

**KG D**  
architecture

WESTMINSTER PRESBYTERIAN CHURCH  DC

**DP**  
DANTES PARTNERS

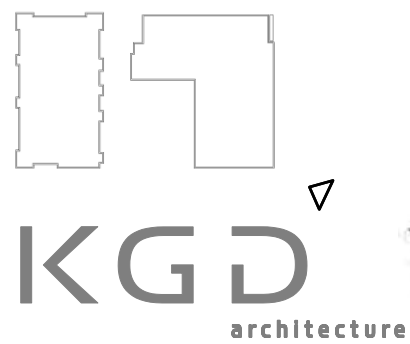
 **BOZZUTO**

WESTMINSTER CHURCH LIVING |  
400 I STREET SW, WASHINGTON DC

CORNER OF 4<sup>TH</sup> AND I STREET

ZONING COMMISSION  
HEARING PRESENTATION |  
APRIL 12, 2021

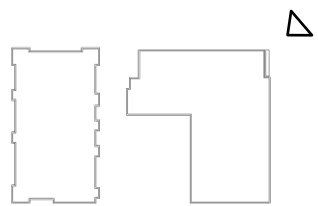
ZONING COMMISSION  
 District of Columbia  
 CASE NO.20-12  
 EXHIBIT NO.34A  
34



WESTMINSTER CHURCH LIVING |  
400 I STREET SW, WASHINGTON DC

SOUTH EAST AERIAL VIEW OF SITE

ZONING COMMISSION  
HEARING PRESENTATION |  
APRIL 12, 2021



CHURCH ENTRANCE

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PRESBYTERIAN CHURCH



DC

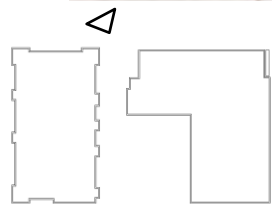
**DP**  
DANTES PARTNERS

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WESTMINSTER CHURCH LIVING |  
400 I STREET SW, WASHINGTON DC

ZONING COMMISSION  
HEARING PRESENTATION |  
APRIL 12, 2021

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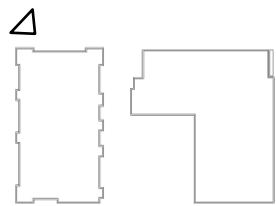
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WESTMINSTER CHURCH LIVING |  
400 I STREET SW, WASHINGTON DC

SENIOR RESIDENTIAL ENTRANCE

ZONING COMMISSION  
HEARING PRESENTATION |  
APRIL 12, 2021

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RESIDENTIAL ENTRANCE

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WESTMINSTER  
PRESBYTERIAN CHURCH



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DANTES PARTNERS

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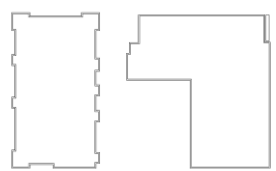
WESTMINSTER CHURCH LIVING |  
400 I STREET SW, WASHINGTON DC

ZONING COMMISSION  
HEARING PRESENTATION |  
APRIL 12, 2021

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VIEW FROM MAKEMIE PLACE TOWARDS SOUTH OF SITE





EXTERIOR MATERIAL SAMPLES



ENLARGED ELEVATION  
I STREET SW





- Equipment Screen 8D
- Fiber Cement Panel 2A
- Vinyl Window System 6A
- Louvers 7B
- Vinyl Window System 6A
- Fiber Cement Panel 2B
- Fiber Cement Panel 2C



- Pre- Finished CMU 3A
- Metal Panel System with Backlighting 4A
- Channel Glass System 6D
- Metal Panel System with Backlighting 4A

- Pre-finished Metal Signage With Backlighting 8F
- Metal Panel Canopy 8C
- Metal Panel 4B

