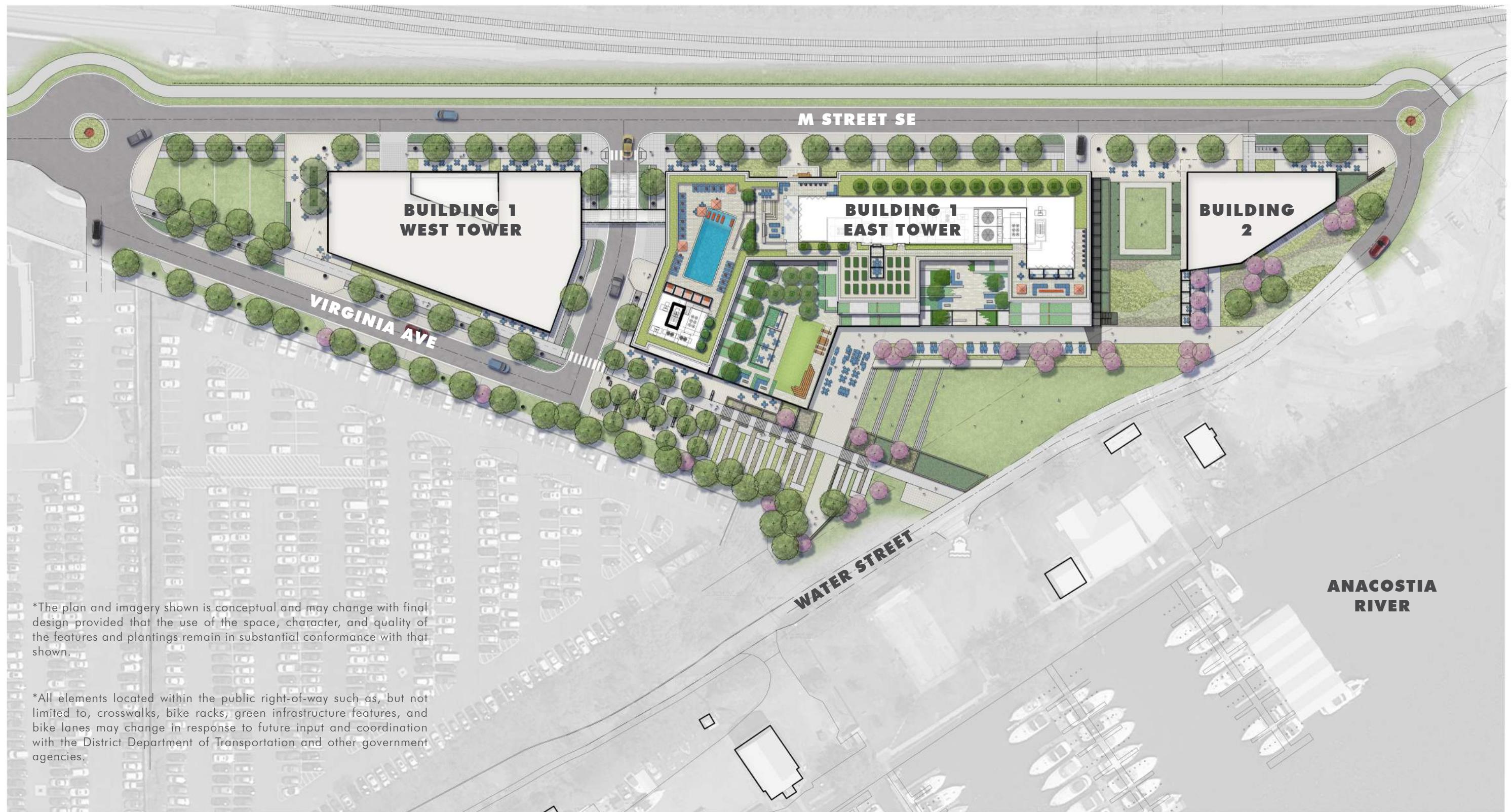


# LANDSCAPE



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION  
COMPOSITE LANDSCAPE PLAN

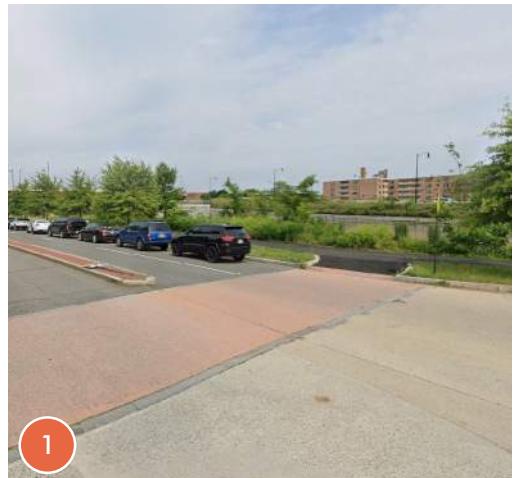
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1" = 80'-0"



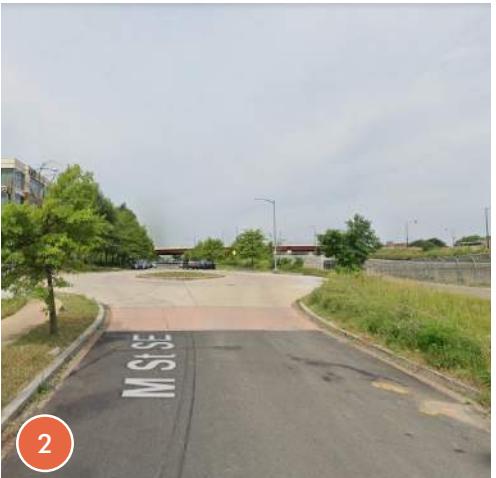
PARKERRODRIGUEZ, INC  
Landscape Architecture | Urban Design | Planning

