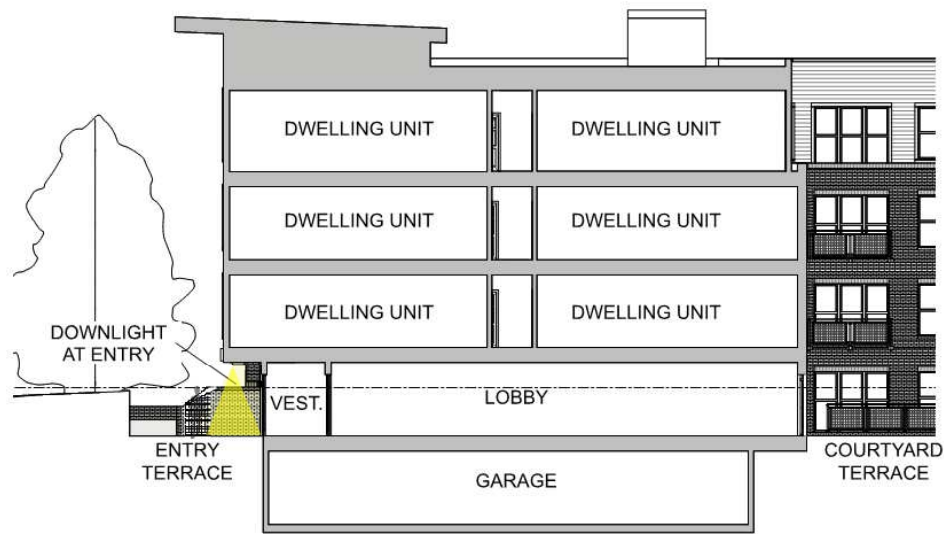
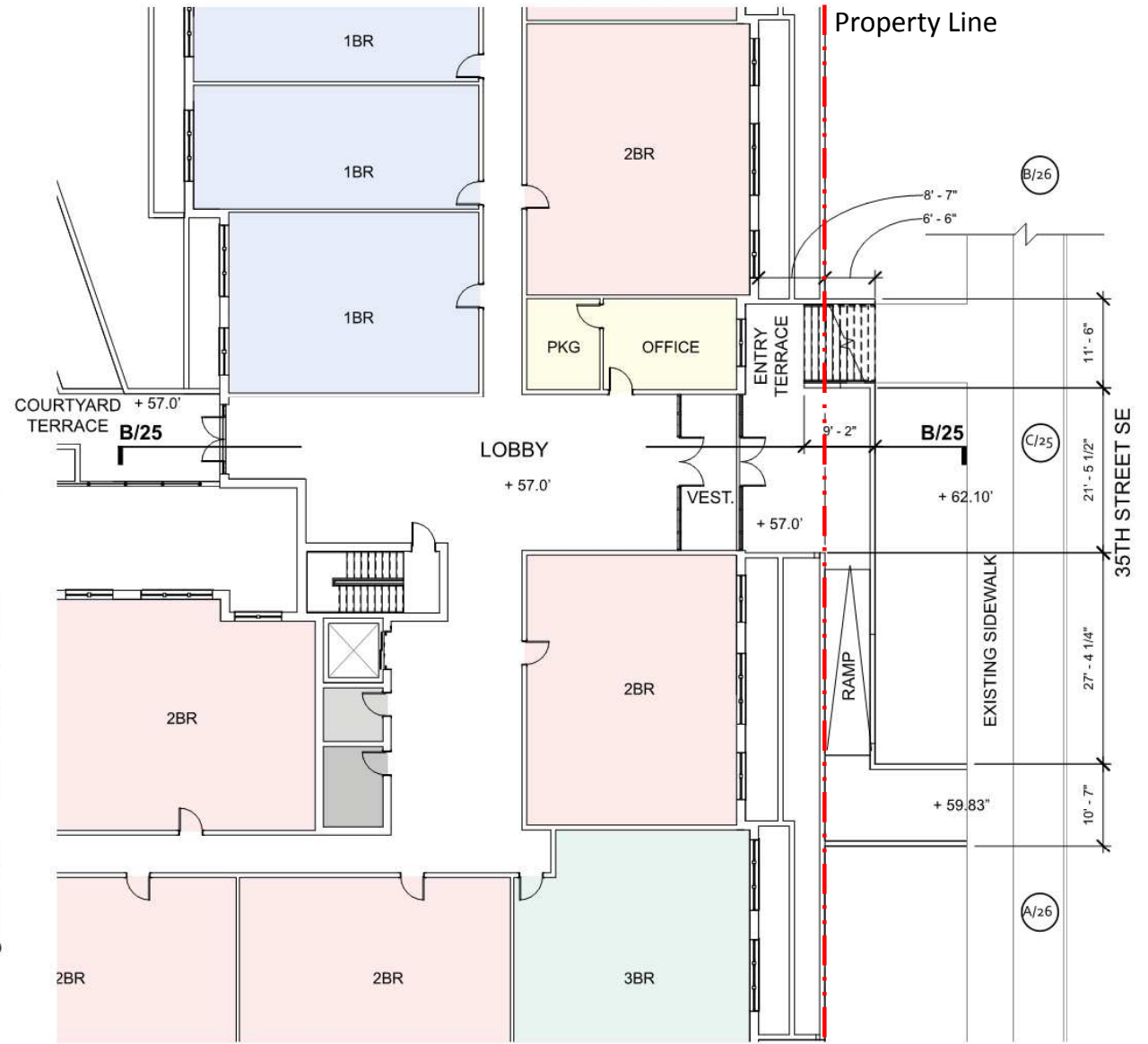




C. PERSPECTIVE AT ENTRY TERRACE



B. SECTION AT ENTRY TERRACE



A. ENLARGED PLAN AT ENTRY TERRACE



125 35th Street SE
BZA SUBMISSION

NOTE: SEE LANDSCAPE PLAN FOR PROPOSED FOUNDATION PLANTINGS AT RETAINING WALLS.

