



VIEW LOOKING NORTHEAST

CLIENT
Dancing Crab Properties, LLC
 1301 RIVER ROAD
 POTOMAC, MD 20854

STRUCTURAL ENGINEER
STRUCTURA
 111 ROCKVILLE PIKE
 SUITE 950
 ROCKVILLE, MD 20850
 301-987-9234

MEP ENGINEER
CAPITOL ENGINEERING GROUP
 1825 K STREET NW
 SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

Tenleytown Apartments
 4611 46th St, NW
 Washington, DC 20016

REVISIONS

1	ZC Public Hearing	10/29/18

DATE: 10/29/18
 PROJECT NO: 2016-042
 DRAWN BY: AG
 CHECKED BY: JM/BB

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3D VIEW - FACING NORTHEAST



ENTRY/OUTDOOR SEATING AREA: VIEW FROM SIDEWALK

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3D VIEW - PUBLIC SPACE

A5.2



AERIAL VIEW

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3D VIEW - ROOFTOP AERIAL

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A5.3



ROOFTOP TERRACE: VIEW LOOKING NORTHEAST

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3D VIEW - ROOFTOP TERRACE

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STREET VIEW LOOKING NORTH

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STREET VIEW LOOKING NORTH



STREET VIEW LOOKING SOUTH

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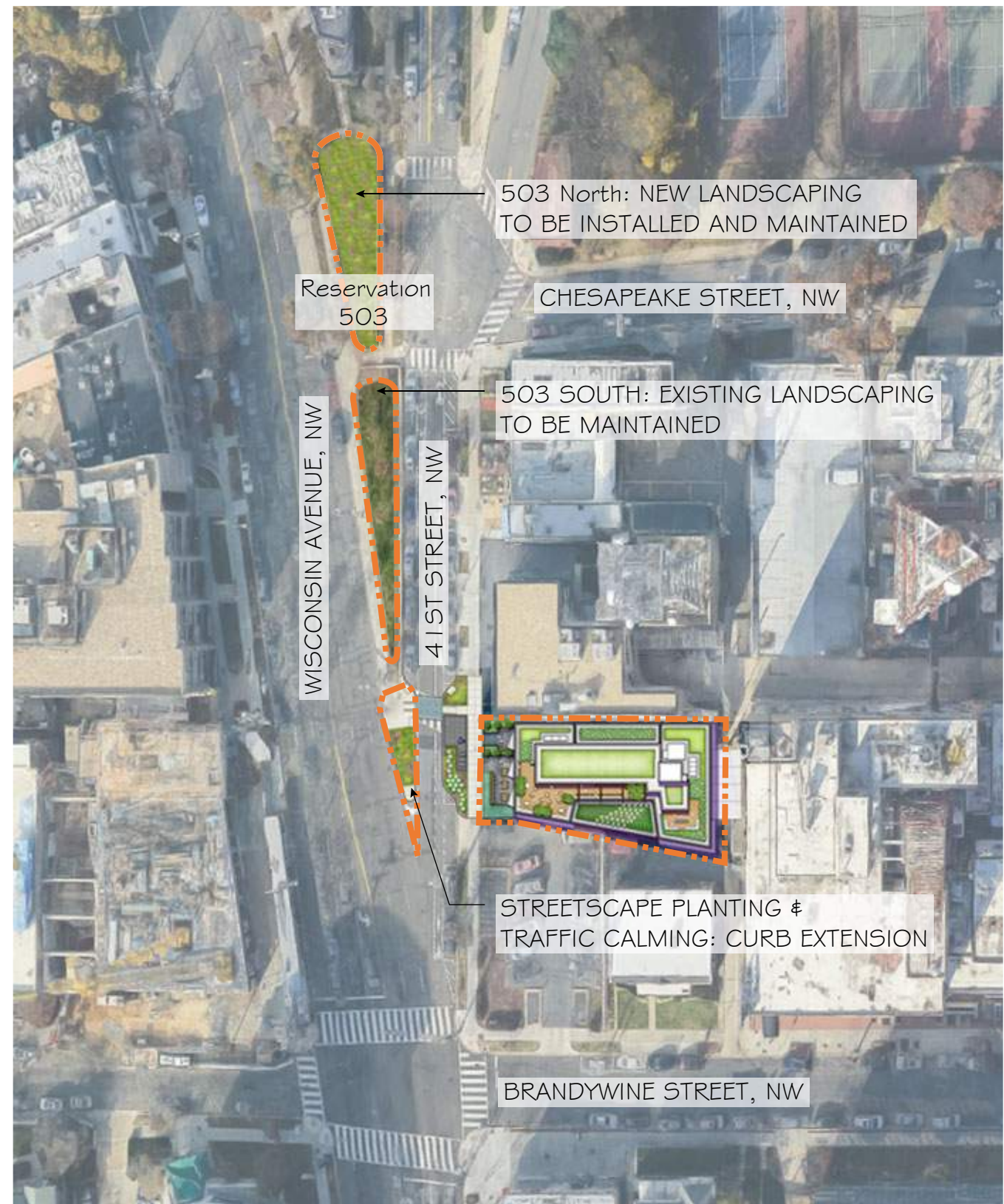
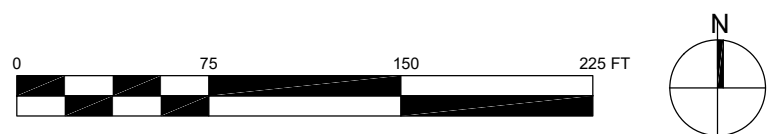
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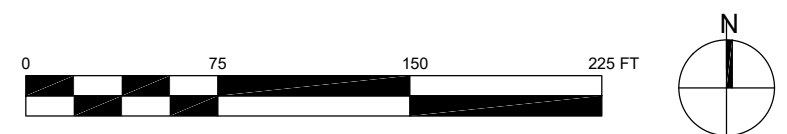
STREET VIEW LOOKING SOUTH



EXISTING SITE CONTEXT PLAN



PROPOSED SITE CONTEXT PLAN



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LANDSCAPE ARCH.
 BRADLEY SITE DESIGN
 1010 WISCONSIN AVE NW
 SUITE 208
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 202-695-8066

