

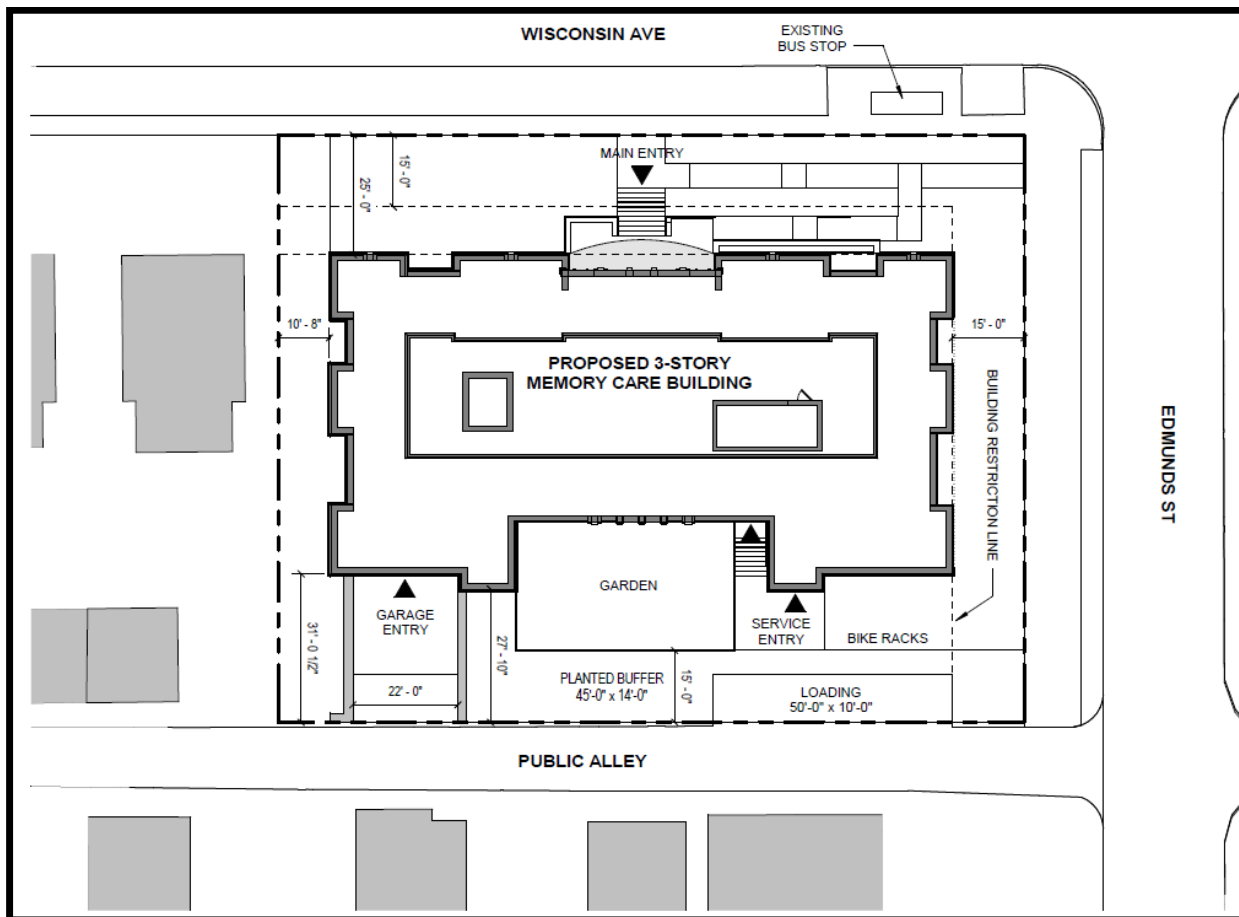
BZA Application #19751

2619 – 2623 Wisconsin Avenue NW
MED Developers, LLC

Presented by: Meridith Moldenhauer
Cozen O'Connor



Revised Site Plan



-Does not alter building lot occupancy

-Entry to underground garage from alley

-Loading area moved to northeast corner off alley

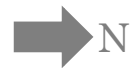
-Previous parking area replaced with planted buffer



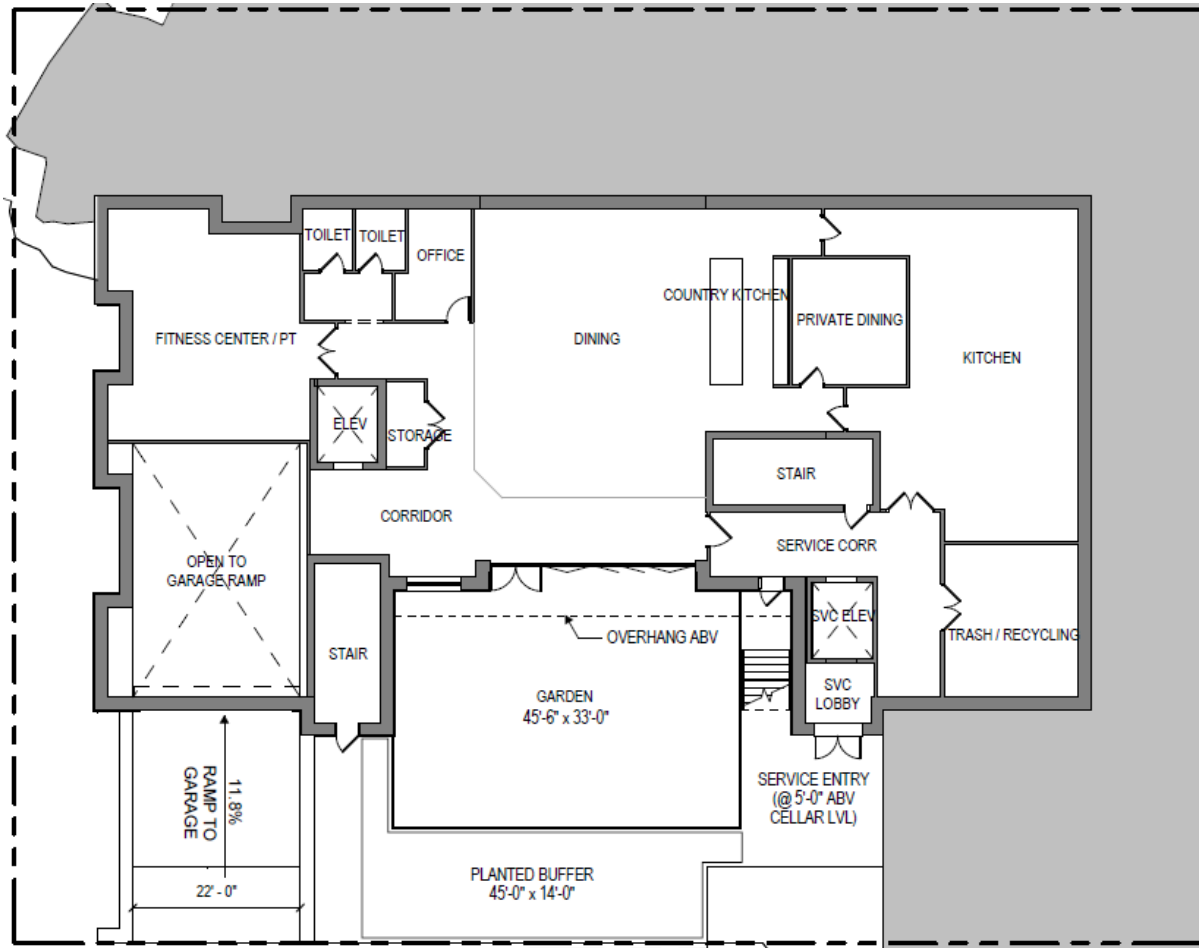
New Garage Level



- Underground garage with 19 parking spaces
- Staff offices, laundry room, beauty salon, bike storage and utilities