ENTRY TERRACE DETAIL



©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates

Board of Zoning Adjustment
District of Columbia
CASE NO. 19704
EXHIBIT NO. 41A2



B. DETAIL AT ENTRY TERRACE LOOKING NORTH



A. DETAIL AT ENTRY TERRACE - LOOKING SOUTH



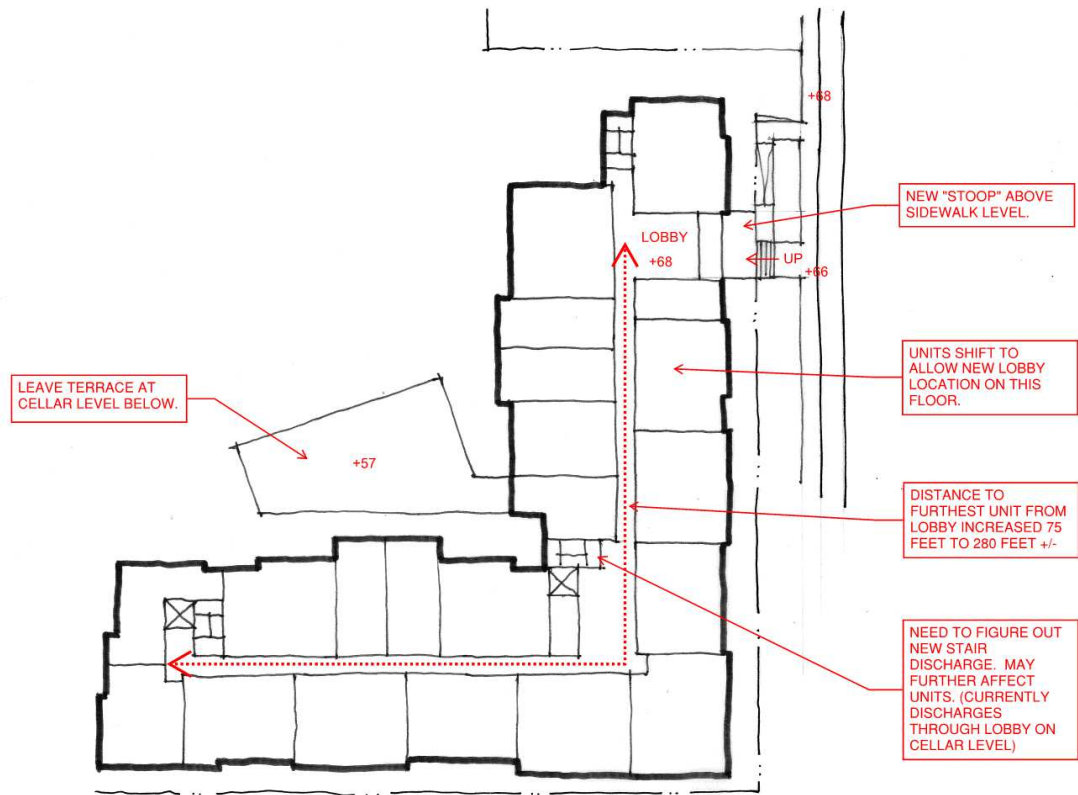
125 35th Street SE
BZA SUBMISSION

ENTRY TERRACE DETAIL

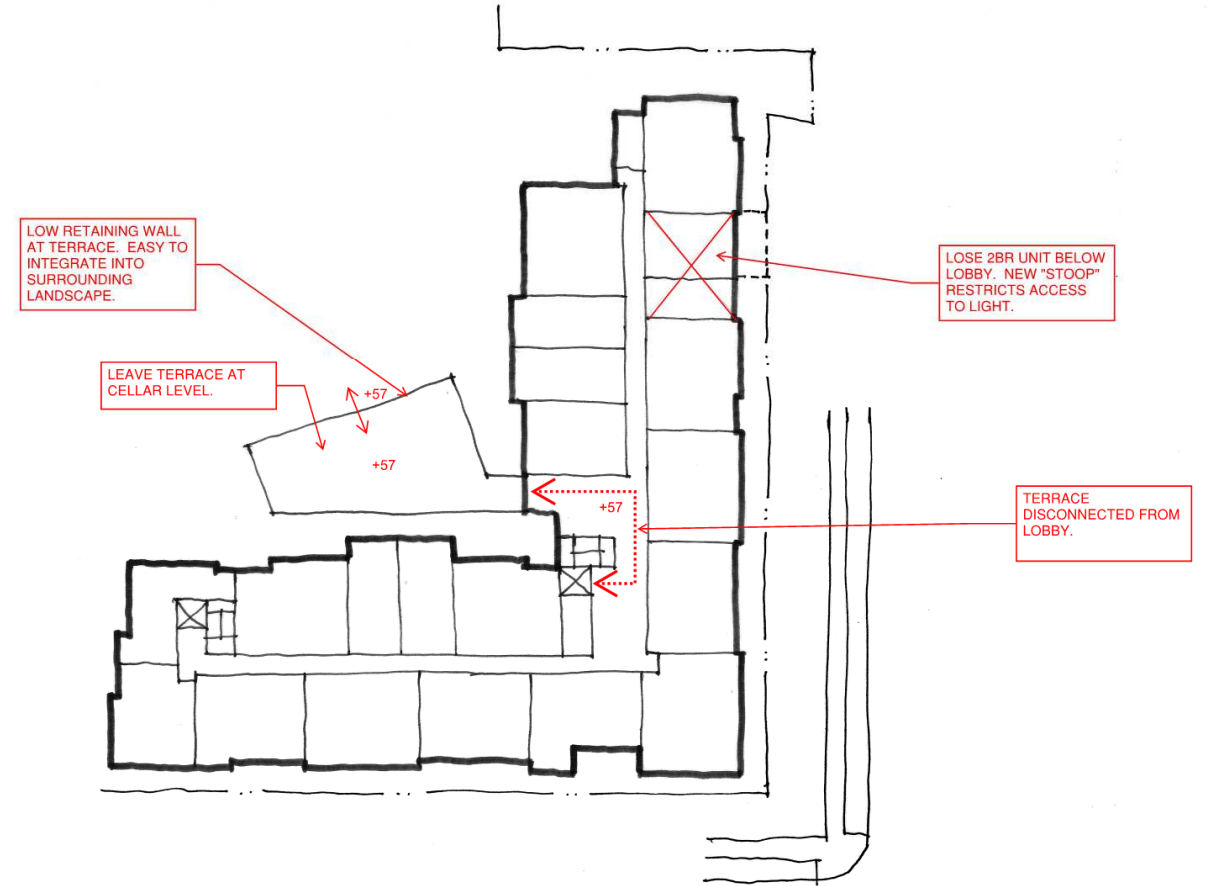