- Aluminum Storefront System 6C

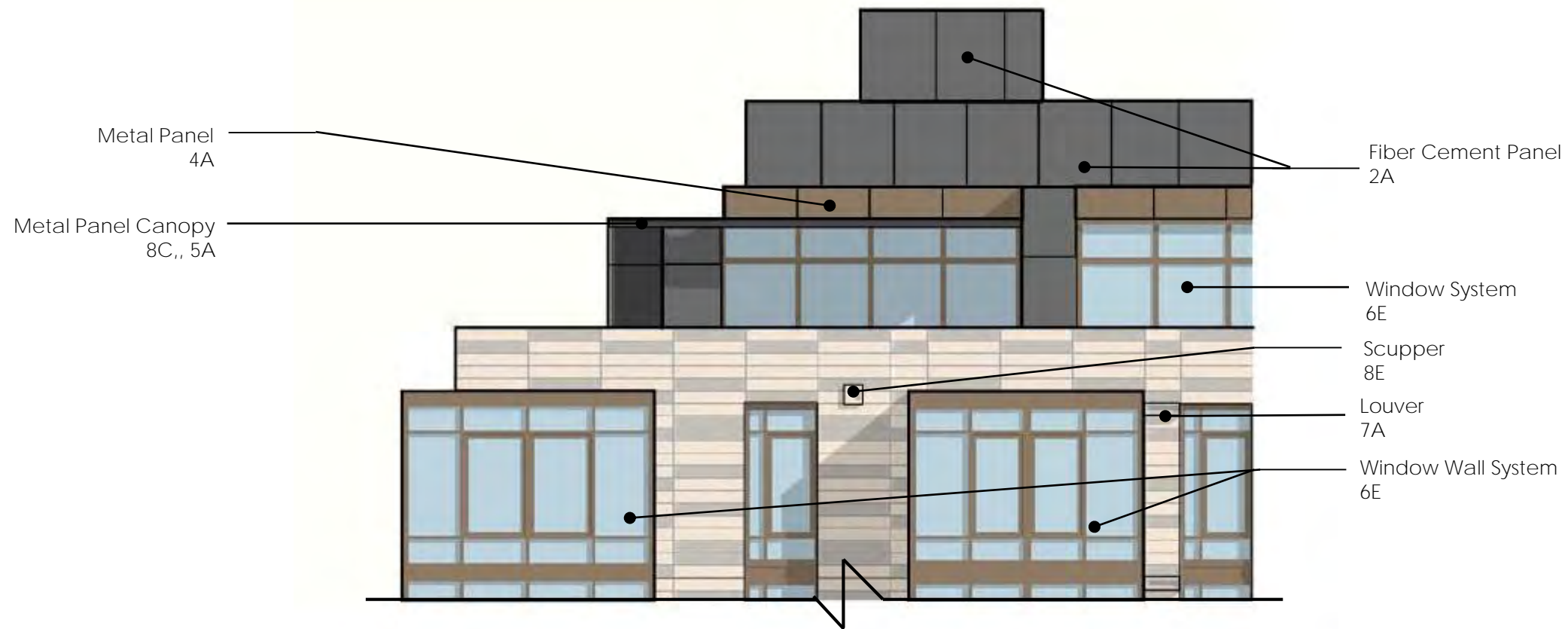
ENLARGED ELEVATIONS  
FOURTH STREET SW



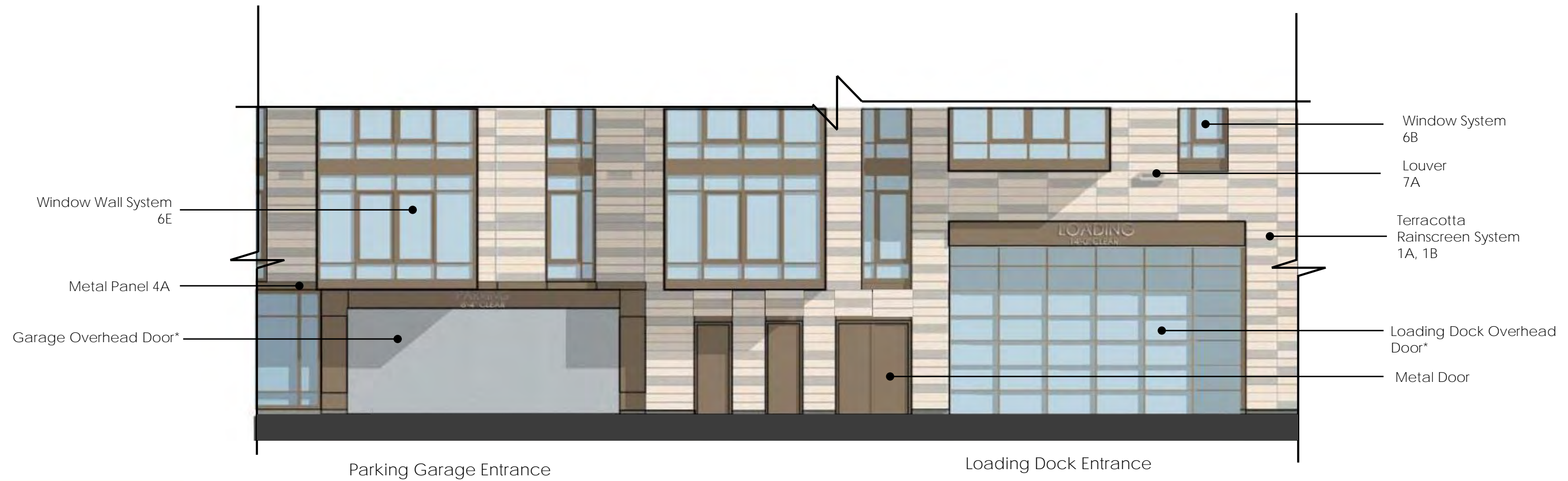
Residential Entrance

ENLARGED ELEVATIONS  
I STREET





ENLARGED ELEVATIONS  
MAKEMIE PLACE