PROJECT
TENLEYTOWN APARTMENTS
 4611 4615 41ST STREET, NW
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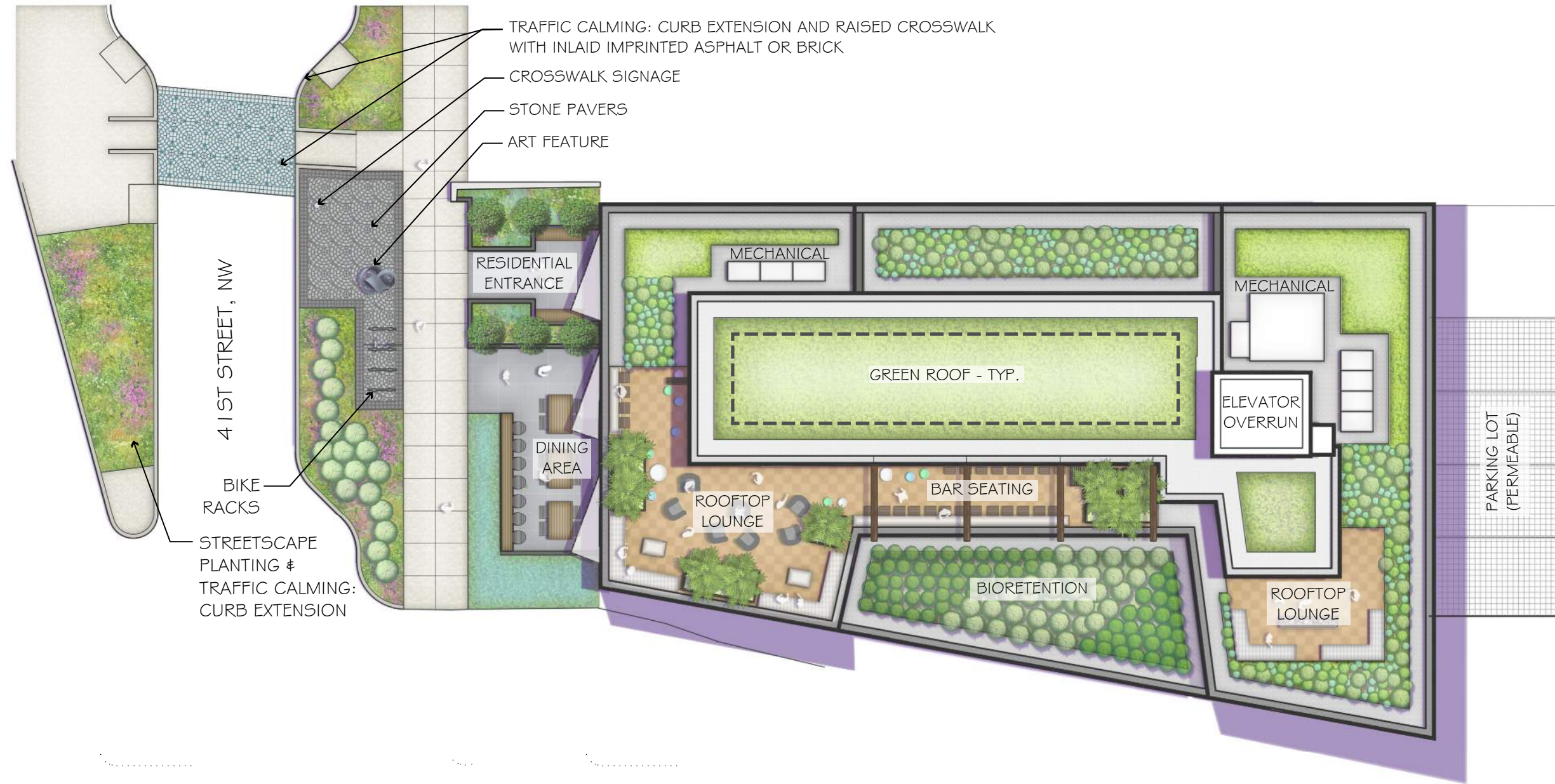
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CONTEXT PLAN

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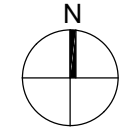
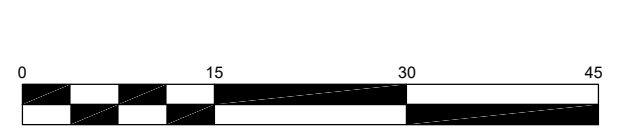
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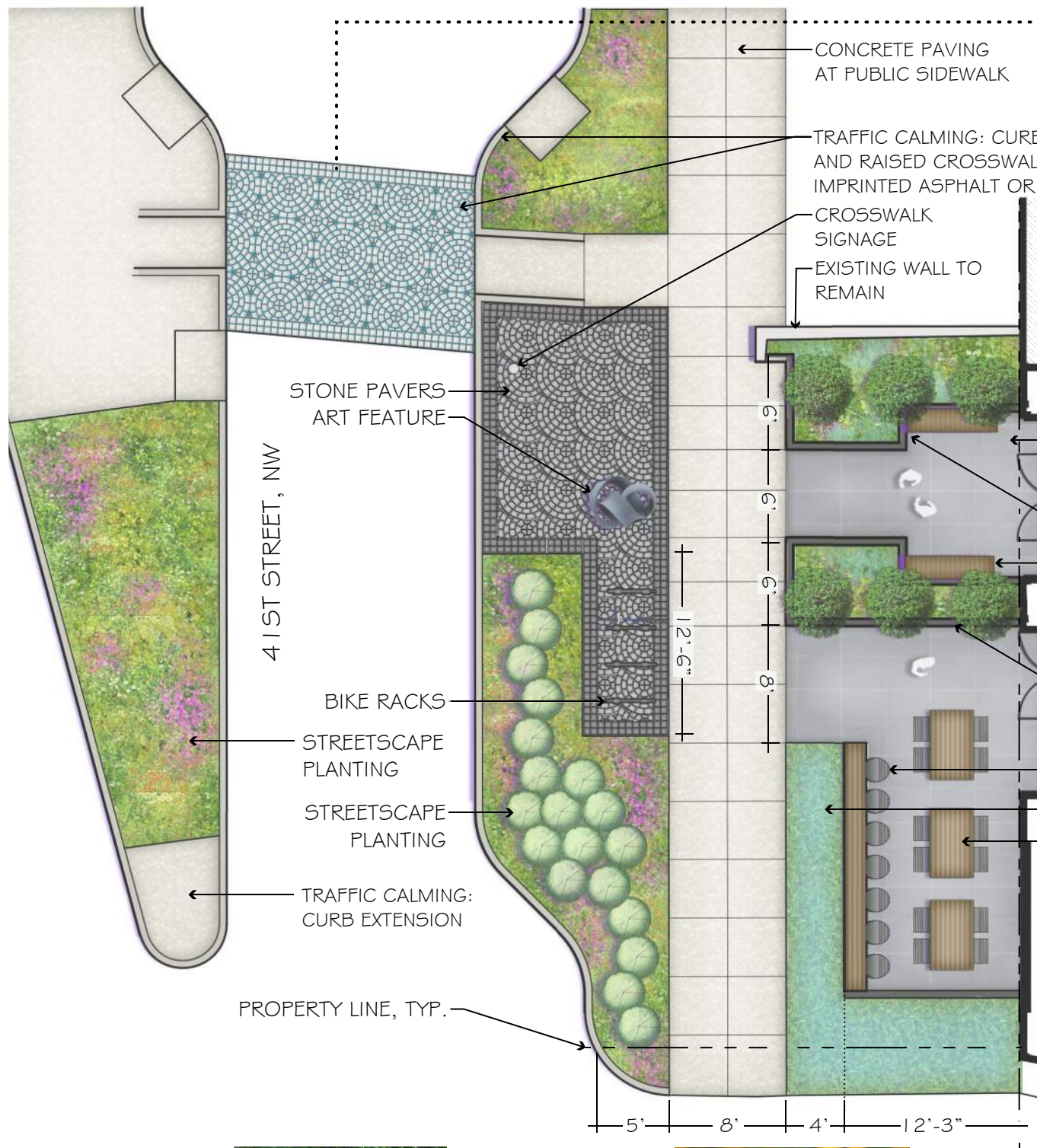
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LANDSCAPE SITE PLAN & PUBLIC SPACE PLAN

