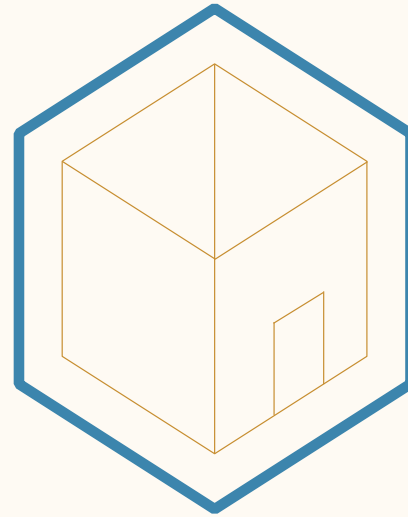


1220 Mount Olivet Road BZA Presentation



**Flywheel
Development**

February 26th, 2025

Flywheel Solar Installation Capabilities and Representative Projects



Flat Roof at Abrams Hall, Northeast DC (2021)



Ground Mount at Fairfax Village, Southeast DC (2021)



Solar Green Roof in Mount Rainier, MD (2018)



Residential Installation at Belgian Embassy, NW DC (2022)



Carport, Southeast DC (2021)



SunStyle Solar Shingle Roof, Northeast DC (2022)

CONFIDENTIAL

Our Team





Proposed Project Details

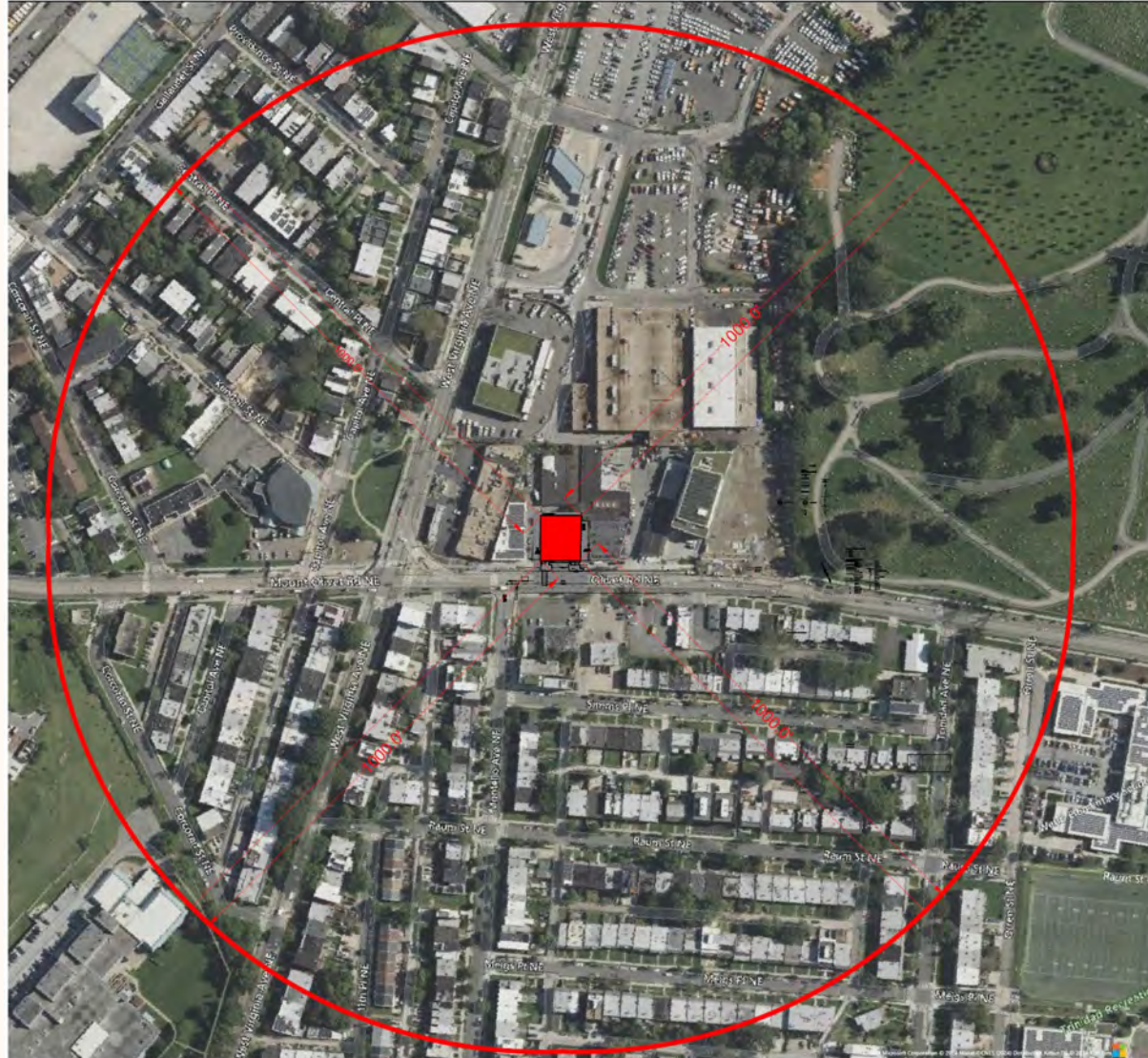
Building Details

- Mixed-use, 29,000 square foot warehouse, serving as small business incubator and green building hub including for Flywheel and our solar installation business.
- Project will integrate historic building (shown at right) into structure as lobby / community-serving use.
- Ground floor material and vehicle loading. Trash and recycling inside building.
- **14 individual spaces** for rent by small businesses on three levels. This provides a kind of space that is sorely lacking in the District – a sweet spot between self-storage / backyard shed and a large facility.
- Two residential / commercial units on Mount Olivet side to activate street front.
- Rooftop venue space can be rented by community members and more widely.
- *Our goal is not to build an uninviting fortress – instead, we'd like to find ways to have the building interact with and open up in unique ways to the community.*



