




HOTEL | RESIDENTIAL
← | →

- NOTES:
- For Ground floor elevation refer to sheet A224
-  Location of the hotel / residential sign,



400 Florida Avenue | Washington DC

October 27, 2016 | A221



South Elevation

0 | 15' | 30' | 60' | 180'

m | 4.5 | 9 | 18 | 60

ZONING COMMISSION
District of Columbia
CASE NO. 16-10
EXHIBIT NO. 38A2



west elevation - hotel



east elevation - residential (pending code modification approval)

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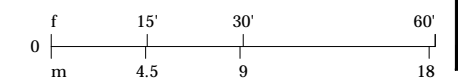


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East and West Elevation





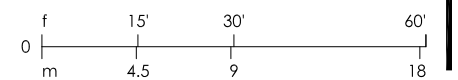
Alternative east residential elevation



400 Florida Avenue | Washington DC

Alternate east Elevation

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PENTHOUSE
 PARAPET
 ROOF
 1 FLOOR
 1 FLOOR
 FLOOR
 FLOOR
 FLOOR
 FLOOR
 FLOOR
 FLOOR
 FLOOR
 FLOOR



RESIDENTIAL | HOTEL
 ← | →

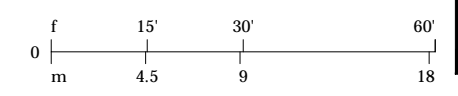


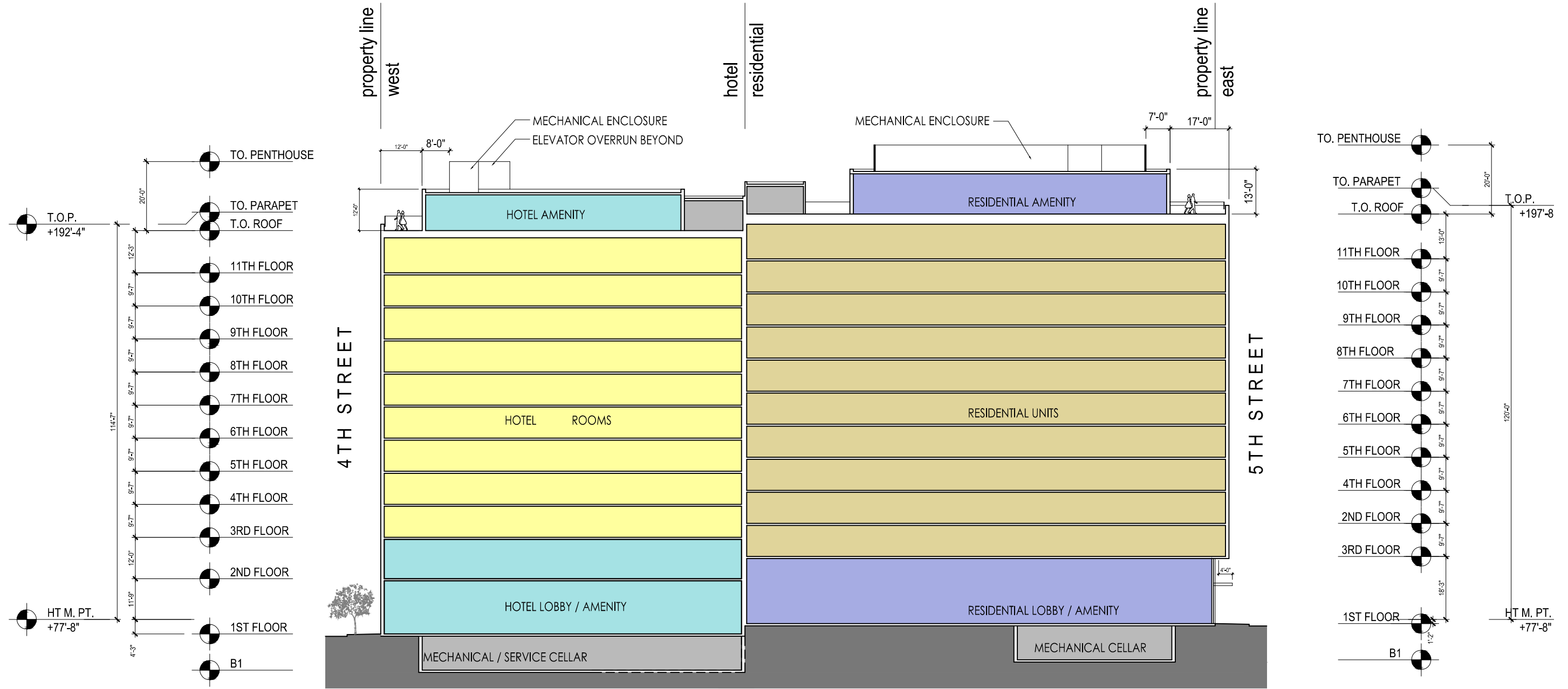
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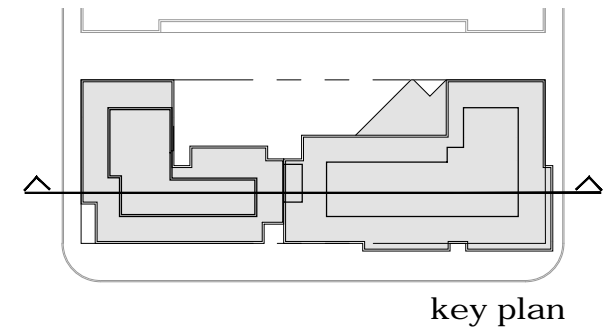


