



STADIUM DISTRICT LOFTS

1542 1ST STREET SW

ZONING COMMISSION BRIEF

March 2016

Tyler Merkeley,
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202-679-9539

ZONING COMMISSION
District of Columbia
CASE NO.16-01
EXHIBIT NO.18

Objectives

- To provide an overview of the development strategy for a residential project at 1542 1st Street, SW in Washington, on Buzzard Point that aligns with the Capitol Gateway (CG) Overlay and the City's development strategy
 - ▣ Background and prior use of property
 - ▣ Goal of the Stadium District Lofts project
 - ▣ Zoning Commission Design Review under CG Overlay and Area Variance Relief for Development of Property
 - ▣ Alignment with District's Development Strategy in CG Overlay and Buzzard Point Vision Framework + Implementation Plan (Public Draft)
 - ▣ Conceptual Design

End Goal



- Endorsement by the Zoning Commission of our Design Review Application
- Granting of our request for a 3 car Parking Area Variance from on-site parking space requirements

Developers Background & Project Selection?

Why this Project?

- The developer is a 9 year resident of this SW neighborhood
 - ▣ A Government employee and a part time real-estate investor, who has transitioned four other vacant properties in SW/Navy Yard back into residential units
 - ▣ Focused on investing in the community we all live and work in, and creating opportunities for employment and new homes in SW
- The property was purchased to
 - ▣ Clean up and remove a long term vacant SW property which had criminal activity and was a nuisance to SW neighbors
 - ▣ Redevelop the lot into higher density to support population growth in SW DC
 - ▣ Set a vision and take the lead on designing and building an appropriately scaled residential project on 1st street that can set a vision for other projects to follow

A Bridging Project

- When completed this building will bridge the existing 1940's two unit flat neighborhood to DC's planned redevelopment of Buzzard Point
- The project:
 - ▣ Aligns with the vision of the CG Overlay and the Buzzard Point Vision Framework
 - ▣ Leverages architecture from existing 1940 residential and industrial buildings that surround the property to create a bridge design
 - ▣ Launches re-development on 1st and Q Street SW and provides a vision for other projects to follow
 - ▣ Provides a mix of 1-3 bedroom units
 - ▣ Provides employment opportunities for members of the community

Project Overview

□ Property:

- 1542 1st Street SW (Square 656, Lot 813)
- The Property consists of approximately 3,000 square feet (SF) in a 24' wide by 125' deep single parcel
- Is in a Residential and Commercial (CR) Zone District and is located in the CG Overlay District
- Max height 90'

□ Proposed Use

- Develop a new four (4) story multiple dwelling building containing eight (8) residential units.
- Residential use only
- There will be no on-site parking spaces provided.
- Overall building height will be approximately 55' and total gross floor area for the building will total approximately 10,040 square feet
- 75% lot coverage
- We are requesting an area variance relief pursuant to 11 DCMR § 3103.2 for an area variance from the on-site parking space requirements of 11 DCMR § 2101.1.

□ Letters of Support

- Neighbors
 - Ms. McClain and Ms. Carroll (1st Street)
 - JJ and Jenny Demarco (Q street)
 - Sam and Jenny Harper (Q Street – Boarder rear of property)
- ANC
- Ward 6 Council Office

Acquisition and Redevelopment

- ✓ TMASSHLDG, LLC purchased property (April 2015)
- ✓ Exterior cleanup and debris removal (April 2015)
- ✓ Raze Permit application submitted (April 2015)
- ✓ Zoning Analysis (May 2015)
- ✓ Architectural services in preparation for Department of Consumer and Regulatory Affairs (DCRA) Preliminary Design Review Meeting (PDRM) (June 2015)
- ✓ DCRA PDRM (July 2015)
- ✓ Initial meetings with Office of Planning (OP) & District Department of Transportation (DDOT) (October 2015)
- ✓ Raze Permit Issued (November 2015)
- ✓ Conducted DDOT's On-Street Parking Study (December 2015)
- ✓ Raze Commenced (December 2015)
- ✓ Zoning Commission application (January 2016)
- ✓ Advisory Neighborhood Commissions (ANC) (February 2016)
- ✓ Department of Energy and Environment (DOEE) (March 2016)
- Zoning Commission Hearing (March 2016)

Zoning Opportunity

Aligning
project with
CR Zoning
and CG
Overlay

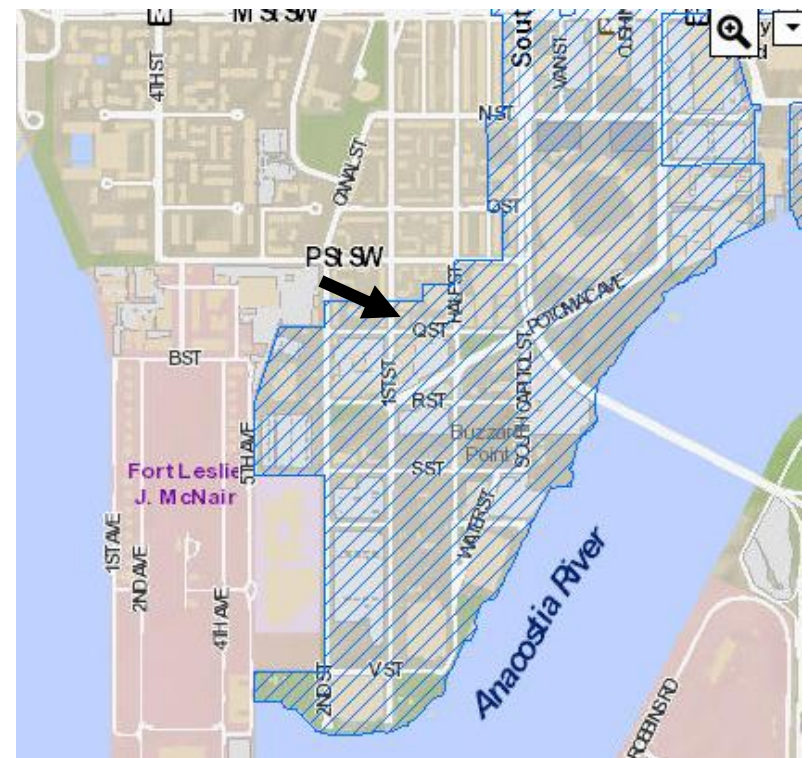
- **Commercial Residential:**
 - ▣ The purpose of the Mixed Use Commercial Residential (CR) District shall be to encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light industrial, and other miscellaneous uses
- **Zoning Overlay Capitol Gateway (CG)**
 - ▣ The Capitol Gateway (CG) Overlay District is applied to the Buzzard Point and Capitol Gateway areas, which are designated for mixed use development in the Comprehensive Plan for the National Capitol

Capitol Gateway Overlay

The purposes of the CG Overlay District are to:

- “Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies of the area”

CG Map



Buzzard Point Vision Framework & Implementation Plan*

OP's Vision Statement

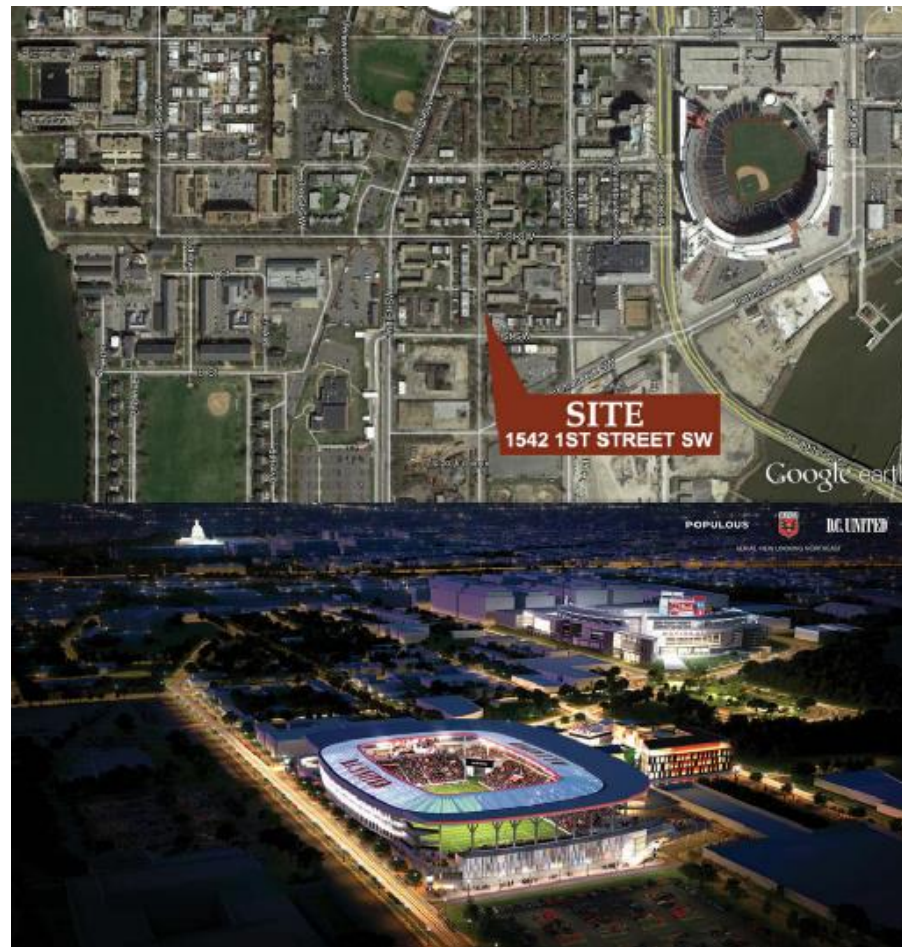
“The vision for Buzzard Point is to create a strong public realm in a dense neighborhood, enhance the environment, provide community benefits, improve transportation connections, and leverage public investment in the soccer stadium and the South Capitol Street corridor project to serve as catalysts and anchors for additional development”



Alignment with four Key Concepts

- **The vision for Buzzard Point focuses on four key concepts:**
 - ✓ “A vibrant mixed-use neighborhood”
 - SDL leads the way by providing the first eight new units towards this goal
 - ✓ “Dynamic parks and public spaces”
 - SDL sets aside 10% of the total lot area to meet “Required Public Space at Ground Level” (per 11-633)
 - ✓ “An improved multi-modal transportation system”
 - SDL proposes a Transportation Demand Management (TDM) plan to promote less vehicle traffic
 - ✓ “A living and sustainable environment”
 - SDL is designed with a LEED Silver status for Homes Mid-rise

Vicinity Map



Street View – Prior to Raze



1542 1st Street SW
Zoning Commission Submittal

Stadium District Edition

Live, Walk, Work and Score in the Stadium District

SITE CONTEXT PHOTO 2

SD - 0.05

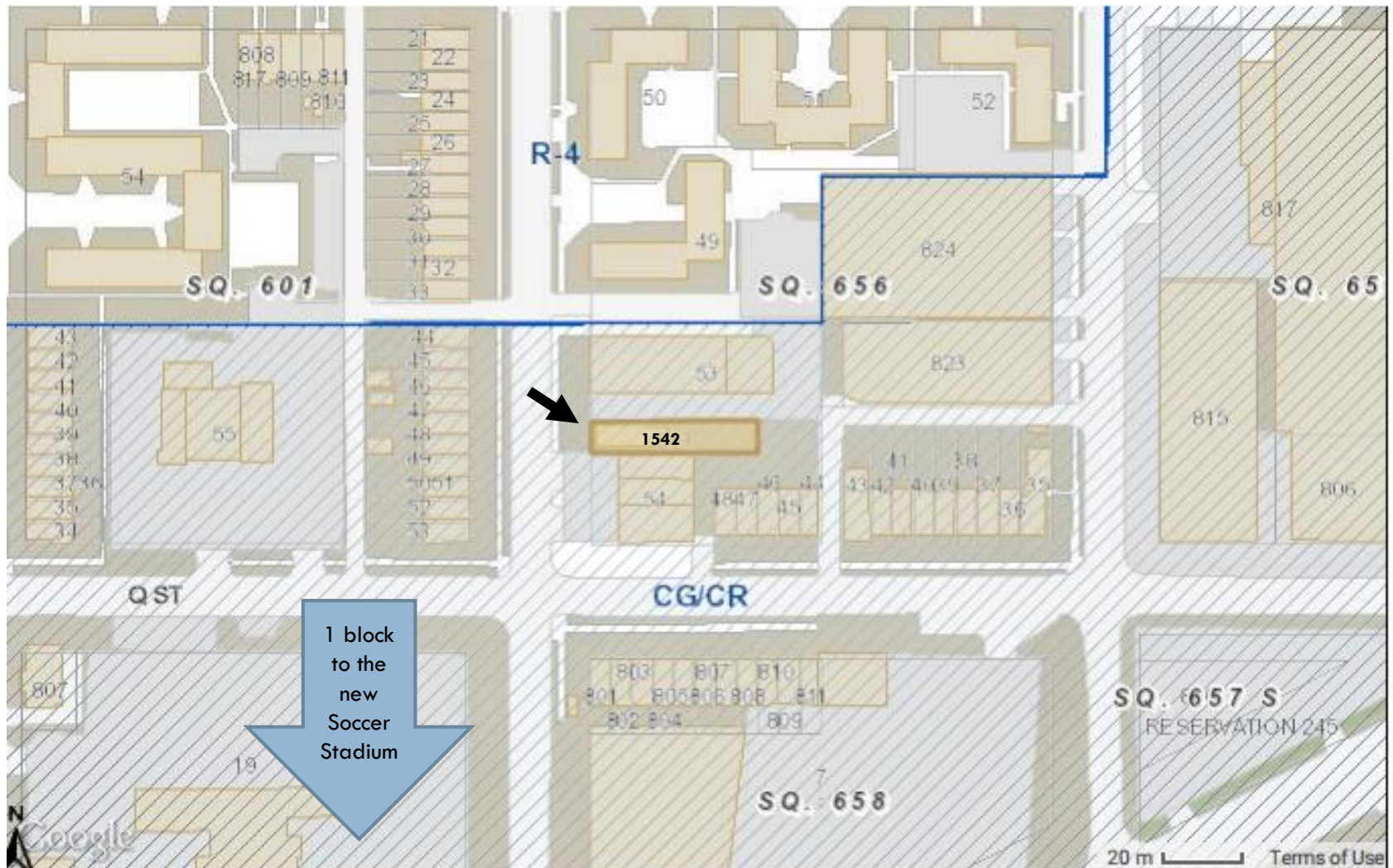
Street View – March 2016



Street View – March 2018?