Existing building interior

Neighborhood Context and 1000 ft Radius



Tony's
Boxing Gym

Department of Public Works Service Yard

Extra Space Storage

Ravenhook Bakery

Mt Olivet Road NE





Tony's
Boxing Gym

Department of Public Works Service Yard

Extra Space Storage

New Building
Volume

Ravenhook Bakery

Mt Olivet Road NE

ONE
WAY
→

ExtraSpaceStorage

Zoning Relief

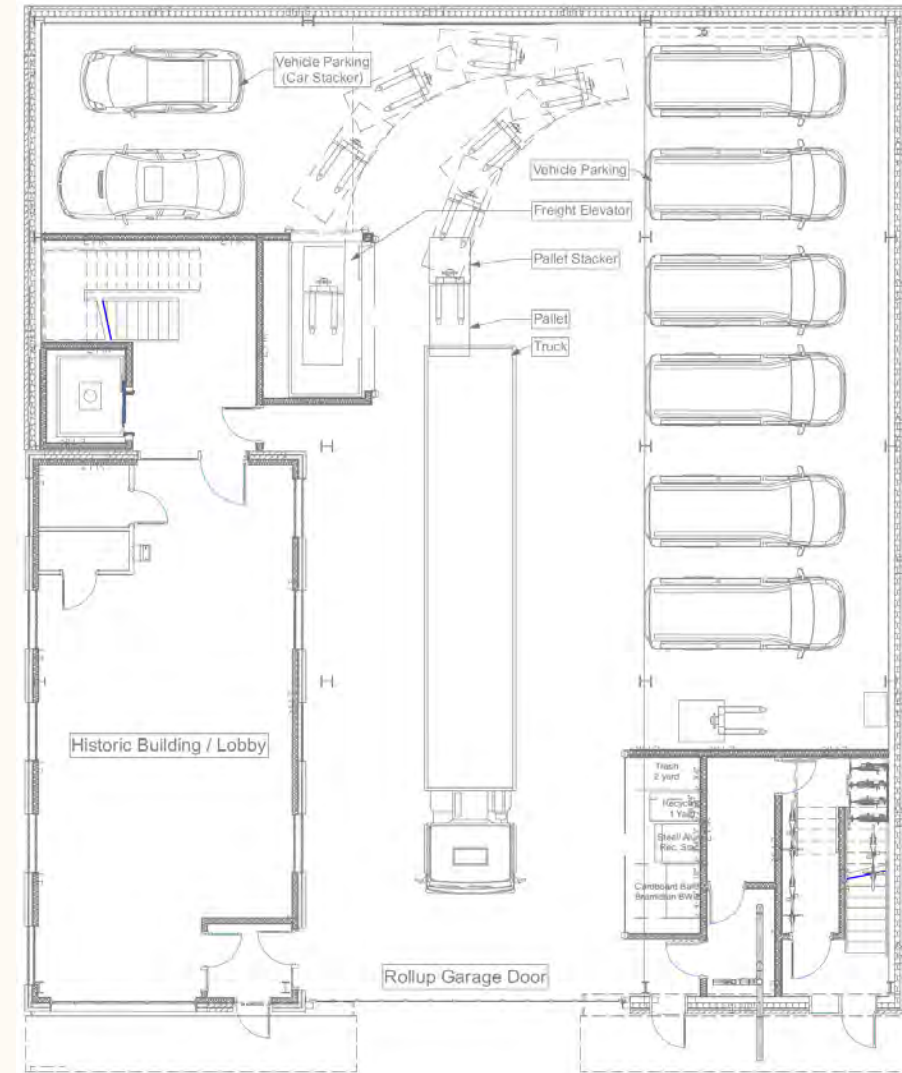
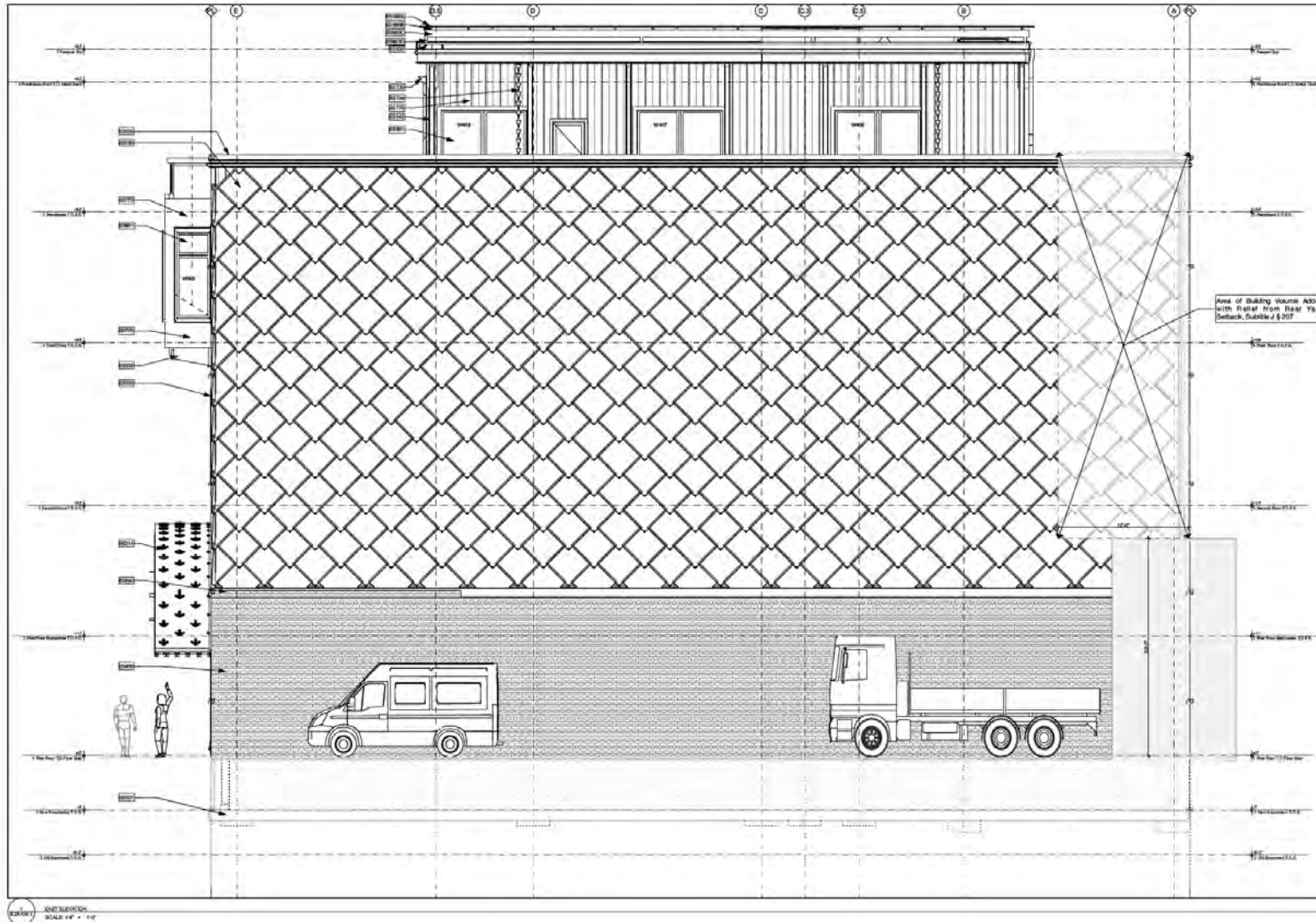
Three Special Exceptions Requested at BZA

- Subtitle J 207.2: Special Exception related to rear setback above ground floor, to enable large trucks to back into structure and not load on the street.
- Subtitle U Section 802.1(c) to allow an eating or drinking establishment on site and Subtitle C, Section 1501.1(d) locating this use in the building's penthouse.
 - We'd like to peruse this relief in order to be able to rent the space for events and community gatherings of all types. We don't want to create a club – instead we want to create a space that can be rented to the public in a responsible way.



View from Roof

Rear Setback Relief (Subtitle J 207)





FAIRFAX
VILLAGE II

WASHINGTON,
DC
0768-400707



DO NOT STACK
MORE THAN 2
IN WAREHOUSE



DO NOT STACK
MORE THAN 2
FOR TRANSPORT



FRAGILE



KEEP DRY



THIS SIDE
UP



DO NOT STEP
ON



RECYCLE

Building Community Consensus

Neighborhood Support

- Meetings with Saleem Abdullah, Owner of Tony's Boxing Gym and Ravenhook Bakery's Chris Girardot. Both are supportive of the project.
- Unanimous ANC 5D approval on 2/11/25.