North Elevation





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms

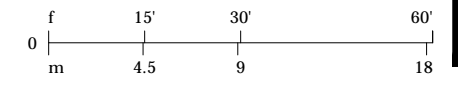


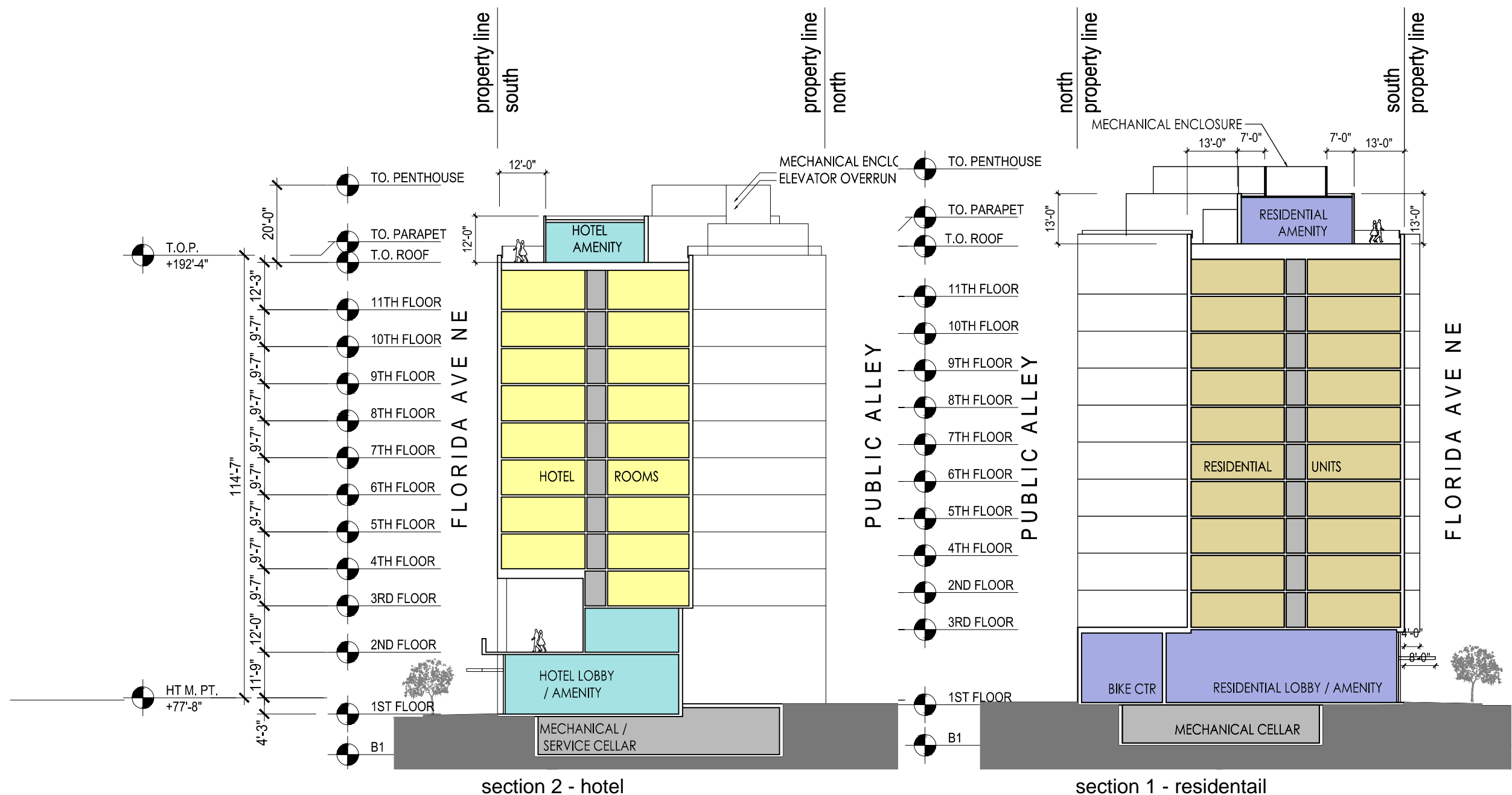
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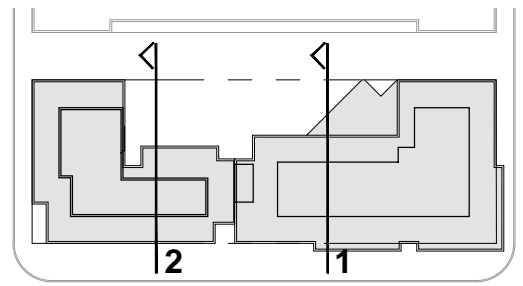


