

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

GROUND LEVEL LANDSCAPE PLAN

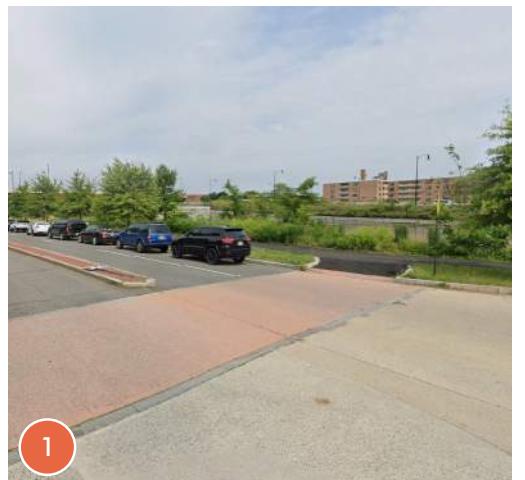
SCALE:  
1" = 80'-0"

**FDG**  
FELICE DEVELOPMENT GROUP

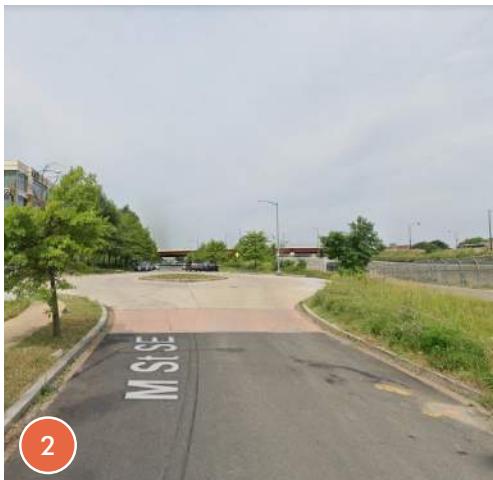
0' 20' 40' 80' 120'  
N

**Parker Rodriguez**  
ZONING COMMISSION

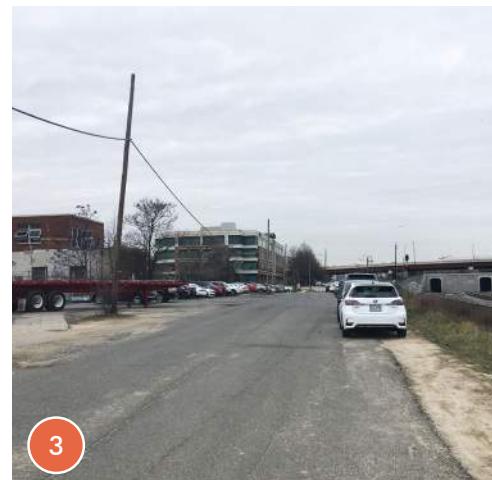
NOVEMBER 2020 L-01  
District of Columbia  
CASE NO 20-06  
EXHIBIT NO.80C  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT # 80A)



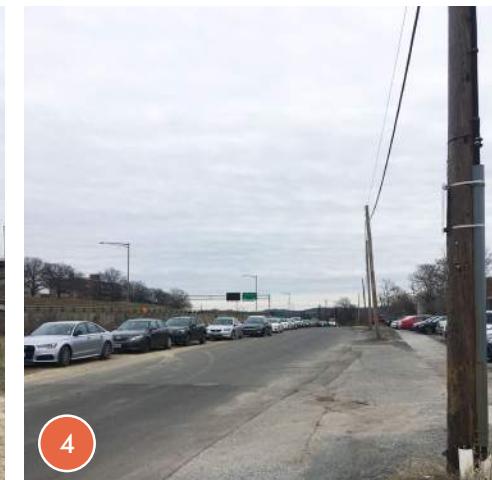
1 TWO LANE BIKE TRAIL



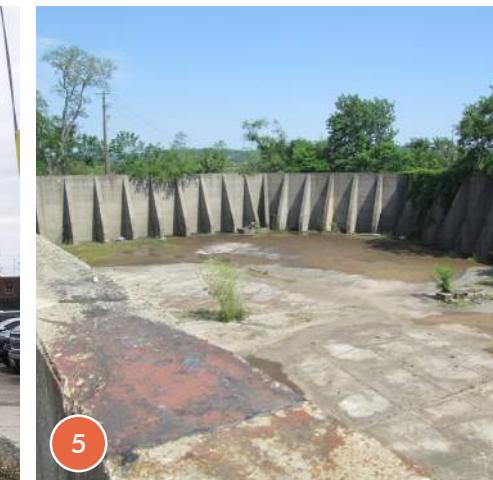
2 M STREET WEST ENTRANCE



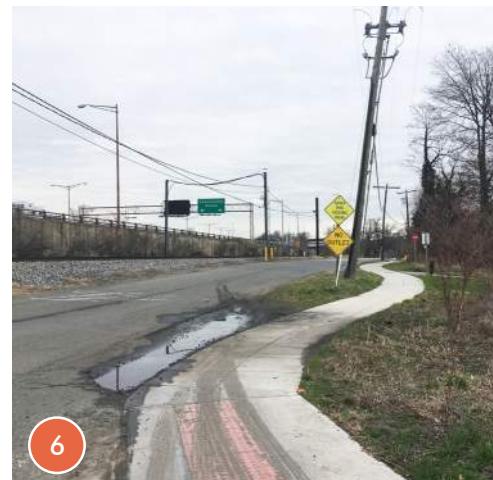
3 M STREET LOOKING WEST



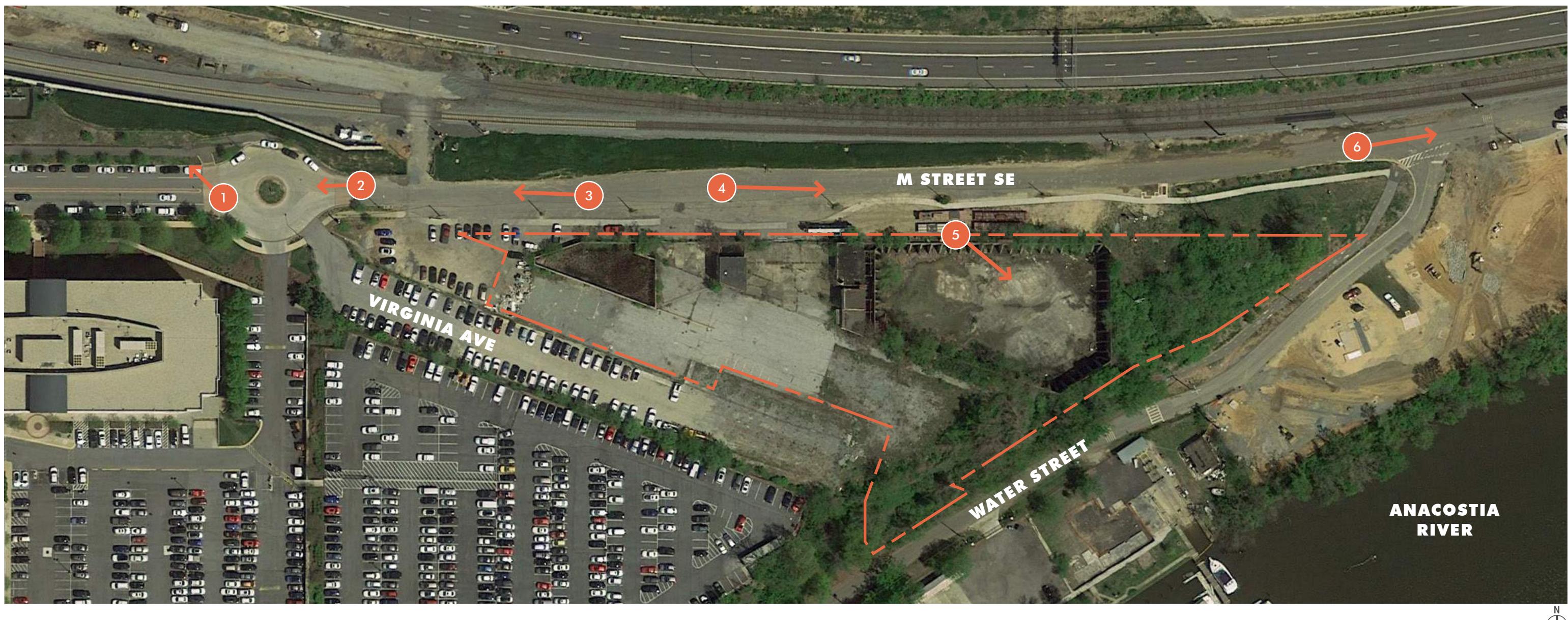
4 M STREET LOOKING EAST



5 SITE PIT



6 M STREET CONTINUATION



1333 M STREET

SE Waterfront, Washington DC

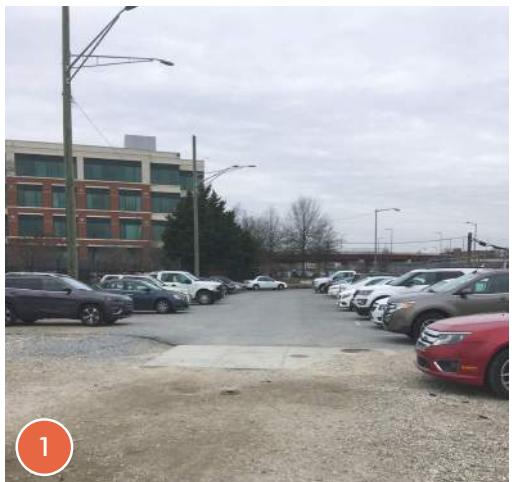
PUD SUBMISSION | Stage 1

EXISTING VIEWS - M STREET, SE

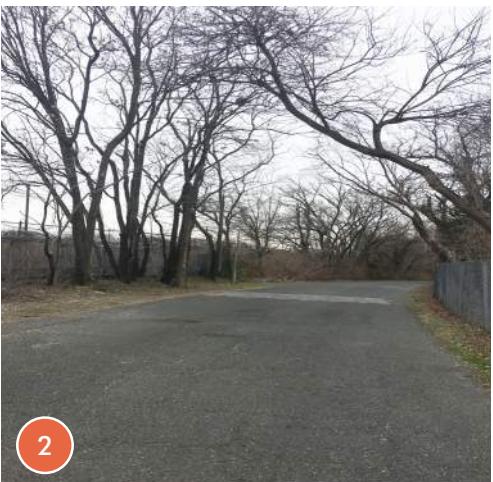


Parker Rodriguez

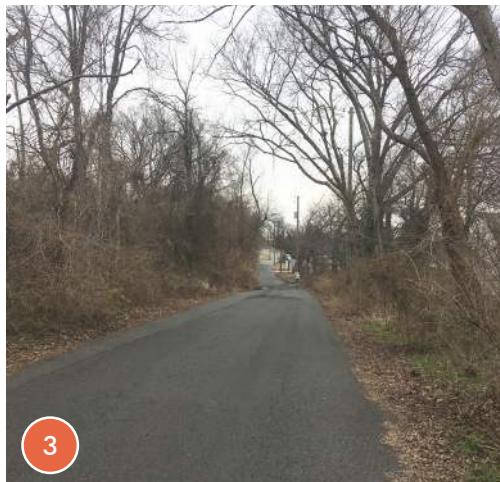
NOVEMBER 19, 2020 L-02  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



