



PROPERTY OWNER
B + R Associates LP & MRP 600 RI, LLC.

DEVELOPMENT TEAM

DEVELOPER / APPLICANT MRP Rhode Island Avenue Investors LLC

LAND USE COUNSEL Goulston & Storrs

ARCHITECT SK+I ARCHITECTURE

CIVIL ENGINEER Bowman Consulting

TRAFFIC CONSULTANT Gorove / Slade

LANDSCAPE ARCHITECT Oculus

## **BRYANT STREET**

## Washington DC Large Tract Review Application

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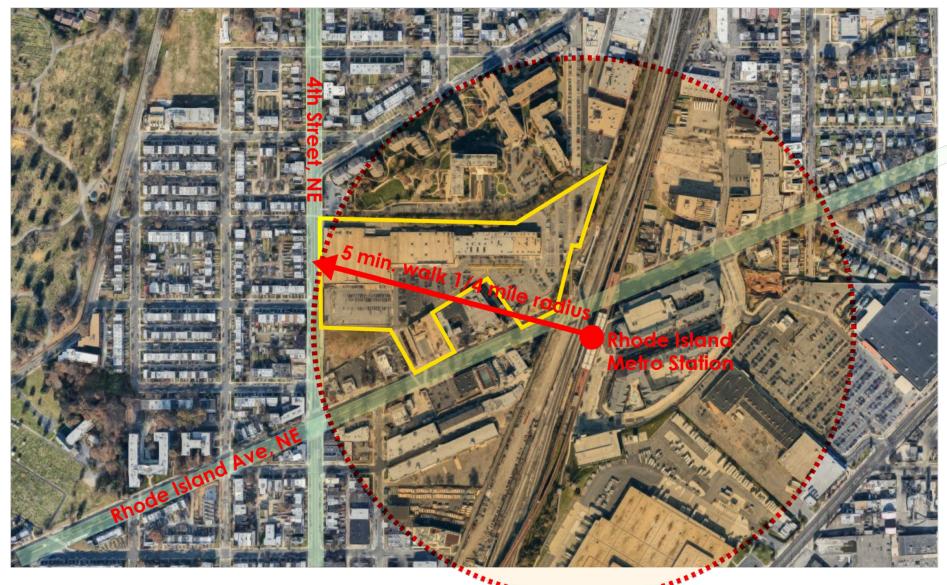
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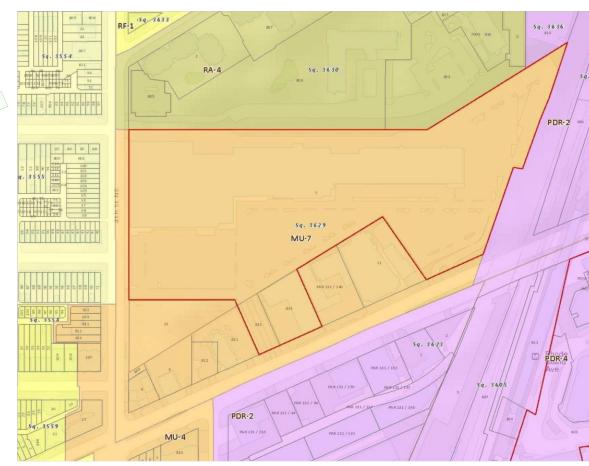
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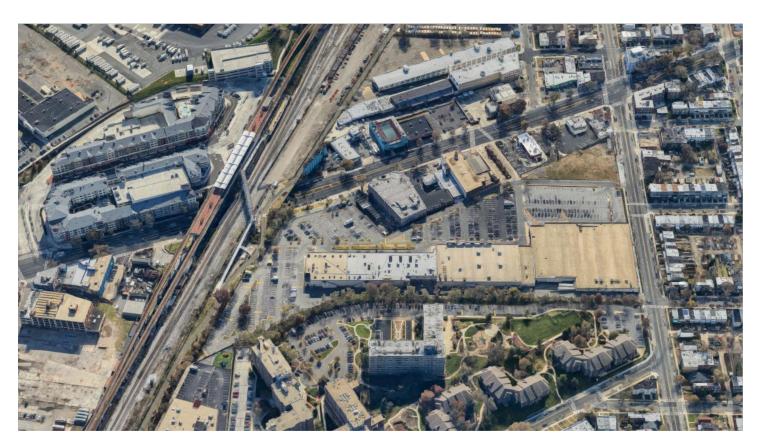
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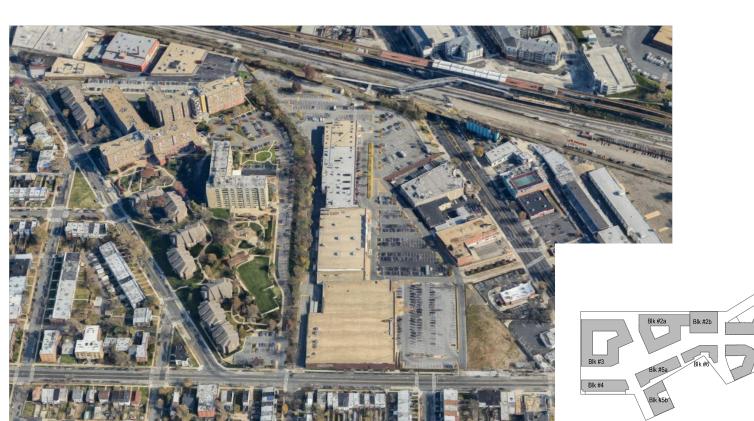
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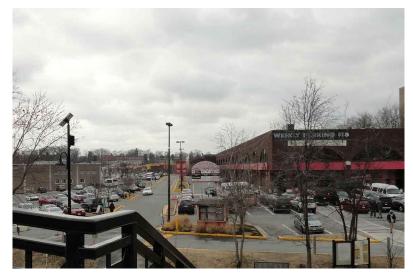
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A. The Vantage Residences



