



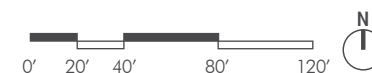
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

GROUND LEVEL LANDSCAPE PLAN

SCALE:
1" = 80'-0"



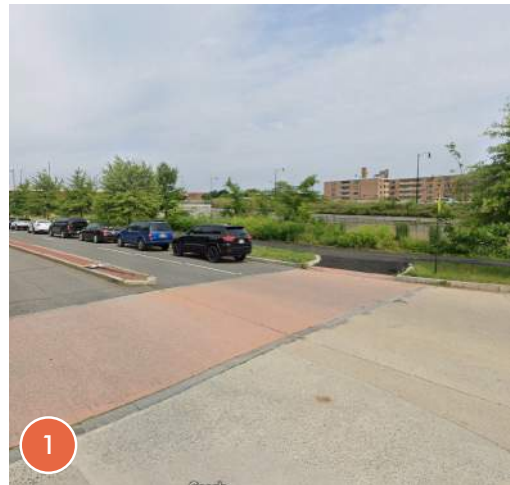
ParkerRodriguez

ZONING COMMISSION

NOVEMBER 2020

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17A A171) L-O 1

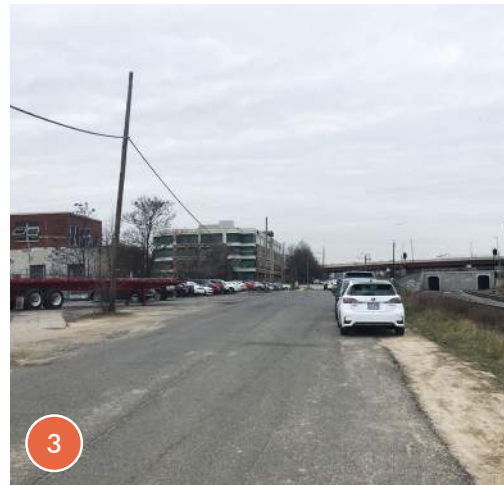
CASE NO.20-06
EXHIBIT NO.80C



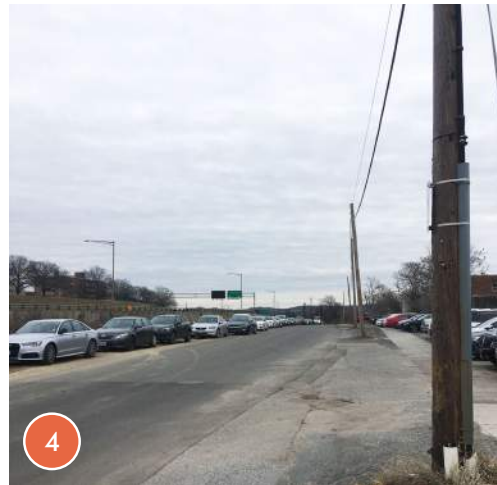
1
TWO LANE BIKE TRAIL



2
M STREET WEST ENTRANCE



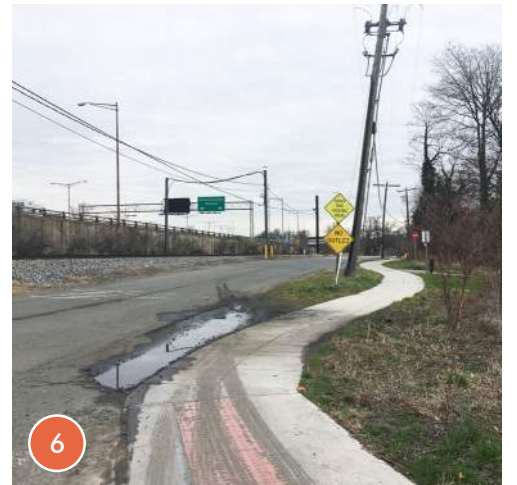
3
M STREET LOOKING WEST



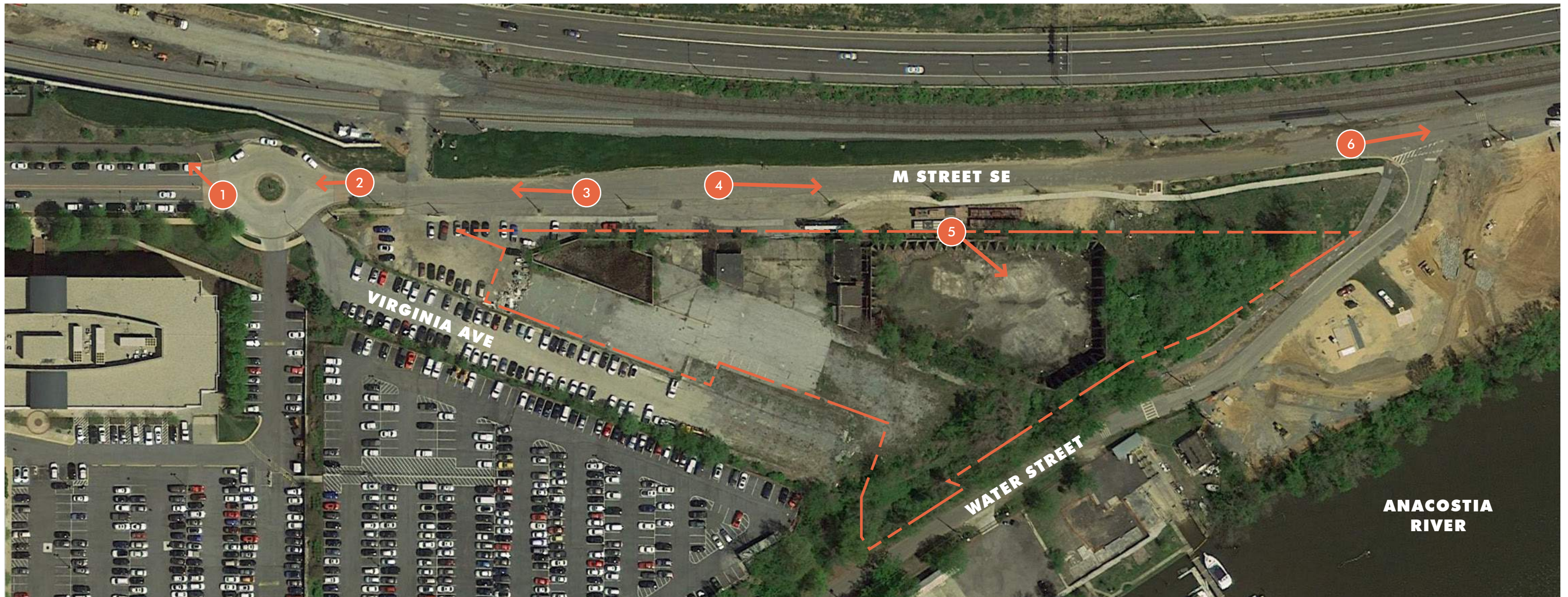
4
M STREET LOOKING EAST



5
SITE PIT



6