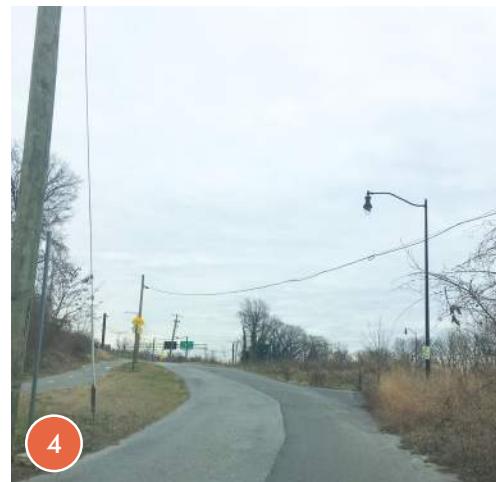
1  
ADJACENT PARKING LOT



2  
WATER STREET WEST END



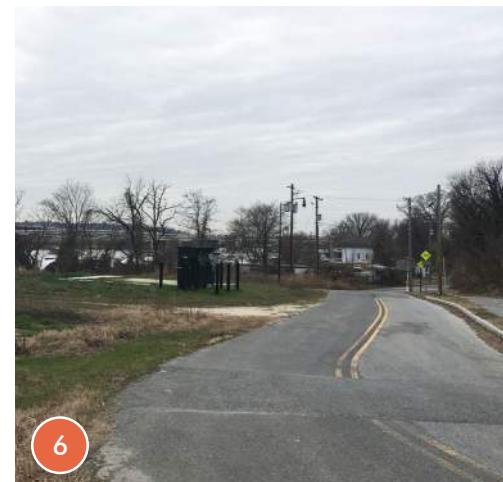
3  
WATER STREET BY BOATHOUSE ROW



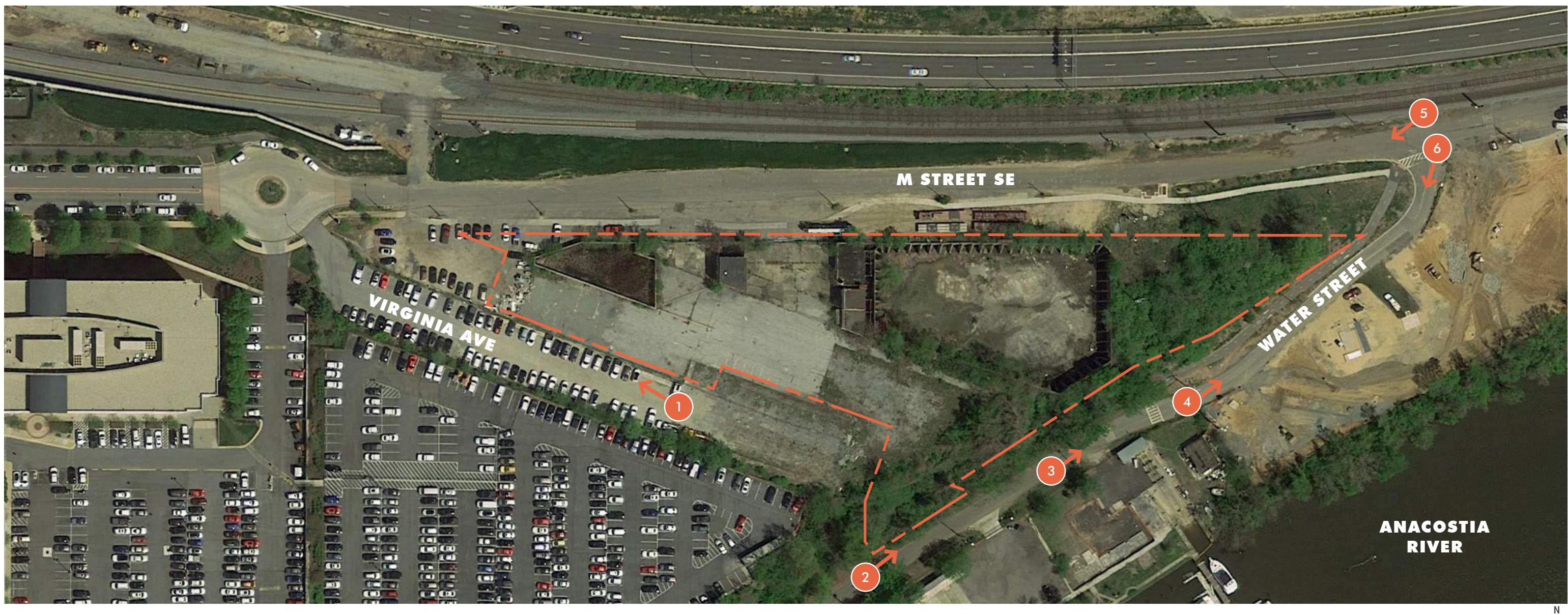
4  
WATER STREET LOOKING EAST



5  
WATER STREET INTERSECTION



6  
WATER STREET LOOKING WEST



1333 M STREET

SE Waterfront, Washington DC

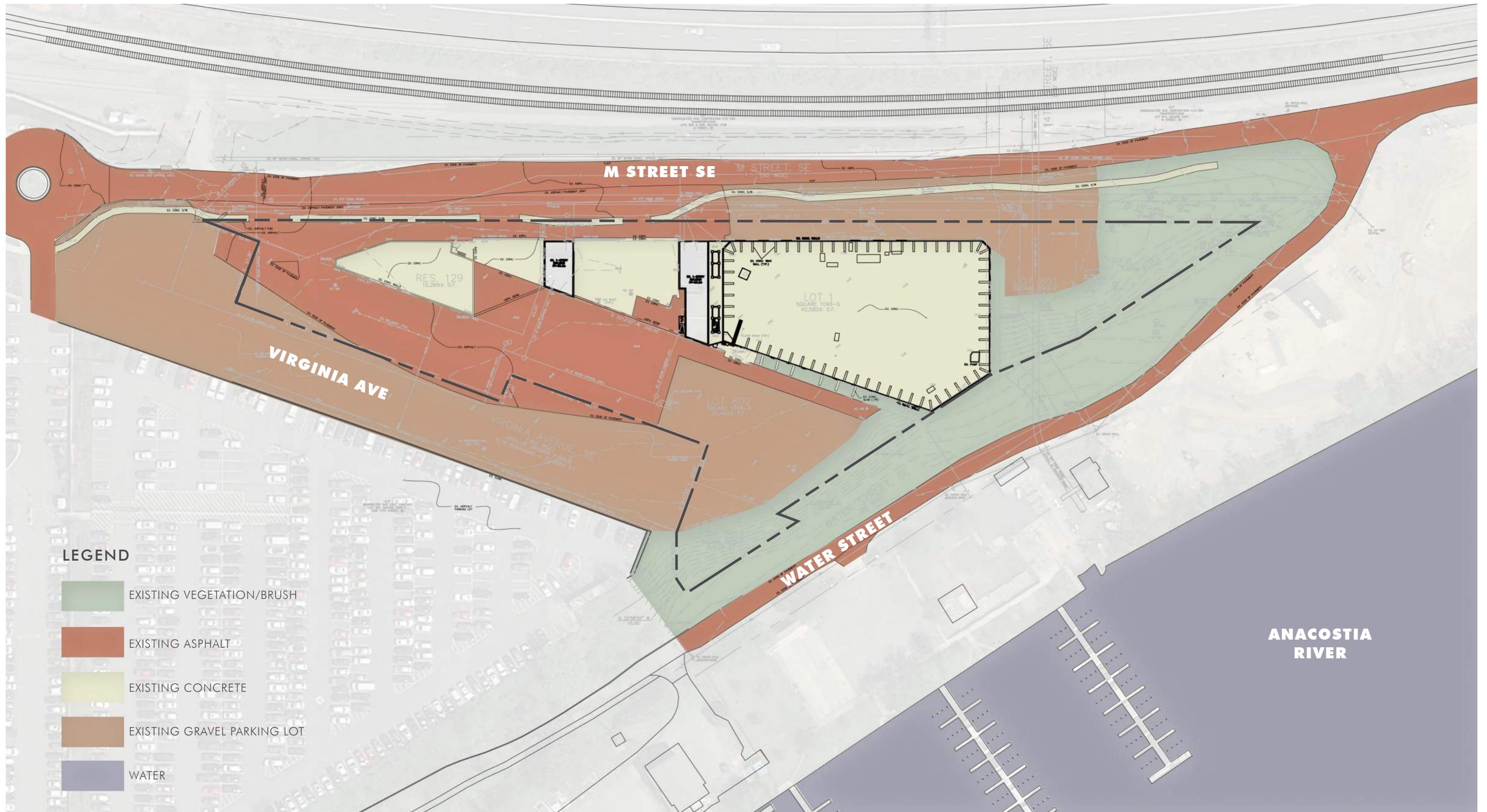
PUD SUBMISSION | Stage 1

EXISTING VIEWS - WATER STREET



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NOVEMBER 19, 2020 L-03  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

