

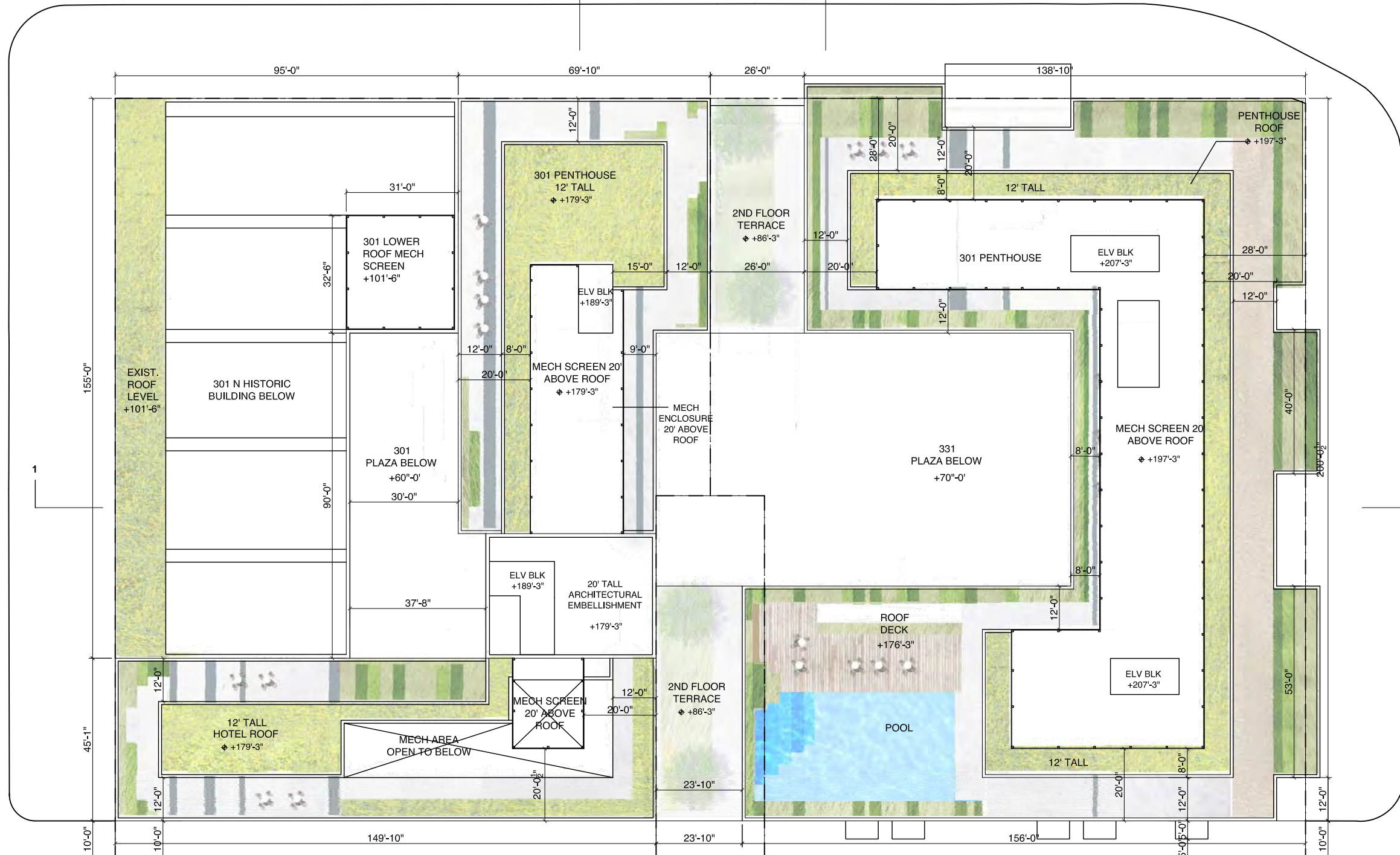
3RD STREET
(90')

