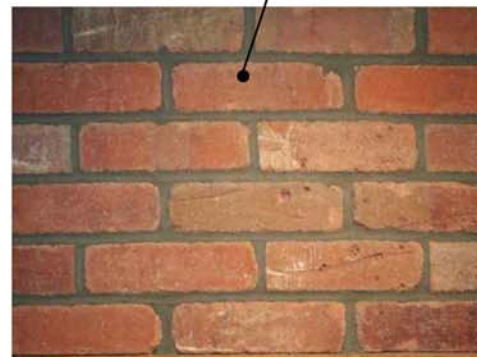
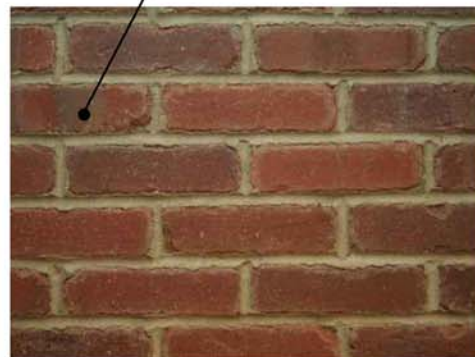


FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



operahouse red brick



schoolhouse red brick



grey standing seam roof



bowspring arch head or jack arch head, re: elv rowlock sill



Material Elevations

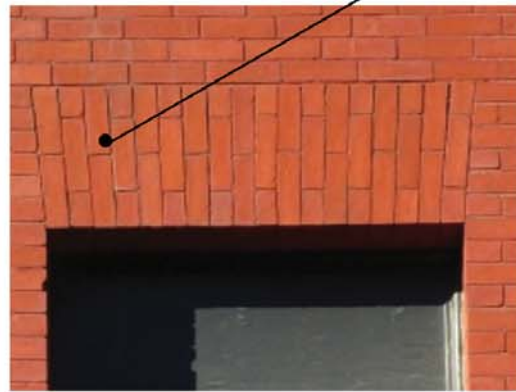
1311 E Street, SE Washington DC 20003



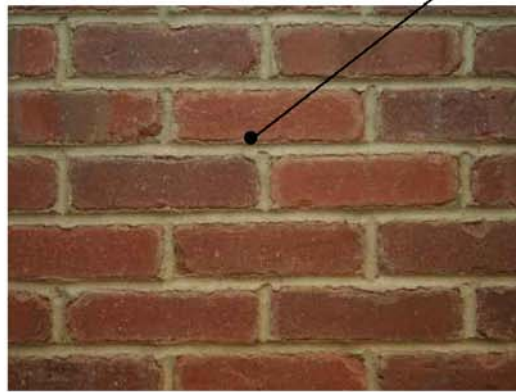
12 October 2015

A. 53
 ZONING COMMISSION
 District of Columbia
 CASE NO.15-13
 EXHIBIT NO.35A5

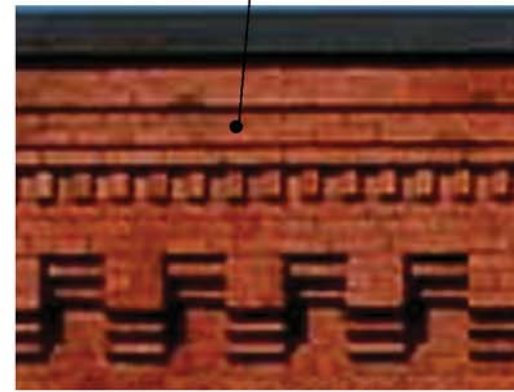
FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



jack arch head,
rowlock sill



schoolhouse red brick

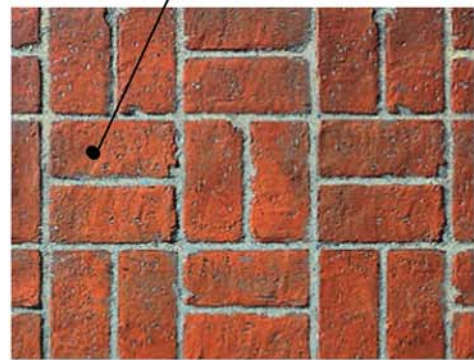


corbelled brick,
patern tbd

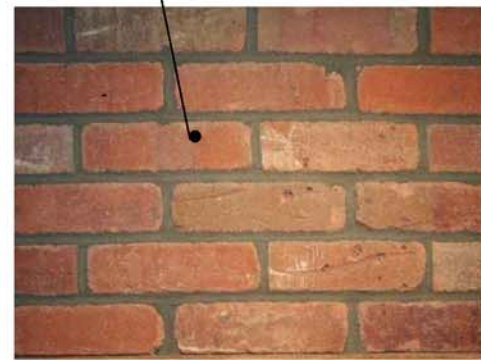


black shutters with hinges
and shutter dogs

FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.



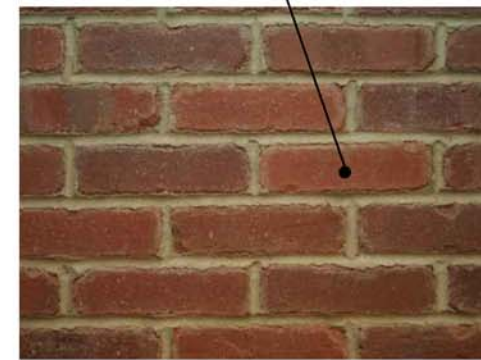
brick infill, basketweave bond, or similar



operahouse red brick



standing seam metal used as siding



schoolhouse red brick



standing seam metal roof









Perspective view - view down Mews to west

1311 E Street, SE Washington DC 20003





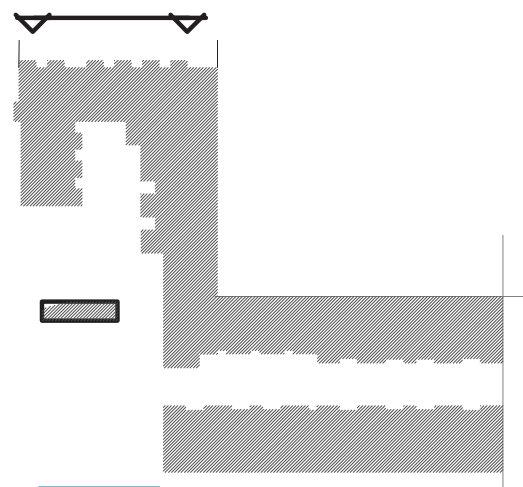
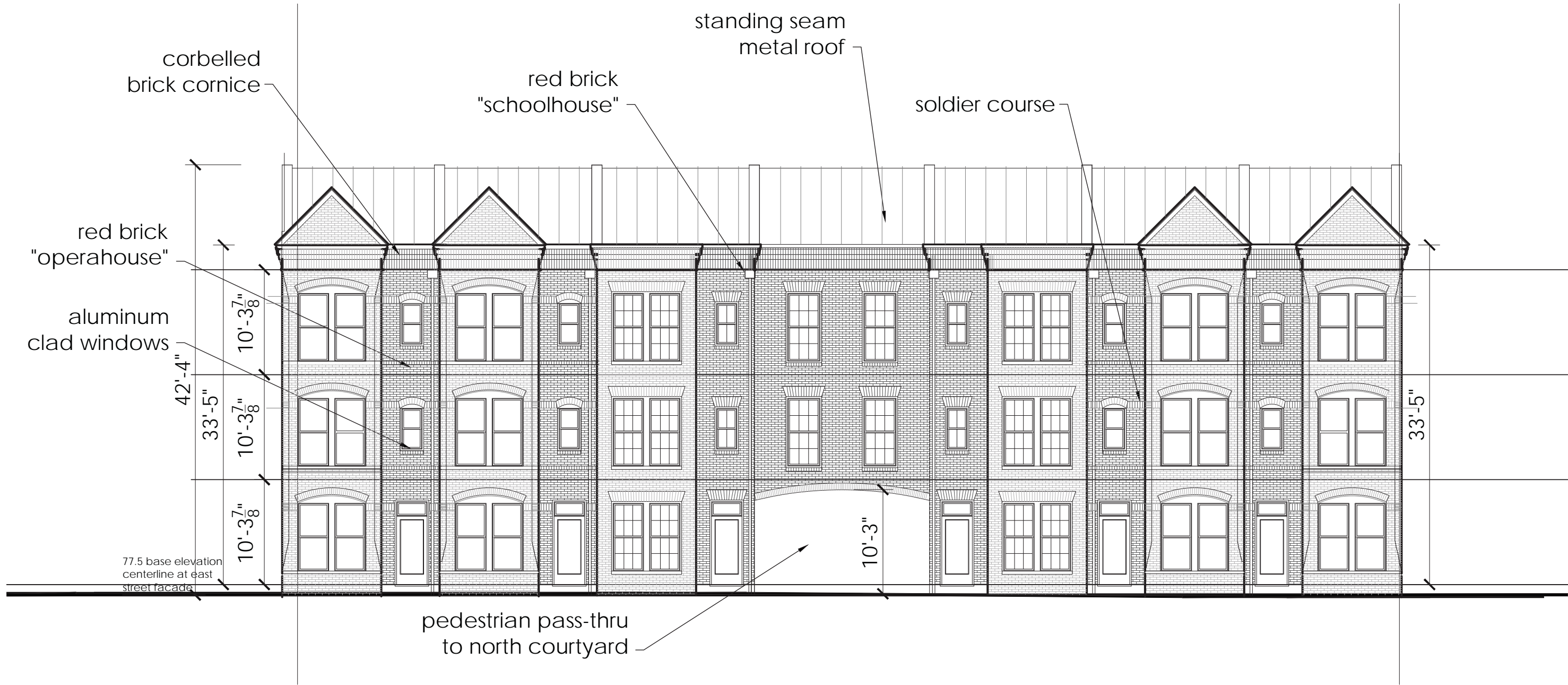
View looking thru North Courtyard to E Street

