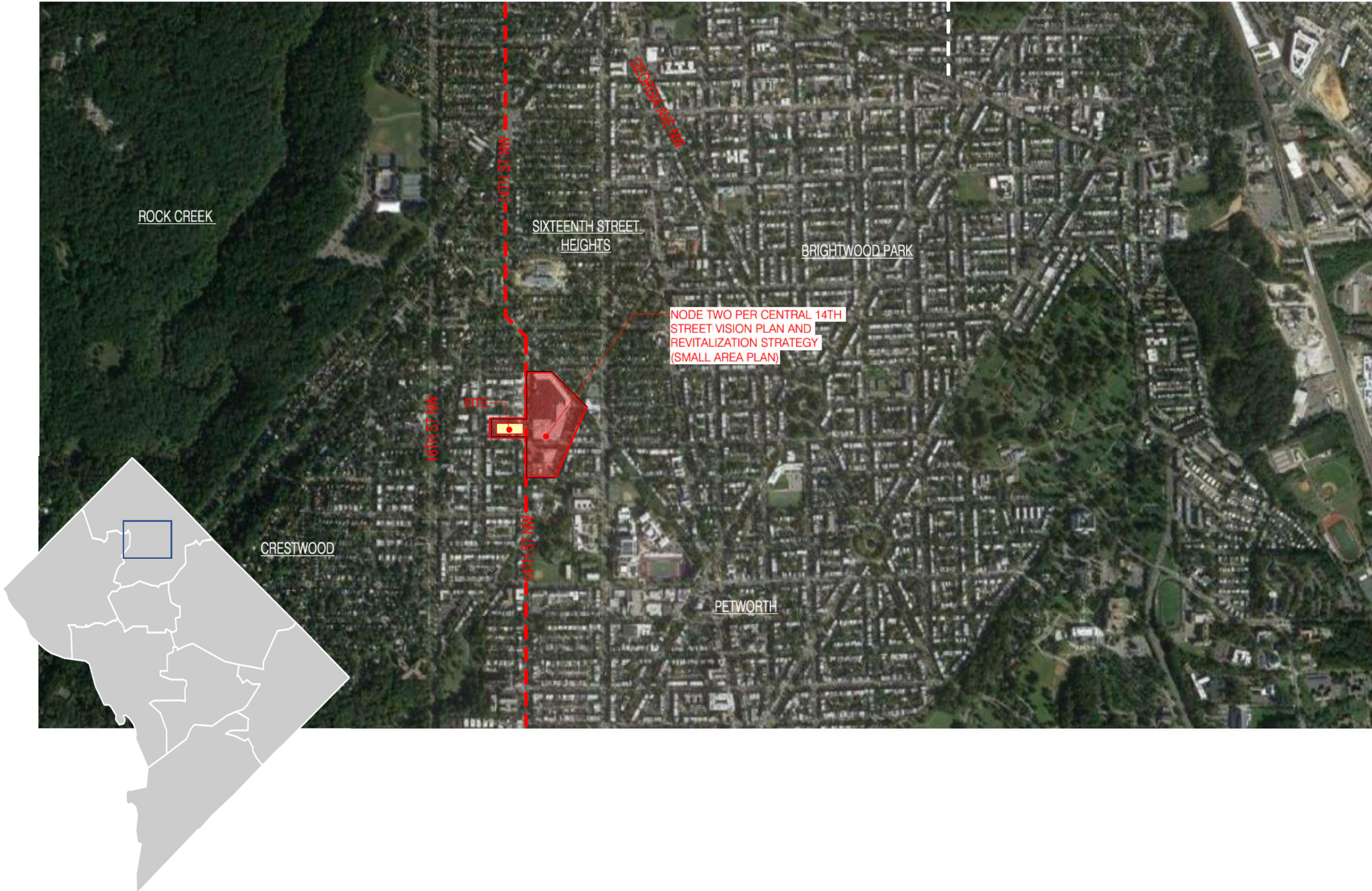


Appendix

Background on Project

DLV



Design Presentation

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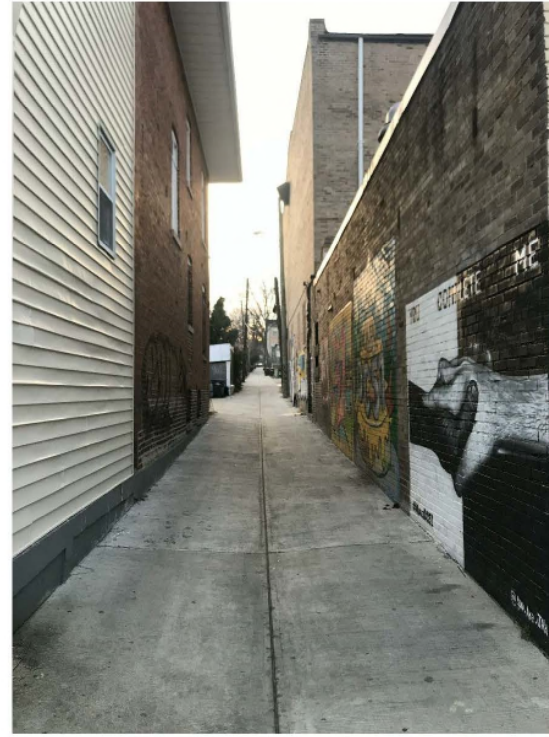
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A. ALLEY



