

Riverfront Phase 3 & 4 Washington, DC

site location

landscape architect 25 potomac ave se

oculus washington, dc

property owners civil engineer florida rock properties bohler dc

developer / applicant land use counsel mrp realty goulston & storrs

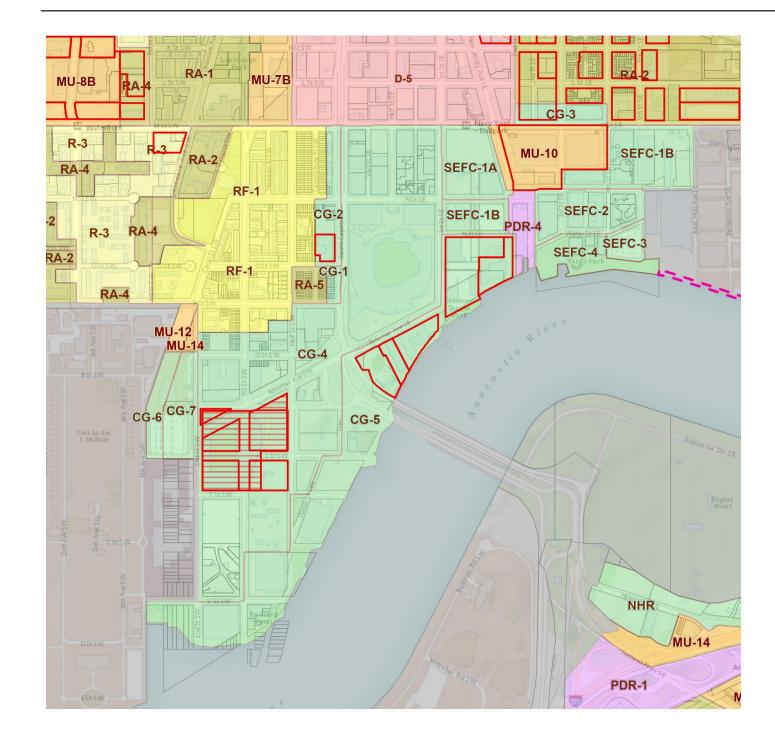
florida rock properties

architect traffic consultant sk+i architectural design gorove slade

group, Ilc



Riverfront Phase 3 & 4

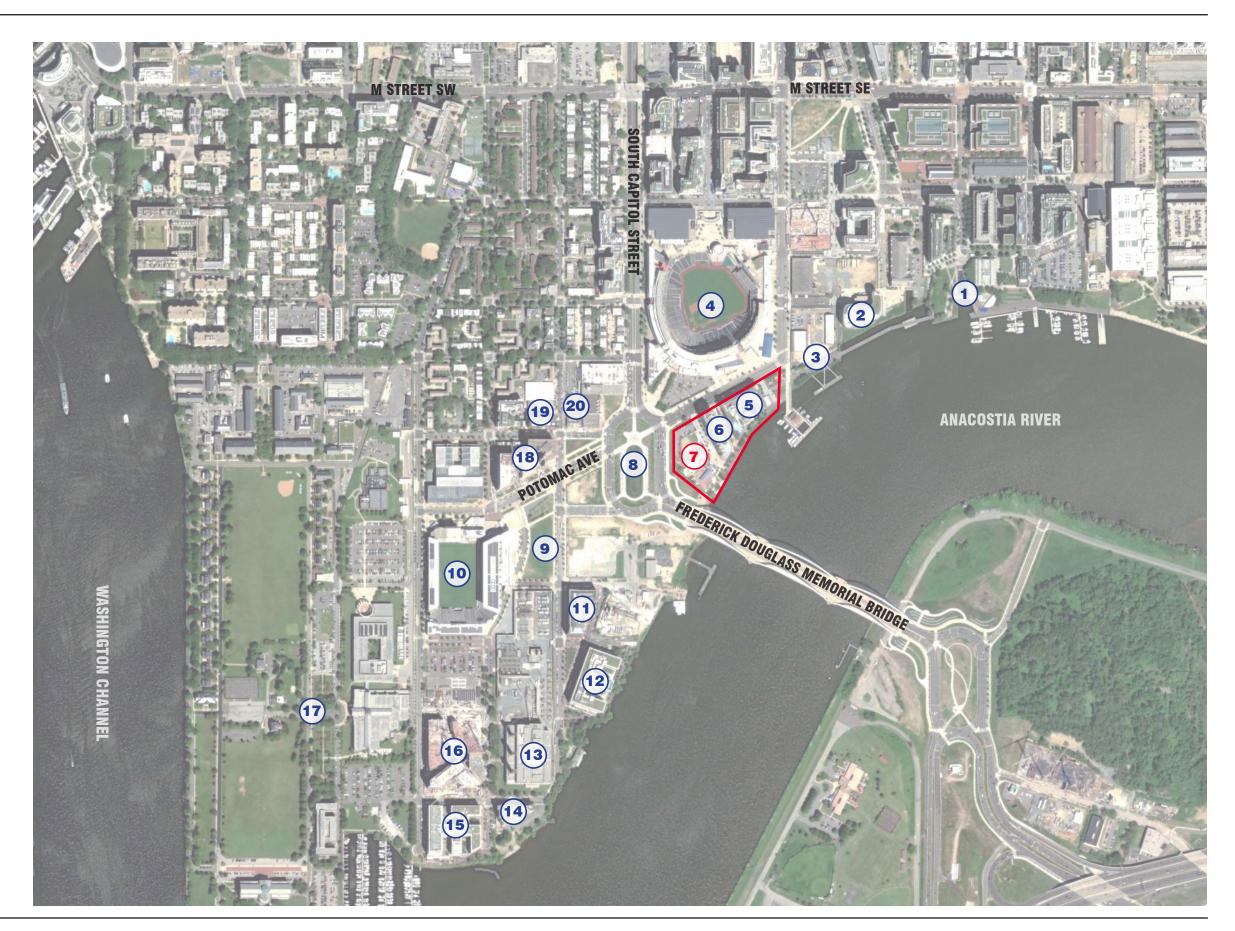


RIVERFRONT PHASE 3 & 4 PROGRAM SUMMARY (GFA)