1311 E Street, SE Washington DC 20003



View looking South thru North Courtyard

1311 E Street, SE Washington DC 20003



E Street Elevation

1311 E Street, SE Washington DC 20003



4 April 2016

A . 29b

Zoning Analysis

	Allowed/Required C-M-1	R-5-B	R-5-B PUD	Proposed	
Site Area	none	none	43,560sf	30,067sf	Flexibility requested
Total FAR	3.0	2.16	3.0	2.92(87,703sf)	
Building Height	40'	50'	60'	56'6"	
Lot Occupancy	N/A	60%	60%	76%	Flexibility requested
Rear Yard	4' per 1' of height, not less than 12'	4' per 1' of height, not less than 15'	4 per 1' of height, not less than 15'	0'	Flexibility requested
Side Yard	none	none	none	none	
Parking	depends on use	1 per 2 Units	1 per 2 Units	45	
Loading	depends on use	not req'd for <50 Units	not req'd for <50 Units	none	
Units				44 Units	
Green Area Ratio	.400	.400	.400	.423	

Bicycle Parking Provided - 48 Spaces

Unit Mix	Type A Town	9 Units	2 Bed + Loft + Den (3 Bed + Den)
	Flat	8 Units	2 Bed
	Carriage House	1 Unit	1 Bed
	Type B Town	3 Units	3 Bed + Loft (4 Bed)
	Type C Town	17 Units	3 Bed + Loft (4 Bed)
	Loft 1	3 Units	3 Bed
	Loft 2	3 Units	1 Bed + Den



Zoning Analysis

1311 E Street, SE Washington DC 20003



12 October 2015



LEED v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

Project Name: Watkins Alley

Date: 4 April 2016

Y ? N

2 0 0 Credit Integrative Process **2**

14 0 1 Location and Transportation **15**

Y Prereq Floodplain Avoidance Required

PERFORMANCE PATH

0 0 0 Credit LEED for Neighborhood Development Location 15

PRESCRIPTIVE PATH

8 0 0 Credit Site Selection 8

2 0 1 Credit Compact Development 3

2 0 0 Credit Community Resources 2

2 0 0 Credit Access to Transit 2

0 3 2 Sustainable Sites **7**

Y Prereq Construction Activity Pollution Prevention Required

Y Prereq No Invasive Plants Required

0 2 0 Credit Heat Island Reduction 2

1 0 2 Credit Rainwater Management 3

2 0 0 Credit Non-Toxic Pest Control 2

6 3 1 Water Efficiency **12**

Y Prereq Water Metering Required

PERFORMANCE PATH

0 0 0 Credit Total Water Use 12

4 2 0 Credit Indoor Water Use 6

2 1 1 Credit Outdoor Water Use 4

15 20 2 Energy and Atmosphere **37**

Y Prereq Minimum Energy Performance Required

Y Prereq Energy Metering Required

Y Prereq Education of the Homeowner, Tenant or Building Manager Required

10 20 0 Credit Annual Energy Use 30

3 0 2 Credit Efficient Hot Water Distribution 5

2 0 0 Credit Advanced Utility Tracking 2

4 4 1 Materials and Resources **9**

Y Prereq Certified Tropical Wood Required

Y Prereq Durability Management Required

1 0 0 Credit Durability Management Verification 1

2 3 0 Credit Environmentally Preferable Products 5

1 1 1 Credit Construction Waste Management 3

11 7.5 1 Indoor Environmental Quality **18**

Y Prereq Ventilation Required

Y Prereq Combustion Venting Required

Y Prereq Garage Pollutant Protection Required

Y Prereq Radon-Resistant Construction Required

Y Prereq Air Filtering Required

Y Prereq Environmental Tobacco Smoke Required

Y Prereq Compartmentalization Required

3 0 0 Credit Enhanced Ventilation 3

1.5 0.5 0 Credit Contaminant Control 2

2 1 0 Credit Balancing of Heating and Cooling Distribution Systems 3

0 3 0 Credit Enhanced Compartmentalization 3

2 0 0 Credit Enhanced Combustion Venting 2

1 1 0 Credit Enhanced Garage Pollutant Protection 1

1 2 0 Credit Low Emitting Products 3

0 0 1 Credit No Environmental Tobacco Smoke 1

0 1 5 Innovation **6**

Y Prereq Preliminary Rating Required

0 0 5 Credit Innovation 5

0 1 0 Credit LEED AP Homes 1

3 0 0 Regional Priority **4**

1 0 0 Credit Regional Priority: Specific Credit 1

1 0 0 Credit Regional Priority: Specific Credit 1

1 0 0 Credit Regional Priority: Specific Credit 1

0 0 0 Credit Regional Priority: Specific Credit 1

55 39 13 **TOTALS** Possible Points: **110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110



