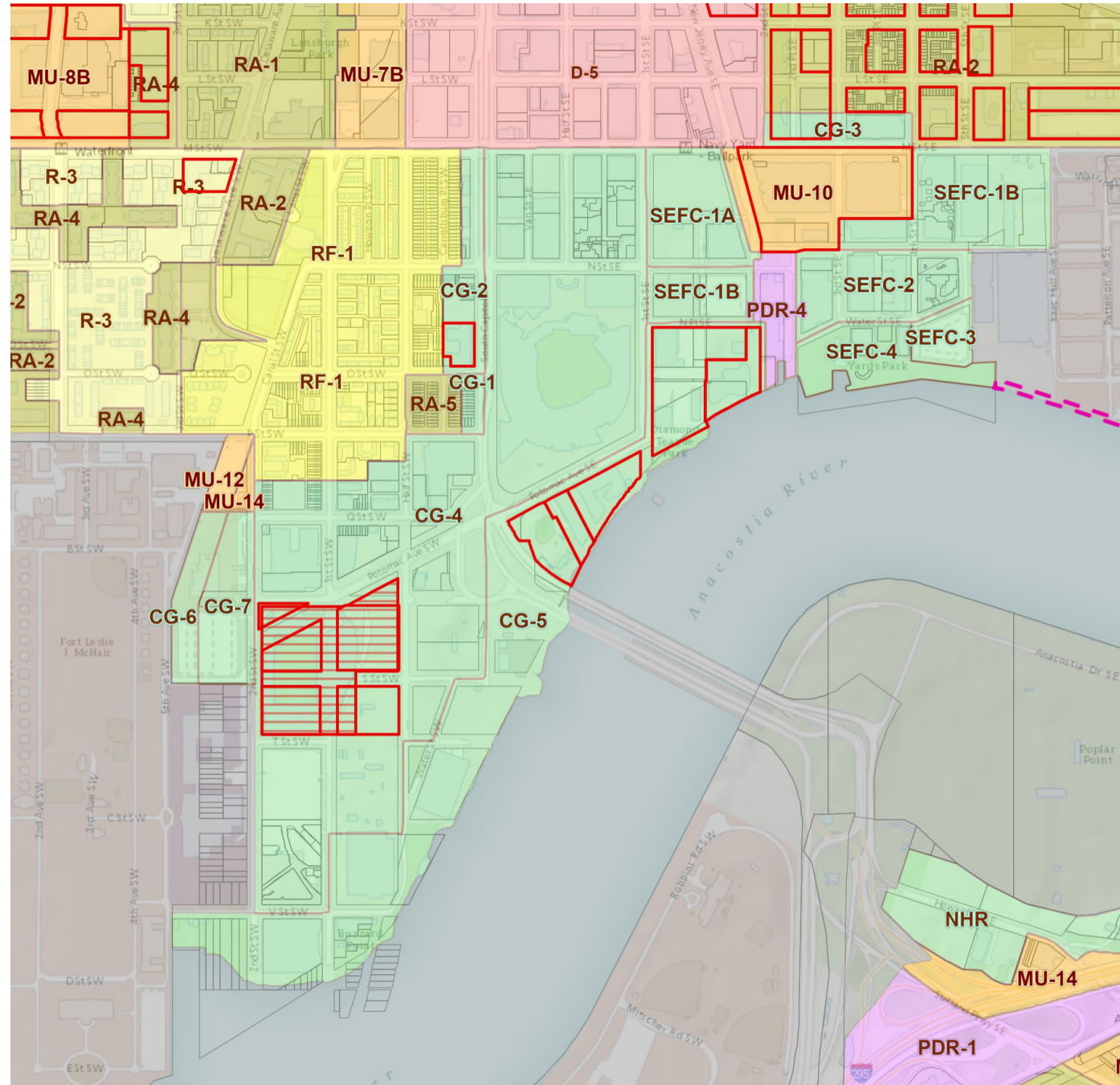




# Riverfront Phase 3 & 4 Washington, DC

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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, llc	