June 05, 2020

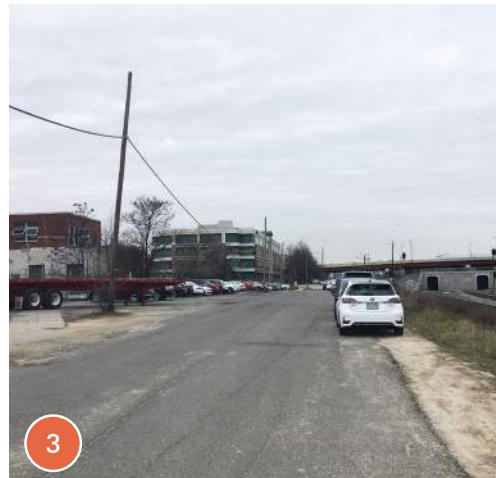
L - 01



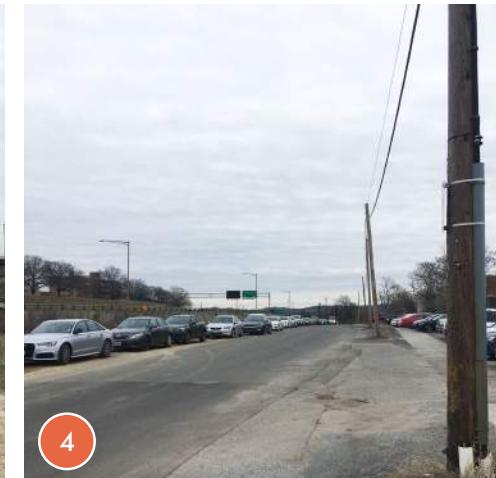
TWO LANE BIKE TRAIL



M STREET WEST ENTRANCE



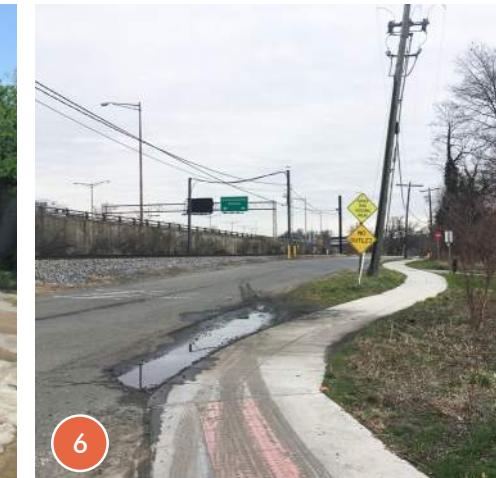
M STREET LOOKING WEST



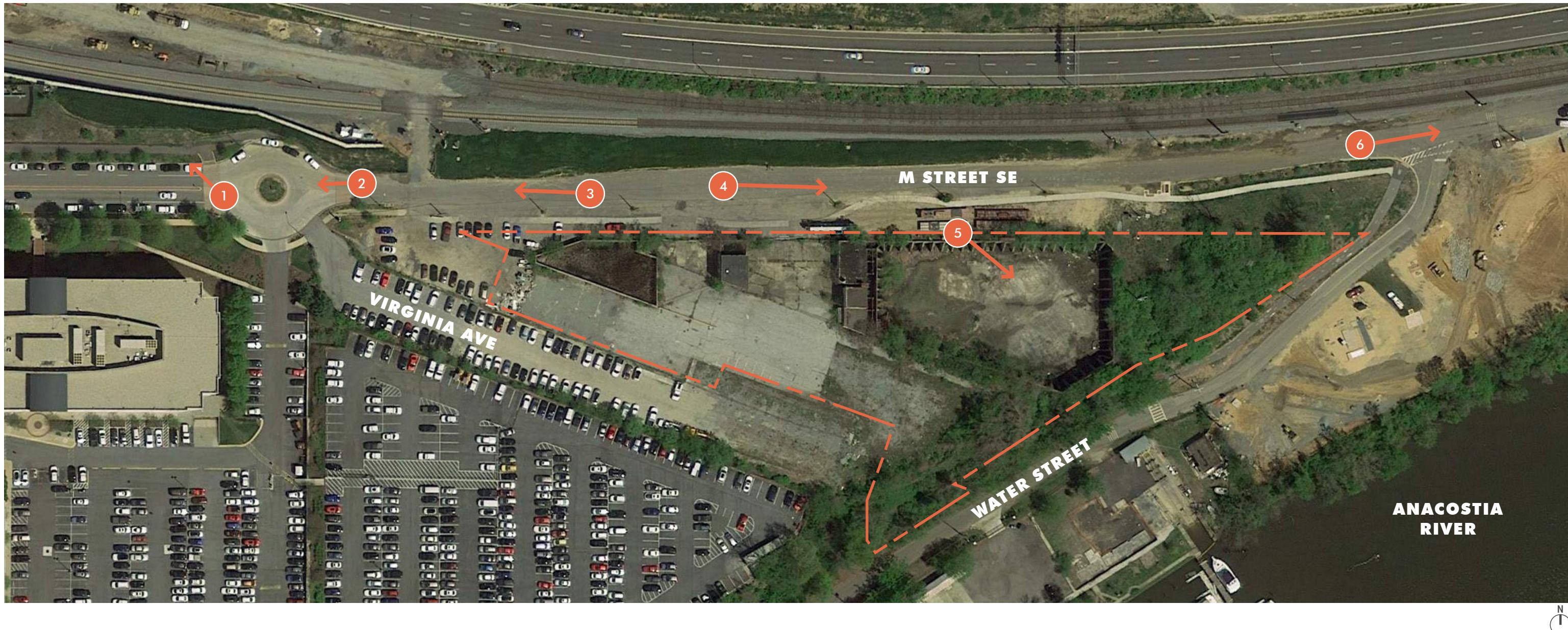
M STREET LOOKING EAST

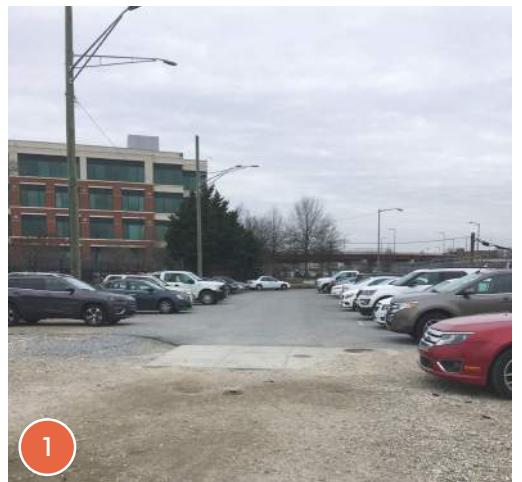


SITE PIT

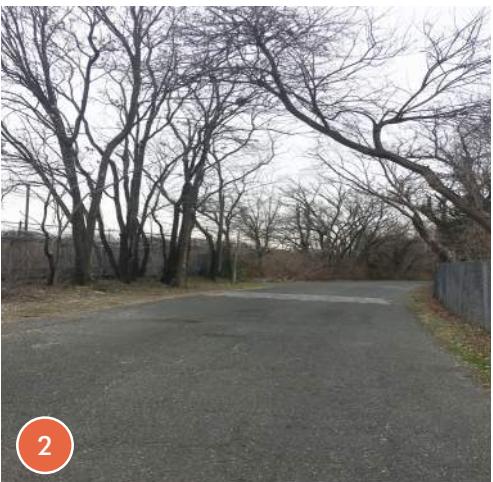


M STREET CONTINUATION

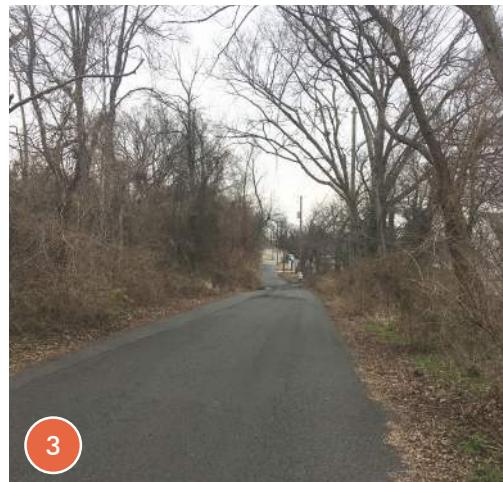




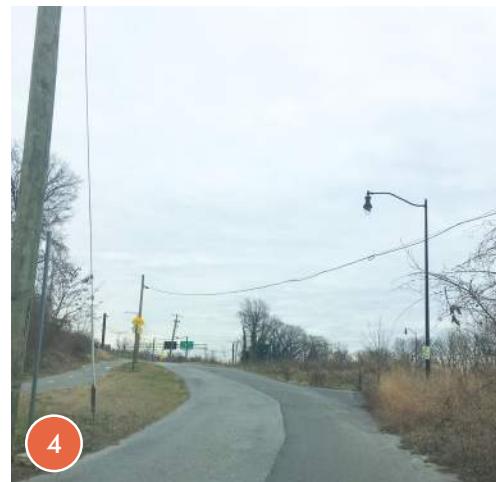
1  
ADJACENT PARKING LOT



2  
WATER STREET WEST END



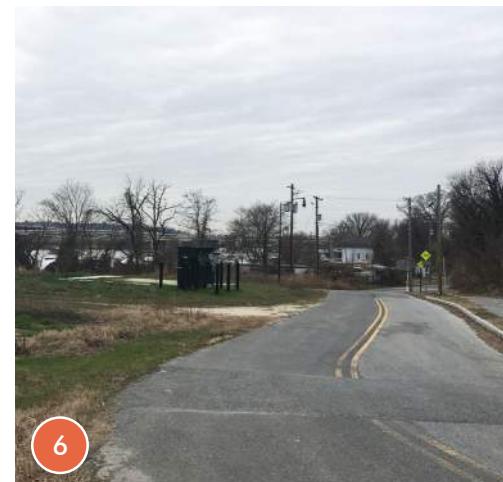
3  
WATER STREET BY BOATHOUSE ROW



4  
WATER STREET LOOKING EAST

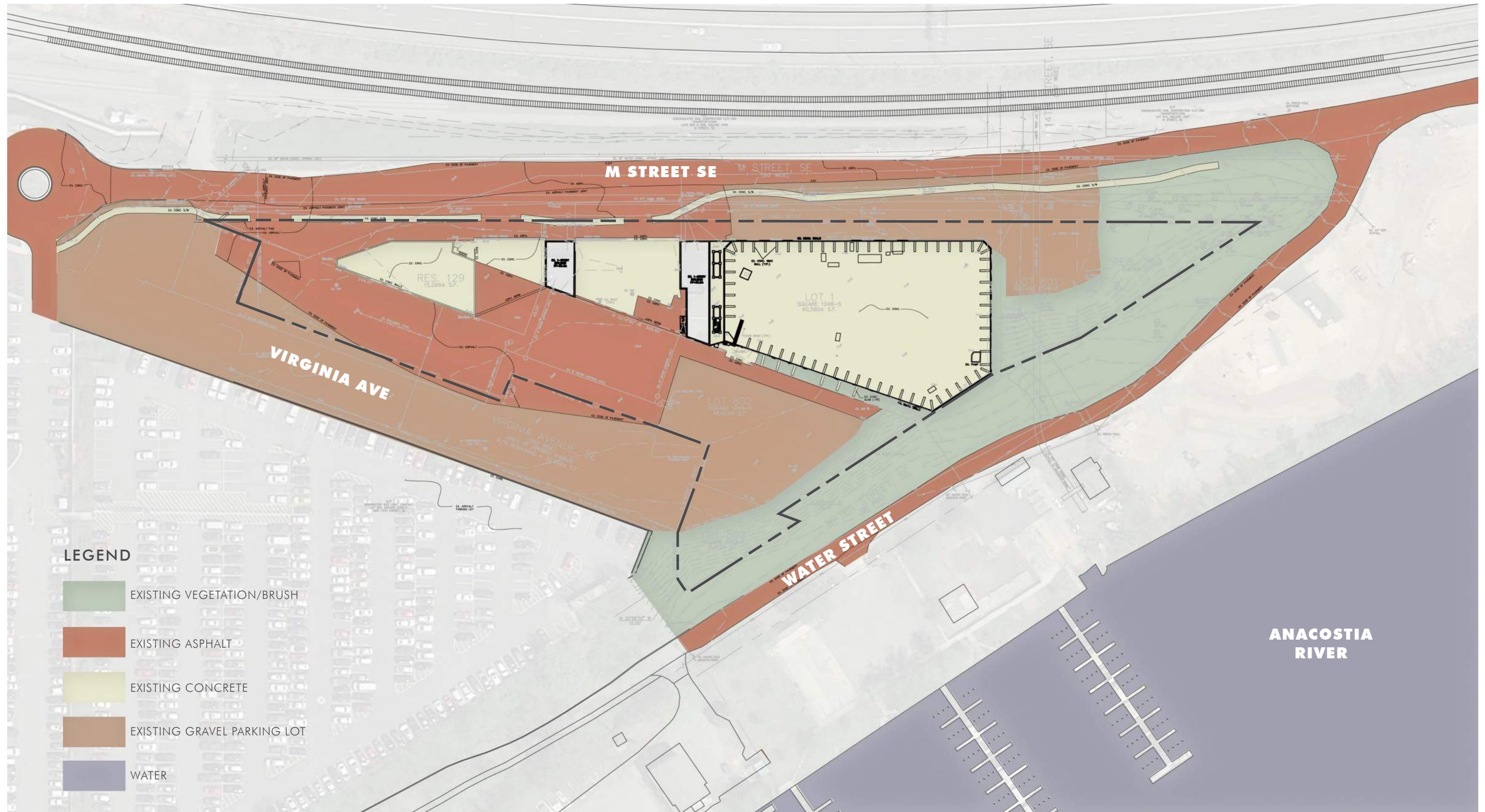


5  
WATER STREET INTERSECTION



6  
WATER STREET LOOKING WEST





1333 M STREET

SE Waterfront, Washington DC

**PUD SUBMISSION**

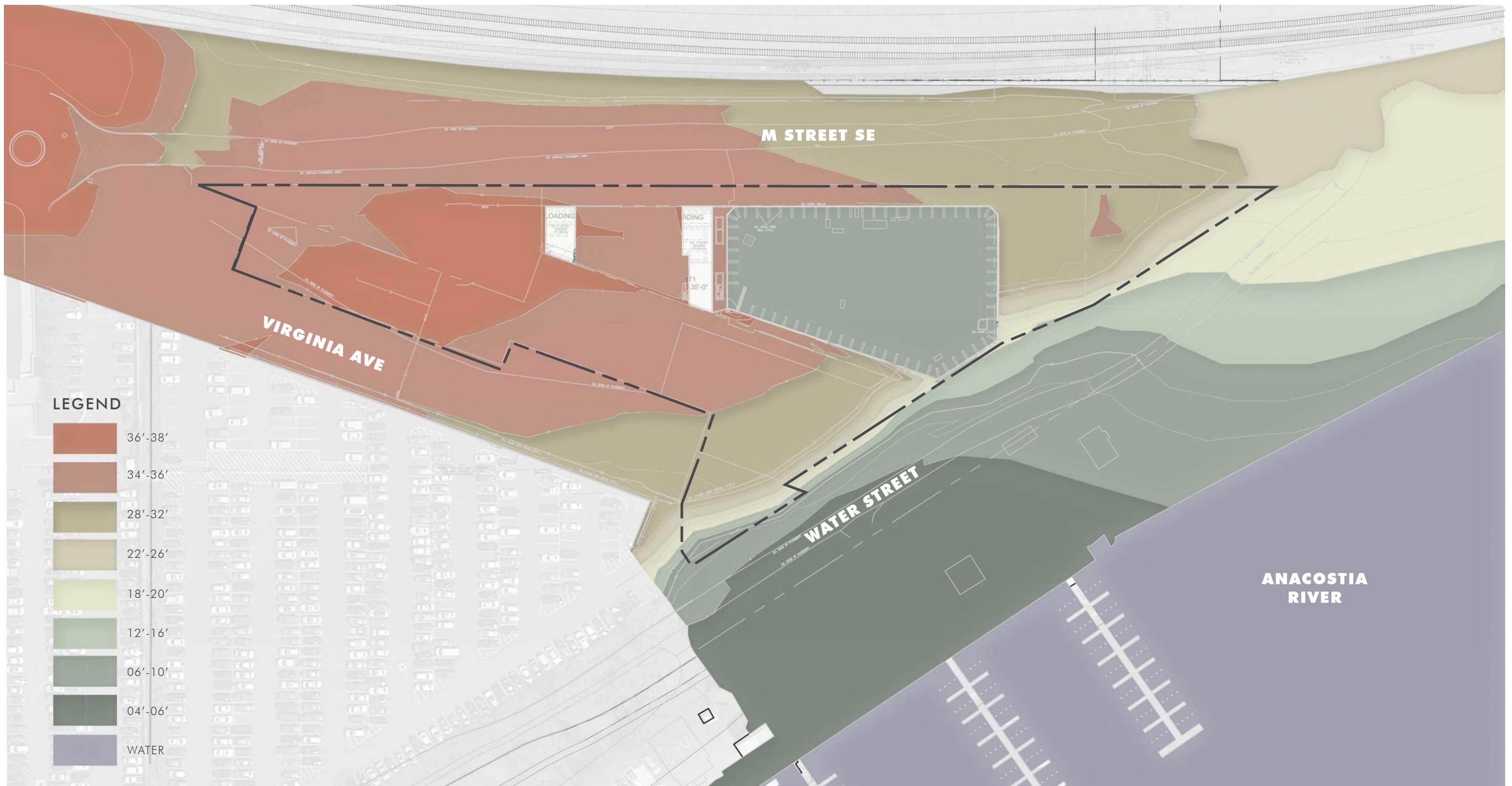
EXISTING PAVEMENT CONDITIONS

**SCALE:**  
1" = 80'-0"



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June 05, 2020 L - 04



