



Presentation to the Board of Zoning Adjustment

March 7, 2018





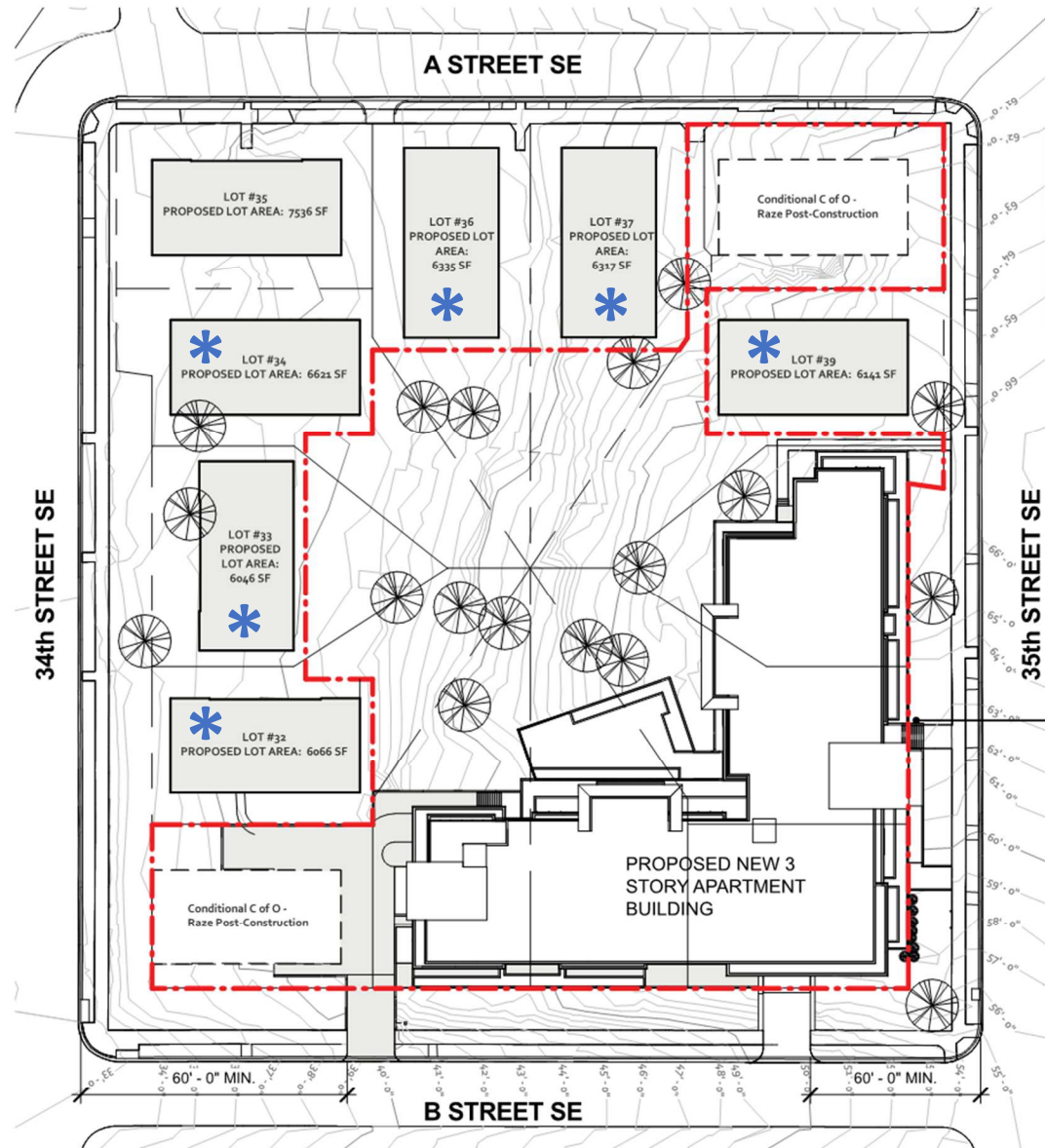
- = Boundary of Meadow Green Courts Apartments "Meadow Green"
- = BZA Case 19704 Project Boundary
- ⋯ = Proposed Record Lot
- X = 5 Existing Buildings to be Demolished Immediately to Build the Proposed Apartment Building
- X = 2 Existing Buildings (on Lots 31 & 38) to be Demolished at a Future Time (*conditional certificate of occupancy to be issued for the Apartment Building subject to the demolition of these two buildings and the recordation of the subdivision plat*)



125 35th Street SE
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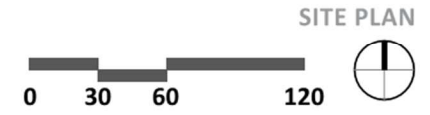


**Proposed New Lot
75,811 sf**

*** Relief sought.**



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CHANGES RESULTING FROM AGENCY/COMMUNITY FEEDBACK

As reflected in the Applicant's Prehearing Submission (Ex. 31), the following changes were made since the filing of the Application as a result of feedback from the Existing Tenants, DDOT, Public Space, OP, and MPD:

Site

- The proposed lot area for the new record lot has been increased from 73,110 sf. to 75,811 sf. (FAR to remain at 1.07).
- This slightly larger proposed record lot results in an increase in nonconformity of six lots on the Property (but no new nonconformities since the Application was submitted).
- An exterior at-grade courtyard terrace ("**Courtyard Terrace**") was added to enhance the quality of life for the tenants. This Courtyard Terrace amenity will include 1,640 sf. of usable paved area, which will have direct access to the expansive courtyard. A garden is also proposed adjacent to the Courtyard Terrace.
- Revised location and condition of existing heritage trees to reflect updated on-site surveying by a certified arborist.

CHANGES RESULTING FROM AGENCY/COMMUNITY FEEDBACK

Building

- The Proposed Building has been shifted 4 ft. to the west and 3 ft. to the north to allow raised retaining walls and recessed areaway walls at windows to be on the proposed Property (not in public space).
- The proposed entry terrace areaway along 35th Street was reconfigured and remains in public space (maximum projection of 6.5 ft.).
- The addition of 50 balconies (40 Juliet balconies and 10 projecting balconies – none projecting into public space).
- Revision to window types.
- Revisions to the distribution of exterior materials. Panelized fiber cement cladding has been removed and replaced with fiber cement lap siding. Otherwise, the proposed material pallet of red brick, buff brick, gray brick and painted fiber cement siding has not changed. Only the distribution of this material pallet has been revised.

