

harvest garden

linear park

local retail

activity

street safety

contextual

scaled

sustainable

walkable

green

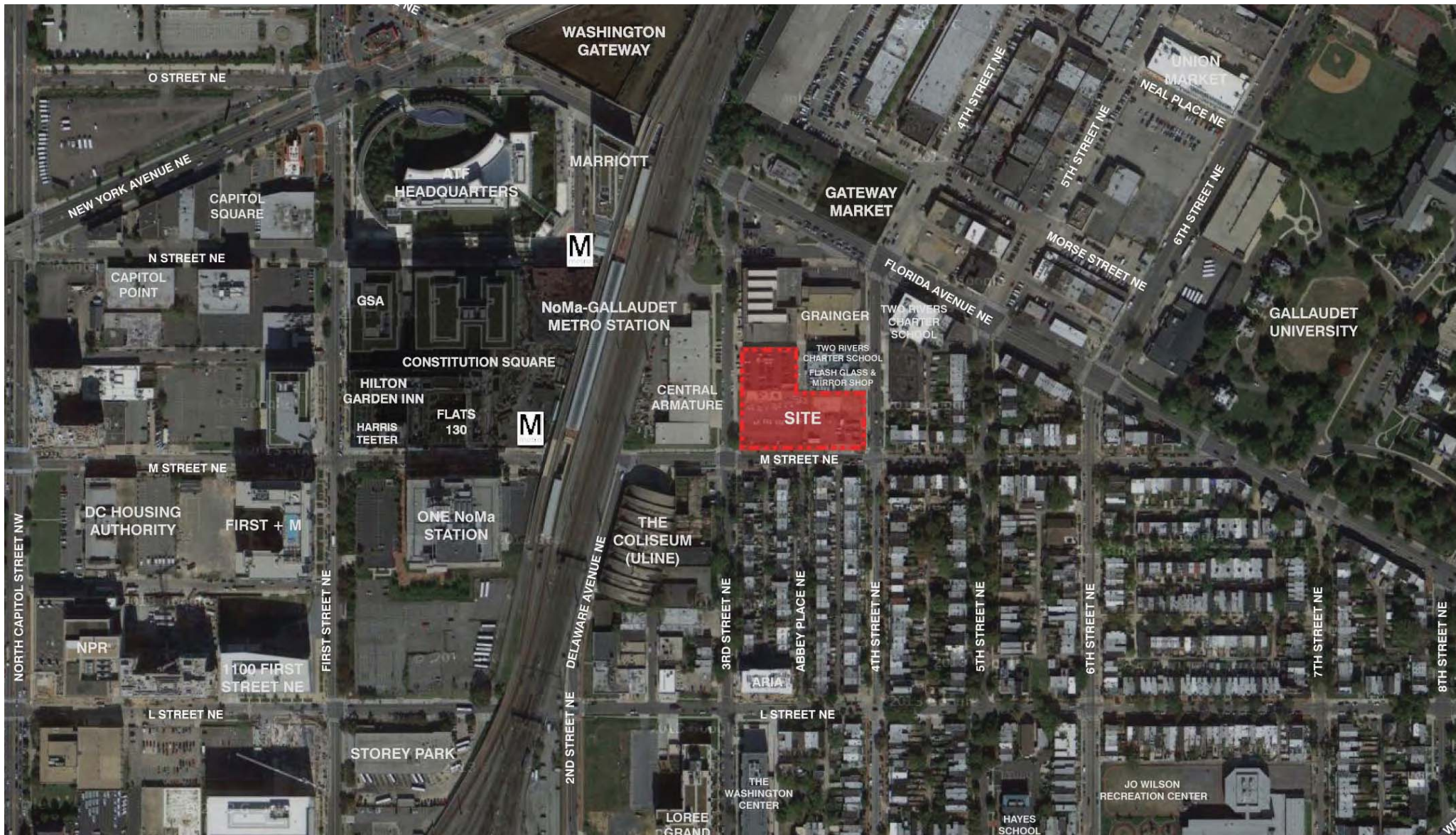
bike-friendly

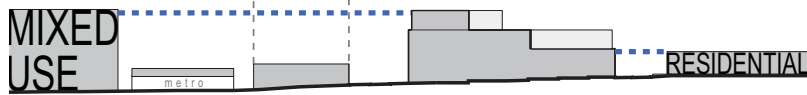
streetscape

neighborhood

transit-friendly

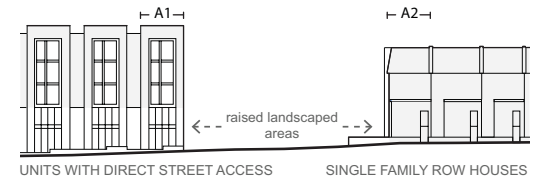
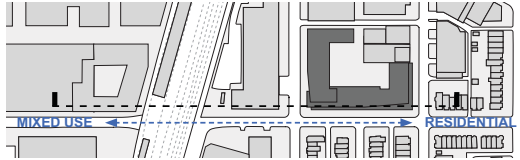






