

STRAND RESIDENCE



PGN ARCHITECTS



ZONING COMMISSION

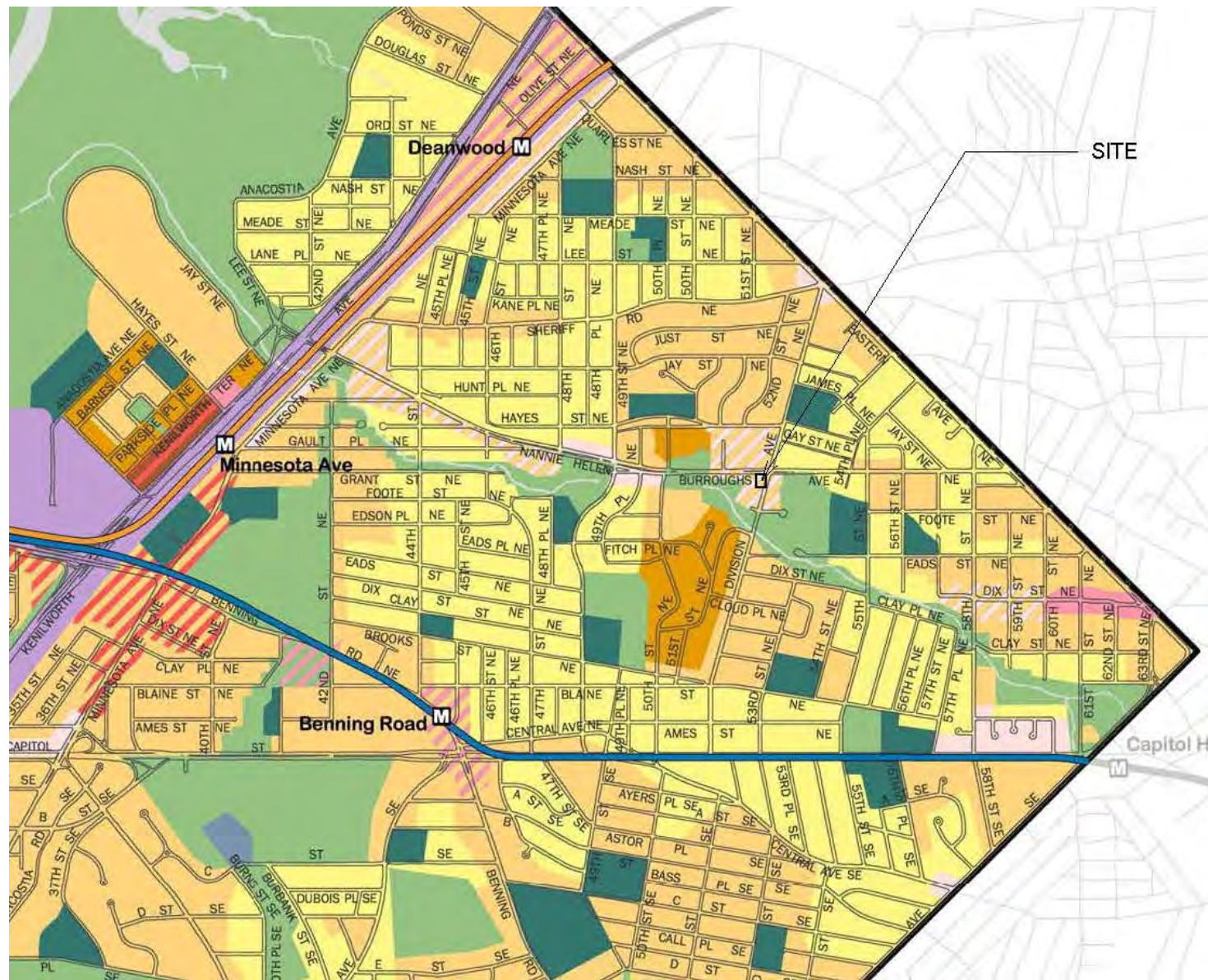
District of Columbia

CASE NO. 17-10 210 7th Street S.E.

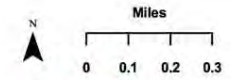
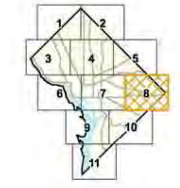
EXHIBIT NO. 03 Washington DC 20003