©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates. 26

ENTRY SHIFT STUDY A

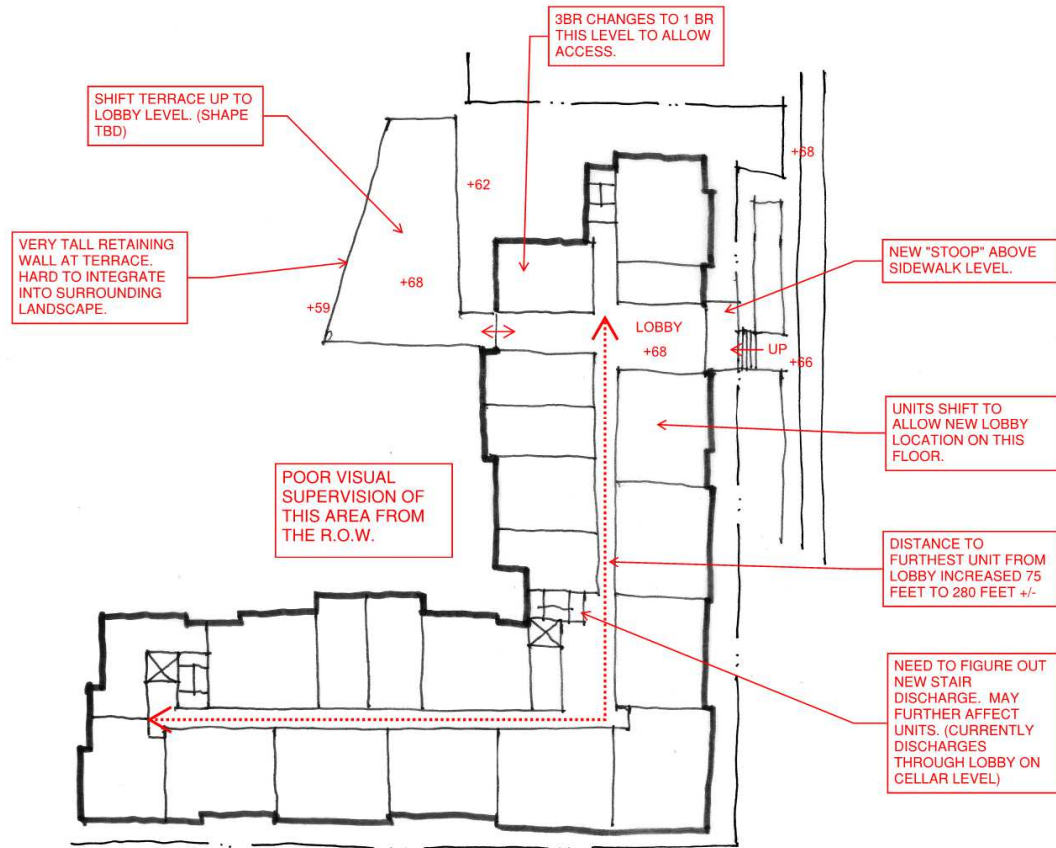


1ST FLOOR

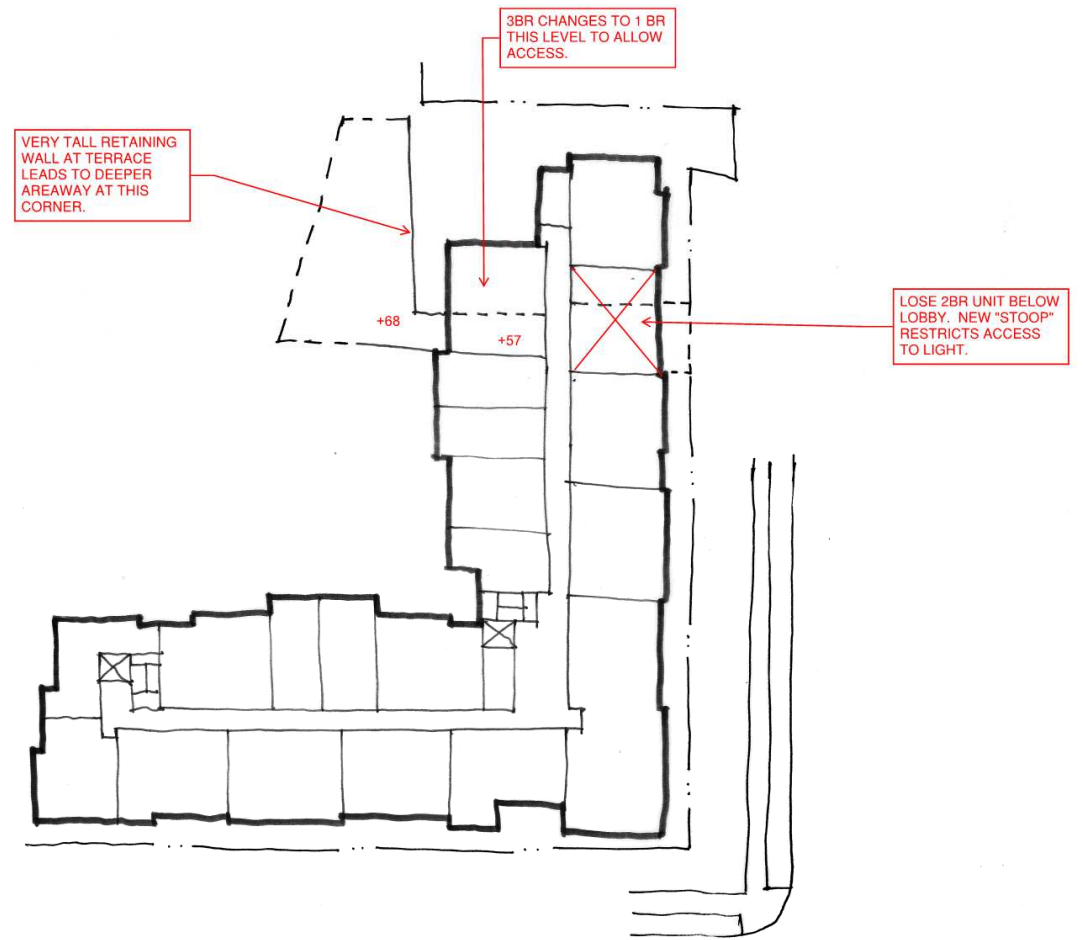


CELLAR LEVEL

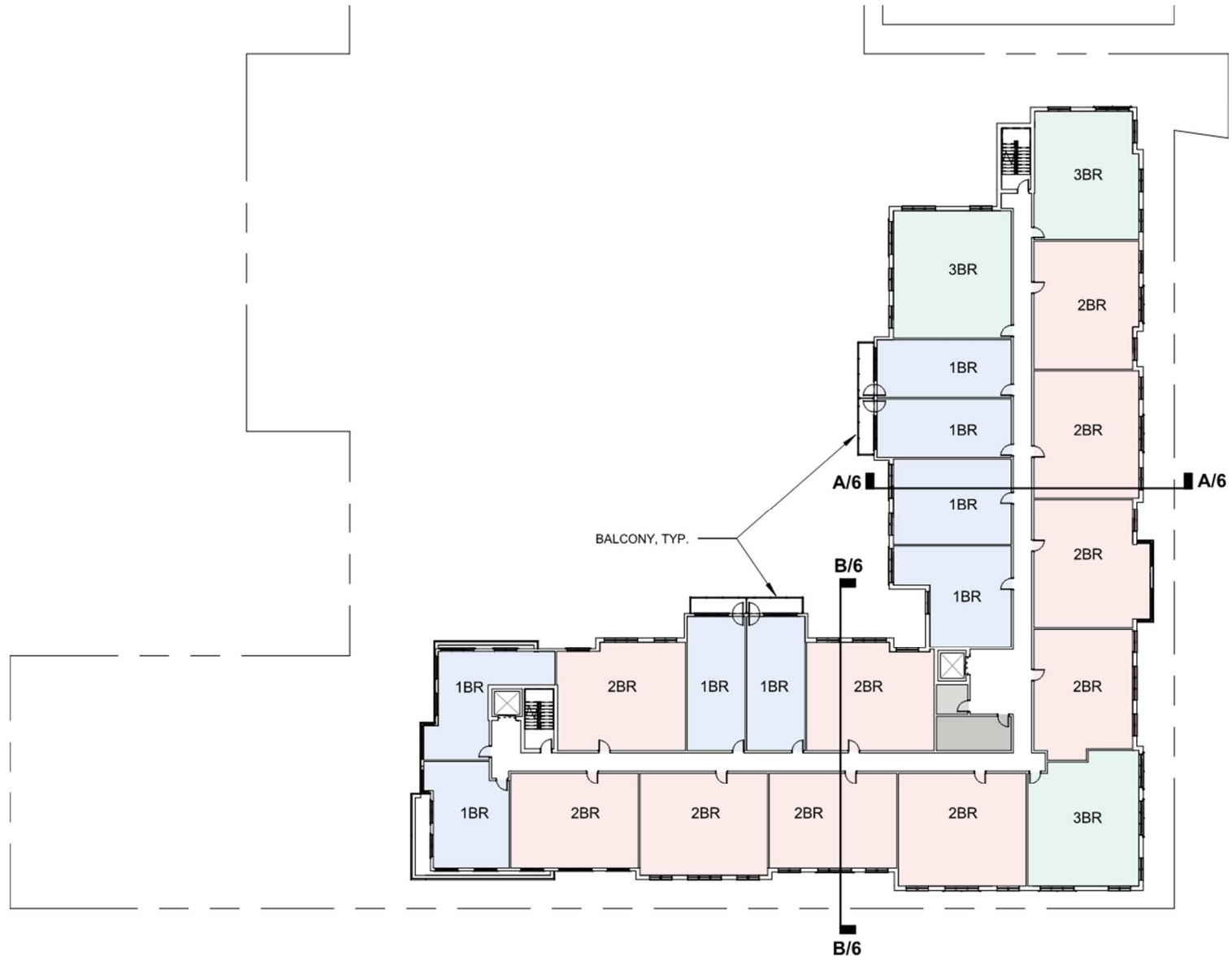
ENTRY SHIFT STUDY B



1ST FLOOR



CELLAR LEVEL



UNIT COUNT
(THIS FLOOR):

- 1 BR = 8
- 2 BR = 10
- 3 BR = 3
- TOTAL = 21**



125 35th Street SE
BZA SUBMISSION

SIZE, NUMBER AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTABILITY.

2F FLOOR PLAN



©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates. 16

Community Room
with terrace
provides views to
monumental core.



UNIT COUNT
(THIS FLOOR):

- 1 BR = 7
- 2 BR = 10
- 3 BR = 2
- TOTAL = 19



125 35th Street SE
BZA SUBMISSION

SIZE, NUMBER AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTABILITY.

