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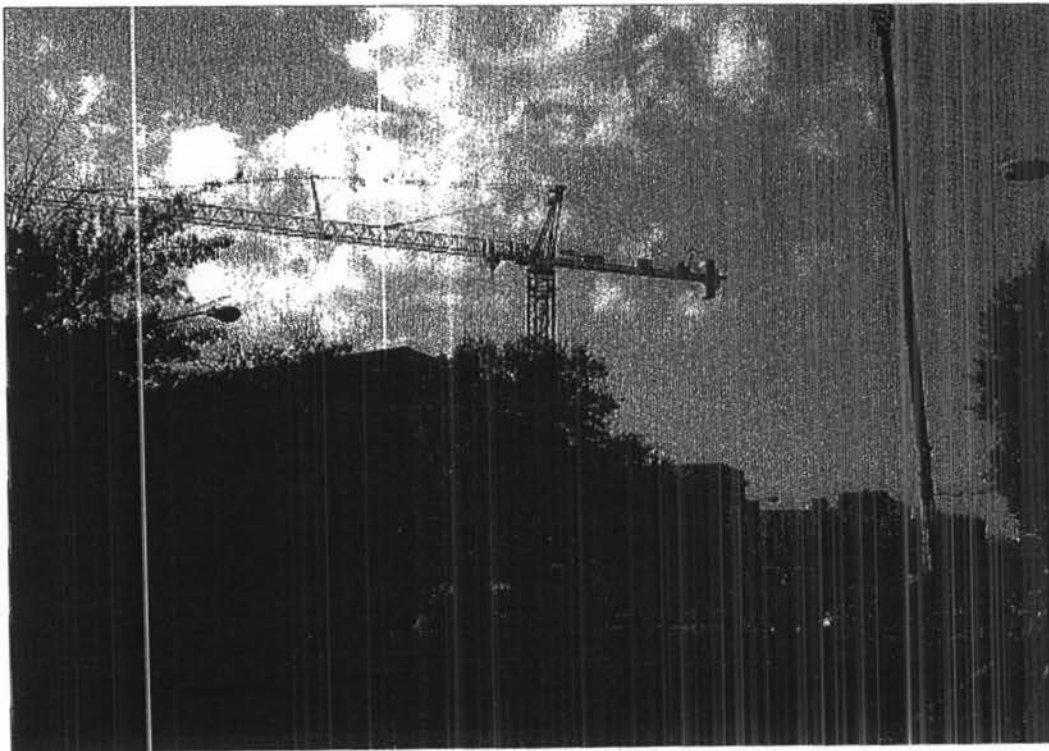
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Residential Development Aplenty for 14th Street

December 6, 2011

by *Shilpi Paul*



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Construction on 14th Street NW

Back in mid-October, we wrote a post that looked at the many residential developments on tap for H Street NE. In light of recent [news](#) that The District on 14th Street will be a rental project rather than the originally-intended condos, UrbanTurf decided to similarly outline the slew of residential development that is on tap for the corridor of 14th Street that runs from above Florida Avenue to just south of Rhode Island Avenue.

