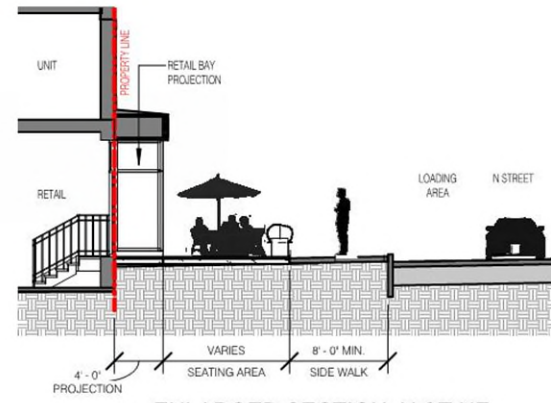
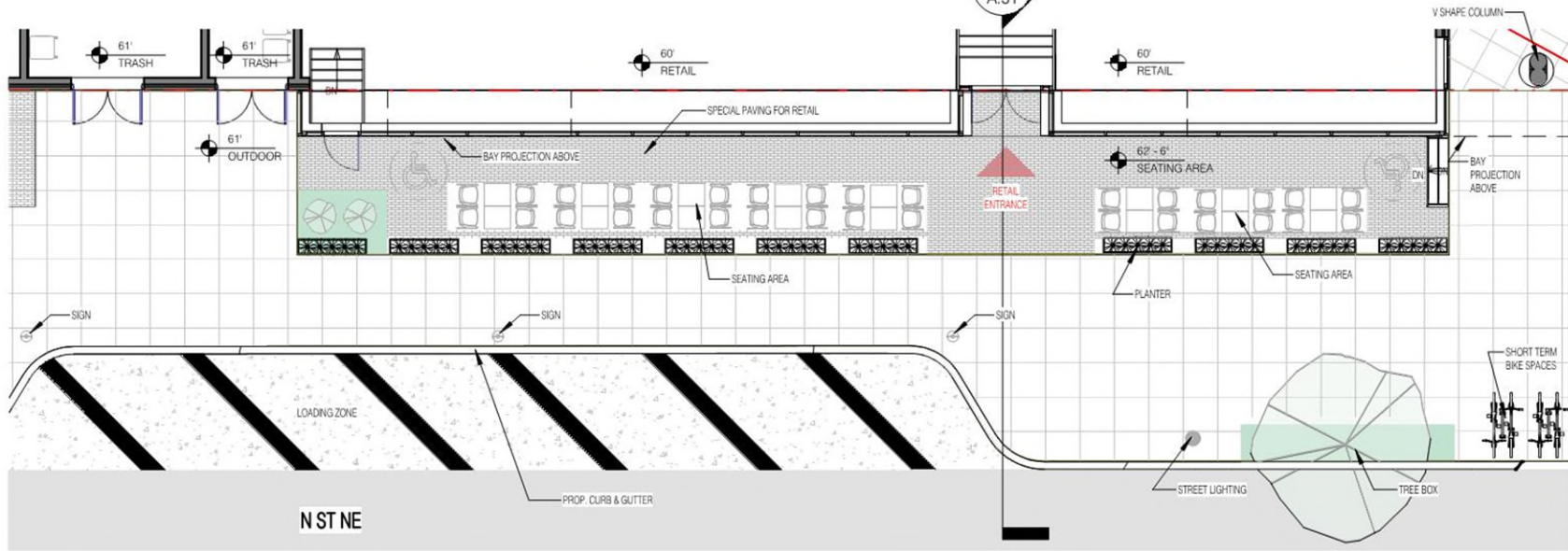


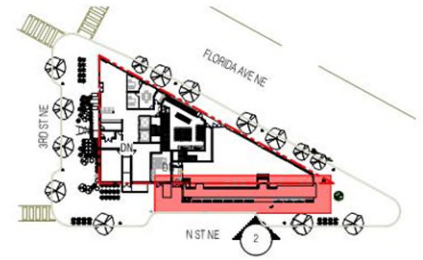
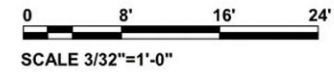
② ENLARGED ELEVATION N ST NE
3/32" = 1'-0"



③ ENLARGED SECTION N ST NE
3/32" = 1'-0"



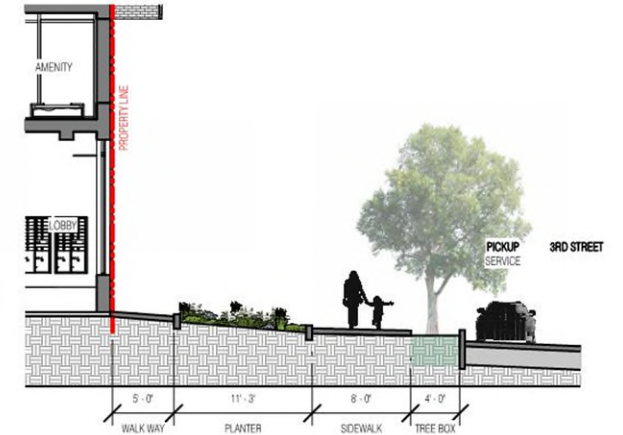
① STREETScape - N ST NE
3/32" = 1'-0"



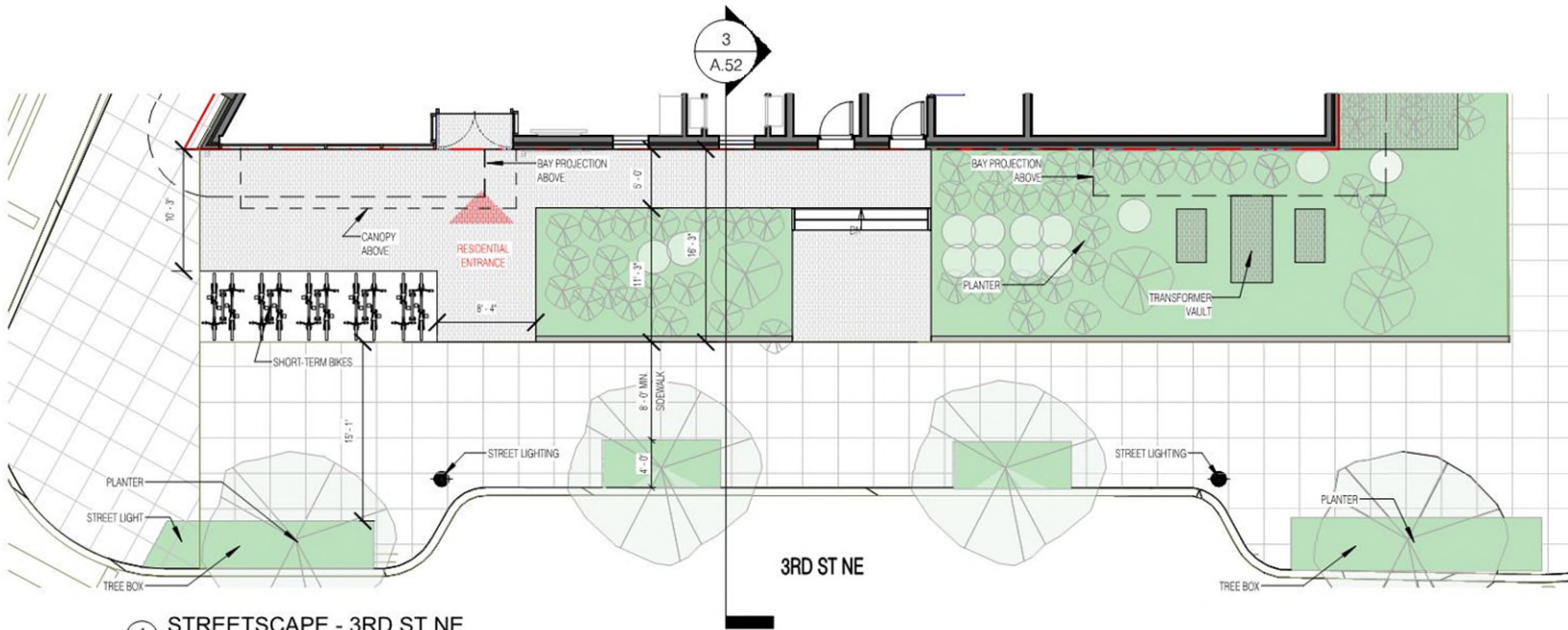
1. Flexibility is requested to vary the location, attributes, and general design of the approved streetscape to comply with the requirements of and approval by the DDOT Public Space Division.



