



TORTI
GALLAS
URBAN

PNBC
ATLANTIC PACIFIC
URBANMATTERS

January 3, 2017

PROVIDENCE PLACE / PNBC SITE

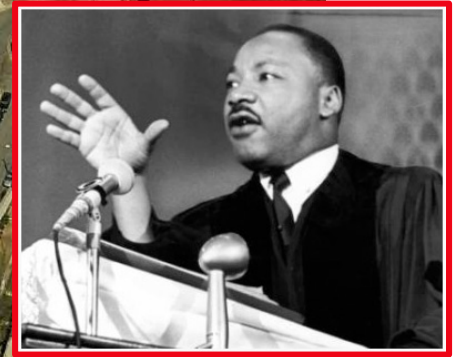
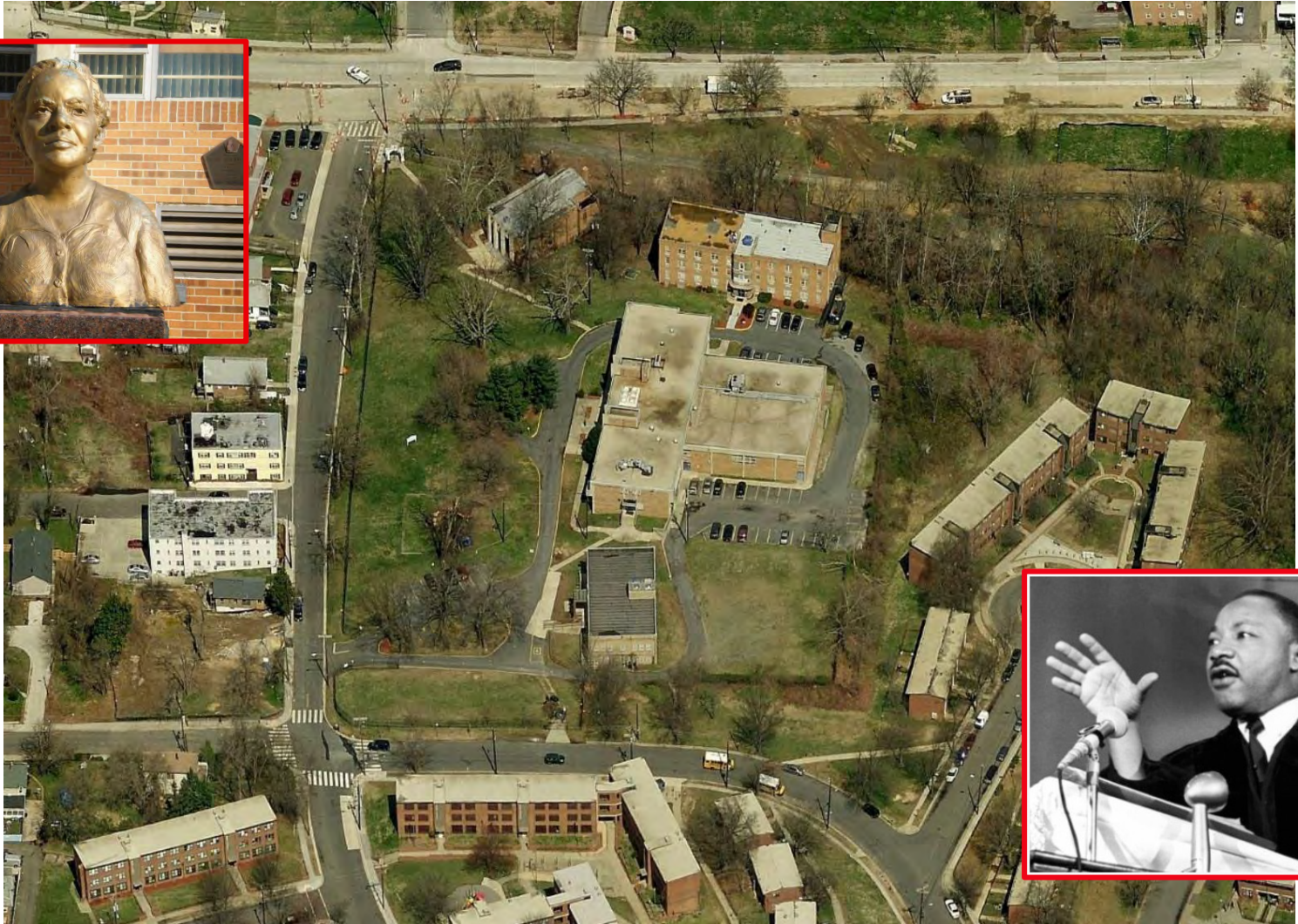
ZONING COMMISSION

District of Columbia
CASE NO. 17-08
EXHIBIT NO. 32

Zoning Commission Public Hearing

10/19/2017

The Mission of PNBC



Project Timeline

	<u>Anticipated Completion</u>
• Zoning Approval	Final Quarter 2017
• Funding Application	Spring 2018
• Construction Drawings & Building Permit	Fall 2018
• Loan Closing	Fall 2018
• Construction Begins	Fall 2018
• Construction Complete	March 2020



