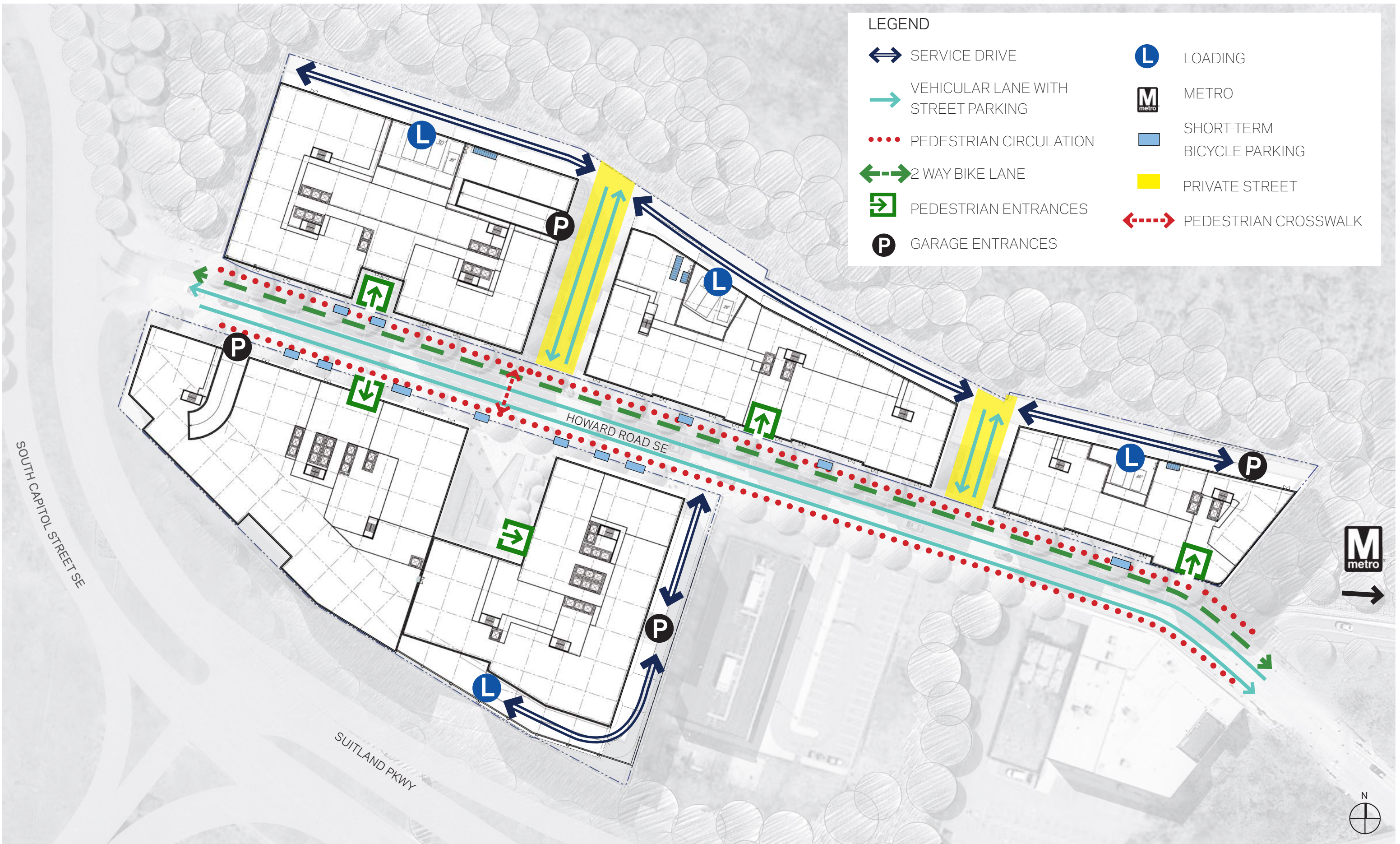
PENTHOUSE HEIGHTS



PENTHOUSE HEIGHTS



SECTION B-B'



LEGEND

SERVICE DRIVE	LOADING
VEHICULAR LANE WITH STREET PARKING	METRO
PEDESTRIAN CIRCULATION	SHORT-TERM BICYCLE PARKING
2 WAY BIKE LANE	PRIVATE STREET
PEDESTRIAN ENTRANCES	PEDESTRIAN CROSSWALK
GARAGE ENTRANCES	

SOUTH CAPITOL STREET SE

SUITLAND PKWY

HOWARD ROAD SE



POPLAR POINT DEVELOPMENT SUMMARY				
RETAIL	49,980	gsf		
RESIDENTIAL	683,040	gsf		
Number of Units @ average 1000sf/unit	683	units		
OFFICE	1,608,190	gsf		
DEVELOPMENT	2,341,210	gsf		
TOTAL PARCEL AREA	271,219	sf		
EXCLUDING PRIVATE STREETS (for FAR calculations)	260,152	sf		
FAR	9.00			
MAXIMUM BUILDING HEIGHT	130	feet		
LOT COVERAGE	203,124	sf	74.9%	
GREEN AREA RATIO SCORE	0.21			
RESIDENTIAL (NET AREA)	512,280	nsf	100.0%	
Proposed Unit Mix				
3-Bedroom	25,614	nsf	5%	
2-Bedroom	128,070	nsf	25%	
1-Bedroom	256,140	nsf	50%	
Studio/Jr 1-Bedroom	102,456	nsf	20%	
IZ Units	51,228	nsf	10%	
Proposed Unit Mix				
3-Bedroom	2,561	nsf	5%	
2-Bedroom	12,807	nsf	25%	
1-Bedroom	25,614	nsf	50%	
Studio/Jr 1-Bedroom	10,246	nsf	20%	
	Required	Allowable Reduction	Reduced Requirement	Provided
Vehicular Parking				
Office	835		418	
Residential	234		117	
Retail	42		21	
	1111	50%	555	921
Long Term Bicycle Parking				
Office		50% after first 50 sp / use	386	
Residential			237	
Retail		50% after first 50 sp / use	4	
			626	642
Short Term Bicycle Parking				
Office		50% after first 50 sp / use	42	
Residential			36	
Retail		50% after first 50 sp / use	11	
			89	90

BUILDING A: OFFICE

BUILDING B: RESIDENTIAL