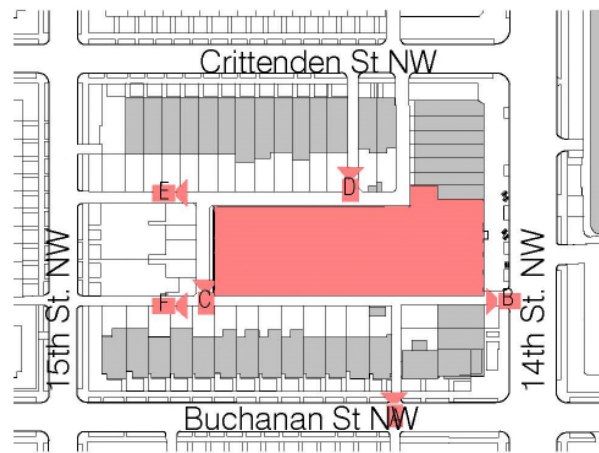
B. ALLEY



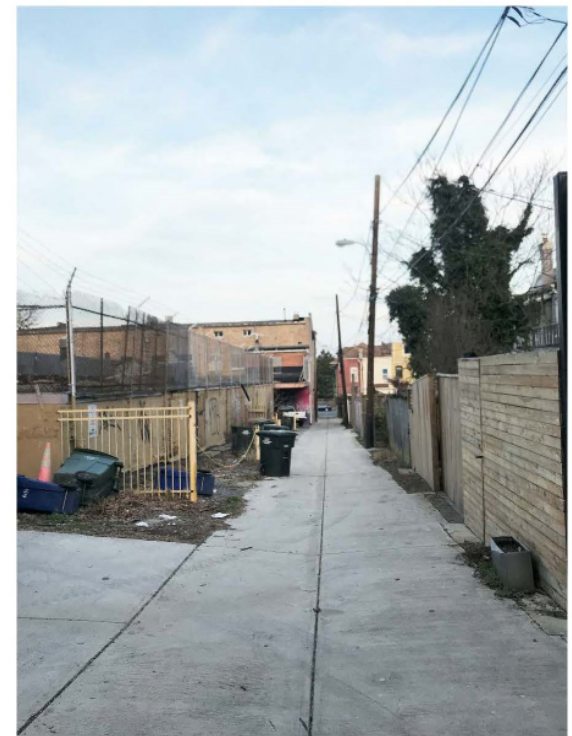
C. ALLEY



D. ALLEY



E. ALLEY



F. ALLEY

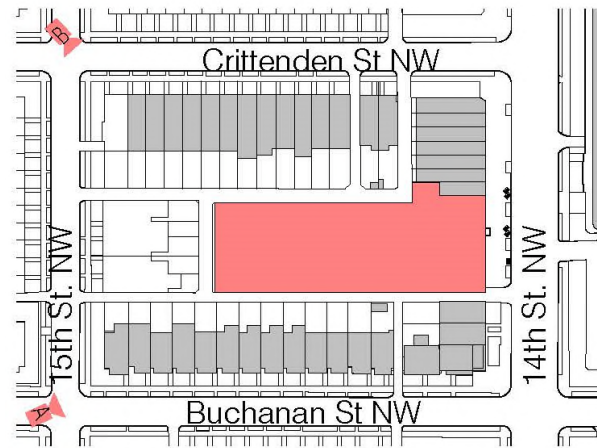
Design Presentation

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A. 15 ST AND BUCHANAN



B. 15 ST AND CRITTENDEN

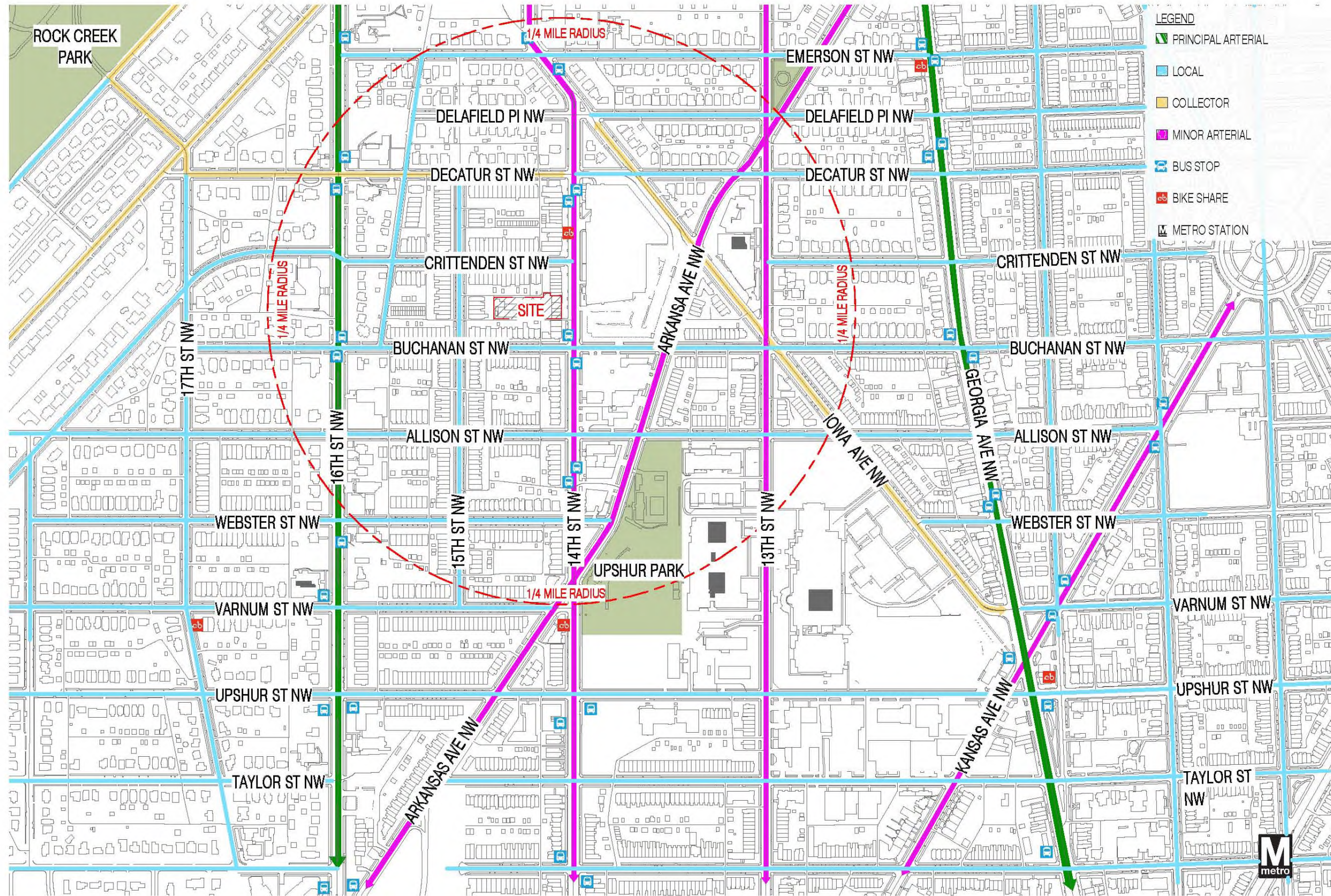
Design Presentation

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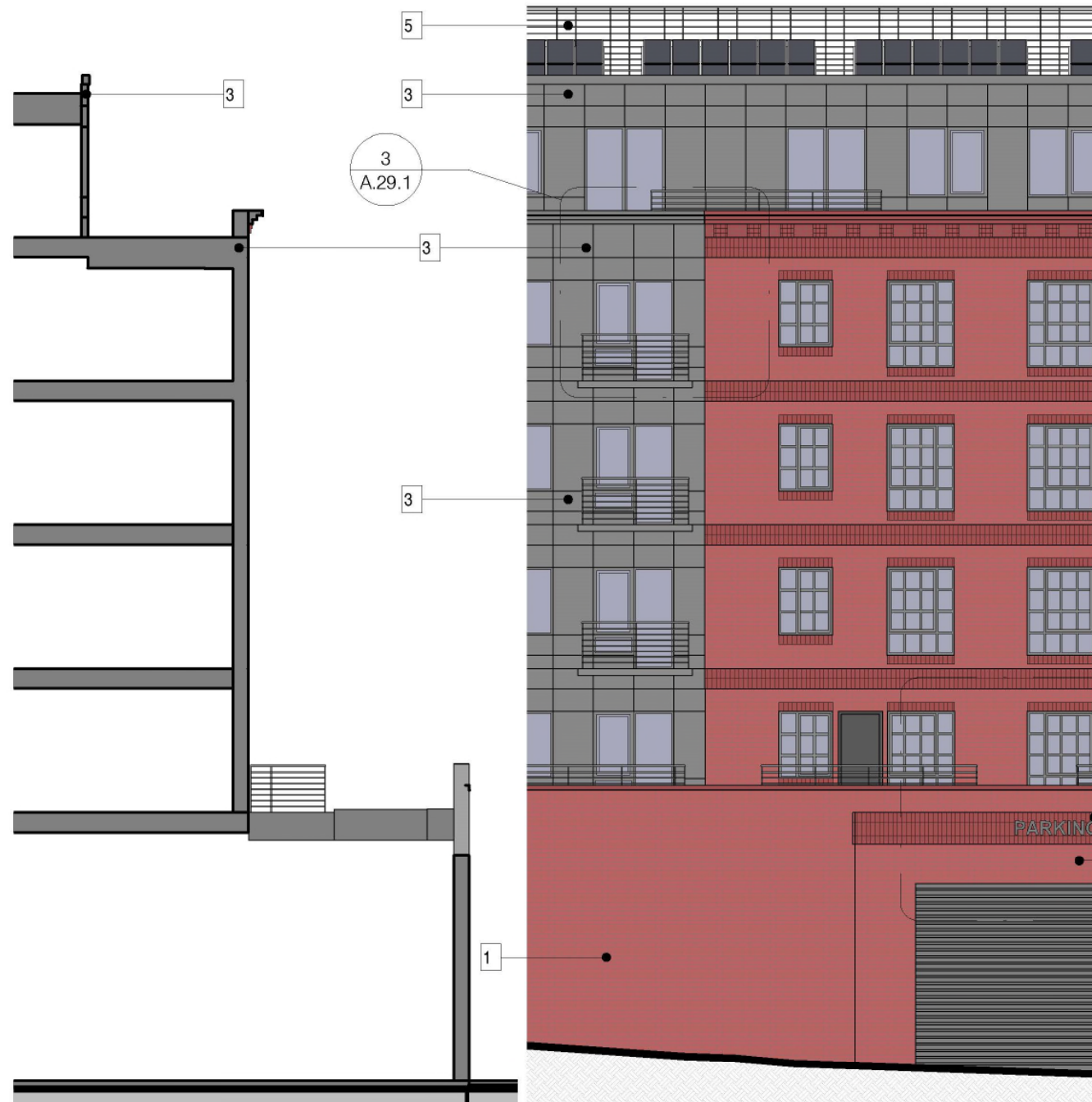
Design Presentation

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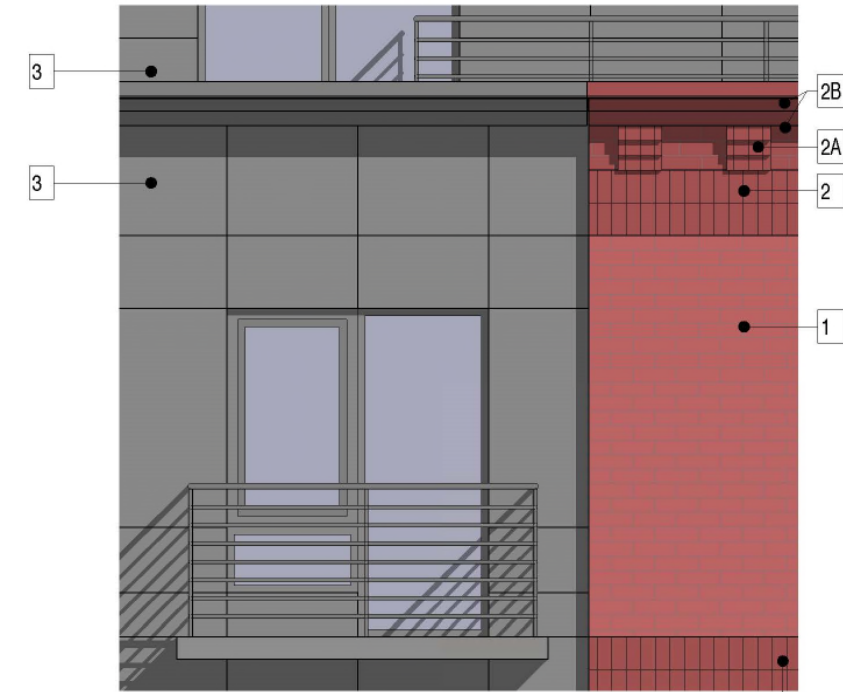
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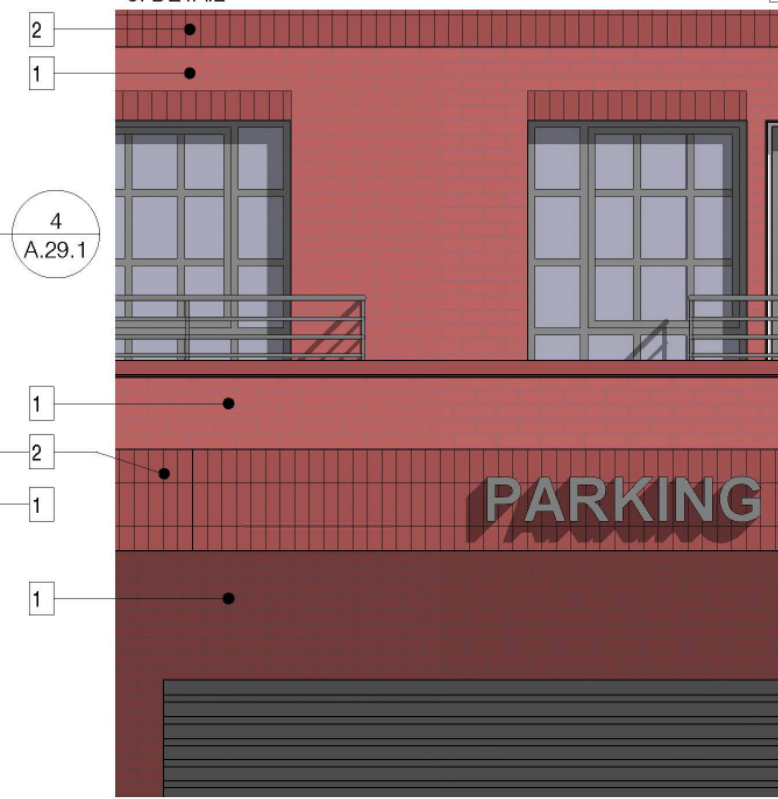


