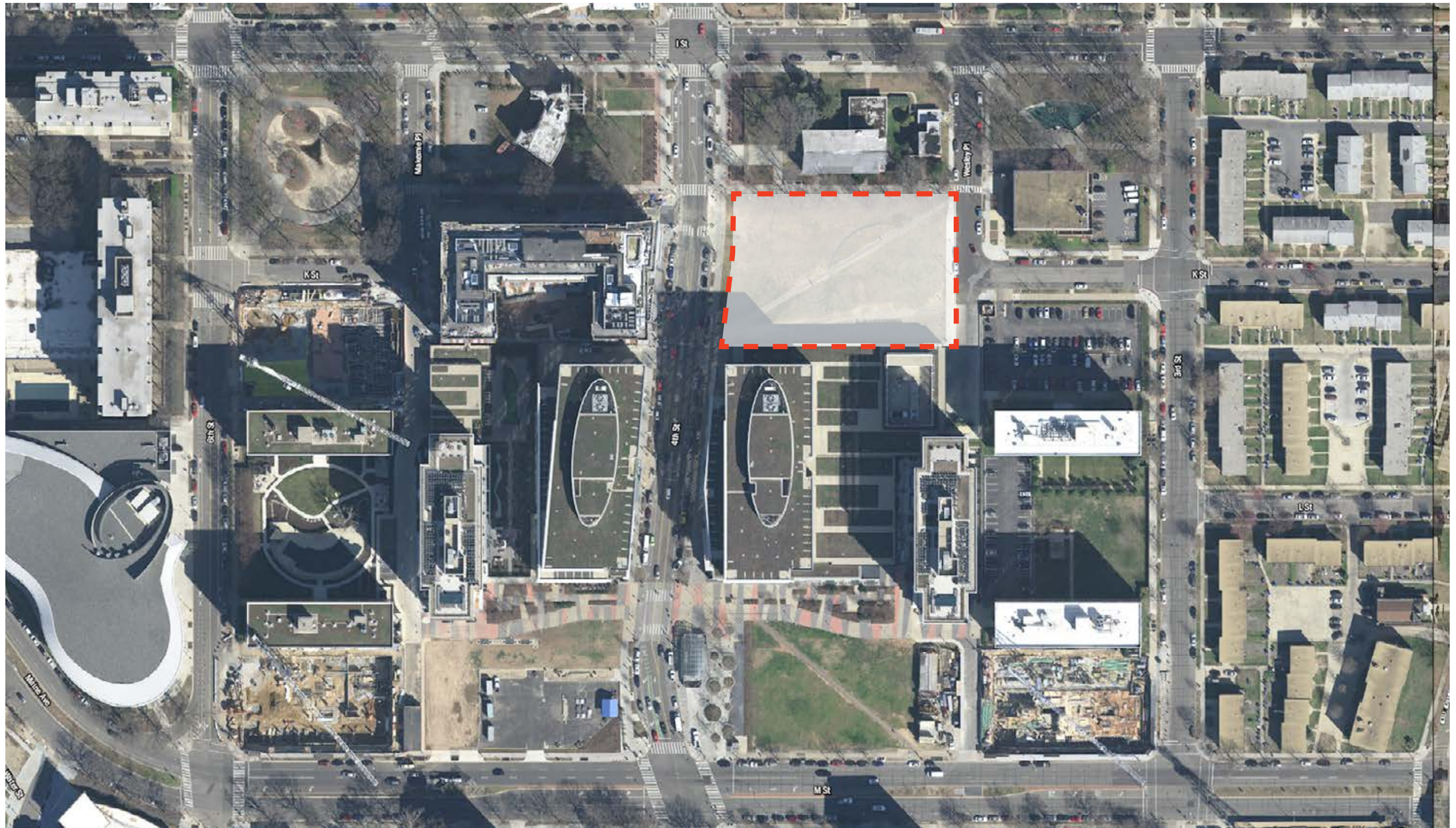




January 31, 2019

WATERFRONT STATION NE PARCEL SECOND STAGE PUD APPLICATION

ZONING COMMISSION
District of Columbia
CASE NO.02-38J
EXHIBIT NO.35



Street View from 4th St. SW Looking South

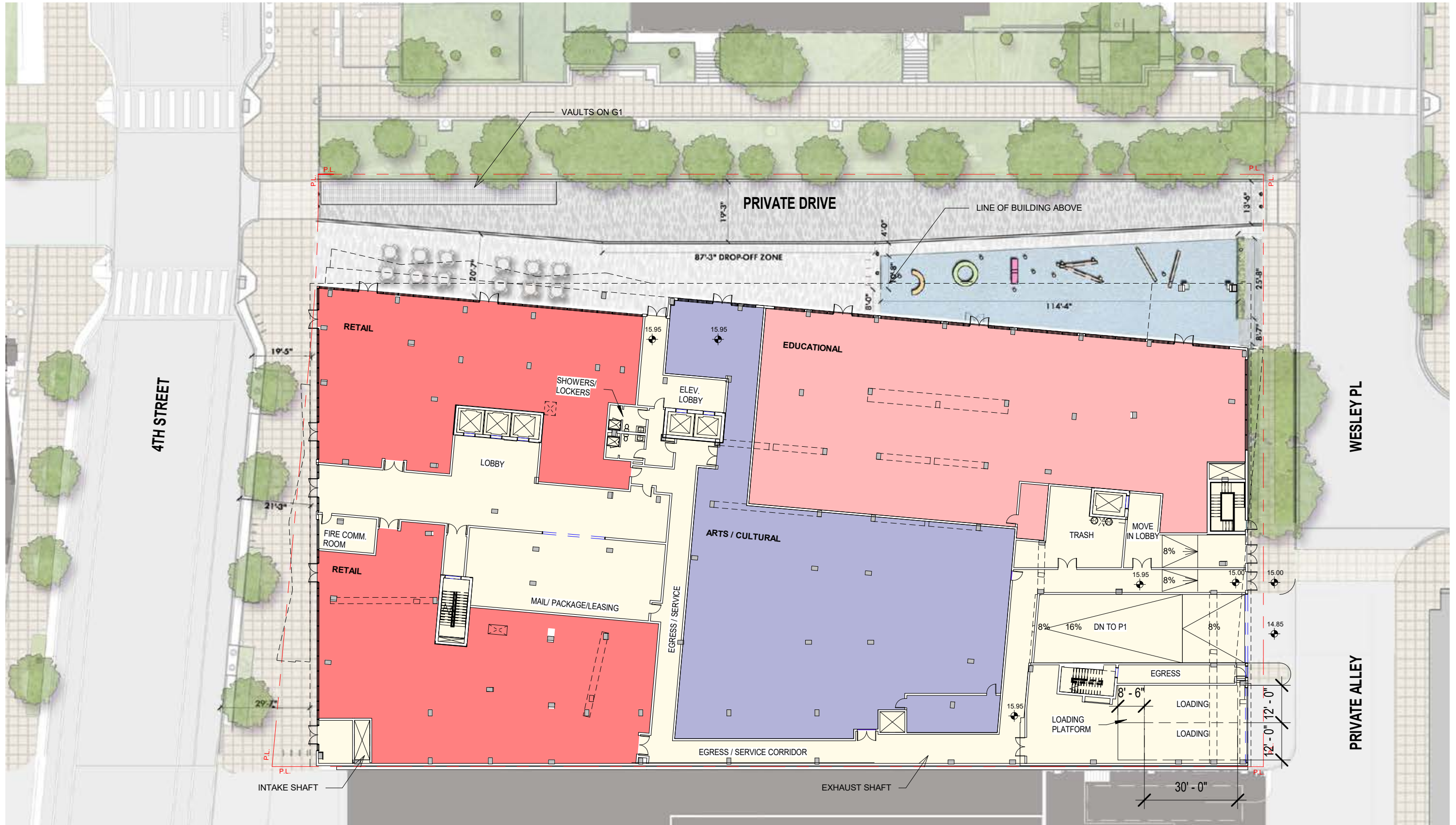


January 31, 2019 ©2018 Torti Gallas Urban | 650 F Street, NW, Suite 690 | Washington, DC 20004 | 202.232.3132