### SAR Residential ### SAR (IZ + bonus) ### SAR (IZ + bonus) ### SAR Commercial ### 2.0	ZONING Required C-3-C/MU-98* PUD 9.36 (IZ + bonus) 8.71 9.36 (IZ + bonus) 0.4 no limit 1 to 1	PHASE 3 Provided C-3-C/MU-9B* 3.08 0.00 3.08	PHASE 4 Provided C-3-C/MU-9B* 3.00 0.06 3.06 14 294,172 6,331 300,503
Required CG-5	Required	Provided C-3-C/MU-9B* 3.08 0.00 3.08 6. 302,050 0 302,050	Provided C-3-C/MU-9B* 3.00 0.06 3.06 14 294,172 6,331
CG-5	C-3-C/MU-9B* PUD 9.36 (IZ + bonus) 8.71 9.36 (IZ + bonus) 0.4 no limit	C-3-C/MU-9B* 3.08 0.00 3.08 6. 302,050 0 302,050	C-3-C/MU-9B* 3.00 0.06 3.06 .14 294,172 6,331
### FAR Residential ### \$.5.8 (IZ + bonus) ### \$.5.8	9.36 (IZ + bonus) 8.71 9.36 (IZ + bonus) 0.4 no limit	3.08 0.00 3.08 6. 302,050 0 302,050	3.00 0.06 3.06 .14 294,172 6,331
### Commercial ### 2.0 ### Cotal by Phase ### 5.8 (IZ + bonus) ### Fotal SPA Notal Combined ### Retail GFA ### Retail GFA ### Retail GFA ### Penthouse (Habitable Space)	8.71 9.36 (IZ + bonus) 0.4 no limit	0.00 3.08 6. 302,050 0 302,050	0.06 3.06 .14 294,172 6,331
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AR Total by Phase AR Total Combined Residential GFA Retail GFA	9.36 (IZ + bonus) 9.36 (IZ + bonus) 0.4 no limit	3.08 6. 302,050 0 302,050	3.06 .14 294,172 6,331
AR Total Combined esidential GFA esidential GFA otal GFA by Phase otal GFA Combined AR Penthouse (Habitable Space) AR Penthouse (Communal Space) enthouse Setback 1 to 1 enthouse GFA (Habitable Space) enthouse GFA (Habitable Space) enthouse GFA (Communal Space) umber of Dwelling Units uilding Height 90' (IZ + bonus) 12'; 15' for mechanical 75% (Residential) 10' Cocupancy Dy Phase ot Occupancy Dy Phase ot Occupancy Combined 12', 15' for mechanical 75% (Residential) 10' ear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 12 not 12 not less than 5 ft (G-3-C: not less than 6 ft) 21.66' ear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 12 not 14 not required; if provided, 2 in/ft of height, but not st shan 5 ft (G-3-C: not less than 6 ft) 21.66' ear Yard - 2.5 in/ft of height of court, but not less than 10 ft 4) loised Court - 4 in/ft of height of court, but not less than 15 ft Alar 0.30 arking Residential - 1/3 units in excess of 4 units; apply 50% heltor reduction 51 (Phase 3); 46 (Phase 51 (Phase 3); 26 (Phase 4) total Parking ompact parking spaces allowed - max 50% of total parking aces provided in garage icycle Parking Residential - Long-Term - 1/3 units for first 50 aces & 1/6 units subsequently 77 (Phase 3); 72 (Phase 4) 16 (Phase 3); 14 (Phase 6) 17 (Phase 3); 14 (Phase 6) 18 (Phase 3); 14 (Phase 6) 19 (Phase 3); 14 (Phase 6) 19 (Phase 3); 19 (Phase 3); 19 (Phase 3); 10 (Pha	0.4 no limit	302,050 0 302,050	294,172 6,331
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AR Penthouse (Communal Space) enthouse Setback 1 to 1 enthouse GFA (Habitable Space) enthouse GFA (Communal Space) umber of Dwelling Units uilding Height enthouse Height 12'; 15' for mechanical to Occupancy by Phase ot Occupancy Combined ide Yard - not required; if provided, 2 in/ft of height, but not as than 5 ft (C-3-C: not less than 6 ft) ear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 21.66' 28 ft win) 290' (IZ + bonus) 75% (Residential) 75% (Residential) 75% (Residential) 75% (Phase 3); 41.00' & 42.61' 45.89' (Phase 3); 41.00' & 42.61' 45.89' (Phase 3); 41.00' & 42.61' 45.89' (Phase 3); 46 (Phase 3); 46 (Phase 3); 46 (Phase 3); 48 (Phase 3); 48 (Phase 3); 48 (Phase 3); 49 (Phase 3); 77 (Phase 3); 77 (Phase 3); 79 (Phase 3)	no limit		,553