Revised Cellar Level



-Fitness center, dining area and commercial kitchen revised locations

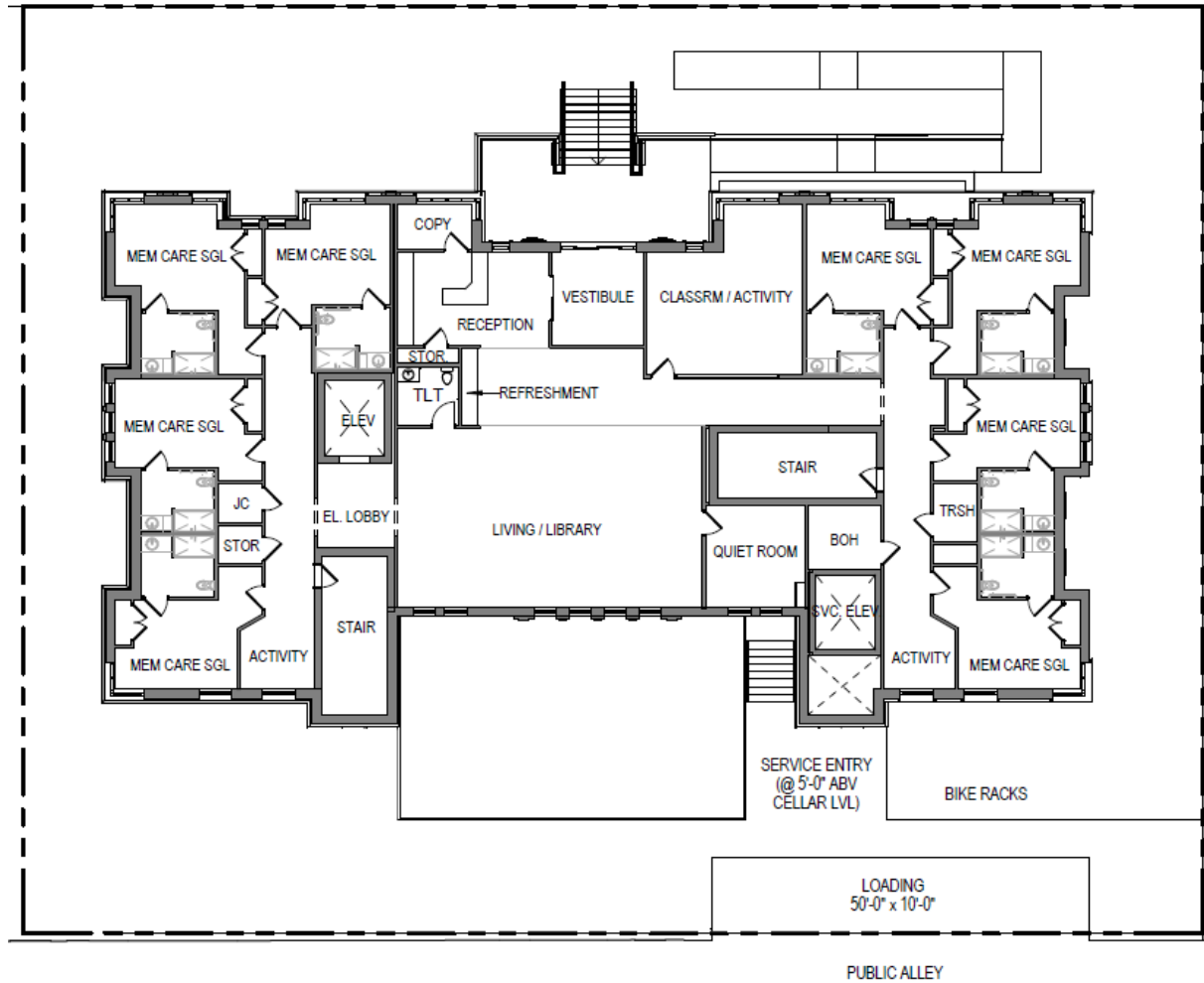
-Service entry and trash area moved to northern part of site adjacent to loading area

-Northern stair rotated to account for layout

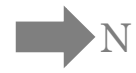
-Rear garden area increased to appx. 1,500 sq. ft. plus additional planted buffer