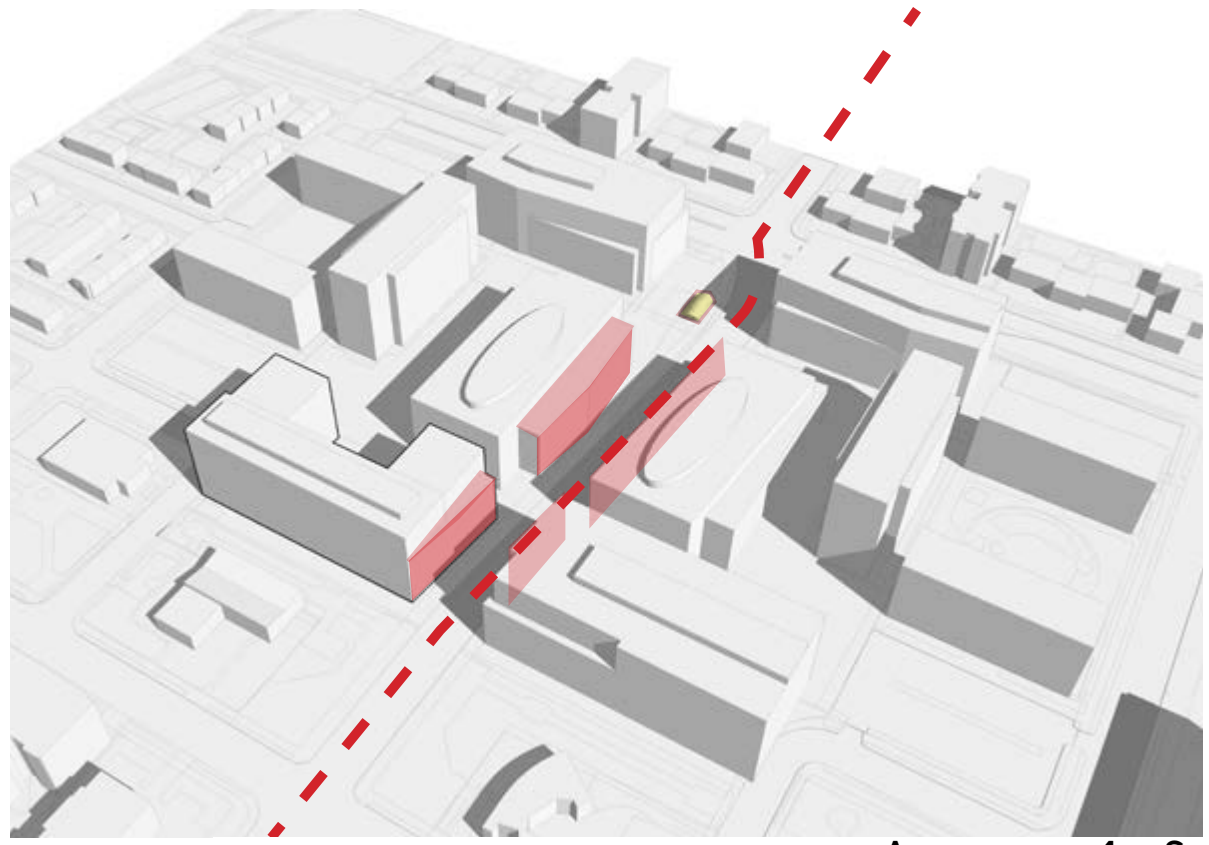
WATERFRONT STATION PHASE II

- ANC 6D
- CHRIST UNITED METHODIST CHURCH
- WESTMINSTER PRESBYTERIAN CHURCH
- SOUTHWEST NEIGHBORHOOD ASSEMBLY
- AMIDON-BOWEN ELEMENTARY SCHOOL PARENT-TEACHERS ASSOCIATION
- ELIOT ON 4TH
- WATERFRONT TOWERS
- NEW CAPITAL PARK
- 1001 WATERFRONT APARTMENTS
- LEO AT WATERFRONT STATION
- CAPITOL PARK TOWERS
- CARROLLSBURG CONDOMINIUM
- TIBER ISLAND COOPERATIVE
- TIBER ISLAND CONDOMINIUM ASSOCIATION
- USAA REAL ESTATE
- OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (DMPED)
- DC OFFICE OF PLANNING
- DISTRICT DEPARTMENT OF TRANSPORTATION
- SAFE ROUTES TO SCHOOL PROGRAM
- DEPARTMENT OF ENERGY & ENVIRONMENT
- DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
- DC PUBLIC LIBRARY
- FIRE AND EMS
- METROPOLITAN POLICE DEPARTMENT (MPD)
- OFFICE OF AGING
- DC WATER
- PEPCO
- CULTURAL DC