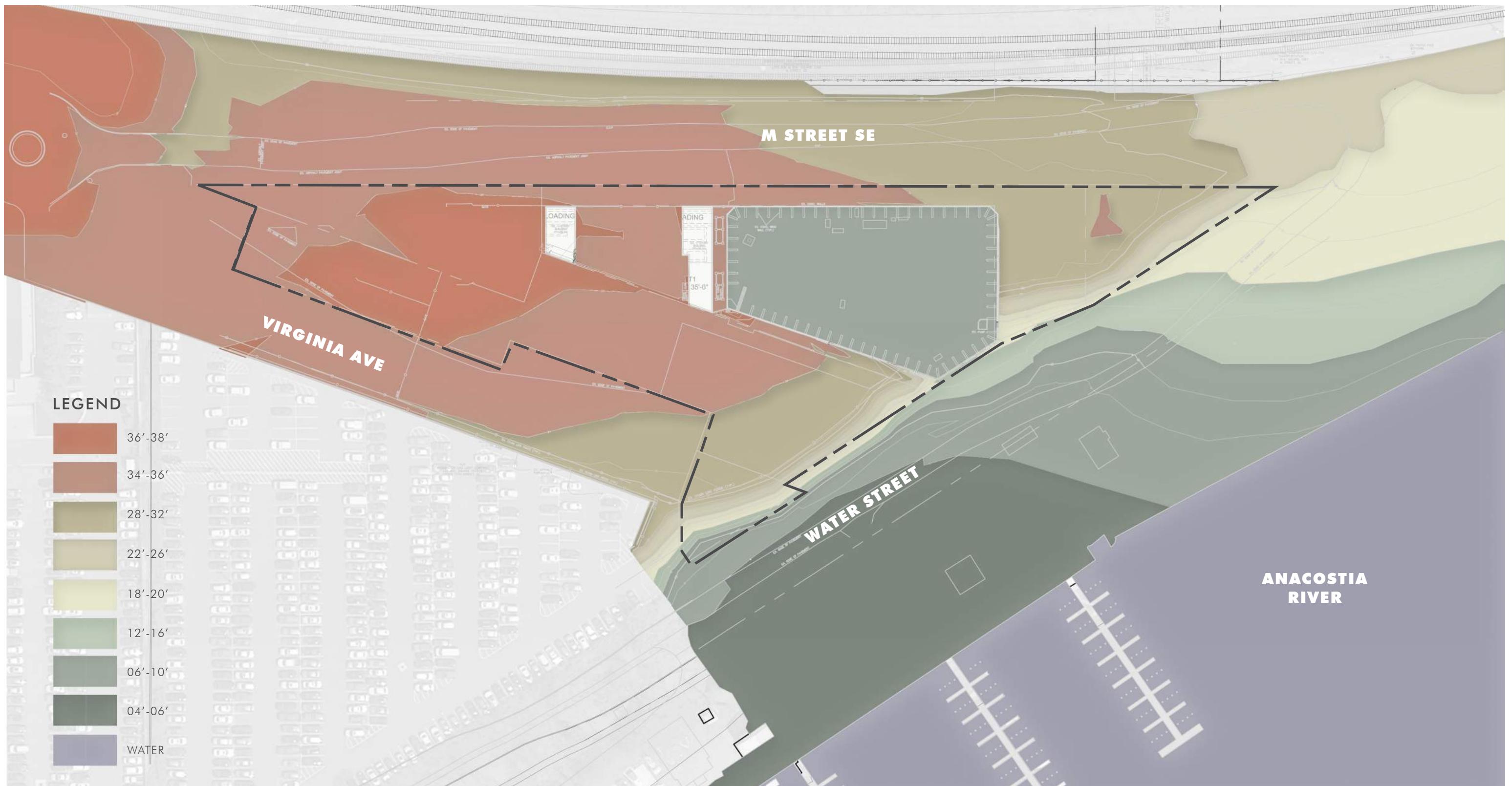
EXISTING PAVEMENT CONDITIONS

SCALE:  
1" = 80'-0"



Parker Rodriguez

NOVEMBER 19, 2020 L-0 4  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

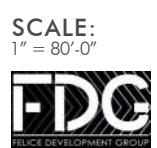


1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

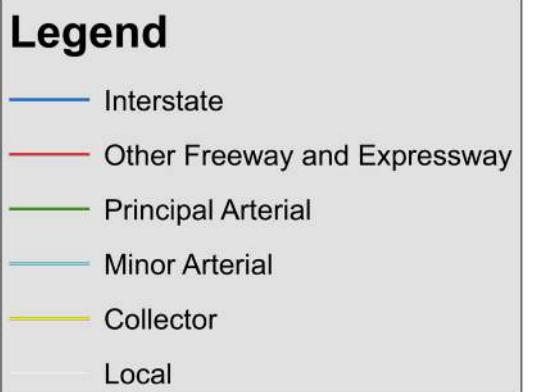
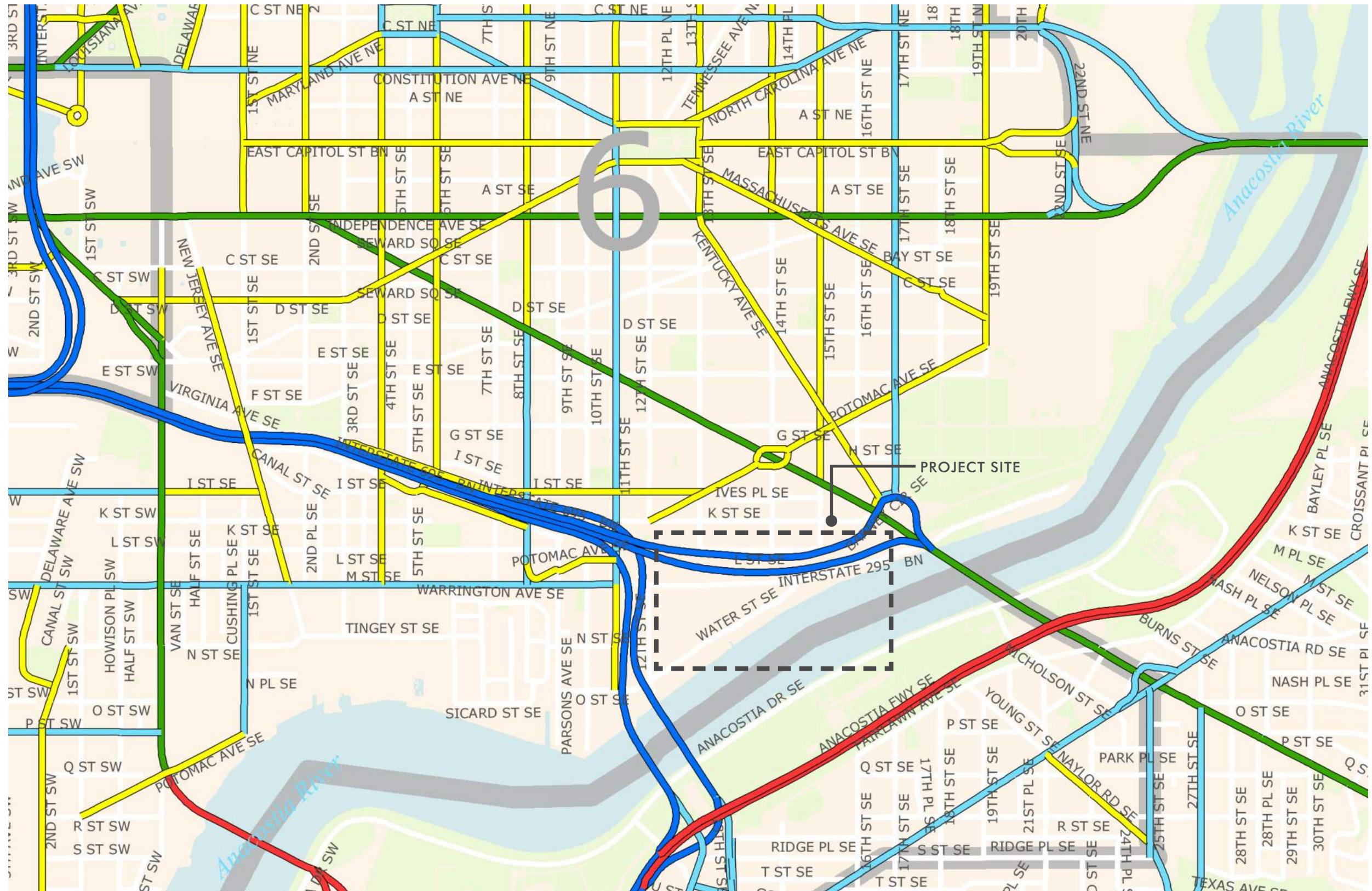
EXISTING ELEVATION STUDY



