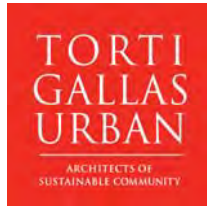


PUD Zoning Commission Hearing

Bruce Monroe



December 5th, 2016

Guiding Principles

- Working with the Goals and Priorities of the New Communities Initiative
- Updating Previous Planning Efforts
- Engaging the Community

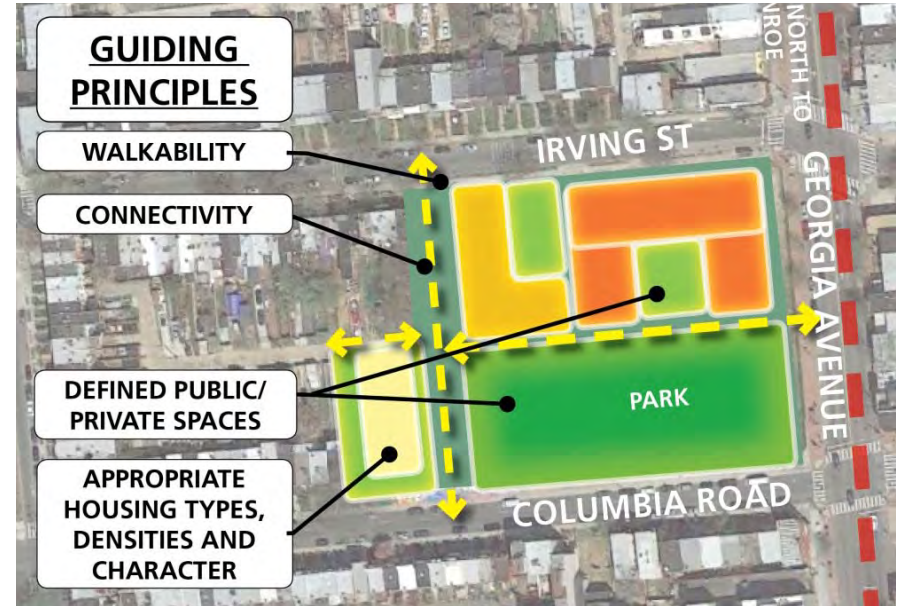


Regional Context



Existing Site Analysis

Proposed Connectivity



Existing Conditions

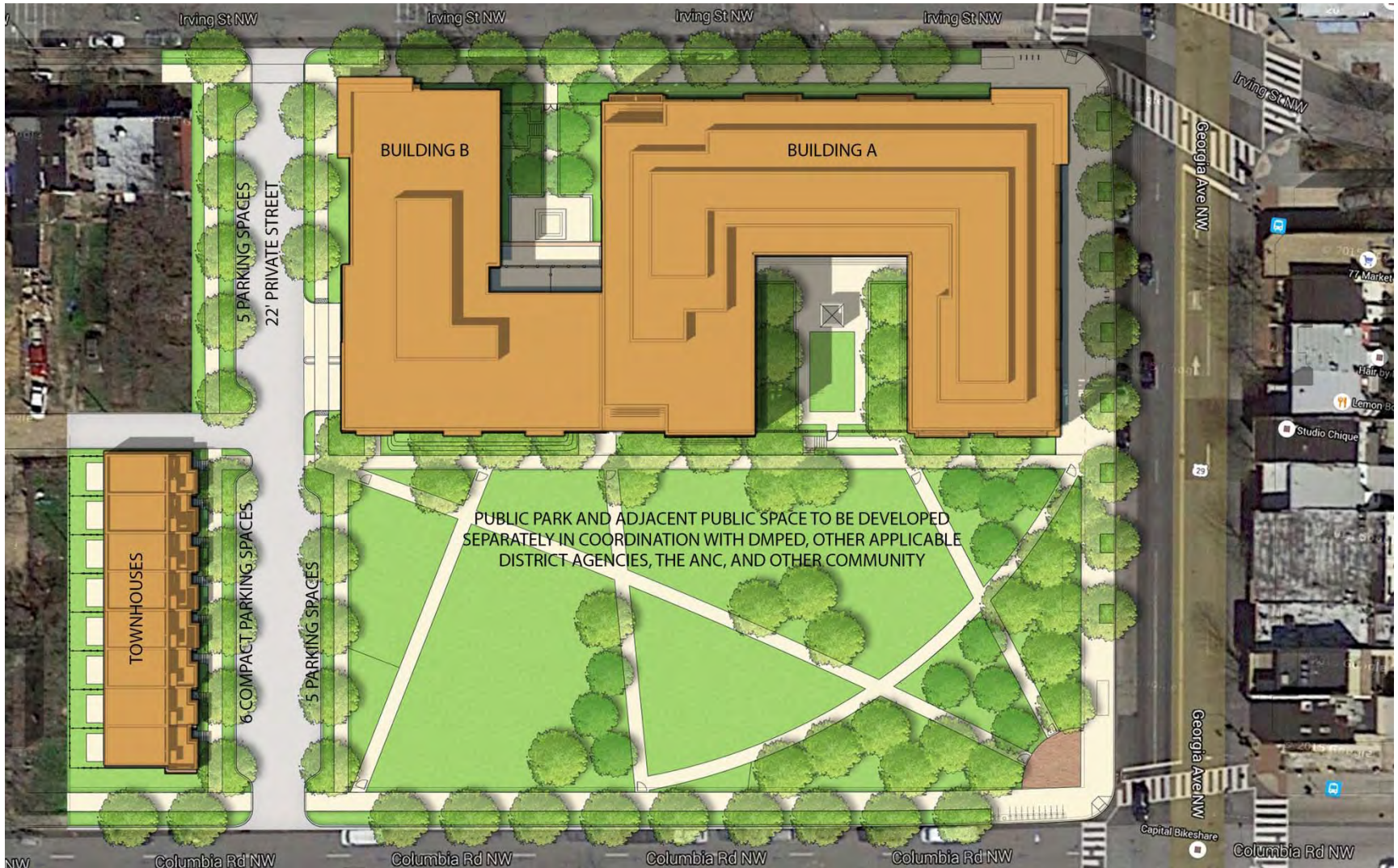


New Development along Georgia Avenue



- Significant Corridor Buildings Since the Year 2000
- Significant Corridor Buildings Recently Entitled
- Proposed Buildings as Part of the Park Morton NCI, Phases 1 - 3

Illustrative Site Plan



Ground Floor Plan

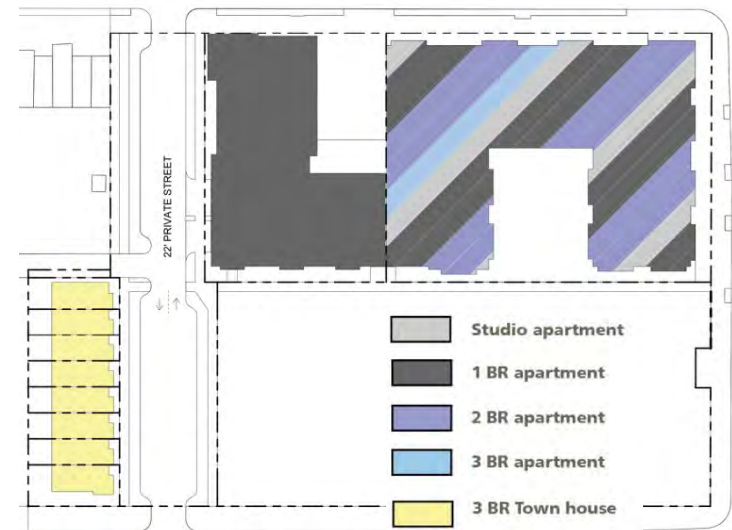
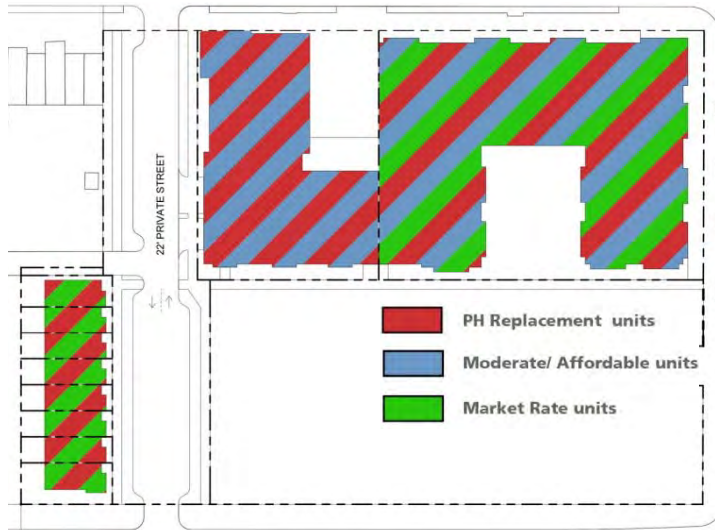