1. SETCTION

2. PARTIAL ELEVATION



3. DETAIL



4. DETAIL



1. UTILITY SIZE RED BRICK



2. CLOSURE RED BRICK - SOLDIER COURSE
2A. CLOSURE RED BRICK - BRACKETS
2B. RUNNING BOND - SAME ACCENT COLOR



3. CEMENTITIOUS PANELS - GREY



5. PENTHOUSE EQUIPMENT - SCREEN

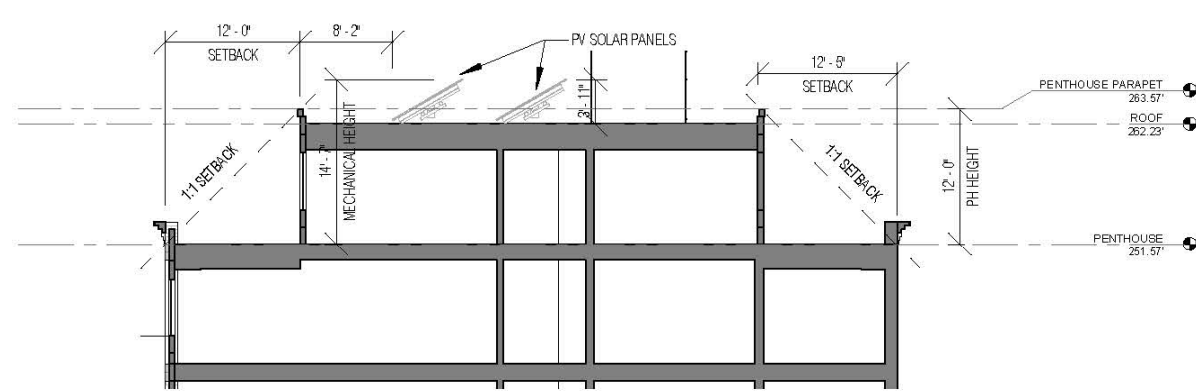
Design Presentation

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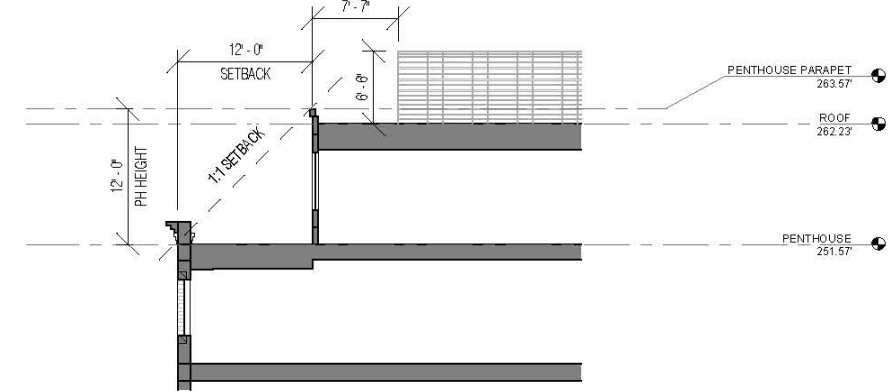
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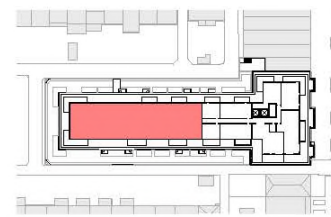
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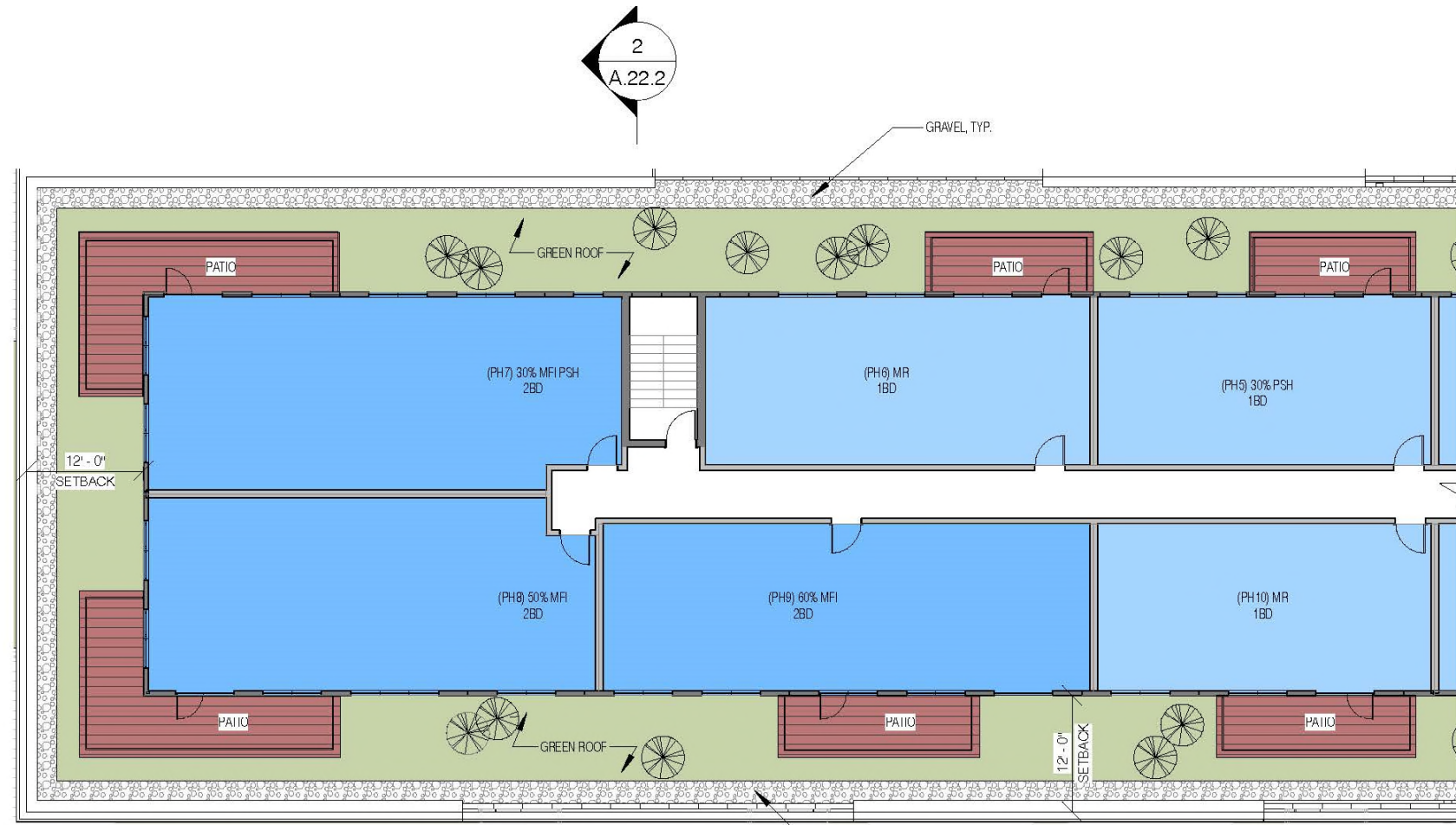
2. ENLARGED SECTION



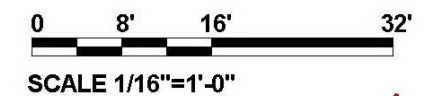
3. ENLARGED SECTION



KEYPLAN



1. ENLARGED PLAN



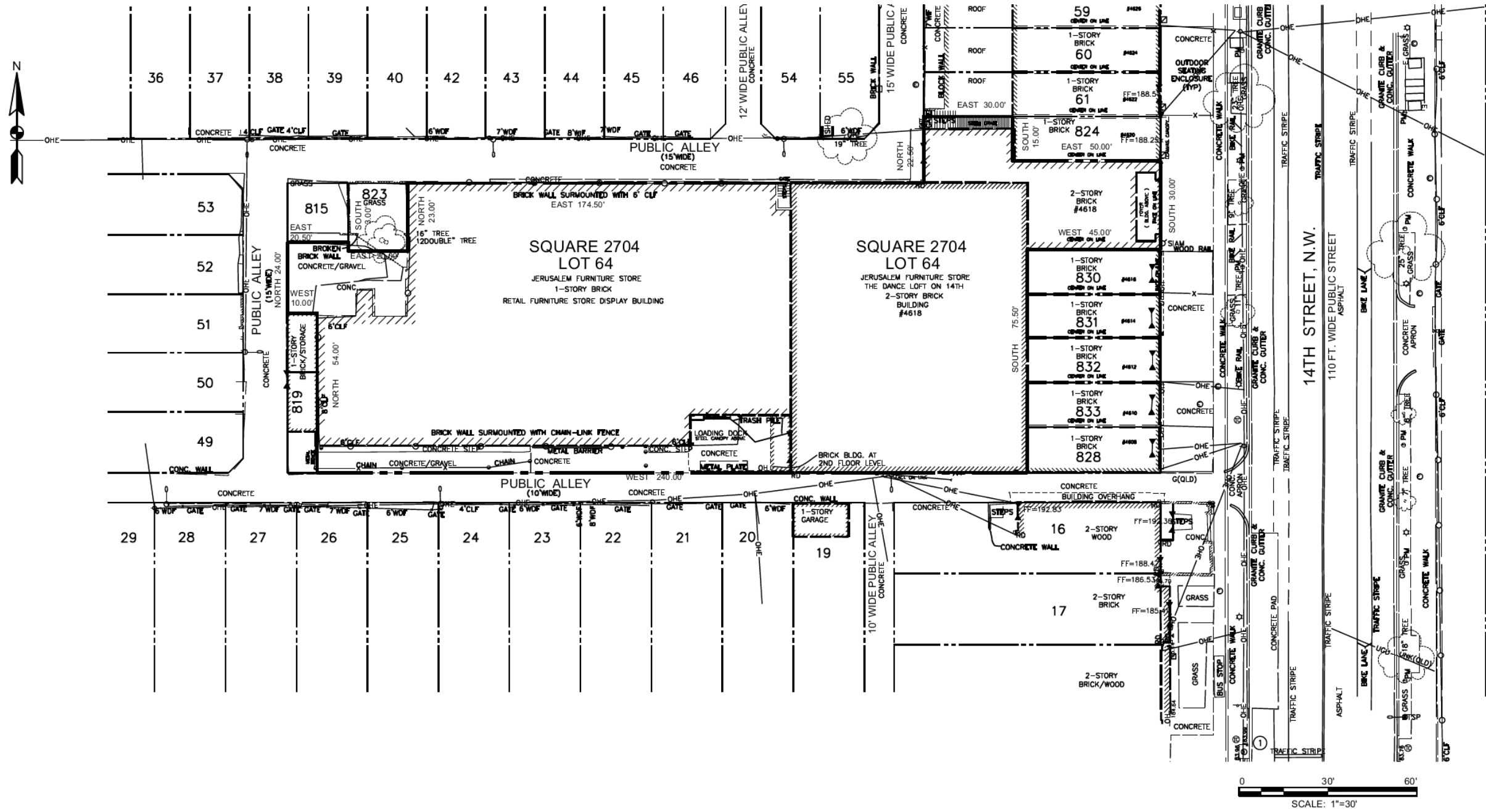
Survey

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EXISTING CONDITIONS PLAN C.10.

04/15/2022

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WASHINGTON, DC 20002
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GAR Scorecard

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Green Area Ratio Scorecard					
***	Address: 4618 14th St. NW	Square	Lot	Zone District	
	Other: _____	Lot area (sf)	Minimum Score	Multiplier	GAR Score
	Lot size (enter this value first) **	29,961	0.3		0.300
SCORE:					
Landscape Elements					
		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1.	Landscaped areas with a soil depth < 24"	<input type="text" value="square feet"/>	0.30	-	
2.	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="square feet"/>	0.60	-	
3.	Bioretention facilities	<input type="text" value="square feet"/>	0.40	-	
B Plantings (credit for plants in landscaped areas from Section A)					
1.	Groundcovers, or other plants < 2' height	<input type="text" value="square feet"/>	0.20	<input type="text" value="Native Plants square feet"/>	-
2.	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="# of plants"/>	0.30	<input type="text" value="# of plants"/>	-
3.	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="# of trees"/>	0.50	<input type="text" value="# of trees"/>	-
4.	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.60	<input type="text" value="# of trees"/>	-
5.	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.70	<input type="text" value="# of trees"/>	-
6.	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="# of trees"/>	0.70	<input type="text" value="# of trees"/>	-
7.	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="# of trees"/>	0.70	<input type="text" value="# of trees"/>	-
8.	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="# of trees"/>	0.80	<input type="text" value="# of trees"/>	-
9.	Vegetated wall, plantings on a vertical surface	<input type="text" value="square feet"/>	0.60	<input type="text" value="square feet"/>	-
C Vegetated or "green" roofs					
1.	Over at least 2" and less than 8" of growth medium	<input type="text" value="square feet"/> 14,224	0.60	<input type="text" value="square feet"/>	8,534.4
2.	Over at least 8" of growth medium	<input type="text" value="square feet"/> 550	0.80	<input type="text" value="square feet"/>	440.0
D Permeable Paving***					
1.	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value="square feet"/>	0.40	-	
2.	Permeable paving over at least 24" of soil or gravel	<input type="text" value="square feet"/>	0.50	-	
E Other					
1.	Enhanced tree growth systems***	<input type="text" value="square feet"/>	0.40	-	
2.	Renewable energy generation	<input type="text" value="square feet"/>	0.50	-	
3.	Approved water features	<input type="text" value="square feet"/>	0.20	-	
		Sub-total of sq ft = 14,774			
F Bonuses					
1.	Native plant species	<input type="text" value="square feet"/> 0	0.10	-	
2.	Landscaping in food cultivation	<input type="text" value="square feet"/>	0.10	-	
3.	Harvested stormwater irrigation	<input type="text" value="square feet"/>	0.10	-	
		Green Area Ratio numerator =		8,974	
*** Permeable paving and structural soil together may not qualify for more than one-third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.					

EGC Checklist

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2020 ENTERPRISE GREEN COMMUNITIES CRITERIA CHECKLIST

CRITERIA CHECKLIST

This checklist provides an overview of the technical requirements within the EGC. To achieve Enterprise Green Communities Certification, all projects must achieve mandatory measures applicable to that construction type. **New Construction projects must also achieve optional points, and Substantial and Moderate Rehab projects must also achieve optional points.**

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be eligible for Enterprise Green Communities Certification Plus.