CHANGES RESULTING FROM AGENCY/COMMUNITY FEEDBACK

The visual and physical connection from the main entry off of 35th Street through the interior lobby to the proposed Courtyard Terrace is reflective of MPD's recommendations. As such, the proposed alignment of the floor elevations of the front entry, the lobby, and the Courtyard Terrace is essential to achieve this. The inclusion of this revision necessitated the following updates to the initial Application:

- The primary pedestrian entry from 35th Street SE was shifted to the north to allow a continuous physical connection to the Courtyard Terrace via the entrance lobby.
- To accommodate this entrance shift and physical connection to the Courtyard Terrace, one 1-bedroom apartment was deleted bringing the total to 89 units (previously 90 units).
- To accommodate this entrance shift, proposed site walls providing access to the entry were revised in public space along 35th Street.
- The inclusion of the Courtyard Terrace at the same elevation as the entrance lobby required lowering the proposed grade adjacent to the building in that area, leading to less of the C1 floor allowed to be excluded from gross floor area (GFA) as cellar. The proposed Property was slightly enlarged to accommodate the additional GFA but it is still within the floor area ratio ("**FAR**") limit allowed with the 20% Inclusionary Zoning bonus (1.08).

CHANGES RESULTING FROM AGENCY/COMMUNITY FEEDBACK

Transportation

- Reduction of the parking spaces from 51 to 49 spaces.
- Elimination of the 2 outdoor parking spaces to the rear of the Building.
- The configuration of the proposed curb cut at the east end of B Street was revised to make the drive aisle servicing the P1 garage level to be perpendicular to B Street from the face of curb to face of building. The minimum separation of the proposed curb cut to 35th Street is maintained.
- Trash collection will now take place on-site at the rear of the Building (not curbside).
- Minor revisions to the rear parking area to accommodate truck movements to access loading dock.

Since the Prehearing Submission and as a result of further discussions with OP, the Applicant has:

- Performed a Penthouse Study.
- Performed an Entry Shift Study.
- Confirmed Conditional CofO, GFA Analysis, and BHMP with the Zoning Administrator.

Highlights

Turnaround, Inc., a not-for-profit, is the general partner.

House our current residents with rent protections.

Increase 2 and 3 BR units.

Workforce Empowerment.

Recreation for Youth.

Healthy Living for Adults and Seniors.

Resident Collaboration.

Summary of Community Engagement

<u>Date</u>	<u>Purpose</u>	<u>Topics</u>
7/12/2017	Initial meeting with Resident Leadership, SMD and CM Gray representative	Possibilities and concerns. BZA process for 125 35th Street discussed.
8/26/2017	Open House for Residents ("back pack drive")	Listening session, including visual survey boards.
9/16/2017	Open House for Residents and Neighbors	Listening session, including visual survey boards.
10/7/2017	Community Meeting for Residents	Feedback from listening sessions, site/context analysis, initial master plan strategies, initial 125 35th Street rendering.
10/28/2017	Open House for Residents and Neighbors (Harvest Festival Event)	Updates to master plan concept based on previous input. 125 35th Street rendering included.
1/13/2018	Community Meeting for Residents	Presented 125 35th Street rendering to residents, informed residents of upcoming BZA hearing, Q&A session about redevelopment progress.
2/10/2018	Community Meeting for Neighbors	Feedback from listening sessions, site/context analysis, initial master plan strategies, initial 125 35th Street rendering.
2/20/2018	ANC Meeting 1	BZA package presented.
2/26/2018	ANC Meeting 2	BZA package presented, focus on amenities.



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Unit Mix for Existing 52 Residential Units

Number of Apartment Units	Type of Unit	Size
13	One-Bedroom	608-665 sq. ft.
32	Two-Bedroom	767-1,006 sq. ft.
7	Three-Bedroom	1,300-1,330 sq. ft.
Total: 52 Units		

Unit Mix for Proposed 89 Unit Apartment Building

Number of Apartment Units	Type of Unit	Size
33	One-Bedroom	540- 730 sq. ft.
45	Two-Bedroom	840-1,090 sq. ft.
11	Three-Bedroom	1,020 – 1,190 sq. ft.
Total: 89 Units		

125 35th Street Amenities

<u>Amenity</u>	<u>Existing</u>	<u>Proposed</u>
Average Unit Size (SF)	1,107	1,098
In-Unit Washers and Dryers	No	Yes
In- Building, Off-Street Parking	No	Yes
In-Building Mail Boxes	No	Yes
Balconies	No	Yes (for some units)
Individual Controls for Heat	No	Yes
Central Air Conditioning	No (window units)	Yes
Security Cameras	No	Yes (all exterior doors)
Secure Package Drop-Off Space	No	Yes
Secure Bicycle Racks	No	Yes
Community Meeting Spaces (SF)	No	1,092
Elevators	No	Yes
In-Building Trash Collection	No	Yes
Good Insulation and Windows	No	Yes



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1. Intersection at 34th and B Streets looking east.