\* Refer to sheet A6.2 for examples of door materials

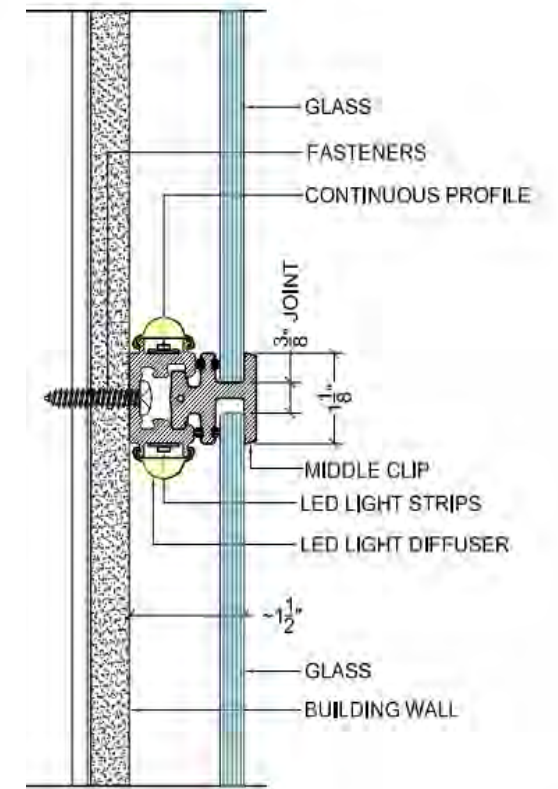


ENLARGED ELEVATIONS  
MAKEMIE PLACE

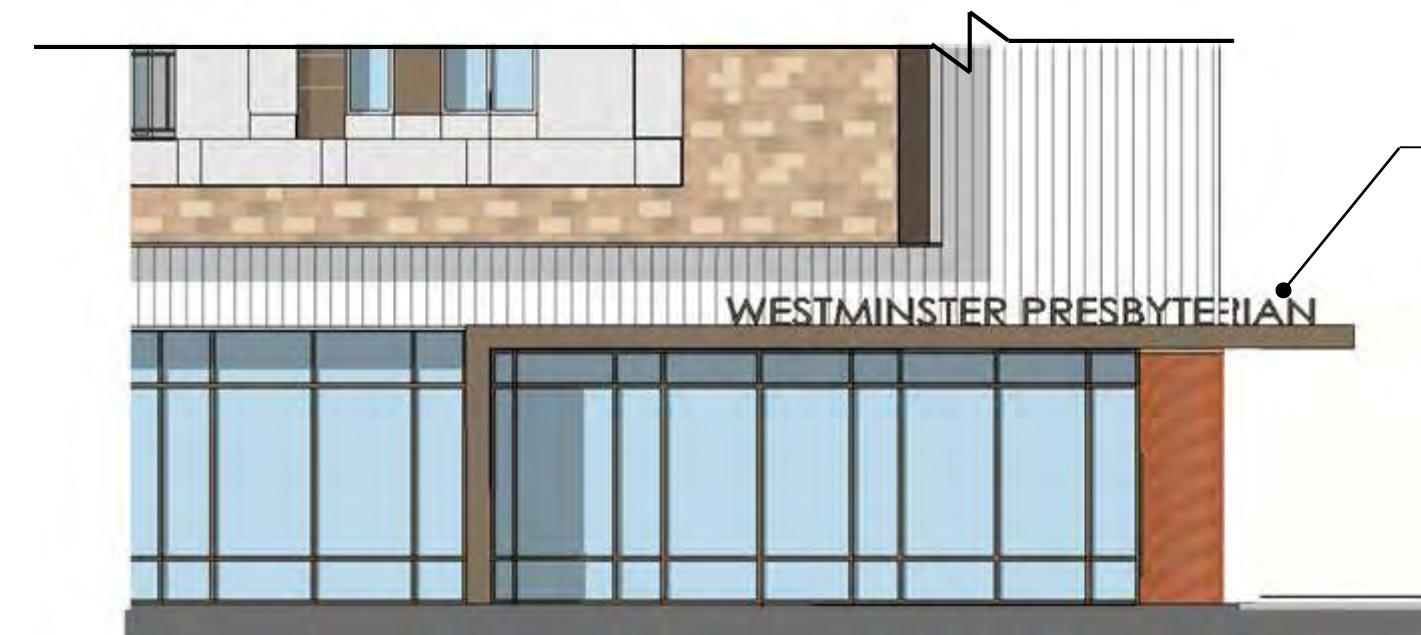
# WESTMINSTER PRESBYTERIAN

CHURCH  
ENTRANCE SIGNAGE ON CANOPY

SIGNAGE 1'-0" HIGH BY 20'-0" LONG  
BRONZE ANODIZED ALUMINUM CHANNEL LETTERS  
WITH INTEGRATED BACKLIGHTING  
SEPARATE LETTERS WITHOUT BACKGROUND



SECTION A-A



Pre-finished Metal Signage  
With Integrated Backlighting  
8F

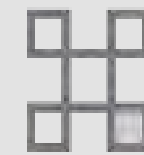
ENLARGED ELEVATIONS  
FOURTH STREET SW: SIGNAGE