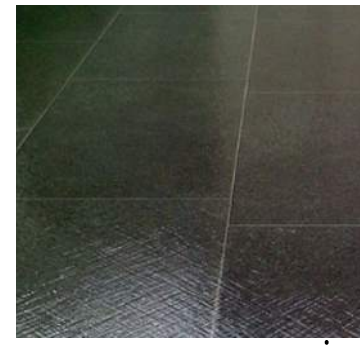
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INLAID IMPRINTED ASPHALT



BLACK GRANITE PAVING



STRIP LIGHTING

GRANITE PAVING WITH STRIP LIGHTING

PLANTER WITH 6" CURB AROUND AND 1 6" WALL AT BENCH SEATING

PLANTER WITH 6" STONE CURB AROUND

COUNTER SEATING

BIORETENTION

TABLE SEATING



PLANTER WITH BENCH SEATING FASTENED TO TOP OF CURB WALL

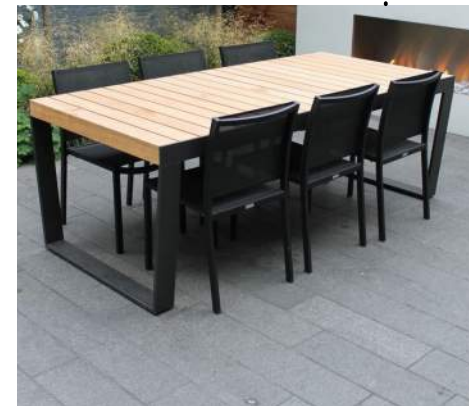


TABLE & CHAIRS



BIORETENTION PLANTING

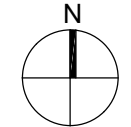


STONE CURB



EXAMPLE STREETSCAPE PLANTS

NOTE: ALL FEATURES IN PUBLIC SPACE ARE SUBJECT TO DDOT AND PUBLIC SPACE COMMITTEE APPROVAL



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PUBLIC SPACE PLAN

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L1.1



EXTENSIVE GREEN ROOF



MOVEABLE GLOBE LIGHTS



INTENSIVE GREEN ROOF



OVERHEAD TRELLIS FEATURE



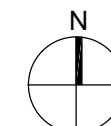
WOOD TILE PAVING



LINEAR BURNER



SOFA SEATING



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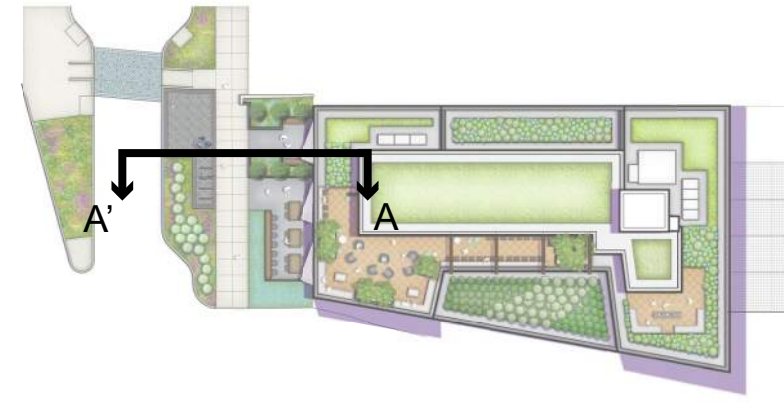
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LANDSCAPE ROOF
PLAN