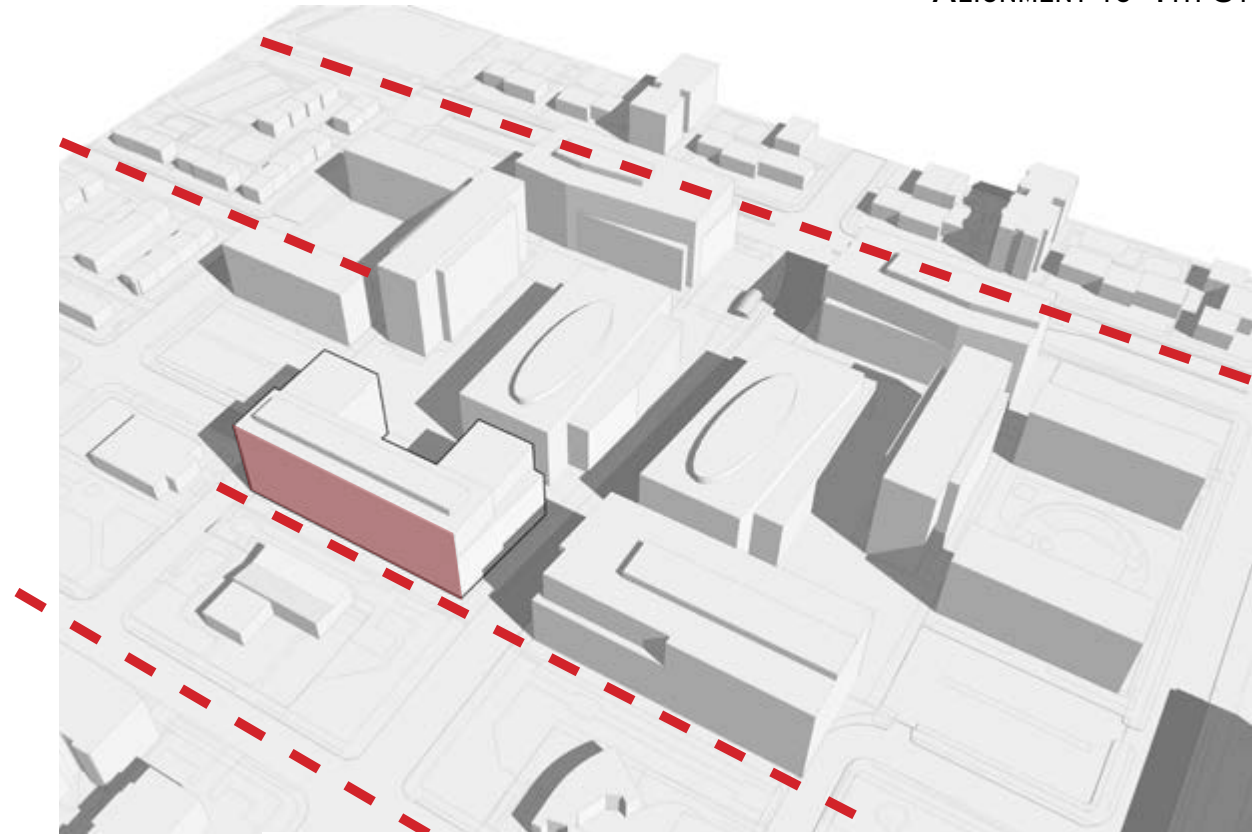




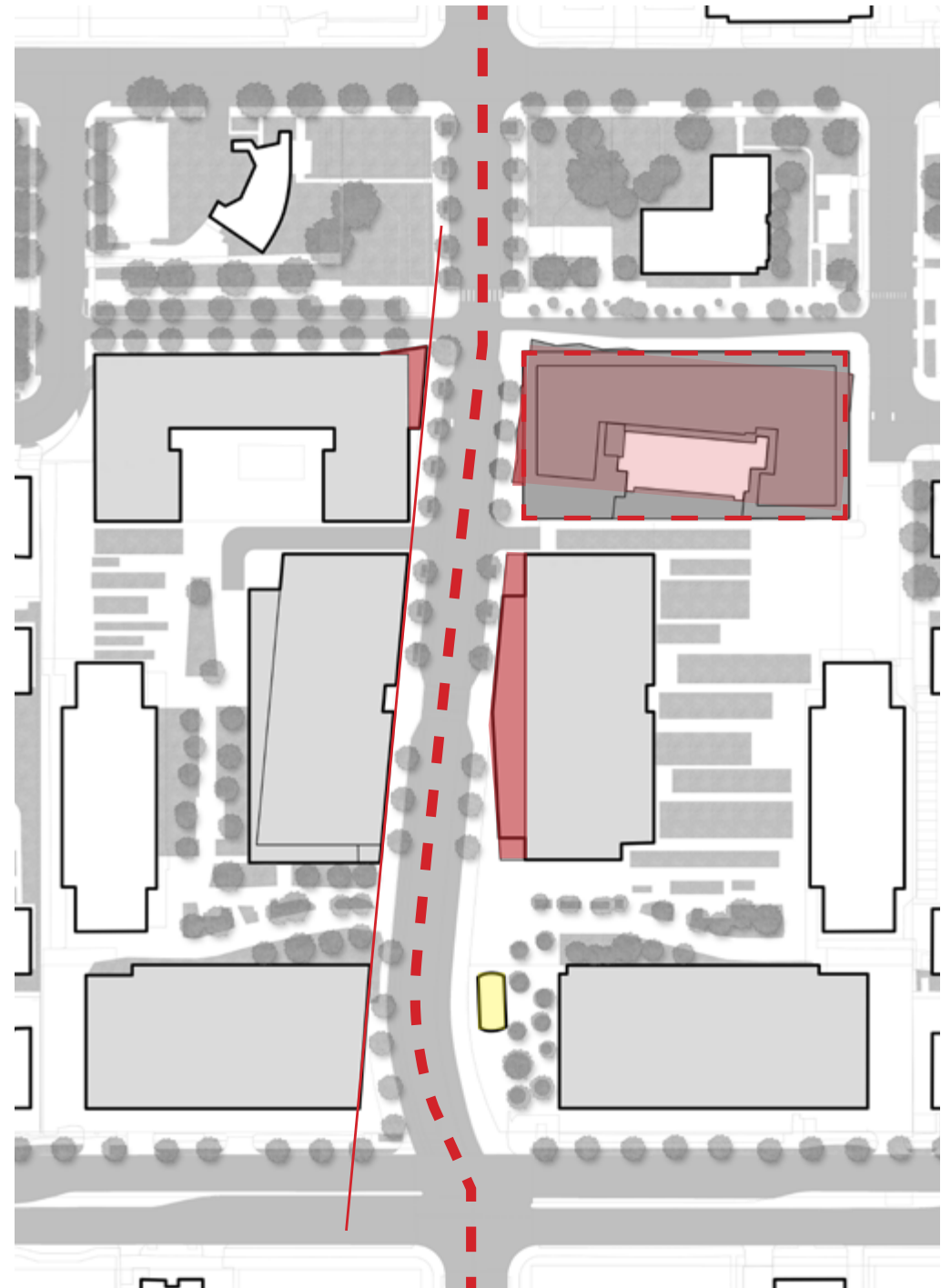
PROPOSED SECOND STAGE SUBMISSION



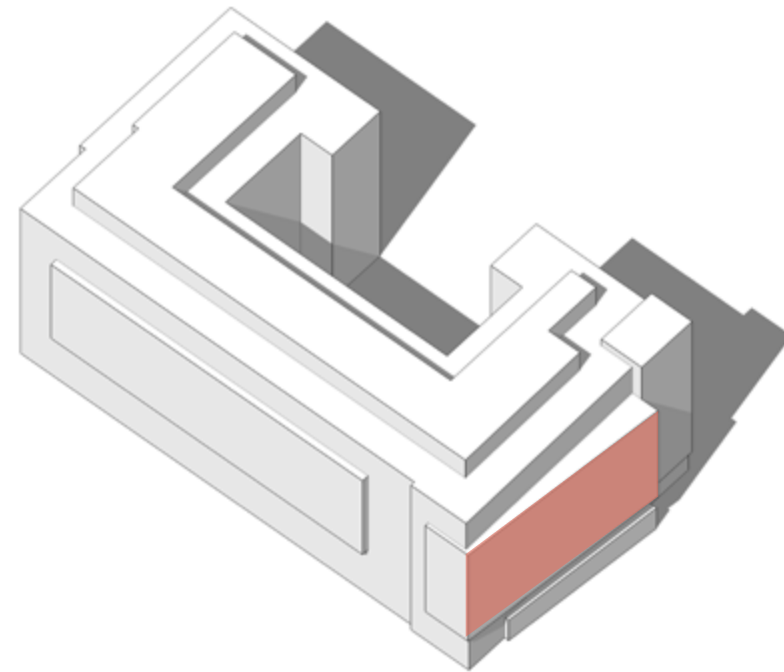
ALIGNMENT TO 4TH ST



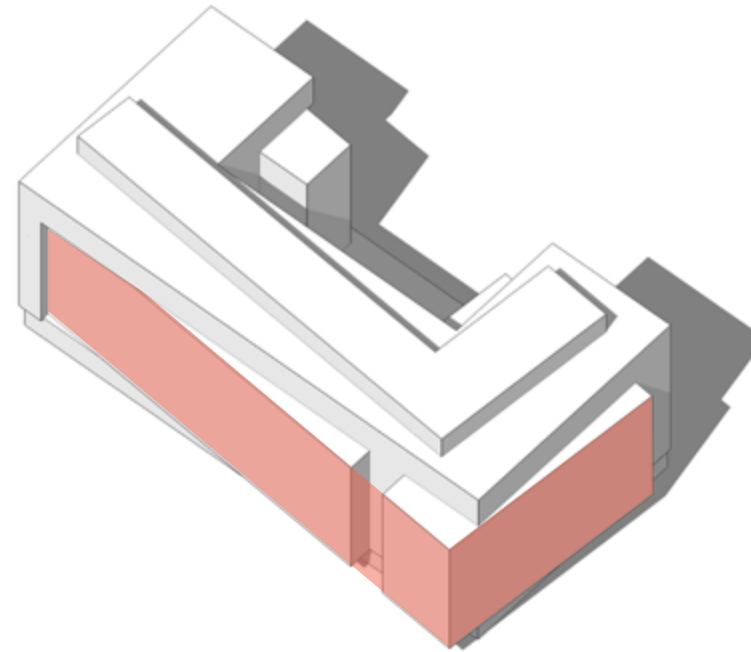
ALIGNMENT TO WASHINGTON DC GRID



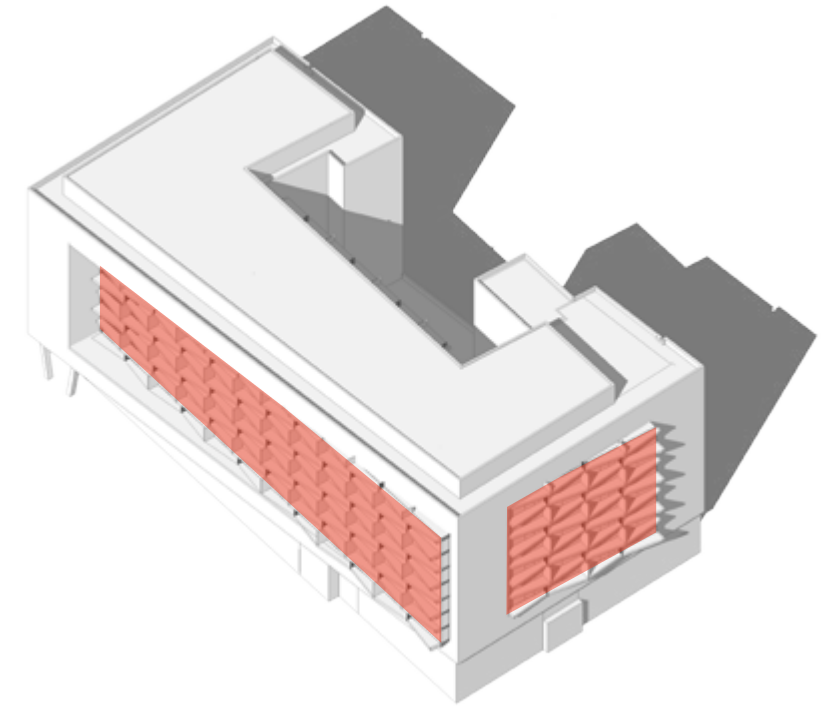
EXPRESSION OF STREET GRID ON BUILDING MASSING



SHIFT TO ALIGN FACADE WITH 4TH STREET



INTRODUCTION OF 4TH STREET ALIGNMENT IN BUILDING MASS



ARTICULATION OF 4TH STREET MASSING IN BUILDING FACADE

Material and Facade Concept



















CERAMIC RAINSCREEN PANEL



METAL PANEL



BRICK



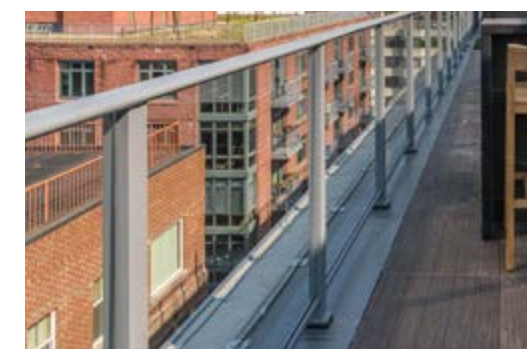
METAL SCREEN WALL



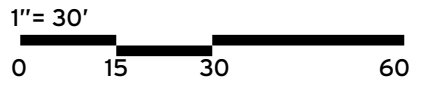
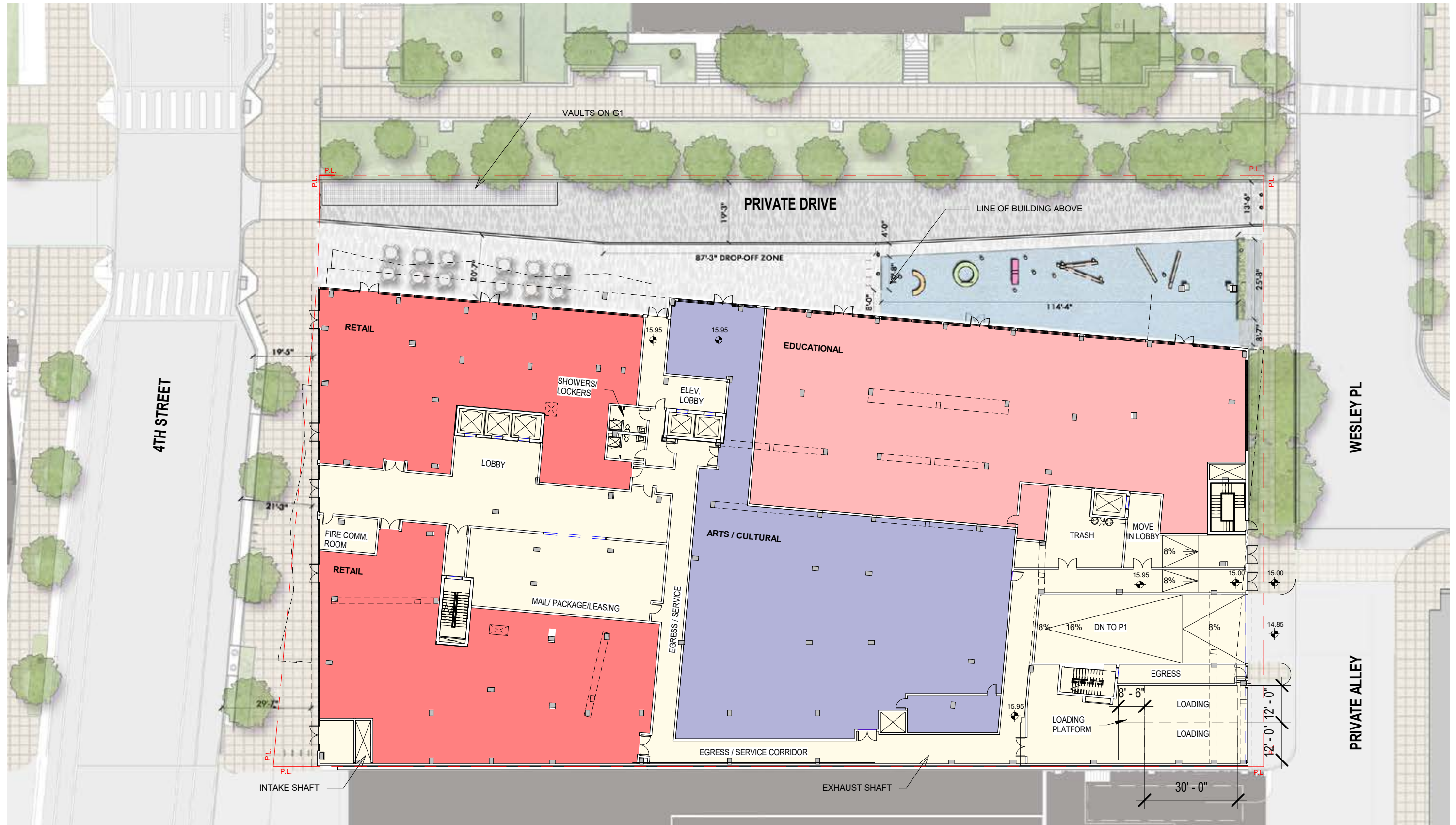
PRIVATE DRIVE PERMEABLE PAVER

