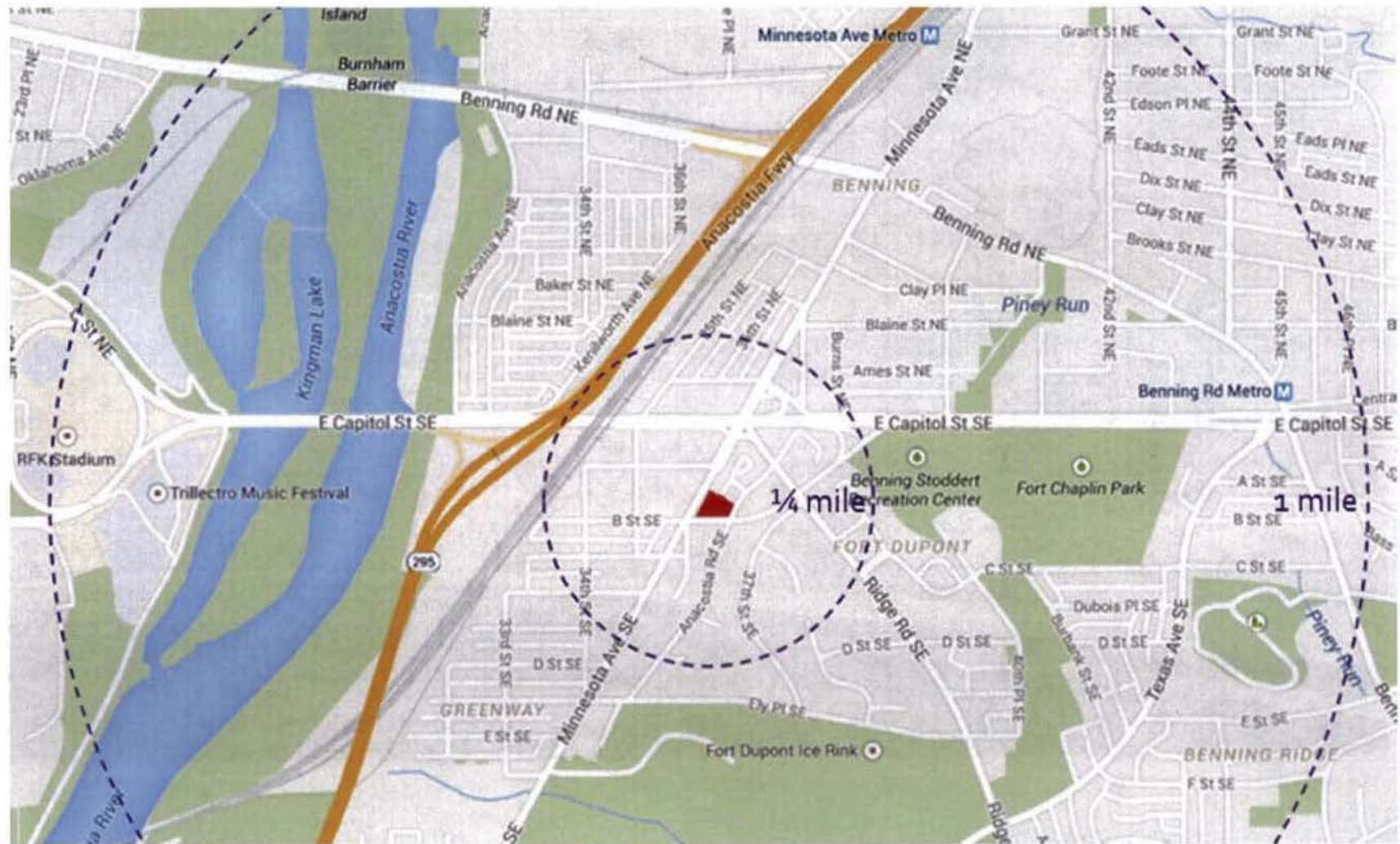




## MEADOW GREEN COURTS

Board of Zoning Adjustment  
 District of Columbia  
 May 5, 2015  
 CASE NO.18972  
 EXHIBIT NO.28