1333 M STREET

SE Waterfront, Washington DC

## PUD SUBMISSION

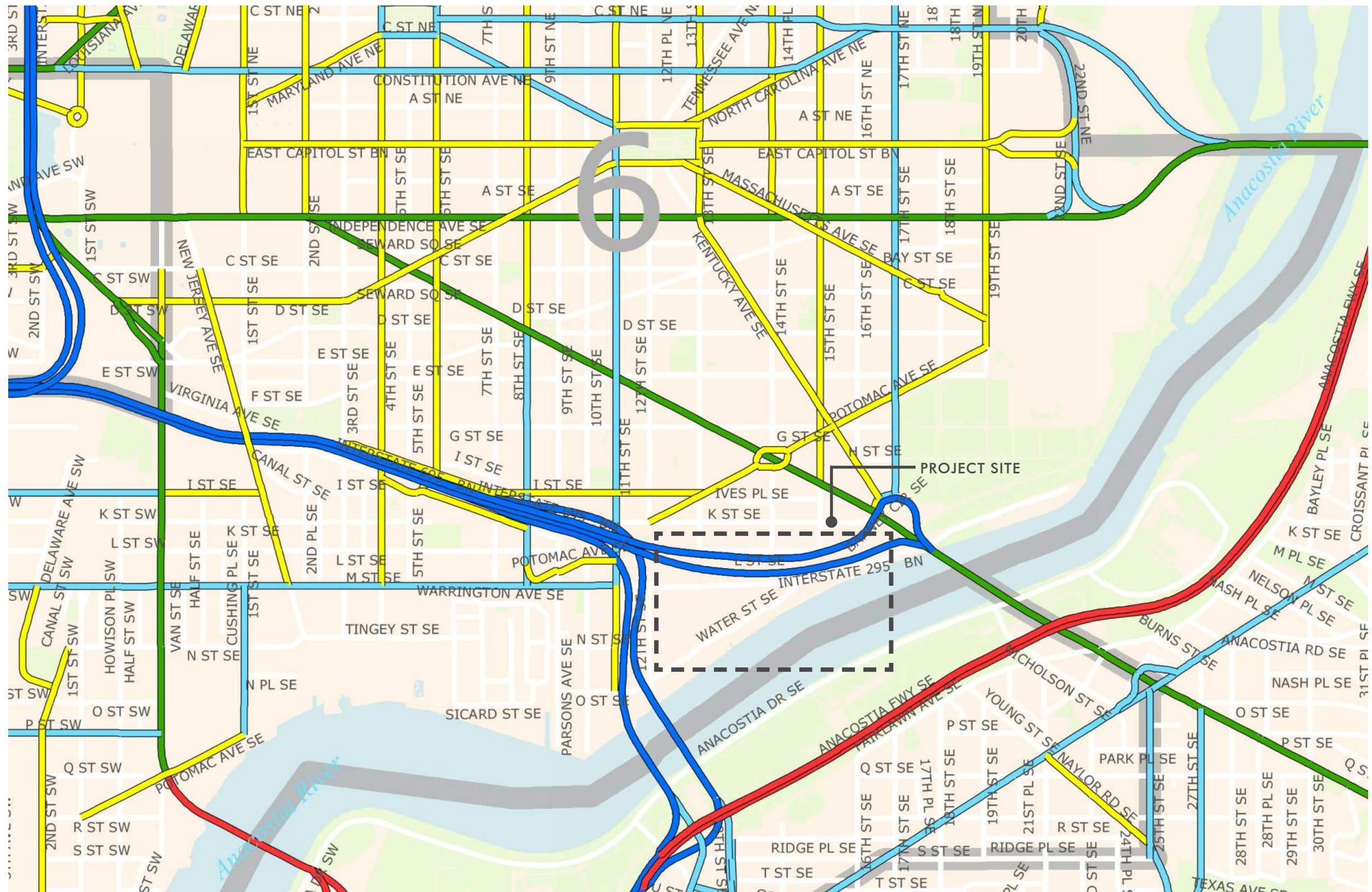
EXISTING ELEVATION STUDY

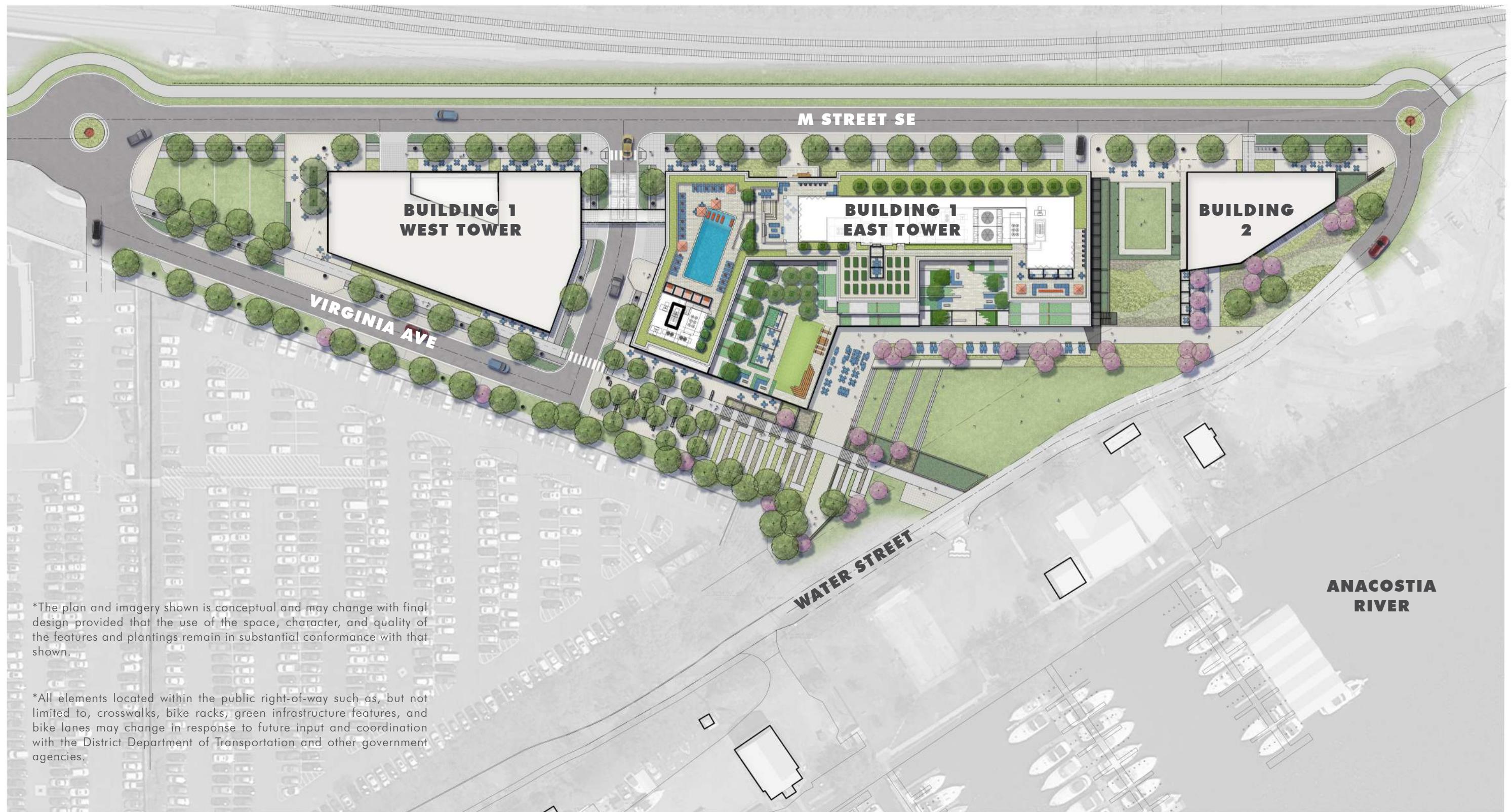
**SCALE:**  
1" = 80'-0"



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June 05, 2020 L - 05





1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION  
PROPOSED COMPOSITE LANDSCAPE PLAN

SCALE:  
1" = 80'-0"



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June 05, 2020

L - 07

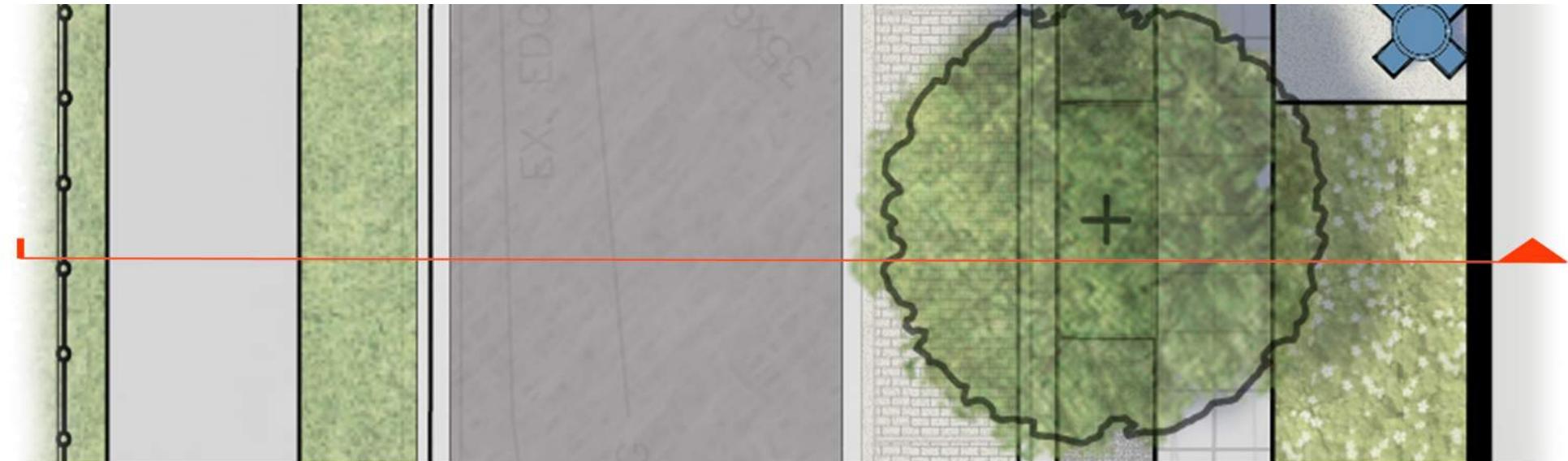


SCALE:  
1" = 80'-0"

FDC  
FOLIAGE DESIGN CONSULTANT

PARKERRODRIGUEZ, INC  
Landscape Architecture | Urban Design | Planning

June 05, 2020 L - 08



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



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

1333 M STREET

SE Waterfront, Washington D.C.

PUD SUBMISSION

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.

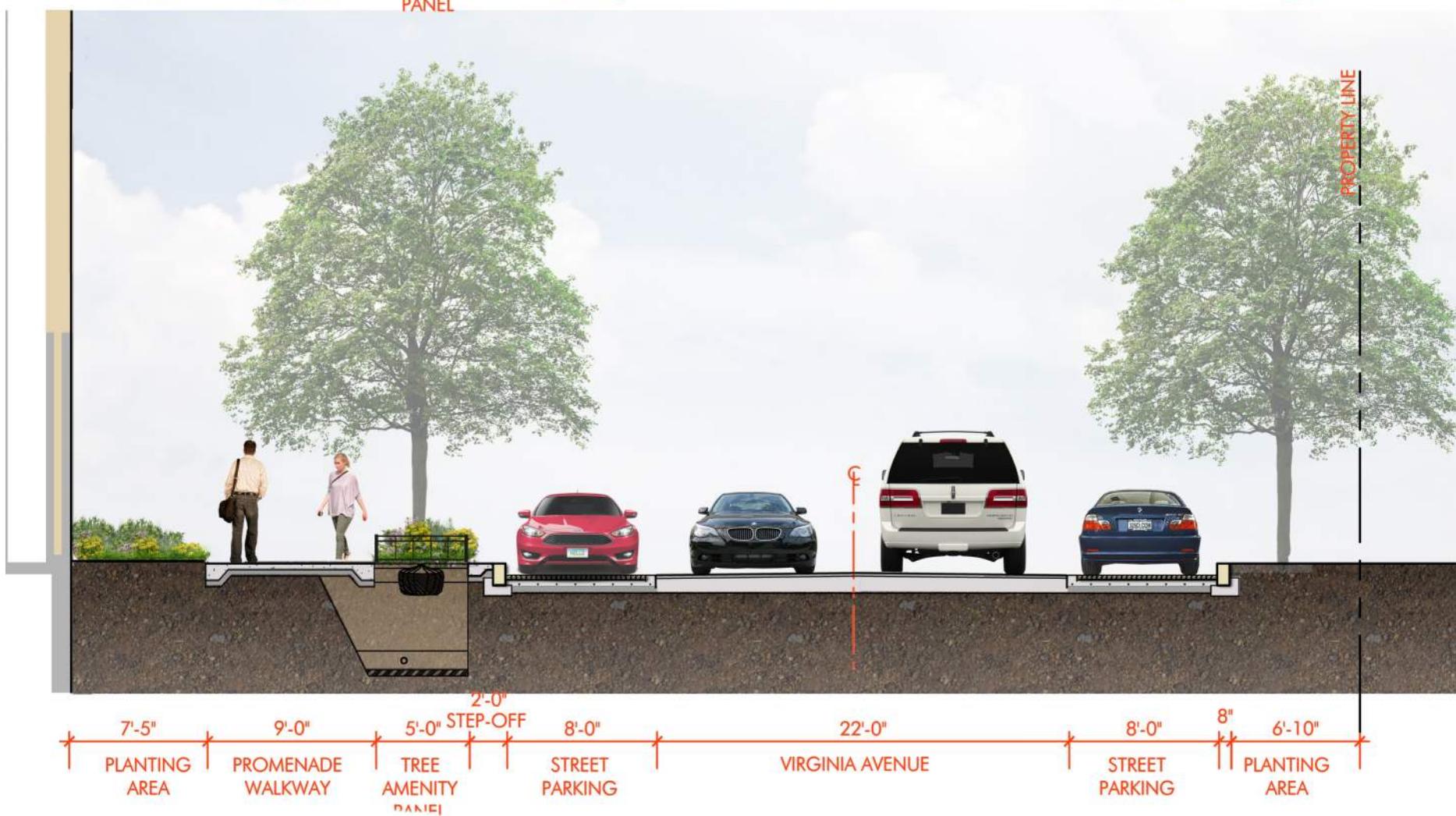
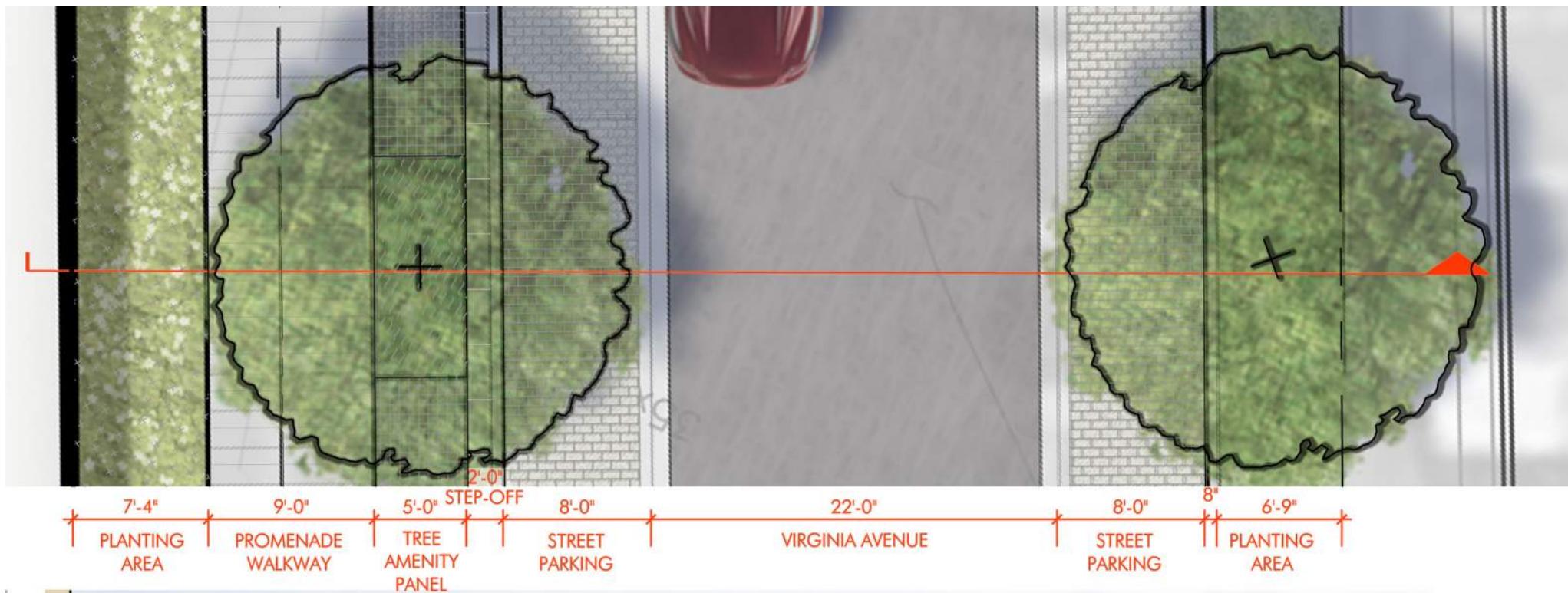
SCALE:  
1/8" = 1'-0"

