





LANDMARK COLLEGE PARK

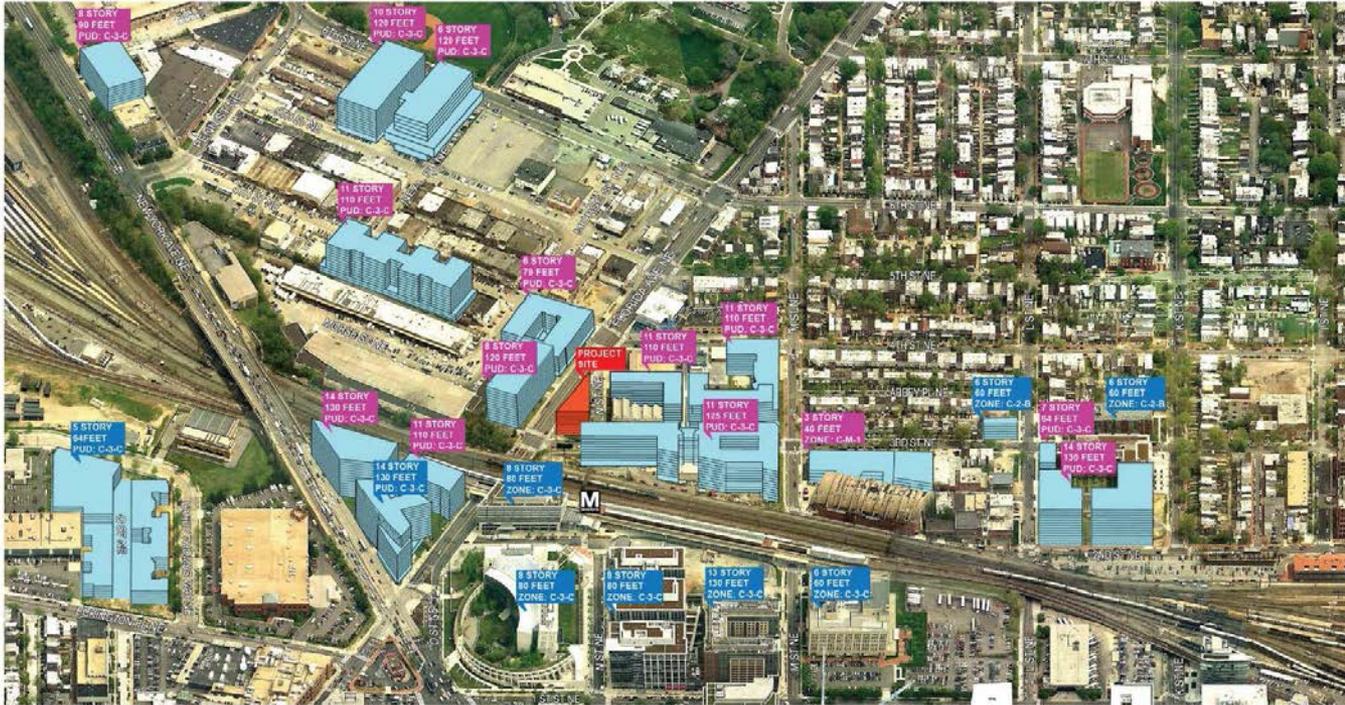


BUCHANAN SCHOOL



1828 L STREET





MAPS OBTAINED FROM BRIS MAPS, 2015.