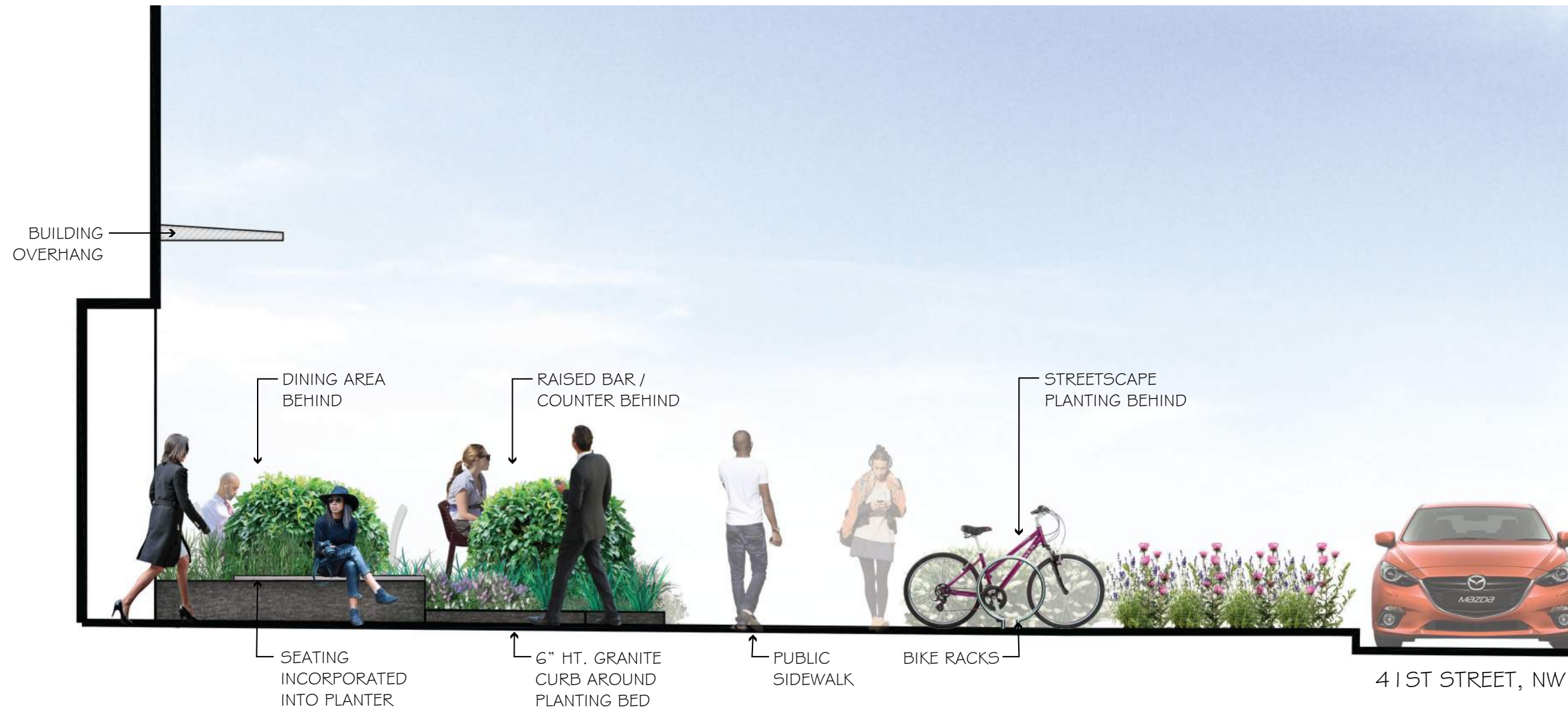
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L1.2



KEY PLAN: NOT TO SCALE



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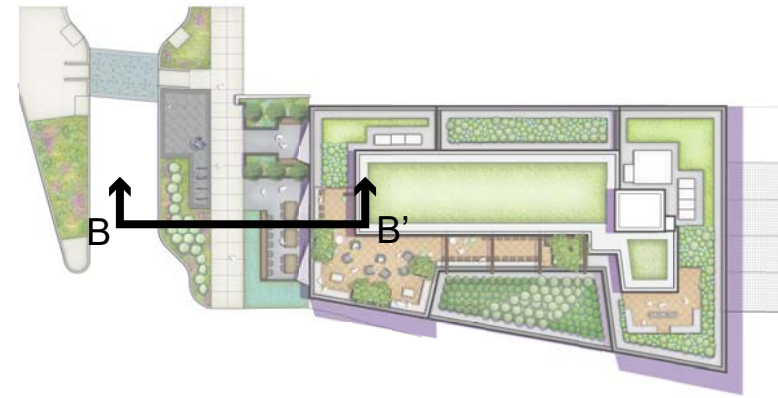
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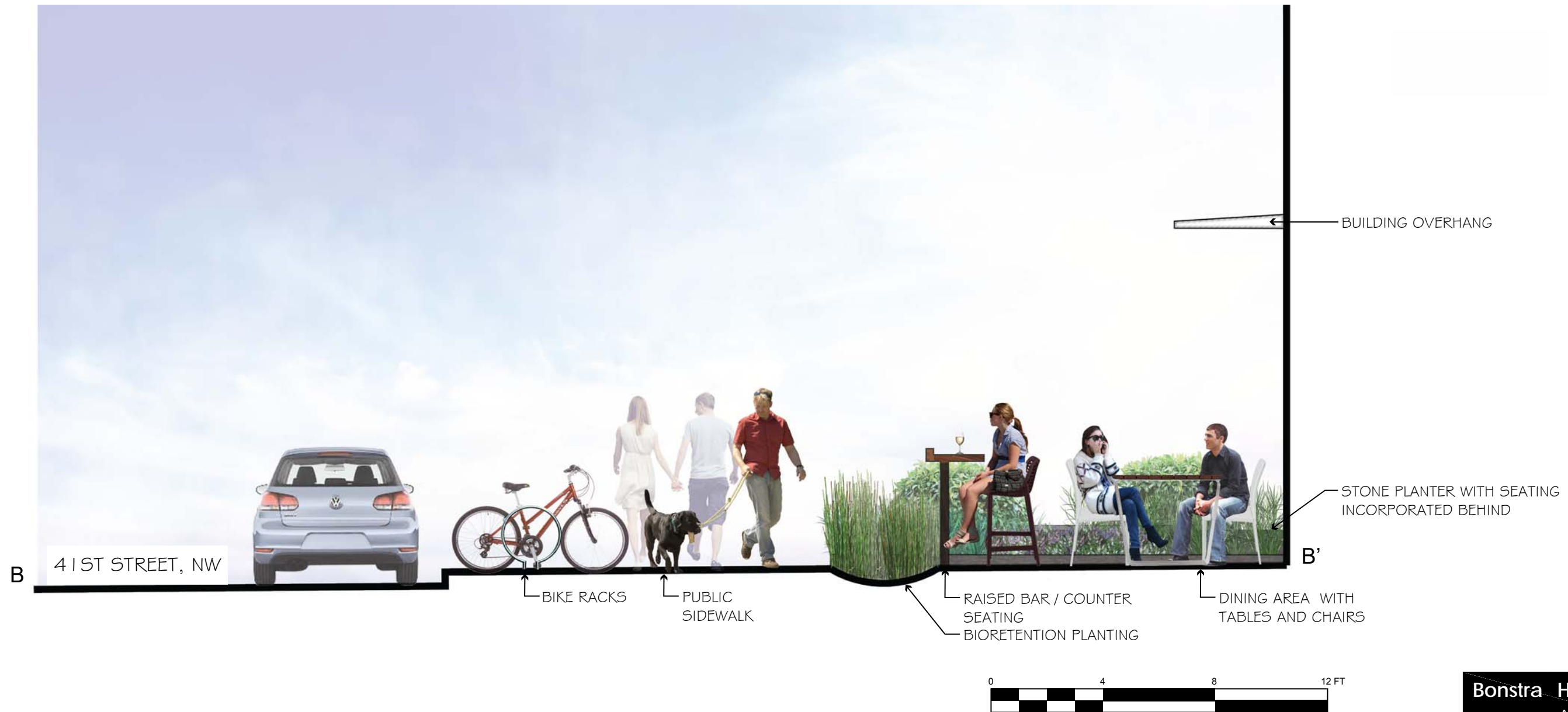
RESIDENTIAL
 ENTRANCE SECTION