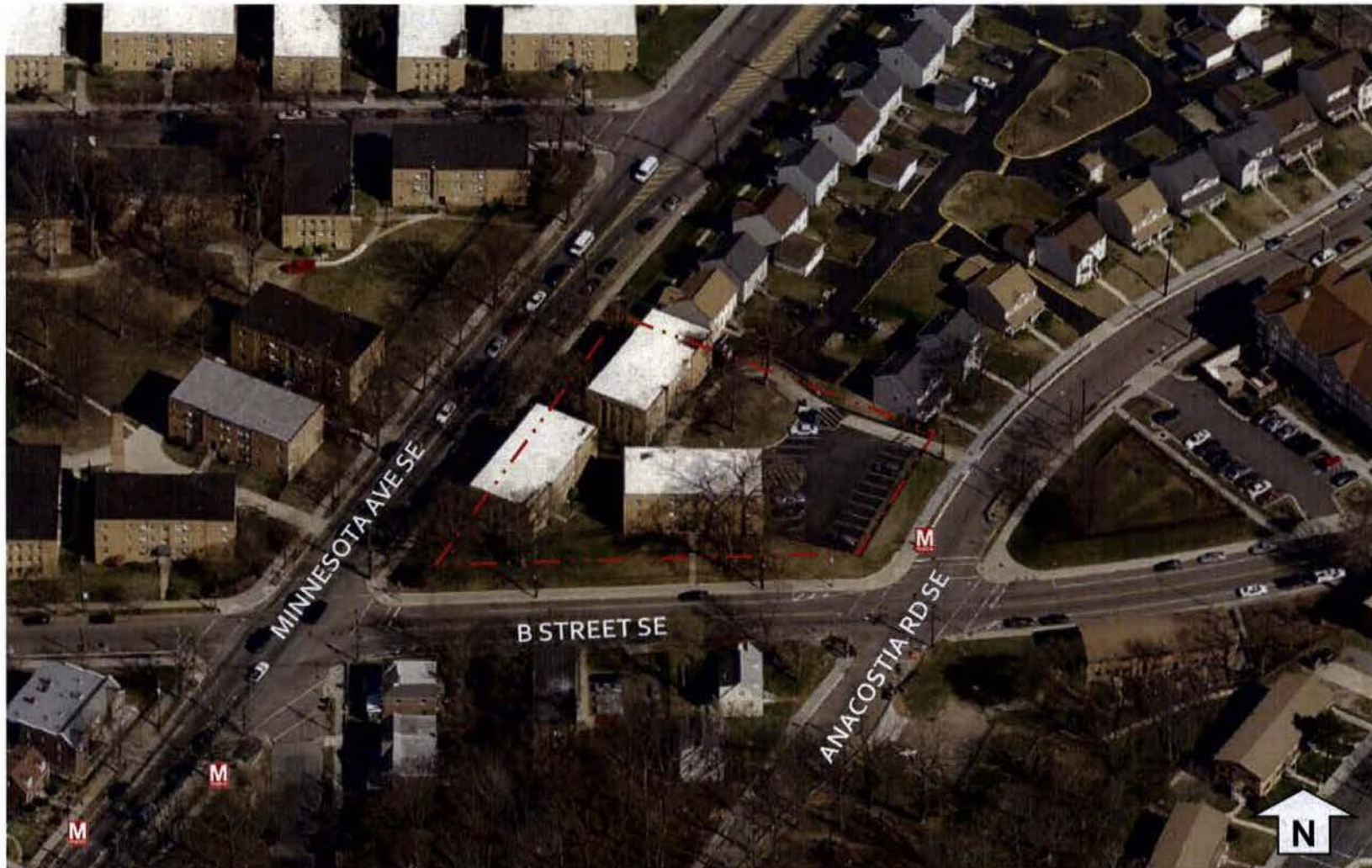
# Vicinity



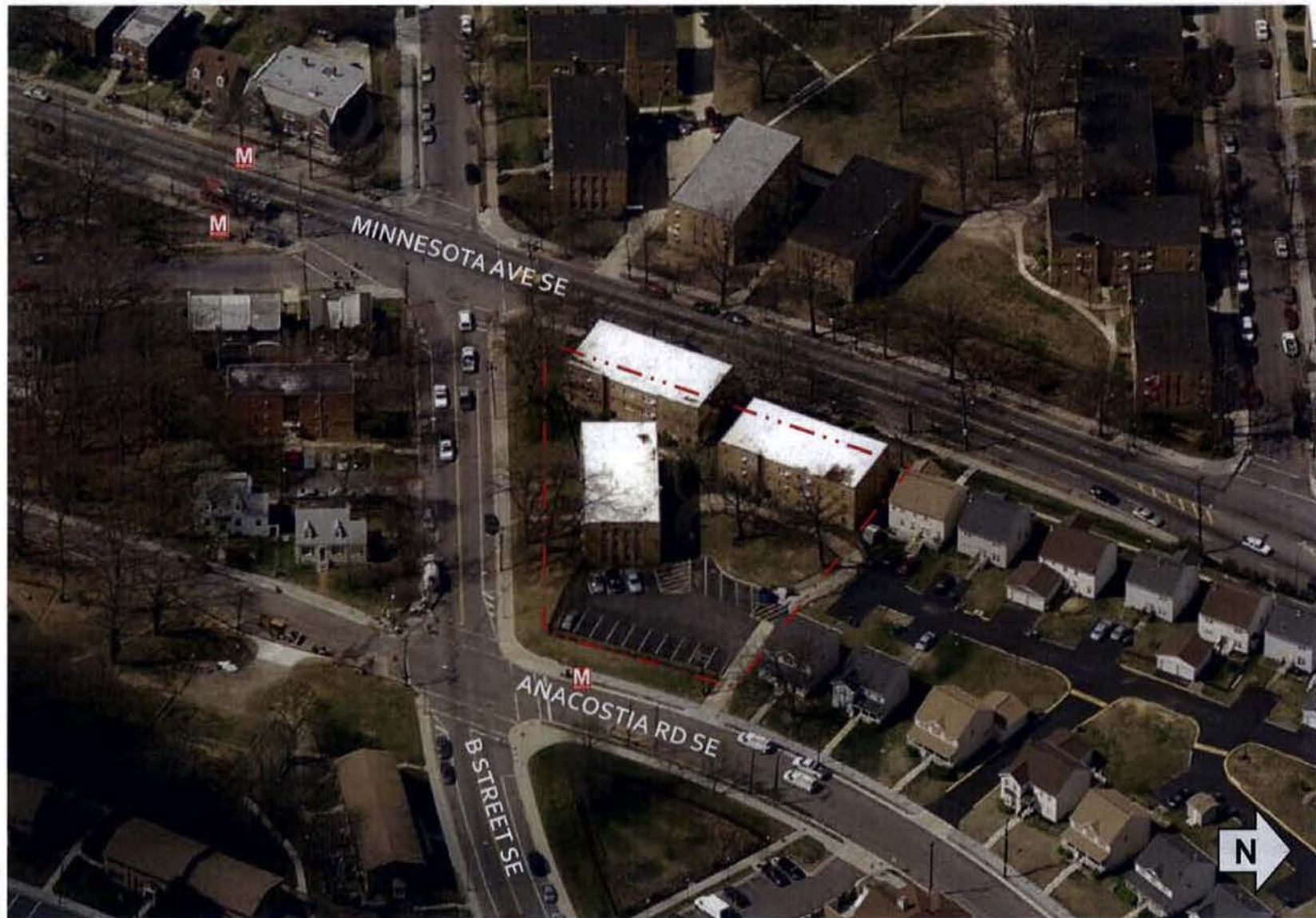
MEADOW GREEN COURTS

May 5, 2015

# Existing Site



# Existing Site



## Existing Conditions Photos



Minnesota Ave. SE



MEADOW GREEN COURTS

May 5, 2015

# Existing Conditions Photos



B Street SE



MEADOW GREEN COURTS

May 5, 2015

# Existing Conditions Photos



Anacostia Road SE



MEADOW GREEN COURTS

May 5, 2015

# Existing Conditions Photos



Anacostia Road SE



MEADOW GREEN COURTS

May 5, 2015

# Existing Site



B STREET SE

ANACOSTIA RD SE

MINNESOTA AVE SE

MEADOW GREEN COURTS

May 5, 2015



# Proposed Site

- Eyes on the street
- New access from corner
- Maintain driveway curbcut
- Maintain slopes in public space
- Screened dumpster
- Added access walks from bus
- Landscaped site walk
- Large existing trees
- Outdoor benches