SITE W/ UNIQUE OPPORTUNITIES

- DIVERSE SCALE, CONTEXT AND USES
- GEOMETRY
- HIGH VISIBILITY
- RETAIL CORRIDOR



1 - FLORIDA AVENUE & 3RD STREET



2 - FLORIDA AVENUE & 4TH STREET



3 - 4TH STREET VIEW TO UNION MARKET



4 - FLORIDA AVENUE & N STREET



5 - FLORIDA AVENUE VIEW EAST



6 - N STREET VIEW



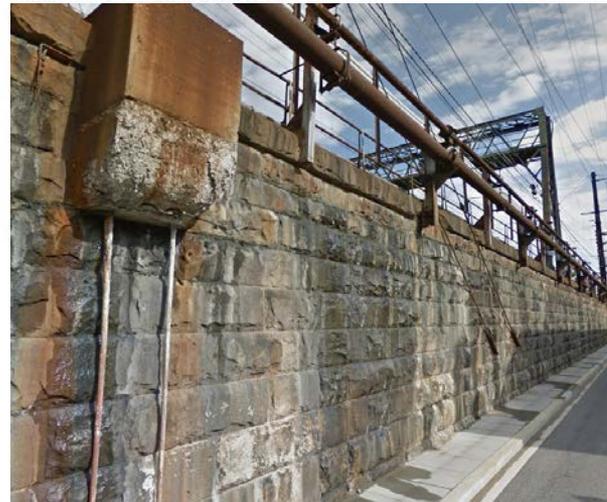
7 - N STREET



8 - 3RD & N STREET VIEW



9 - VIEW OF RAILROAD SIGNAL BRIDGE FROM 3RD STREET



