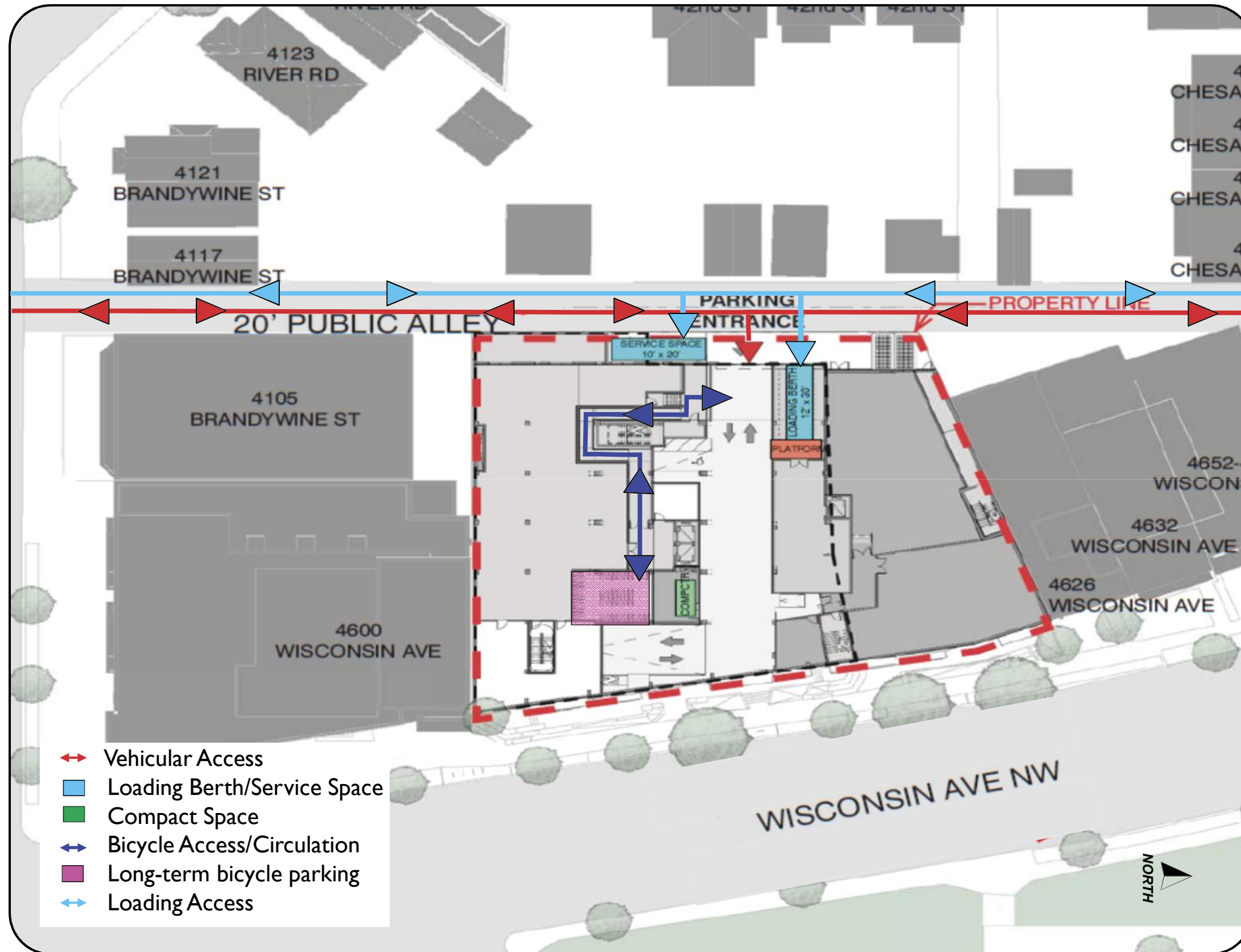


Transportation Overview

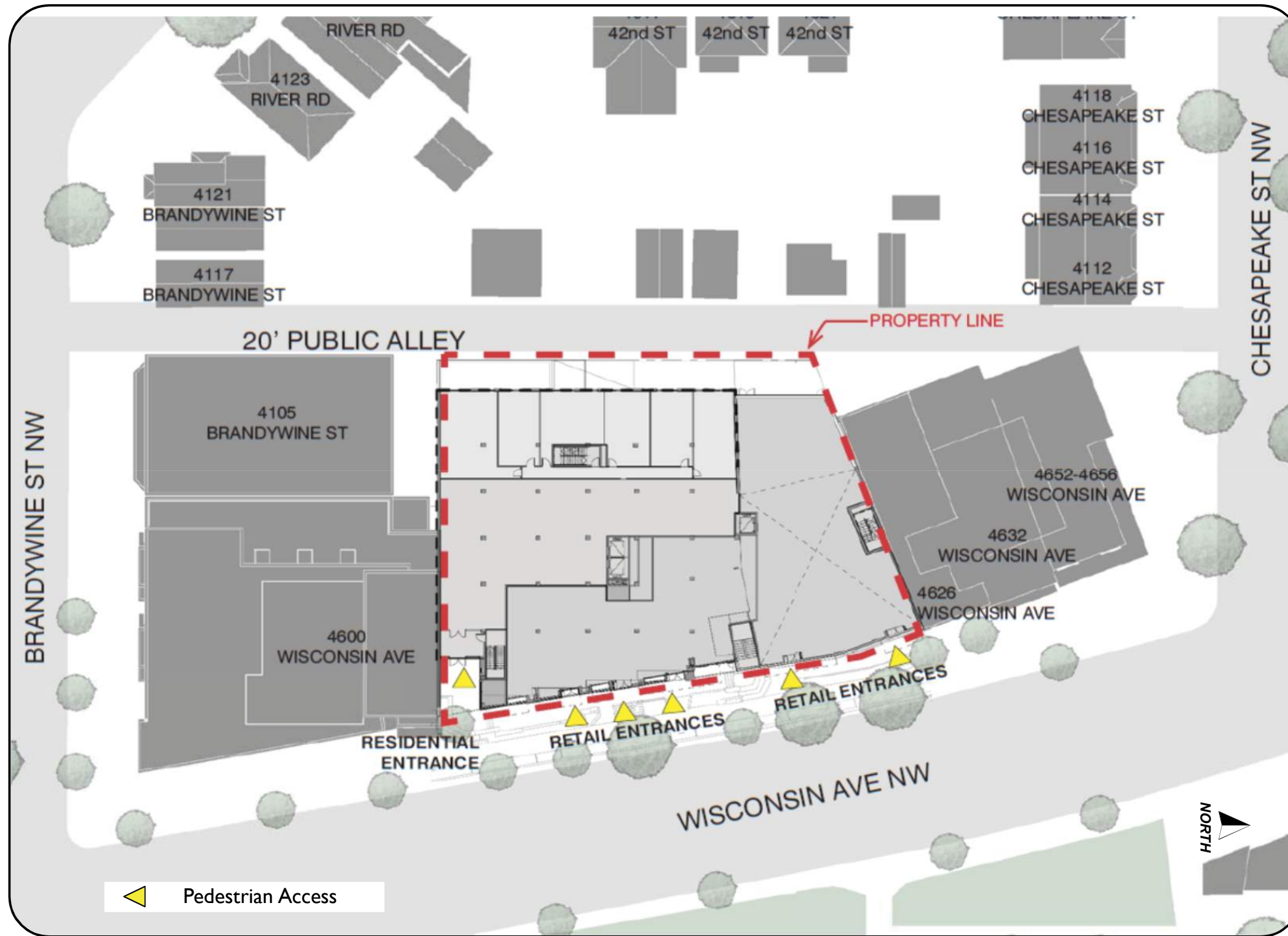
- Overview of Circulation
- Trip Generation Comparison
- Loading Management Plan
- Truck Routing Plan
- Transportation Demand Management Plan
- Closure of Brandywine
- Conclusions



Site Circulation – Public Alley



Site Circulation – Wisconsin Avenue



Trip Generation Comparison

Existing vs. Proposed

Component	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Existing Vehicle Trips	50	12	62	37	83	120
Proposed Vehicle Trips	18	34	52	57	46	103
Net New Vehicle Trips	(32)	22	(10)	20	(37)	(17)