BOARD OF ZONING ADJUSTMENT
District of Columbia

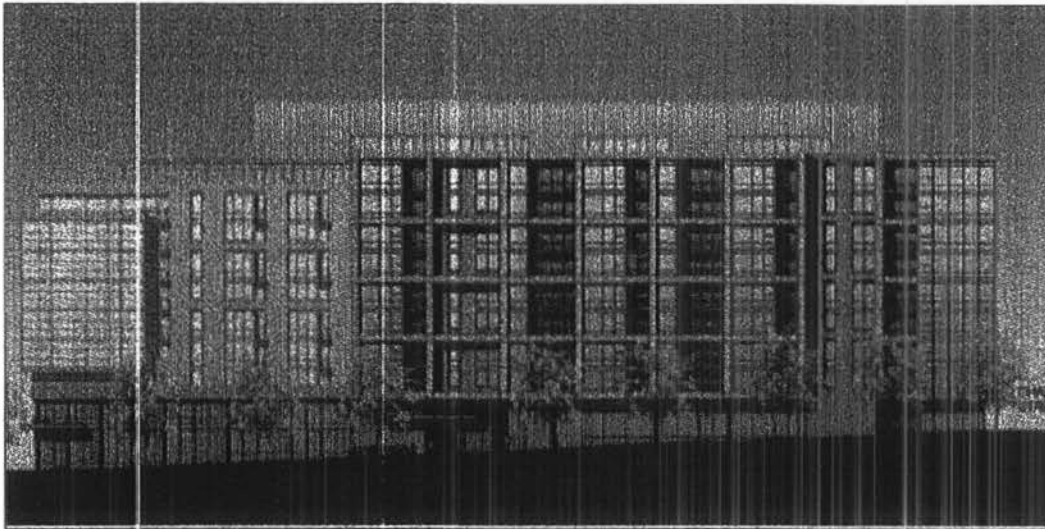
CASE NO. 18306

EXHIBIT NO. 50

Board of Zoning Adjustment
District of Columbia
CASE NO.18306
EXHIBIT NO.50

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**2400 14th Street**

The construction is moving full-steam ahead at 2400 14th Street NW ([map](#)), which will eventually be a 225-unit residential building with ground-floor retail, and two levels of underground parking. The nine-story development will have a rooftop pool, green roof, and floor-to-ceiling windows in many of the units. Delivery is estimated for mid-2013.



Rendering for apartments at 2221 14th St. Courtesy of R2L.

2221 14th Street

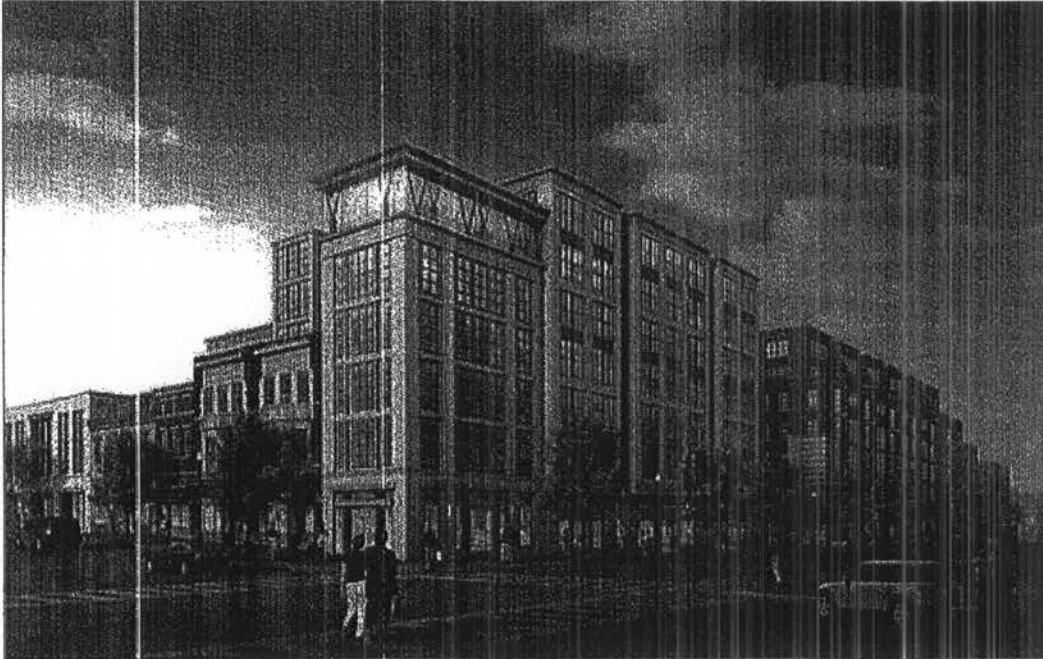
[Douglas Development](#) is planning a six-story, 30-unit apartment building at 2221 14th Street NW ([map](#)). It is not

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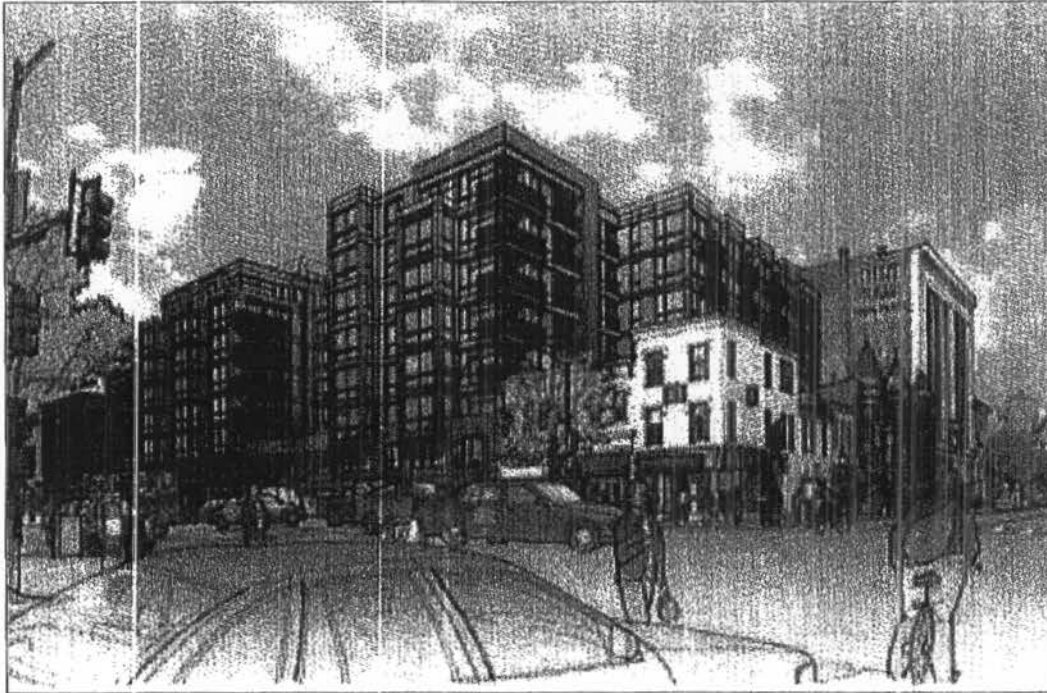
known when the building will likely deliver, but the rendering gives an indication of what the building will look like — a glass and brick facade, balconies and bay windows for the units. The project will sit on the southeast corner of 14th Street and Florida Avenue NW.