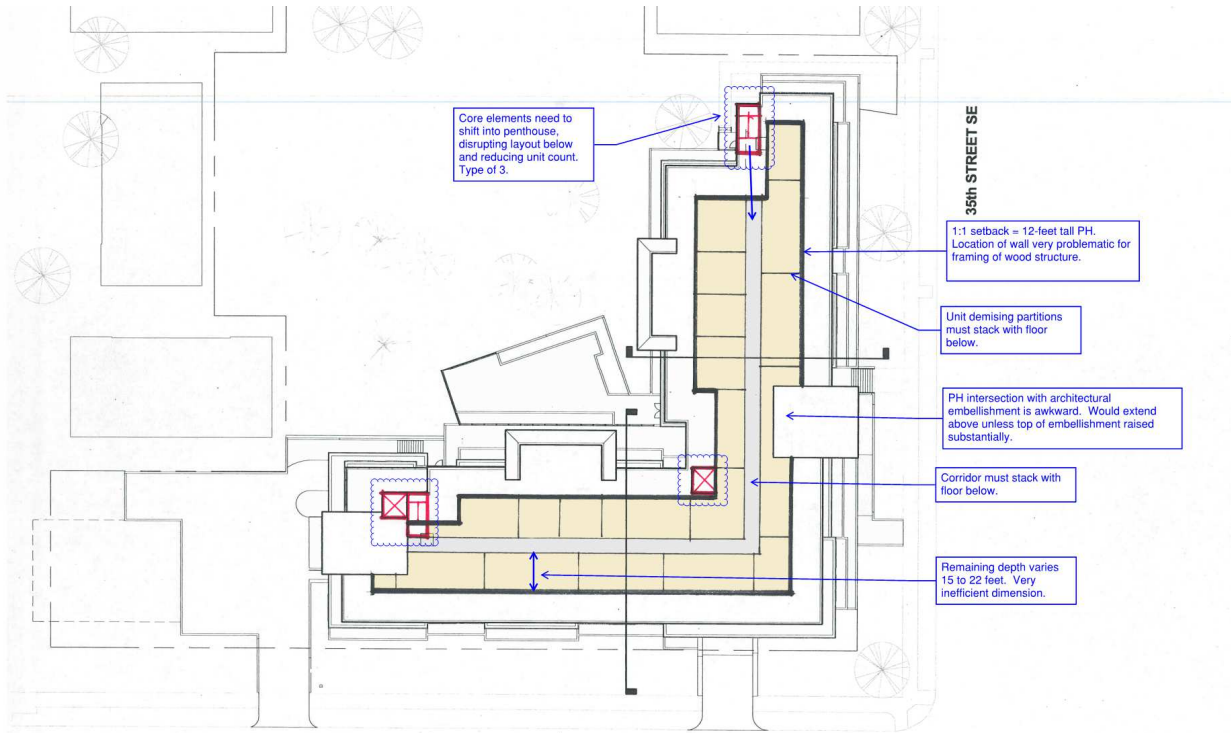


©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates. 17

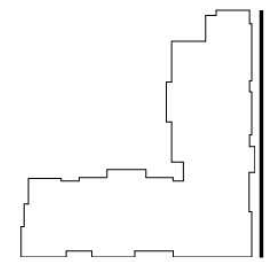
PENTHOUSE STUDY



35TH Street Facade



Roof Plan



35TH STREET ELEVATION



©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates. 19

125 35th Street SE
BZA SUBMISSION

DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. FINAL HEIGHT AND FLOOR ELEVATIONS MAY VARY BUT OVERALL HEIGHT SHALL NOT EXCEED 40'-0".



FIBER CEMENT LAP SIDING

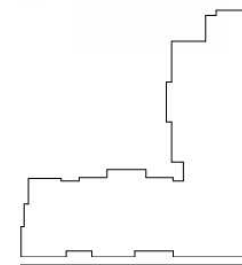
FIBER CEMENT LAP SIDING

RED BRICK

BUFF BRICK

WIRE MESH RAILING SYSTEM

GRAY BRICK



B STREET ELEVATION

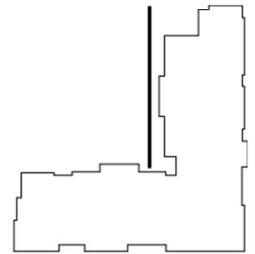


125 35th Street SE
BZA SUBMISSION

DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. FINAL HEIGHT AND FLOOR ELEVATIONS MAY VARY BUT OVERALL HEIGHT SHALL NOT EXCEED 40'-0".

©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates.

20



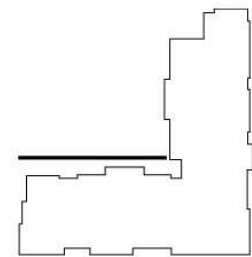
125 35th Street SE
BZA SUBMISSION

DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. FINAL HEIGHT AND FLOOR ELEVATIONS MAY VARY BUT OVERALL HEIGHT SHALL NOT EXCEED 40'-0".

35TH STREET COURTYARD ELEVATION



©COPYRIGHT PROTECTED This concept is property of Wienczek + Associates. 21



125 35th Street SE
BZA SUBMISSION

DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. FINAL HEIGHT AND FLOOR ELEVATIONS MAY VARY BUT OVERALL HEIGHT SHALL NOT EXCEED 40'-0".

B STREET COURTYARD ELEVATION



©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates. 22



35TH STREET END ELEVATION



B STREET SIDE ELEVATION



MISC. ELEVATIONS



©COPYRIGHT PROTECTED This concept is property of Wiencek + Associates. 23

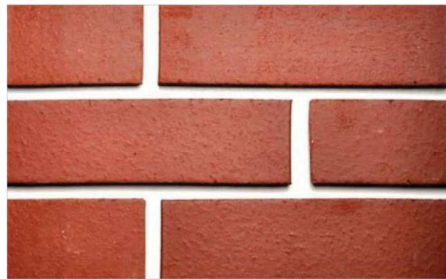


125 35th Street SE
BZA SUBMISSION

DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. FINAL HEIGHT AND FLOOR ELEVATIONS MAY VARY BUT OVERALL HEIGHT SHALL NOT EXCEED 40'-0".