LEED Checklist

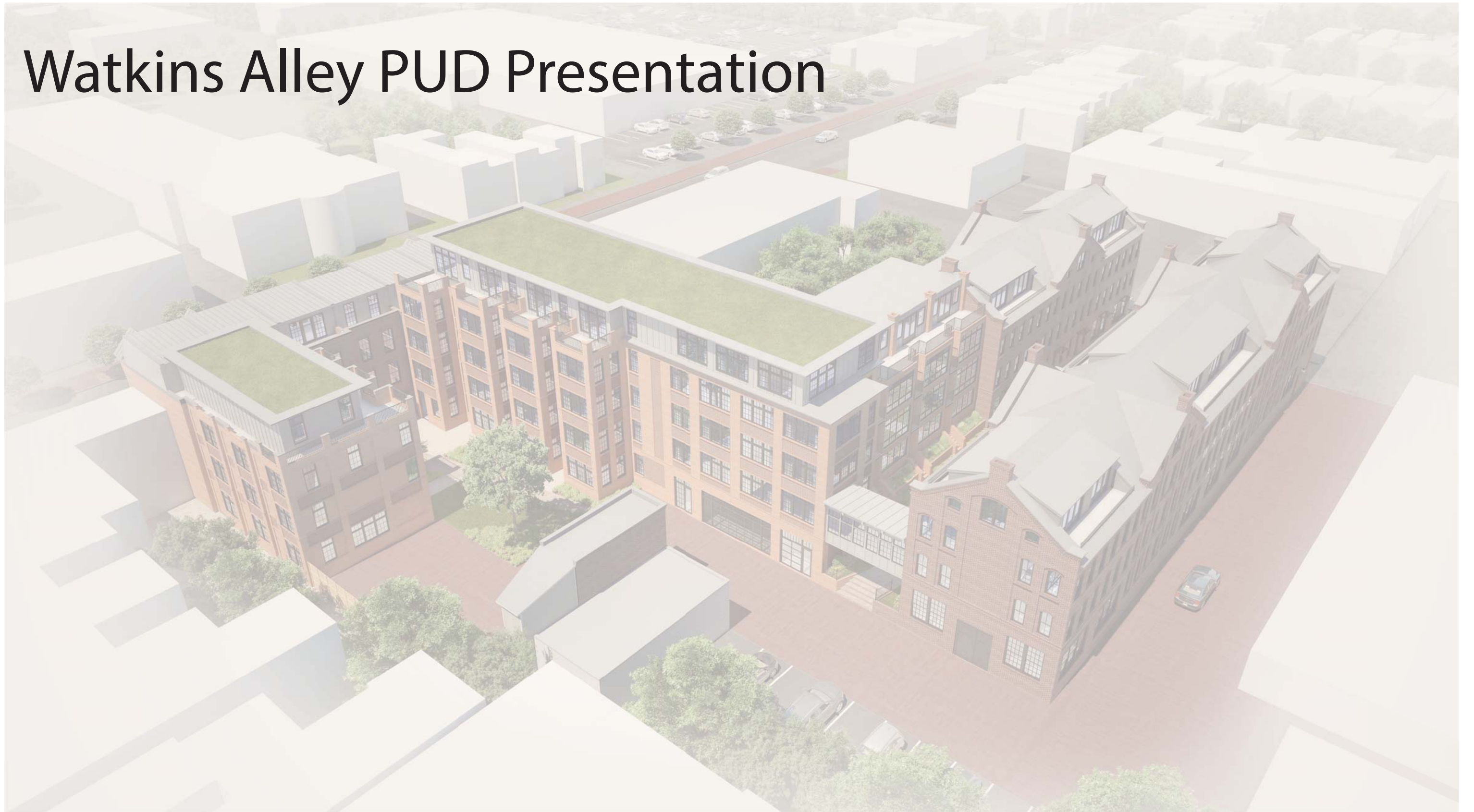
1311 E Street, SE Washington DC 20003



4 April 2016

A . 56b

Watkins Alley PUD Presentation



Zoning Commission

1311 E Street, SE Washington DC 20003



4 April 2016

Cover

Watkins Alley Transportation Overview

Zoning Commission
April 4, 2016

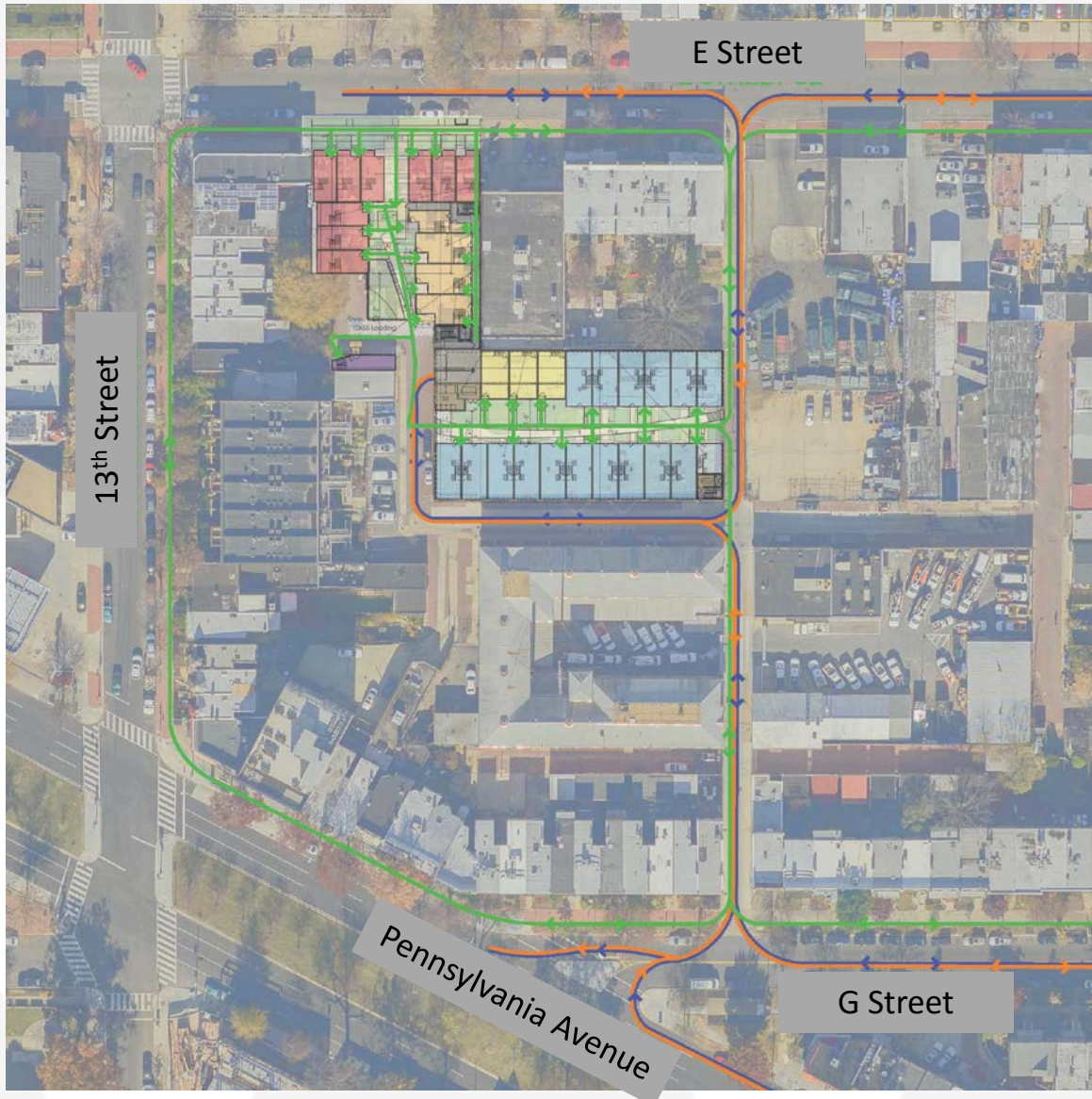


Site Overview



- ❑ 44 Residential Units
 - 29 Townhouses
 - 8 Flats
 - 6 Lofts
 - 1 Carriage House
- ❑ Parking
 - Min 23 Spaces Required
 - 48 Spaces Proposed
- ❑ Access to Garage via Alley
- ❑ Loading
 - None required
 - None proposed (Addressed through Loading Management Plan)

Site Circulation Plan



-  Vehicular Path
-  Pedestrian Path
-  Bicycle Path

Garage Access via Alley



- ❑ Meets DDOT requirements
 - §31.2.3.1 of DDOT's Design and Engineering Manual – “A new curb cut or driveway shall not be permitted from any property with alley access . . .”
- ❑ Both DDOT and the ANC support the garage access in the alley in lieu of a curb cut on E Street
- ❑ Proposed Location is the Most Appropriate Location in the Alley

Garage Access Via Alley



Access on 15' North/South Alley does not provide sufficient width for larger vehicles to enter and exit in one fluid movement.

Garage Access Via Alley



Access on 30' East/West Alley does not allow sufficient distance to ramp down a full level due to the narrow width.

Trip Generation



LAND USE/TRIP TYPE	AM PEAK HOUR			PM PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
CONDOMINIUM – LUC 230 (44 DU)						
Total Trips¹	5	22	27	21	10	31
Non-Auto Reduction²	2	10	12	9	5	14
Vehicle Trips	3	12	15	12	5	17
EXISTING USES						
Vehicle Trips – Alley³	4	12	16	11	6	17
Vehicle Trips – E Street Curb Cut	0	0	0	0	1	1
NET ADDITIONAL SITE TRIPS						
Vehicle Trips	(1)	0	(1)	1	(2)	(1)

¹ Trips generated using Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition.

² Non-Auto Mode Splits for residential use is based on Census Data and proposed parking supply.

³ Vehicle trips to the existing uses were counted by W+A.

Transportation Management Plan



□ Demand Management Strategies

- Designate a Transportation Coordinator,
- Provide information and/or links to current transportation programs and services such as:
 - Capital Bikeshare
 - Car sharing services
 - Ridehailing services (e.g. Uber)
 - Godcgo.com
 - DDOT's DC Bicycle Map
 - Commuter Connections
- Provide 48 secure bicycle spaces in building, and
- Provide a one time, one year Capital Bikeshare or car share membership for all newly occupied residential units the first three years the project is open.

Loading Management Plan



- ❑ Loading Coordinator will coordinate loading activities for the site, including trash and residential move-in/move out activities,
- ❑ Tenants must notify loading coordinator before moving in or out, and
- ❑ Coordinator will assist residents with obtaining curbside loading in accordance with DDOT procedures.

Conclusions



- ❑ Proposed project will not have an adverse impact on surrounding neighborhood:
 - Peak hour trip generation is approximately the same as the existing uses,
 - Loading Management Plan will be implemented to mitigate impacts associated with move-in/move-out, and
 - A TDM Plan will be implemented to encourage non-auto modes of transportation.
- ❑ The Applicant will work with DDOT during Public Space process to address the new curbside space created by closure of the existing E Street curb cut.
- ❑ The Applicant will work with DDOT during the Public Space process regarding appropriate signage and pavement markings for the alley.

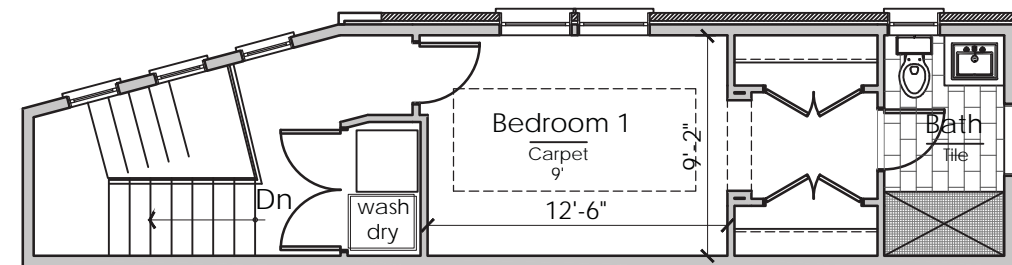
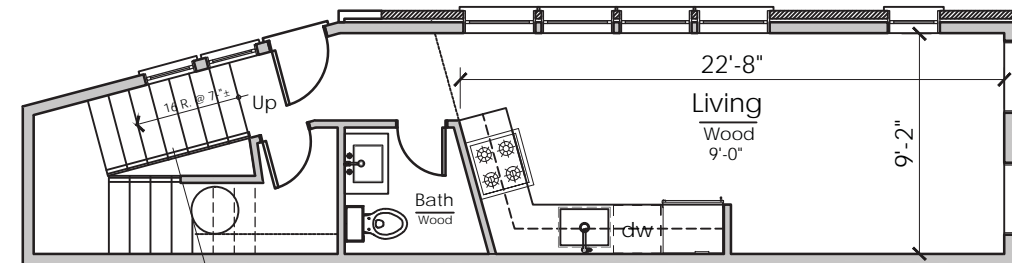
Revised Public Benefits and Project Amenities

- The Applicant will reserve ten percent (10%) of the residential gross floor area for affordable housing units subject to Inclusionary Zoning. The five IZ units will be distributed as follows:
 - Two 3-bedroom townhouses and two 2-bedroom apartments (approximately 7.6% of the residential gross floor area) for households making up to 50% of the AMI. The estimated cost of this additional unit is \$120,000.
 - One 3-bedroom townhouse (approximately 2.4% of the residential gross floor area) for households making up to 80% of the AMI.
- The Applicant will improve and enhance the 13 tree boxes on the sidewalks surrounding Square 1043 and repaint the street light posts, subject to final approval from DDOT. The estimated value is \$20,000.
- The Applicant will design and construct the interior of one of the townhouse units as a “senior unit” incorporating design features to accommodate seniors pursuant to the guidelines supplied by Capitol Hill Village. The estimated value is \$40,000.
- The Applicant will install \$30,000 worth of improvements to the Potomac Avenue Metro Station plaza. Subject to WMATA’s final approval, these improvements will include installing greenery/landscaping around the station elevator and removal of the kiosk.
- The Applicant will resurface a portion the alley system in Square 1043 with asphalt to create a unity of materials. Subject to all final permits and approvals, the applicant will resurface the portion of the alley system west of the project site. The estimated value is \$40,000.
- The Applicant will design the building to satisfy the requirements of LEED Silver version 4. Version 4 will be implemented in October 2016 and will have higher standards than the current version of LEED. LEED Silver version 4 will be akin to the current LEED Gold.
- The Applicant will install mirrors, signage, and cameras on the building to improve safety and circulation in the alley system. The estimated value is \$10,000.
- The Applicant will incorporate into the condominium documents a requirement that the condominium association will plow snow from the alley system adjacent to the project site and west of the 16-foot wide north-south alley any time there is a more than three (3) inches of snow from a single event.
- **The Applicant will replace the metal fence along G Street for the Potomac Gardens apartment complex. The estimated value is \$10,000.**
- **The Applicant will contribute \$1000 to the Safe Routes program for the purchase of vests and office supplies.**