0' 2' 4' 8' 12'



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June 05, 2020 L - 09



1333 M STREET

SE Waterfront, Washington DC

**PUD SUBMISSION**

VIRGINIA AVENUE SECTION



Context Map: NTS

NOTES:

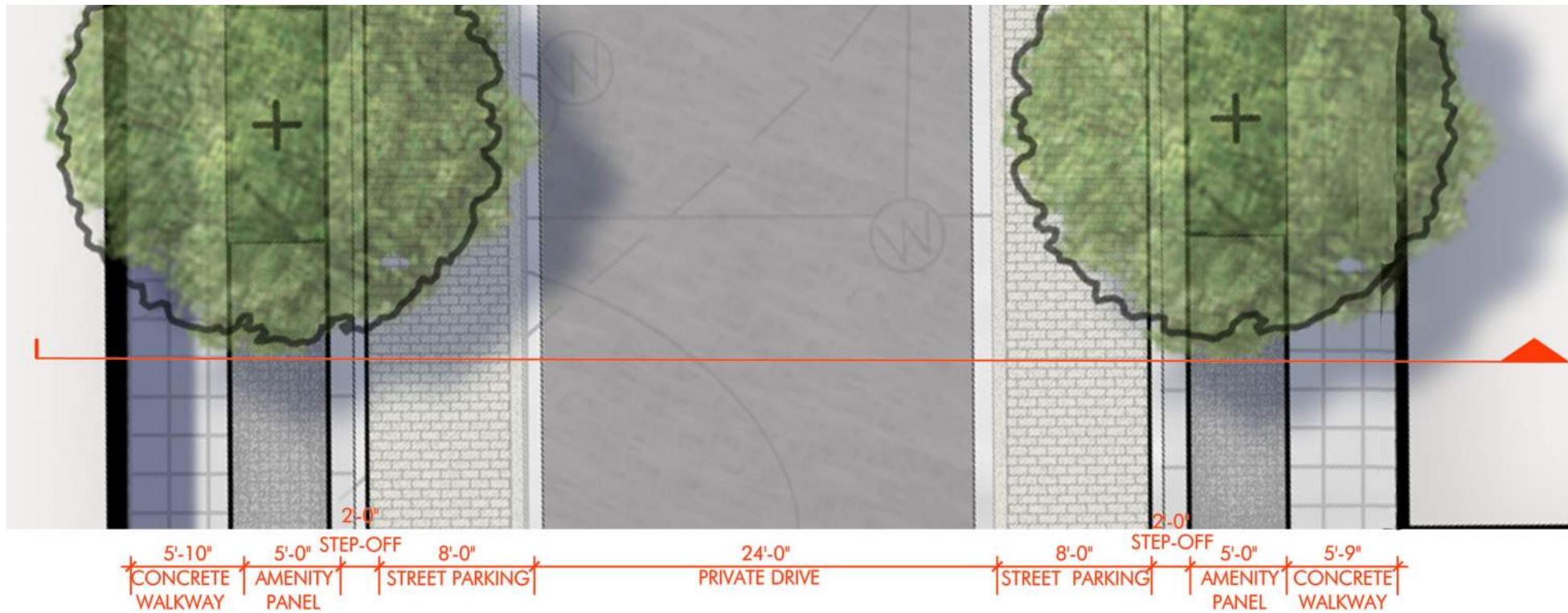
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- Flexibility is requested to vary the final location of all stairs and outdoor seating areas, in order to accommodate future retail.
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SCALE:  
1/8" = 1'-0"  
FDC  
FDC  
FDC

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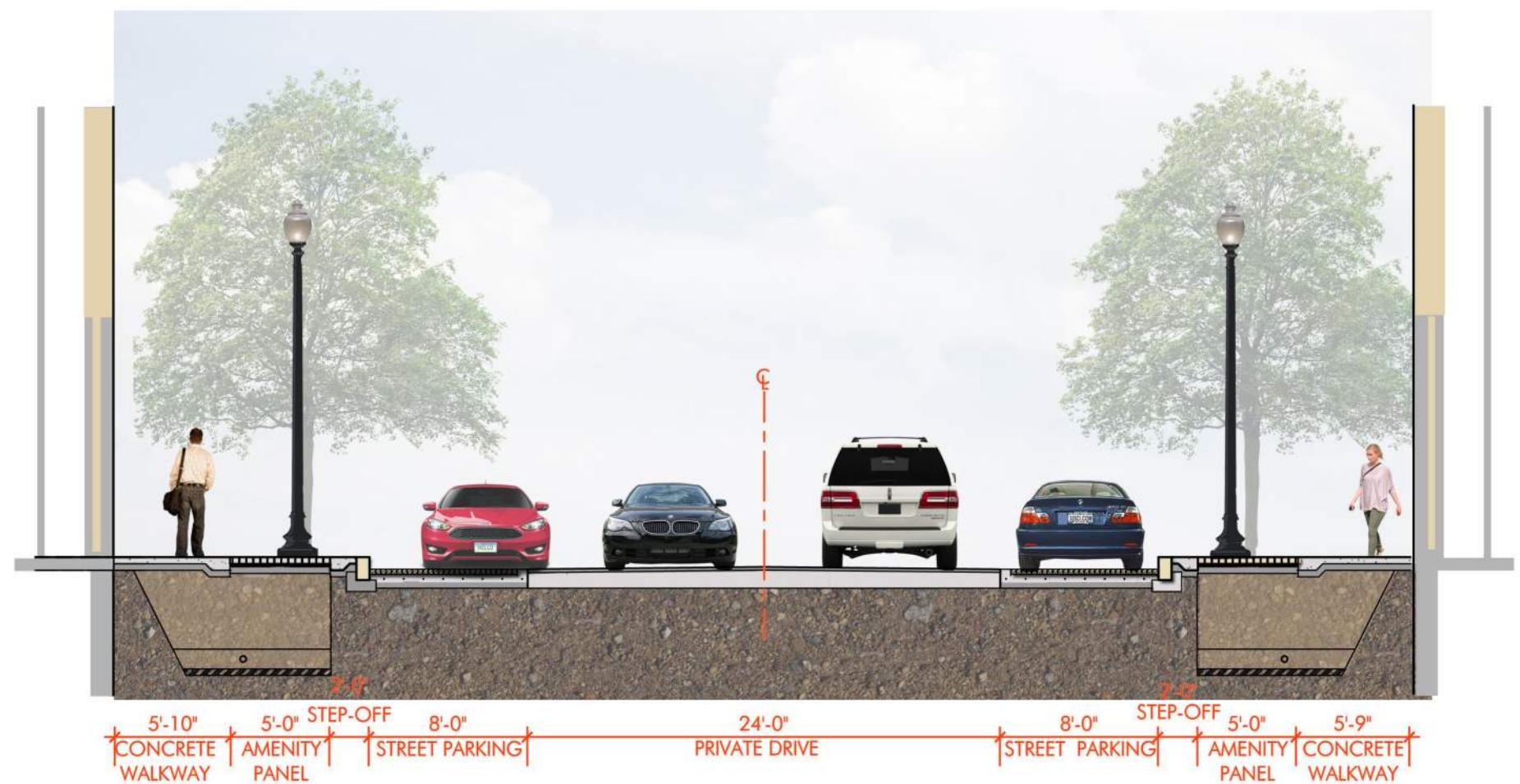
June 05, 2020