AR Penthouse (Communal Space) enthouse Setback 1 to 1 enthouse GFA (Habitable Space) tenthouse GFA (Communal Space) tumber of Dwelling Units tuilding Height 90' (IZ + bonus) 12'; 15' for mechanical 75% (Residential) 75% (Phase 3); 41,00' & 42.69 2 ft min) 20' 20' 21 min) 22 ft min) 24 ft (CG-5: 2 ft min) 25 ft (Phase 3); 45 (Phase 3); 46 (Phase 3); 47 (Phase 3); 48 (Phase 3); 49 (Phase 3); 40 (Phase 3); 49 (Phase 3); 40	no limit	0.06	0.05
Penthouse GFA (Habitable Space) Penthouse GFA (Communal Space) Jumber of Dwelling Units Juliding Height Penthouse Penthouse Penthouse Height Penthouse Penthouse Penthouse Height Penthouse Penthouse Penthouse Height Penthouse Penth			0.03
Penthouse GFA (Habitable Space) Penthouse GFA (Communal Space) Jumber of Dwelling Units Jumber of Swelling Units Jumber of Dwelling Units Jumbe	1 to 1	0.04	
enthouse GFA (Communal Space) umber of Dwelling Units uilding Height 90' (IZ + bonus) enthouse Height 12'; 15' for mechanical of Occupancy by Phase 75% (Residential) of Occupancy Combined 75% (Residential) ide Yard - not required; if provided, 2 in/ft of height, but not ss than 5 ft (C-3-C: not less than 6 ft) 21.66' lear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 12.00' 45.89' (Phase 3); 41.00' & 42.61' 46.89' (Phase 3); 41.00' & 42.61' 47.5' AIAR 0.30 arking Residential - 1/3 units in excess of 4 units; apply 50% letro reduction 51 (Phase 3); 46 (Phase athick of the provided in garage 51 (Phase 3); 48 (Phase athick of the provided in garage 51 (Phase 3); 48 (Phase athick of the provided in garage 77 (Phase 3); 79		1 to 1	1 to 1
enthouse GFA (Communal Space) umber of Dwelling Units uilding Height 90' (IZ + bonus) enthouse Height 12'; 15' for mechanical of Occupancy by Phase 75% (Residential) of Occupancy Combined 75% (Residential) ide Yard - not required; if provided, 2 in/ft of height, but not ss than 5 ft (C-3-C: not less than 6 ft) 21.66' lear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 12.00' 45.89' (Phase 3); 41.00' & 42.61' 46.89' (Phase 3); 41.00' & 42.61' 47.5' AIAR 0.30 arking Residential - 1/3 units in excess of 4 units; apply 50% letro reduction 51 (Phase 3); 46 (Phase athick of the provided in garage 51 (Phase 3); 48 (Phase athick of the provided in garage 51 (Phase 3); 48 (Phase athick of the provided in garage 77 (Phase 3); 79		6.007	F 000
Jumber of Dwelling Units Juilding Height 90' (IZ + bonus) 12'; 15' for mechanical of Occupancy by Phase 75% (Residential) 21.66' 21.66' 21.00' 245.89' (Phase 3); 41.00' & 42.69 25 at min) 26 ar Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 27 at min) 28 and 10 at 10		6,067	5,202