Revised First Level

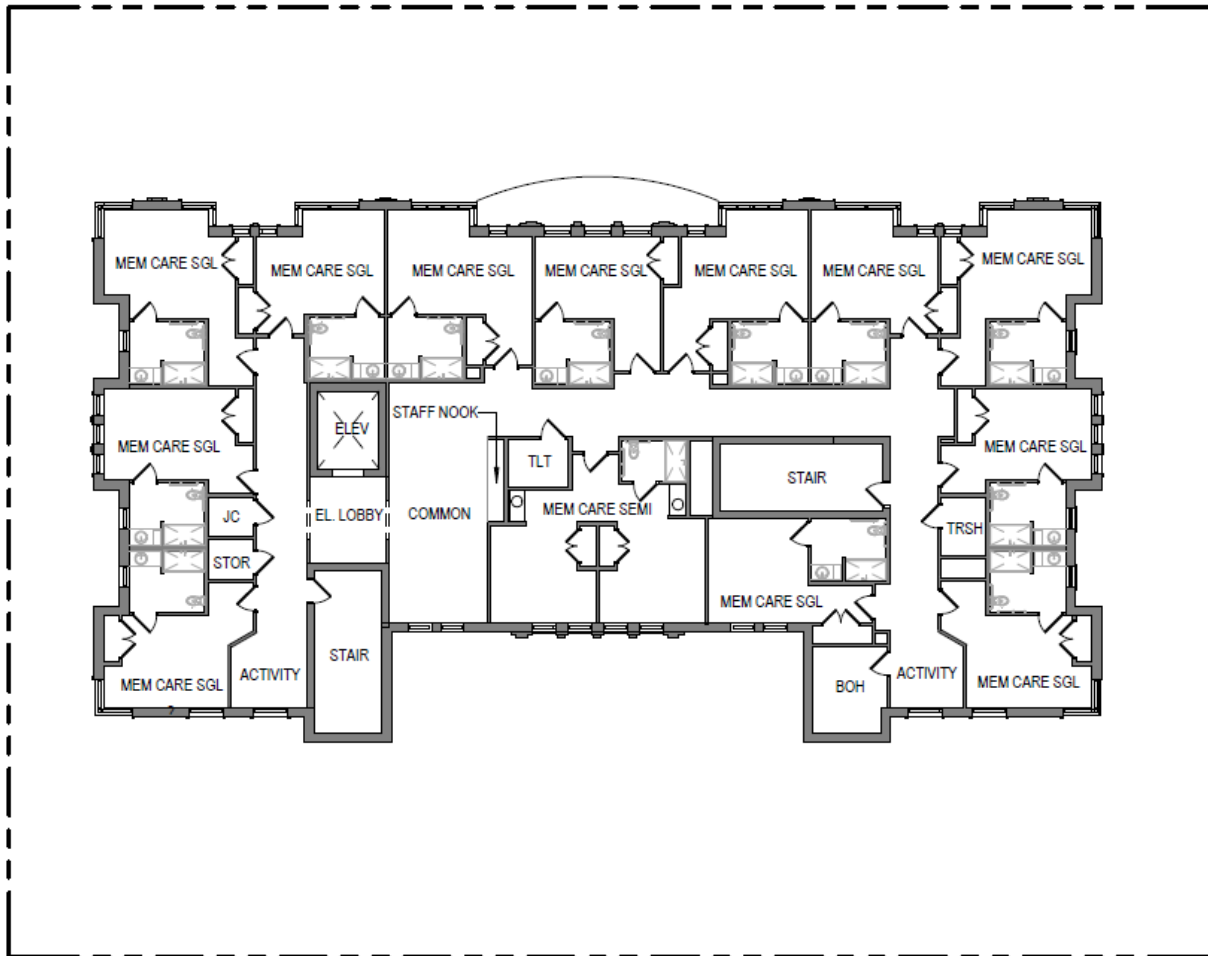


- Units in same location
- Minor changes to location of reception area, quiet room and computer room/library
- Loading area and service entry moved to northeast corner off alley