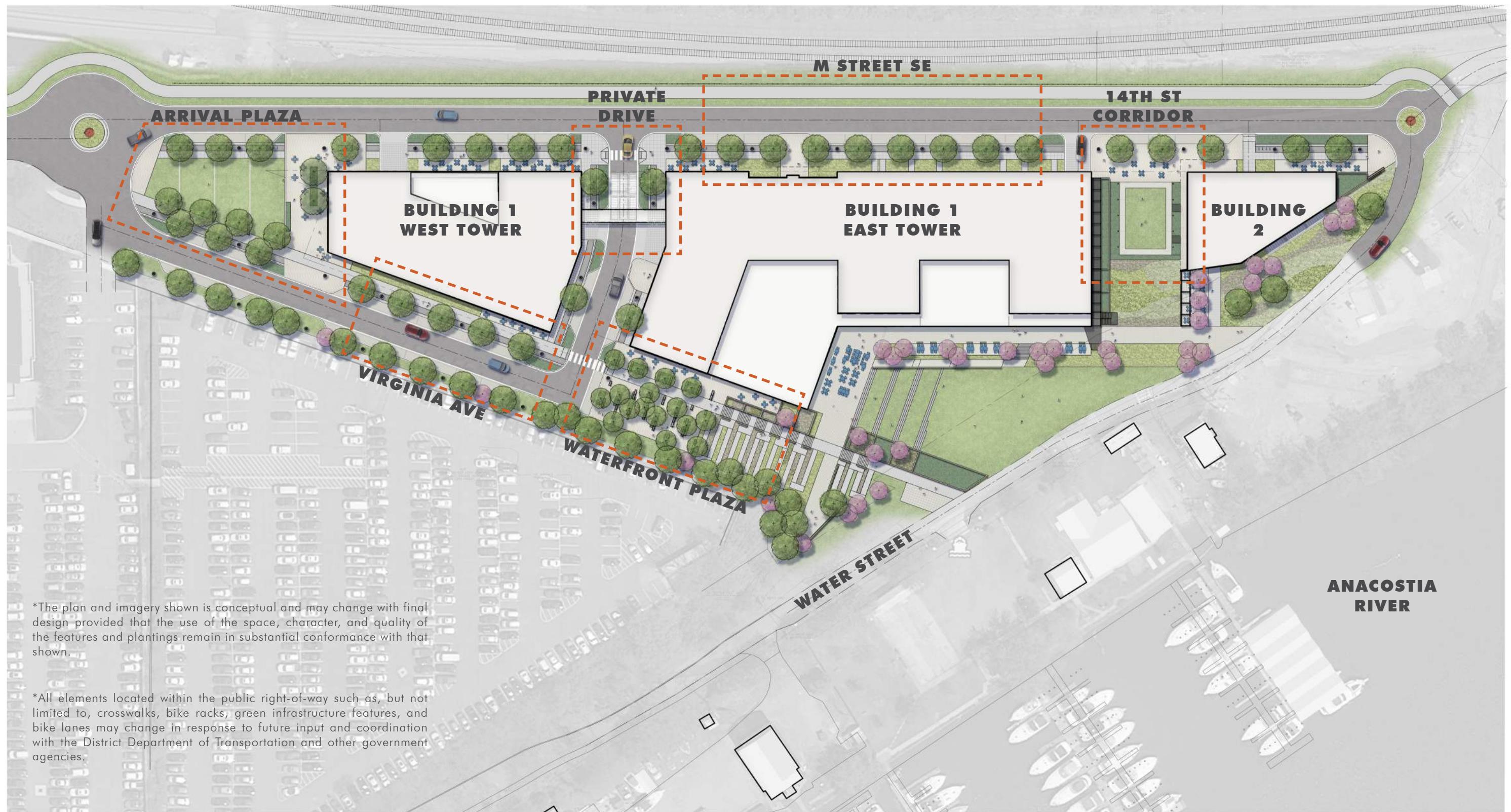
L-10

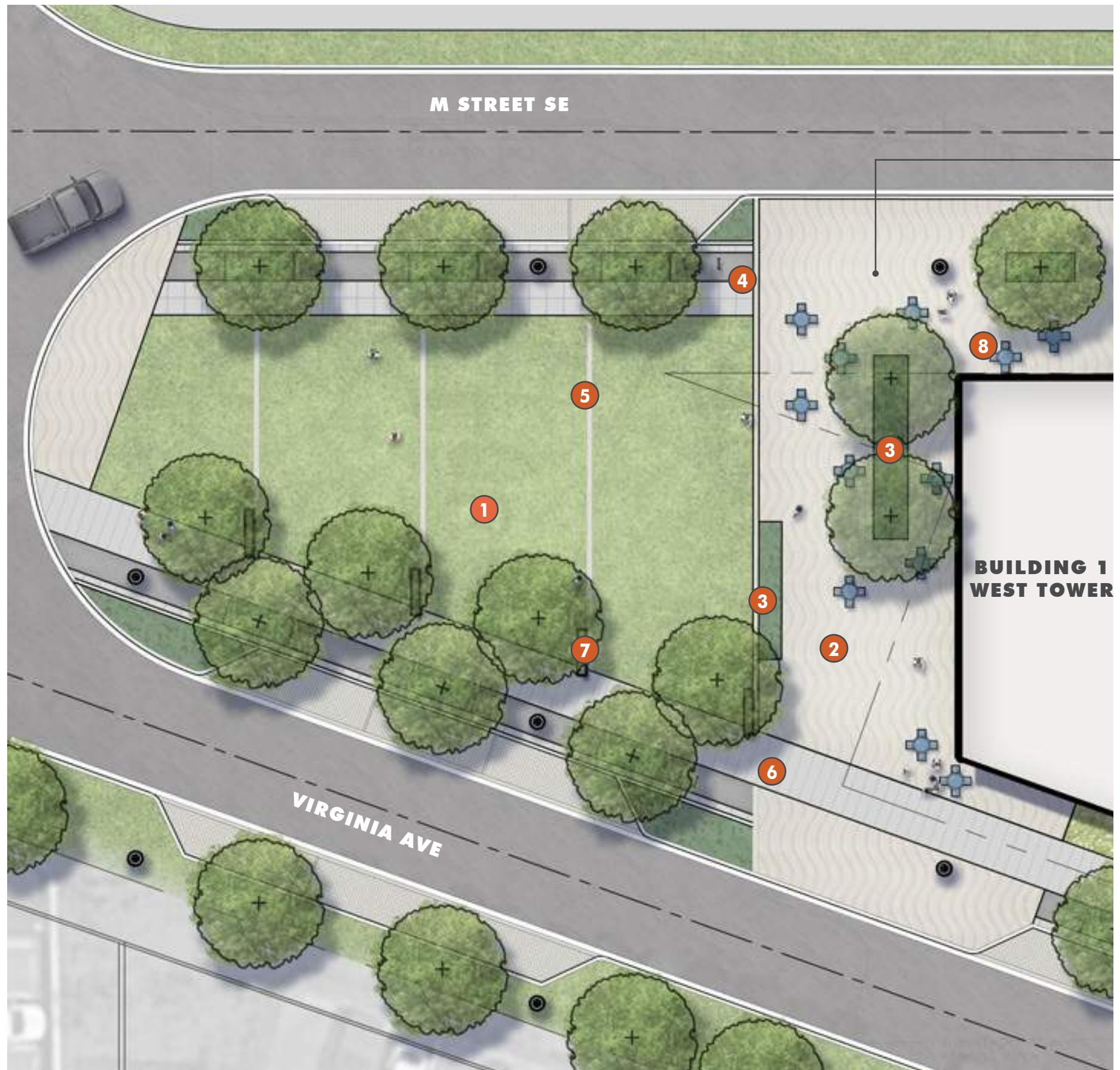


NOTES:

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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

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

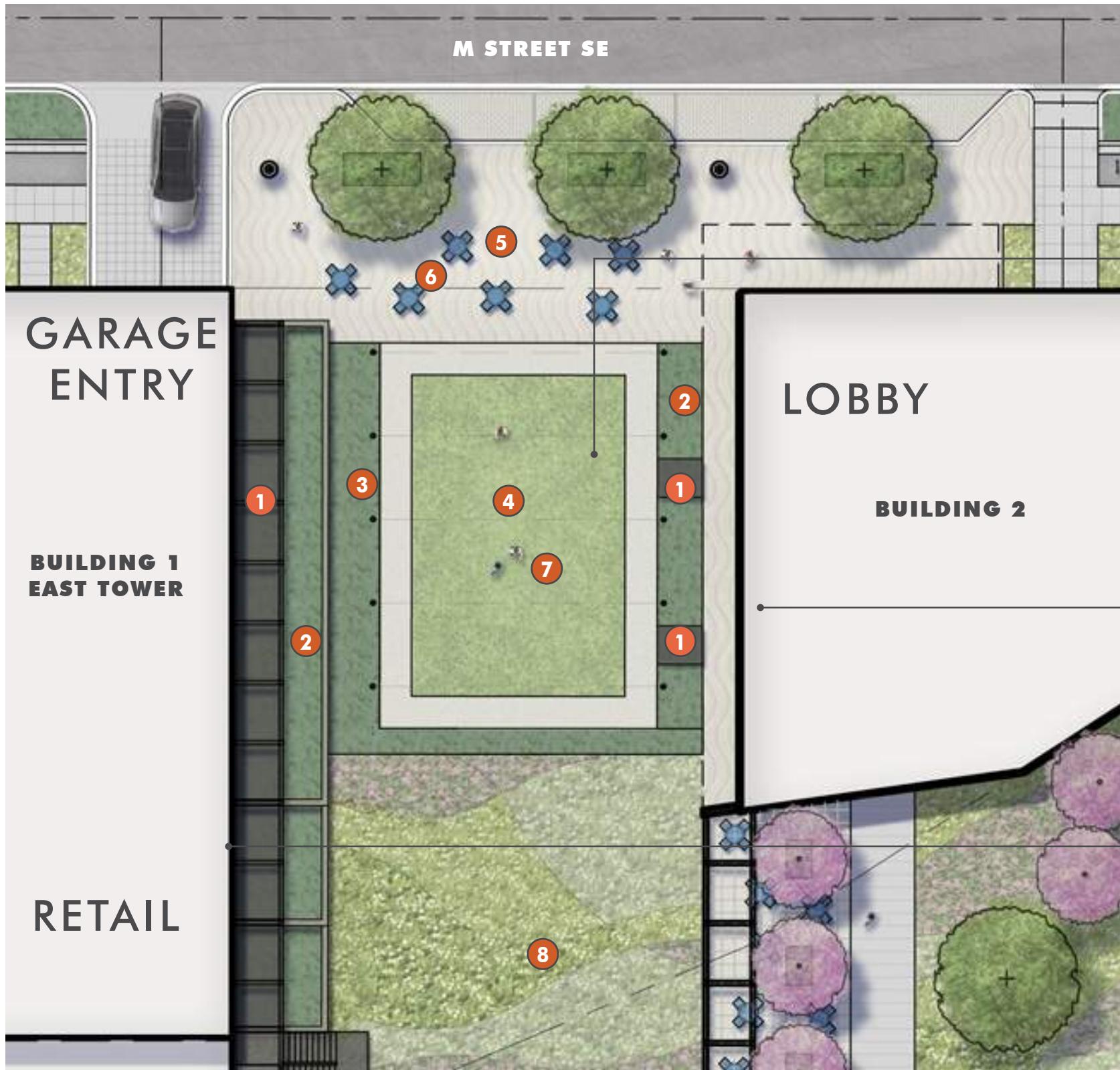
SCALE:  
1" = 20'-0"

0' 05' 10' 20' 30'



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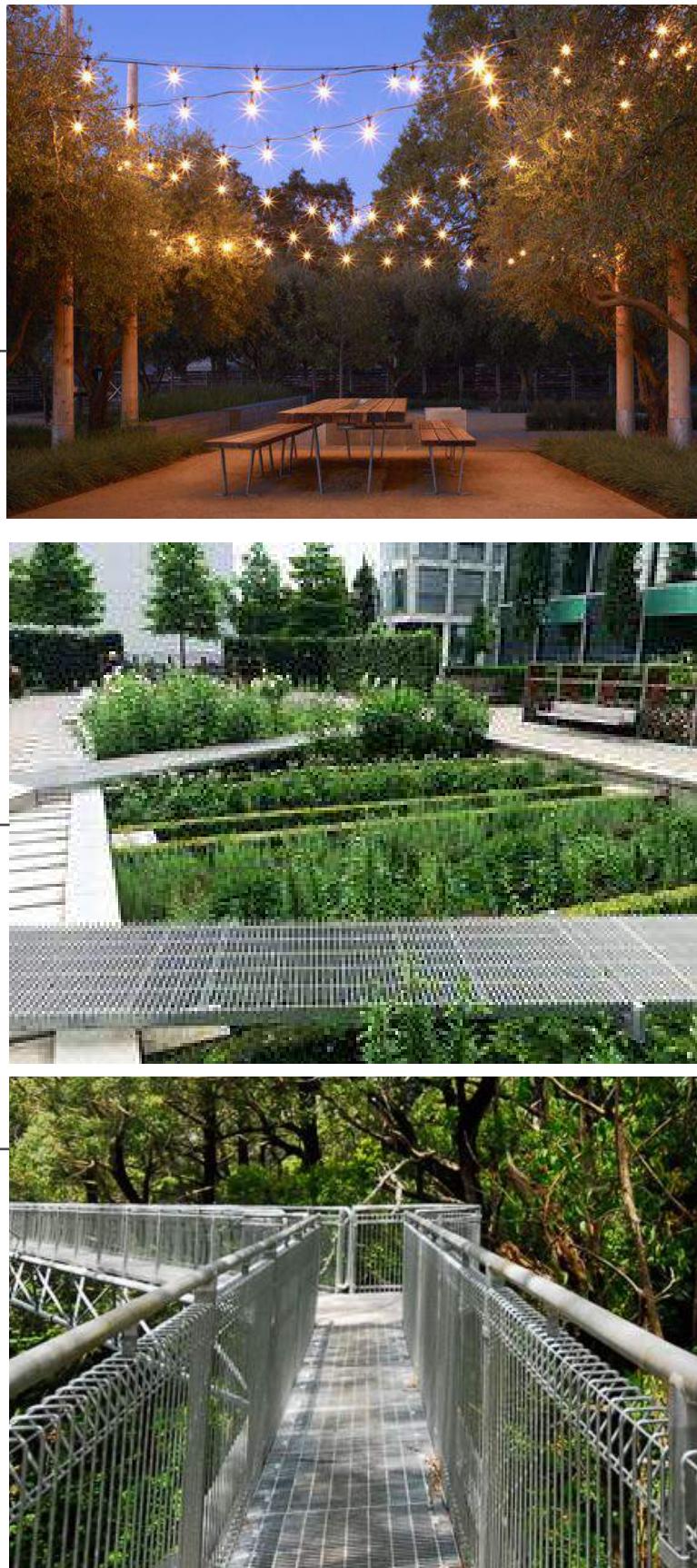


1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

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.
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- 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"