YES / NO	OPTIONAL POINTS	CRITERIA
Yes	M	1. INTEGRATIVE DESIGN
Yes	M	1.1 Integrative Design: Project Priorities Survey Complete the Project Priorities Survey, which can be found in the Appendix.
Yes	M	1.2 Integrative Design: Charrettes and Coordination Meetings Develop an integrative design process that moves the outputs of the Project Priorities Survey into the design process. Prioritize multi-benefit strategies. Assign responsibility within your design and development team.
Yes	M	1.3 Integrative Design: Documentation Include Enterprise Green Communities Criteria information in your contract documents and specify the design and construction team's responsibilities for the design and construction process.
Yes	M	1.4 Integrative Design: Construction Management Create, implement, and document your contractor/subcontractor education plan to ensure they understand their role in achieving the project objectives. Include a summary of the project sustainability goals, and anticipated roles of each party in regards to the performance expectations, and anticipated roles of each party in regards to the performance expectations, and anticipated roles of each party in regards to the performance expectations.
	12 or 15	1.5 Design for Health and Well-Being: Health Action Plan Follow Steps 1-6 of the Health Action Plan framework per the full criterion. [12 points will be awarded for 1) Commit to embedding health into the project lifecycle; 2) Partner with a project health professional to conduct a health assessment; 3) Partner with a project health professional to conduct a health assessment; 4) Engage with community stakeholders to prioritize health data and strategic issues; 5) Create an implementation plan; and 6) Create a monitoring plan.
	10	1.6 Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment Conduct a four-part assessment (social, physical, functional, strategy) to identify critical risks and vulnerabilities. Develop a risk reduction strategy to address the most critical risks and vulnerabilities. Develop a risk reduction strategy to address the most critical risks and vulnerabilities.
	8	1.7 Resilient Communities: Strengthening Cultural Resilience Integrate community and resident participation in the development processes so that the project reflects the voices, and community histories. Option 1: Complete a Cultural Resilience Assessment OR Option 2: Convene a Cultural Advisory Group
CRITERIA 1 SUBTOTAL		
4	OF 40	Mandatory Criteria
8		Optional Points

YES / NO	OPTIONAL POINTS	CRITERIA
Yes	M	2. LOCATION + NEIGHBORHOOD FABRIC
Yes	M	2.1 Sensitive Site Protection All projects must: 1. Protect floodplain functions (e.g., storage, habitat, water quality) by limiting development in floodplains. 2. Conserve and protect aquatic ecosystems, including wetlands and deepwater channels, and other wildlife, and people. 3. Protect ecosystem function by avoiding the development of areas that are threatened or endangered. 4. Conserve the most productive agricultural soils by protecting prime farmland. If your site contains any of these ecologically sensitive features, follow the applicable requirements.
Yes	M	2.2 Connections to Existing Development and Infrastructure (Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town) Locate the project on a site with access to existing roads, water, sewers, and other utilities. Provide connections to the adjacent street network at least every 800 feet.
Yes	M	2.3 Compact Development (Mandatory for New Construction) At a minimum, build to the residential density (dwelling units/acre) of the census block group. In Rural/Tribal/Small Town locations that do not have zoning requirements: Build to a minimum of 10 units per acre for multifamily buildings, single and two-story; and 20 units per acre for multifamily buildings, single and two-story; and 30 units per acre for multifamily buildings, single and two-story.
	7	2.4 Increased Compact Development Exceed the residential density (dwelling units/acre) of the census block group by 3x for [7 points]. In Rural/Tribal/Small Town locations that do not have zoning requirements: 12 units per acre for multifamily buildings, buildings greater than two stories. [5 points]
Yes	M	2.5 Proximity to Services and Community Resources (Mandatory for New Construction) Locate the project within a 0.5-mile walk distance of the listed services. For projects that qualify as Rural/Tribal/Small Town, the distance is 1 mile.
Yes	M	2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Town (Mandatory for New Construction Rural/Tribal/Small Town) Option 1: Locate the project within a 0.25-mile walk distance of dedicated open space, of which unpaved. OR Option 2: Set aside a minimum of 10% (minimum of 0.25 acres) of the total site area as open space, 80% of which unpaved.
	4	2.7 Preservation of and Access to Open Space Option 1: Locate the project within a 0.25-mile walk distance of dedicated open space, of which unpaved. OR Option 2: Set aside a percentage of permanent open space for use by all residents. [6 points]: 45% + written statement of preservation/conservation policy [6 points]
Yes	8	2.8 Access to Transit (Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town) Mandatory: New Construction, not Rural/Tribal/Small Town Locate projects within a 0.5-mile walk distance of transit services (bus, rail or other transit services) on a weekday, with some type of weekend service. Optional: New Construction, not Rural/Tribal/Small Town Locate the project along dedicated bike trails or lanes (Class I, II, or IV) that are at least 1 mile long. [2 points] Optional: Rehabilitation, not Rural/Tribal/Small Town Locate projects within a 0.5-mile walk distance of public transit services (bus, rail or other transit services) on a weekday, with some type of weekend service. [6 points] Locate the project along high-quality transit services (100 trips per day) within 3 miles. [2 points] Optional: New Construction and Rehabilitation, Rural/Tribal/Small Town Locate the project within 0.5-mile walk distance of public transit services with at least two charging stations for electric vehicles. OR, Locate the project within 0.5-mile walk distance of public transit services with: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) pa

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<input type="checkbox"/>	2-8	2.9 Improving Connectivity to the Community Improve access to community amenities through at least one of the options
<input type="checkbox"/>	3	2.10 Passive Solar Heating/Cooling Design and build with passive solar design, orientation, and shading that me
<input type="checkbox"/>	6	2.11 Adaptive Reuse of Buildings Rehabilitate and adapt an existing structure that was not previously used as 50% of the existing structure and envelope.
<input type="checkbox"/>	6	2.12 Access to Fresh, Local Foods Provide residents and staff with access to fresh, local foods through one of t <i>Option 1: Neighborhood Farms and Gardens</i> <i>Option 2: Community-Supported Agriculture</i> <i>Option 3: Proximity to Farmers Market</i>
<input type="checkbox"/>	8	2.13 Advanced Certification: Site Planning, Design and M Locate building(s) within a community that is certified in LEED for Neighborh Community Challenge, or SITES.
<input type="checkbox"/>	4	2.14 Local Economic Development and Community Wealt Demonstrate that local preference for construction employment and subcor functioned during construction. OR Demonstrate that you achieved at least 20% local employment. OR Provide physical space for small business, nonprofits, and/or skills and workl
<input type="checkbox"/>	Yes	2.15a Access to Broadband: Broadband Ready <i>(Mandatory for New Construction and Substantial Rehab Projects in A</i> Incorporate broadband infrastructure so that when broadband service come a network of mini-ducts or conduit throughout the building, extending from termination point in the building.
<input type="checkbox"/>	6	2.15b Access to Broadband: Connectivity Ensure all units and common spaces in the property have broadband intern
CRITERIA 2 SUBTOTAL		
7 OF 40 Mandatory Criteria		
32 Optional Points		

YES / NO	OPTIONAL POINTS	3. SITE IMPROVEMENT
<input type="checkbox"/>	M	3.1 Environmental Remediation Determine whether there are any hazardous materials present on the site th contaminants found.
<input type="checkbox"/>	M	3.2 Minimization of Disturbance during Staging and Const For sites >1 acre, implement EPA's National Pollutant Discharge Elimination: guidance, or local requirements, whichever is more stringent. For sites with
<input type="checkbox"/>	M	3.3 Ecosystem Services/Landscape <i>(Mandatory, if providing landscaping)</i> If providing plantings, all must be native or climate-appropriate (adapted) to microclimate. Do not introduce any invasive plant species. Plant, seed, or xe
<input type="checkbox"/>	M	3.4 Surface Stormwater Management <i>(Mandatory for New Construction; Mandatory for Substantial and Mod</i> Treat or retain on-site precipitation equivalent to the 60th percentile precipi conditions, or the size of the site, treat or retain the maximum volume possi
<input type="checkbox"/>	6	3.5 Surface Stormwater Management Through on-site infiltration, evapotranspiration, and rainwater harvesting, ri <i>points], 80% precipitation event [8 points], or 90% precipitation event [10</i>
<input type="checkbox"/>	M	3.6 Efficient Irrigation and Water Reuse <i>(Mandatory, if permanent irrigation is utilized)</i> If irrigation is utilized, install an efficient irrigation system per the requireme
<input type="checkbox"/>	4 or 6	3.7 Efficient Irrigation and Water Reuse <i>(Optional, if irrigation is utilized)</i> Meet the requirements of Criterion 3.6 AND: <i>Option 1: Install an efficient irrigation system equipped with a WaterSense</i> OR <i>Option 2: At least 50% of the site's irrigation satisfied by water use from the</i>
CRITERIA 3 SUBTOTAL		
5 OF 40 Mandatory Criteria		
6 Optional Points		

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YES / NO	OPTIONAL POINTS	4. WATER
<input type="checkbox"/>		
<input type="checkbox"/> Yes	<input type="text" value="3"/>	4.1 Water-Conserving Fixtures Reduce total indoor water consumption by at least 20% compared to baseline and/or lavatory faucet must be WaterSense certified. For all single-family homes the supply pressure may not exceed 60 psi.
	6 max	
<input type="checkbox"/> Yes	<input type="text"/>	4.2 Advanced Water Conservation Reduce total indoor water consumption by at least 30% compared to baseline and/or lavatory faucet must be WaterSense certified.
	M, 3	
	<input type="text"/>	4.3 Water Quality Mandatory/Optional: Mandatory for Substantial Rebuilds of buildings built before 1990. [3 points] Mandatory: For multifamily buildings with either a cooling tower, a central water management program Optional: Test and remediate as indicated for lead, nitrates, arsenic, and copper.
	M	
	<input type="text"/>	4.4 Monitoring Water Consumption and Leaks Conduct pressure-loss tests and visual inspections to determine if there are leaks AND Install an advanced water monitoring and leak detection system capable of identifying events. OR Install a device to separately monitor water consumption of each cold branch water riser and the domestic hot water cold water feed for each building or laundry facilities; boiler makeup water; outdoor water consumption; and water meter.
	8	
	<input type="text"/>	4.5 Efficient Plumbing Layout and Design Store no more than 0.5 gallon of water in any piping/manifold between the fixture and the water supply. More than 0.6 gallon of water shall be collected from the fixture before a 10-minute recirculation system must be demand-initiated.
	4	
	<input type="text"/>	4.6 Non-Potable Water Reuse Harvest, treat, and reuse rainwater and/or greywater to meet a portion of total water demand. [4 points]; 30% reuse [5 points]; 40% reuse [6 points].
	6 max	
	<input type="text"/>	4.7 Access to Potable Water During Emergencies Provide residents with ready access to potable water in the event of an emergency disruption related to power outages that prevent pumping water to upper floors, per one of the three options listed.
	8	
		CRITERIA 4 SUBTOTAL
		2 OF 40 Mandatory Criteria
		3 Optional Points