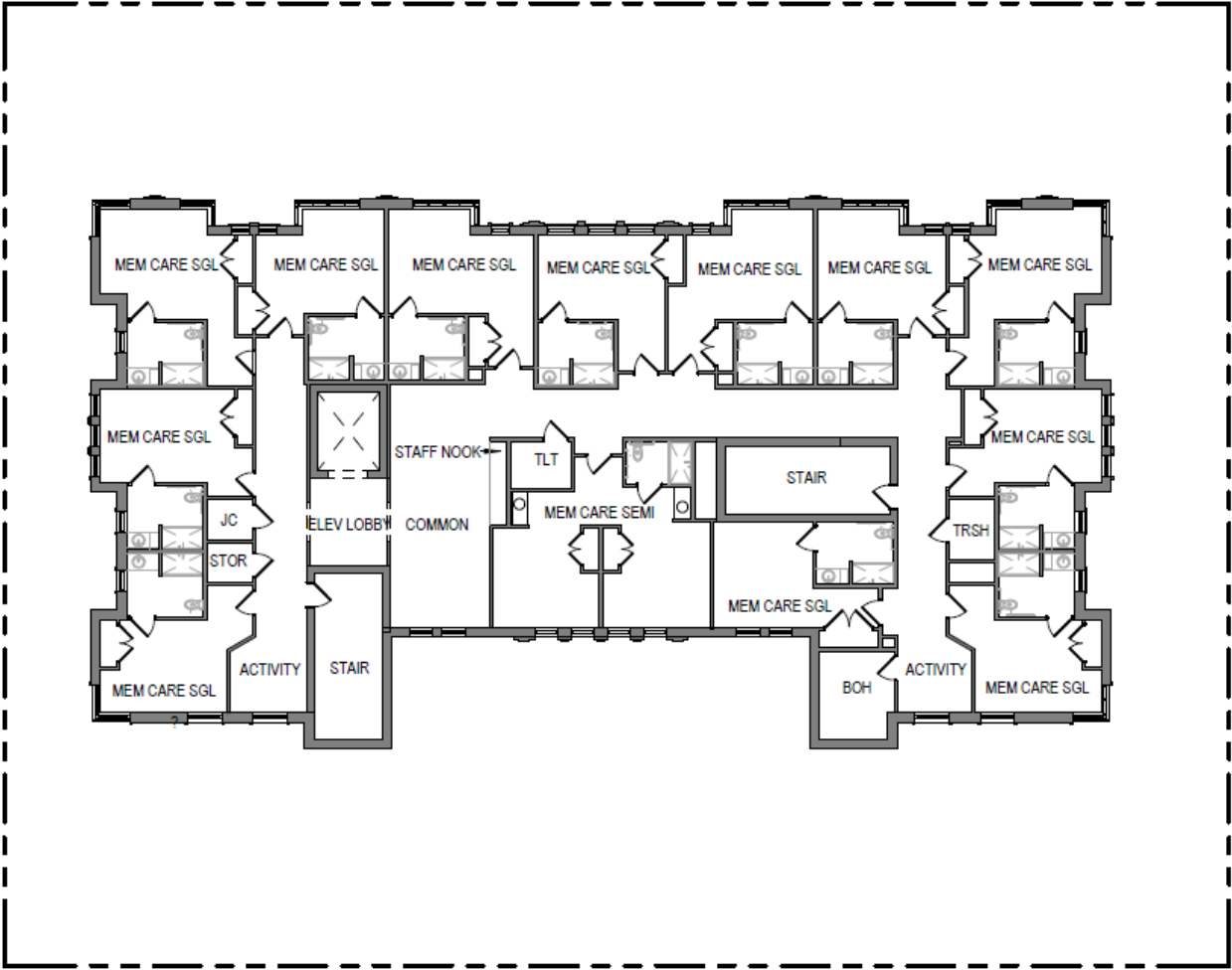
Revised Second Level

-Minor change to location of one unit to account for stair

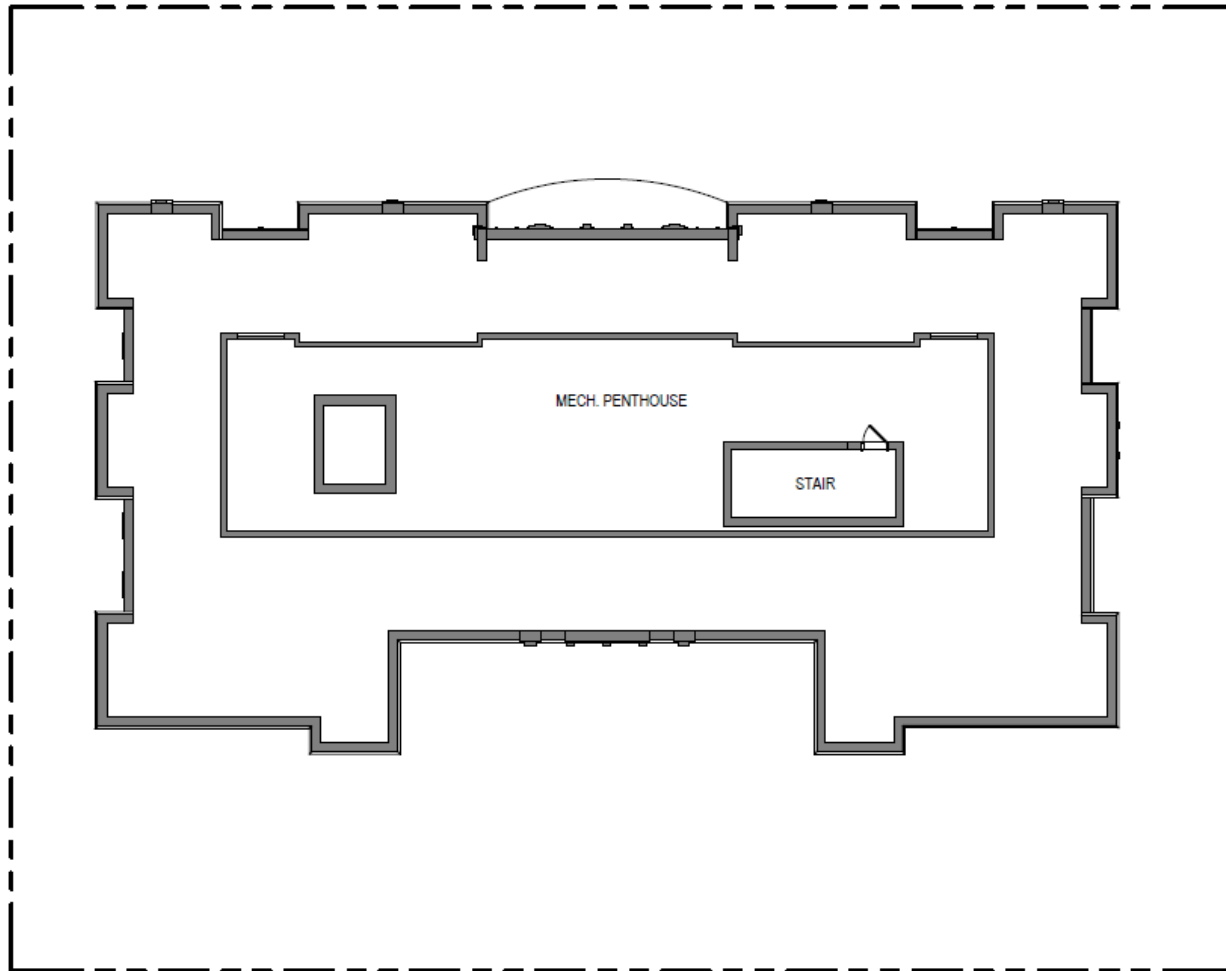


Revised Third Level

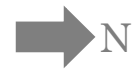
-Minor change to location of one unit to account for stair



Revised Penthouse Level



-Additional detail to show stair overrun



Perspective Rendering From Edmunds



Perspective Rendering From Wisconsin



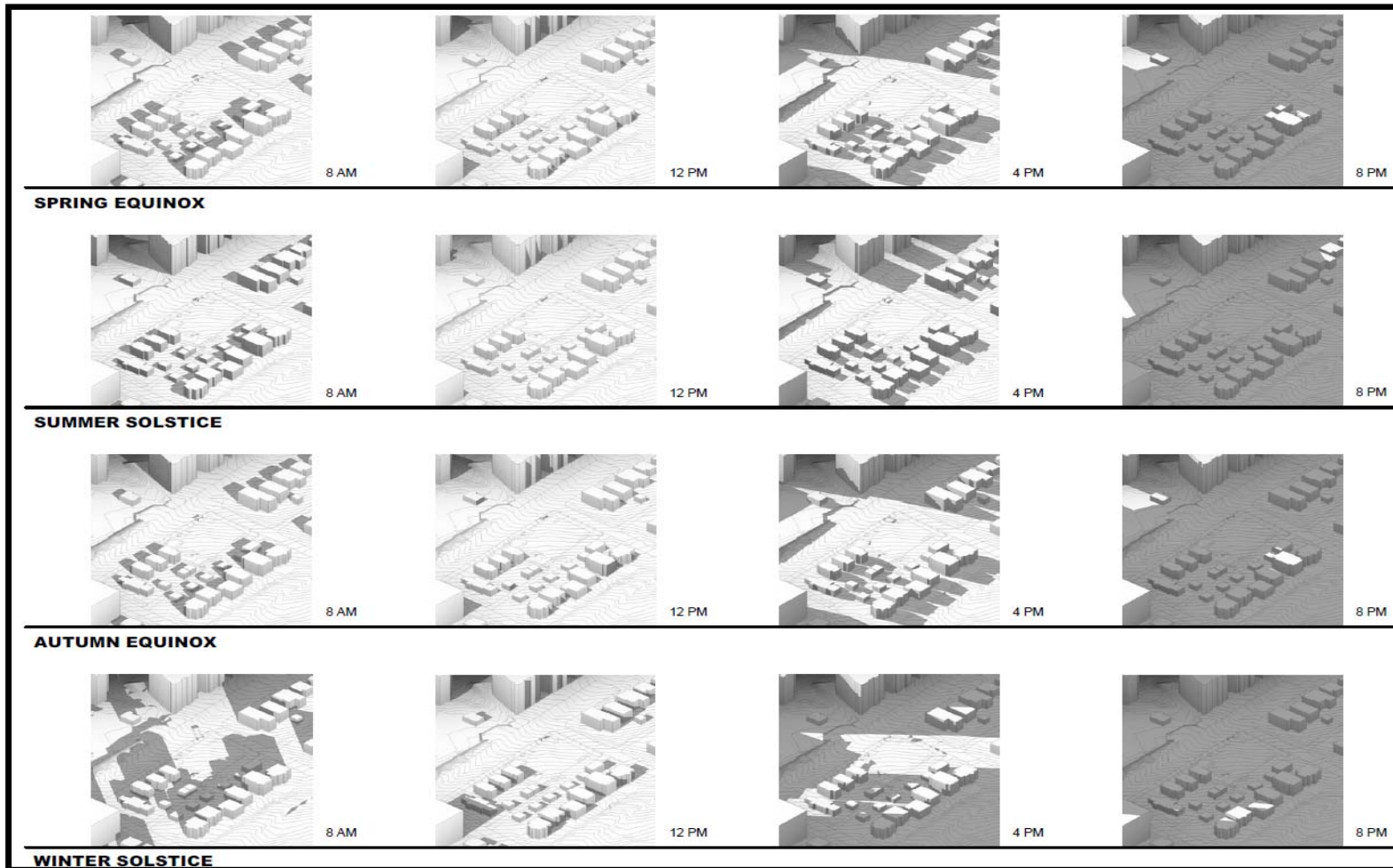
Perspective Rendering (Aerial)



