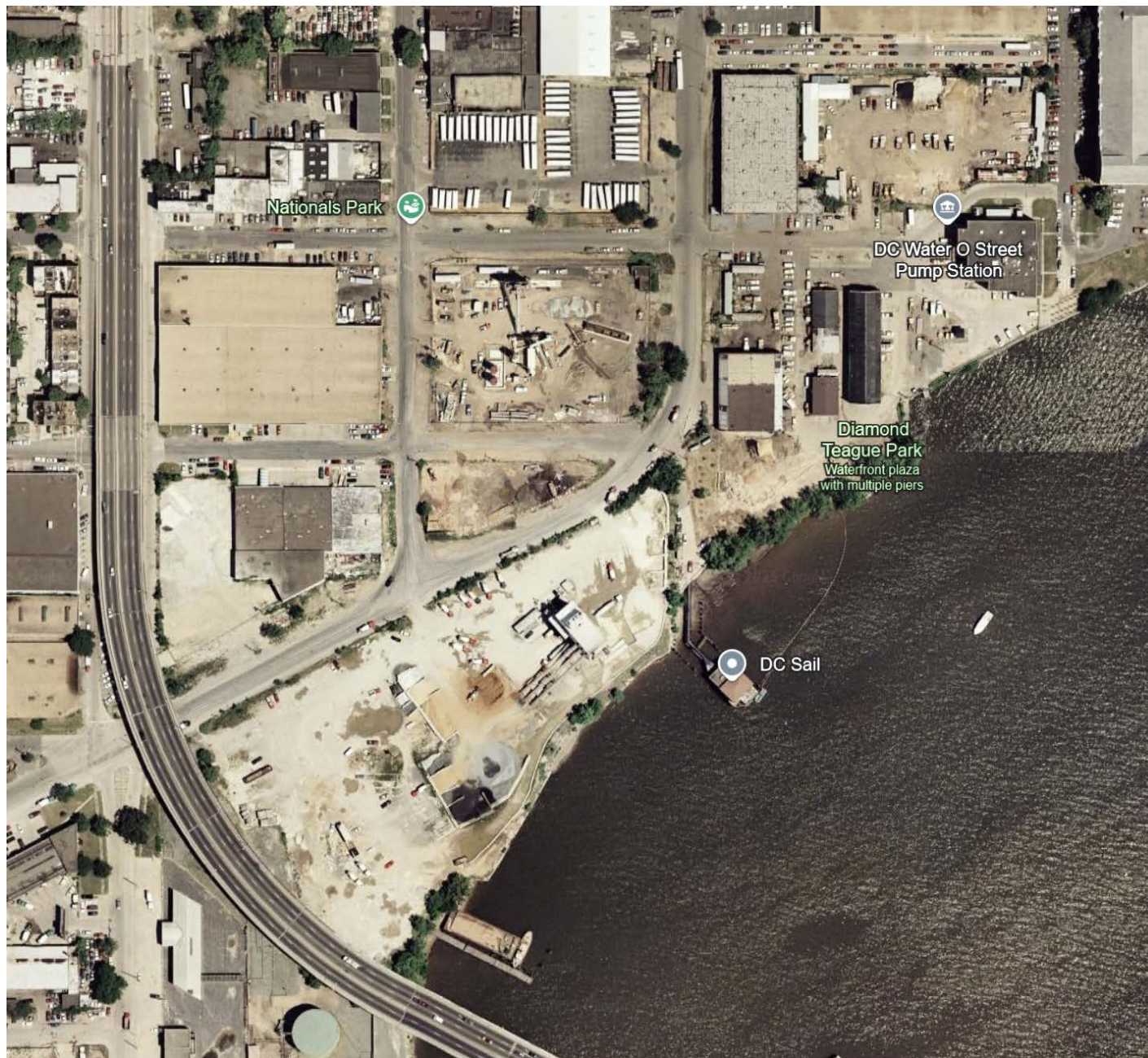




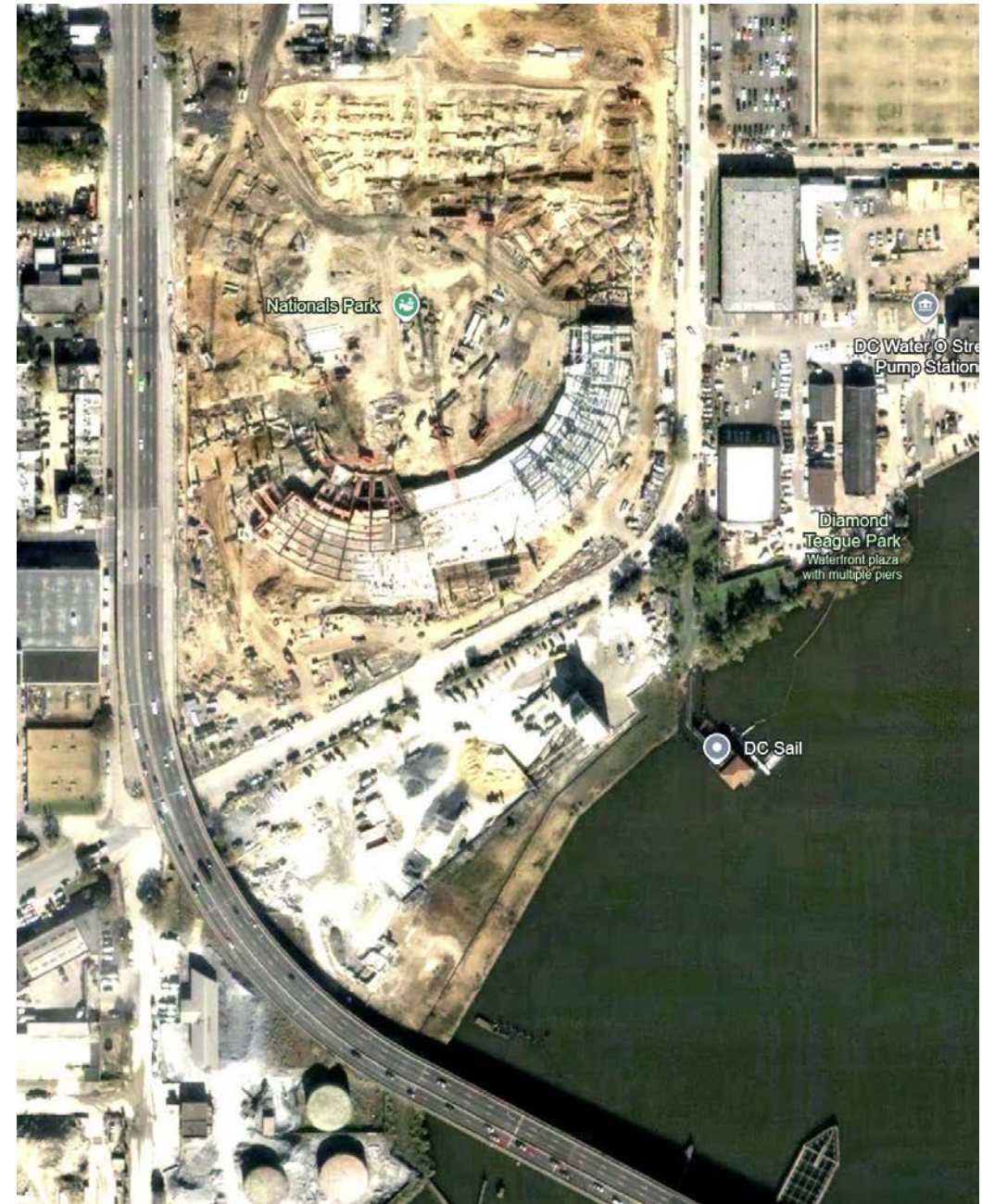
ZONING COMMISSION
District of Columbia
CASE NO.04-14H
EXHIBIT NO.26