Carrriage House
 826sf $\frac{1}{8}'' = 1'-0''$
 1 Unit

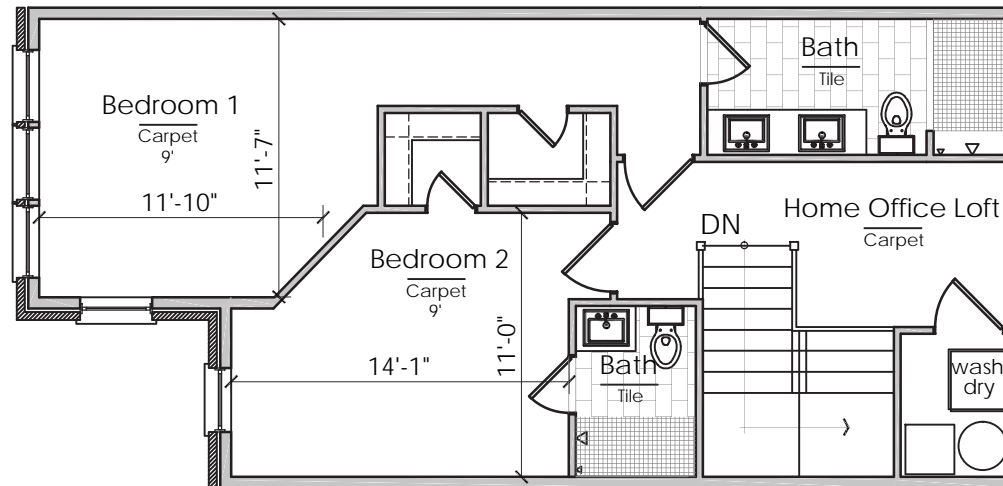
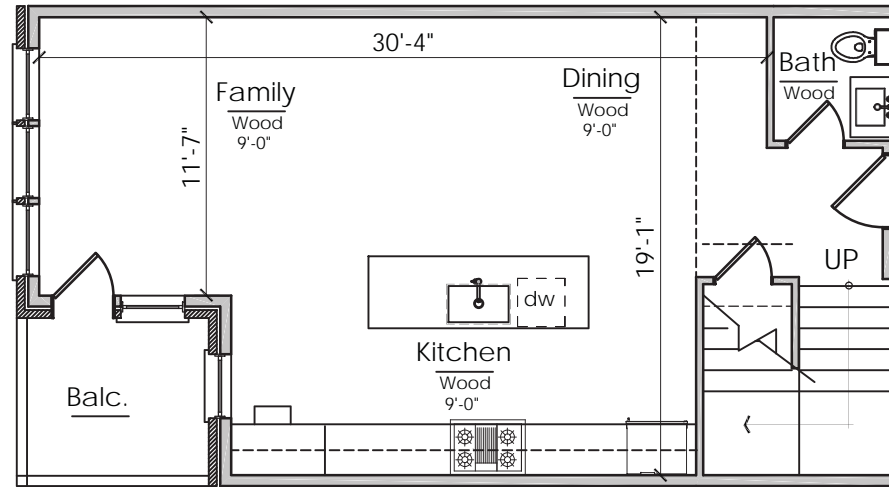


E Street PUD
 1311 E Street, SE
 Washington, DC 20003



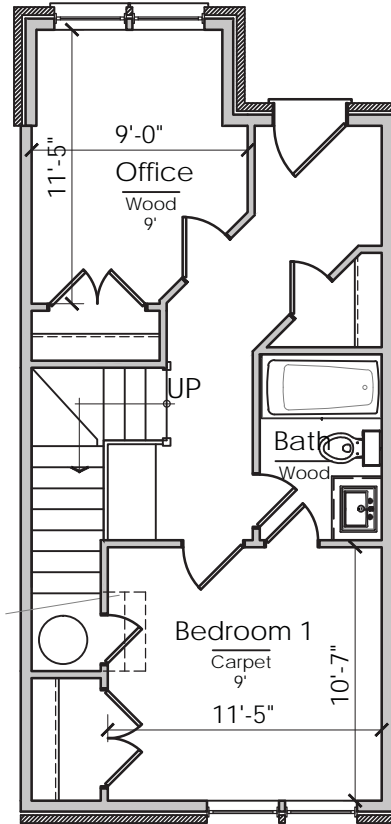


Stacked Flats
 1464sf 1/8" = 1'-0"
 8 units

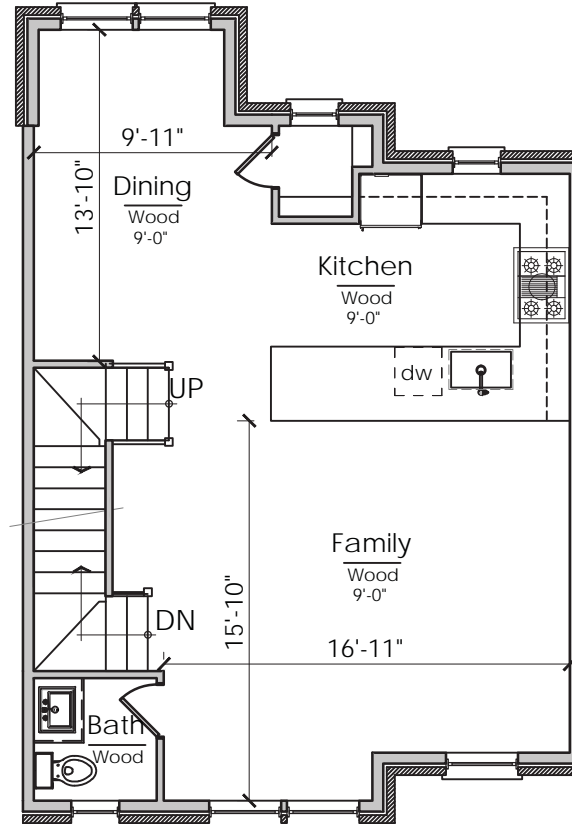




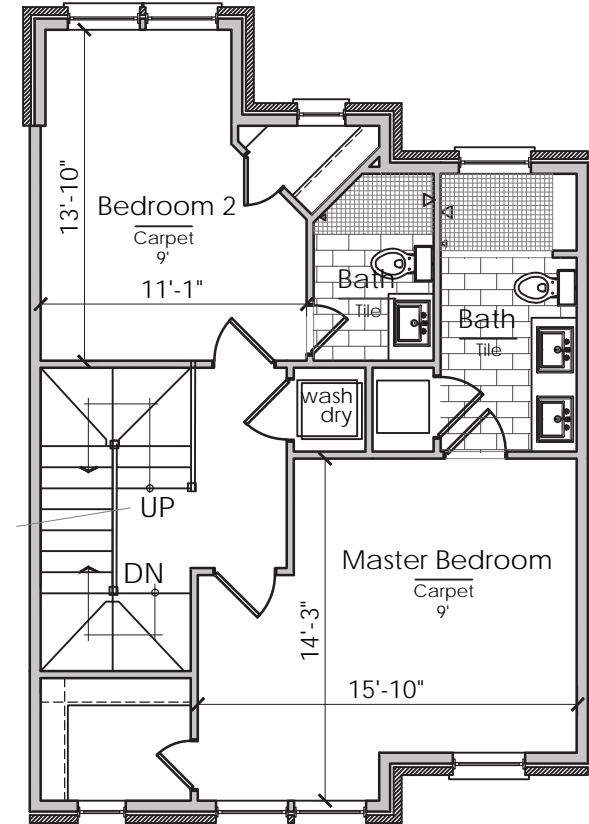
Towns at Bridge
2277sf $\frac{1}{8}'' = 1'-0''$
2 Units



