



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
Grove / Slade

LANDSCAPE ARCHITECT
Oculus

BRYANT STREET

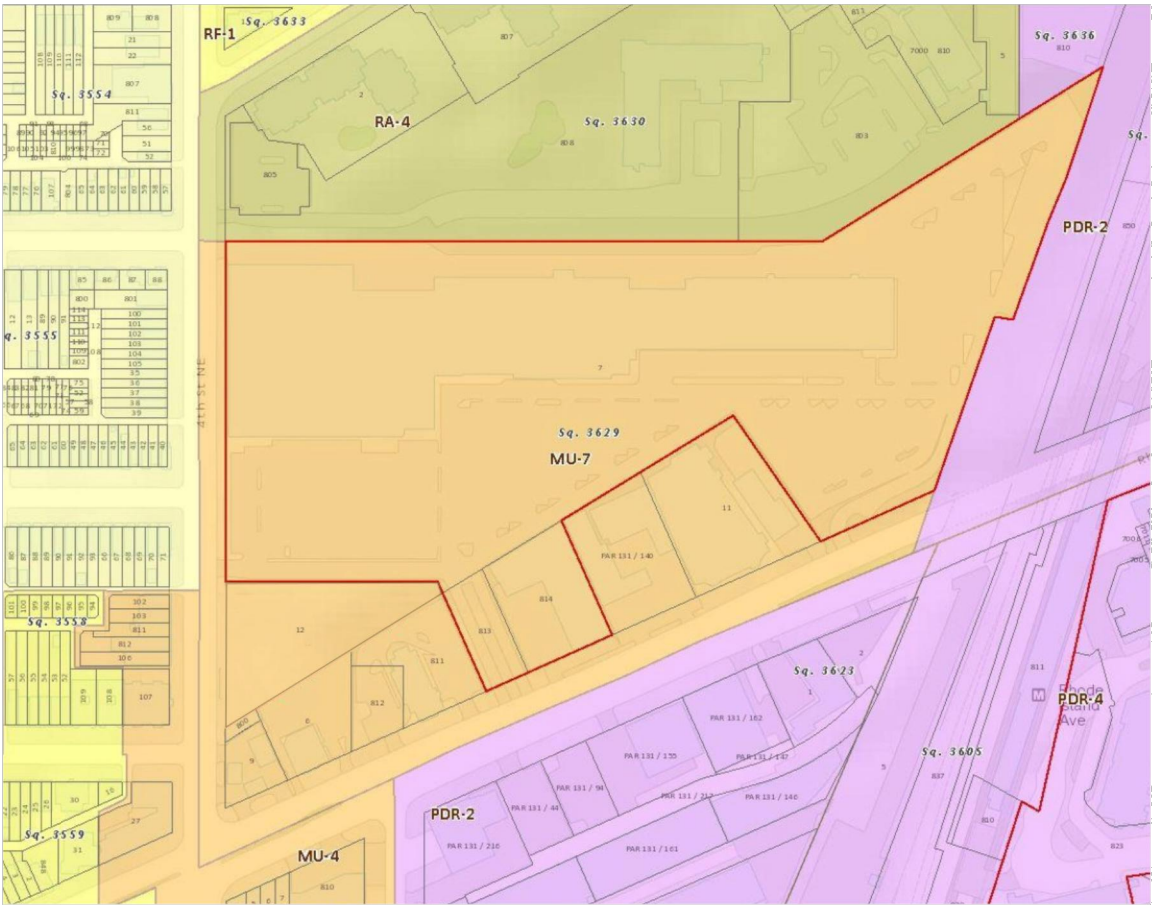
Washington DC

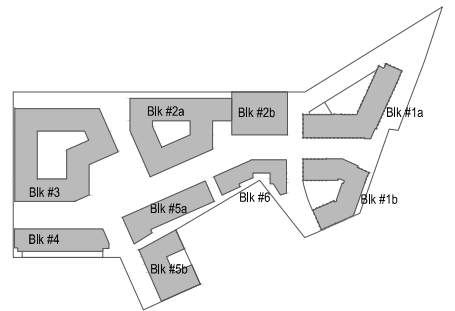
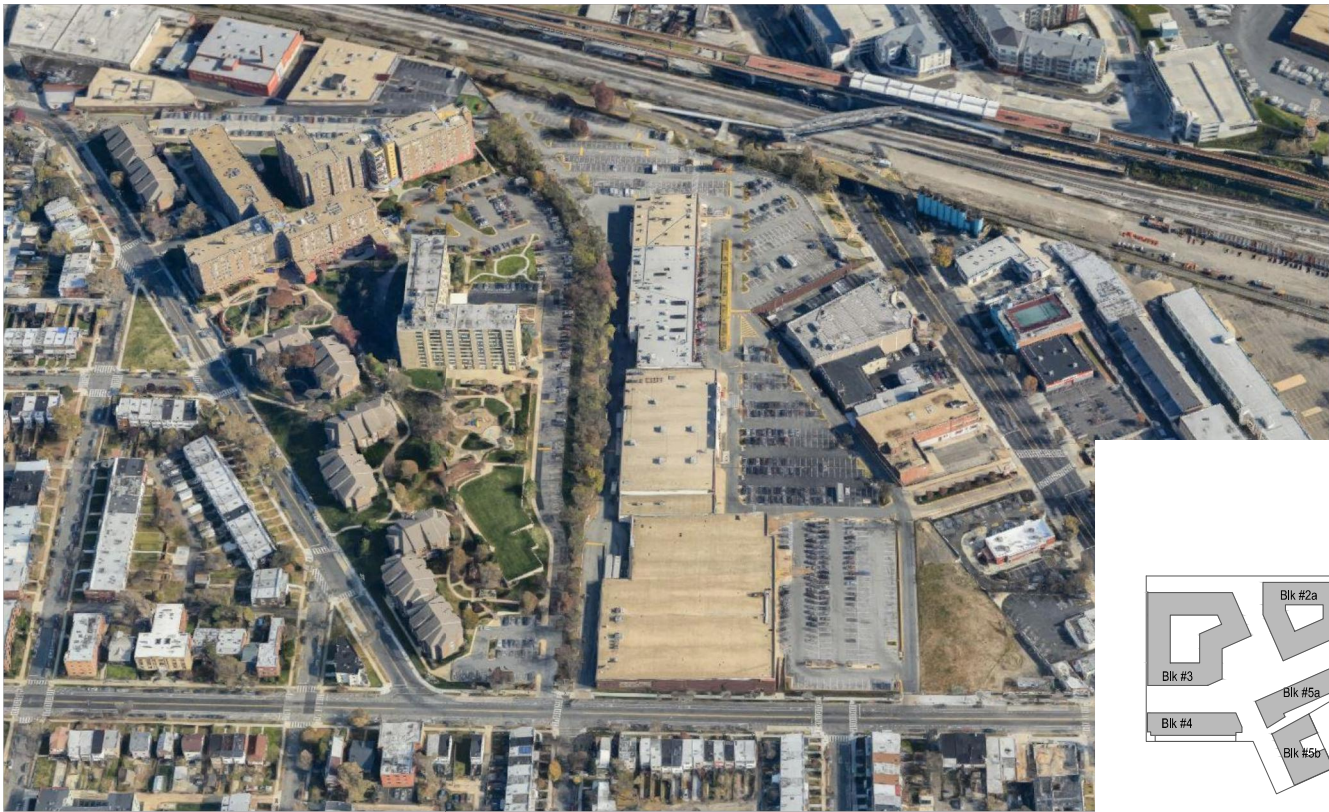
Large Tract Review Application