M STREET CONTINUATION





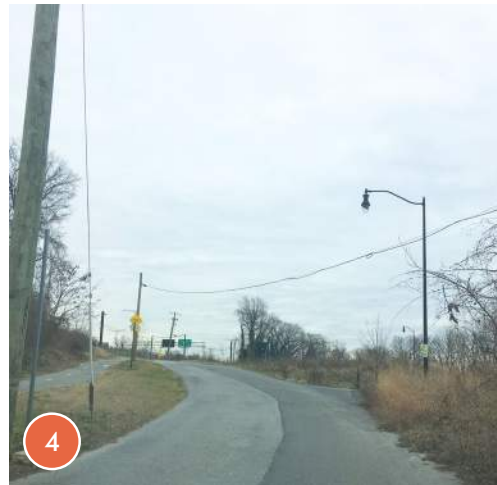
1
ADJACENT PARKING LOT



2
WATER STREET WEST END



3
WATER STREET BY BOATHOUSE ROW



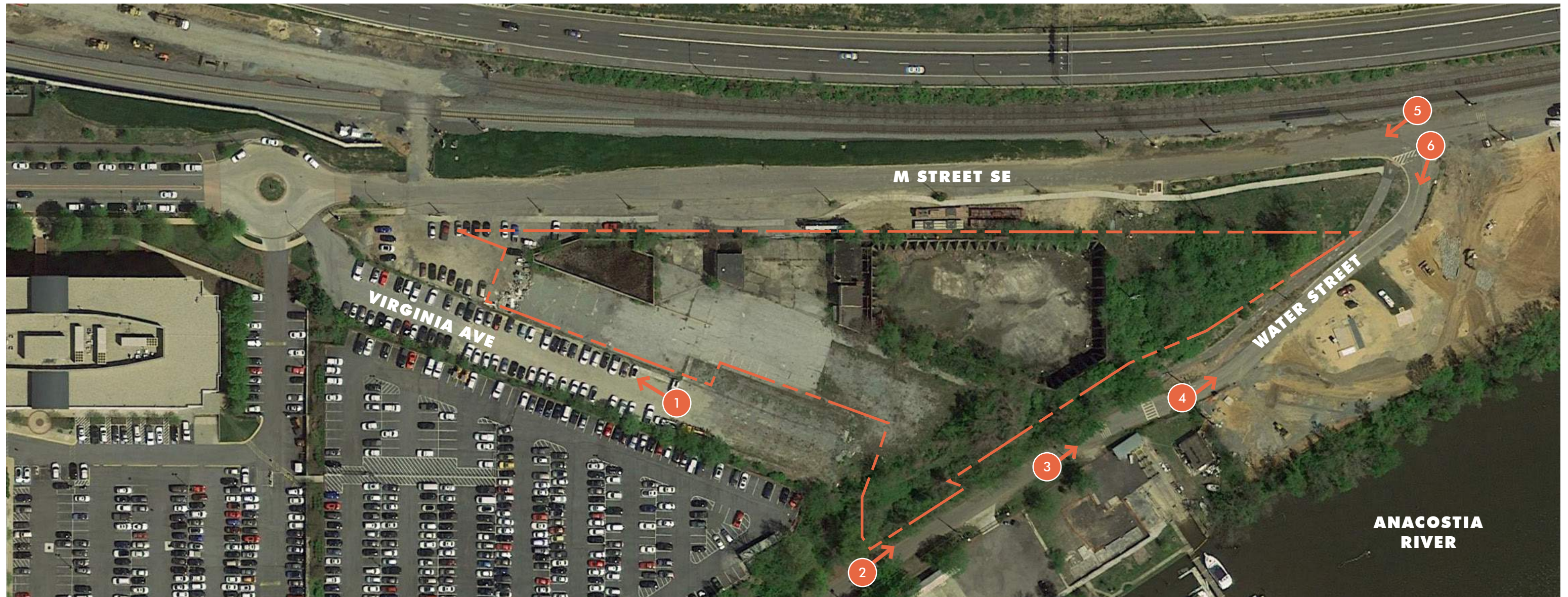
4
WATER STREET LOOKING EAST



5
WATER STREET INTERSECTION



6
WATER STREET LOOKING WEST



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

EXISTING VIEWS - WATER STREET

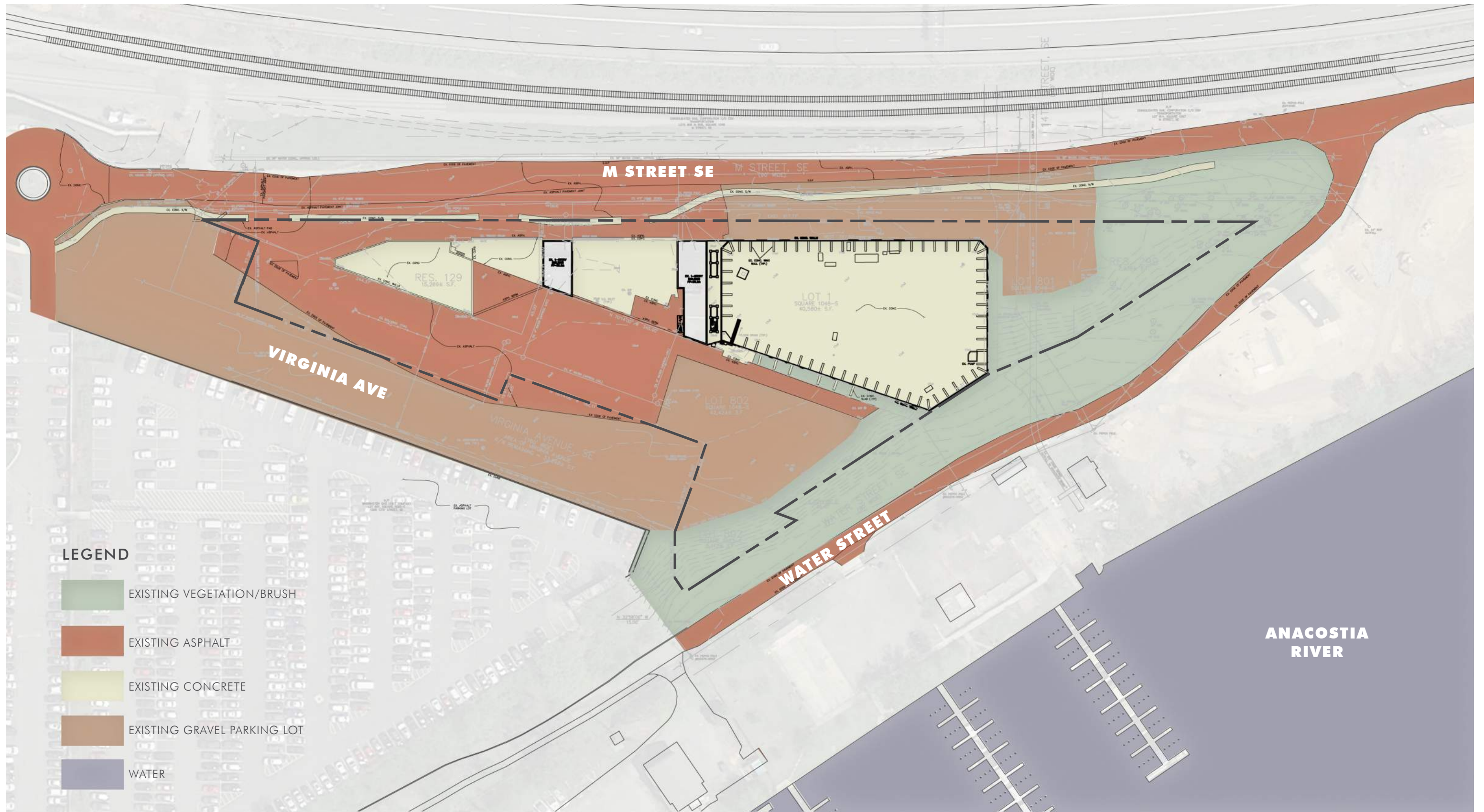


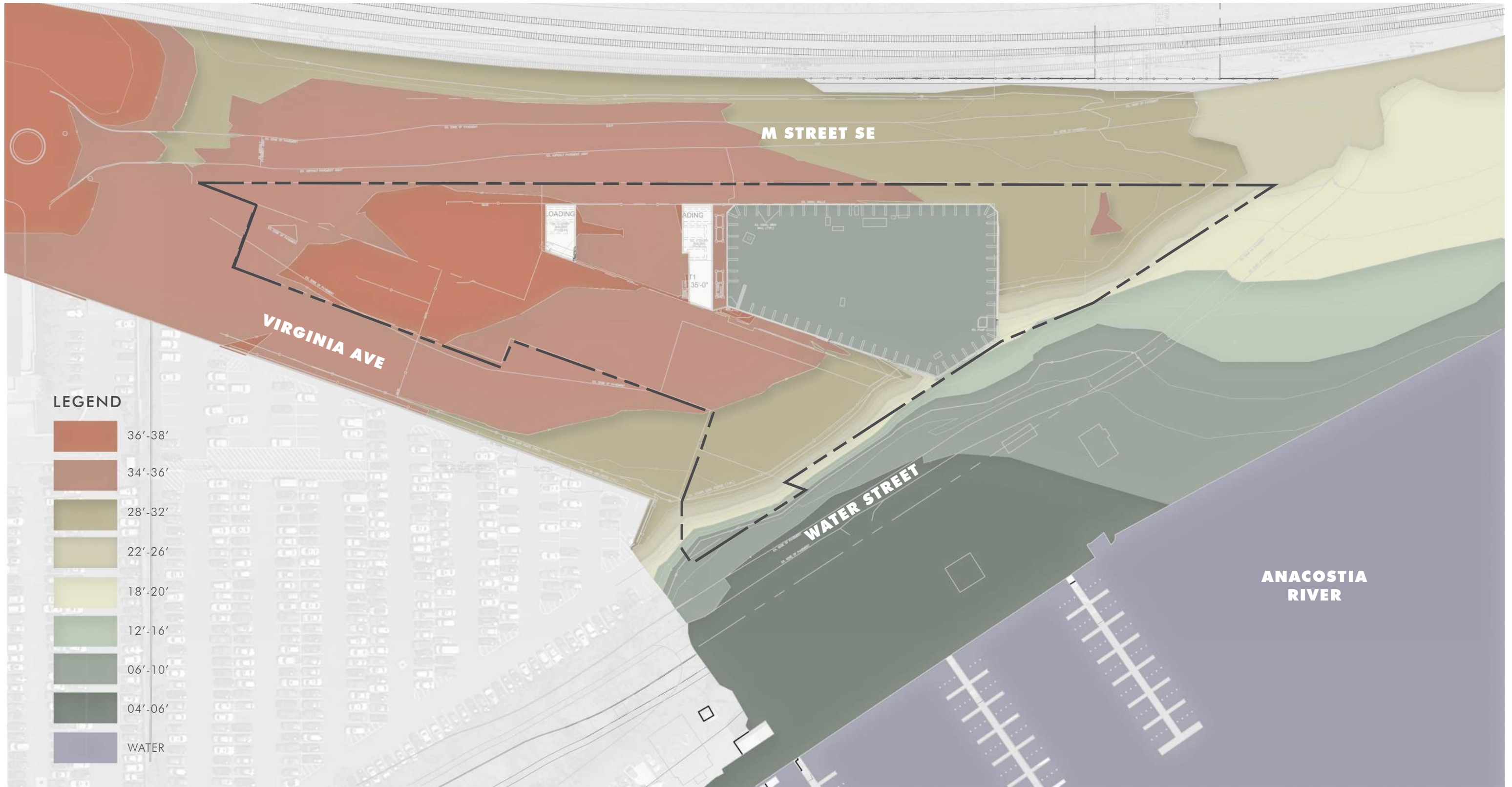
ParkerRodriguez

NOVEMBER 19, 2020

L-O 3

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





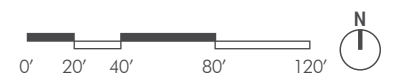
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