B STREET SE

ANACOSTIA RD SE

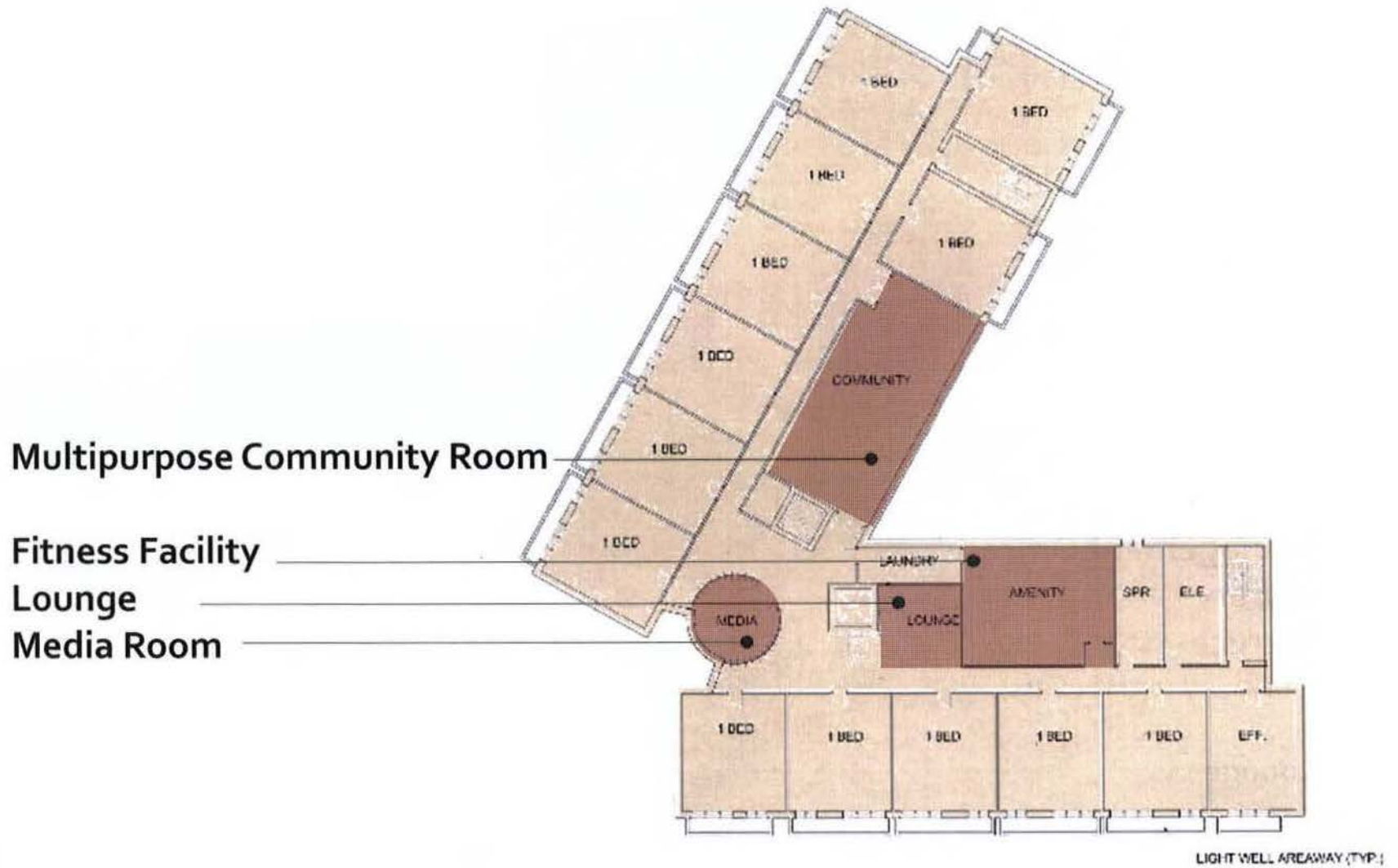
MINNESOTA AVE SE

MEADOW GREEN COURTS

May 5, 2015



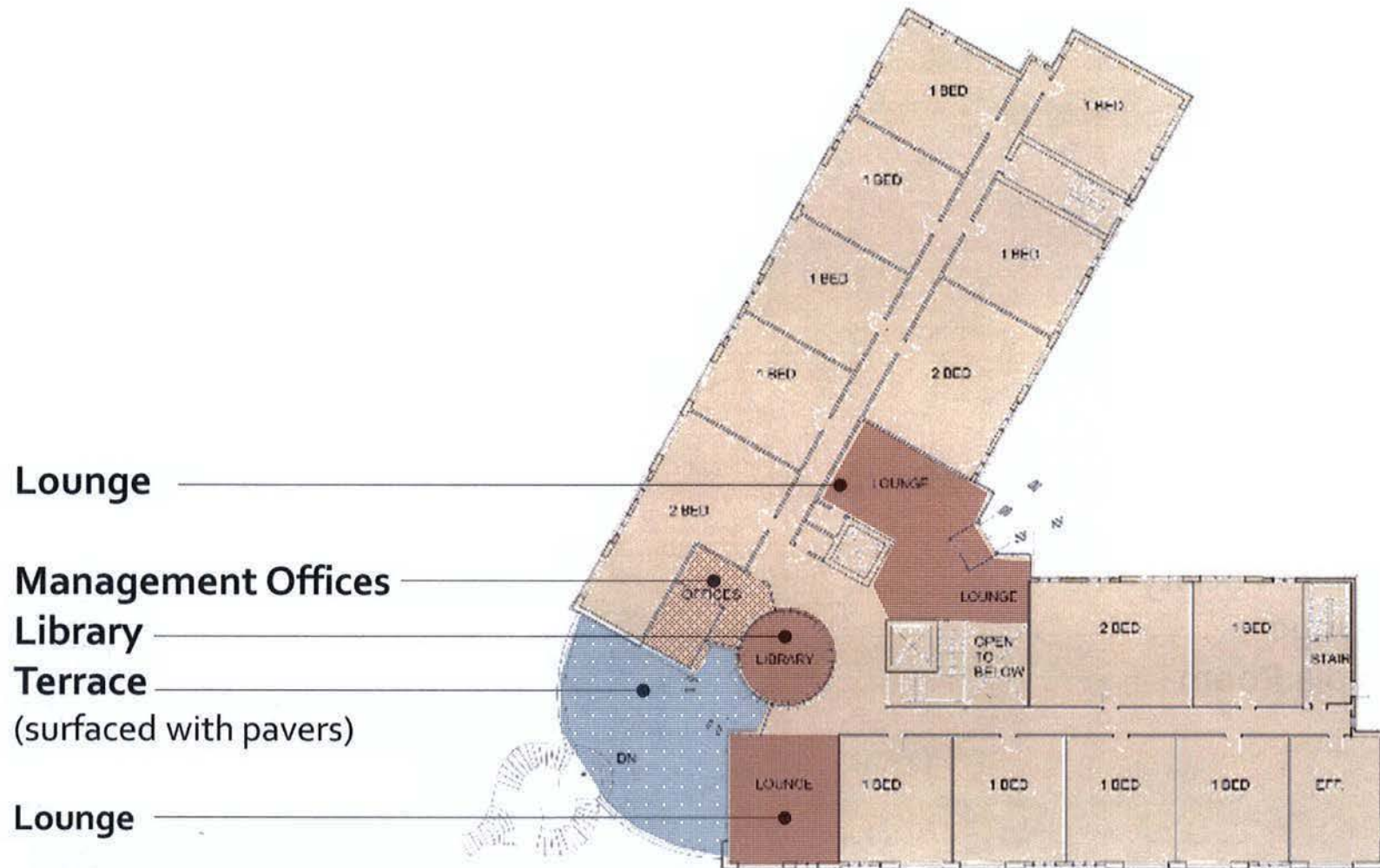
## Basement Floor Plan



## MEADOW GREEN COURTS

May 5, 2015

# First Floor Plan



# Second Floor Plan



MEADOW GREEN COURTS

May 5, 2015

# Third Floor Plan

## Green Roof Terrace

(sedum plantings)