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April 4, 2017

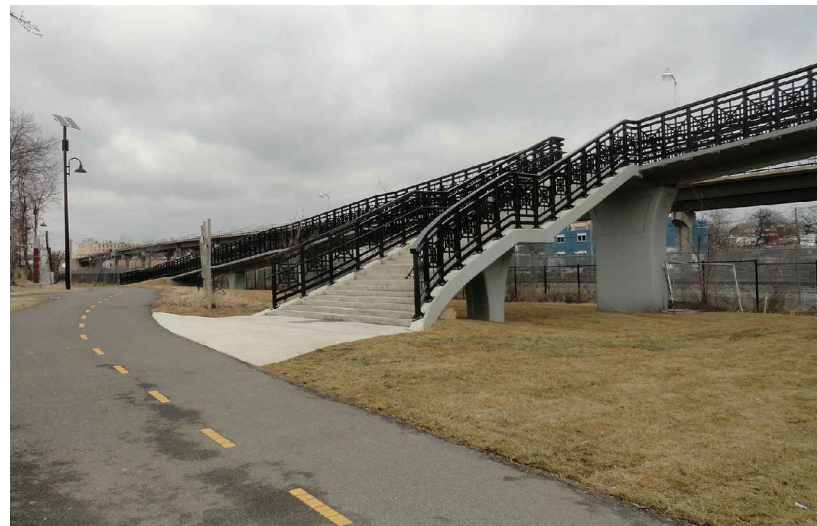
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SK+I
ARCHITECTURE