Existing Context



WHAT'S AROUND

Education Facilities

1. Nannie Helen Burroughs School
2. HD Woodson Senior H.S.
3. Kelly Miller Middle School
4. Burrville Elementary School
5. Aiton Elementary School
6. Drew Elementary School

Recreation Facilities

7. Kelly Miller Recreation Center
8. Watts Branch Recreation Center
9. Lederer Gardens

Housing Facilities

10. Richardson Dwellings
11. Lincoln Heights
12. Habitat for Humanity Townhomes

Public Facilities

13. Metropolitan Police Department



Aerial View of the PNBC Campus



PNBC Campus Buildings and Precedents



F Dormitory Building



G PNBC Headquarters Building / Trades Hall



Washington DC, NE



H School Building

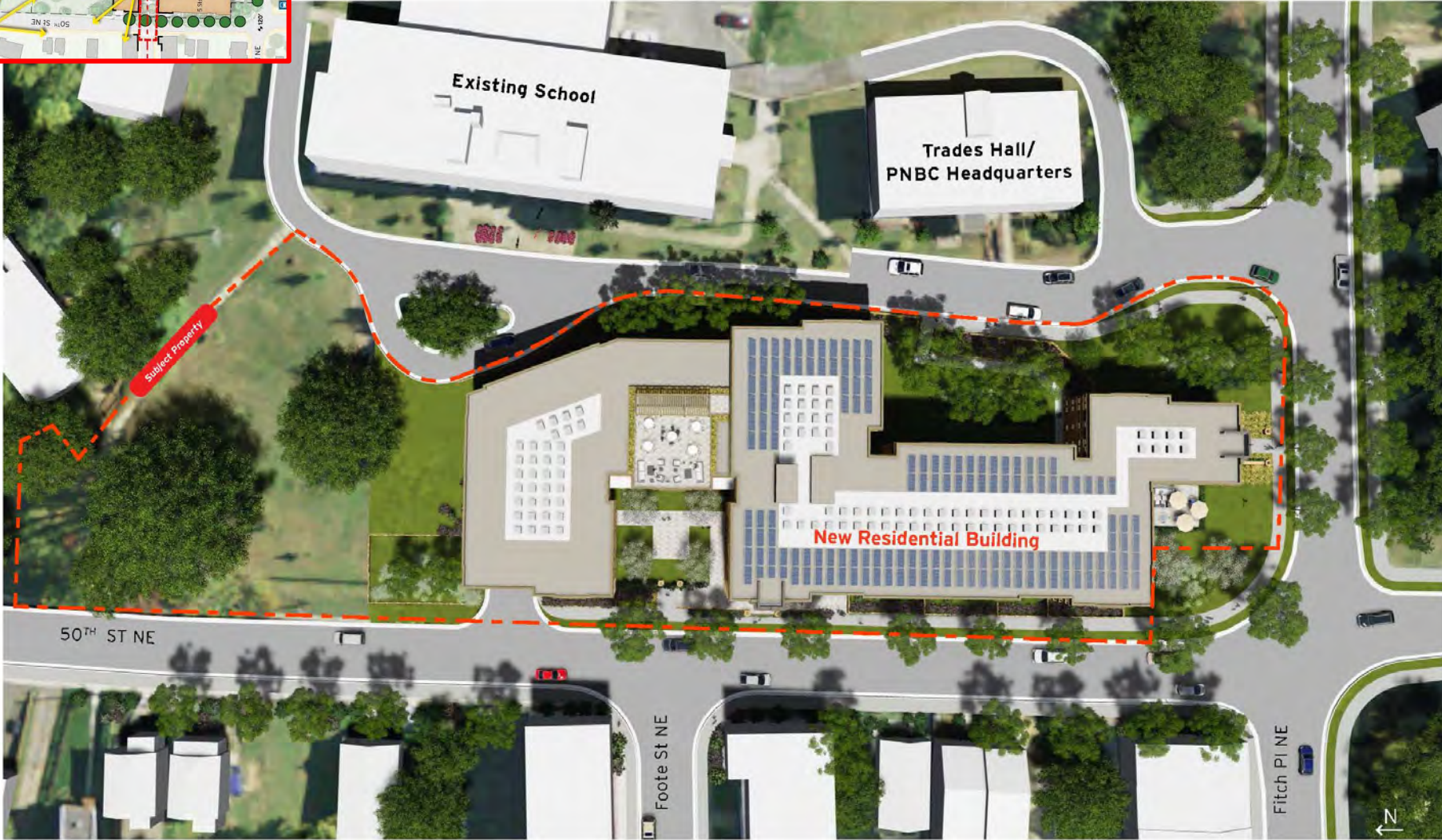
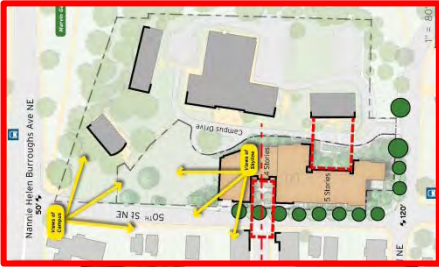