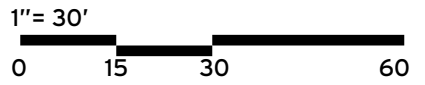
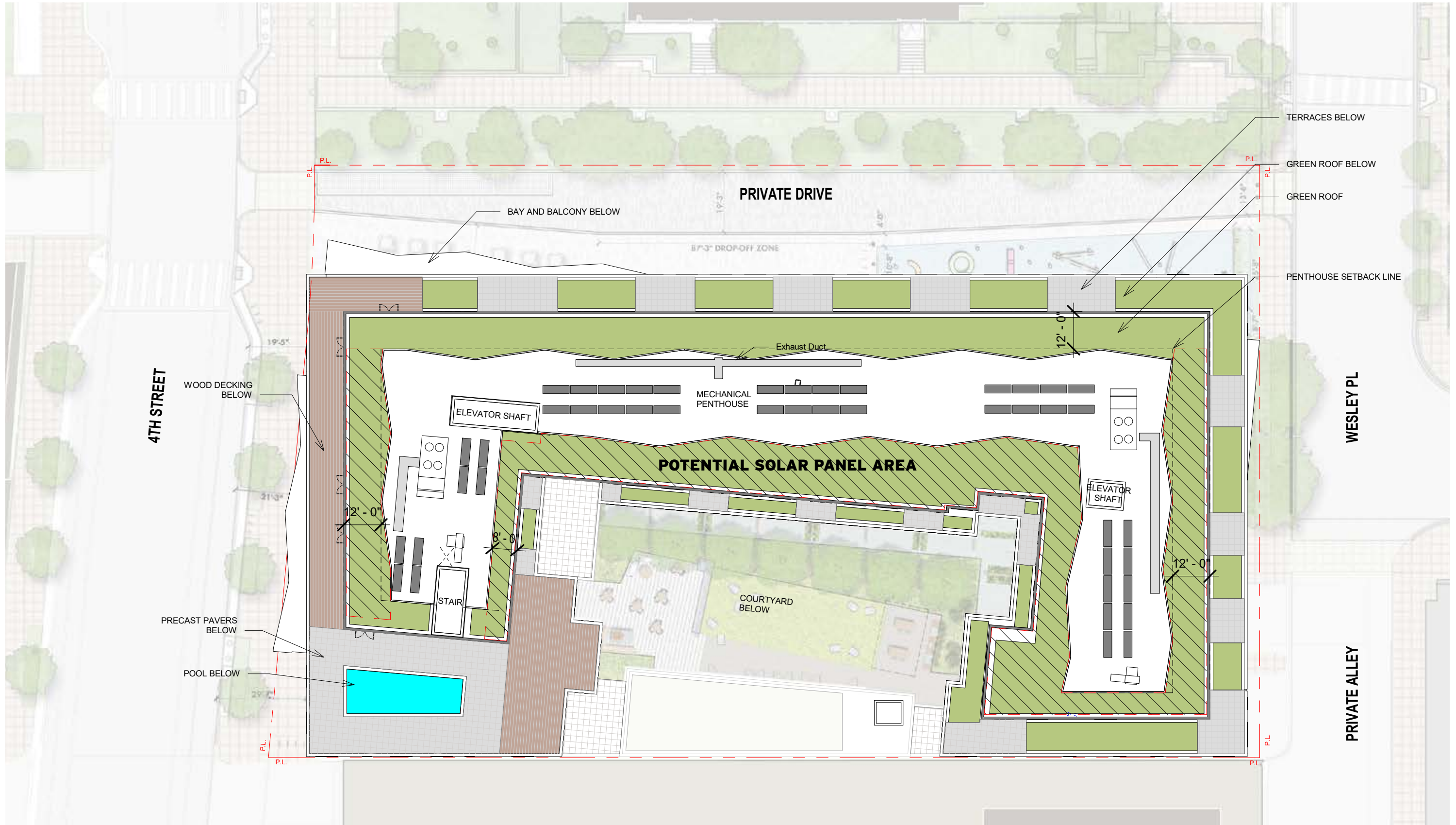