14W

Perseus Realty and the Jefferson Apartment Group are currently building a 231-unit mixed-use development at the corner of 14th and W Streets NW ([map](#)). The 300,000 square-foot project will have a new 44,000 square-foot YMCA facility, and 10,000 square feet of ground-level retail space. Units will average a little over 800 square feet, and monthly rents will range from roughly \$2,300 to \$2,600. Of the 231 apartments, 19 will be set aside as affordable for tenants earning 60 percent or less of area median income. Delivery is expected in the fall of 2012.

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18306**14th and U**

The JBG Companies has almost become a household name in this area given how busy it has been on 14th Street and in the U Street Corridor of late. One of their biggest developments on the southwest corner of 14th and U ([map](#)) should be starting construction soon. The mixed-use project will replace a variety of fast food establishments and will include a 267-unit apartment building with 30,000 square feet of street-level retail.

Residential Development Aplenty for 14th Street

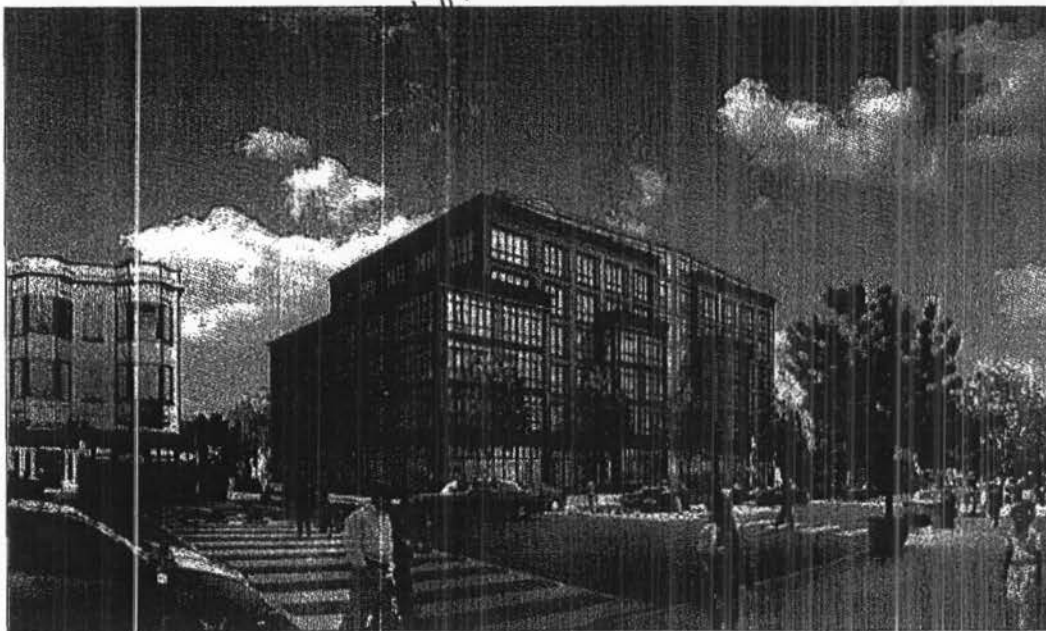
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Click a marker to see which project it represents.

Residential Development Aplenty for 14th Street

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8320**1905-1917 14th Street**

Level 2 Development is planning a seven-story, 144-unit apartment building with ground-floor retail at 1905-1917 14th Street NW ([map](#)), which includes the current site of the T Street Post Office. Architect Eric Colbert & Associates' original plan for the building was denied design approval by the HPRB this summer, so not much is known about when the project will deliver.