I Chapel



Montgomery Arms, Silver Spring MD

Project Design



09/19/2017
04/06/2017

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PROVIDENCE PLACE I, LP

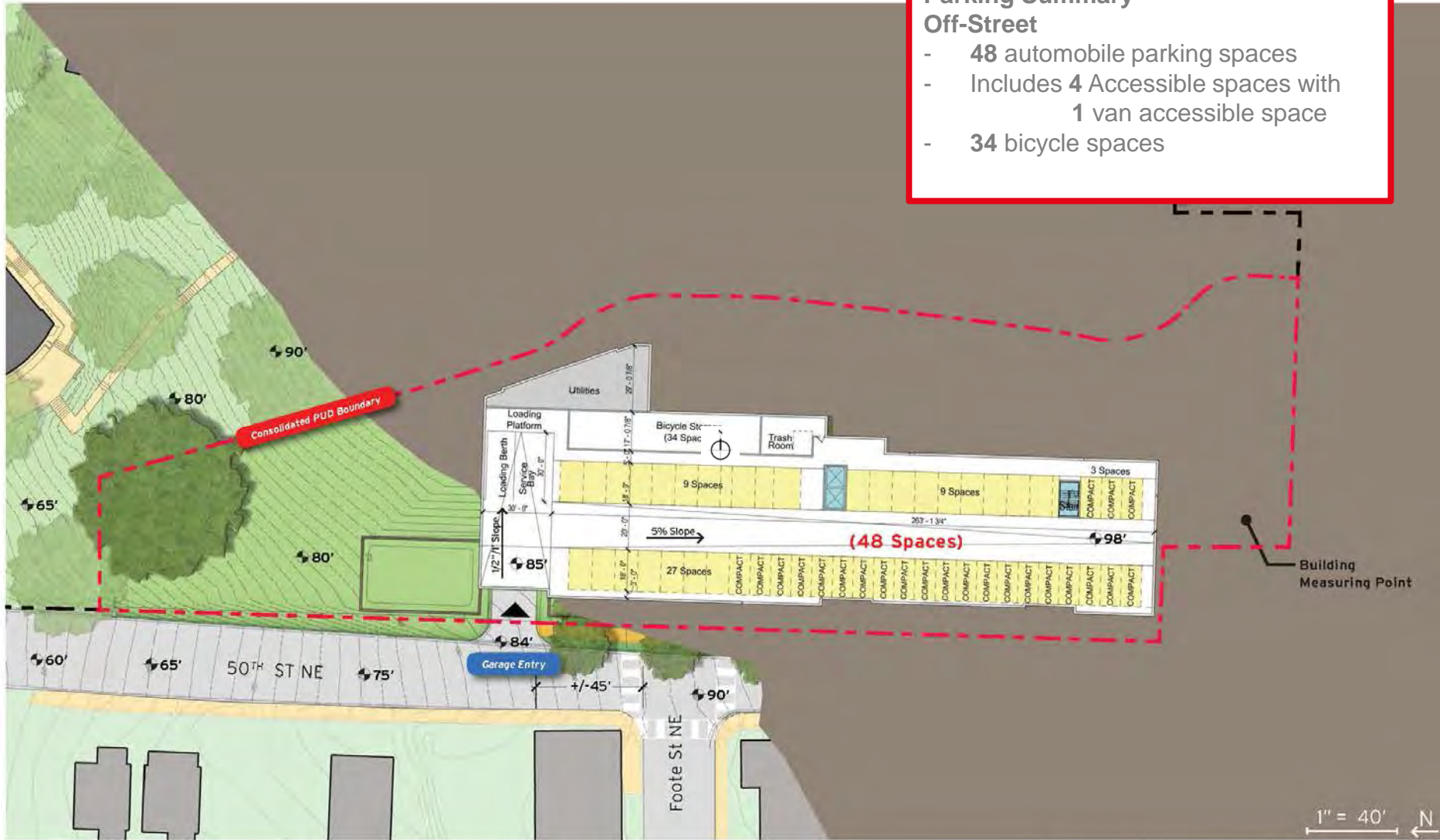


Aerial View of Proposed PNBC Site
PROVIDENCE PLACE A15

Garage Plan

Parking Summary Off-Street

- 48 automobile parking spaces
- Includes 4 Accessible spaces with 1 van accessible space
- 34 bicycle spaces



Note: The interior layouts shown on the building plans are schematics. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



Third Floor Plan

PROGRAM

UNIT	REPLACEMENT COUNT	%	LIHTC COUNT	%	UNIT COUNT
1 BR	5	14%	51	77%	56
2 BR	19	53%	13	22%	32
3 BR	8	24%	1	0%	9
4 BR	5	8%	0	0%	3
Total	35	-	65	-	100