**ParkerRodriguez**

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

L-0 5



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

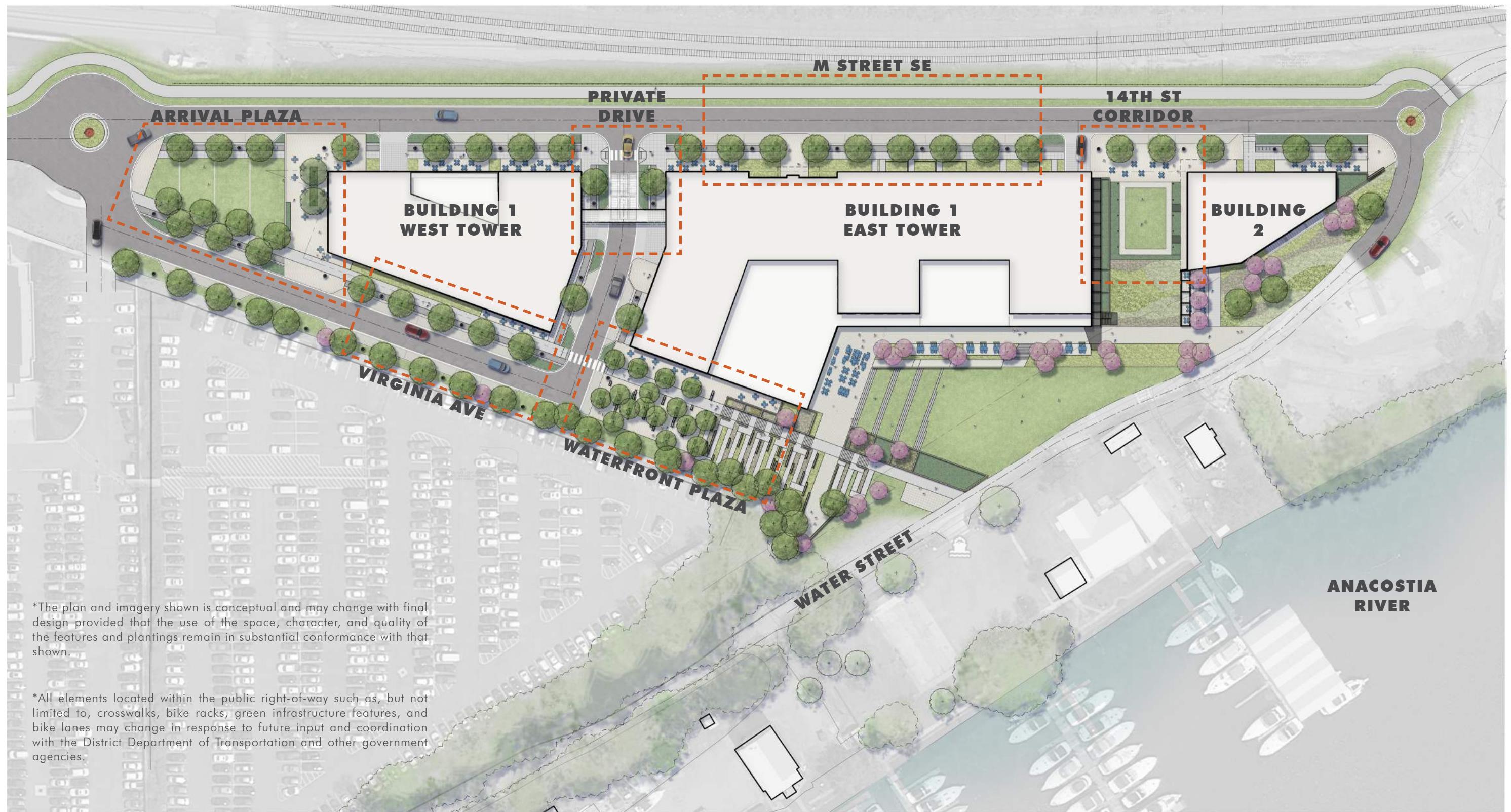
ROAD CLASSIFICATION MAP



Parker Rodriguez

NOVEMBER 19, 2020 L-0 6

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

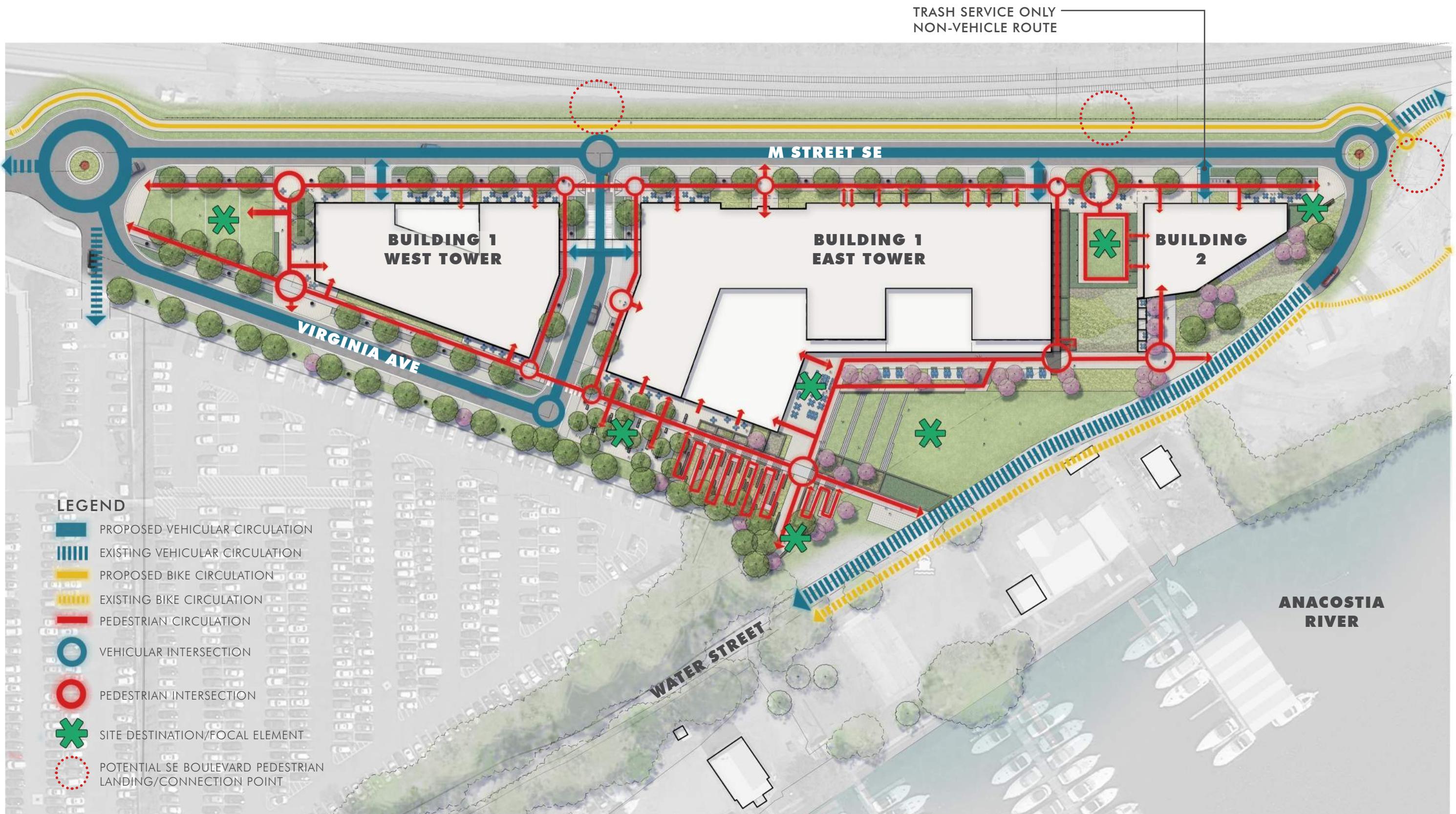
GROUND LEVEL LANDSCAPE PLAN

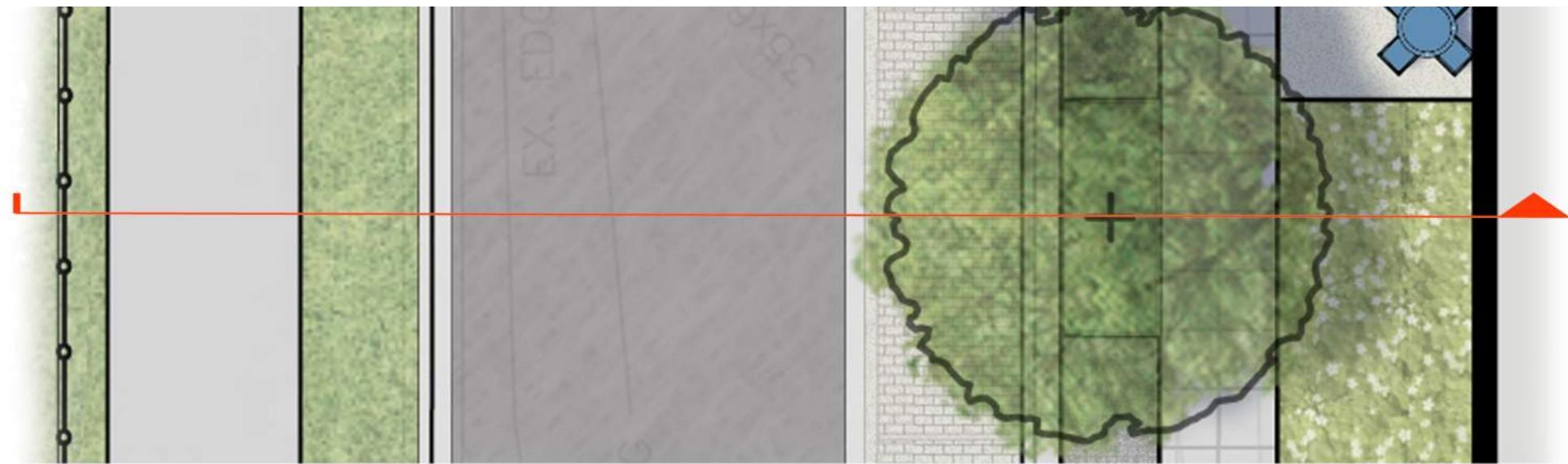
SCALE:  
1" = 80'-0"  
**FDG**  
FELICE DEVELOPMENT GROUP

0' 20' 40' 80' 120'  
N

**ParkerRodriguez**

NOVEMBER 19, 2020 L-07  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





CSX RAILWAY 2'-0" 10'-0" 6'-0" 8" 22'-0" M STREET, S.E. 8'-0" STEP-OFF 2'-0" STREET PARKING 5'-0" TREE AMENITY CONCRETE WALKWAY PANEL VARIES PLANTING AREA



CSX RAILWAY 2'-0" 10'-0" 6'-0" 8" 22'-0" M STREET, S.E. 8'-0" STEP-OFF 2'-0" STREET PARKING 5'-0" TREE AMENITY CONCRETE WALKWAY PANEL VARIES PLANTING AREA

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

M STREET SECTION



Context Map: NTS

NOTES:

- 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.
- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
- The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.