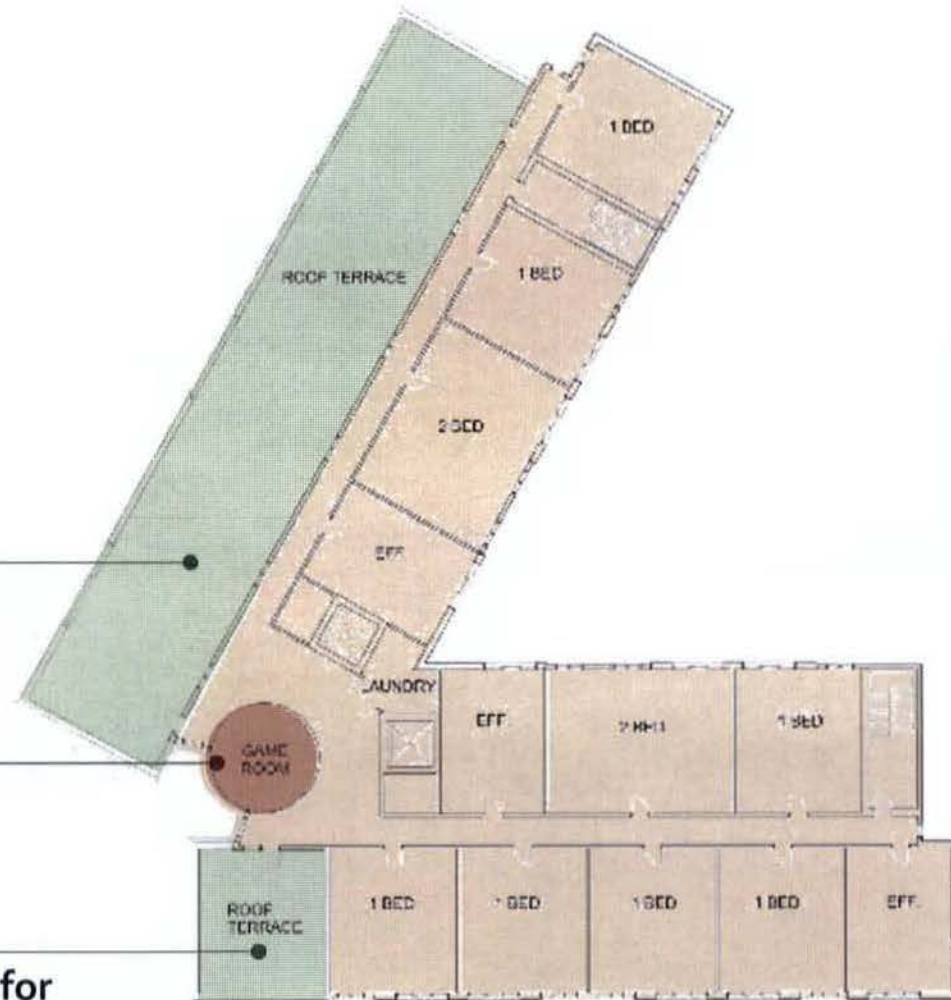
with stepping stone walkway  
and small paver areas

## Game Room

## Green Roof Terrace

(sedum plantings)

with container planters and hoses for  
resident gardening



# Architectural Elevations

Contextual materials  
Human scale details  
Streetscape rhythm  
Stepped back height



SOUTH ELEVATION – FROM B STREET SE



WEST ELEVATION – FROM MINNESOTA AVE SE



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# Materials



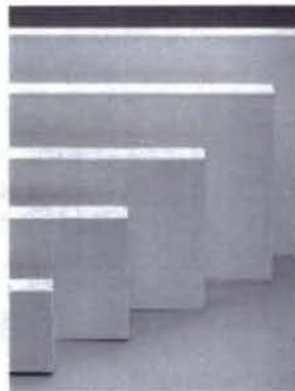
Ben Franklin Brick



Marquette Brick  
(watertable + cornice)



Timber Bark Siding



Arctic White Trim



Dove Gray  
SR.38/TE.87

Aluminum Panel + Fins



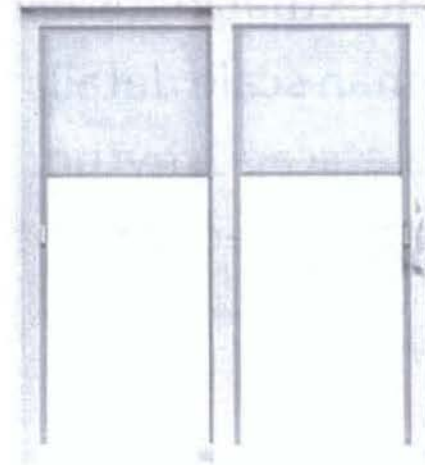
Dark Bronze  
SR.26/TE.87

Railing



Sierra Tan  
SR.37/TE.87

Spandrel Panel



White Vinyl Sliding Patio Door



White Vinyl Double Hung Window

# Architectural Site/Landscaping Plan

## LANDSCAPE MATERIALS LEGEND

-  EX. TREE TO REMAIN
-  NEW SHADE TREE, 2-1/2" DIAMETER (OAK, MAPLE, BYCAMORE, OR SIMILAR)
-  NEW FLOWERING TREE (REDHUB, DOGWOOD, YOSHINO CHERRY, OR SIMILAR)
-  LOW SCREENING SHRUBS (BOXWOOD, AZALEA, OR SIMILAR)
-  ORNAMENTAL PLANTING BED



# Perspective View from Minn. Ave



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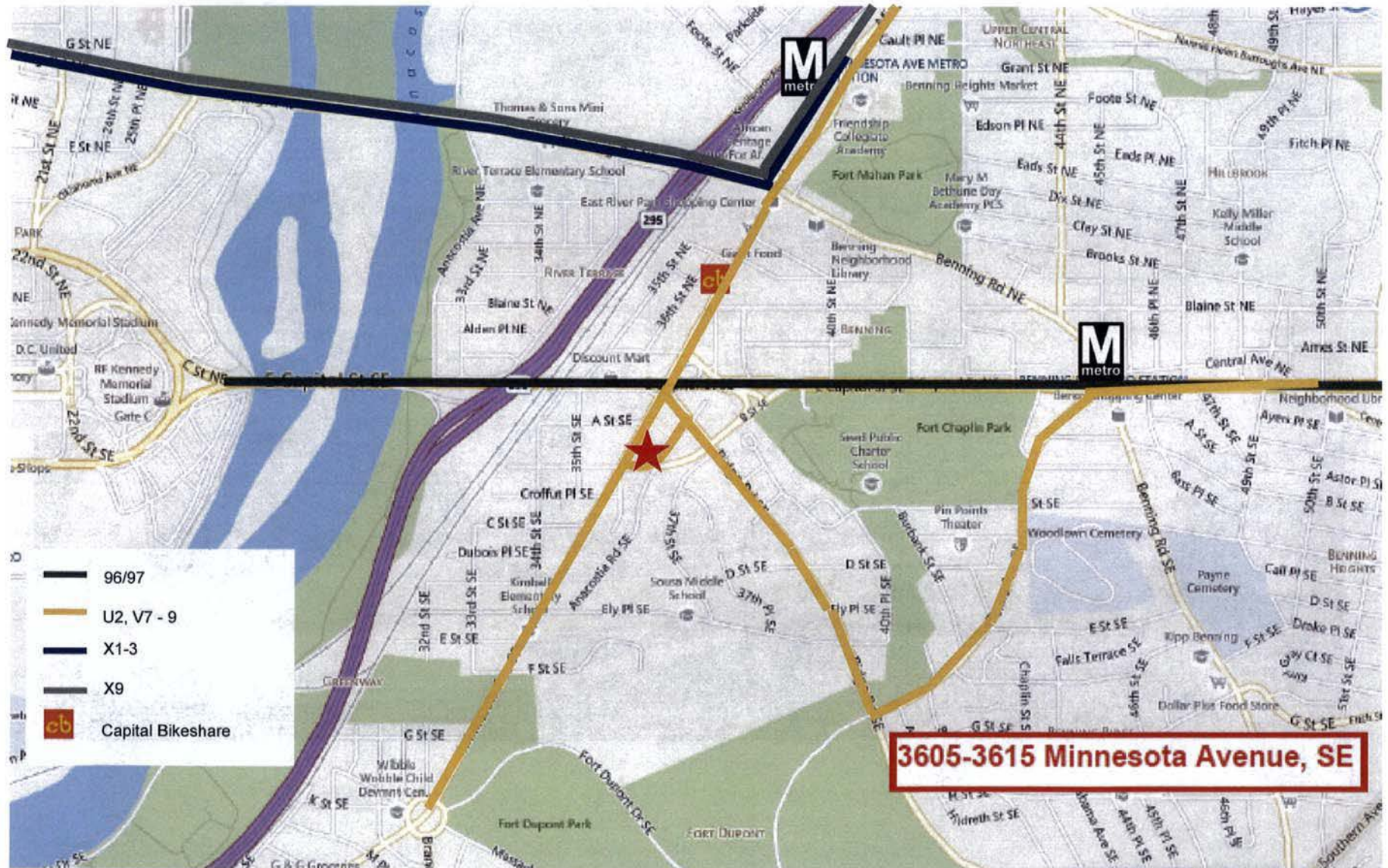
# Perspective View from Minn. Ave & B Street