202.822.5995

**Comprehensive Plan
Future Land Use
Map 8**

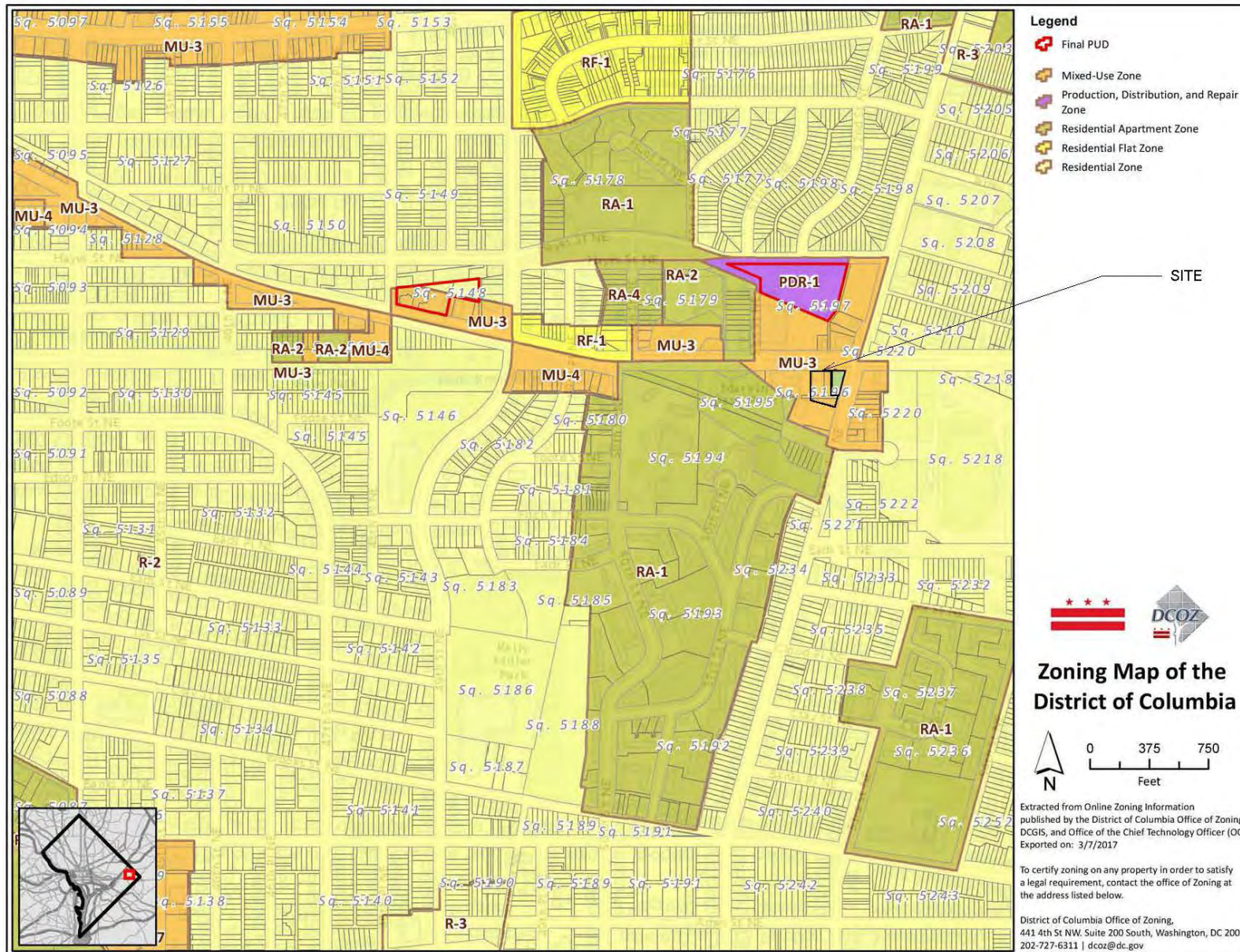


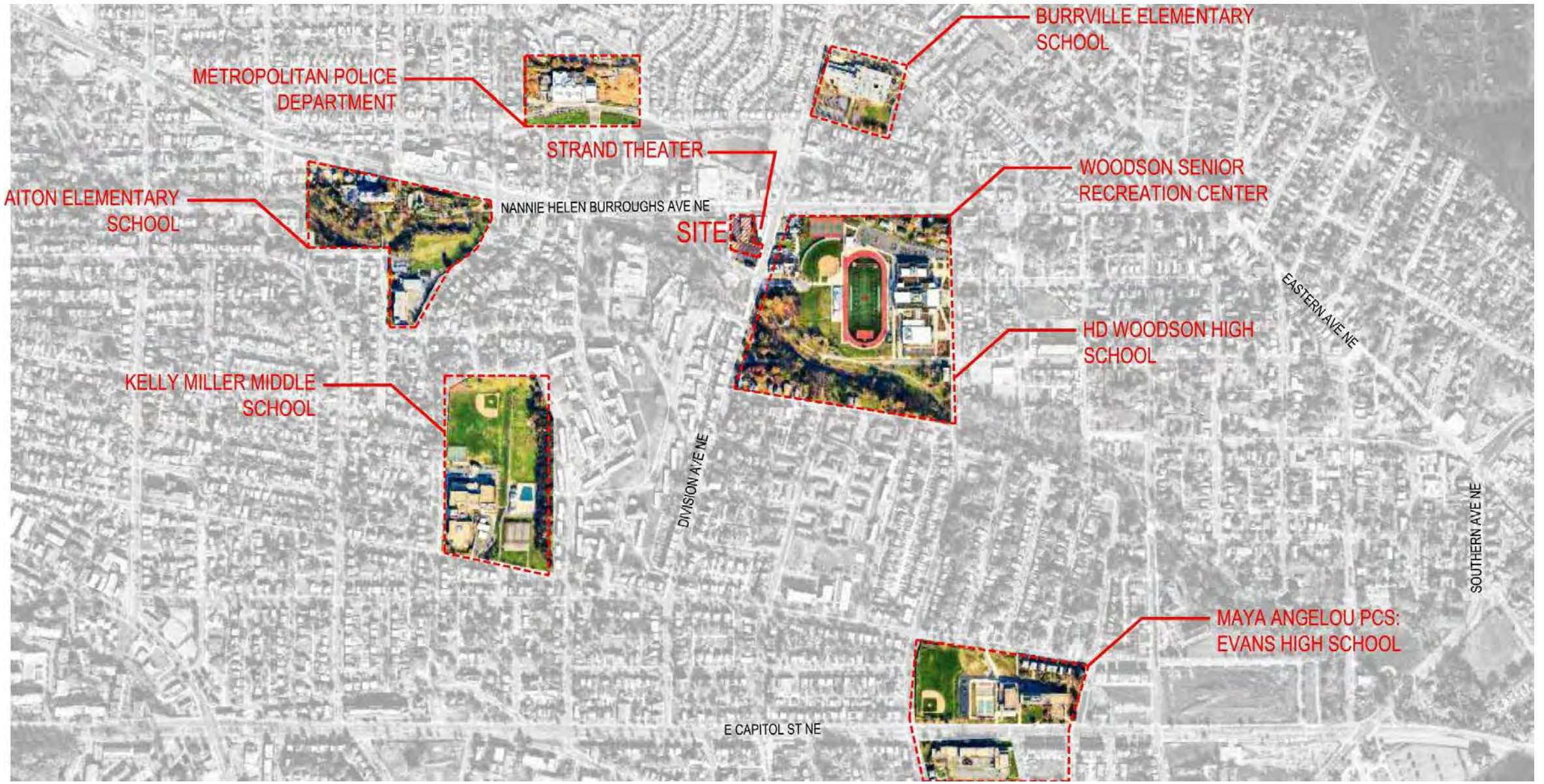
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER

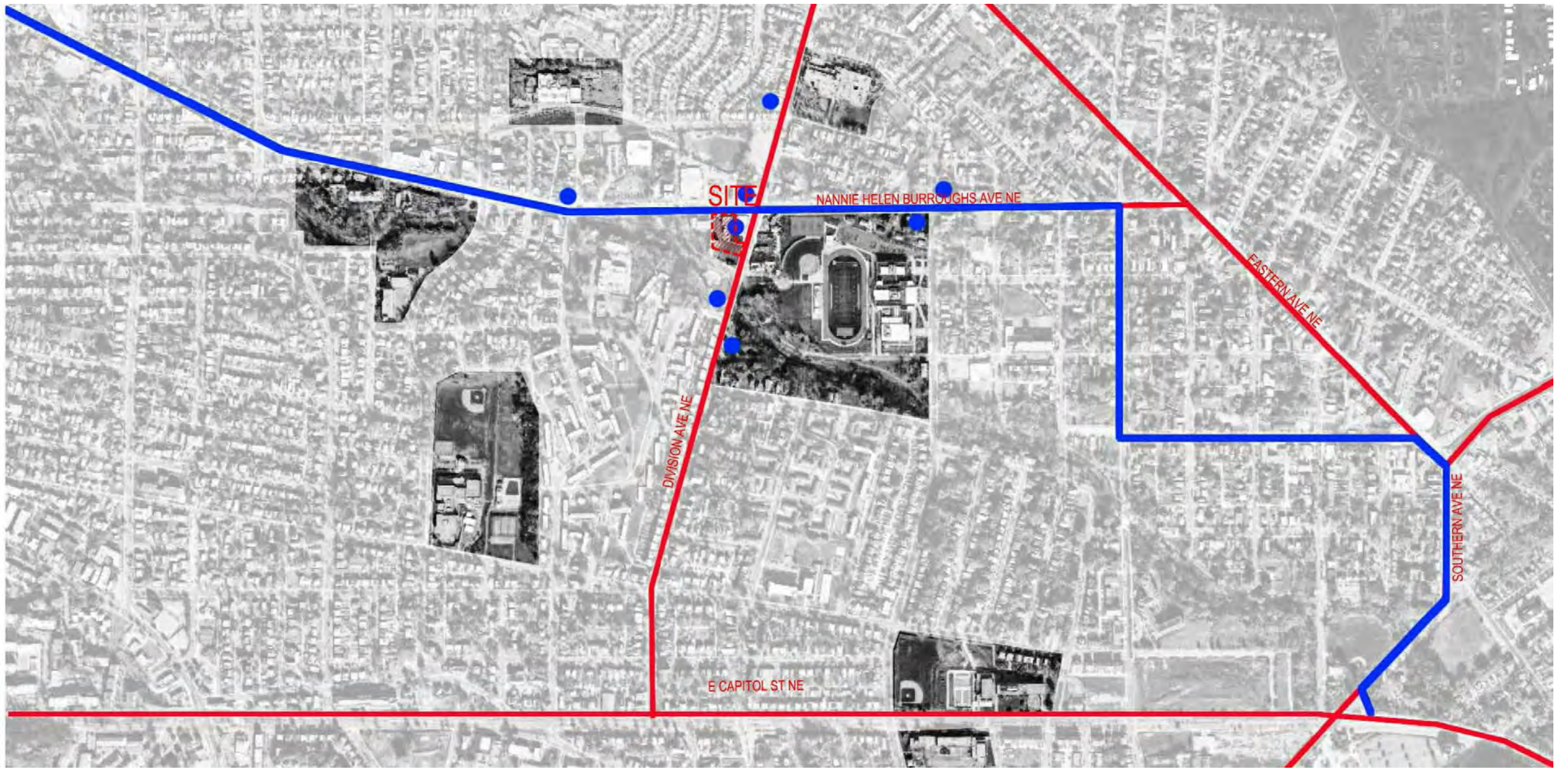


Government of the District of Columbia
Office of Planning ~ January 2013
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