Building Sections





- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms



key plan

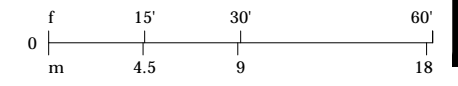


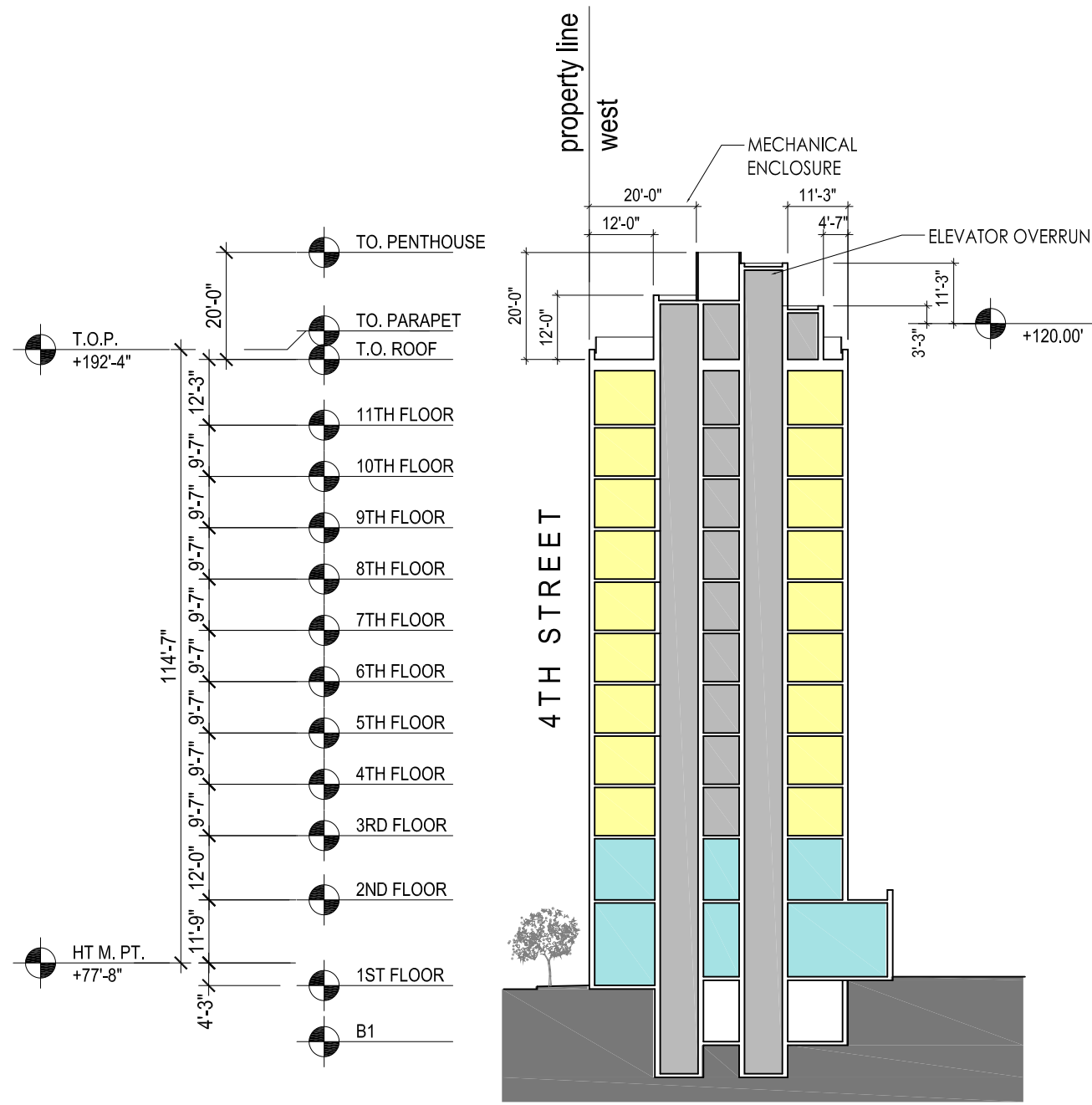
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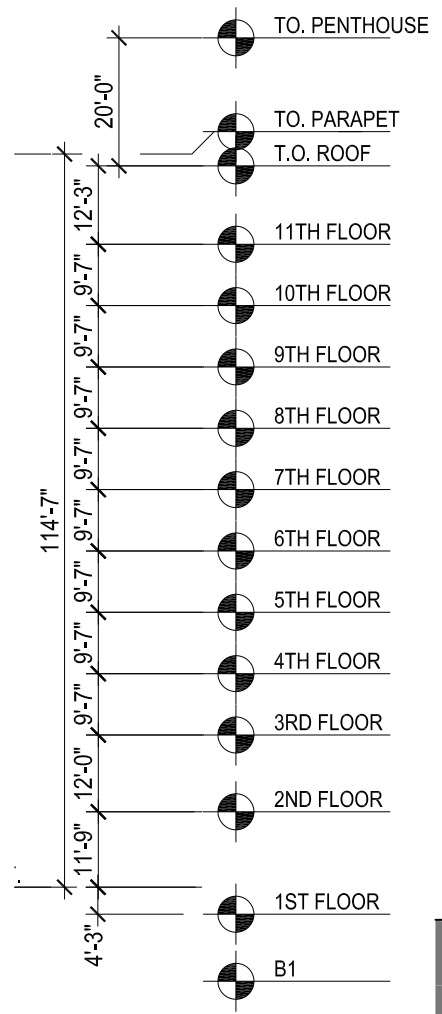


