



PGN ARCHITECTS



210 7th Street S.E.
Washington DC
20003

Board of Zoning Adjustment
District of Columbia
CASE NO.19882
EXHIBIT NO.40



PGN ARCHITECTS



210 7th Street S.E.
Washington DC
20003



PGN ARCHITECTS



210 7th Street S.E.
Washington DC
20003



VIEW A: NORTH ELEVATION FROM KALORAMA RD NW LOOKING SOUTH



VIEW B: SW CORNER FROM THE ALLEY LOOKING NORTH



VIEW C: NW CORNER FROM KALORAMA RD NW LOOKING SOUTH EAST



VIEW D: THE ADJACENT ALLEY



VIEW E: NE CORNER FROM KALORAMA RD



VIEW A: EXISTING PARKING GARAGE AT GROUND LEVEL LOOKING AT NW CORNER



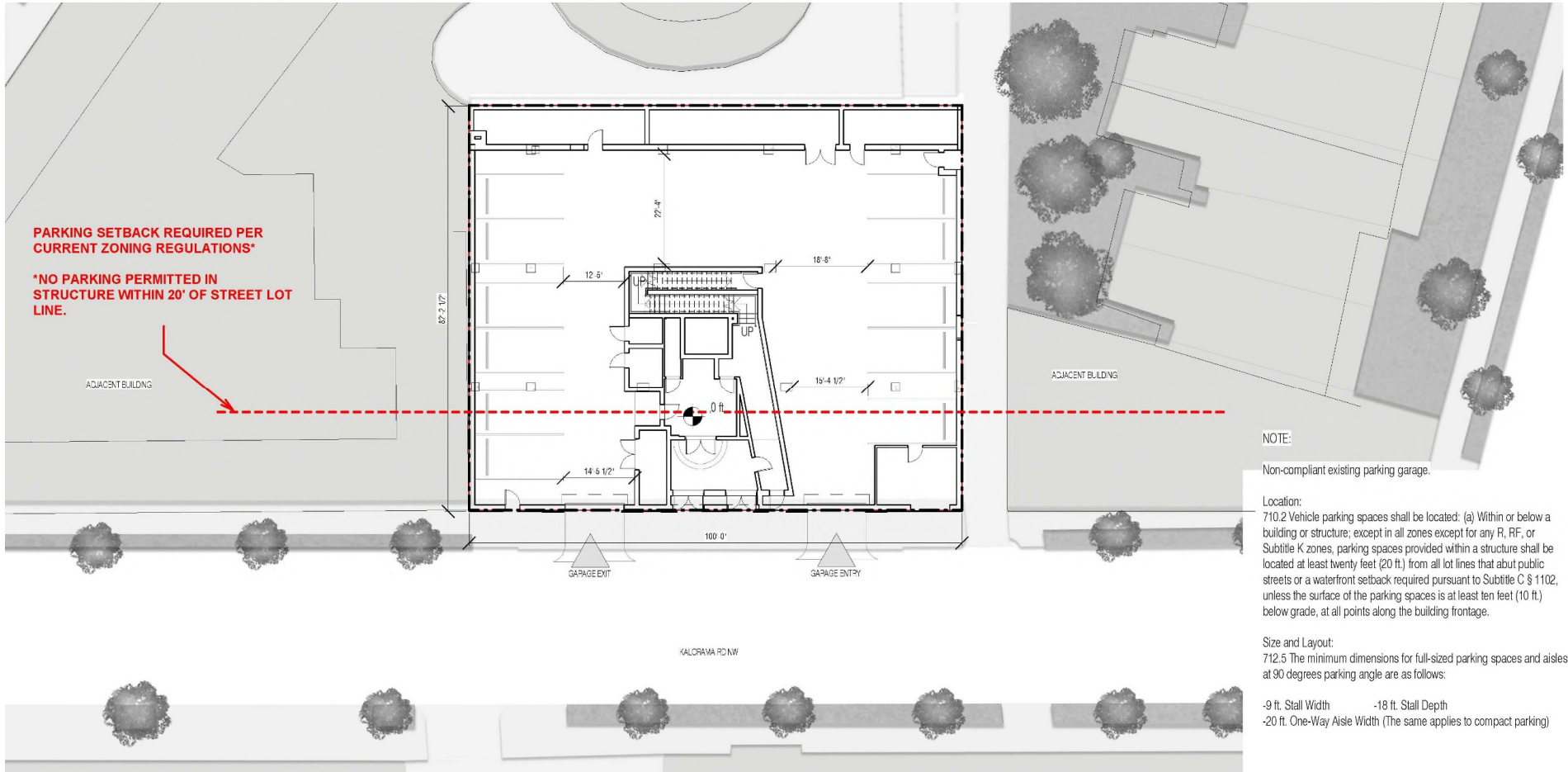
VIEW B: EXISTING SECOND FLOOR FROM NW CORNER LOOKING SE



VIEW C: EXISTING CONDITIONS OF THIRD FLOOR FROM WEST LOOKING EAST



VIEW D: EXISTING ROOF



NOTE:

Non-compliant existing parking garage.

Location:

710.2 Vehicle parking spaces shall be located: (a) Within or below a building or structure; except in all zones except for any R, RF, or Subtitle K zones, parking spaces provided within a structure shall be located at least twenty feet (20 ft.) from all lot lines that abut public streets or a waterfront setback required pursuant to Subtitle C § 1102, unless the surface of the parking spaces is at least ten feet (10 ft.) below grade, at all points along the building frontage.