YES / NO	OPTIONAL POINTS	5. OPERATING ENERGY
<input type="checkbox"/> Yes		5.1a Building Performance Standard <i>(Mandatory for New Construction)</i> Certify all buildings with residential units in the project through either ENERGY STAR Certified Homes, and/or ENERGY STAR Certified Homes as relevant. AND Provide projected operating energy use intensity and projected operating budget.
	M	
<input type="checkbox"/> Yes		5.1b Building Performance Standard <i>(Mandatory for Rehab)</i> Provide projected operating energy use intensity and projected operating budget. AND Conduct commissioning for compartmentalization, insulation installation, air sealing, and one of the following options: - ERI Option: <= HERS 80 for each dwelling unit. Exception for some Rebuilds I - ASHRAE Option: Energy performance of the completed building equivalent created by a qualified energy services provider according to Appendix G 90.1.
	M	
	<input type="text"/>	5.2a Moving to Zero Energy: Additional Reductions in Energy <i>(Not available for projects using prescriptive path for Criterion 5.1a or 5.1b)</i> Projects in CZ 1-4A following this criterion must also comply with Criterion 7 Design and construct a building that is projected to be more efficient than what is required by 5.1a/b if following ERI path for compliance OR 5% greater energy efficiency [5 points]. Additional 1 point for each additional 2-point decrease in HERS score required to achieve 1% greater efficiency if following ASHRAE path for Criteria 5.1a/b, up to a maximum of 5 points.
	12 max	
	<input type="text"/>	5.2b Moving to Zero Energy: Near Zero Certification [Automatic Qualification for Enterprise Green Communities] <i>(Not available for projects following Criterion 5.2a or 5.4.)</i> Projects in CZ 1-4A following this criterion must also comply with Criterion 7 levels of building envelope performance such as DOE ZERH [12 points] and/or LEED Platinum Plus.
	12-15	
	<input type="text" value="6"/>	5.3a Moving to Zero Energy: Photovoltaic/Solar Hot Water <i>(Not available for projects following Criterion 5.3b or 5.4.)</i> Orient, design, engineer, wire, and/or plumb the development through the life cycle to accommodate installation of photovoltaic (PV) or solar hot water system.
	3-6	
	<input type="text" value="8"/>	5.3b Moving to Zero Energy: Renewable Energy <i>(Not available for projects following Criterion 5.3a or 5.4.)</i> Install renewable energy source to provide a specified percentage of the project's energy needs from allowable sources. Option 1: For percentage of total project energy consumption provided by renewable energy. Option 2: For percentage of common area meter energy consumption provided by renewable energy.
	8 max	
	<input type="text"/>	5.4 Achieving Zero Energy [Automatic Qualification for Enterprise Green Communities] <i>(Not available for projects following Criterion 5.2a, 5.2b, 5.3a, or 5.3b.)</i> Projects in CZ 1-4A following this criterion must also comply with Criterion 7 following options: Option 1: Certify each building in the project to DOE Zero Energy Ready Home program, which in sum will produce as much, or more, energy as it consumes. Option 2: Certify each building in the project in a program that requires zero net energy, such as PHI Premium, ILFI, AIA Zero Energy Petal, Zero Carbon Petal, or Living Building Challenge.
	4-8	
	<input type="text"/>	5.5a Moving to Zero Carbon: All-Electric Ready <i>(Not available for projects following Criterion 5.5b)</i> Ensure the project has adequate electric service and has been designed and constructed for the following uses: space heating [1 point], space cooling [1 point], equipment for cooking [1 point].
	1-5	
	<input type="text" value="5"/>	5.5b Moving to Zero Carbon: All Electric <i>(Not available for projects following Criterion 5.5a)</i> No combustion equipment used as part of the building project; the project is designed to be all-electric.
	24	
	<input type="text" value="15"/>	
	5 max	
	<input type="text" value="15"/>	
	15	

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Yes	M	5.6 Sizing of Heating and Cooling Equipment <i>(Mandatory for Substantial and Moderate Rehabs that include replace projects following 5.1a, 5.2b, or 5.4.)</i> Size and select heating and cooling equipment in accordance with ACCA Manual Fundamentals
Yes	M	5.7 ENERGY STAR Appliances <i>(Mandatory for Substantial and Moderate Rehabs providing appliance)</i> Install ENERGY STAR clothes washers, dishwashers, and refrigerators. If applicable at the time of installation or replacement, ENERGY STAR models must be used.
Yes	M	5.8 Lighting <i>(Mandatory for all lighting within New Construction and Substantial Rehabilitation projects.)</i> Follow the guidance for high-efficacy permanently installed lighting and other lighting power density, and exterior lighting.
4	8	5.9 Resilient Energy Systems: Floodproofing <i>(Not relevant for Rehab projects in Special Flood Hazard Areas)</i> Conduct floodproofing of lower floors, including perimeter floodproofing (by the full criterion so that the operation of those systems will not be grossly impaired).
4	8	5.10 Resilient Energy Systems: Critical Loads Loads Provide emergency power to serve at least three critical energy loads Option 1: Islandable PV system OR Option 2: Efficient generator
CRITERIA 5 SUBTOTAL 5 OF 40 Mandatory Criteria 42 Optional Points		

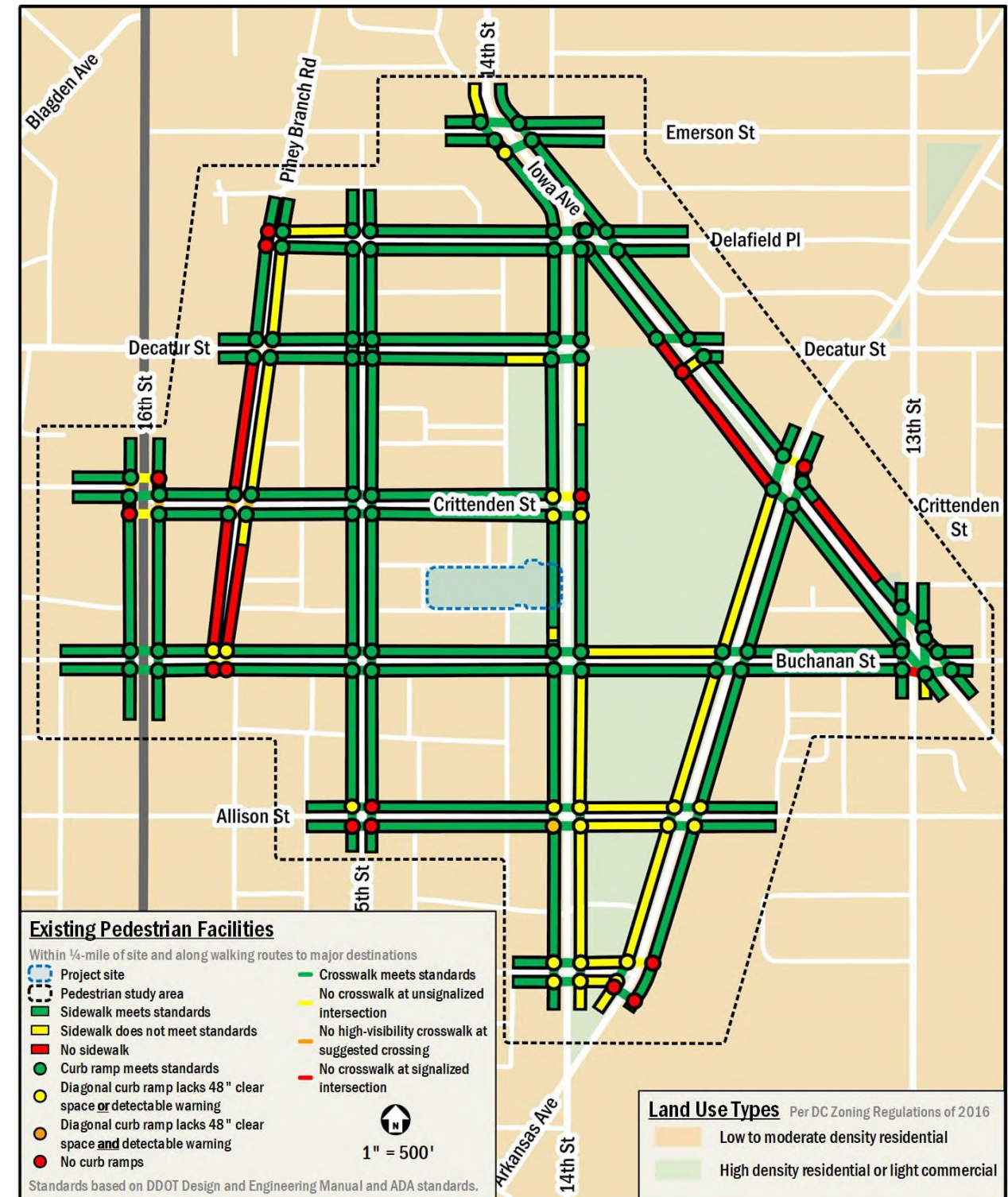
YES / NO	OPTIONAL POINTS	6. MATERIALS
		6.1 Ingredient Transparency for Material Health Install products that have publicly disclosed inventories characterized and scored as follows: • 1 point per 5 installed Declare or HPD products from at least three different categories • 1 point per 2 installed Declare or HPD products in any of these categories: • 1 point per each product with third-party verified HPD or third-party verified HPD • 2 points per each product with third-party verified HPD or third-party verified HPD windows
		6.2 Recycled Content and Ingredient Transparency Use building products that feature, and disclose, their recycled content. The project category for the project and be composed of at least 25% post-consumer recycled content.
		6.3 Chemical Hazard Optimization Install products that have third-party verification of optimization to 100 ppm.
Yes		6.4 Healthier Material Selection Select all interior paints, coatings, primers, and wallpaper; interior adhesive specified. Optional points also available.
		6.5 Environmentally Responsible Material Selection Select concrete, steel, or insulation with a publicly disclosed EPD [3 points], and/or use FSC certified wood [3 points]. Refer to criterion for specific requirements.
Yes		6.6 Bath, Kitchen, Laundry Surfaces <i>(Mandatory for New Construction and Substantial Rehabilitation. Moderate Rehabilitation areas are exempt from the shower and tub enclosure requirement.)</i> Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens, and laundry rooms. Use moisture-resistant backing materials per ASTM # D 6329 or 3273 behind enclosures which are exempt.
		6.7 Regional Materials Use products that were extracted, processed, and manufactured within 500 miles of the project site, or the amount of the product category installed. Select any or all of the following: • Framing Cladding (e.g. siding, masonry, roofing) • Flooring Concrete/cement and aggregate • Drywall/interior sheathing
Yes		6.8 Managing Moisture: Foundations <i>(Mandatory for all New Construction projects and all Rehab projects with exterior walls)</i> Install capillary breaks and vapor retarders that meet specified criteria appropriate to the climate zone.
Yes		6.9 Managing Moisture: Roofing and Wall Systems <i>(Mandatory for all Rehab projects that include deficiencies in or include exterior walls. Construction projects are considered compliant per Criterion 5.1.)</i> Provide water drainage away from walls, window, and roofs by implementing appropriate measures.
Yes	3	6.10 Construction Waste Management (6 max) Develop and implement a waste management plan that reduces non-recycling, salvaging, or diversion strategies through one of the three options listed below.
	2	6.11 Recycling Storage For projects with municipal recycling infrastructure and/or haulers, provide recycling storage for all shared community rooms. OR For projects without that infrastructure, advocate to the local waste hauler to provide recycling storage.
CRITERIA 6 SUBTOTAL 5 OF 40 Mandatory Criteria 5 Optional Points		
YES / NO	OPTIONAL POINTS	7. HEALTHY LIVING ENVIRONMENT