Typical Floor Plan



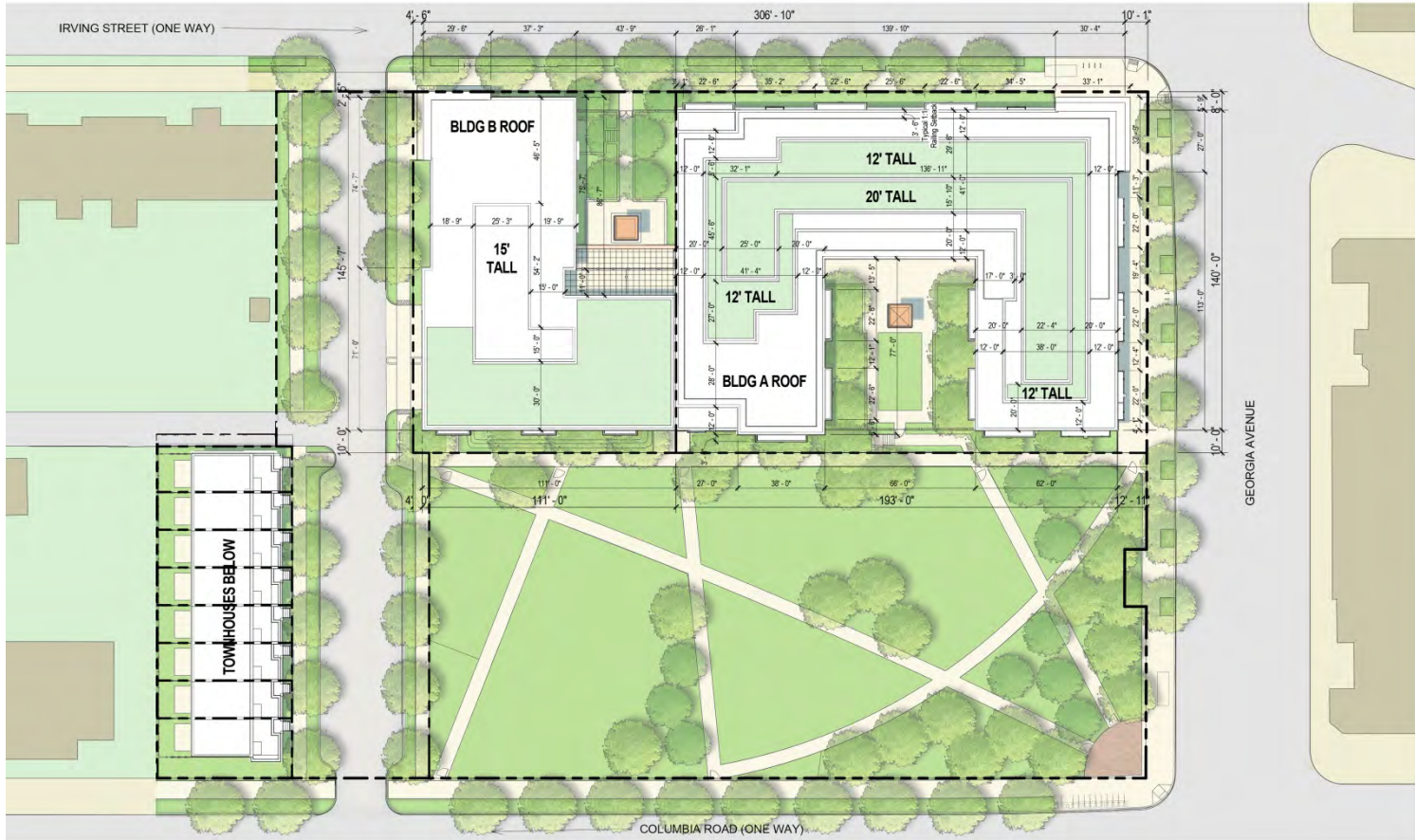
189 APARTMENT UNITS, 76 SENIOR UNITS, 8 TOWNHOUSES

Tenure and Bedroom Type



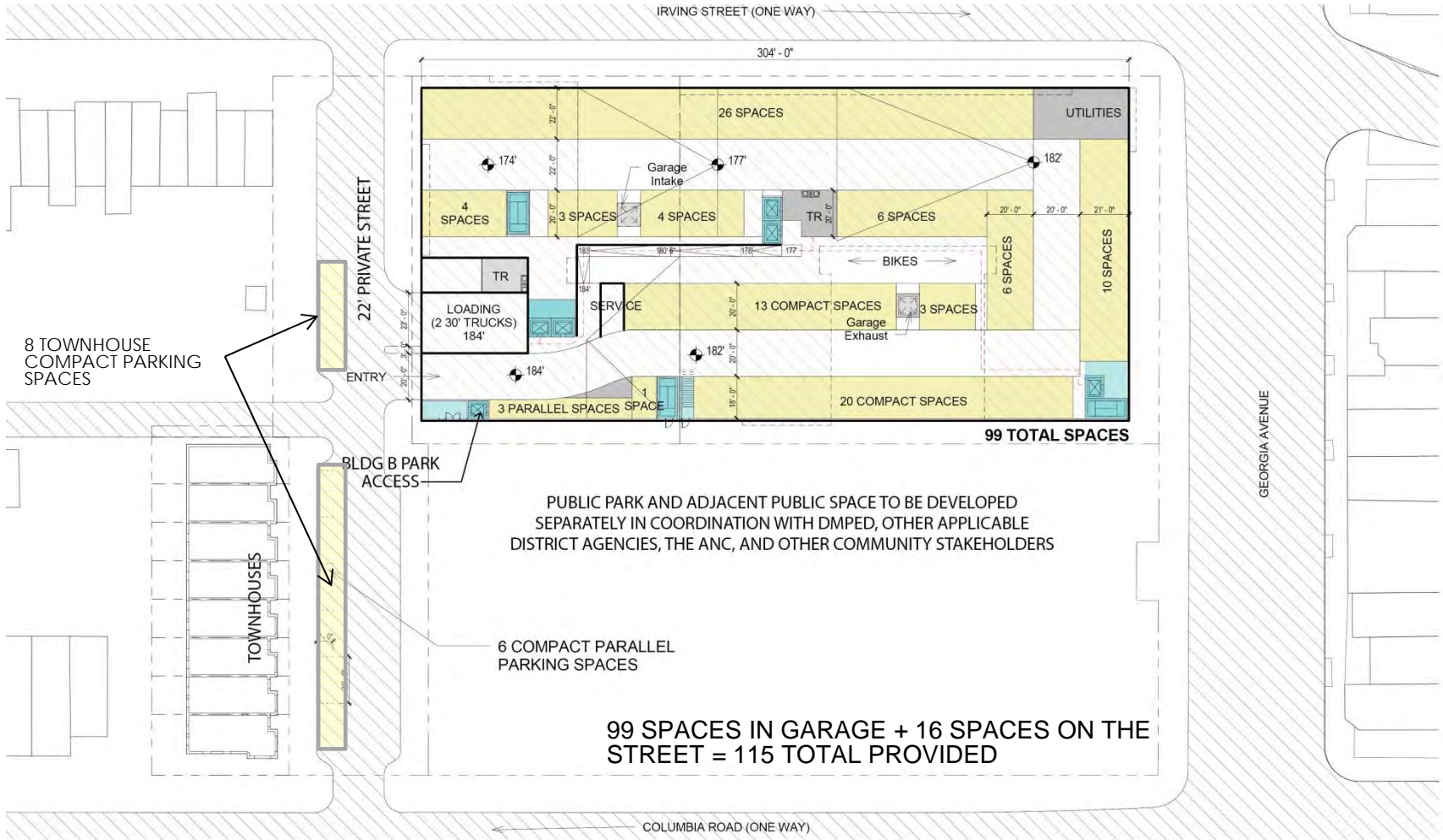
Building		STUDIO UNITS	1BR UNITS	1BR/Den UNITS	2BR UNITS	2BR Flat UNITS	2BR TH UNITS	3BR UNITS	3BR TH UNITS	TOTAL
Senior Building	PHA		33							33
	Moderate/Affordable		43							43
	Market Rate		0							0
	Total Res	0	76	0	0	0	0	0	0	76
	Community Service									
	Retail									0
Apartment Building	PHA		2		51			1		54
	Moderate/Affordable		37		31					68
	Market Rate		8		2					67
	Total Res	8	96	0	84	0	0	1	0	189
	Community Service									4,545 SF
	Retail									0
Townhouses	PHA							3		3
	Moderate/Affordable									0
	Market Rate								5	5
	Total Res	0	0	0	0	0	0	0	8	8
	Community Service									0
	Retail									0
TOTALS		8	172	0	84	0	0	1	8	273
TOTAL COMMUNITY SERVICE										4,545 SF

