6.5 m
8.0 m

SCR
1.2

Columbia Heights We have been actively engaged in the development of [illegible] and Children's Hospital [illegible] [illegible] project [illegible]

7.5 m
9.0 m

My name is Chris Donatelli, President of Donatelli & Klein, Inc. We are the Development Manager of the Chapin Lofts project and have been involved in this project prior to site acquisition when the building still stood and was going to be redeveloped as a rehabilitation of the existing building. As has been stated, this project was financially sound as a rehab and the Development Team went forward w/ the development on that basis. After mutual due diligence including the receipt of structural engineering reports, we acquired the building and continued working w/ our architects on plan to renovate the bldg. Unfortunately, the building collapsed and the District then directed us to tear the building down which we immediately did. The resulting effect is that we are left w/ a site that has less than 1/2 of the development entitlement of the prior building density. Additionally, we have the added burden of demolition costs, carrying or interest costs related to the increased timeframe, and overall increased construction costs due to going from a rehab to ground-up Construction Costs.

BZA
Case No. 16669
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16669
EXHIBIT NO.30

Following the [redacted] collapse, we re-studied the site based on the matter-of-right zoning and quickly realized that the project did not work at a 1.8 FAR (approx 14 units) given the current basis in the land and the cost to construct the few # of units.

We then went back to the community ANC and got their approval to gain back the density we lost through the collapse. We received unanimous ANC approval and got the support of Councilmember Graham. The community recognized the need for increased development of this street and supported our 2-story loft design.

As it stands now, we reduced the density from the prior design from a 5.25 [redacted] FAR to 4.7 FAR and went from 40 units in the prior building to 31 units w/ 27 parking spaces.

Overall, we have reduced the density 11% to S.F. Any further reduction would throw the financing in jeopardy.

We need to gain your support at our requested density given the fragile nature of this proposed development. We feel it is consistent with the surrounding height of the neighborhood.