GROVE SLADE
Transportation Planners and Engineers

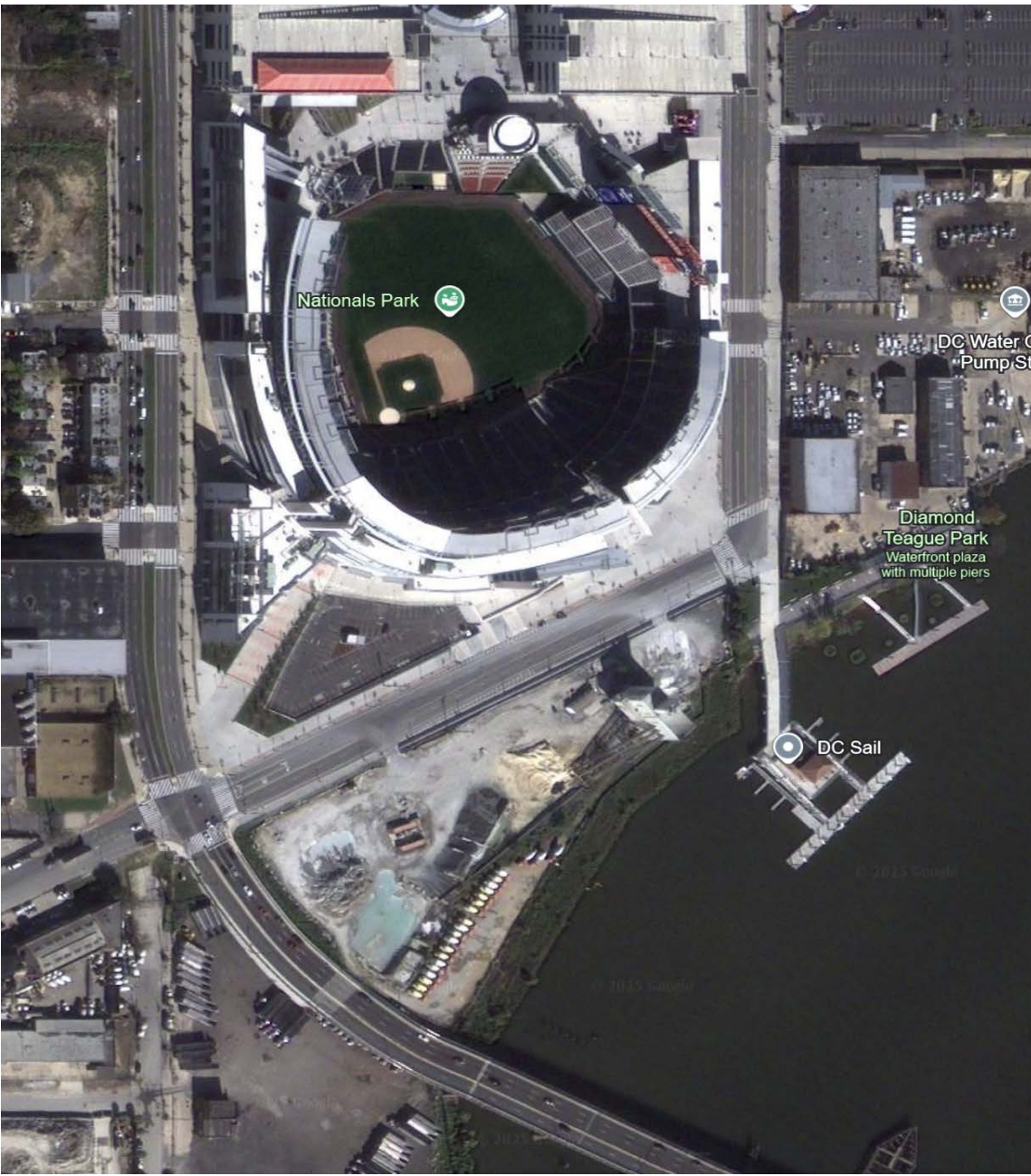
1999



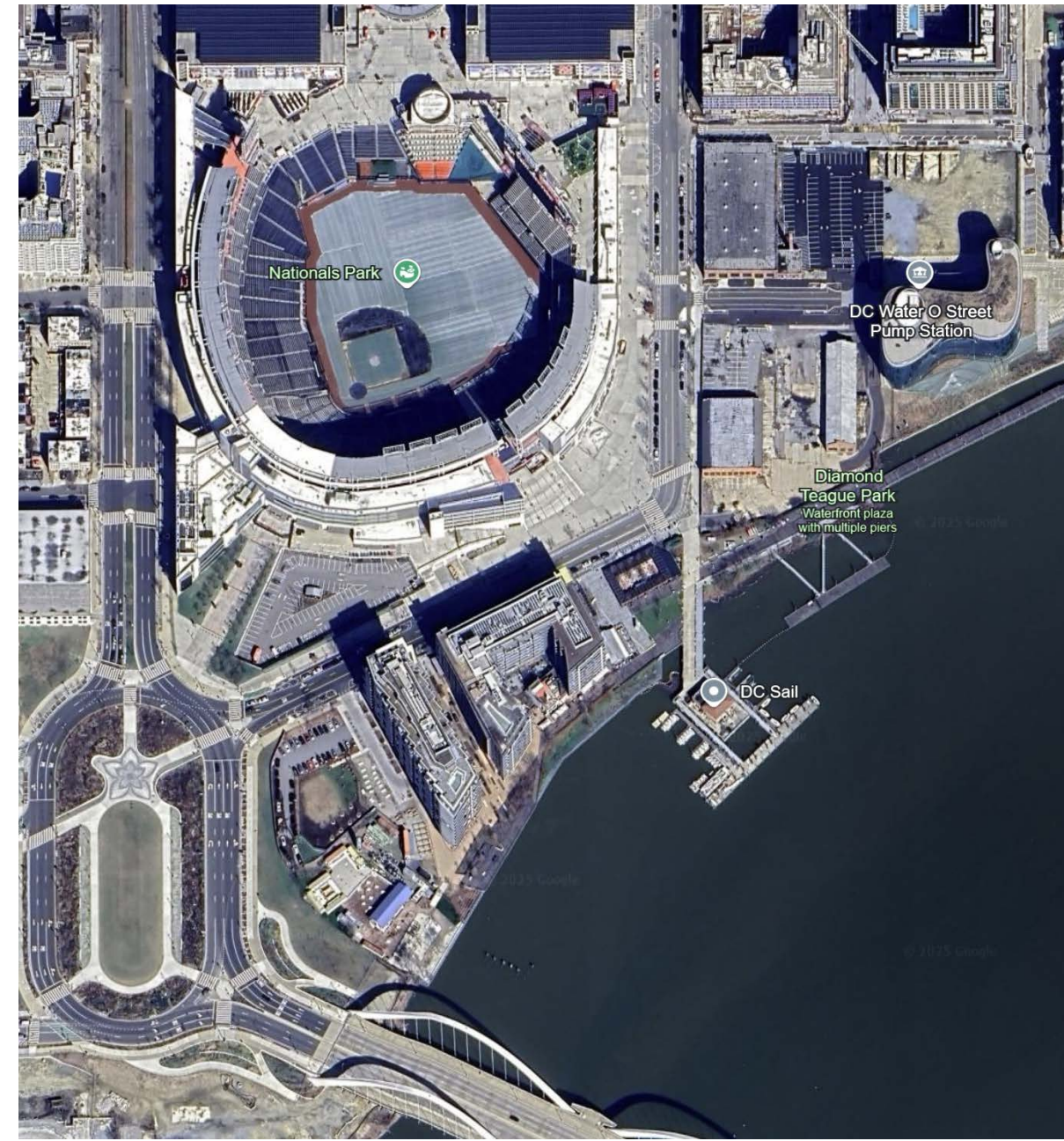
2006



2011



2024




CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	822.38'	126.26'	N30°49'38"W	126.14'	008°47'49"	63.26'
C2	46.00'	44.39'	S27°34'46"W	42.69'	055°17'38"	24.10'
C3	922.38'	90.10'	N53°21'07"W	90.07'	005°35'49"	45.09'

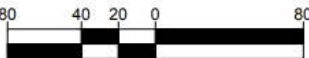
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55° 13' 43"W	32.71'
L3	N90° 00' 00"W	11.27'
L4	DUE WEST	11.26'



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80 40 20 0 80
1"= 80'

- **Superior Landscaping and Public Open Spaces:** Approximately 62,000 square feet of open space will either be provided or maintained as part of Phases 3 and 4. Together with Phases 1 and 2, the Applicant is providing on private property or maintaining on public property, approximately 163,000 square feet of open space, which is just shy of **4 acres**. The final two phases include a public dog park and curated waterfront experiences, including bike and pedestrian circulation and direct river access.
 - The Applicant provided **\$800,000** to Diamond Teague Park before proceeding with any construction on the site.
- **Affordable housing:** Phases 3 and 4 will set aside 10% of the residential gross floor to affordable housing. This is an enhancement of the previously approved benefits and amenities package, despite the reduction in the impacts of the project, which did not anticipate any affordable housing in phases 3 and 4.
- **Sustainability:** The project will meet the standards of LEED Gold for both buildings and will be certified by the project architect as having met such goal.
- **Jobs:** Applicant has executed a MOU with the D.C. Department of Small and Local Business Development with a goal to achieve 35% participation in contracted development costs with CBEs and a First Source Agreement with Department of Employment Services to achieve a goal of utilizing District of Columbia residents for at least 51% of the new jobs created by the Project.

ANC 6D

- ANC 6D **voted unanimously** in support of the application at its public meeting in October

ANC 8F

- First engaged ANC 8F in February 2023, including a meeting with the Single Member District (SMD) representative on February 15, 2023
- Met with SMD and Chair on June 17, 2024, prior to filing the application
- Emailed ANC in August once the application was filed and requested to be included on the October meeting agenda
- Followed up in September on our request to be included on the October agenda
- Emailed and called ANC in November after the application was set down for a hearing and requested to be included on December agenda
- Emailed and called ANC in December to request inclusion on December agenda
- Emailed and called ANC in January to request inclusion on January agenda