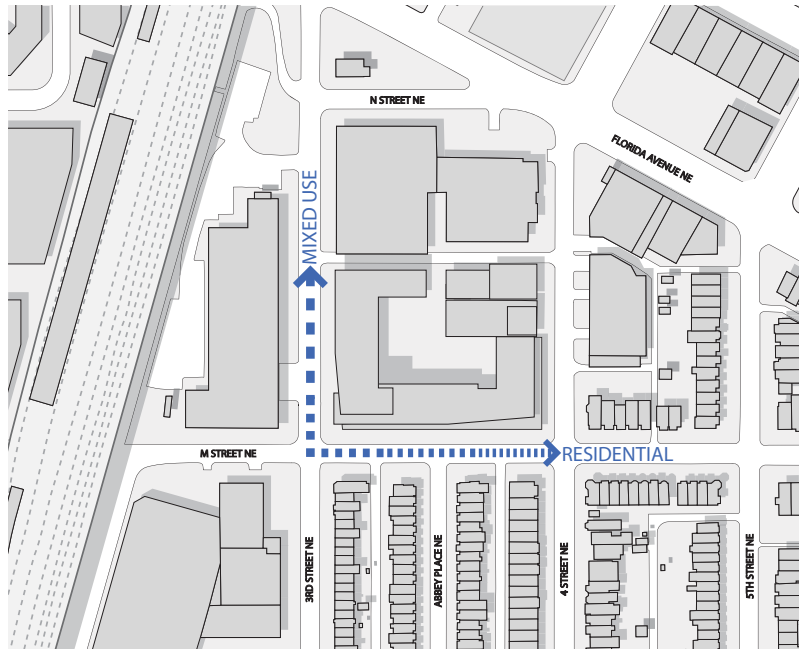
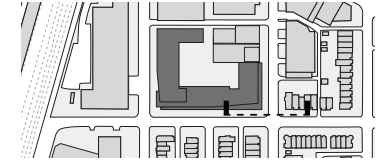
1 MASSING STEPS TO RELATE TO RESIDENTIAL CONTEXT

Building steps down from the mixed-use scale to the residential scale by stepping down toward the East to relate to the residential context.



2 BUILDING FORM RELATES TO RESIDENTIAL CONTEXT

Massing incorporates units with direct street entries to relate to the raised yards and porches of nearby row houses.



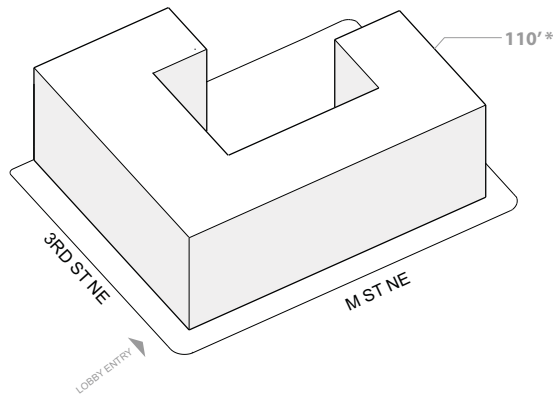
3 GROUND FLOOR TRANSITIONS FROM MIXED-USE TO RESIDENTIAL

Building program, massing, and facade modulate between NW corner and SW corner in order to contextually transition from public program to residences.

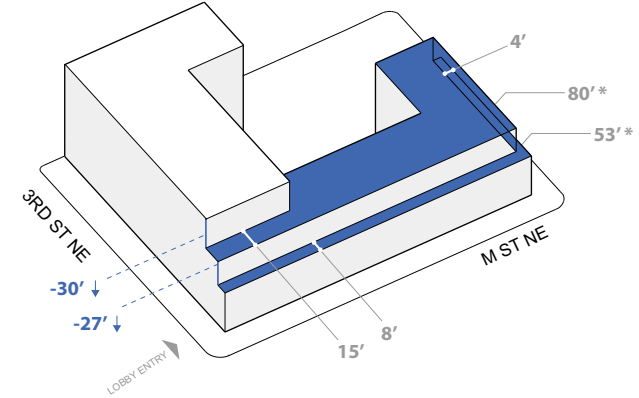


4 VISUAL ANCHOR AT ABBEY PLACE & GREEN STREETScape ON M ST NE

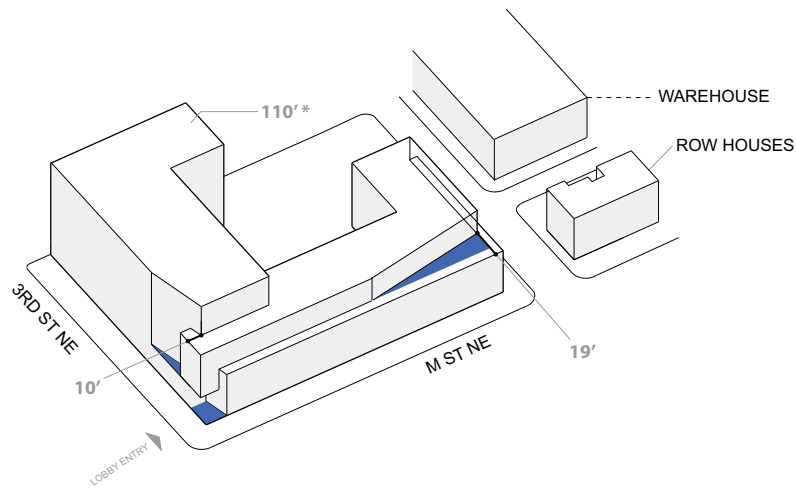
Landscaping and architectural gestures create a visual anchor that relates to Abbey Place. A green streetscape along M ST NE is designed to serve the neighborhood.