10 - SIGNAL BRIDGE & COBBLED WALL ON 2ND STREET

DESIGN CONCEPT

- GEOMETRY
- MASSING
- SCALE
- CHARACTER



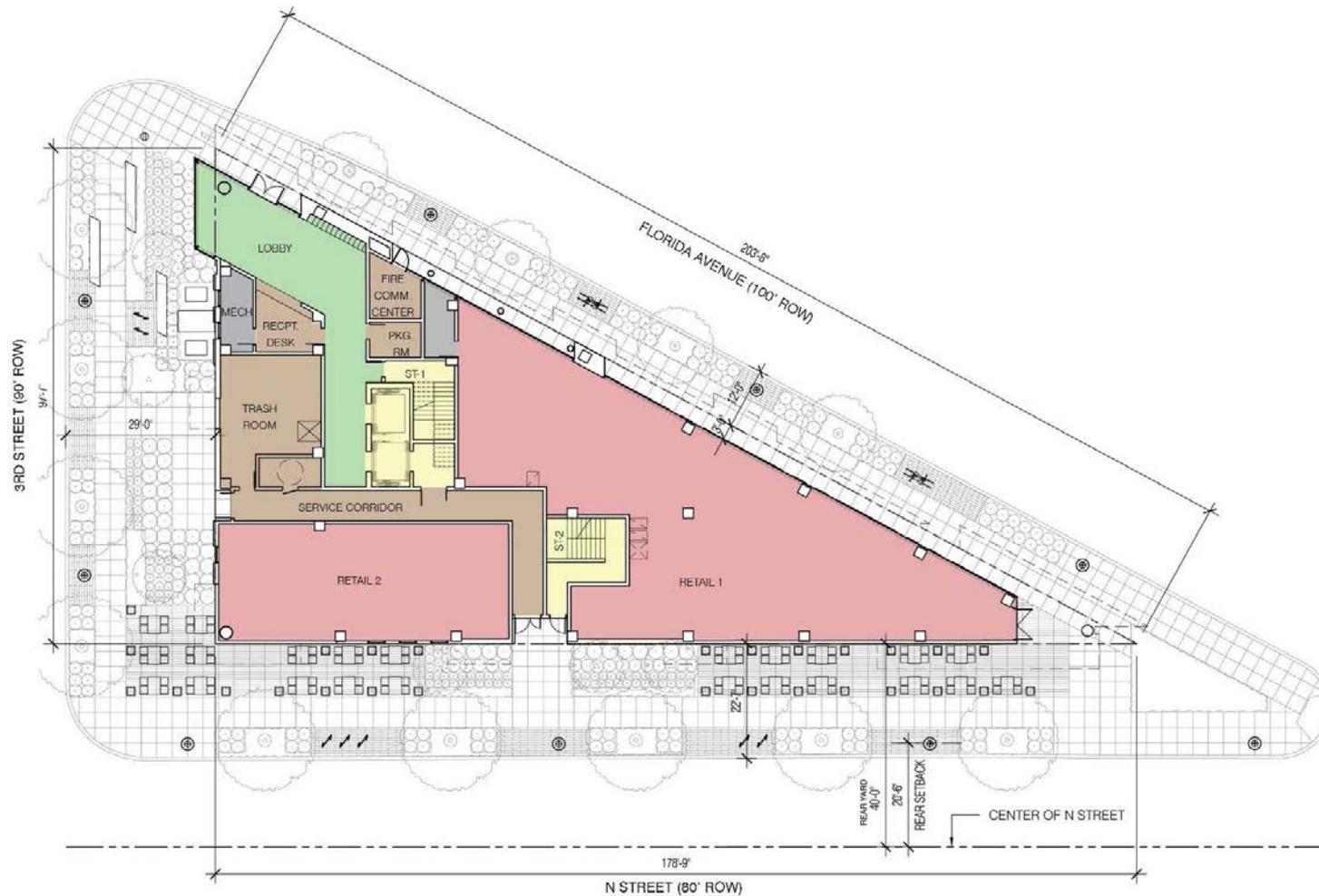
BIRD'S EYE
VIEW:
FLORIDA AVE

PROGRAM

- RESIDENTIAL
- RETAIL
- SERVICE

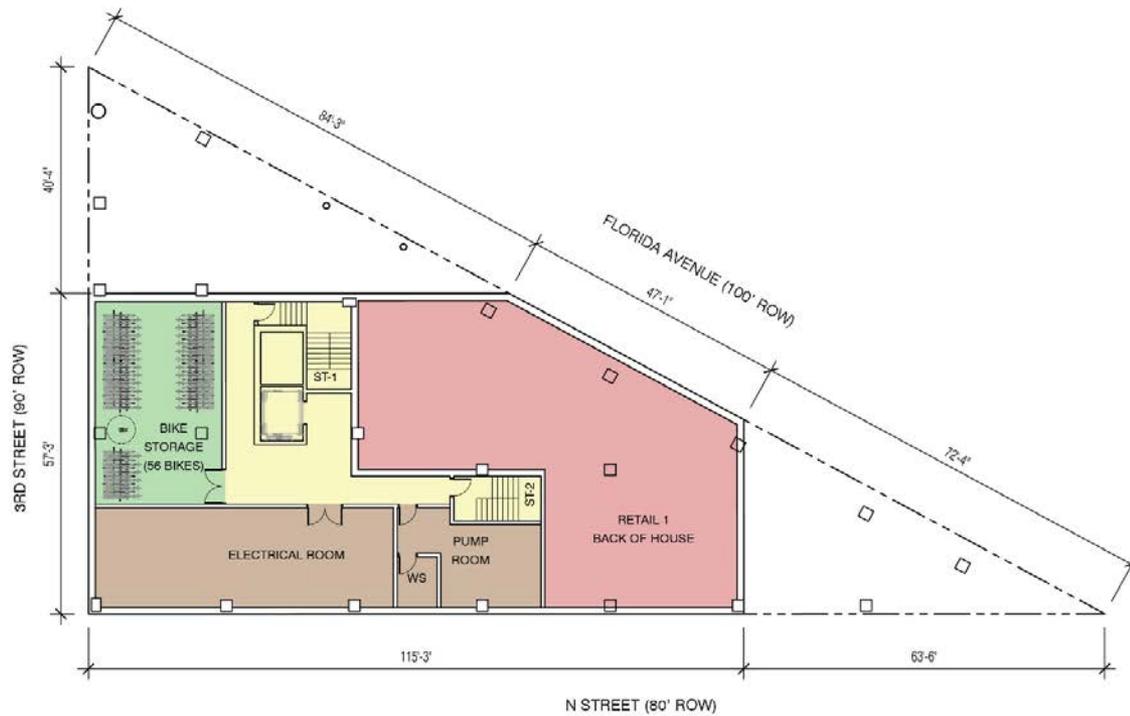
PUBLIC SPACE IMPROVEMENTS

- EXTERIOR RETAIL SEATING
- LIGHTING
- TREES & PLANTING BEDS
- BICYCLE RACKS
- WIDER FL. AVE SIDEWALK
- PAVERS



PROGRAM

- BUILDING SERVICES
- BIKE STORAGE (1 PER UNIT)



