

(1) S/F Canopy Sign

environmental features



Certification: LEED Gold for Homes

- The LEED v4 Multifamily Midrise standard is tailored to the unique aspects of multifamily buildings and includes prescriptive requirements for onsite testing and performance.
- In addition to the standard LEED features and credit categories, the Multifamily Midrise standard requires mandatory compartmentalization, reduced duct leakage, and verified performance of exhaust and ventilation systems, all of which are unique in comparison with LEED BD+C for New Construction

streetscape and landscape design





PLANT MATERIAL IMAGES



TYPICAL PLANT LAYERING AT BUILDING FOUNDATION



FLOWERING ORNAMENTAL TREE



TALL EVERGREEN TREE



EVERGREEN SHRUB



DECIDUOUS SHRUB



GROUNDCOVER

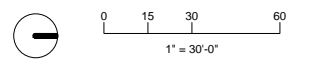


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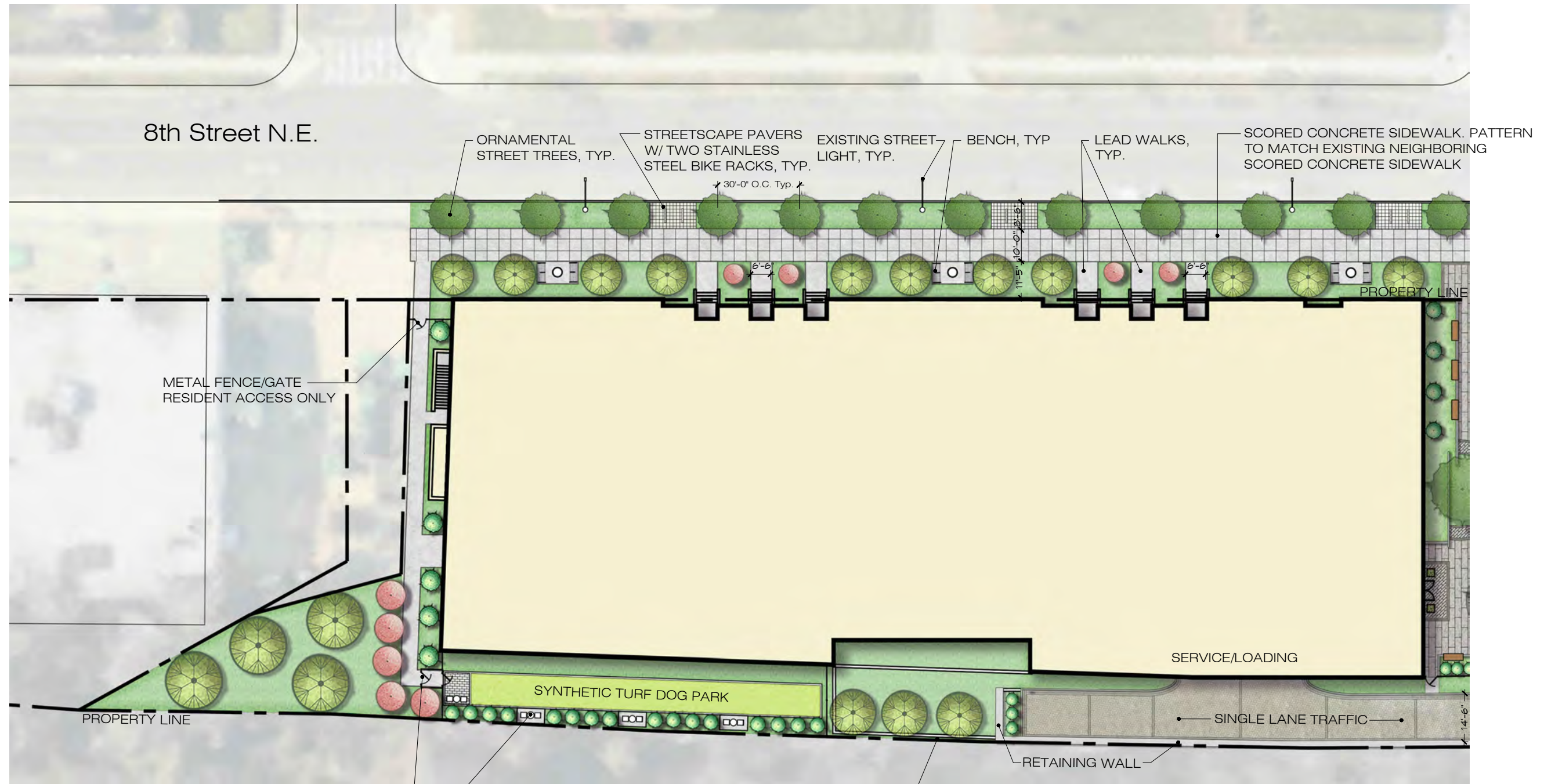
HANOVER 8TH STREET
WASHINGTON, DC # 2018-0430