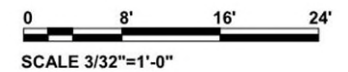
② ENLARGED ELEVATION - 3RD ST
3/32" = 1'-0"



③ ENLARGED SECTION 3RD
3/32" = 1'-0"



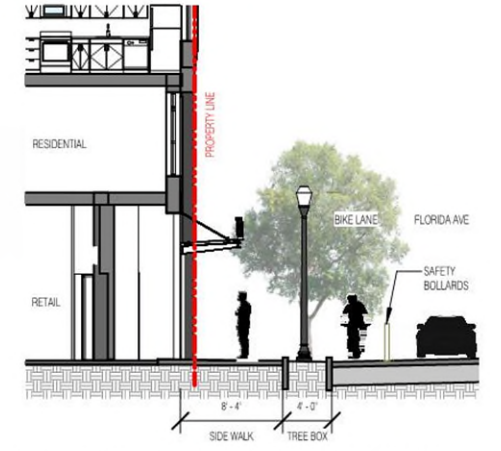
① STREETScape - 3RD ST NE
3/32" = 1'-0"



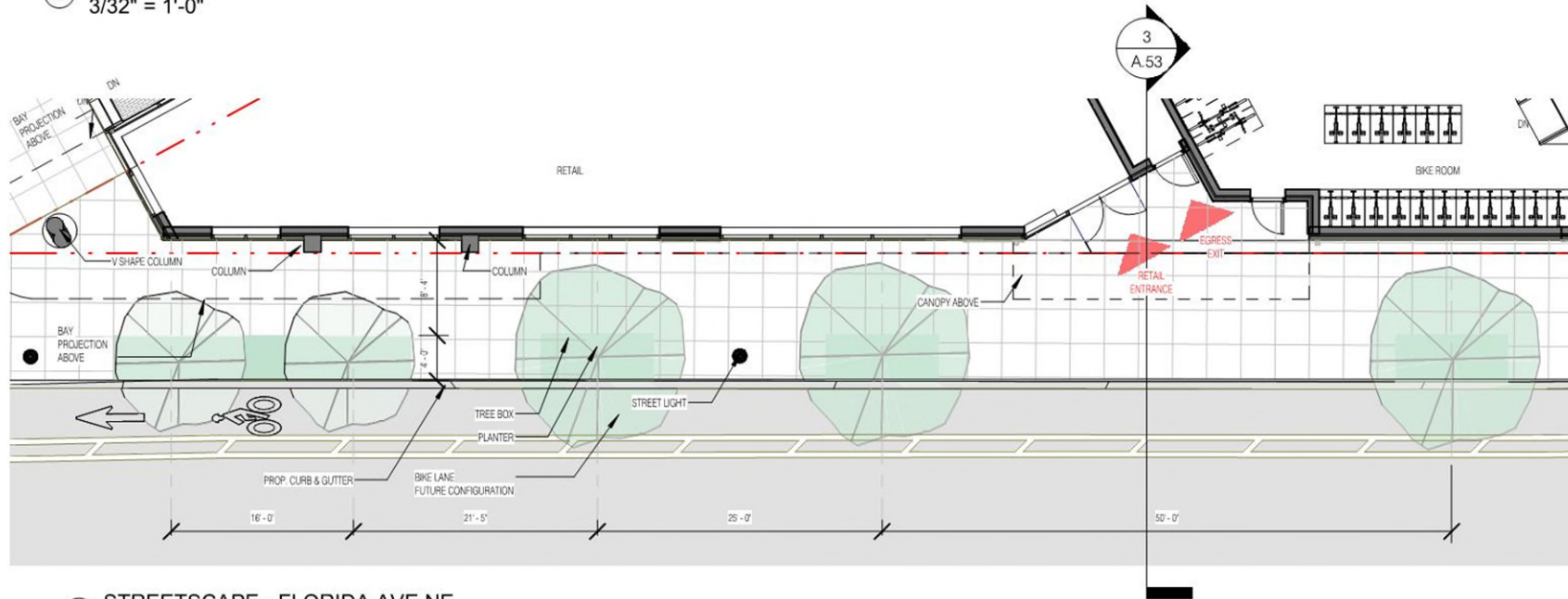
1. Flexibility is requested to vary the location, attributes, and general design of the approved streetscape to comply with the requirements of and approval by the CDOT Public Space Division.



② ENLARGED ELEVATION FLORIDA AVE NE
3/32" = 1'-0"

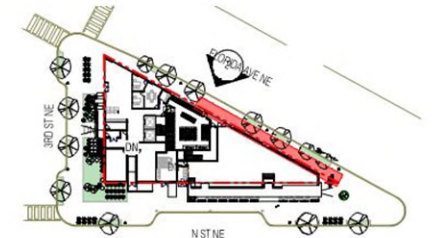


③ ENLARGED SECTION FLORIDA AVE NE
3/32" = 1'-0"

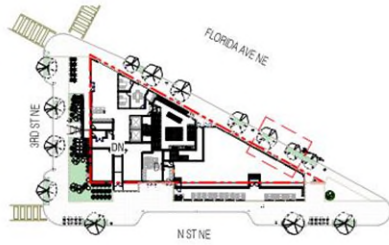


① STREETScape - FLORIDA AVE NE
3/32" = 1'-0"

0 8' 16' 24'
SCALE 3/32"=1'-0"

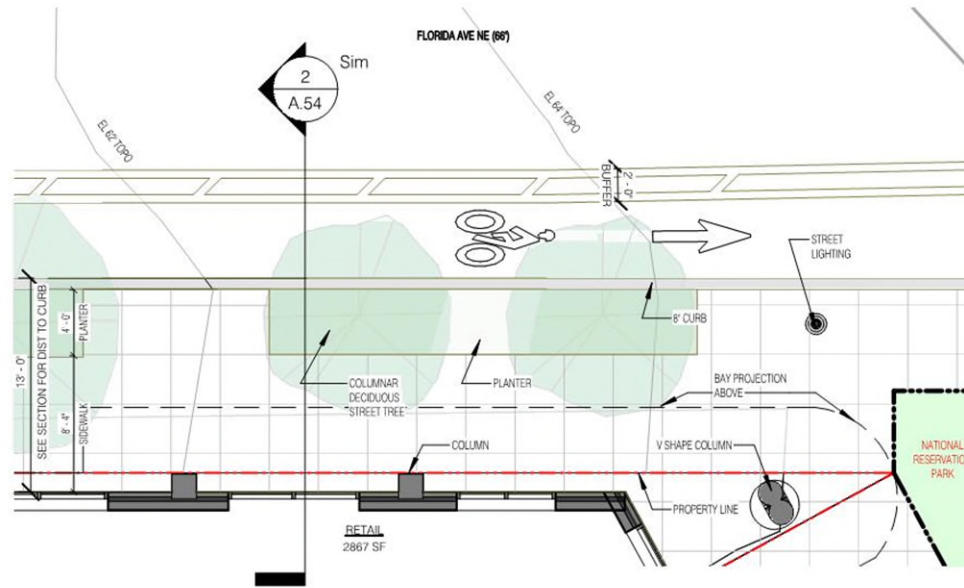


1. Flexibility is requested to vary the location, attributes, and general design of the approved streetscape to comply with the requirements of and approval by the DDOT Public Space Division.