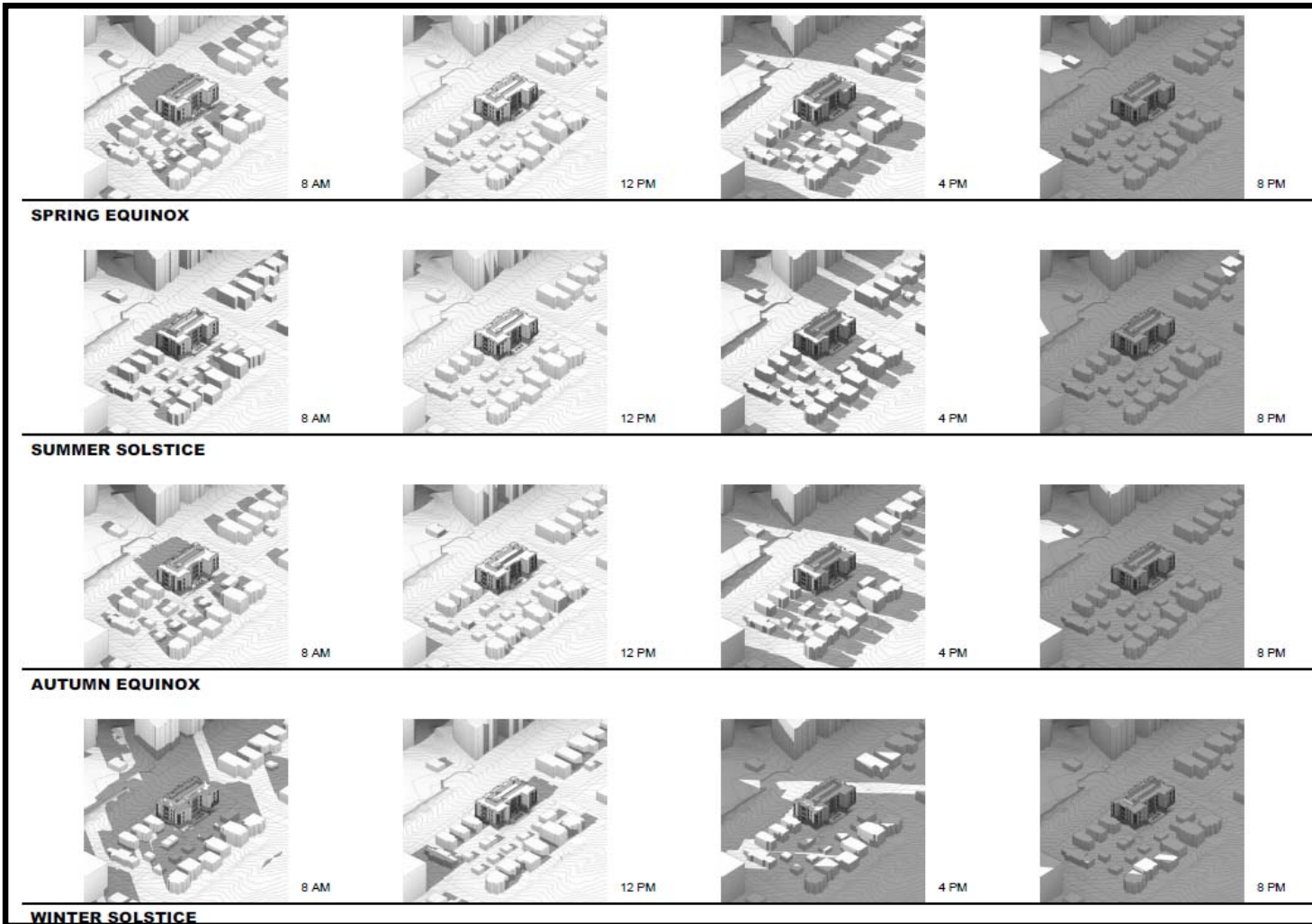
Perspective Rendering From Alley



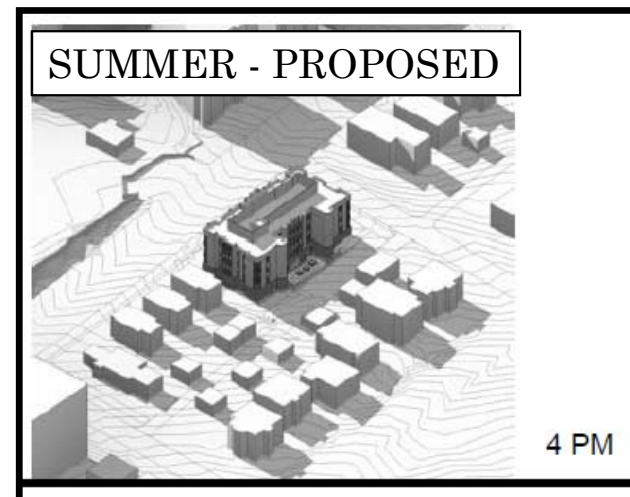
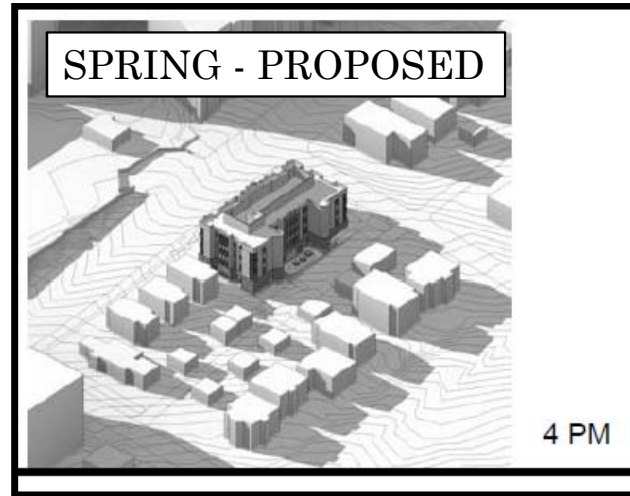
Sun Study - Existing