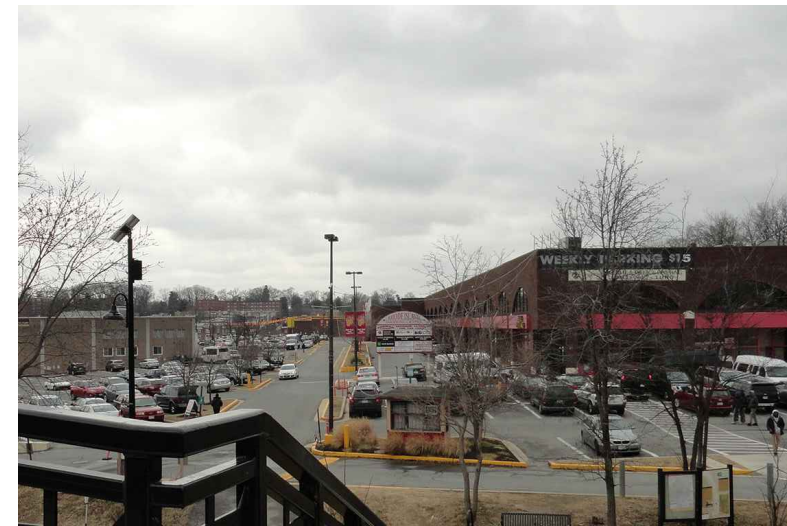
CONTEXT



A. The Vantage Residences



B. Metro Stairs



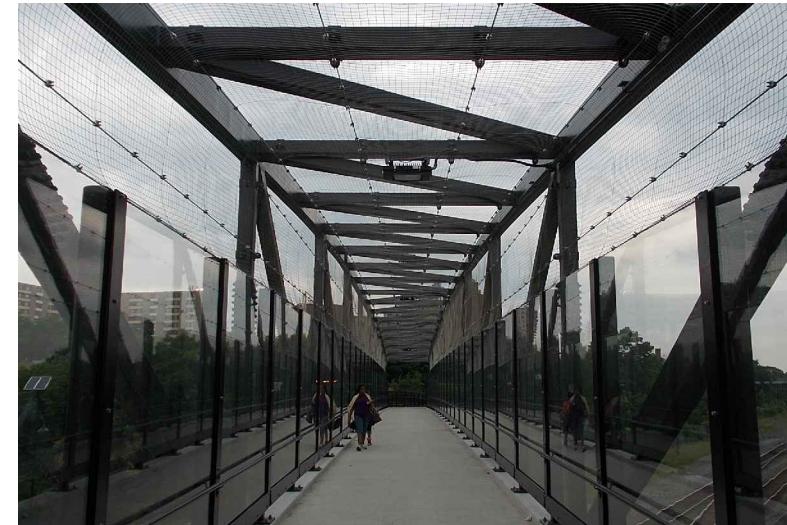
C. Site from Metro Stairs



D. Rhode Island Avenue Row Apartments



E. 4th and Rhode Island



F. Metro Bridge



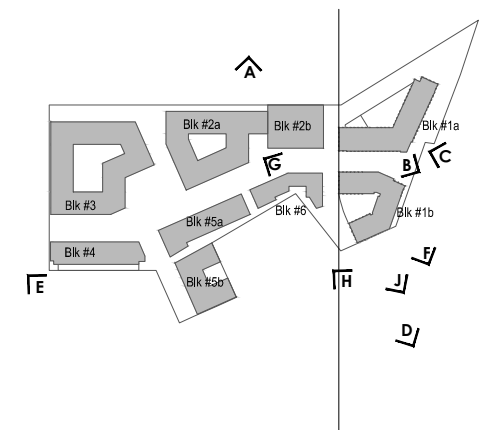
G. Existing Retail