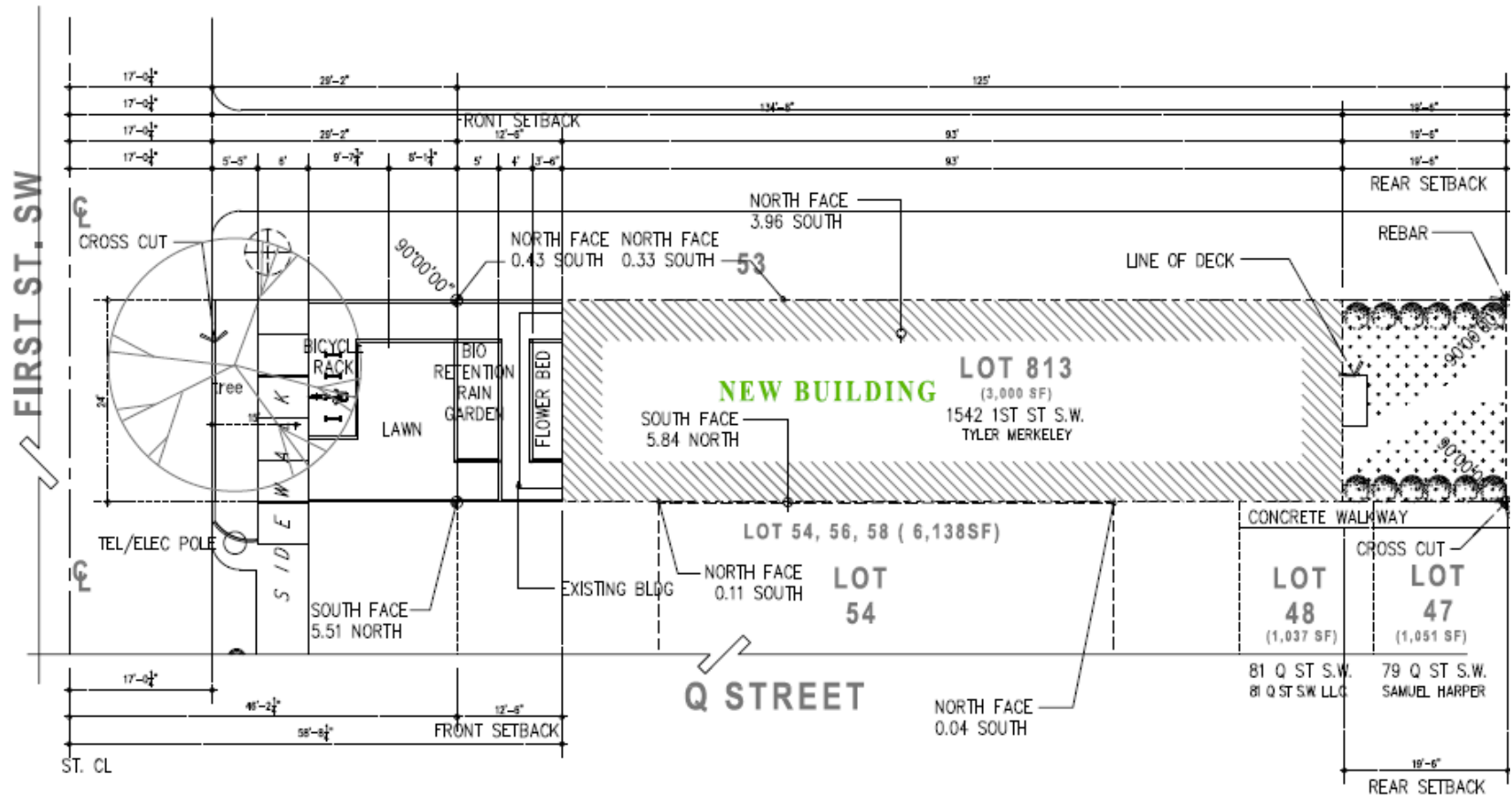


1542 1st Street SW



Site Map

AN



Zoning Table

Item	Requirement	Proposed	Relief
Lot Area	n/a	3,000 sf	Conforming
Lot Width	n/a	24'	Conforming
Height § 630	90'	54'6"	Conforming
FAR § 631	6.0	3.3	Conforming
Open Space § 633	10% of lot area (300 sf)	10% 300 sf (12.5' x 24')	Conforming
Lot Occ. § 634	75%	75%	Conforming
Rear Yard § 636	3 in. / ft. of height Min. of 12' (13'7.5")	19'6"	Conforming
Parking § 2101	1 per 3 units	0	Requested

Note: Table courtesy of Office of Planning



Conceptual Design



1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

PROPOSED FRONT PERSPCT W/ FULL ADJ. DEV'T.
SD - 0.10

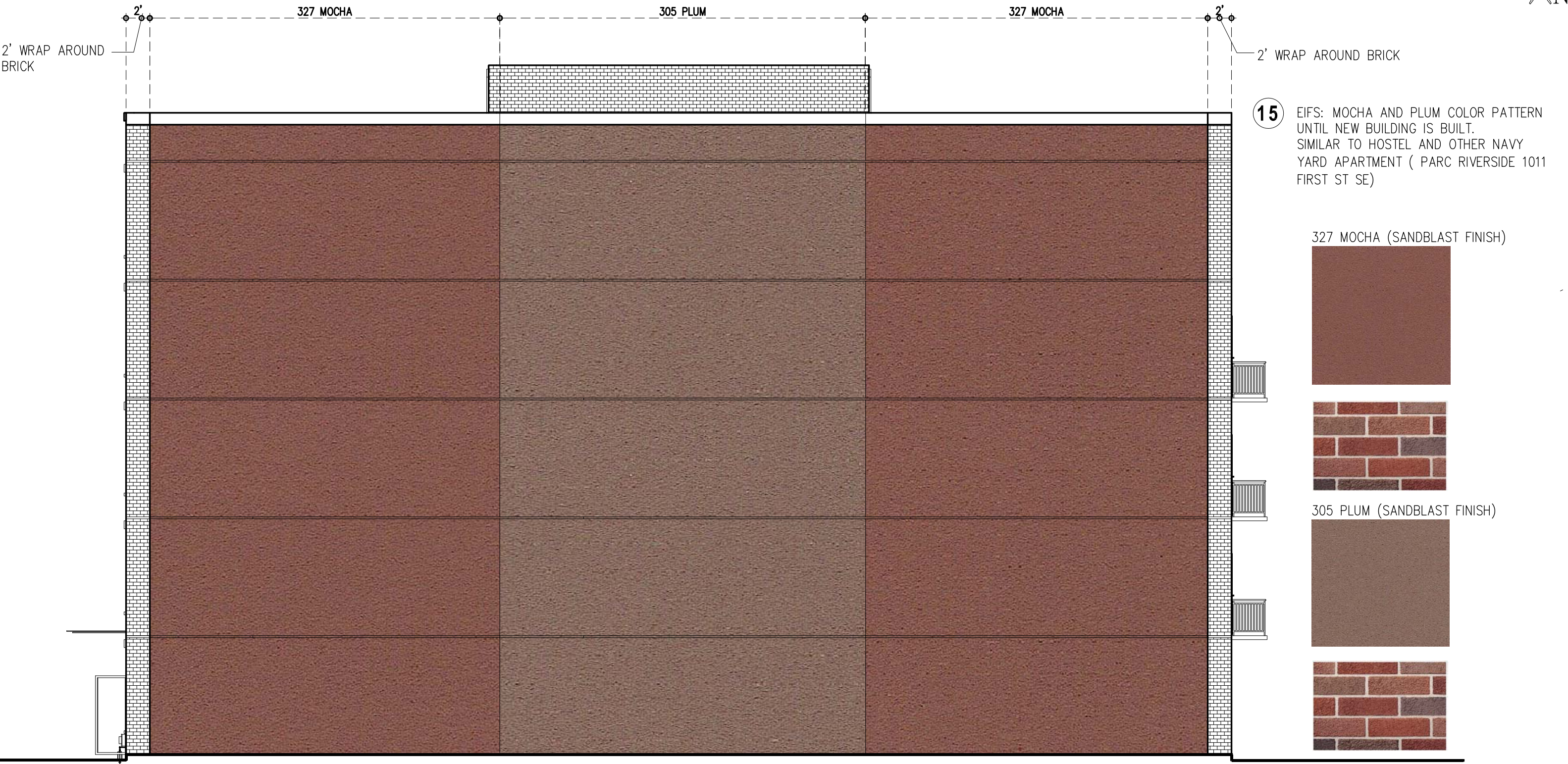


1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

PROPOSED REAR PERSPCT W/ FULL ADJ. DEV'T.
SD - 0.11





TOP OF P.HOUSE
Elev. 22'+58'-6"

LINE OF PARAPET
Elev. 22'+54'-6"

DECK FFL
Elev. 22'+50'-6"

LOFT FFL
Elev. 22'+40'-6"

4F FFL
Elev. 22'+30'-6"

3F FFL
Elev. 22'+20'-6"

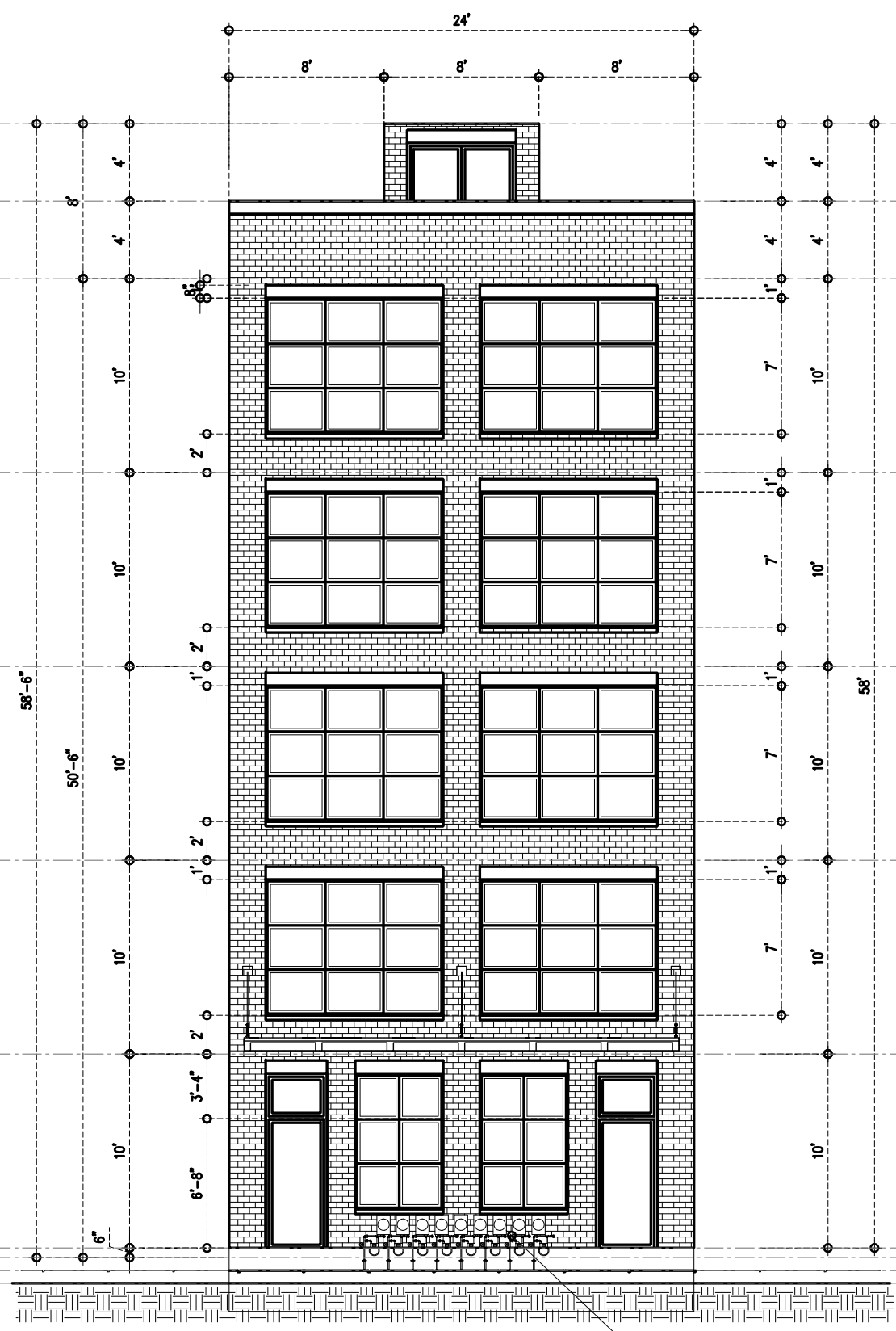
2F FFL
Elev. 22'+10'-6"