MEADOW GREEN COURTS

May 5, 2015

# Multi-Modal Transportation



3605-3615 Minnesota Avenue, SE

# SITE PLAN

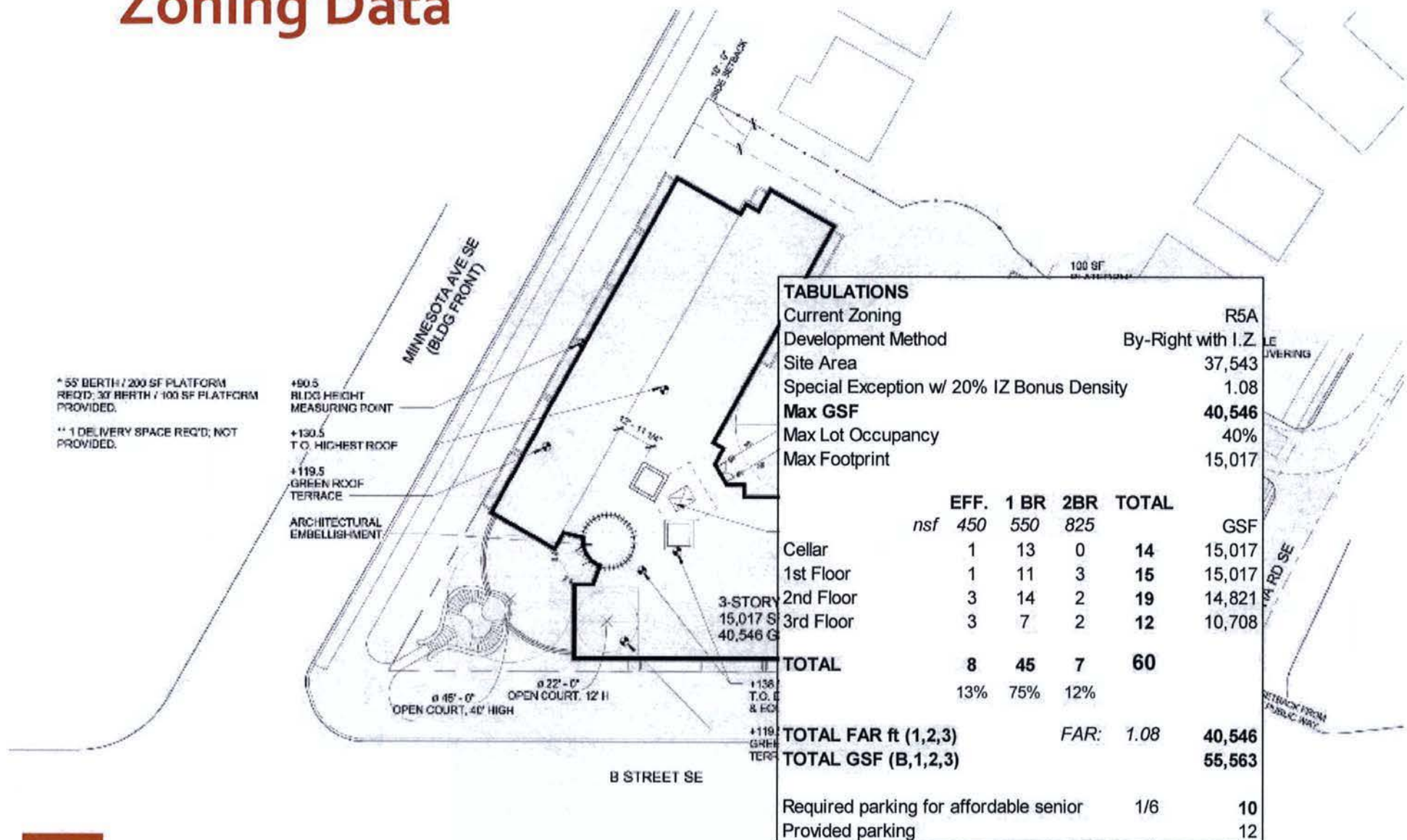


- 30 foot loading berth & 100 sf platform
- 12 vehicle parking spaces
- 4 short-term bicycle parking spaces

3605-3615 Minnesota Avenue, SE

**symmetra** design  
May 5, 2015

# Zoning Data



# TRANSPORTATION DEMAND MANAGEMENT

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- Offer a one-time one-year Capital Bikeshare and car share membership for the initial term of lease for new residents
- Post all TDM commitments on-line for a one-year period
- Identify the property manager as the project's TDM leader

# TRANSPORTATION CONCLUSIONS

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- The Site is well served by a number of Metrobus lines including routes V7-9, 96-97, U2, X1-X3 and X9.
- The proposed loading facilities including a 30-foot deep berth and 100 square foot platform are adequate to accommodate site-related loading activities.
- The development of the Site will not adversely impact transportation or parking conditions.