uilding Height 90' (IZ + bonus) enthouse Height 12'; 15' for mechanical of Occupancy by Phase 75% (Residential) of Occupancy Combined 75% (Residential) of Occupancy Combined 75% (Residential) ide Yard - not required; if provided, 2 in/ft of height, but not as than 5 ft (C-3-C: not less than 6 ft) 21.66' ear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 12.00' 45.89' (Phase 3): 41.00' & 42.69' epen Court - 4 in/ft of height of court, but not less than 10 ft 4) Alarerfront Setback 75' ARR 0.30 arking Residential - 1/3 units in excess of 4 units; apply 50% etro reduction 51 (Phase 3): 46 (Phase arking Residential - 1.33/1,000 sf in excess of 3,000 sf 0 (Phase 3): 2 (Phase 4) otal Parking ompact parking spaces allowed - max 50% of total parking paces provided in garage 1cycle Parking Residential - Long-Term - 1/3 units for first 50 paces & 1/6 units subsequently 15 (Phase 3): 72 (Phase 3): 14 (Phase 3): 14 (Phase 3): 14 (Phase 3): 14 (Phase 3): 15 (Phase 3): 17 (Phase 3): 17 (Phase 3): 18 (Phase 4) otal Bicycle Parking Retail - Short-Term - 1/10,000 sf 0 (Phase 3): 1 (Phase 3): 2 (Phase 3): 1 (Phase 3): 2 (Phase 3): 3 (Phase 4) otal Bicycle Parking Retail - Short-Term - 1/3,500 sf 0 (Phase 3): 2 (Phase 3): 3 (Phase 4) otal Bicycle Parking Residential - 1 (20 0): 1		3,510	3,008
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Penthouse Height 12'; 15' for mechanical 75% (Residential) of Occupancy by Phase 75% (Residential) 75% (Phase 3); 41.00° & 42.60° (Phase 3); 42.60° (Phase 3); 43° (Phase 40° (Ph		309	281
tenthouse Height 12°; 15' for mechanical 75% (Residential) of Occupancy by Phase 75% (Residential) 75% (Phase 3); 41.00° & 42.60° (Phase 3); 42.60° (Phase 3); 43% (Phase 40° (Phase 3); 43% (Phase 40° (Pha	4201	4201	4201
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ot Occupancy Combined 75% (Residential) Side Yard - not required; if provided, 2 in/ft of height, but not ess than 5 ft (C-3-C: not less than 6 ft) 21.66' Rear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 12.00' 25 pen Court - 4 in/ft of height of court, but not less than 10 ft 45.89' (Phase 3); 41.00' & 42.69' 45.89' (Phase 3); 42.69' 45.89' (Phase 3); 42.69' 45.89' (Phase 3); 43.00' & 42.69' 45.89' (Phase 3); 44.00' & 42.69' 46.89' (Phase 3); 42.69' 46.89' (Phase 3); 42.69' 47.60' & 42.69' 48.89' (Phase 3); 42.69' 48.89' (Phase 3); 42.69' 48.89' (Phase 3); 43.00' & 42.69' 49.10' & 42		20'	20'
side Yard - not required; if provided, 2 in/ft of height, but not sest than 5 ft (C-3-C; not less than 6 ft) 21.66' Rear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 2 ft min) 25 ppen Court - 4 in/ft of height of court, but not less than 10 ft 26 ppen Court - 4 in/ft of height of court, but not less than 10 ft 27 ppen Court - 4 in/ft of height of court, but not less than 15 ft 28 ppen Court - 4 in/ft of height of court, but not less than 15 ft 29 ppen Court - 4 in/ft of height of court, but not less than 15 ft 20 ppen Court - 4 in/ft of height of court, but not less than 15 ft 20 ppen Court - 4 in/ft of height of court, but not less than 15 ft 20 ppen Court - 4 in/ft of height of court, but not less than 15 ft 20 ppen Court - 4 in/ft of height of court, but not less than 15 ft 21 ppen Court - 4 in/ft of height of court, but not less than 15 ft 21 ppen Court - 4 in/ft of height of court, but not less than 10 ft 22 ppen Court - 4 in/ft of height of court, but not less than 10 ft 23 ppen Court - 4 in/ft of height of court, but not less than 10 ft 24 ppen Court - 4 in/ft of height of court, but not less than 10 ft 25 ppen Court - 4 in/ft of height of court, but not less than 10 ft 26 ppen Court - 4 in/ft of height of court, but not less than 10 ft 27 (Phase 3); 46 (Phase 2); 46 (Phase 3); 46 (Phase 3); 46 (Phase 3); 47 (Phase 3); 48 (Phase 3); 48 (Phase 3); 48 (Phase 3); 48 (Phase 3); 49 (Phase 3); 77 (Phase 3); 78 (Pha	N/A	22.85%	30.59%