FINISH GRADE LINE
Elev. 22'+0'

1F FFL
Elev. 22'+0'-6"

STREET
Elev. 22'+(-)1'-4"

SIDE WALK
Elev. 22'+(-)8"



GAS & ELECTRIC
METER CENTER

TOP OF P.HOUSE
Elev. 22'+58'-6"

LINE OF PARAPET
Elev. 22'+54'-6"

DECK FFL
Elev. 22'+50'-6"

LOFT FFL
Elev. 22'+40'-6"

4F FFL
Elev. 22'+30'-6"

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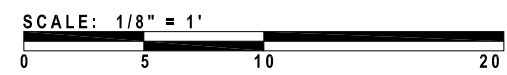
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Elev. 22'+10'-6"

FINISH GRADE LINE
Elev. 22'+0'

1F FFL
Elev. 22'+0'-6"

SIDE WALK
Elev. 22'+(-)8"

STREET
Elev. 22'+(-)1'-4"



1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

1ST ST SW (FRONT) ELEVATION
SD - 2.10



TOP OF P.HOUSE
Elev. 22'+58'-6"

LINE OF PARAPET
Elev. 22'+54'-6"

DECK FFL
Elev. 22'+50'-6"

LOFT FFL
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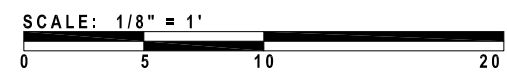
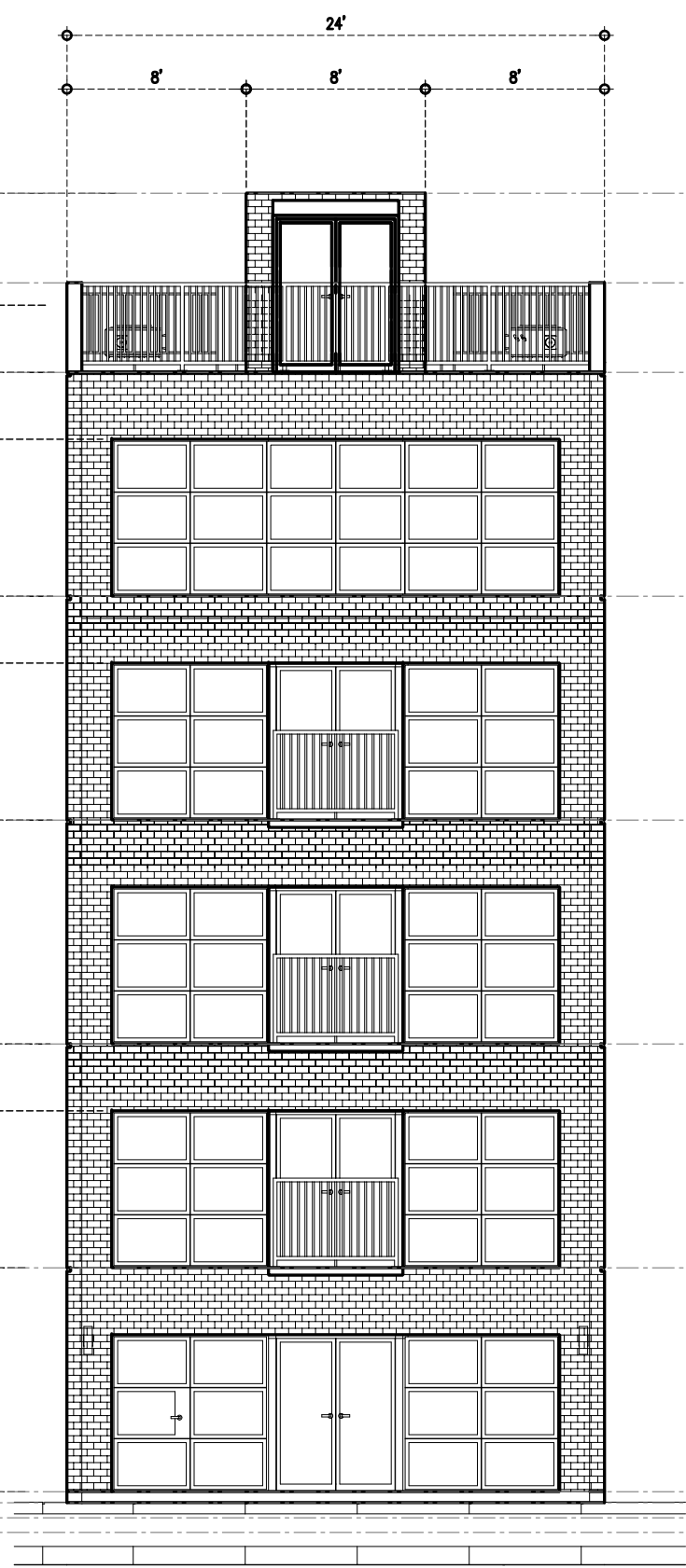
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FINISH GRADE LINE
Elev. 22'+0'

1F FFL
Elev. 22'+0'-6"

SIDE WALK
Elev. 22'+(-)8"

STREET
Elev. 22'+(-)1'-4"

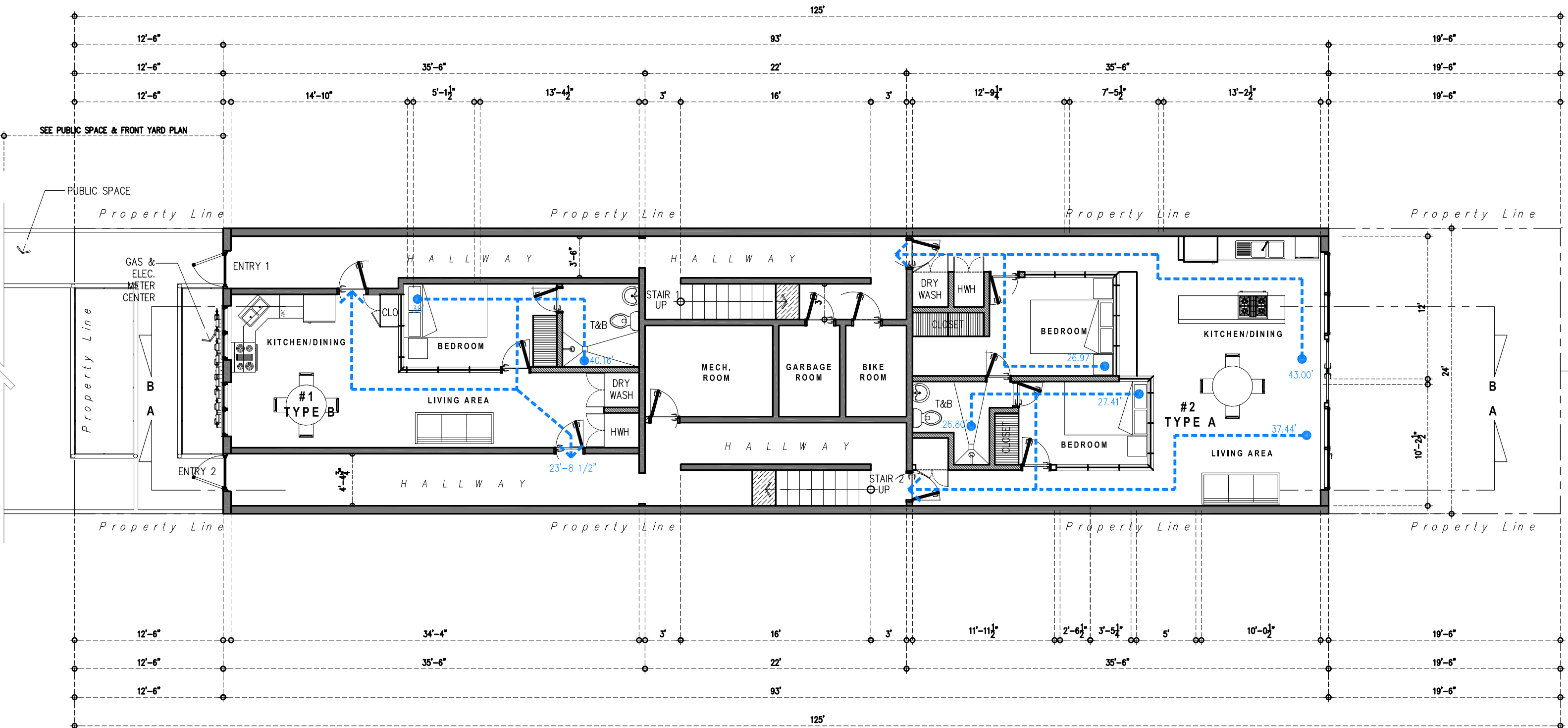


1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

REAR (EAST) ELEVATION
SD - 2.40



Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**

LEGEND :

- 2HR FIRE RATING
- 1HR FIRE RATING
- EXIT ACCESS MAX TRAVEL

SCALE: 1/8" = 1'