N STREET
(80')

FLORIDA AVE
(100')

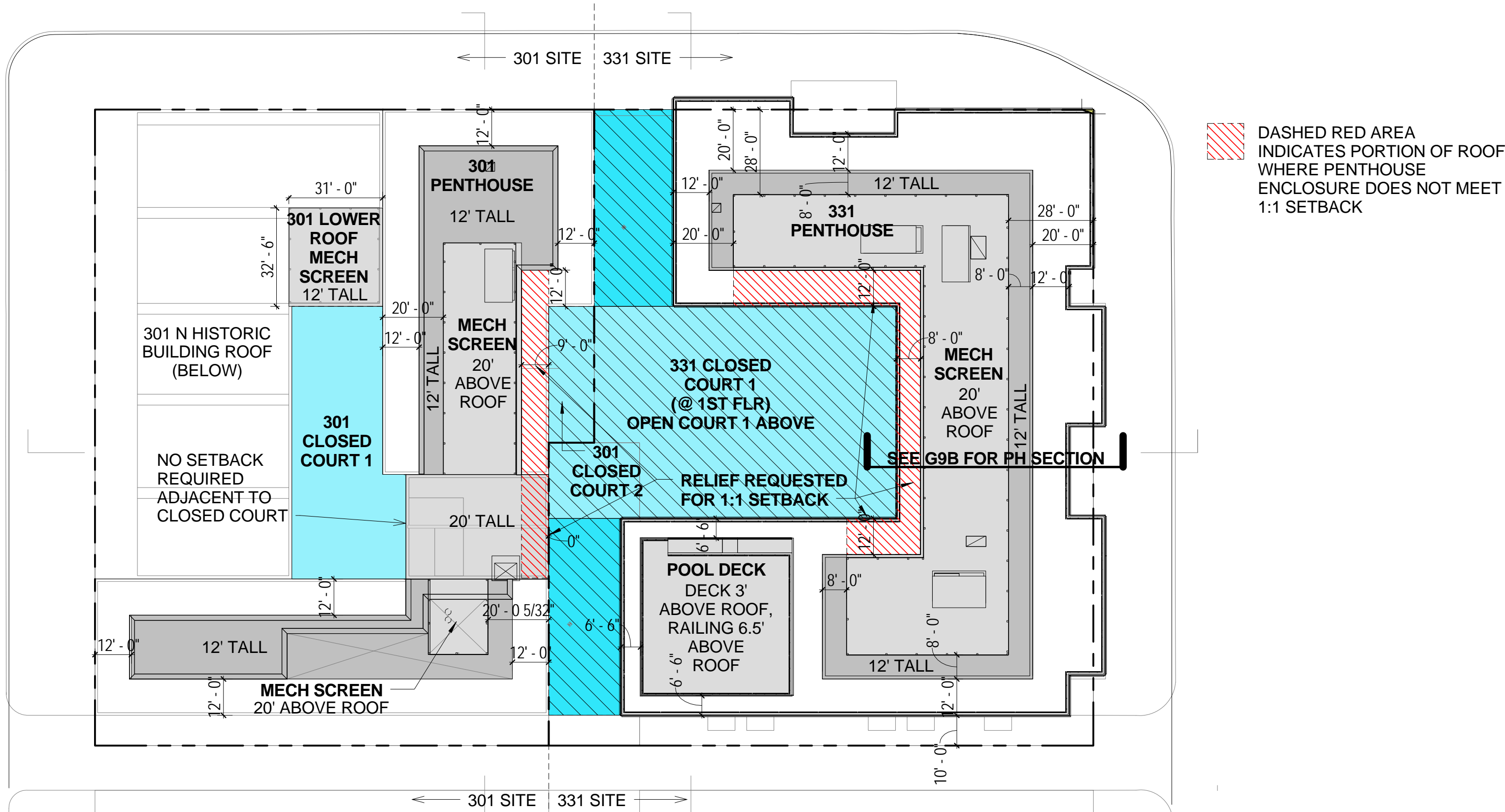
4TH STREET
(85')