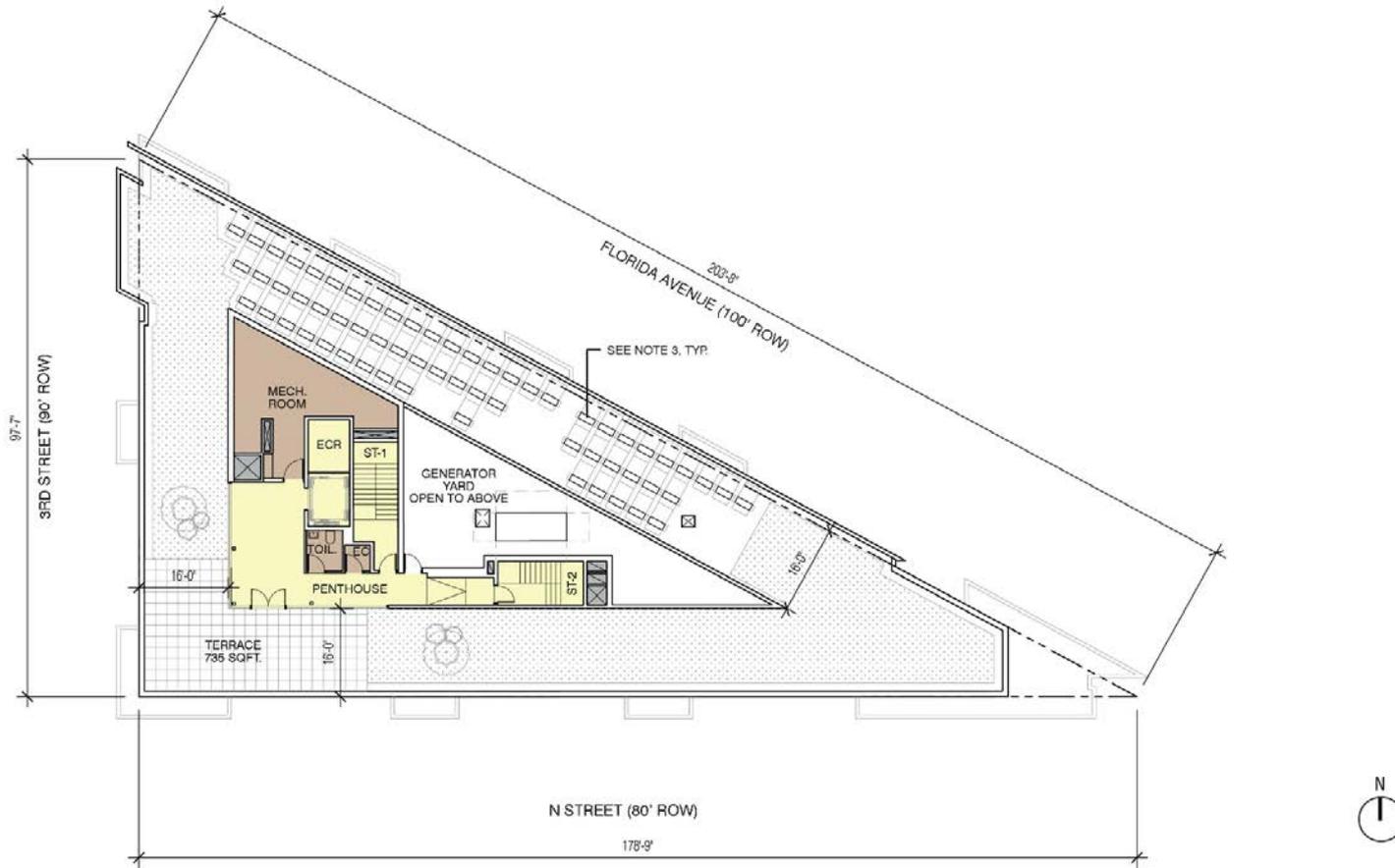
PROGRAM

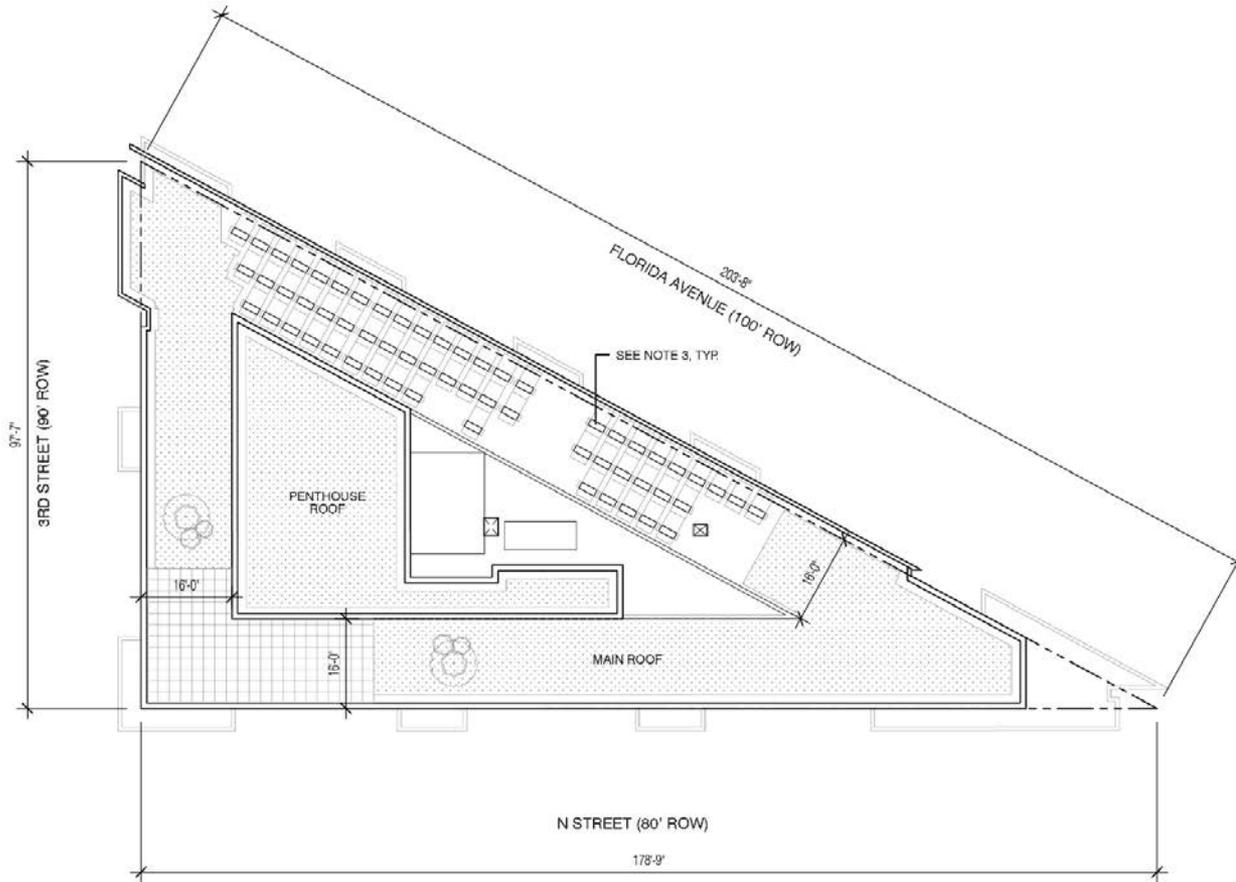
- LARGER UNITS – 3 & 4 BEDROOMS + STUDIOS
- ABUNDANT LIGHT & CONNECTION TO EXTERIOR



PROGRAM

- ROOF TERRACE
- GREEN ROOF
- LEED HOMES MID-RISE GOLD EQUIVALENT





FACADE DESIGN
CONCEPTS

- MASSING
- ARTICULATION
- BAY WINDOWS



FLORIDA
AVENUE



3RD &
N STREET





BUILDING MATERIALS

- A. SWISS PEARL
- B. COMPOSITE METAL PANEL
- C. CEMENTITIOUS COMPOSITE MATERIAL
- D. BRICK VENEER 1
- E. BRICK VENEER 2
- F. PRECAST CONCRETE
- G. STONE VENEER
- H. NICHIHA PANELS