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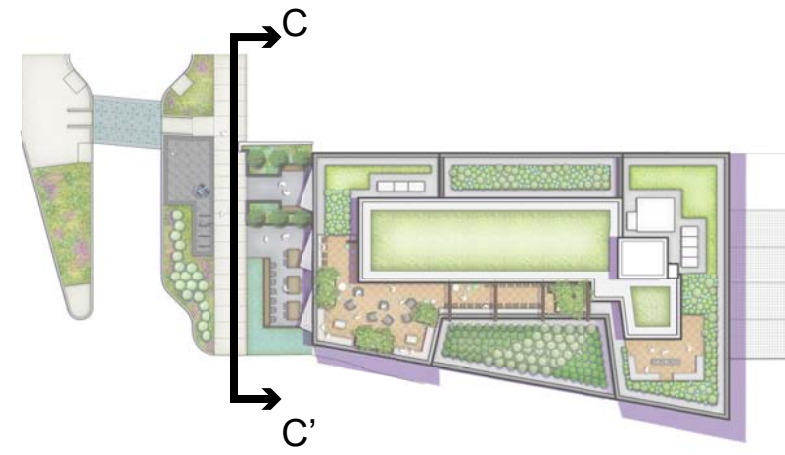
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OUTDOOR DINING
 SECTION

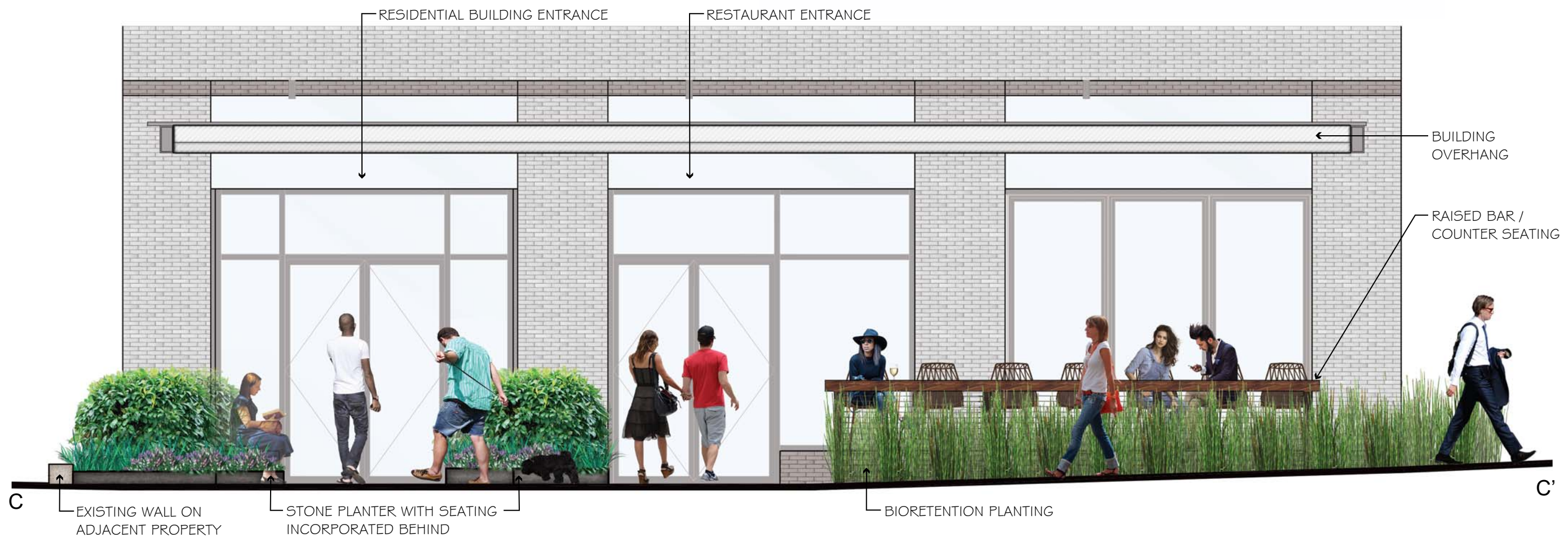
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KEY PLAN: NOT TO SCALE



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LANDSCAPE ARCHITECT
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 ELEVATION