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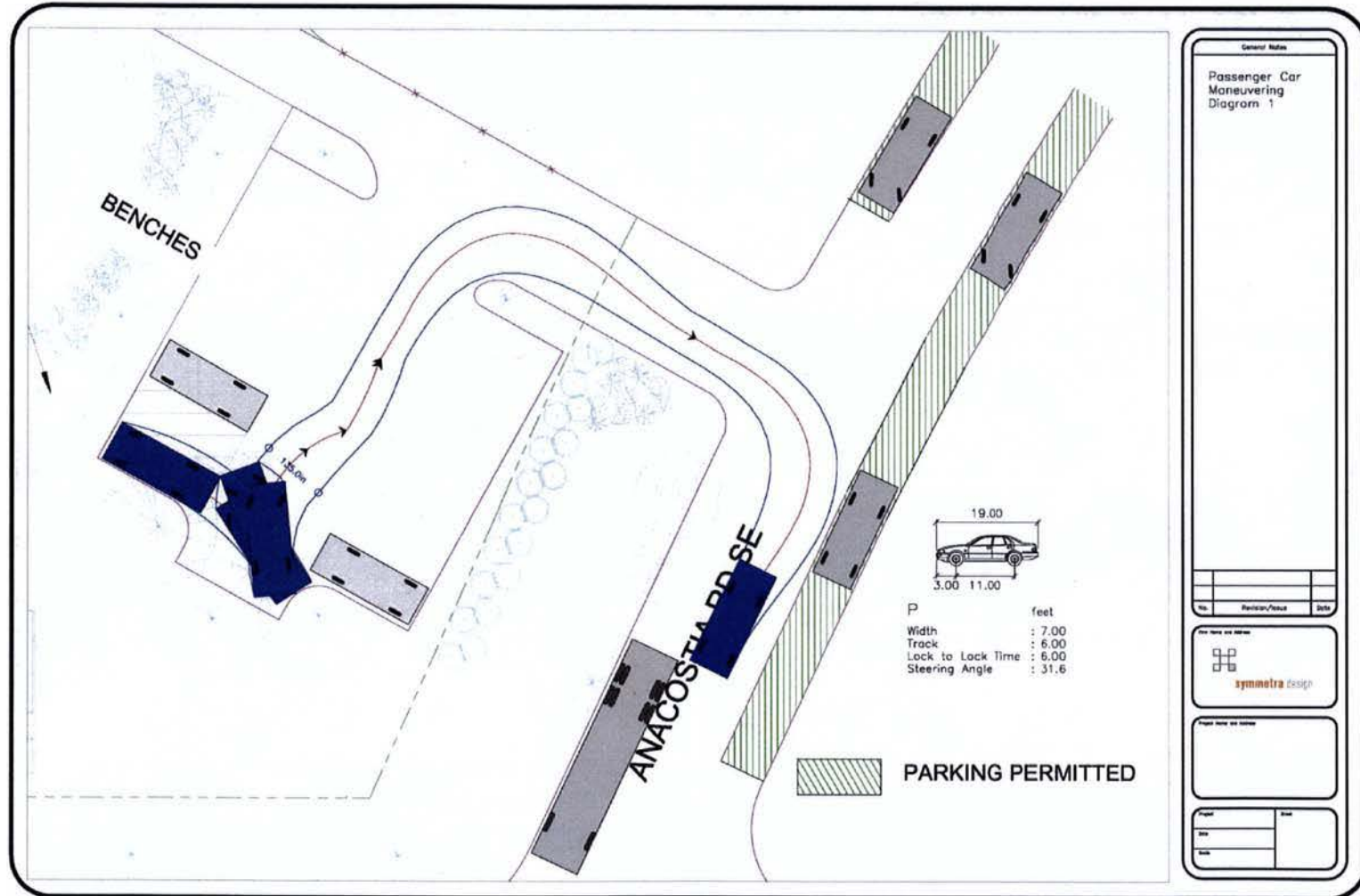
# THANK YOU

3605-3615 Minnesota Avenue, SE

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# Parking Maneuvering Diagrams