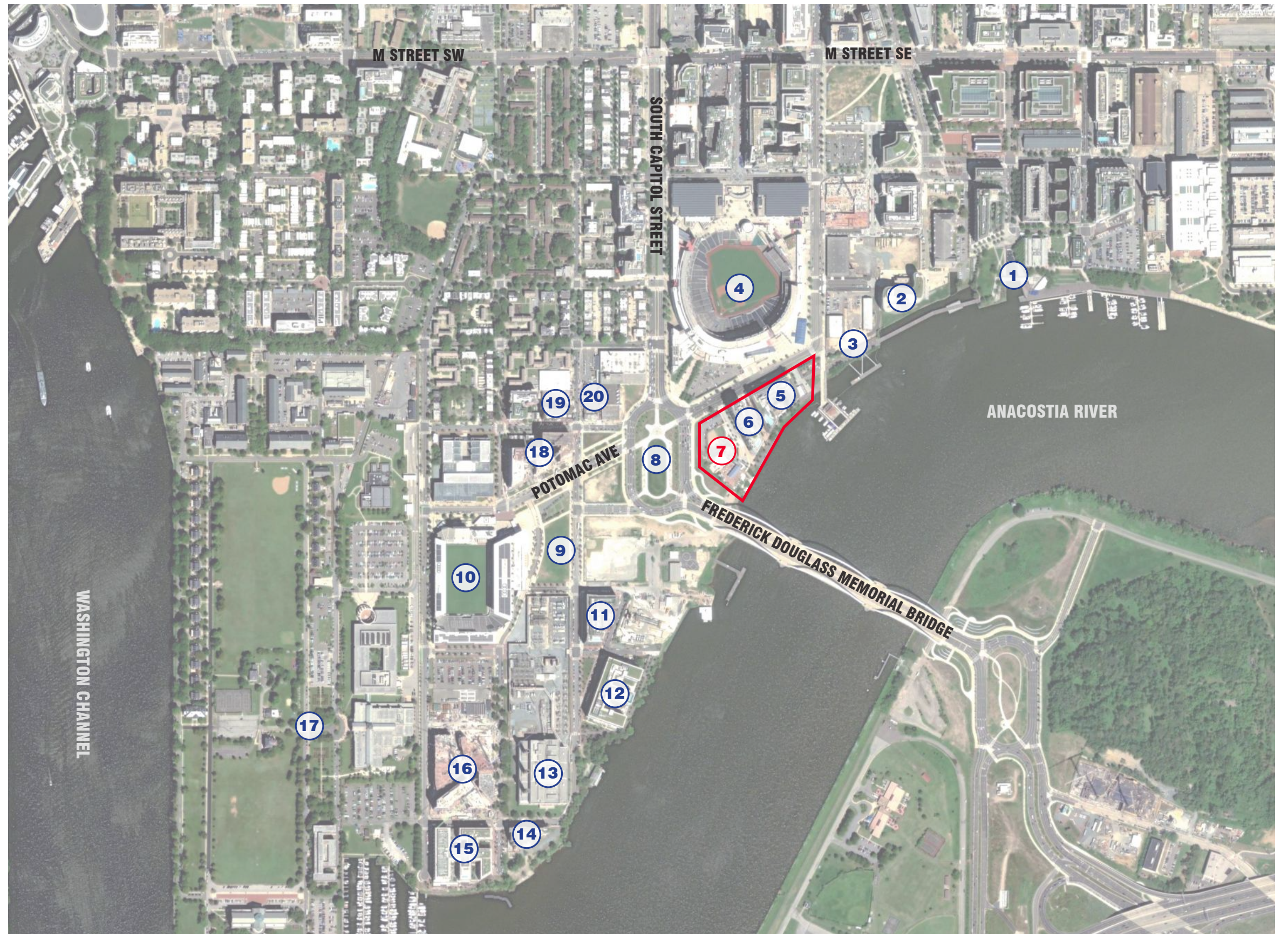
## RIVERFRONT PHASE 3 & 4 PROGRAM SUMMARY (GFA)