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2 ft min) 12.00' 45.89' (Phase 3); 41.00' & 42.69' Appen Court - 4 in/ft of height of court, but not less than 10 ft Appen Court - 4 in/ft of height of court, but not less than 15 ft N/A Vaterfront Setback 75' APPENDIX A	21.66'	0' & 75'	71' & 118'
Open Court - 4 in/ft of height of court, but not less than 10 ft 45.89' (Phase 3); 41.00' & 42.69 All All All All All All All All All Al			
Open Court - 4 in/ft of height of court, but not less than 10 ft	27.08'	227'	70'
Closed Court - 4 in/ft of height of court, but not less than 15 ft Vaterfront Setback 75' SAR 0,30 Parking Residential - 1/3 units in excess of 4 units; apply 50% hetro reduction 51 (Phase 3); 46 (Phase 3) and Farking Retail - 1,33/1,000 sf in excess of 3,000 sf 6 total Parking Compact parking spaces allowed - max 50% of total parking paces provided in garage Sicycle Parking Residential - Long-Term - 1/3 units for first 50 paces & 1/6 units subsequently 77 (Phase 3); 72 (Phase 4) is (Phase 3); 14 (Phase 3); 14 (Phase 3); 14 (Phase 3); 15 (Phase 3); 17 (Phase 3); 17 (Phase 3); 18 (Phase 3); 19 (Phase 3); 10 (Phase 3)	9' (Phase 45.89' (Phase 3); 41.00' & 42.69' (Phase	.	
Valentront Setback 75	4)	51.75'	46.50' & 50.50'
Vaterfront Setback 75			
Parking Residential - 1/3 units in excess of 4 units; apply 50% netro reduction 51 (Phase 3); 46 (Phase 2); 46 (Phase 3); 46 (Phase 3); 46 (Phase 3); 26 (Phase 3); 27 (Phase 3); 28 (Phase 4); 28 (Phase 4); 28 (Phase 3); 48 (Phase 2); 48 (Phase 2); 48 (Phase 2); 48 (Phase 3); 49 (Phase 3); 72 (Phase 3); 72 (Phase 3); 72 (Phase 3); 72 (Phase 3); 73 (Phase 3); 74 (Phase 3); 75 (Ph	N/A	N/A	N/A
Parking Residential - 1/3 units in excess of 4 units; apply 50% netro reduction 51 (Phase 3); 46 (Phase 4); 46 (Phase 3); 2 (Phase 4); 47 (Phase 3); 48 (Phase 4); 48 (Phase 4); 48 (Phase 5); 48 (Phase 5); 48 (Phase 5); 48 (Phase 5); 48 (Phase 6); 48 (Phase 6); 48 (Phase 6); 49 (Pha	75'	227'	relief requested
Parking Residential - 1/3 units in excess of 4 units; apply 50% netro reduction 51 (Phase 3); 46 (Phase 4); 2 (Phase 4); 2 (Phase 3); 2 (Phase 4); 2 (Phase 3); 2 (Phase 4); 2 (Phase 3); 2 (Phase 3); 3 (Phase 4); 2 (Phase 3); 3 (Phase 4); 3 (Phase 3); 48 (Phase 3); 72 (Phase 3); 72 (Phase 3); 72 (Phase 3); 72 (Phase 3); 73 (Phase 3); 74 (Phase 3); 74 (Phase 3); 75			
Strick S	0.20	0.20	0.20
Strick S			
Parking Retail - 1.33/1,000 sf in excess of 3,000 sf 0 (Phase 3); 2 (Phase 4) Cotal Parking 51 (Phase 3); 48 (Phase 2) Compact parking spaces allowed - max 50% of total parking paces provided in garage Sicycle Parking Residential - Long-Term - 1/3 units for first 50 paces & 1/6 units subsequently 77 (Phase 3); 72 (Phase 3); 72 (Phase 3); 72 (Phase 3); 72 (Phase 3); 74 (Phase 3); 75 (Phase 3); 75 (Phase 3); 75 (Phase 3); 76 (Phase 3); 77 (Phase 3); 78 (Phase 3); 78 (Phase 3); 79 (Phas	4) F4 (Dhana 2), 46 (Dhana 4)	107	400
total Parking 51 (Phase 3); 48 (Phase 2) compact parking spaces allowed - max 50% of total parking paces provided in garage Sicycle Parking Residential - Long-Term - 1/3 units for first 50 paces & 1/6 units subsequently 77 (Phase 3); 72 (Phase 3); 72 (Phase 3); 14 (Phase 3); 14 (Phase 3); 14 (Phase 3); 16 (Phase 3); 16 (Phase 3); 17 (Phase 3); 18		167	168