**B.** Metro Stairs



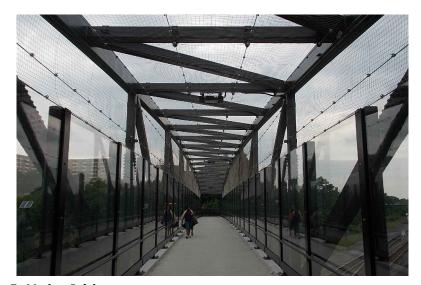
C. Site from Metro Stairs



D. Rhode Island Avenue Row Apartments



E. 4th and Rhode Island



F. Metro Bridge



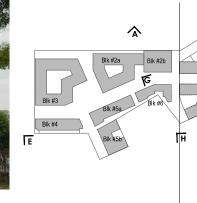
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H. Greater Mt. Calvary Holy Church



J. Silos on Rhode Island Ave.



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CONTEXT









B. Metro Bridge



C. Metro



D. Retaining wall



E. Retaining wall



F. Retaining wall



G. Retail  $\begin{array}{c|c} \textbf{M} & R & P & P & R & E & A & L & T & Y \end{array}$ 



H. Adjacent Neighborhood





J. Rhode Island Ave. Underpass

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0.04



CONTEXT



ALLOWED  Residential 4.8 Commercial 2.5 Total 4.8  ALLOWED  0.40  ommunal Recreation Space and Mechan	PROVIDED  Residential up to 3.0 Commercial up to 1.0 Total up to 4.0  PROVIDED  up to 0.40  nical Penthouse Space  PROVIDED	BIKE PARKING (based 1,270 dwellings 243K retail and 50K entertainment)  LOT OCCUPANCY	Retail L. term 1 per 10K (24 req') Retail S. term 1 per 3.5K (60 req') Entertain. L. term 1 per 10K (5 req')	266 min. Long term 100 Short term  PROVIDED  commercial up to 80% residential up to 70%  PROVIDED
Residential 4.8 Commercial 2.5 Total 4.8  ALLOWED  0.40  ommunal Recreation Space and Mechan  ALLOWED	Residential up to 3.0 Commercial up to 1.0 Total up to 4.0  PROVIDED  up to 0.40  nical Penthouse Space	retail and 50K entertainment)  LOT OCCUPANCY	Entertain. L. term 1 per 10K (5 req') Entertain. S. term 1 per 10K (5 req') Total Long term req' (266) Total Short term req' ( 100 max)  ALLOWED  commercial 100% residential 80% (w/IZ)	PROVIDED  commercial up to 80% residential up to 70%
Residential 4.8 Commercial 2.5 Total 4.8  ALLOWED  0.40  ommunal Recreation Space and Mechan  ALLOWED	Residential up to 3.0 Commercial up to 1.0 Total up to 4.0  PROVIDED  up to 0.40  nical Penthouse Space	entertainment)  LOT OCCUPANCY	Entertain. S. term 1 per 10K (5 req') Total Long term req' (266) Total Short term req' (100 max)  ALLOWED  commercial 100% residential 80% (w/IZ)	PROVIDED  commercial up to 80%  residential up to 70%
Commercial 2.5 Total 4.8  ALLOWED  0.40  ommunal Recreation Space and Mechan  ALLOWED	Commercial up to 1.0 Total up to 4.0  PROVIDED  up to 0.40  nical Penthouse Space	LOT OCCUPANCY	Total Long term req' (266) Total Short term req' ( 100 max)  ALLOWED  commercial 100% residential 80% (w/IZ)	commercial up to 80% residential up to 70%
ALLOWED  0.40  ommunal Recreation Space and Mechan  ALLOWED	PROVIDED  up to 0.40  nical Penthouse Space	OCCUPANCY	ALLOWED  commercial 100%  residential 80% (w/IZ)	commercial up to 80% residential up to 70%
0.40 ommunal Recreation Space and Mechan ALLOWED	up to 0.40 nical Penthouse Space	OCCUPANCY	commercial 100% residential 80% (w/IZ)	commercial up to 80% residential up to 70%