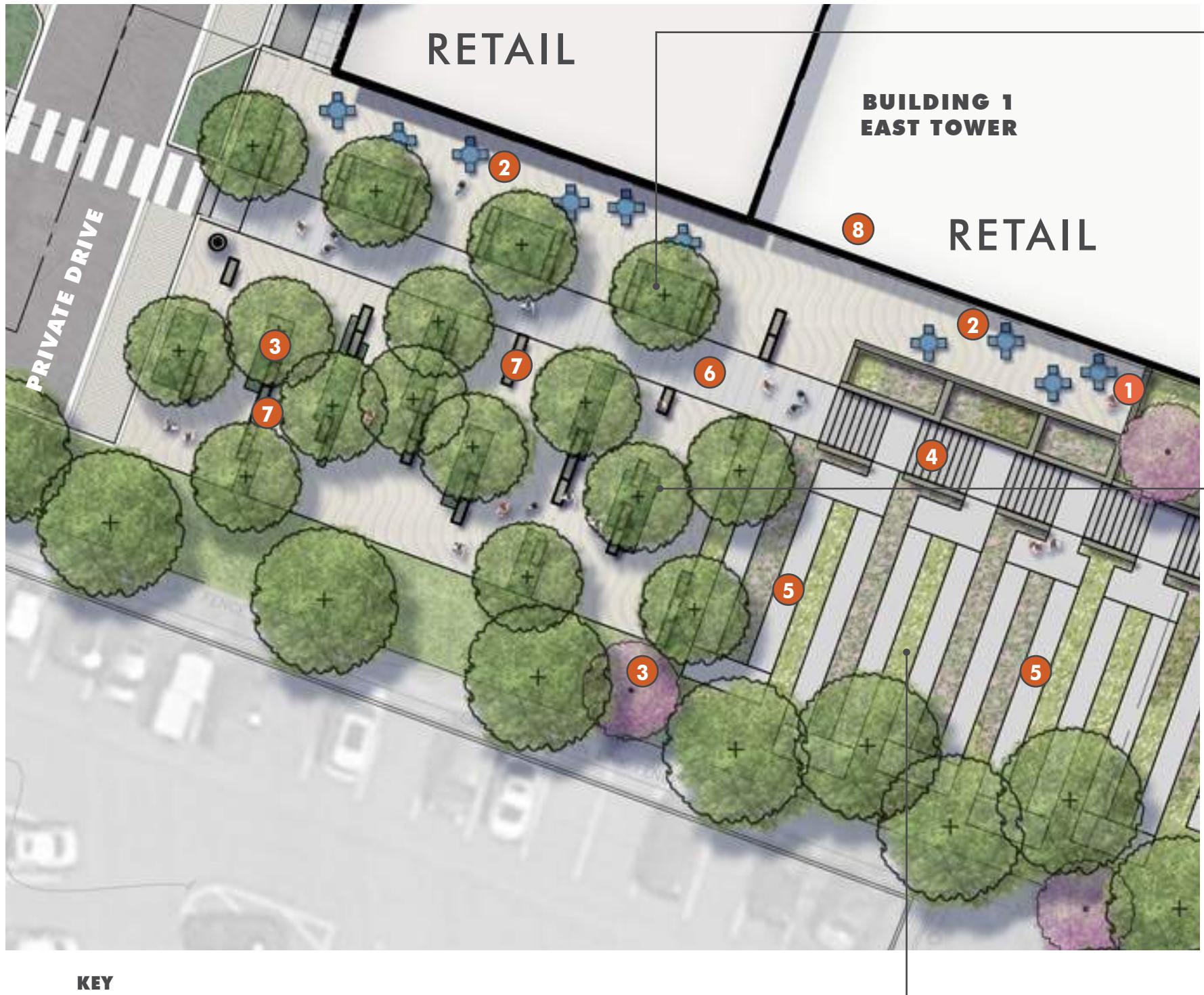
0' 5' 10' 20' 30' N



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June 05, 2020

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#### KEY

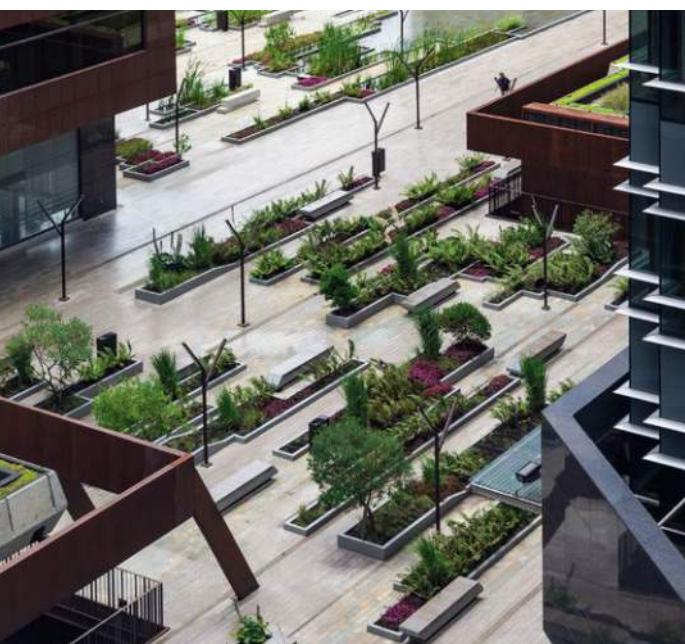
- 1 OVERLOOK
- 2 OUTDOOR DINING
- 3 PLANTINGS
- 4 STAIRS
- 5 SLOPED WALKWAY
- 6 PEDESTRIAN PROMENADE
- 7 SEAT PLINTHS
- 8 ELEVATOR TO LOWER RETAIL PROMENADE

1333 M STREET

SE Waterfront, Washington DC

#### PUD SUBMISSION

WATERFRONT PLAZA ENLARGEMENT



#### 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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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" = 20'-0"

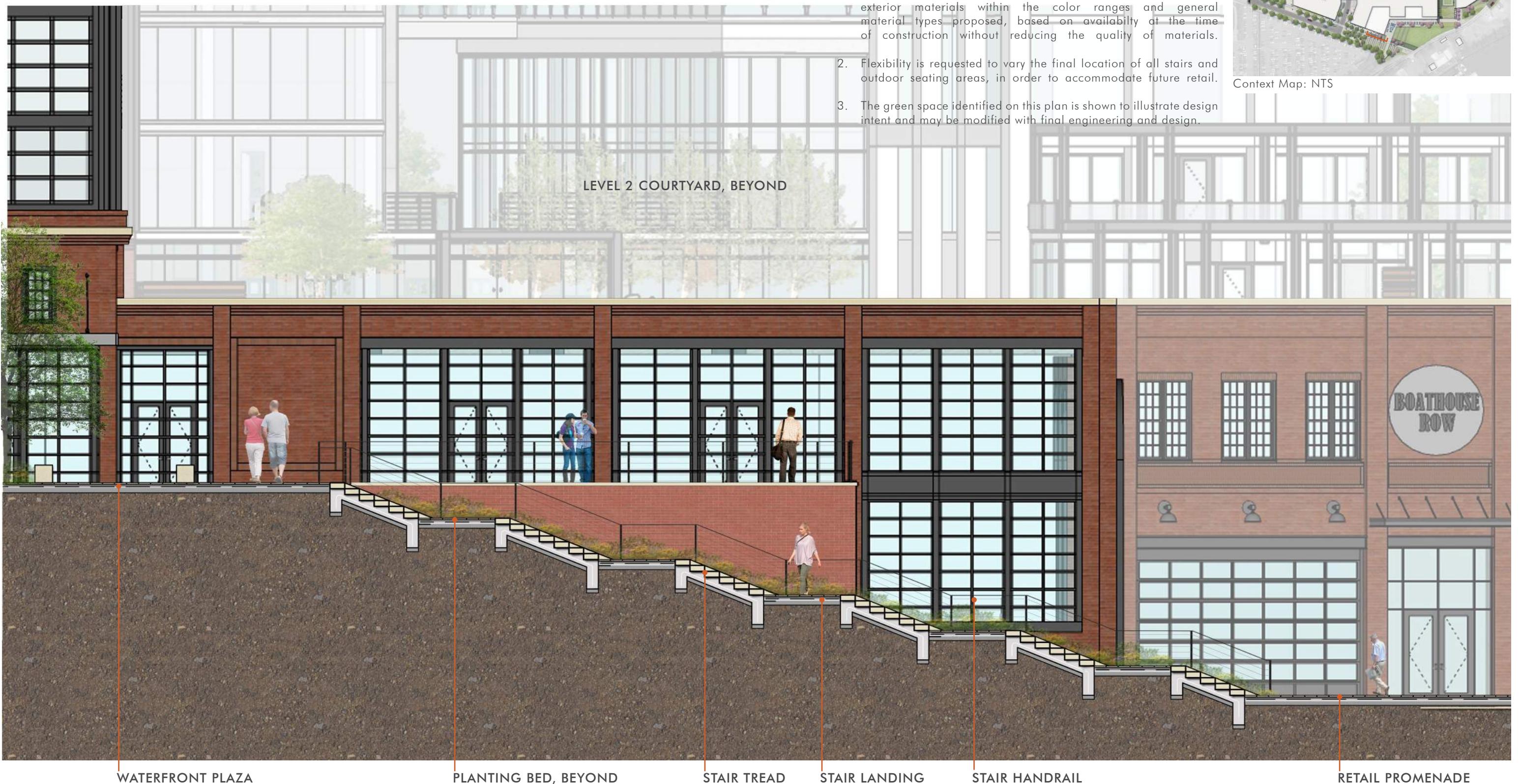
0' 5' 10' 20' 30' N

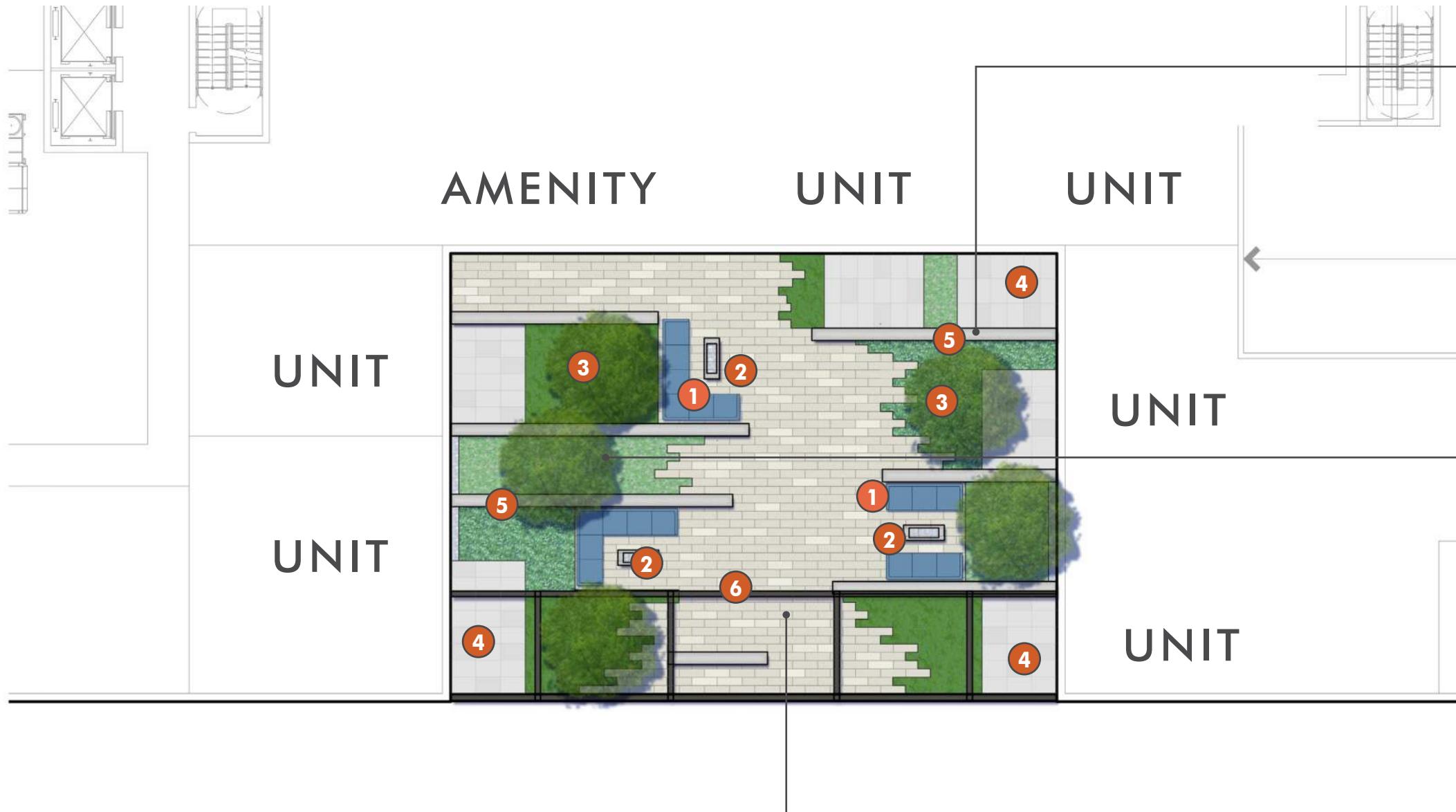


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Landscape Architecture | Urban Design | Planning