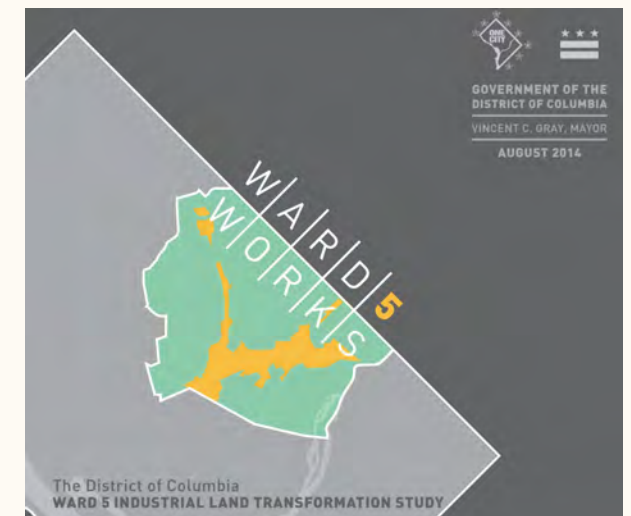
Photos: Ravenhook Bakery.com and choicephotography.com



Alignment with Local Planning Documents

Recommendations from Office of Planning:

- **Diversifying the Economy:** adding new green businesses to the community
- **Bolstering Businesses:** as a space set up to incubate and help small businesses grow
- **Growing New and Emerging Businesses:** The project will help emerging and new businesses alike with a variety of space sizes for rent, with amenities that are usually available only to established businesses with large sites
- **Promoting Inclusive Job Growth:** many of the companies in the space are MBEs or woman-owned
- **Addressing Nuisance Issues:** site planning efforts to reduce noise from tenants by locating basic loading functions inside a larger building, rather than outside
- **Improving Environmental Stewardship and Performance:** The building is targeting net zero energy performance
- **Providing Community Amenities, Creating Great Places, and Connectivity:** The proposed building program includes a plan for a coffee shop or other community use in the existing historic building on site