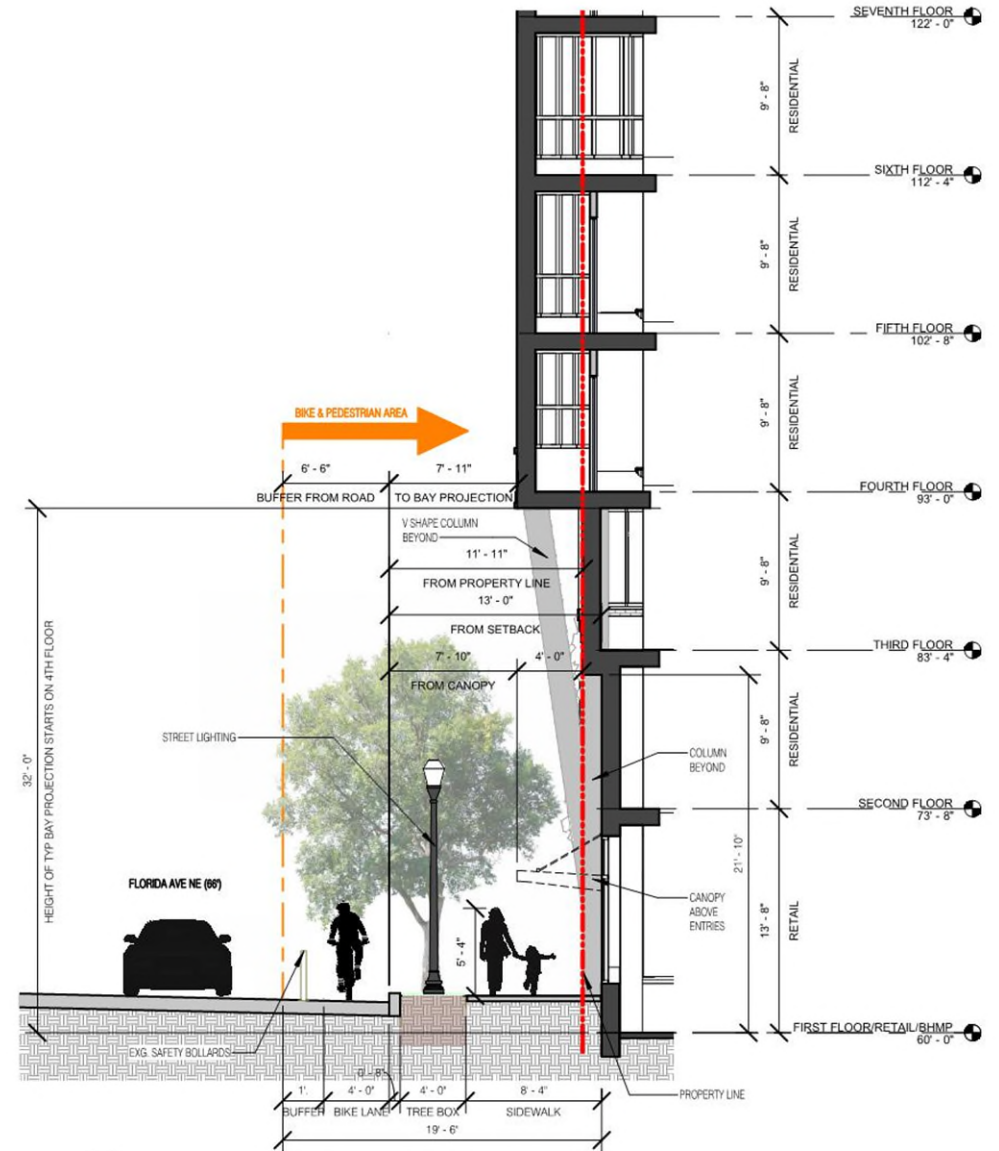
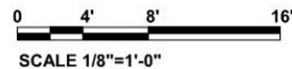


* CODE MODIFICATION REQUEST OF FLORIDA AVE NE STREET SIDE. REFER TO ATTACHED "UNION MARKET CODE MOD REQUEST EXPLANATION".
NON-COMPLYING CODE SECTIONS BELOW:
1) 12 DCMR SECTION 3202.7.1.1.
2) 12 DCMR SECTION 3202.7.1.2.

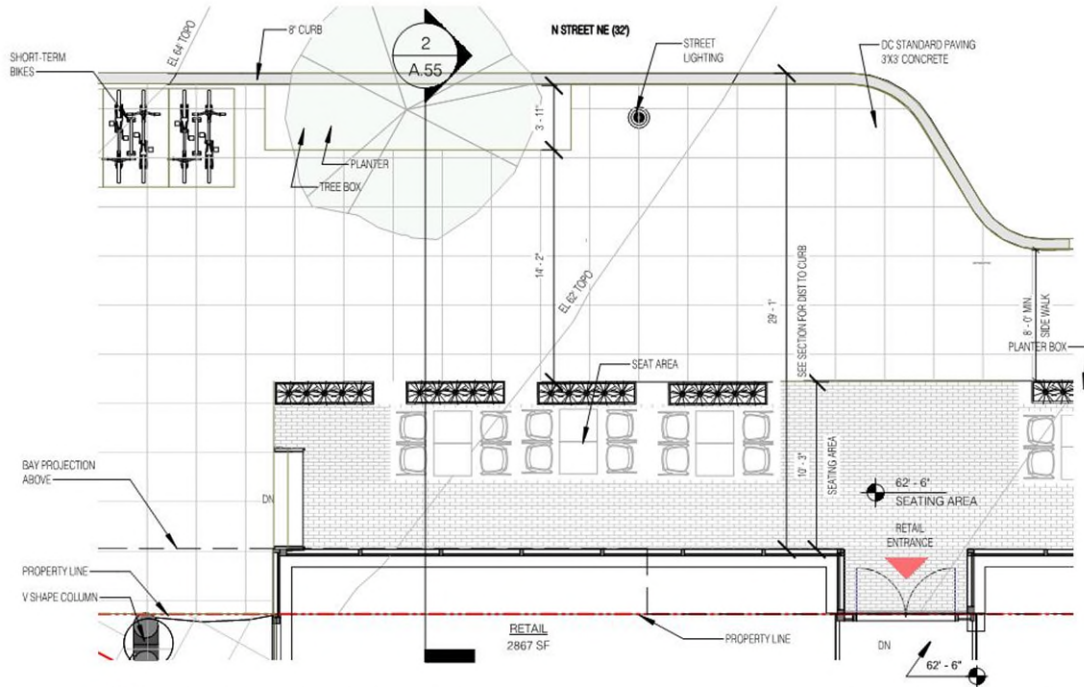
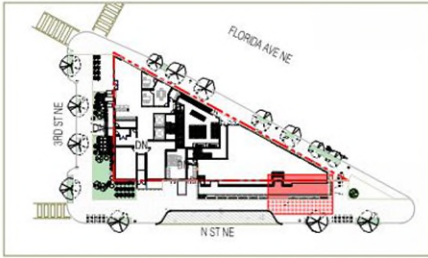
4 STREETScape_Florida Ave
A.54