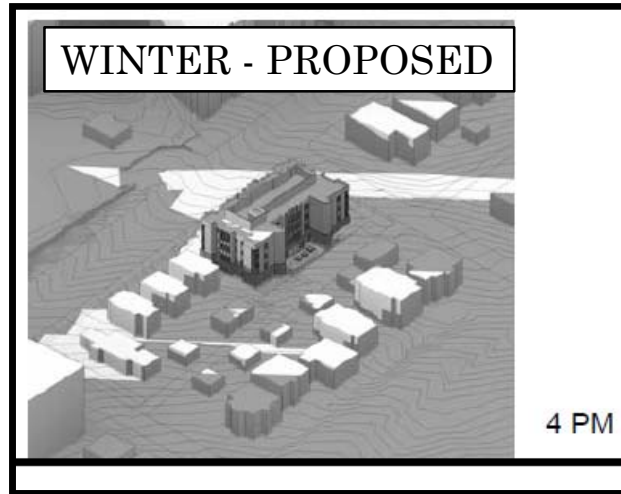
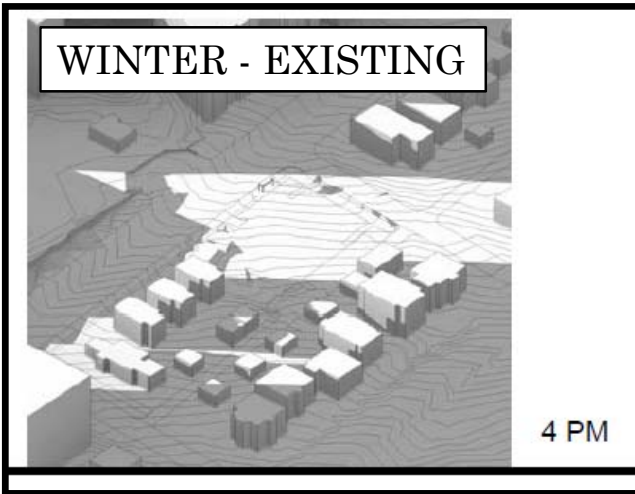
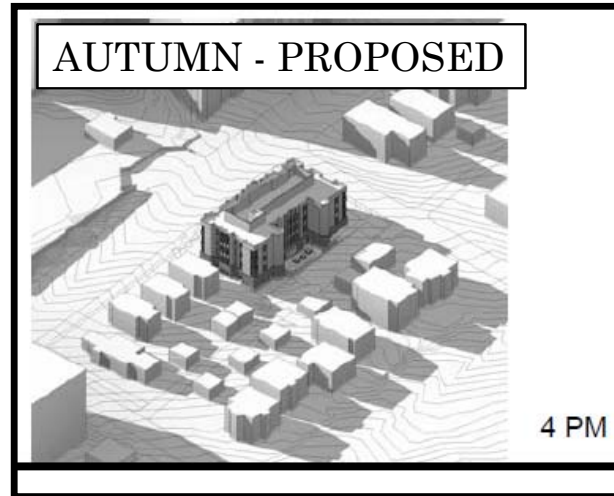
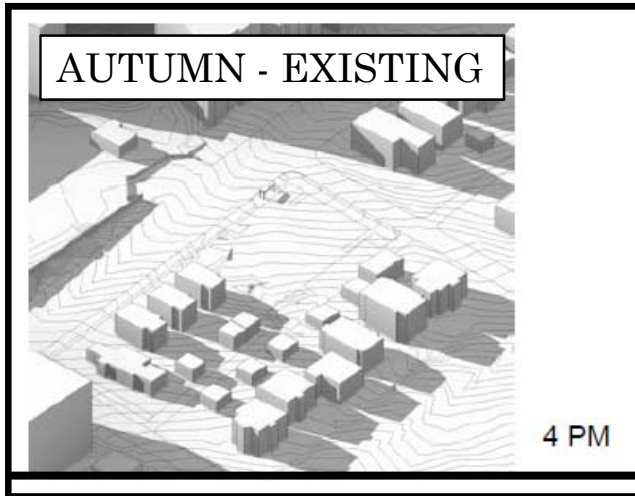
Sun Study - Proposed