Size and Layout:

712.5 The minimum dimensions for full-sized parking spaces and aisles at 90 degrees parking angle are as follows:

- 9 ft. Stall Width
- 18 ft. Stall Depth
- 20 ft. One-Way Aisle Width (The same applies to compact parking)

FIRST FLOOR PLAN – EXISTING





PGN ARCHITECTS



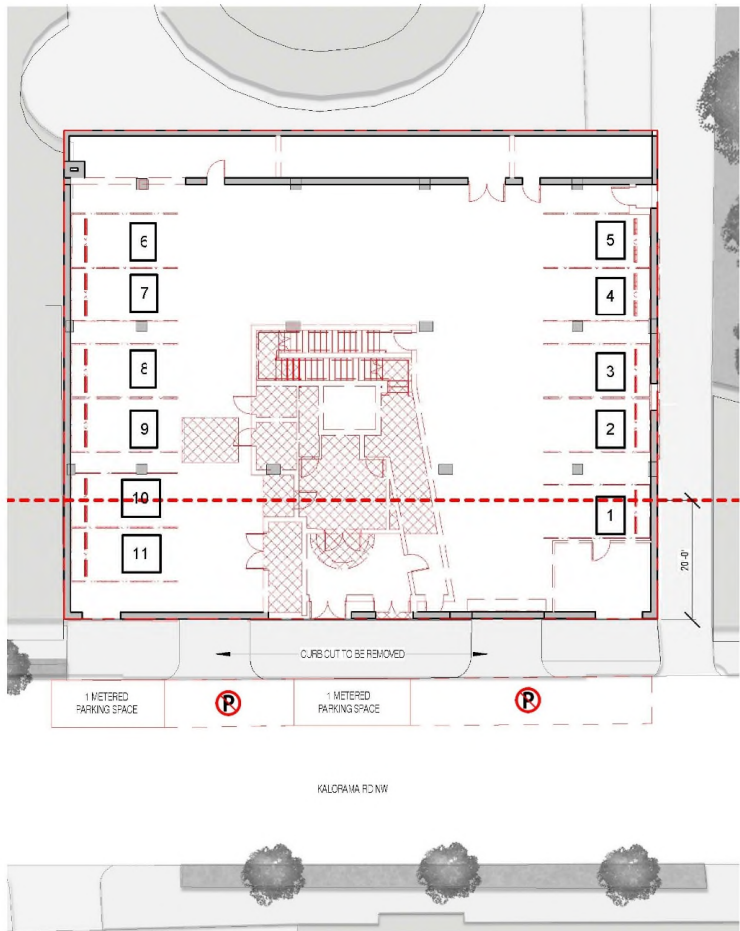
210 7th Street S.E.
Washington DC