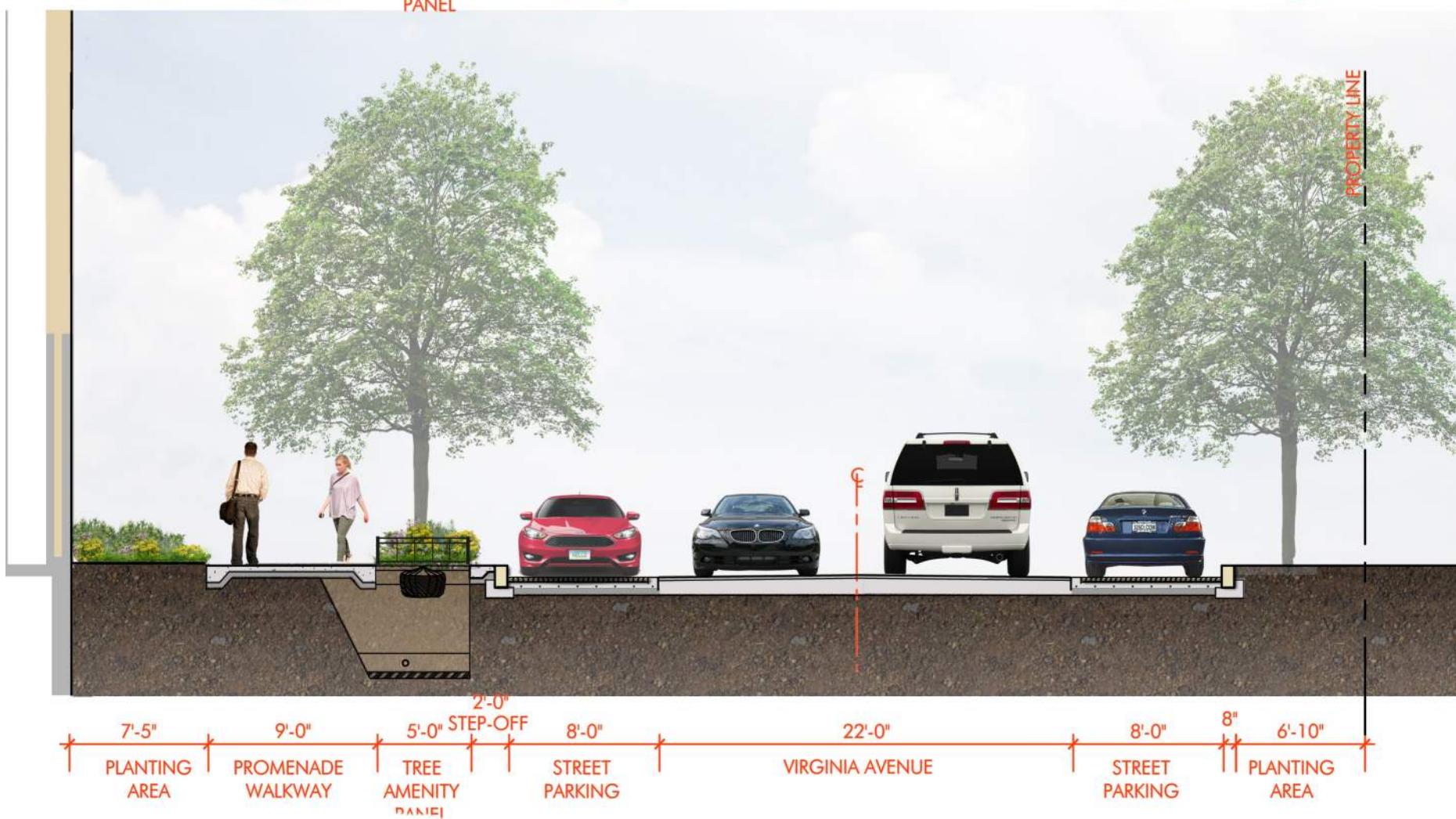
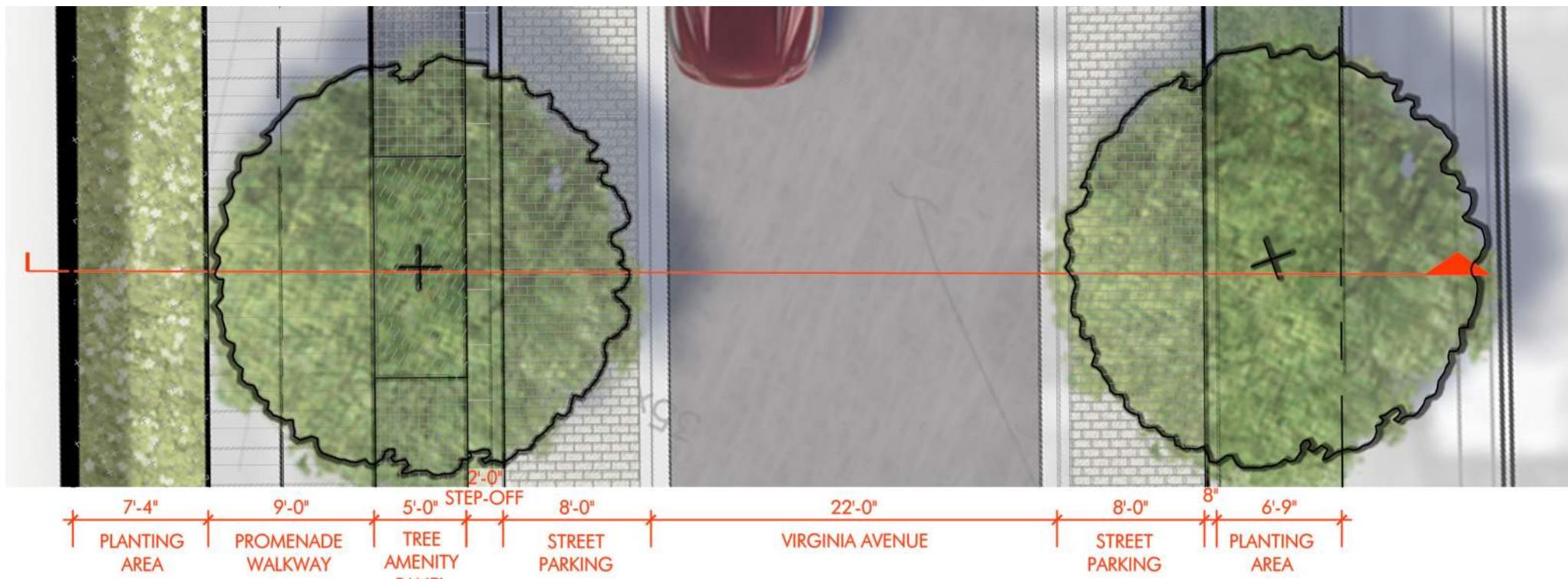
Potential anti-climb bike trail fence.

SCALE:  
1/8" = 1'-0"  
**FDG**  
FELICE DEVELOPMENT GROUP

**Parker Rodriguez**

NOVEMBER 19, 2020 L-0 9

(PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

VIRGINIA AVENUE SECTION



Context Map: NTS

NOTES:

- 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.
- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
- The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

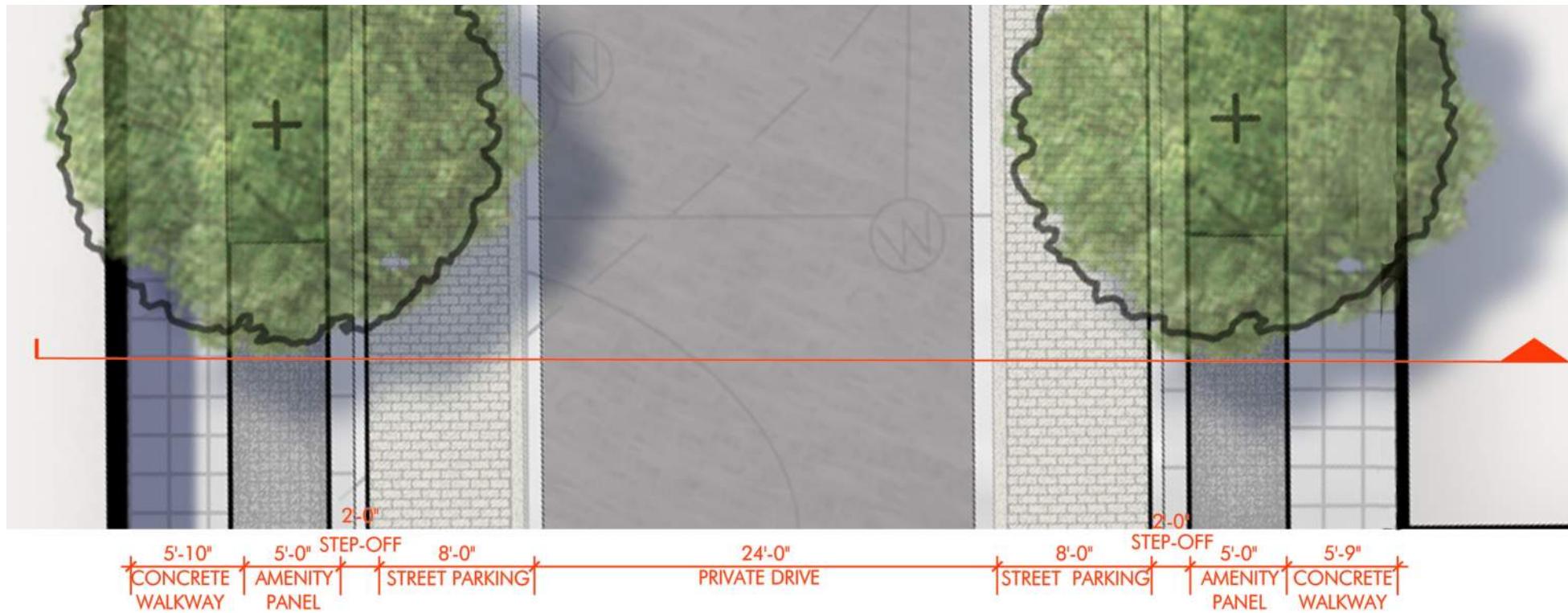
SCALE:  
1/8" = 1'-0"  
**FDG**  
FELICE DEVELOPMENT GROUP

0' 2' 4' 8' 12'

