

1326 FLORIDA AVE NE

BZA Case No. 18785

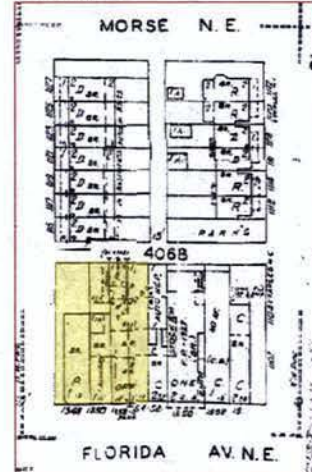
DITTO.

Site Location

Portion of Zoning Map Showing the Site



Portion of the Sanborn Map



Site Photos



Site Photos



Project Description

- New 50 foot, four story plus cellar 45-unit residential rental apartment building with one level of below-grade parking.
- Garage with 16 parking spaces and 18 bicycle spaces.
- Gross floor area of 29,823 square feet (3.0 FAR).
- Mix of unit types, with an average size of 600 square feet.
- Green roof designed to meet storm water management and green area ratio requirements.
- Architectural design by Dep Designs and construction by Eichberg Construction

Community Outreach

- All aspects of the project were thoroughly discussed with the community
- The plans illustrated the number of parking spaces, the roof structure setback, and the grade of the driveway ramp
- Concerns from the community were limited to the number of parking spaces; no concerns were raised about the roof structure or ramp

Active Involvement with the Community:

- Property Tour with Neighbors
- Trinidad Neighborhood Association Meeting
- ANC SMD Meeting
- ANC Meeting

Support & Benefits

Support:

- ANC 5D voted unanimously to support the project
- Letter of support from ANC 5D Chairperson Kathy Henderson
- Letter of support from Trinidad Neighborhood Association Chairperson Robert A. Mann-Thompson
- Letter of support from the Coalition for Smarter Growth (CSG) Policy Director Cheryl Cort
- 19 Letters of support for the requested relief

Benefits:

- Replacing an underutilized space with much needed residential space within such a transit-rich area
- Creation of affordable housing units
- Beautifully designed and well-constructed project

Site Constraints & Design Considerations

- The site's small size, location on a narrow lot, and position abutting an active fire station dictate the location of the building footprint and the required rear yard to provide maximum separation from the fire station, as well as the location of the vehicle access ramp.
- DDOT policy will not allow a curb cut from the street, since there is alley access to the site.
- The lot's size and width, the parking, and the ramp configuration impose constraints on the location of the elevators and fire stairs.