Roof Plan



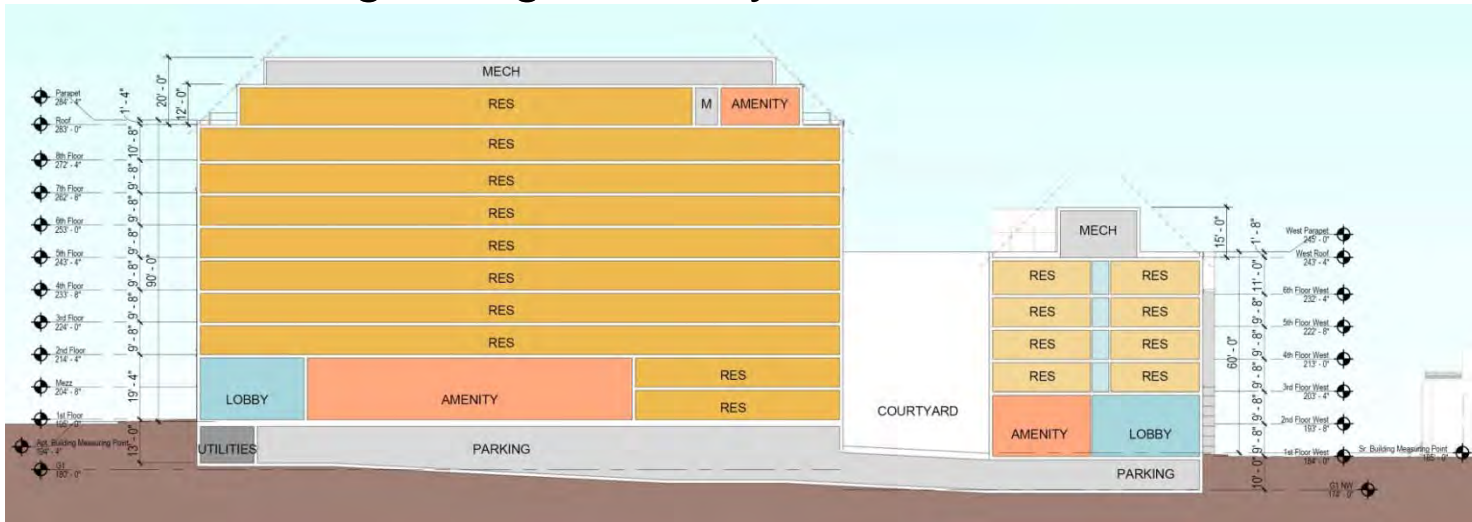
NO RELIEF REQUESTED FOR PENTHOUSE

Garage Plan

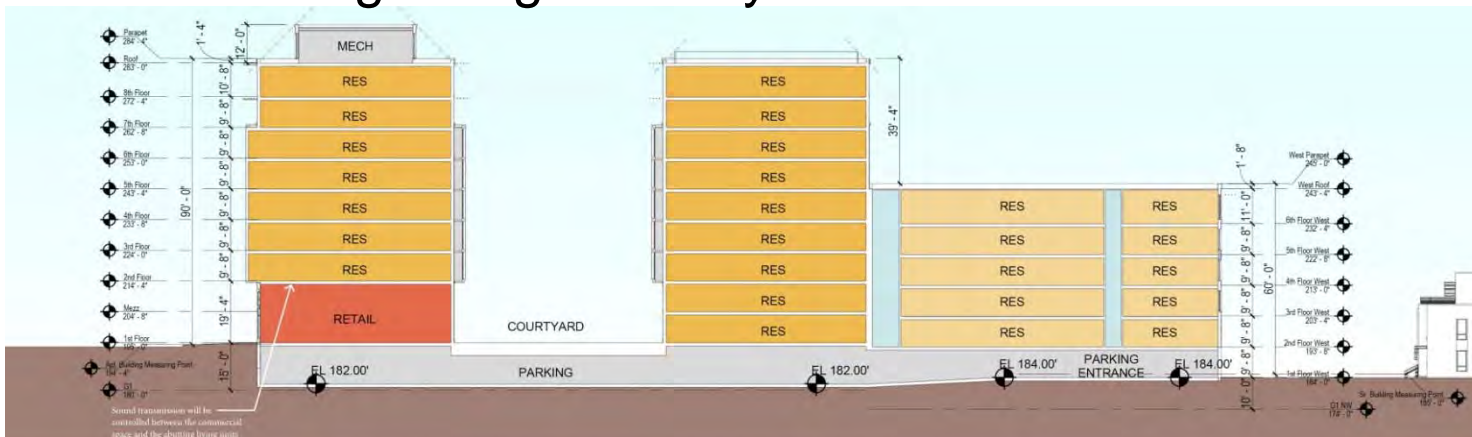


Building Sections

Section through Bldg B Courtyard



Section through Bldg A Courtyard



View from SE at corner of Georgia and Columbia



View from NE at corner of Georgia and Irving



Zoom in view of Building A



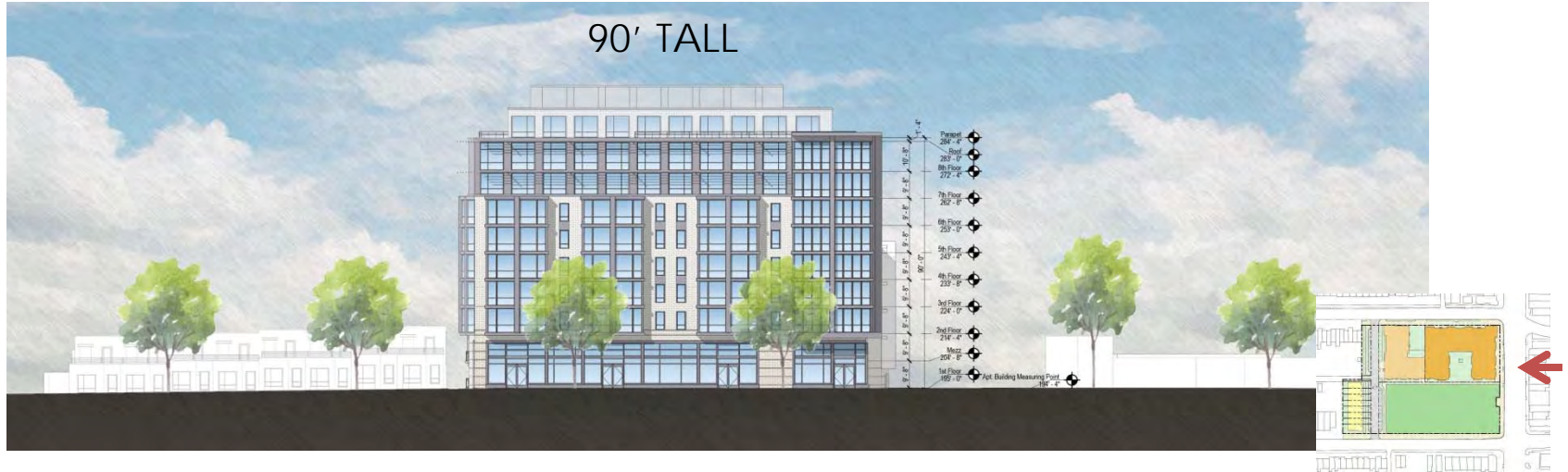
View from West on Irving Street



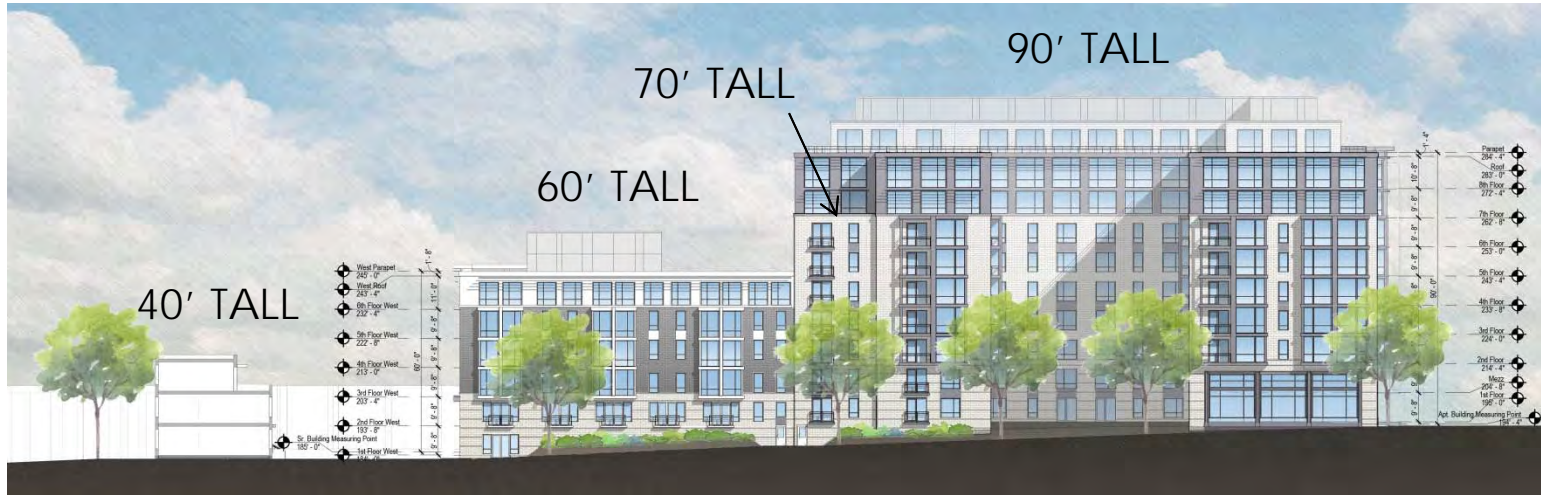
View from South on Columbia



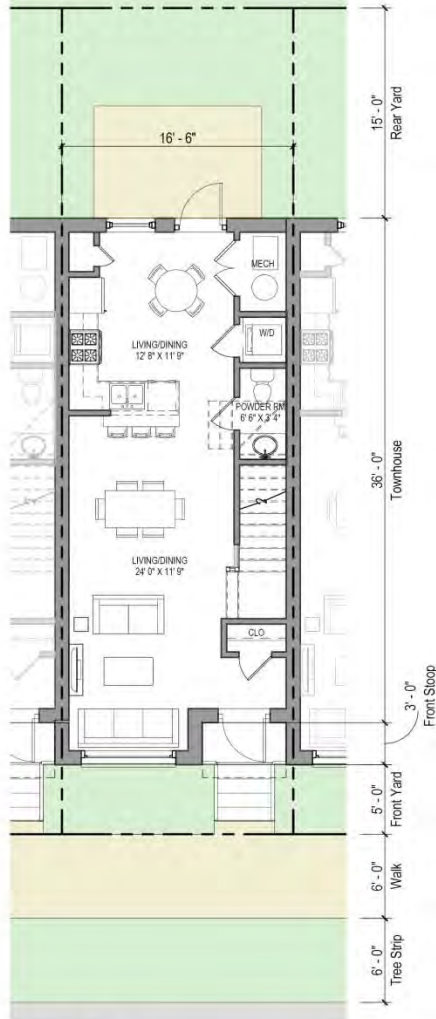
East and North Elevations



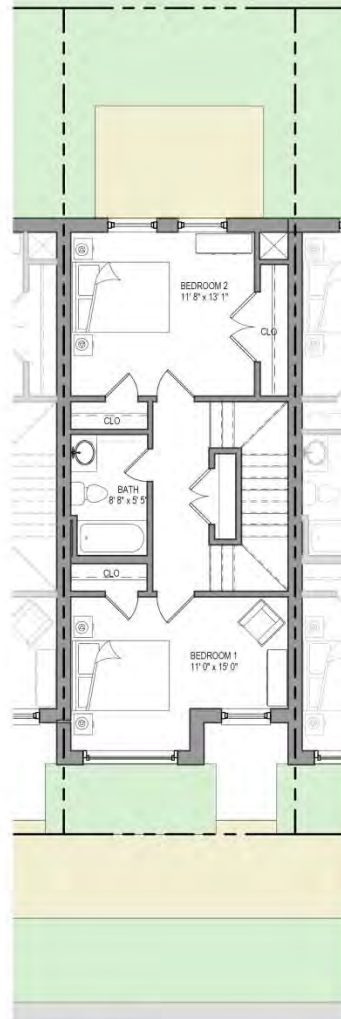
South Elevation



Townhouse Plans



1st Floor Plan



2nd Floor Plan



3rd Floor Plan

Townhouse Elevations



Enlarged Elevations – Bldg A



1. Building A - Perspective View



Building A - North Elevation



Windows and Doors



Panel Color #1



Panel Color #3



Masonry Color #1

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Material Board - Building A