H. Greater Mt. Calvary Holy Church



J. Silos on Rhode Island Ave.



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CONTEXT

April 4, 2017

0.03



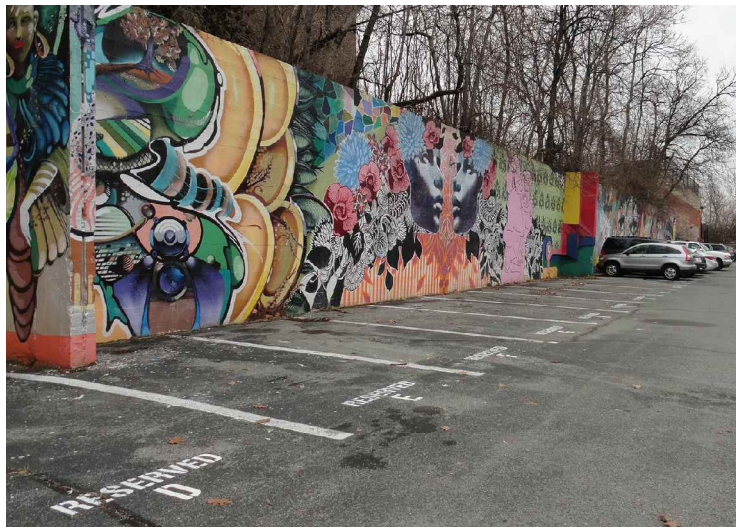
A. Metro



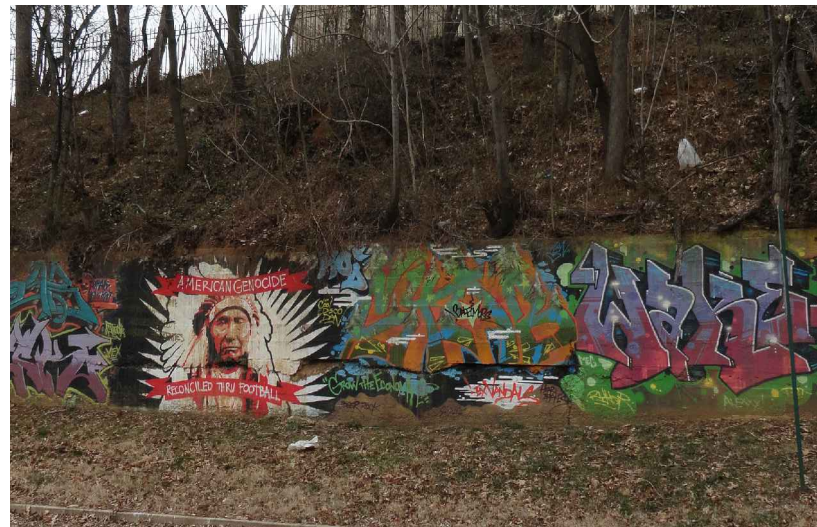
B. Metro Bridge



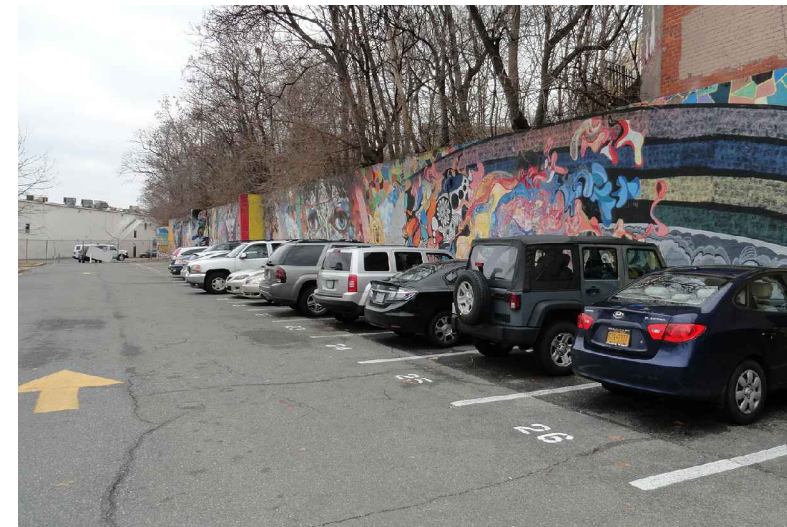
C. Metro