6. Existing interior open space looking east



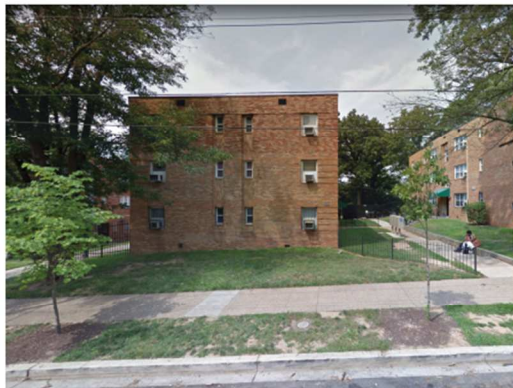
2. Existing streetscape along B Street



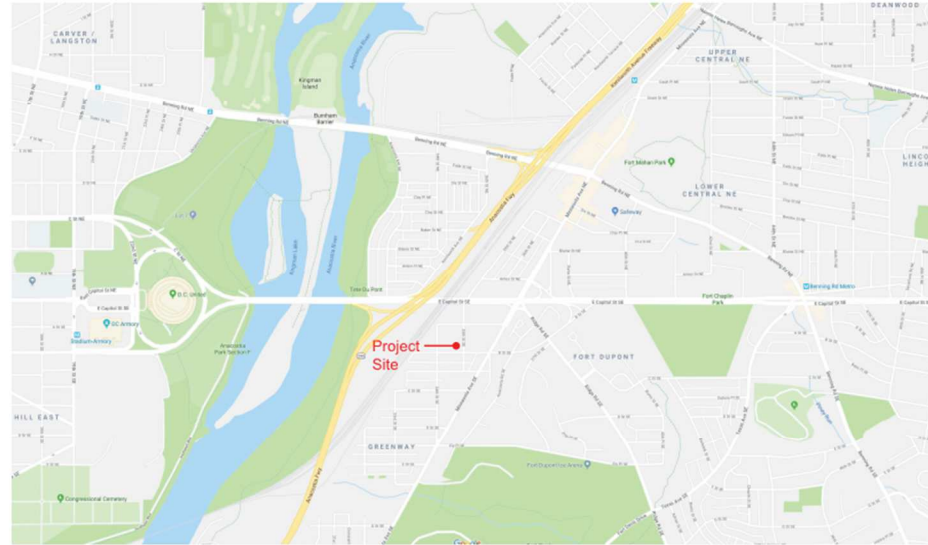
5. Existing interior open space looking south



3. Intersection at 35th and B Streets looking west



4. Existing streetscape along 35th Street



7. Vicinity Map



8. Aerial Context

Design Determinants:

- Topography
- Mature Trees
- Open Spaces Patterns
- Surrounding Context
- Security



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X = Demolition at construction start
X = Demolition prior to final C of O













SITE CONTEXT - EXISTING

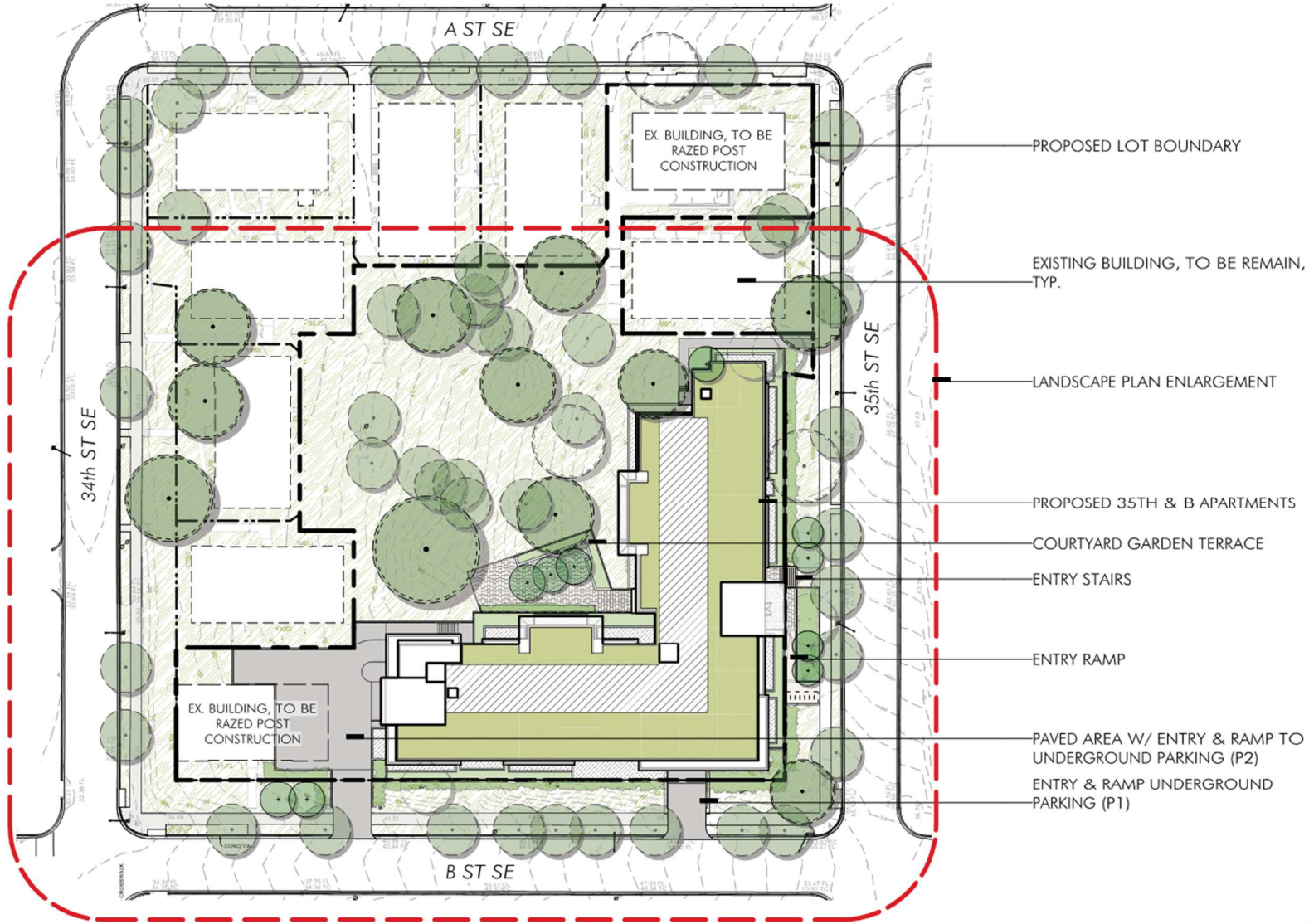


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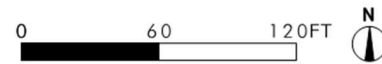
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LANDSCAPE LEGEND