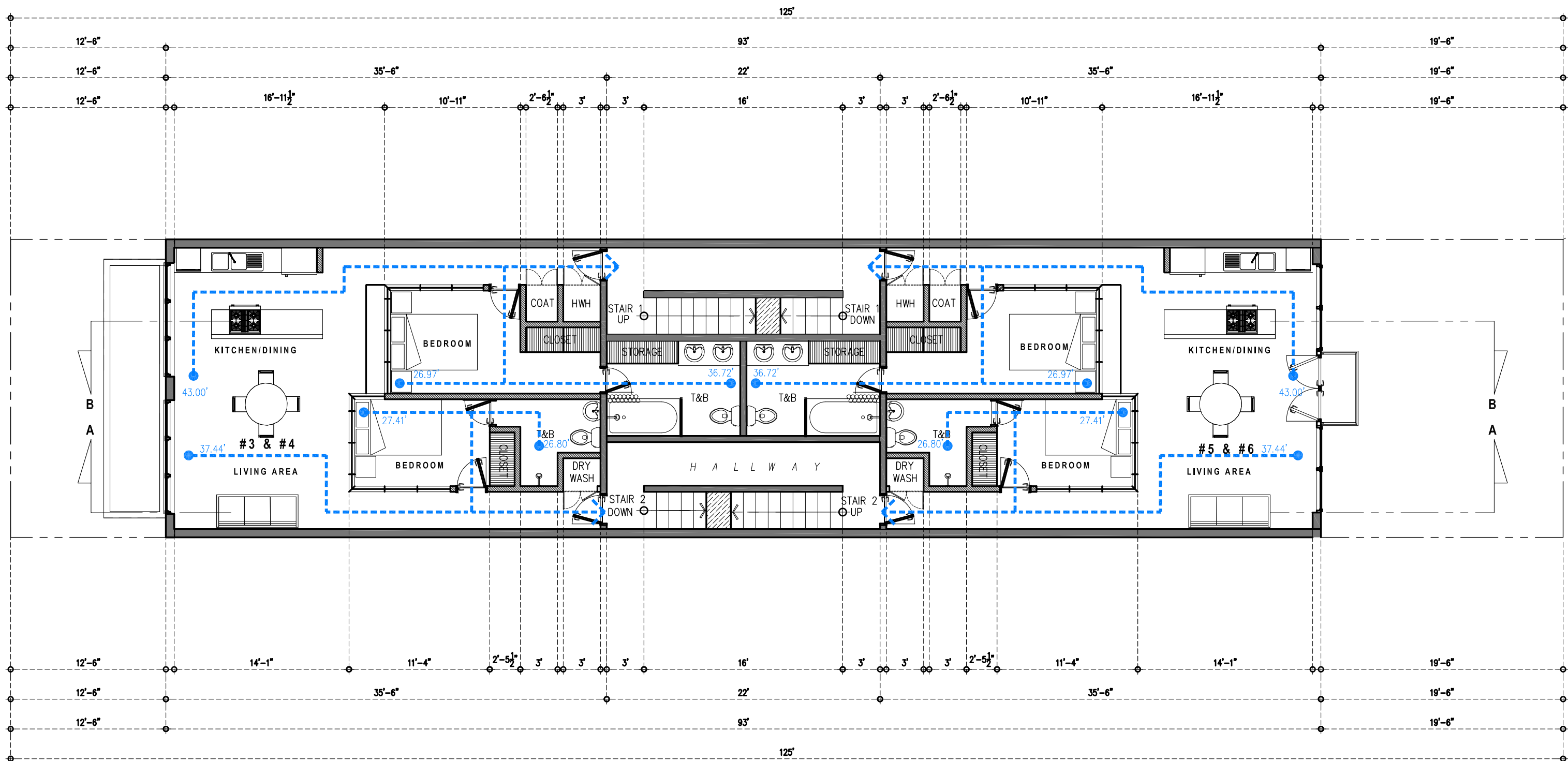


1542 1st Street SW
Zoning Commission Submittal

Stadium District Lofts

Live, Walk, Work and Score in the Stadium District

FIRST FLOOR PLAN
SD - 1.10



Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**

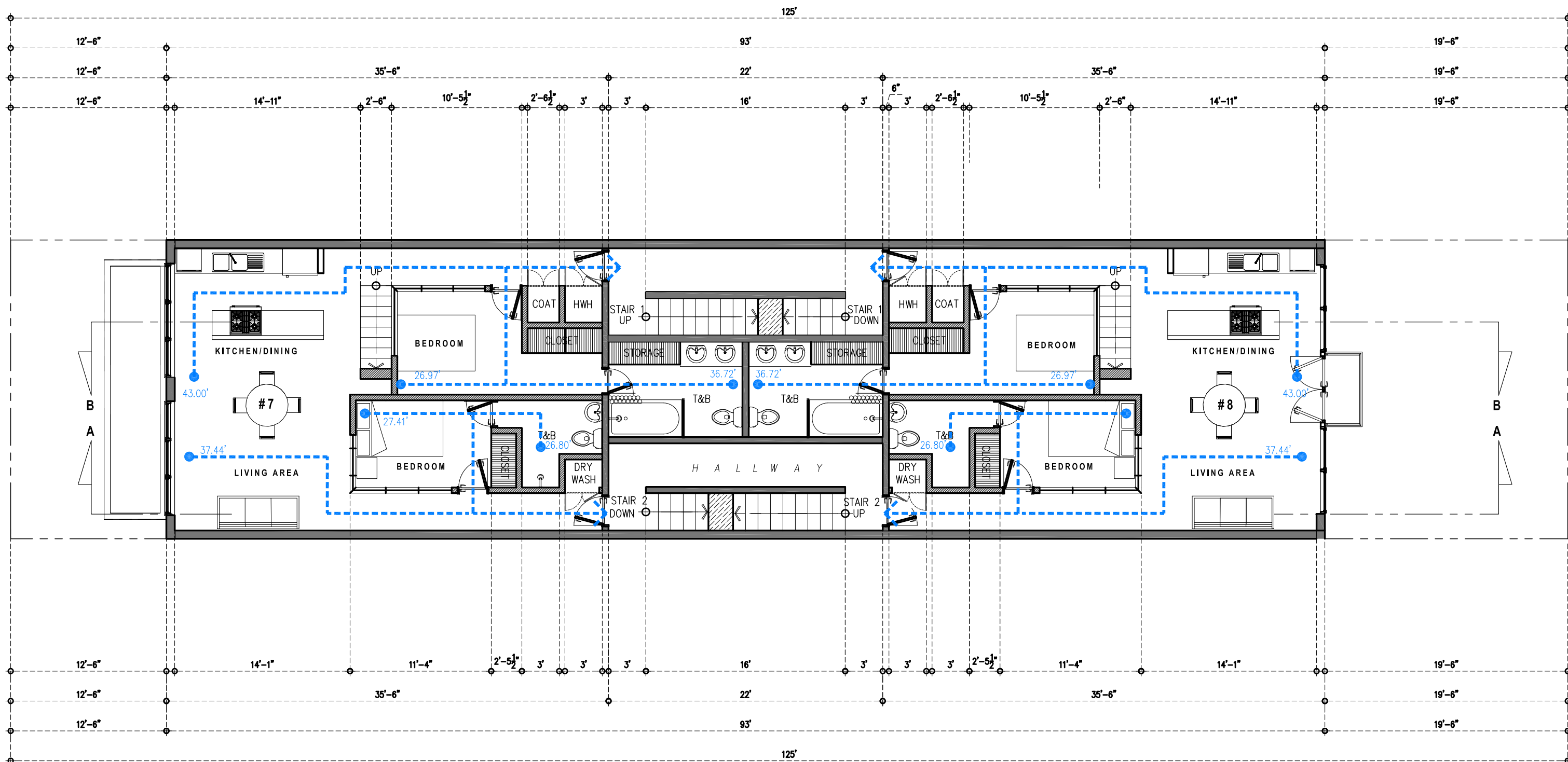
LEGEND :

- 2HR FIRE RATING
- 1HR FIRE RATING
- EXIT ACCESS MAX TRAVEL

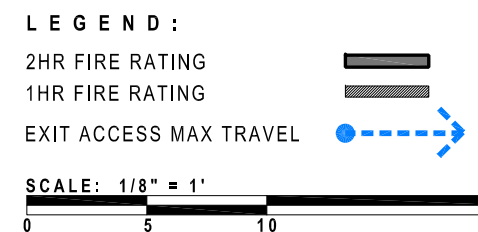
SCALE: 1/8" = 1'

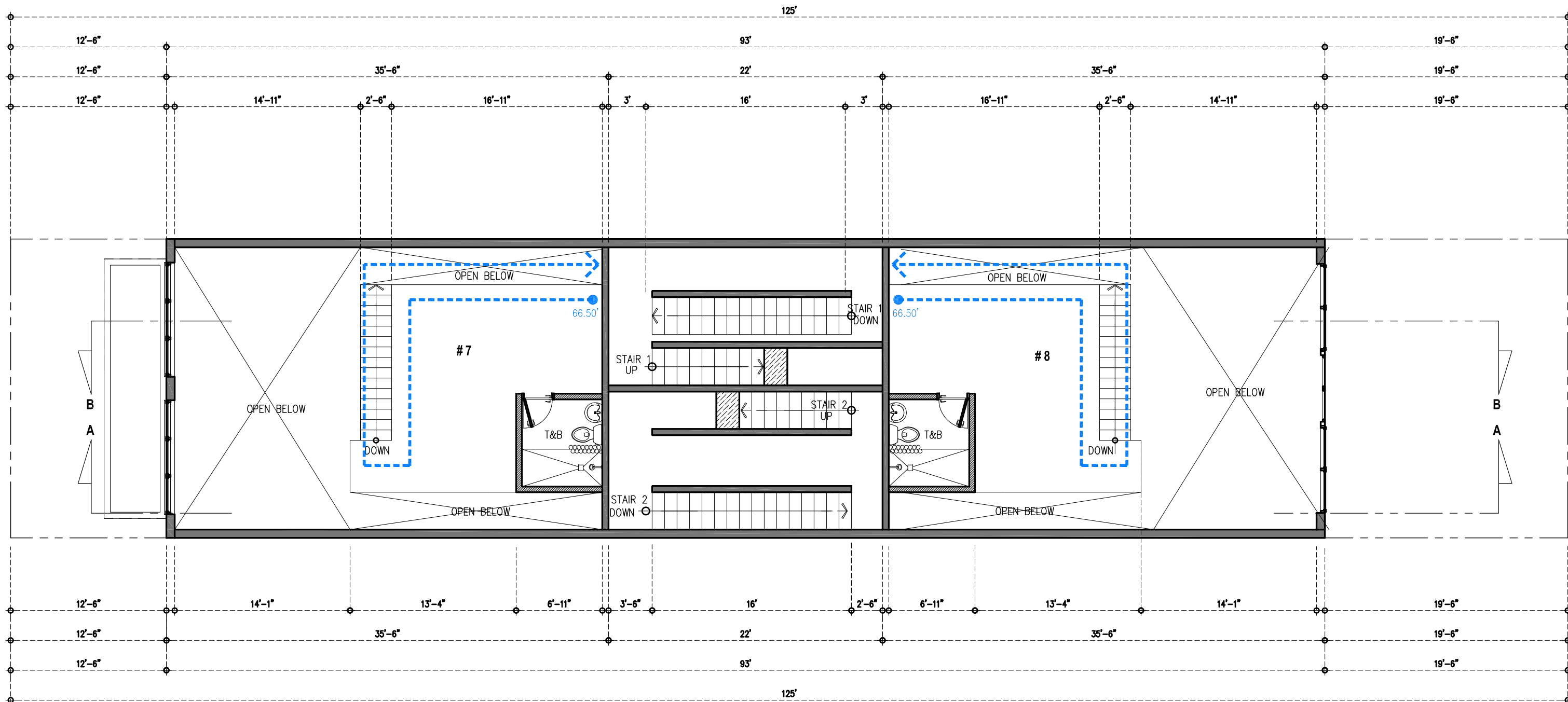
0 5 10 20





Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**

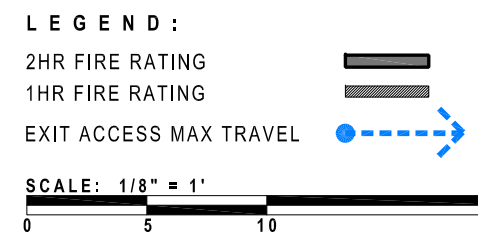


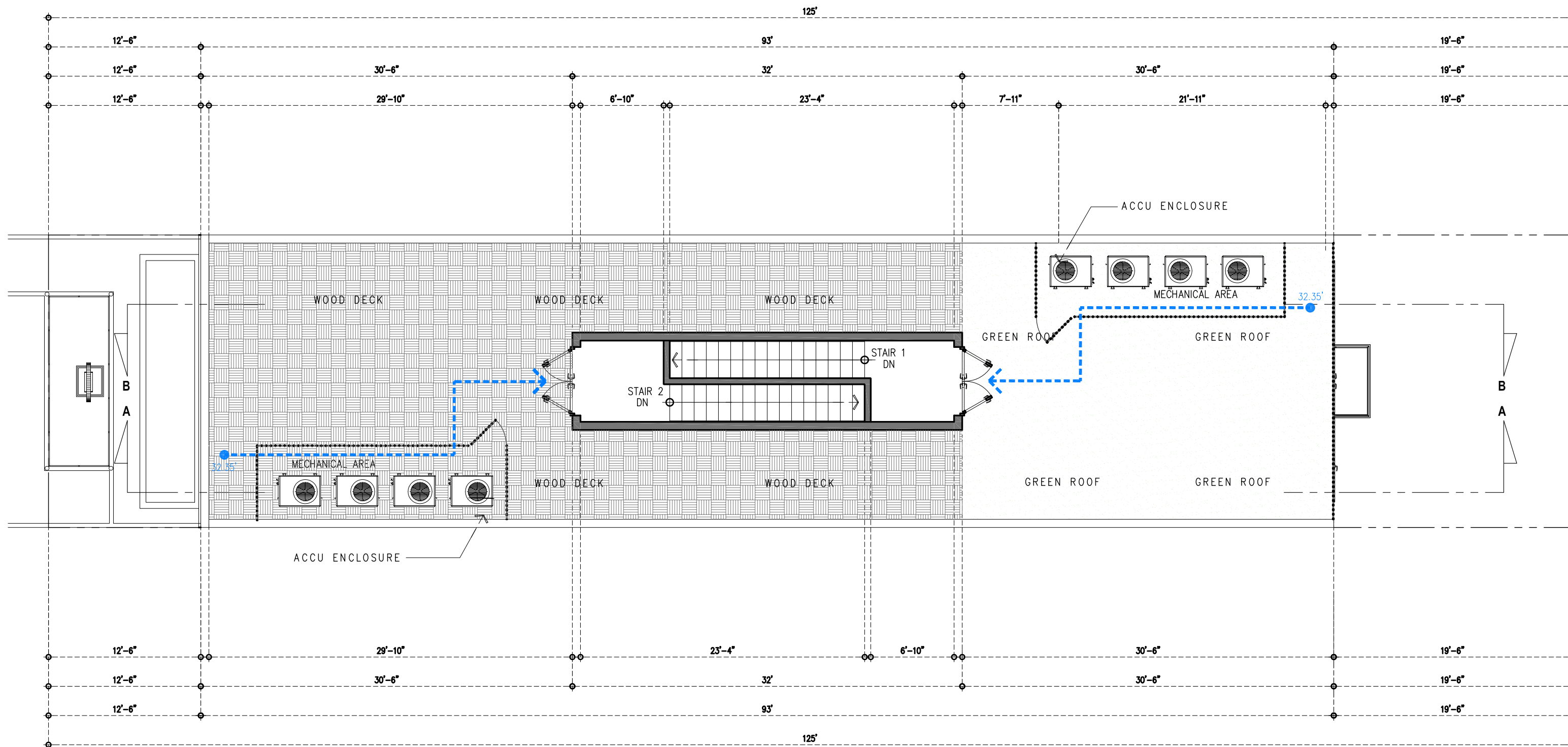


Location	Area
FOURTH FLOOR	819.12 SF
MEZZANINE FLOOR	272.4 SF

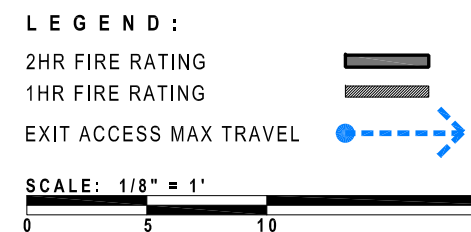
Note: Complies to the IBC Chapter 5, Gen. Bldg. Heights and Areas Sec. 505.2.1 Mezzanine Area limitation: "The aggregate area of a mezzanines within room shall not be greater than 1/3 of the floor area of that room or space in which they are located."

Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**

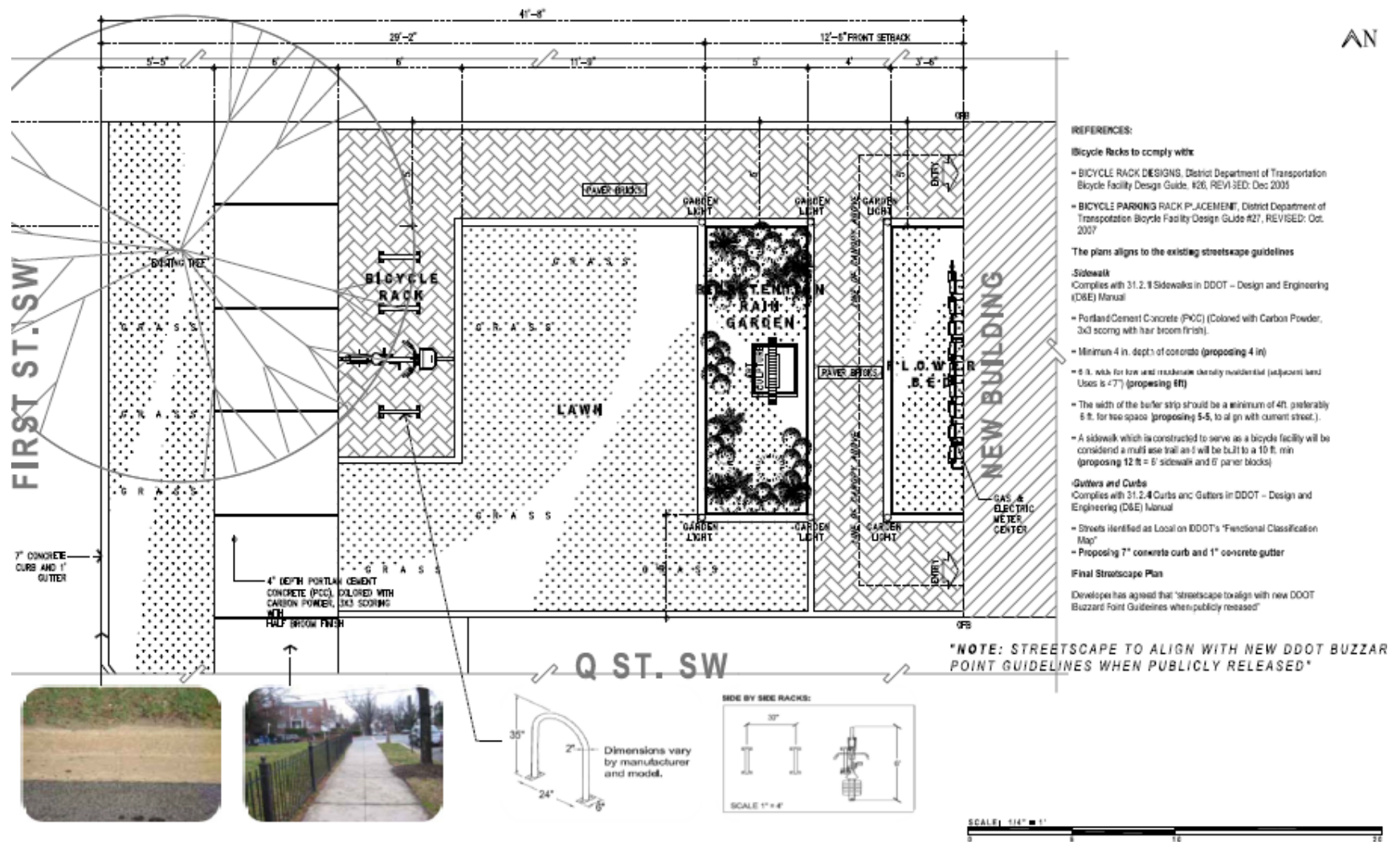




Note:
All unit entry doors off the egress systems are **2 Hour Fire Rated**



Public Space

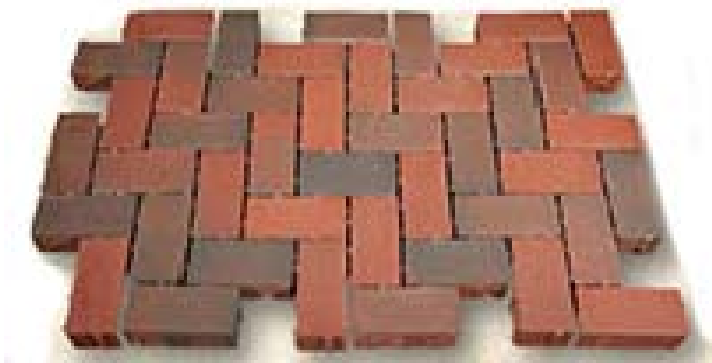


Public Space (Cont.)





DESIGN SIMILAR CITY VISTA
SOURCE: IRON AWNING (R&f METAL OR
MASHACK FREDERICK IRON)



PERMEABLE PAVER
REGIMENTAL FULL RANGE HERRINGBONE
PATTERN
BY: BELDEN



SL9270 WALL SCONCE
BY: THOMAS LIGHTING
SELECT FINISH: MATTE BLACK
<http://www.lumens.com/s19270-wall-sconce-by-thomas-lighting-uu374091.html>



PLASTISOL(CLASSIC) RACKS
SURFACE MOUNT/ IN-GROUND MOUNT
BY: CYCLESafe



PORTLAND CEMENT CONCRETE
(COLORED WITH CARBON TO
MATCH SIDEWALK)



DDOT Stakeholder Input



- Move bike racks closer to sidewalk
- Increase sidewalk width
- Create more green space by removing 2nd walkway
- Design an interior bike storage room
- Align to new DDOT Buzzard Point Guidelines for Streetscape when publicly released

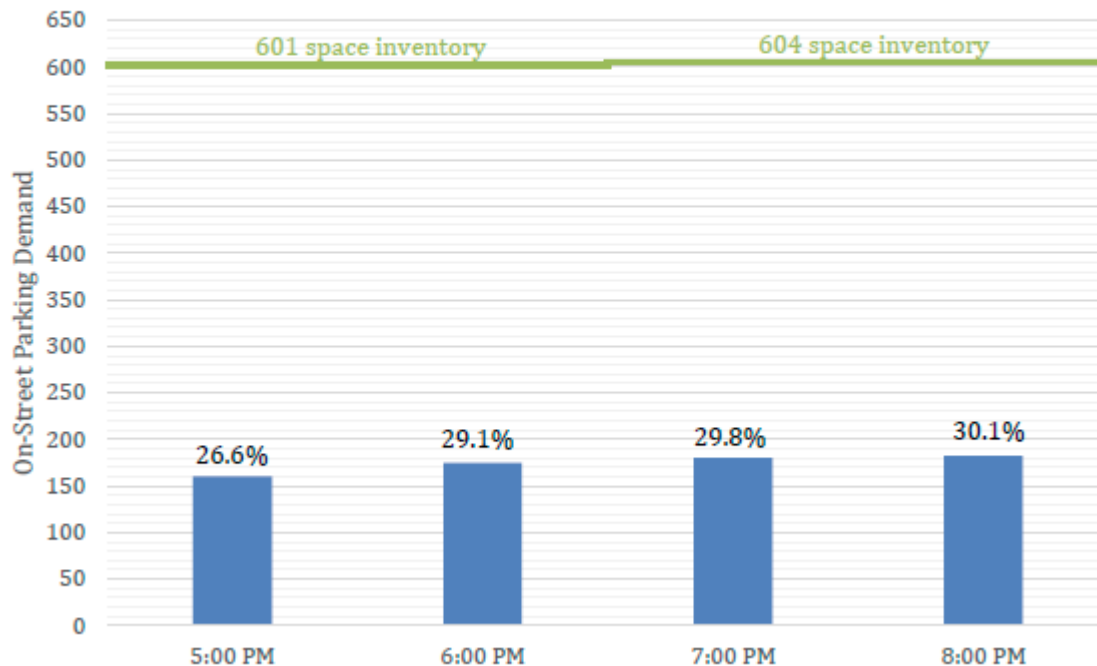
Area Variance Request

- No physical way to park on site
 - ▣ No alley access
 - ▣ Only 24 feet wide
 - ▣ Too many existing curb cut and a large tree in tree box
- Project requires one onsite parking spot per three units.
 - ▣ An eight unit building requires a three car onsite parking variance
- We are requesting an area variance relief pursuant to 11 DCMR § 3103.2 for an area variance from the on-site parking space requirements of 11 DCMR § 2101.1.

Parking Study

Exhibit 1
Parking Occupancy per Hour

WELLS + ASSOCIATES
MEMORANDUM



Conclusion: In the event that parking does occur on-street, the analyses presented herein indicate that 422 on-street parking spaces are available during the peak period. Therefore, the requested parking variance (relief for three spaces) is not anticipated to have a negative impact on the surrounding neighborhood.

Parking and TDM

- Provide, as a onetime incentive, up to eight (8) bicycle helmets (one (1) per unit) for distribution to new residents
- Provide new residents with an information packet regarding available transportation choices and links to resources that provide real-time transportation updates for smart phones, computers, etc.
 - Capital Bikeshare,
 - Car-sharing services,
 - Commuter Connections Rideshare Program
 - Commuter Connection Guaranteed Ride Home and
 - Commuter Connections Pools Program
- Offer an annual Capital Bikeshare or car share membership at lease signing or unit purchase for new residents for up to five (5) years after the building is completed
- Provide new residents with a \$30.00 credit towards on-demand car services (e.g. UberX) for each unit at the initial lease or sale of units in the building for up to five (5) years after the building is completed
- Install a minimum of four (4) short term bicycle parking spaces in the public space, subject to DDOT approval
- Design the building with three (3) “secure bicycle parking spaces” subject to DDOT guidelines
- Post all TDM commitments on-line for a one-year period. This content will also include links to CommuterConnections.com, goDCgo.com, WMATA Metro bus routes, DC Bicycle maps and other useful information in support of car-free Urban living



for Homes

LEED for Homes Mid-rise Simplified Project Checklist

Builder Name:	TMASSHLDG, LLC
Project Team Leader (if different):	Tyler Merkeley, TMASSHLDG, LLC
Home Address (Street/City/State):	1542 1st Street SW, Washington, District of Columbia

Project Description:

Building type:	Mid-rise multi-family	# of stories:	4	Certified:	40.5	Gold:	70.5
# of units:	8	Avg. Home Size Adjustment:	-4.5	Silver:	55.5	Platinum:	85.5

Adjusted Certification Thresholds

Project Point Total	Final Credit Category Total Points					
Prelim: 49 + 44.5 maybe pts	Final: 11.5	ID: 0	SS: 7	EA: 0	EQ: 0	
Certification Level		LL: 0	WE: 2	MR: 2.5	AE: 0	
Prelim: Not Certified	Final: Not Certified	Min. Point Thresholds Not Met for Prelim. OR Final Rating				

date last updated :

last updated by :