- 4 BR
- 3 BR
- 2 BR
- 1 BR

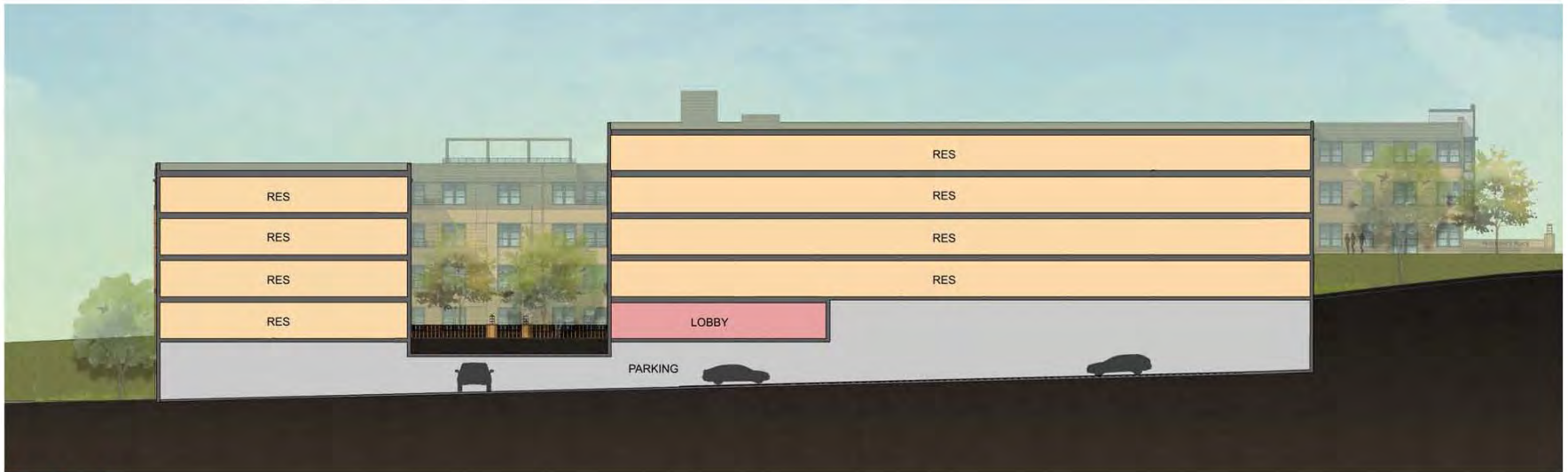
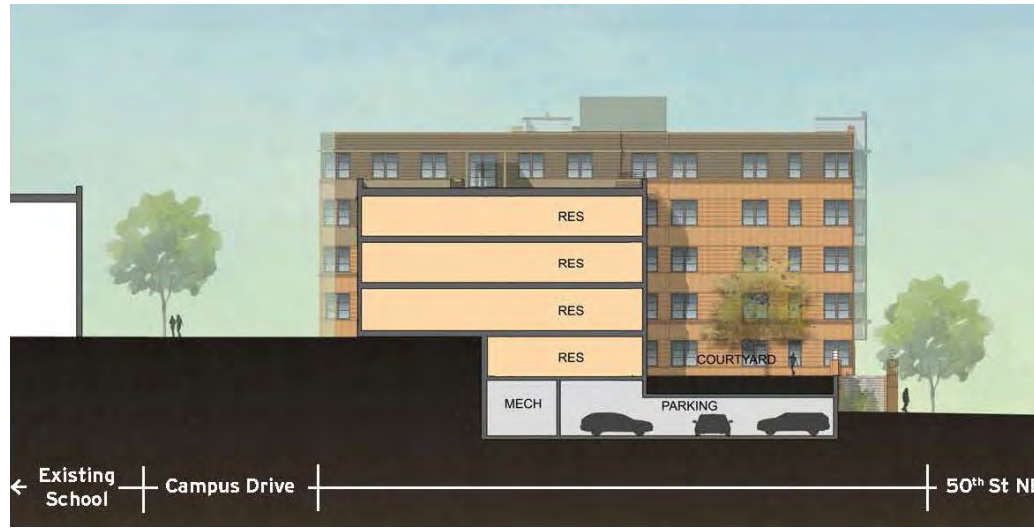


(Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.)





Key



Section A

Landscape Plan



LANDSCAPE PLAN LEGEND

	LANDSCAPE AREA
	PAVED AREA/CONCRETE WALK
	LIMITS OF BMP AREA WITH PONDING
	BUILDING
	TREE
	FLOWERING TREE
	SHRUB
	BRICK PIER & SIGN WALL
	NEW FENCE



February 10, 2017 1411 H Street, N.E. WASHINGTON, DC 20002

SYMBIOSIS DC
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LANDSCAPE PLAN

PROVIDENCE PLACE/PNBC SITE





Key



4 North Elevation



3 East Elevation







09/29/2017
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04/06/2017

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DETAIL OF SIGNAGE

12' - 0"
1' - 0" **PROVIDENCE PLACE**

Note: Metal Signage to Match Metal Panel







Revised 4-Story Building



Key



South Elevation



West Elevation

1" = 30'

10/18/2017

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Alternative 4-Story Building
PROVIDENCE PLACE