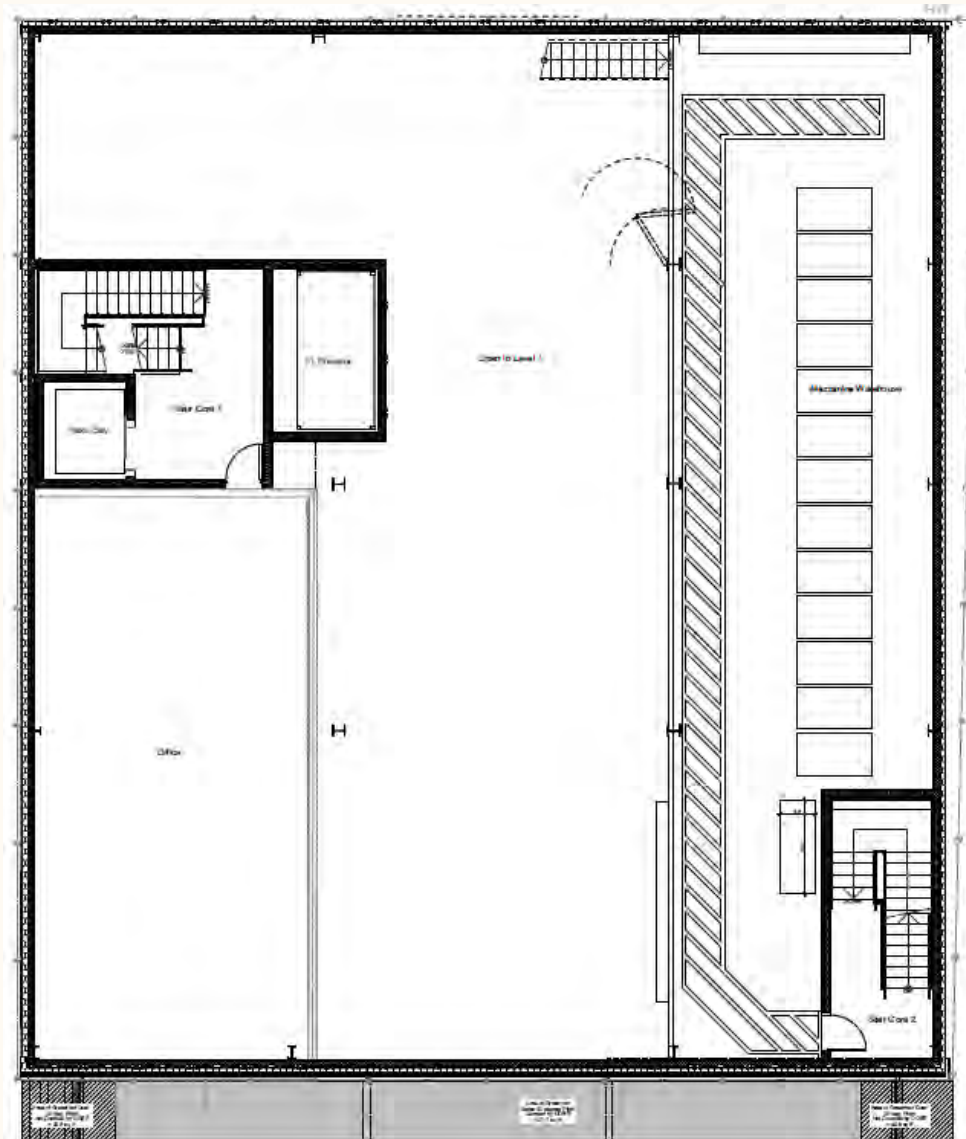
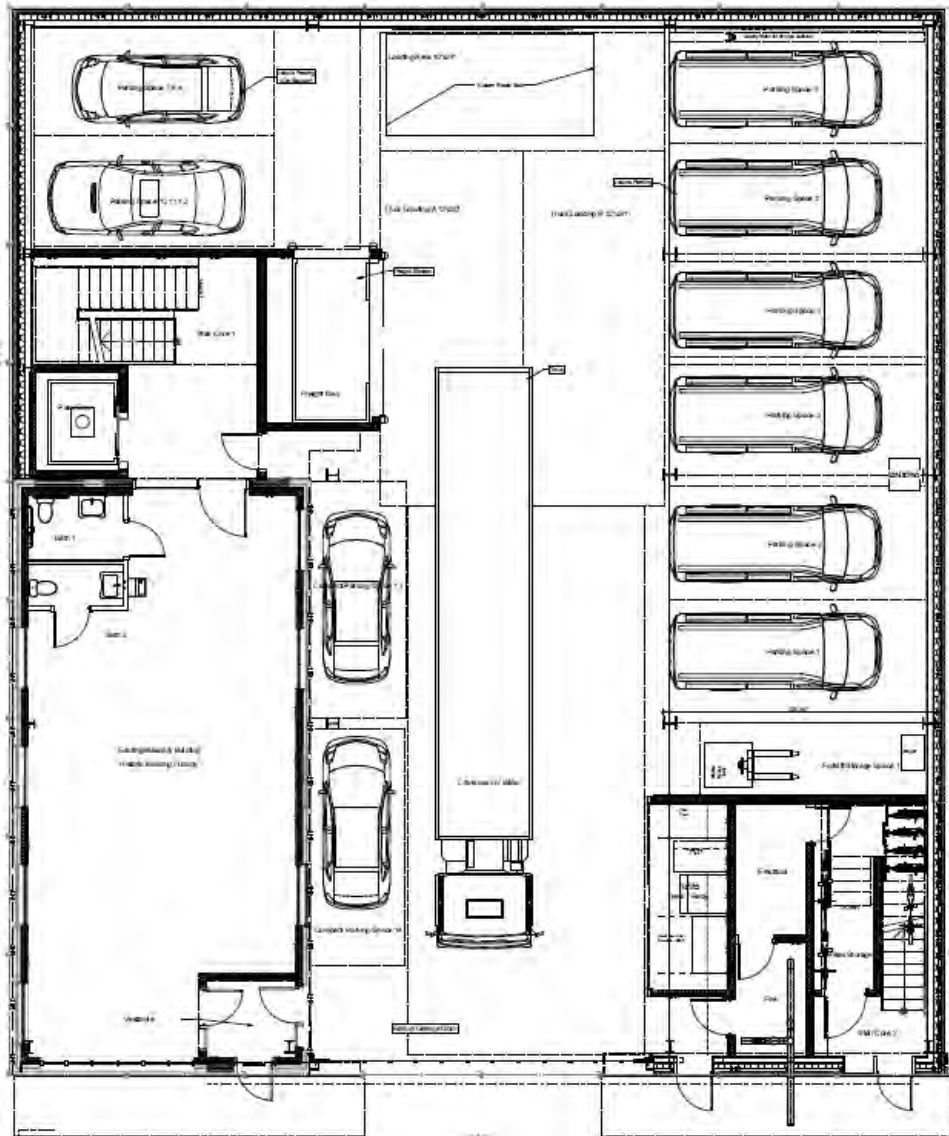