Max
Pts
Project Points
Preliminary Final

Innovation and Design Process (ID)				(No Minimum Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. Integrated Project Planning				1.1	Preliminary Rating	Prereq	Y					Y
				1.2	Energy Expertise for MID-RISE	Prereq	Y					Y
				1.3	Professional Credentialed with Respect to LEED for Homes	1	1	0				0
				1.4	Design Charrette	1	1	0				0
				1.5	Building Orientation for Solar Design	1	0	1				0
				1.6	Trades Training for MID-RISE	1	0	1				0
2. Durability Management Process				2.1	Durability Planning	Prereq	Y					Y
				2.2	Durability Management	Prereq	Y					Y
				2.3	Third-Party Durability Management Verification	3	0	3				0
3. Innovative or Regional Design				3.1	Innovation #1	1	0	1				0
				3.2	Innovation #2	1	0	1				0
				3.3	Innovation #3	1	0	0	N			0
				3.4	Innovation #4	1	0	0	N			0
Sub-Total for ID Category:							11	2	7			0
Location and Linkages (LL)				(No Minimum Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND				1	LEED for Neighborhood Development	LL2-6	10	0	0	N		0
2. Site Selection				2	Site Selection		2	2	0			0
3. Preferred Locations				3.1	Edge Development		1	0	0	N		0
				3.2	Infill	LL 3.1	2	2	0			0
				3.3	Brownfield Redevelopment for MID-RISE		1	0	0	N		0
4. Infrastructure				4	Existing Infrastructure		1	1	0			0
5. Community Resources/ Transit				5.1	Basic Community Resources for MID-RISE		1	0	0	N		0
				5.2	Extensive Community Resources for MID-RISE	LL 5.1, 5.3	2	0	0	N		0
				5.3	Outstanding Community Resources for MID-RISE	LL 5.1, 5.2	3	3	0			0
6. Access to Open Space				6	Access to Open Space		1	1	0			0
Sub-Total for LL Category:							10	9	0			0
Sustainable Sites (SS)				(Minimum of 5 SS Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship				1.1	Erosion Controls During Construction	Prerequisite	Y					Y
				1.2	Minimize Disturbed Area of Site for MID-RISE	1	1	0				0
2. Landscaping				2.1	No Invasive Plants	Prerequisite	Y					Y
				2.2	Basic Landscape Design	SS 2.5	1	1	0			0
				2.3	Limit Conventional Turf for MID-RISE	SS 2.5	2	2	0			2
				2.4	Drought Tolerant Plants for MID-RISE	SS 2.5	1	1	0			1
				2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3	3	0			3
3. Local Heat Island Effects				3.1	Reduce Site Heat Island Effects for MID-RISE		1	1	0			0
				3.2	Reduce Roof Heat Island Effects for MID-RISE		1	1	0			0
4. Surface Water Management				4.1	Permeable Lot for MID-RISE		2	0	2			0
				4.2	Permanent Erosion Controls		1	1	0			0
				4.3	Stormwater Quality Control for MID-RISE		2	2	0			0
5. Nontoxic Pest Control				5	Pest Control Alternatives		2	2	0			0
6. Compact Development				6.1	Moderate Density for MID-RISE		2	0	0	N		0
				6.2	High Density for MID-RISE	SS 6.1, 6.3	3	0	0	N		0
				6.3	Very High Density for MID-RISE	SS 6.1, 6.2	4	4	0			4
7. Alternative Transportation				7.1	Public Transit for MID-RISE		2	2	0			0
				7.2	Bicycle Storage for MID-RISE		1	1	0			0
				7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE		1	1	0			0
Sub-Total for SS Category:							22	20	2			7

U.S. Green Building Council

Page 1 of 2

January 1, 2011

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

Water Efficiency (WE)				(Minimum of 3 WE Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse				1	Water Reuse for MID-RISE			5	0	2		0
2. Irrigation System				2.1	High Efficiency Irrigation System for MID-RISE	WE 2.2		2	0	0	N	0
				2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE			2	2	0		2
3. Indoor Water Use				3.1	High-Efficiency Fixtures and Fittings			3	1	0		0
				3.2	Very High Efficiency Fixtures and Fittings			8	4	0		0
				3.3	Water Efficient Appliances for MID-RISE			2	2	0		0
Sub-Total for WE Category:								15	9	2		2
Energy and Atmosphere (EA)				(Minimum of 0 EA Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance				1.1	Minimum Energy Performance for MID-RISE			Prereq	Y			Y
				1.2	Testing and Verification for MID-RISE			Prereq	Y			Y
				1.3	Optimize Energy Performance for MID-RISE			34	0	0		0
7. Water Heating				7.1	Efficient Hot Water Distribution			2	2	0		0
				7.2	Pipe Insulation			1	1	0		0
11. Residential Refrigerant Management				11.1	Refrigerant Charge Test			Prereq	Y			Y
				11.2	Appropriate HVAC Refrigerants			1	0	1		0
Sub-Total for EA Category:								38	3	1		0
Materials and Resources (MR)				(Minimum of 2 MR Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing				1.1	Framing Order Waste Factor Limit			Prereq	Y			Y
				1.2	Detailed Framing Documents	MR 1.3		1	0	1		0
				1.3	Detailed Cut List and Lumber Order	MR 1.5		1	0	1		0
				1.4	Framing Efficiencies	MR 1.5		3	0	3		0
				1.5	Off-site Fabrication			4	0	4		0
2. Environmentally Preferable Products				2.1	FSC Certified Tropical Wood			Prereq	Y			Y
				2.2	Environmentally Preferable Products			8	0	8		0
3. Waste Management				3.1	Construction Waste Management Planning			Prereq	Y			Y
				3.2	Construction Waste Reduction			3	0	2.5		2.5
Sub-Total for MR Category:								16	0	15.5		2.5
Indoor Environmental Quality (EQ)				(Minimum of 6 EQ Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting				2	Basic Combustion Venting Measures			Prereq	Y			Y
3. Moisture Control				3	Moisture Load Control			1	0	1		0
4. Outdoor Air Ventilation				4.1	Basic Outdoor Air Ventilation for MID-RISE			Prereq	Y			Y
				4.2	Enhanced Outdoor Air Ventilation for MID-RISE			2	0	2		0
				4.3	Third-Party Performance Testing for MID-RISE			1	0	1		0
5. Local Exhaust				5.1	Basic Local Exhaust			Prerequisite	Y			Y
				5.2	Enhanced Local Exhaust			1	0	1		0
				5.3	Third-Party Performance Testing			1	0	1		0
6. Distribution of Space Heating and Cooling				6.1	Room-by-Room Load Calculations			Prereq	Y			Y
				6.2	Return Air Flow / Room by Room Controls			1	0	1		0
				6.3	Third-Party Performance Test / Multiple Zones			2	0	2		0
7. Air Filtering				7.1	Good Filters			Prereq	Y			Y
				7.2	Better Filters	EQ 7.3		1	0	1		0
				7.3	Best Filters			2	0	2		0
8. Contaminant Control				8.1	Indoor Contaminant Control during Construction			1	1	0		0
				8.2	Indoor Contaminant Control for MID-RISE			2	0	1		0
				8.3	Preoccupancy Flush			1	0	1		0
9. Radon Protection				9.1	Radon-Resistant Construction in High-Risk Areas			Prereq	N/A			N/A
				9.2	Radon-Resistant Construction in Moderate-Risk Areas			1	0	1		0
10. Garage Pollutant Protection				10.1	No HVAC in Garage for MID-RISE			Prereq	Y			Y
				10.2	Minimize Pollutants from Garage for MID-RISE	EQ 10.3		2	0	0	N	0
				10.3	Detached Garage or No Garage for MID-RISE			3	3	0		0
11. ETS Control				11	Environmental Tobacco Smoke Reduction for MID-RISE			1	1	0		0
12. Compartmentalization of Units				12.1	Compartmentalization of Units			Prereq	Y			Y
				12.2	Enhanced Compartmentalization of Units			1	0	1		0
Sub-Total for EQ Category:								21	5	15		0
Awareness and Education (AE)				(Minimum of 0 AE Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the Homeowner or Tenant				1.1	Basic Operations Training			Prereq	Y			Y
				1.2	Enhanced Training			1	0	1		0
				1.3	Public Awareness			1	0	1		0
2. Education of Building Manager				2	Education of Building Manager			1	1	0		0
Sub-Total for AE Category:								3	1	2		0

LEED Silver (Cont.)

- Items to be further explored post Zoning Commission Approval during the permit drawings phase
 - ▣ Expansion of an at grade bioretention garden into right of way (currently green lawn)
 - ▣ Consider adding an at grade bioretention garden in rear yard

ANC and Community Priorities

- Ensure Residential Units have a mix of 1-3 bedroom units to accommodate families
 - Stadium District Lofts (SDL): The building will contain eight (8) residential units. The range of unit types will include one (1) bedroom unit, five (5) two (2) bedroom units, and two (2) three (3) bedroom units. There will be two units on each of the four floors
- Avoid building that projects onto public space right of way
 - SDL: The entire building is within the property line and is set back 12'6" from the property line
- Building footprint should maximize green space in SW
 - SDL: This design opens up 12'6" on the subject property plus an additional approximate 15' in the right of way that was previously blocked off by a fence. This will be now open space and with a bioretention garden
- An Energy efficient building
 - SDL: The building will be at a minimum LEED Silver, include a bioretention garden and the project is evaluating the possibility of a green roof
- Engaging Neighbors on design and impact of building
 - SDL: In your package are three letters from neighbors that live and own directly across from our site, and also on Q Street SW. One letter includes a property owner that borders this site. All letters note their support for the design and parking variance.
- Pet Disposal Concerns
 - SDL: Is committed to providing pet disposal bags to tenants/owners by installing a plastic bag dispenser on the property. A Pet Plan will be developed to outline residents pet responsibilities and pet relief locations around the building
- Construction Management Plan
 - SDL: Committed to returning to the ANC to provide a building update and present a Construction Management Plan prior to breaking ground on the site
- Parking
 - SDL: Has proposed a robust TDM to avoid impacting existing on-street parking

Office of Planning Submission

- Areas of support
 - ▣ Height, design and exterior front and rear architecture
 - ▣ CR public space set back of 10%
 - ▣ Aligns with CG overview zoning requirements
 - ▣ Parking Variance

- Areas of additional opportunities for improvement
 - ▣ LEED – Recommend meeting with Mr. Jay Wilson
 - ☑ Meeting with Mr. Wilson was completed on March 10th. Follow-on conversation will occur during permit drawing phase
 - ▣ Party Walls: “The applicant should examine ways to enhance the appearance of those party walls”
 - ☑ Three new options have been proffered in the backup section of this brief

DDOT Submission

- Areas of support
 - ▣ Public Space
 - ▣ Short and long term Bike Parking
 - ▣ Parking Variance

- Areas of additional opportunities for improvement
 - ▣ Improve Streetscape plan to align with to be released Buzzard Point Streetscape
 - DDOT Letter noted the need for an eight foot sidewalk. We will make adjustment prior to the submission of public space permit

ANC Support

- “The ANC also believes that the proposed residential development, the architectural design and the location of the project on the site all further the goals, and policies of the Capitol Gateway Overlay District. The ANC supports the public space plan in the front of the building along with the planned use of building materials that reflect the industrial heritage of the community”
- “Applicant is a 9 year resident of the neighborhood and small business owner (4 residential rental units) who is actively involved in the community and has a track record of using neighbors in maintaining his rental properties”
- “ANC 6D applauds the Applicant’s statements of intending to be a true partner in the ANC 6D community to be sincere. ANC 6D looks forward to the opening and operation of the residences at Stadium District Lofts”
- Supports “a special exception to our [ANC] long standing policy of not supporting Residential Permit Parking (RPP) on new multi-family projects”

Ward 6 Council Office

- “The Applicant is requesting an area variance from the requirement for three on-site parking spaces along with Design Review under the Capitol Gateway Overlay District. I concur with ANC 6D that the requested relief will not be detrimental to the public good”
- “The Stadium District Loft's design approach aligns with the architecture of the surrounding neighborhood. The approach has a brick facade in the front and rear of the building that will ultimately be visible for generations. This also represents a cost-effective approach to the common walls on the north and south sides of the building, which will be covered by an adjacent development in the future”
- “This Applicant has made a significant effort to promote a walkable and bicycle-friendly city by providing both long-term bike storage in the building and bike racks on the street. I believe the Applicant's public space plan aligns with the District's vision and will return green space to the community”

In Conclusion

- The proposed project including the above areas of zoning flexibility, is fully justified given the lack of adverse impacts and the amenities and benefits that have been proffered
- The project meets all of the requirements for approval under the Zoning Regulations and it's supported by OP, DDOT, and ANC 6D
- Provides eight new residential units, first infill redevelopment on Buzzard Point, a significantly improved public streetscape environment, enhanced public space, leverages a sustainable design and will employ local southwesterners

End Goal



- Endorsement by the Zoning Commission of our Design Review Application
- Granting of our request for a 3 car Parking Area Variance from on-site parking space requirements



Backup



for Homes

LEED for Homes Mid-rise Simplified Project Checklist

Builder Name:	TMASSHLDG, LLC
Project Team Leader (if different):	Tyler Merkeley, TMASSHLDG, LLC
Home Address (Street/City/State):	1542 1st Street SW, Washington, District of Columbia

Project Description:

Adjusted Certification Thresholds

Building type: **Mid-rise multi-family** # of stories: **4** Certified: **40.5** Gold: **70.5**
 # of units: **8** Avg. Home Size Adjustment: **-4.5** Silver: **55.5** Platinum: **85.5**

Project Point Total		Final Credit Category Total Points			
Prelim: 55.5 + 38.5 maybe pts	Final: 55.5	ID: 2	SS: 20	EA: 3	EQ: 8
Certification Level		LL: 9	WE: 7	MR: 5.5	AE: 1
Prelim: Silver	Final: Silver				

date last updated :

last updated by :