1 ENLARGED STREETScape_FLORIDA AVE
A.54 1/8" = 1'-0"

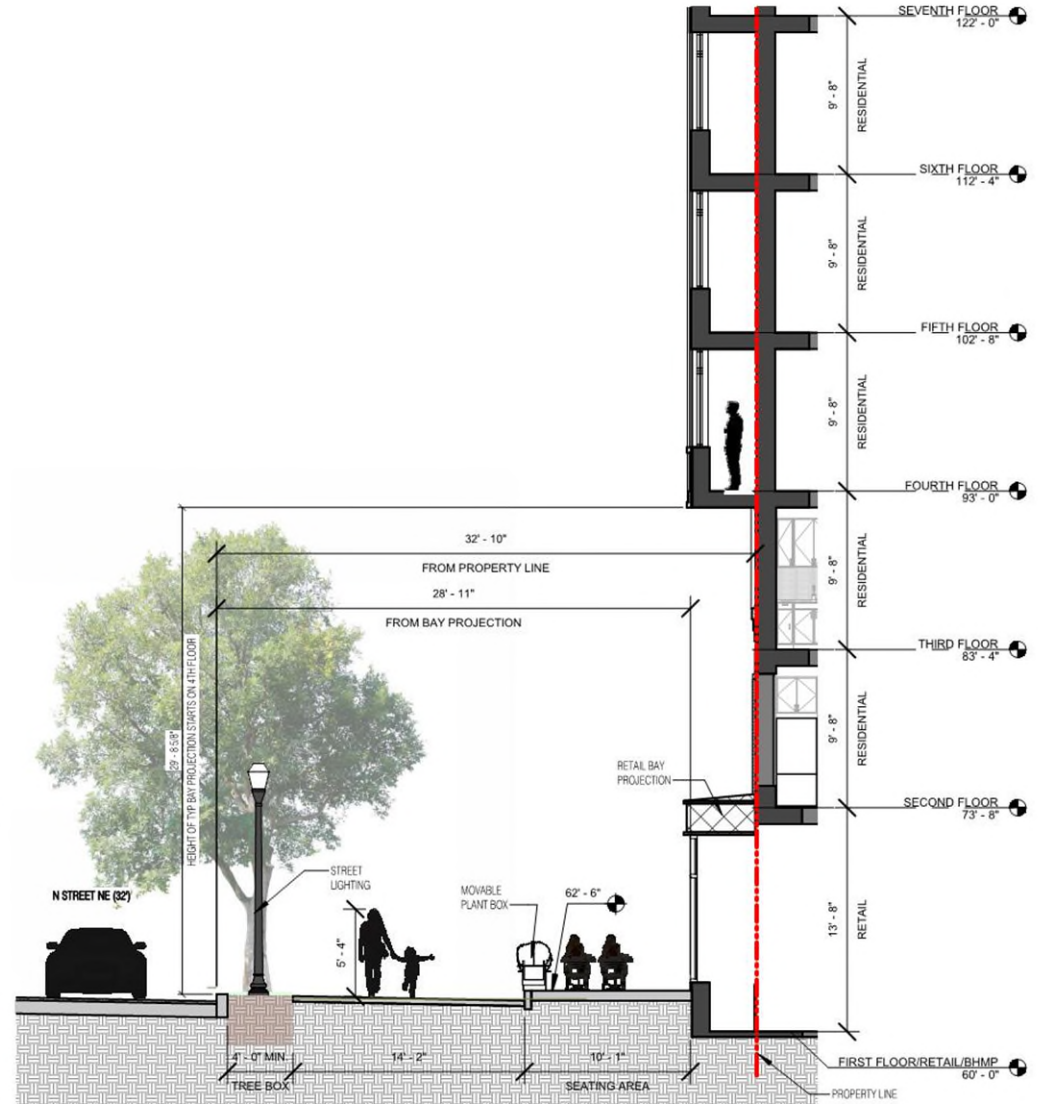


2 ENLARGED STREETScape SECTION_FLORIDA AVE
A.54 1/8" = 1'-0"

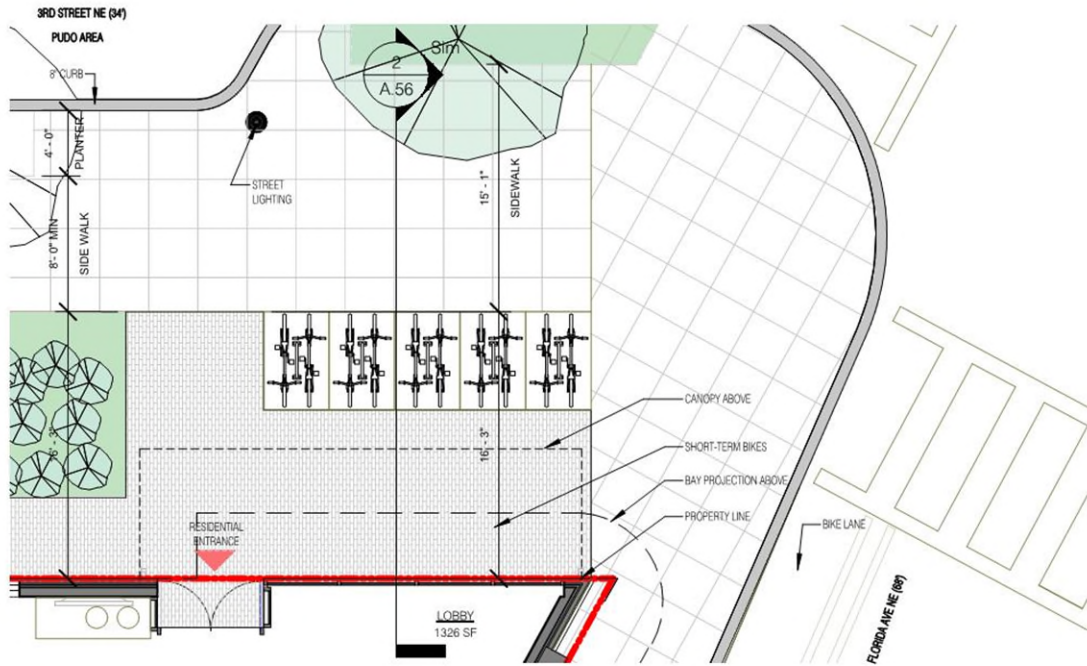
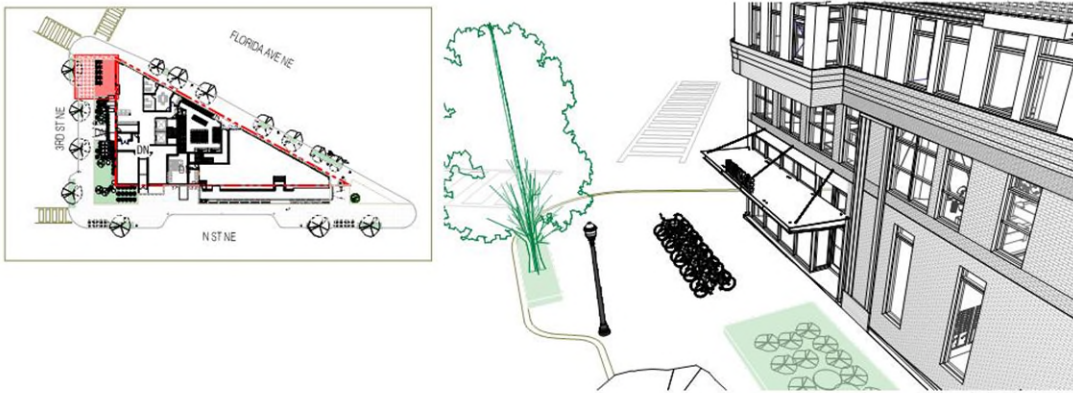


1 ENLARGED STREETScape PLAN_N ST
A.55 1/8" = 1'-0"

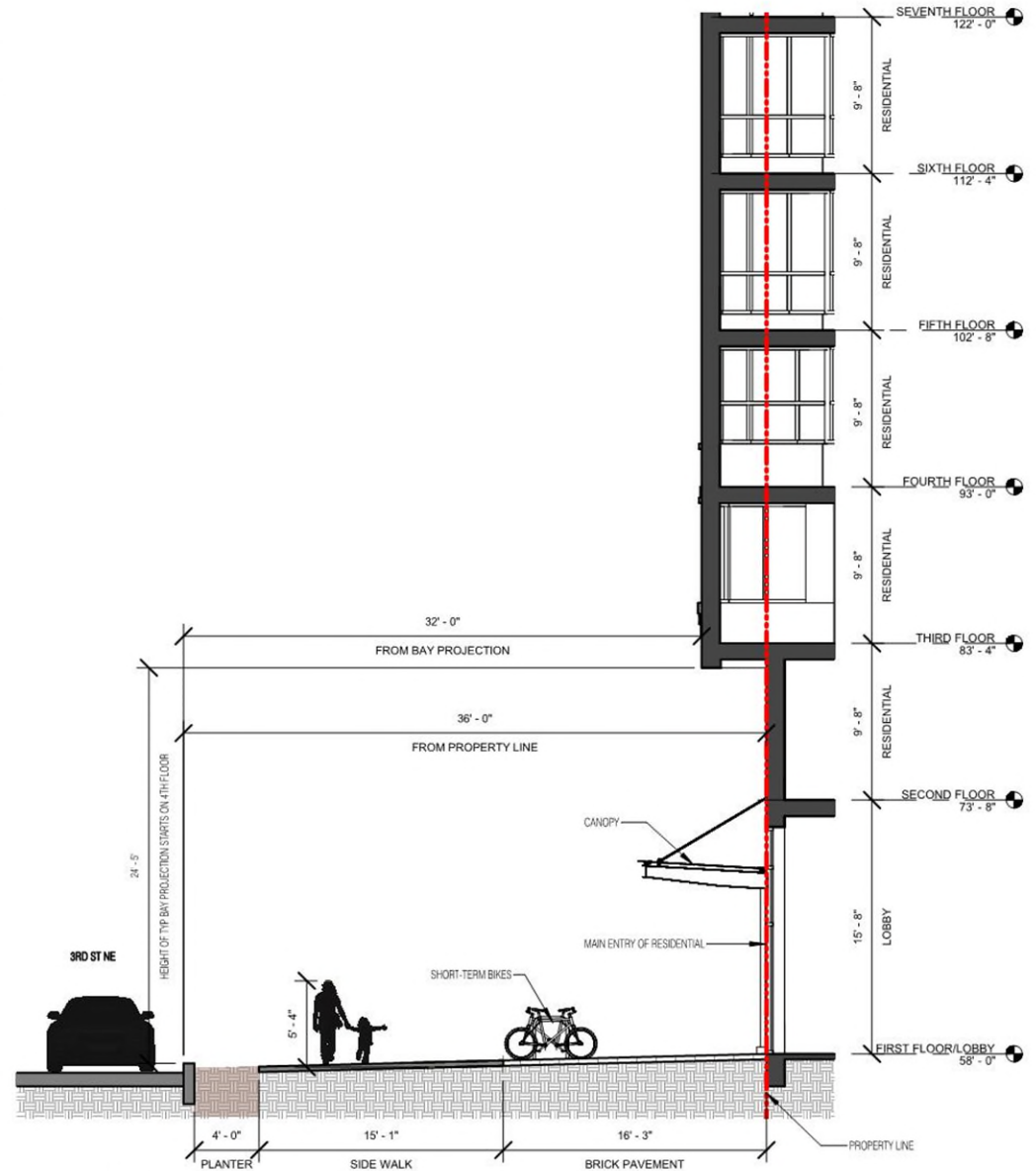
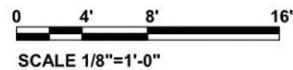
0 4' 8' 16'
SCALE 1/8"=1'-0"



