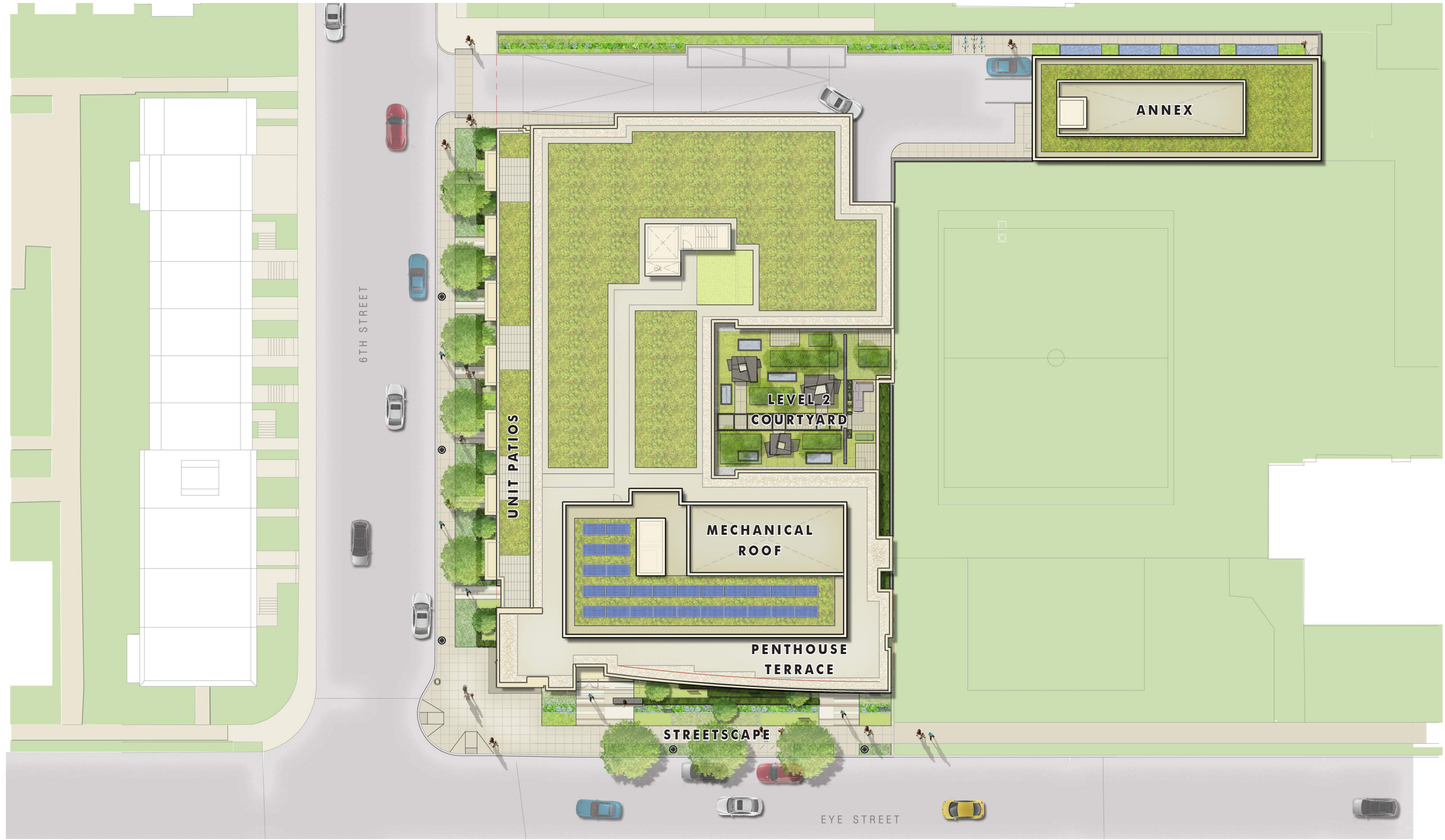




COMPOSITE PLAN



GROUND LEVEL PLAN



PARTERRE GARDENS



ACCENT PAVING



LINEAR HEDGES

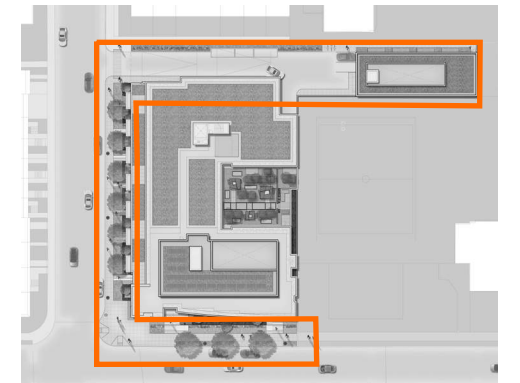


BANDED PLANTING



LEGEND

- ① SCORED CONCRETE PAVING
- ② ACCENT PAVING AT RESIDENTIAL & SHAKESPEARE ENTRIES
- ③ LINEAR HEDGES
- ④ ART PANELS
- ⑤ PARTERRE GARDENS
- ⑥ BIKE RACKS