PARK VIEW COMMUNITY PARTNERS



BRUCE MONROE

Enlarged Elevations – Bldg B



2. Building B - Perspective View



Building B - North Elevation



Windows and Doors



Panel Color #2



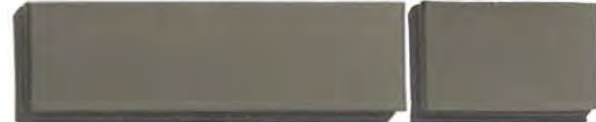
Panel Color #3



Masonry Color #1



Masonry Color #2



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Material Board - Building B

PARK VIEW COMMUNITY PARTNERS



BRUCE MONROE

Enlarged Elevations – Townhouses



3. Townhouses - Perspective View

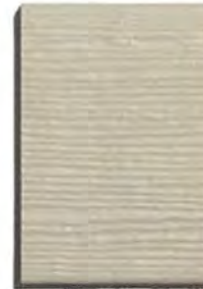
© 2014 Torti Gallas Urban, Inc. | 1001 H Street NE and Blue Washington, DC 20002

Material Board - Townhouse

PARK VIEW COMMUNITY PARTNERS



Townhouses - East Elevation



Cementitious Siding Color #1



Windows and Doors



Panel Color #1



Masonry Color #1



Masonry Color #2

BRUCE MONROE

EGC Checklist

Bruce Monroe - Phase 1 - Multifamily Apartments- Green Communities Checklist
Mandatory Criteria