DEVELOPMENT DATA - RIVERFRONT PH3 & PH4		BREAKDOWN		
Total Lot Area	97,978			
	ZONING Required	ZONING Required	PHASE 3 Provided	PHASE 4 Provided
Zone	CG-5	C-3-C/MU-9B* PUD	C-3-C/MU-9B*	C-3-C/MU-9B*
FAR Residential	5.8 (IZ + bonus)	9.36 (IZ + bonus)	3.08	3.00
FAR Commercial	2.0	8.71	0.00	0.06
FAR Total by Phase	5.8 (IZ + bonus)	9.36 (IZ + bonus)	3.08	3.06
FAR Total Combined			6.14	
Residential GFA			302,050	294,172
Retail GFA			0	6,331
Total GFA by Phase			302,050	300,503
Total GFA Combined			602,553	
FAR Penthouse (Habitable Space)	0.4	0.4	0.06	0.05
FAR Penthouse (Communal Space)	no limit	no limit	0.04	0.03
Penthouse Setback	1 to 1	1 to 1	1 to 1	1 to 1
Penthouse GFA (Habitable Space)			6,067	5,202
Penthouse GFA (Communal Space)			3,510	3,008
Number of Dwelling Units			309	281
Building Height	90' (IZ + bonus)	130'	130'	130'
Penthouse Height	12'; 15' for mechanical	20'	20'	20'
Lot Occupancy by Phase	75% (Residential)	N/A	22.85%	30.59%
Lot Occupancy Combined	75% (Residential)	N/A	53.45%	
Side Yard - not required; if provided, 2 in/ft of height, but not less than 5 ft (C-3-C: not less than 6 ft)	21.66'	21.66'	0' & 75'	71' & 118'
Rear Yard - 2.5 in/ft of height, but not less than 12 ft (CG-5: 12 ft min)	12.00'	27.08'	227'	70'
Open Court - 4 in/ft of height of court, but not less than 10 ft	45.89' (Phase 3); 41.00' & 42.69' (Phase 4)	45.89' (Phase 3); 41.00' & 42.69' (Phase 4)	51.75'	46.50' & 50.50'
Closed Court - 4 in/ft of height of court, but not less than 15 ft	N/A	N/A	N/A	N/A
Waterfront Setback	75'	75'	227'	relief requested
GAR	0.30	0.20	0.20	0.20
Parking Residential - 1/3 units in excess of 4 units; apply 50% metro reduction	51 (Phase 3); 46 (Phase 4)	51 (Phase 3); 46 (Phase 4)	167	168
Parking Retail - 1.33/1,000 sf in excess of 3,000 sf	0 (Phase 3); 2 (Phase 4)	0 (Phase 3); 2 (Phase 4)	0	50
<b>Total Parking</b>	<b>51 (Phase 3); 48 (Phase 4)</b>	<b>51 (Phase 3); 48 (Phase 4)</b>	<b>167</b>	<b>218</b>
Compact parking spaces allowed - max 50% of total parking spaces provided in garage			43 (83 max)	56 (109 max)
Bicycle Parking Residential - Long-Term - 1/3 units for first 50 spaces & 1/6 units subsequently	77 (Phase 3); 72 (Phase 4)	77 (Phase 3); 72 (Phase 4)	78	72
Bicycle Parking Residential - Short-Term - 1/20 units	15 (Phase 3); 14 (Phase 4)	15 (Phase 3); 14 (Phase 4)	15	14
Bicycle Parking Retail - Long-Term - 1/10,000 sf	0 (Phase 3); 1 (Phase 4)	0 (Phase 3); 1 (Phase 4)	0	1
Bicycle Parking Retail - Short-Term - 1/3,500 sf	0 (Phase 3); 2 (Phase 4)	0 (Phase 3); 2 (Phase 4)	0	2
<b>Total Bicycle Parking</b>	<b>92 (Phase 3); 89 (Phase 4)</b>	<b>92 (Phase 3); 89 (Phase 4)</b>	<b>93</b>	<b>89</b>
Loading Berths Residential	1 @ 30', 1 @ 20', 1 @ 100 sf	1 @ 30', 1 @ 20', 1 @ 100 sf	1 @ 30', 1 @ 20', 1 @ 100 sf	1 @ 30', 1 @ 20', 1 @ 100 sf
Loading Berths Retail between 5,000 and 20,000 sf	1 @ 30', 1 @ 100 sf	1 @ 30', 1 @ 100 sf		
<b>Affordable Housing Unit Summary</b>				
Residential GFA			291,257	281,627
Penthouse GFA			6,067	5,202
Residential GFA set aside	10%	10%	29,126	28,163
Penthouse GFA set aside	10%	10%	607	520
AMI Level	60%	60%	60%	60%
Penthouse IZ MFI Level	50%	50%	50%	50%
*While a PUD-related map amendment to the C-3-C Zone District has been approved and recorded, all modifications are reviewed pursuant to the standards for the MU-9B Zone District.				
flexibility/relief requested				

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- ① Yards Park
- ② DC Water Headquarters
- ③ Diamond Teague Park
- ④ Nationals Park
- ⑤ Dock 79 (MRP | FRP)
- ⑥ Maren (MRP | FRP)
- ⑦ Riverfront 3 & 4 (MRP | FRP)
- ⑧ South Capitol Street West Oval
- ⑨ Parcel B
- ⑩ Audi Field
- ⑪ Verge (MRP | FRP)
- ⑫ Watermark
- ⑬ Buzzard Point Power Plant
- ⑭ Peninsula 88
- ⑮ RiverPoint
- ⑯ The Stacks
- ⑰ Fort McNair
- ⑱ Vermeer
- ⑲ Cambria Hotel DC
- ⑳ Moxy Hotel/Residential





NOTE: LOCATION, ATTRIBUTES, AND GENERAL DESIGN OF THE STREETScape MAY VARY TO COMPLY WITH DDOT PUBLIC SPACE DIVISION APPROVAL.

- LEGEND**
- ① COMMUNITY DOG PARK
  - ② PUBLIC ACCESS STAIR
  - ③ PUBLIC GARDENS
  - ④ RIVERFRONT ARRIVAL
  - ⑤ RESIDENTIAL LOBBY
  - ⑥ GARAGE ENTRY
  - ⑦ SERVICE ENTRY
  - ⑧ ANACOSTIA RIVERWALK
  - ⑨ RIVER'S EDGE GARDENS
  - ⑩ INFORMAL RIVER ACCESS
  - ⑪ POTENTIAL OUTDOOR DINING















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