Building Sections

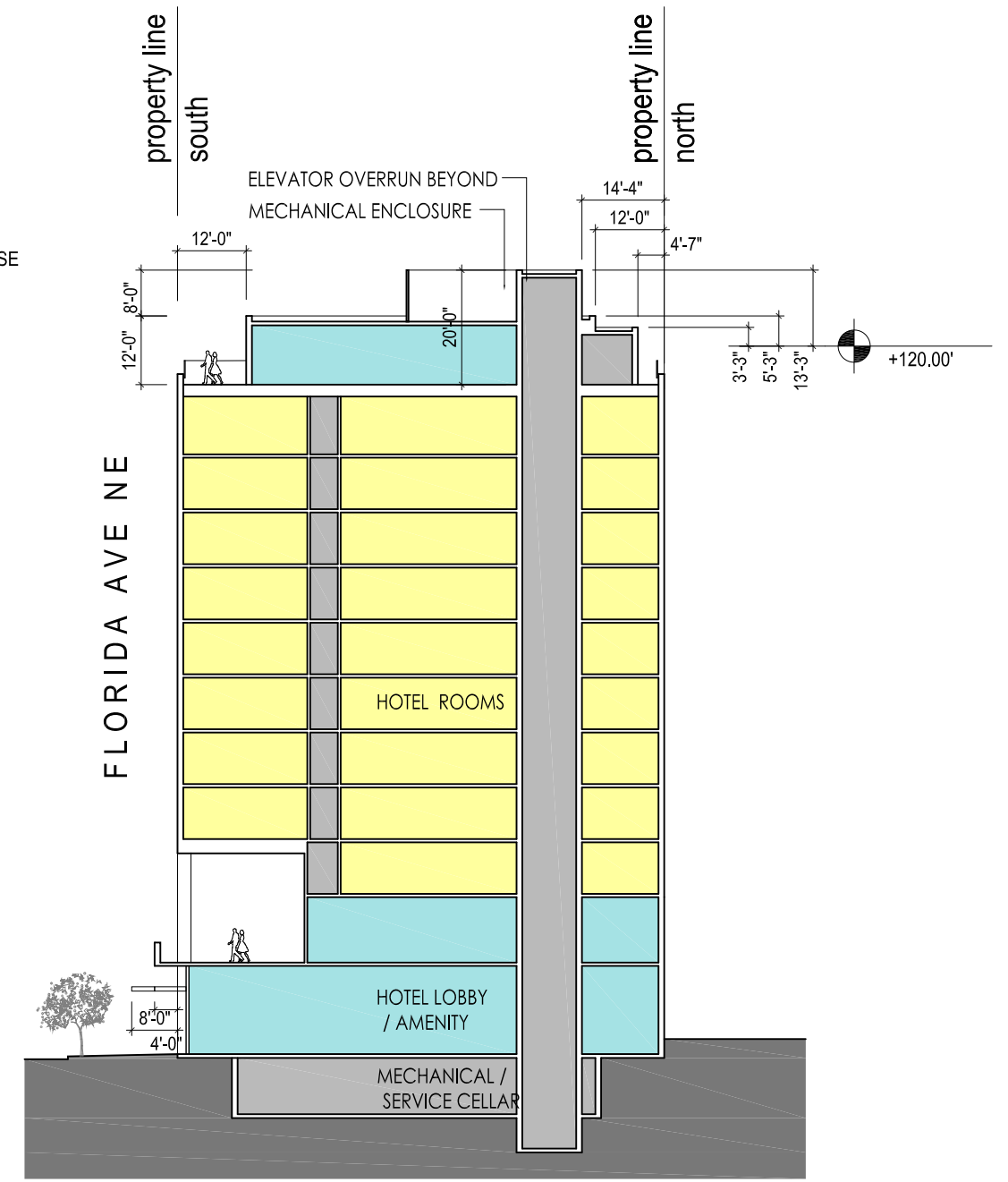




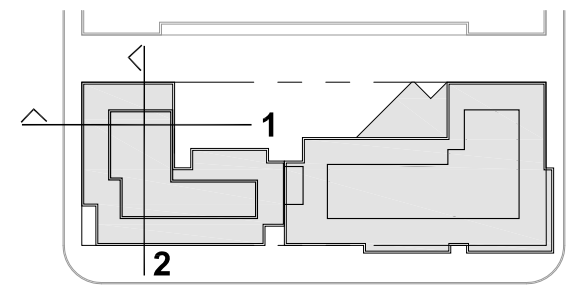
section 1



section 2



- Residential Amenity
- Hotel Amenity
- Vegetation / Green Roof
- Service / Circulation
- Residential Units
- Hotel Rooms