6TH STREET RESIDENTIAL ENTRIES



1 STONE PAVING



2 PARTERRE GARDENS



3 STANDARD D.C. CONCRETE PAVING



EYE STREET LANDSCAPE



1 STONE PAVING



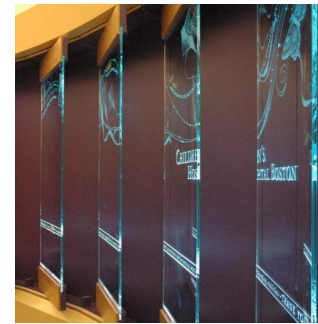
2 LINEAR HEDGES



3 STANDARD D.C. CONCRETE PAVING



EYE STREET ART PANELS



Major Local Transportation Facilities

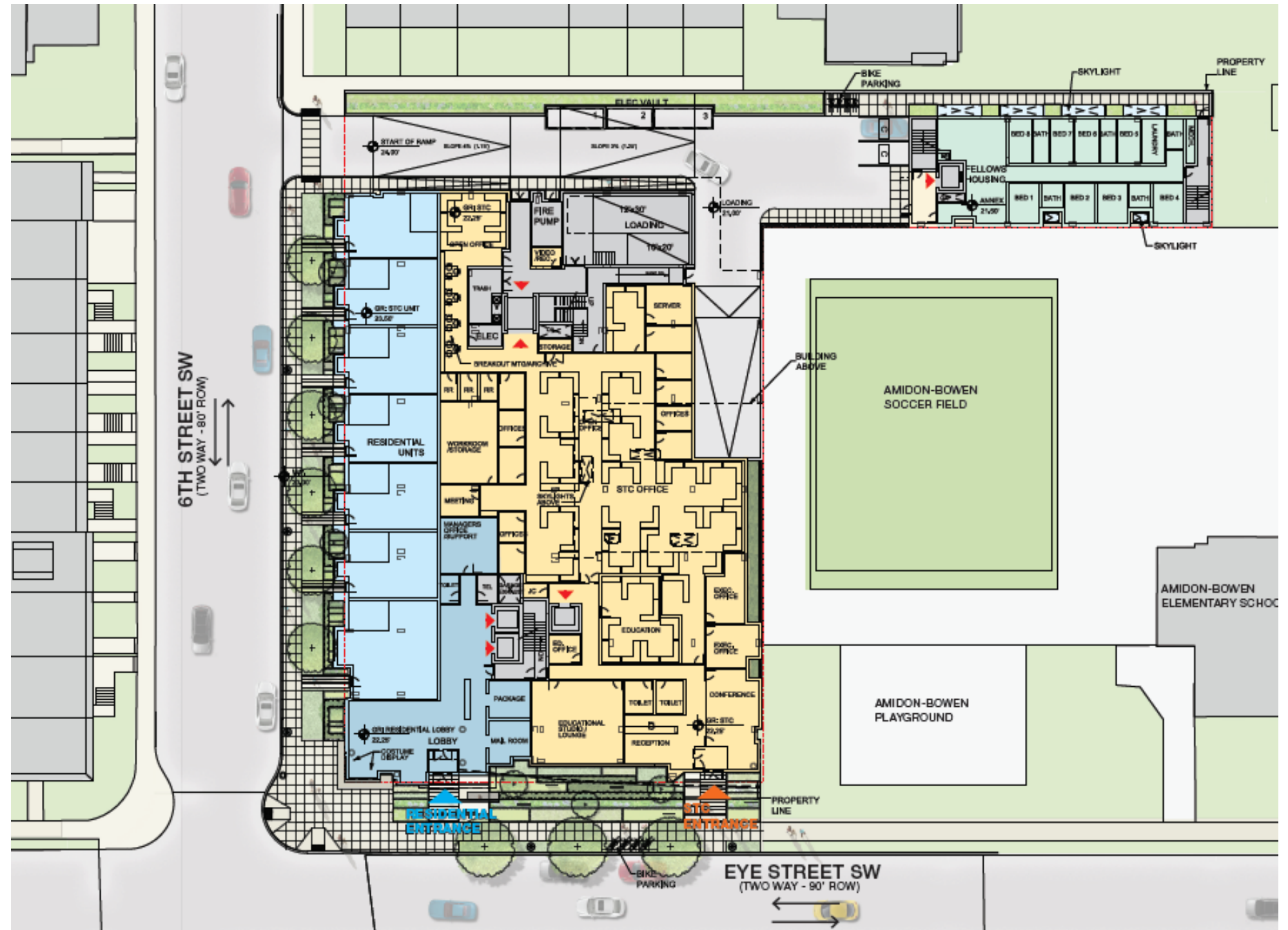
- Metrorail (Green Line)
 - Waterfront Station (0.3 miles from the site)
- Bus Service
 - Metrobus: 74, A9, P6, V1
 - Circulator: Eastern Market-L'Enfant Plaza
 - Commuter Bus: MTA 735, MTA 850, PRTC D-300, LCT
 - Southwest Neighborhood Shuttle
- Bicycle Facilities
 - I (Eye) Street bike lanes
 - 4th Street bike lanes
 - Anacostia Riverwalk Trail
- Capital Bikeshare
 - 2 stations within ¼ mile