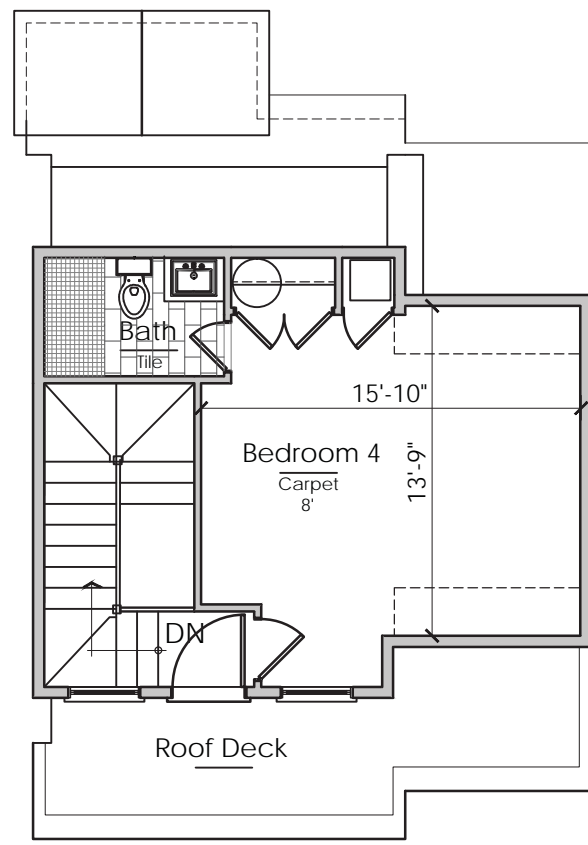
first flr



second flr



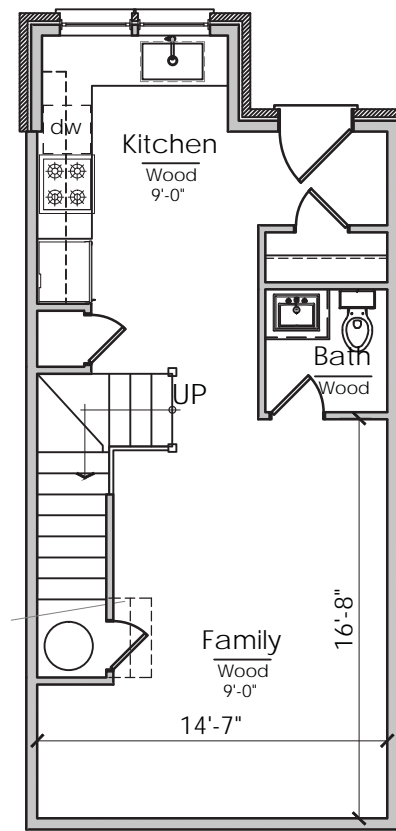
third flr



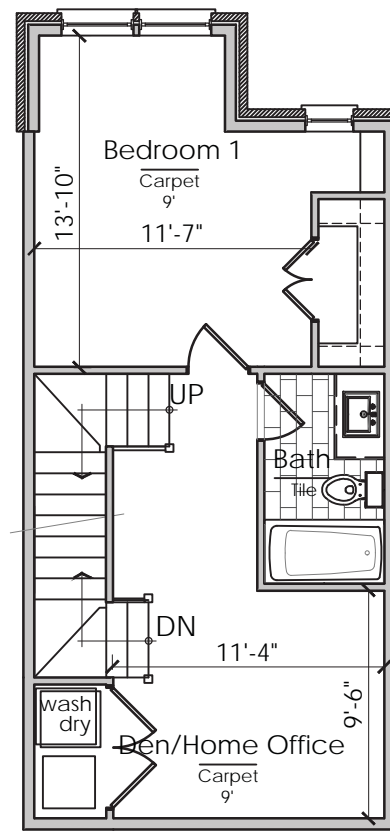
loft



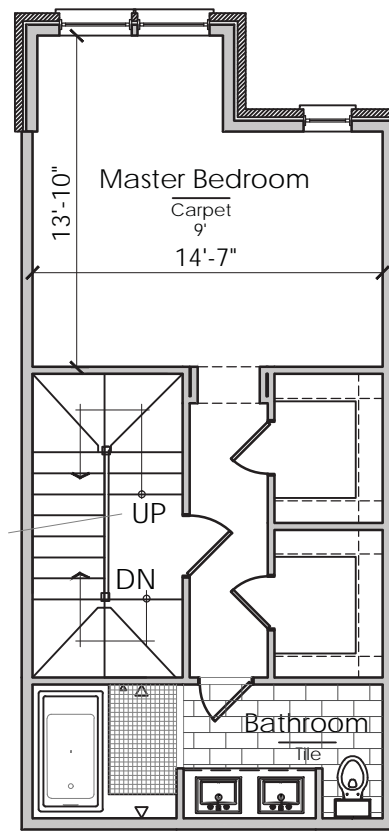
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Washington, DC 20003



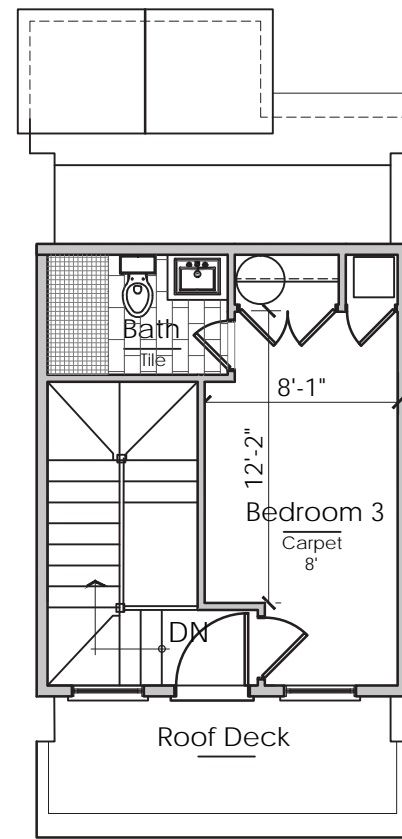
first flr



second flr



third flr

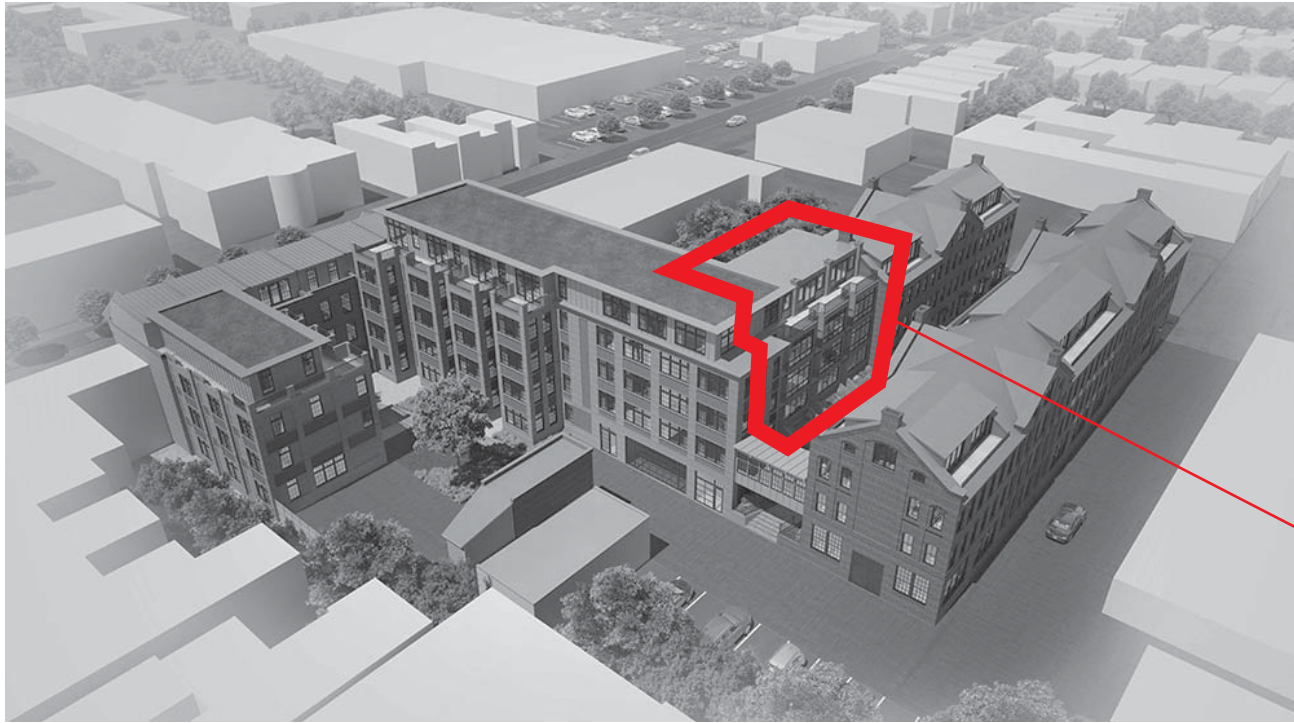


loft

E Street Towns
1761sf $\frac{1}{8}'' = 1'-0''$
4 Units

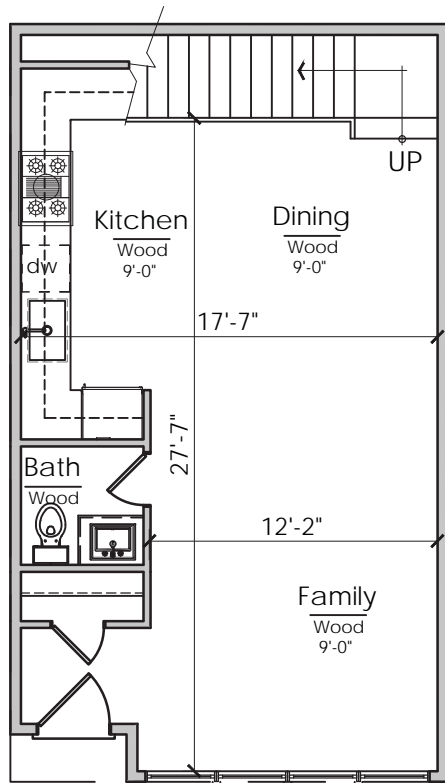


UNIT
PLANS
4 OF 9

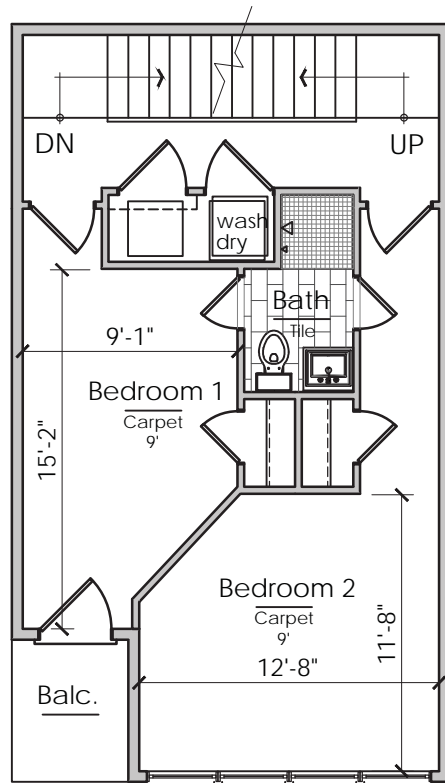


E Street PUD
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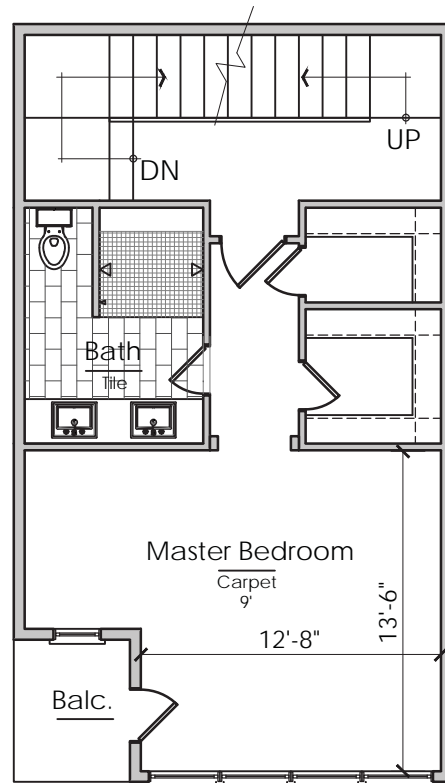
Industrial Towns
2135sf $\frac{1}{8}'' = 1'-0''$
3 Units