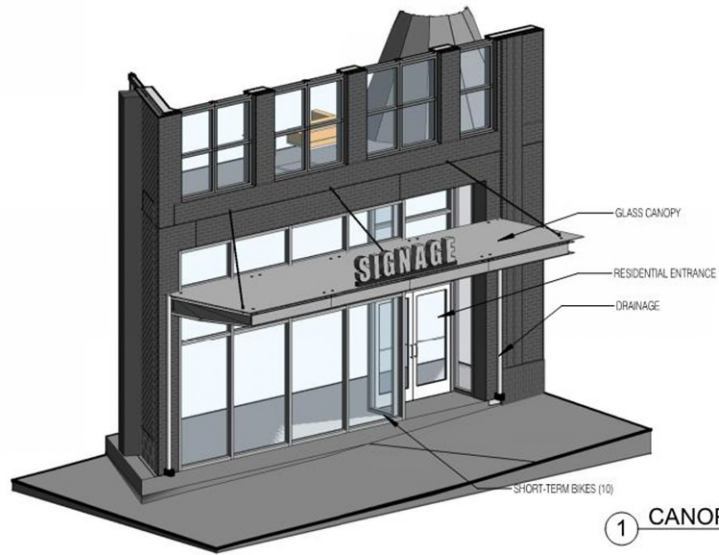
2 ENLARGED STREETScape SECTION_N ST
A.55 1/8" = 1'-0"



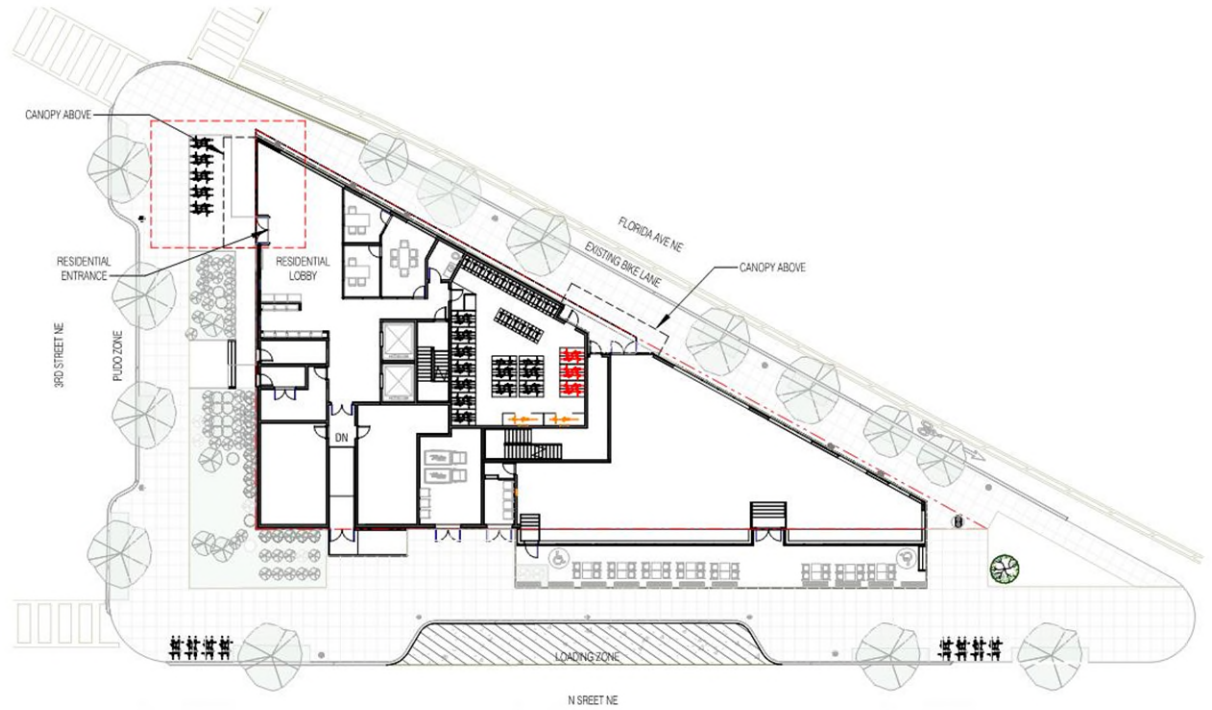
1 ENLARGED STREETScape_3RD ST NE
A.56 1/8" = 1'-0"



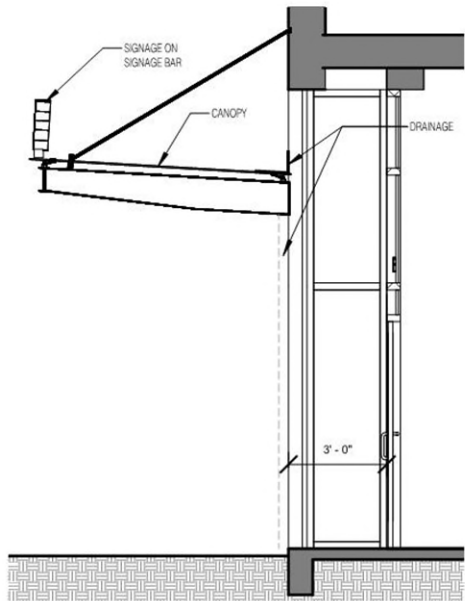
2 ENLARGED STREETScape SECTION_3RD ST
A.56 1/8" = 1'-0"



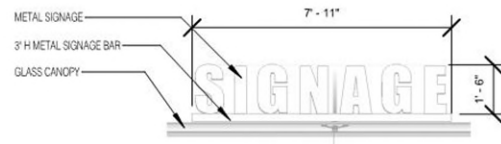
① CANOPY 1 3D View 1



② CANOPY 1 PLAN LOCATION
1/32" = 1'-0"