**The District**

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The District, a 125-unit apartment building developed by The JBG Companies and Grosvenor, broke ground at the corner of 14th and S Streets NW ([map](#)) in 2010. The majority of the units (85%) at the project will be studios and one-bedrooms and the remainder will be two-bedrooms. The building will feature street level retail along 14th Street, and have an indoor gym, as well as a roof deck with seating areas, a kitchen, bar, and sundeck. Originally planned as condos, it is expected to deliver next fall.



Northern Exchange

Northern Exchange is a 36-unit project at 1401 R Street NW ([map](#)), located in the building which was formerly the Chesapeake and Potomac (C&P) Telephone Company. The project will be comprised of studios, one and two bedrooms. Developer [PN Hoffman](#) is retaining original details from the building's former life, and the units will have exposed brick, high ceilings, and lofted bedrooms. There will be a 1,000 square-foot retail space on the ground floor, and the project is slated for delivery late next year.

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B2A, 350 http://dc.urbanturf.com/articles/blog/the_residential_developments_on_ta...**The Aston**

The Aston, a 31-unit condo development with 18 parking spaces and 3,000 square feet of ground-floor retail, is currently under construction for the southwest corner of 14th and R Streets NW ([map](#)). Designed by Bonstra|Haresign, prices will start in the \$300's and go up to \$1.1 million. Delivery is planned for the fall of 2012.



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The Irwin

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The Irwin is a six-story, 55-unit apartment building planned for 1328 14th Street NW ([map](#)). The project, designed by architecture firm Torti Gallas, would have mainly studios and one-bedrooms, ranging in size from 500 to 600 square feet. Plans also call for a large internal courtyard, a common roof terrace, a fitness center, bicycle storage and parking for about a quarter of the units. The design of the project has been subject to a number of revisions, so the final design will be different from the rendering above. No delivery date has been set for the project, which would also have 4,100 square feet of retail space on the ground floor.

1324 14th Street

CAS Riegler is developing a boutique condo on the upper floors of 1324 14th Street NW ([map](#)). The project, which will consist of five residential units on top of a ground-level retail space, will have two-bedrooms averaging around 1,000 square feet (two will come with a parking space). Construction is expected to start around the beginning of next year.



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BZA 18306

February 2, 2012

Meredith Moldenhauer
Chairperson
Board of Zoning Adjustment
441 4Th Street NW, Ste,210S
Washington, DC 2001

Re: Opposition to proposed zoning variances and special exceptions at
1905-1919 14Th Street NW, Case # 18306, Hearing Date February 7 2012.

Dear Ms. Moldenhauer:

As a born Washingtonian, who has resided at 1340-T Street, NW since 1970, I am neither opposed to economic development nor to zoning variances. I was delighted to see the REEVES Building constructed in the 80's and the Metro built in the 90's.

I am opposed to massive 7 stories, 73 foot height L2 Development apartment building which will ruin the favor Wallach, T and neighboring area. I am opposed to height variance given the L2 Development, and now, the additional height variance 90 feet 4 inches L2 Development is requesting because they failed to plan for the elevator overrun area of the building construction. If L2 development is professional architectural firm, their architects should have anticipated the elevator overrun.

Our neighborhood is constructed with 2 and 3-story red bricks buildings. Most of these buildings are single family homes. L2 Development construction of 144 unit apartments at 350 square feet no bigger than a dormitory room is going to have a major effect to our current neighborhood infrastructure.

Also, I am opposed to the loading facilities variance to 30 foot loading berth, one 24 foot loading berth, and one 300 square foot loading platform with no service nor delivery area because our neighborhood infrastructure. Currently, the narrow alley behind Wallach Place and service road behind L2 Development proposed project will not able to accommodated parked delivery van or turning trash trucks. The 15 foot alley behind L2 Development project will not support large delivery trucks nor will the alleyway support several delivery vans. All deliveries will be made through the 14th street building entrance.

I am opposed to the reduction of the number of parking spaces required under the DC zoning regulations for new apartment buildings.

Respectfully,

G. Ronald Renchard

cc. Lisa Kelly
1345 Wallach Place, NW
Washington DC 20009
Lisakell2001@yahoo.com

G. Ronald Renchard
On Behalf of
Ron Renchard
2/3/2012

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Attention: Rick Neao

Board of Zoning Adjustment
441 4Th Street NW, Ste,210S
Washington, DC 2001

Fax: 202 727 6072

1905-1919 14Th Street NW, Case # 18306

Attached are 2 documents to be filed for the case please.

Regards,

Daniel McKay

202 489 3839