D. Retaining wall



E. Retaining wall



F. Retaining wall



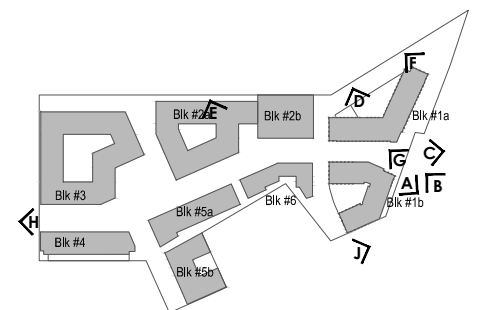
G. Retail
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H. Adjacent Neighborhood



J. Rhode Island Ave. Underpass



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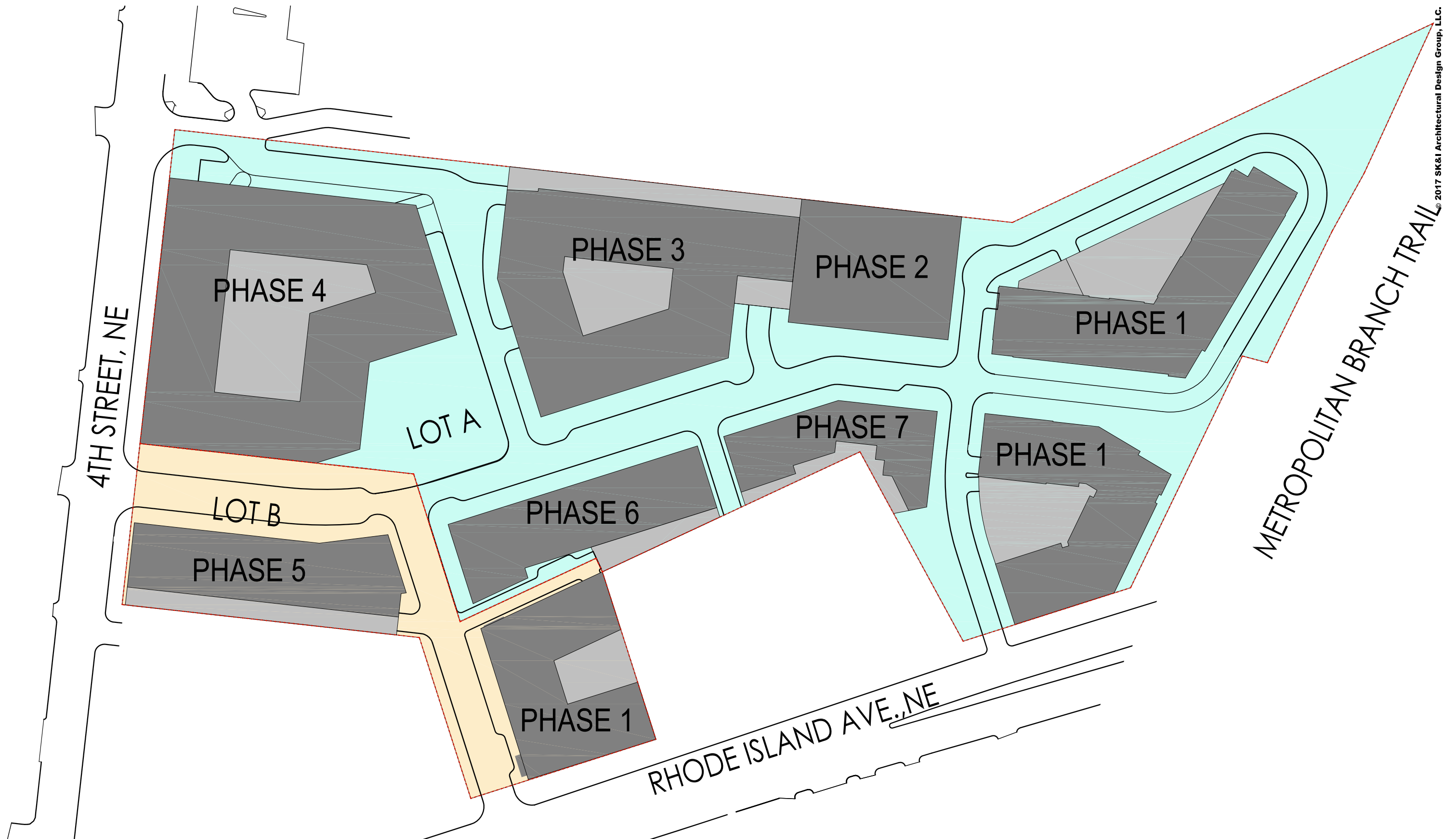
CONTEXT