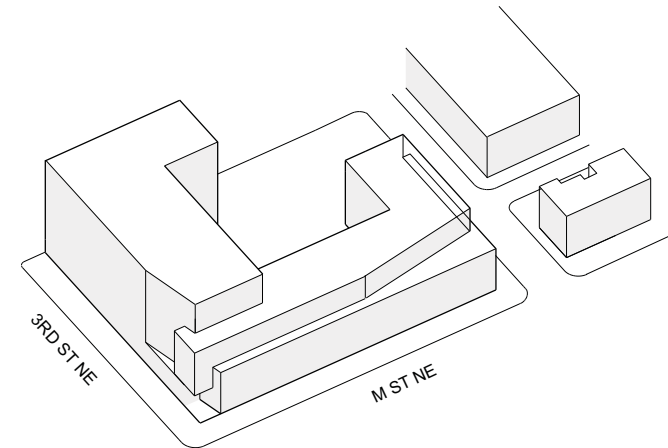
- 1 BUILDING AT A UNIFORM 110' HEIGHT**
 Project proposes C-3-C PUD with a height of 110' max. This would allow massing to be carved away along M ST NE and 4th ST NE and be displaced to 3rd ST NE



- 2 REDUCE HEIGHT ALONG M ST NE & 4TH ST NE**
 Remove volume along residential edge to the south



- 3 ANGLE BACK ON 3RD, M & 4TH ST NE**
 3rd ST NE and M ST NE massings angle back to further relate to residential scale