June 05, 2020

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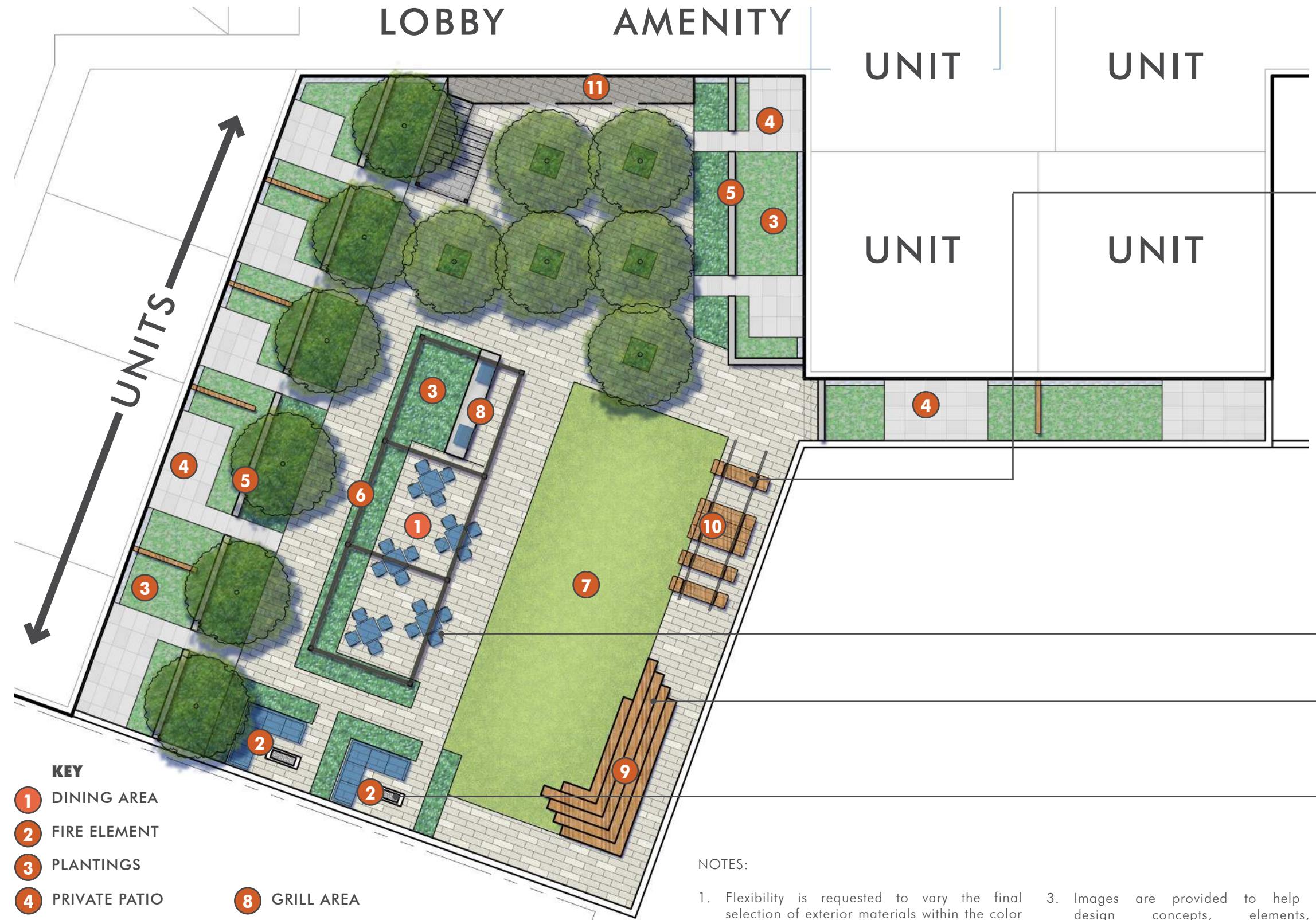


#### KEY

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

#### 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.



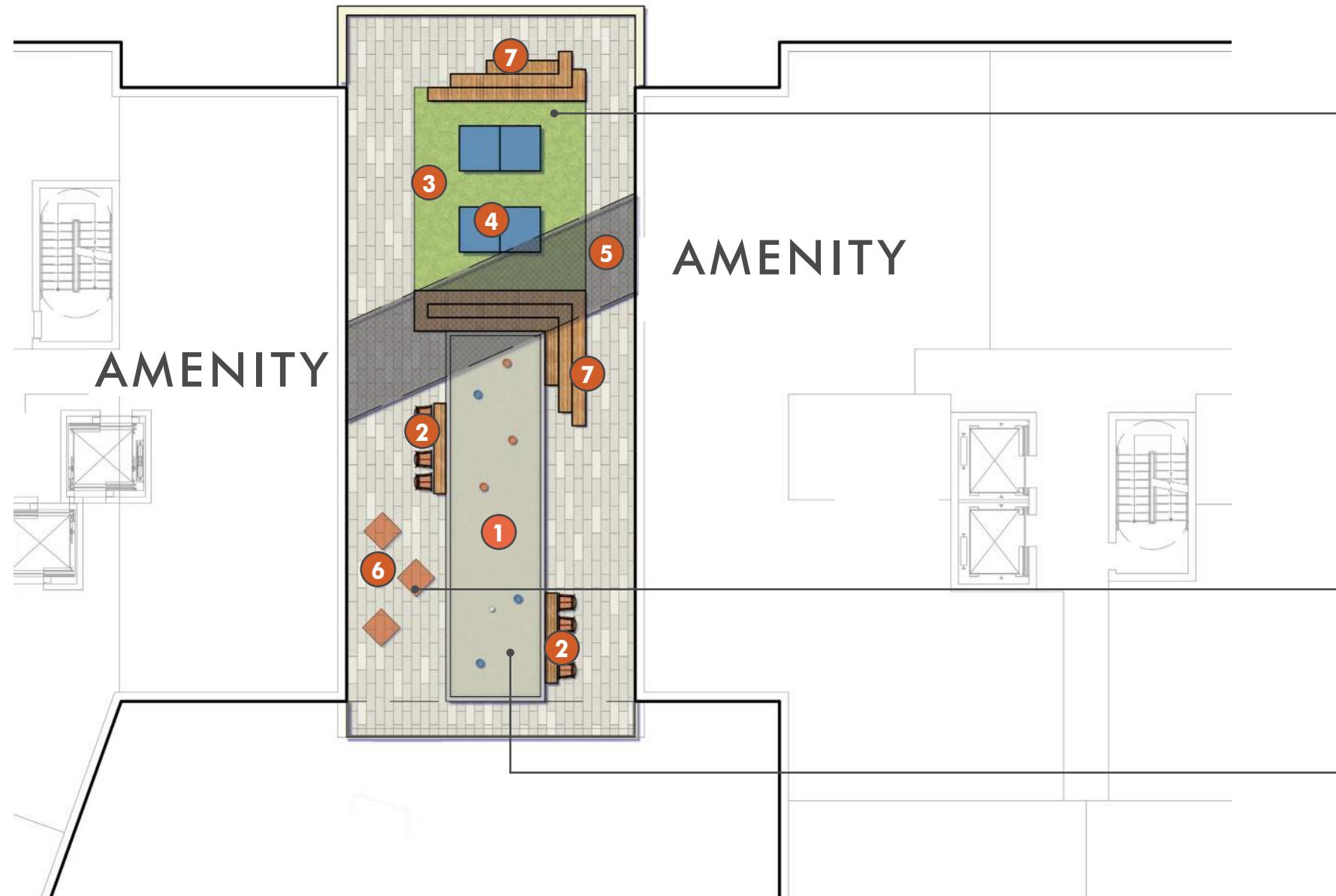
NOTES:

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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.



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.



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

LEVEL 3 COURTYARD



SCALE:  
1/16" = 1'-0"  
0' 4' 8' 16' 24'

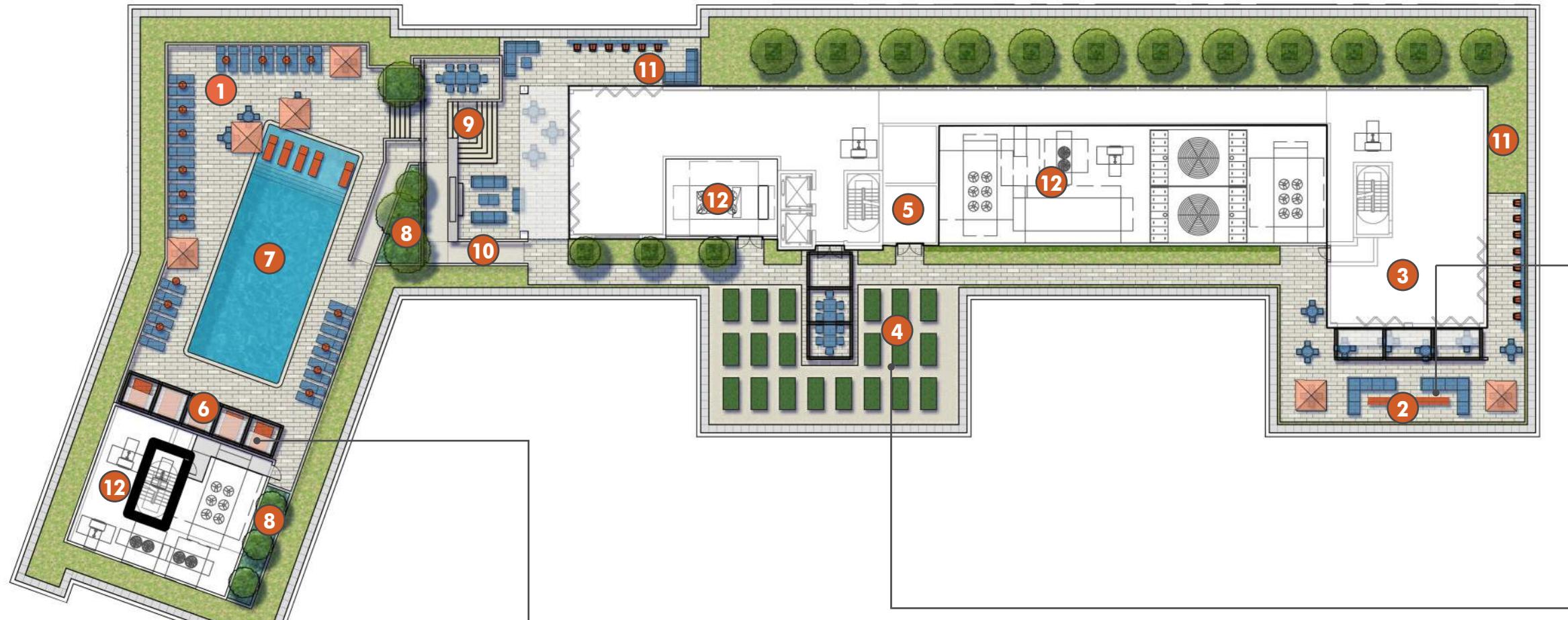


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Landscape Architecture | Urban Design | Planning

June 05, 2020



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#### KEY

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:

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

BUILDING 1 - EAST TOWER ROOF



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

0' 8' 16' 32' 48' N



PARKERRODRIGUEZ, INC  
Landscape Architecture | Urban Design | Planning

June 05, 2020 L - 20



1333 M STREET

SE Waterfront, Washington DC

PUD SUBMISSION

PHASE 1 LANDSCAPE PLAN

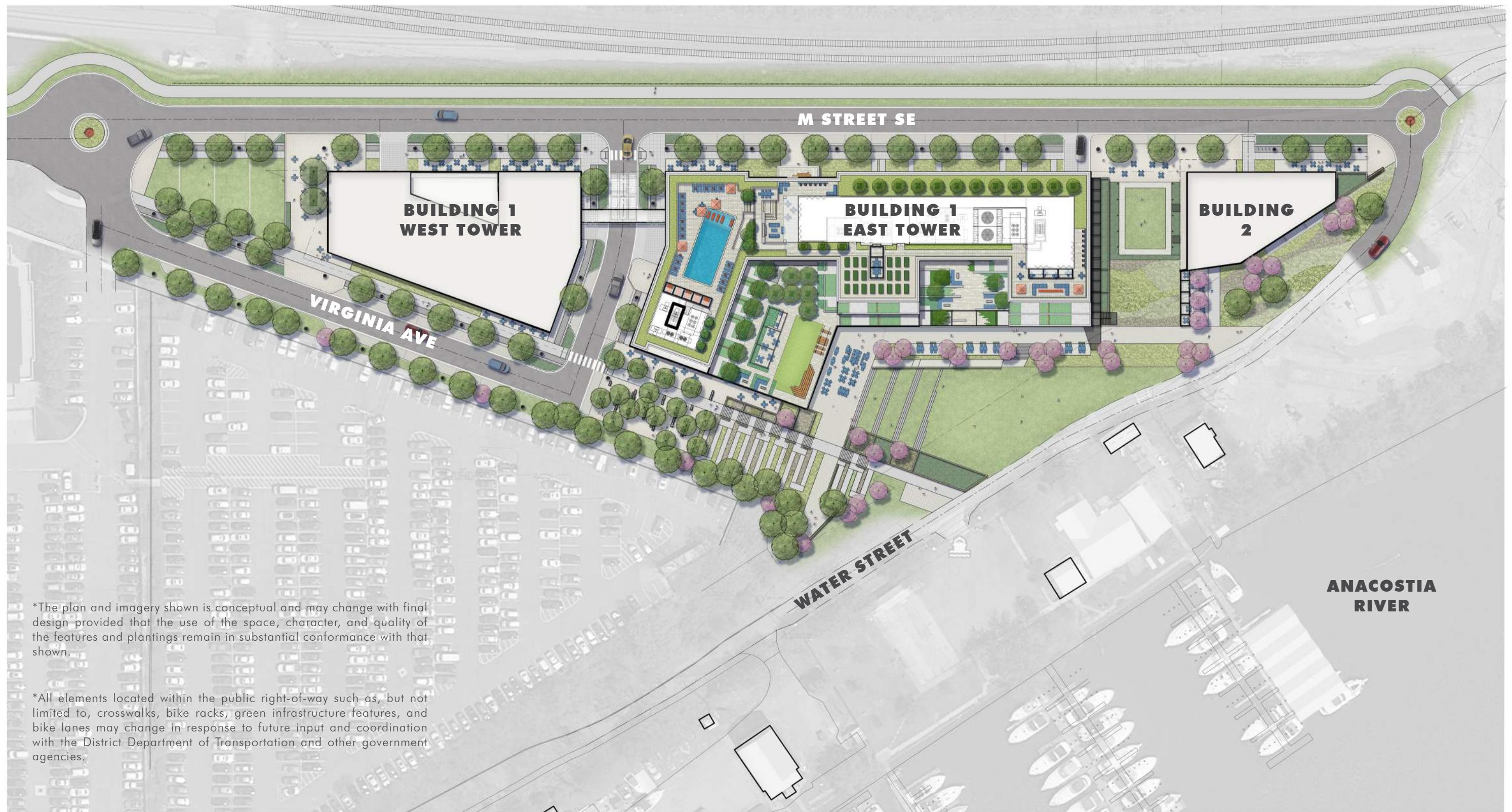
SCALE:  
1" = 80'-0"