ommunal Recreation Space and Mechan  ALLOWED	up to 0.40 nical Penthouse Space	_	residential 80% (w/IZ)	residential up to 70%
ommunal Recreation Space and Mechan  ALLOWED	ical Penthouse Space		REQUIRED	PROVIDED
ALLOWED	·		•	
			None Required; but if provided	
65'-0"	65'-0"	SIDE YARD	2" per foot of height and not < 5'-0" (for 65' of height 10'-10" required)	0' on North and South Property line.
DECLITATE	PROVIDED	_	REQUIRED	PROVIDED
REQUIRED	PROVIDED	H DEAD VADO	2.5" per foot of height	
	up to 650 spaces provided	50 spaces provided	and not < 12'-0" (for 65' of height 13'-6" required)	13'-7" min. for 65'-0" of height
(424 required)	(40% compact max)		(101 00 01 Height 10 0 required)	
REOUIRED	PROVIDED		REQUIRED	PROVIDED
	110122	CLOSED	4" per foot of height, not $< 15$ '-0",	
	up to 830 spaces provided (40% compact max)  COURT (irregular)			min. 18'-4" in width for 55'-0" of heigh and 3,101 sf
Entertainment (420 required)		(irregular)	width and 939 sf min.)	
PEOLITPED	PROVIDED			
KEQOIKED	PROVIDED	-	REQUIRED	PROVIDED
10 Loading berths + 10 service/Delivery			4" per foot of height, not < 10'-0", and area shall be twice the square of min. width (for 65' of height 21'-8" width and 939 sf min.)	min. 52'-6" in width and 13,479 sf
	REQUIRED  1.33 sp. per 1000gsf retail (beyond 3000 gsf) + 2 sp. per 1000gsf Entertainment (420 required)  REQUIRED  10 Loading berths + 10	1 space per 3 dwelling units (424 required)  REQUIRED  1.33 sp. per 1000gsf retail (beyond 3000 gsf) + 2 sp. per 1000gsf Entertainment (420 required)  REQUIRED  PROVIDED  up to 830 spaces provided (40% compact max)  PROVIDED  10 Loading berths + 10  10 Loading berths + 10	1 space per 3 dwelling units (424 required) up to 650 spaces provided (40% compact max)  REQUIRED PROVIDED  1.33 sp. per 1000gsf retail (beyond 3000 gsf) + 2 sp. per 1000gsf Entertainment (420 required) up to 830 spaces provided (40% compact max)  CLOSED COURT (irregular)  PROVIDED  REQUIRED PROVIDED  OPEN 10 Loading berths + 10 COURT	1 space per 3 dwelling units (424 required)  REQUIRED  PROVIDED  1.33 sp. per 1000gsf retail (beyond 3000 gsf) + 2 sp. per 1000gsf Entertainment (420 required)  PROVIDED  REQUIRED  PROVIDED  10 Loading berths + 10 service/Delivery  PROVIDED  REQUIRED  PROVIDED  REQUIRED  2.5" per foot of height and not < 12'-0" (for 65' of height 13'-6" required)  REQUIRED  4" per foot of height, not < 15'-0", and area shall be twice the square of min. width (for 65'-0" of height 21'-8" width and 939 sf min.)  REQUIRED  PROVIDED  REQUIRED  4" per foot of height, not < 15'-0", and area shall be twice the square of min. width (for 65'-0" of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min. width (for 65' of height 21'-8" and area shall be twice the square of min.