Revised 4-Story Building



10/18/2017

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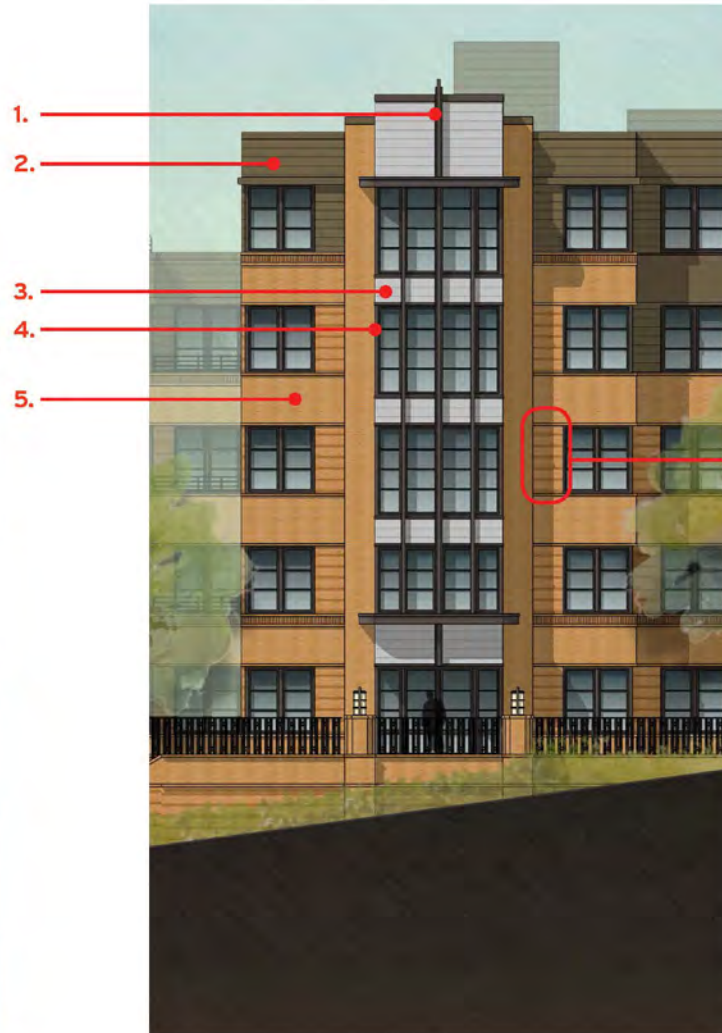
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Alternative 4-Story Building
PROVIDENCE PLACE

MATERIALS

1. Metal Panel
2. Siding
3. Metal Accent
4. Aluminum Window Frame
5. Brick

3. Metal Accent 3. Metal Accent



Sustainability

Optional Criteria

Green Communities Criteria				Project Implementation			
Max Pts	Exp. Pts.	Maybe Pts.	Criteria	NA	Yes	Maybe	No
1. Integrated Design Process							
9	0		Designing for Project Performance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	0		Resident Health and Well-Being: Health Action Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	0		Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Location and Implementation Plans							
7	1		Compact Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	2		Preservation of and Access to Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	8	2	Access to Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	1	3	Improving Connectivity to the Community	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	0		Passive Solar Heating / Cooling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		Brownfield site or Adaptive Reuse Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0	2	Access to Fresh, Local Foods	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	0		LEED for Neighborhood Development Certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	5		Local Economic Development and Community Wealth Creation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water and Stormwater							
8	0		Efficient Irrigation and Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	0	4	Surface Water Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	0		Reducing Heat-Island Effect: Paving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Water Conservation							
6	0	2	4.2 Advanced Water Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	0		Leaks and Water Metering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	0		Efficient Plumbing Layout and Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		Access to Potable Water During Emergencies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Energy Efficiency							
12	0		Additional Reductions in Energy Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		Advanced Certification: Nearing Net Zero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		Photovoltaic / Solar Hot Water Ready	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	0		Renewable Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		Resilient Energy Systems: Floodproofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		Resilient Energy Systems: Standby Power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Materials							
9	0	1	Recycled Content Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0	1	Regional Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1	0	1	Certified, Salvaged and Engineered Wood Products	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	0		Environmentally Preferable Flooring: Throughout Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		Asthmagen-Free materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	0		Reduced Heat-Island Effect: Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	3		Recycling Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Quality of Life and Environmental Quality							
11	8		Elimination of Combustion Within the Conditioned Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	9		Beyond ADA: Universal Design (Substantial and Moderate Rehab)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	0		Beyond ADA: Universal Design (Substantial and Moderate Rehab)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	0	10	Active Design: Staircases and Building Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	0		Interior and Outdoor Activity Spaces for Children and Adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	10		Smoke-Free Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Performance and Monitoring (all monitoring criteria)							
11	0		Project Data Collection and Monitoring System: Greater than 10% Tenure, Place Utility Accoures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
294	54	28	35 Points Minimum Required for Certification				

- Underground Parking Garage
 - Preserves natural environment
- Bio-retention
 - SWM retention in excess of requirements
- Solar panels on roof
- Enterprise Green Communities
 - Points beyond certification level