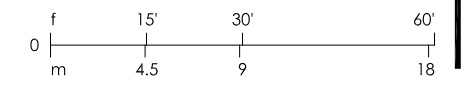
key plan



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Hotel Sections

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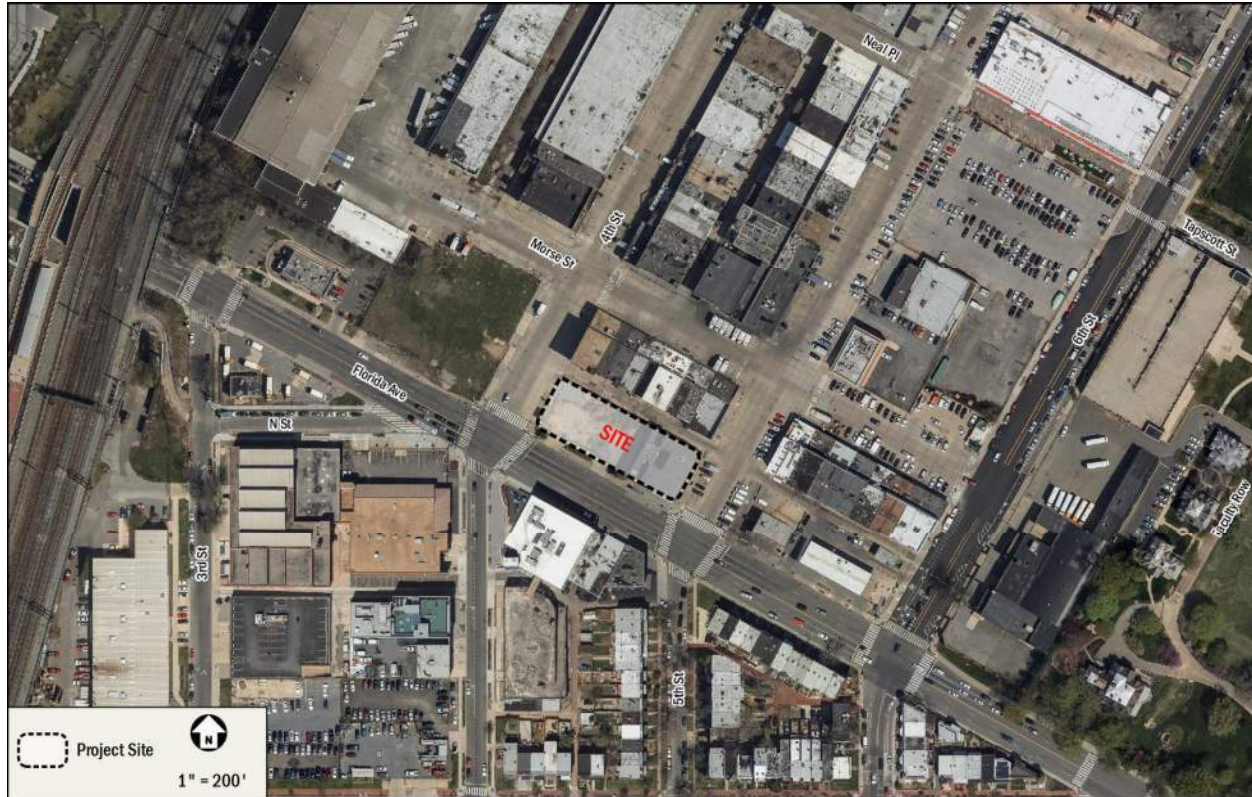


400 Florida Avenue NE PUD

Transportation Presentation



Site Location



400 Florida Avenue NE – PUD - Transportation

Local Transportation Facilities



Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - Nearby NoMa-Gallaudet Metrorail Station (0.3 miles away)
 - 3 Nearby Metrobus routes
 - Convenient to Metropolitan Branch Trail and other bicycle facilities
 - 3 Nearby Capital Bikeshare stations (with 85 bicycles) & 12 nearby Carshare vehicles
 - Site has Walkscore of 93 “Walker’s Paradise” and TransitScore of 78 “Excellent Transit”
- Implementation of Comprehensive Transportation Demand Management (TDM) Plan
- Implementation of on-site pedestrian, bicycle, & loading facilities

