

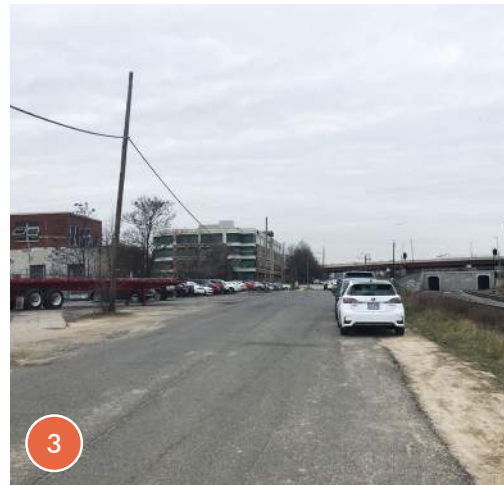




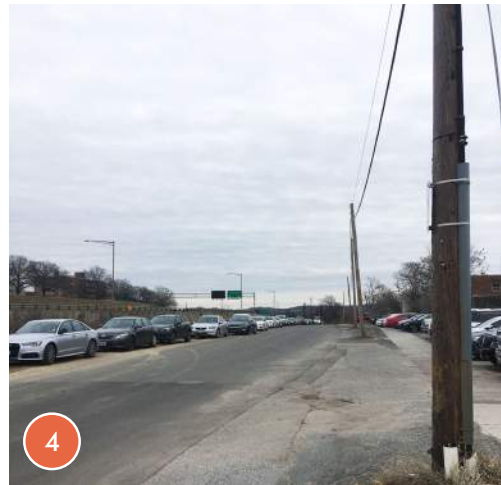
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TWO LANE BIKE TRAIL