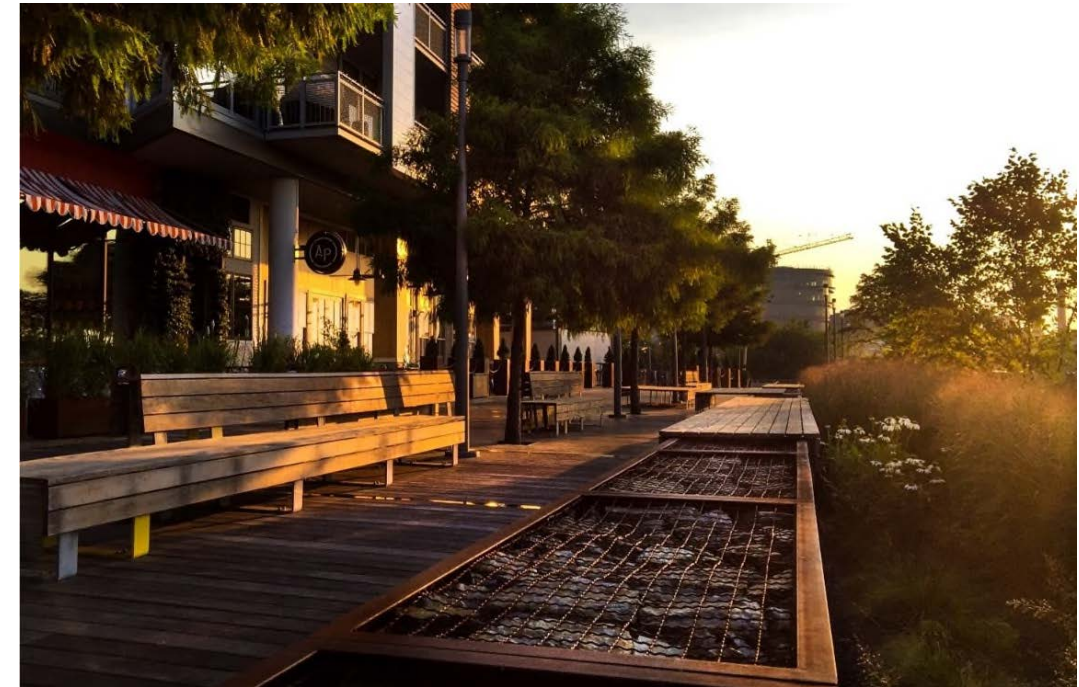
- LEGEND
- ① COMMUNITY DOG PARK
 - ② PUBLIC ACCESS STAIR
 - ③ PUBLIC GARDENS
 - ④ RIVERFRONT ARRIVAL
 - ⑤ RESIDENTIAL LOBBY
 - ⑥ GARAGE ENTRY
 - ⑦ SERVICE ENTRY
 - ⑧ ANACOSTIA RIVERWALK
 - ⑨ RIVER'S EDGE GARDENS
 - ⑩ INFORMAL RIVER ACCESS
 - ⑪ POTENTIAL OUTDOOR DINING