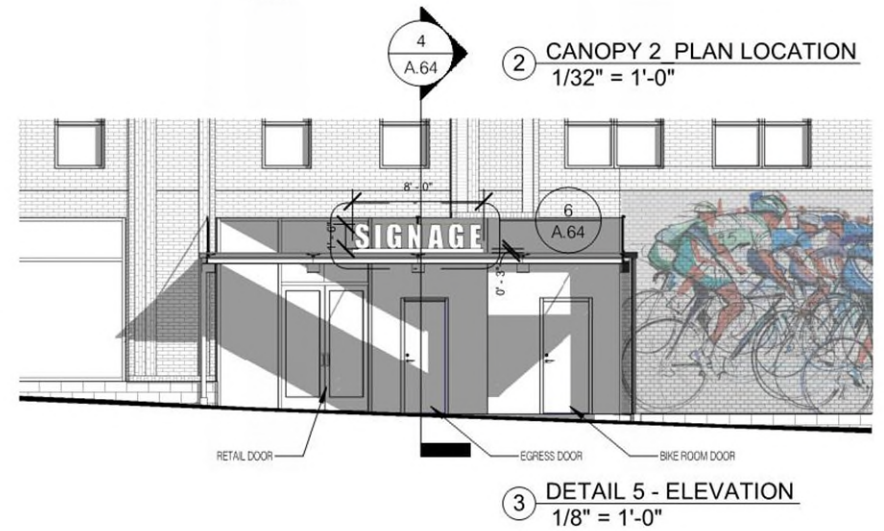
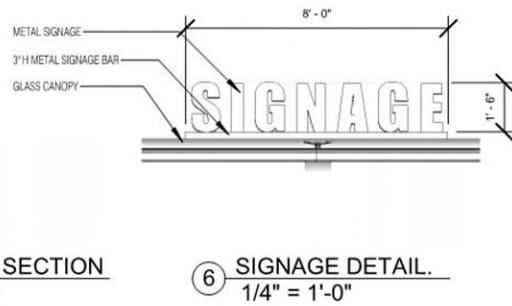
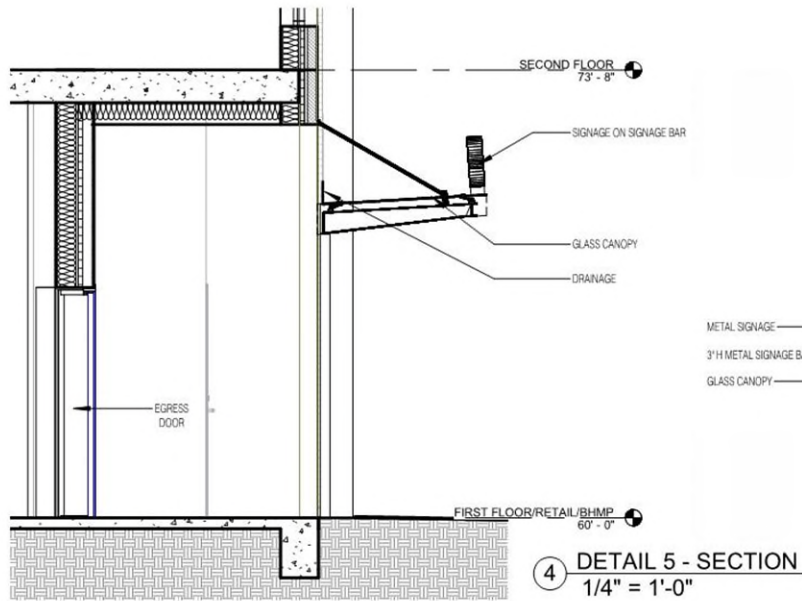
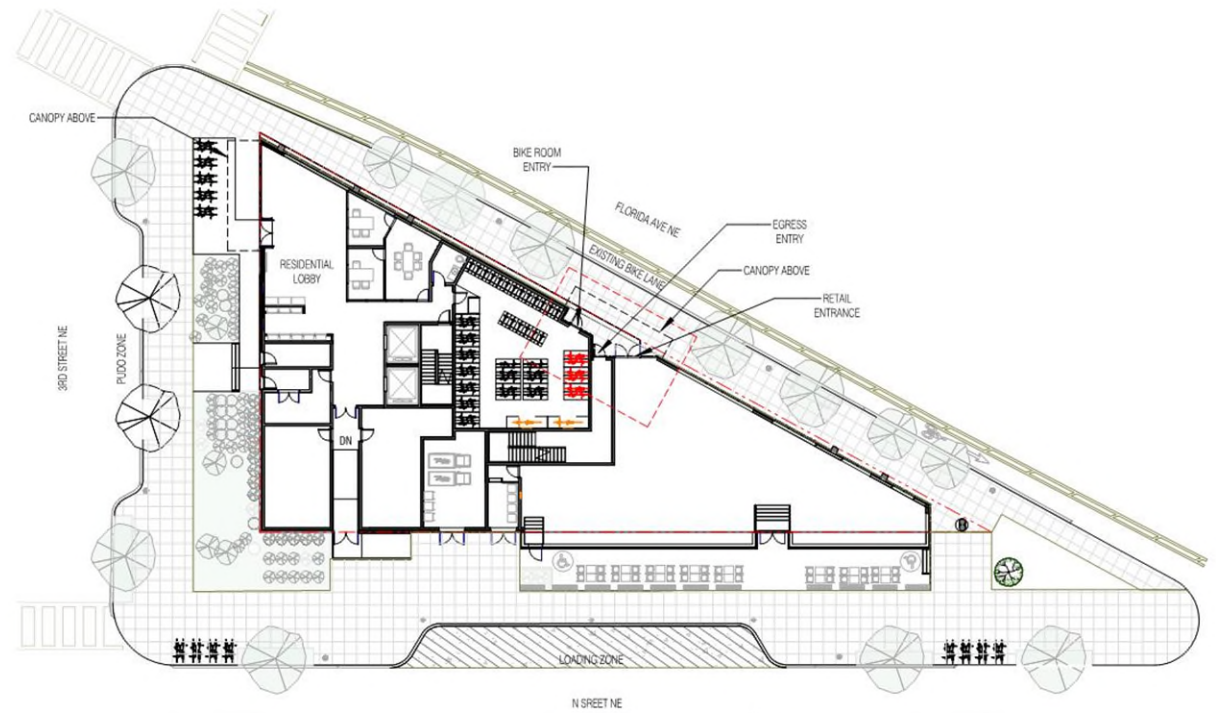
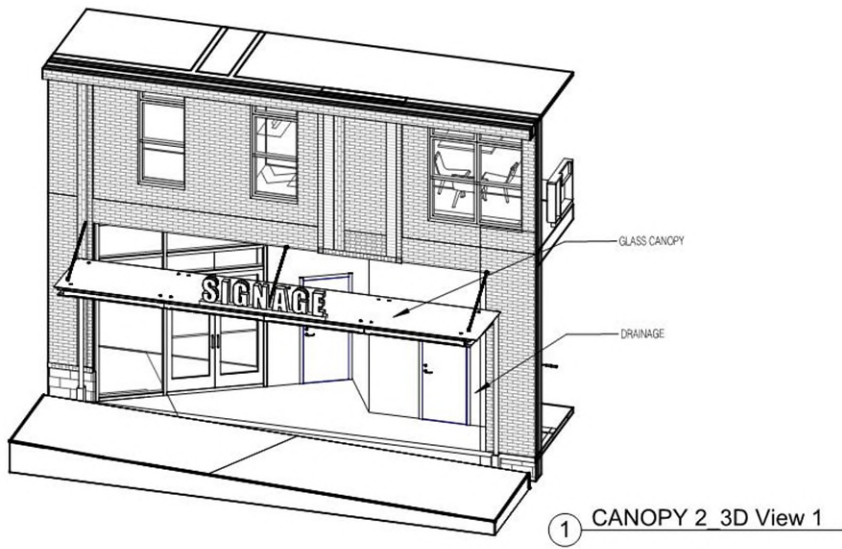
④ CANOPY 1 SECTION
1/4" = 1'-0"



⑤ SIGNAGE DETAIL 2
1/4" = 1'-0"



③ CANOPY 1 ELEVATION
1/8" = 1'-0"





Rendering of Florida Ave Facade 39



* RENDERINGS ARE ILLUSTRATED PURPOSE ONLY AND SUBJECT TO CHANGE



* RENDERINGS ARE ILLUSTRATED PURPOSE ONLY AND SUBJECT TO CHANGE.



* RENDERINGS ARE ILLUSTRATED PURPOSE ONLY AND SUBJECT TO CHANGE



* RENDERINGS ARE ILLUSTRATED PURPOSE ONLY AND SUBJECT TO CHANGE.



* RENDERINGS ARE ILLUSTRATED PURPOSE ONLY AND SUBJECT TO CHANGE.