# Westminster Presbyterian Church

Zoning Commission Case No. 20- 12

Nicole A. White, P.E., PTOE

April 12, 2021

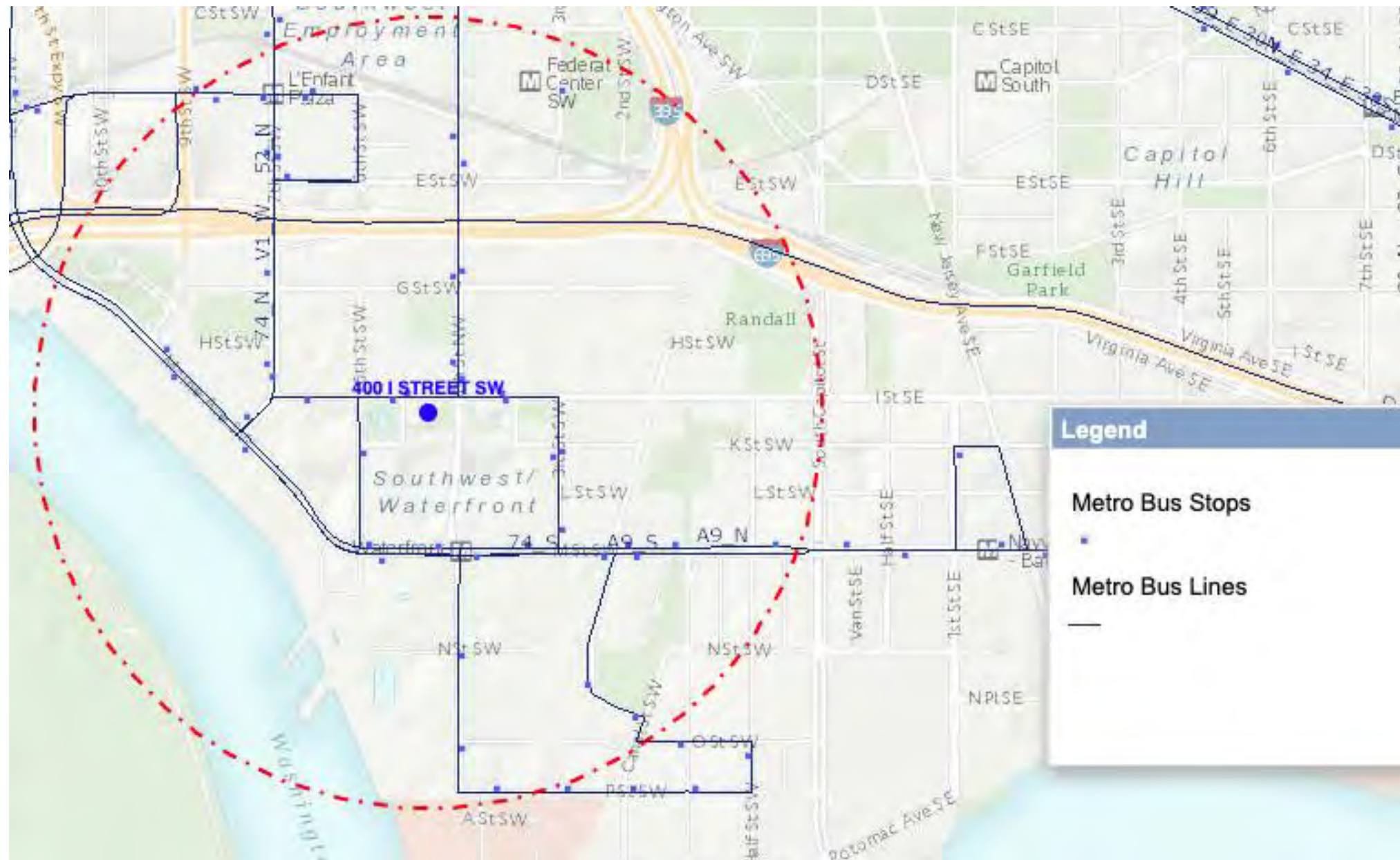


**symmetra** design

# Transportation Network



## Bus Lines Accessible within 1/2-Mile Radius



- Neighborhood has a Walkscore of 88
- Access to 3 Metrobus lines, 2 PRTC Omniride lines, 1 DC Circulator line, and 1 Loudoun County Transit line



# Travel Mode Split

Mode Split	Residential	Church (Weekday)	Church (Sunday)
Auto (Drive alone and Carpool)	37.6%	32%	45%
Transit	<b>42.0%</b>	1%	2%
Walk	11.8%	<b>65%</b>	<b>51%</b>
Bike	2.7%	2%	2%
Other (Work from home)	5.9%	-	-
Total	100%	100%	100%

# Vehicle Trip Generation

Trip Generation	AM Peak			PM Peak			Sunday Peak		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Residential Trips	7	16	23	18	12	30	-	-	-
Net Increase Church Trips	1	1	2	0	0	0	5	0	5
Total Net Increase Site Trips	8	17	25	18	12	30	5	0	5