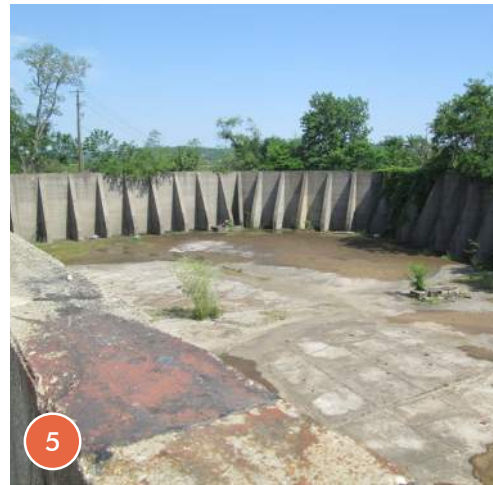
2  
M STREET WEST ENTRANCE



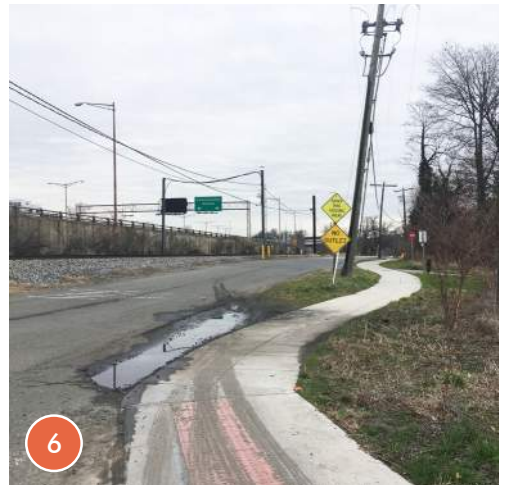
3  
M STREET LOOKING WEST



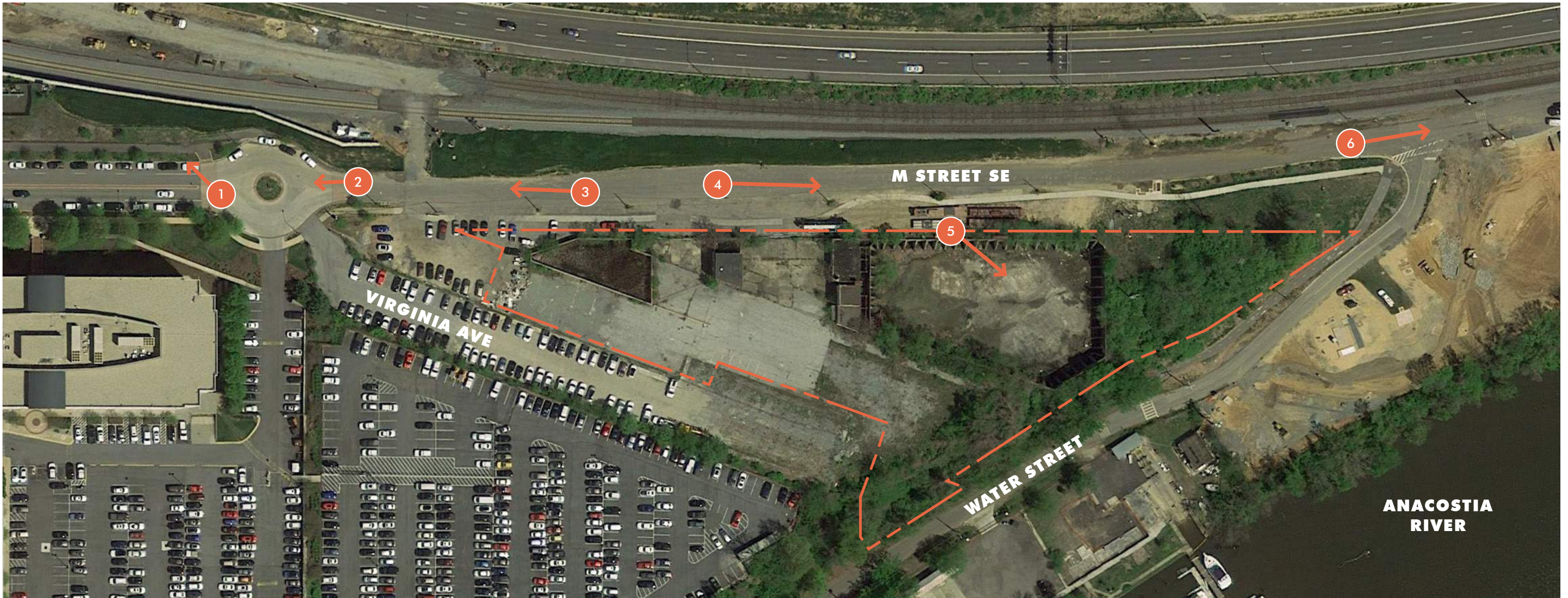
4  
M STREET LOOKING EAST



5  
SITE PIT



6  
M STREET CONTINUATION



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

Consolidated\_Phase 1

EXISTING VIEWS - M STREET, SE



ParkerRodriguez

NOVEMBER 19, 2020 L-O 2

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





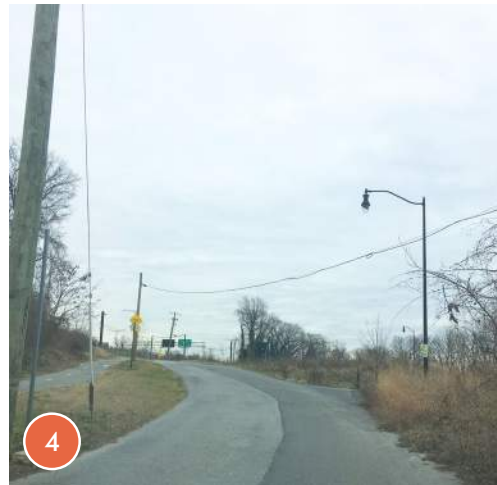
1  
ADJACENT PARKING LOT



2  
WATER STREET WEST END



3  
WATER STREET BY BOATHOUSE ROW



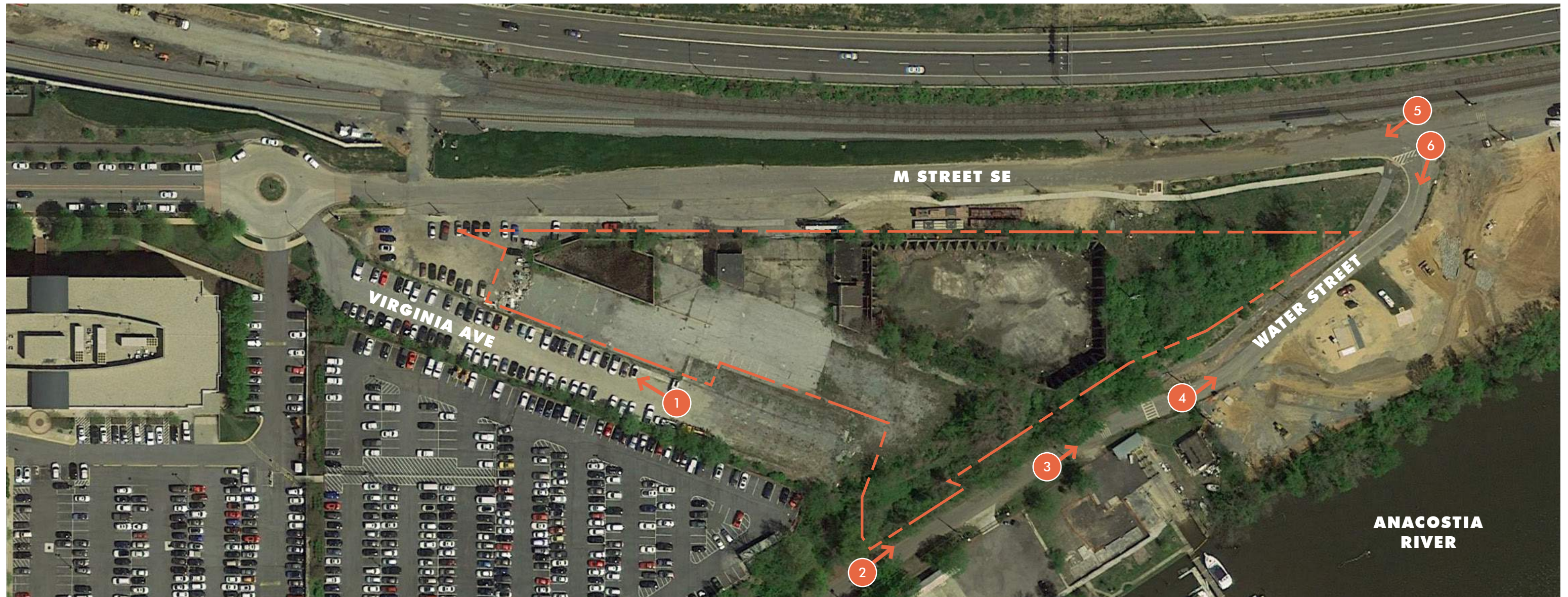
4  
WATER STREET LOOKING EAST



5  
WATER STREET INTERSECTION



6  
WATER STREET LOOKING WEST



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

EXISTING VIEWS - WATER STREET

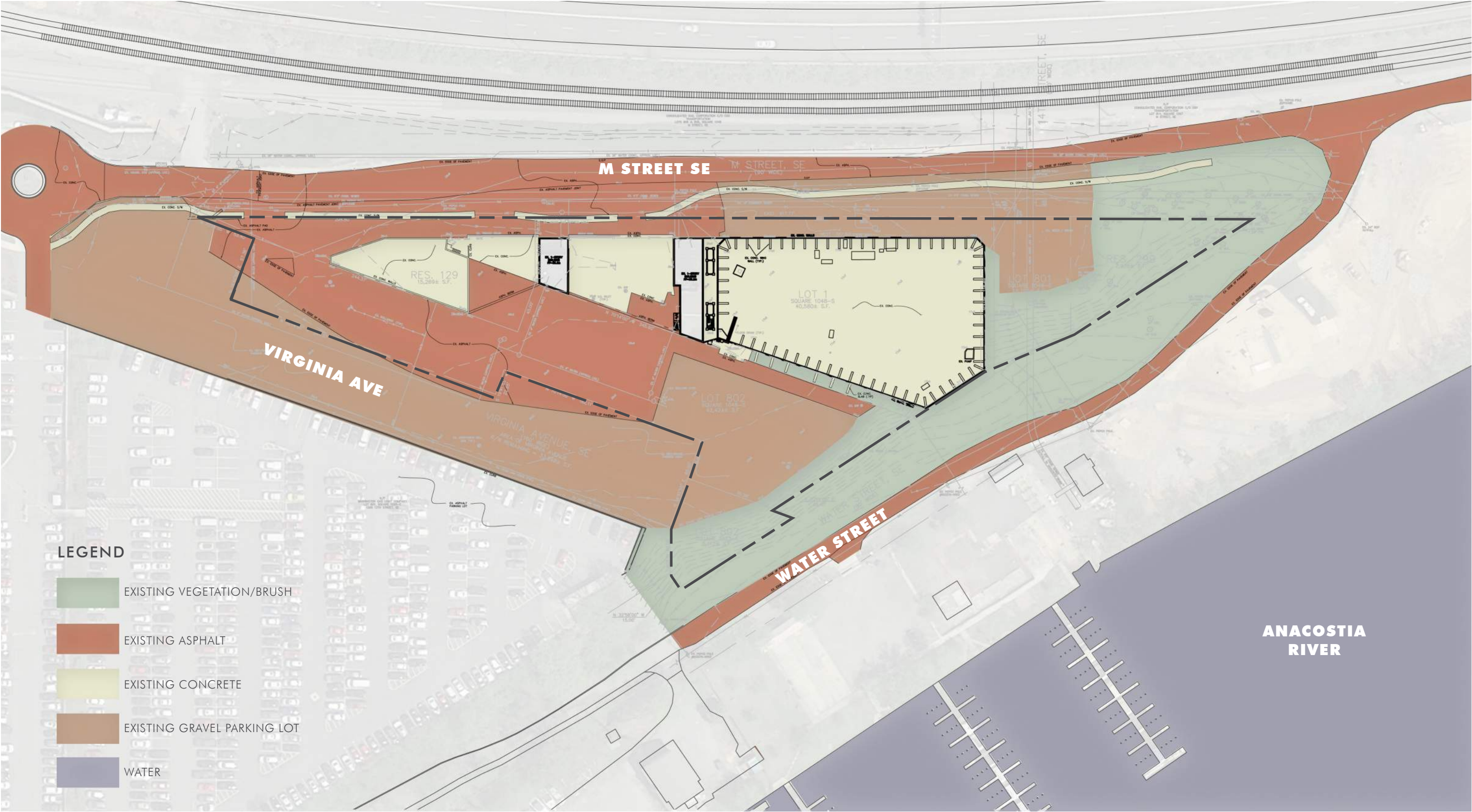


ParkerRodriguez

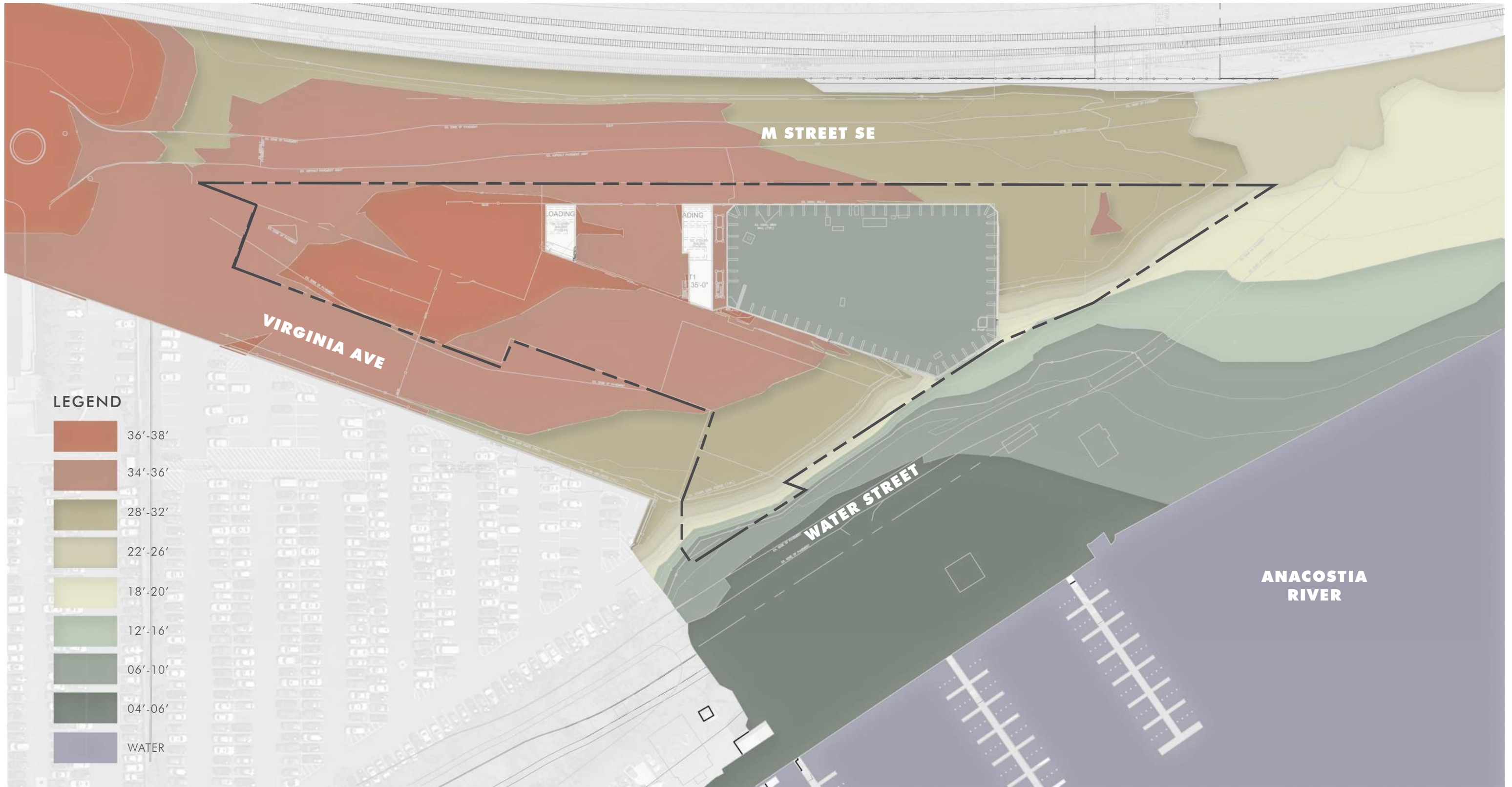
NOVEMBER 19, 2020 L-O 3

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)









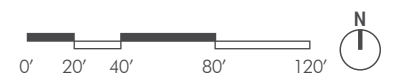
1333 M STREET

SE Waterfront, Washington DC

**PUD SUBMISSION** | Consolidated\_Phase 1

**EXISTING ELEVATION STUDY**

SCALE:  
1" = 80'-0"

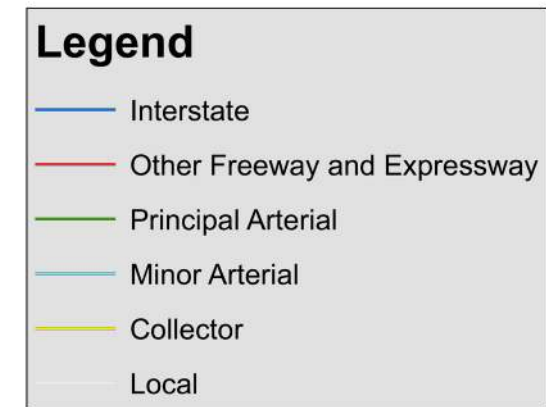
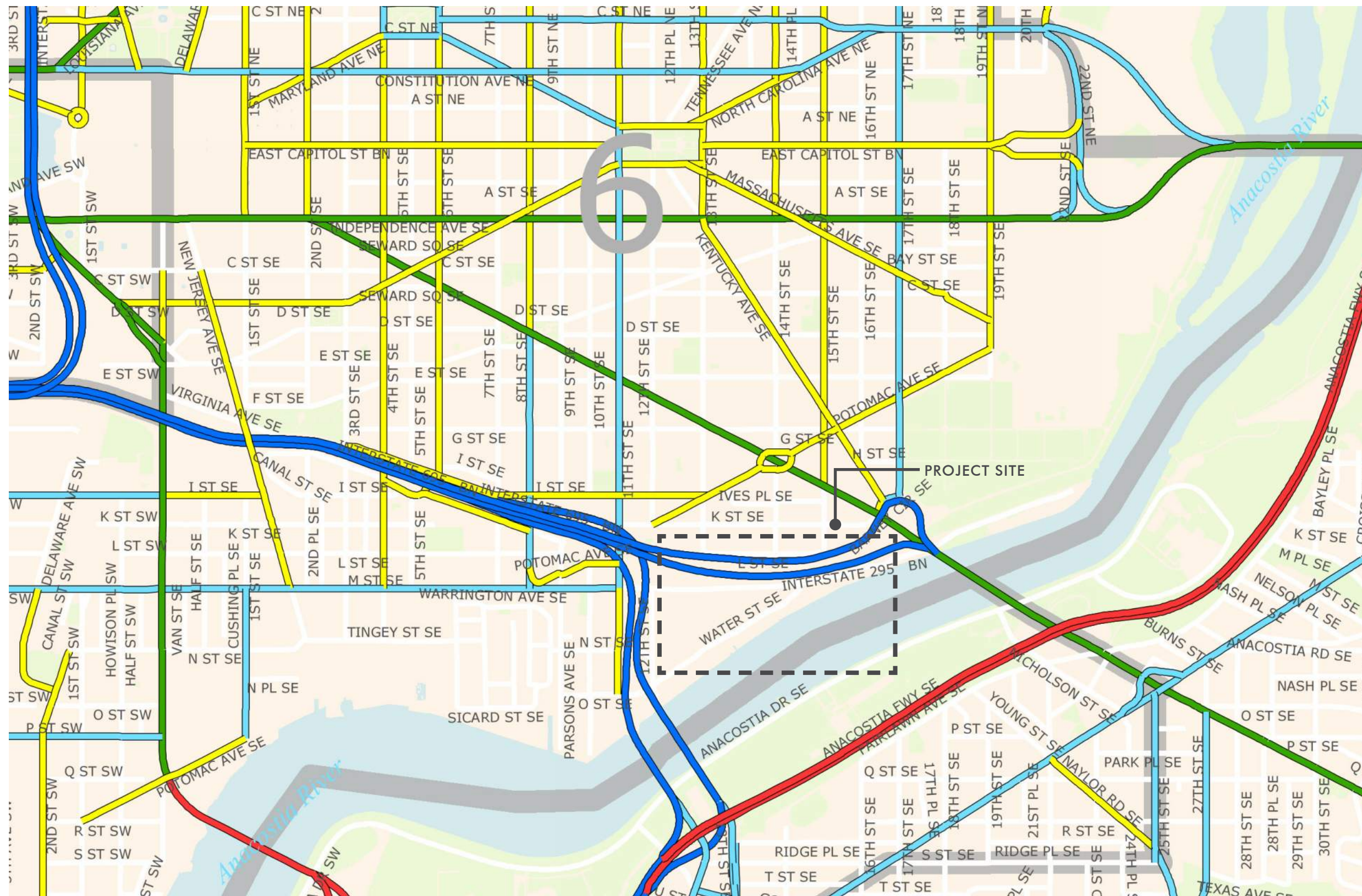


**ParkerRodriguez**

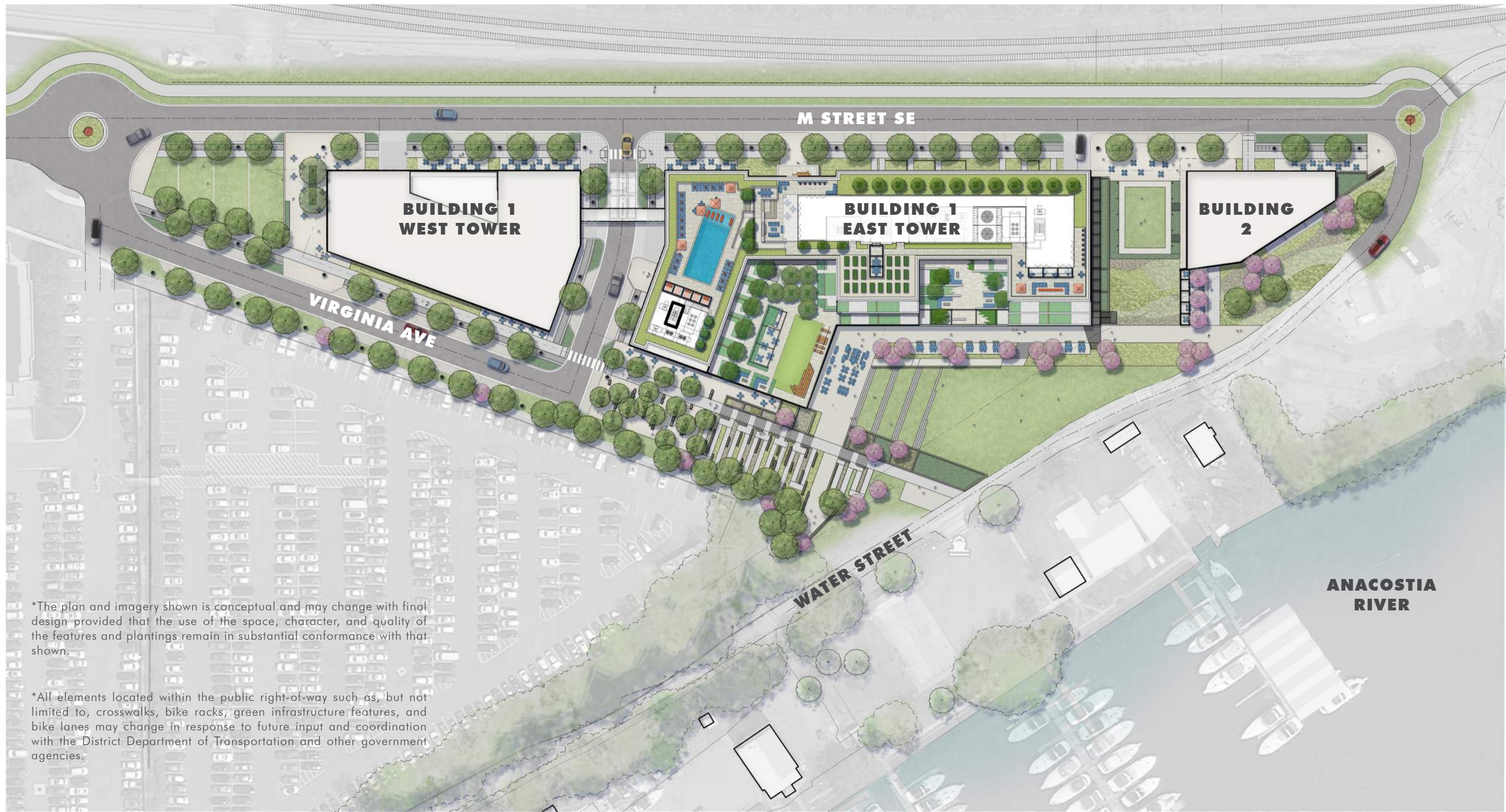
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(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