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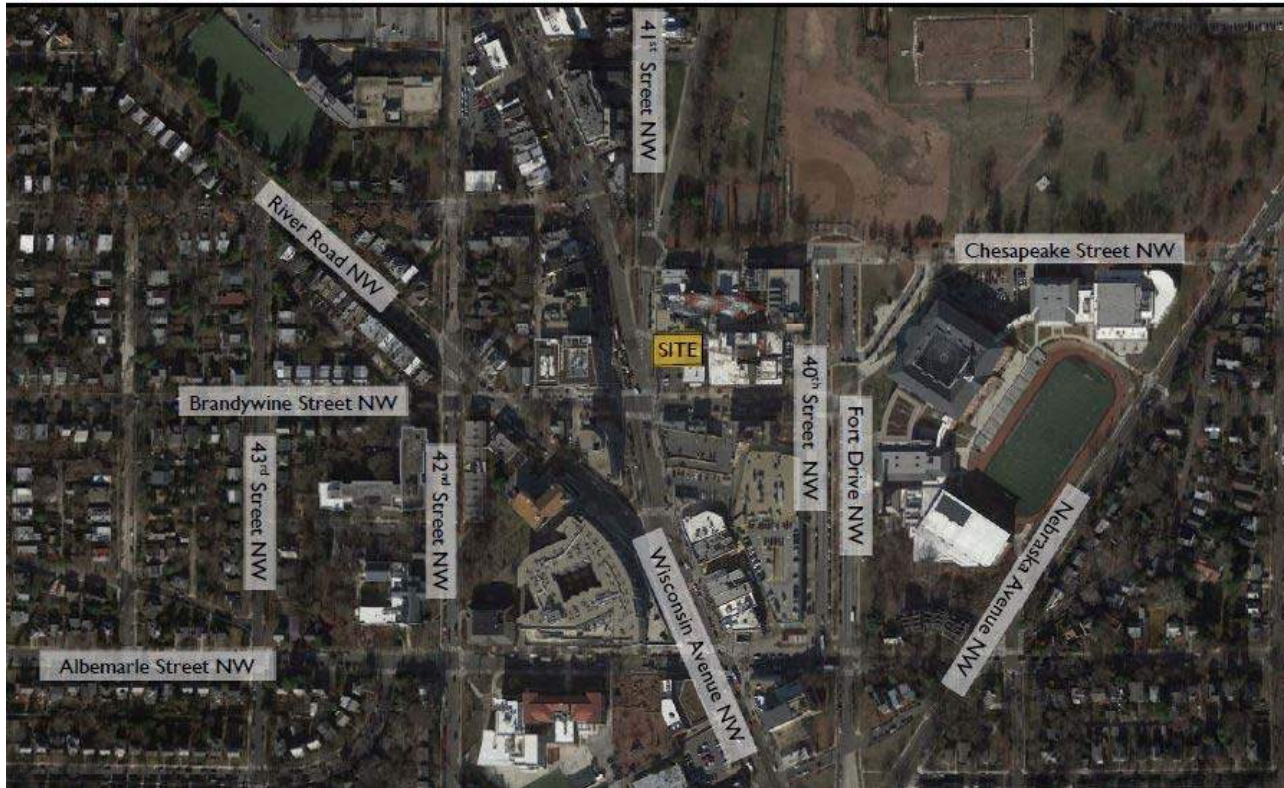
WELLS + ASSOCIATES