EXISTING ELEVATION STUDY

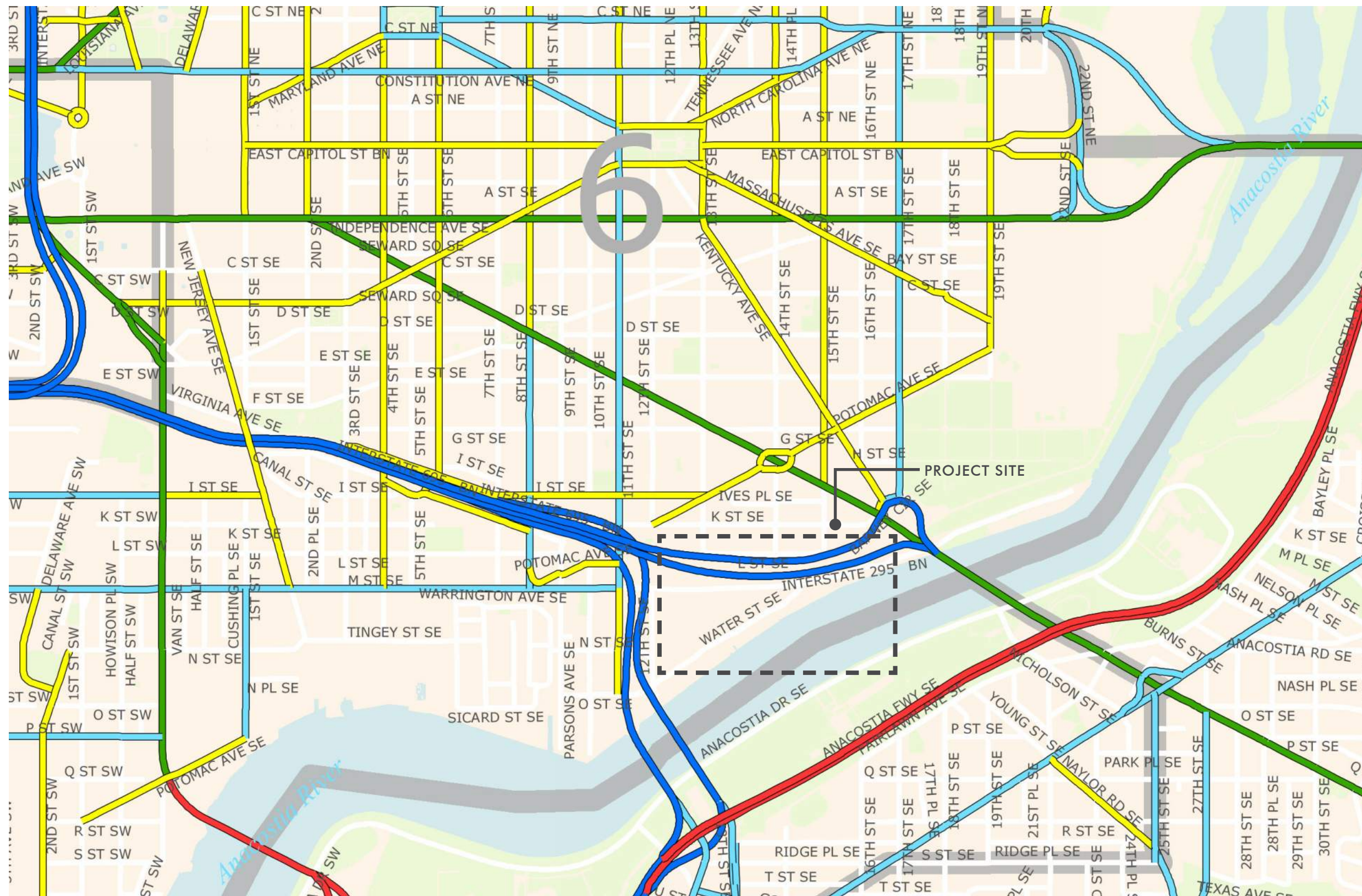
SCALE:
1" = 80'-0"



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NOVEMBER 19, 2020 L-O 5

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



Legend

- Interstate
- Other Freeway and Expressway
- Principal Arterial
- Minor Arterial
- Collector
- Local

1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

ROAD CLASSIFICATION MAP

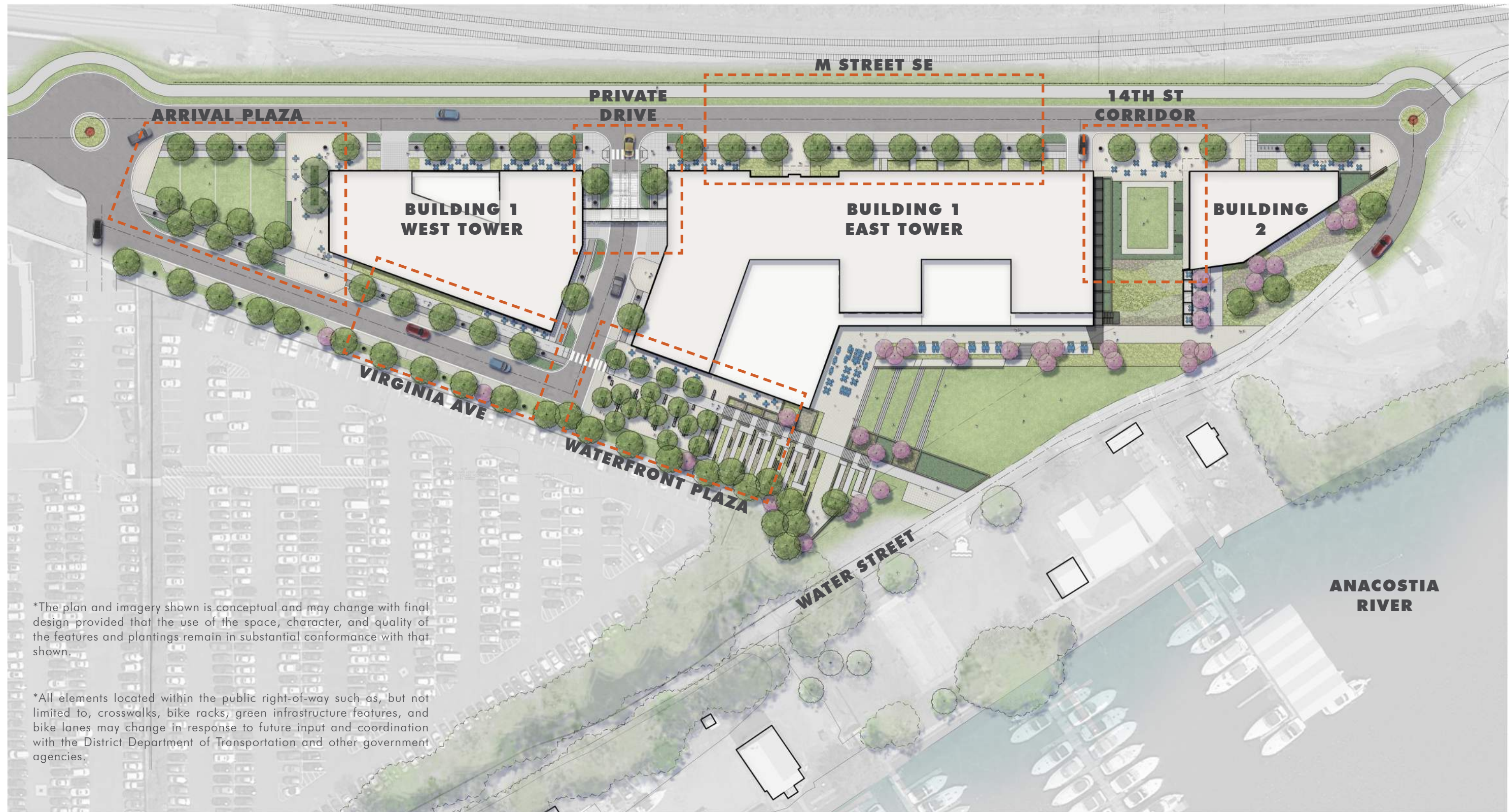


ParkerRodriguez

NOVEMBER 19, 2020 L-O 6

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





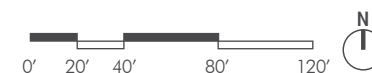
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

GROUND LEVEL LANDSCAPE PLAN

SCALE:
1" = 80'-0"