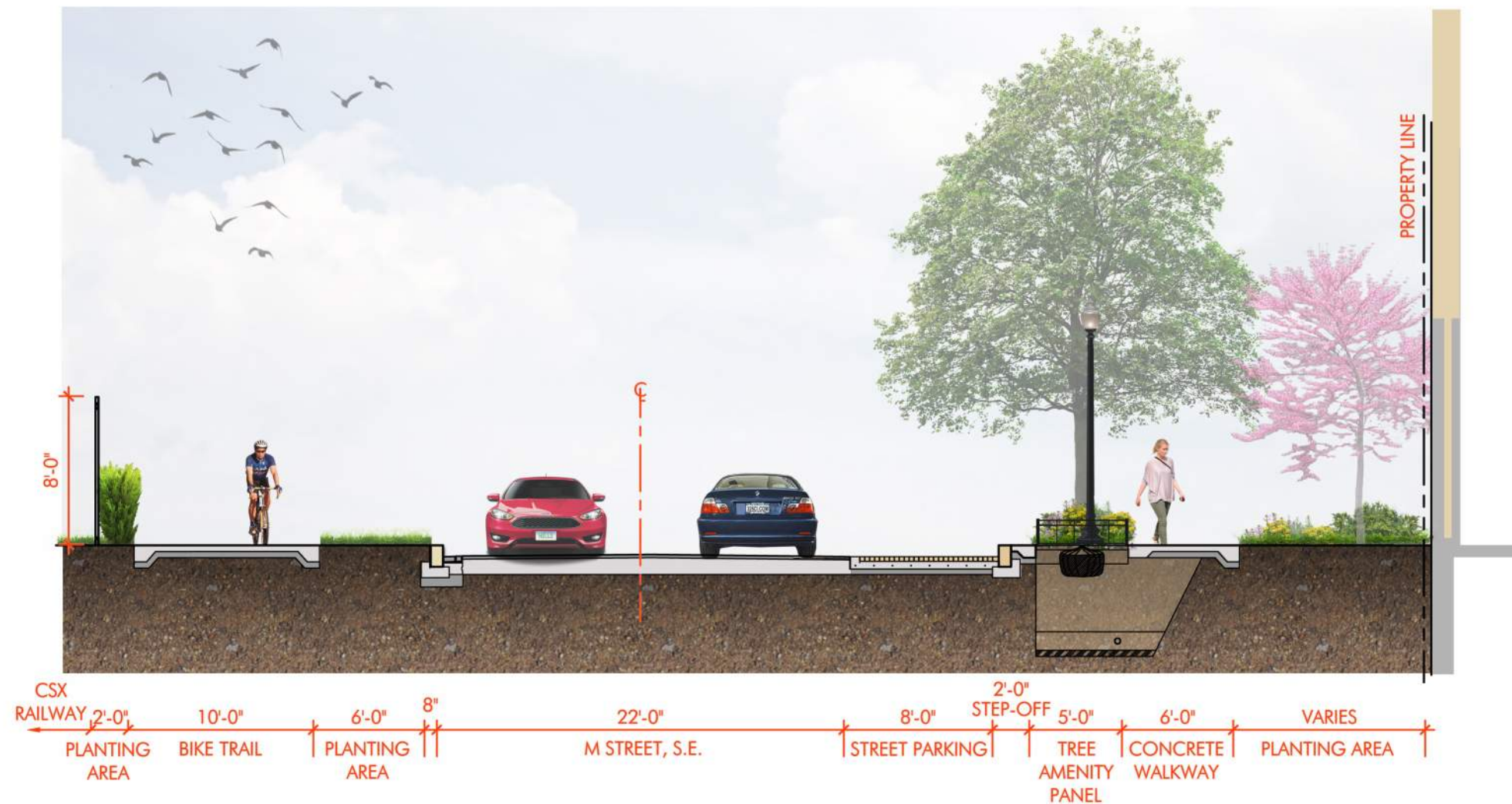
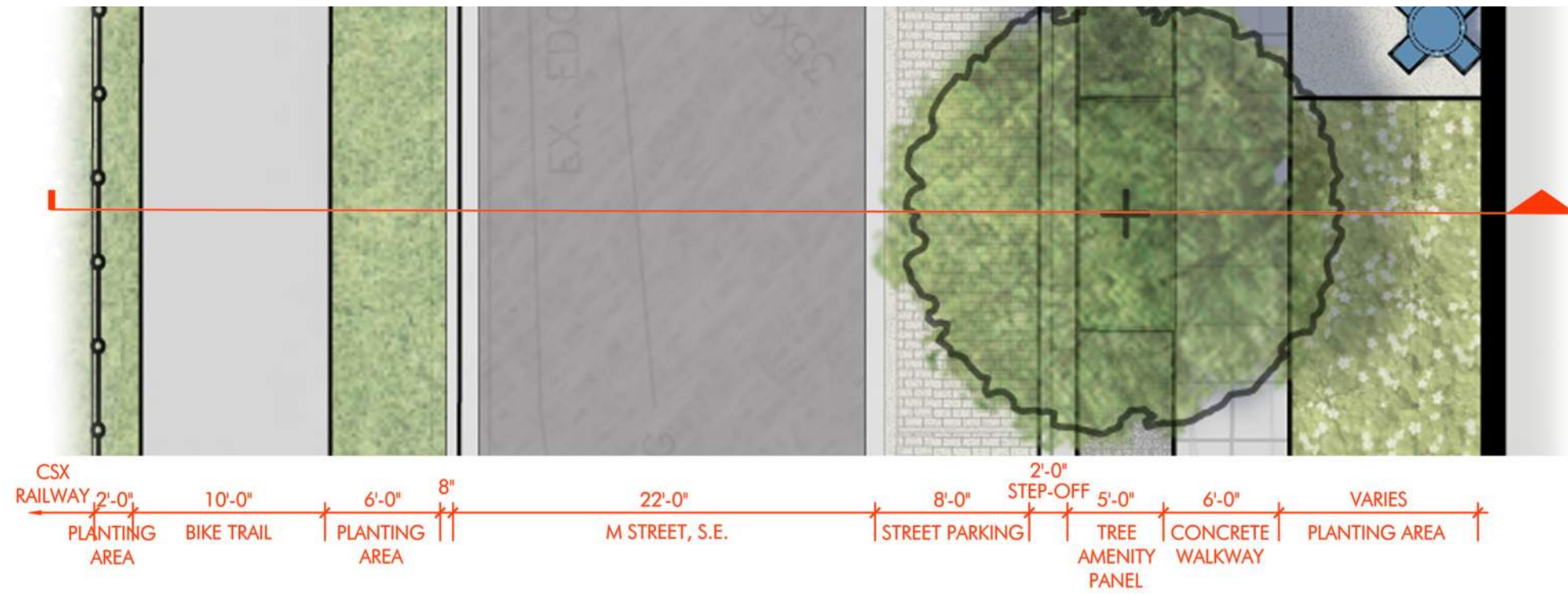












1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

M STREET SECTION



Context Map: NTS

#### NOTES:

1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.



SCALE:  
1/8" = 1'-0"

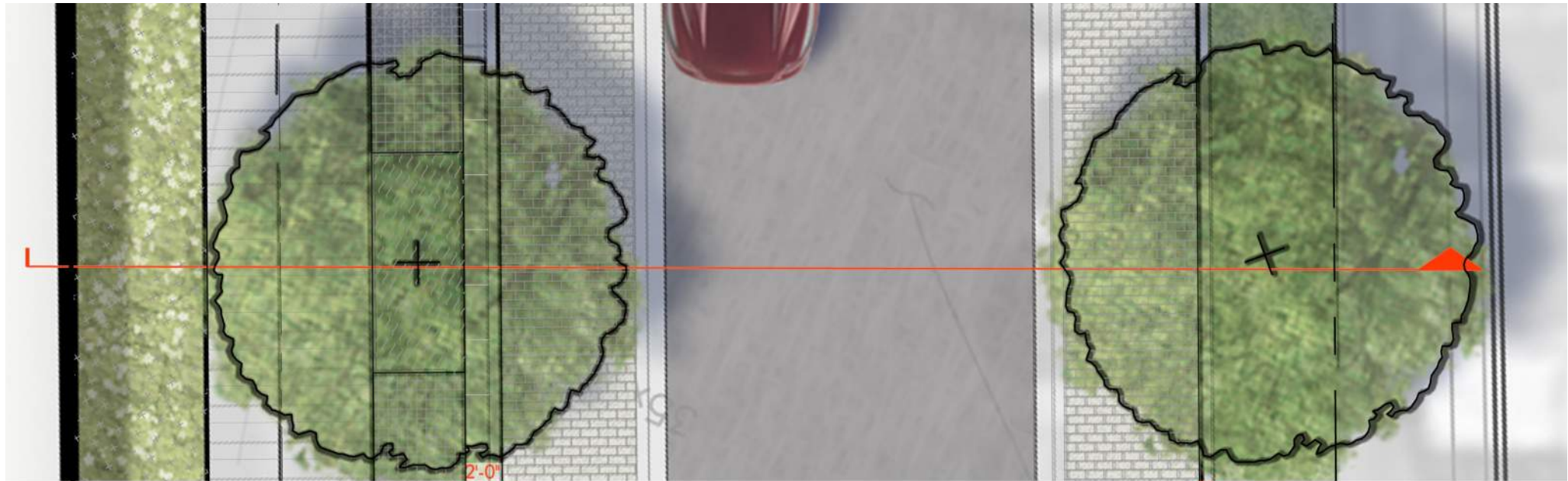


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NOVEMBER 19, 2020 L-O 9

(PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3)





7'-4" 9'-0" 5'-0" 2'-0" 8'-0" 22'-0" 8'-0" 8" 6'-9"

PLANTING AREA PROMENADE WALKWAY TREE AMENITY PANEL STEP-OFF STREET PARKING VIRGINIA AVENUE STREET PARKING PLANTING AREA



7'-5" 9'-0" 5'-0" 2'-0" 8'-0" 22'-0" 8'-0" 8" 6'-10"

PLANTING AREA PROMENADE WALKWAY TREE AMENITY PANEL STEP-OFF STREET PARKING VIRGINIA AVENUE STREET PARKING PLANTING AREA



Context Map: NTS

NOTES:

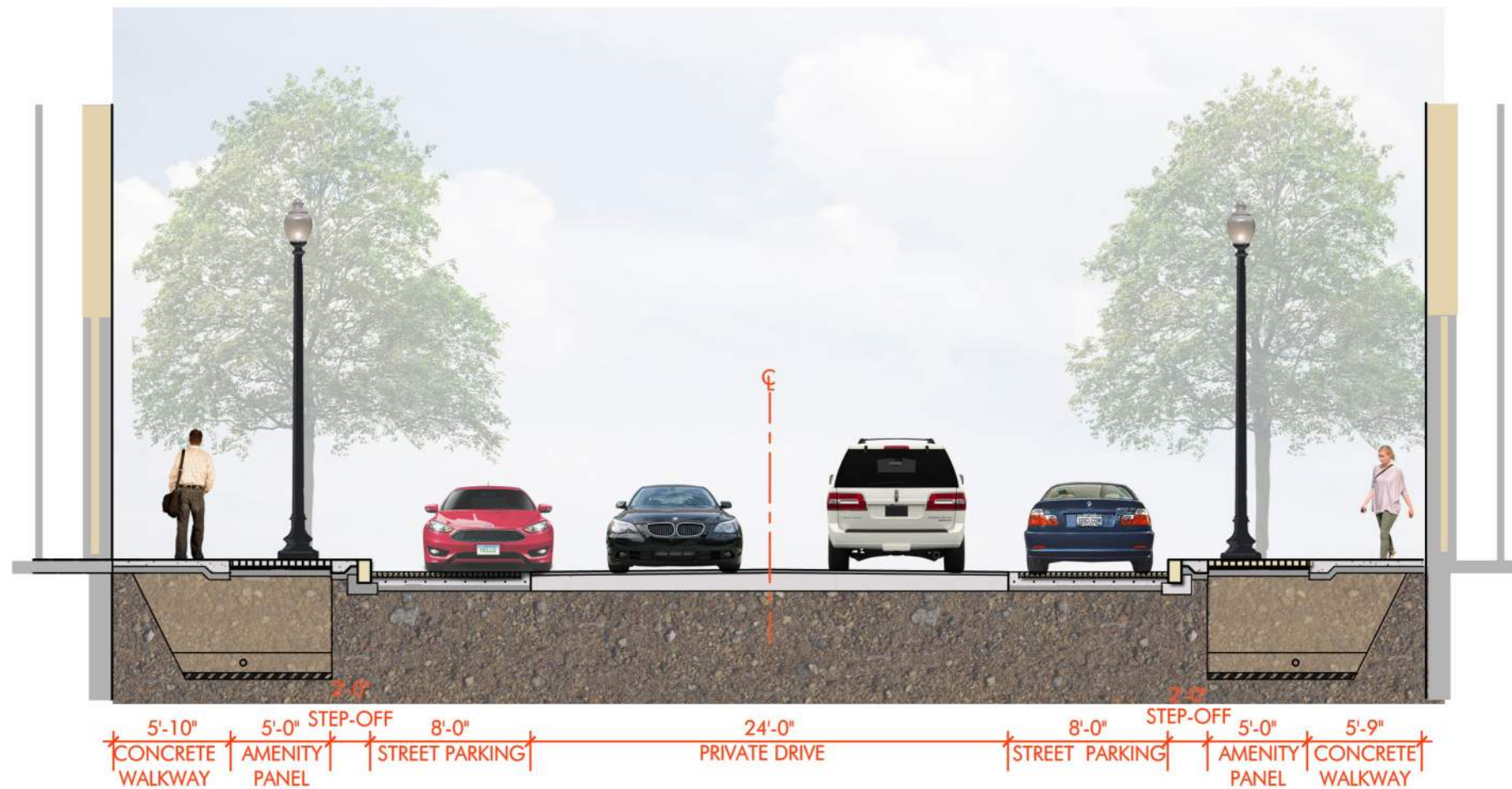
1. Flexibility is requested to vary the final selection of exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
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#### NOTES:

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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

PRIVATE DRIVE SECTION

SCALE:  
1/8" = 1'-0"



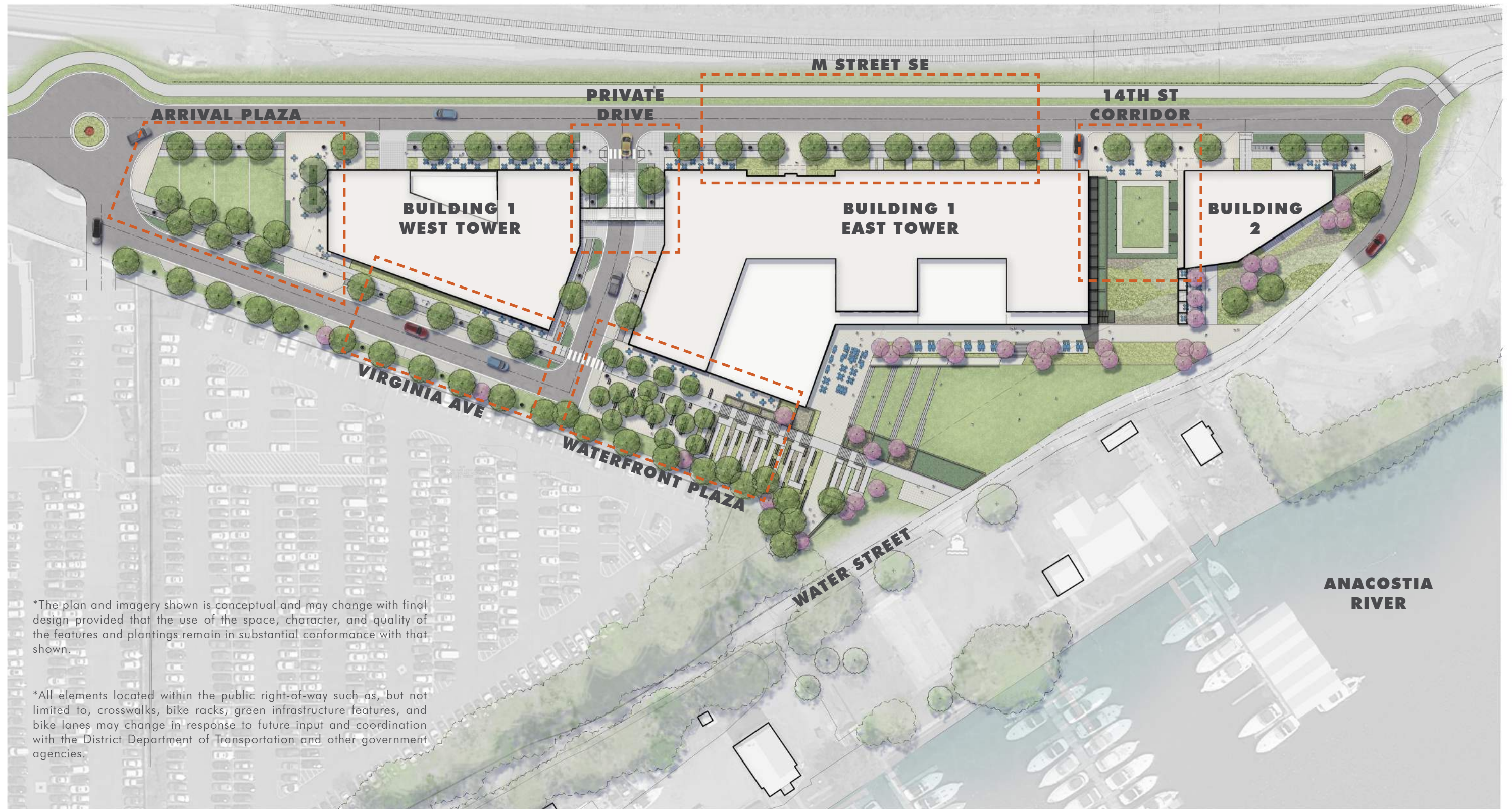
**ParkerRodriguez**

NOVEMBER 19, 2020

L-1 1

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





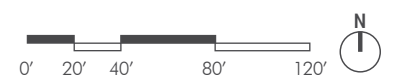
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

GROUND LEVEL LANDSCAPE PLAN

SCALE:  
1" = 80'-0"

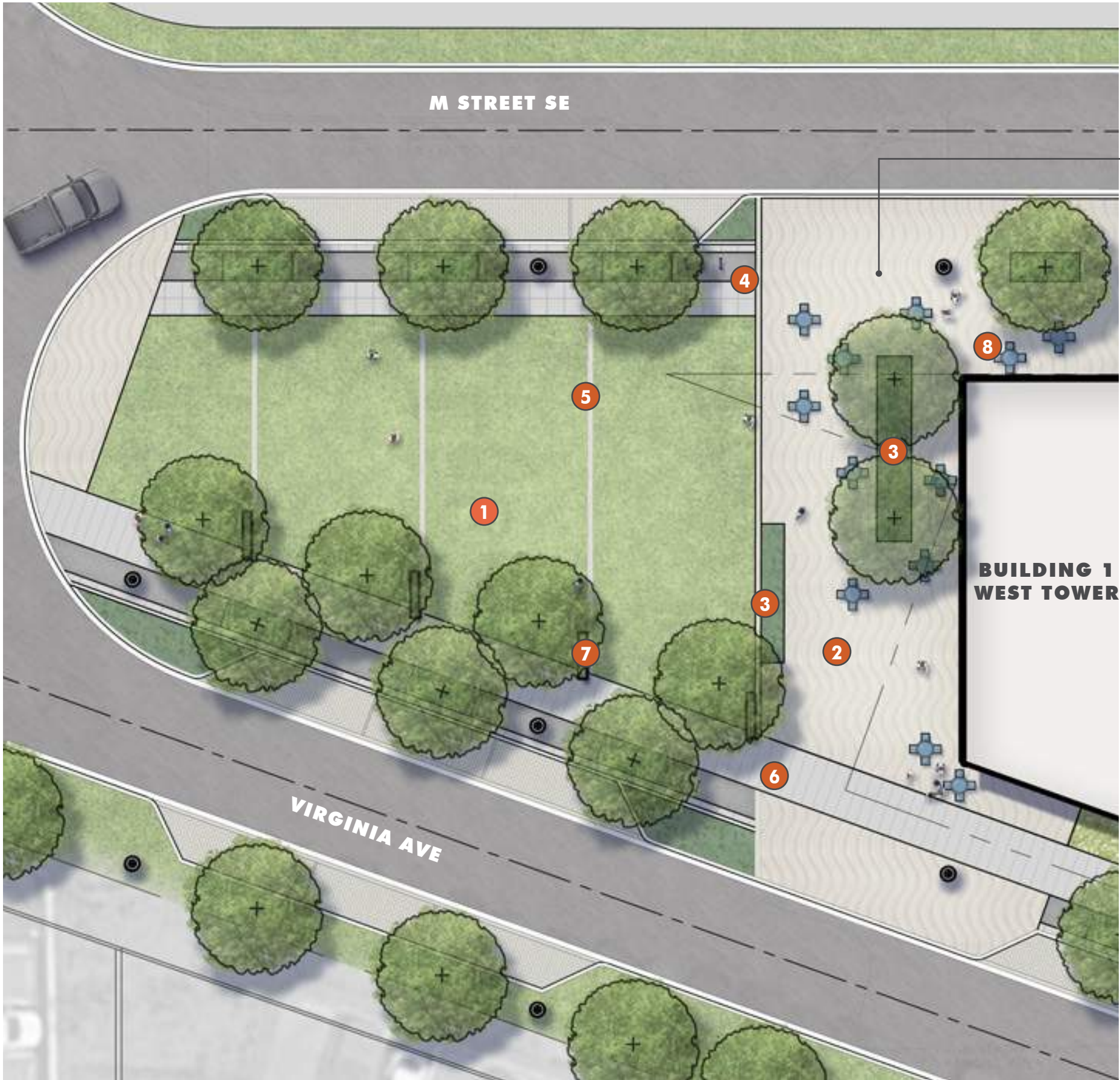


**ParkerRodriguez**

NOVEMBER 19, 2020 L-1 2

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

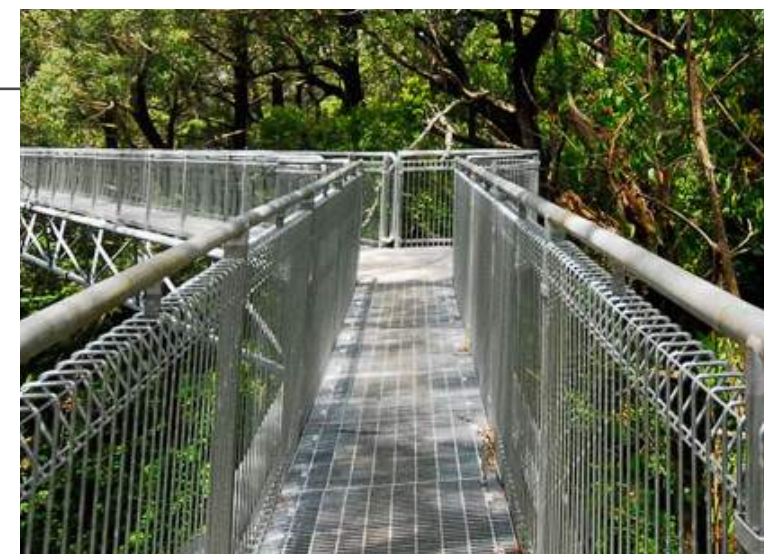
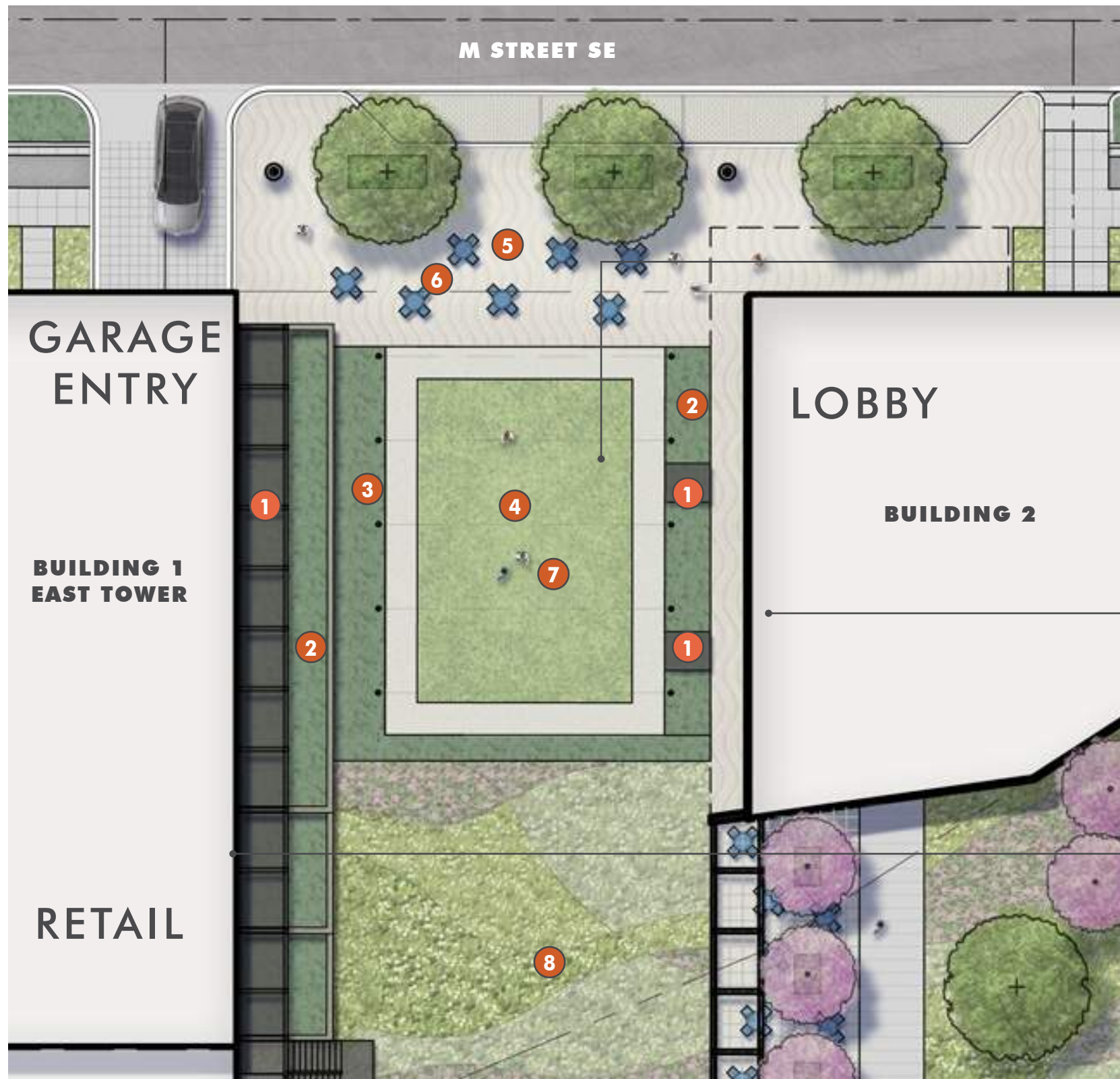




- NOTES:
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  3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
  4. The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