DANCING CRAB PROPERTIES

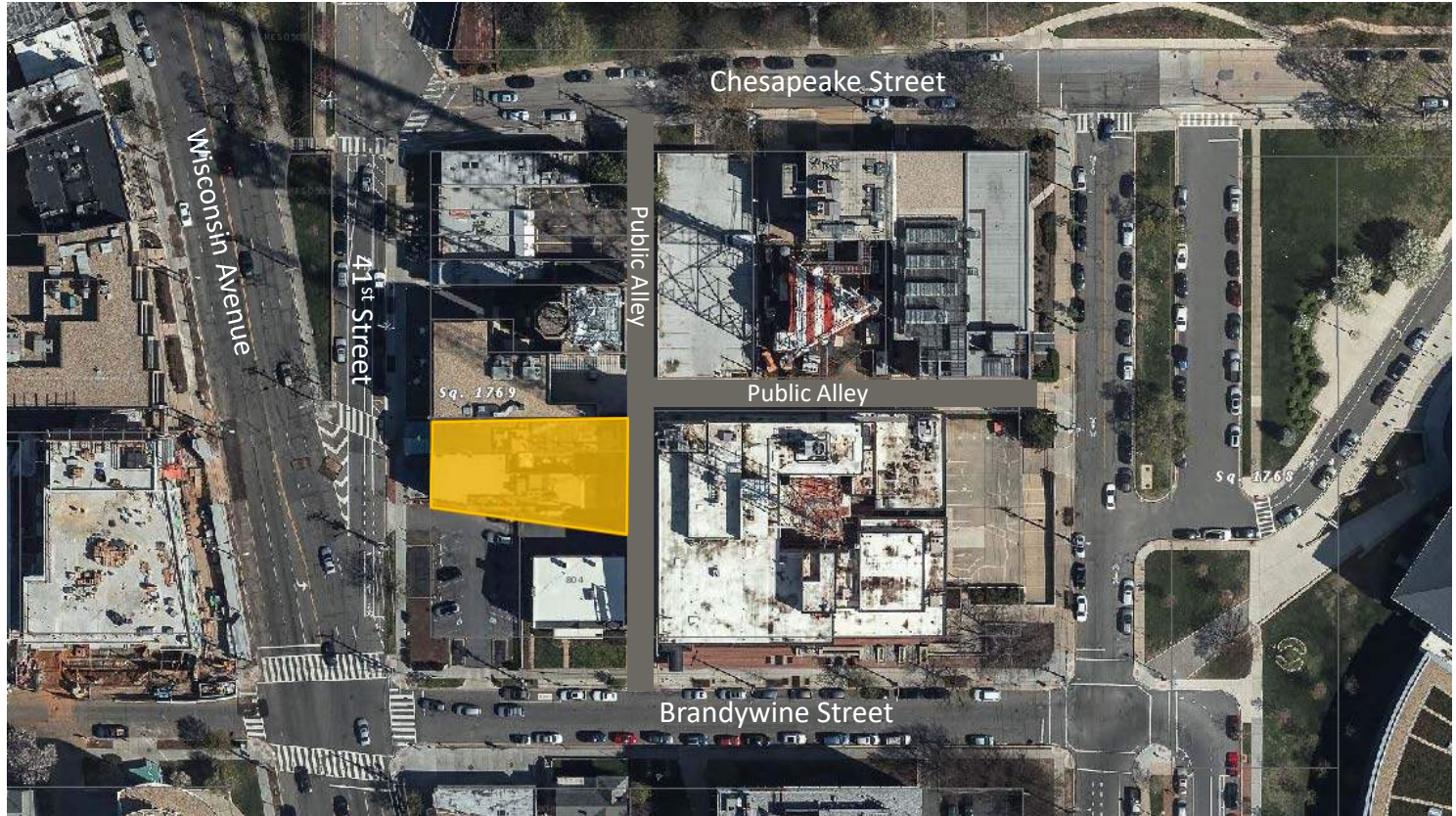
Transportation Overview

OCTOBER 29, 2018

Site Location



Site Location



Site Circulation

Garage/Surface Parking



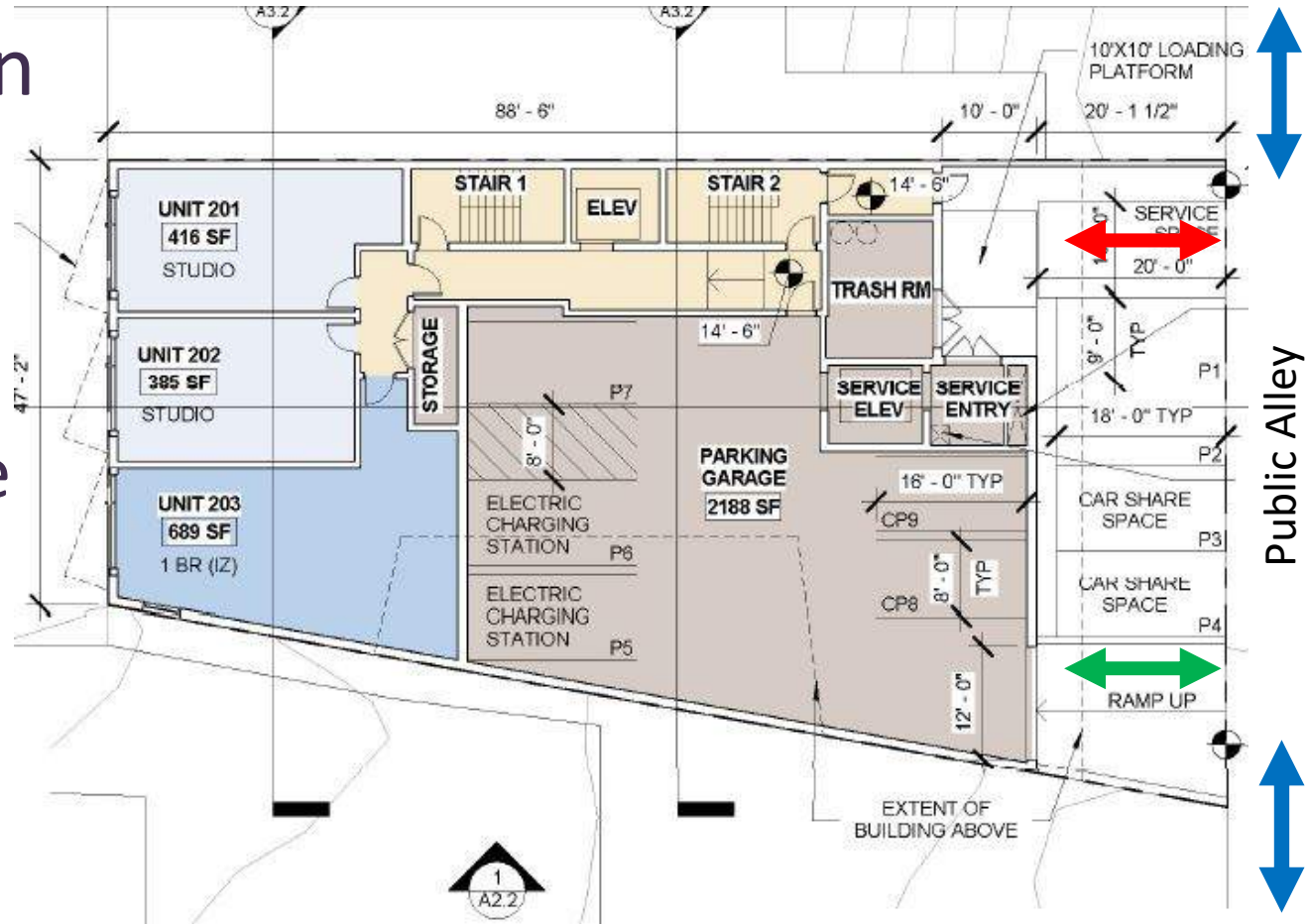
Service Access



Vehicle Access



Garage Access
(vehicles and bicycles)