-  EX. HERITAGE TREE, TO REMAIN
-  EX. HERITAGE TREE - POOR CONDITION, TO BE REMOVED
-  EX. STREET/CANOPY TREE, TO REMAIN
-  EX. STREET/CANOPY TREE, TO BE REMOVED
-  PROPOSED TREE
-  SHRUBS
-  TURF AREA
-  PLANTED AREA GRASSES & PERENNIALS
-  ENTRY & GARDEN TERRACE PAVING
-  AREAWAY
-  GREENROOF (TOTAL SF = 11,700 SF)
-  MECHANICAL AREA (ROOF LEVEL)



LANDSCAPE SITE PLAN



Site Strategies:

- Hold the corner
- Front door on 35th Street
- Direct connection to inner courtyard
- Eyes on the street and open space
- Garage entries from B Street



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LANDSCAPE PLAN





Massing Strategy:

- Streetscape rhythm
- Stepped back height
- Human-scaled details
- Residential materials
- Juliet balconies



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BIRD'S EYE VIEW FROM THE SOUTH EAST



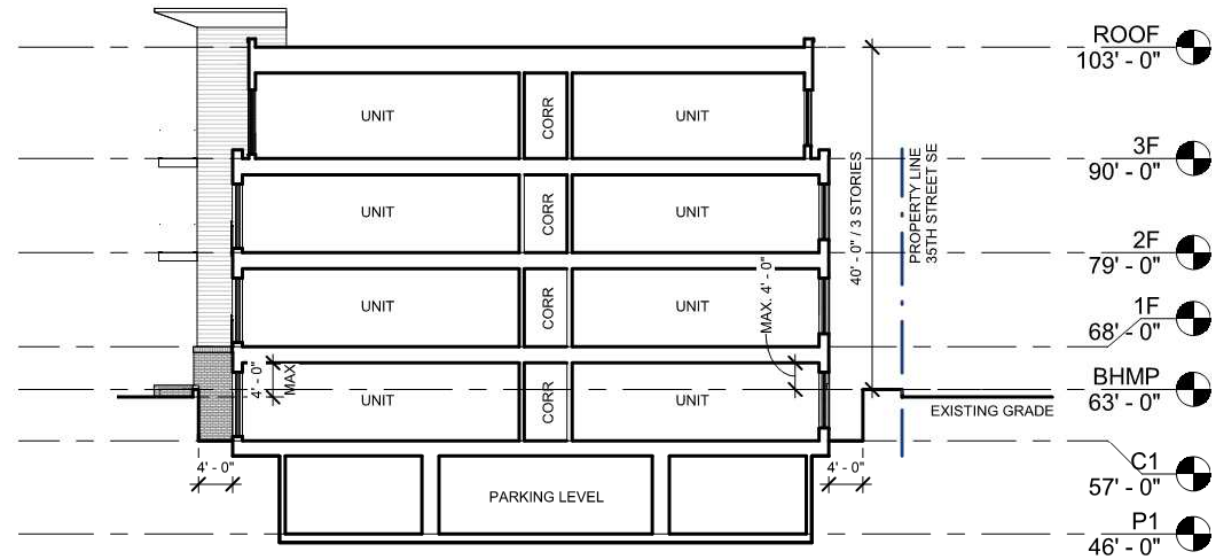
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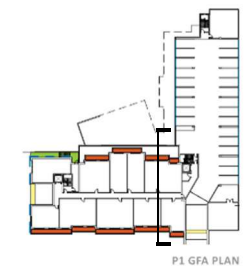
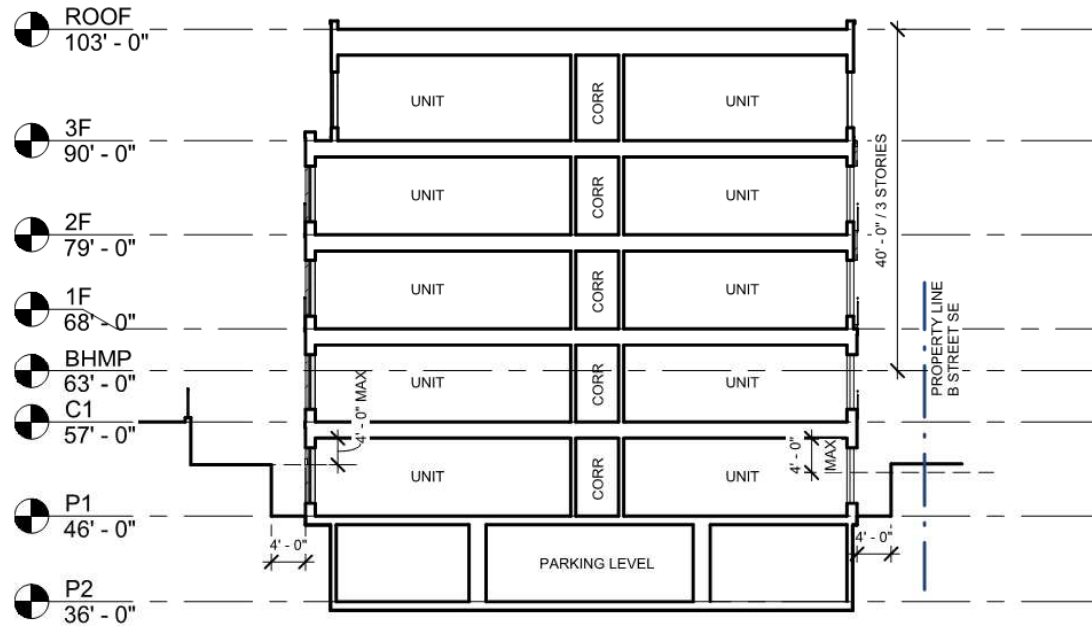
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- Streetscape rhythm
- Stepped back height
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- Juliet and projecting balconies