Sun Study – Spring/Summer Afternoon



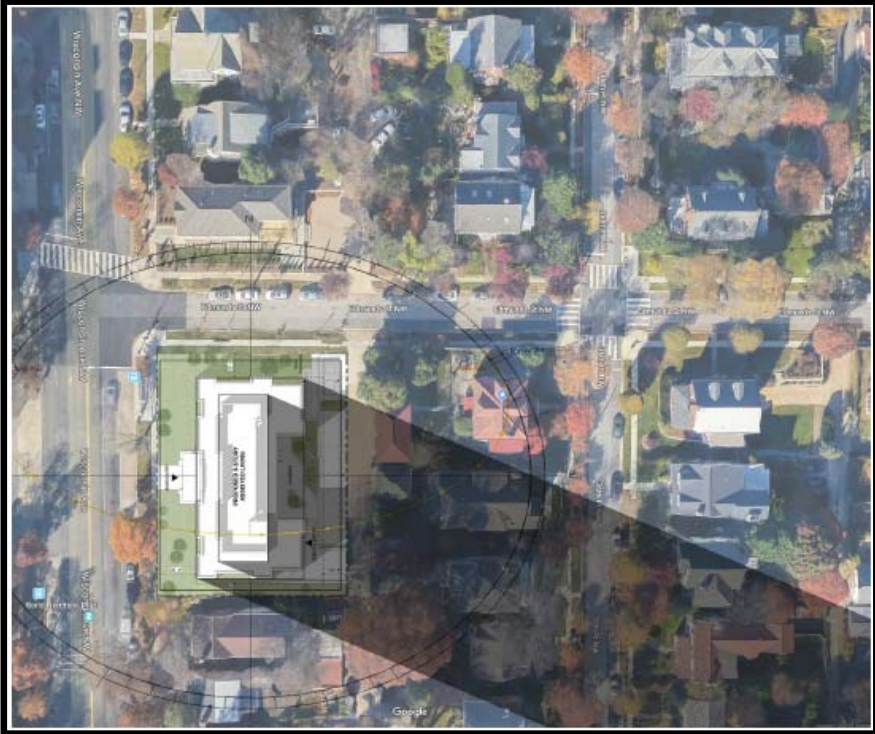
Sun Study – Autumn/Winter Afternoon



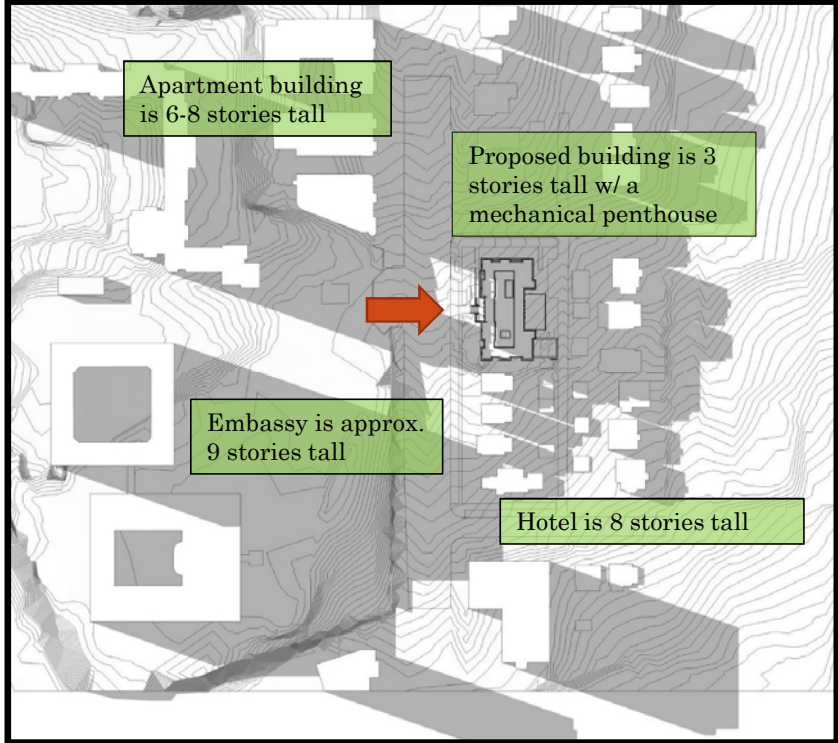
Sun Study Comparison



Sun Study Comparison



June 21, 7:15 PM
Opposition shadow study diagram

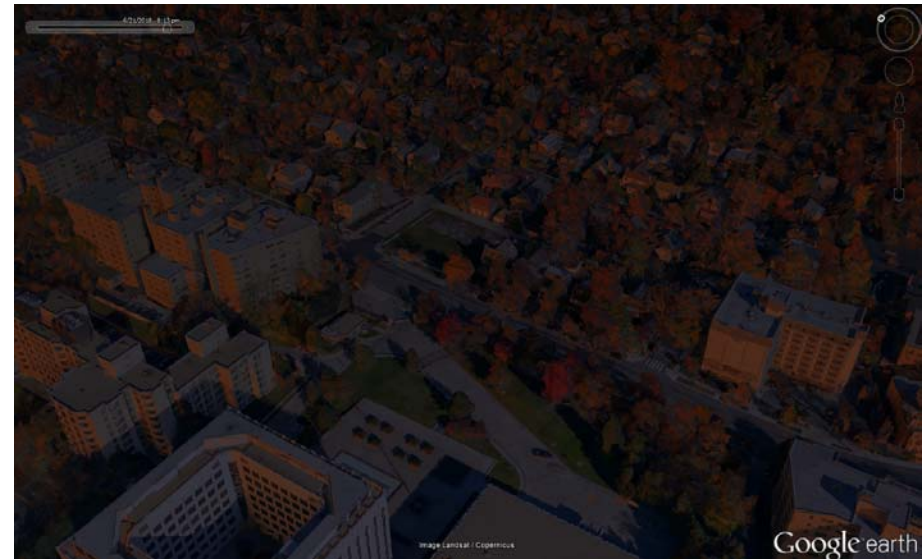


June 21, 7:15 PM
Perkins Eastman shadow study diagram

Sun Study Comparison

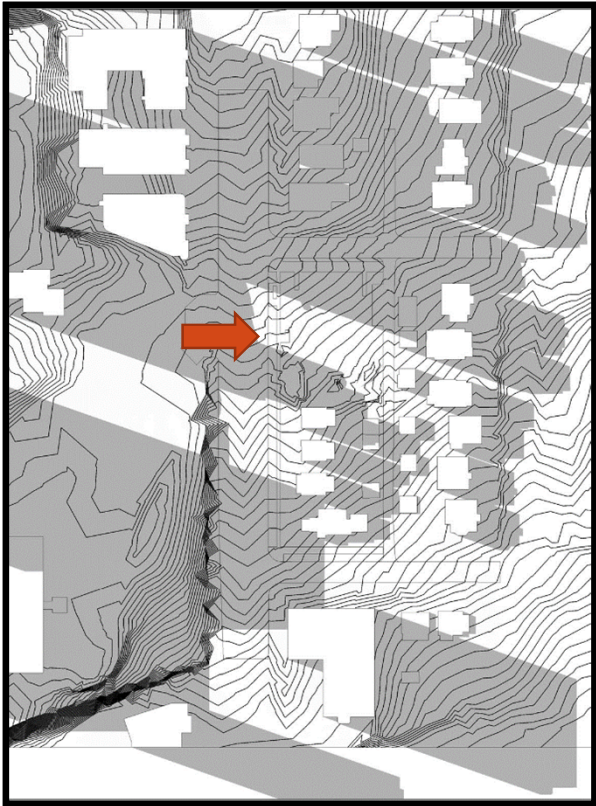


Google Earth image of the site on June 21 at 7:15 PM



Google Earth image of the site on June 21 at 8:15 PM

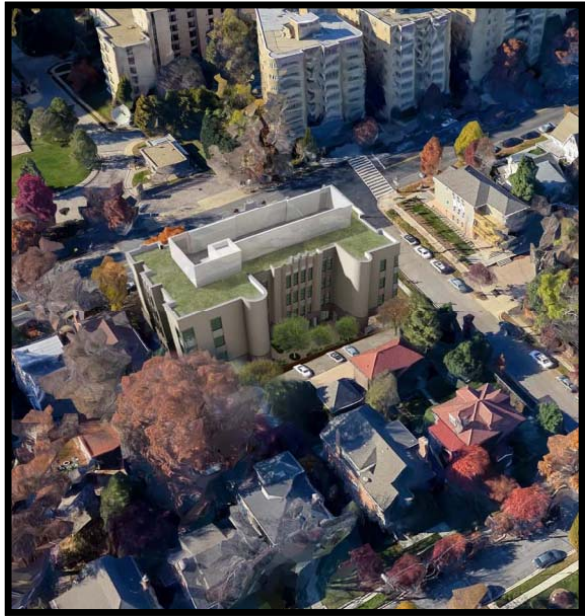
Sun Study Comparison



June 21, 7:15 PM
Perkins Eastman shadow study diagram
Site without proposed building



June 21, 7:15 PM
Perkins Eastman shadow study diagram
Site with proposed building



Mature trees along alley screen
potentially impacted house

Revised Parking Program

- Proposed parking plan provides 19 spaces to meet 17 space zoning requirement. **Parking relief is no longer necessary.**
- Practical parking demand for facility is only 7 parking spaces.
 - ITE Parking Demand identifies suburban need of 13 spaces.
- Proposed parking supply is supplemented with over 100 available on-street parking spaces in neighborhood and nearby off-site parking facilities.
- DDOT continues to support project with alley access for the proposed parking and loading access for the project.