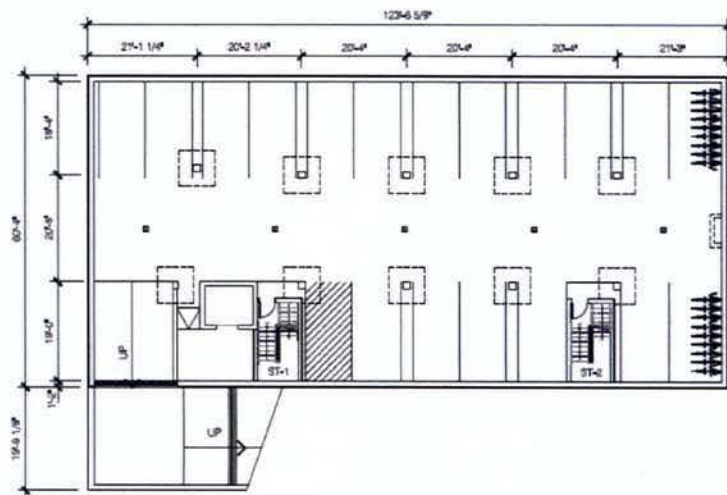
Surveyor's Plat



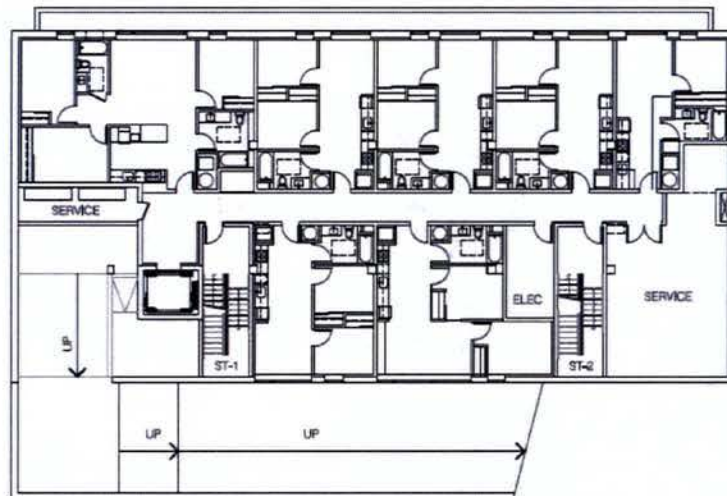
Project Rendering



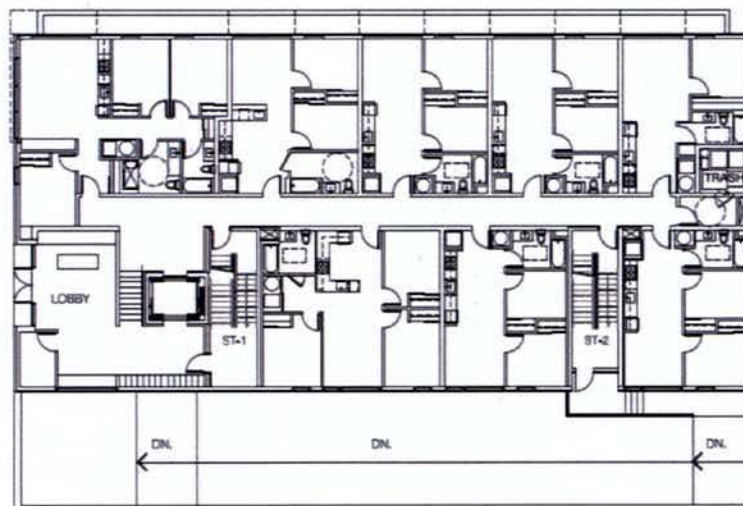
Parking Level



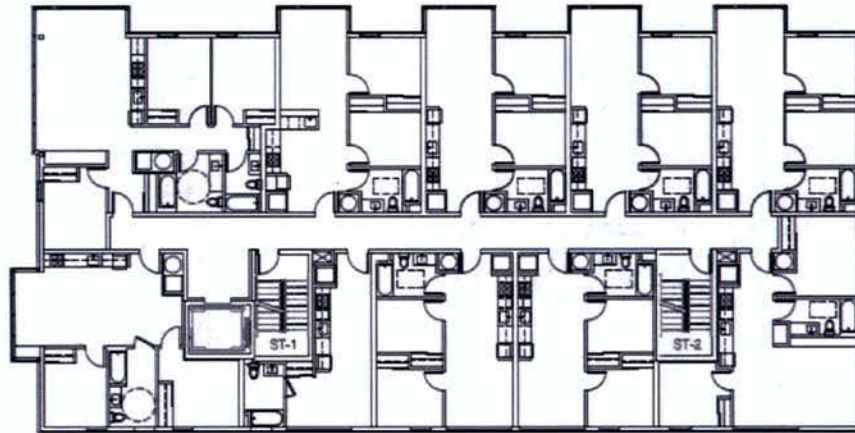
Cellar Level



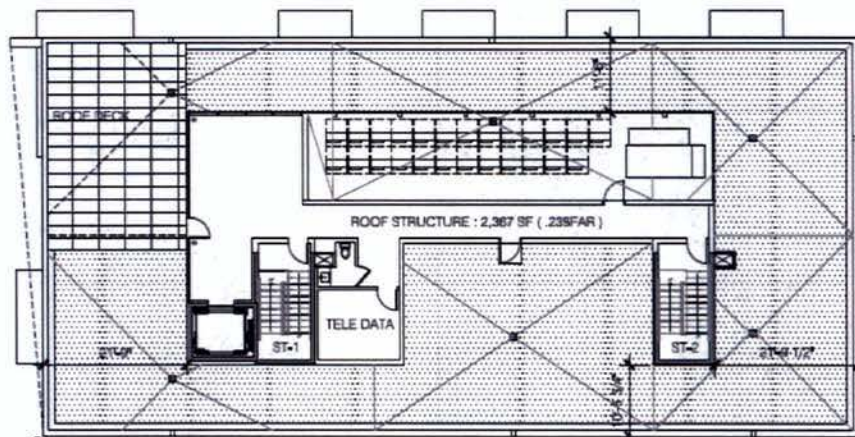
Ground Floor



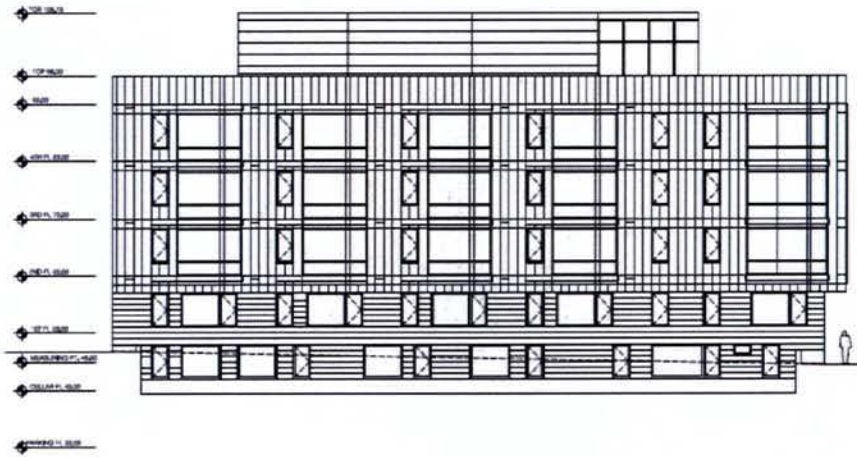