FLORIDA AVE
ENLARGED
ELEVATION





PENTHOUSE	173.30	◆
PARAPET	161.30	◆
ROOF	157.30	◆
8TH FLOOR	145.05	◆
7TH FLOOR	134.55	◆
6TH FLOOR	124.05	◆
5TH FLOOR	113.55	◆
4TH FLOOR	103.05	◆
3TH FLOOR	92.55	◆
2TH FLOOR	82.05	◆
RETAIL	63.51	◆
BHMP	60.30	◆
LOBBY	58.05	◆

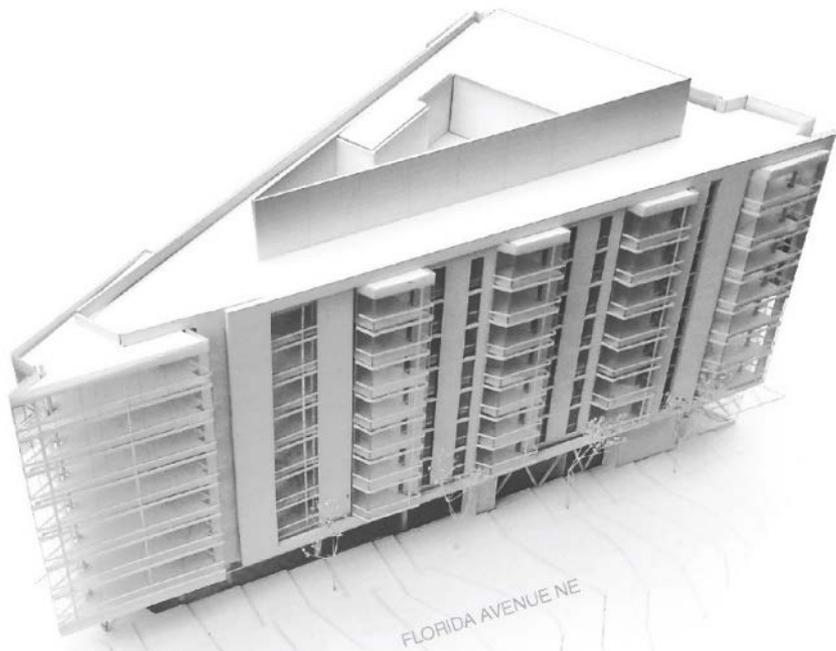
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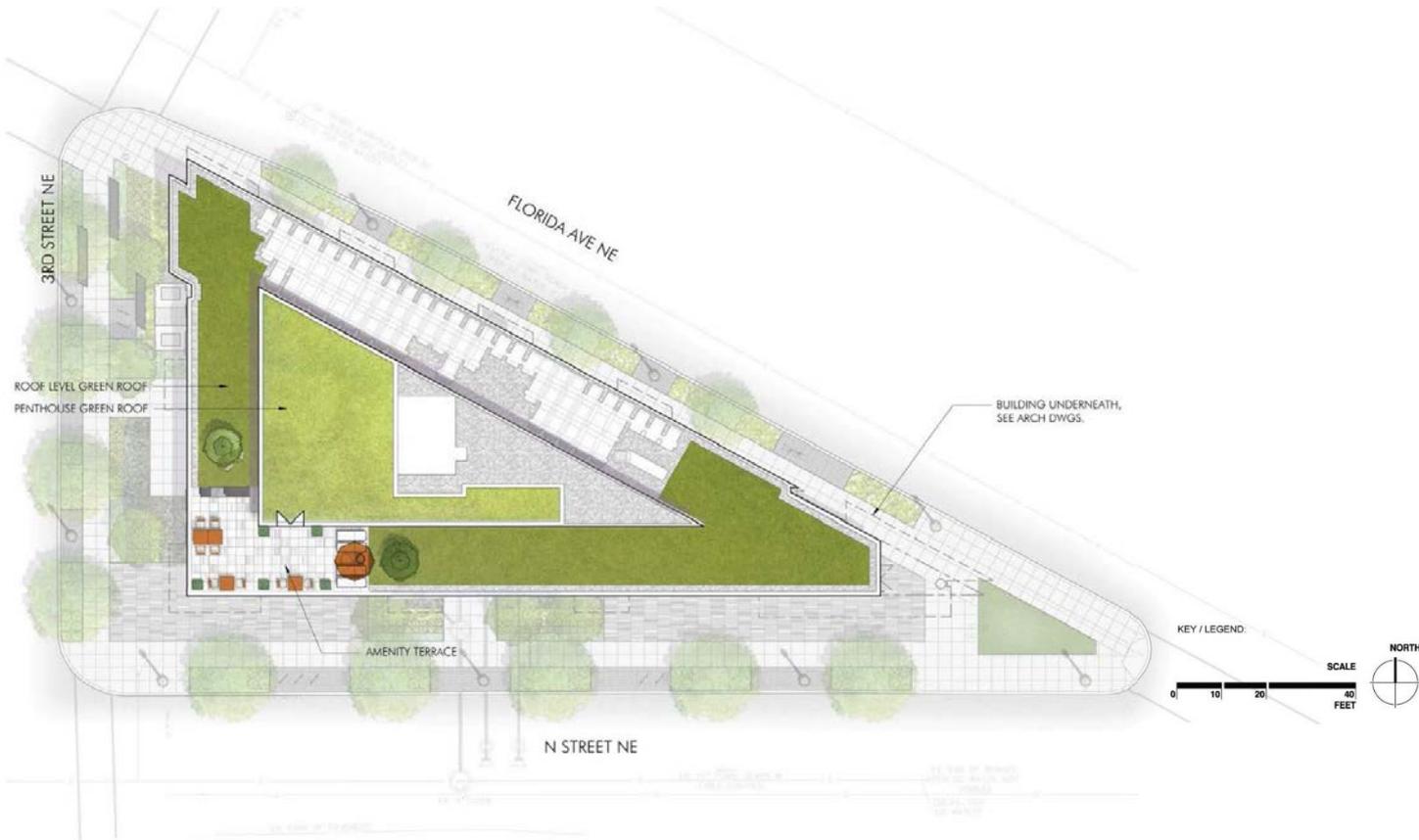
N STREET
ELEVATION