Site Location

Metrorail (Red Line)

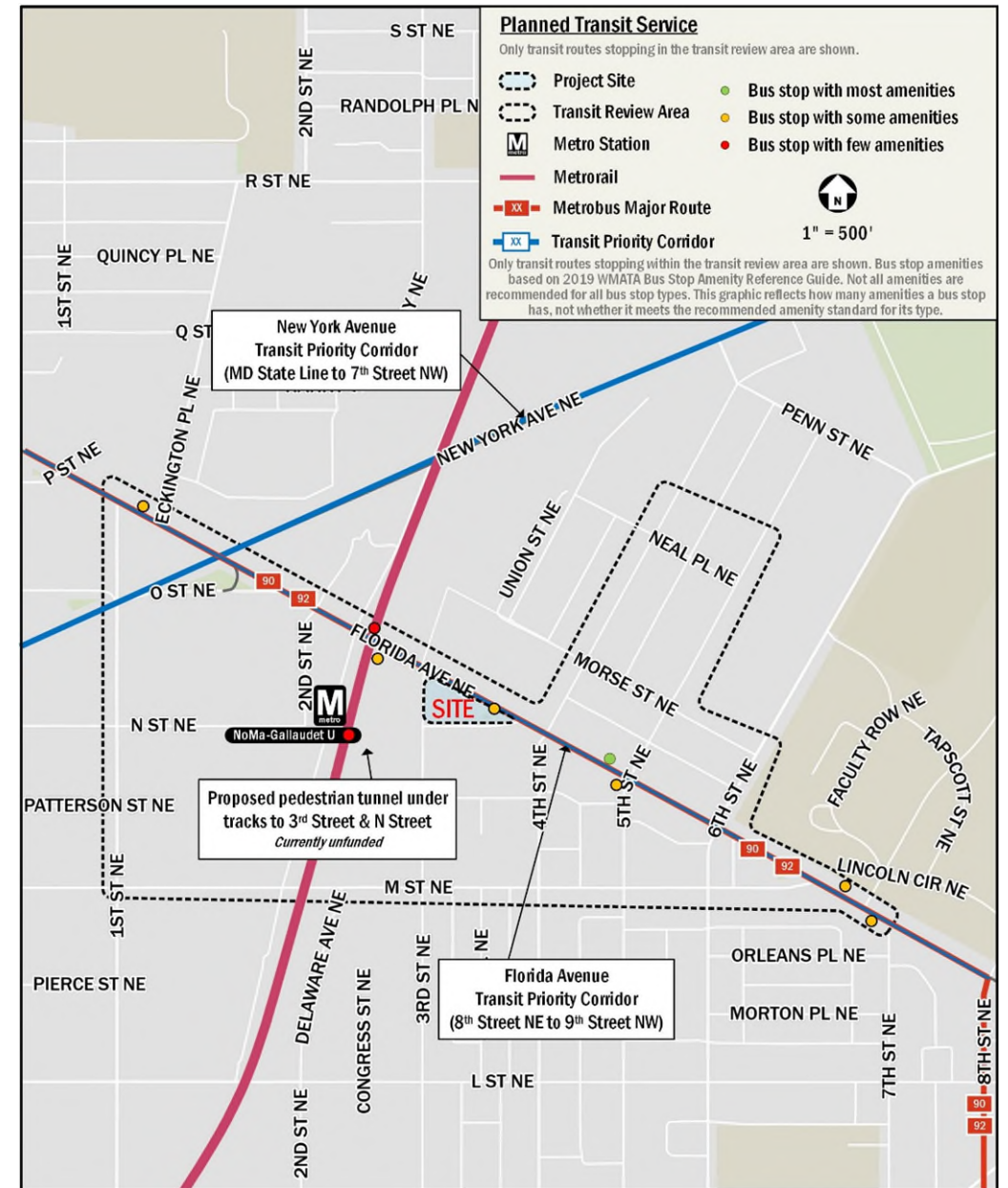
- NoMa-Gallaudet U (within ¼ mile)

Bus

- Metrobus Major: 90, 92
- *moveDC* Transit Priority: Florida Ave, New York Ave
 - Corridors where DDOT prioritizes transit infrastructure such as dedicated transit lanes, better transit stops, and/or special treatments for buses at intersections

Bicycle Facilities

- Off-Street Trails: Metropolitan Branch Trail
- Protected Bicycle Lanes: Florida Ave, 4th St, 6th St, M St
- Capital Bikeshare (2 stations, 36 docks total) within 3-minute walk



July 18, 2022

Access, Circulation, and Parking

Vehicular Access

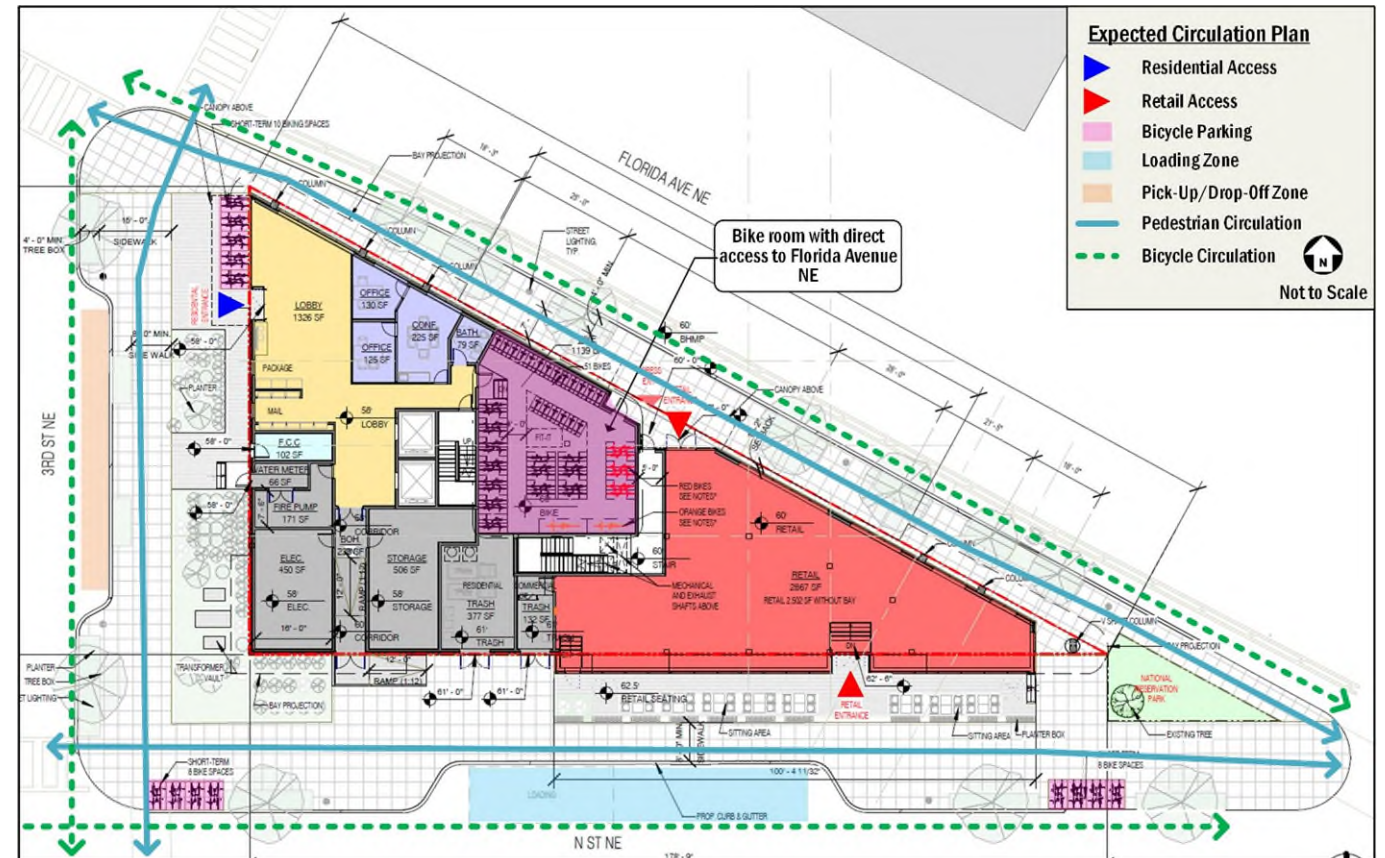
- No on-site parking or curb cuts along site's frontage due to size and shape of parcel
- Four (4) curb cuts eliminated
- Loading and pick-up/drop-off facilitated along curbside