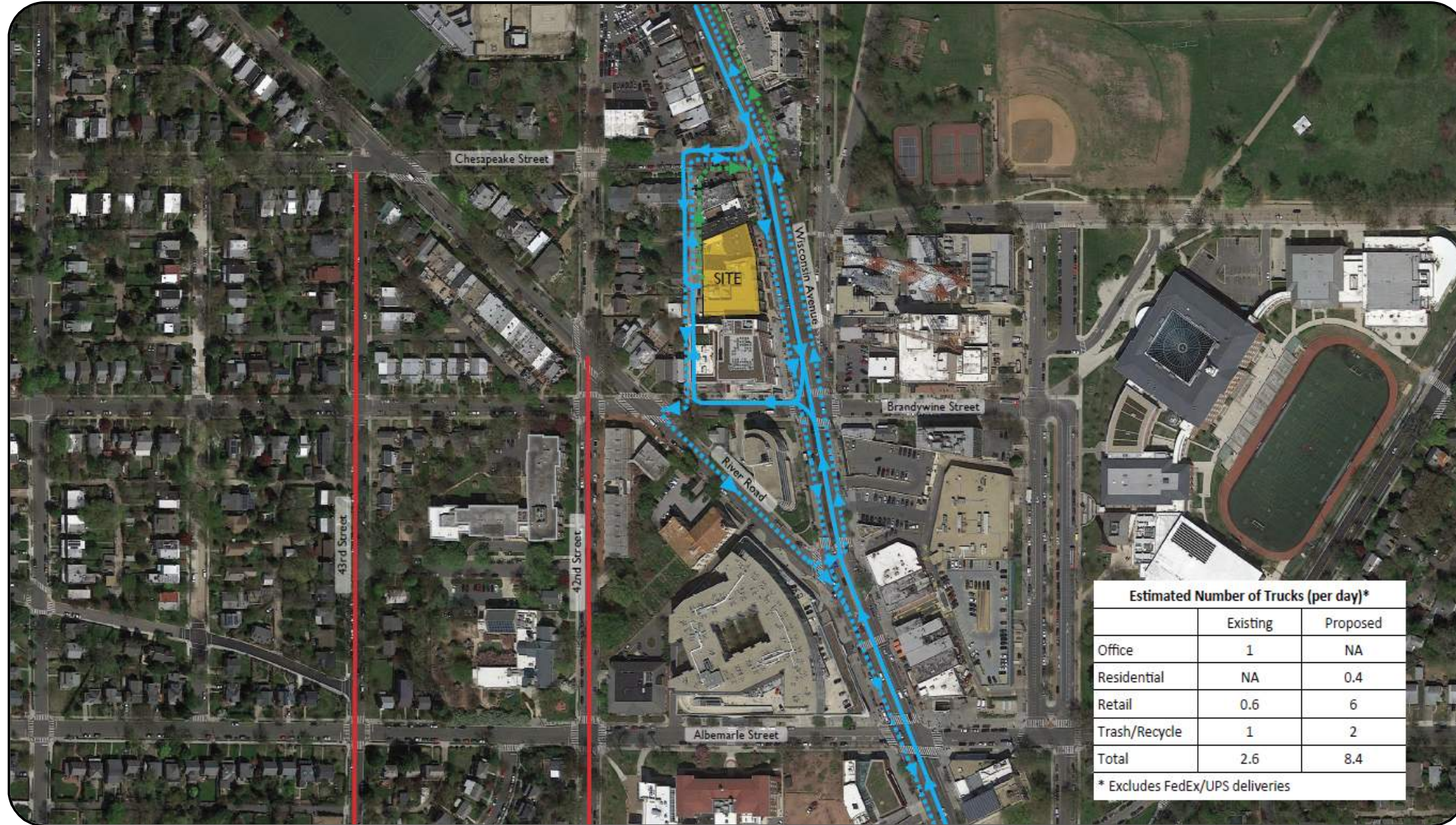
Loading Management Plan

Designate Loading Dock Manager to:

- Coordinate with vendors and tenants in order to make sure the deliveries occur from 9:00 AM to 5:00 PM
- Ensure all the deliveries take place at the loading dock's and the dock's capacity is not exceeded
- Redirect drivers to return at a later time if the dock is full
- Monitor inbound and outbound maneuvers
- Notify truck drivers of any access or egress restrictions
- Provide DDOT's Freight Management and Commercial Vehicle Operation document to the drivers



Truck Routing Plan



Transportation Demand Management Plan

- Designate a Transportation Management Coordinator
- Install Transit Screen
- Include transportation information on property management website
- Provide five electric car charging stations provided in the garage
- Provide convenient, covered, and secure bicycle parking in excess of the minimum required