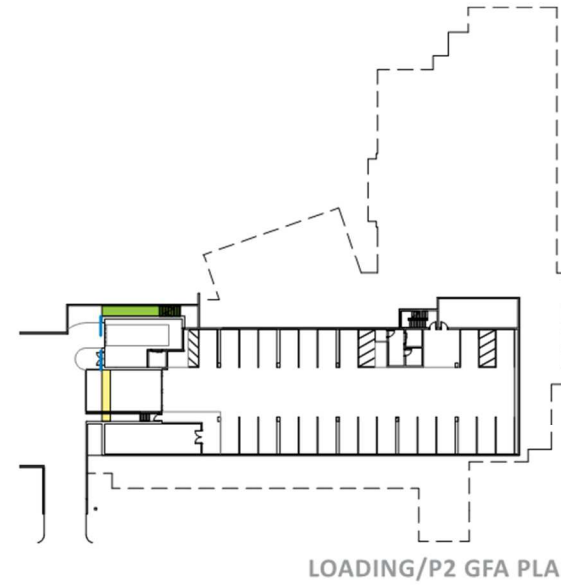
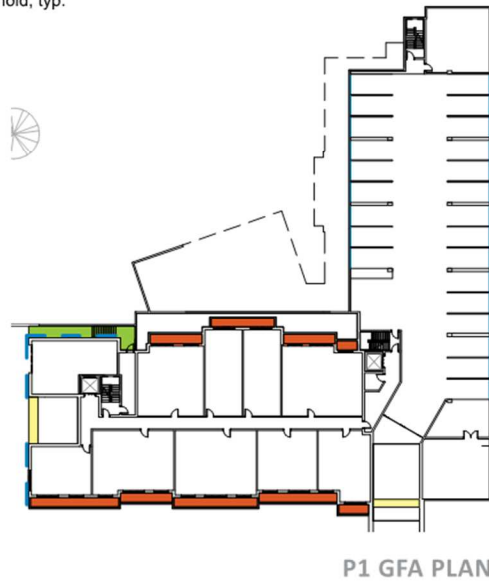
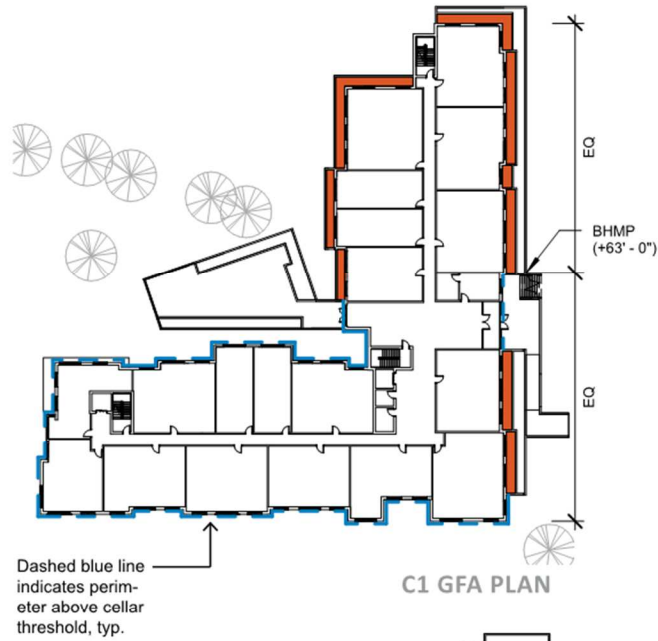


BUILDING SECTION A-A



BUILDING SECTION B-B





LEGEND - EXCEPTIONS TO FINISHED GRADE

- WINDOW WELL - MAXIMUM PROJECTION 4' - 0"
- AREAWAY - MAXIMUM PROJECTION 5' - 0"
- DRIVEWAY TO GARAGE

GFA Analysis							
Floor	P ₂	P ₁	Cellar	1	2	3	Sub-Total
Gross Area	12,599	20,907	22,700	22,893	22,298	20,790	122,187
Perimeter	560	942	942	942	942	860	
Perimeter above Cellar Threshold	26	88	540	942	942	860	
Perimeter Ratio	0.046	0.09	0.57	1.00	1.00	1.00	
Calculated GFA	585	1,953	13,023	22,893	22,298	20,790	81,532
Proposed FAR							1.07
Property Provided							75,811
GFA Allowed							81,876



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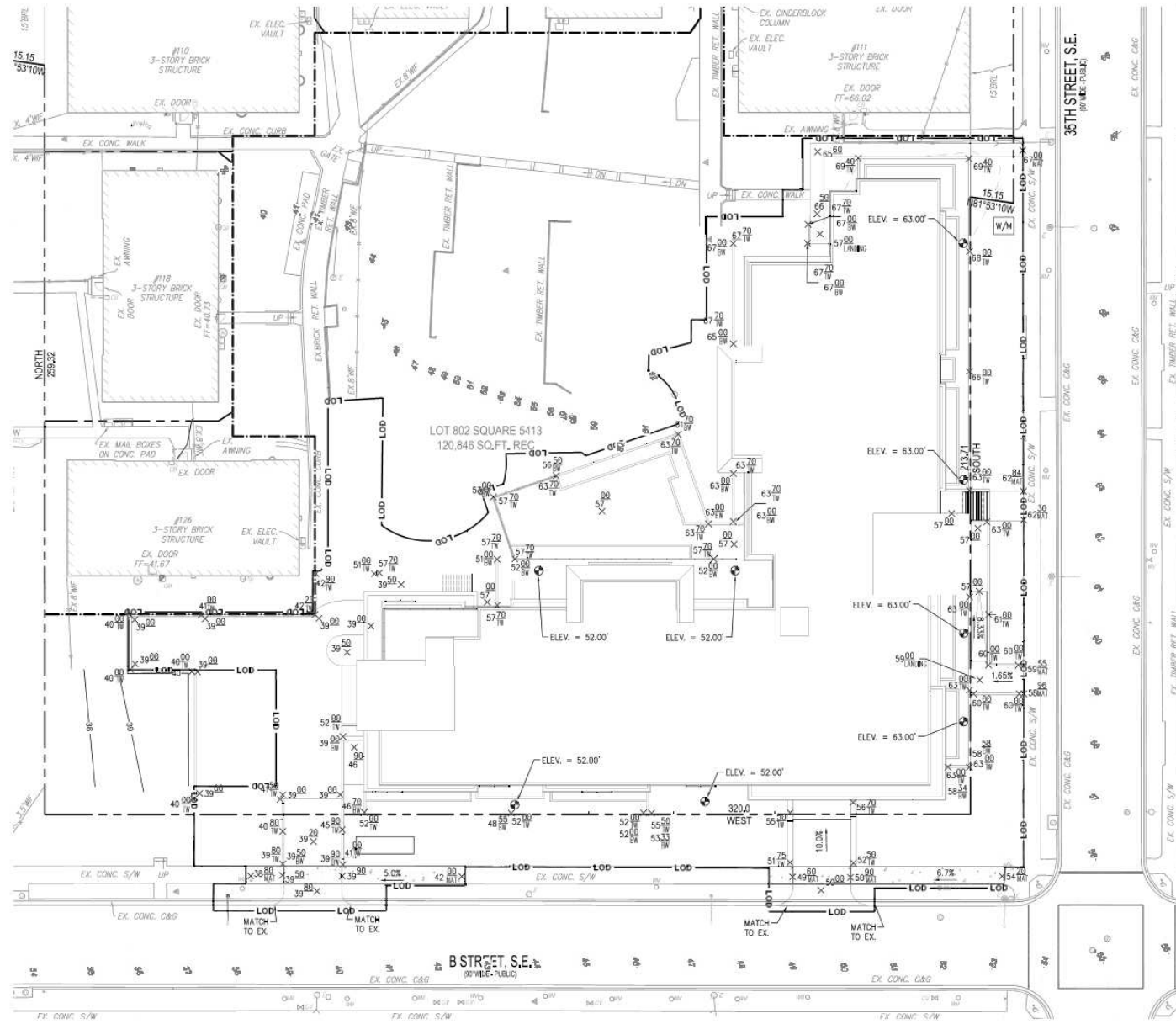
VARIATIONS IN SQUARE FOOTAGE MAY BE NECESSARY AS BUILDING MATERIALS ARE DETAILED AND CONSTRUCTABILITY ISSUES ARE RESOLVED. THE FAR WILL NOT EXCEED 1.08 AND THE LOT OCCUPANCY WILL NOT EXCEED 40%.