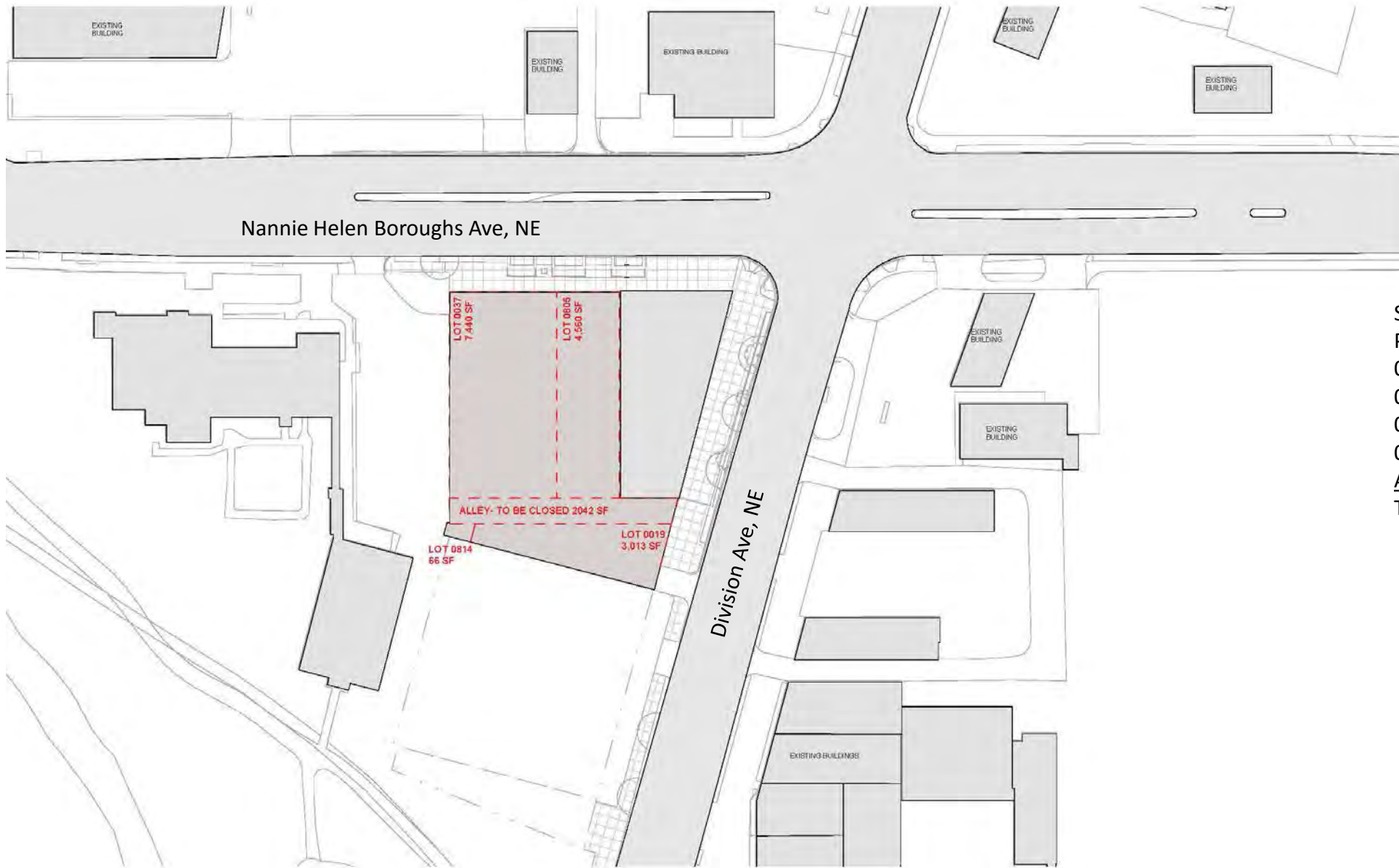






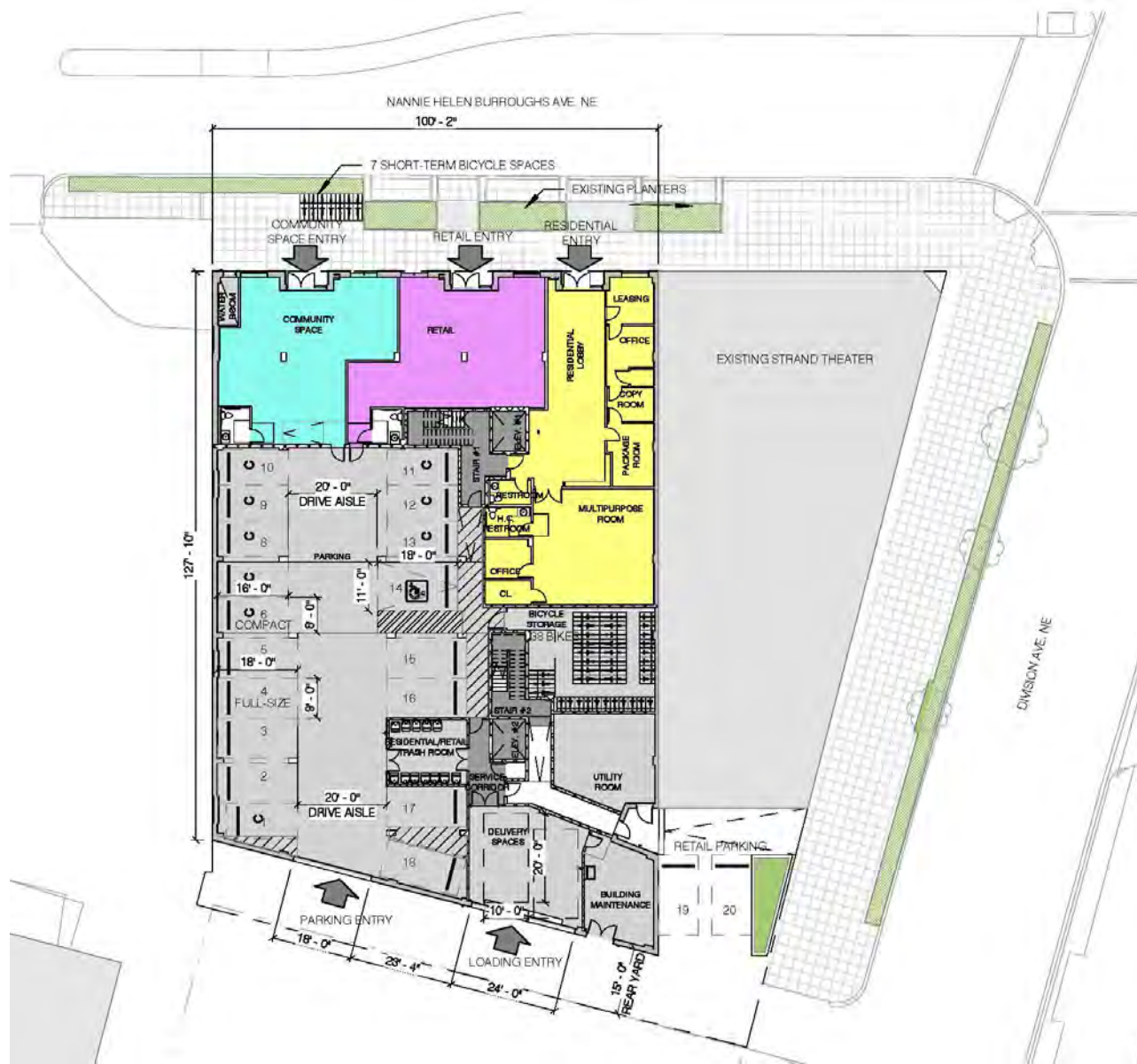






Square 5196
PUD Lots:

0037	7440
0805	4560
0814	66
0019	3013
Alley	2042
Total	17121



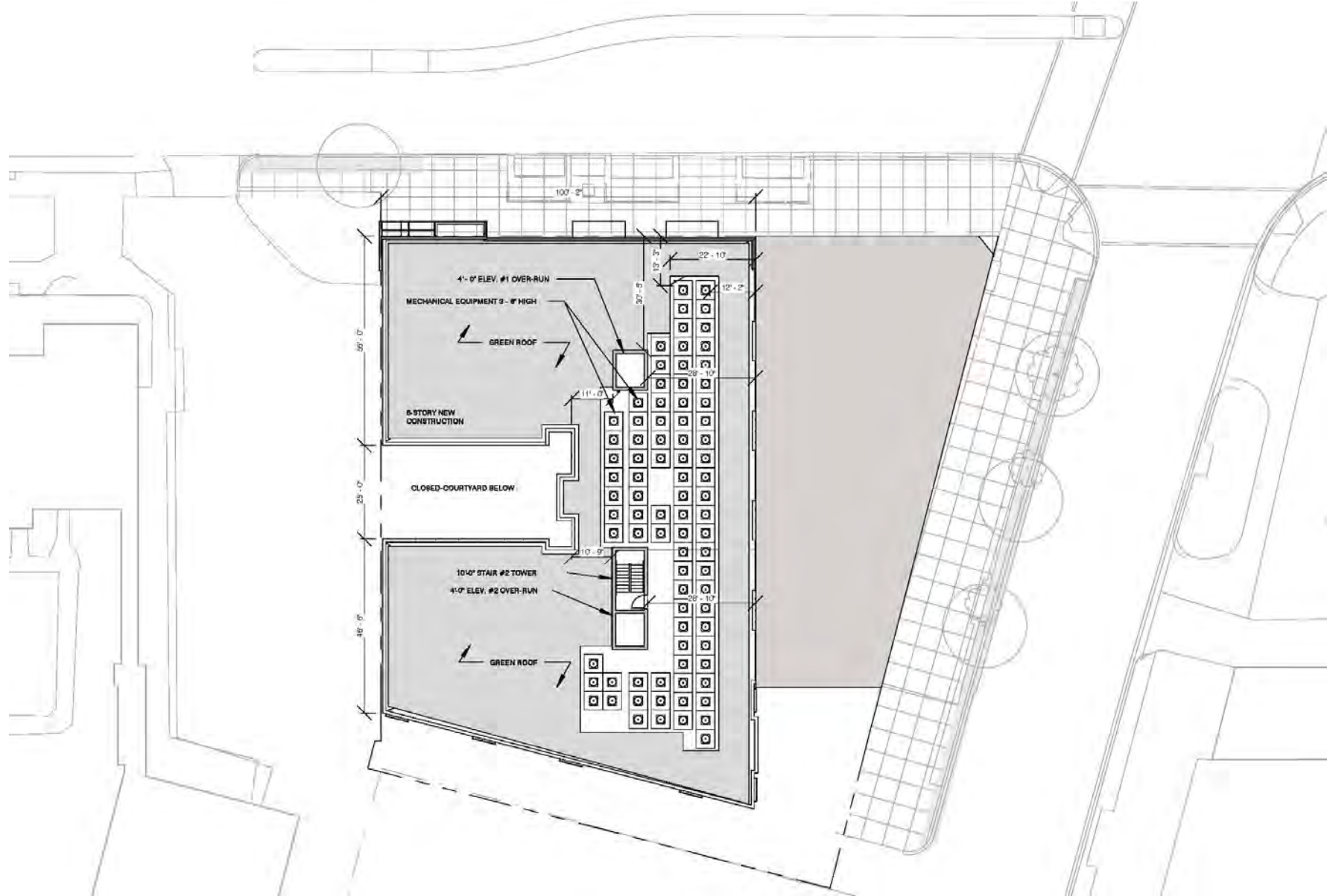
PARKING	
RESIDENTIAL PARKING	SPACES
FULL-SIZED PARKING SPACES	8
COMPACT PARKING SPACES	9
VAN PARKING SPACES	1
RETAIL PARKING SPACES	2
TOTAL SPACES	20
BICYCLE PARKING	
RESIDENTIAL BIKE SPACES(SHORT-TERM)	5
RESIDENTIAL BIKE SPACES(LONG-TERM)	36
RETAIL BIKE SPACES(SHORT-TERM)	1
RETAIL BIKE SPACES(LONG-TERM)	1
COMMUNITY SPACE BIKE SPACES(SHORT-TERM)	1
COMMUNITY SPACE BIKE SPACES(LONG-TERM)	1
EXCESS BICYCLE STORAGE	
TOTAL SPACES	45