Typical Floor



Roof



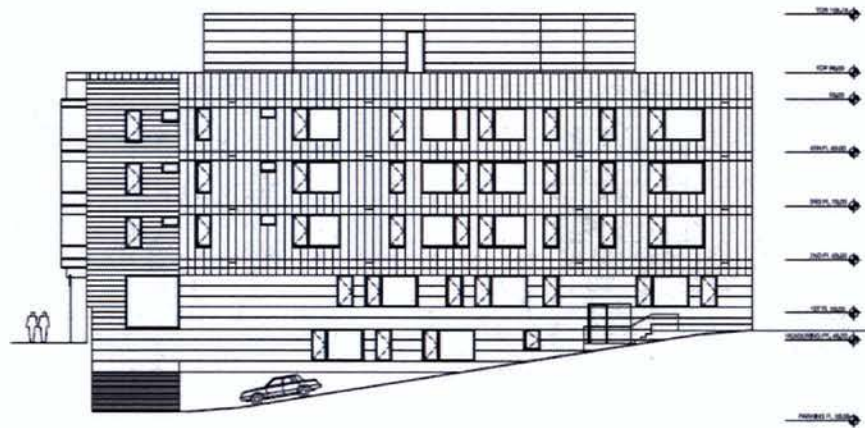
West Elevation – Trinidad Ave



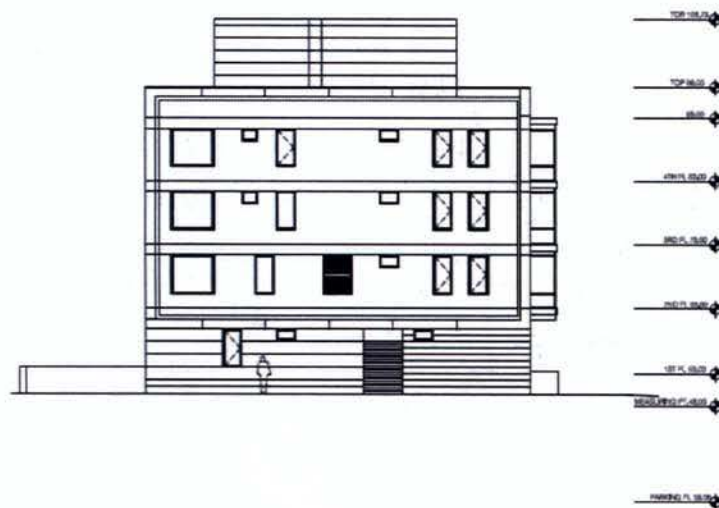
South Elevation – Florida Ave



East Elevation



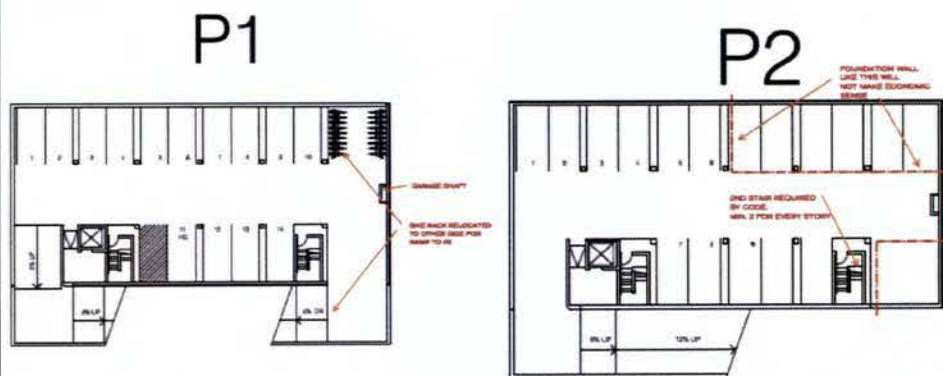
North Elevation



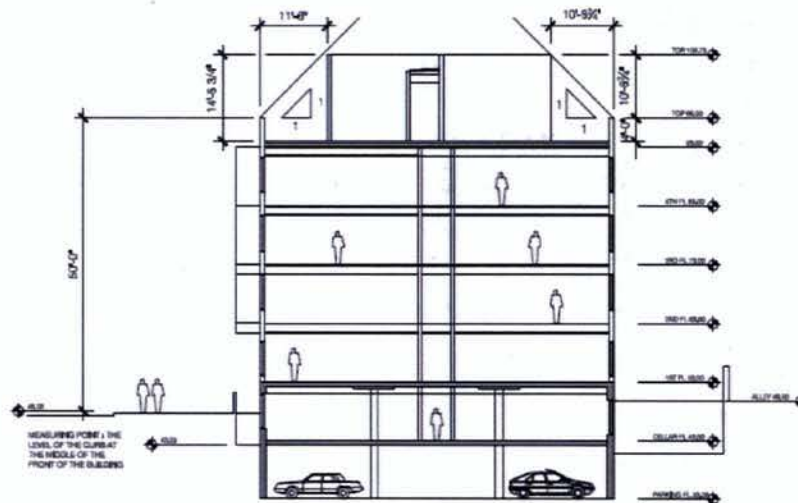
Area Variance & Special Exception

- Pursuant to 11 DCMR §§ 3103.2 and 3104.1 for an area variance from the parking space requirements of Section 2101.1
- Pursuant to 11 DCMR §§ 3104.1 and 411.11 for a special exception from the roof structure requirements of Section 770.6
- Pursuant to 11 DCMR §§ 3103.2 for an area variance from the driveway slope requirements of Section 2117.8(a)