20003



PGN ARCHITECTS



210 7th Street S.E.
Washington DC
20003



FIRST FLOOR PLAN – EXISTING AND PROPOSED



SECOND & THIRD FLOOR PLAN

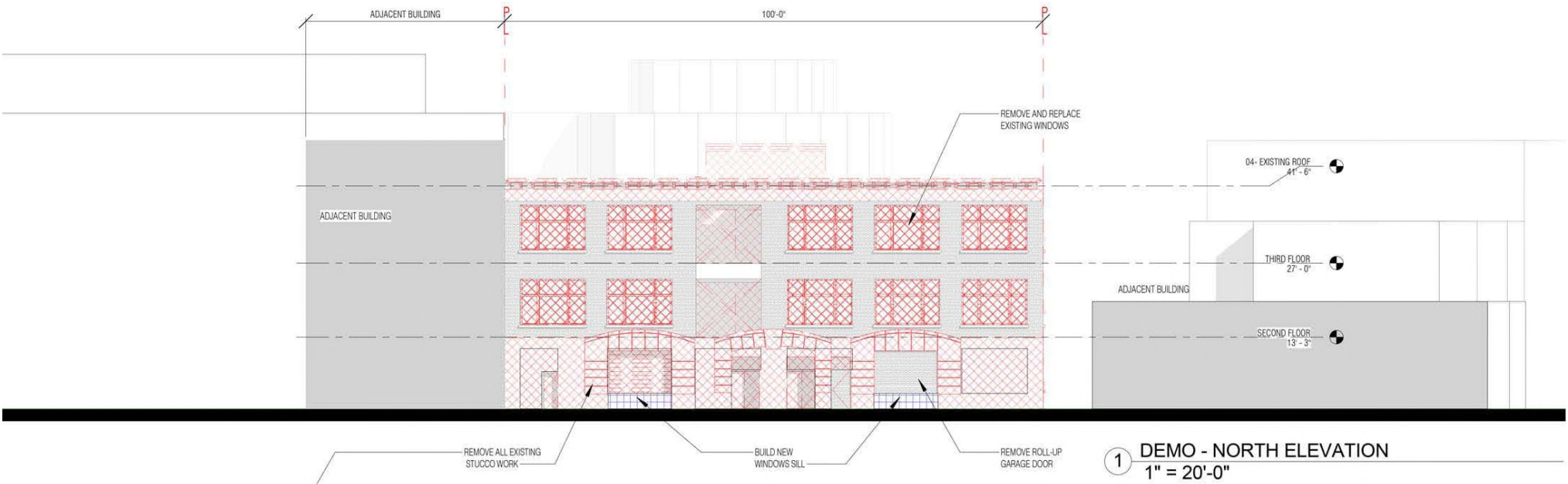


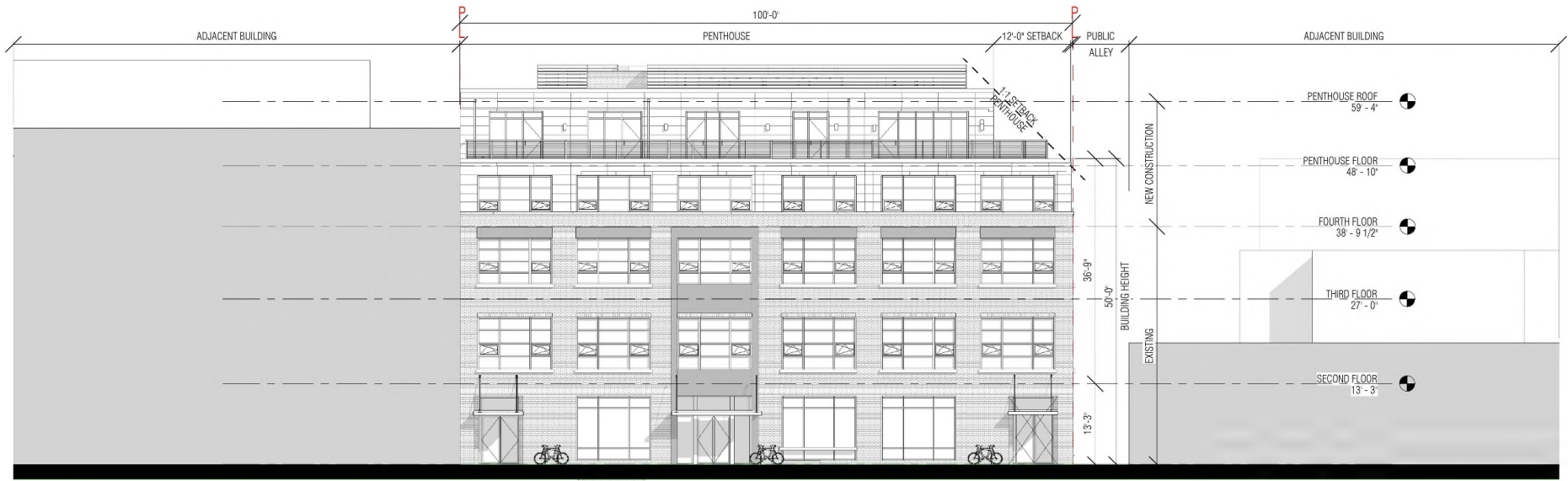
KEYPLAN
 2BD 4 UNITS
 3BD 3 UNITS

FOURTH FLOOR PLAN

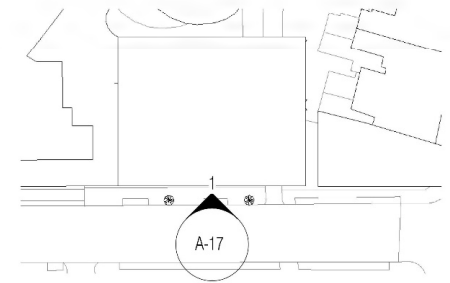


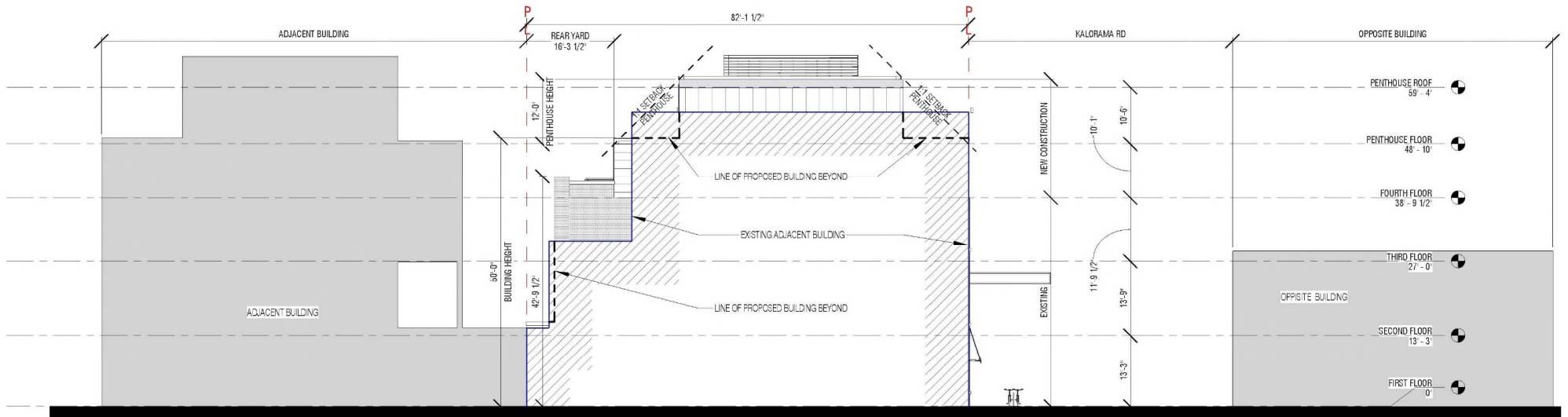
PENTHOUSE LEVEL PLAN