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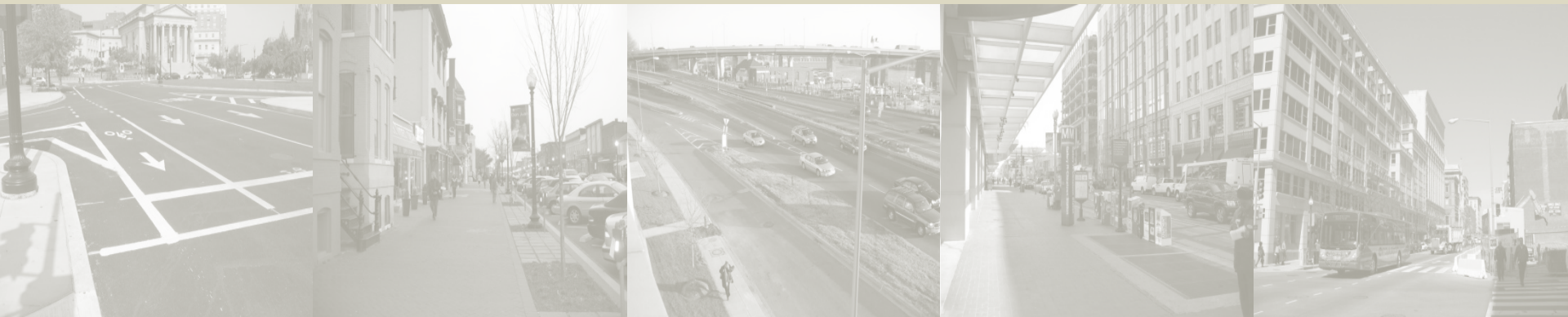
PROVIDENCE PLACE / PNBC SITE