Green Communities Criteria		Project Implementation		
	Criteria	N/A	Yes	No
1. Integrated Design Process				
Mandatory	1.1 Goal Setting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	1.1.1 Criteria Documentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	1.1.2 Resident Health and Well-Being: Design for Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	1.3a Resilient Communities: Design for Resilience (New Construction and Substantial Rehab only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Location and Neighborhood Fabric				
Mandatory	2.1 Sensitive Site Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory New Const.	2.2 Connections to Existing Development and Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	2.3 Compact Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	2.4 2.5 Proximity to Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	2.6 Preservation of and Access to Open Space: Rural / Tribal / Small Towns Only	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Improvements				
Mandatory	3.1 Environmental Remediation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	3.2 Erosion and Sedimentation Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	3.3 Low-Impact Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	3.4 Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	3.5 Efficient Irrigation and Water Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Water Conservation				
Mandatory	4.1 Water Conserving Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Energy Efficiency				
Mandatory	5.1 Building Performance Standard (New Construction: single-family and low-rise multifamily)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mandatory	5.2 Building Performance Standard (New Construction: mid-rise and high-rise multifamily, with some exceptions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	5.3 Building Performance Standard (Substantial and Moderate Rehab: single-family and low-rise multifamily)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mandatory	5.4 Building Performance Standard (Substantial and Moderate Rehab: mid-rise and high-rise)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mandatory	5.5 Sizing of Heating and Cooling Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	5.6 ENERGY STAR Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	5.7 Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	5.8 Electricity Meter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TARGETING 57 POINTS FOR MULTIFAMILY AND 50 POINTS FOR TOWNHOUSES, 35 POINTS REQUIRED TO BE EGC CERTIFIED

6. Materials				
Mandatory	6.1 Low / No VOC Paints, Coatings and Primer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	6.2 Low / No VOC Adhesives and Sealants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	6.3 Composite Wood Products that Emit Low/No Formaldehyde	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	6.4 Environmentally Preferable Flooring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	6.5 Mold Prevention: Surfaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	6.6 Mold Prevention: Tub and Shower Enclosures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	6.7 Construction Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Healthy Living Environment				
Mandatory	7.1 Ventilation (In addition to EGC requirement, air sensors will be incorporated that can detect abnormal air quality and possible hazards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.2 Clothes Dryer Exhaust	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.3 Combustion Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.4 Vapor Retarder Strategies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.5 Water Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.6 Mold Prevention: Water Heaters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.7 Radon Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.8 Garage Isolation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.9 Integrated Pest Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.10 Active Design: Promoting Physical Activity Within the Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	7.11 Reduce Lead Hazards in Pre-1978 Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Operations and Maintenance				
Mandatory	8.1 Building Operations & Maintenance Manual (O&M) and Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	8.2 Emergency Management Manual	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	8.3 Resident Manual	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	8.4 Resident and Property Staff Orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mandatory	8.5 Project Data Collection and Monitoring System: 100% Owner-Paid Utility Accounts; 15% Tenant-Paid Utility Accounts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>





BRUCE MONROE DEVELOPMENT

TRANSPORTATION PRESENTATION

NICOLE WHITE, P.E., PTOE

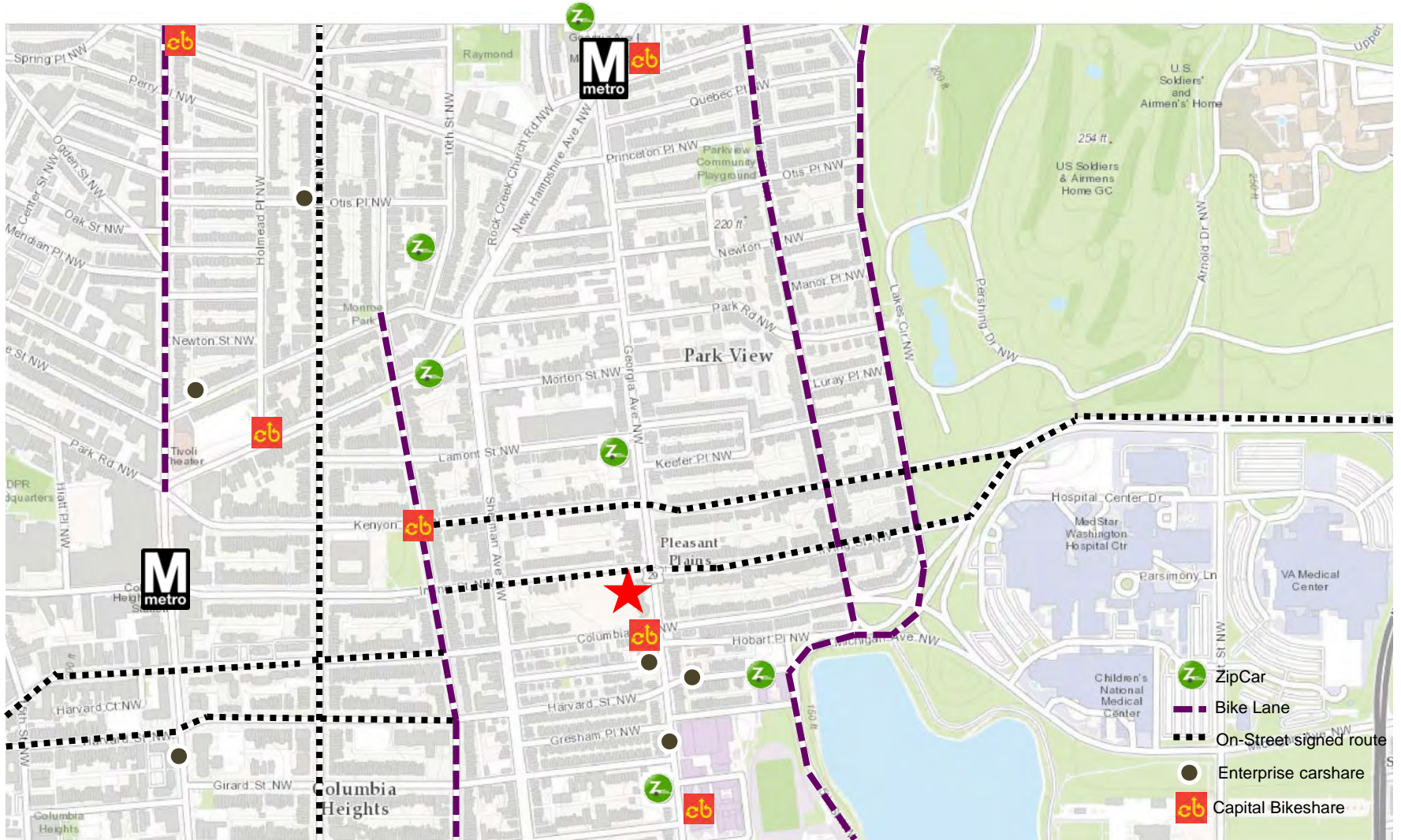
Bruce Monroe and Park Morton Site Locations