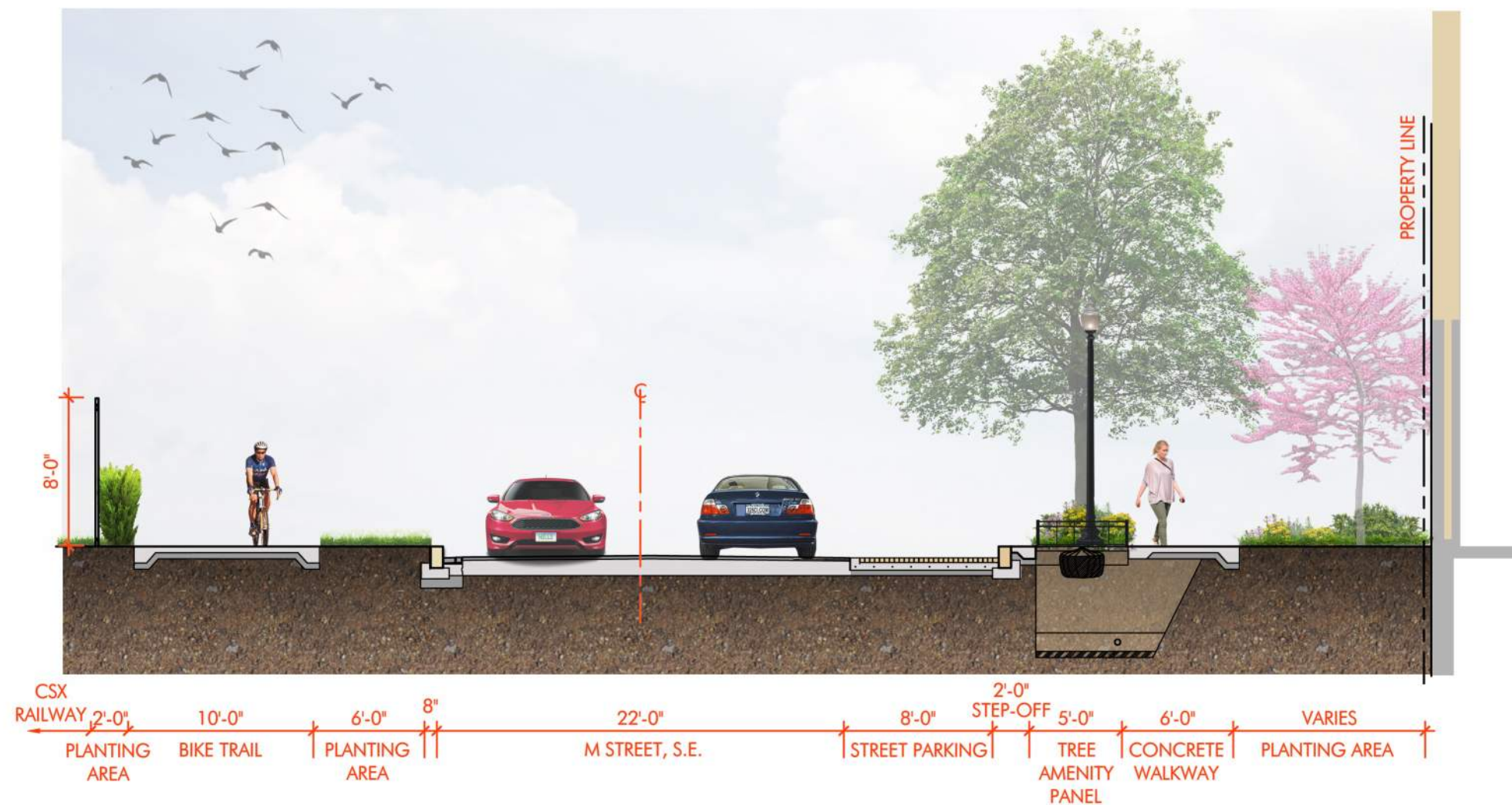
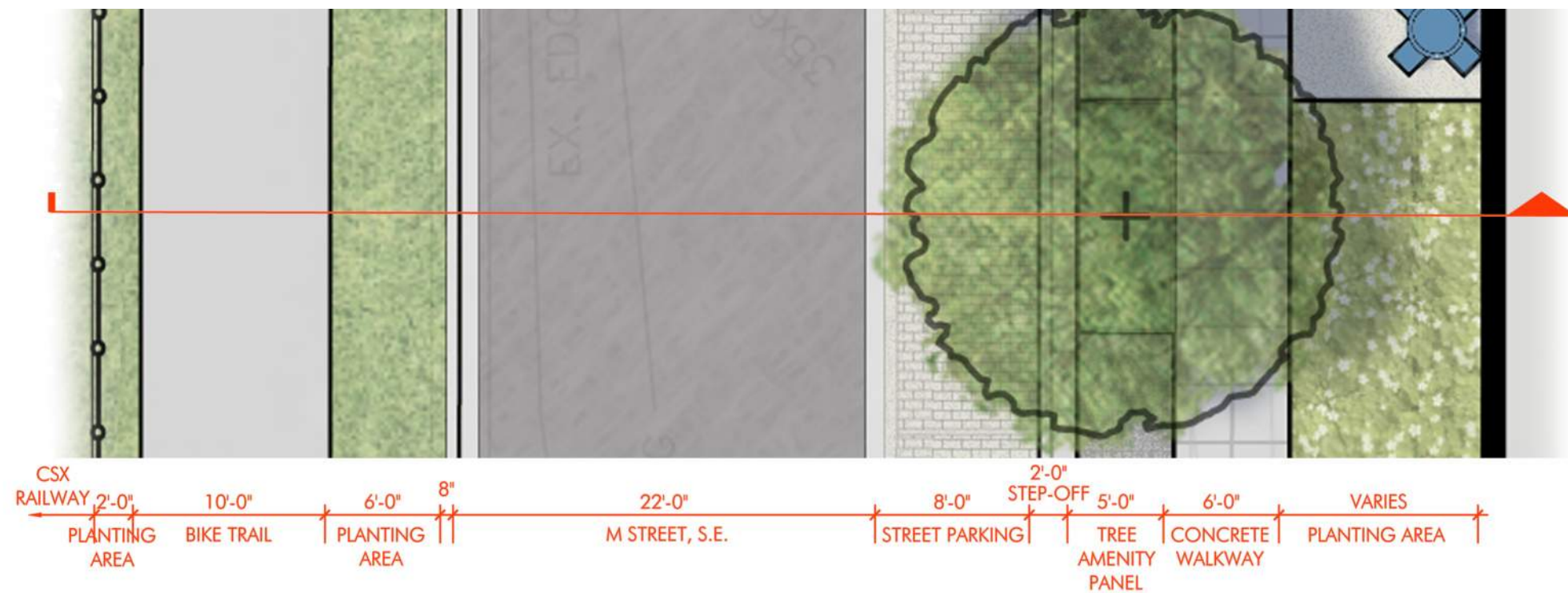


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NOVEMBER 19, 2020 L-07

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)





1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 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.



Potential anti-climb bike trail fence.

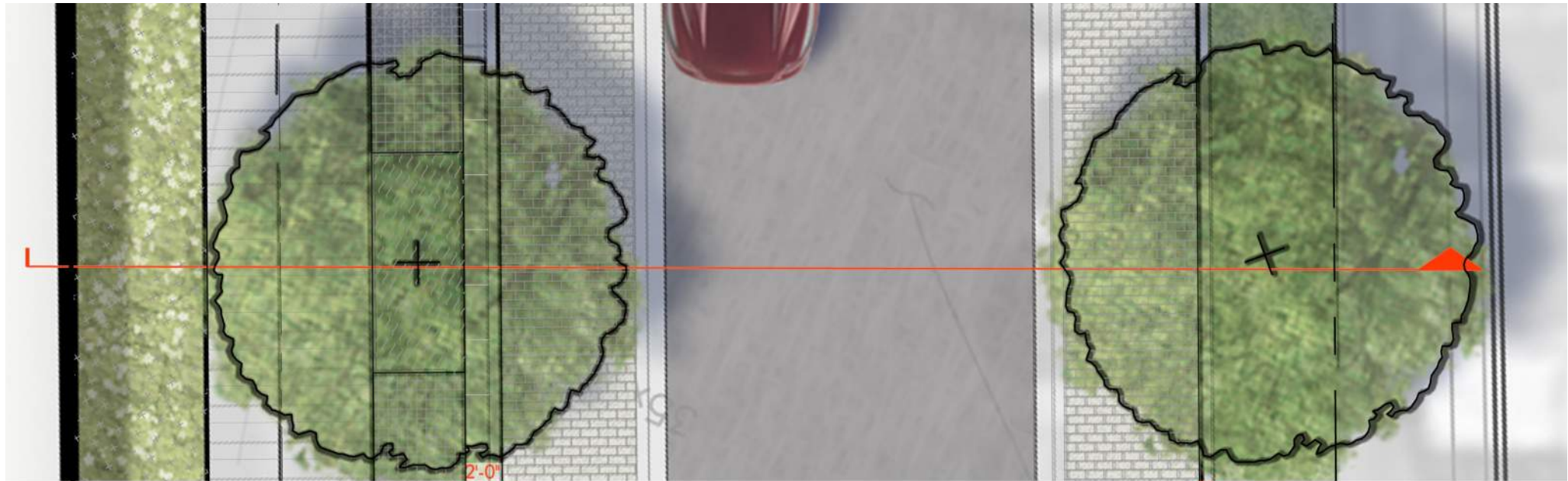
SCALE:
1/8" = 1'-0"



