

MOMI

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ELEVATION 314 - URBAN ECO-LIVING

Completed August 2004

Project Description

What's in a name? 314 Carroll Street, NW is the street address of Washington's new state-of-the-art environmentally sustainable mixed-use apartment building; and also its elevation above sea level. ELEVATION 314 provides the clean air and healthy living intended by the name Takoma, which means "high up...near heaven."

ELEVATION 314 includes 52 rental apartments of varying sizes occupying three floors above two retail spaces. All units are organized around a central landscaped courtyard, which offers recreation space, quiet, and beauty to the living spaces of the apartments.

The residences are accessed from both the Carroll and Vine Street sides. The shops were included in this project to assist the creation of pedestrian friendly environment in the neighborhood.

Environmental Qualities

Many of the building systems are beneficial to the environment. The HVAC system is geothermal (the most efficient system possible), the flooring of the units is bamboo (a sustainably harvested material), the window frames are all fiberglass, and all finishes will be low VOC (volatile organic compounds). The building also includes a recycling system for tenants and many other things that will limit the impact of the project on the environment. There are only 38 parking spaces for cars, but 47 spaces for bicycles (most people will access the building by Metro).

The courtyard adds beauty to the building, and doubles as the storm water management system. It is made up of green roof and on grade bio-retention. All storm water on the site will be filtered through the bio-mass before being released to the city's storm system, thereby not contributing to the damage from wastewater overflow.

ELEVATION 314 is the first project in Washington that has been approved to include a "green roof" as part of the storm water management system.

Community Support

Community involvement was sought at the earliest stage of the project development. Many different groups and individuals have had the opportunity to provide input throughout the development process. The result was that the ANC, Historic Takoma, Plan Takoma and many other individuals and government officials lent support to the project. The project was approved by the ANC, the Historic Preservation Review Board and the Board of Zoning Adjustments.

To learn more about this project, please go to www.momidc.com. The website includes images of the building, floorplans of the units, renderings of the courtyard and informative links about the systems and materials planned for use in the project. To reach Russell Katz, owner and architect, please call 301-622-7980, or email momi@momidc.com.

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