CONSOLIDATED PUD SUBMISSION
april 25 2019



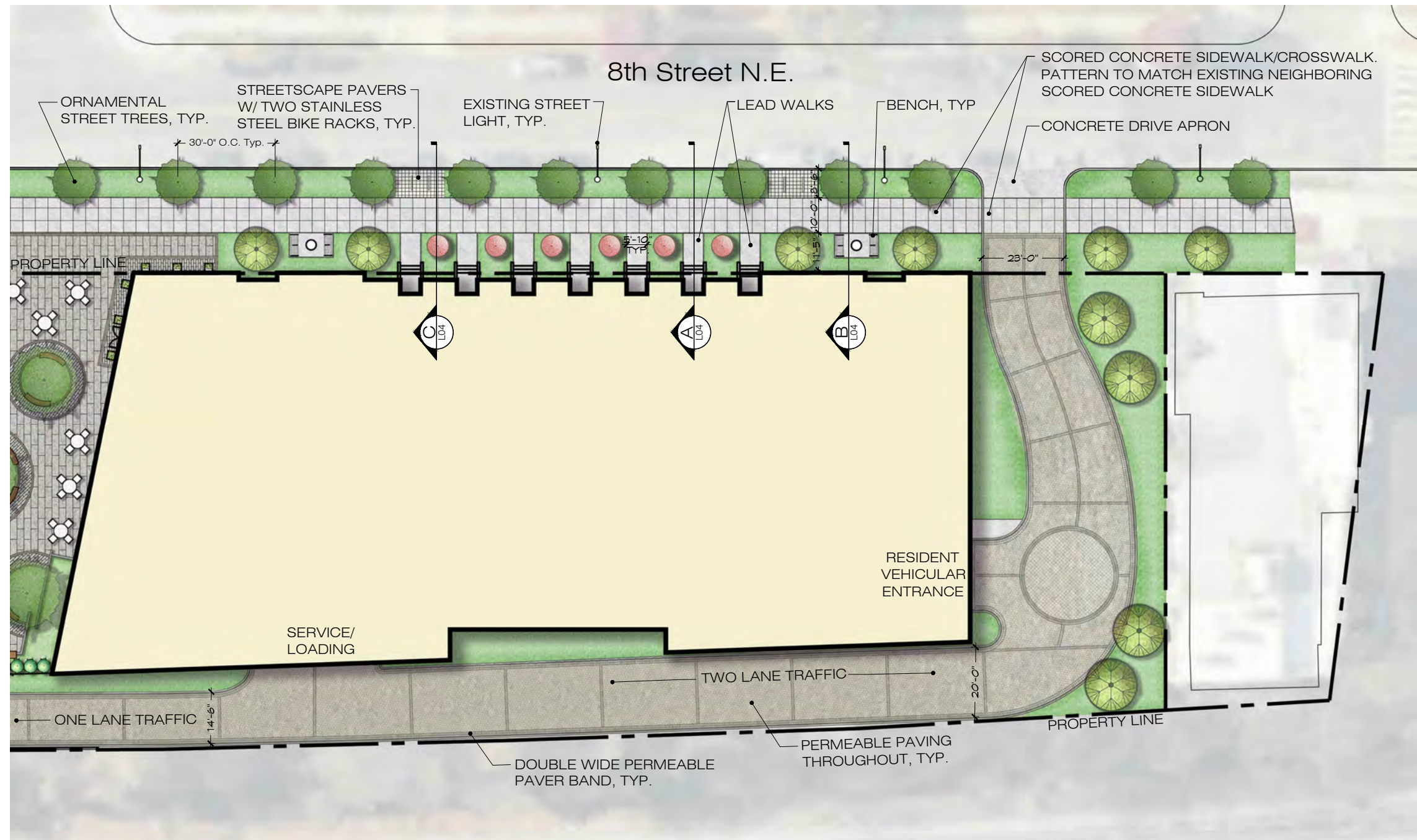
OVERALL SITE PLAN

L02

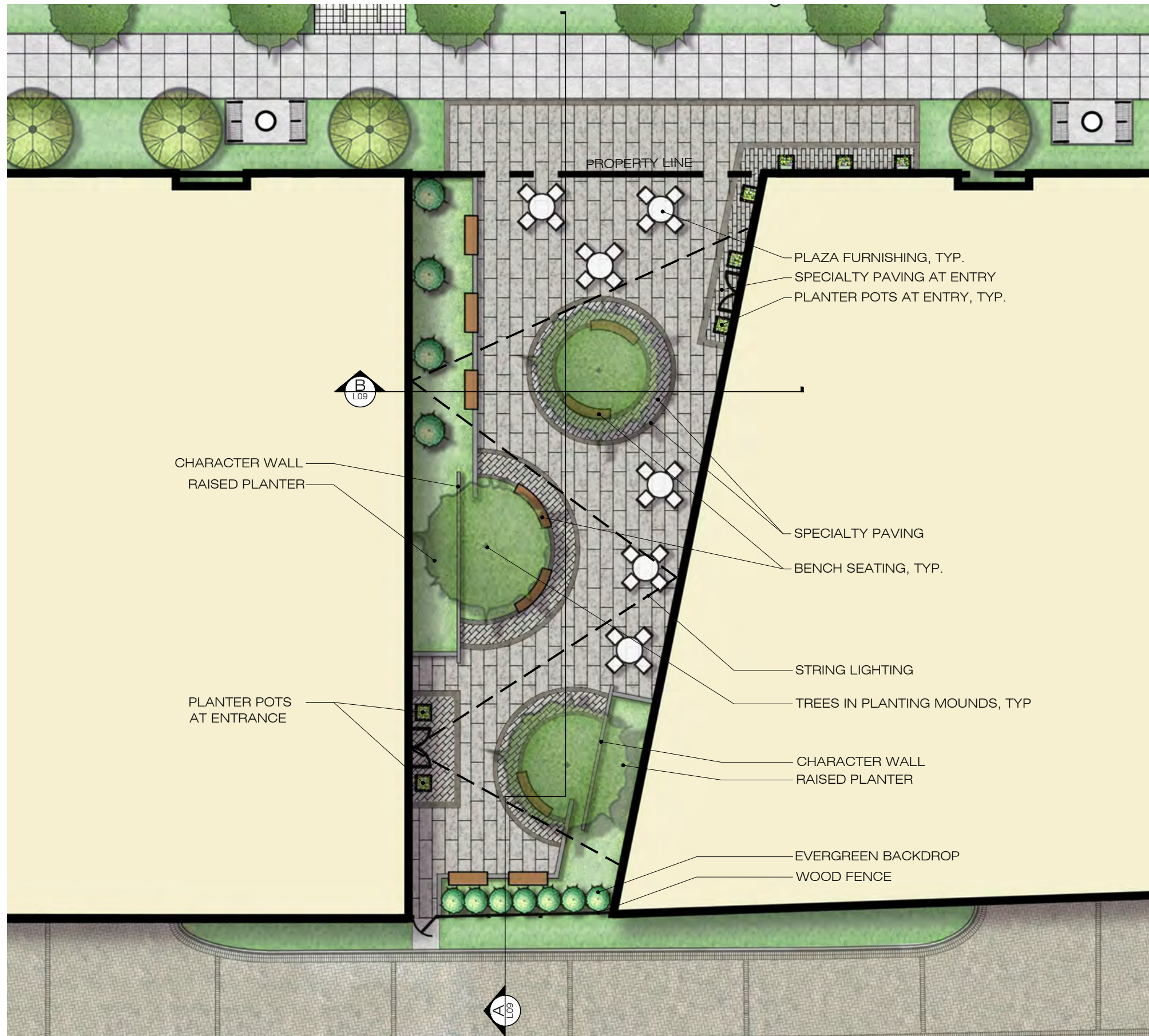


* THE IMPROVEMENTS IN PUBLIC SPACE ARE SUBJECT TO FINAL APPROVAL BY DDOT THROUGH THE PUBLIC SPACE PERMITTING APPROVAL PROCESS





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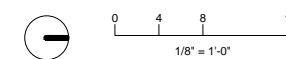


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HANOVER 8TH STREET
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april 25 2019