GAR	REQUIRED	PROVIDED
GAK	0.25	0.25

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DEVELOPMENT DATA - LOT A



	EXISTING ZONING (MU-7)		BIKE PARKING	REQUIRED  Resid. L. term 1 per 3 Du (72 req')	PROVIDED
	ALLOWED	ALLOWED PROVIDED	(based 280 dwellings 29K retail)	Resid. S. term 1 per 20 Du (57 req') Retail L. term 1 per 10K (3 req') Retail S. term 1 per 3.5K (8 req') Total Long term req' (75) Total Short term req' (65)	75 min. Long term 65 min. Short term
FAR	Residential 4.8 Commercial 2.5 Total 4.8	Residential up to 3.0 Commercial up to 1.0 Total up to 4.0			
	10tal 4.0	1 Otal up to 4.0	<b>_</b>	ALLOWED	PROVIDED
* Penthouse	ALLOWED	PROVIDED	LOT	commercial 100%	commercial up to 80%
FAR	0.40	up to 0.40	OCCUPANCY	residential 80% (w/IZ)	residential up to 70%
* Exclusive of C	Communal Recreation Space and Mechani	cal Penthouse Space		REQUIRED	PROVIDED
	ALLOWED	PROVIDED		None Required; but if provided	0' on East and West Property line.
HEIGHT	65'-0"	65'-0"	SIDE YARD	2" per foot of height and not < 5'-0" (for 65' of height 10'-10" required)	
				REQUIRED	PROVIDED
Residential parking (based 280 du's)	1 space per 3 dwelling units (94 required)	up to 180 spaces provided (40% compact max)	REAR YARD	2.5" per foot of height and not < 12'-0" (for 65' of height 13'-6" required)	13'-7" min. for 65'-0" of height
	DE CLUTPED	DDQ//ZDED	╡┌───	REQUIRED	PROVIDED
Commercial parking (based 29,000 GFA)	1.33 sp. per 1000gsf retail (beyond 3000 gsf) (40 required)	up to 75 spaces provided (40% compact max)	CLOSED COURT (irregular)	4" per foot of height, not < 15'-0", and area shall be twice the square of min. width (for 65'-0" of height 21'-8" width and 939 sf min.)	min. 47'-11" in width and 3,794 sf
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
Loading (based 29,000 GFA retail + 280 dwellings)			OPEN COURT (irregular)	4" per foot of height, not < 10'-0", and area shall be twice the square of	
29,000 GFA retail + 280	2 Loading berths + 2 Delivery	2 Loading berths + 2 Delivery	(irregular)	min. width (for 65' of height 21'-8" width and 939 sf min.)	min. 64'-9" in width and 14,141 sf