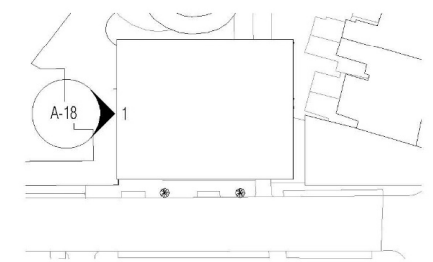


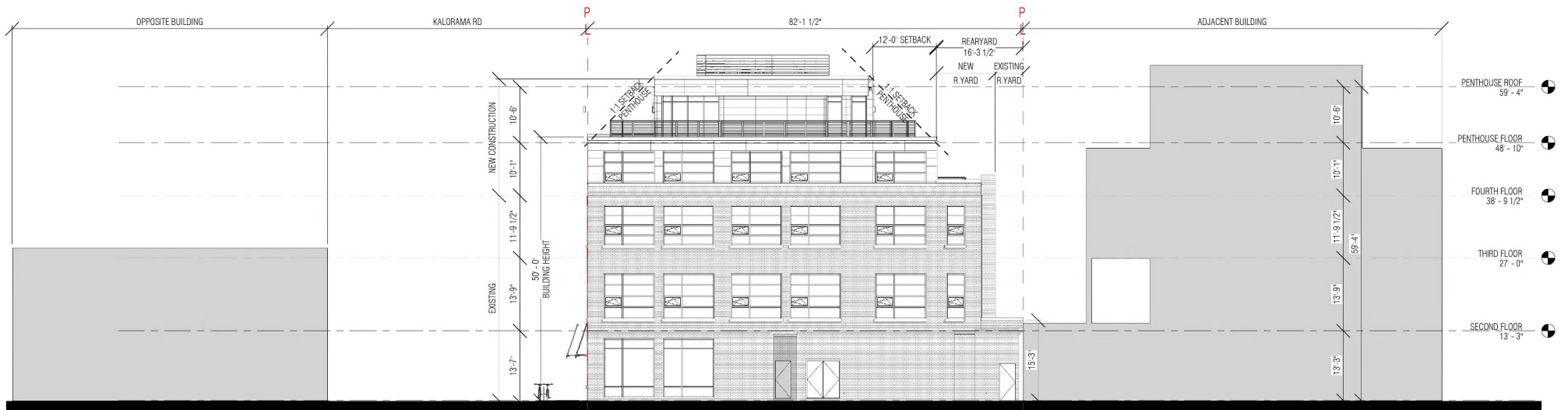
① NORTH ELEVATION
1" = 20'-0"



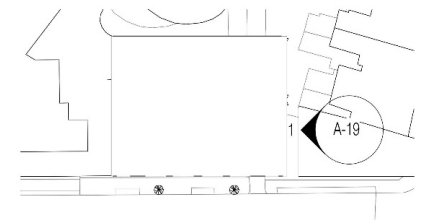


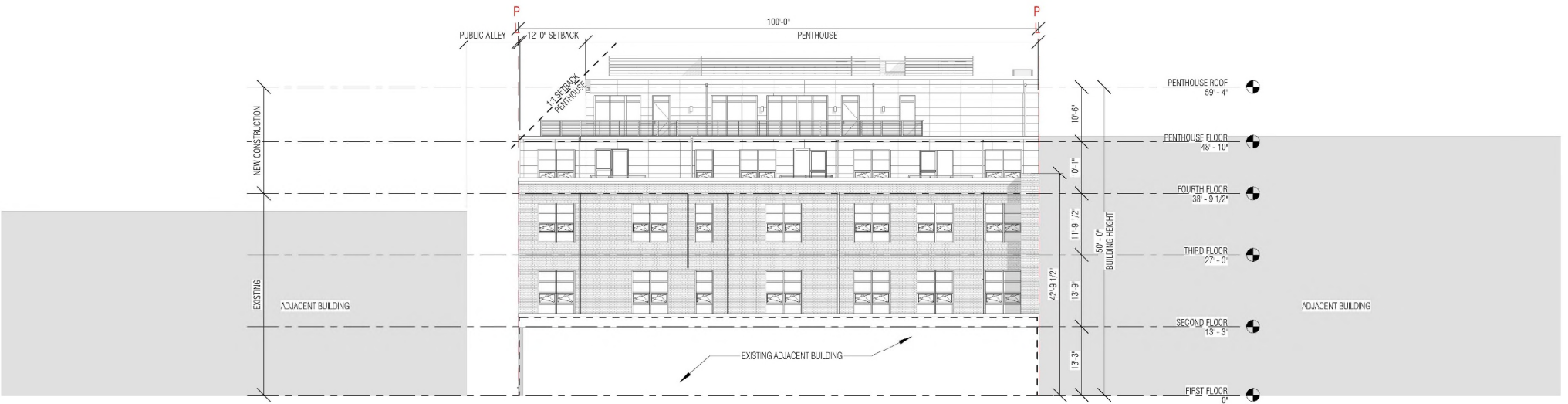
① PROPOSED - EAST ELEVATION
 1" = 20'-0"



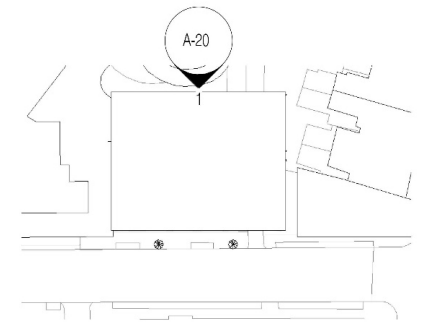


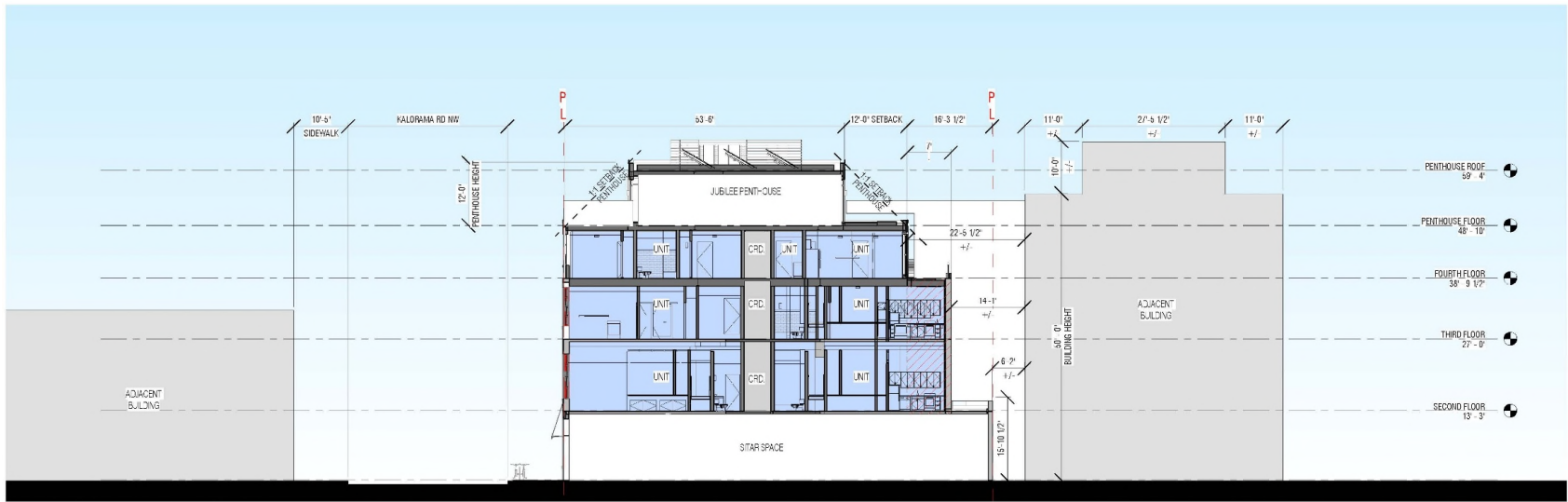
① WEST ELEVATION
1" = 20'-0"