April 4, 2017

0.04

LOT AREA: 88,388 SF		EXISTING ZONING (MU-7)		BIKE PARKING (based 280 dwellings 29K retail)	REQUIRED	PROVIDED
					Resid. L. term 1 per 3 Du (72 req') 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	ALLOWED	PROVIDED				
	Residential 4.8 Commercial 2.5 Total 4.8	Residential up to 3.0 Commercial up to 1.0 Total up to 4.0				
* Penthouse FAR	ALLOWED	PROVIDED		LOT OCCUPANCY	ALLOWED	PROVIDED
	0.40	up to 0.40			commercial 100% residential 80% (w/IZ)	commercial up to 80% residential up to 70%
* Exclusive of Communal Recreation Space and Mechanical Penthouse Space						
HEIGHT	ALLOWED	PROVIDED		SIDE YARD	REQUIRED	PROVIDED
	65'-0"	65'-0"			None Required; but if provided 2" per foot of height and not < 5'-0" (for 65' of height 10'-10" required)	0' on East and West Property line.
Residential parking (based 280 du's)	REQUIRED	PROVIDED		REAR YARD	REQUIRED	PROVIDED
	1 space per 3 dwelling units (94 required)	up to 180 spaces provided (40% compact max)			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
Commercial parking (based 29,000 GFA)	REQUIRED	PROVIDED		CLOSED COURT (irregular)	REQUIRED	PROVIDED
	1.33 sp. per 1000gsf retail (beyond 3000 gsf) (40 required)	up to 75 spaces provided (40% compact max)			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
Loading (based 29,000 GFA retail + 280 dwellings)	REQUIRED	PROVIDED		OPEN COURT (irregular)	REQUIRED	PROVIDED
	2 Loading berths + 2 Delivery	2 Loading berths + 2 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. 64'-9" in width and 14,141 sf
				GAR	REQUIRED	PROVIDED
					0.25	0.25