BUILDING MATERIALS

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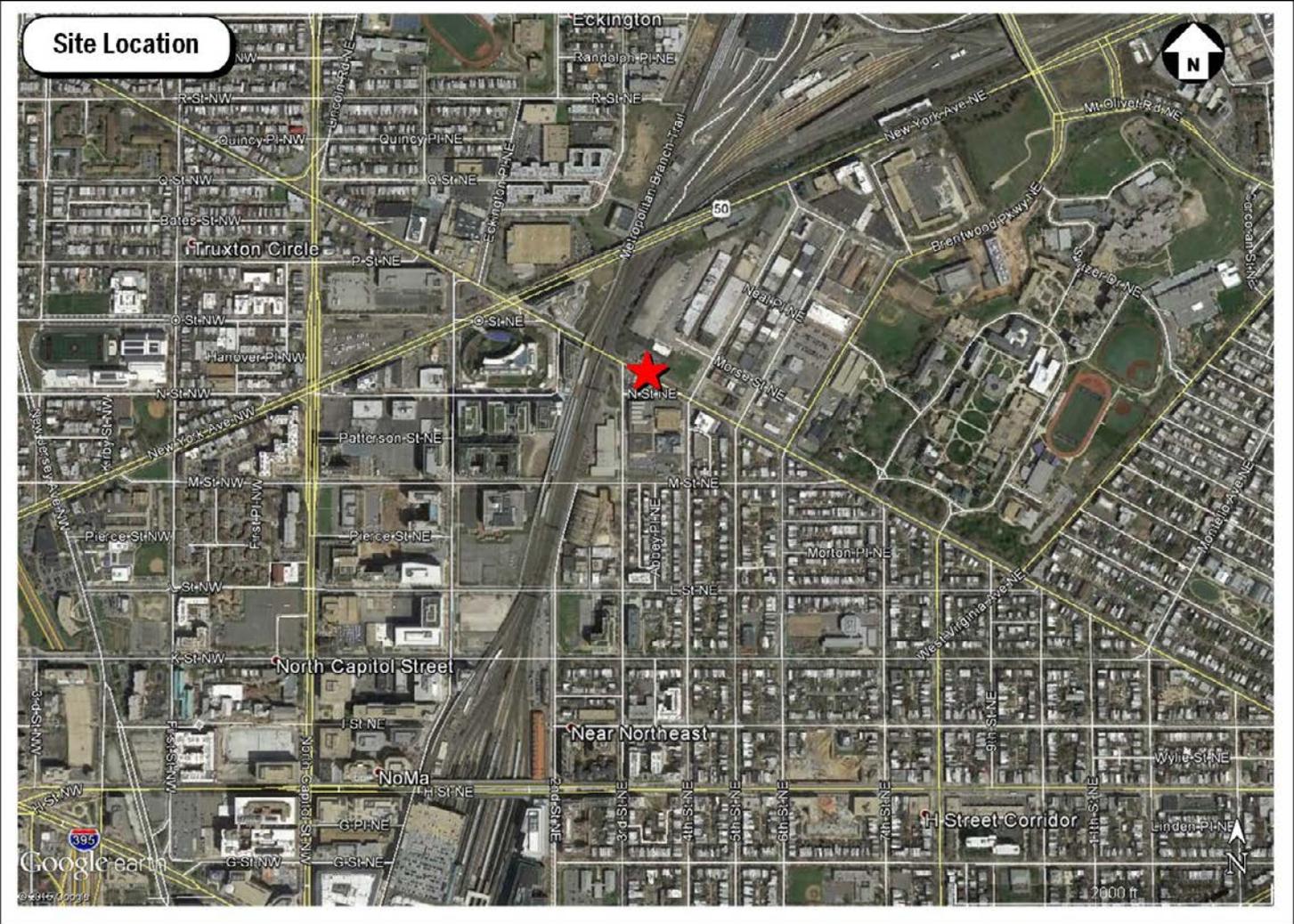
301 Florida Avenue NE PUD Transportation Overview