Transportation Demand Management

- Applicant will offer full-time and shift employees a transit subsidy of no less than \$10 per week, which equates to 50 percent of the weekly cost of a standard Metrobus or Capital Bikeshare commute
- Applicant will identify a TDM leader to work with employees to distribute and market transportation alternatives
- Applicant will work with DDOT and goDCgo to implement TDM measures
- Applicant will share the full contact information of the TDM leader with DDOT and goDCgo
- Applicant will provide staff 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
- Applicant will install a Transportation Information Center Display within the lobby of the building that contains information related to local transportation alternatives
- Applicant will identify nearby parking garage facilities that can provide additional parking for guests and staff

Loading Management Plan

- A loading manager will be designated by building management. The manager will schedule deliveries and will be on duty during delivery hours.
- The loading manager will coordinate with trash service to help move loading expeditiously between the service area inside the building and the loading area
- Trucks using the loading area will not be allowed to idle and must follow all District guidelines for heavy vehicle operation including, but not limited to, DCMR Title 20, Chapter 9, Section 900, the regulations set forth in DDOT's Freight Management and Commercial Vehicle Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System
- The loading manager will be responsible for disseminating DDOT's Freight Management and Commercial Vehicle Operations document to drivers as needed in order to encourage compliance with District laws and DDOT's truck routes. The loading manager will also post these documents in a prominent location within the service area.

Condition – Office of Planning

- Any change in use, including to a different form of Continuing Care Retirement Community, would require a new application to the Board of Zoning Adjustment for re-evaluation against the relevant regulations

Condition – Flexibility

- The Applicant shall have flexibility to revise the internal floor layout provided that the overall height, mass, and bulk of the building remains consistent with approved plans and any refinements do not result in new or increased areas of relief

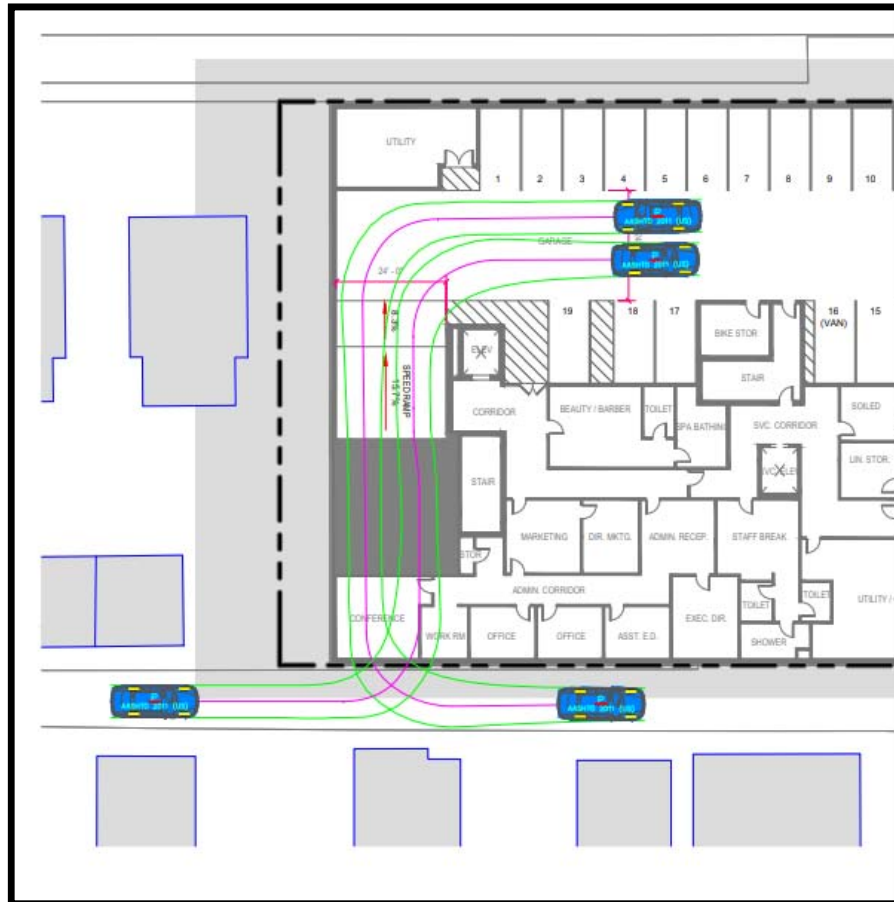
BZA Application #19751

2619 – 2623 Wisconsin Avenue NW

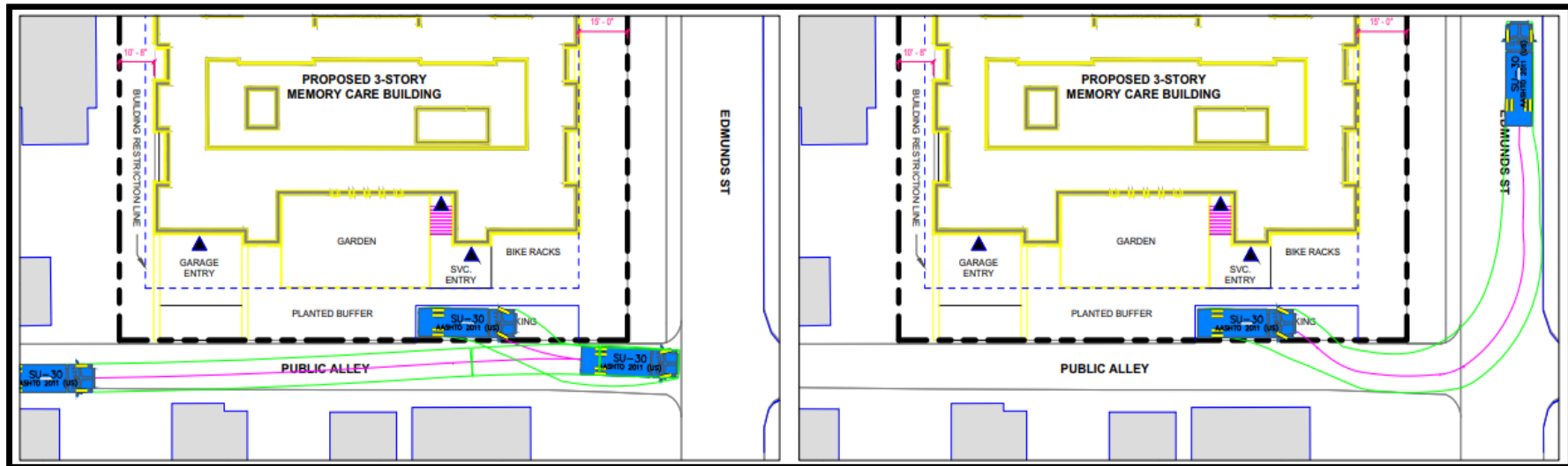
MED Developers, LLC



Parking - Autoturn



Loading - Autoturn



Alley Pictures (looking east from Wisconsin)



Alley Pictures (looking South from Edmunds)



Alley Pictures (looking North from mid-alley)