ParkerRodriguez

NOVEMBER 19, 2020 L-O 9

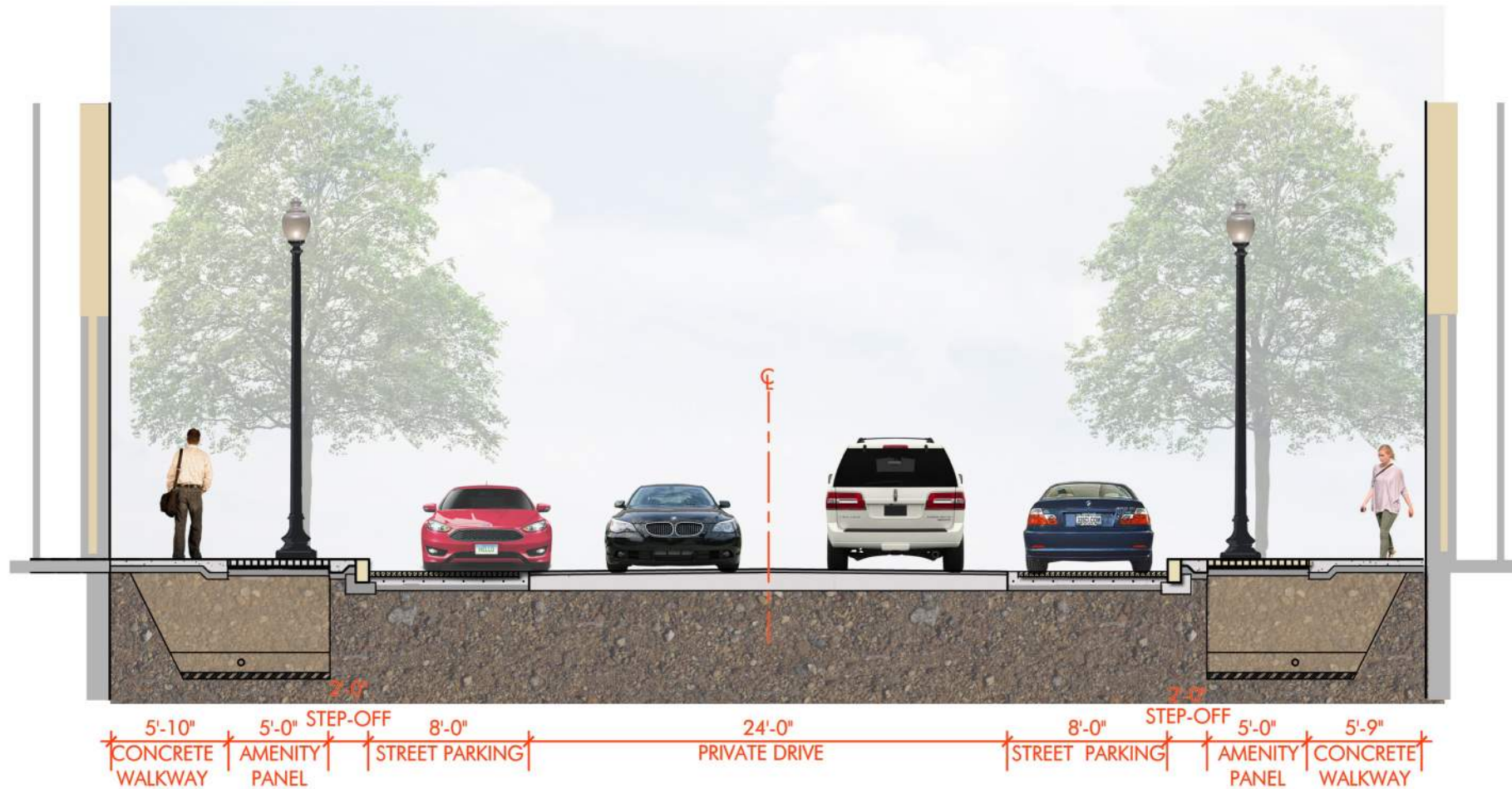
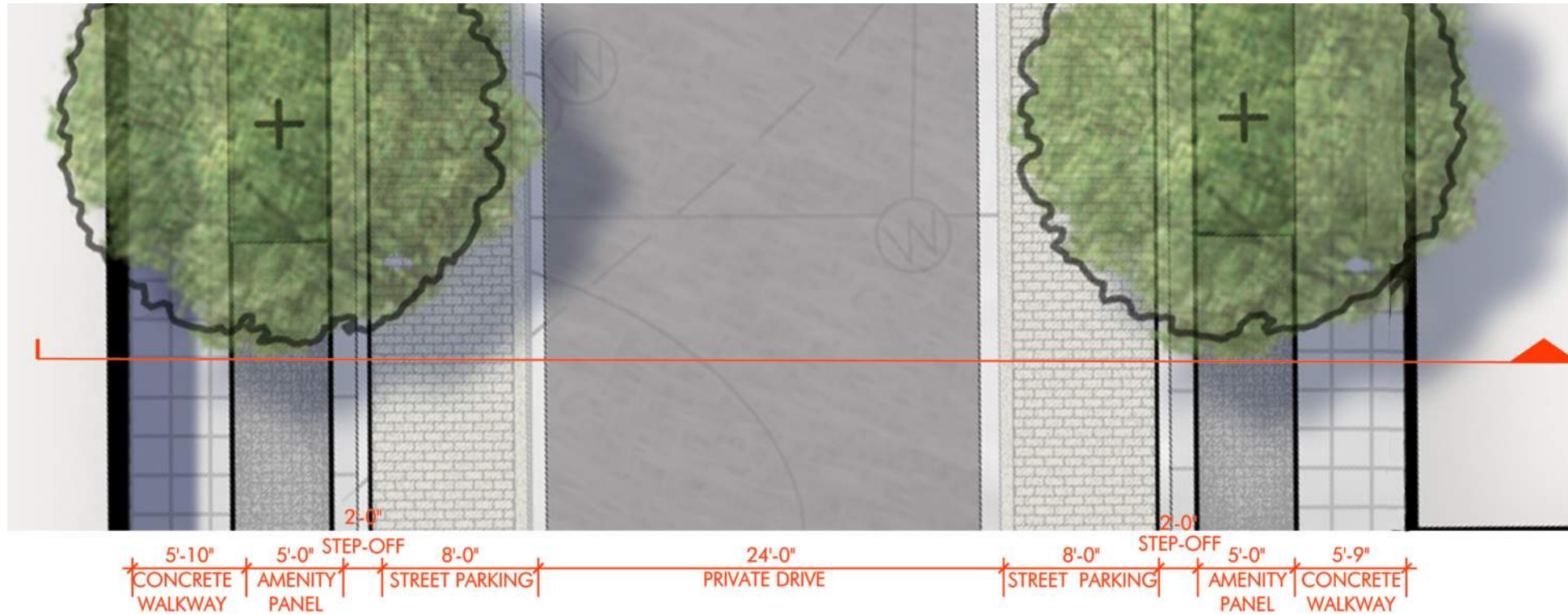
(PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3)



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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Context Map: NTS

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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1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

PRIVATE DRIVE SECTION

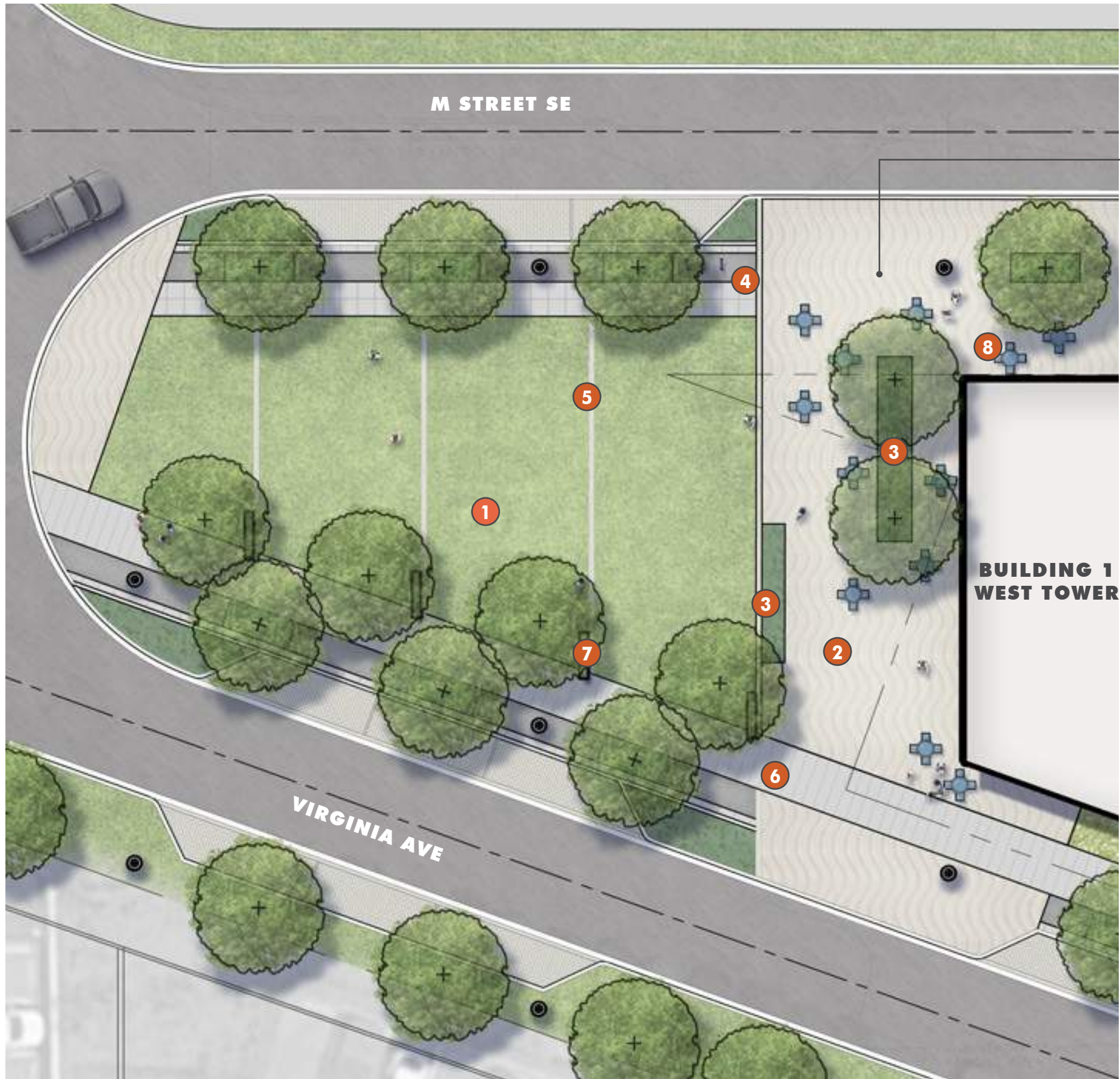
SCALE:
1/8" = 1'-0"



ParkerRodriguez

NOVEMBER 19, 2020 L-1 1

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



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.
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

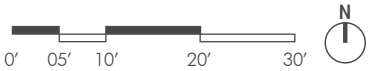
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