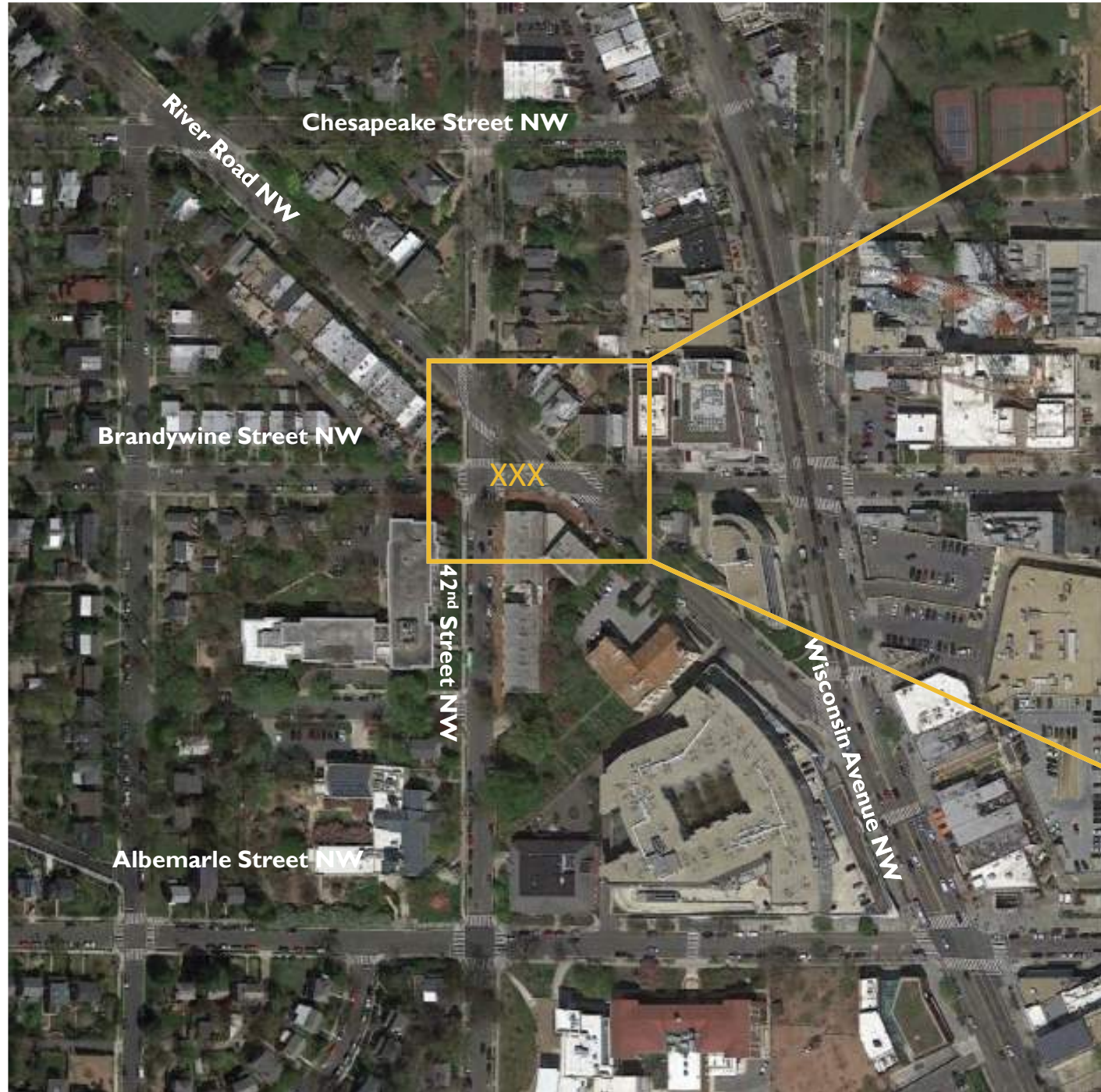


Closure of Brandywine Street

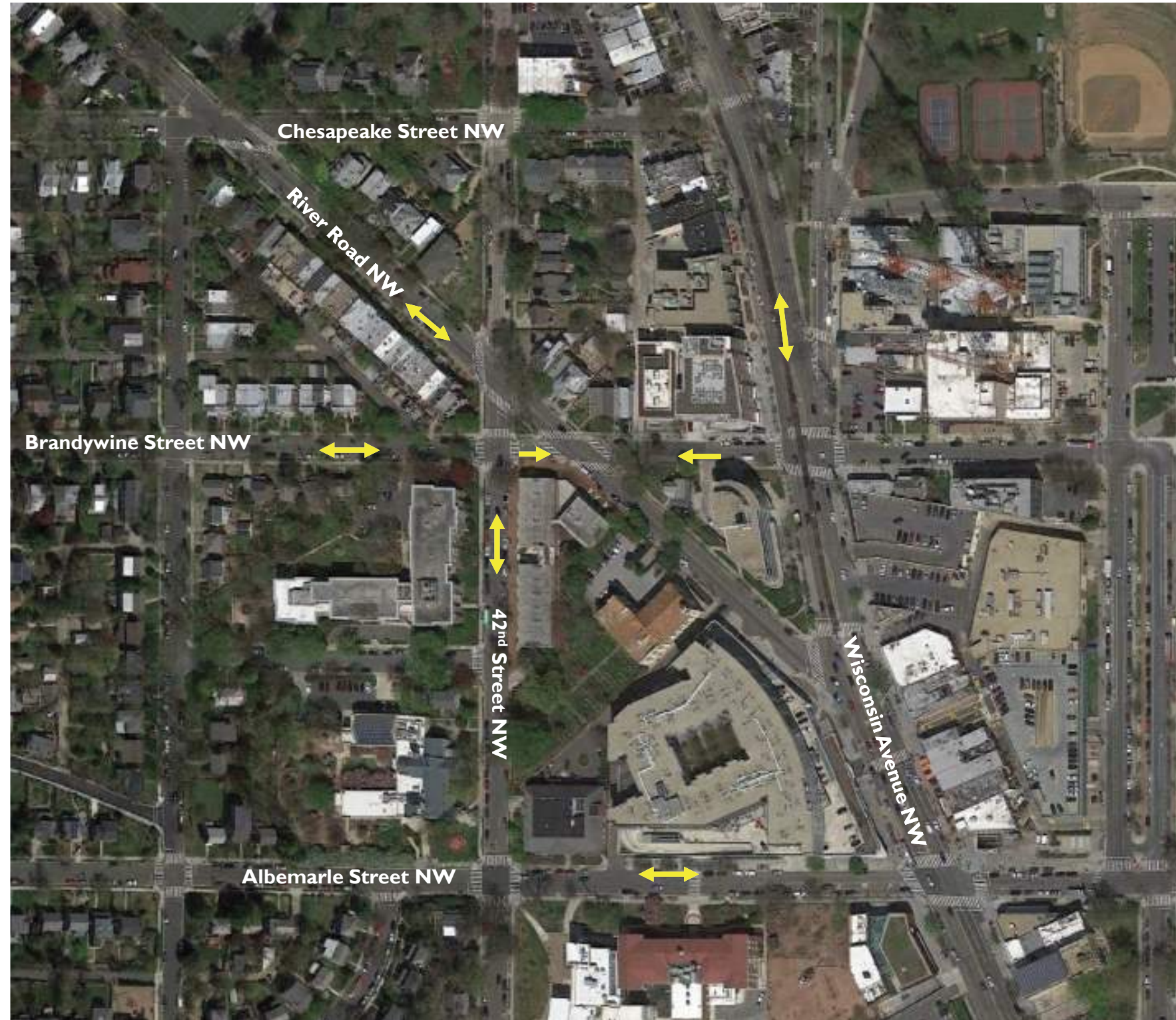
- ❑ Closure of Brandywine Street between 42nd Street and River Road
- ❑ Recommended by DDOT in the Rock Creek West II Livability Study
- ❑ ANC requested that the Applicant implement the recommendation
- ❑ Closure would allow for the creation of a park



Closure of Brandywine Street



Closure of Brandywine Street



Closure of Brandywine Street

- ❑ DDOT concluded that the portion of Brandywine to be closed has “limited utility and is awkwardly configured”
- ❑ W+A conducted an analysis of the minor changes in traffic patterns and concluded the closure would not have any substantial impacts on the roadway network.