METAL PANEL COLOR



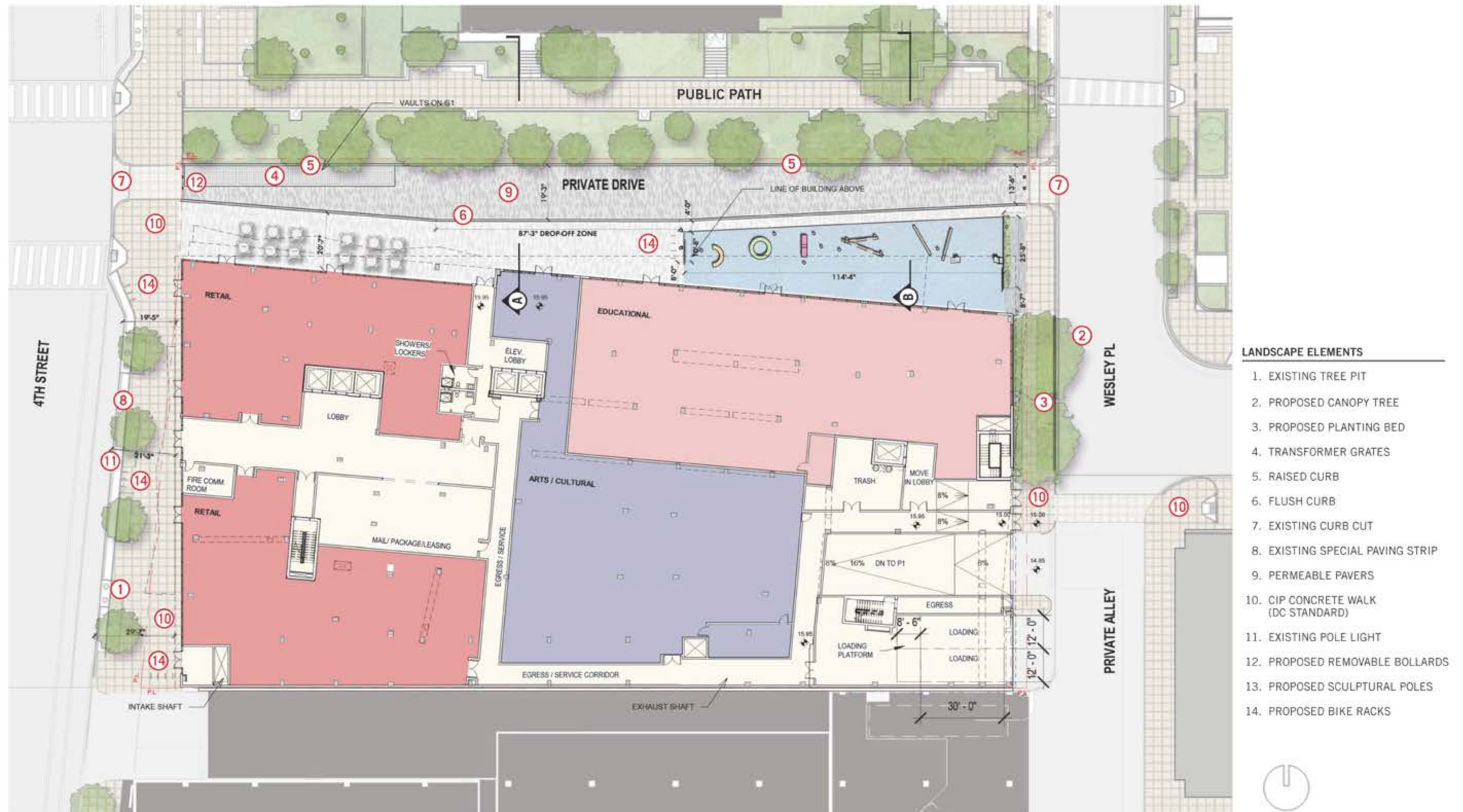
METAL AND GLASS BALCONY ENCLOSURE

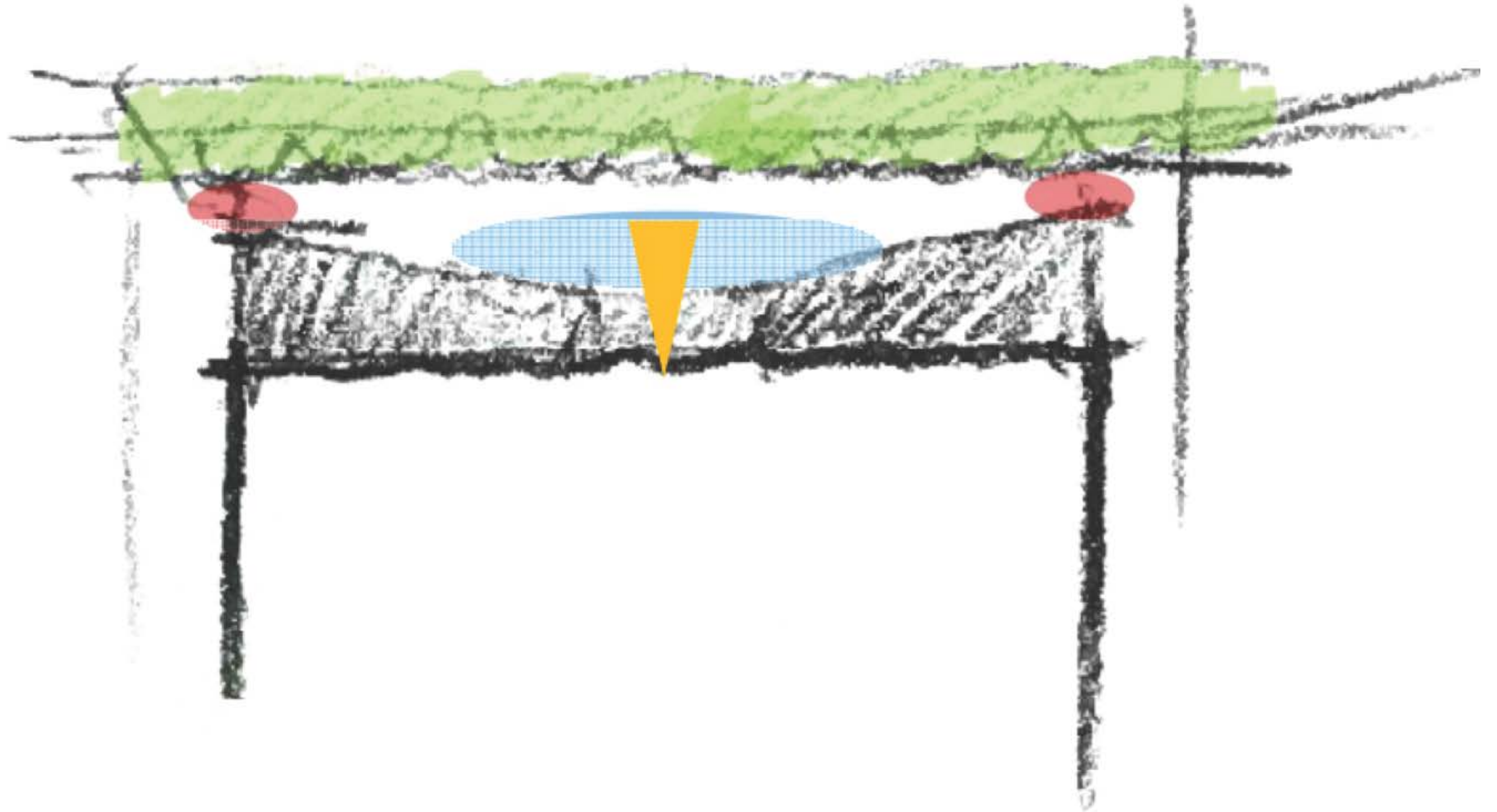




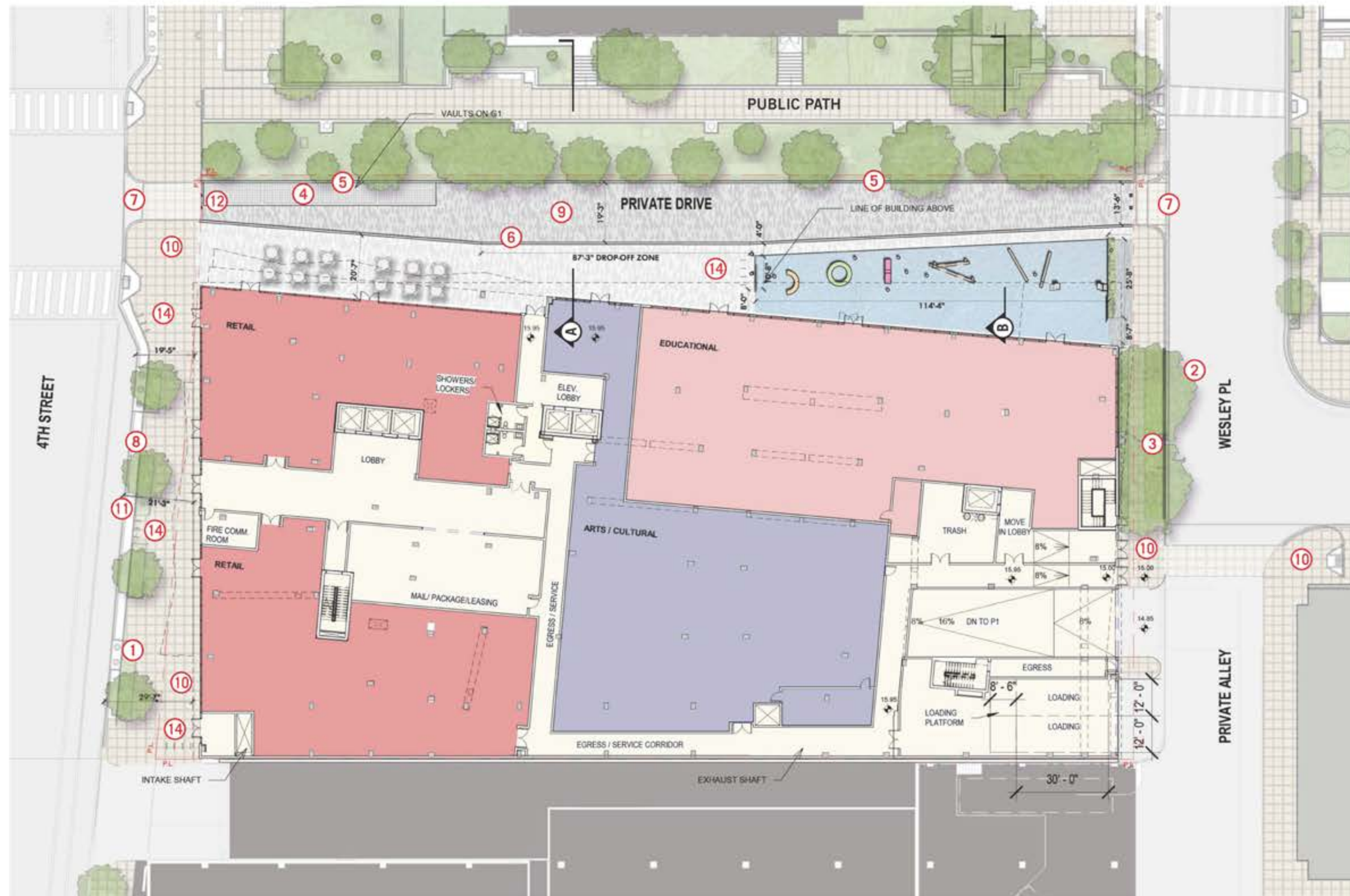


Landscape Ground Floor Plan





Landscape Ground Floor Plan



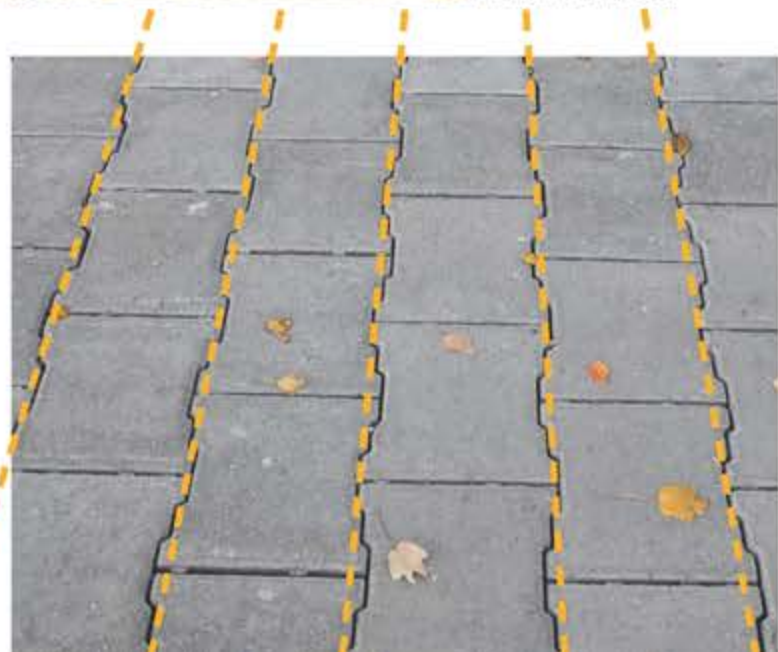
LANDSCAPE ELEMENTS

1. EXISTING TREE PIT
2. PROPOSED CANOPY TREE
3. PROPOSED PLANTING BED
4. TRANSFORMER GRATES
5. RAISED CURB
6. FLUSH CURB
7. EXISTING CURB CUT
8. EXISTING SPECIAL PAVING STRIP
9. PERMEABLE PAVERS
10. CIP CONCRETE WALK (DC STANDARD)
11. EXISTING POLE LIGHT
12. PROPOSED REMOVABLE BOLLARDS
13. PROPOSED SCULPTURAL POLES
14. PROPOSED BIKE RACKS



THE ELIOT

Permeable concrete unit paver laid out in linear rows



NE PARCEL

Permeable concrete unit paver laid out in linear rows





Street View From Pedestrian Path looking East





Private Driveway: Reference Images and Materials



SCULPTURAL POLES



CUSTOM PLAY ELEMENTS



BOLLARDS



PLANTING BED WITH CANOPY TREES



WILLOW OAK CANOPY TREE



PERMEABLE PAVERS



DECORATIVE FENCE AND SLIDING GATES



STONE CURB



1000 4th Street SW - Stage 2 PUD (ZC 02-38J)