ZONING DATA



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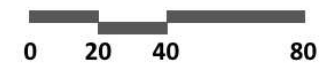
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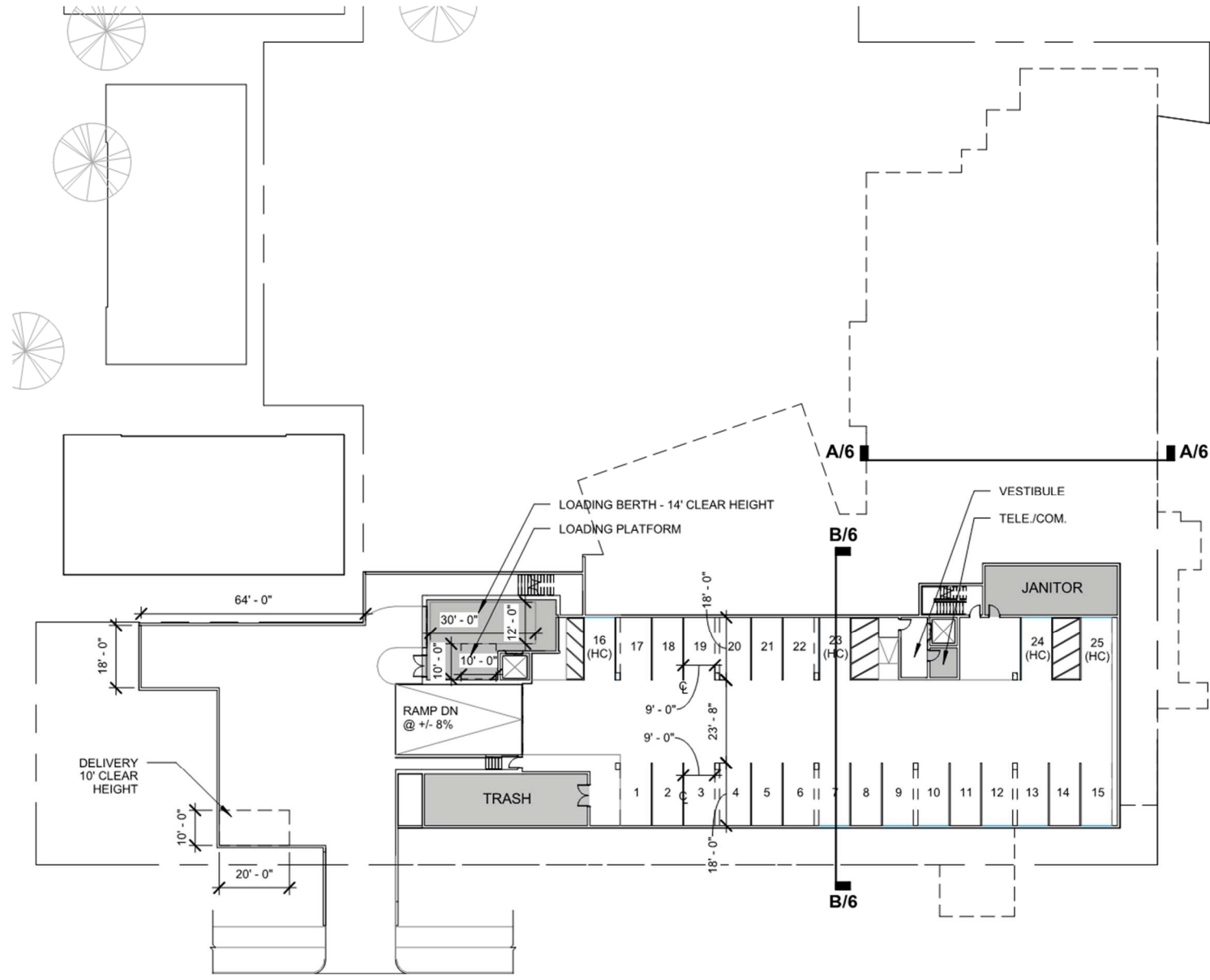
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PLAN ILLUSTRATES APPROXIMATE AND PROPOSED GRADES. MINOR VARIATIONS NOT AFFECTING BUILDING HEIGHT OR CELLAR DEFINITION MAY OCCUR.