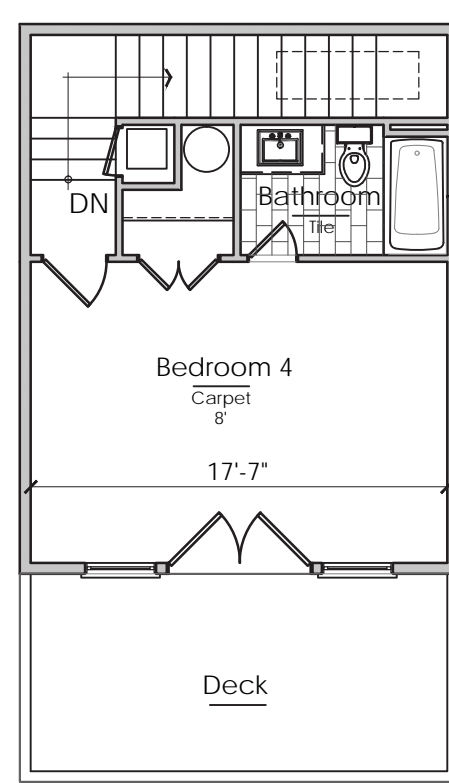
first flr



second flr



third flr

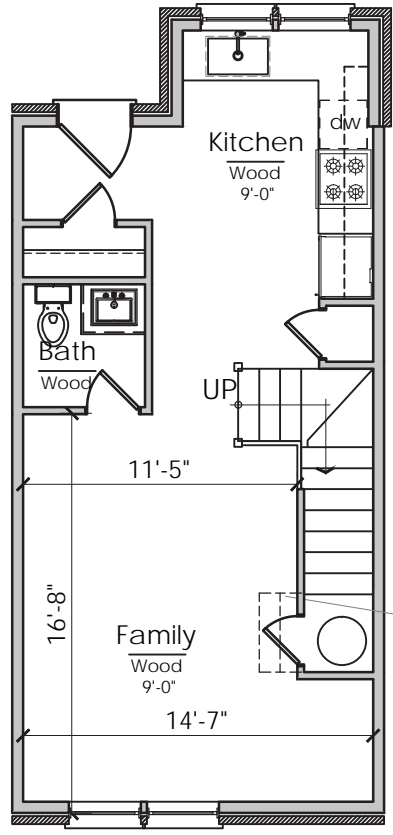


loft

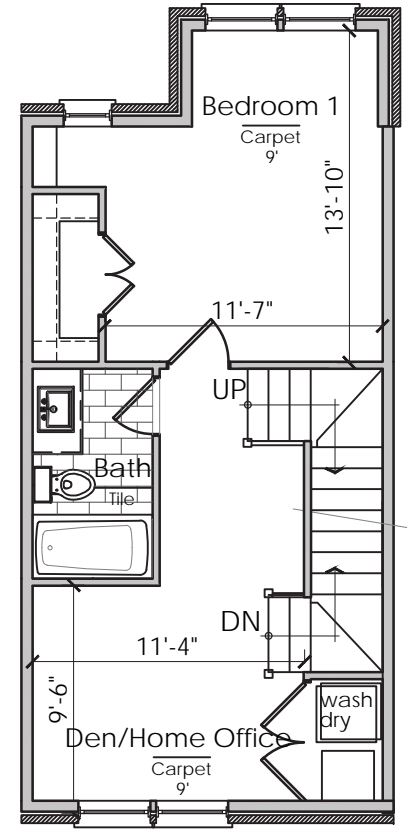




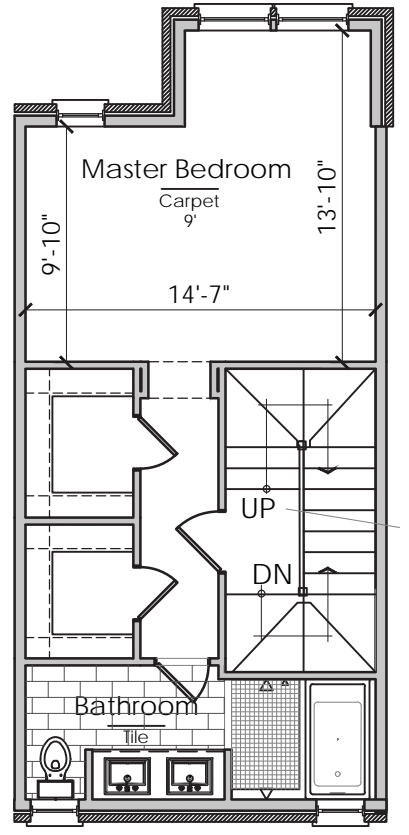
North Court Towns
1820sf $\frac{1}{8}'' = 1'-0''$
3 Units



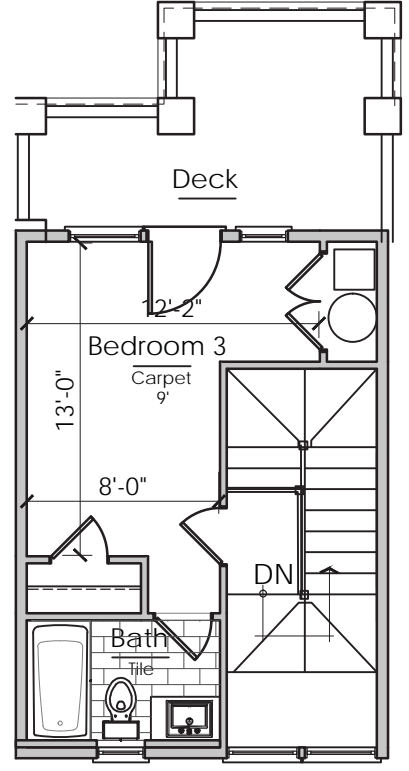
first flr



second flr



third flr

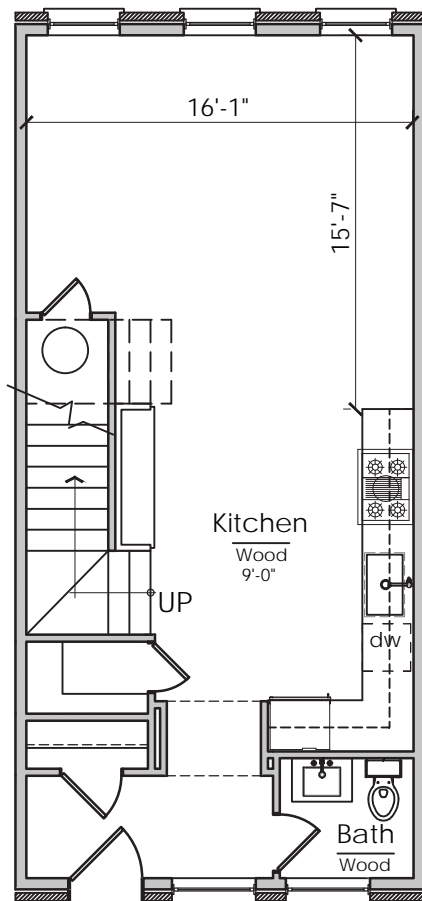


loft

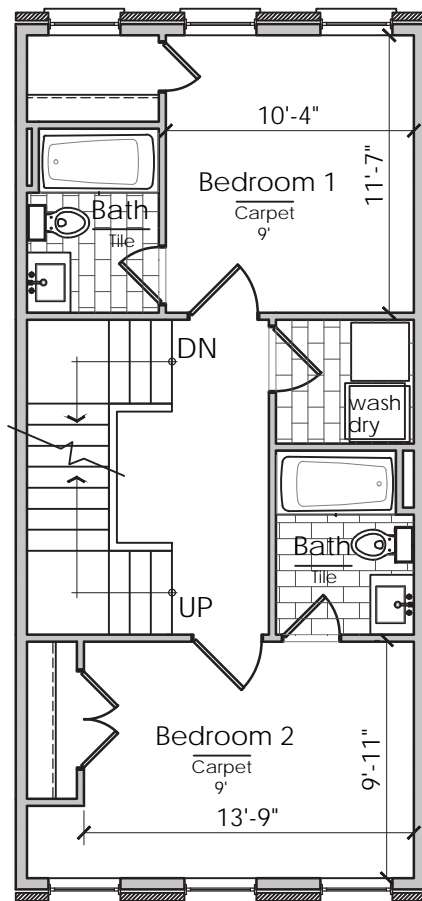
E Street PUD
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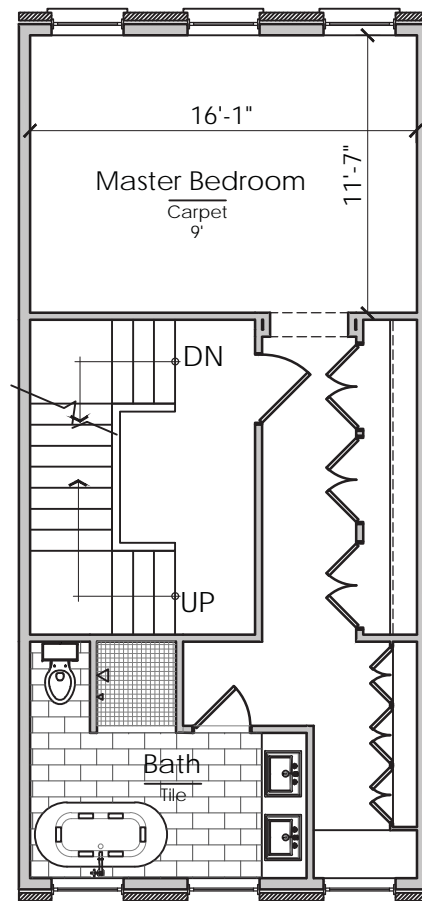
South Court Towns
2248sf 1/8" = 1'-0"
17 units