Additional Traffic-Related Slides

4608-4618 14th Street NW

Pedestrian Access

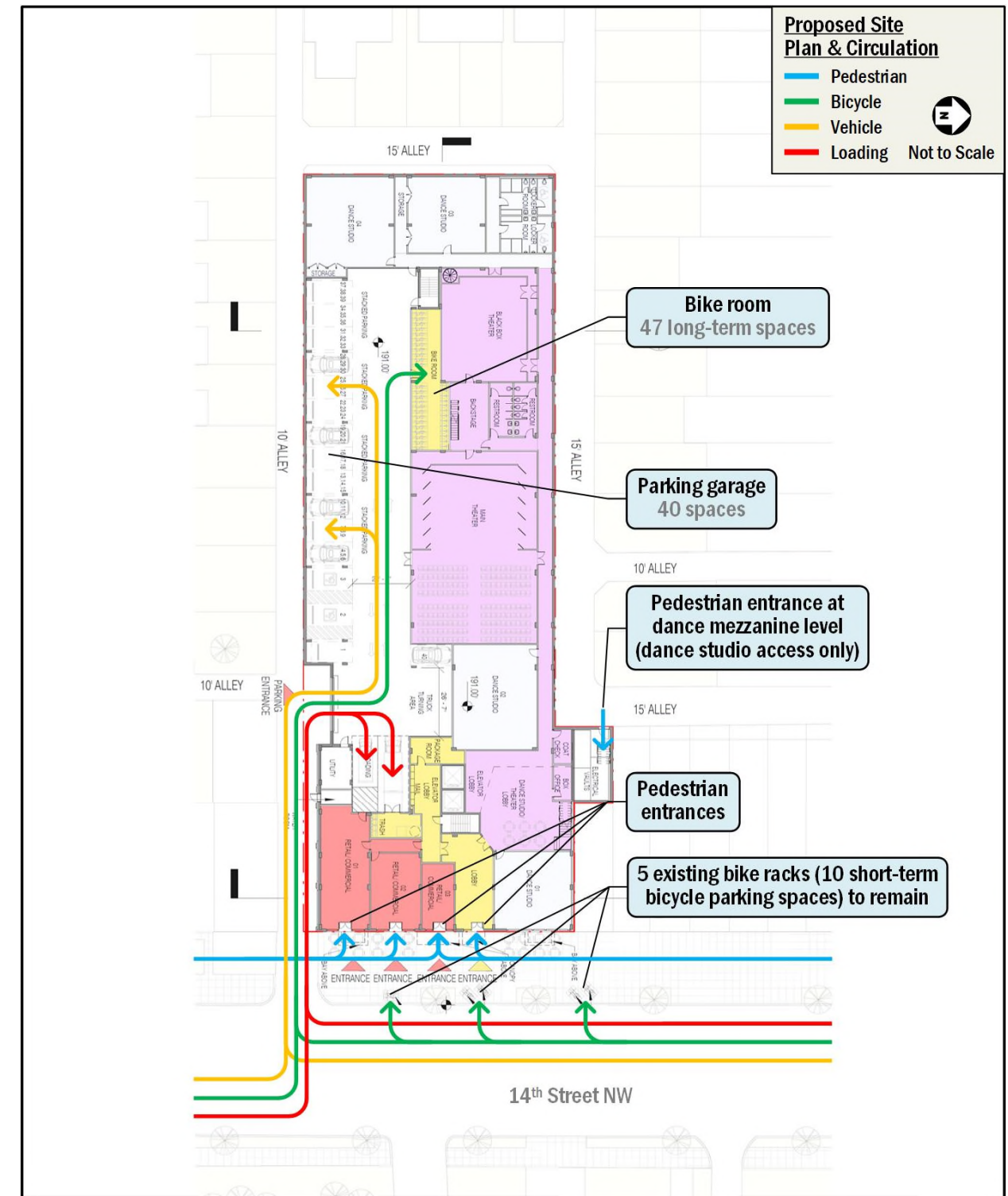
- Most nearby sidewalks, crosswalks, curb ramps meet DDOT and ADA standards
- Excellent connectivity to nearby destinations



4608-4618 14th Street NW

Site Plan & Circulation

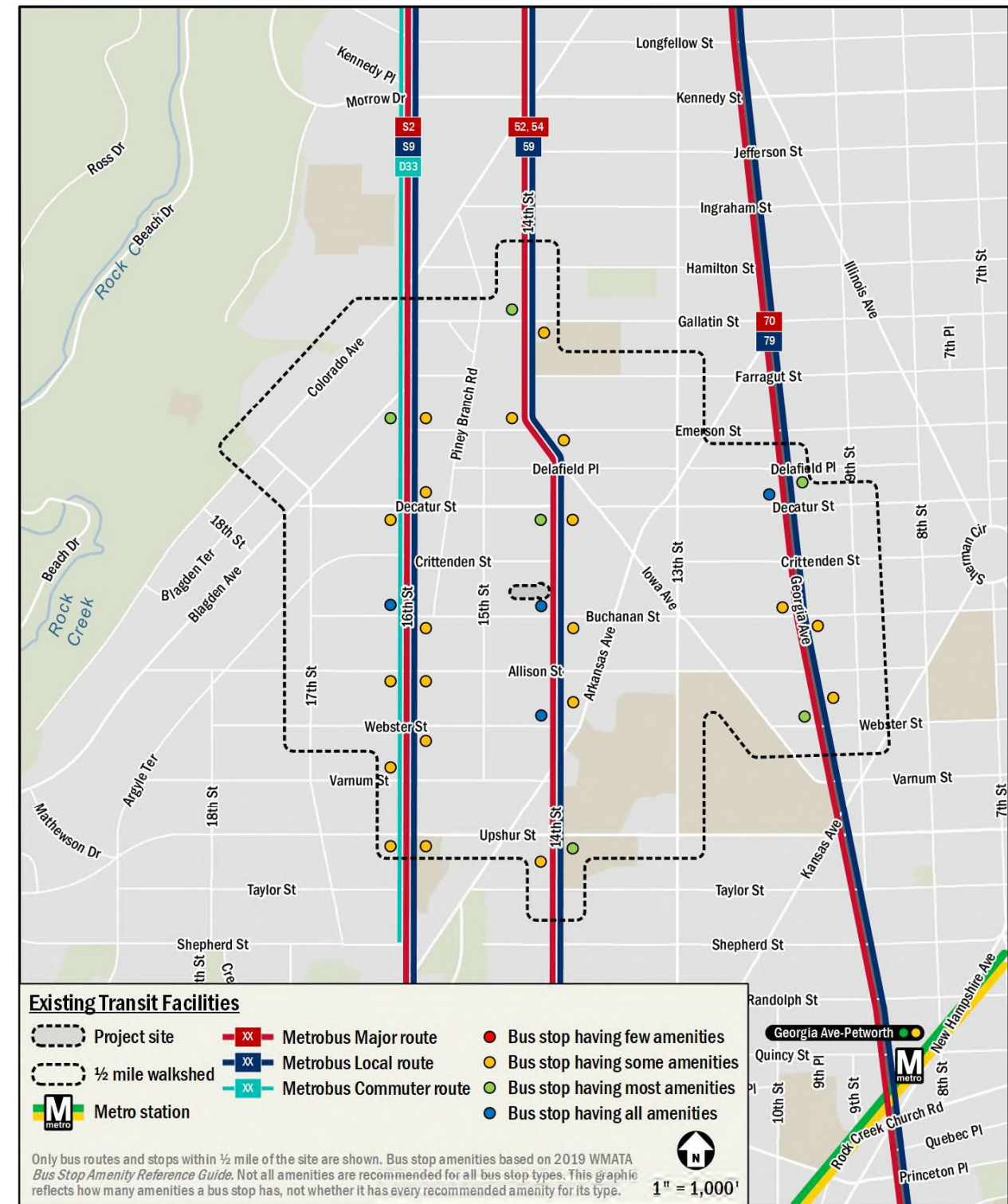
- Pedestrian
 - Primary access 14th Street, secondary access from alley north of site
- Bicycle
 - Long-term bike storage room accessible via garage



4608-4618 14th Street NW

Transit Access

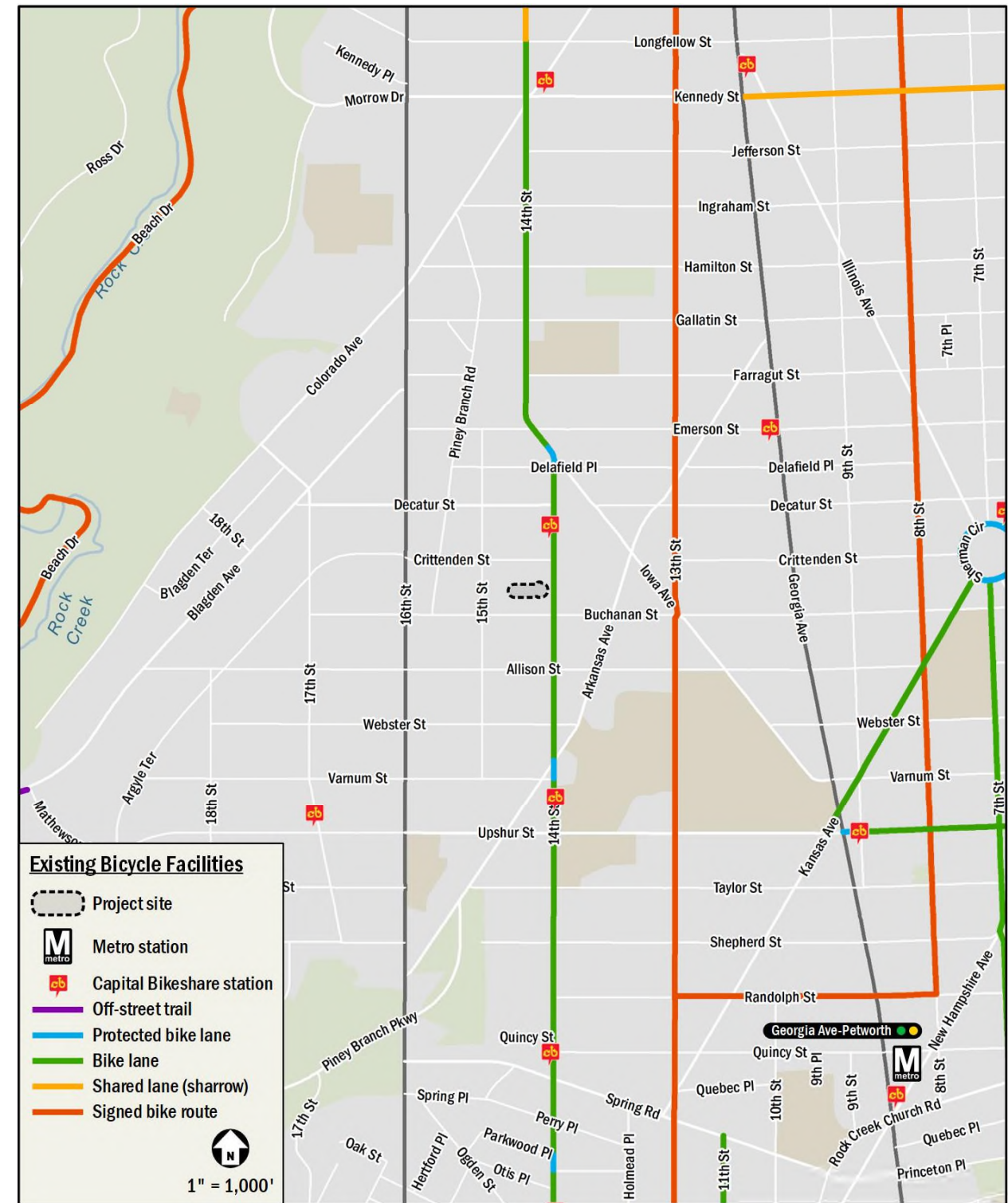
- 7 Metrobus lines
- 0.9 mile walk from Georgia Ave-Petworth Metro station
- On 14th Street Bus Line – a DC Priority Bus Corridor
 - Also near 16th Street line, another DC Priority Bus Corridor