Max
Pts

Project Points

Preliminary

Final

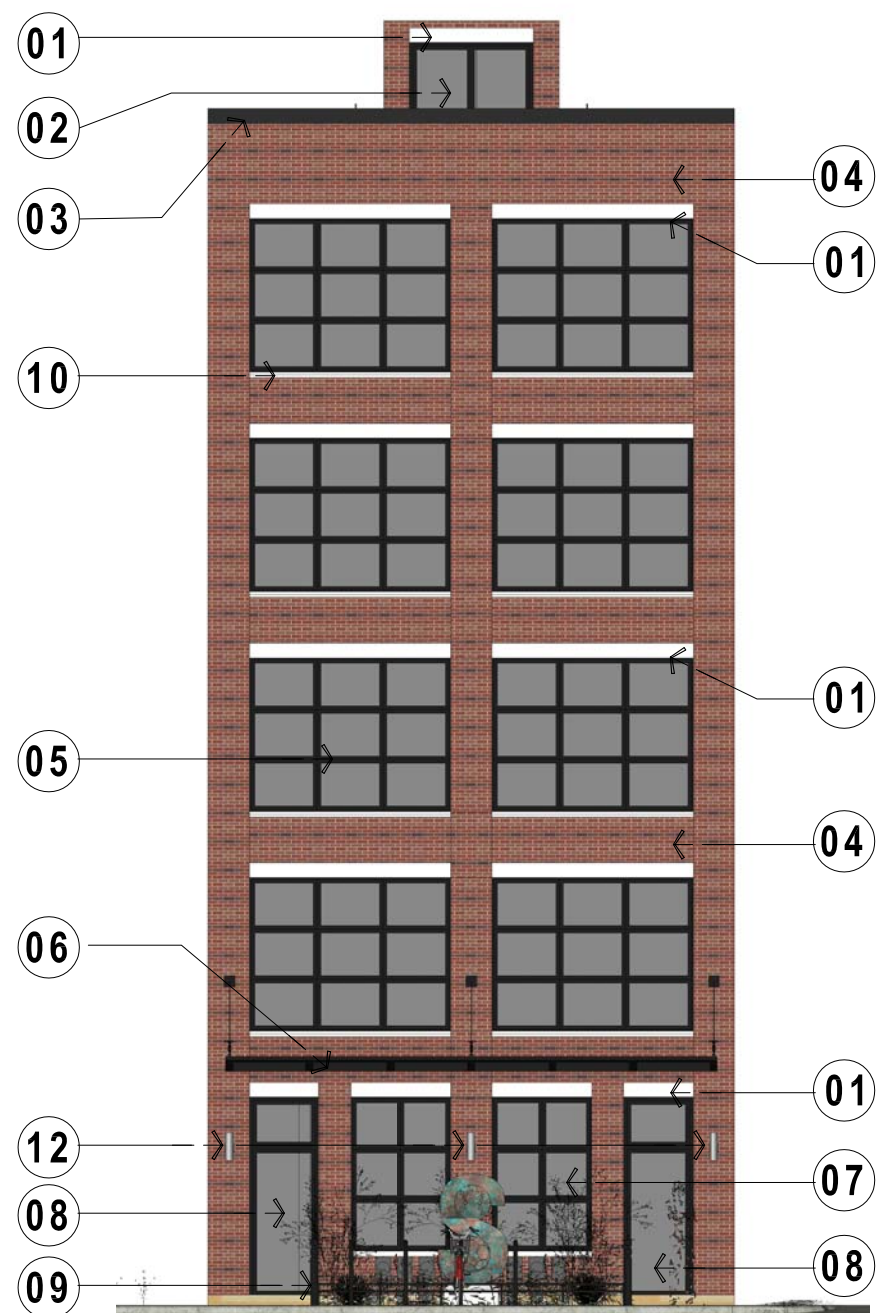
Innovation and Design Process (ID)			(No Minimum Points Required)		Max	Y/Pts	Maybe	No	Y/Pts	
1. Integrated Project Planning	1.1	Preliminary Rating		Prereq		Y			Y	
	1.2	Energy Expertise for MID-RISE		Prereq		Y			Y	
	1.3	Professional Credentialed with Respect to LEED for Homes		1		1	0		1	
	1.4	Design Charrette		1		1	0		1	
	1.5	Building Orientation for Solar Design		1		0	1		0	
	1.6	Trades Training for MID-RISE		1		0	1		0	
2. Durability Management Process	2.1	Durability Planning		Prereq		Y			Y	
	2.2	Durability Management		Prereq		Y			Y	
	2.3	Third-Party Durability Management Verification		3		0	3		0	
3. Innovative or Regional Design	3.1	Innovation #1		1		0	1		0	
	3.2	Innovation #2		1		0	1		0	
	3.3	Innovation #3		1		0	0	N	0	
	3.4	Innovation #4		1		0	0	N	0	
Sub-Total for ID Category:					11	2	7		2	
Location and Linkages (LL)			(No Minimum Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND	1	LEED for Neighborhood Development	LL2-6		10		0	0	N	0
2. Site Selection	2	Site Selection			2		2	0		2
3. Preferred Locations	3.1	Edge Development			1		0	0	N	0
	3.2	Infill	LL 3.1		2		2	0		2
	3.3	Brownfield Redevelopment for MID-RISE			1		0	0	N	0
4. Infrastructure	4	Existing Infrastructure			1		1	0		1
5. Community Resources/ Transit	5.1	Basic Community Resources for MID-RISE			1		0	0	N	0
	5.2	Extensive Community Resources for MID-RISE	LL 5.1, 5.3		2		0	0	N	0
	5.3	Outstanding Community Resources for MID-RISE	LL 5.1, 5.2		3		3	0		3
6. Access to Open Space	6	Access to Open Space			1		1	0		1
Sub-Total for LL Category:					10	9	0			9
Sustainable Sites (SS)			(Minimum of 5 SS Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship	1.1	Erosion Controls During Construction		Prerequisite		Y				Y
	1.2	Minimize Disturbed Area of Site for MID-RISE		1		1	0			1
2. Landscaping	2.1	No Invasive Plants		Prerequisite		Y				Y
	2.2	Basic Landscape Design	SS 2.5	1		1	0			1
	2.3	Limit Conventional Turf for MID-RISE	SS 2.5	2		2	0			2
	2.4	Drought Tolerant Plants for MID-RISE	SS 2.5	1		1	0			1
	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3		0	0			0
3. Local Heat Island Effects	3.1	Reduce Site Heat Island Effects for MID-RISE		1		1	0			1
	3.2	Reduce Roof Heat Island Effects for MID-RISE		1		1	0			1
4. Surface Water Management	4.1	Permeable Lot for MID-RISE		2		0	2			0
	4.2	Permanent Erosion Controls		1		1	0			1
	4.3	Stormwater Quality Control for MID-RISE		2		2	0			2
5. Nontoxic Pest Control	5	Pest Control Alternatives		2		2	0			2
6. Compact Development	6.1	Moderate Density for MID-RISE		2		0	0	N		0
	6.2	High Density for MID-RISE	SS 6.1, 6.3	3		0	0	N		0
	6.3	Very High Density for MID-RISE	SS 6.1, 6.2	4		4	0			4
7. Alternative Transportation	7.1	Public Transit for MID-RISE		2		2	0			2
	7.2	Bicycle Storage for MID-RISE		1		1	0			1
	7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE		1		1	0			1
Sub-Total for SS Category:					22	20	2			20

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

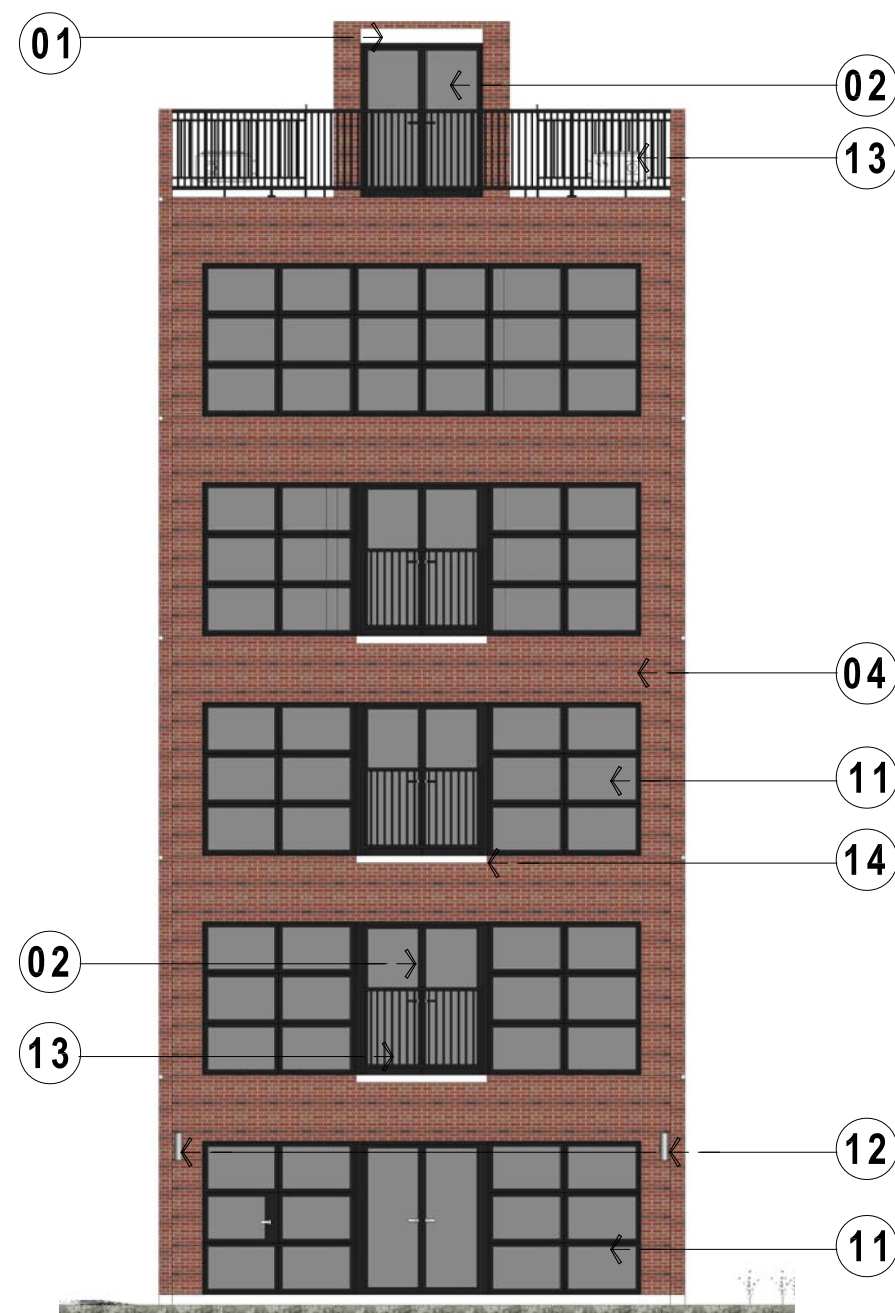
							Max Pts	Project Points			
								Preliminary		Final	
								Y/Pts	Maybe	No	Y/Pts
Water Efficiency (WE)			(Minimum of 3 WE Points Required)			OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse	✓	1	Water Reuse for MID-RISE				5	0	2		0
2. Irrigation System	✓	2.1	High Efficiency Irrigation System for MID-RISE			WE 2.2	2	0	0	N	0
		2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE				2	0	2		0
3. Indoor Water Use		3.1	High-Efficiency Fixtures and Fittings				3	1	0		1
		3.2	Very High Efficiency Fixtures and Fittings				6	4	0		4
		3.3	Water Efficient Appliances for MID-RISE				2	2	0		2
Sub-Total for WE Category:							15	7	4		7
Energy and Atmosphere (EA)			(Minimum of 0 EA Points Required)			OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance		1.1	Minimum Energy Performance for MID-RISE				Prereq	Y			Y
		1.2	Testing and Verification for MID-RISE				Prereq	Y			Y
		1.3	Optimize Energy Performance for MID-RISE				34	0	0		0
7. Water Heating	✓	7.1	Efficient Hot Water Distribution				2	2	0		2
		7.2	Pipe Insulation				1	1	0		1
11. Residential Refrigerant Management		11.1	Refrigerant Charge Test				Prereq	Y			Y
		11.2	Appropriate HVAC Refrigerants				1	0	1		0
Sub-Total for EA Category:							38	3	1		3
Materials and Resources (MR)			(Minimum of 2 MR Points Required)			OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing		1.1	Framing Order Waste Factor Limit				Prereq	Y			Y
		1.2	Detailed Framing Documents			MR 1.5	1	0	1		0
		1.3	Detailed Cut List and Lumber Order				1	0	1		0
		1.4	Framing Efficiencies				3	0	3		0
		1.5	Off-site Fabrication				4	0	4		0
2. Environmentally Preferable Products	✓	2.1	FSC Certified Tropical Wood				Prereq	Y			Y
		2.2	Environmentally Preferable Products				8	3	5		3
3. Waste Management		3.1	Construction Waste Management Planning				Prereq	Y			Y
		3.2	Construction Waste Reduction				3	2.5	0.5		2.5
Sub-Total for MR Category:							16	5.5	10.5		5.5
Indoor Environmental Quality (EQ)			(Minimum of 6 EQ Points Required)			OR	Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting		2	Basic Combustion Venting Measures				Prereq	Y			Y
3. Moisture Control		3	Moisture Load Control				1	1	0		1
4. Outdoor Air Ventilation	✓	4.1	Basic Outdoor Air Ventilation for MID-RISE				Prereq	Y			Y
		4.2	Enhanced Outdoor Air Ventilation for MID-RISE				2	0	2		0
		4.3	Third-Party Performance Testing for MID-RISE				1	1	0		1
5. Local Exhaust	✓	5.1	Basic Local Exhaust				Prerequisite	Y			Y
		5.2	Enhanced Local Exhaust				1	1	0		1
		5.3	Third-Party Performance Testing				1	0	1		0
6. Distribution of Space Heating and Cooling	✓	6.1	Room-by-Room Load Calculations				Prereq	Y			Y
		6.2	Return Air Flow / Room by Room Controls				1	0	1		0
		6.3	Third-Party Performance Test / Multiple Zones				2	0	2		0
7. Air Filtering		7.1	Good Filters				Prereq	Y			Y
		7.2	Better Filters			EQ 7.3	1	0	1		0
		7.3	Best Filters				2	0	2		0
8. Contaminant Control	✓	8.1	Indoor Contaminant Control during Construction				1	1	0		1
		8.2	Indoor Contaminant Control for MID-RISE				2	0	1		0
	✓	8.3	Preoccupancy Flush				1	0	1		0
9. Radon Protection	✓	9.1	Radon-Resistant Construction in High-Risk Areas				Prereq	N/A			N/A
		9.2	Radon-Resistant Construction in Moderate-Risk Areas				1	0	1		0
10. Garage Pollutant Protection		10.1	No HVAC in Garage for MID-RISE				Prereq	Y			Y
		10.2	Minimize Pollutants from Garage for MID-RISE			EQ 10.3	2	0	0	N	0
		10.3	Detached Garage or No Garage for MID-RISE				3	3	0		3
11. ETS Control		11	Environmental Tobacco Smoke Reduction for MID-RISE				1	1	0		1
12. Compartmentalization of Units		12.1	Compartmentalization of Units				Prereq	Y			Y
		12.2	Enhanced Compartmentalization of Units				1	0	1		0
Sub-Total for EQ Category:							21	8	12		8
Awareness and Education (AE)			(Minimum of 0 AE Points Required)				Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the Homeowner or Tenant	✓	1.1	Basic Operations Training				Prereq	Y			Y
		1.2	Enhanced Training				1	0	1		0
		1.3	Public Awareness				1	0	1		0
2. Education of Building Manager	✓	2	Education of Building Manager				1	1	0		1
Sub-Total for AE Category:							3	1	2		1