75' WATERFRONT SETBACK



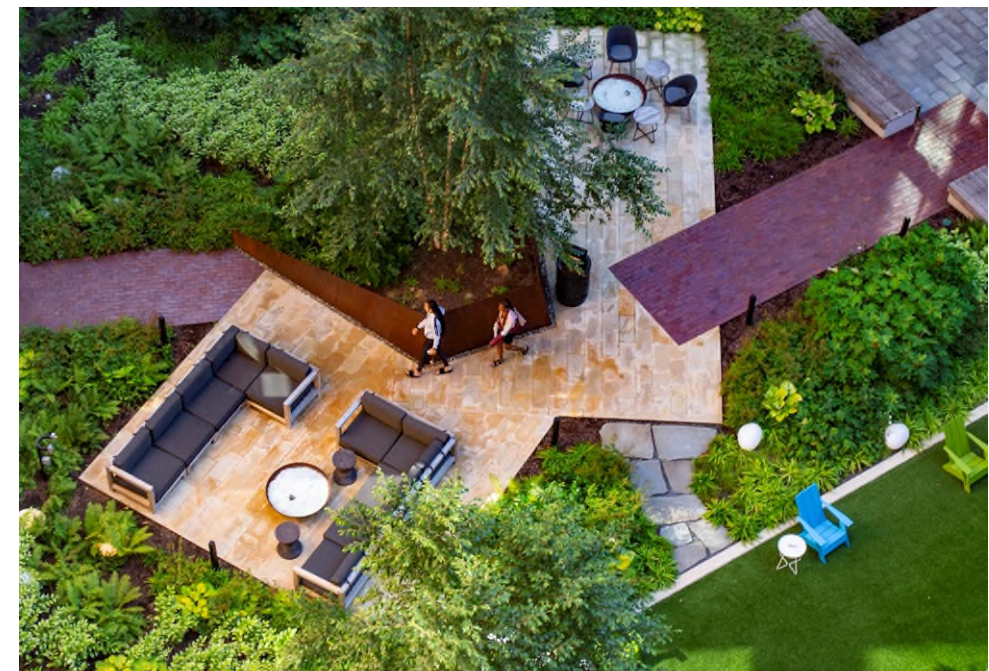


EXTENSION OF EXISTING QUALITY





PUBLIC GARDENS – SEASONAL INTEREST

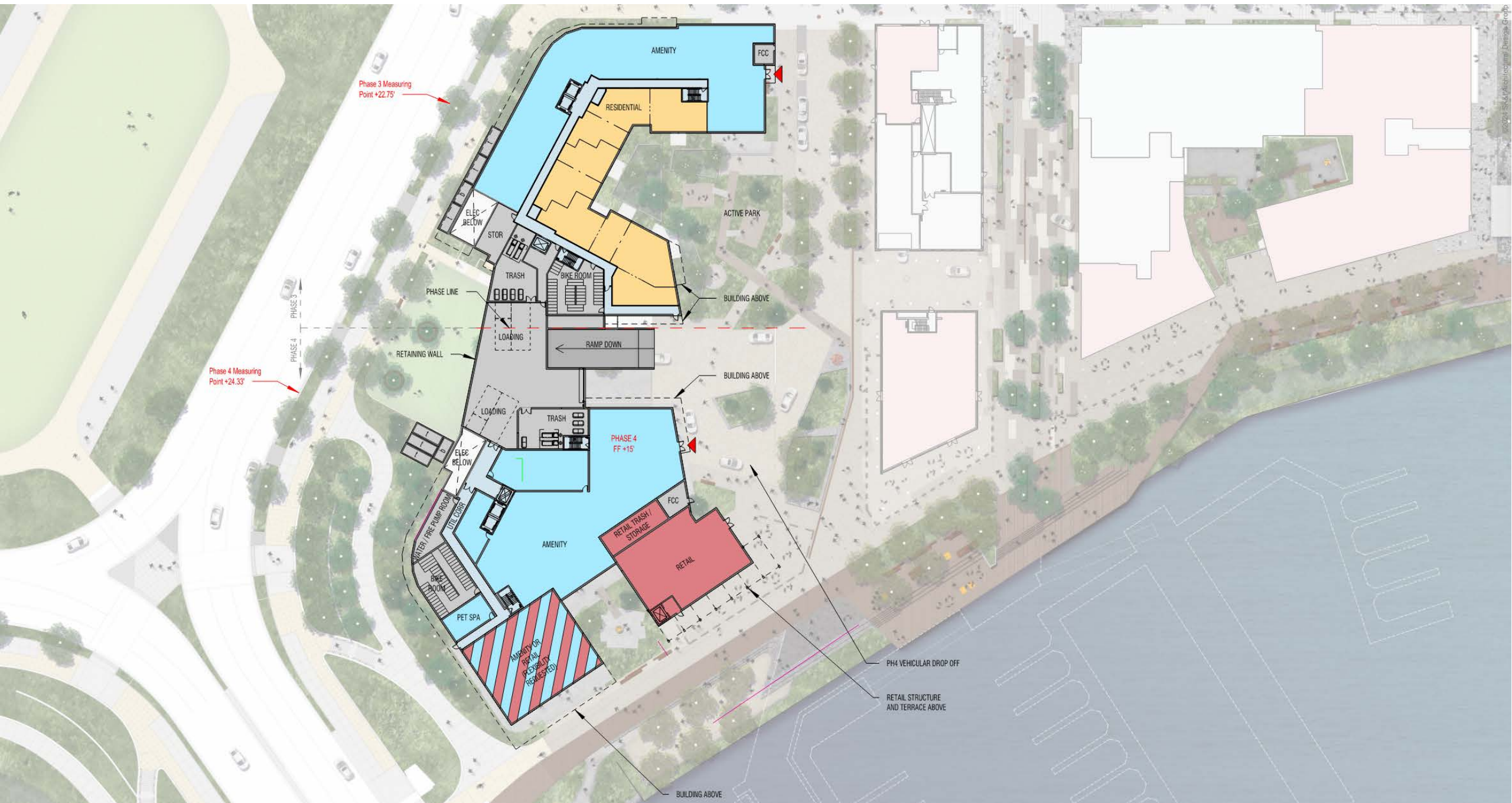




COMMUNITY DOG PARK – HUB OF SOCIAL INTERACTION







































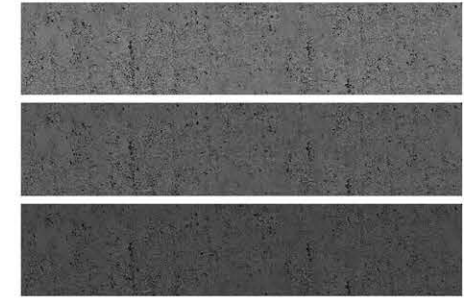
1 - metal panel 01



2 - metal panel 02



3 - masonry base 01



4 - masonry base 02



5 - brick 01



6 - balcony underside 01

note: minor refinements may be made to exterior details, dimensions, or locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit or to address the structural, mechanical, or operational needs of the building or its systems that do not substantially alter the exterior configuration. the final selection of colors of the exterior materials may vary based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order.