Massing Diagrams

300 M

PUBLIC HEARING
 JULY 09, 2015











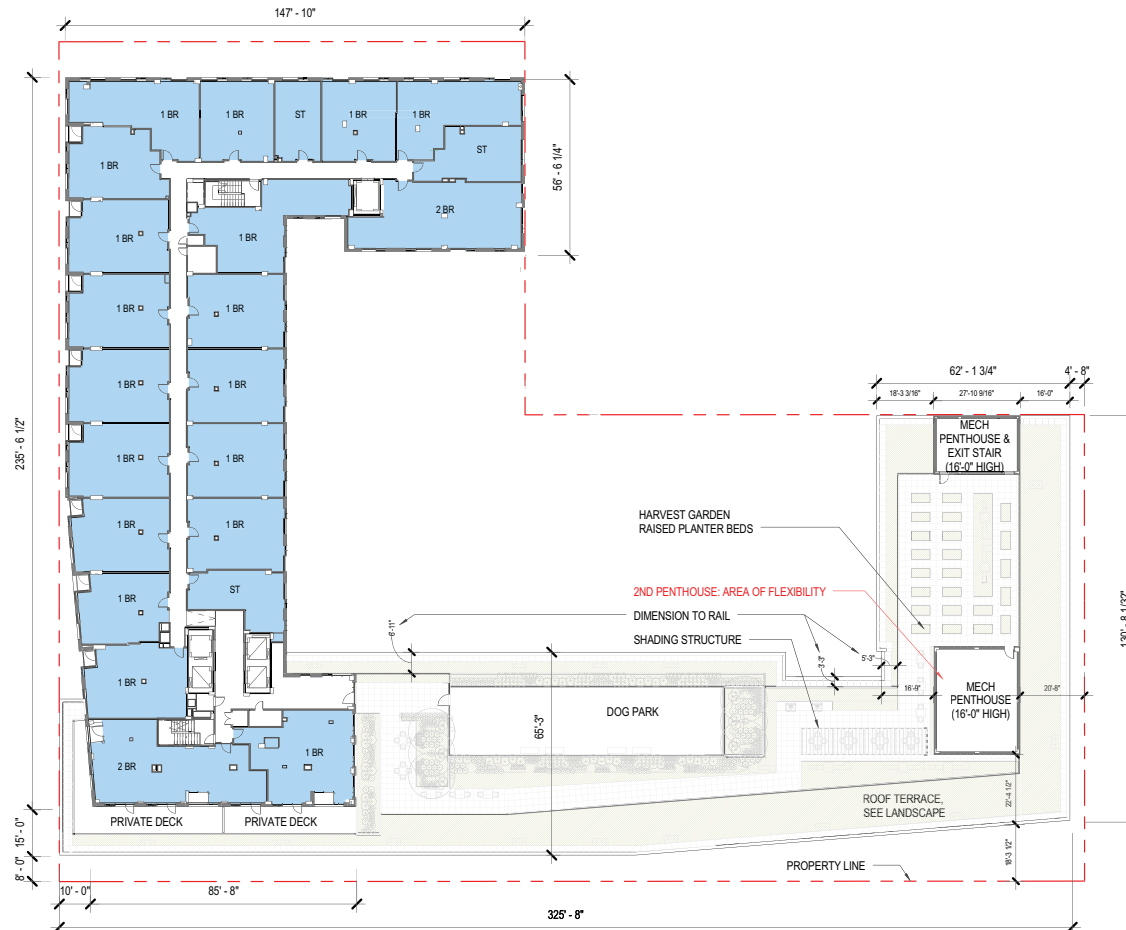


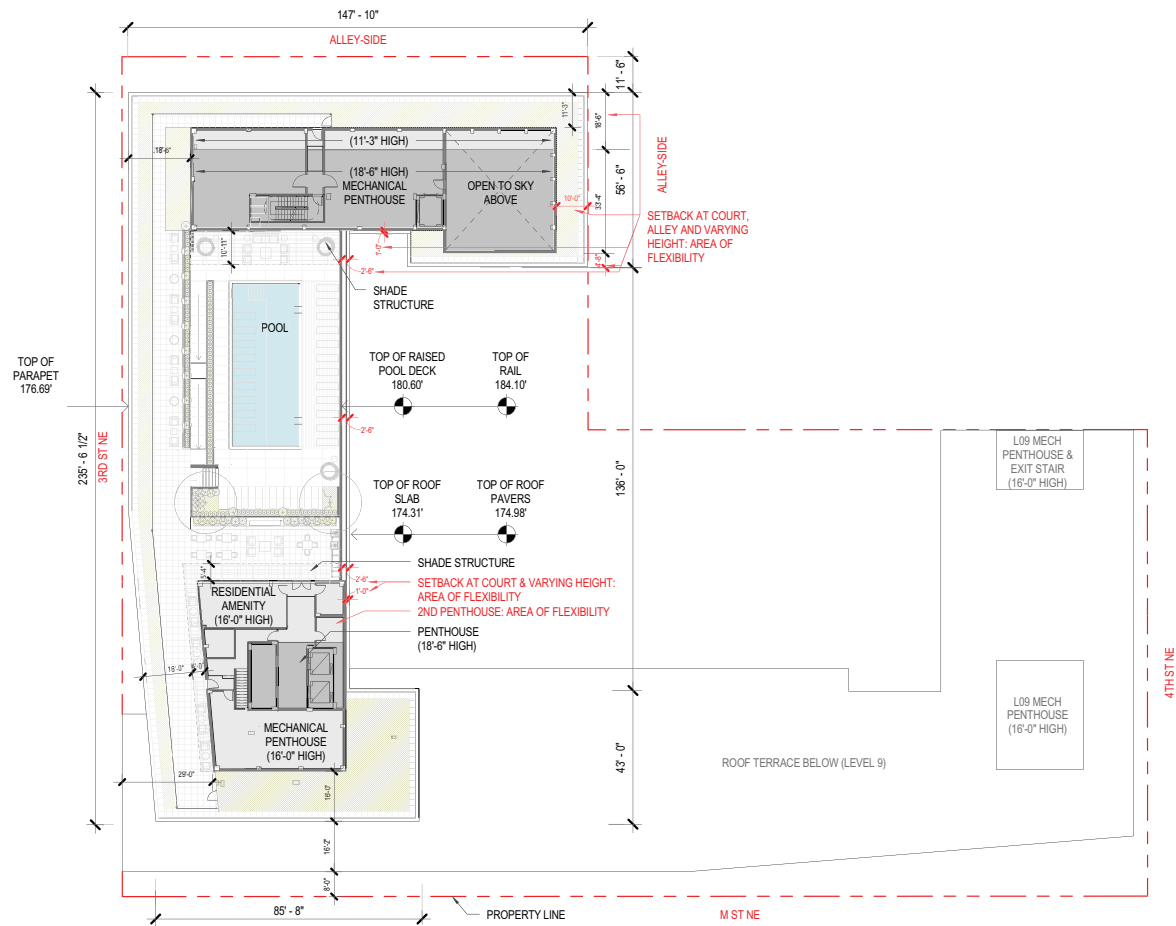


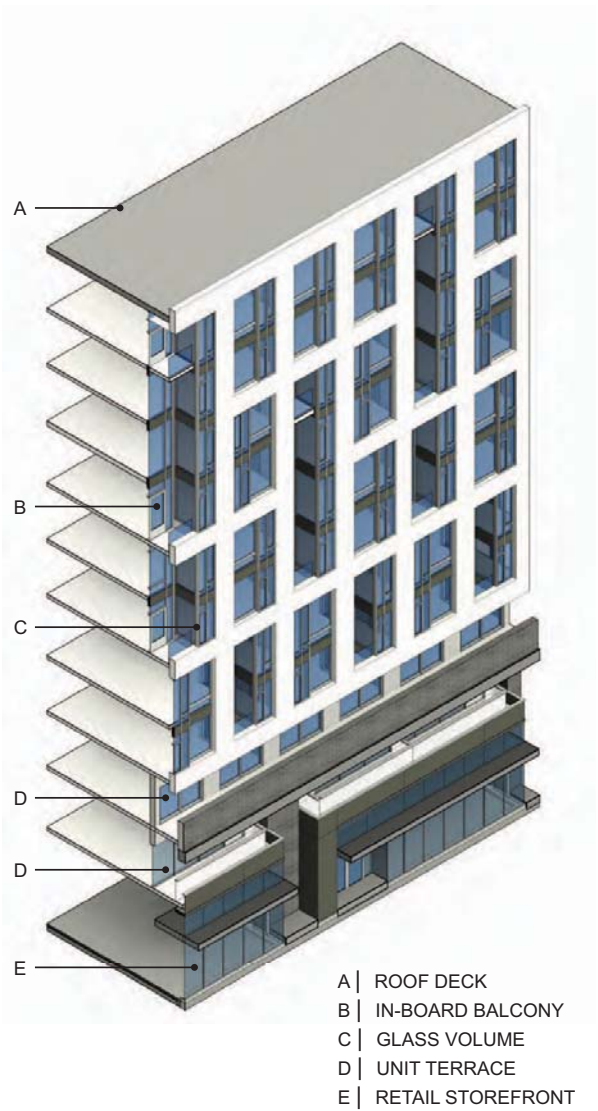












1 | WHITE PRECAST CONCRETE



2 | MANGANESE IRONSPOT BRICK



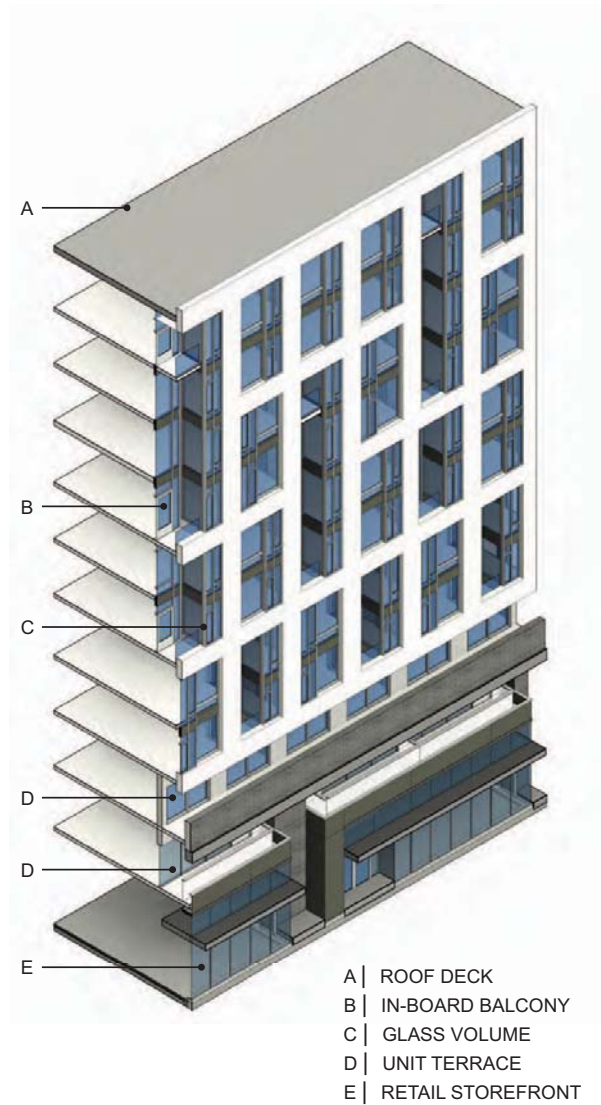
3 | GLASS - TRANSLUCENT



4 | METAL - CHAMPAGNE



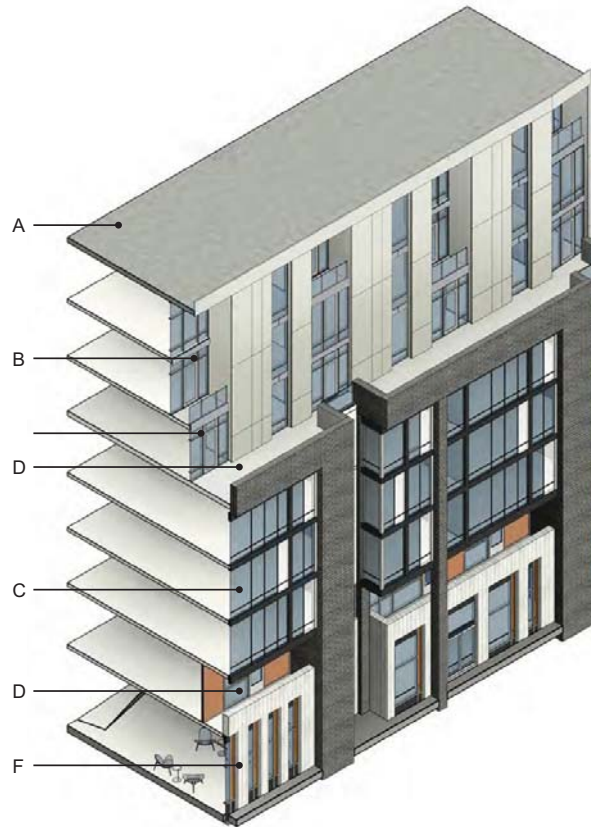
5 | METAL - CHARCOAL



DETAIL DAY VIEW



DETAIL NIGHT VIEW



- A | ROOF DECK
- B | IN-BOARD BALCONY
- C | GLASS VOLUME
- D | UNIT TERRACE
- E | RETAIL STOREFRONT
- F | BUILDING AMENITIES & GREENWALLS



1 | WHITE PRECAST CONCRETE



2 | MANGANESE IRONSPOT BRICK



3 | GLASS - TRANSLUCENT



4 | METAL - CHAMPAGNE



5 | METAL - CHARCOAL



6 | WOOD/ HPL



- A | ROOF DECK
- B | IN-BOARD BALCONY
- C | GLASS VOLUME
- D | UNIT TERRACE
- E | RETAIL STOREFRONT
- F | BUILDING AMENITIES & GREENWALLS
- G | PROJECTING GLASS BAY
- H | UNIT ENTRIES ALONG M STREET, GLAZED TERRACE ACCESS ALONG 4TH STREET