501 Eye Street SW
3/28/2019

Site Plan

- Vehicular access from 6th Street
- Primary pedestrian access along Eye Street
- Head-in/Head-out Loading
- Bicycle Parking
 - 67 long-term spaces
 - 16 short-term spaces
- Vehicle Parking
 - 40 on-site parking spaces
 - 15 off-site parking spaces



501 Eye Street SW
3/28/2019

Transportation Management Plan (TMP)

Overall TMP consists of 4 parts:

- 1) Pick-Up/Drop-Off Operations Plan
- 2) Parking Management Plan
- 3) Loading Management Plan
- 4) Transportation Demand Management (TDM) Plan



Curbside Management - Pick-up/Drop-off Plan



501 Eye Street SW
3/28/2019

Parking Management Plan (PMP)

- Residents will purchase designated parking spaces
- Residents cannot obtain RPP permits
- Employees will purchase designated on- or off-site parking spaces
- Visitors will be encouraged to use non-auto modes or park in nearby garages



501 Eye Street SW
3/28/2019

Loading Management Plan (LMP)

- Loading facility manager
- Scheduled deliveries and moving activities
- Truck size restrictions
- Limited delivery hours
 - 10 AM to 4 PM M-F for trash/recycling
 - 9 AM to 5 PM for deliveries/moving activities
 - 7 AM to 8 PM for service vehicles (except emergencies)



Transportation Demand Management Plan

Overall Development:

- TDM Leader and contact info to goDCgo
- TDM Leader training
- Residential/Employee Welcome Package
- Post TDM commitments online
- TDM-related website links
- Exceed ZR16 requirements for long- and short-term bicycle parking
- Non-traditional bike storage
- Bicycle repair station
- Transportation Information Center Displays
- Transportation Fairs

Residential use:

- Unbundled parking
- Shopping carts

STC use:

- Showers and lockers
- Ride-Matching program
- “Getting Here” information



Comprehensive Transportation Review

- Scoped with DDOT
 - 10 intersections studied
 - Multi-modal review
- Parking and loading access off of 6th Street
- Per DDOT staff report, DDOT has no objection to approval with the following revisions/conditions:
 - Updated Pick-up/Drop-off Operations Plan
 - Updated TDM Plan
 - Implement LMP and PMP as outlined in the CTR
- Applicant has coordinated with DDOT and is in agreement on all items – response submitted to the record



INCLUSIONARY ZONING

The Bard - Inclusionary Zoning

Required IZ Area:

According to 1003.2 - An inclusionary residential development of steel or steel and concrete frame construction shall set aside the greater of eight percent (8%) of the gross floor area dedicated to residential use including penthouse habitable space as described in Subtitle C § 1001.2(d), or fifty percent (50%) of its achievable bonus density to inclusionary units plus an area equal to eight percent (8%) of the penthouse habitable space as described in Subtitle C § 1001.2(d).

1. 8% of Residential GFA + 8% of Residential Penthouse

- a. GFA Residential = 85,387 GSF * 0.08 = 6,831 SF (Note 1)
- b. Average Residential Efficiency (67,621 net SF/85,387 GSF) = 79.19% (This excludes penthouse areas)
- c. NET SF 80% MFI = 5,409 SF
- d. Penthouse Residential = 0 SF * 0.08 = 0 SF (50% MFI) (Note 2)
- e. **TOTAL = 5,409 SF**

2. 50% of achievable bonus density + 8% of Residential Penthouse

- a. Bonus Density = .37 FAR = 13,496 GSF; 50% = 6,748 SF
- b. Average Residential Efficiency (67,621 net SF/85,387 GSF) = 79.19% (This excludes penthouse areas)
- c. NET SF 80% MFI = 5,344 SF
- d. Penthouse Residential = 0 SF * 0.08 = 0 SF (50% MFI) (Note 2)
- e. **TOTAL = 5,344 SF**

NOTES:

(1) GFA of total Residential Area (Including 1'-0" exterior wall, corridors, cores, lobby, ground floor amenity, and part of loading. Excluding SRO units, STC administration, office, part of loading, and 2% for mechanical shafts.)