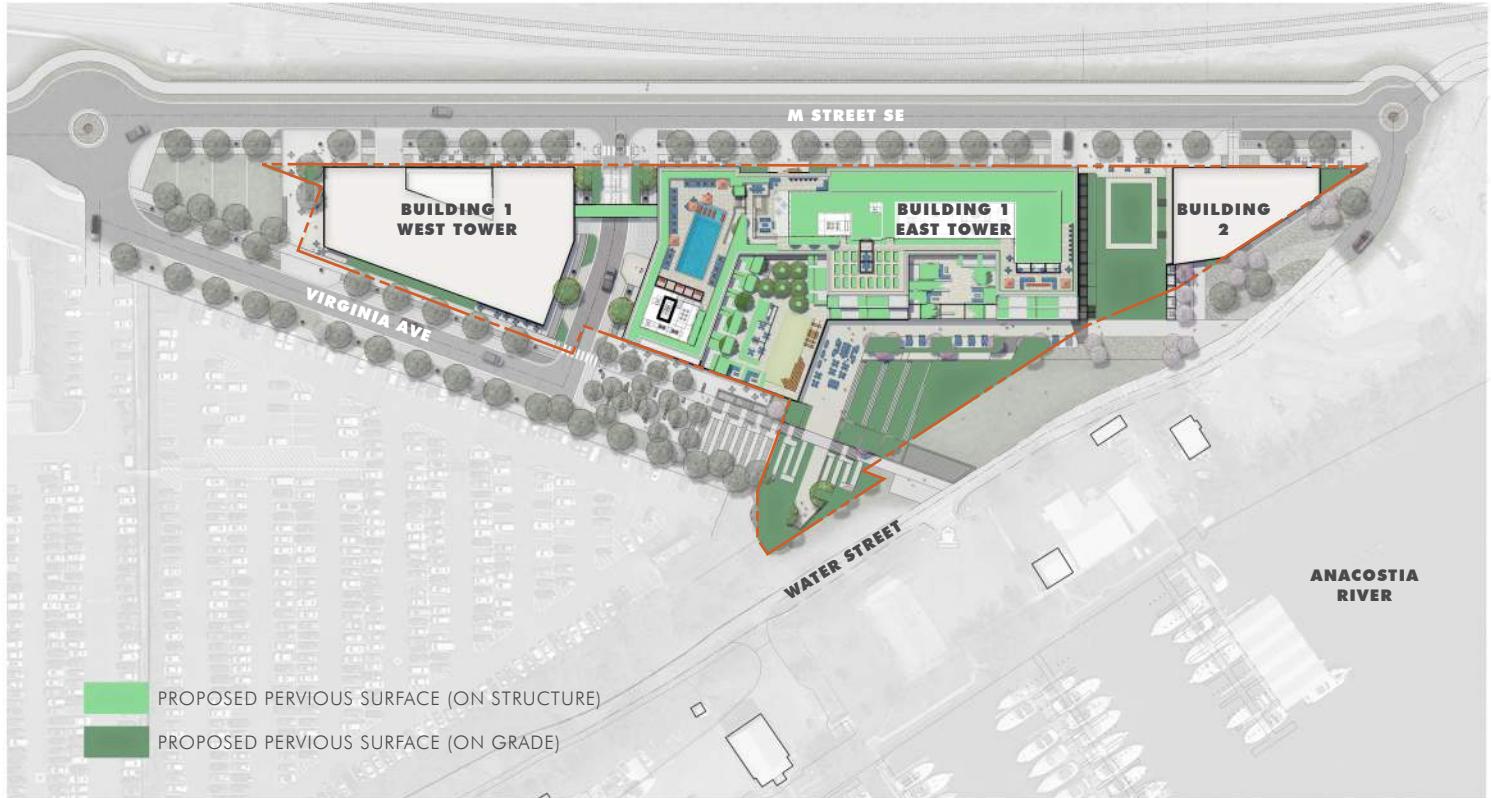
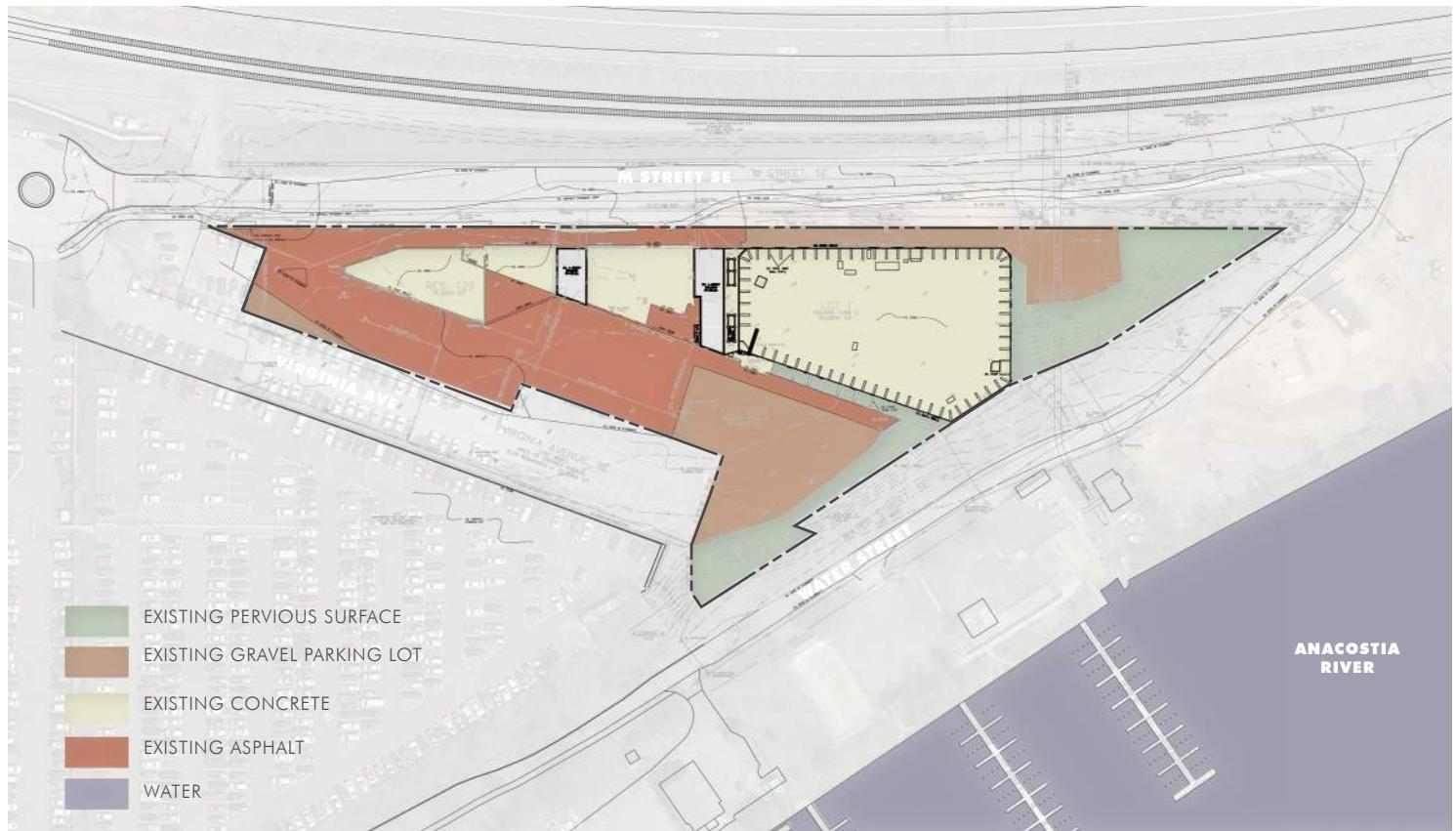


PARKERRODRIGUEZ, INC.  
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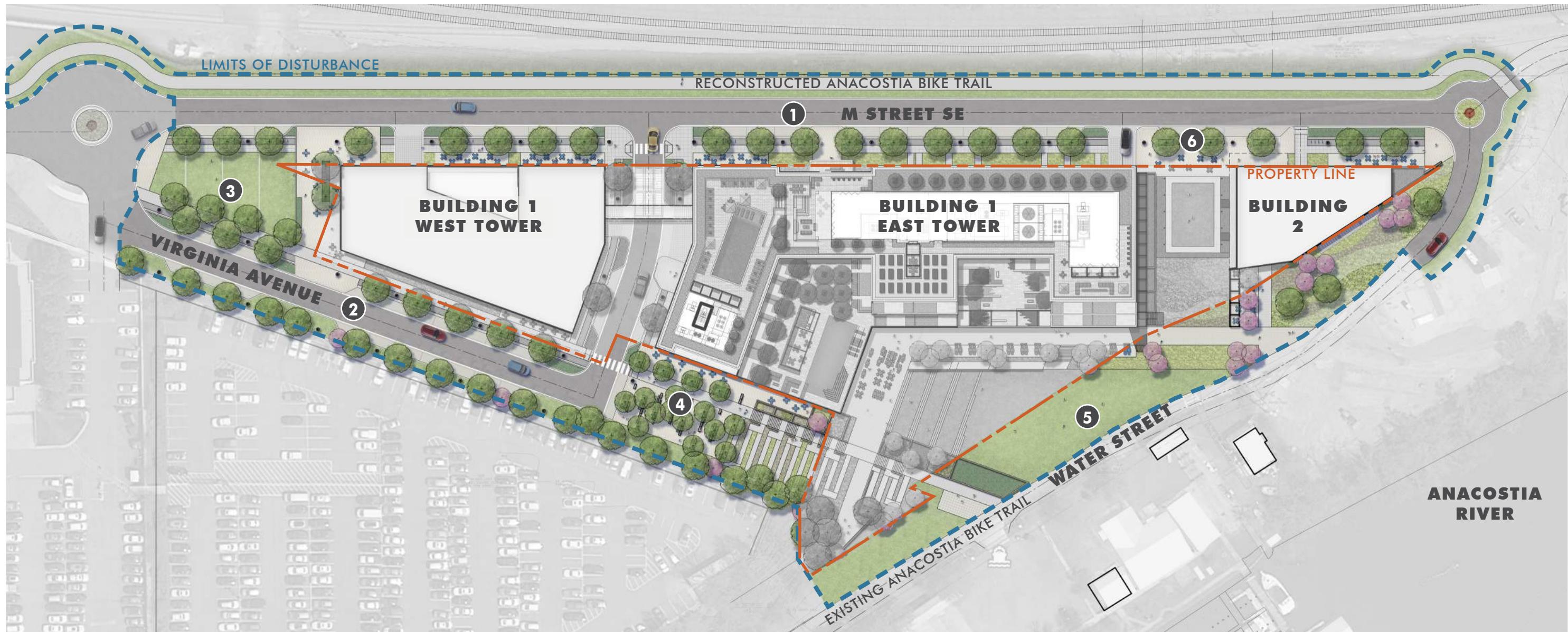
June 05, 2020

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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.



#### 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: 0.204
<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	12,000	0.60	7,200.0
3 Bioretention facilities	square feet	2,500	0.40	1,000.0
B Plantings (credit for plants in landscaped areas from Section A)				
1 Groundcovers, or other plants < 2' height	square feet	0	Native Bonus square feet	-
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0	# of plants	-
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	20,000	0.80	16,000.0
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 = 24,200				
*** 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

SE Waterfront, Washington DC

PUD SUBMISSION  
GAR SCORECARD

Green Area Ratio Scoresheet				
Address		Square	Lot	Zone District
1333 M Street				
Other				
Lot size (enter this value first) *		8,855	0.2	Score: 0.207
<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	250	0.60	150.0
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	Native Bonus square feet	-
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0	# of plants	-
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	2,100	0.80	1,680.0
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 = 1,830				
*** 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

PARKERRODRIGUEZ, INC  
Landscape Architecture | Urban Design | Planning

June 05, 2020 | L - 25



*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.