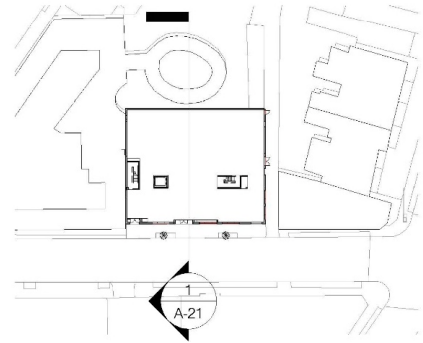


① SOUTH ELEVATION
1" = 20'-0"



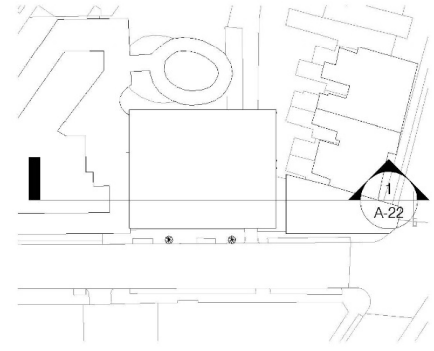


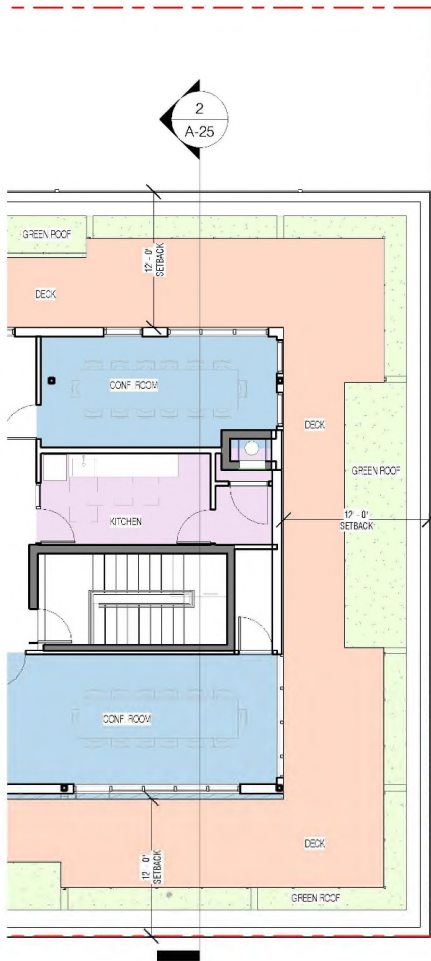
1 BUILDING SECTION
1" = 20'-0"