Residential GFA :	90,800 SF	Total Residential Area for Market Rate and STC units
	- 6,776 SF	SRO Area
	+ 1,363 SF	Public Space Projections
	85,387 SF	

(2) According to 1500.11 - For residential buildings, the construction of penthouse habitable space, except penthouse habitable space devoted exclusively to communal rooftop recreation or amenity space for the primary use of residents of the residential building, is subject to the Inclusionary Zoning set-aside provisions of Subtitle C, Chapter 10 Inclusionary Zoning.

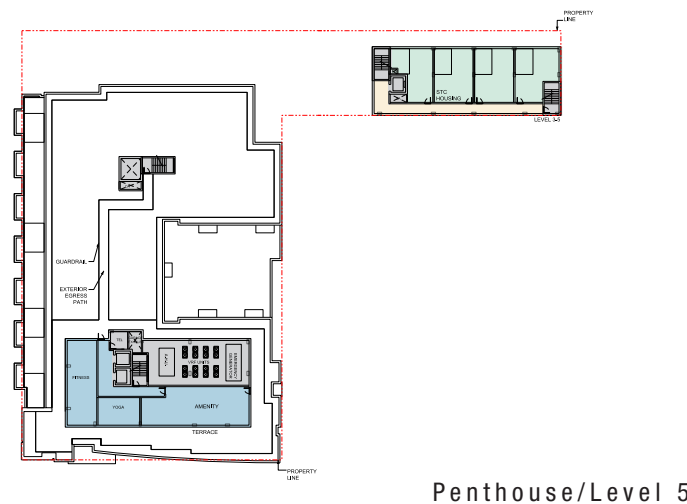
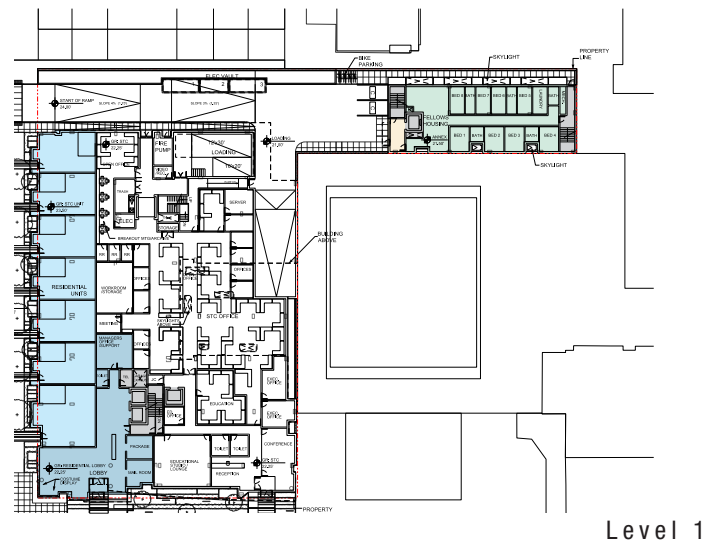
Penthouse Residential:	4,518 SF	Total Penthouse Area
	- 1,668 SF	Mechanical
	- 2,850 SF	Amenity Space
	0 SF	

Provided IZ Area:

The IZ requirement for the project is 5,409 SF at 80% MFI. We propose to provide three 3-Bedrooms, one 2-Bedroom, and one JR 1-Bedroom distributed over the required square footage.

Unit Mix *	Jr 1 BR	1 BR	2 BR	3 BR	SRO	TOTAL
Total Market Rate Residential	12	28	19	0	0	59
Inclusionary Zoning	1	0	1	3	0	5
STC Actors and Fellows Housing	6	12	0	0	18	36
TOTAL UNITS						100

*Affordable unit mix reflects range in proportion to market and stc unit mix as indicated in 1005.1.



NOTES:

5 affordable units will be provided.

The designation of units for affordable housing is schematic and intended to show general distribution.

Final locations will be determined upon further dwelling unit layout study as part of the final design.

KEY

- RESIDENTIAL (MARKET)
- RESIDENTIAL (AFFORDABLE)
- STC HOUSING

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