GAR	REQUIRED	PROVIDED
OAIX	0.25	0.25

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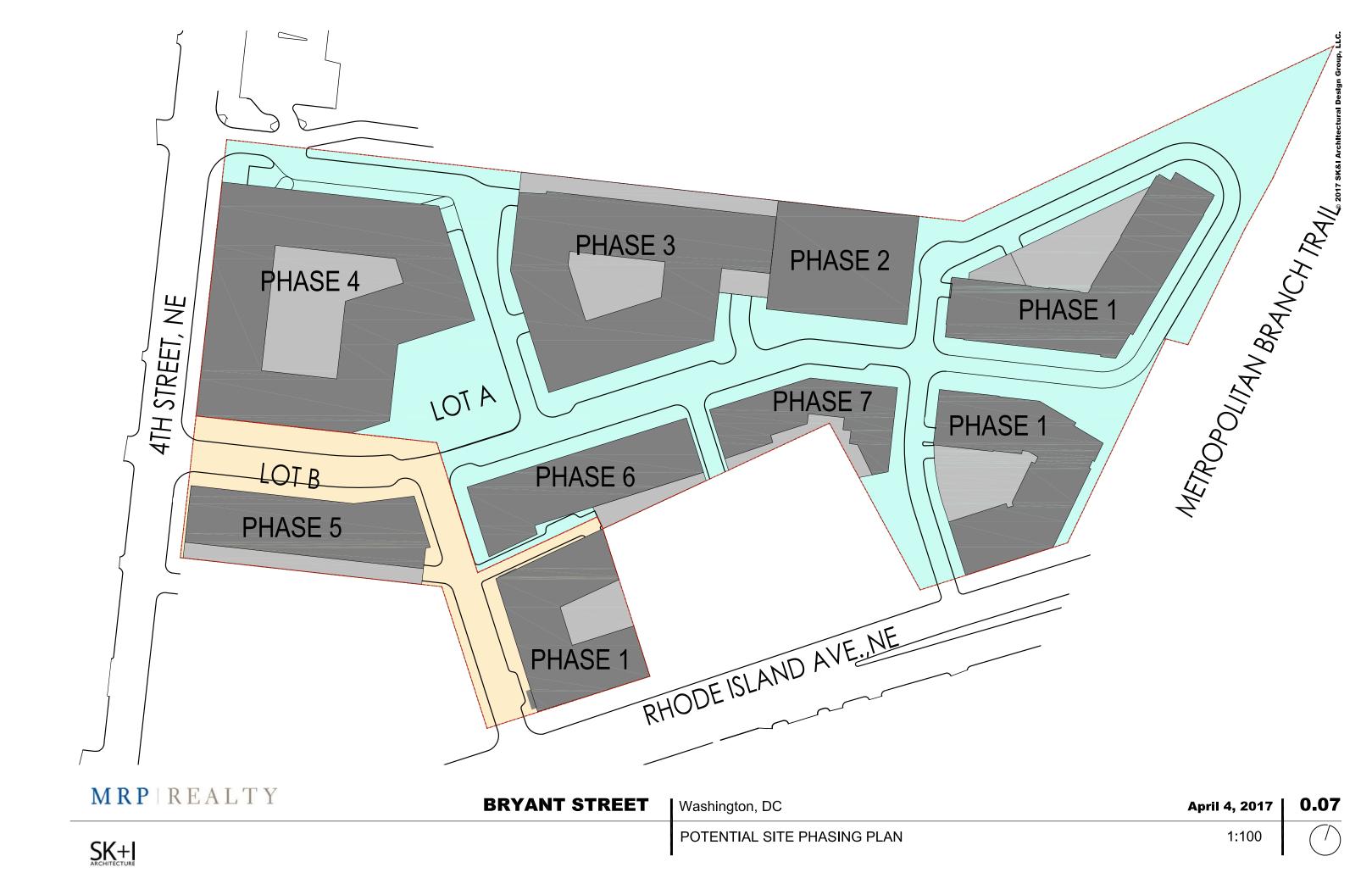
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DEVELOPMENT DATA - LOT B







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EXISTING RETAIL PHASING PLAN