GRADING PLAN



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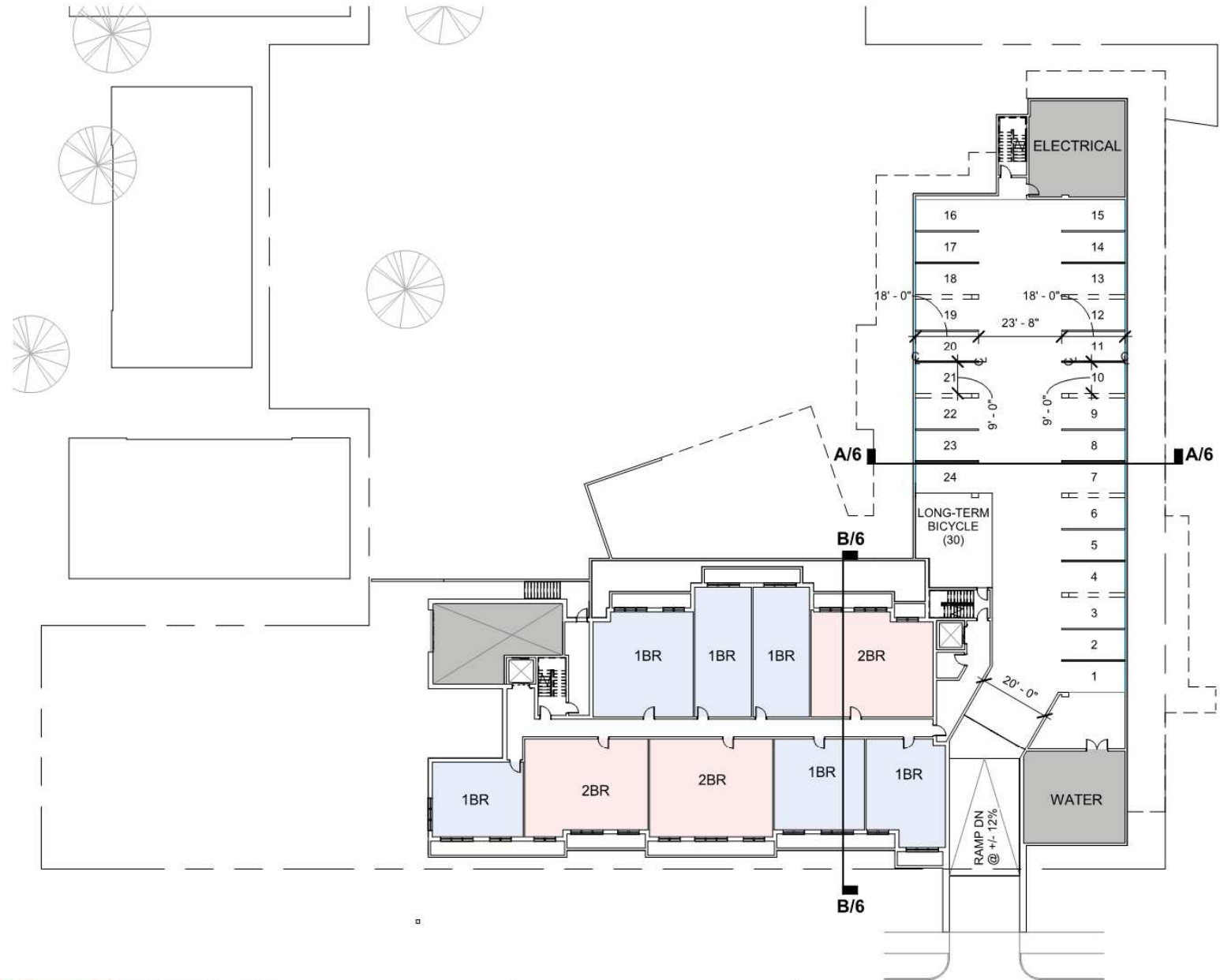
125 35th Street SE
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SIZE, NUMBER AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTABILITY.

P2/LOADING FLOOR PLAN



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UNIT COUNT
(THIS FLOOR):