Unit Matrix

FLOOR	1 BEDROOM	2 BEDROOMS	TOTAL # OF UNITS
SECOND	11	3	14
THIRD	15	3	18
FOURTH	15	3	18
FIFTH	15	3	18
SIXTH	15	3	18
TOTAL			
	71	15	86









PGN ARCHITECTS

Rendered Perspective



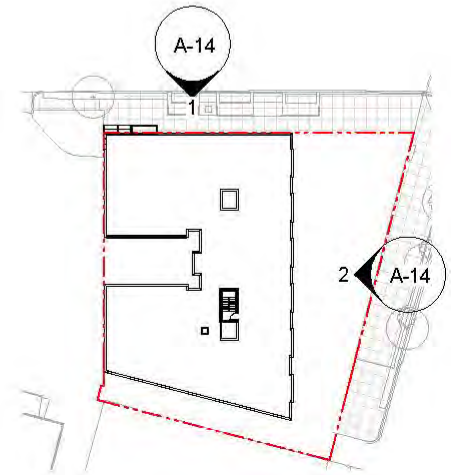
210 7th Street S.E.
Washington DC 20003
202.822.5995



1 NANNIE HELEN BURROUGHS AVE NE STREETScape
1" = 40'-0"



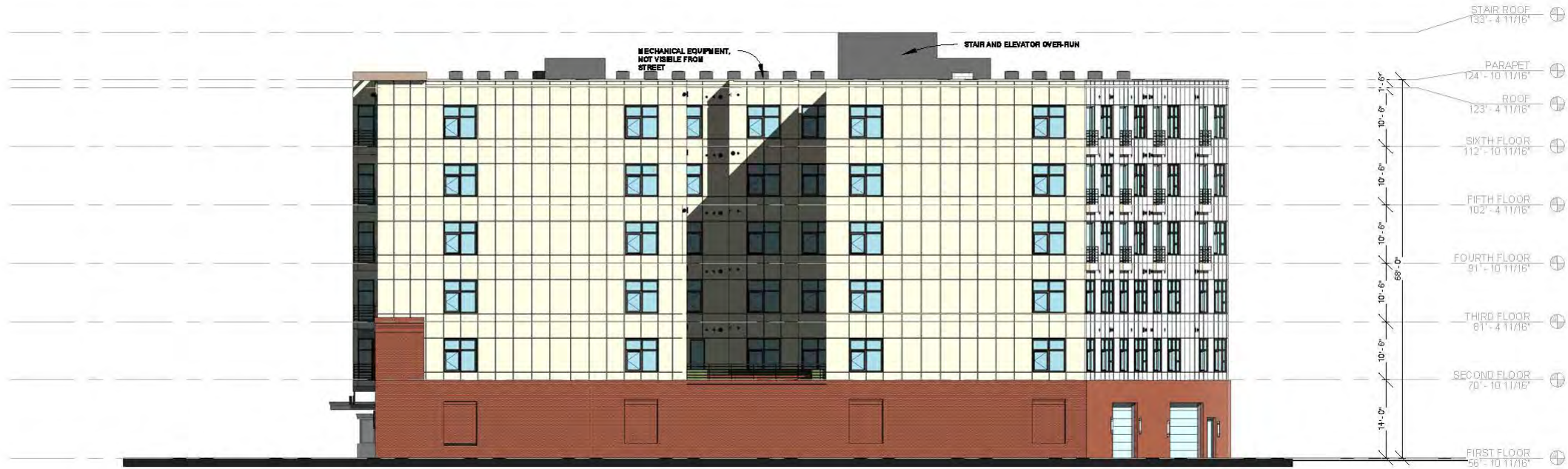
2 DIVISION AVE NE STREETScape
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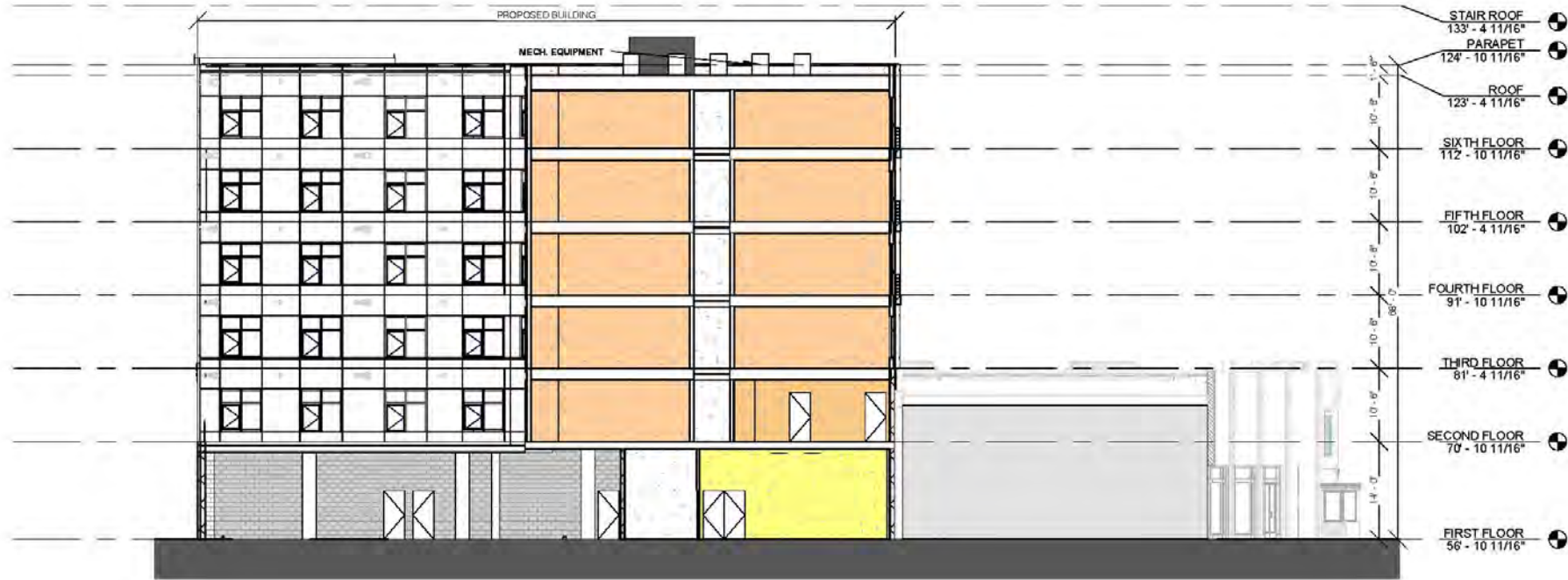