Transportation Discussion

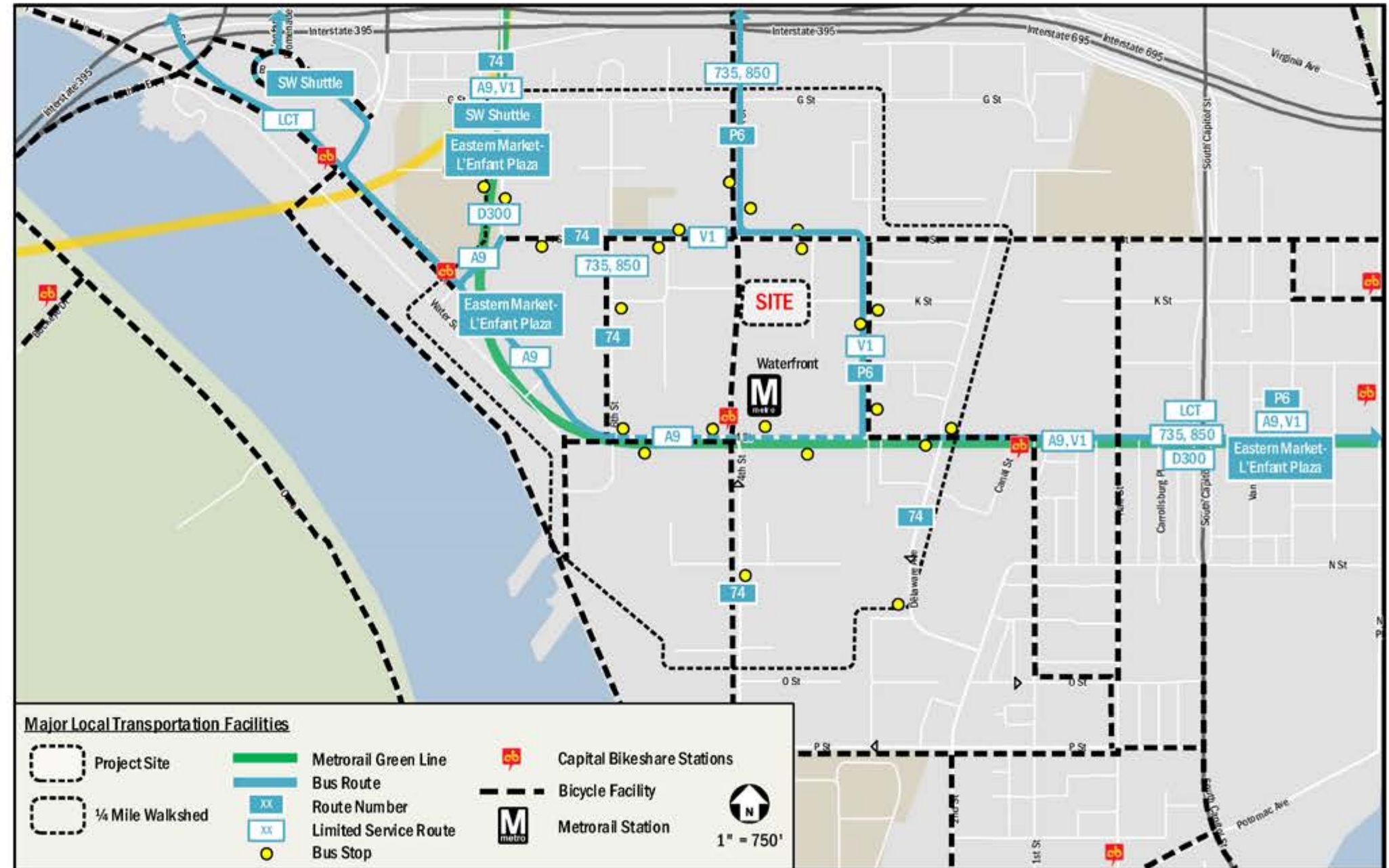


Gorove/Slade Associates
1/31/2019



Major Local Transportation Facilities

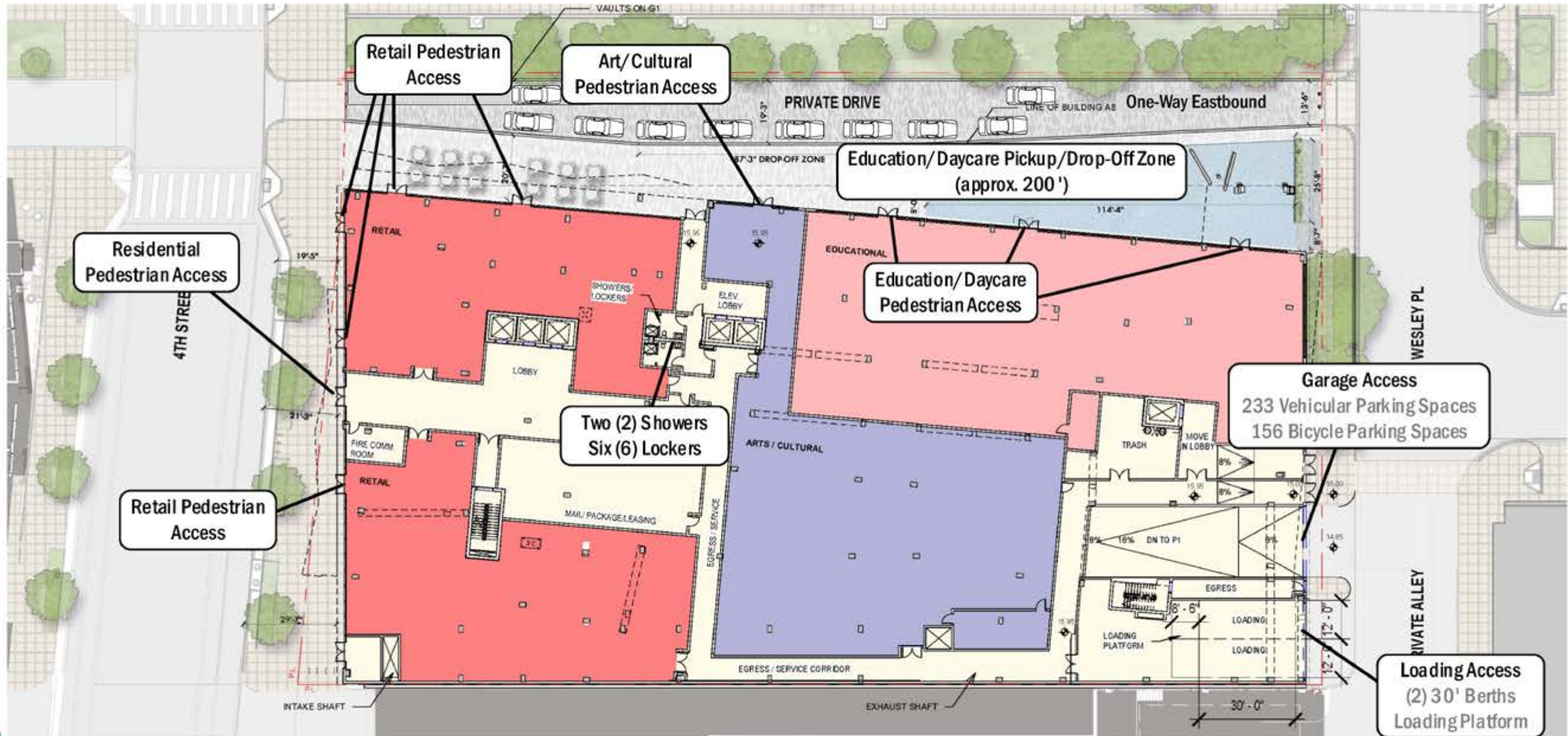
- **Metrorail (Green Line)**
 - Waterfront Station (0.1 miles from the site)
- **Bus Service**
 - Metrobus: 74, A9, P6, V1
 - Circulator: Eastern Market-L'Enfant Plaza
 - Commuter Bus: MTA 735, MTA 850, PRTC D-300, LCT
 - Southwest Neighborhood Shuttle
- **Bicycle Facilities**
 - I (Eye) Street bike lanes
 - 4th Street bike lanes
 - Anacostia Riverwalk Trail
- **Capital Bikeshare**
 - 2 stations within ¼ mile



1000 4th Street SW
1/31/2019



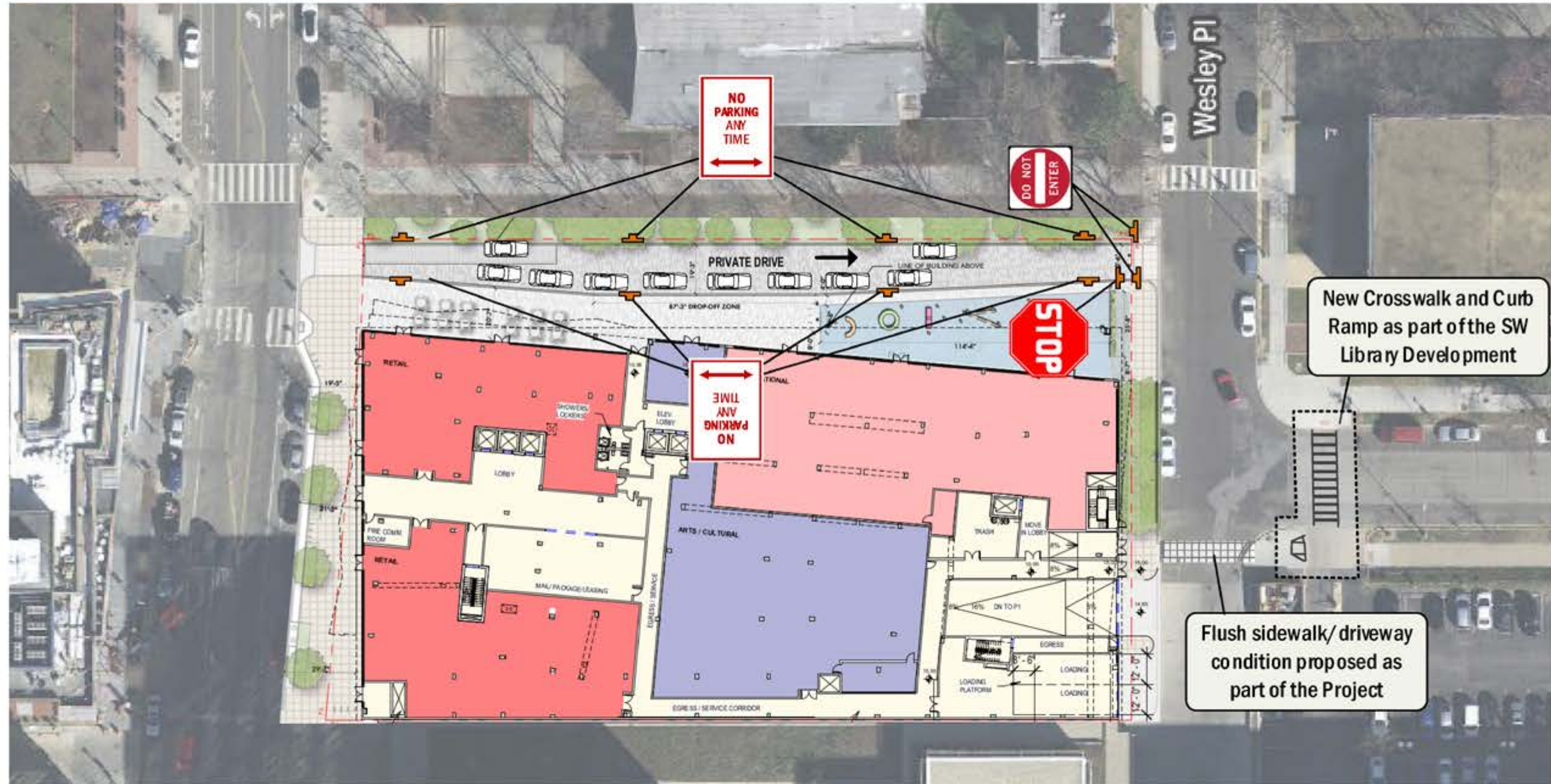
Site Plan



1000 4th Street SW
1/31/2019



Proposed Private Drive – Signage and Striping Plan



1000 4th Street SW
1/31/2019



Transportation Management Plan (TMP)