BUFF BRICK:
RICHLAND KT



RED BRICK:
110 RED SMOOTH



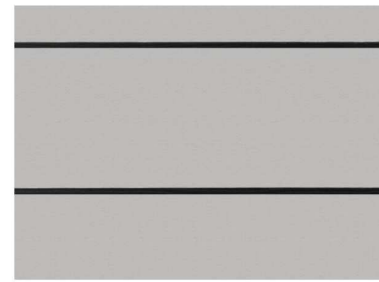
GRAY BRICK:
MEDIUM GRAY WIRECUT



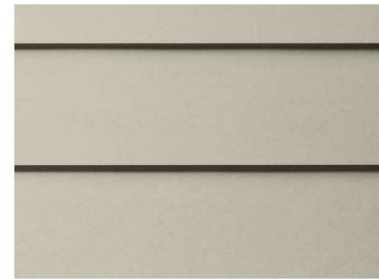
WHITE VINYL WINDOW AT SIDING



BRONZE VINYL WINDOW AT BRICK



GRAY FIBER CEMENT LAP SIDING:
PEARL GRAY

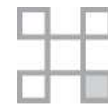


BUFF FIBER CEMENT LAP SIDING:
NAVAJO BEIGE



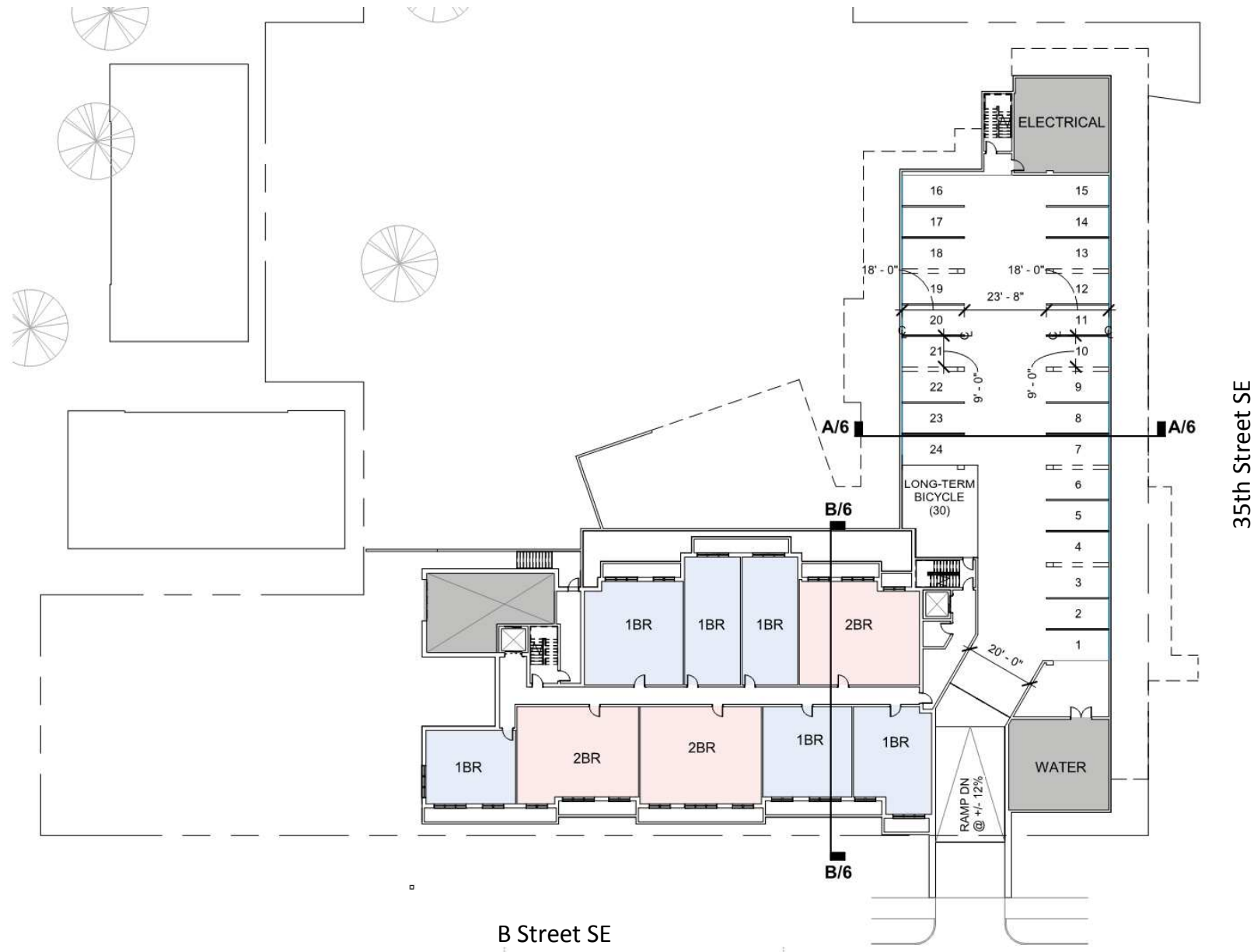
WHITE FIBER CEMENT TRIM:
ARCTIC WHITE

TRANSPORTATION
NICOLE WHITE, P.E., PTOE



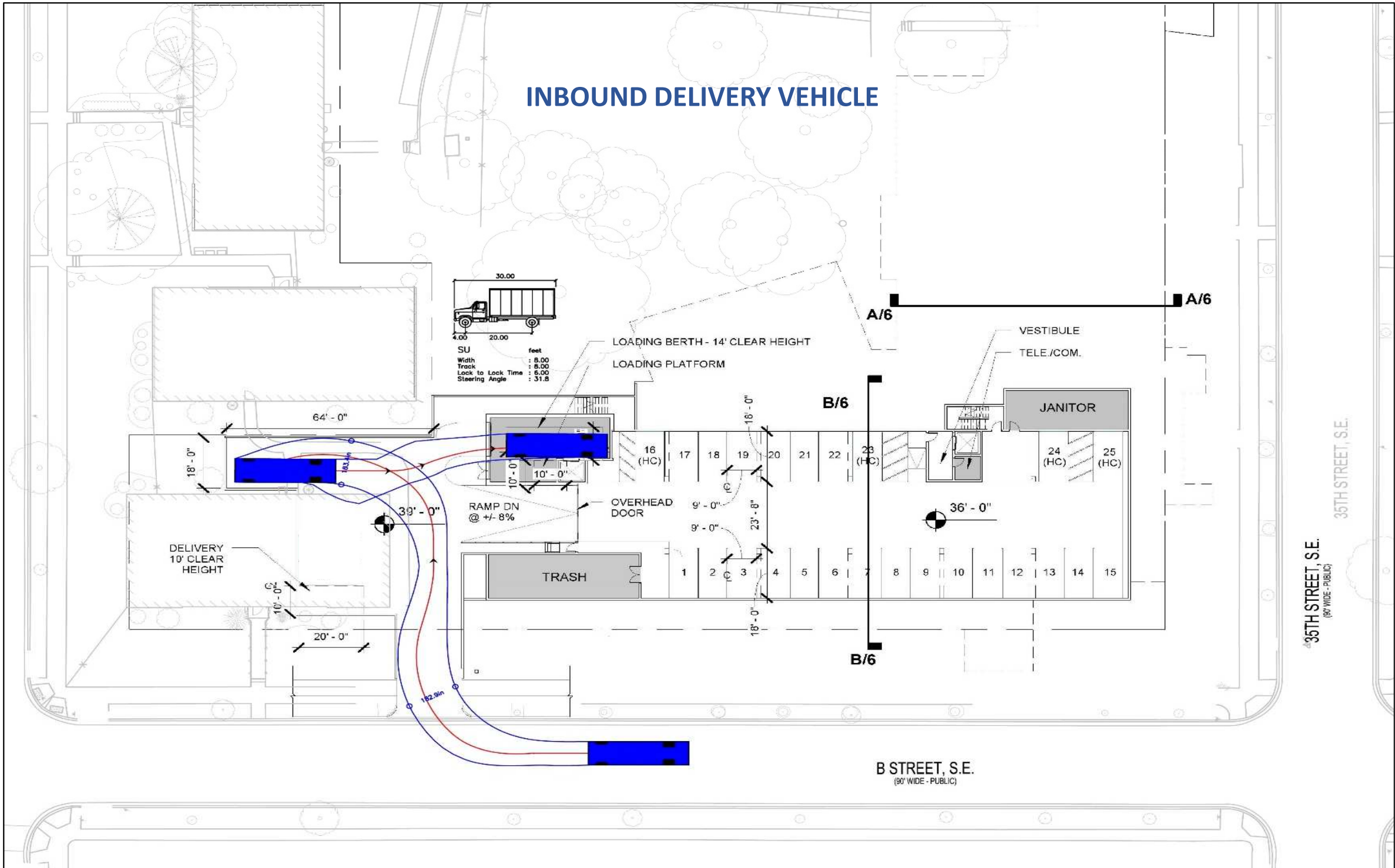
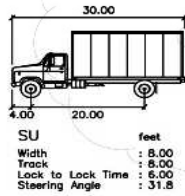
symmetra design

PARKING



- **49 Parking Spaces** (exceeds 1:3 requirement)
- **30 Indoor Bicycle Spaces & 5 Outdoor Bicycle Spaces** (exceeds 1:3 and 1:20 requirement)