Existing Aerial



Multi-Modal Transportation

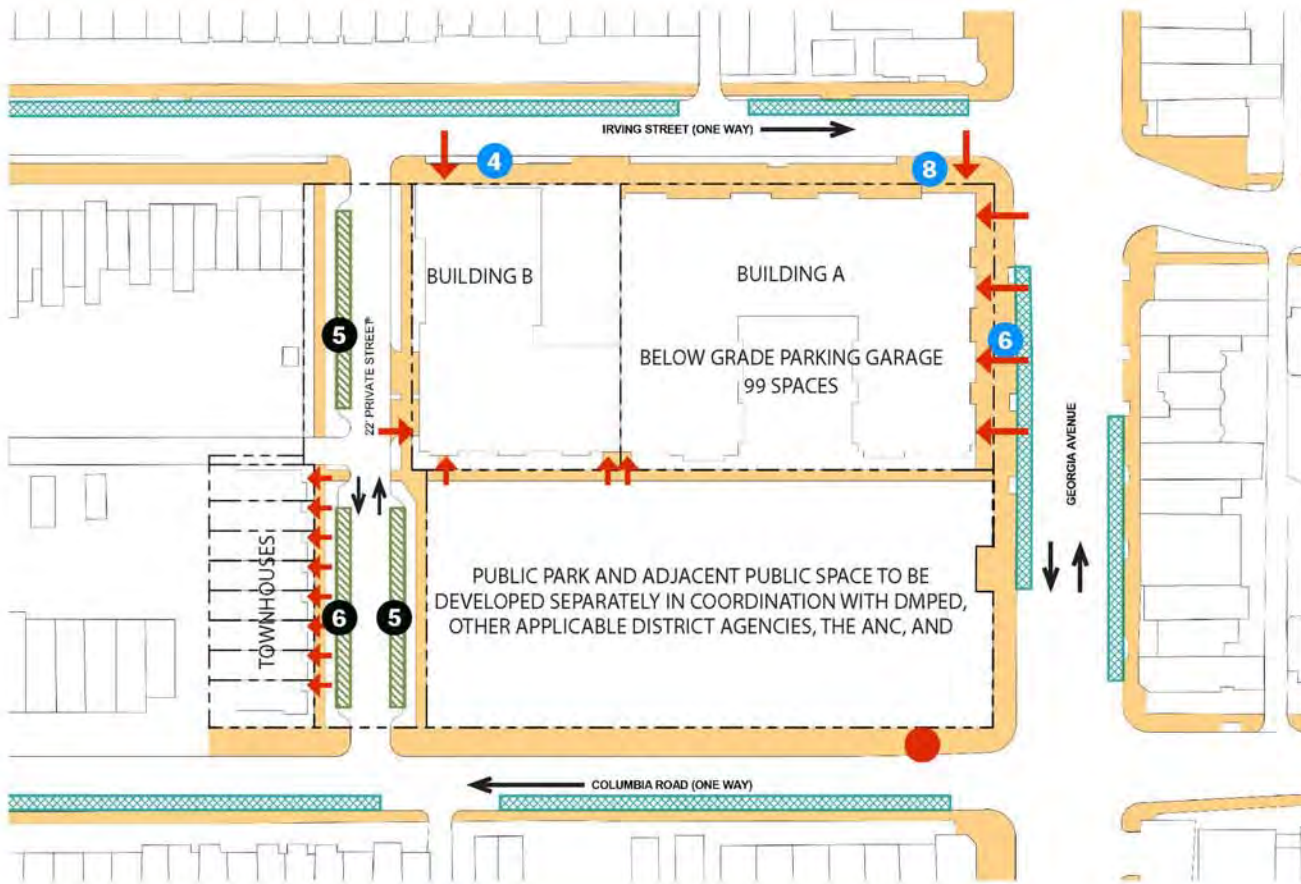


Bus Routes & Stops



- Bus stops are serviced by
 - WMATA bus routes
 - Georgia Avenue/ 7th Street Line
 - Metro Extra (Limited Express)
 - Fort Totten Petworth Line
 - Park Road-Brookland Line
 - Takoma-Petworth Line
 - Brookland-Potomac Park Line
 - Crosstown Line

Building Entrances and Parking

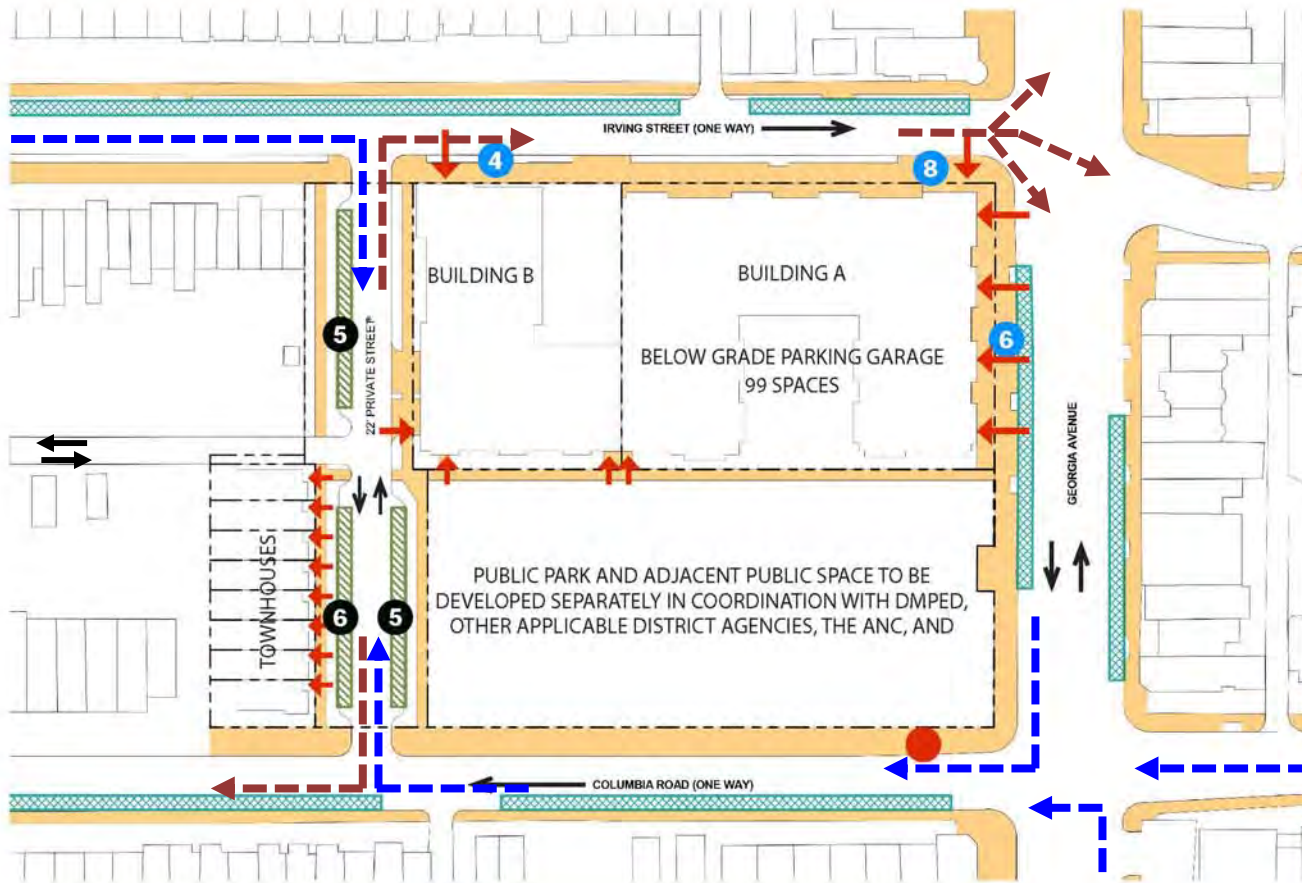


- 99 spaces provided (79 spaces required)
- 90 long term bicycle spaces and 17 short term

Key

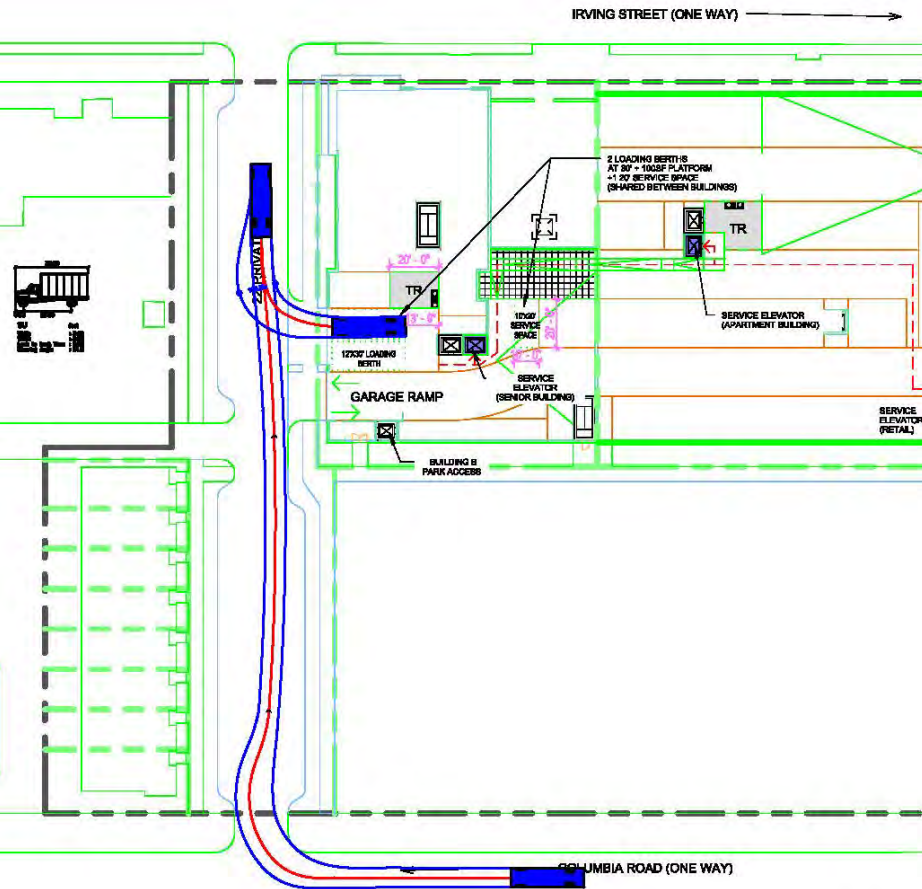
- Existing on-street parking
- Proposed on-street parking
- Sidewalks
- Building Entrance
- Vehicular Parking
- Short Term Bike Parking
- Existing Capital Bikeshare Station