- KEY**
- 1 LAWN PANEL
  - 2 PEDESTRIAN PLAZA
  - 3 PLANTINGS
  - 4 PUBLIC SIDEWALK
  - 5 DECORATIVE FLUSH PAVING STRIP
  - 6 PEDESTRIAN PROMENADE
  - 7 SEAT PLINTHS
  - 8 OUTDOOR DINING





#### NOTES:

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#### KEY

- 1 ARCHITECTURAL BRIDGE
- 2 BIORETENTION PLANTER
- 3 PLANTINGS
- 4 LAWN PANEL
- 5 PEDESTRIAN PLAZA
- 6 OUTDOOR DINING
- 7 EVENT SPACE
- 8 MEADOW

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

14TH ST CORRIDOR PLAZA ENLARGEMENT

SCALE:  
1" = 20'-0"

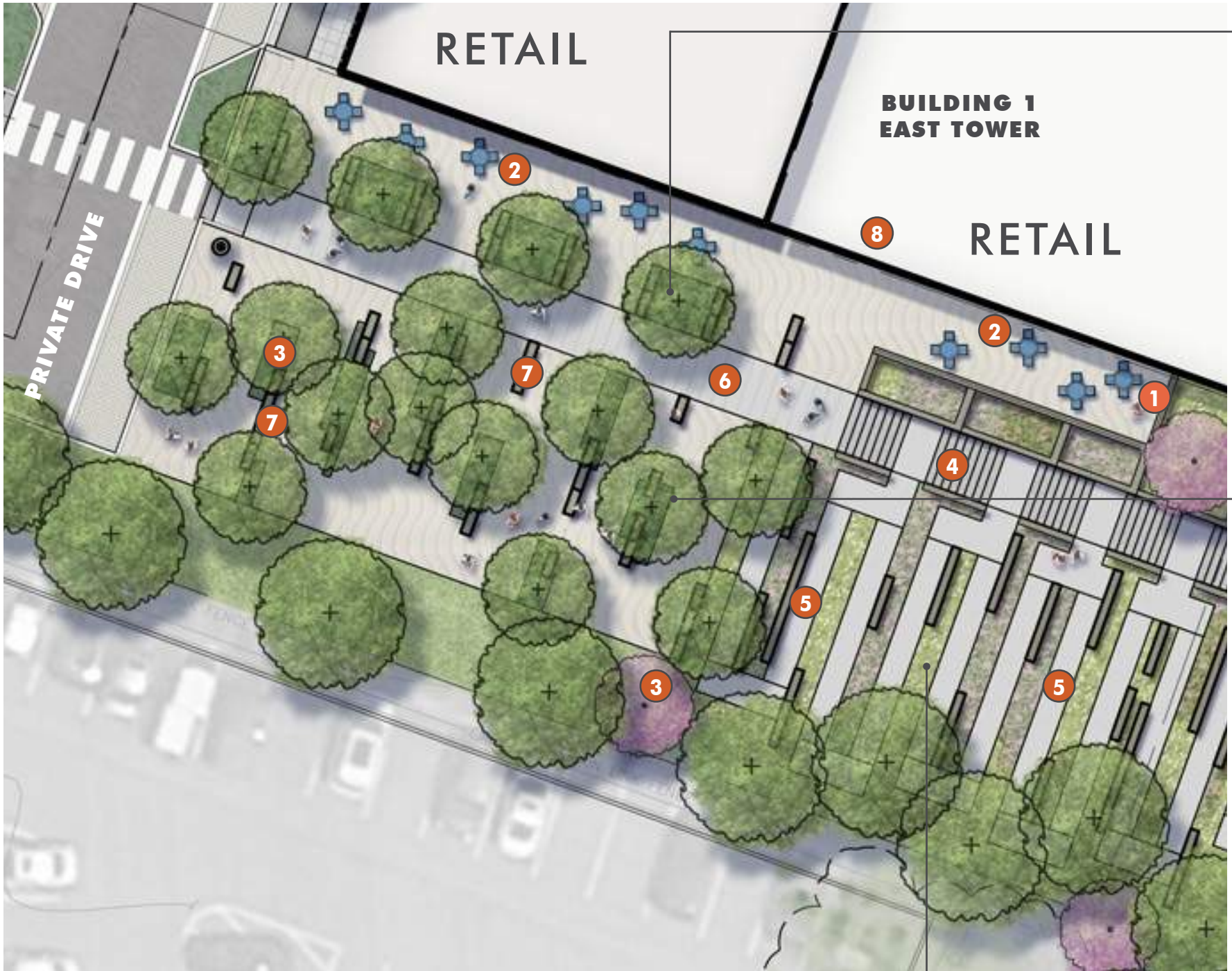


**ParkerRodriguez**

NOVEMBER 19, 2020 L-1 4

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



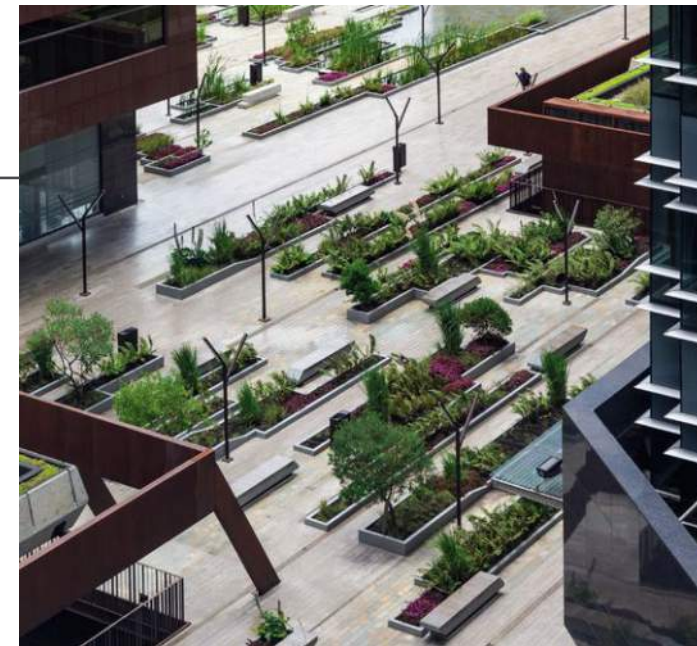


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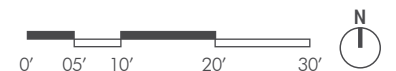
- |                         |   |
|-------------------------|---|
| <b>1</b> OVERLOOK       | <b>6</b> PEDESTRIAN PROMENADE               |
| <b>2</b> OUTDOOR DINING | <b>7</b> SEAT PLINTHS                       |
| <b>3</b> PLANTINGS      | <b>8</b> ELEVATOR TO LOWER RETAIL PROMENADE |
| <b>4</b> STAIRS         |   |
| <b>5</b> SLOPED WALKWAY |   |

**NOTES:**

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SCALE:  
1" = 20'-0"



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1333 M STREET

SE Waterfront, Washington DC

**PUD SUBMISSION** | Consolidated\_Phase 1

**WATERFRONT PLAZA ENLARGEMENT**

NOVEMBER 19, 2020  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

L-1 5



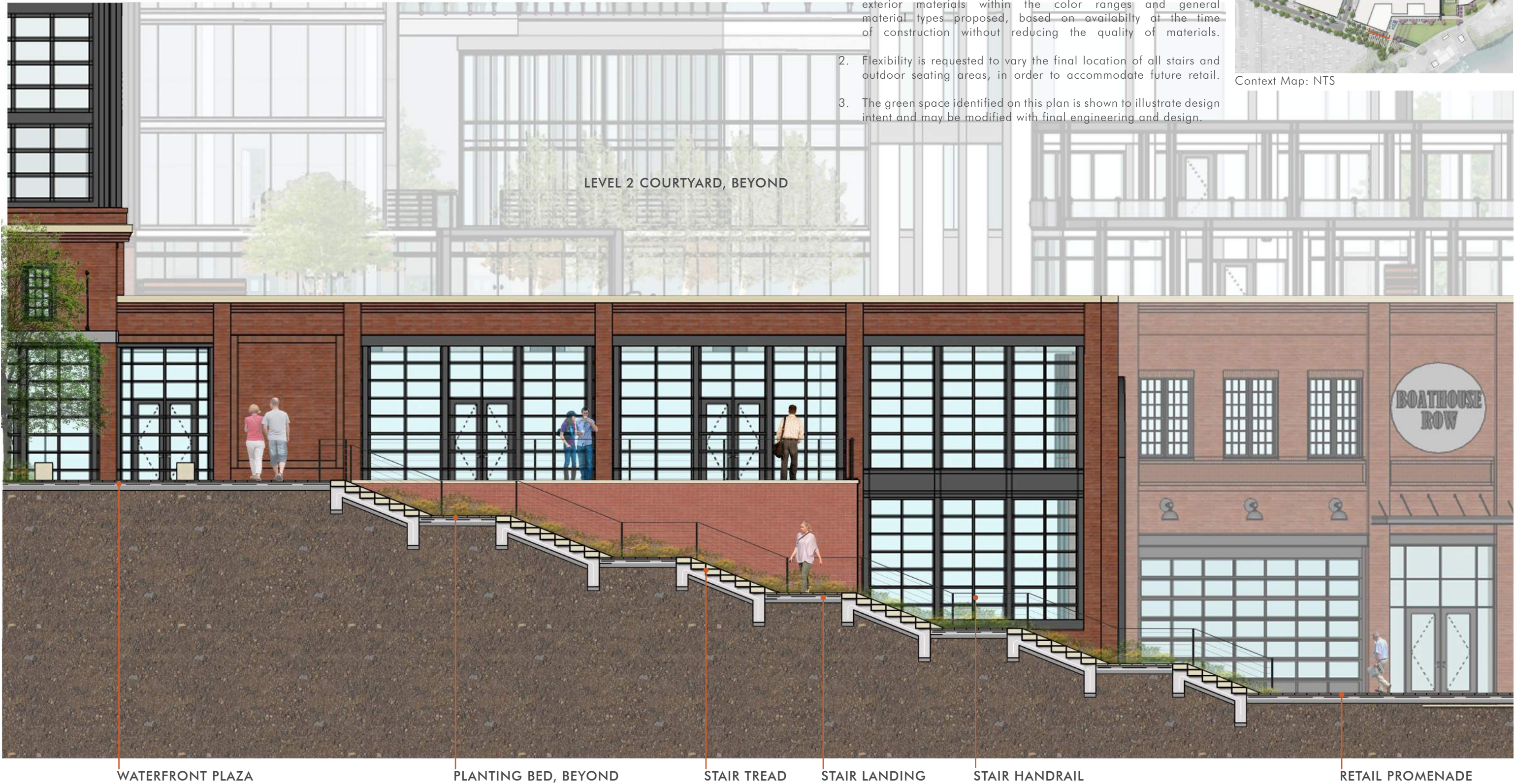
NOTES:

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Context Map: NTS

LEVEL 2 COURTYARD, BEYOND



SCALE:  
1/8" = 1'-0"



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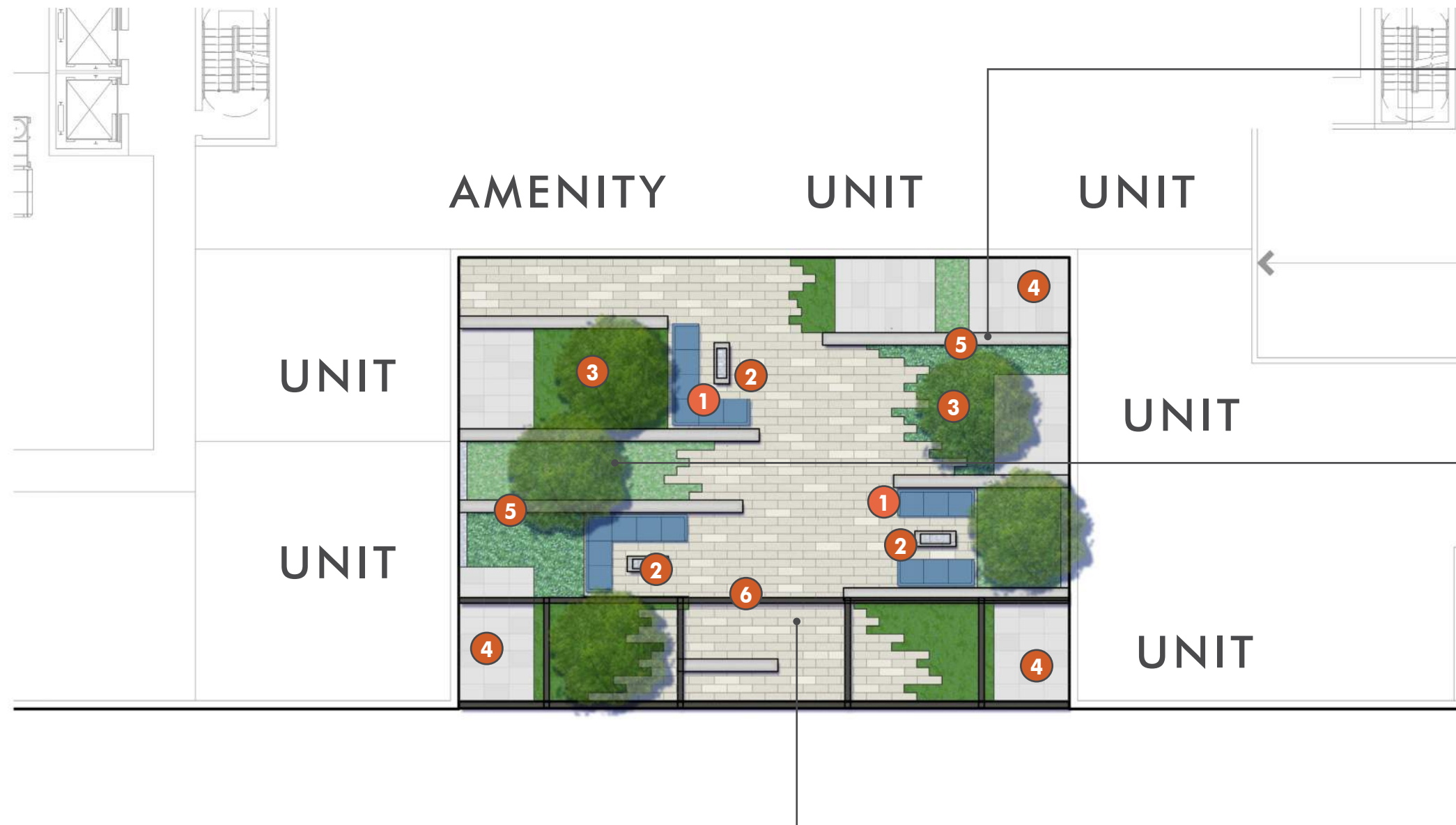
1333 M STREET