Overall TMP consists of 5 parts:

- 1) School Pick-Up/Drop-Off Plan
- 2) Private Drive Management Plan
- 3) Parking Management Plan
- 4) Loading Management Plan (*Revised*)
 - Added restriction that truck over 30' must use private drive
- 5) Transportation Demand Management (TDM) Plan (*Revised*)
 - TDM Training
 - New Capital Bikeshare at 4th St & Eye St SW
 - Cargo bike parking and bike repair station
 - Shopping carts
 - Welcome packet and website link



1000 4th Street SW
1/31/2019



Comprehensive Transportation Review

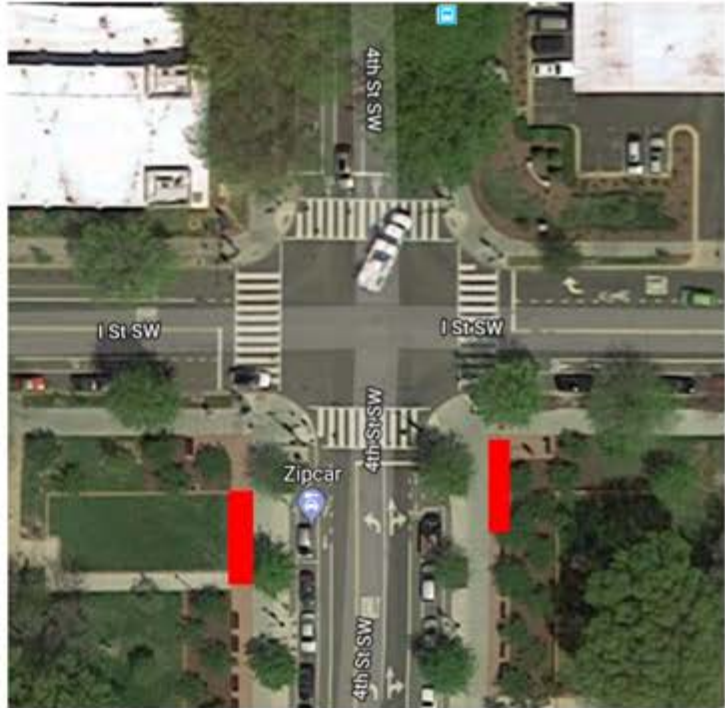
- Scoped with DDOT
 - 14 intersections studied
 - Land uses remains consistent with Modified Stage 1 PUD from 2007
- Parking and loading access off of private extension of Wesley Place
- Private drive to be constructed to accommodate pick-up/drop-off activity - particularly for education/daycare use; existing curb cuts on public space to be utilized/reconfigured
- Per DDOT staff report, PUD impacts will be mitigated with enhancements to the proposed:
 - Transportation Demand Management Plan
 - Loading Management Plan
- Applicant has coordinated with DDOT and is in agreement on all items – response submitted to the record