SunStyle Solar Facade

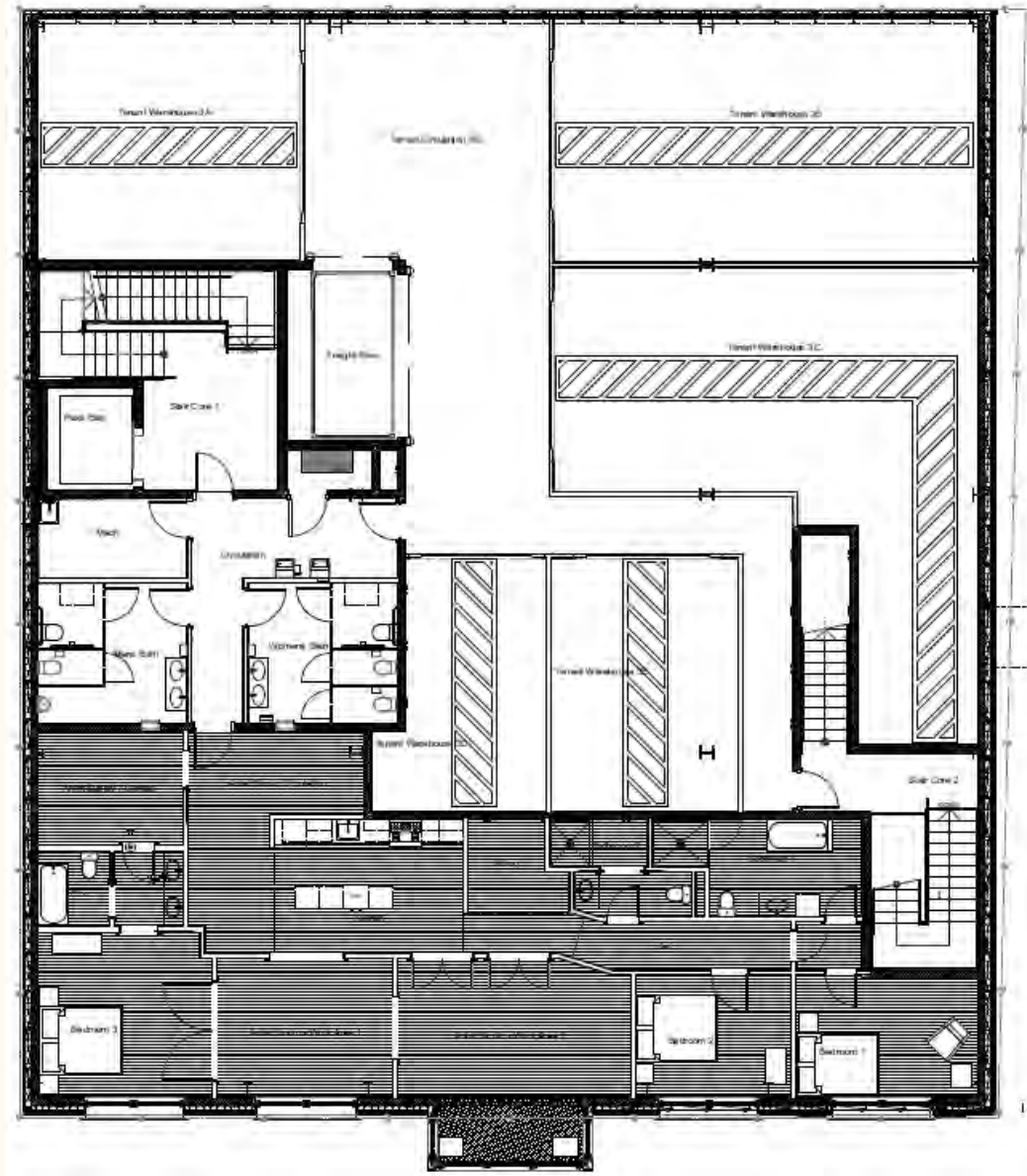
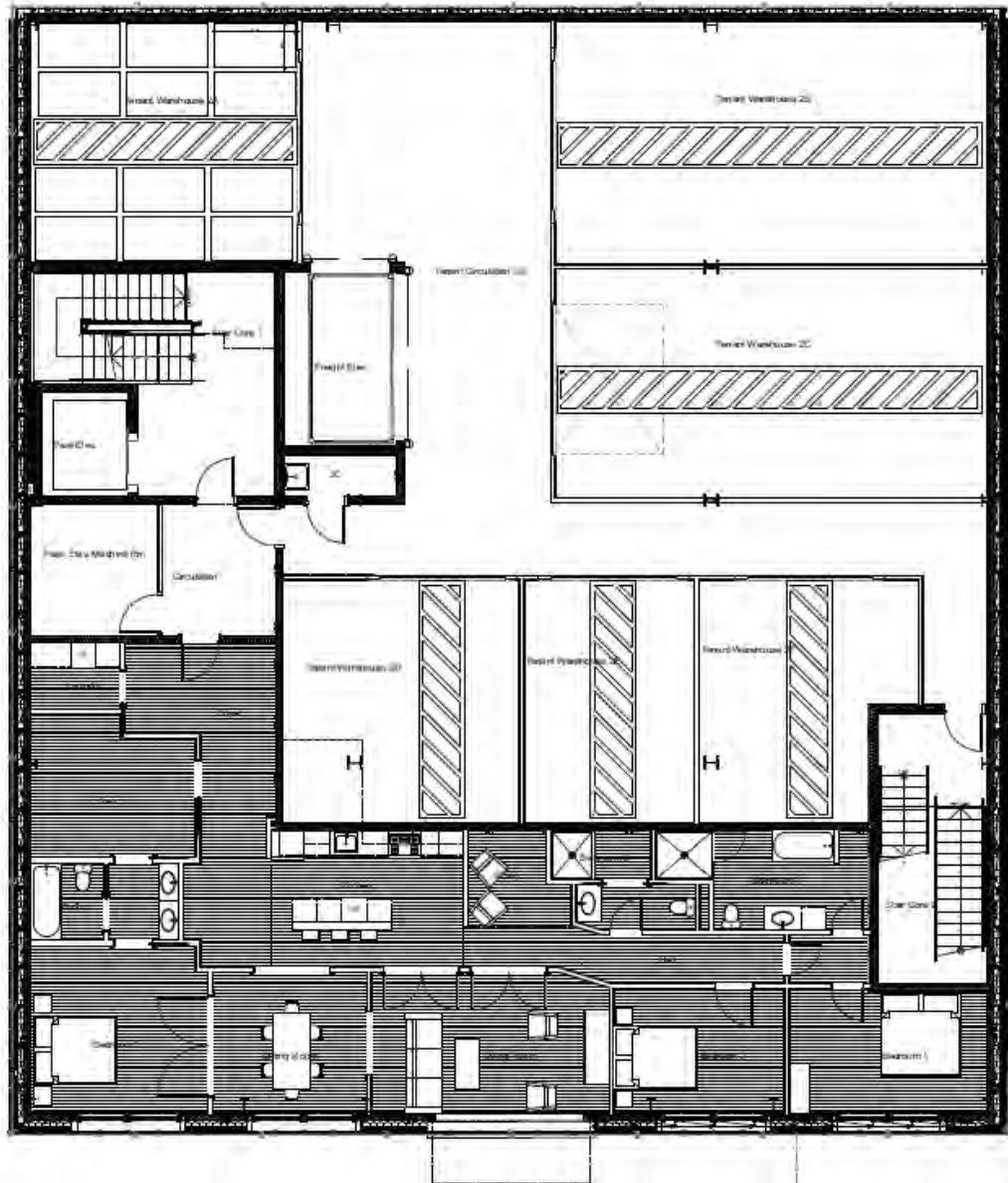