SE Waterfront, Washington DC

**PUD SUBMISSION** | Consolidated\_Phase 1

**WATERFRONT PLAZA - STAIR SECTION**





#### KEY

- 1 SEATING AREA
- 2 FIRE ELEMENT
- 3 PLANTINGS
- 4 PRIVATE PATIO
- 5 PRIVACY WALL
- 6 PERGOLA

#### NOTES:

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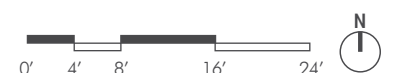
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

LEVEL 1 COURTYARD

SCALE:  
1/16" = 1'-0"

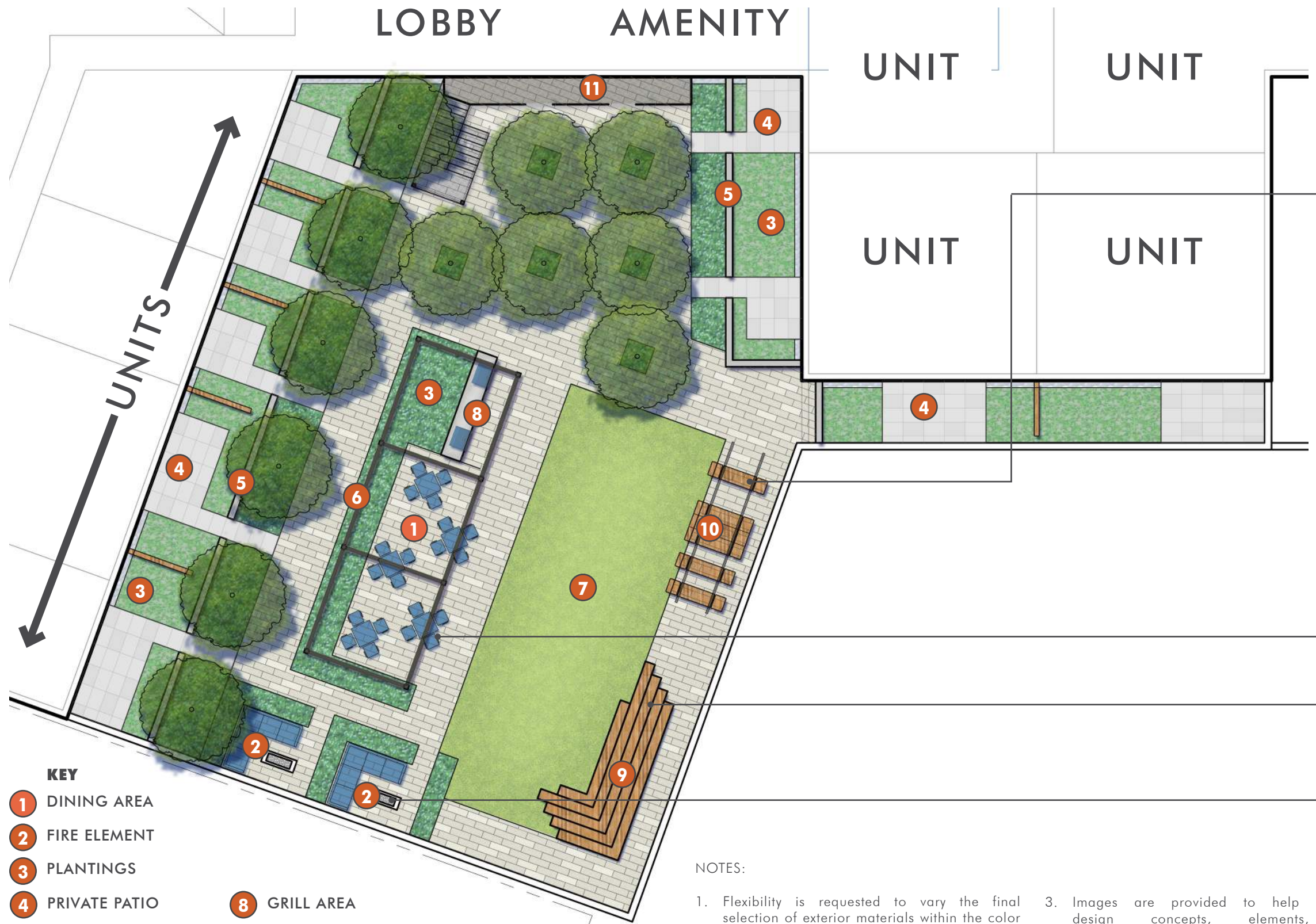


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NOVEMBER 19, 2020 L-1 7

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





**KEY**

- |                 |                             |
|-----------------|-----------------------------|
| 1 DINING AREA   | 8 GRILL AREA                |
| 2 FIRE ELEMENT  | 9 TERRACED SEATING          |
| 3 PLANTINGS     | 10 INTERACTIVE SEATING      |
| 4 PRIVATE PATIO | 11 OVERLOOK TERRACE (ABOVE) |
| 5 PRIVACY WALL  |                             |
| 6 PERGOLA       |                             |
| 7 LAWN PANEL    |                             |

**NOTES:**

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1333 M STREET

SE Waterfront, Washington DC

**PUD SUBMISSION** | Consolidated\_Phase 1

**LEVEL 2 COURTYARD**

SCALE:  
1/16" = 1'-0"



**ParkerRodriguez**

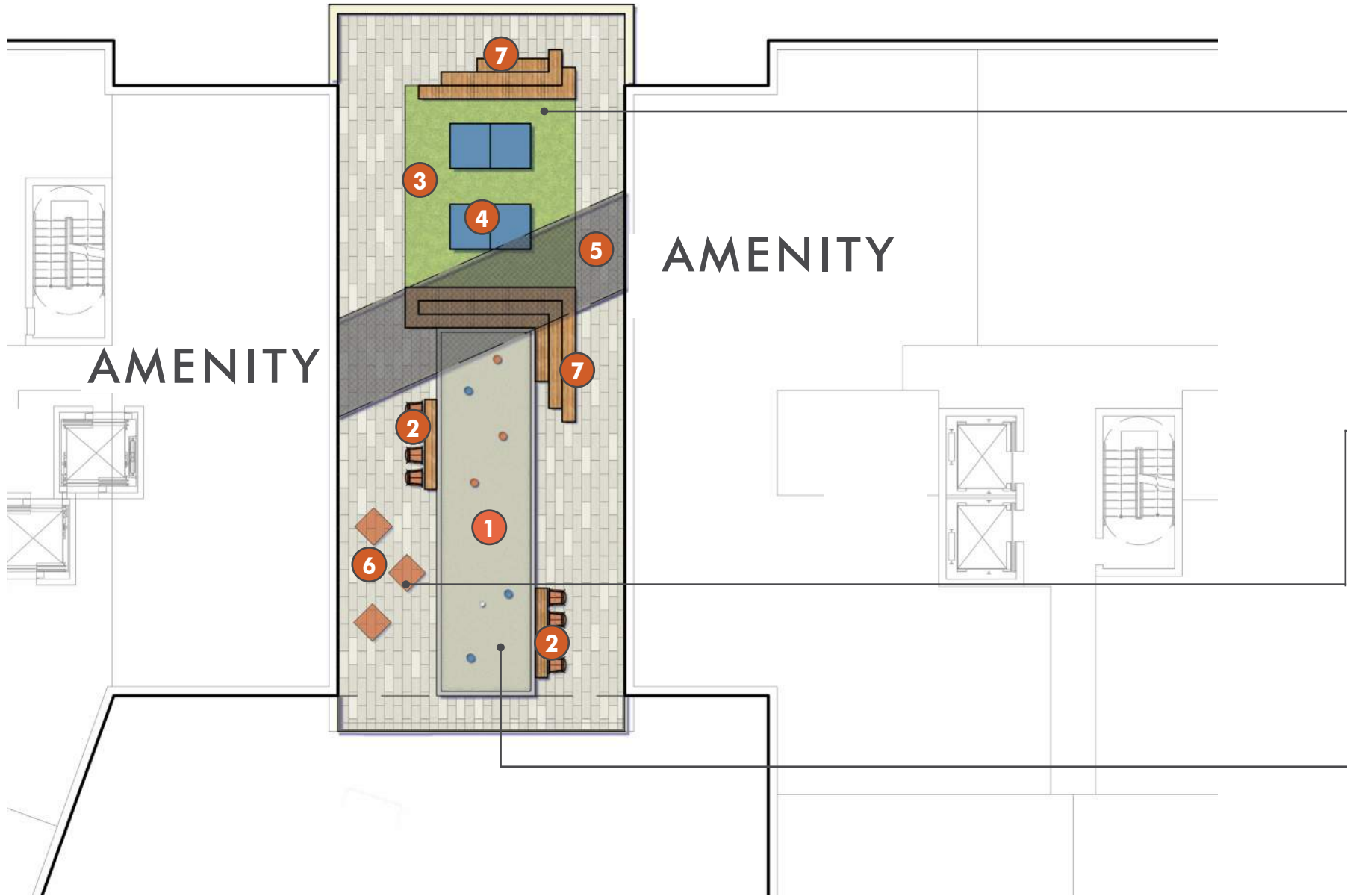
NOVEMBER 19, 2020 L-1 8

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



NOTES:

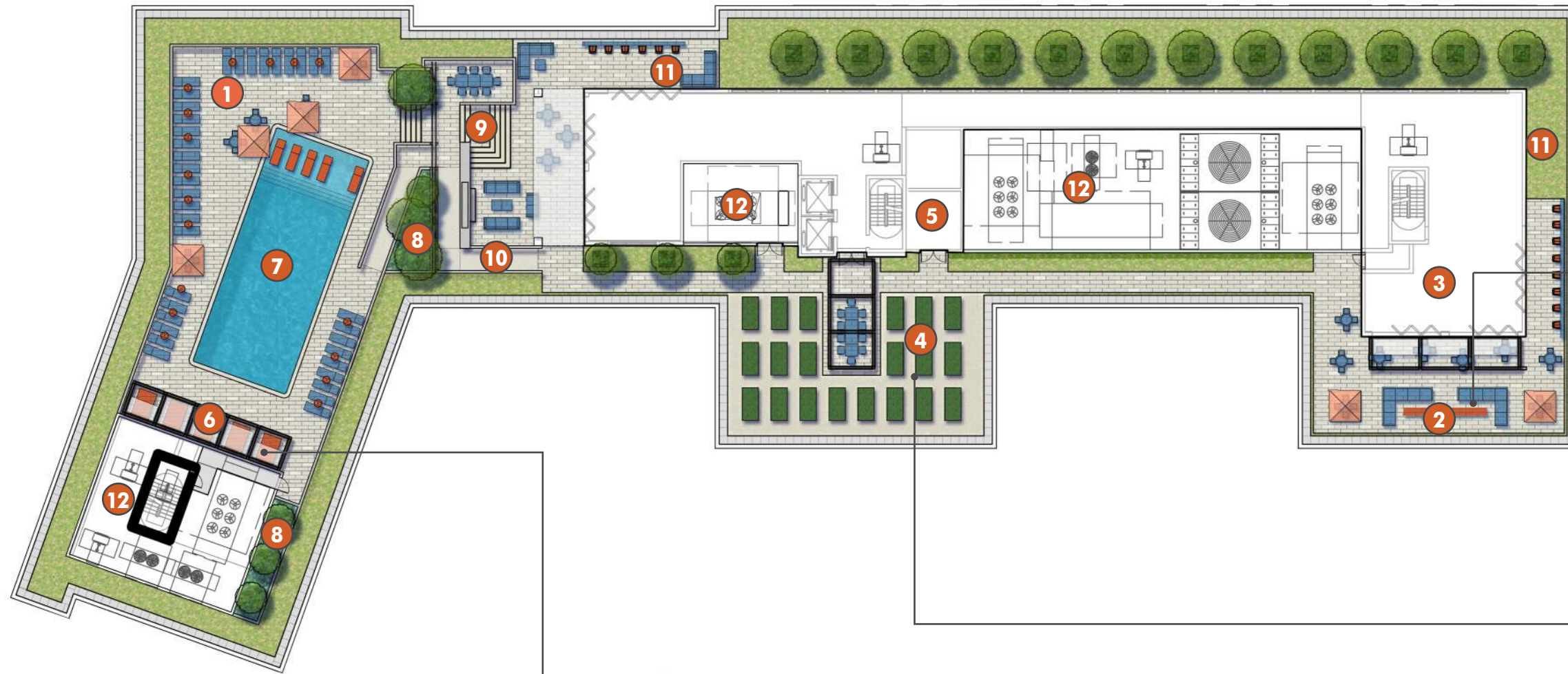
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- 2. Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- 3. Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
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- KEY**
- 1 BOCCE COURT
  - 2 BAR OVERLOOK
  - 3 LAWN PANEL
  - 4 TABLE TENNIS / GAMES
  - 5 BRIDGE (ABOVE)
  - 6 EVENT SPACE
  - 7 TERRACED SEATING