**ParkerRodriguez**

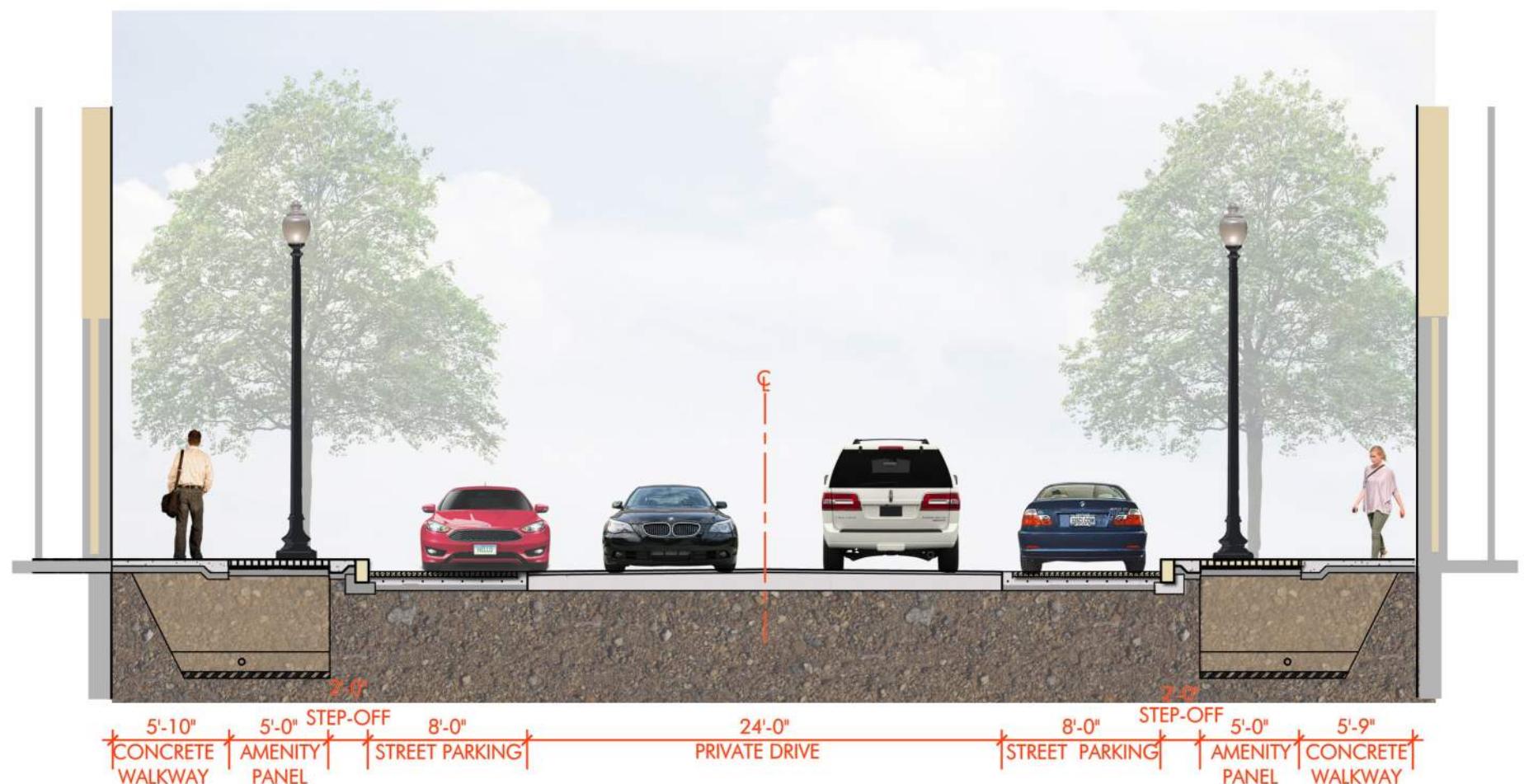
NOVEMBER 19, 2020 L-10

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



NOTES:

- 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.
- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- 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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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

PRIVATE DRIVE SECTION

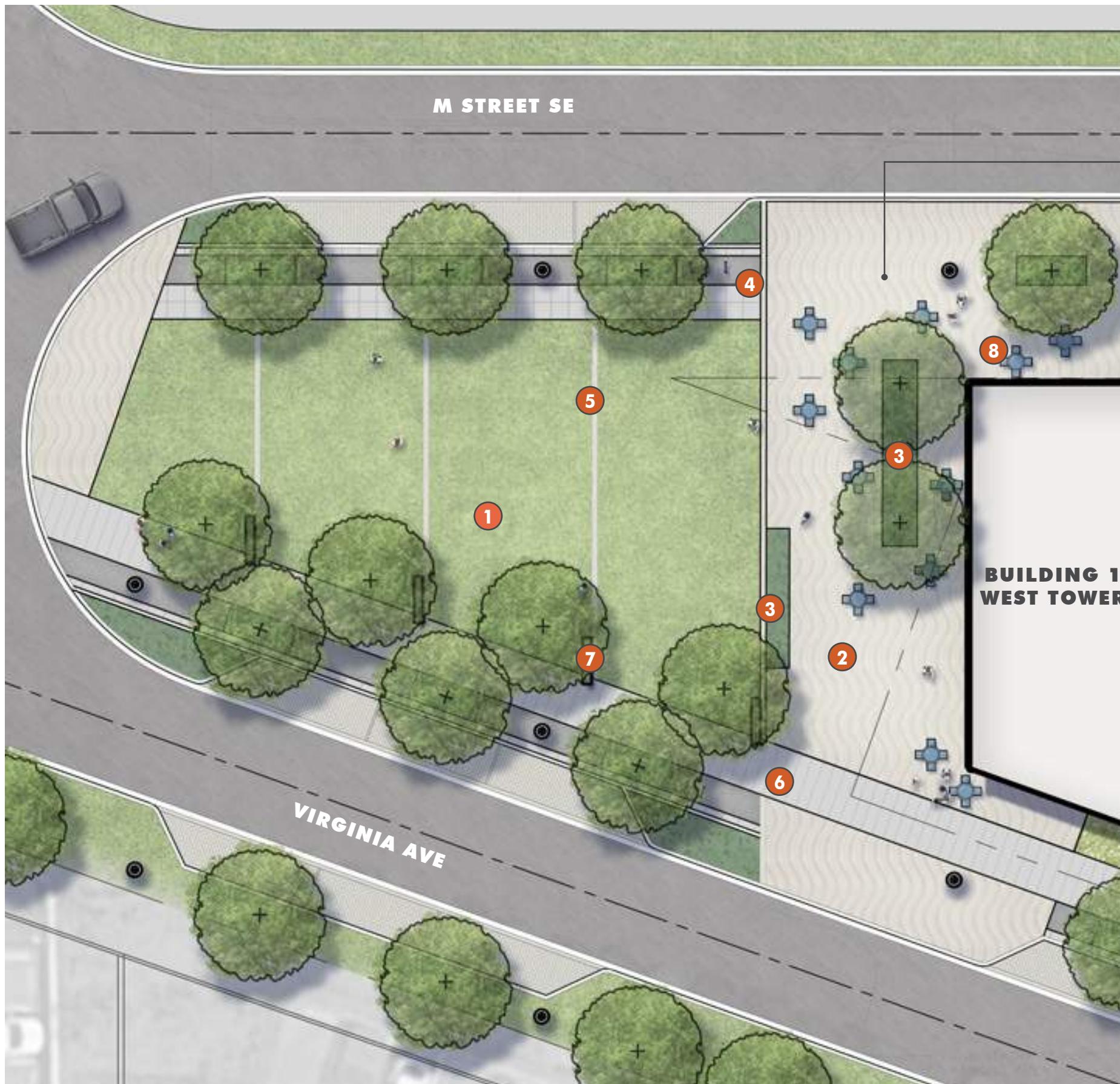
SCALE:  
1/8" = 1'-0"  
**FDG**  
FELICE DEVELOPMENT GROUP

0' 2' 4' 8' 12'

**ParkerRodriguez**

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

L-11



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

ARRIVAL PLAZA ENLARGEMENT



NOTES:

- 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.
- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
- 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

SCALE:  
1" = 20'-0"