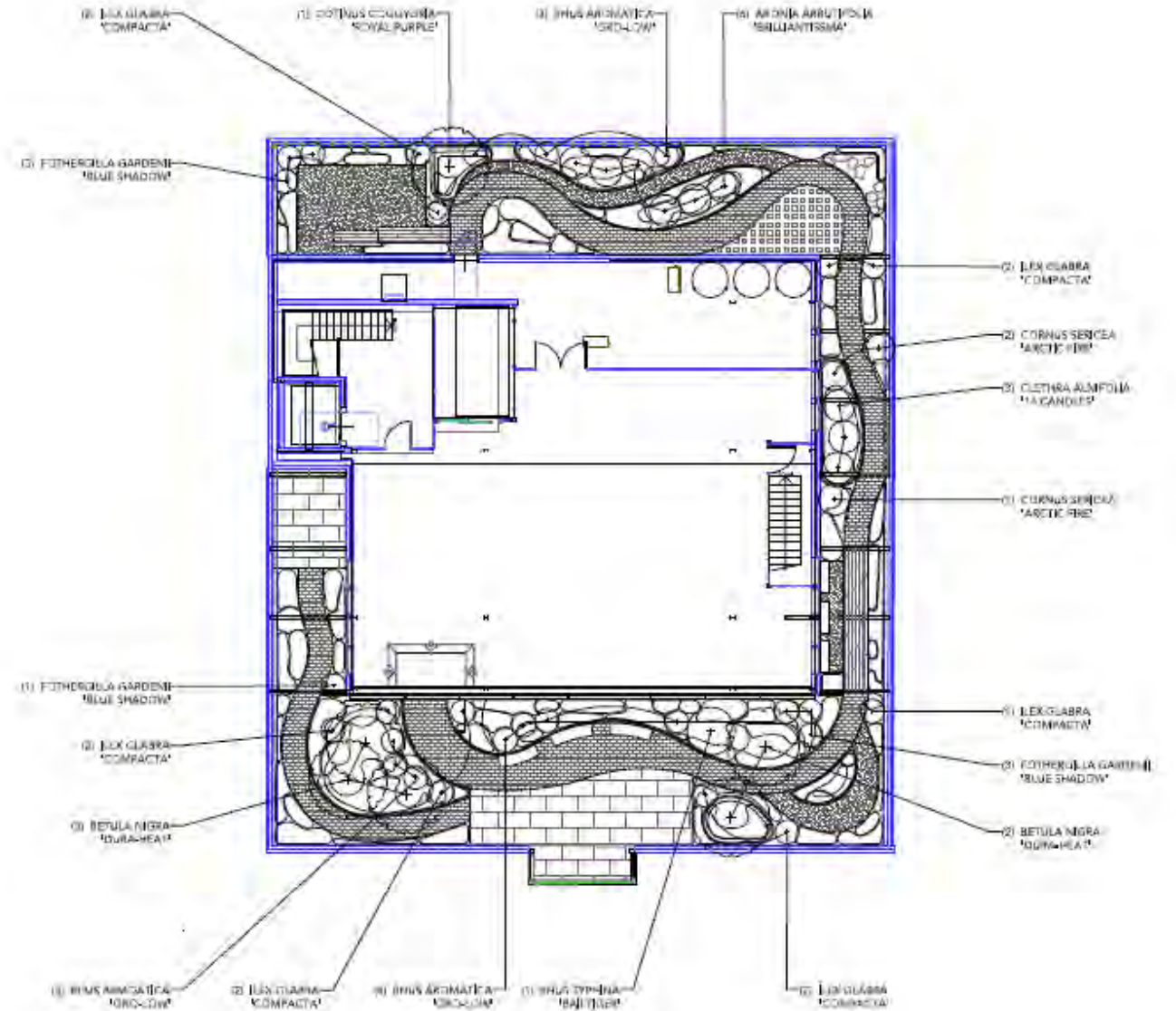
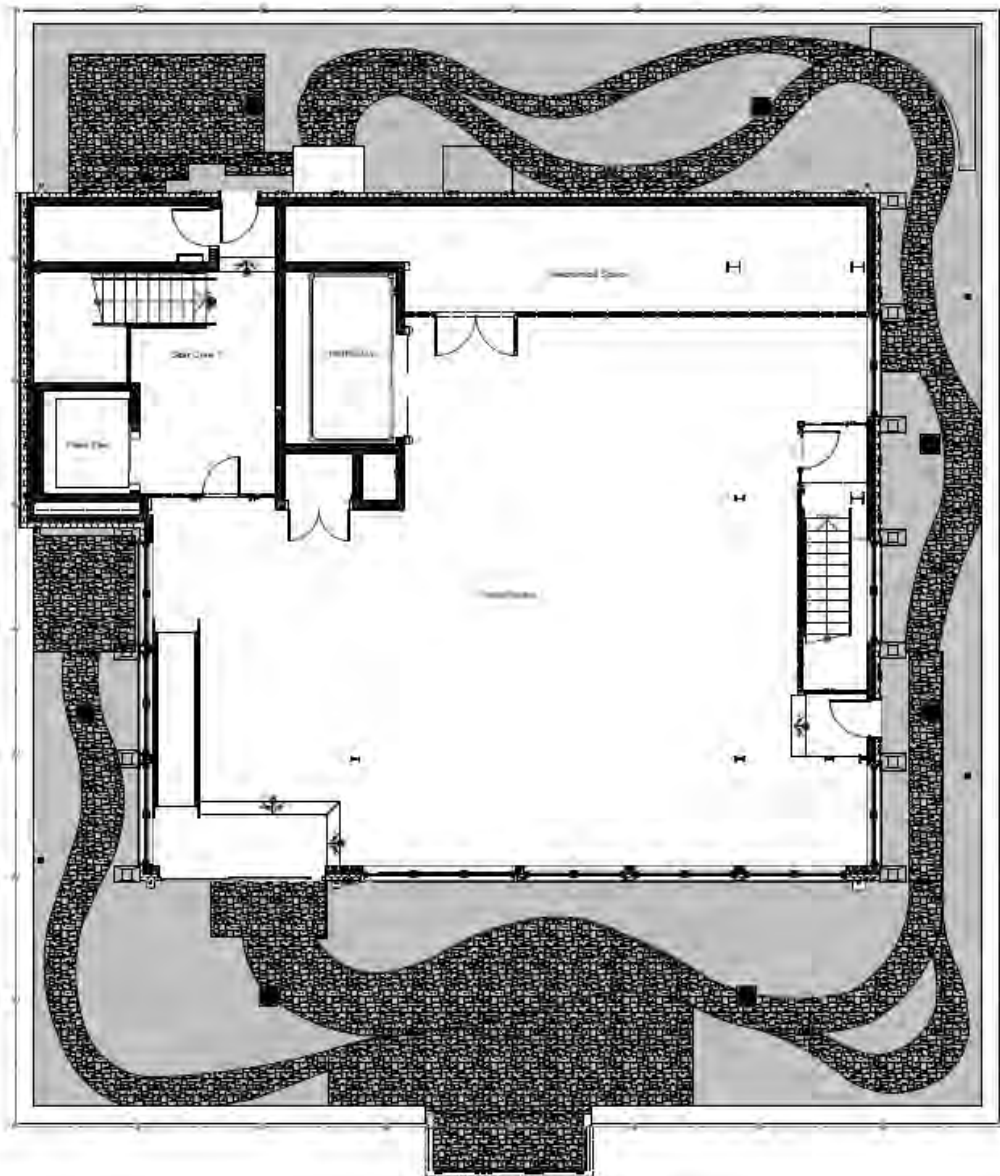
Warehouse Layout – Ground Floor and Mezzanine



Warehouse Layout – Second and Third Floors



Warehouse Layout – Penthouse Level



Truck Turn Analysis