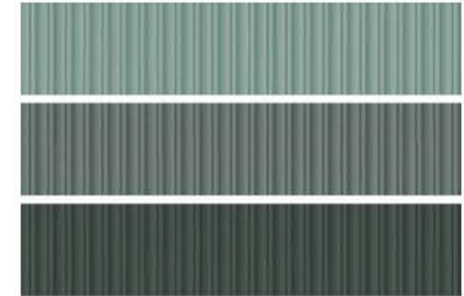
7 - alum. railing



8 - glass railing



9 - alum. window system



10 - corrugated metal panel

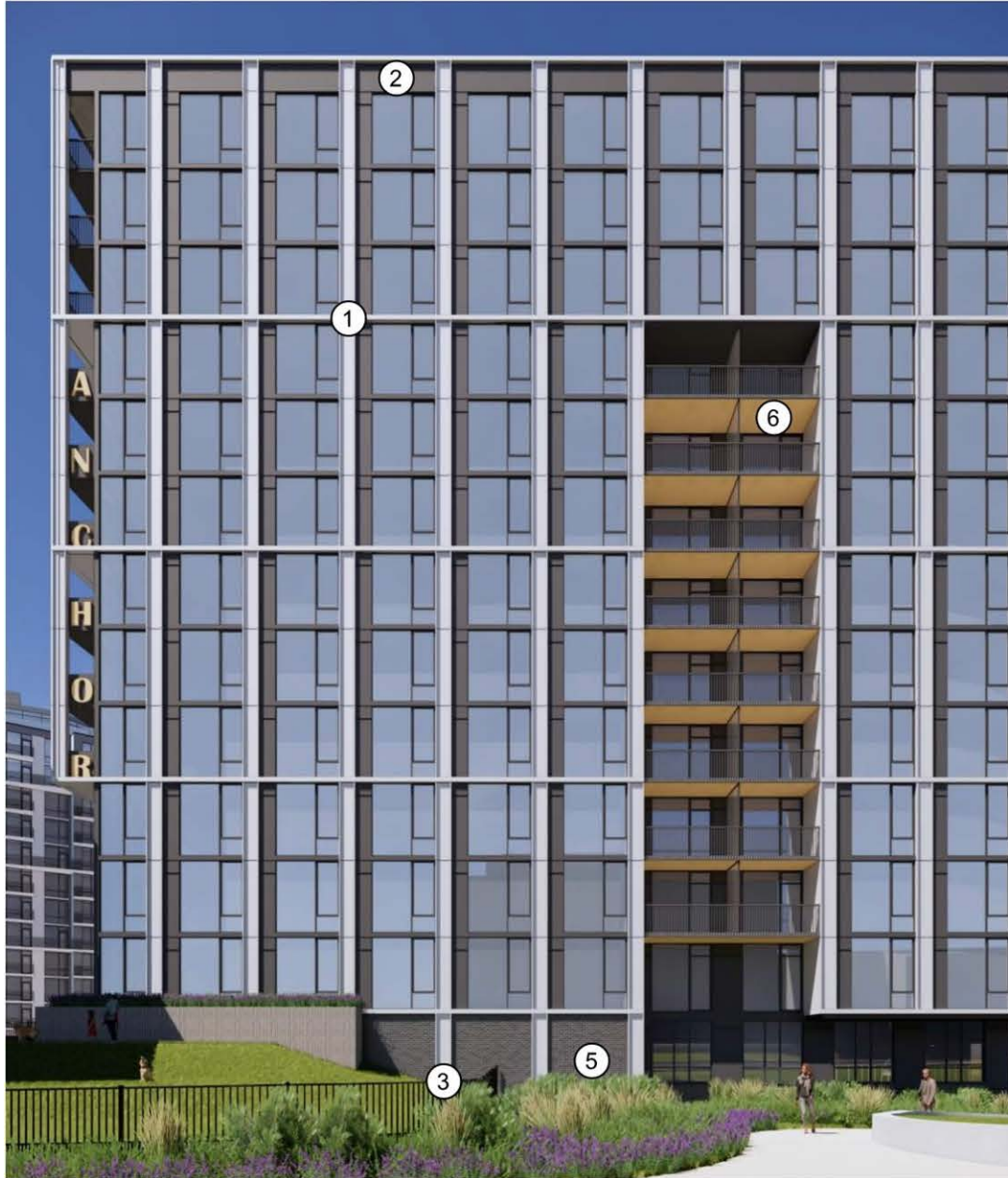


11 - metal panel canopy



12 - storefront wall system

note: minor refinements may be made to exterior details, dimensions, or locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit or to address the structural, mechanical, or operational needs of the building or its systems that do not substantially alter the exterior configuration. the final selection of colors of the exterior materials may vary based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order.



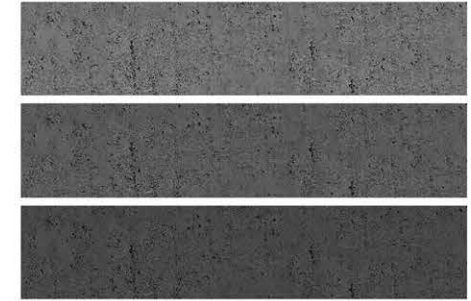
1 - metal panel 01



2 - metal panel 03



3 - masonry base 01



4 - masonry base 02



5 - brick 01



6 - balcony underside 02

note: minor refinements may be made to exterior details, dimensions, or locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit or to address the structural, mechanical, or operational needs of the building or its systems that do not substantially alter the exterior configuration. the final selection of colors of the exterior materials may vary based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order.



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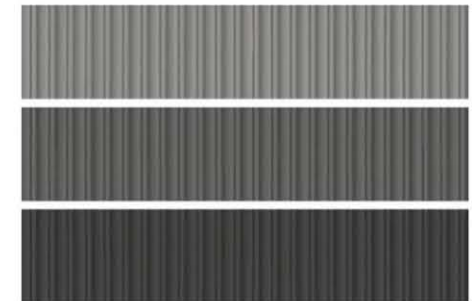
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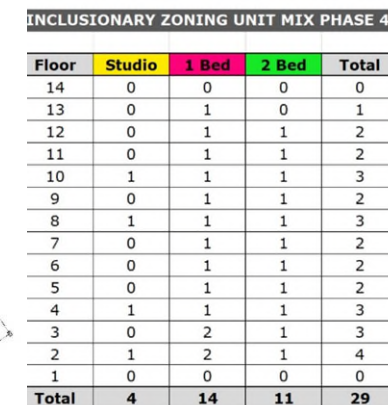


11 - metal panel canopy



12 - storefront wall system

INCLUSIONARY ZONING UNIT MIX PHASE 4					
Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (EFF, Studio, Jr1's)	4	13.79%	37	14.68%	41
One Bedroom (1BR, 1BR+D, Jr2's)	14	48.28%	126	50.00%	140
Two Bedroom (2BR, 2BR+D)	11	37.93%	89	35.32%	100
Total	29	100.00%	252	100.00%	281