PUBLIC ALLEY
(15')



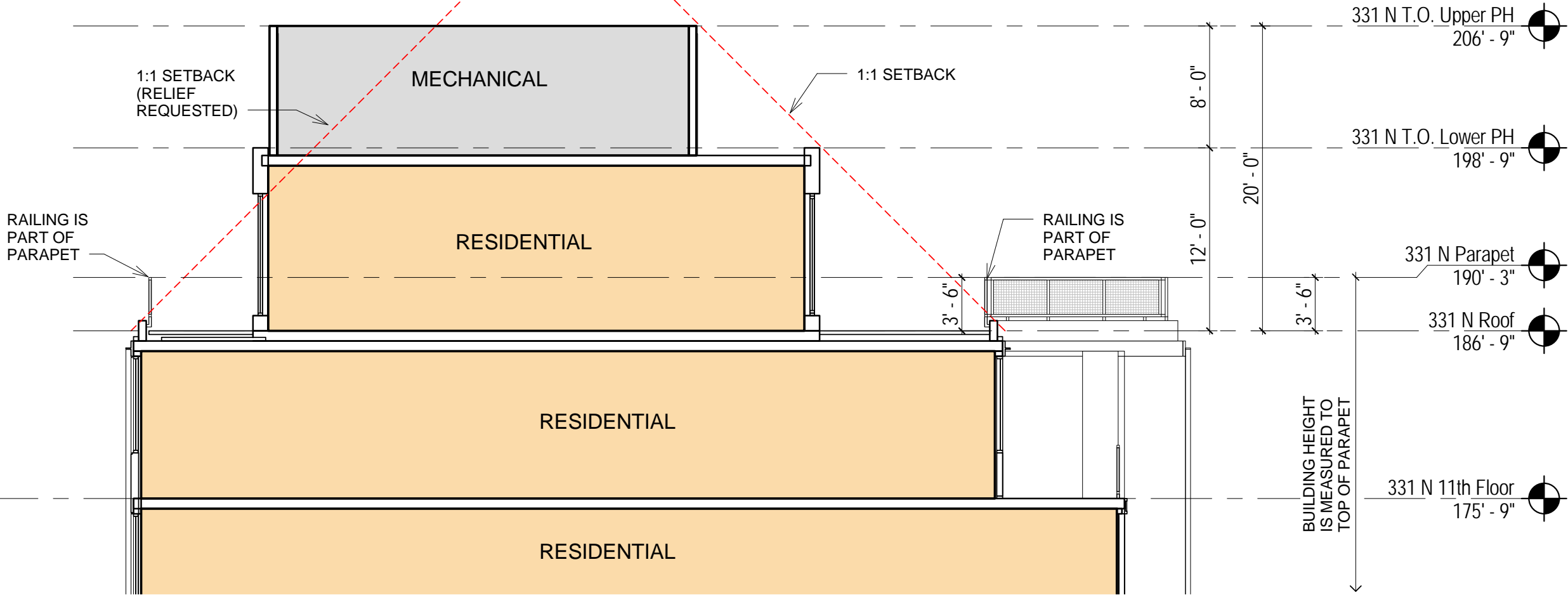


PENTHOUSE DIAGRAM



 DASHED RED AREA INDICATES PORTION OF ROOF WHERE PENTHOUSE ENCLOSURE DOES NOT MEET 1:1 SETBACK

PENTHOUSE SECTION

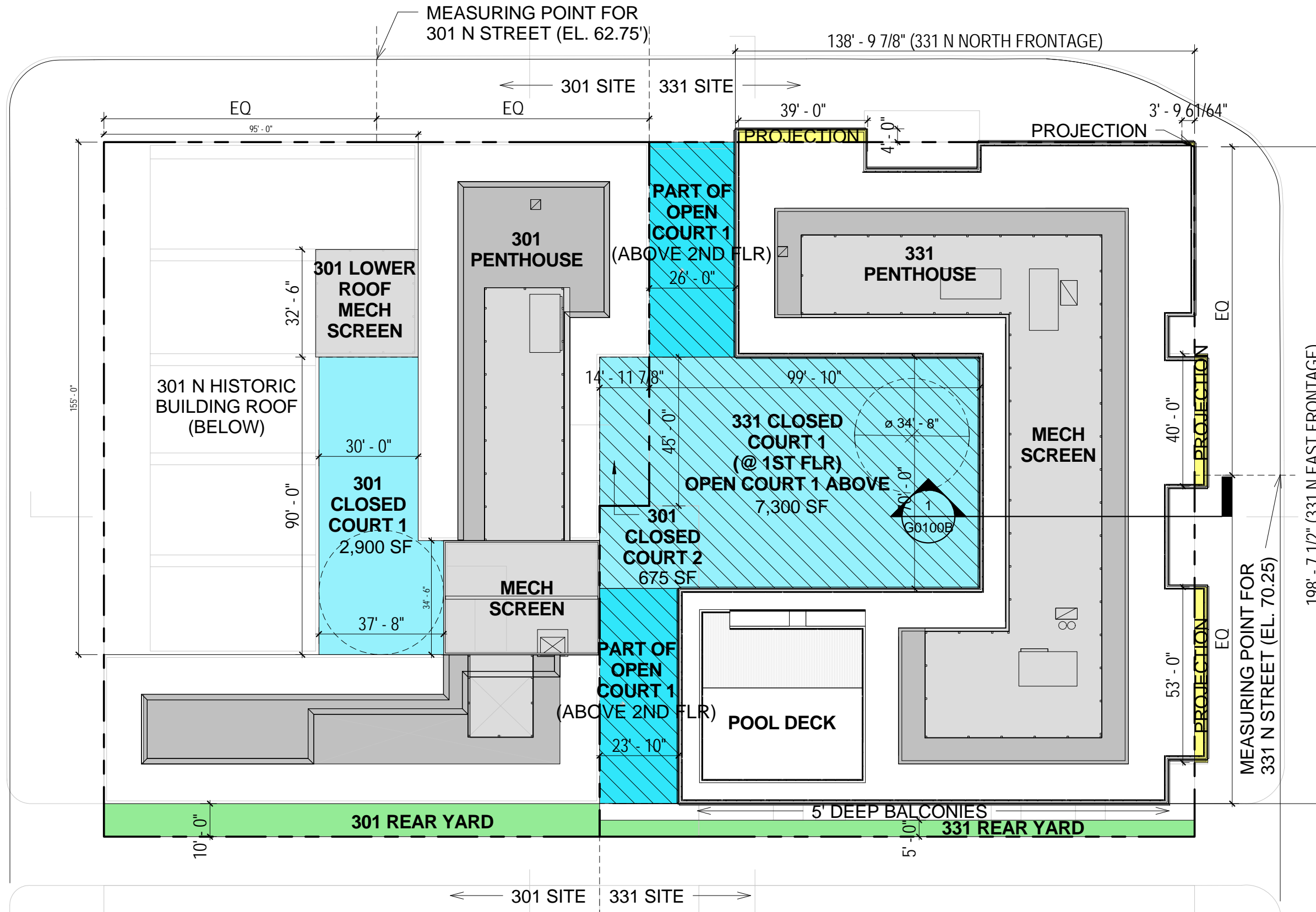


COURTYARD SIDE

STREET SIDE



ZONING DIAGRAM



301 COURTS-

CLOSED COURT 1:
 113 FEET TALL x
 4" = 37'-8" MIN WIDTH REQ'D
PROVIDED
 REQ'D AREA =
 37'-8"x37'-8"x2=2,836 SF
PROVIDED

CLOSED COURT 2:
 113 FEET TALL x
 4" = 37'-8" MIN WIDTH REQ'D
RELIEF REQUESTED
 REQ'D AREA =
 37'-8"x37'-8"x2=2,836 SF
RELIEF REQUESTED