ARRIVAL PLAZA ENLARGEMENT

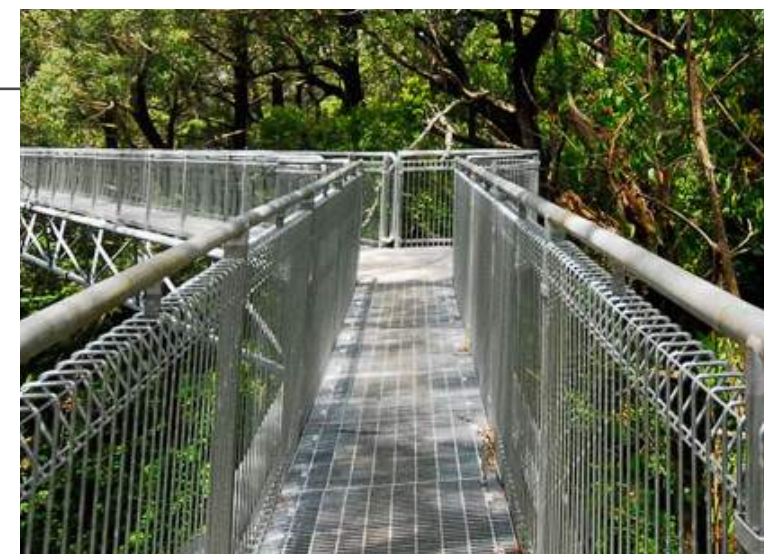
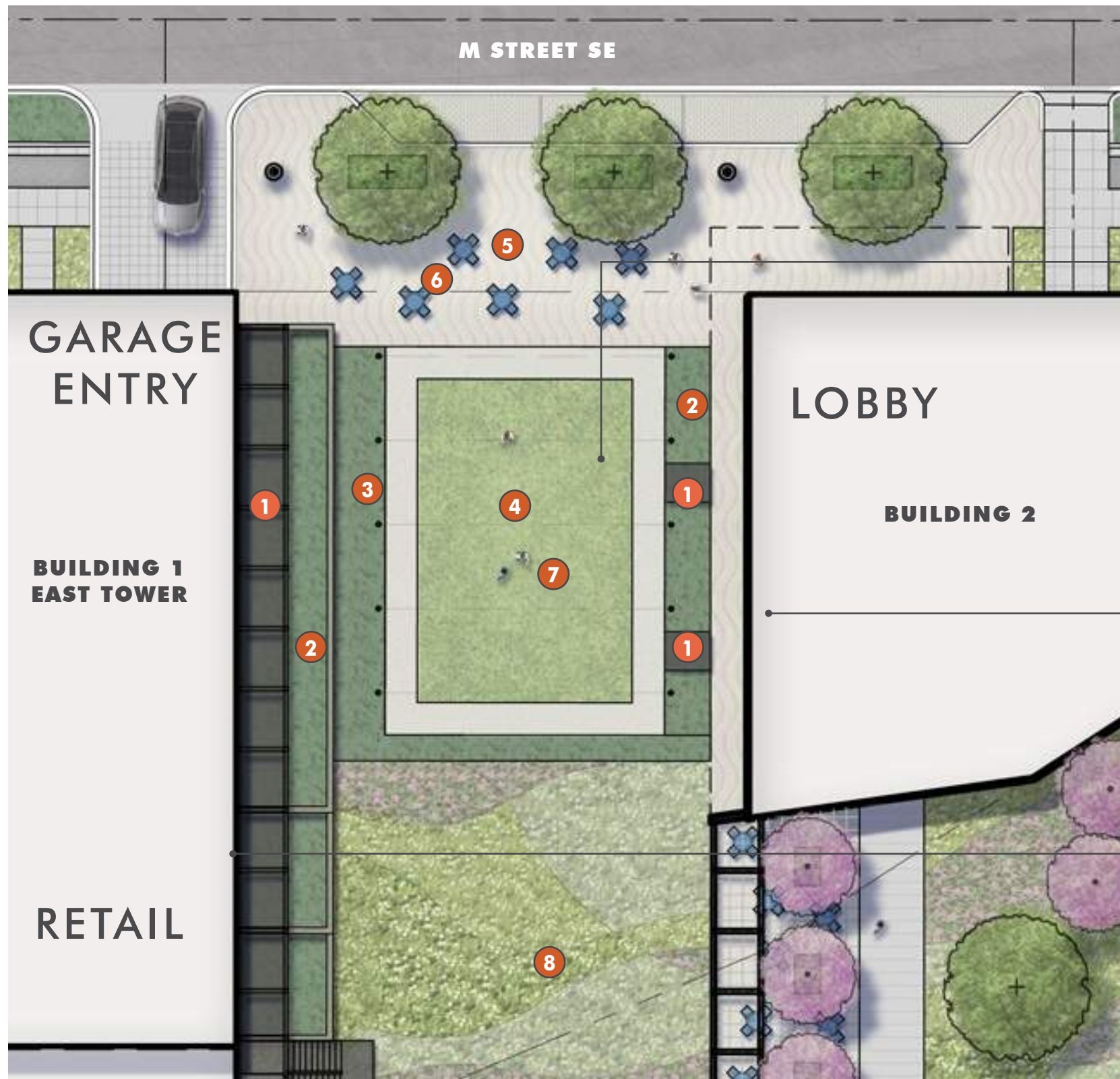
SCALE:
1" = 20'-0"



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

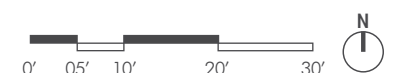
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

14TH ST CORRIDOR PLAZA ENLARGEMENT

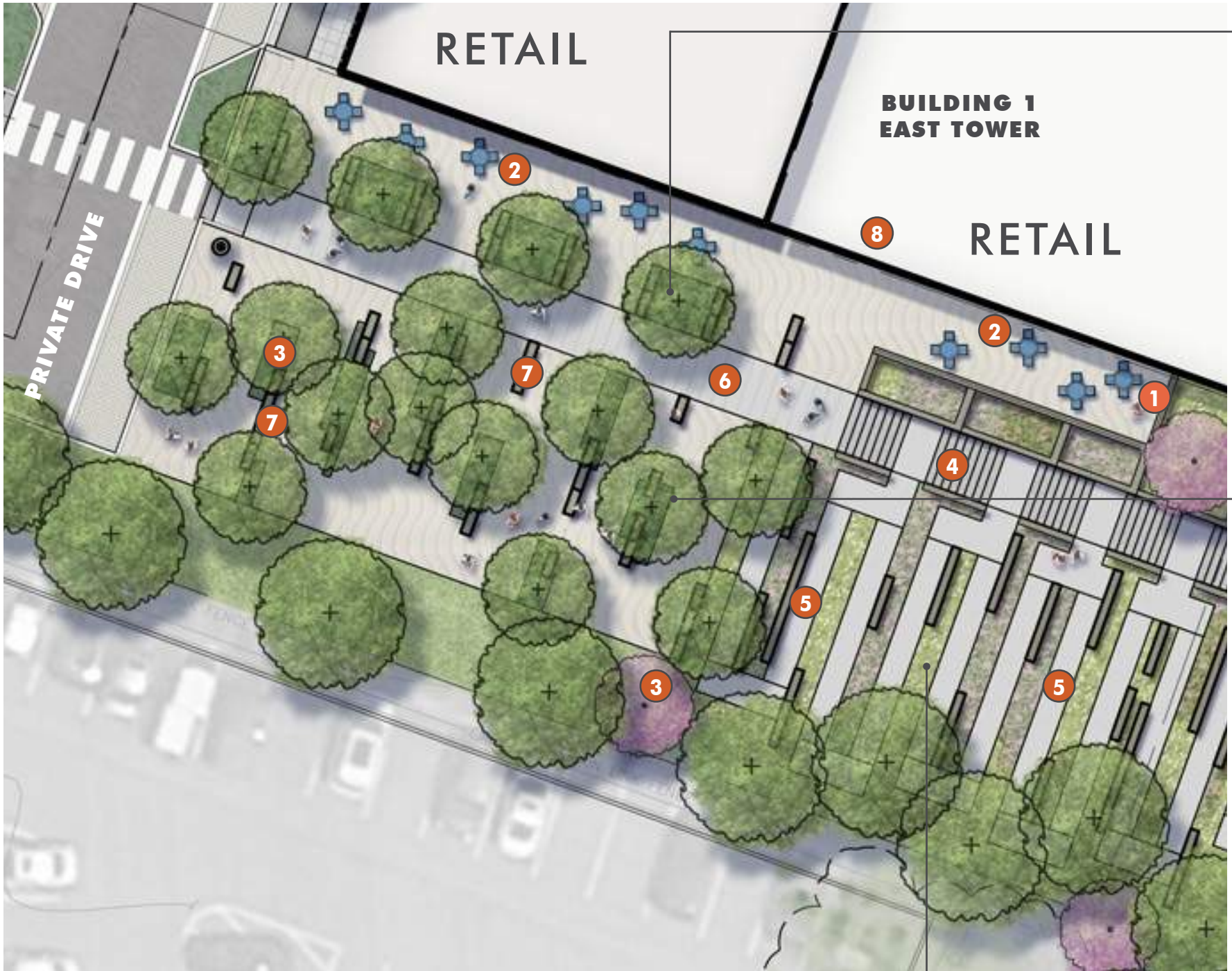
SCALE:
1" = 20'-0"



ParkerRodriguez

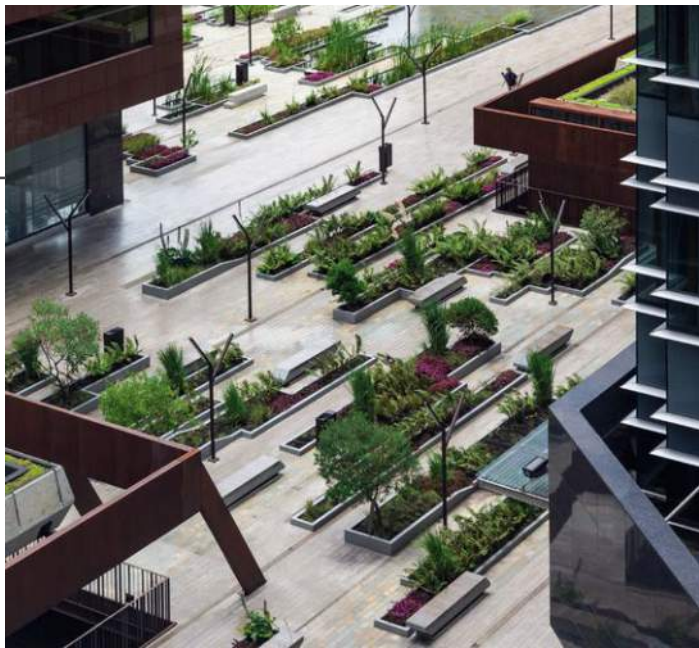
NOVEMBER 19, 2020 L-1 3

(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 | |



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.