Site Location & Transportation Features

Transit

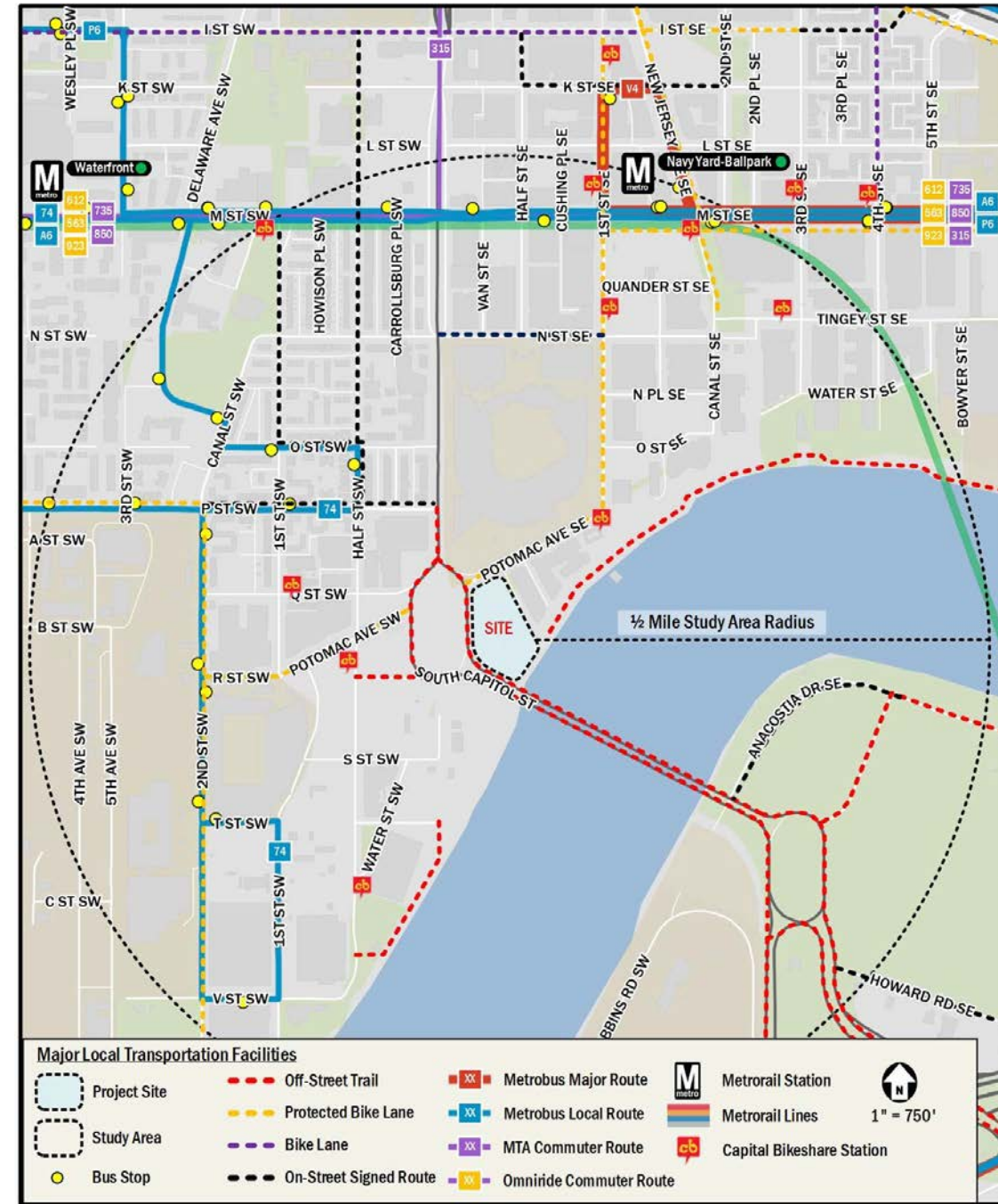
- Navy Yard-Ballpark Green Line Metrorail Station (~0.5 miles)
- 4 Metrobus routes, 3 Omniride Commuter bus routes and 3 MTA Commuter bus routes bus lanes on M Street SE

Bicycle Facilities

- Protected bicycle lanes on Potomac Avenue SE, First Street SE, M Street SE, and New Jersey Avenue SE, Second Street SW and Anacostia Riverwalk Trail
- 9 Capital Bikeshare Stations within a ½ mile of site

Vehicular Facilities

- Robust roadway network with access to South Capitol Street, M Street and I-695 and DC-295

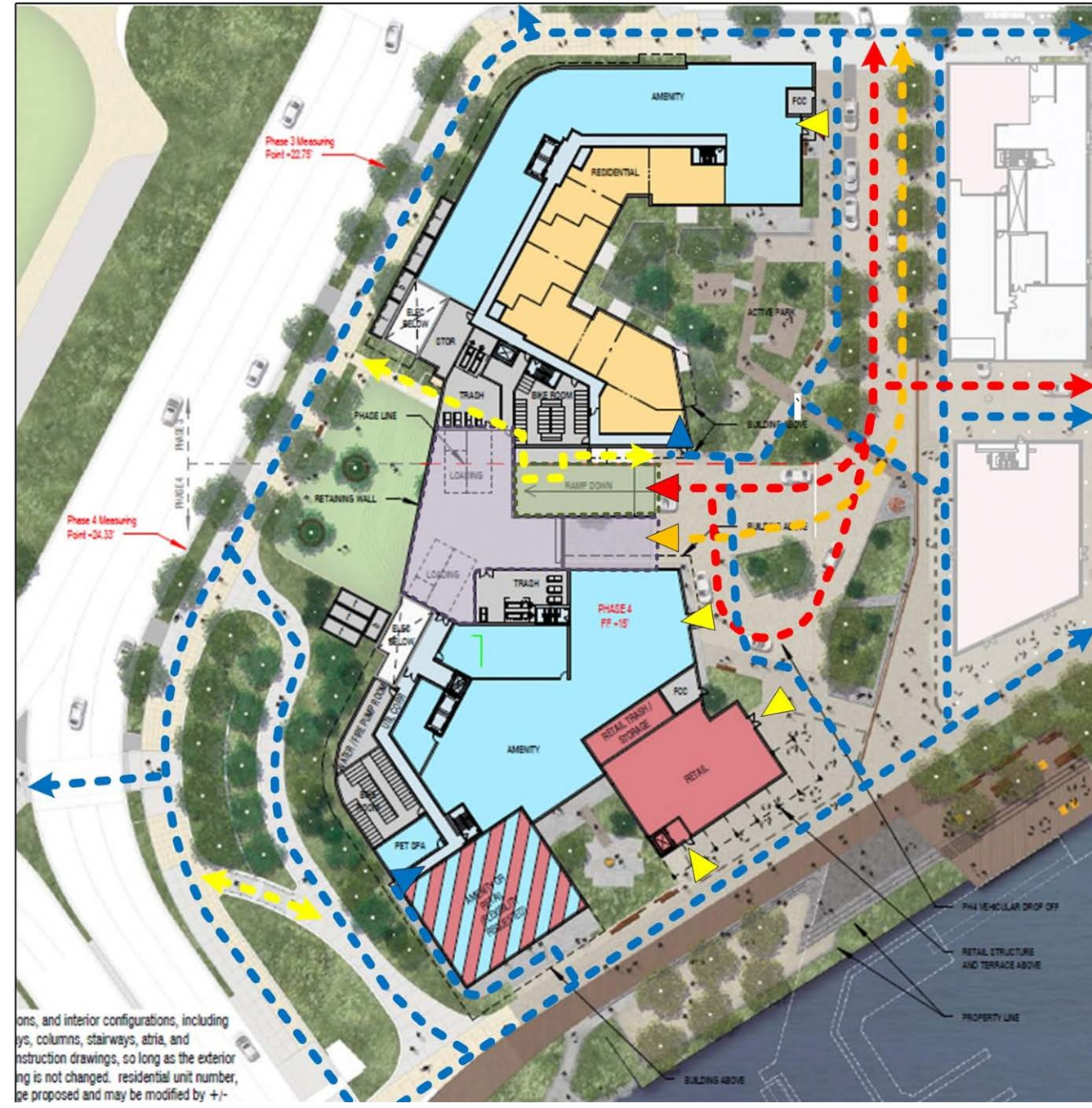


Public Space

- ## Vehicular Access

- ## Pedestrian Access

- Sidewalks along the site's frontage on M Street, South Capitol Street and the Anacostia River