2 | MANGANESE IRONSPOT BRICK



3 | GLASS - TRANSLUCENT



4 | METAL - CHAMPAGNE



5 | METAL - CHARCOAL



6 | WOOD/ HPL





300 M Street PUD Transportation Overview

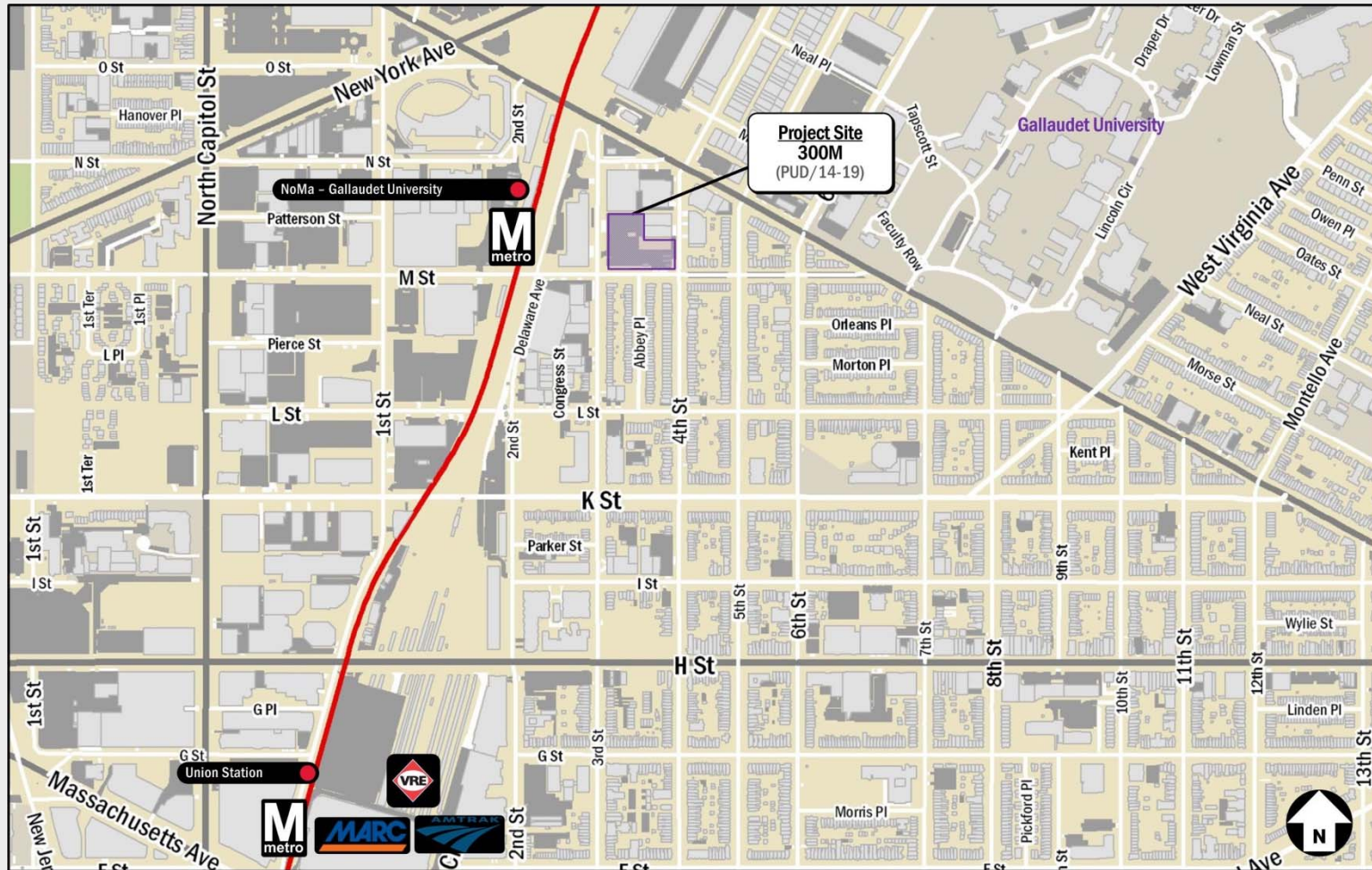
July 9, 2015



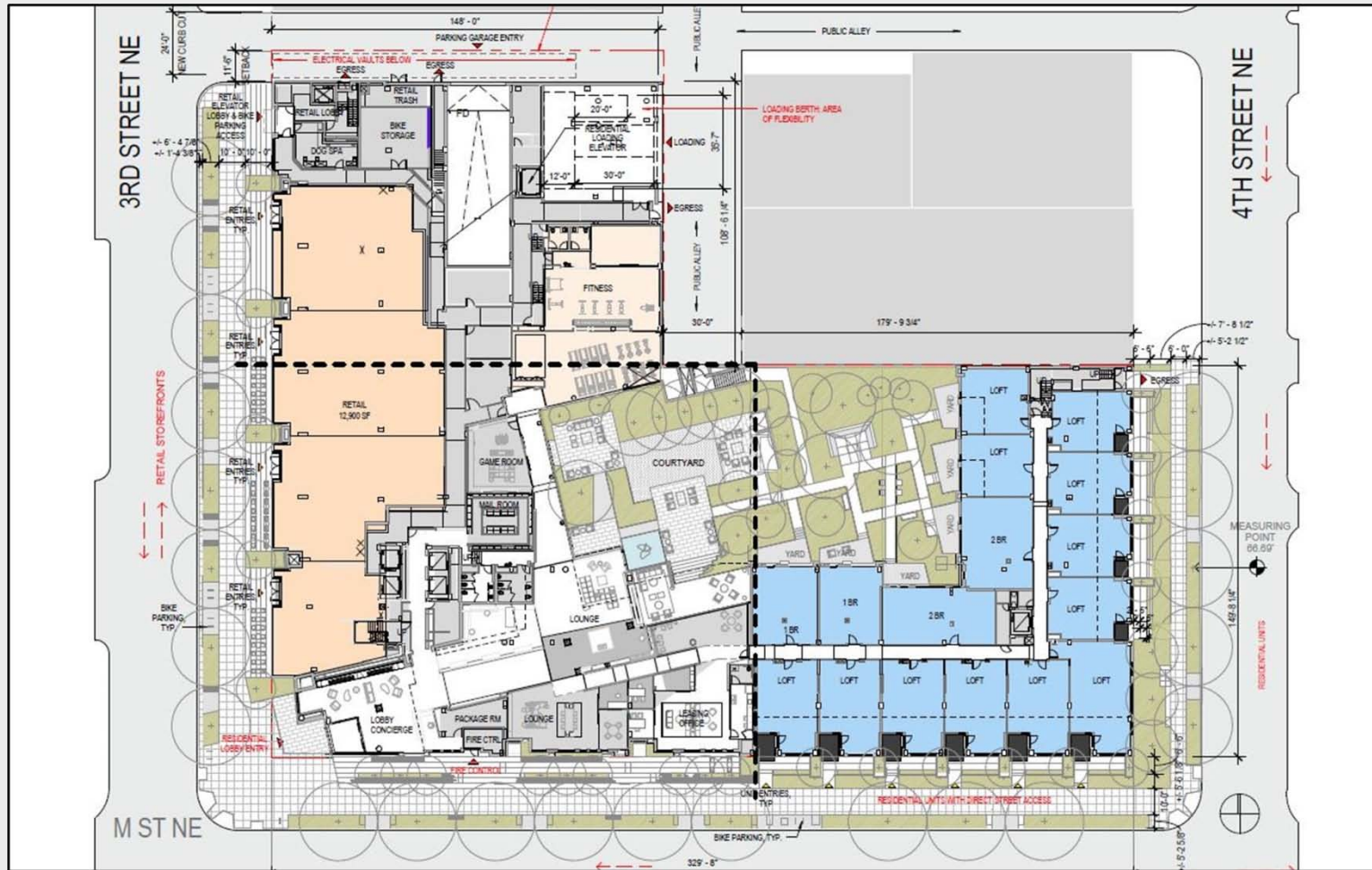
GOROVE / SLADE

Transportation Planners and Engineers

Site Location



Proposed Site Plan

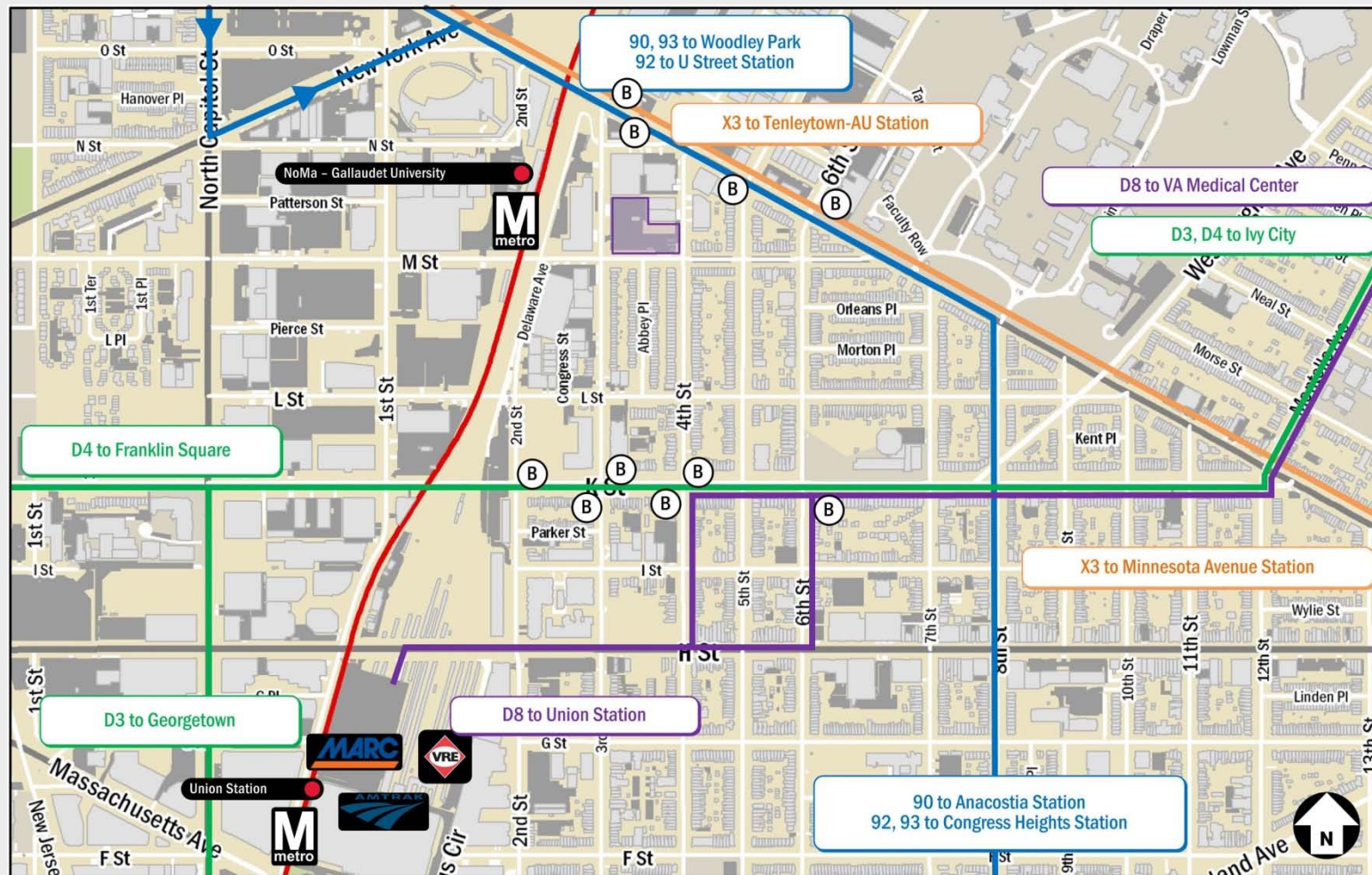


Access, Parking & Loading

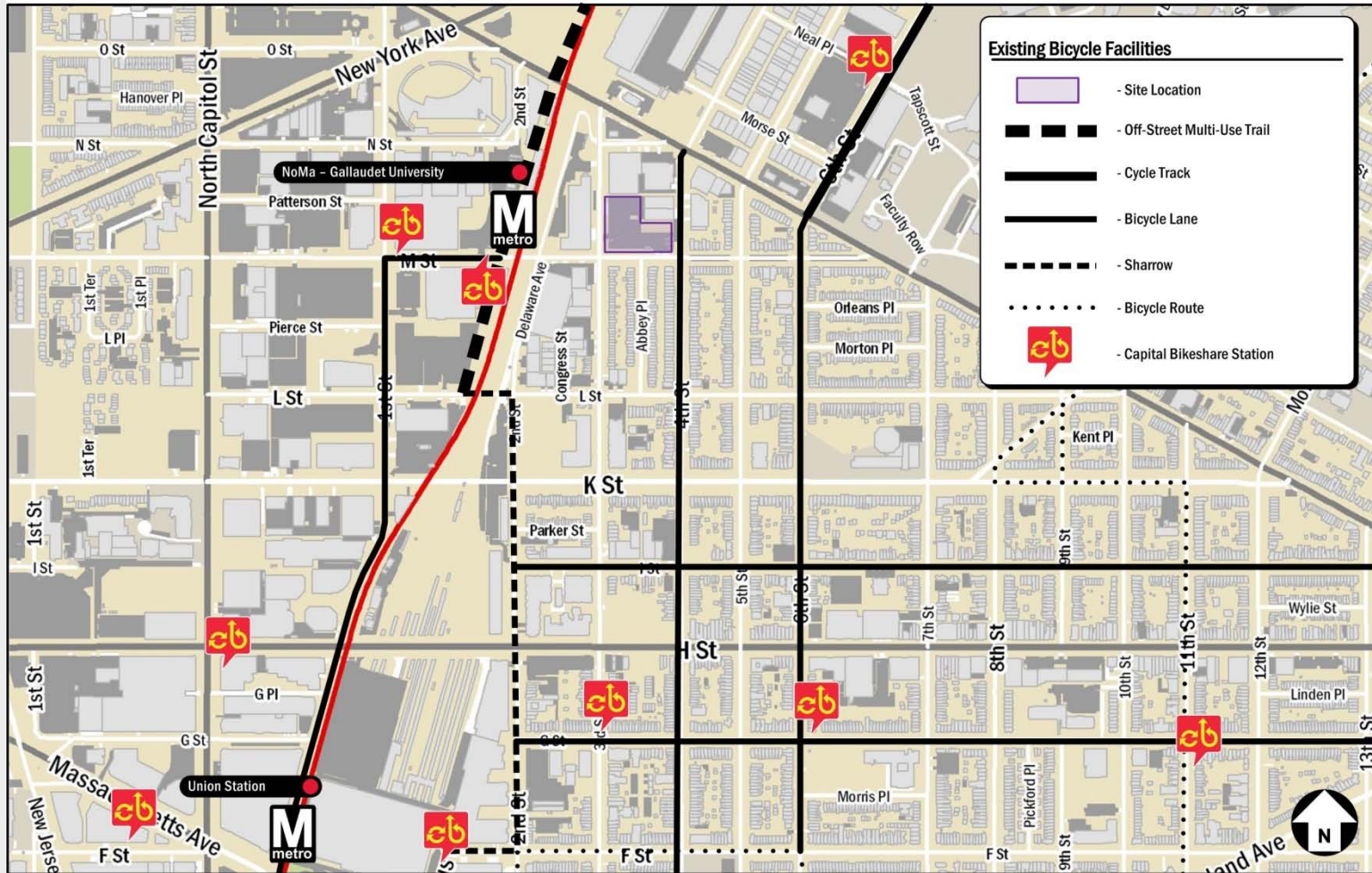
- Access:
 - Parking & loading access via alley connecting 3rd Street and 4th Street.
 - Widened alley encourages traffic to and from 3rd Street
- Parking:
 - Zoning requirement: 118 spaces (104 spaces for residential & 14 spaces for retail)
 - Parking proposed: 187 spaces (167 spaces for residential & 20 spaces for retail)
- Loading:
 - Zoning requirement: 1 – 55' loading berth and 1 – 20' service space for residential
1 – 30' loading berth and 1 – 20' service space for retail
 - Loading proposed: 2 – 30' berths and 1 – 20' service space



Existing Transit Service



Existing Bicycle Facilities



TDM Elements

- TDM plan includes:
 - Designate a Transportation Management Coordinator
 - Provide 140 long-term bicycle spaces
 - Provide a bicycle maintenance facility
 - Install a transit information screen in residential lobby
 - Provide TDM information to all residents at move-in
 - Unbundle parking costs from price of lease or purchase



DDOT Conditions

- **Applicant agrees to all of the DDOT Conditions:**
 - For the first three years of the project, the Applicant will offer an annual Capital Bikeshare membership to all initial renters of each residential unit and to the first (20) retail employees of the retailers in the building.
 - The Applicant will provide two additional long-term secure bicycle parking spaces for retail employees.
 - The Applicant will continue to coordinate with DDOT on public space items.