URBAN PLAZA ENLARGEMENT

L08

traffic





Hanover 8th Street PUD

Transportation Presentation



Gorove/Slade Associates

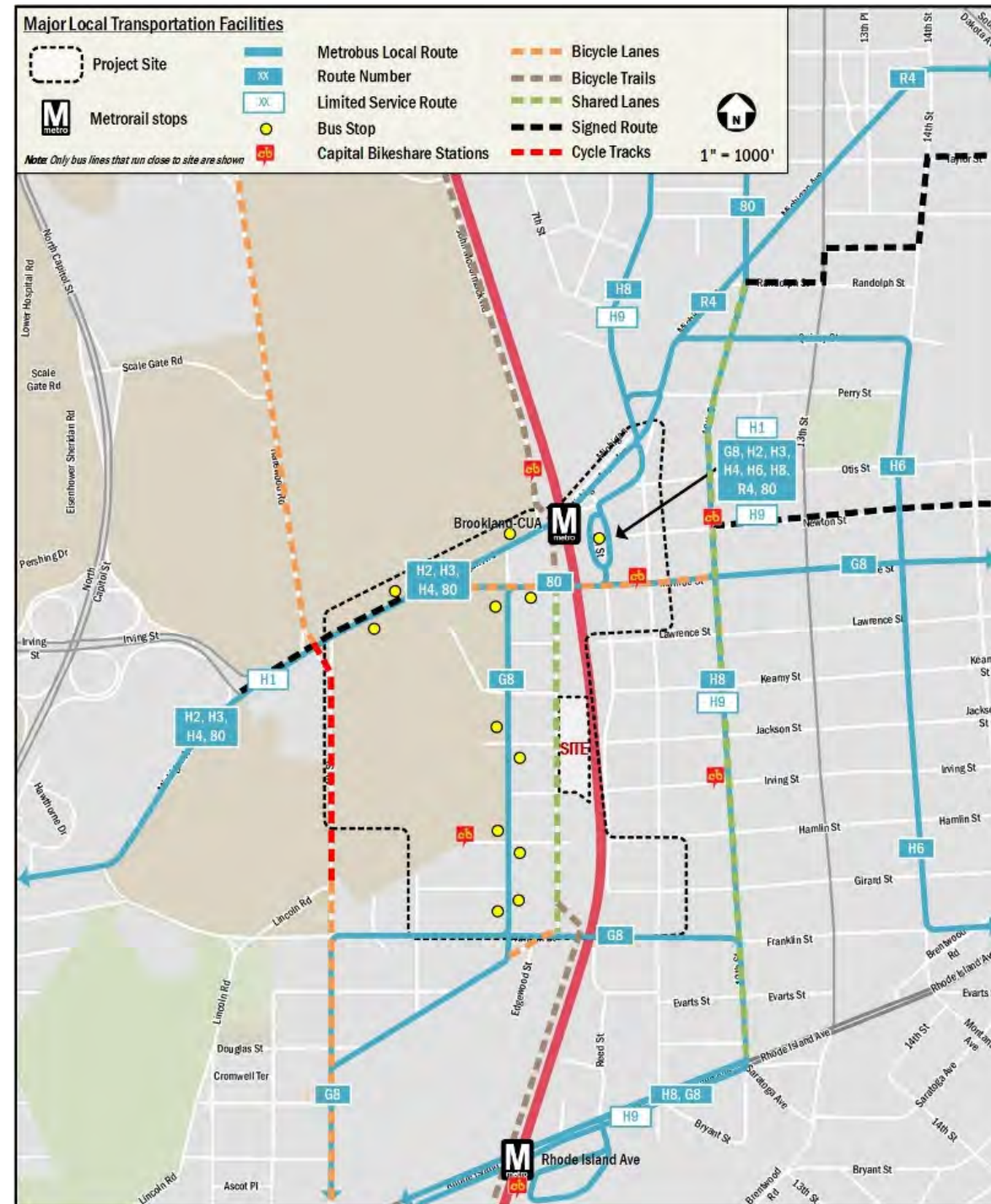
April 25, 2019

Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - 0.3 miles to Brookland-CUA Metro Station (6-minute walk)
 - 10 Nearby Bus Lines
 - 2 nearby Capital Bikeshare stations & 3 nearby Carshare vehicles
 - Site adjacent to Metropolitan Branch Trail
- Implementation of Comprehensive Transportation Demand Management (TDM) Plan
- Sufficient on-site parking & loading provisions
 - 186 parking spaces proposed in underground garage
 - Off-street loading proposed in loading zone located within each building



Existing Transportation Facilities



Proposed Site Plan



Loading Management Plan

- Designate loading manager
- Deliveries and residential move-ins/move-outs scheduled with loading manager
- No truck idling and must follow all District guidelines for heavy vehicle operation
- Distribute and post DDOT's Freight Management and Commercial Vehicle Operations document to drivers as needed