January 3, 2017





PNBC Providence Place PUD Zoning Commission Hearing Transportation Presentation



Site Location



PNBC – Zoning Commission - Transportation



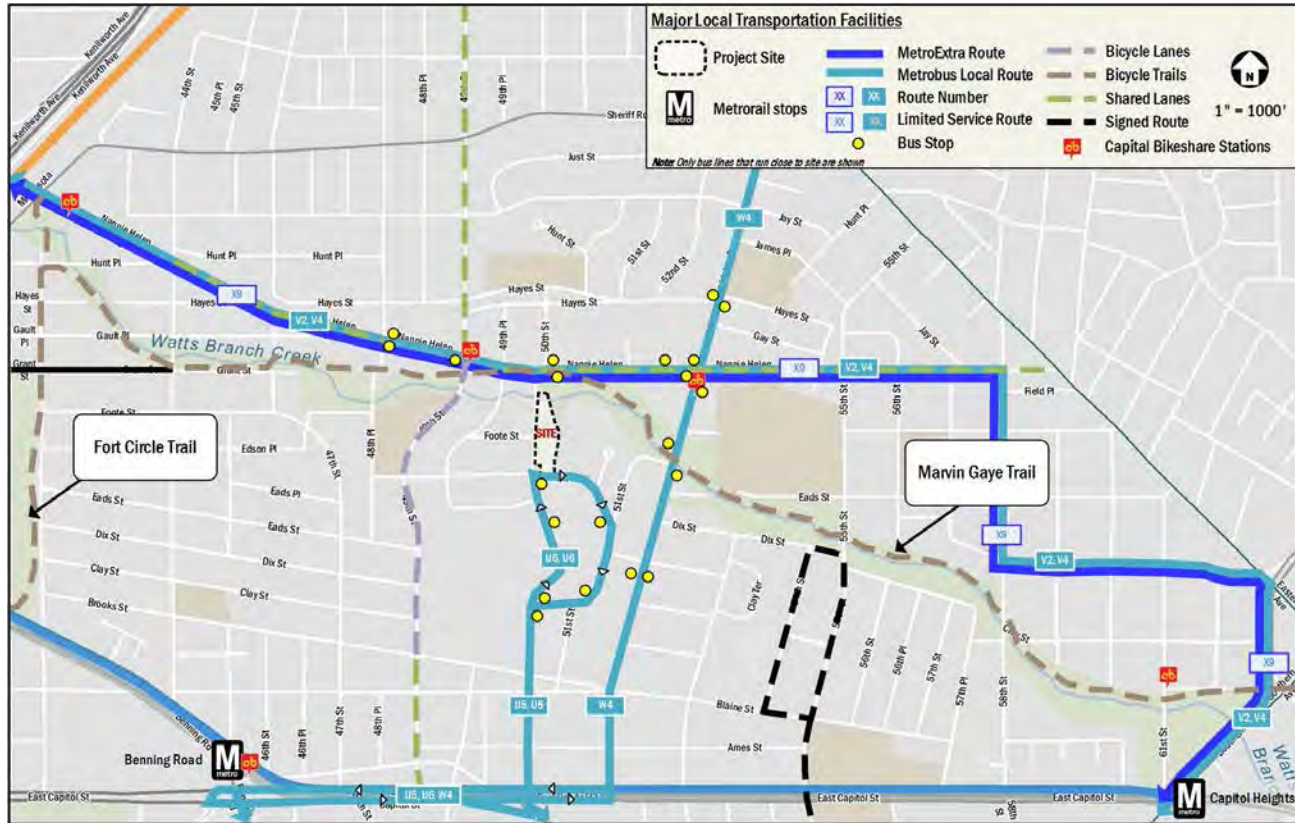
Existing Site Aerial



PNBC – Zoning Commission - Transportation



Existing Transportation Facilities



PNBC – Zoning Commission - Transportation



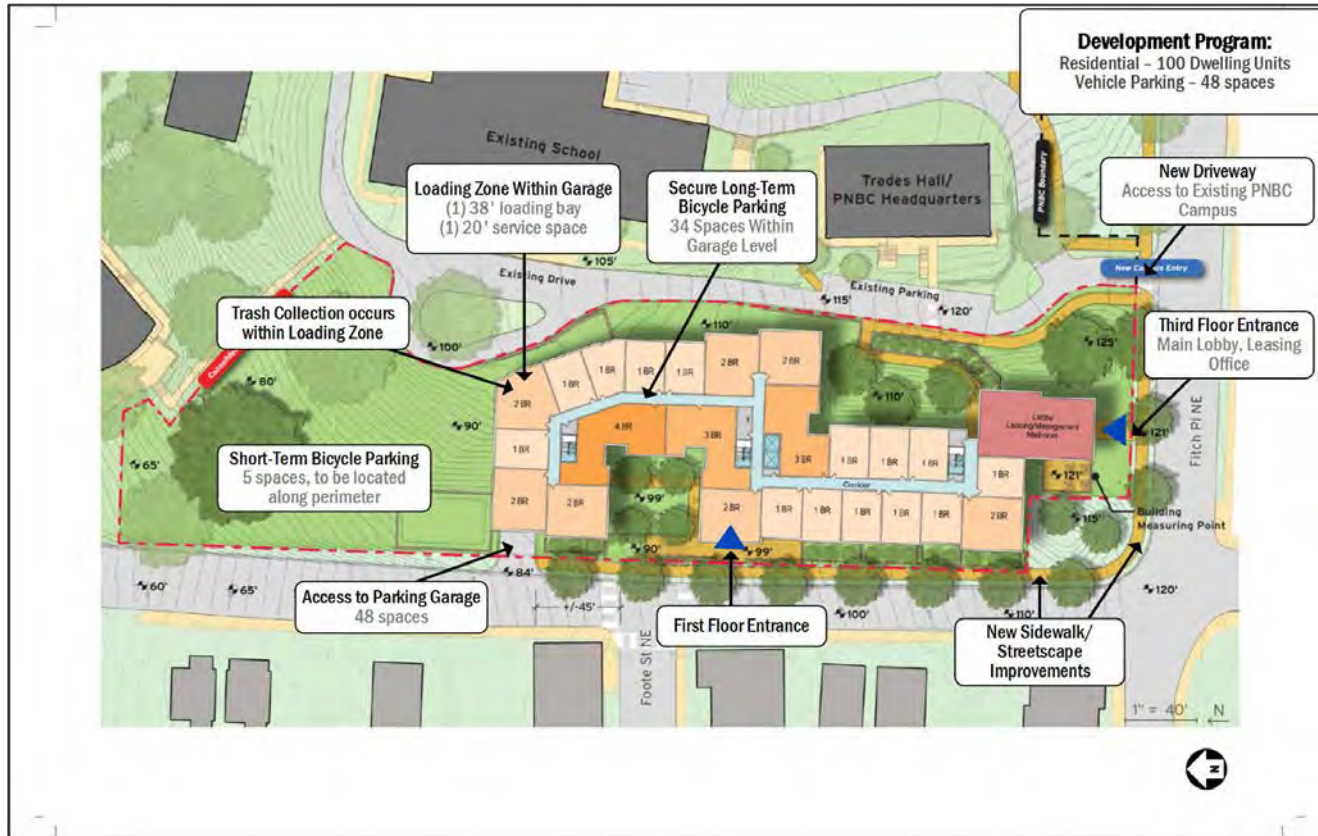
Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - Benning Road Metrorail Station (0.8 miles away)
 - 6 Nearby Metrobus routes
 - Convenient to Marvin Gaye Trail and other bicycle facilities
 - 2 Nearby Capital Bikeshare stations (with 22 bicycles) & 2 nearby Carshare vehicles
 - Site has Walkscore of 71 “Very Walkable” and TransitScore of 72 “Excellent Transit”
- Implementation of Transportation Demand Management (TDM) and Parking Management Plan
- Adequate on-site parking & loading provisions
- Pedestrian connections to site from trails and transit