331 COURTS-

CLOSED COURT 1:
 121 FEET TALL x
 4" = 40'-4" MIN WIDTH REQ'D
PROVIDED
 REQ'D AREA =
 40'-4"x40'-4"x2=3,250 SF
PROVIDED

OPEN COURT 1:
 104 FEET TALL x
 4" = 34'-8" MIN WIDTH REQ'D
PROVIDED

331 PROJECTIONS-

NORTH ELEVATION:
 13'+(6"x113'-10")=
 56'-10" ALLOWED
39' PROVIDED

EAST ELEVATION:
 13'+(6"x174'-7")=
 100'-3" ALLOWED
93' PROVIDED

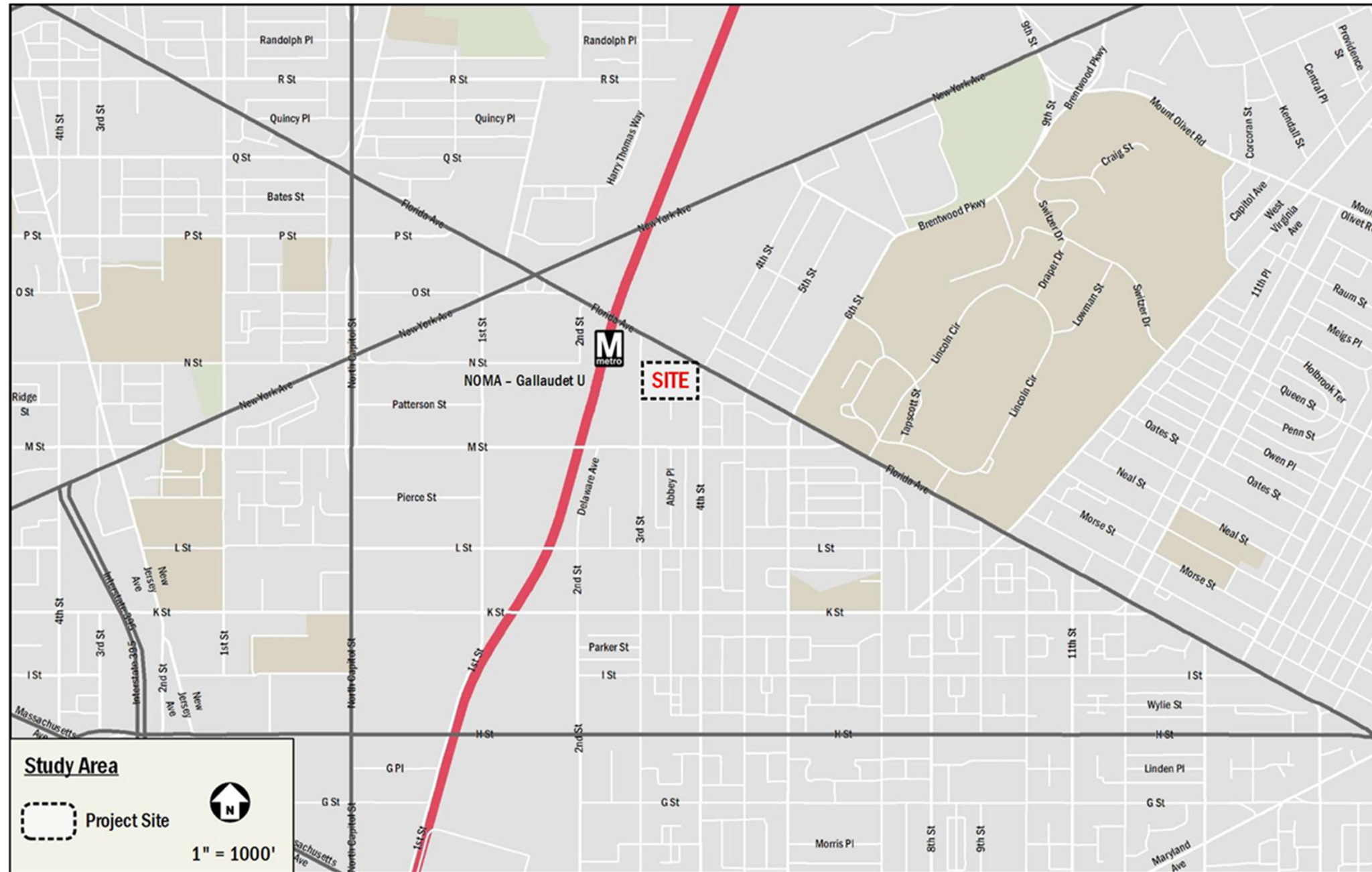


301-331 N Street NE

Transportation Presentation



Site Location



Project Transportation Characteristics

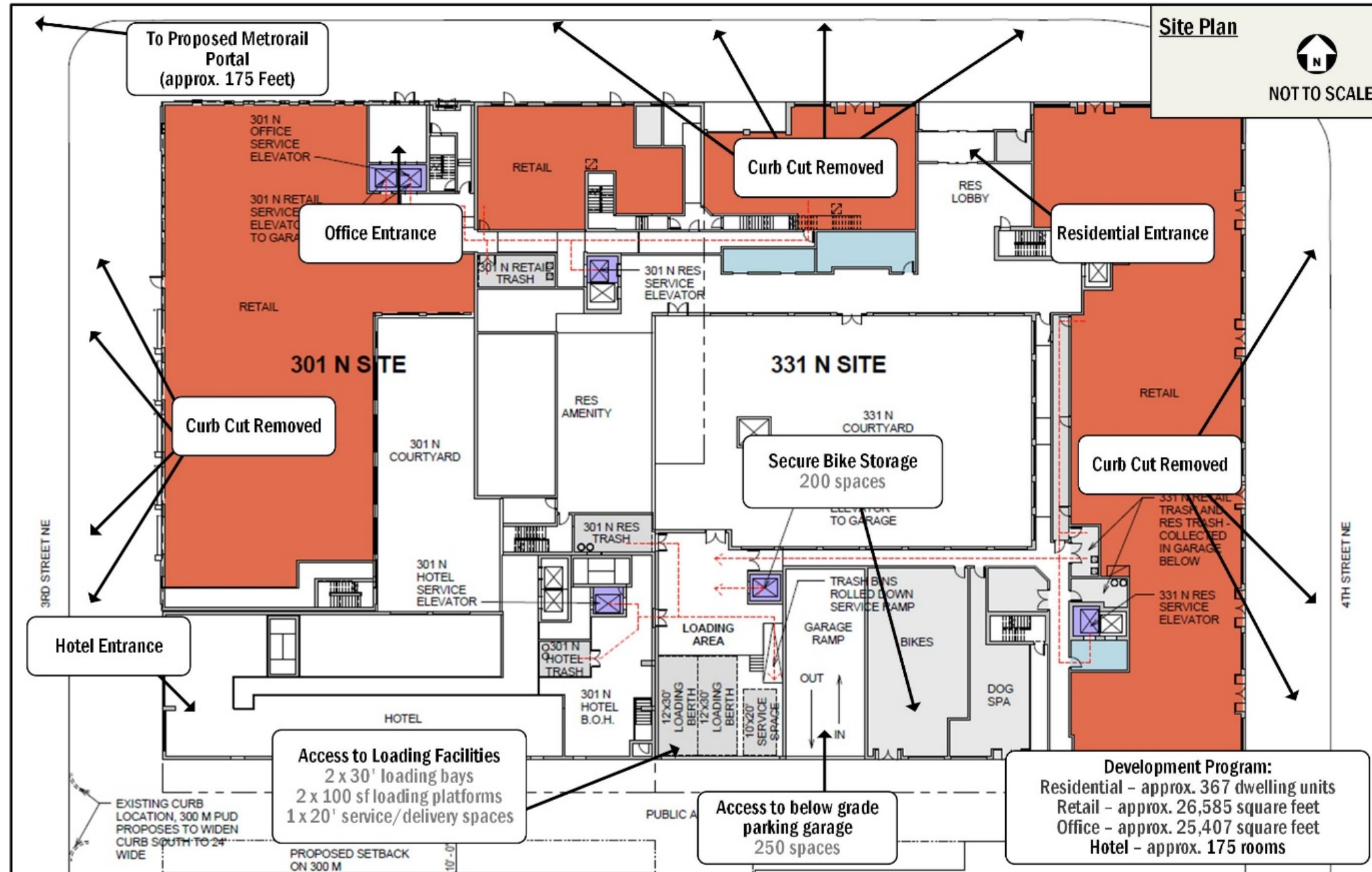
- Proximity to transit and alternative travel modes:
 - Nearby NoMa/Gallaudet U. Metrorail Station (0.3 miles away)
 - Planned new Metrorail portal on 3rd Street.
 - 3 Nearby Metrobus routes
 - Convenient to Metropolitan Branch Trail and other bicycle facilities
 - 3 Nearby Capital Bikeshare stations (with 55 bicycles) & 10 nearby Carshare vehicles
 - Site has Walkscore of 94 “Walker’s Paradise” and TransitScore of 79 “Excellent Transit”
- Implementation of Transportation Demand Management (TDM) Plan
- Adequate on-site parking & loading provisions