5 loading trips anticipated per day



Traffic Demand Management (TDM) Elements

- Offer residents \$100 SmartTrip card for the first 2 years after the building opens
- Offer a one (1) year Capital Bikeshare membership to each unit at the initial lease up
- Identify TDM leader to work with residents of the development
- Work with DDOT and goDCgo, DDOT's TDM program, to implement TDM measures
- Share the full contact information of the TDM coordinator for the site with DDOT and goDCgo
- Provide all TDM commitments online
- Provide TDM materials to new residents in the Residential Welcome Package materials
- Provide residents detailed carpooling information
- All parking on site will be priced at market rates
- Unbundle the cost of residential parking from the cost of lease/purchase of each unit
- Will not lease unused residential parking spaces to anyone aside from tenants of the building
- Provide an on-site business center to residents with access to internet services
- Install a Transit Information Center Display within each building's residential lobby
- Provide residents the use of 7 shopping carts to use for grocery shopping
- Provide 125 long-term bicycle spaces and 20 short-term bicycle spaces
- Provide long-term bicycle storage rooms that accommodate non-traditional sized bikes
- Provide bicycle repair stations to be located within a bicycle storage room
- Install 2 expansion plates of 4 docks each to the CaBi station at 10th and Monroe



DDOT Conditions

Based on DDOT's review, **the Applicant agrees** to the following DDOT conditions:

- Implement the Loading Management Plan, as proposed by the Applicant in the March 8, 2019 CTR, for the life of the project, unless otherwise noted,
- Implement the TDM Plan, as proposed by the Applicant in the March 8, 2019 CTR, for the life of the project, unless otherwise noted, with revisions requested by DDOT (as detailed on the previous slide)



Continued Coordination

Based on DDOT's review, **the Applicant agrees** to continue coordinating with DDOT during the CTR and public space permitting process regarding the following elements:

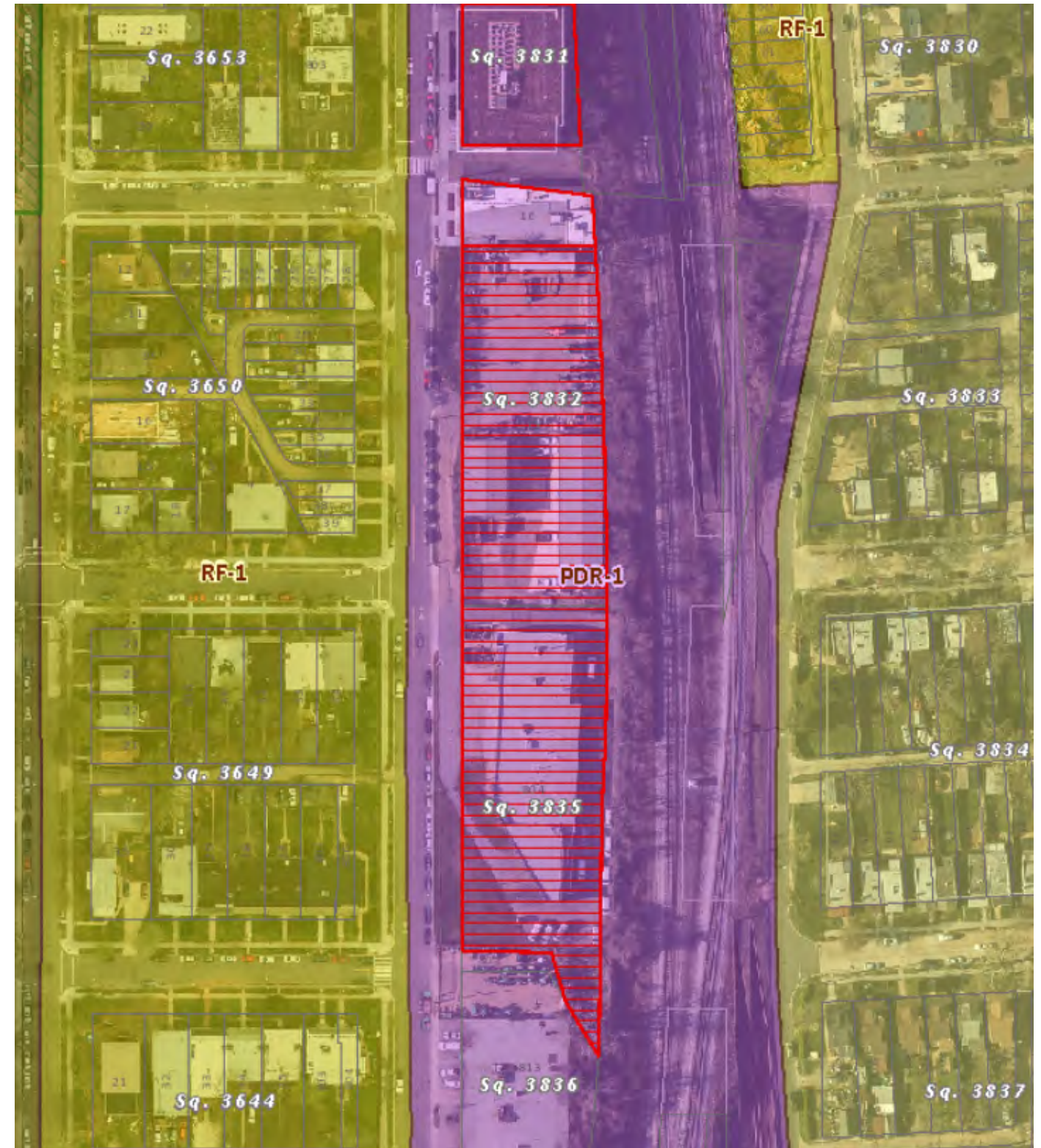
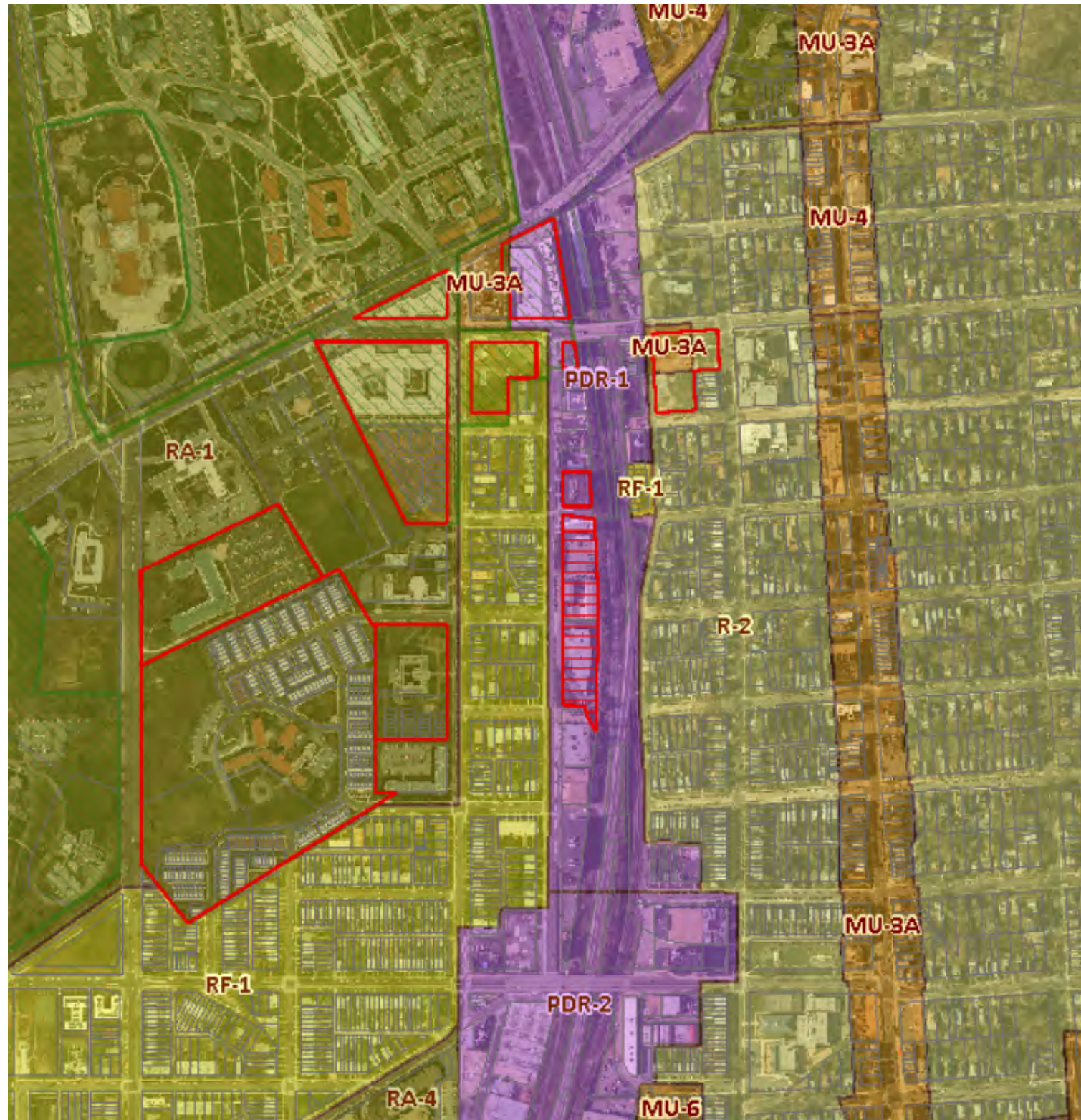
- Provide a detailed curbside management and signage plan, assumed to include multi-space meter installation at the Applicant's expense, consistent with current DDOT policies;
- Public space, including curb and gutter, street trees and landscaping, street lights, sidewalks, curb ramps, crosswalks, and other features within the public rights of way, are expected to be designed and built to DDOT standards;
- The Applicant will be required to obtain public space permits for all elements of the project shown in public space. As the Applicant pursues public space permits, the design of the project should be coordinated with DDOT to resolve the issues identified in the Streetscape and Public Realm section later in this report;
- DDOT encourages the Applicant to participate in a Preliminary Design Review Meeting (PDRM) to address design related issues raised by DDOT and OP;
- Coordinate with DDOT's Urban Forestry Division (UFO) and the Ward 5 arborist regarding the preservation and protection of existing small street trees, as well as the planting of new street trees, in bioretention facilities or a typical expanded tree planting space;
- The Applicant has engaged with DDOT on the design of the proposed 10-foot sidewalk on the eastern edge of the site. The Applicant has agreed to provide a two (2) foot clearance, on both sides of the site's proposed sidewalk, for future design of the MBT shared use path; and
- Of note, the Applicant has received approval from the Public Space Committee (PSC) for the proposed 24-foot curb cut for the site driveway (TOPS Permit Tracking Number 321729).