Compact parking spaces allowed - max 50% of total parking paces provided in garage Sicycle Parking Residential - Long-Term - 1/3 units for first 50 paces & 1/6 units subsequently 77 (Phase 3); 72 (Phase icycle Parking Residential - Short-Term - 1/20 units 15 (Phase 3); 14 (Phase icycle Parking Retail - Long-Term - 1/10,000 sf 10 (Phase 3); 17 (Phase 4); 18 (Phase 4); 19 (Phase 3); 29 (Phase 4); 19 (Phase 3); 29 (Phase 4); 19 (Phase 3); 29 (Phase 3); 20 (Ph		0	50
Dicycle Parking Residential - Long-Term - 1/3 units for first 50 T7 (Phase 3); 72 (Phase 3); 72 (Phase 3); 72 (Phase 3); 74 (Phase 3); 74 (Phase 3); 75 (Phase 3); 75 (Phase 3); 76 (Phase 3); 76 (Phase 3); 76 (Phase 3); 77 (Phase 3); 78 (Phase 3); 79	4) 51 (Phase 3); 48 (Phase 4)	167	218
20 20 20 20 20 20 20 20			
paces & 1/6 units subsequently 77 (Phase 3); 72 (Phase 5); 72 (Phase 3); 74 (Phase 3); 74 (Phase 3); 75 (Phase 3); 75 (Phase 3); 76 (Phase 3); 76 (Phase 3); 76 (Phase 3); 77 (Phase 4); 77 (Phase 4)		43 (83 max)	56 (109 max)
paces & 1/6 units subsequently 77 (Phase 3); 72 (Phase 5); 72 (Phase 3); 74 (Phase 3); 74 (Phase 3); 75 (Phase 3); 75 (Phase 3); 76 (Phase 3); 76 (Phase 3); 76 (Phase 3); 77 (Phase 4); 77 (Phase 4)			
icycle Parking Residential - Short-Term - 1/20 units 15 (Phase 3); 14 (Phase 5); 14 (Phase 4); icycle Parking Retail - Long-Term - 1/10,000 sf 0 (Phase 3); 1 (Phase 4); icycle Parking Retail - Short-Term - 1/3,500 sf 0 (Phase 3); 2 (Phase 3); 2 (Phase 4); icytal Bicycle Parking 92 (Phase 3); 89 (Phase 4); oading Berths Residential 1 @ 30', 1 @ 20', 1 @ 10	4) 77 (Dh 2): 70 (Dh 4)	70	70
bicycle Parking Retail - Long-Term - 1/10,000 sf 0 (Phase 3); 1 (Phase 4) bicycle Parking Retail - Short-Term - 1/3,500 sf 0 (Phase 3); 2 (Phase 4) otal Bicycle Parking 92 (Phase 3); 89 (Phase 4) oading Berths Residential 1 @ 30', 1 @ 20', 1 @ 10		78	72
bicycle Parking Retail - Short-Term - 1/3,500 sf 0 (Phase 3); 2 (Phase 4) cotal Bicycle Parking 92 (Phase 3); 89 (Phase 3) oading Berths Residential 1 @ 30', 1 @ 20', 1 @ 10		15	14
Octal Bicycle Parking 92 (Phase 3); 89 (Phase oading Berths Residential 1 @ 30', 1 @ 20', 1 @ 10		0	1
oading Berths Residential 1 @ 30', 1 @ 20', 1 @ 10		0	2
	4) 92 (Phase 3); 89 (Phase 4)	93	89
	1 201 4 201 4 201 1 2 101	+	
vauing perins Retail petween 5.000 and 20.000 st		1 @ 30', 1 @ 20', 1 @ 100 sf	1 @ 30', 1 @ 20', 1 @ 100 s
	1 @ 30', 1 @ 100 sf	+	+
Mardahla Hayaing Unit Cumman			
Affordable Housing Unit Summary		204.057	004.007
Residential GFA		291,257	281,627
Penthouse GFA		6,067	5,202
Residential GFA set aside 10%		29,126	28,163
Penthouse GFA set aside 10%	10%	607	520
MI Level 60%	10%	60%	60%
enthouse IZ MFI Level 50%		50%	50%

G003

- 1 Yards Park
- **2** DC Water Headquarters
- 3 Diamond Teague Park
- 4 Nationals Park
- 5 Dock 79 (MRP|FRP)
- 6 Maren (MRP|FRP)
- Riverfront 3 & 4 (MRP|FRP)
- 8 South Capitol Street West Oval
- Parcel B
- **10** Audi Field
- Verge (MRP | FRP)
- **12** Watermark
- Buzzard Point Power Plant
- Peninsula 88
- 15 RiverPoint
- 16 The Stacks
- Fort McNair
- 18 Vermeer
- 19 Cambria Hotel DC
- 20 Moxy Hotel/Residential











view from community dog park rendering





L012









August 5, 2024