## DDOT Support

DDOT has no objection to the approval of this Consolidated PUD and Related Map Amendment with the following conditions included in the Final Zoning Order:

1. The Applicant will implement the Transportation Demand Management (TDM) Plan as proposed by the Applicant in the February 26, 2021 Transportation Statement (Exhibit 21), for the life of the project, unless otherwise noted, with the following minor revisions requested by DDOT:
  - Note the two (2) proposed electric vehicle charging stations will be provided; and
  - Clarify the bulb-outs on Makemie Place SW are subject to DDOT approval.
2. The Applicant will implement the Loading Management Plan (LMP) as proposed by the Applicant in the February 26, 2021 Transportation Statement (Exhibit 21), for the life of the project, unless otherwise noted.

Continued Coordination in the public space process.



*Proposed bulb-out - Makemie Place*

## 2) Transportation Demand Management (1 of 3)

- a. Unbundle the cost of vehicle parking from the lease or purchase agreement for each residential unit and charge a minimum rate based on the average market rate within a quarter mile.
- b. Identify Transportation Coordinators for the planning, construction, and operations phases of development. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.
- c. Will provide Transportation Coordinators' contact information to goDCgo, and report TDM activities and data collection efforts to goDCgo once per year.
- d. Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the residents, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications.
- e. Transportation Coordinators will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan.
- f. Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing [info@godcgo.com](mailto:info@godcgo.com).
- g. Provide residents who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG) or other comparable service if MWCOG does not offer this in the future.

## 2) Transportation Demand Management (2 of 3)

- h. Transportation Coordinator will subscribe to goDCgo's residential newsletter.
- i. Post all TDM commitments on website, publicize availability, and allow the public to see what commitments have been promised.
- j. Provide a FREE SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride.
- k. Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle space will be provided free of charge to residents. Will provide a minimum of 11 residential plus 8 church short-term spaces, and 74 residential plus 2 church long-term spaces.
- l. Install a Transportation Information Center Display (electronic screen) within the lobby containing information related to local transportation alternatives. At a minimum the display should include information about nearby Metrorail stations and schedules, Metrobus stops and schedules, car-sharing locations, and nearby Capital Bikeshare locations indicating the availability of bicycles.
- m. Offer an annual CaBi membership to each unit for the first year after the building opens.

## 2) Transportation Demand Management (3 of 3)

- n. Provide a bicycle repair station in each long-term bicycle parking storage room.
- o. Provide one (1) collapsible shopping cart (utility cart) for every 50 residential units, for a total of [5] to encourage residents to walk to the grocery shopping and run errands.
- p. Provide bulb-out(s) on Makemie Place SW, **subject to DDOT approval**, to reduce the distance for pedestrians crossing Makemie Place SW. Details of the bulb outs will be coordinated with DDOT as a part of the Public Space approval process.
- q. **Provide two (2) electric vehicle charging stations in the parking garage.**

## Loading Management Plan

- a. The property manager will be responsible for coordinating with tenants to schedule deliveries and move-ins/move-outs and will work with the community and neighbors to resolve any conflicts should they arise.
- b. Reverse maneuvers will be required to access the loading berth; therefore, an on-site manager will be provided to ensure safety while exiting the loading berth.
- c. All tenants will be provided with information regarding loading dock restrictions, rules, and suggested truck routes at lease signing.
- d. All residential tenants will be required to schedule move ins/outs.
- e. The maximum size for on-site delivery vehicles is 30 feet in length.
- f. If an unscheduled delivery vehicle arrives while the dock is full, that driver will be directed to return at a later time when the loading berth would be available

## Conclusions

- The development is close to Metrorail station and several bus stops
- Site access is adequate to support development and minimal traffic levels.
- The applicant has committed to Transportation Demand Management (TDM) measures to minimize traffic and parking impacts.
- The applicant has committed to a Loading Management Plan to minimize impacts to pedestrians and building tenants.