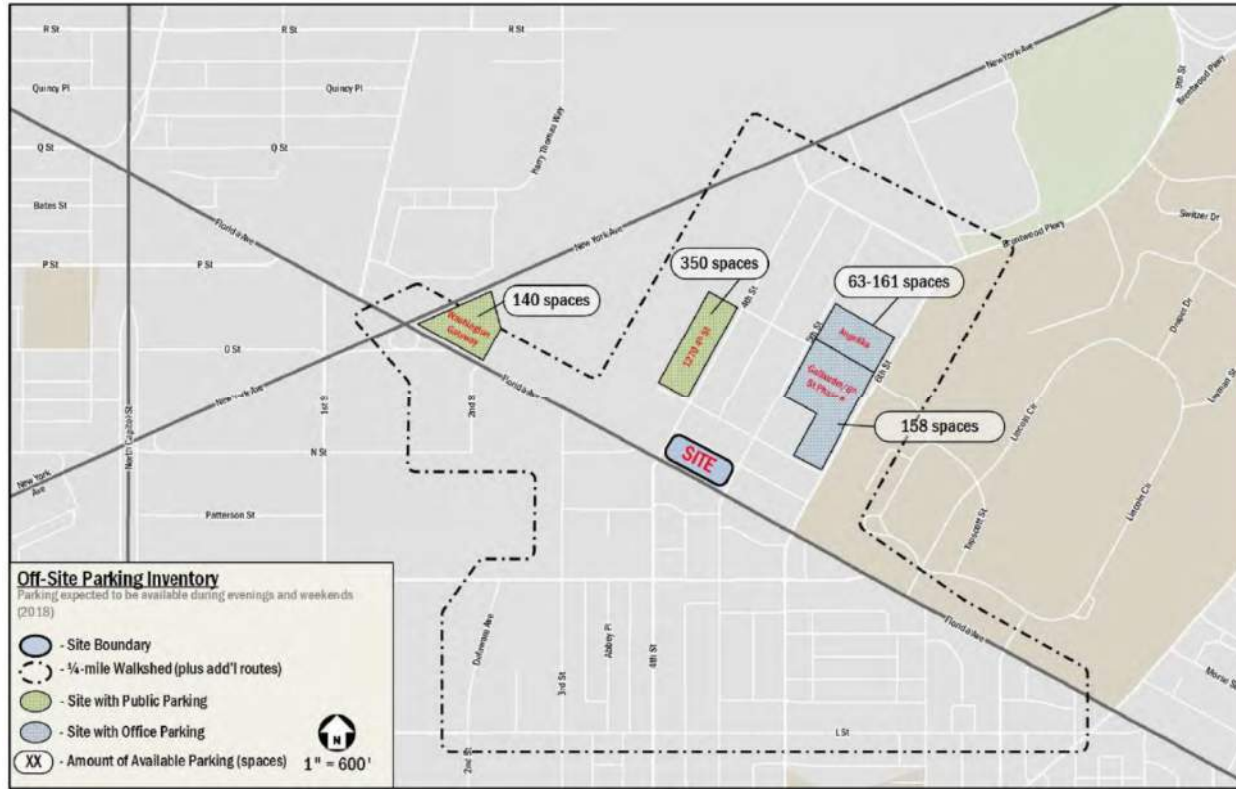


Parking Management Plan Elements

- On-site parking – 2 car sharing spaces and 1 EV-charging space along alley
- Off-site parking – Contract with the owner of Square 3587, Lot 9 (1270 4th Street NE) to provide up to 50 available parking spaces for the project on a monthly, hourly, or daily basis, for hotel and residential use
- Valet – Hire a third-party valet service or will designate a member of the hotel staff to manage the valet operations
- Provide transportation option information to hotel guests at pre-reservation, reservation confirmation, and even arrival notifying guests that parking is off-site
- Unbundle residential parking from cost of lease or purchase
- Restrict residents from obtaining RPP



Off-Site Parking Locations



Traffic Demand Management (TDM) Elements

- Exceed zoning requirements for bicycle parking/storage.
- Provide long-term bicycle parking, shower/changing, and maintenance facilities.
- Unbundle cost of residential parking from the cost of lease or purchase.
- Identify TDM leaders.
- Provide TDM materials to new residents.
- Establish TDM marketing program to communicate transportation options to hotel guests.
- Provide carpooling assistance to residents and hotel employees.
- Install Transportation Information Center Displays in residential and hotel lobbies.



Traffic Demand Management (TDM) Elements

- Offer one-year membership to Capital Bikeshare or carsharing service to each residential unit and hotel employee during first year of operation.
- Provide free Capital Bikeshare Bulk Membership passes to hotel guests on a daily basis as requested.
- Provide two bicycle repair stations.
- Dedicate two parking spaces along the alley for carsharing services.
- Restricts residents from obtaining RPP.
- Place and fund the operations and maintenance for one year of a new Capital Bikeshare station.



DDOT Conditions

Based on DDOT's review, the Applicant **agrees** to all of DDOT's conditions, with a few clarifications:

- Implement the proposed TDM plan outlined in the CTR
- Revise the site plan to include one additional loading berth
- Provide interior connections from the long-term bicycle parking room to the hotel and residential lobbies **(Each building will have its own bike room with an interior connection to their respective lobby.)**
- Strengthen the loading management plan to include a contingency for trucks larger than 30' in length **(4th Street drop-off area can serve the rare instance of trucks larger than 30'.)**
- Reconstruct curb ramps and stripe highly visible crosswalks on Morse Street NE at the intersections with 4th and 5th Streets NE, if not already constructed by others.