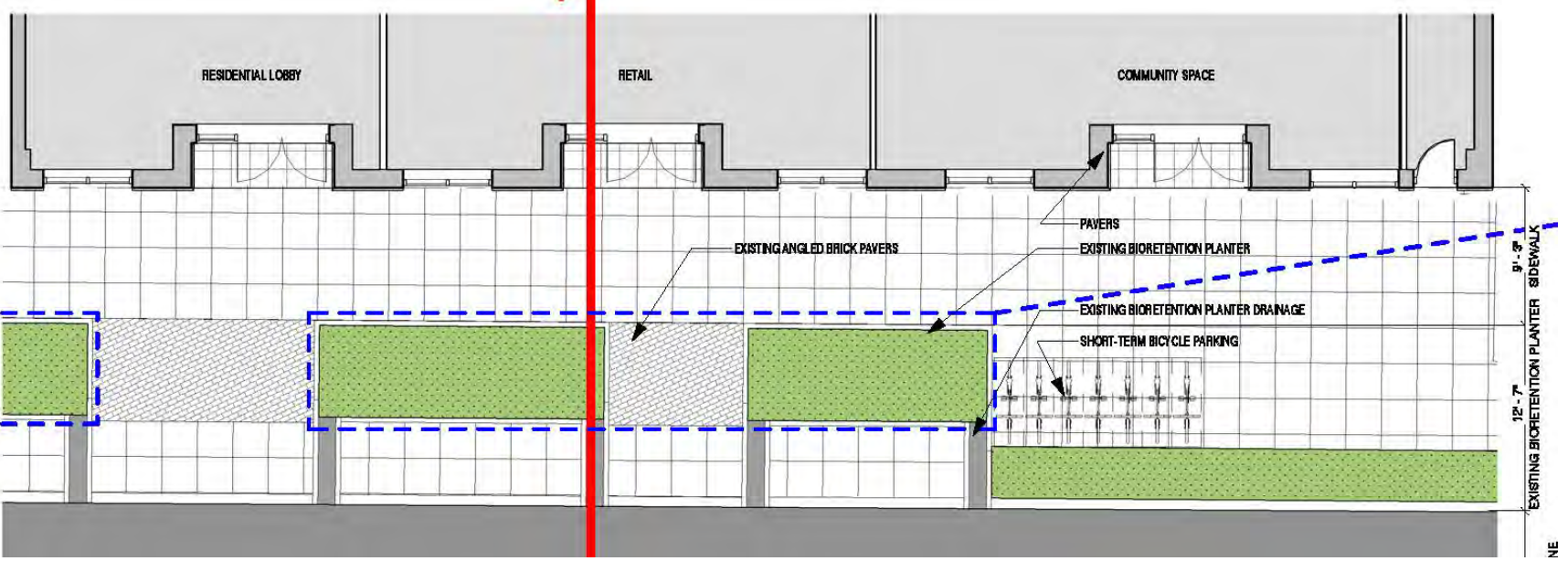






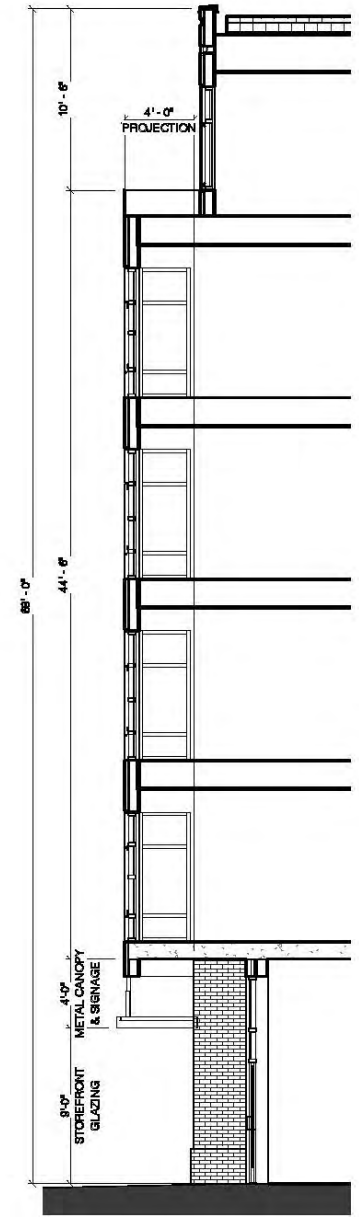




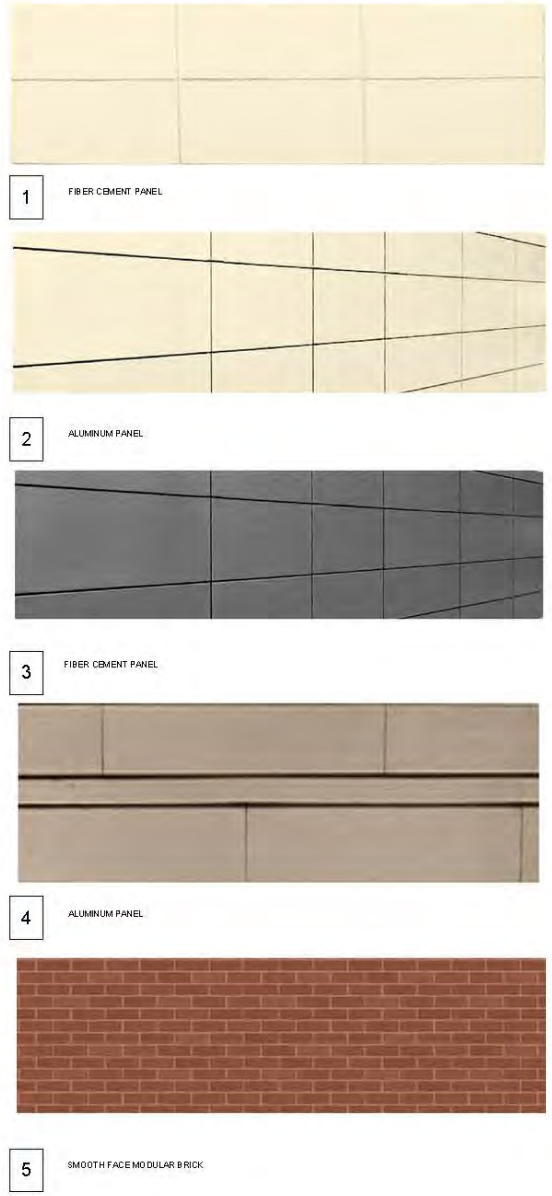




- 4
- 2
- 3
- 5
- 4



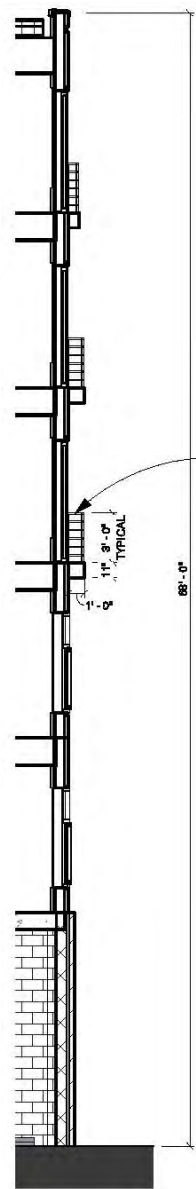
- 4
- 2
- 3
- 5
- 4





1

5

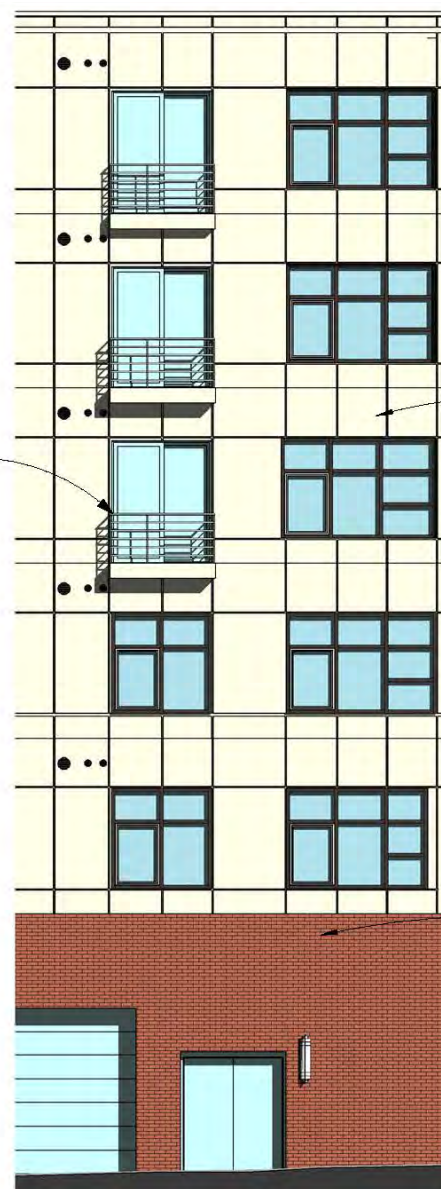


PARTIAL BALCONY

1'-8 1/2\"/>

TYPICAL

88'-0\"/>



1

5



1

FIBER CEMENT PANEL



2

ALUMINUM PANEL



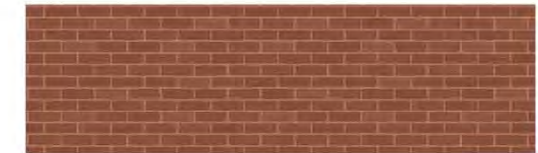
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FIBER CEMENT PANEL