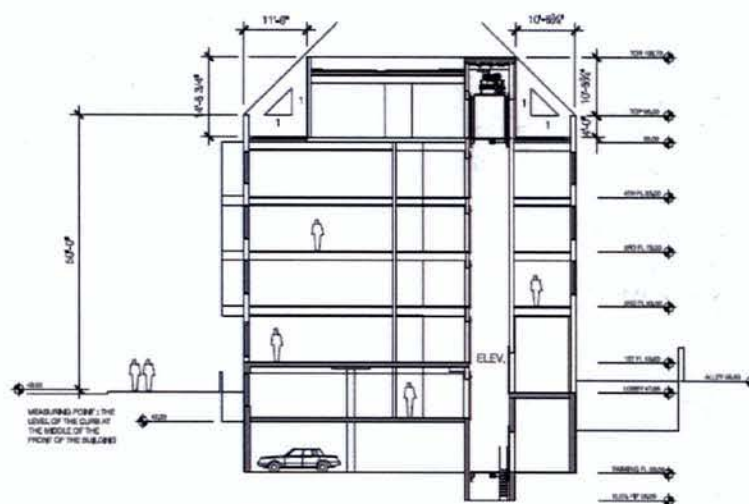
Theoretical Parking Diagram



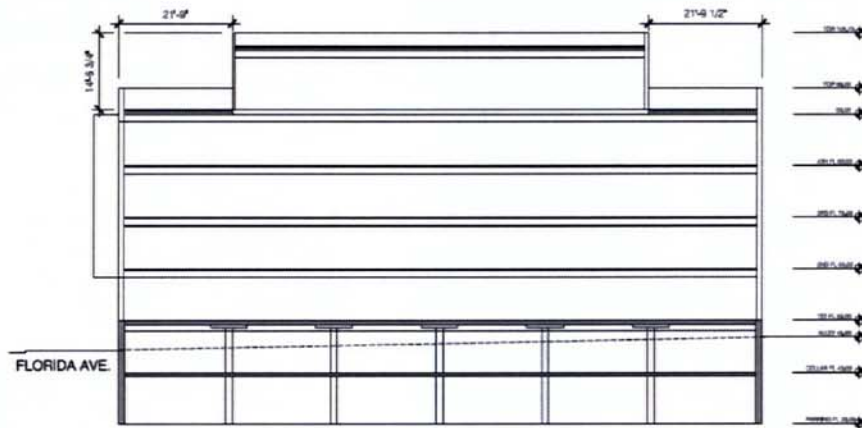
Typical Cross Section



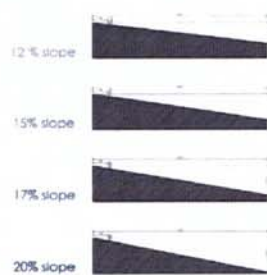
Cross Section at Elevator Shaft



Longitudinal Section



Ramp Slopes Exceeding 12%



KEY HOW COMPARISON

11 DUPONT CIRCLE, NW



Ramp Slopes Exceeding 12%

- 717 6th Street NW – The Cosmopolitan (17%)
- Georgetown Mall – Wisconsin, between M & K Streets (15%)
- 2015 Massachusetts Ave NW – The Embassy Row Hotel (20%)
- 3100 South Street NW – The Ritz-Carlton (20%)
- 10 G Street NE – APA Ten (17%)

1326 Florida Avenue, NE
Transportation Overview



GOROVE / SLADE

Transportation Planners and Engineers

Site Location



Proposed Site Plan



Access, Parking & Loading

- Access:
 - Parking access to garage located on 20' alley north of building
 - Loading area located adjacent to north side of building in 20' alley
- Parking:
 - Zoning requirement: 23 spaces (for 45 apts.)
 - Parking proposed: 16 spaces
 - Parking variance requested: 7 spaces
 - Proposed zoning rewrite requirement: 7 spaces
- Loading:
 - Zoning requirement: 0 loading berths (less than 50 apt. units)
 - Loading proposed: Loading area in alley
 - Loading variance requested: None



Existing Transit Service



Existing Bicycle Facilities



Existing Carshare Facilities



Parking Relief Justification

- Proximity to transit and alternative travel modes:
 - 9 Nearby Metrobus routes & H Street Streetcar 1 ½ blocks away
 - 5 Nearby Capital Bikeshare stations & 4 nearby Carshare locations
- Marketing project to large market of non-driving residents with great access to transit and other modes:
 - 53% of Renter Households do not own a car
 - 50% of Renter Households do not commute to work by car
- Adequate available existing on-street parking supply
 - 71% of spaces occupied on a peak weekday
 - Site not eligible for Residential Permit Parking (RPP) stickers
- Under Zoning Rewrite, parking requirement would be 7 spaces
 - Project would meet this demand with proposed 16 spaces



On-Street Parking Inventory



Peak Weekday On-Street Parking Utilization



TDM Elements

- TDM plan includes:
 - TDM Coordinator to promote alternative commuting
 - Provide 18 bicycle spaces on-site
 - Provide referral to ridesharing/ridematching resources
 - One-time membership fees for Carshare or Bikeshare program, or a \$50 SmartTrip card for each initial resident