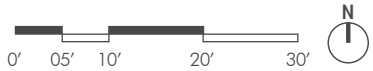
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

WATERFRONT PLAZA ENLARGEMENT

SCALE:
1" = 20'-0"



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NOVEMBER 19, 2020 L-1 4

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



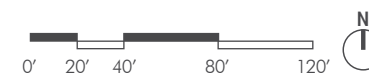
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

PHASE 1 LANDSCAPE PLAN

SCALE:
1" = 80'-0"

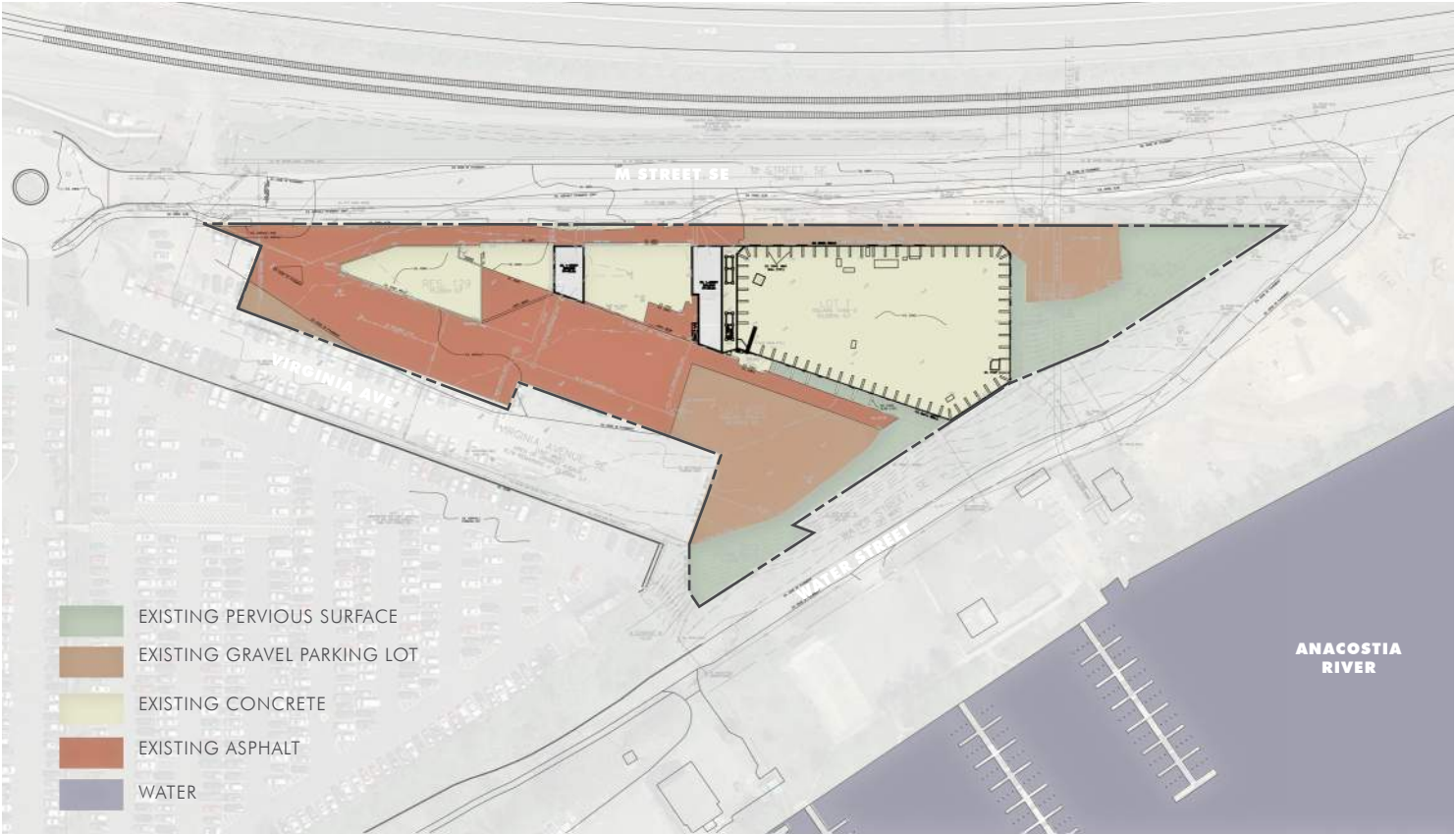


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NOVEMBER 19, 2020 L-1 5

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)



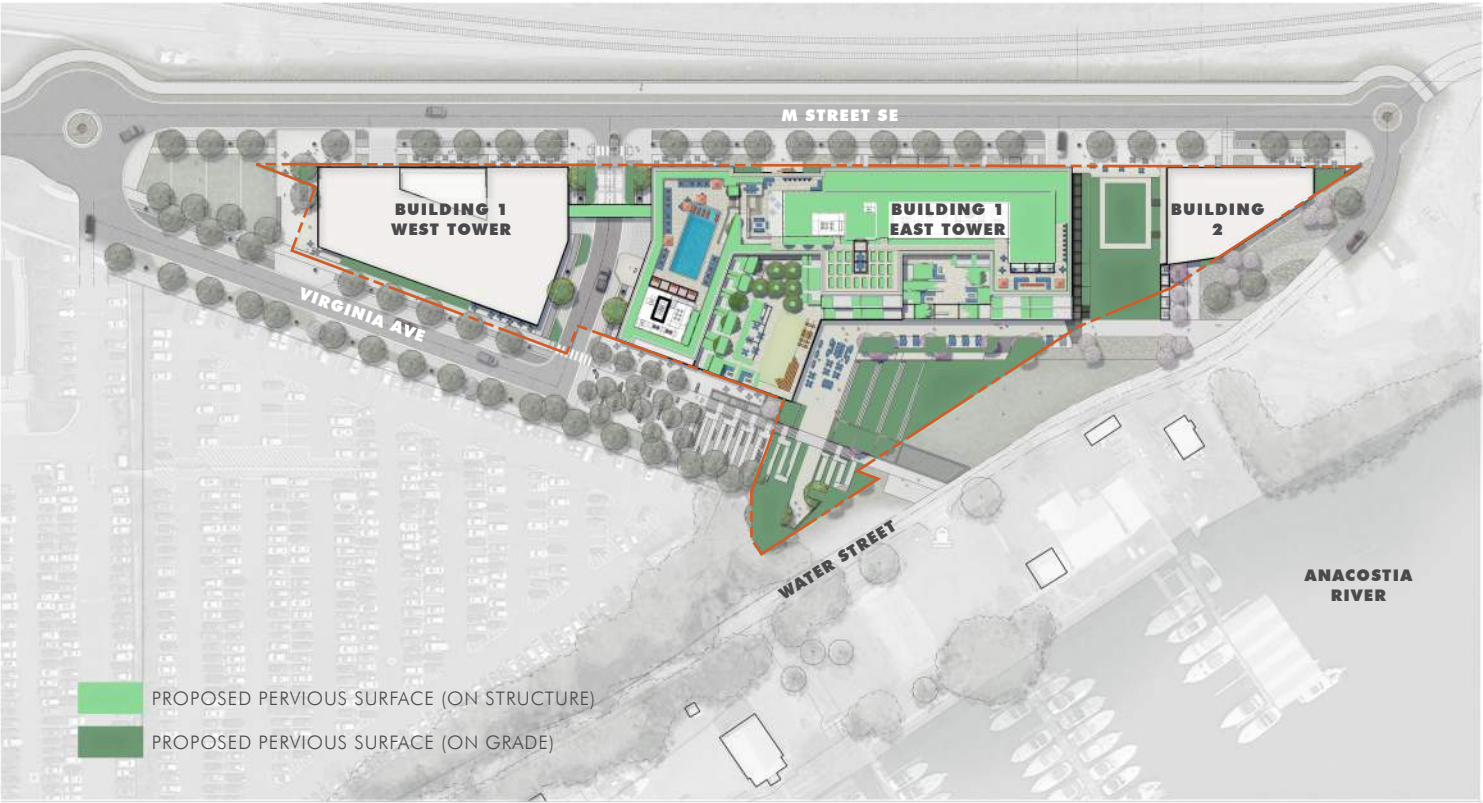


EXISTING CONDITIONS PLAN

| | | |
|---------------------------|------------|--------------|
| 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% |