INBOUND DELIVERY VEHICLE

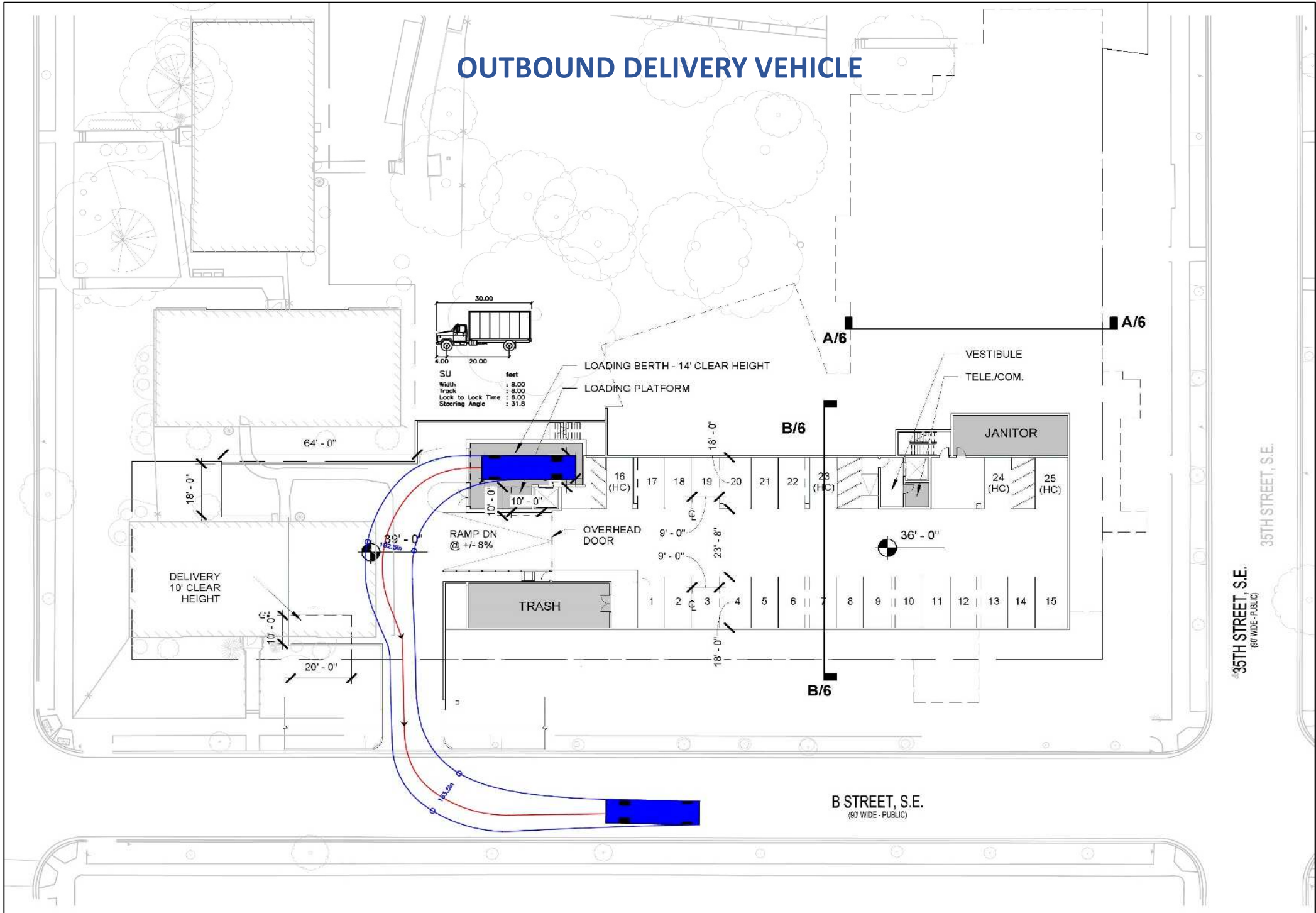


B STREET, S.E.
(90' WIDE - PUBLIC)

35TH STREET, S.E.
(90' WIDE - PUBLIC)

35TH STREET, S.E.

OUTBOUND DELIVERY VEHICLE



VEHICLE TRIP GENERATION

	AM Peak			PM Peak		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Vehicle Trips (Net Increase)	2	9	11	9	4	13

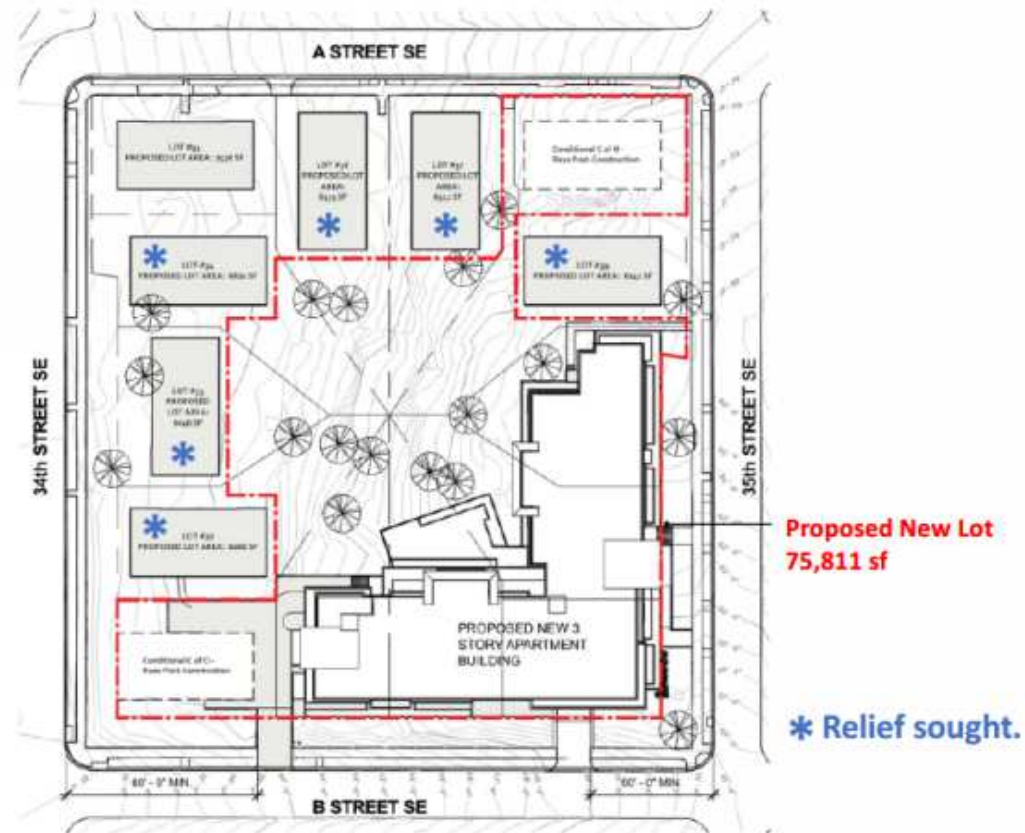
TRANSPORTATION DEMAND MANAGEMENT

- **Offer a preloaded \$10 SmarTrip card** for each unit at the initial rental of units.
- Provide long-term (indoor) and short-term (outdoor) **bicycle parking spaces** in-line with 2016-ZR.
- **Post all TDM commitments on-line** and provide each initial resident with links to CommuterConnections.com, goDCgo.com, WMATA Metrobus routes, and DC Bicycle maps.
- Designate a member of the apartment building's management as the site's **TDM coordinator**. Building management will provide the TDM coordinator's contact info and report TDM activities and amenities once per year.
- The TDM coordinator will work with goDCgo staff to create free customized marketing materials and a TDM outreach plan for residents. These TDM materials highlighting non-automotive options for traveling will be provided to new residents in the Residential Welcome Package.

REQUESTED ZONING RELIEF

VARIANCES: The subdivision of the square to create the new Record Lot for the Proposed Apartment Building will increase the existing non-conformity of six of the remaining lots (Lots 32, 33, 34, 36, 37, 39).

- FAR (Subtitle F, § 302)
- Lot Occupancy (Subtitle F, § 304)
- Rear Yard (Subtitle F, § 305)



SPECIAL EXCEPTION: Special Exception relief is required to allow construction of a new multi-family residential development in the RA-1 zone. (Subtitle U, § 421)

421 NEW RESIDENTIAL DEVELOPMENTS (RA-1 AND RA-6)

421.1 In the RA-1 and RA-6 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.

421.2 The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:

- (a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and
- (b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.

421.3 The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.

421.4 In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.

Thank You!

Questions?