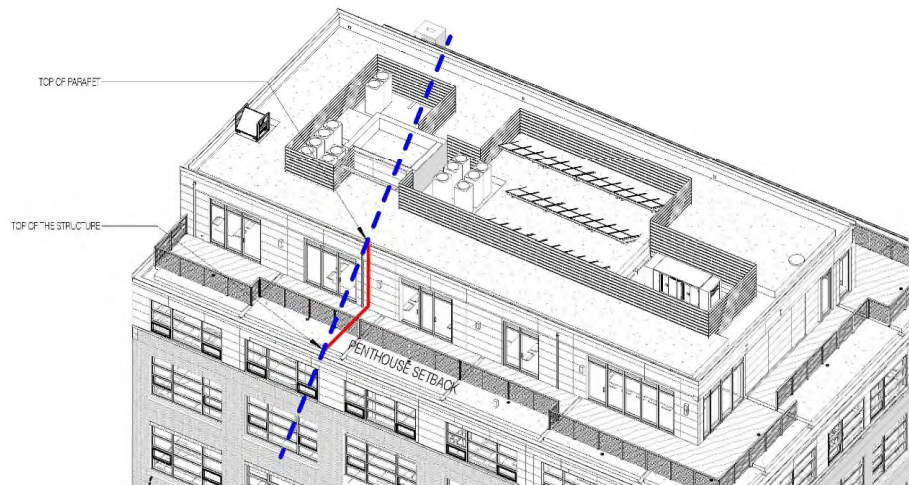


1 BUILDING SECTION
1" = 20'-0"





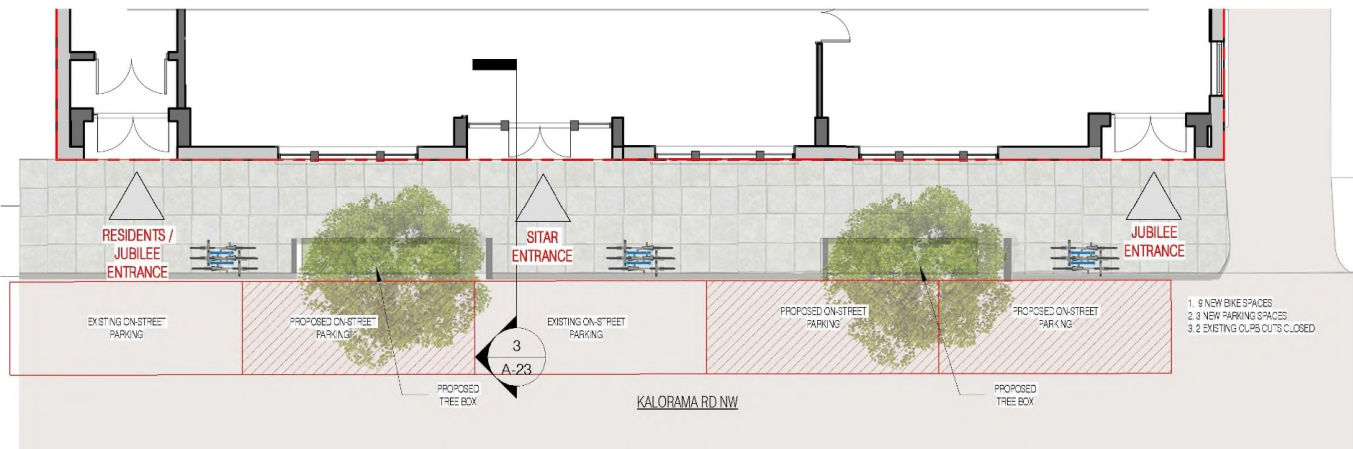
2 ENLARGED PENTHOUSE - TRANSVERSE SECTION
1" = 10'-0"