Site Location



Proposed Site Plan



TDM Elements

- Exceed Zoning requirements for bicycle parking/storage facilities.
- Unbundle parking costs from the price of residential leases or purchases.
- Identify TDM leaders to work with residents and employees of the development.
- Provide TDM materials to new residents in the Residential Welcome Package materials.
- Install Transportation Information Center Screen in the residential, office, and hotel lobbies.



DDOT Conditions

- Based on DDOT's review, the Applicant agrees to all DDOT's conditions:
- Install traffic management cameras at the following intersections:
 - North Capitol Street/M Street
 - Florida Avenue/3rd Street
- Provide showers and changing facilities for hotel, retail, and office employees.
- Offer a direct connection between the long-term bicycle parking and each land-use component.
- Dedicate two parking spaces for carsharing services.
- Offer each residential unit an annual carsharing or annual bikeshare membership for three years.
- Price residential parking no less than the lowest fee garage within one-quarter mile.



COMMUNITY BENEFITS

The applicant commits to providing the following Community Benefits:

- 1. Preserve and rehabilitate the National Capital Press Building (now home to the Capital Self Storage) under the guidelines of the Historic Preservation Review Board (HPRB). The building will be restored to its original charm in an effort to rediscover the community's history and preserve the neighborhood's heritage and beauty.**
 - The building design has received unanimous approval by the HPRB and full support from DC's Historic Preservation Office (HPO).
 - Construction costs to restore the building to the HPRB approved design. Current estimates exceed the cost of new construction for similar space by over \$600,000.
- 2. Design the residential component of the project to include at least the minimum number of points to achieve LEED-Gold certification under the USGBC's LEED for New Construction v2009 standards.**
- 3. Dedicate a minimum of 8% of the residential gross floor area of the building to affordable housing. 20% of the affordable units will be reserved for families making at or below 50% of the AMI. The remainder of the units will be reserved for families making at or below 80% of the AMI.**
- 4. Design and installation of interactive art (up to \$100,000).**
- 5. Improve N St NE Streetscape between 3rd and 4th St (\$125,000).**
- 6. Contribute to streetscape improvement adjacent to Two Rivers Public Charter School (\$100,000).**