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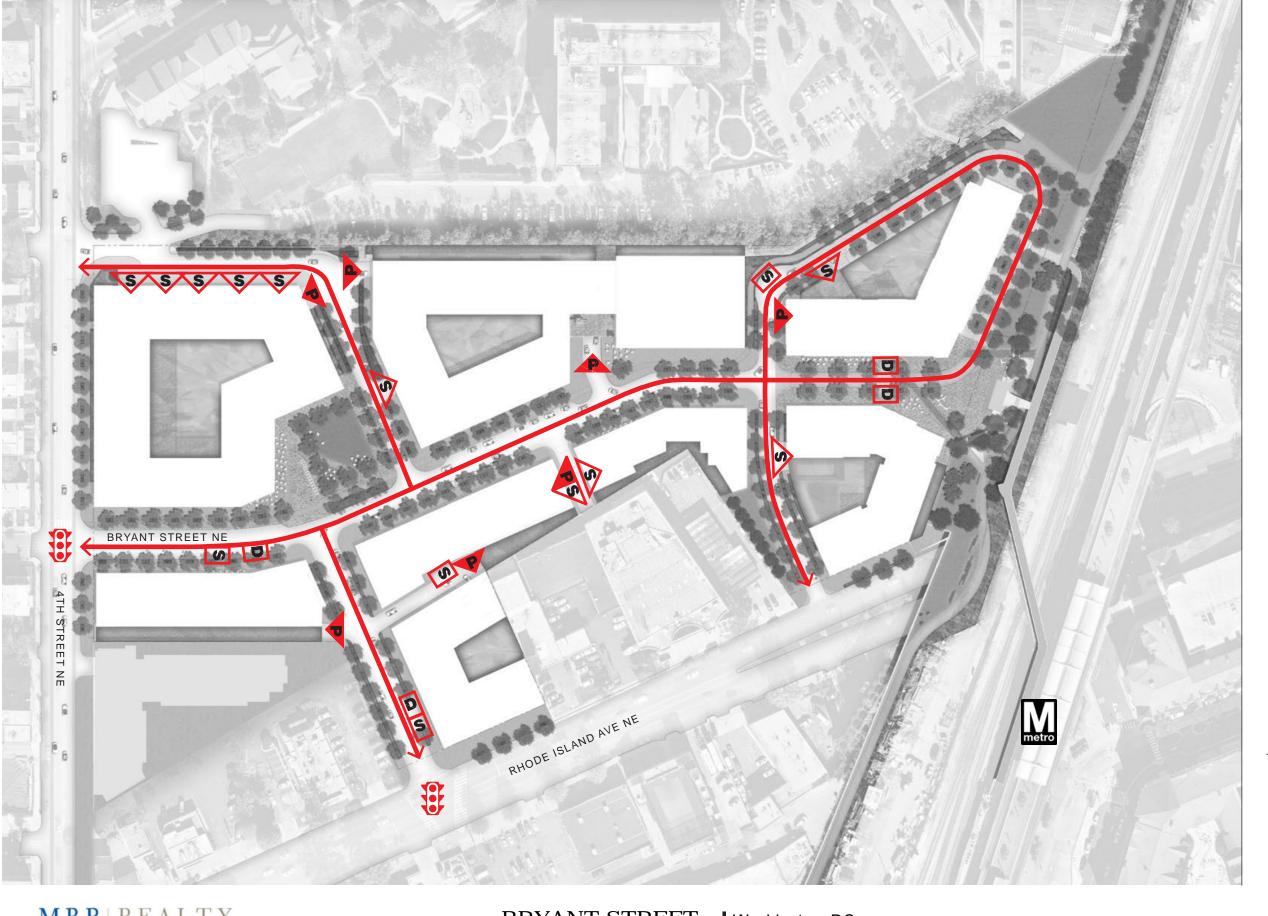
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L1.01

ILLUSTRATIVE SITE PLAN



LEGEND Vehicular Circulation

Service Entry



Delivery Lay-by

Parking Garage Entry Signalized Intersection

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L1.02 125'

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VEHICULAR CIRCULATION