Conclusions

- ❑ The subject site is well-served by a multi-modal transportation system.
- ❑ Parking and loading access to the project will be provide via the public alley, in accordance with DDOT requirements.
- ❑ The proposed redevelopment is expected to generate 10 fewer AM peak hour vehicle trips and 17 fewer PM peak hour vehicle trips than the current development.
- ❑ The Applicant has agreed to implement a TDM Plan and a Loading Management Plan.
- ❑ At the request of the ANC, the Applicant has agreed to close Brandywine Street between 42nd Street and River Road, as recommended in DDOT's Rock Creek West II Livability Study.



BROADCAST

Community Amenities Package



Community Outreach

- ANC 3E (7)
 - May 2016
 - June 2016
 - October 2016
 - December 2016
 - June 2017
 - July 2017
 - September 2017
- Tenleytown Neighbors Association (3)
 - January 2016
 - April 2017
 - September 2017 (leadership)
- Ward 3 Vision (4)
 - October 2015
 - March 2016
 - June 2016
 - September 2017
- Revive 3E (2)
 - May 2016
 - January 2017
- Tenleytown Main Street Design Committee (1)
 - June 2016



Community Amenities Package



- Retail Uses
 - Full-Service Restaurant
 - Restaurant Venting
 - Restricted Uses
- Public Benefits
 - LEED Certification
 - Affordable Housing
 - Chesapeake House
 - Undergrounding Utilities
- Traffic Mitigation and Public Space Improvements
 - Brandywine Street Closure and Park
 - Streetscape Improvements
 - Loading Management Plan
 - Residential Permit Parking
 - Transportation Demand Management