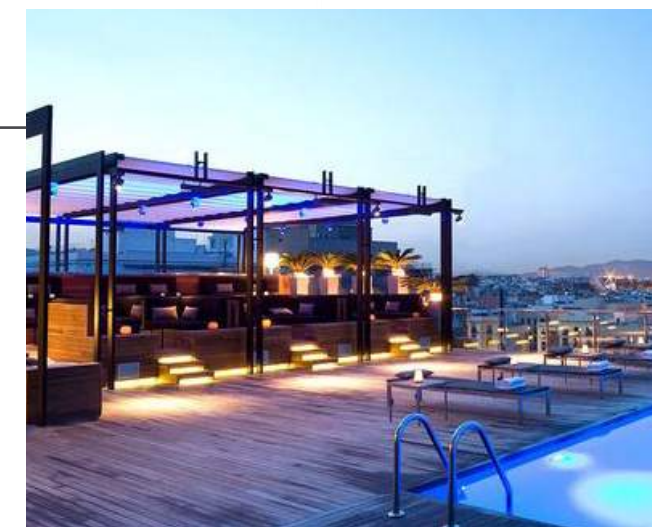


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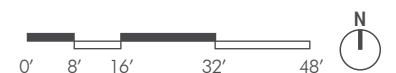
- |                    |                    |
|--------------------|--------------------|
| 1 POOL DECK        | 8 PLANTINGS        |
| 2 FIRE ELEMENT     | 9 STAIRS           |
| 3 EVENT SPACE      | 10 RAMP            |
| 4 COMMUNITY GARDEN | 11 GREEN ROOF      |
| 5 SHED             | 12 MECHANICAL AREA |
| 6 PERGOLA          |                    |
| 7 POOL             |                    |

**NOTES:**

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SCALE:  
1/32" = 1'-0"



**ParkerRodriguez**

1333 M STREET

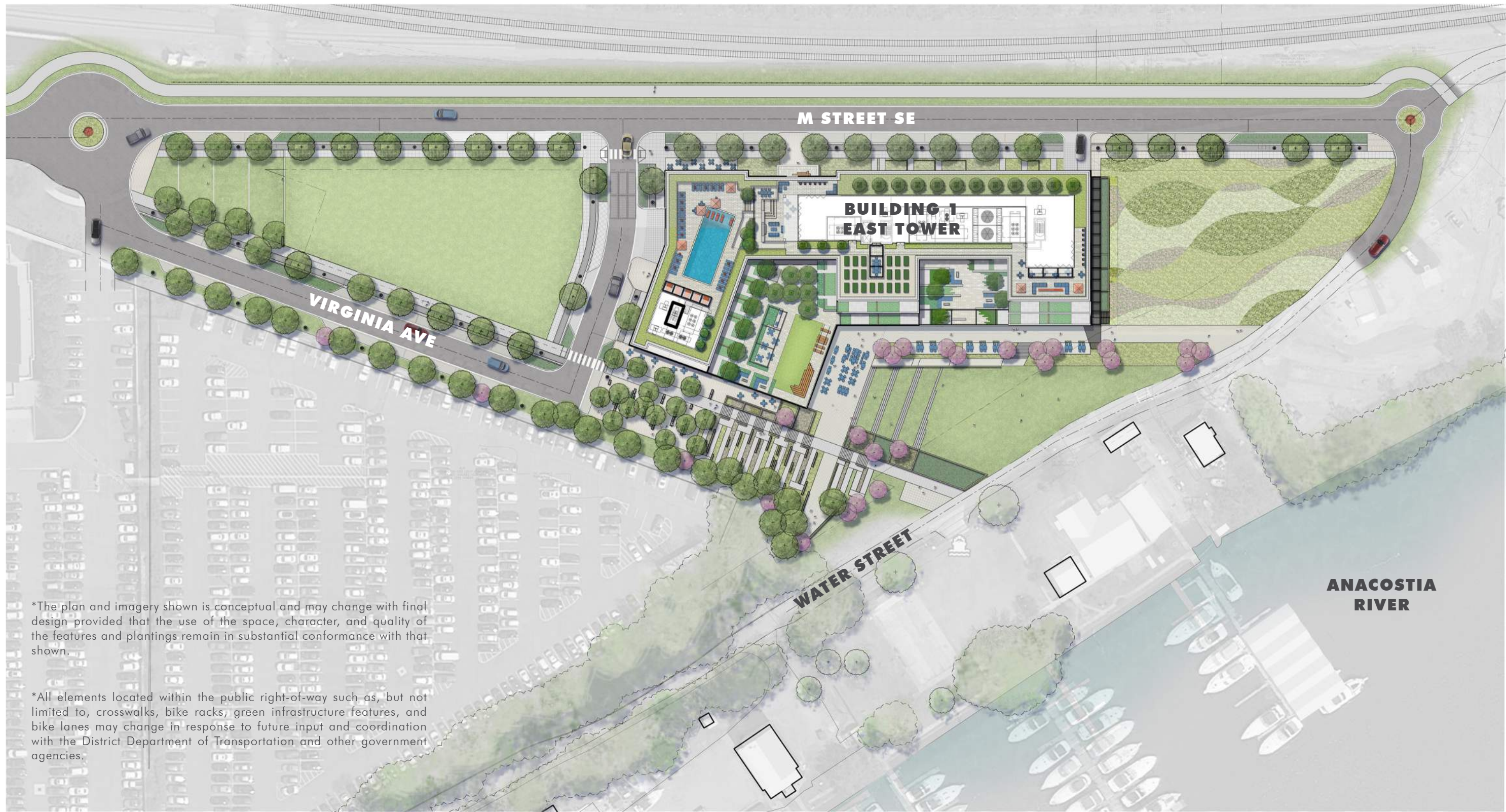
SE Waterfront, Washington DC

**PUD SUBMISSION** | Consolidated\_Phase 1

**BUILDING 1 - EAST TOWER ROOF**

NOVEMBER 19, 2020 L-2 O  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





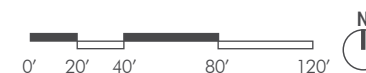
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

PHASE 1 LANDSCAPE PLAN

SCALE:  
1" = 80'-0"

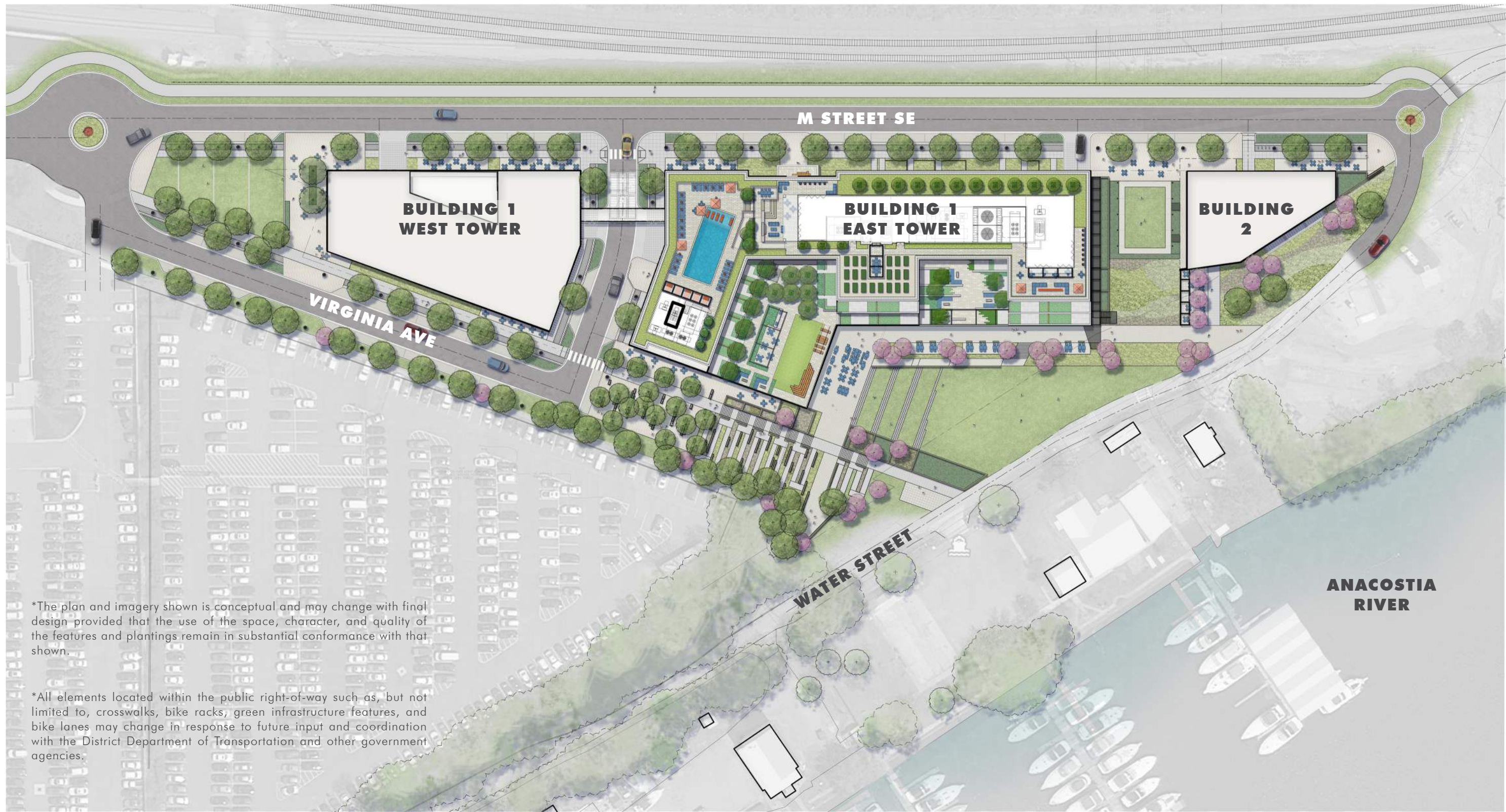


ParkerRodriguez

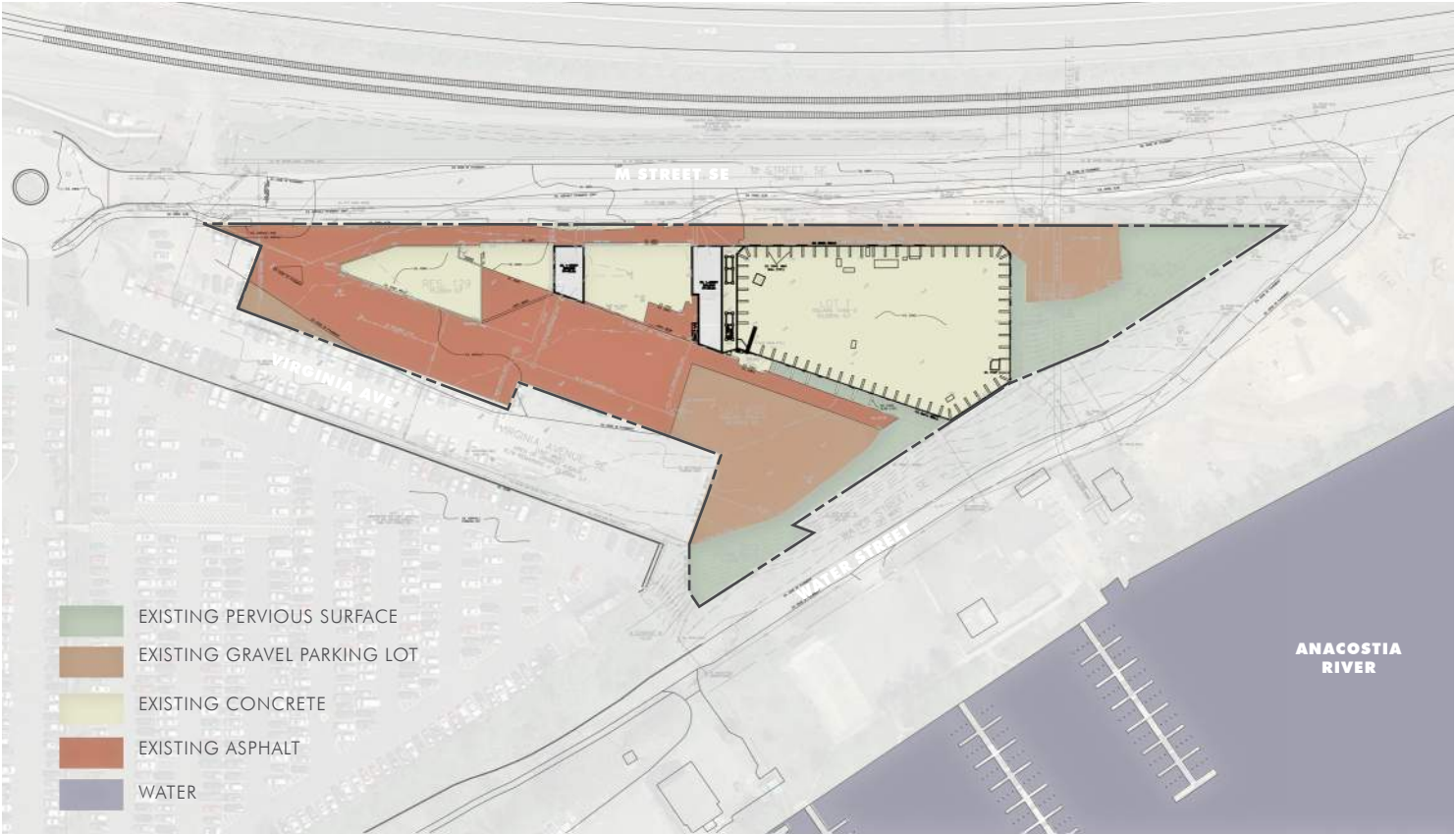
NOVEMBER 19, 2020 L-2 1

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)