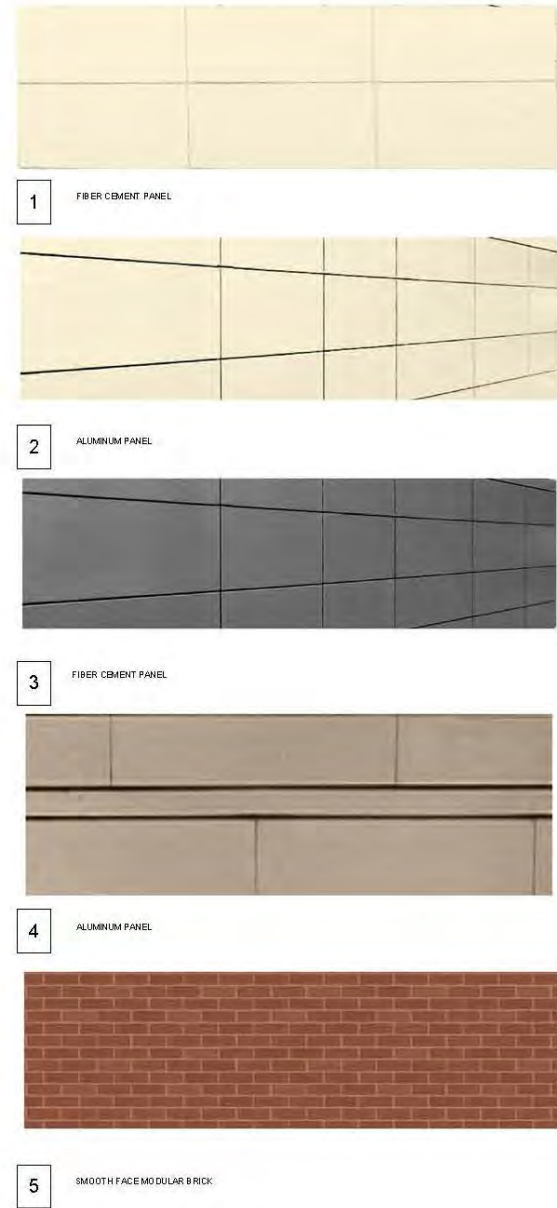
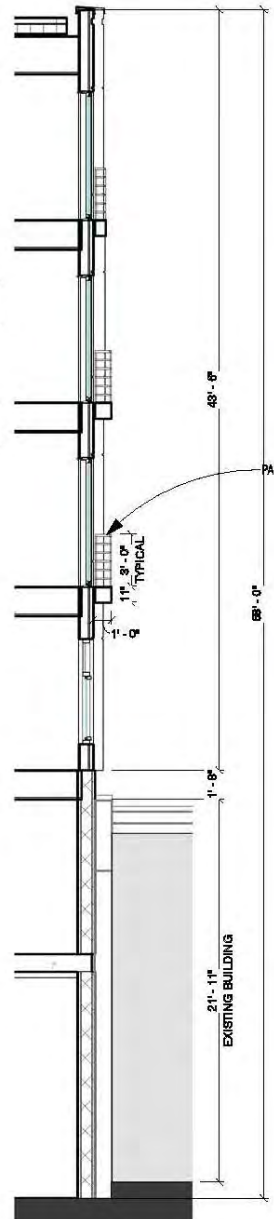
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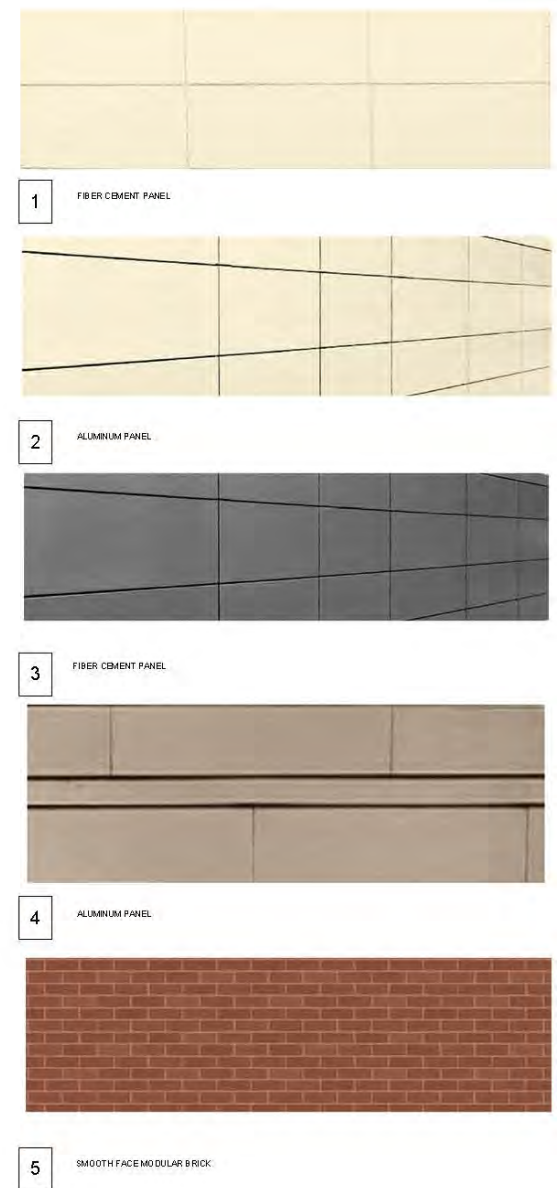
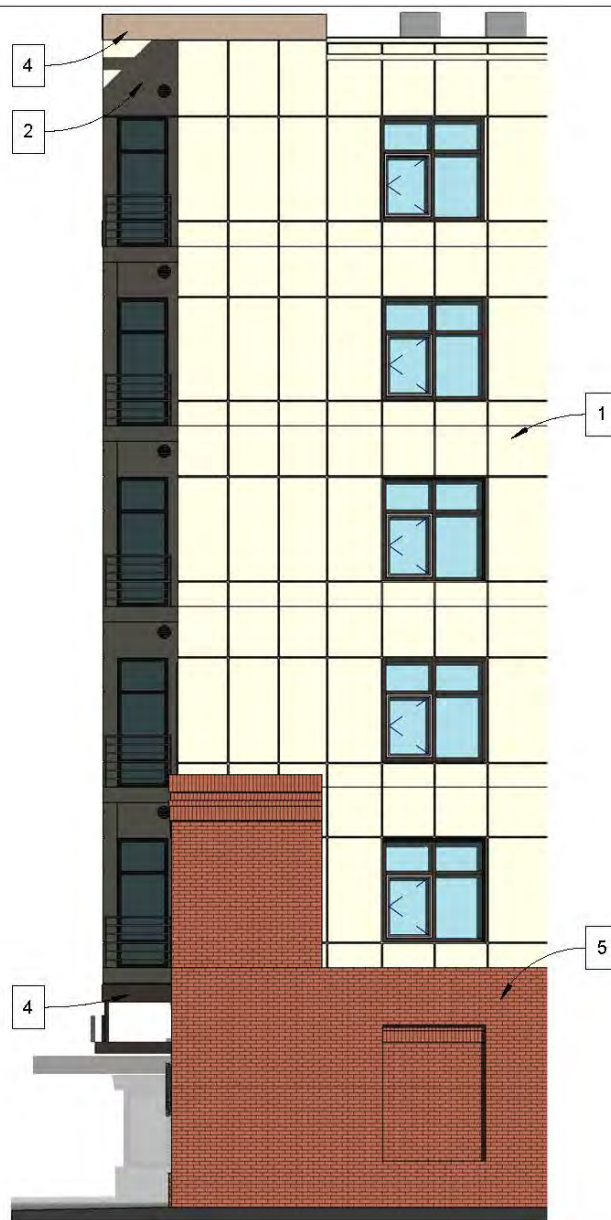
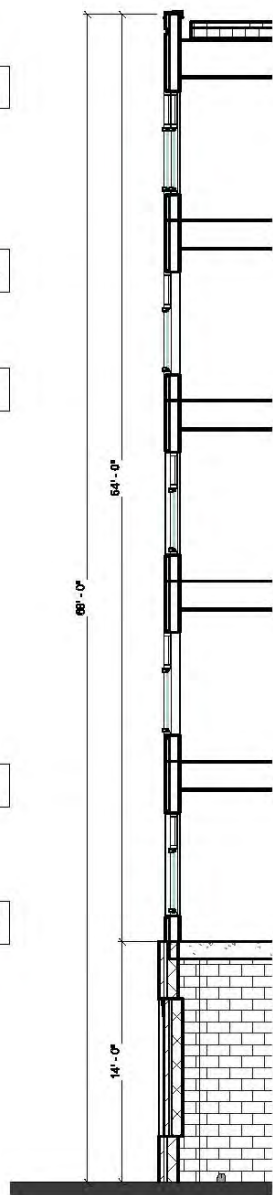
ALUMINUM PANEL

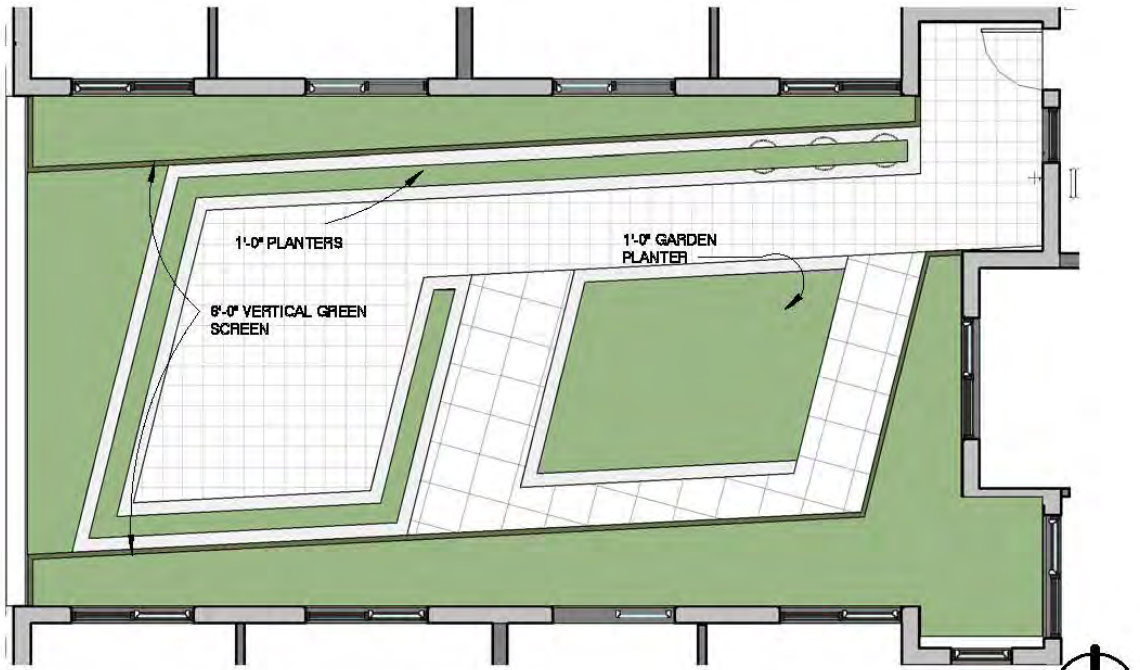


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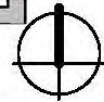
SMOOTH FACE MODULAR BRICK