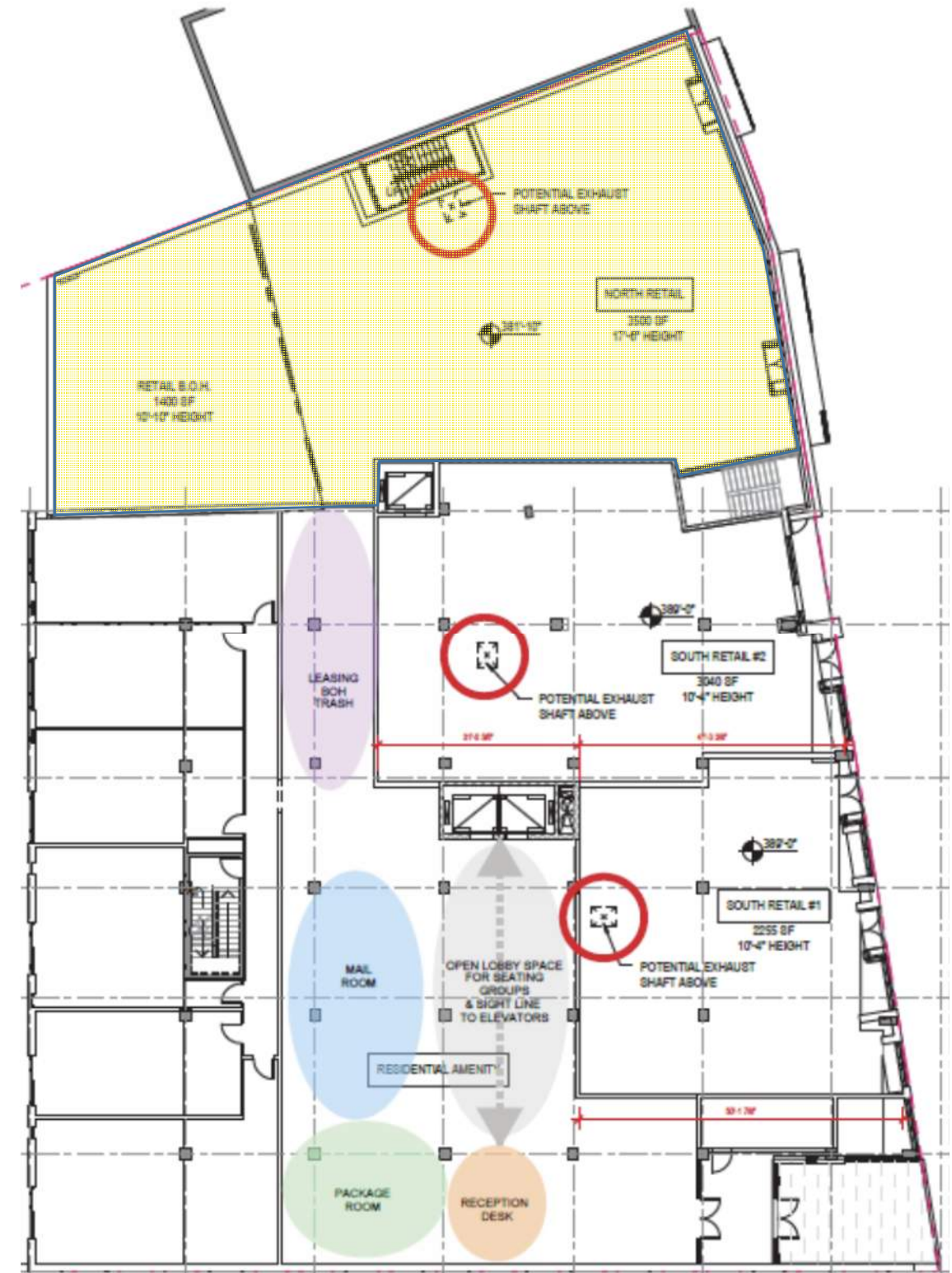
Full-Service Restaurant

- Developer will reserve a minimum of 3,500 SF of retail space for a full-service restaurant.
 - Food is delivered to tables by a server.
 - Food is paid for after consumption.
 - Food is served on non-disposable plates with non-disposable cutlery.



Restaurant Venting

Developer will run kitchen exhaust shafts for restaurants within the building to the roof, in order to minimize the impact of odors on neighbors.



Restricted Uses



- The following uses, even though permitted within the MU-7 Zone, will not be permitted in the building:
 - sexually-oriented business establishment
 - check-cashing establishment
 - pawnbroker
 - bank
 - nightclub
 - mattress store
 - convenience store / drug store
 - professional office
 - “chain” restaurant with more than 10 stores in DC or 50 stores nationwide



LEED Certification

- Developer will design the building to meet the certification requirements at the Gold level under the LEED rating system.
- Solar panels on the roof
- Electric vehicle charging stations



Affordable Housing



- Developer will provide 10% of the gross residential area in the building for affordable dwelling units.
- All ADUs will be affordable to households earning 60% of the Area Median Income.
- At least one of the affordable units will be a two-bedroom apartment

Chesapeake House

- The Chesapeake House will be renovated to a “warm, lit shell” condition.
- A **warm lit shell** is a minimally finished interior, with ceilings, lighting, plumbing, heating and cooling, interior walls, electrical outlets, rest rooms, and an unfinished floor.