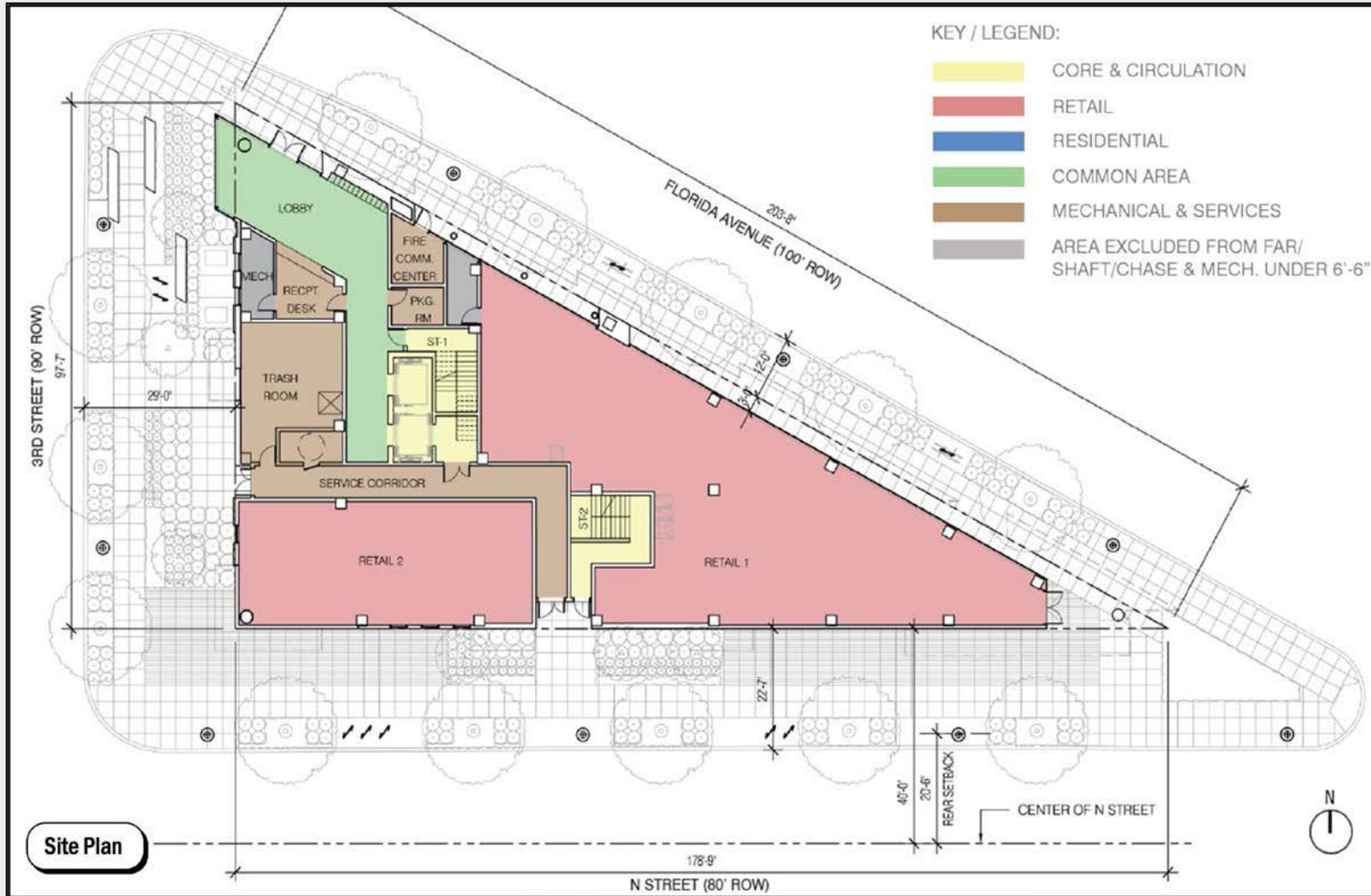
GOROVE / SLADE

Transportation Planners and Engineers

Site Location



Proposed Site Plan

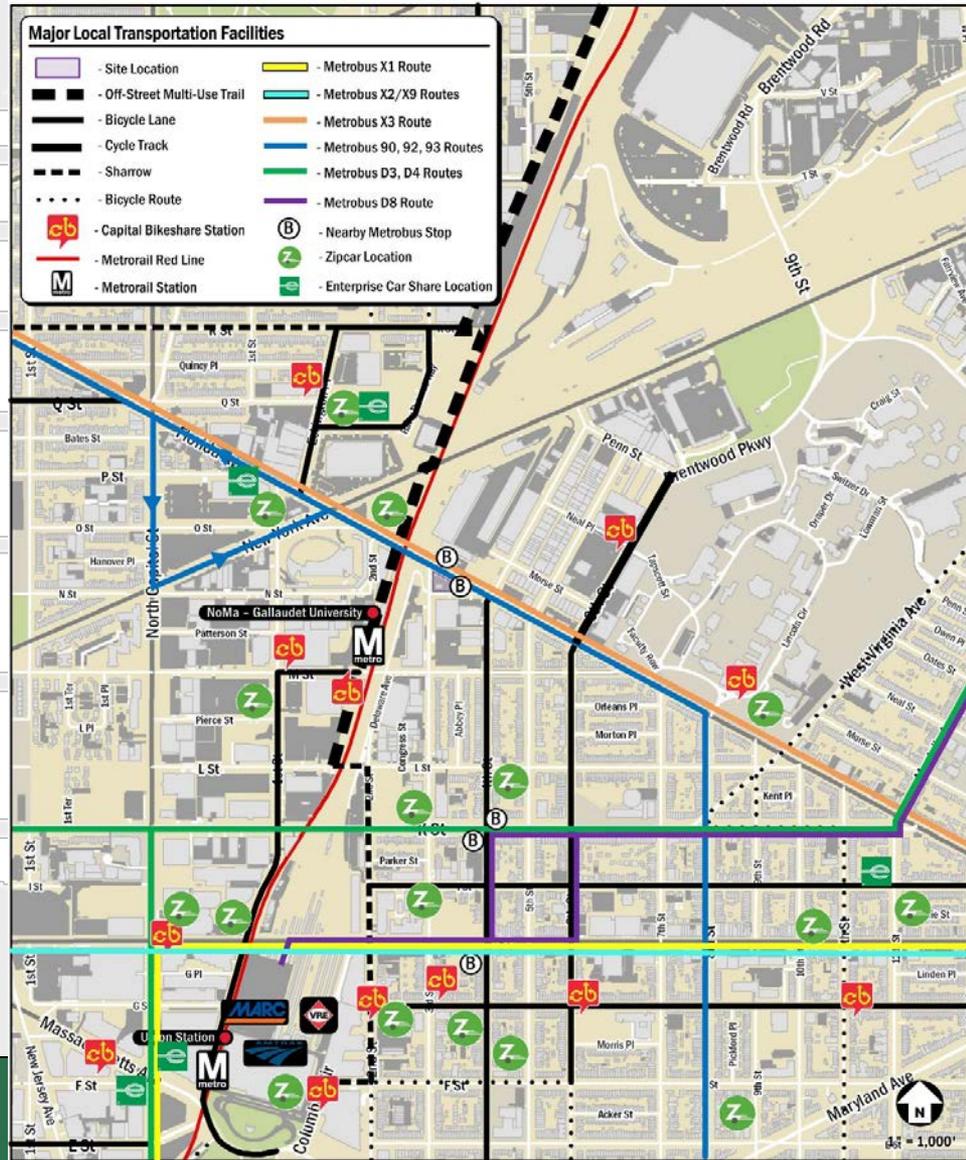


Parking & Loading

- Parking:
 - Zoning requirement: 16 spaces
 - Parking proposed: 0 spaces
- Loading:
 - Zoning requirement: 1 – 55' loading berth and 1 – 20' service space
 - Loading proposed: On-street loading zone on 3rd Street or N Street
 - Implementation of Loading Management Plan



Existing Transit Service, Carshare & Bicycle Facilities



TDM Elements

- TDM plan includes:
 - Designate a Transportation Management Coordinator
 - Restrict future residents from securing RPP permits
 - Develop a marketing program detailing transportation information
 - Provide 56 long-term and 18-short-term bicycle parking spaces
 - Install a bicycle maintenance facility in the bicycle room
 - For the first 3 years of operation, offer an in-unit bicycle rack for each residential unit
 - Provide ridesharing information through Commuter Connections to retail employees



TDM Elements

- TDM plan includes (continued):
- ***For the first 5 years of operation, offer each residential unit the option of either a one-time annual carsharing membership and application fee or a one-time annual Capital Bikeshare membership***
- ***Install a transit information screen in the residential lobby***



Parking Flexibility Justification

- Proximity to transit and alternative travel modes:
 - 10 Nearby Metrobus routes & H Street Streetcar
 - Two blocks from NoMa-Gallaudet Metrorail Stations
 - 5 Nearby Capital Bikeshare stations & 16 nearby Carshare vehicles
 - Site has Walkscore of 94 “Walker’s Paradise” and Bike Score of 93 “Very Bikeable”
- Marketing project to large market of non-driving residents with great access to transit and other modes:
 - 67% of Households do not commute to work by car in Census Tract
- Implementation of Comprehensive Transportation Demand Management (TDM) Plan
- Nearby off-site parking locations



Loading Flexibility Justification

- Implementation of a Loading Management Plan:
 - Designate a Loading Facility Manager
 - Limit trucks to a maximum of 30' in length
 - Schedule deliveries such that on-street capacity is not exceeded
 - Prohibit deliveries directly from Florida Avenue
 - Limit loading operations to 7:00 a.m. to 7:00 p.m. with vehicular parking during all other hours





301 FLORIDA
AVENUE