Site Circulation

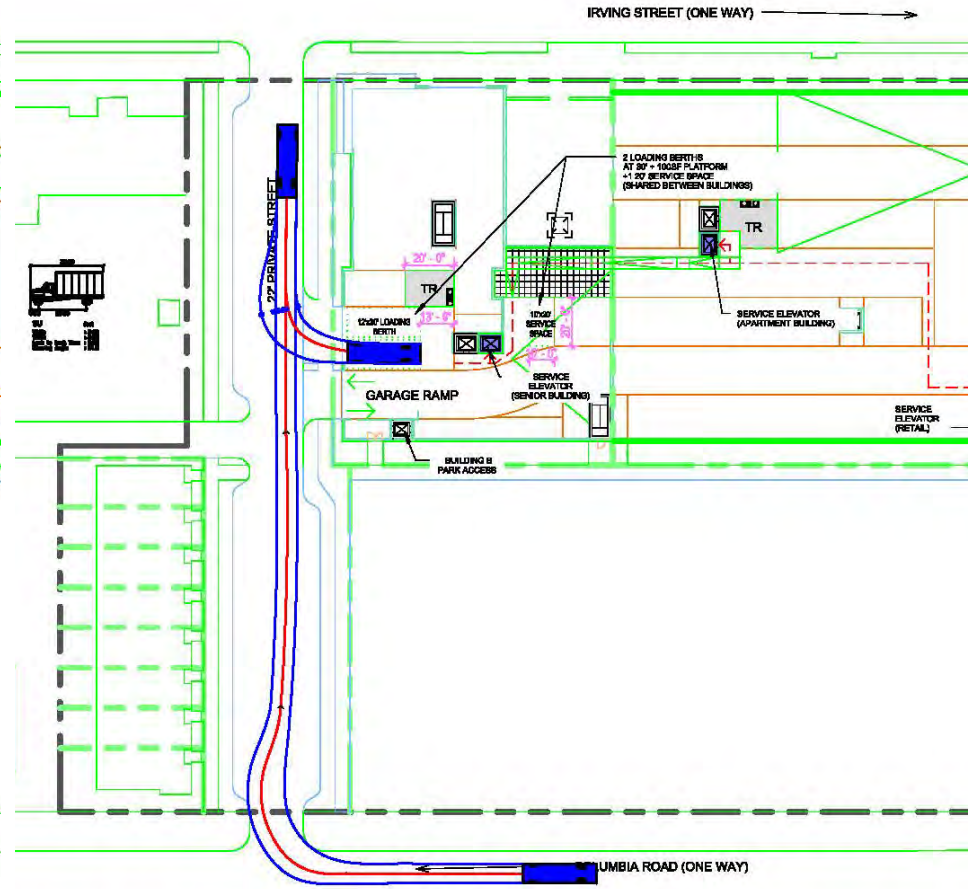


- Key**
- Existing on-street parking
 - Proposed on-street parking
 - Sidewalks
 - Building Entrance
 - Vehicular Parking
 - Short Term Bike Parking
 - Existing Capital Bikeshare Station
 - Vehicular Inbound
 - Vehicular Outbound

Loading Maneuvering Diagrams

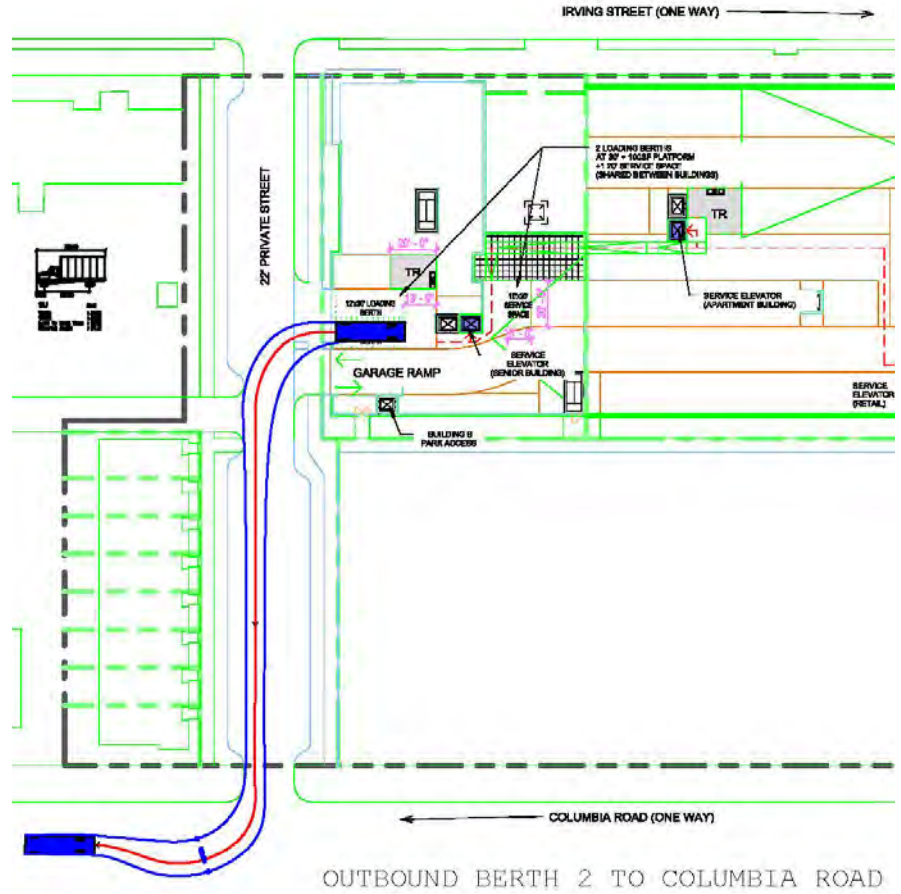
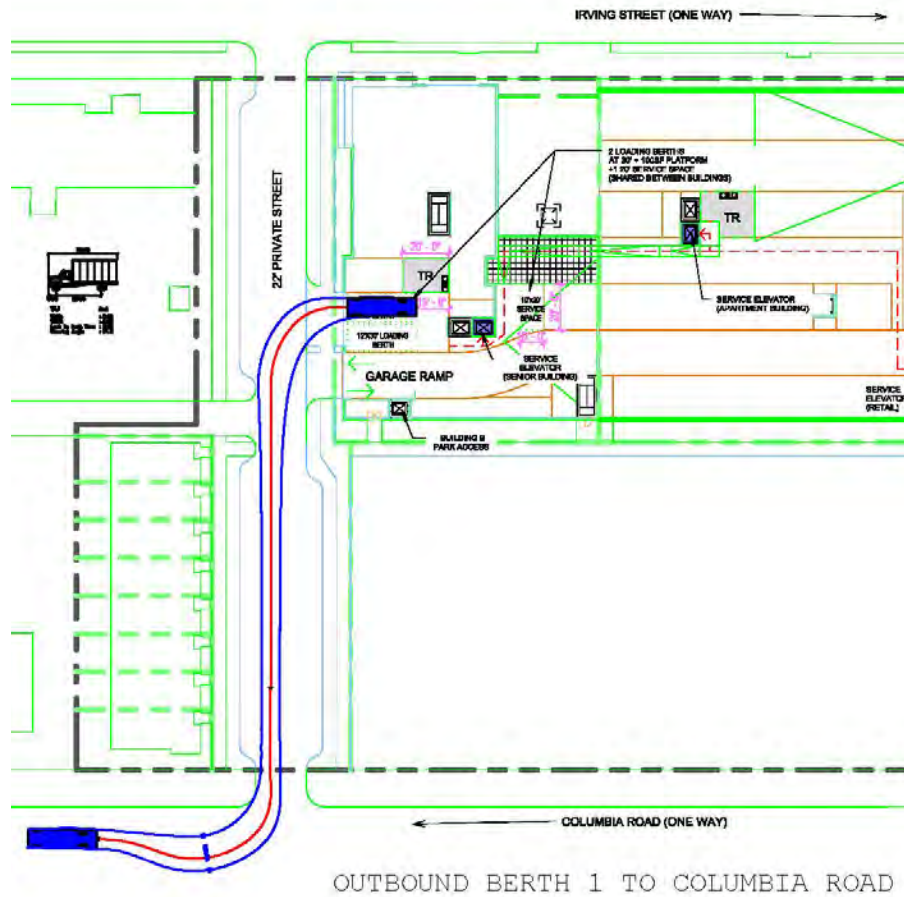