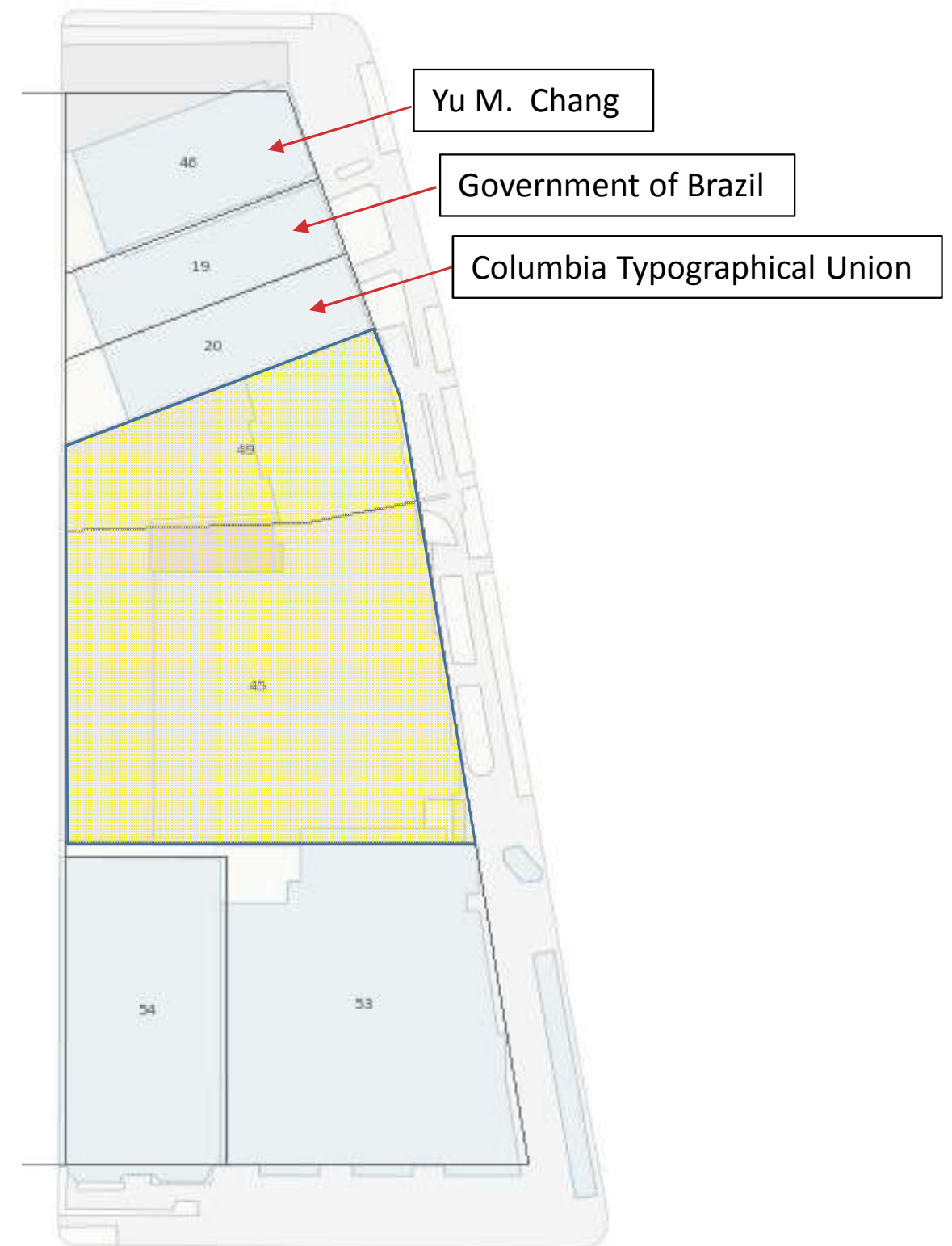
Chesapeake House

- Chesapeake House will be used as a community-serving space.
- Developer will facilitate discussions among ANC 3E, NPS, and other stakeholders regarding the use of the property once renovated.



Undergrounding Utilities

- Developer will “underground” the utility lines along Wisconsin Avenue in front of the Property.
- “Undergrounding” means the construction of underground vaults, installation of new utility lines in those vaults, and removal of all utility poles.
- Developer will make reasonable efforts to underground the utility lines in front of the remaining three lots on the block.