1 ENLARGED NORTH ELEVATION
3/16" = 1'-0"

3 ENLARGED STREETScape SECTION
1" = 10'-0"





PGN ARCHITECTS



210 7th Street S.E.
Washington DC
20003



1724 Kalorama Road

Transportation Overview

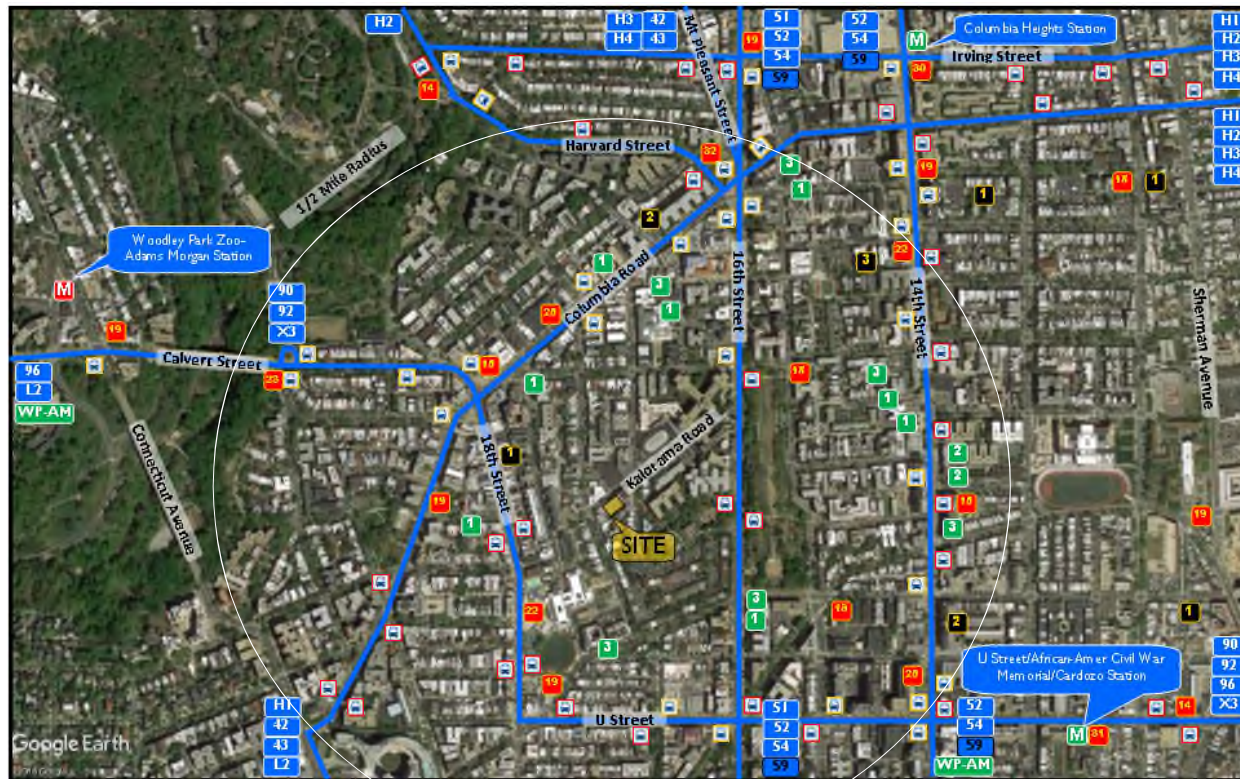
DECEMBER 12, 2018



Site Location

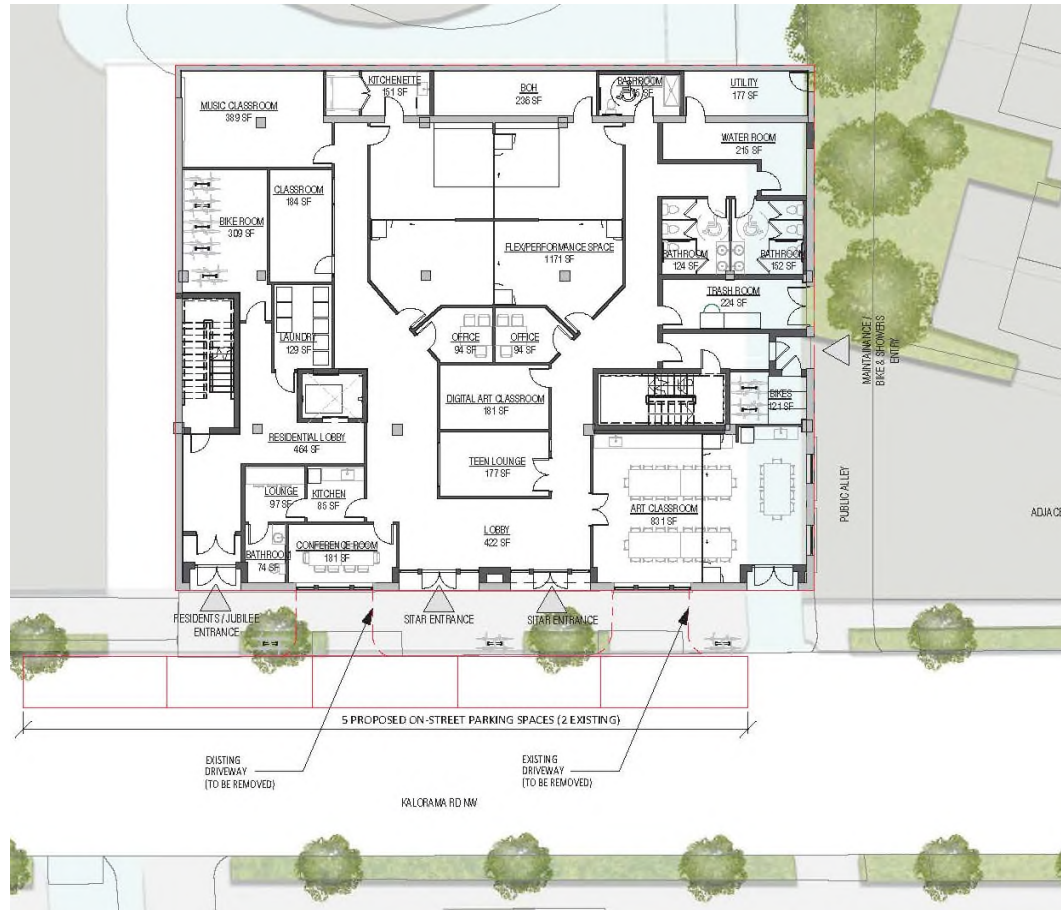


Multi-Modal Transportation Options



- # Capital Bikeshare Locations (Number of Docks)
 - M Metrorail Station (Red Line)
 - M Metrorail Station (Green Line, Yellow Line)
 - XX Metrobus Route
 - XX DC Circulator Route
 - # Bus Stop (Shelter)
 - # Bus Stop (No Shelter)
 - # Maven Carshare Locations (Number of Cars)
 - # Zipcar Locations (Number of Zipcars)
- *Maven and Zipcar locations change frequently accurate as of 8/21/18

Site Plan



Loading Summary

Land Use	Required Loading	
	Loading Berths	Service/Delivery Spaces
Residential (25 DU)	Less than 50 DU = 0 berths	Less than 50 DU = 0 spaces
Daytime Care (6,100 SF)	Less than 30,000 SF of GFA = 0 berth	Less than 30,000 SF of GFA = 0 spaces
Office (3,500 SF)	Less than 20,000 SF = 0 berths	Less than 20,000 SF = 0 spaces
Total	0 berths	0 spaces

- No loading is required or proposed.

Parking Summary

Land Use	Required Parking	Calculated Spaces
Residential (25 DU)	1 per 3 DU in excess of 4 DU	$(25-4)/3 = 7$ spaces
Daytime Care (6,100 SF)	0.5 per 1,000 SF with a minimum of 1 space required	$((6,100)/1000)*0.5 = 3$ spaces
Office (3,500 SF)	0.5 per 1,000 SF in excess of 3,000 SF	$((3,500-3,000)/1000)*0.5 = 0$ space
Total		10 spaces

- No parking is proposed.

Jubilee Employee Mode Split

Employee Type	Mode of Transportation				
	Transit	Walk	Bike	Auto	Total
Existing Jubilee Employees (to be Relocated from Columbia Road Location)	5 (25%)	1 (5%)	2 (10%)	12 (60%)	20 (100%)

- Jubilee will retain 8 spaces at 1640 Columbia Road (7 minute walk)
- Jubilee will retain 2 spaces at the Maycroft Building (10 min walk)
- 4 employees currently use private off-street parking.

Jubilee Resident Auto Ownership

Building	Address	Number of Units	Car Owner	NOTE
Mozart	1630 Fuller St. NW	29	4	
Fuller	1650 Fuller St. NW	12	1	
Ritz	1631 Euclid St. NW	60	5	
Marietta	2418 17th St. NW	17	2	
Ontario Court	2525 Ontario Rd NW	27	2	
Euclid	1740 Euclid St. NW	47	2	
Sorrento	2233 18th St. NW	23	3	
RI – Men’s	2448 18th Street NW	10	0	
RI - Women’s	2720 Ontario Rd NW	10	0	
Maycroft	1474 Columbia Rd NW	64	N/A	In Renovation
		299	19	

Total Jubilee Tenants	% Car Owner
Number of Adult Residents: 350 (over 18)	5%
Number of Active Units: 235	8%

Sitar Employee Mode Split

Employee Type	Mode of Transportation				
	Transit	Walk	Bike	Auto	Total
Existing Sitar Employees	7 (44%)	2 (12.5%)	1 (6%)	6 (37.5%)	16 (100%)
New Sitar Employees	1	1	0	1	3

- Sitar currently has 8 parking spaces in the adjacent building with the ability to obtain more, as needed.