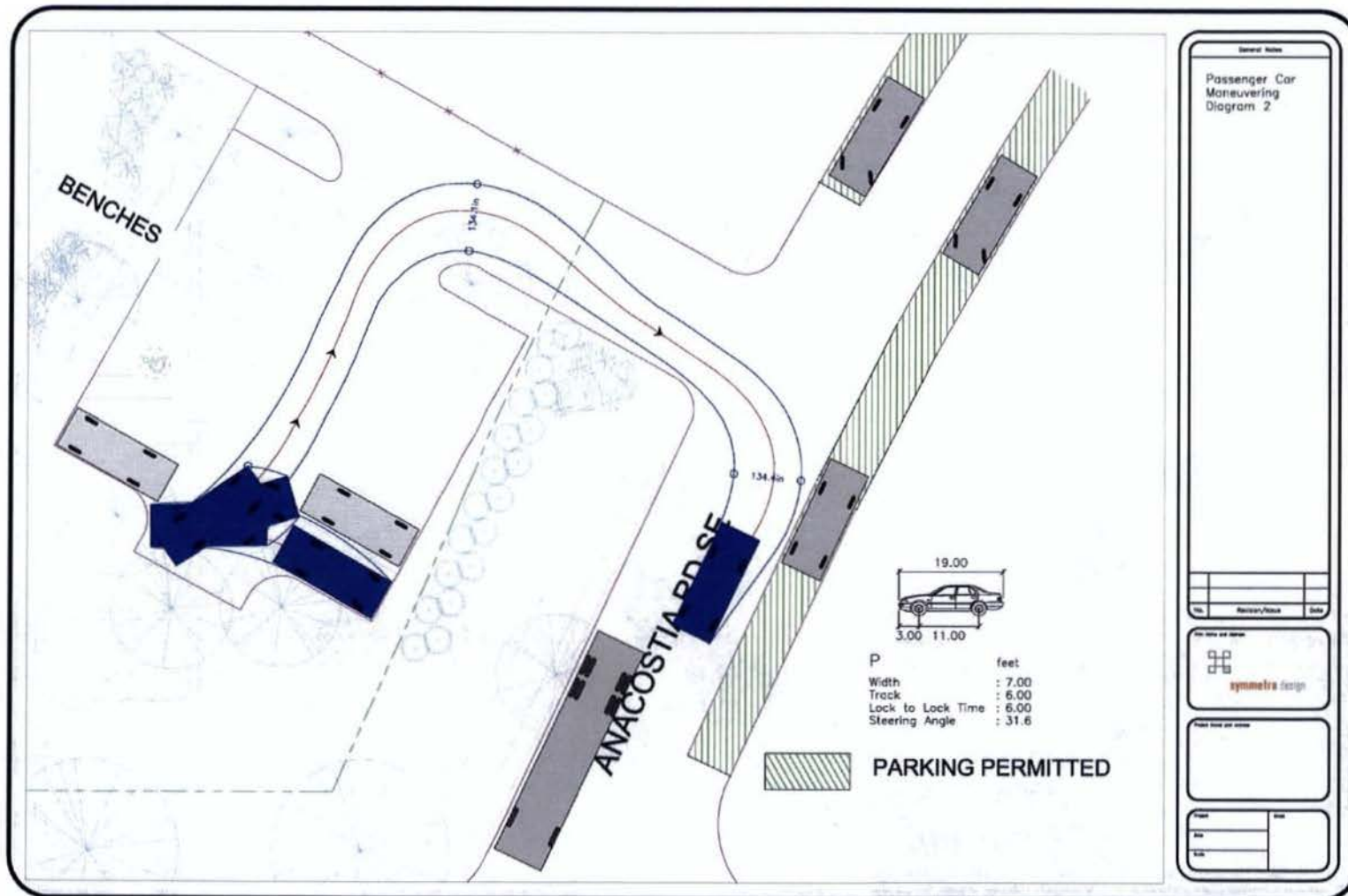


■ Parking Study Area

3605-3615 Minnesota Avenue, SE

**symmetra design**  
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# Parking Maneuvering Diagrams



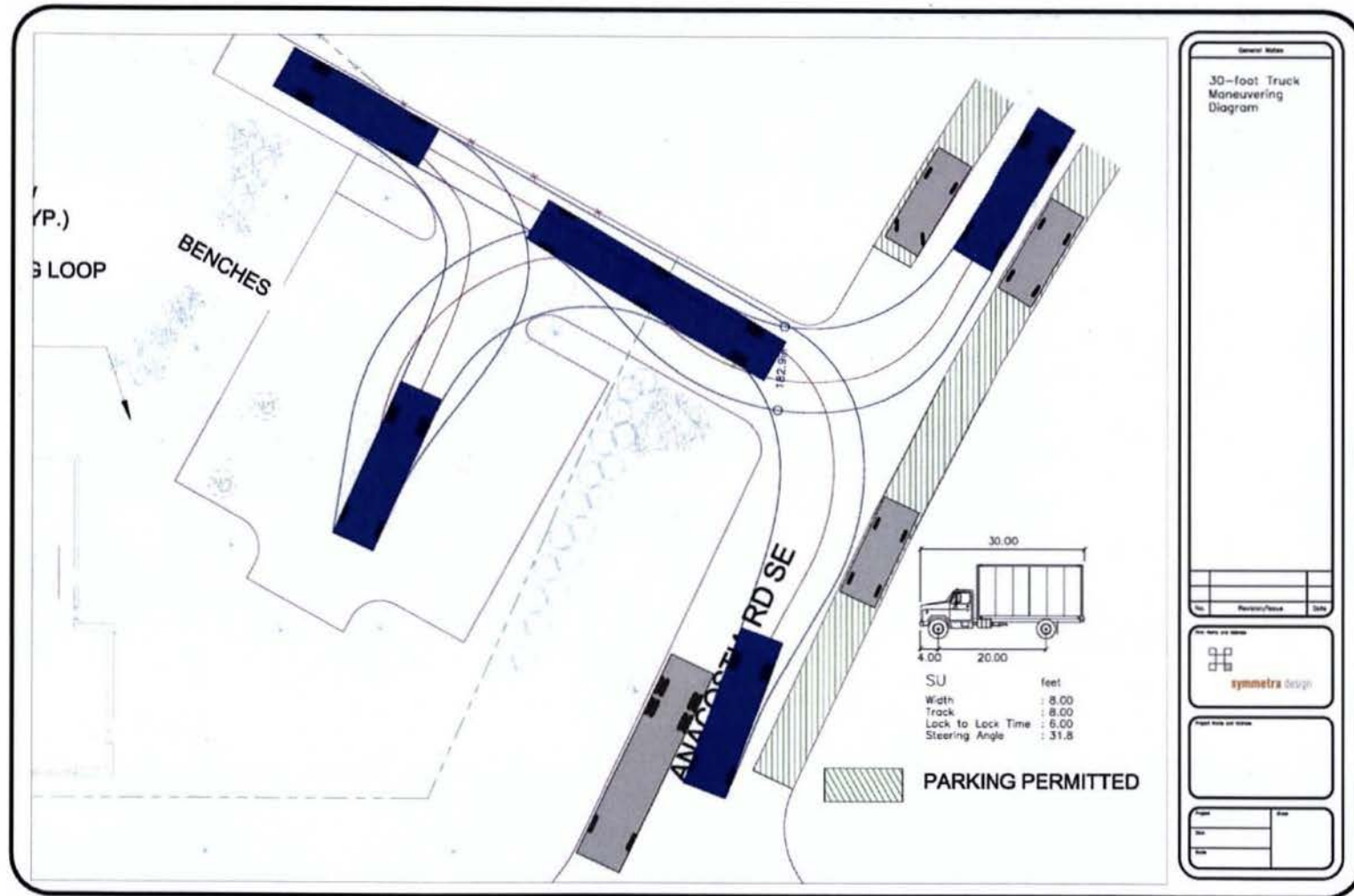
■ Parking Study Area

3605-3615 Minnesota Avenue, SE

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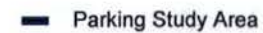
# Loading Maneuvering Diagrams