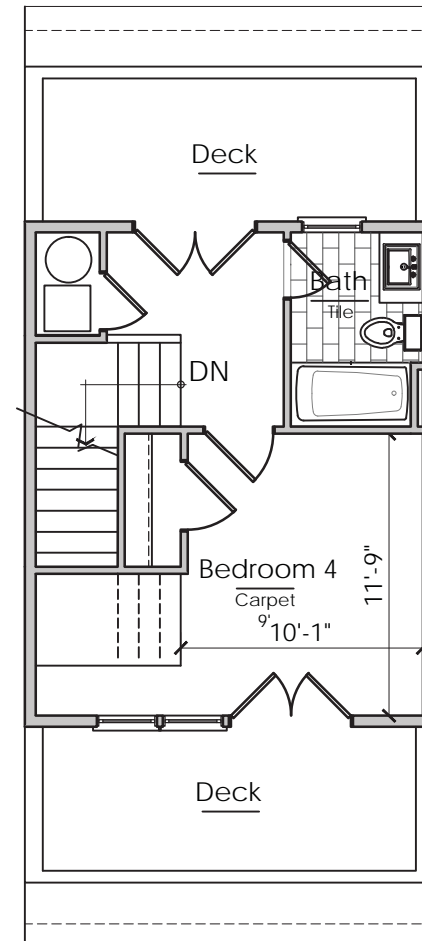
first flr



second flr



third flr

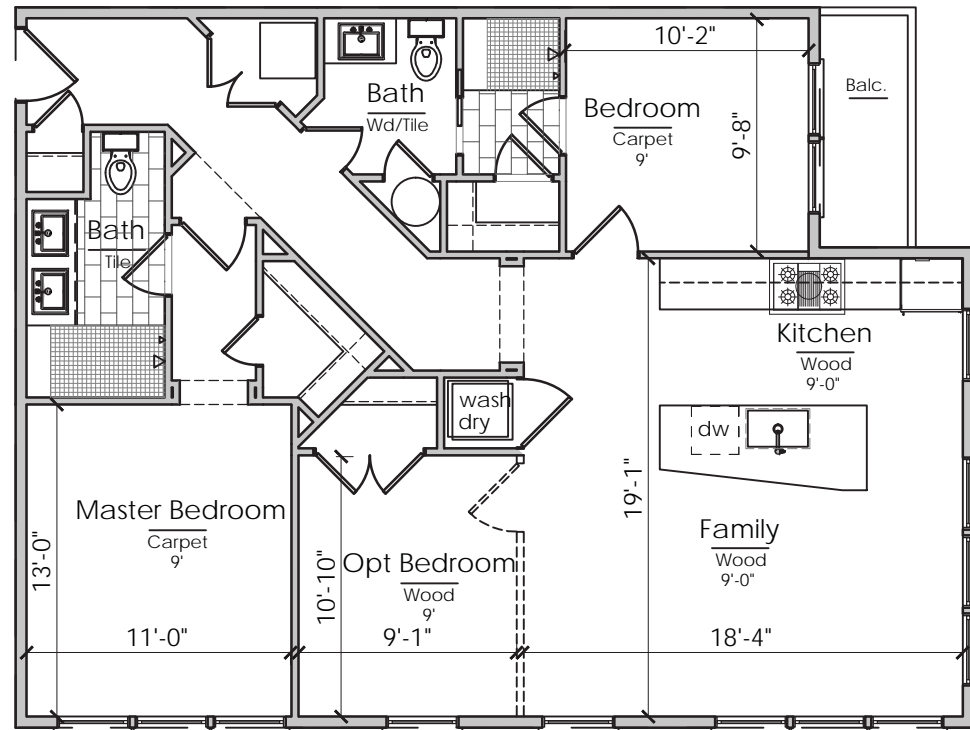


loft



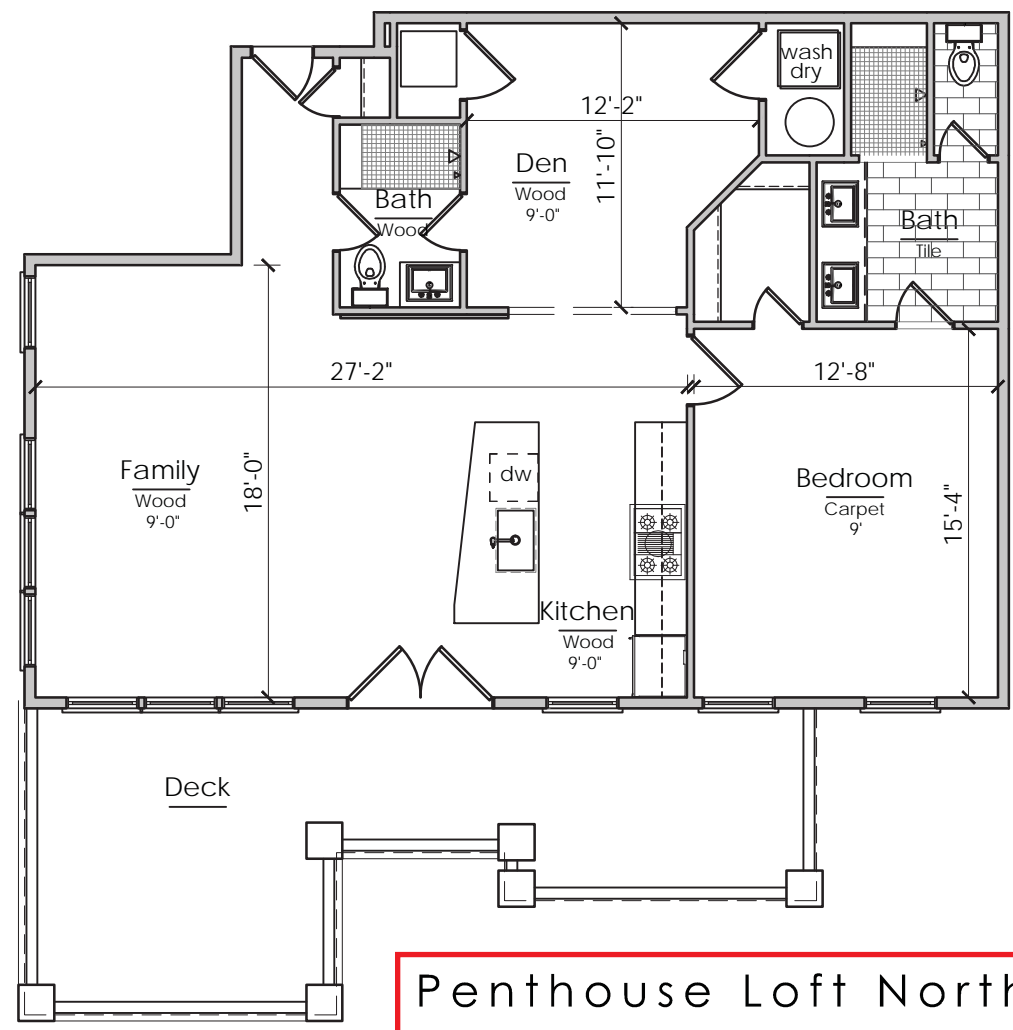


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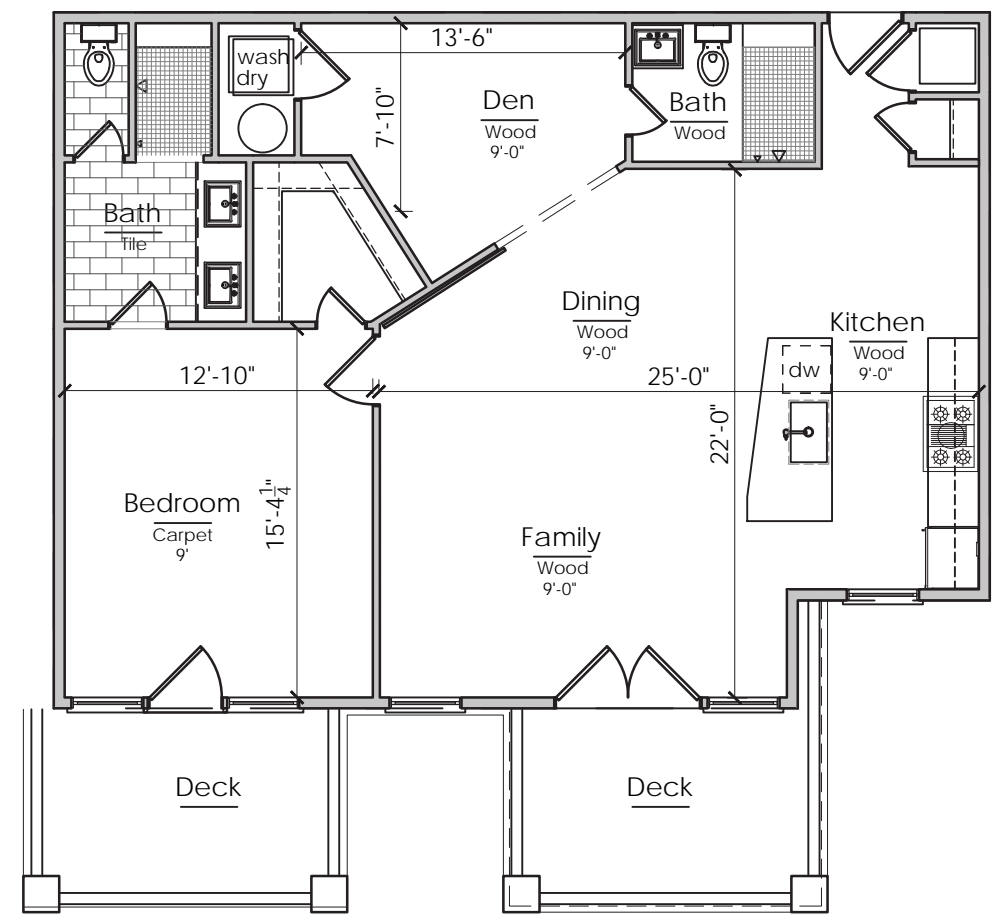