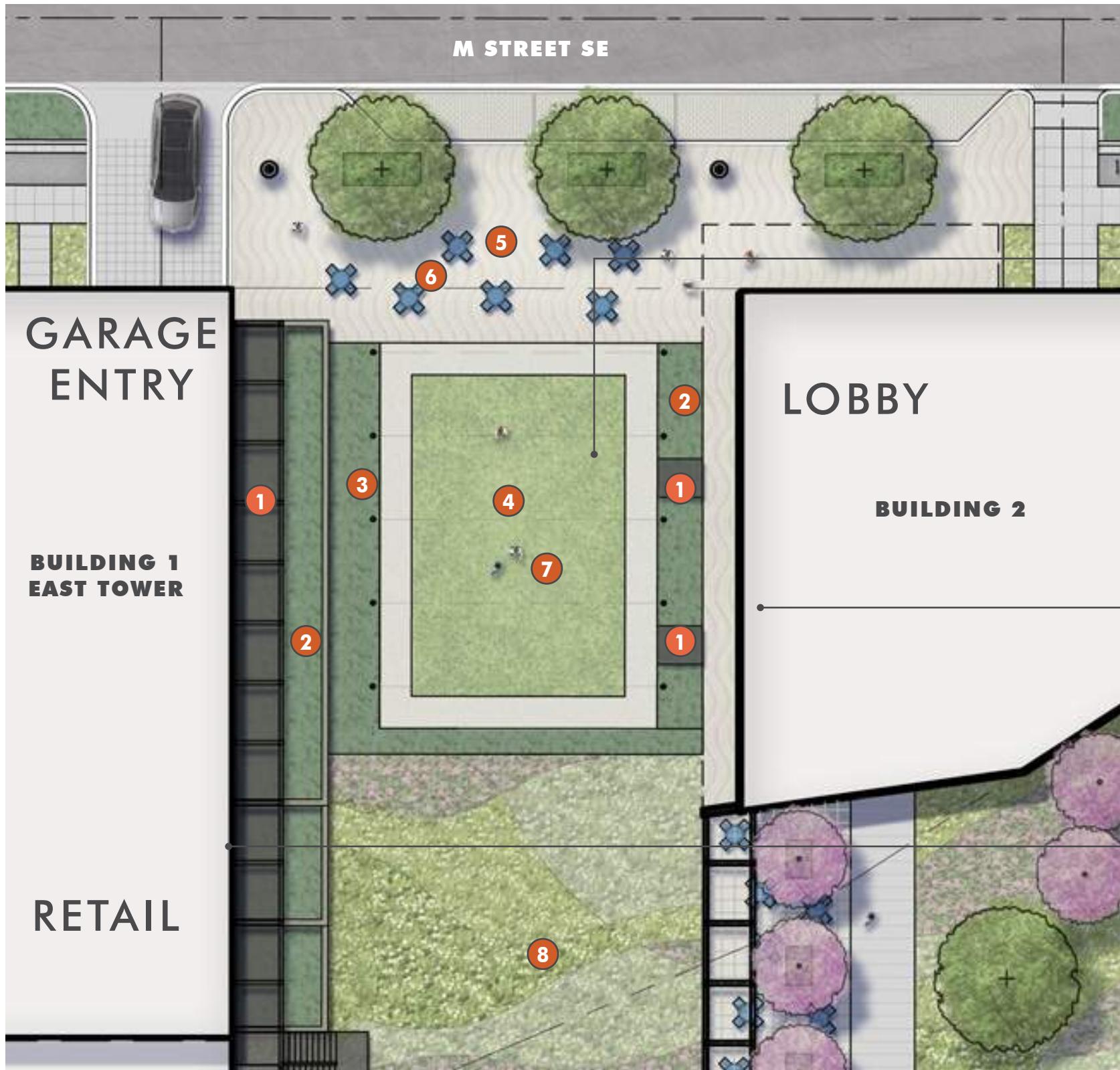


Parker Rodriguez

NOVEMBER 19, 2020

L-12

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

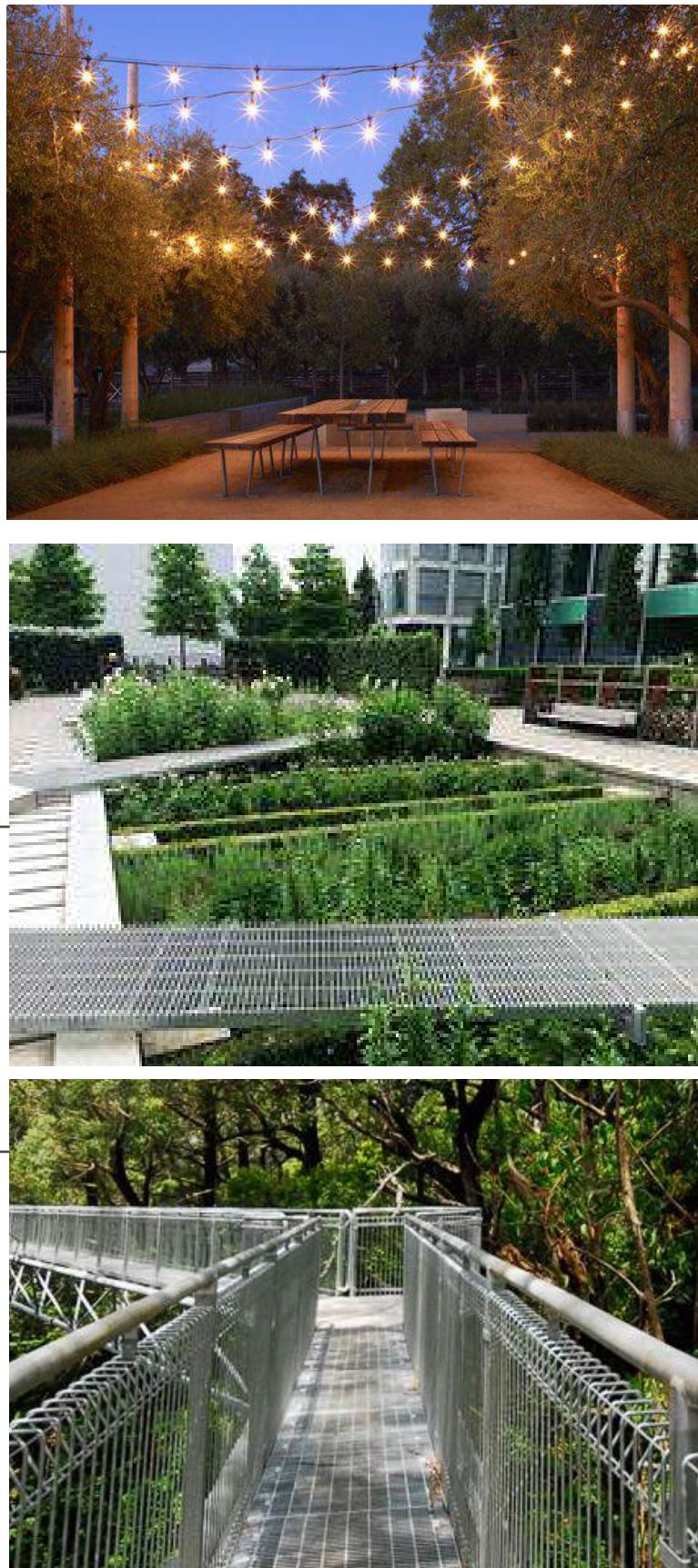


1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

14TH ST CORRIDOR PLAZA ENLARGEMENT



NOTES:

- 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.
- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
- The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

KEY

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

SCALE:  
1" = 20'-0"

**FDG**  
FELICE DEVELOPMENT GROUP

0' 5' 10' 20' 30' N

**ParkerRodriguez**

NOVEMBER 19, 2020 L-13

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



**KEY**

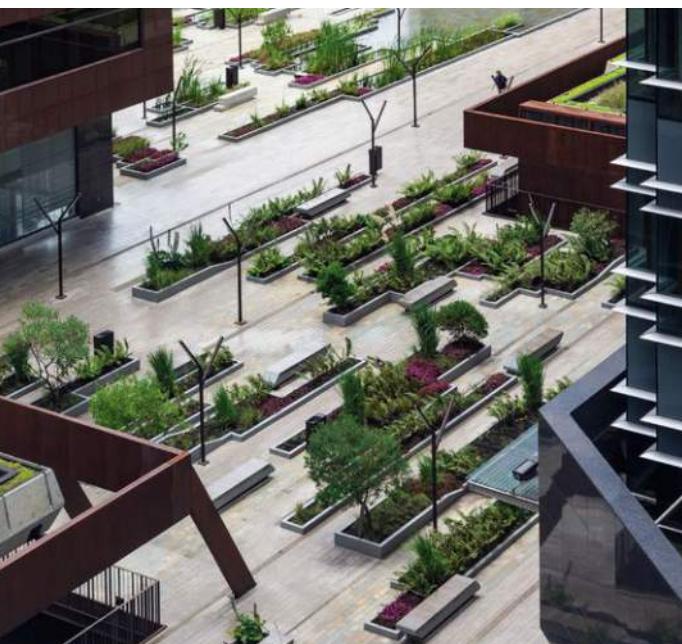
1 OVERLOOK	6 PEDESTRIAN PROMENADE
2 OUTDOOR DINING	7 SEAT PLINTHS
3 PLANTINGS	8 ELEVATOR TO LOWER RETAIL PROMENADE
4 STAIRS	
5 SLOPED WALKWAY	

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

WATERFRONT PLAZA ENLARGEMENT



NOTES:

- 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.
- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
- Images are provided to help illustrate design concepts, elements, and character and do not reflect the final design of the landscape components.
- The green space identified on this plan is shown to illustrate design intent and may be modified with final engineering and design.

SCALE:  
1" = 20'-0"

0' 5' 10' 20' 30' N

**FDG**  
FELICE DEVELOPMENT GROUP

**Parker Rodriguez**

NOVEMBER 19, 2020 L-14

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1  
PHASE 1 LANDSCAPE PLAN

SCALE:  
1" = 80'-0"  
**FDG**  
FELICE DEVELOPMENT GROUP

Parker Rodriguez  
NOVEMBER 19, 2020 L-15  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



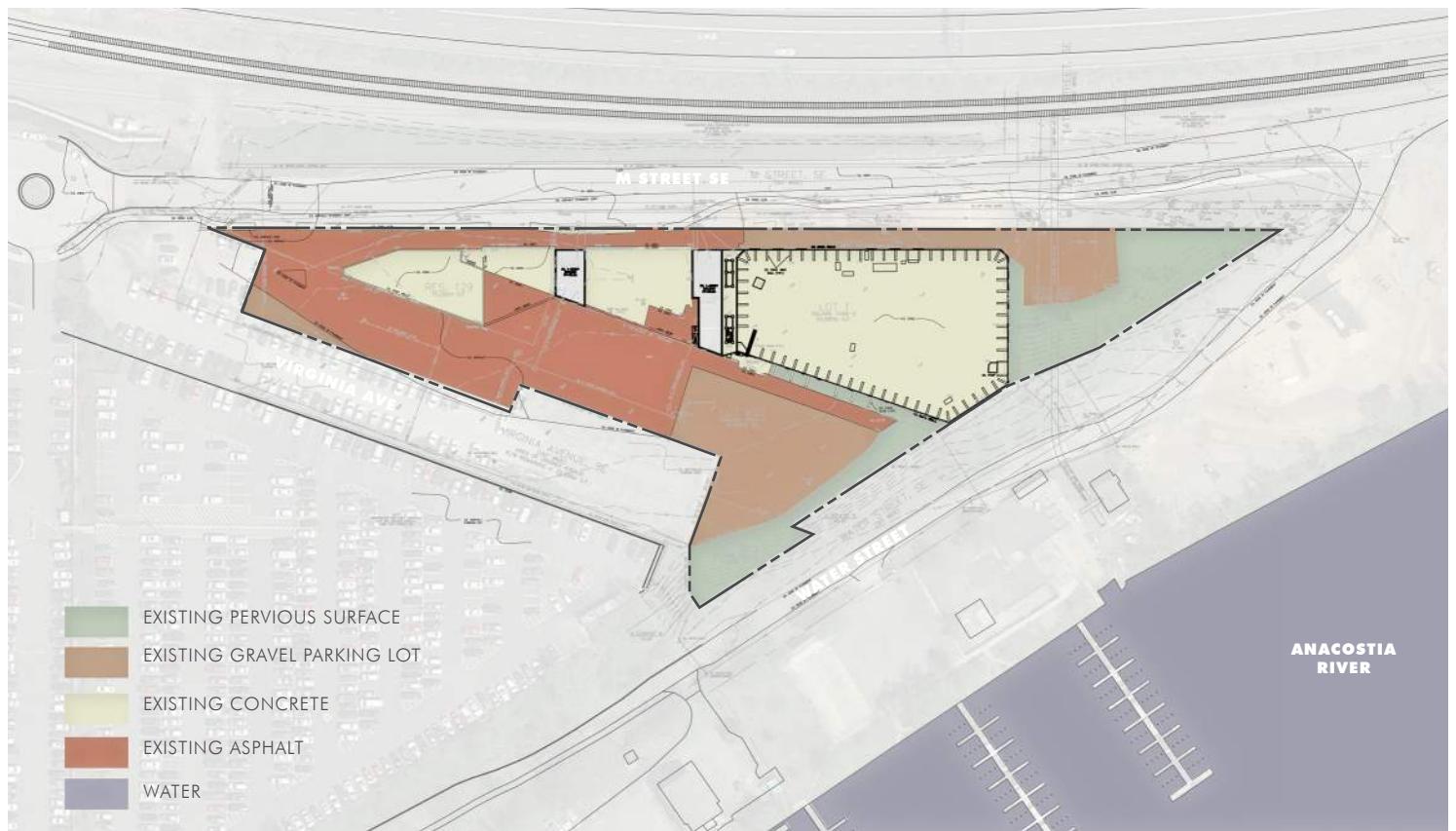
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1  
PHASE 2 LANDSCAPE PLAN