— Parking Study Area

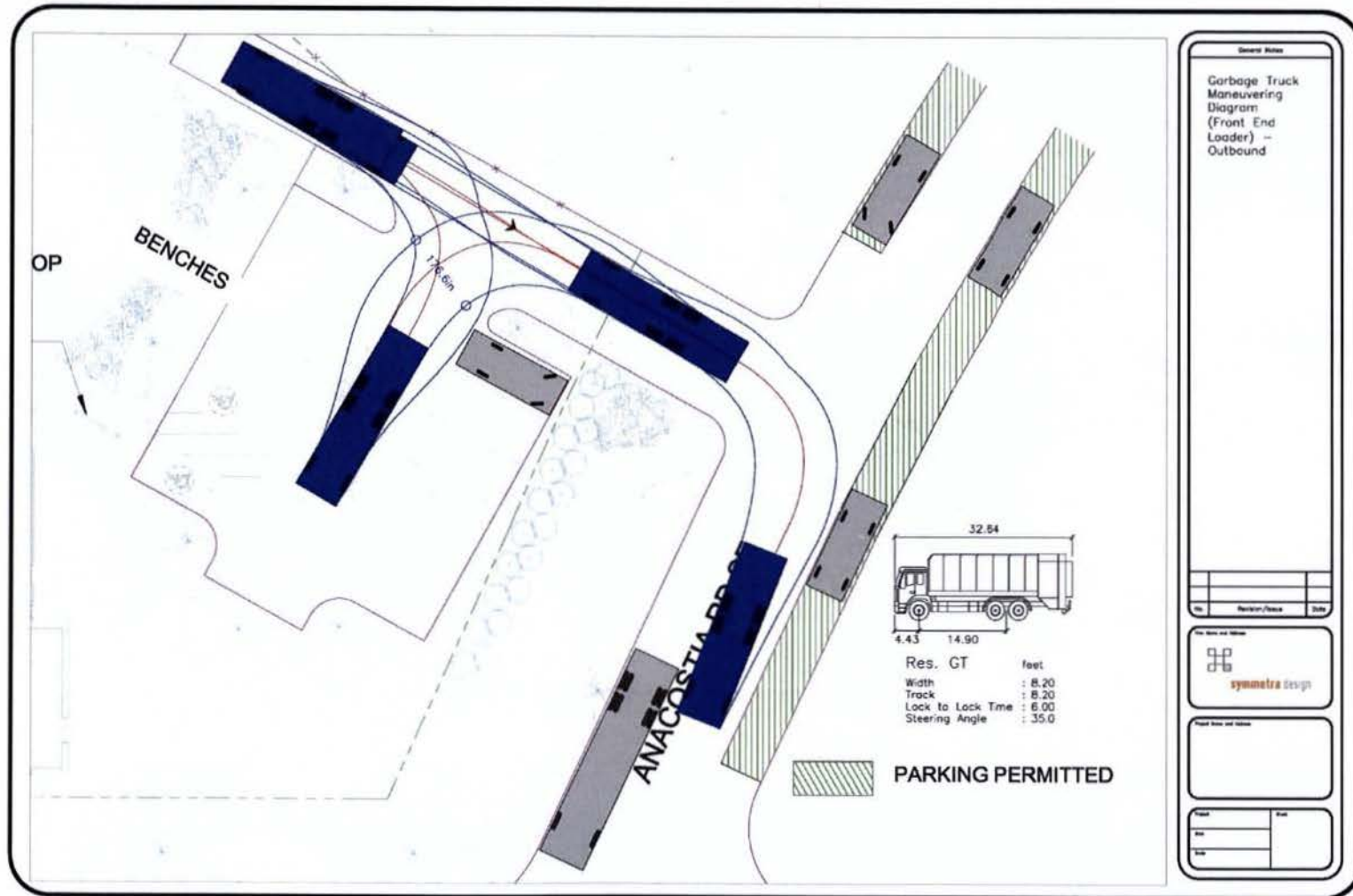
3605-3615 Minnesota Avenue, SE

**symmetra design**  
May 5, 2015



**symmetra design**  
May 5, 2015

# Loading Maneuvering Diagrams

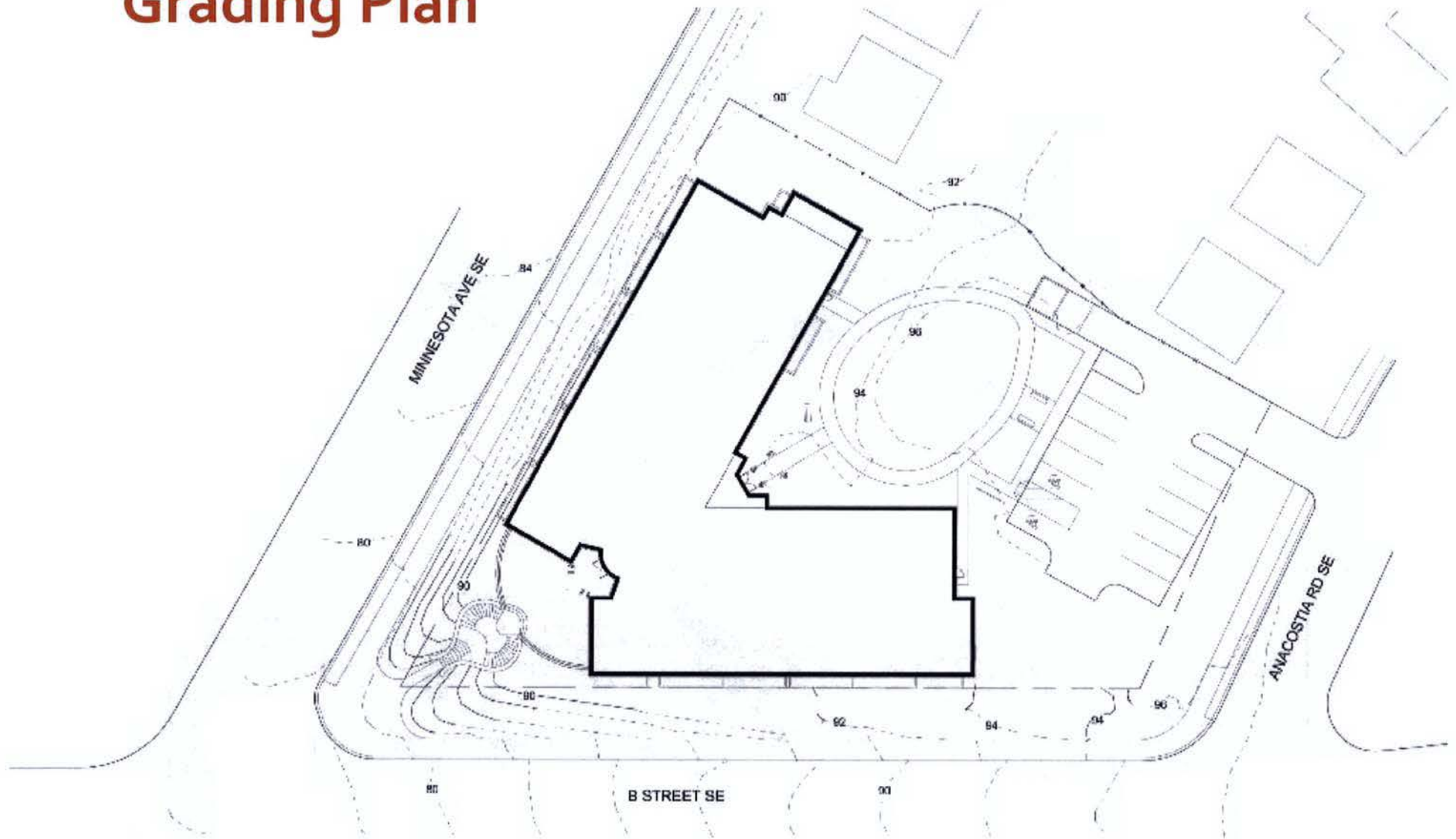


■ Parking Study Area

3605-3615 Minnesota Avenue, SE

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May 5, 2015

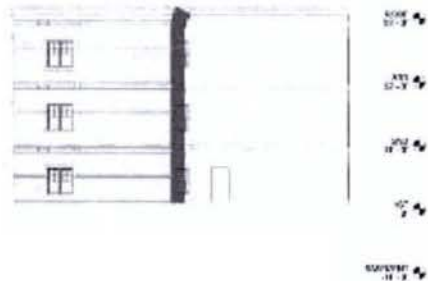
# Grading Plan



MEADOW GREEN COURTS

May 5, 2015

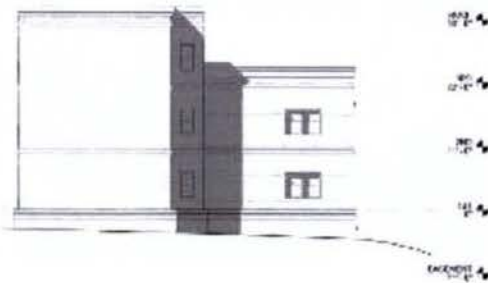
# Architectural Elevations



EAST ELEVATION – BLDG END (ANACOSTIA RD)



EAST ELEVATION – FROM PARKING LOT



NORTH ELEVATION – BLDG END



NORTH ELEVATION – FROM PARKING LOT

# Sections