Undergrounding Utilities

- If Developer redevelops the remaining parcels in the future, Developer shall underground the utilities along the remainder of the block.



Brandywine Street Closure

- Developer will close the segment of Brandywine Street at the intersections of 42nd Street and River Road in accordance with the recommendation contained in the Rock Creek West Livability Study.
- Developer shall maintain the park for the life of the project.





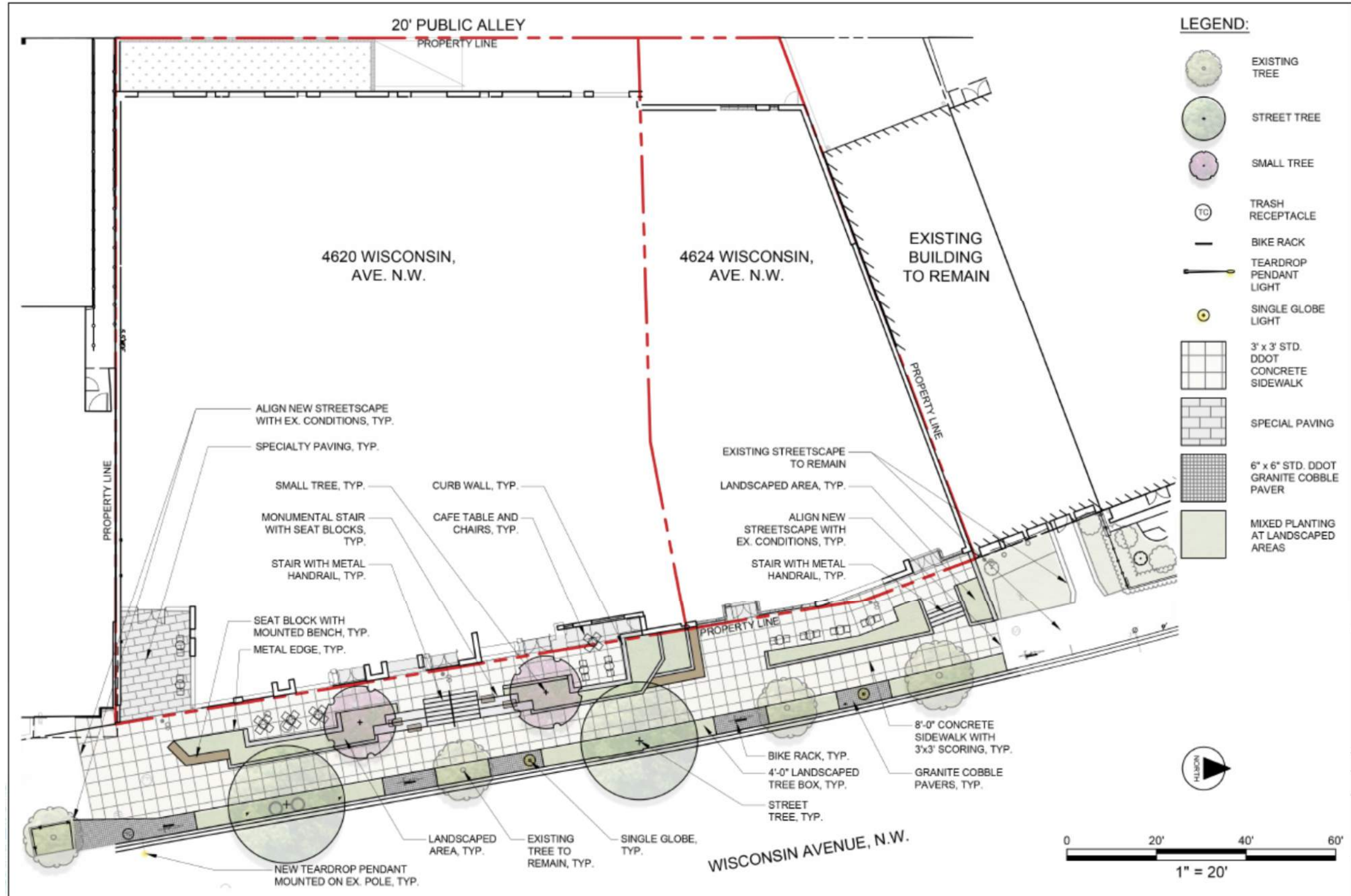
Community will have opportunity to weigh-in on design during public space permitting process.