4608-4618 14th Street NW

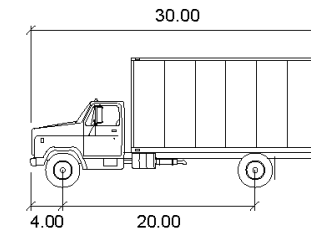
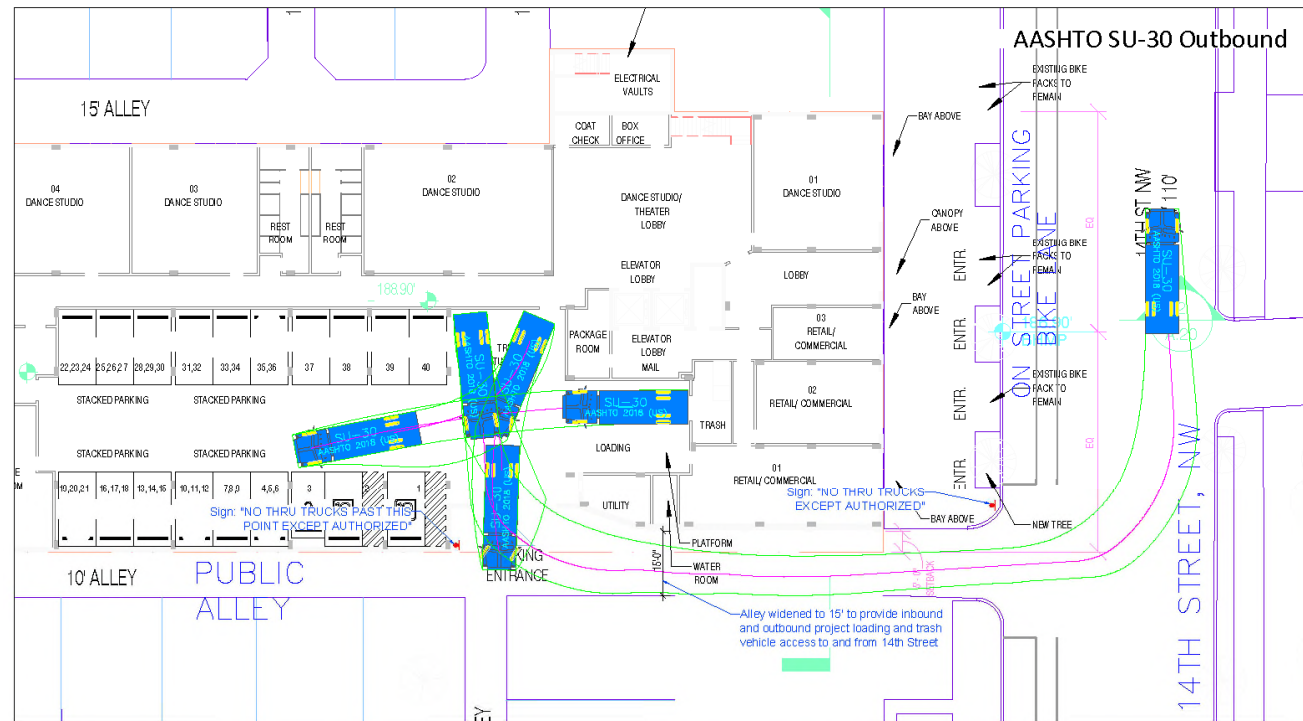
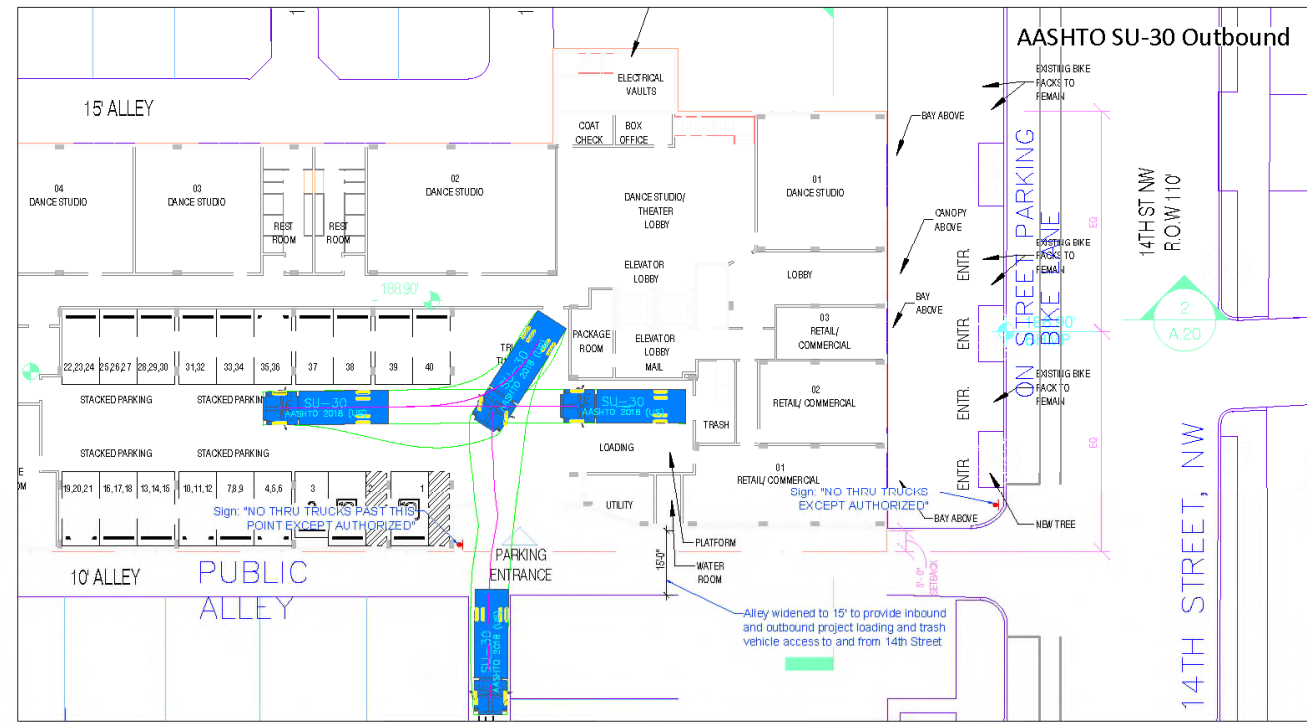
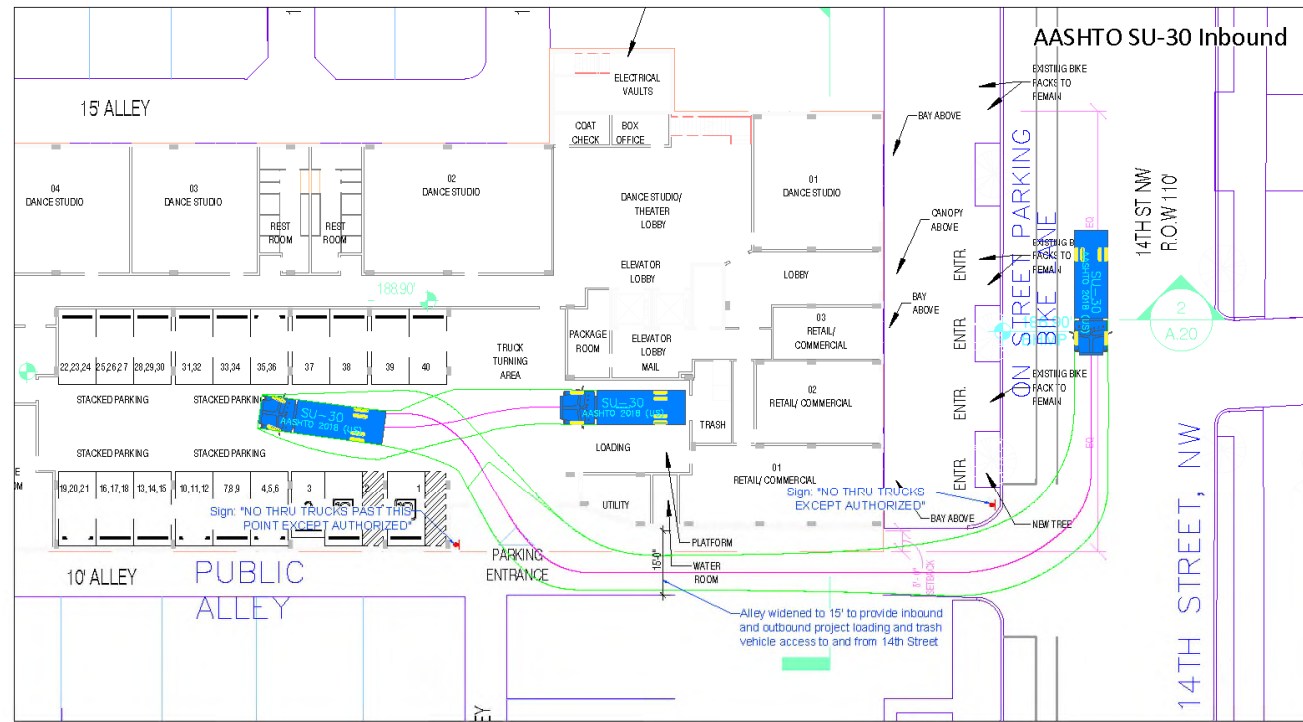
Bicycle Access

- Adjacent to 14th Street bike lanes that run along the site frontage
- 2 blocks west of signed bike route on 13th Street
- Capital Bikeshare station 0.1 miles from site (14th & Crittenden)



4608-4618 14th Street NW

30' Truck Turning Movements

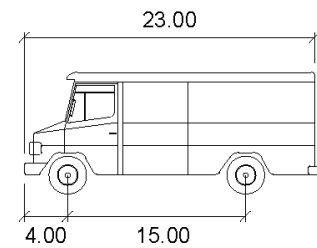
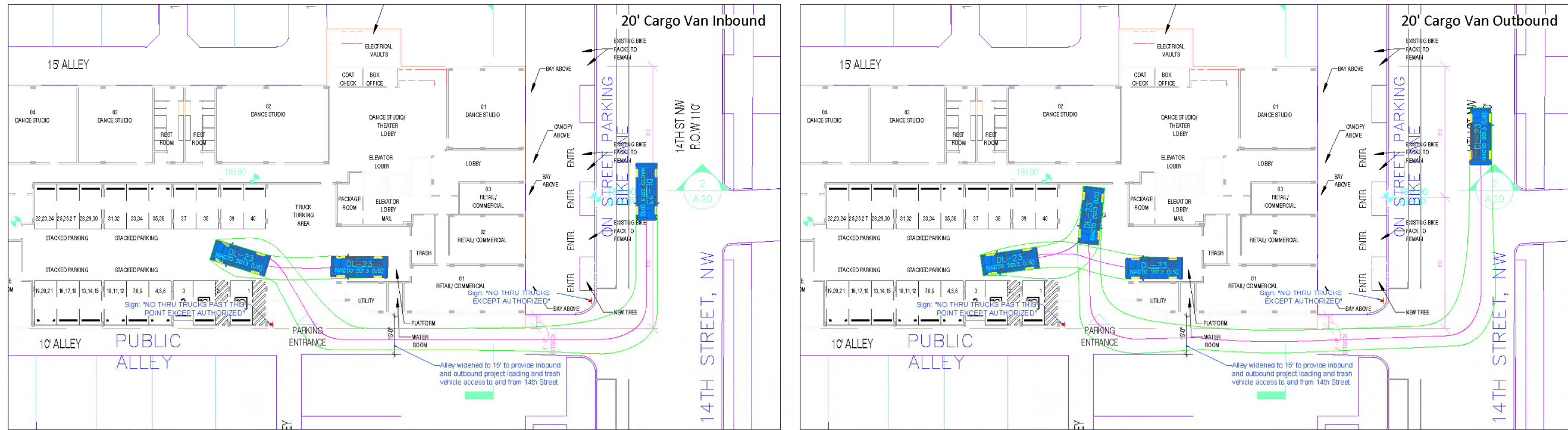


SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

4608-4618 14th Street NW

Delivery Van Turning Movements

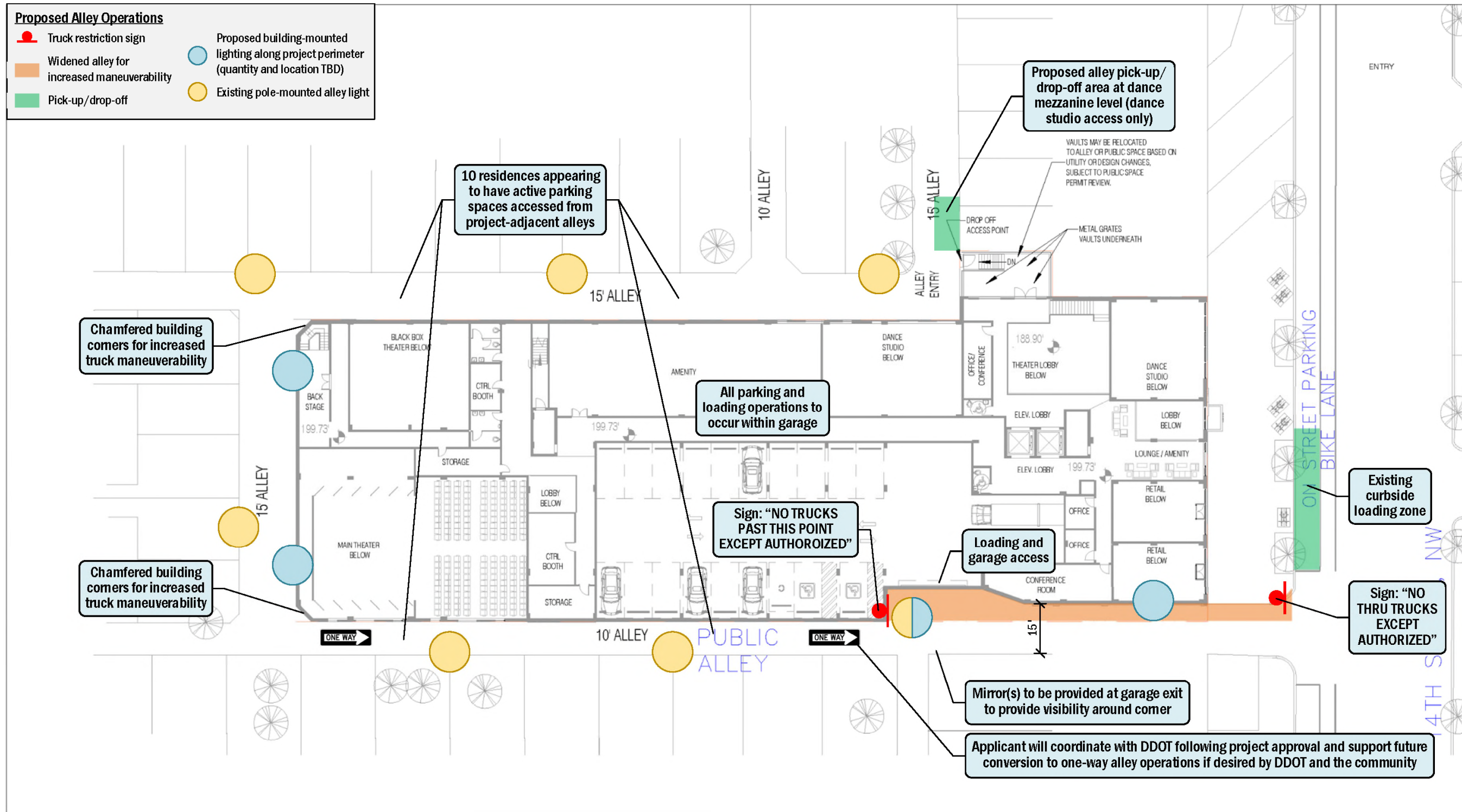


DL-23

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.4

4608-4618 14th Street NW

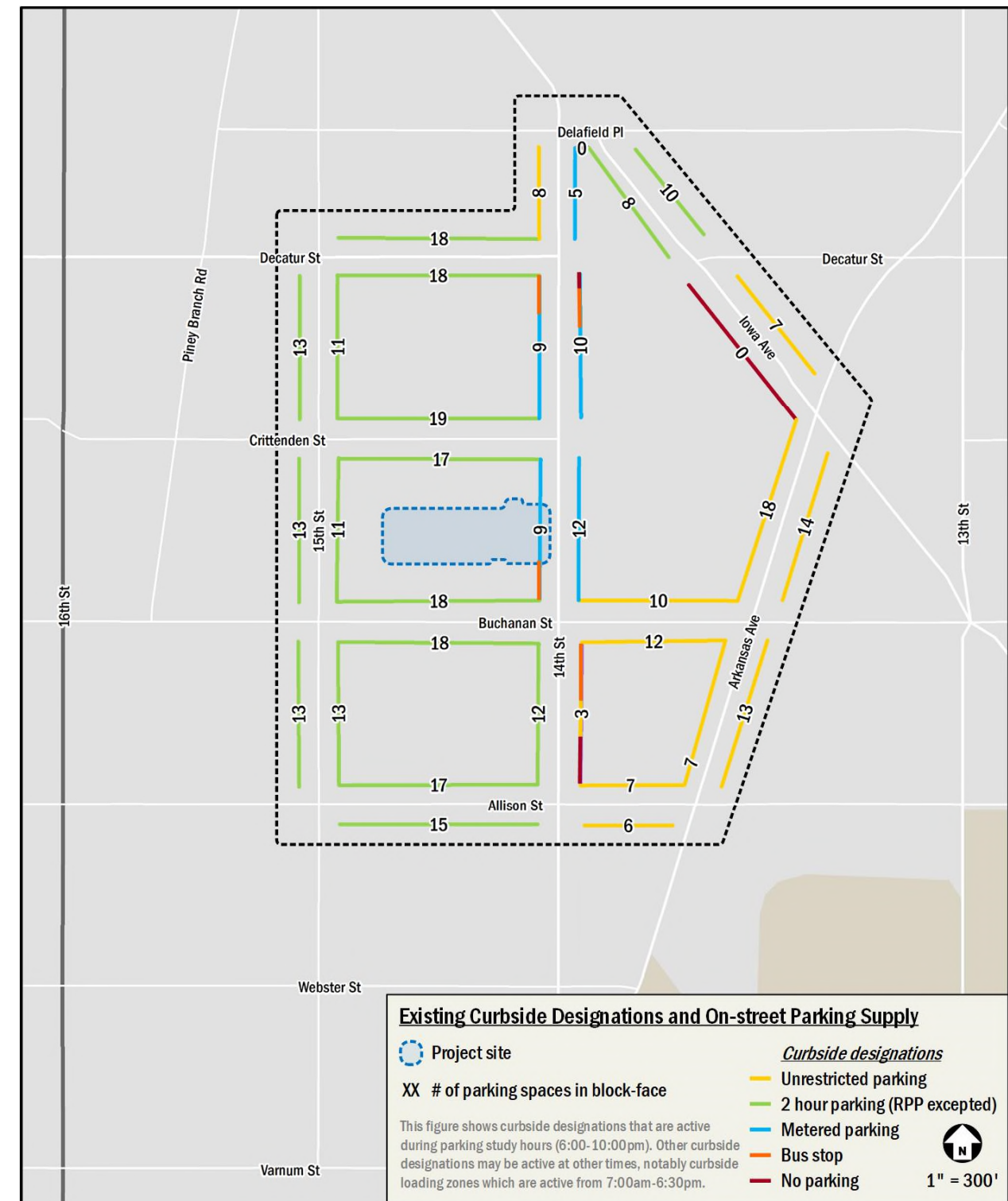
Proposed Alley Operations



4608-4618 14th Street NW

On-street Parking Inventory & Occupancy Study

- Zoning requires 28 parking spaces, which is satisfied via the proposed 40-space parking supply on-site.
- The 4600 block of 14th Street NW is not currently eligible for RPP and the site is located near Priority Bus Corridors (14th St & 16th St). Therefore, the site is eligible for a reduction in the ZR16 parking requirement of 50%.
 - 55 parking spaces required before applying 50 percent reduction
 - The 4600 block of 14th Street NW was previously eligible for RPP but eligibility was removed through coordination with DDOT as part of this project. The single remaining residence to the south of the alley will retain its eligibility.
- 40 parking spaces proposed
 - 21 spaces will be automated stacked spaces, as allowed by zoning
- Prior to removal of RPP eligibility, a parking occupancy study was conducted to assess parking availability, as parking relief was previously being sought:
 - Overall study area occupancy
 - 60-64% on Saturday & 66-68% on Weekday
 - RPP area to the west is generally well utilized with limited availability during peak periods. However, the area to the east with unrestricted parking has more availability during peak periods
- **While parking relief is not needed with the removal of the RPP eligibility, the DDOT report did supports the CTR findings that sufficient on-street parking is available in the area and supported the previously sought relief**



4608-4618 14th Street NW

Continued DDOT Coordination

- Applicant will continue working with DDOT on:
 - Public space features and permits (e.g. curb, gutter, street trees, landscaping, streetlights, sidewalks, curb ramps) to be designed and built to DDOT standards
 - Participate in Preliminary Design Review Meeting (PDRM) to discuss public space design with DDOT and OP
 - Continue coordination with WMATA on the Northern Garage public space improvements
 - Submit curbside management and signage plan to DDOT (any meters installed will be at the Applicant's expense)
 - Coordinate with Planning and Sustainability Division (PSD) and Road Safety Branch (RSB) on the follow-up evaluation of the truck and vehicle flow in the alley
 - Coordinate with DDOT's Active Transportation Branch, Neighborhood Planning Branch, and RSB regarding design and implementation of the pedestrian network improvements. Public space permits will be required for these improvements in public space
 - Coordinate with DDOT's Urban Forestry Division (UFD) and the Ward 1 arborist regarding the preservation and protection of existing small street trees, as well as the planting of new street trees, in bioretention facilities or a typical expanded tree planting space

RPP Removal/Parking Relief

DLV

- DDOT approved RPP removal of the site
- Parking relief is no longer needed

PGN

- Previously: 55 spaces required, 40 provided
- Now: 28 spaces required, 40 provided

G/S

PUD

RPP Removal/Parking Relief

DLV

PGN

G/S

PUD

“[T]he minimum vehicle parking requirement . . . shall be reduced by fifty percent (50%) for any site which is located: (c) Within one-quarter mile (.25 mi.) of one (1) of the following Priority Corridor Network Metrobus Routes located entirely or partially within the District of Columbia, provided that the property is on a street on which participation in a District Residential Parking Permit program is not permitted, or is otherwise exempted from a District Residential Parking Permit program: . . . Fourteenth Street (Routes 52, 53, 54)”

11-C DCMR 702.1

RPP Removal/Parking Relief

DLV

PGN

G/S

PUD

“[T]he minimum vehicle parking requirement . . . shall be reduced by fifty percent (50%) for any site which is located: (c) Within one-quarter mile (.25 mi.) of one (1) of the following Priority Corridor Network Metrobus Routes located entirely or partially within the District of Columbia, ***provided that the property is on a street on which participation in a District Residential Parking Permit program is not permitted***, or is otherwise exempted from a District Residential Parking Permit program: . . . Fourteenth Street (Routes 52, 53, 54)”

11-C DCMR 702.1

RPP Removal/Parking Relief

DLV

PGN

G/S

PUD

“[T]he minimum vehicle parking requirement . . . shall be reduced by fifty percent (50%) for any site which is located: (c) Within one-quarter mile (.25 mi.) of one (1) of the following Priority Corridor Network Metrobus Routes located entirely or partially within the District of Columbia, *provided that the property is on a street on which participation in a District Residential Parking Permit program is not permitted*, or is otherwise exempted from a District Residential Parking Permit program: . . . Fourteenth Street (Routes 52, 53, 54)”

- DDOT’s RPP removal of the site means the project’s parking requirement is reduced by 50%, so no parking relief is needed