Site Trip Generation & Parking

Peak Period Trip Generation & Parking

- Projected peak hour trip generation is significantly less than the previously approved PUD:
 - 318 fewer AM peak hour trips/302 fewer PM peak hour trips compared to previous PUD
 - Significant decrease in the amount of on-site parking
 - 295 fewer parking spaces compared to previous PUD
 - Change in the mix of uses on-site

Phase	Land Use	Size	Stage 1 PUD (Z.C. Case No. 04-14B) Approved CTR Parking Spaces	Proposed Parking
PH3	Residential	309 du	-	167
	Total		341	167
PH4	Residential	281 du	-	168
	Retail	6,331 sf	-	50
	Total		339	218
Overall			680	385

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Z.C. Case No. 04-14B Approved CTR Analysis	284 veh/hr	86 veh/hr	370 veh/hr	113 veh/hr	260 veh/hr	373 veh/hr
Proposed	15 veh/hr	37 veh/hr	52 veh/hr	43 veh/hr	28 veh/hr	71 veh/hr
Net (Proposed- Approved CTR)	-269 veh/hr	-49 veh/hr	-318 veh/hr	-70 veh/hr	-232 veh/hr	-302 veh/hr

DDOT Conditions

DDOT has no objection to the approval of this First-Stage PUD modification and Second-Stage PUD application with the following conditions included in the Zoning Order. DDOT has confirmed that they accept the proposed language associated with the first two conditions:

- Fund the purchase and installation of a 23-dock Capital Bikeshare station on or near the development as part of the TDM plan with final design and location to be determined in coordination with DDOT during public space permitting.
 - *Applicant agrees to this condition with the following language: “The Applicant shall fund the installation of the new Capital Bikeshare station up to \$90,000, to be paid prior to the issuance of the first certificate of occupancy for residential use for Phase III. The cost of the bikeshare station shall be reevaluated in the event an application is filed to extend the approval for Phase III.”*

DDOT Conditions (continued)

- Meet the long-term bicycle parking requirements from Title 18 of the DCMR § 1214 by providing at least 198 long-term bicycle parking spaces.
 - *Applicant agrees to this condition with the following language: “The Applicant will provide a minimum of 78 long-term bicycle spaces in Phase 3 and a minimum of 72 spaces in Phase 4. The Applicant shall have the flexibility to increase the number of long-term bicycle prior to the issuance of each respective residential certificate of occupancy in order to comply with the long-term bicycle parking requirements of Title 18 of the DCMR Section 1214, as applicable.”*
- Implement the TDM plan proposed in the December 5, 2024¹ Comprehensive Transportation Review (CTR) study (Exhibit 19) with DDOT’s requested revisions at the end of this report, and maintain the TDM program for the life of the project, unless otherwise noted.
 - *Applicant agrees to this condition.*

Key:	Positive Impact to Racial Equity	Negative Impact to Racial Equity	Neutral Impact to Racial Equity
Indicator	Aspect(s) of Zoning Action Relating to Racial Equity		Potential Racial Equity Outcome
Displacement			
Physical	The Project does not result in any direct displacement as the Property does not currently contain any residential units.		
Economic	The Project does not result in any indirect economic displacement as the Property houses temporary uses.		
Cultural	The Project does not result in any indirect cultural displacement. The interim dog park enjoyed by the community will be retained and enhanced. The Project will increase cultural diversity in the area by providing hundreds of new mixed-income residential units.		
Housing			
Availability of Housing	The Project creates approximately 590 new residential units.		
Preservation of Affordable Housing	The Project includes approximately 59 affordable units.		
Housing Burden	The Project’s housing will help mitigate the need for housing in the <u>District</u> .		
Larger Unit Size	The Project features a mix of unit sizes up to 2-bedroom plus den units.		
Employment			
Entrepreneurial Opportunities	N/A		
Job Creation	The Project’s proximity to existing retail on Phases One and Two and the new ground-floor retail proposed for Phase Four will create job opportunities for residents and the surrounding community.		
Access to Employment	The Property’s proximity to South Capitol Street and the Navy Yard-Ballpark Metrorail Station will provide residents with easy access to employment opportunities.		
Job training	N/A		

Transportation / Infrastructure		
Public space / Streetscape Improvements	The Project includes an internal vehicular and pedestrian network that connects with Potomac Avenue, SE. The Project will also incorporate improvements to the streetscape along Potomac Avenue and the South Capitol Oval.	
Infrastructure Improvements	N/A	
Access to Transit	The Property is less than 0.5 miles from the Navy Yard-Ballpark Metrorail station and includes short- and long-term bicycle storage facilities.	
Pedestrian Safety	The Project's landscaping is designed to encourage pedestrian activity and the internal roads will include pedestrian safety measures.	
Education / Health / Wellness		
Schools	The Project is in-boundary for Van Ness Elementary School, Jefferson Middle School Academy, and Eastern High School.	
Healthcare	The Project promotes health and wellness by encouraging walking and biking through its extension of the riverfront boardwalk.	
Open Space / Recreational	Approximately one acre of the land area of the Property will consist of publicly accessible open space.	
Environmental		
Environmental Changes	The Project commits to LEED Gold or higher and will incorporate extensive landscaping, including planting of native species.	
Sustainable Design	The Project will meet or exceed the GAR requirement of 0.20 in the MU-9B Zone.	
Resilient Design	The Project incorporates significant stormwater management measures.	
Remediation	The Applicant already undertook significant remediation efforts with Phases One and Two prior to construction, resulting in approximately \$4 million in expenditures, and will what <u>is</u> necessary for Phases Three and Four.	
Access to Opportunity		
Neighborhood Retail and Service Uses	The Project is located adjacent to the retail on Phases One and Two.	
Residential Amenities	The various open spaces planned for the Project will encourage both passive and active recreation. The Project also features communal rooftop space on each building, including pools, and private balconies.	
Arts & Culture	The waterfront open space may be used to host artistic and cultural events.	