Streetscape Improvements



- Street trees
- Landscaped tree boxes
- Street lights
- Bike racks
- Benches and seat walls
- Stairs and railings
- Paving
- Landscaping



Loading Management Plan



Developer will prepare and implement a Loading Management Plan for the building.





Residential Permit Parking

- Developer will **prohibit** its tenants from participating in the District's Residential Permit Parking program through a lease provision.
- Developer will oppose any effort by residents or others to add the property to the list of eligible properties.





Limit on Future Height

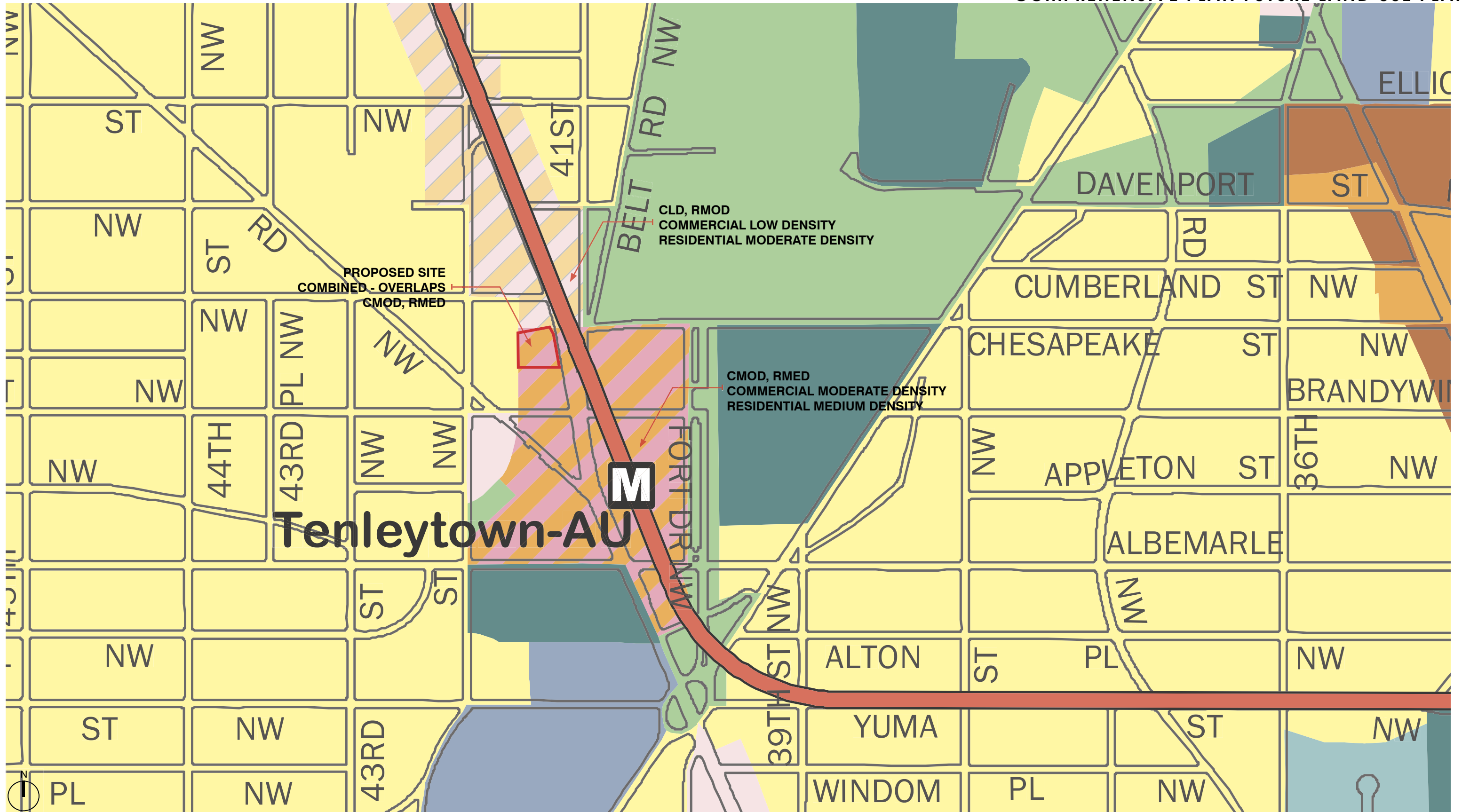
Developer commits that if it develops additional buildings on this block in the future, height will be limited to six stories plus penthouse.



BROADCAST

Community Amenities Package







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THANK YOU



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