PNBC – Zoning Commission - Transportation



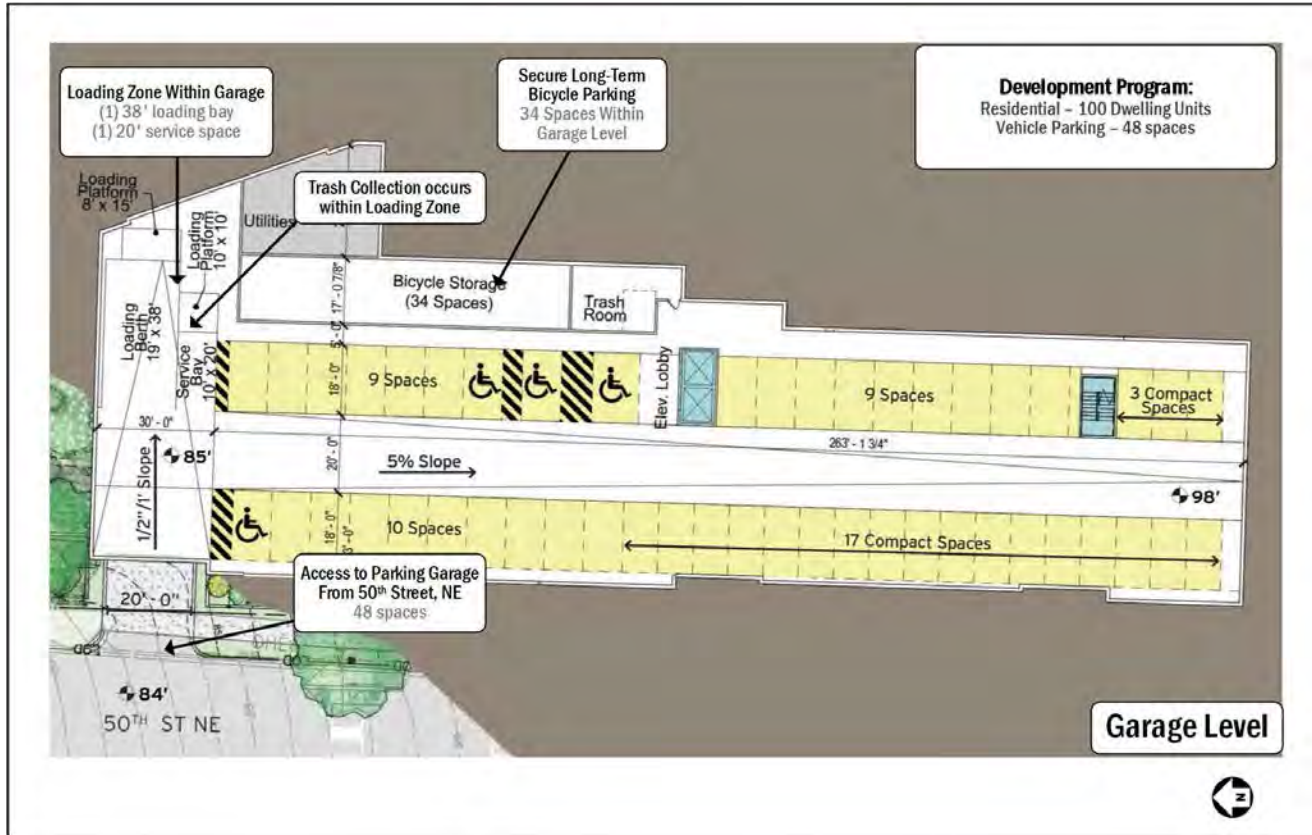
Proposed Site Plan



PNBC – Zoning Commission - Transportation



Garage and Loading Operations



PNBC – Zoning Commission - Transportation



Traffic Demand Management (TDM) Elements

- Identify TDM leaders to work with residents of the development.
- Provide TDM materials to new residents.
- Residential parking unbundled from the cost of lease or purchase of units.
- Provide bicycle parking facilities and bicycle repair station. (34 secure long-term and a minimum of 6 short-term parking spaces).
- Offer each unit's incoming residents with either a three-year membership to Capital Bikeshare or one-year membership to a Carsharing service.
- Provide an on-site business center to residents.
- Provide a TransitScreen in the residential lobbies lobby.
- Work with goDCgo to implement TDM



DDOT Conditions

- The Applicant agrees to the following DDOT Conditions:
 - Continue the pedestrian connection along 50th Street NE to the bus stops along NHB Avenue NE. Given the property line and steep grade, the sidewalk along 50th Street will require regrading of both public and private property;
 - Construct a 6-foot wide sidewalk and 4-foot wide tree box to extend the building length along 50th Street NE and along Fitch Place extending from the intersection of Fitch Place NE and 50th Street NE to NHB Avenue NE;
 - Enhance the TDM plan to include the following elements:
 - Offer each apartment Capital Bikeshare membership for a period of 3 years; and
 - Work with goDCgo in order to implement the TDM management plan proposed in the CTR.



DDOT Conditions

- The Applicant cannot implement the following:
 - Continue the sidewalk internal to the site along the existing rear drive rather than terminating it at the building's edge. This sidewalk would connect to the campus' existing sidewalk network and provide access to the Marvin Gaye Trail;