land use

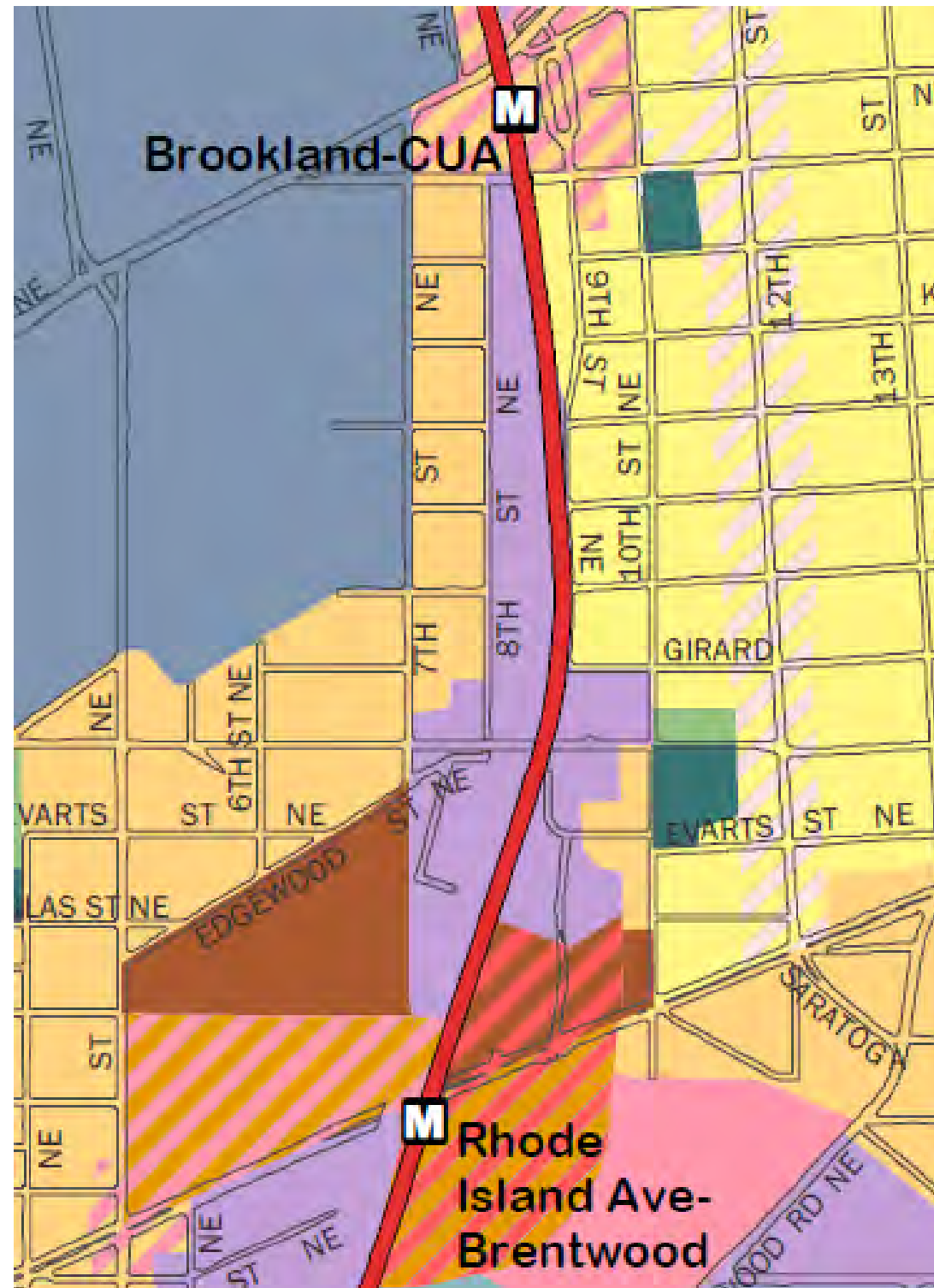


Zoning Map

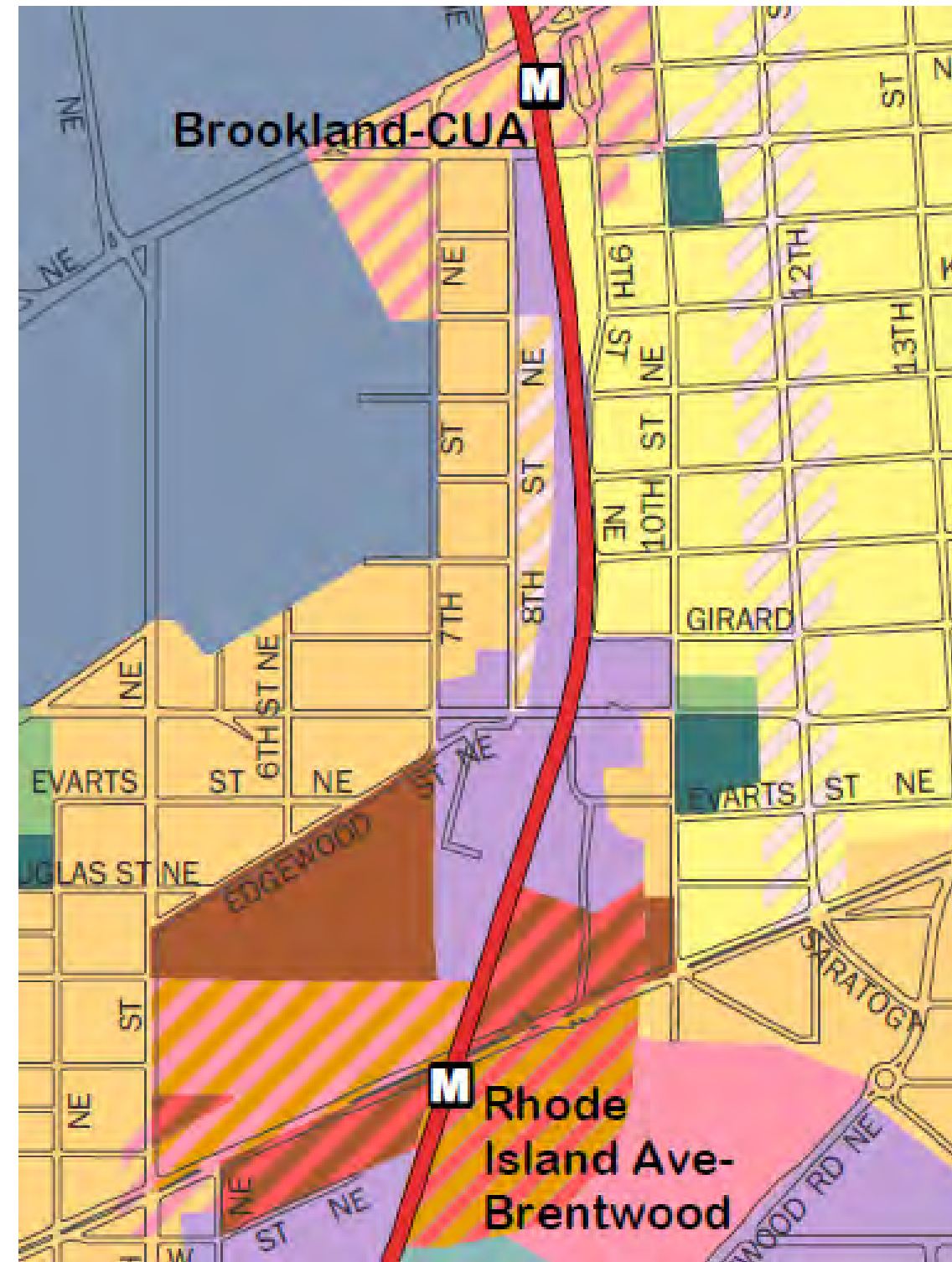


Future Land Use Map

2007



2013



Hanover 8th Street

Zoning Commission Hearing



hanover 8th street

zoning commission hearing