NOTE: THE COURTYARD PLAN IS CONCEPTUAL. MATERIALS AND PLANTINGS ARE SUBJECT TO CHANGE





Total 102 points
67 points more than minimum

Project Name: Strand Residences
Certification: 2015 Enterprise Green Communities
Project Type: New Construction, Midrise
Energy Path: 5.1b ASHRAE 90.1 Appendix G - 15% over Baseline (2010)
Date Prepared: June 19, 2017

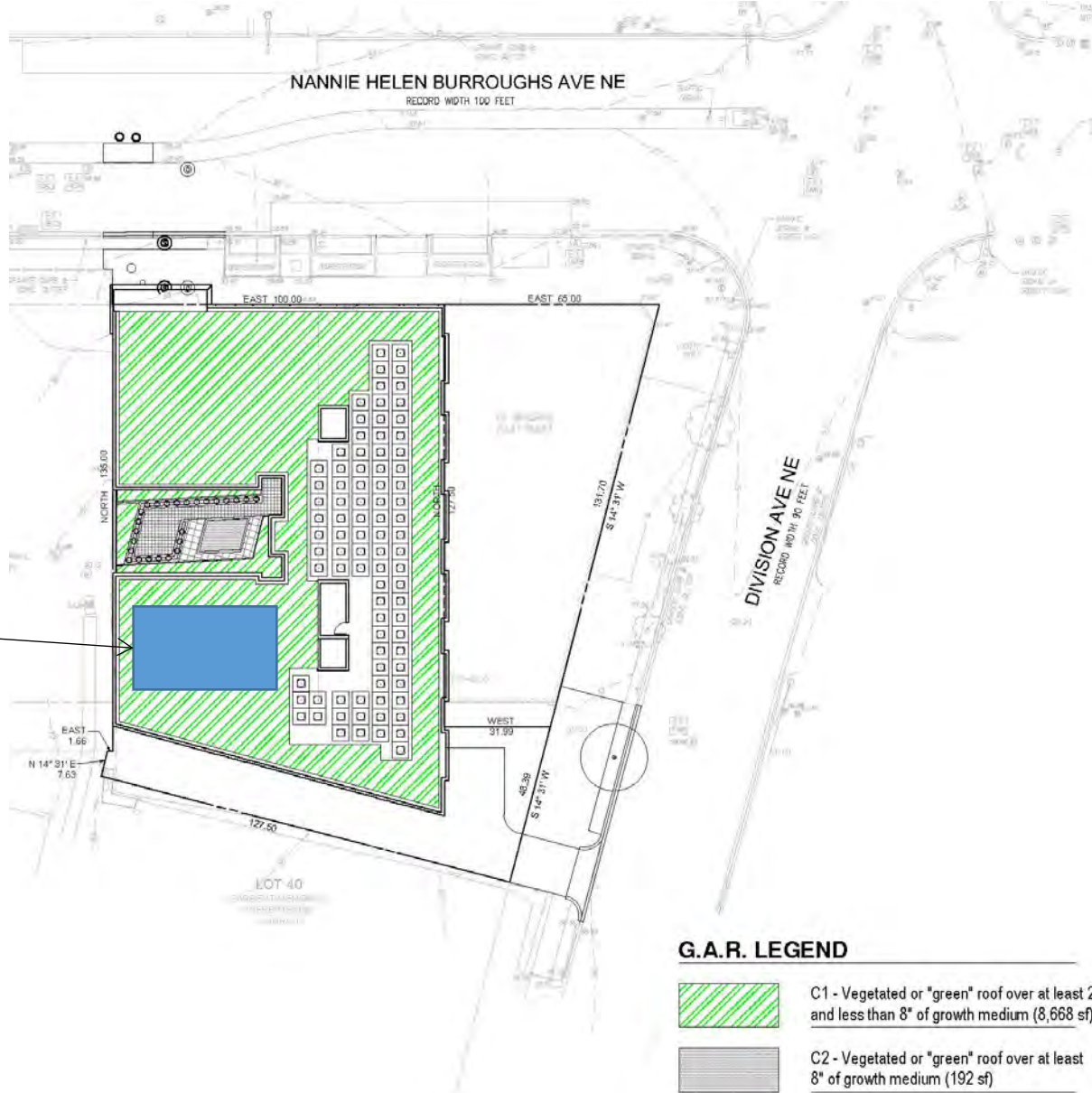
Minimum points required: 35 (NC-35, MRB-B10)
Yes Points: 102
Maybe Points: 50
Mandatory Measures: M
Blue Criteria: Discussion/Inspection requirement at Prebid

Table with columns: Criteria Item, Description, Action Items, Points (Yes, Maybe, Mandatory), Assigned to. Includes sections like 1. INTEGRATED DESIGN, 2.1 GREEN BUILDING, 2.2 ENERGY EFFICIENCY, 2.3 WATER EFFICIENCY, 2.4 INDOOR AIR QUALITY, 2.5 CONSTRUCTION, 2.6 DESIGN, 2.7 COMMUNITY ENGAGEMENT, 2.8 DISASTER RESILIENCE, 2.9 COMMUNITY BENEFIT, 2.10 ACCESSIBILITY, 2.11 HEALTH AND WELL-BEING, 2.12 SOCIAL RESPONSIBILITY, 2.13 LEADERSHIP, 2.14 COMMUNITY ENGAGEMENT, 2.15 COMMUNITY BENEFIT, 2.16 ACCESSIBILITY, 2.17 HEALTH AND WELL-BEING, 2.18 SOCIAL RESPONSIBILITY.



Table with columns: Criteria Item, Description, Action Items, Points (Yes, Maybe, Mandatory), Assigned to. Includes sections like 3.11 IMPROVEMENTS, 3.12 WATER EFFICIENCY, 3.13 ENERGY EFFICIENCY, 3.14 INDOOR AIR QUALITY, 3.15 CONSTRUCTION, 3.16 DESIGN, 3.17 COMMUNITY ENGAGEMENT, 3.18 DISASTER RESILIENCE, 3.19 COMMUNITY BENEFIT, 3.20 ACCESSIBILITY, 3.21 HEALTH AND WELL-BEING, 3.22 SOCIAL RESPONSIBILITY.

Table with columns: Criteria Item, Description, Action Items, Points (Yes, Maybe, Mandatory), Assigned to. Includes sections like 3.23 IMPROVEMENTS, 3.24 WATER EFFICIENCY, 3.25 ENERGY EFFICIENCY, 3.26 INDOOR AIR QUALITY, 3.27 CONSTRUCTION, 3.28 DESIGN, 3.29 COMMUNITY ENGAGEMENT, 3.30 DISASTER RESILIENCE, 3.31 COMMUNITY BENEFIT, 3.32 ACCESSIBILITY, 3.33 HEALTH AND WELL-BEING, 3.34 SOCIAL RESPONSIBILITY.

Table with columns: Criteria Item, Description, Action Items, Points (Yes, Maybe, Mandatory), Assigned to. Includes sections like 4. OPERATIONAL PERFORMANCE, 4.1 ENERGY EFFICIENCY, 4.2 WATER EFFICIENCY, 4.3 INDOOR AIR QUALITY, 4.4 CONSTRUCTION, 4.5 DESIGN, 4.6 COMMUNITY ENGAGEMENT, 4.7 DISASTER RESILIENCE, 4.8 COMMUNITY BENEFIT, 4.9 ACCESSIBILITY, 4.10 HEALTH AND WELL-BEING, 4.11 SOCIAL RESPONSIBILITY.



G.A.R. LEGEND

-  C1 - Vegetated or "green" roof over at least 2' and less than 8" of growth medium (8,668 sf)
-  C2 - Vegetated or "green" roof over at least 8" of growth medium (192 sf)

Green Area Ratio ScoreSheet		Score	Total
Address: 5118-5128, 5127 Nannie Helen Burroughs Ave. NE Parcel ID: 28-37-805-814 5196 MS-62-0005		17.829	0.318
Landscape Elements			
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	0	0.3
2	Landscaped areas with a soil depth of 24" or greater	0	0.6
3	Bioretention facilities	0	0.4
B Plantings (credit for plants in landscaped areas from Section A)			
1	Groundcovers, or other plants less than 2' tall at maturity	0	0.2
2	Flats, not including grasses, 2' or taller at maturity - calculated at 5 sq ft per plant (typically planted no closer than 18" on center)	0	0.1
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	0	0.5
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0.6
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0.7
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 500 sq ft per tree	0	0.7
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1000 sq ft per tree	0	0.7
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0.6
9	Vegetated wall plantings on a vertical surface	0	0.6
C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	8,668	0.6
2	Over at least 8" of growth medium	192	0.6
D Permeable Paving***			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4
2	Permeable paving over at least 24" of soil or gravel	0	0.6
E Other			
1	Enhanced tree growth systems***	0	0.4
2	Renewable energy generation	0	0.5
3	Approved water features	0	0.2
H Bonuses			
1	Native plant species	554	0.1
2	Landscaping in food outdoors	0	0.1
3	Harvested stormwater irrigation	0	0.1
		Score	Total
		17.829	0.318