1 BR = 6
2 BR = 3
3 BR = 0
TOTAL = 9

P1 FLOOR PLAN

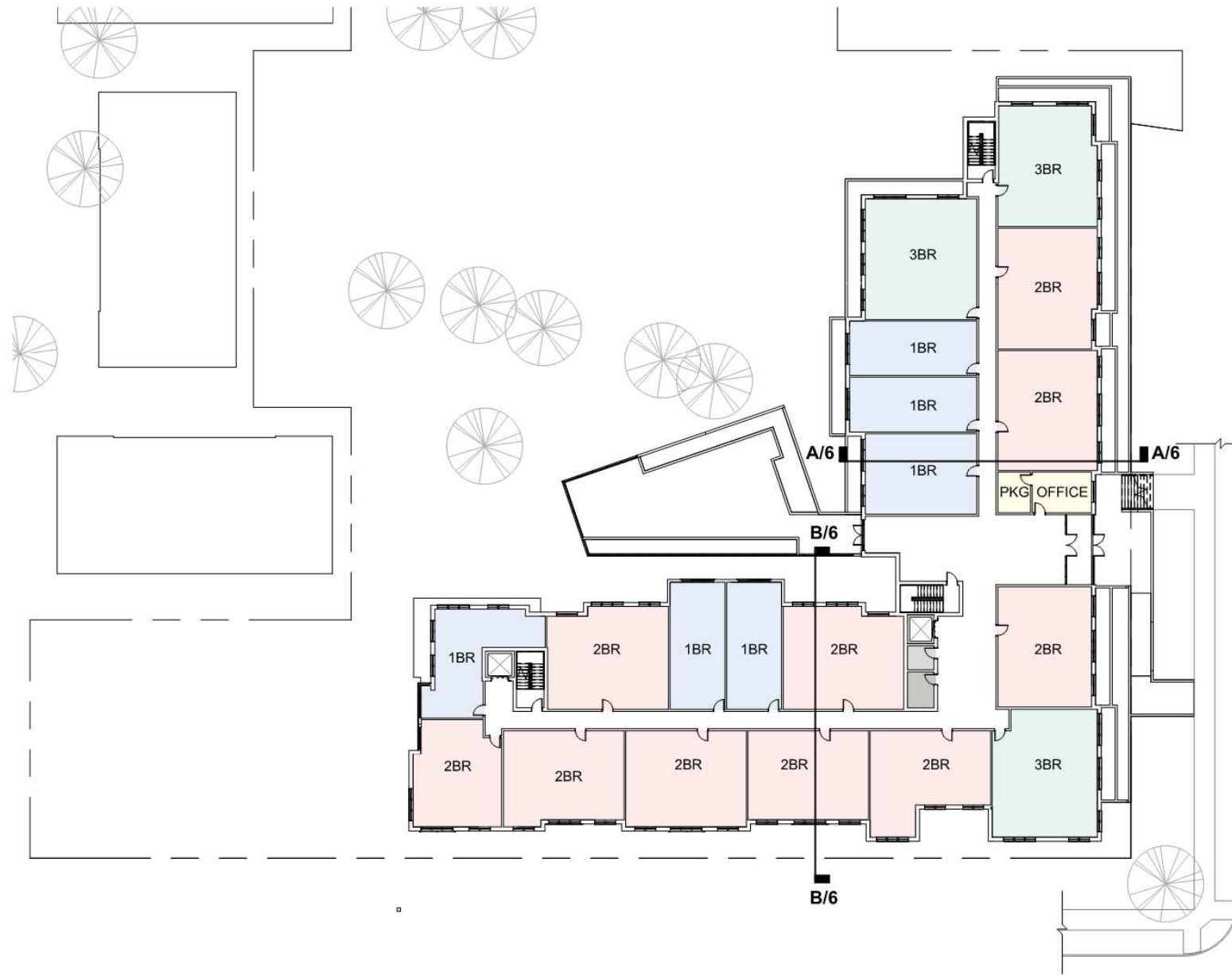


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Logos for Wiencek + Associates (30 Years), E & G Group, WMC DC (Wiles Mensch Corporation-DC), GDL (Greenstein Delorme & Luchs, P.C.), and LAB (Landscape Architecture Bureau).

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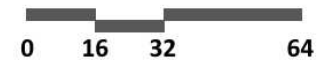


NOTE: SEE SHEET 25 FOR ENTRY TERRACE DETAILS.

UNIT COUNT
(THIS FLOOR):

1 BR = 6
2 BR = 10
3 BR = 3
TOTAL = 19

C1 FLOOR PLAN



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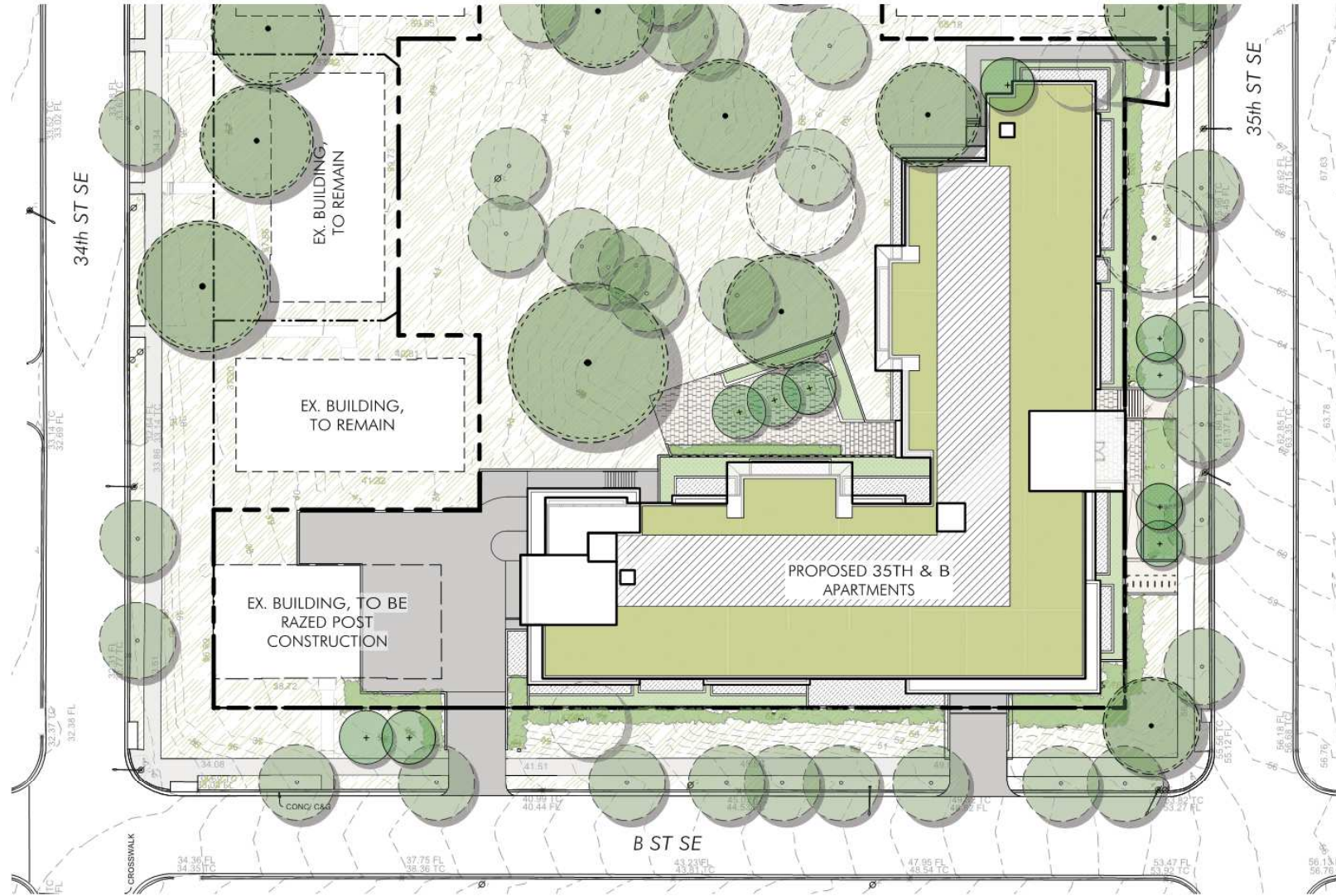


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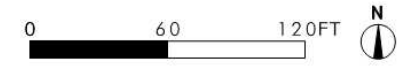
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LANDSCAPE PLAN ENLARGEMENT



125 35th Street SE
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ENLARGED LANDSCAPE PLAN



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