INBOUND BERTH 1 FROM COLUMBIA ROAD

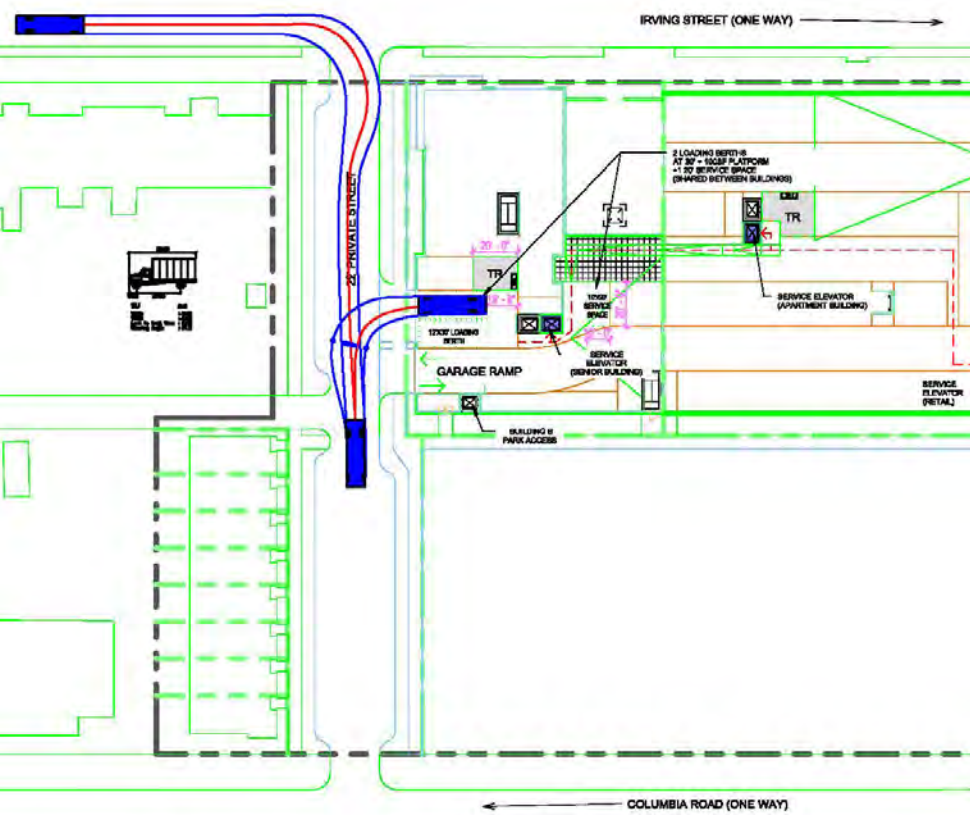


INBOUND BERTH 2 FROM COLUMBIA ROAD

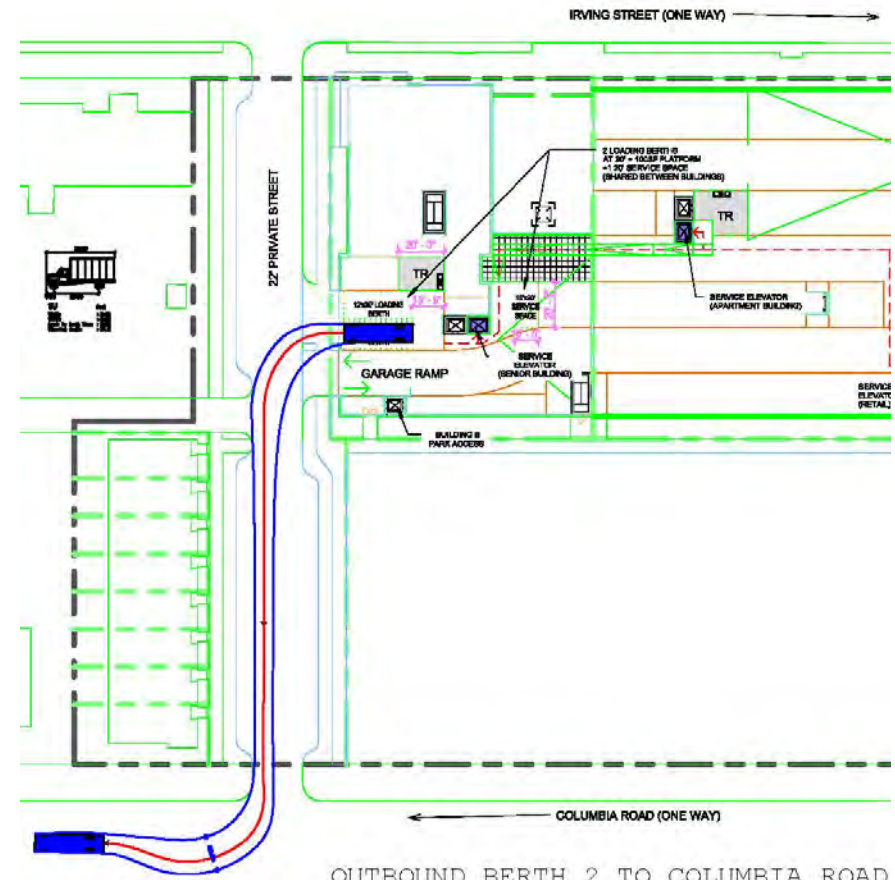
Loading Maneuvering Diagrams.. Continued



Loading Maneuvering Diagrams.. Continued



INBOUND BERTH 1 FROM IRVING STREET



OUTBOUND BERTH 2 TO COLUMBIA ROAD

Traffic Analysis Scenarios



- Existing Conditions- 2016
 - Existing vehicular, pedestrian and bicycle counts, lane configuration and traffic control
- Future Background- 2019
 - Planned pipeline development projects and regional traffic growth
- Future Conditions -2019
 - Bruce Monroe projected vehicle trips
 - 40 AM peak hour and 57 PM peak hour



Proffered Measures

- One-time one-year membership to choice of either an **annual Capital Bikeshare** or an **annual car share membership** to initial renter of the apartment units.
- Provide, as a one-time incentive, **bicycle helmets** for distribution to new apartment residents (one per unit or a maximum of 189 helmets).
- Offer a preloaded **\$10 SmarTrip card** for each unit at the initial sale or rental of units in the building.
- **Unbundle cost of parking spaces** from cost of lease of market rate apartments
- Provide **two on-street car-sharing spaces** along the new private street
- Provide a **bike repair station** within the bike room.



Proffered Measures

- Consider installation of a **transit screen** in building lobby to display real-time transportation schedules
- Provide **long-term and short-term bicycle parking spaces** consistent with 2016-ZR
- Designate a member of the building's management or operations staff as the site's **TDM coordinator**



Additional Measures Requested by DDOT

- Extend the offer from one year to three years for the general apartment units and townhomes carsharing and/or bikeshare memberships
- Provide **6 shopping carts** for multi-family residential tenants
- **Install a transit screen** in each of the lobbies for the general and senior apartment buildings

Infrastructure Improvements Requested by DDOT

- Install **pavement marking enhancements** to a stop bar on Georgia Avenue at Hobart Place
- Commit to **install pavement markings** (i.e. puppy tracks) at study area intersections along Georgia Avenue



THANK YOU