The Strand Residence PUD Application

Transportation Presentation



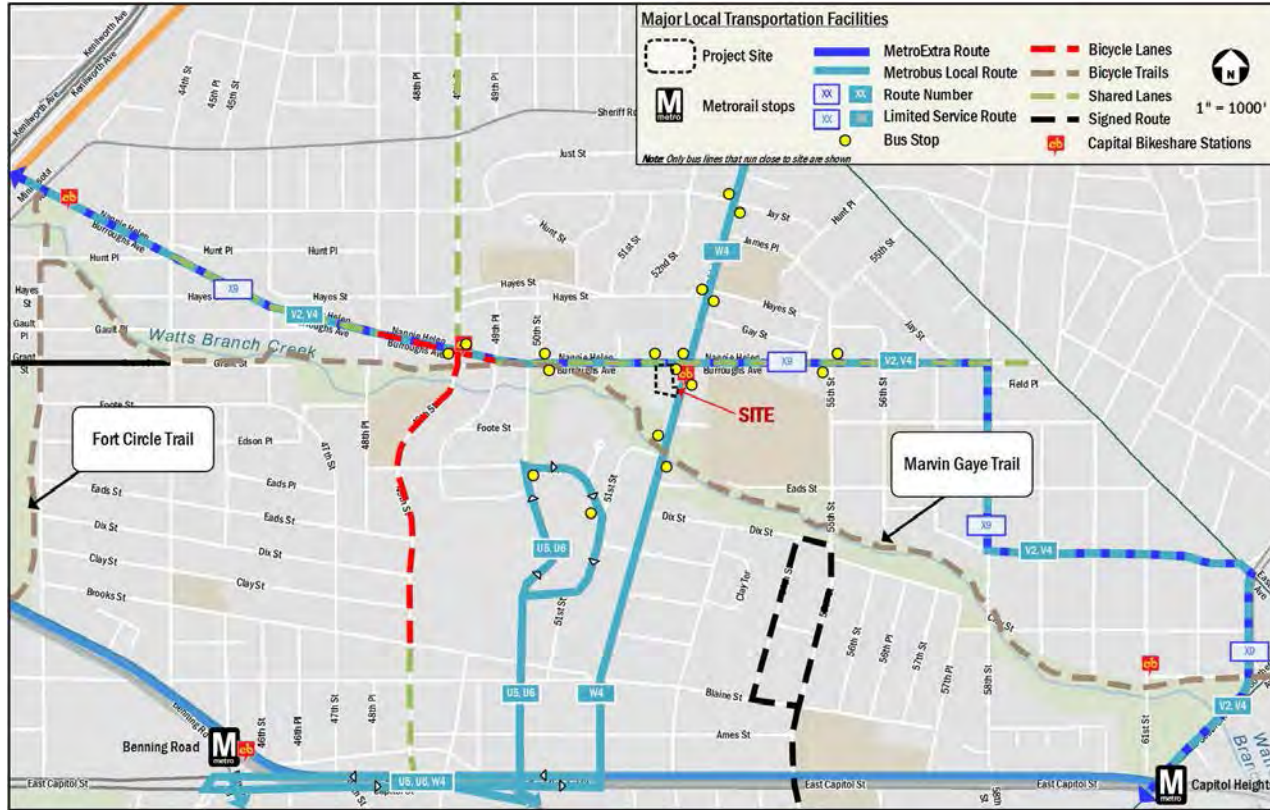
Site Location



Existing Site Aerial



Existing Transportation Facilities

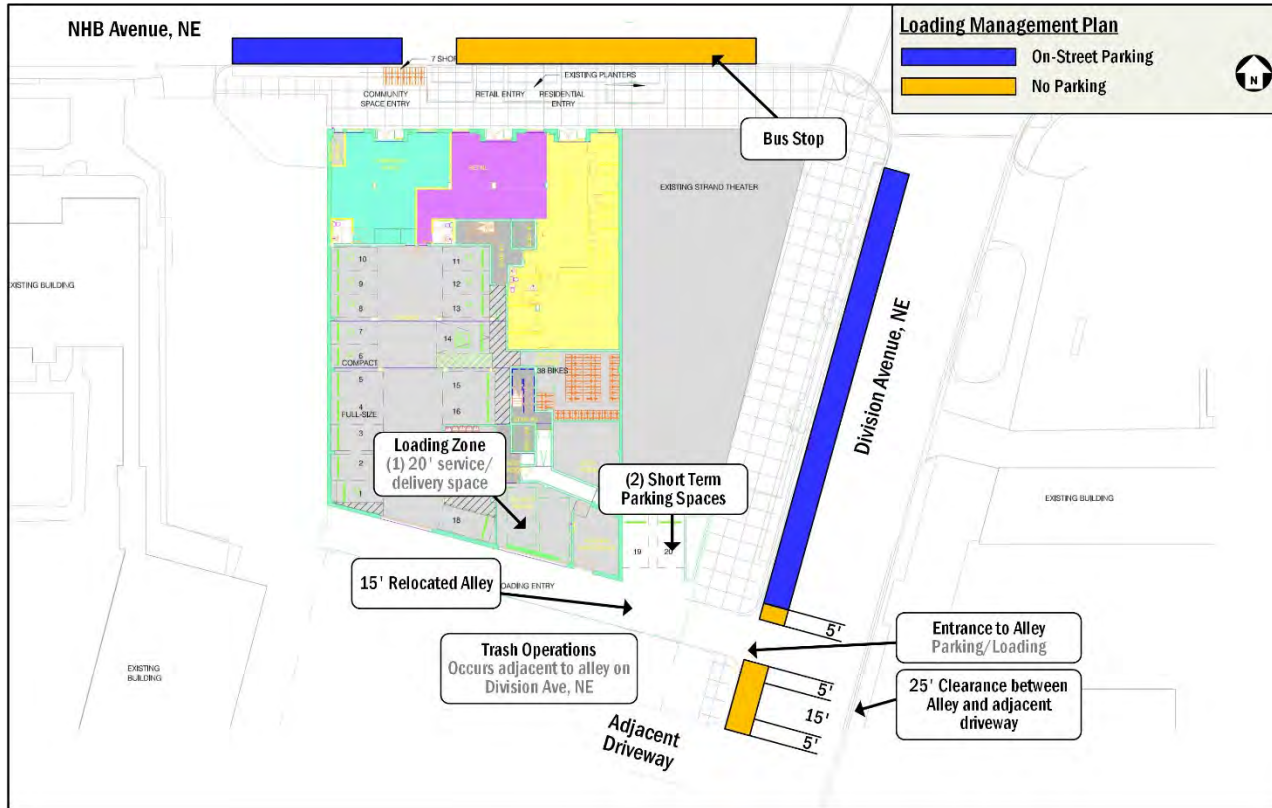


Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - Benning Road Metrorail Station (1.1 miles away)
 - 6 Nearby Metrobus routes
 - Convenient to Marvin Gaye Trail and other bicycle facilities
 - 2 Nearby Capital Bikeshare stations (with 25 bicycles) & 2 nearby Carshare vehicles
- Implementation of Transportation Demand Management (TDM) and Parking Management Plan
- Adequate parking & loading provisions
- Pedestrian connections to site from trails and transit



Proposed Site Plan



Traffic Demand Management (TDM) Elements

- Identify TDM leaders to work with residents of the development.
- Work with DDOT and goDCgo to implement TDM including providing full contact information of the TDM coordinator for the site.
- Provide TDM materials to new residents.
- Provide bicycle parking facilities and bicycle repair station. (38 secure long-term and a minimum of 7 short-term parking spaces).
- Provide a TransitScreen in the residential lobbies lobby.
- Provide at least eight (8) shopping carts for residential use.
- Work with a private carshare provider to place at least one (1) carshare vehicle on site
- Fund an expansion of four docks to the existing Capital Bikeshare station at the intersection of Division Avenue and Foote Street NE



DDOT Conditions

The Applicant **agrees** to the following updated DDOT Conditions:

- Implement the proposed Loading Management Plan, for the life of the project, as outlined in the Applicant's November 13, 2017 transportation memorandum;
- Implement the Transportation Demand Management (TDM) Plan as proposed by the Applicant in the October 2, 2017 CTR;
- Revise the proposed TDM Plan to include the following elements to offset the impacts at the intersection of Nannie Helen Burroughs Avenue and Division Avenue:
 - Work with DDOT and goDCgo, DDOT's TDM program, to implement TDM measures at the site;
 - Share the full contact information of the TDM coordinator for the site with DDOT and goDCgo;
 - Provide at least eight (8) shopping carts for residential use;



DDOT Conditions (continued)

- **Work with a private carshare provider to place at least one (1) carshare vehicle on site. If a carshare provider cannot be secured for this project, the Applicant will:**
 - 1) Offer a one-year Capital Bikeshare membership for each unit for the initial residents of the building or
 - 2) Offer the carshare space as an electric vehicle charging station. This contingency plan would allow for the designated carshare space to be available for unrestricted use by the Applicant.
- **The Applicant will fund the expansion of at least four (4) docks to the existing Capital Bikeshare station at the intersection of Division Avenue and Foote Street, NE, at a maximum contribution of \$2,000. DDOT CaBi Staff state the estimated cost for an expansion is \$1,400.**