SCALE:  
1" = 80'-0"  
**FDG**  
FELICE DEVELOPMENT GROUP

**ParkerRodriguez**  
NOVEMBER 19, 2020 L-16  
(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



# EXISTING CONDITIONS PLAN

**EXISTING IMPERVIOUS AREA: 108,560 SF 85.2%**

**EXISTING ASPHALT:** 37,514 SF 34.6%

**EXISTING GRAVEL:** 25,130 SF 23.1%

EXISTING CONCRETE: 41,887 SF 38.6%

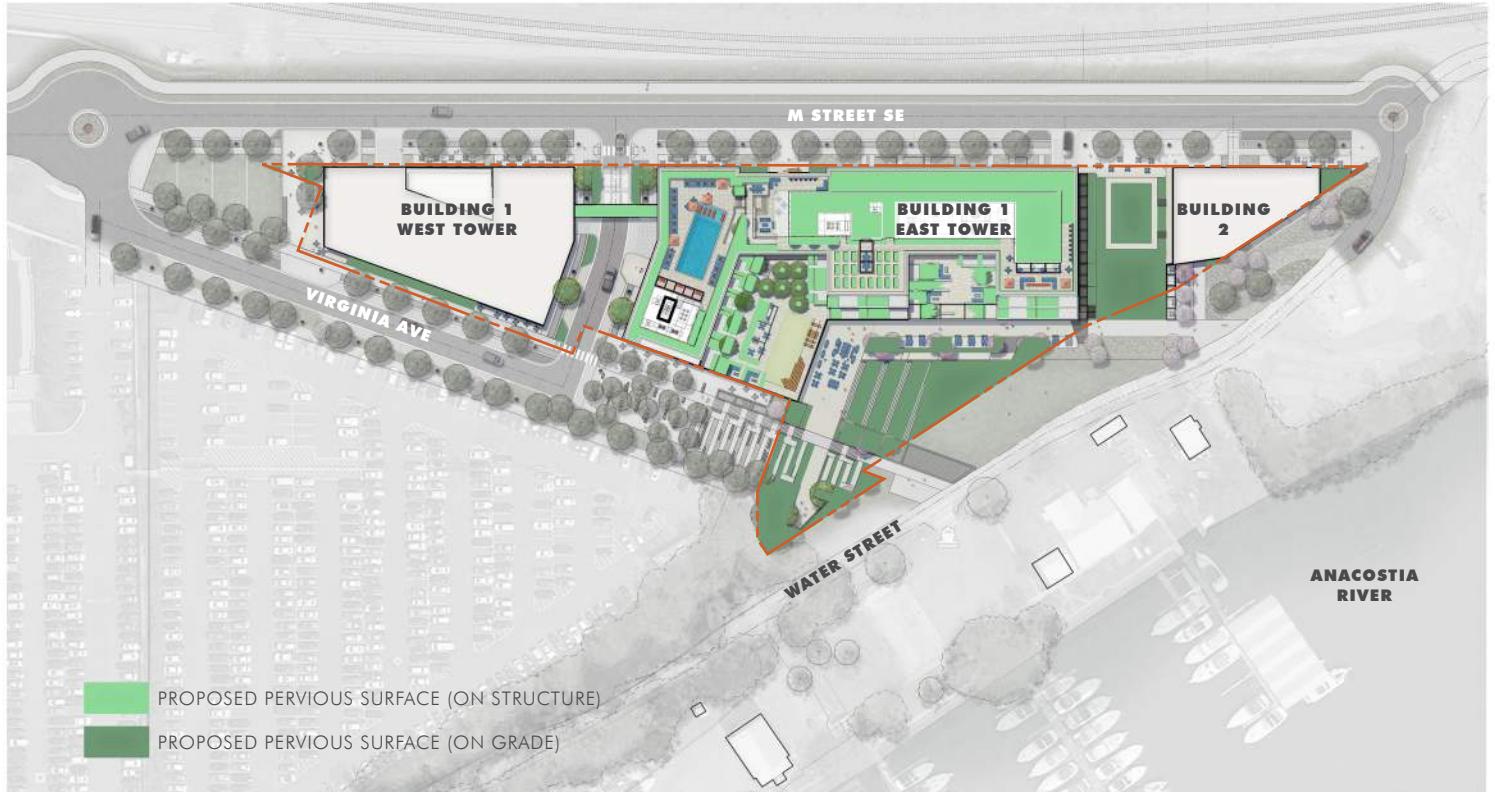
EXISTING STRUCTURES: 4,029 SF 3.7%

**EXISTING PERVIOUS AREA:** 18,914 SF **14.8%**

## NOTES:

1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabluations.
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 **58.8%**

PROPOSED PERVIOUS AREA: 52,457 SF **41.2%**

PERVIOUS AREA 20,608 SF 39.3%  
ON GRADE:

PERVIOUS AREA 31,849 SF 60.7%  
ON STRUCTURE:

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

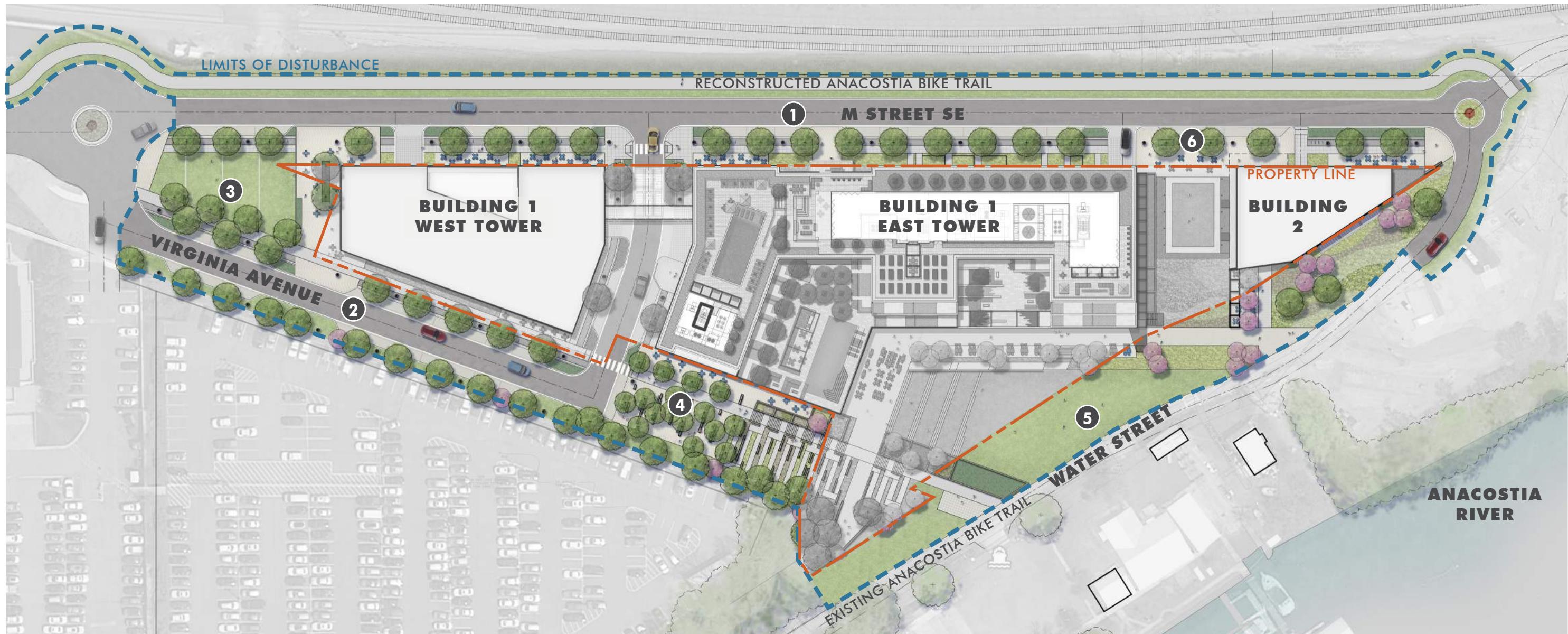
## IMPERVIOUS SURFACE COMPARISON

**SCALE:**  
1" = 160'-0"  
  
FELICE DEVELOPMENT GROUP

# Parker Rodriguez

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

L-17



#### 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

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

## 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.

Green Area Ratio Scoresheet				
Address		Square	Lot	Zone District
1333 M Street				
Other				
Lot size (enter this value first) *		118,615	0.2	Score: 0.225
<b>Landscape Elements</b>				
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth < 24"	square feet	0.30	-	
2 Landscaped areas with a soil depth ≥ 24"	square feet	0.60	7,800.0	
3 Bioretention facilities	square feet	0.40	1,040.0	
B Plantings (credit for plants in landscaped areas from Section A)				
1 Groundcovers, or other plants < 2' height	square feet	0.20	Native Bonus square feet	200.0
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	10	# of plants	27.0
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	# of trees	-
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	# of trees	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	# of trees	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	# of trees	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	# of trees	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	# of trees	-
9 Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
C Vegetated or "green" roofs				
1 Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet	-
2 Over at least 8" of growth medium	square feet	22,000	0.80	17,600.0
D Permeable Paving***				
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	-	
E Other				
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	-	
F Bonuses				
1 Native plant species	square feet	0	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				
Green Area Ratio denominator = 38,690				
*** 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

1333 M STREET

PUD SUBMISSION | Stage 1  
GAR SCORECARD

SE Waterfront, Washington DC

Green Area Ratio Scoresheet				
Address		Square	Lot	Zone District
1333 M Street				
Other				
Lot size (enter this value first) *		8,855	0.2	Score: 0.225
<b>Landscape Elements</b>				
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth < 24"	square feet	0.30	-	
2 Landscaped areas with a soil depth ≥ 24"	square feet	0.60	180.0	
3 Bioretention facilities	square feet	0	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1 Groundcovers, or other plants < 2' height	square feet	0	0.20	-
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0	0.30	-
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	-
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	-
9 Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
C Vegetated or "green" roofs				
1 Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet	-
2 Over at least 8" of growth medium	square feet	2,270	0.80	1,816.0
D Permeable Paving***				
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	-	
E Other				
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	-	
F Bonuses				
1 Native plant species	square feet	0	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				
Green Area Ratio denominator = 2,570				
*** 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



Parker Rodriguez

NOVEMBER 19, 2020 (PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3) L-19



*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



*Cephaelanthus 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.