Non-Auto Access

- Primarily via Florida Avenue bike lanes
- Curb extensions where feasible
- Ground-floor secure bike room

Bicycle Parking

- Long-Term: 51 spaces (38 required)
 - Minimum of 10% of spaces will have access to electric outlets
- Short-Term: 26 spaces (6 required)



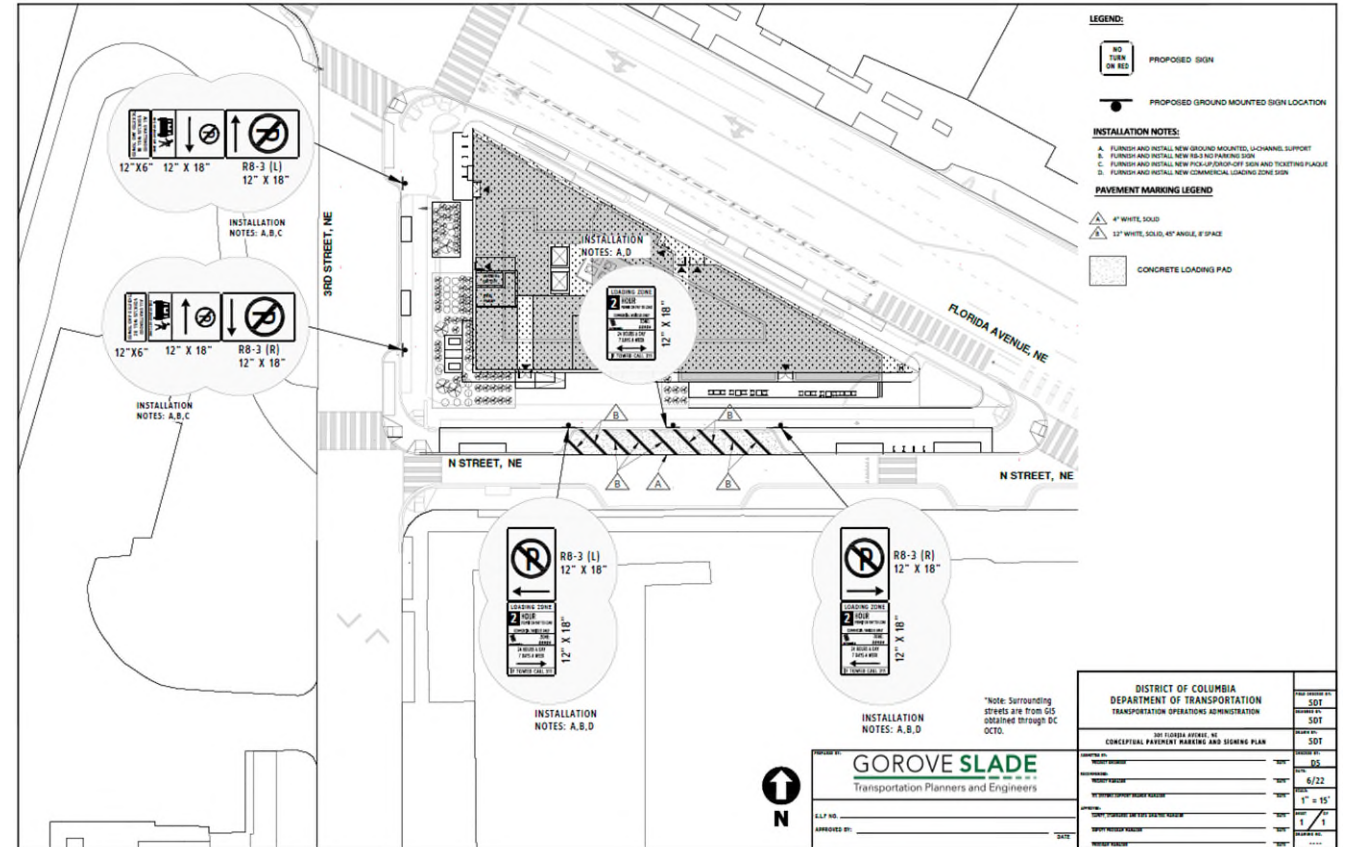
Loading and Pick-Up/Drop-Off

Loading

- 75-ft curbside loading zone along N Street
 - Exceeds typical 50-ft linear space (one 30-ft loading berth, one 20-ft service/delivery space) required on-site
- Proposed to be signed as commercial loading zone at all times
- Proposed to install a concrete pad with white pavement markings (concept to be refined as part of Public Space permitting)
- Located near trash room and retail access

Pick-Up/Drop-Off (PUDO)

- 60-ft pick-up/drop-off zone along 3rd Street
- Proposed to be signed as No Parking/PUDO zone at all times
- Located near primary residential access



July 18, 2022

Loading Management Plan

- Designates residential and retail loading managers
 - Coordinate/schedule loading activities
 - Distribute suggested truck routing maps and other flyer materials
 - Ensure trash bins rolled out to and returned from curb expeditiously
 - Place traffic cones in loading zone during deliveries and move-in/move-out as needed
 - Call 311 for parking restriction
- Requires residents to use loading zone for move-in/move-out
- Requires tenants/retail vendors to schedule deliveries that use loading zone (20-ft trucks or greater)
- Restricts delivery trucks over 50 feet in length from serving the site

Transportation Demand Management Plan

- TDM Coordinator
- TDM marketing program
- Work with and coordinate with goDCgo (DDOT's TDM program)
- TDM Coordinator to receive TDM training from goDCgo
- Provide TDM materials to new residents
 - Includes one (1) complimentary Capital Bikeshare coupon good for a free ride
- Provide TDM materials to employees
- Exceed zoning requirements for bicycle parking
- Accommodate non-traditional sized bicycles (cargo, tandem, kids' bikes, etc.)

DDOT Coordination

Comprehensive Transportation Review

- Multimodal assessment performed
- Scoping document finalized on March 27, 2022
- CTR submitted on June 3, 2022

DDOT no objection with conditions

- Implement the Transportation Demand Management (TDM) plan for the life of the project – **Agree**
- Implement the Loading Management Plan (LMP) for the life of the project – **Agree**
 - Additionally noting that DDOT does not object to potentially restricting the size of trucks serving the site to 50 feet or smaller

- Vehicular Parking
 - 19 spaces required; 0 provided
- Loading
 - 1 berth/1 service-delivery required; 0 provided
- PUD Minimum Land Area
 - 15,000 sq. ft. required; 8,720 sq. ft. provided

- 115 all-affordable units in high opportunity neighborhood with excellent access to transportation and employment
- Family-sized units; resident amenities; MHCDO resource center
- ANC 6C has 183 affordable units; project increases amount by 60%
- Mayor's Housing Equity Report
 - Goal of 1,040 new affordable units in Central Wash. planning area
 - 281 affordable units already created; project increases amount by 40%
- Provides affordable housing in planning area where median household income of \$98,082 (well above city-wide average)
- Addresses decrease in percentage of minority residents over past 20 years

The applicant proffers the following:

- For the life of the Project, the Applicant shall provide that all Commercial Leases for the Property will include language that shall require any commercial tenant to provide trash collection services for the commercial space at least six days per week and restricts tenant from storing or placing trash in public space, and that such lease shall permit Landlord to determine if tenant is in compliance, and if Landlord determines that trash services do not satisfy these obligations then Landlord shall have the right, but not the obligation, to contract for such services on tenant's behalf.
- For the life of the Project, the Applicant shall provide that all Commercial Leases for the Property will include language that shall require any commercial tenant to actively discourage its visitors, customers, or employees from unlawfully stopping or parking automobiles in front of the Property or elsewhere in the neighborhood in connection with visits to the premises.

The applicant proffers the following:

- Parking

- The Applicant will incorporate a provision in each residential lease notifying the tenant that the building is not qualified for a residential parking permit and that the tenants acknowledges that they are not eligible to apply for a residential parking permit.

- Capital Bikeshare

- The Applicant will proffer to include the following: The Applicant will provide every new resident with a free SmarTrip Card or a free Capital Bike Share membership, as a way to reduce the adverse impacts of providing no parking. The Applicant will assist every new tenant with the sign up process unless tenant chooses to opt out at lease signing. The Applicant will be prohibited from providing any incentive or inducement that might discourage tenant from accepting membership.