Transportation Demand Management

- Jubilee Employee Based
 - Information on transportation programs and services will be provided to employees.
 - Long-term bike parking will be provided for a minimum of one bicycle.
 - Jubilee offers employees a \$100/month transit subsidy.
 - A Capital Bikeshare group membership is offered discounted for \$10/year.
- Jubilee Resident Based
 - Transportation Management Coordinator will ensure transportation information is provided to tenants.
 - Information on transportation programs and services will be provided to residents by the property management website.
 - A publicly located electronic display board will provide real-time public transit information.
 - Long-term bike parking will be provided for nine bicycles.
 - Residents are also eligible for the Capital Bikeshare group membership rate of \$10/year.

Transportation Demand Management (Cntd)

- Sitar Based
 - Six short-term bicycle spaces will be provided in public space.
 - Sitar offers employees a \$50/month transit subsidy.
 - Long-term bike parking will be provided for four bicycles.

Conclusions

- Three additional on-street parking spaces will be added adjacent to the site on Kalorama Road as a result of the closure of two curb cuts.
- Proposed development is located in an area well-served by multi-modal transportation and is within walking distance of retail and service establishments.
- Only 8% of current Jubilee housing residents own cars.
- Jubilee and Sitar currently have sufficient off-site parking to accommodate the employee parking demand.

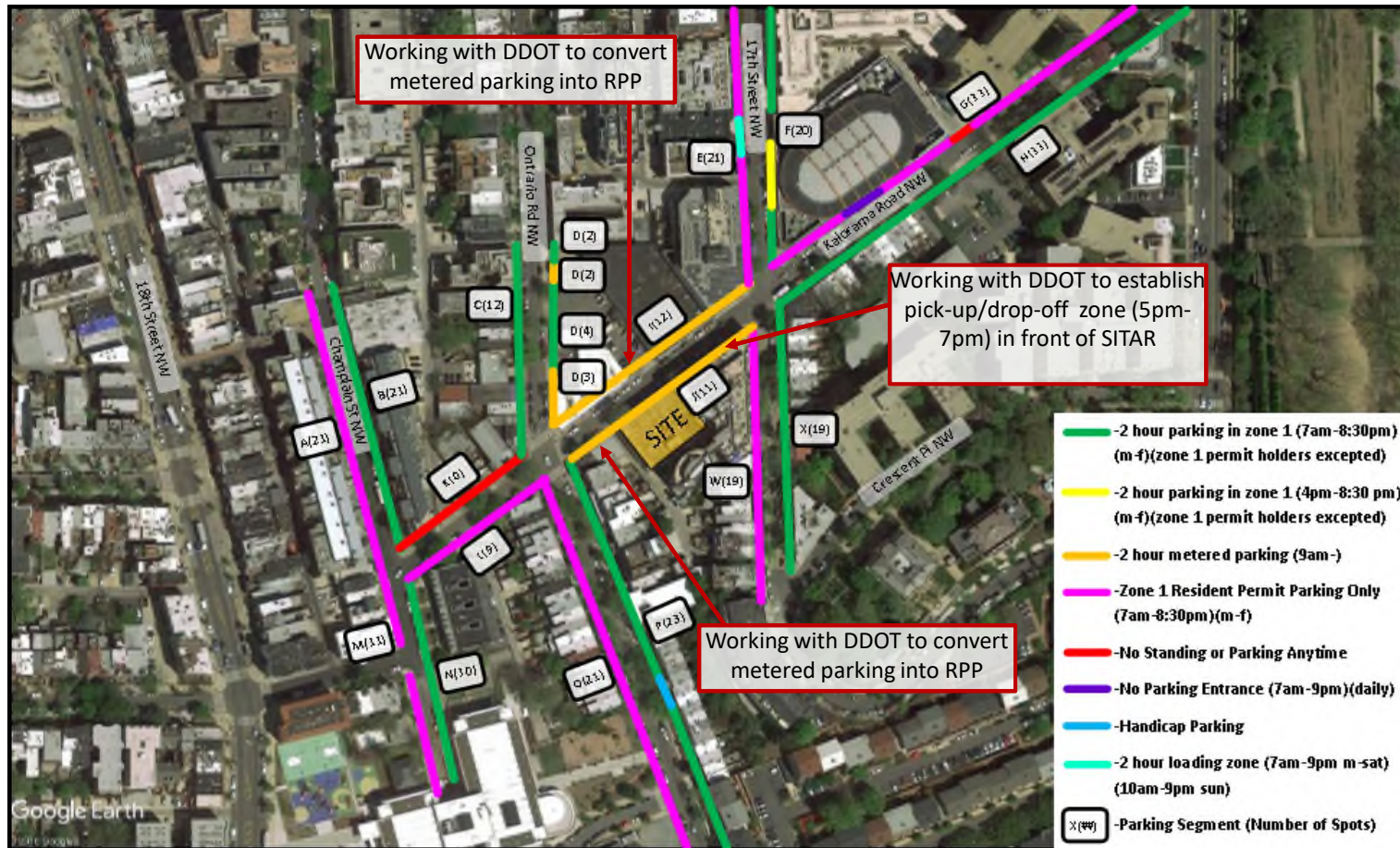
Questions?

Trip Generation

Trip Component	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
<i>Multifamily Housing (Mid-Rise) – LUC 221 (25 Dwelling Units)</i>						
Auto Trips	4	11	15	10	6	16
<i>Small Office Building – LUC 712 (3,500 SF)</i>						
Auto Trips	3	1	4	2	4	6
<i>Total Proposed Development</i>						
Auto Trips	7	12	19	12	10	22

- The trip generation is conservative since the database used for residential trip generation is largely comprised of market-rate housing.
- The trip generation is significantly below DDOT’s threshold for a traffic impact analysis.

On-Street Parking Restrictions



On-Street Parking Occupancy