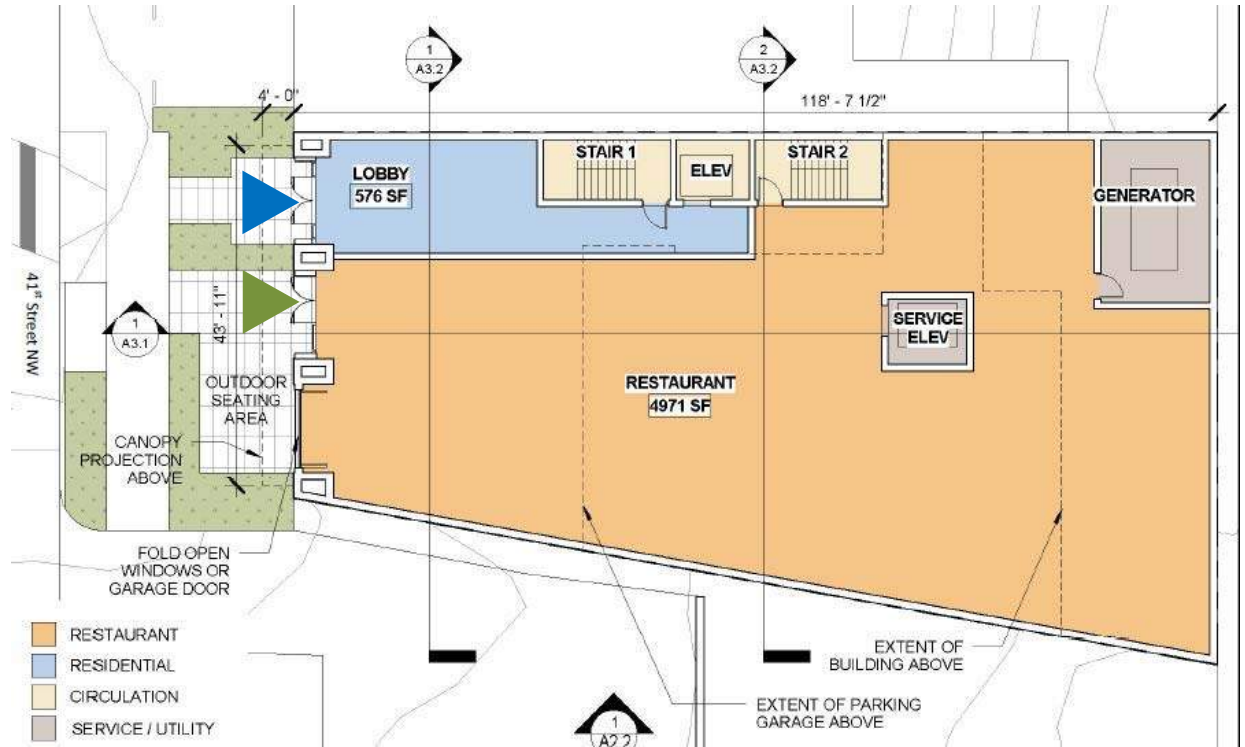
Site Circulation

Ground Floor




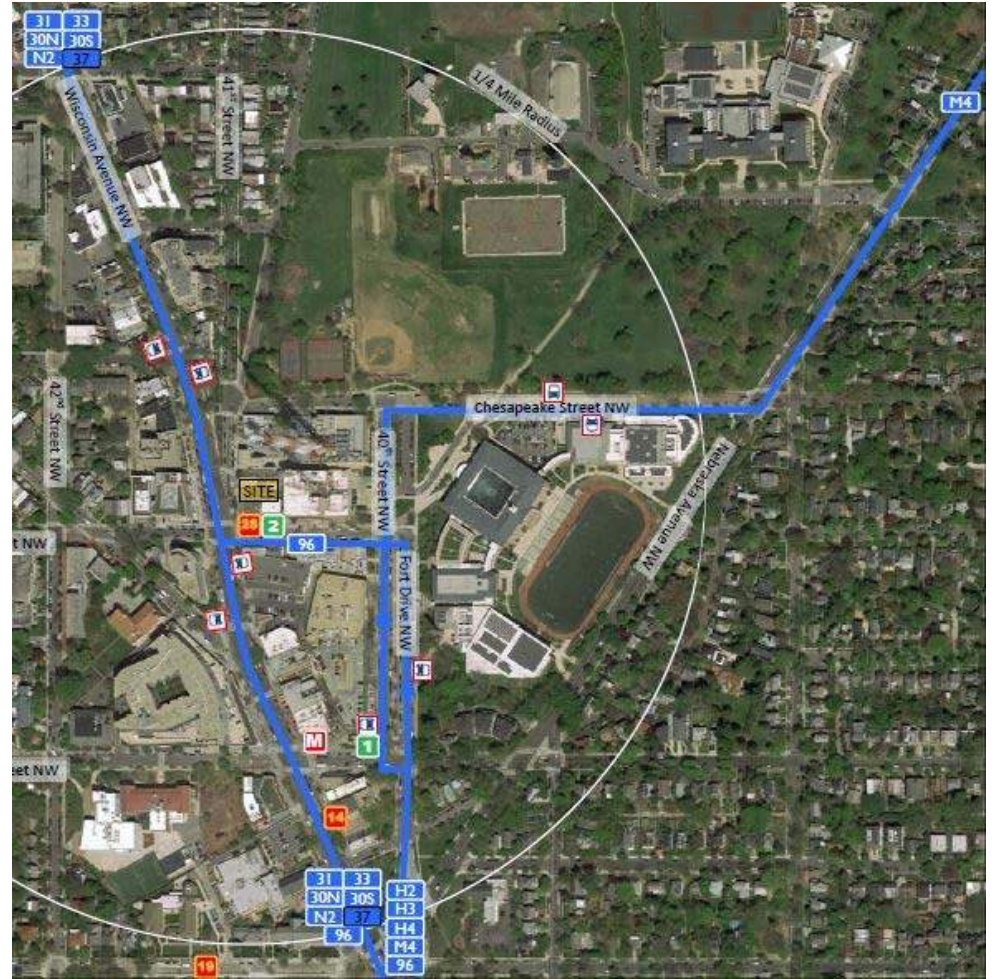
Pedestrian and Bicycle Entrance

Pedestrian Entrance



Multi-Modal Transportation Options

- M** Tenleytown Metrorail Station (Red Line)
- XX** Metrobus Route **XX** MetroExtra Route  Bus Stop
- #** Capital Bikeshare Locations (Number of Docks)
- #** Zipcar Locations (Number of Zipcars)



Transportation Demand Management

- Designate a Transportation Management Coordinator
- Include information/links to transportation services on website
- Install a transit screen
- Provide short-term and long-term bicycle parking
- Install 2 electric vehicle charging stations
- Designate two of the on-site surface spaces for car share vehicles
 - In the event an agreement has not been reached with a car share company, SmarTrip cards preloaded with \$10 will be provided for each dwelling unit and employee at initial occupancy and a transportation fair will be held for building tenants
- The cost of parking will be unbundled from leases
- Residents will be restricted from obtaining RPP, per MOU with ANC

Trip Generation

Land Use	Trip Type	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
41 Apartments and 6,700 SF of Ground Floor Retail							
	Person Trips	15	52	67	75	31	106
	<i>Auto Trips (32% AM; 28% PM)</i>	5	17	22	21	9	30
	<i>Transit Trips (32% AM; 24% PM)</i>	5	16	21	18	7	25
	<i>Bike Trips (4% AM; 4% PM)</i>	1	2	3	3	1	4
	<i>Pedestrian Trips (32% AM; 44% PM)</i>	4	17	21	33	14	47

Parking Summary

Land Use	Required Parking	Proposed Parking
Residential	<p>1 per 3 units in excess of 4 units $= \{(41-4)/3\} \times 0.5$ (Metro Reduction) 6 spaces</p>	6 spaces
Eating and Drinking Establishment	<p>1.33 per 1,000 SF in excess of 3,000 SF $= \{1.33 \times (4,204-3,000)/1,000\} \times 0.5$ (Metro Reduction) 1 space</p>	3 spaces
Total	<p>50% reduction within ½ mile of Metrorail 7 spaces</p>	9 spaces

Loading Summary

Land Use	Required Loading	Proposed Loading
Residential	No loading for developments with fewer than 50 dwelling units.	N/A
Eating and Drinking Establishment	No loading for food and alcohol establishments under 5,000 SF of gross floor area.	N/A
Total	No loading is required for the proposed uses.	1 Service/ Delivery Space

As requested by DDOT, the Applicant has agreed to restrict all trucks greater than 30' in length.

Conclusions

- The proposed project is not anticipated to have an adverse impact on the surround transportation network.
 - In order to encourage the use of non-auto modes of transportation, the Applicant will implement a comprehensive TDM plan, including proposed change requested by DDOT
 - The Applicant has agreed to install curb extensions on 41st Street as a traffic calming measure.
 - Although no loading is required, the Applicant has proposed to provide one (1) service/delivery space. As part of a Loading Management Plan, the Applicant has agreed to limit truck sizes to 30-feet or less.

Thank you!