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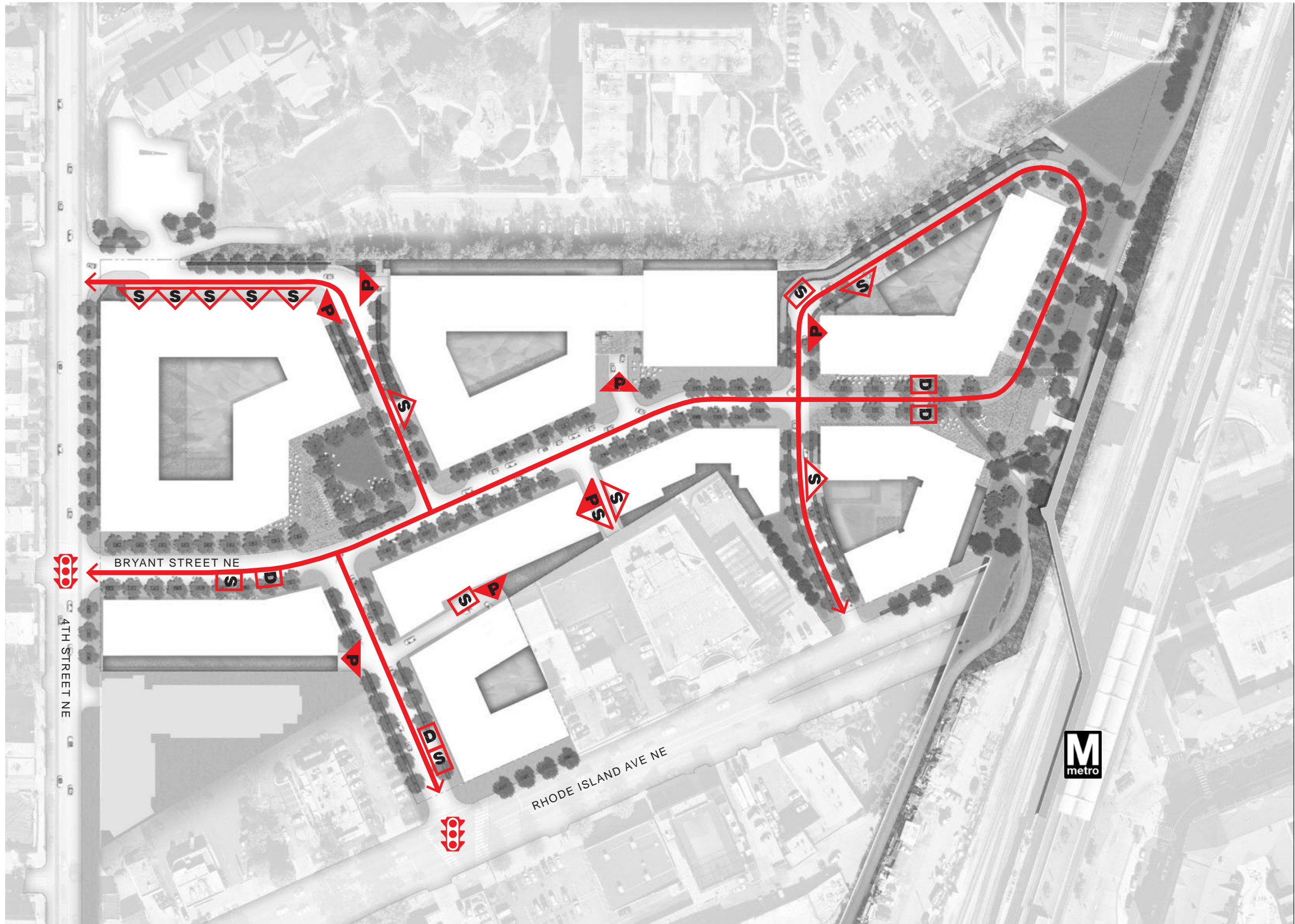




- ① RHODE ISLAND AVE. METRO STATION
- ② EXISTING PEDESTRIAN BRIDGE TO METRO
- ③ METROPOLITAN BRANCH TRAIL
- ④ PEDESTRIAN PLAZA
- ⑤ BICYCLE LANE
- ⑥ EXISTING ART WALL
- ⑦ RESIDENTIAL AMENITY TERRACE
- ⑧ FLEXIBLE OPEN SPACE
- ⑨ BRYANT STREET PARK
- ⑩ ACCESS STAIR
(SUBJECT TO APPROVAL BY
ADJACENT PROPERTY OWNER)
- ⑪ NATURALIZED PLANTINGS
- ⑫ BIO-RETENTION PLANTINGS
- ⑬ LANDSCAPE BUFFER
(TO BE DEVELOPED WITH ADJACENT PROPERTY OWNER'S
APPROVAL)

Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed





LEGEND	
	Vehicular Circulation
	Service Entry
	Service Lay-by
	Delivery Lay-by
	Parking Garage Entry
	Signalized Intersection