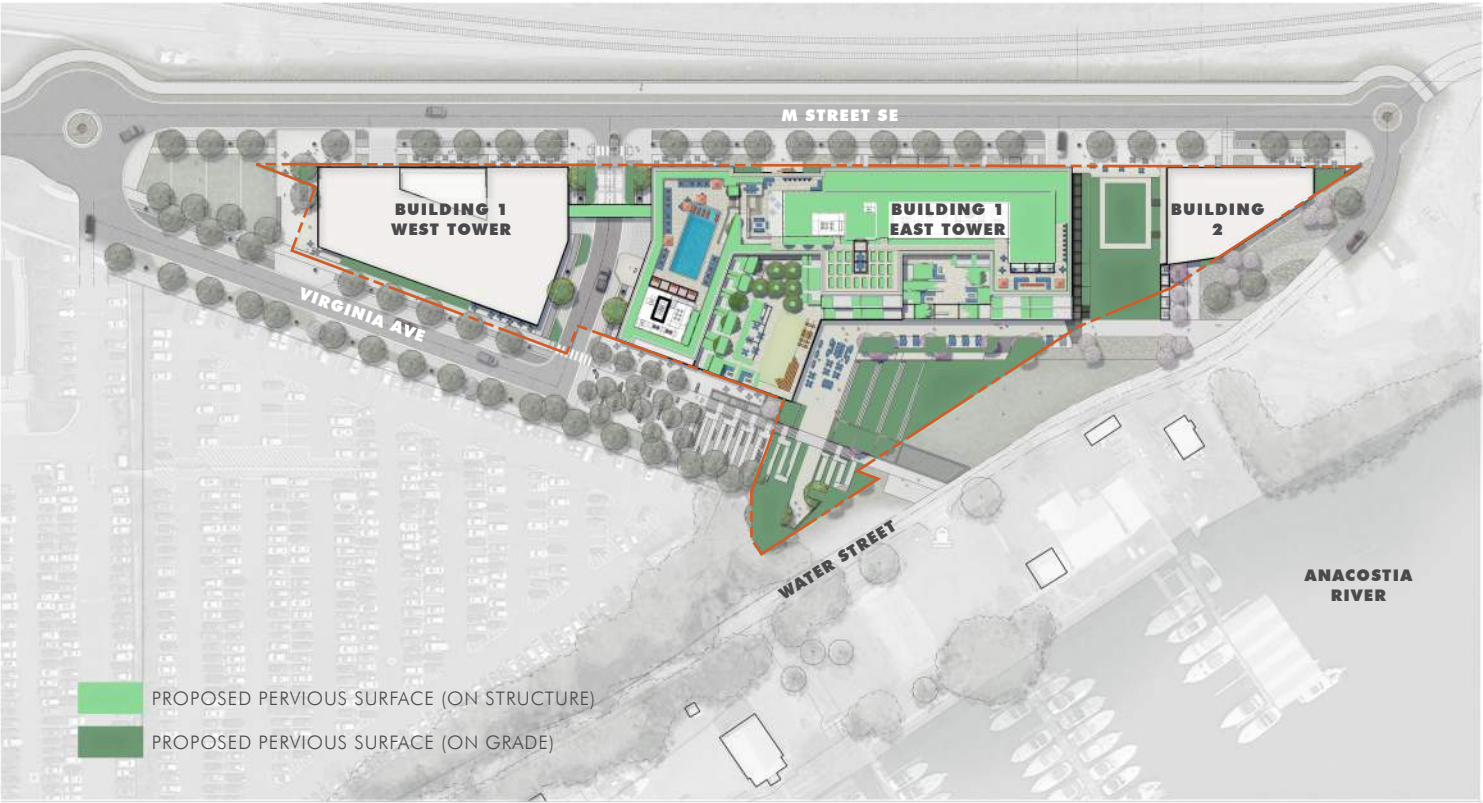


EXISTING CONDITIONS PLAN

EXISTING IMPERVIOUS AREA:	108,560 SF	<b>85.2%</b>
EXISTING ASPHALT:	37,514 SF	34.6%
EXISTING GRAVEL:	25,130 SF	23.1%
EXISTING CONCRETE:	41,887 SF	38.6%
EXISTING STRUCTURES:	4,029 SF	3.7%
EXISTING PERVIOUS AREA:	18,914 SF	<b>14.8%</b>

- NOTES:
1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabulations.
  2. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
  3. Buildings 1A & 2 are shown for illustrative purposes only. Parcels will be developed at a later date.

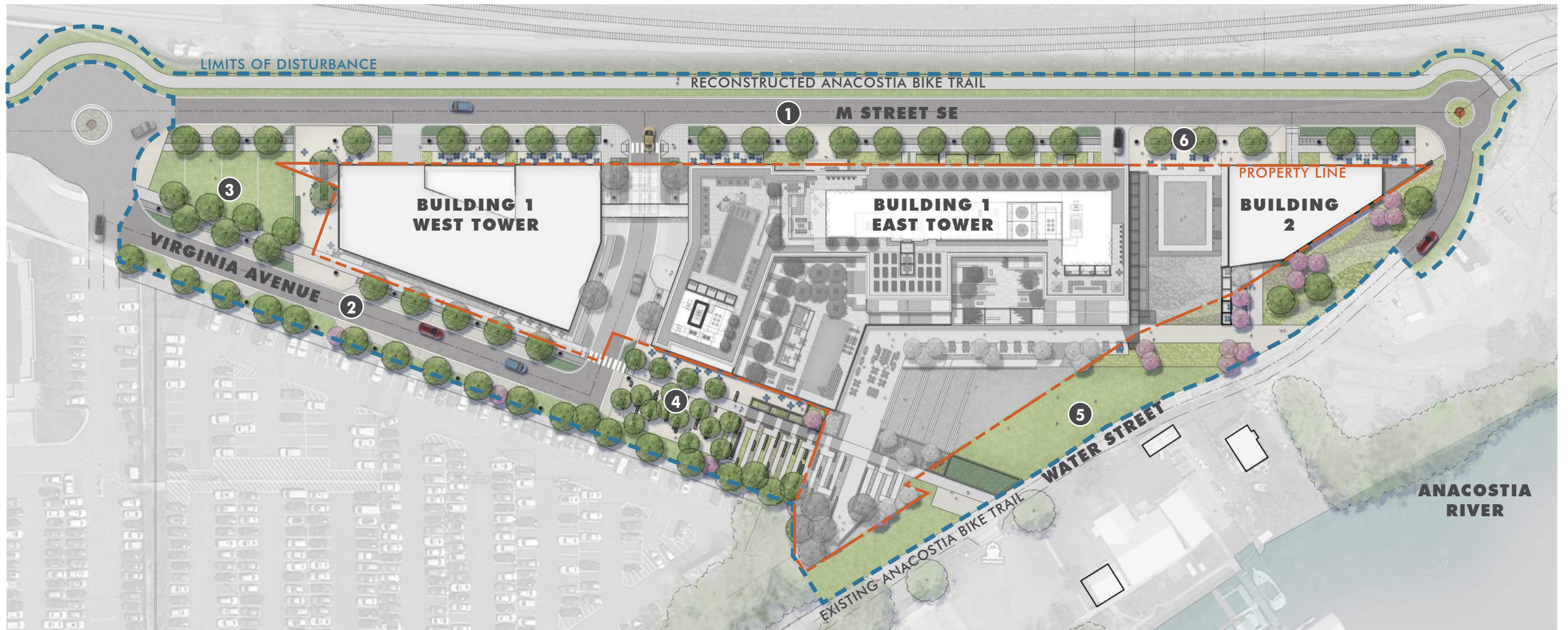
PROPERTY AREA: 127,474 SF



PROPOSED MASTER PLAN

PROPOSED IMPERVIOUS AREA:	75,017 SF	<b>58.8%</b>
PROPOSED PERVIOUS AREA:	52,457 SF	<b>41.2%</b>
PERVIOUS AREA ON GRADE:	20,608 SF	39.3%
PERVIOUS AREA ON STRUCTURE:	31,849 SF	60.7%





## LEGEND

### 1 M STREET

DDOT STANDARD ROADWAY (22')  
ON STREET PARKING (8')  
BIORETENTION FACILITIES  
SIDEWALK (6')  
AMENITY PANEL WITH STREET TREES  
STREET LIGHTS  
PERMEABLE PAVING  
BIKE TRAIL (10')  
TRAFFIC CIRCLE

ESTIMATED COST: **\$2,51,970**

### 2 VIRGINIA AVENUE

DDOT STANDARD ROADWAY (22')  
ON STREET PARKING (8')  
BIORETENTION FACILITIES  
PROMENADE SIDEWALK (9')  
AMENITY PANEL WITH STREET TREES  
STREET LIGHTS  
PERMEABLE PAVING

ESTIMATED COST: **\$983,300**

### 3 ARRIVAL PLAZA

PEDESTRIAN PROMENADE  
EXPANSIVE GREEN LAWN  
PEDESTRIAN PLAZA  
DROP OFF POINTS FOR BUILDING

ESTIMATED COST: **\$322,150**

### 4 WATERFRONT PLAZA

PEDESTRIAN PLAZA  
MONUMENTAL STAIRCASE  
BIORETENTION PLANTERS  
RETAIL DINING  
ACCESSIBLE WALKWAYS

ESTIMATED COST: **\$726,400**

### 5 LOWER RETAIL PROMENADE

GREAT LAWN  
BIORETENTION PLANTERS  
MEADOW  
ACCESS TO WATER STREET  
BIKE TRAIL CONNECTION

ESTIMATED COST: **\$361,500**

### 6 14TH ST. CORRIDOR PLAZA

ACCESS TO PEDESTRIAN BRIDGE  
& ELEVATOR TO LOWER RETAIL  
PROMENADE  
PEDESTRIAN PLAZA

ESTIMATED COST: **\$999,400**

## NOTES

1. Benefits in **ORANGE** text indicate improvement to be done at Phase 1. Benefits in **BLUE** text indicate improvement to be done at Phase 2.
2. Areas rendered in color are located in public space.
3. Numbers shown on the plan are shown to identify spaces and do not limit the locations of benefits listed in the legend.

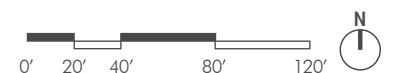
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Consolidated\_Phase 1

PUBLIC SPACE IMPROVEMENTS EXHIBIT

SCALE:  
1" = 80'-0"



ParkerRodriguez



- NOTES:
1. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
  2. Stormwater calculations and takeoffs may vary from those shown here due to varying requirements for compliance with DOEE.

★ ★ ★

Address1333 M Street

Square

Lot

Zone District

Other

Lot area (sf)118,615

Minimum Score0.2

Multiplier

GAR Score

Lot size (enter this value first) \*SCORE:0.225

Landscape Elements		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth < 24"	square feet	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet13,000	0.60	7,800.0
3	Bioretention facilities	square feet2,600	0.40	1,040.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants < 2' height	square feet1,000	0.20	200.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants1090	0.30	27.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees00	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees00	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees00	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees00	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees00	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees00	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	-
2	Over at least 8" of growth medium	square feet22,000	0.80	17,600.0
<b>D Permeable Paving***</b>				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
<b>E Other</b>				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
<b>F Bonuses</b>		sub-total of sq ft = 38,690		
1	Native plant species	square feet0	0.10	-
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
Green Area Ratio numerator =				26,667
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth.				-

THEORETICAL LOT 1

★ ★ ★

Address1333 M Street

Square

Lot

Zone District

Other

Lot area (sf)8,855

Minimum Score0.2

Multiplier

GAR Score

Lot size (enter this value first) \*SCORE:0.225

Landscape Elements		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth < 24"	square feet	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet300	0.60	180.0
3	Bioretention facilities	square feet0	0.40	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants < 2' height	square feet0	0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants00	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees00	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees00	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees00	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees00	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees00	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees00	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	-
2	Over at least 8" of growth medium	square feet2,270	0.80	1,816.0
<b>D Permeable Paving***</b>				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
<b>E Other</b>				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
<b>F Bonuses</b>		sub-total of sq ft = 2,570		
1	Native plant species	square feet0	0.10	-
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
Green Area Ratio numerator =				1,996
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth.				-

THEORETICAL LOT 2

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

Consolidated\_Phase 1

GAR SCORECARD



ParkerRodriguez

NOVEMBER 19, 2020 L-2 5

(PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3)





*Alnus serrulata* / **Hazel Alder**



*Lindera benzoin* / **Spice Bush**



*Cercis canadensis* / **Eastern Redbud**



*Viola cucullata* / **Marsh blue Violet**



*Chelone glabra* / **White Turtlehead**



*Aronia arbutifolia* / **Red Chokeberry**



*Hamamelis virginiana* / **Witch Hazel**



*Rhus glabra* / **Smooth Sumac**



*Lobelia siphilitica* / **Great Blue Lobelia**



*Juncus canadensis* / **Canada Rush**



*Cephalanthus occidentalis* / **Buttonbush**



*Dryopteris intermedia* / **Evergreen Wood Fern**



*Athyrium asplenoides* / **Southern Ladyfern**



*Tripsacum dactyloides* / **Gama Grass**



*Andropogon gerardii* / **Big Bluestem**

\*Plant selections may change with final design provided that the character and quality of the planting material selections remain in substantial conformance with that shown.