1000 4th Street SW
1/31/2019



Proposed Capital Bikeshare Location

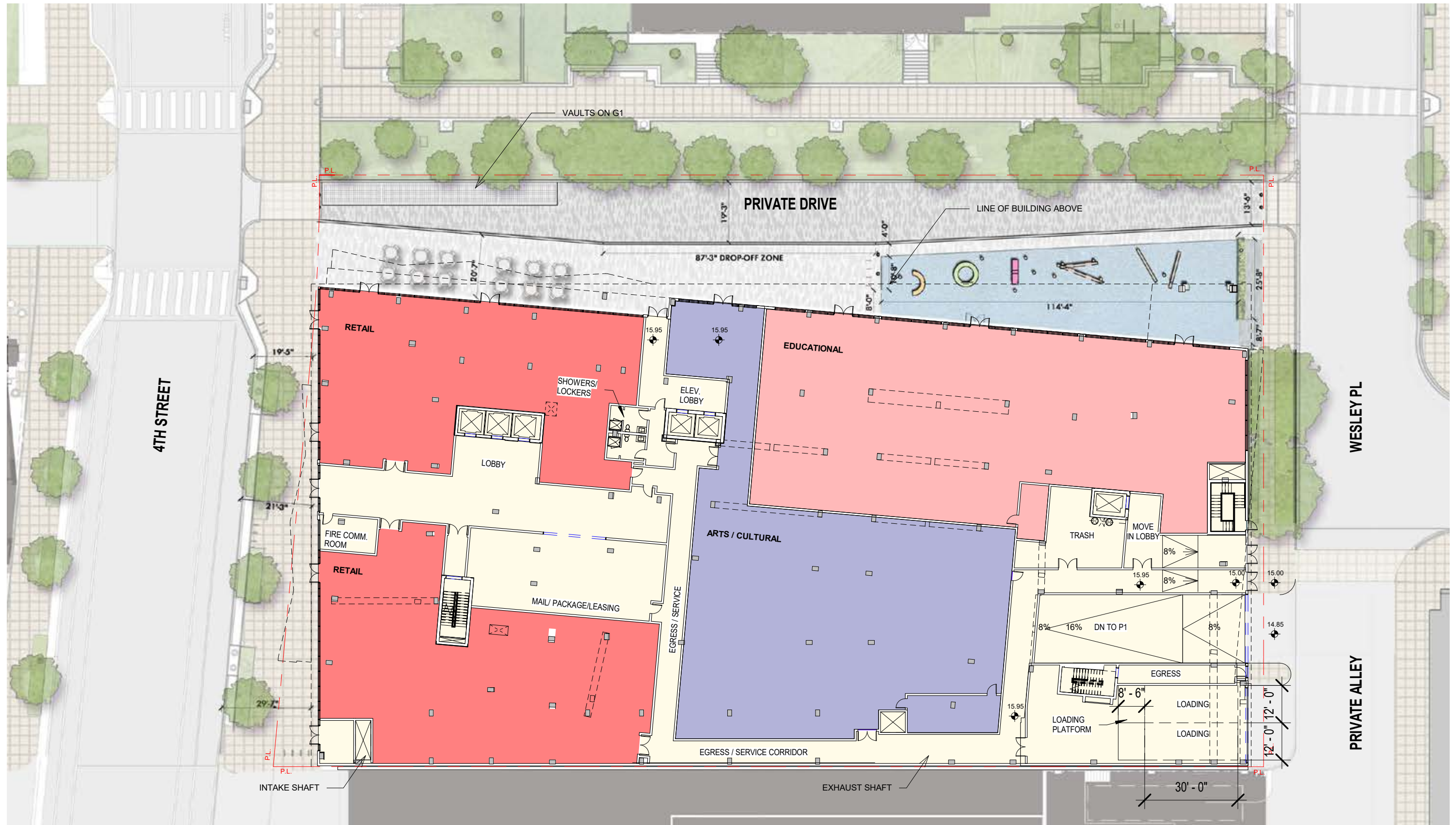


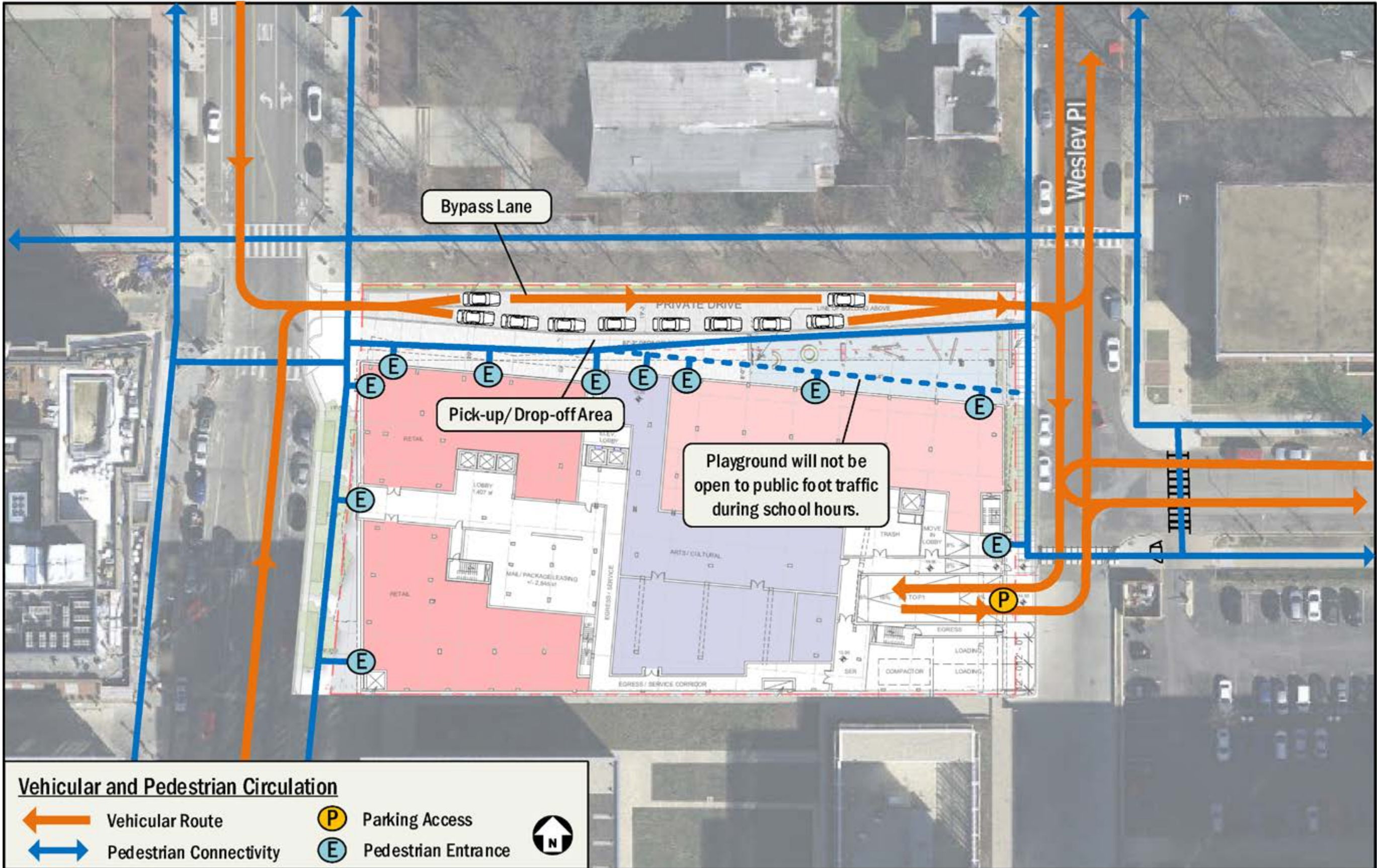
Southwest Corner of 4th and I SW

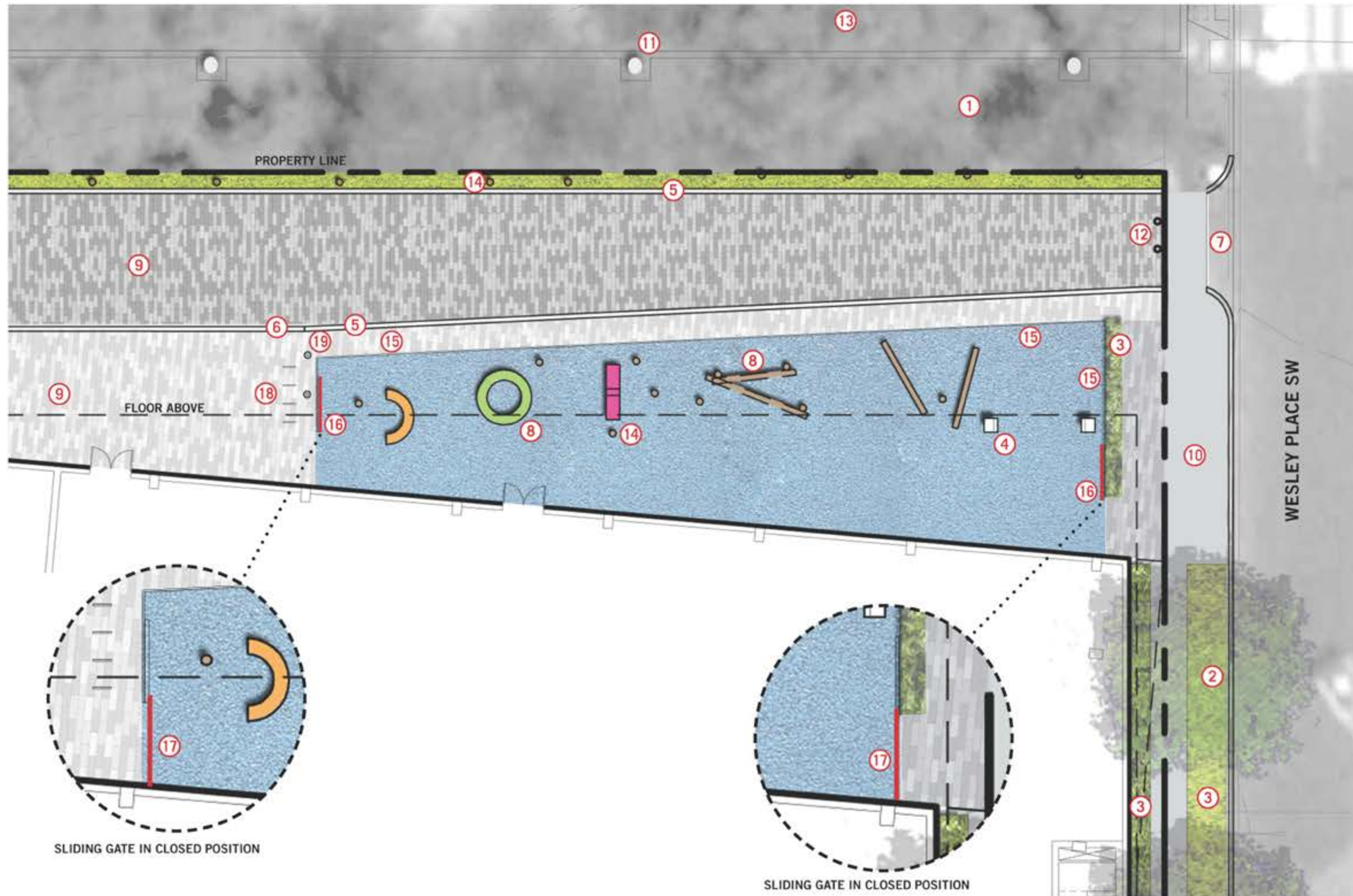


Southeast Corner of 4th and I SW







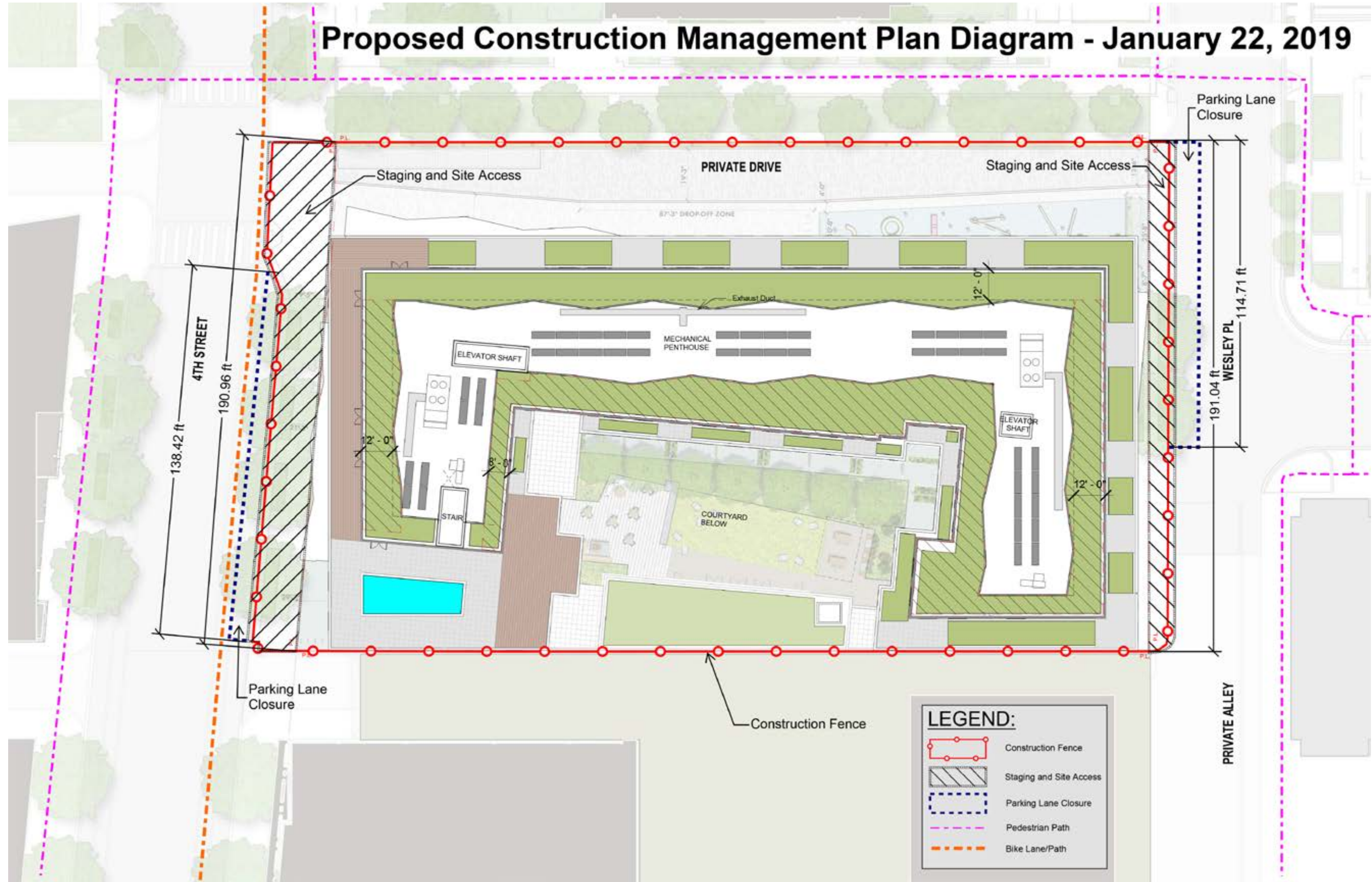


LANDSCAPE ELEMENTS

- 1. EXISTING TREES (OUTSIDE PROPERTY LINE)
- 2. PROPOSED CANOPY TREE
- 3. PROPOSED PLANTING BED
- 4. BUILDING COLUMN
- 5. RAISED CURB
- 6. FLUSH CURB
- 7. EXISTING CURB CUT
- 8. CUSTOM PLAY ELEMENTS
- 9. PERMEABLE PAVERS
- 10. CIP CONCRETE WALK (DC STANDARD)
- 11. EXISTING POLE LIGHT
- 12. PROPOSED REMOVABLE BOLLARDS
- 13. EXISTING PATH
- 14. PROPOSED SCULPTURAL POLES
- 15. DECORATIVE, REINFORCED 60" HT. FENCE
- 16. DECORATIVE 60" SLIDING GATE (SHOWN IN OPEN POSITION)
- 17. DECORATIVE 60" SLIDING GATE (SHOWN IN CLOSED POSITION)
- 18. PROPOSED BIKE RACKS
- 19. PROPOSED PERMANENT BOLLARDS



Proposed Construction Management Plan Diagram - January 22, 2019





Current or previous
AppleTree locations
(2001- Present)



Proposed new location at
Waterfront Station II
(Beginning 2022)