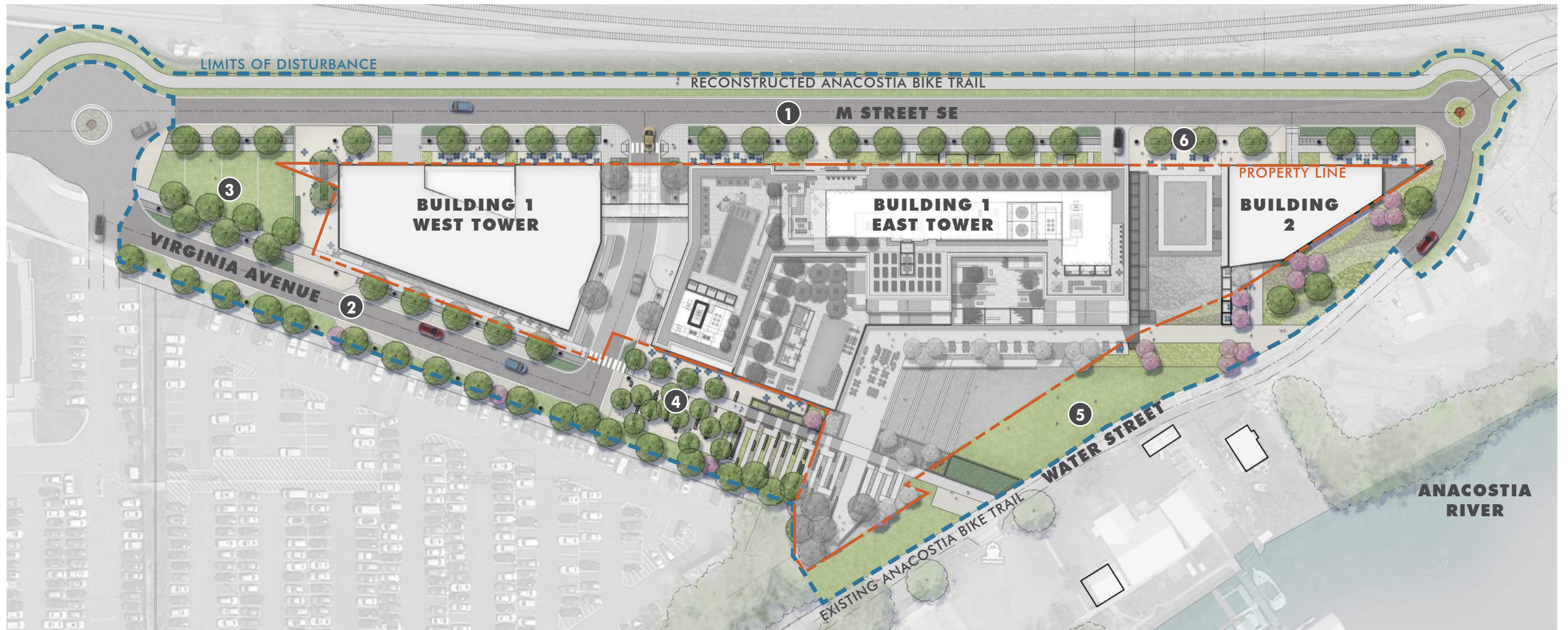
- NOTES:
1. Calculations are taken from within property boundary only. Areas to be improved outside of property have been excluded from these tabulations.
 2. The green space identified on this scoresheet is shown to illustrate compliance and may be modified with final engineering and design.
 3. Buildings 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 | 58.8% |
| PROPOSED PERVIOUS AREA: | 52,457 SF | 41.2% |
| 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

- 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.

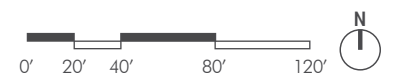
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

PUBLIC SPACE IMPROVEMENTS EXHIBIT

SCALE:
1" = 80'-0"



ParkerRodriguez

NOVEMBER 19, 2020 L-1 8

(PREVIOUSLY FILED DATE 06.08.2020 AT EXHIBIT #17AA17)

- 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)

Minimum Score

Multiplier

GAR Score

Lot size (enter this value first) *

118,615

0.2

SCORE:

0.225

Landscape Elements

Square Feet

Factor

Total

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

13,000

0.60

7,800.0

3

Bioretention facilities

square feet

2,600

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

1,000

0.20

Native Bonus square feet

200.0

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

of plants

10

90

0.30

of plants

27.0

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

of trees

0

0

0.50

of trees

-

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

of trees

0

0

0.60

of trees

-

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

of trees

0

0

0.70

of trees

-

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

of trees

0

0

0.70

of trees

-

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

of trees

0

0

0.70

of trees

-

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

of trees

0

0

0.80

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

square feet

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

sub-total of sq ft =

38,690

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

*** 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)

Minimum Score

Multiplier

GAR Score

Lot size (enter this value first) *

8,855

0.2

SCORE:

0.225

Landscape Elements

Square Feet

Factor

Total

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

300

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

Native Bonus square feet

-

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

of plants

0

0

0.30

of plants

-

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

of trees

0

0

0.50

of trees

-

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

of trees

0

0

0.60

of trees

-

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

of trees

0

0

0.70

of trees

-

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

of trees

0

0

0.70

of trees

-

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

of trees

0

0

0.70

of trees

-

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

of trees

0

0

0.80

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

2,270

0.80

square feet

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

sub-total of sq ft =

2,570

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

*** 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





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**

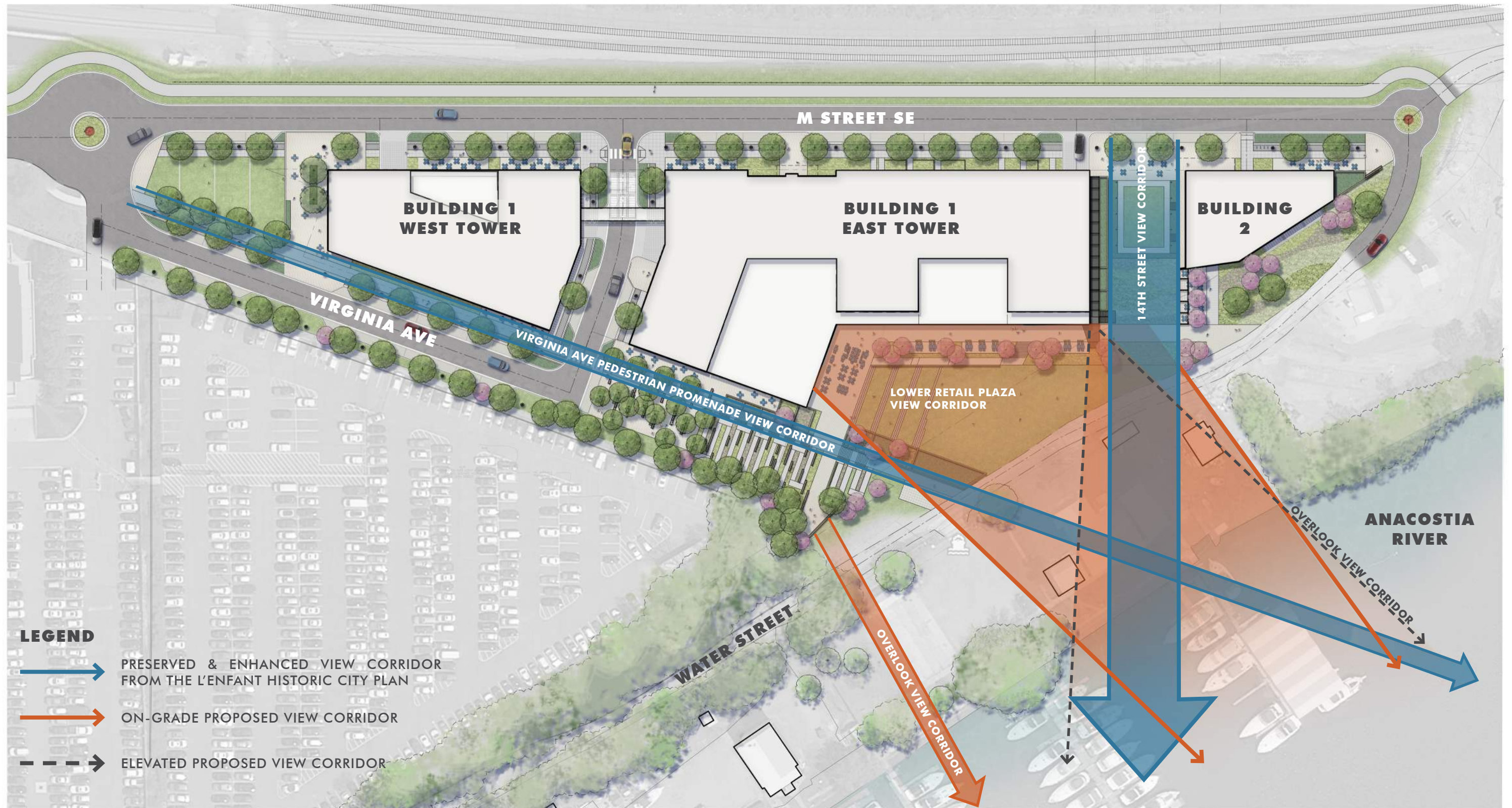


Tripsacum dactyloides / **Gama Grass**



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.



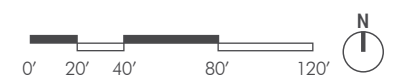
1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION | Stage 1

SITE VIEW CORRIDOR EXHIBIT

SCALE:
1" = 80'-0"



ParkerRodriguez

NOVEMBER 19, 2020 L-2 1

(PREVIOUSLY FILED DATE 09.25.2020 AT EXHIBIT #70A3)