Courtyard Lofts
1133sf $\frac{1"}{8"} = 1'-0"$
floors 2 thru 4 3 Units

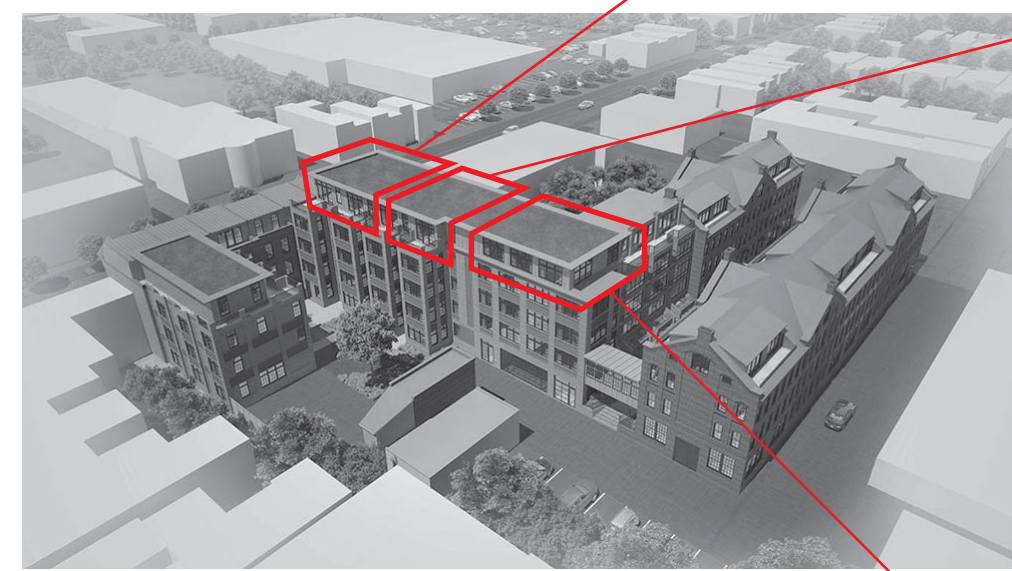




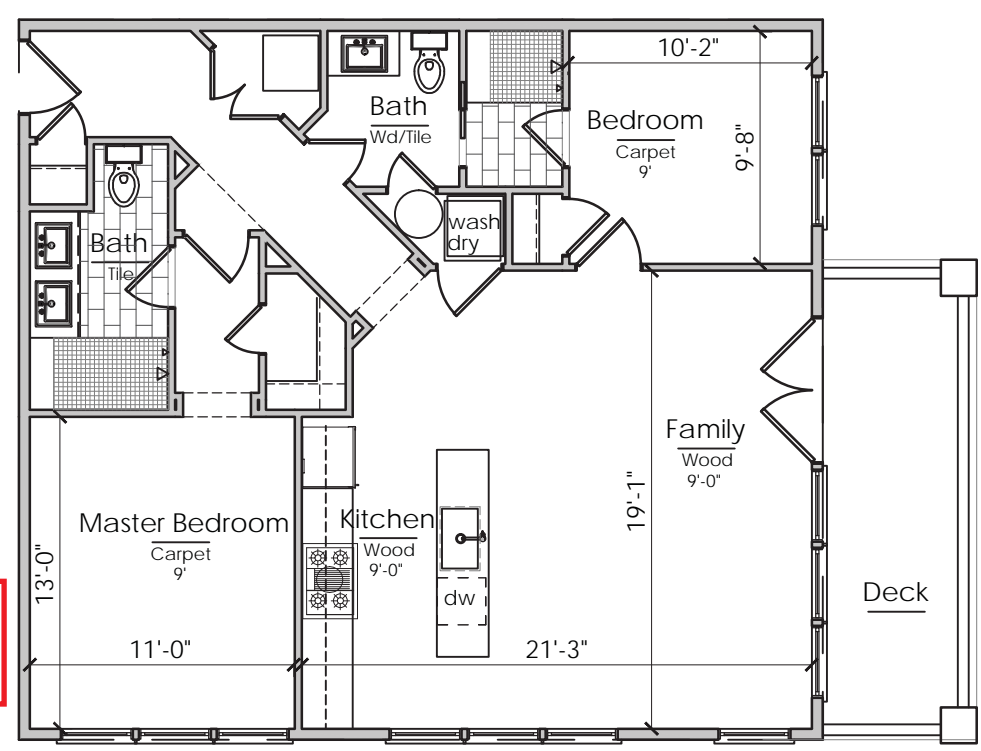
Penthouse Loft North
1095sf $\frac{1}{8}'' = 1'-0''$



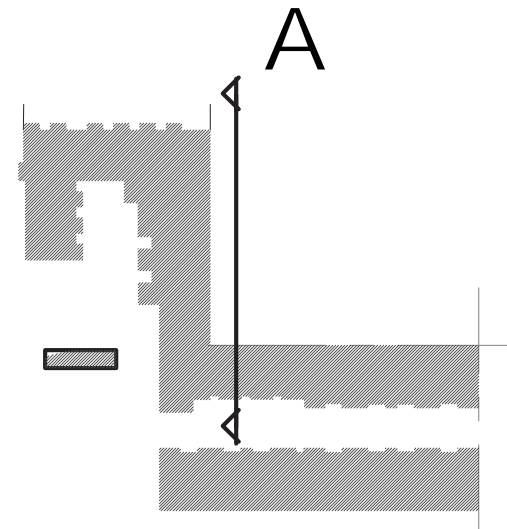
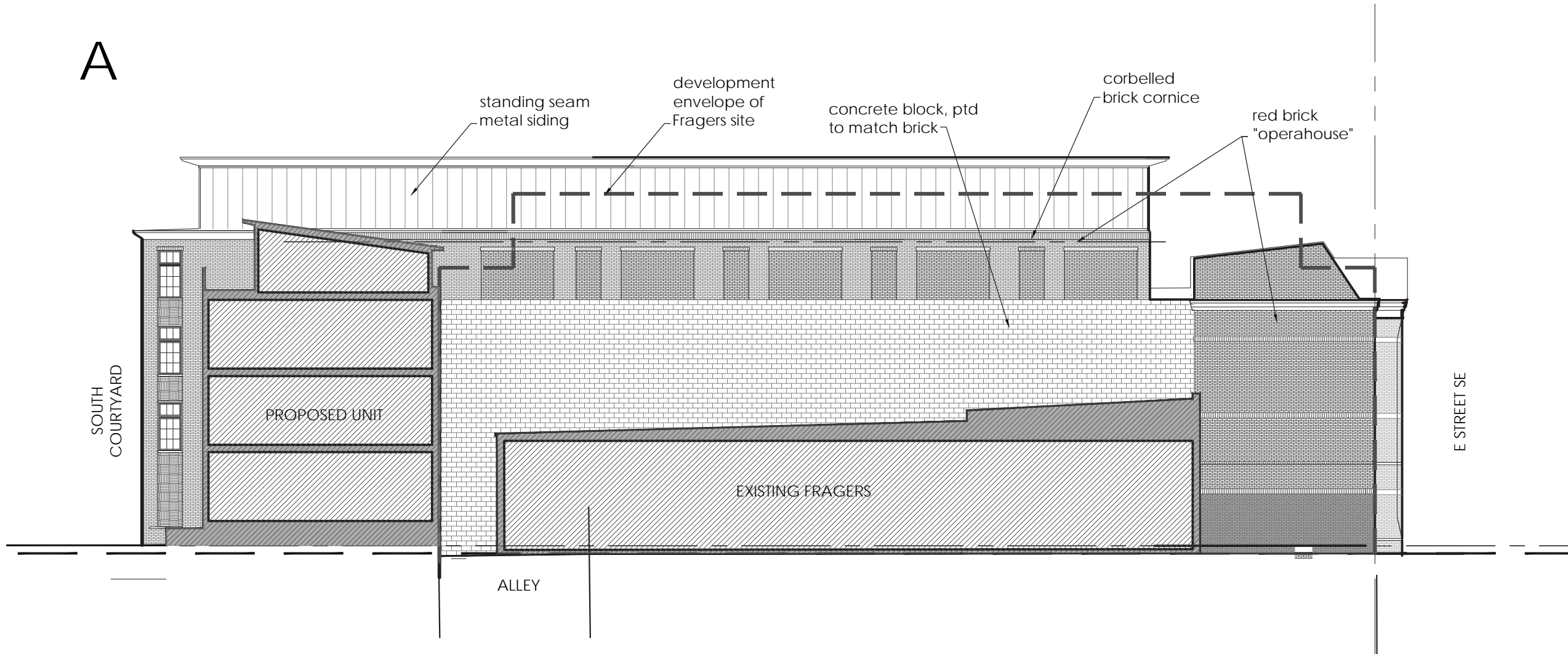
Penthouse Loft Center
1095sf $\frac{1}{8}'' = 1'-0''$



Penthouse Loft South
1000 sf $\frac{1}{8}'' = 1'-0''$



A



A



Looking South at Fragers

1311 E Street, SE Washington DC 20003




4 April 2016



Analysis - Alternate site with 15' Rear Yards

1311 E Street, SE Washington DC 20003




Common Area Lighting
black finish, dark sky hood
mounted at approx. 10'
above walking surface.

final number and location
to be determined by
photometric analysis



Site Post Lighting
black finish, dark sky hood
mounted at approx. 14'
above walking surface.

final number and location
to be determined by
photometric analysis



Unit Entry Lighting
black finish, dark sky hood
mounted at approx. 8'
above walking surface, or
above door.

final number and location
to be determined by
photometric analysis

Recessed Fixtures ●