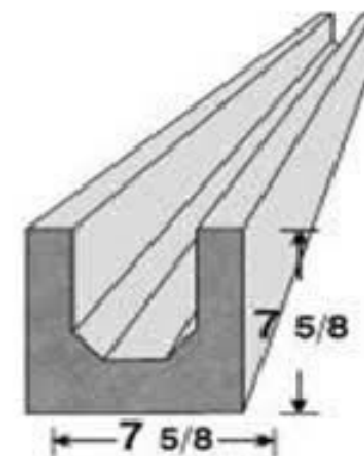
Materials - Backup



FRONT ELEVATION

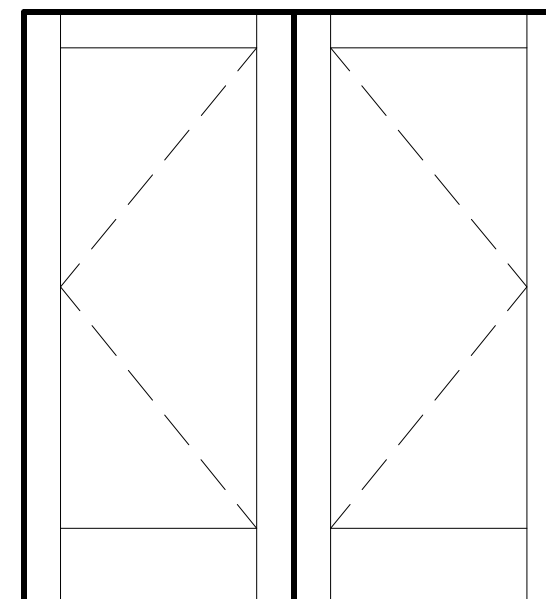


REAR ELEVATION

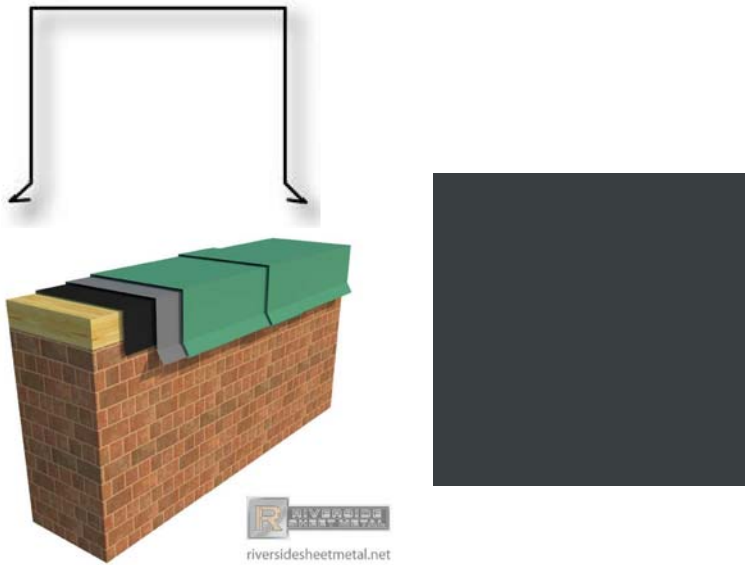


01 CONCRETE U-SHAPED LINTELS IN 8X8X144 (YORK BUILDING)
SOURCED FROM: POTOMAC VALLEY BRICK

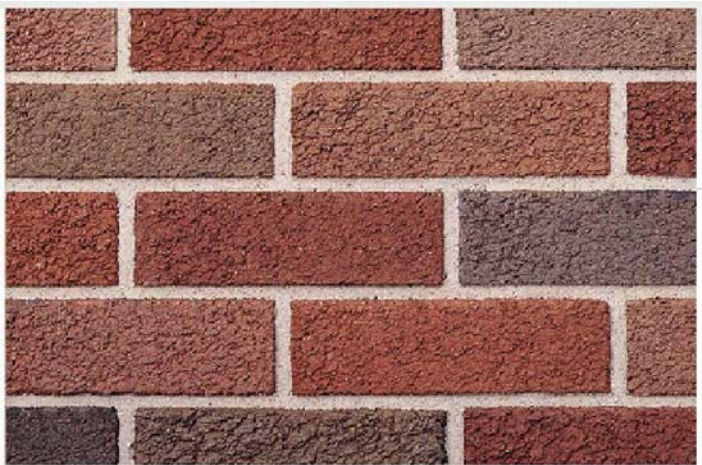
<http://www.yorkbuilding.com/masonry-products/concrete-lintels/>



02 FRAME SIZE: 75 1/4 X 82 1/2
SITELINE CLAD AURALAST PINE, INSWING DOOR
PRODUCT, (FRENCH-SWING) TWO PANEL DOOR,
PASSIVE/ ACTIVE), EQUAL PANEL WIDTHS, 4 5/8"
STILE, 8 1/4" BOTTOM RAIL, BLACK EXTERIOR, CLEAR
FRAME, INTERIOR PREPAINT/ BRILLIANT
WHITE/M64WL890, INSULATED LOW-E 366 TEMPERED
GLASS, PRESERVE FILM, STANDARD



03 PARAPET WALL CAP: DARK BRONZE SHEET METAL GA 24
ITEM CODE: ENDAR
WWW.RIVERSIDESHEETMETAL.NET/METAL-ROOFING

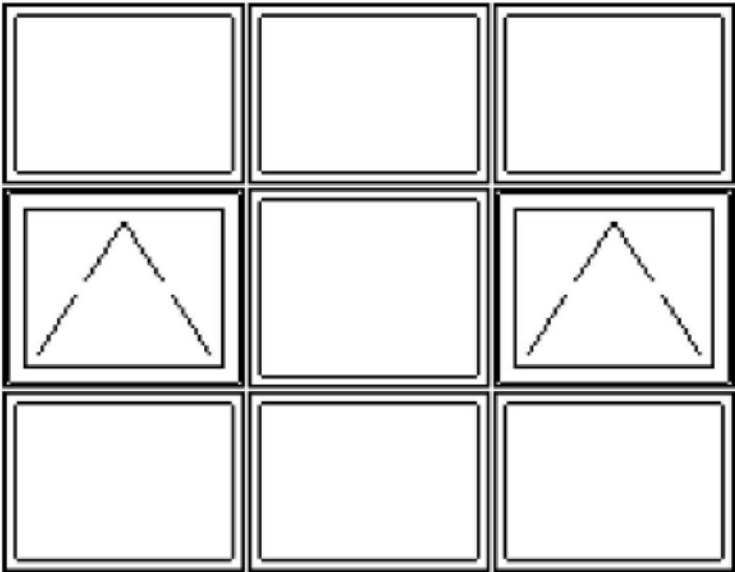


Red Bricks: Mohawk Blend							
SPL ID: 00000570							
PLANT 4 EXTRUDED	STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
	FACE BRICK C210	FBS	Matt	10,000 psi	0.70	2	
	Cleaning Recommendation	Belden Brick recommends using Sure Klean 101 Lime Solvent to clean this product. Alternatively, EsCo Chem NMD 300 can be used to clean any of our brick.					

SIZES	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN DOVETAIL	UNITS / SQ. FT.
Standard	3 5/8" / 92mm	2 1/4" / 57mm	8" / 203mm	X	X	6.55
Jumbo Standard	3 5/8" / 92mm	2 3/4" / 70mm	8" / 203mm	X	X	5.5
Modular	3 5/8" / 92mm	2 1/4" / 57mm	7 5/8" / 194mm	X	X	6.06
Jumbo Modular	3 5/8" / 92mm	2 3/4" / 70mm	7 5/8" / 194mm	X	X	5.76

Any size not listed is unavailable

04 FACE BRICK BY: BELDEN BRICKS

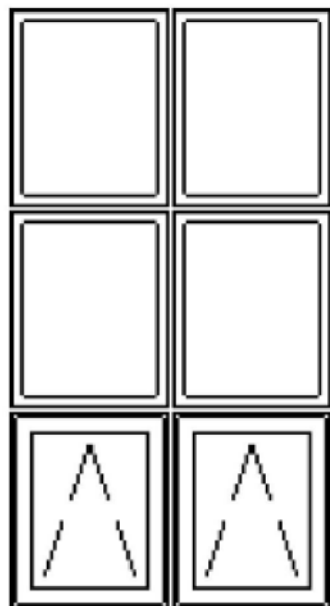


05 FRAME SIZE: 108 X 84
W-2500 STD CLAD MULL AURALAST PINE, CASEMENT/AWNING
PRODUCT, BLACK EXTERIOR, PAINTED WHITE INTERIOR FRAME/SASH,
NAIL FINISH(STANDARD), COLOR MATCH METAL DRIP CAP, 3 WIDE. 3
HIGH, 6 9/16 JAMB, INSULATED LOW-E 366 ANNEALED GLASS, NO
PRESERVE FILM, ARGON FILLED



06 IRON AWING
BY: R & F METAL OR MASHAK FREDERICK IRON WORKS





- 07** FRAME SIZE: 48 X 90
2 WIDE
3 HIGH
6 9/16 JAMB
INSULATED LOW E 366 NO PRESERVE FILM, ARGON FILLED



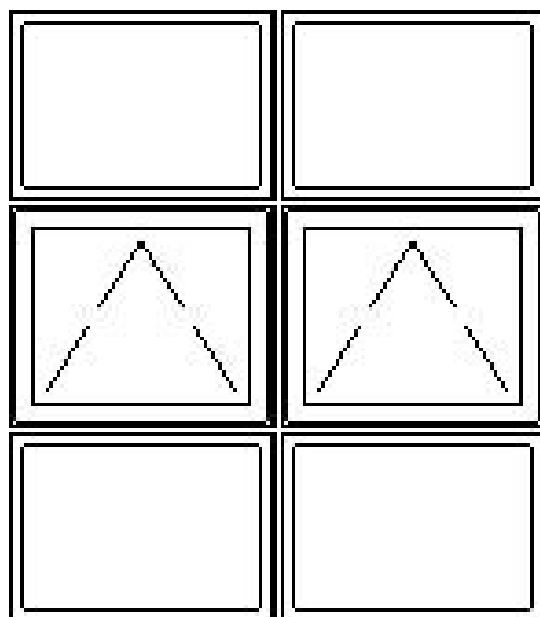
- 08** FRAME SIZE: 37 5/8 X 106 1/2, BTM = 82 1/2
SITELINE CLAD AURALAST PINE, INSWING DOOR PRODUCT,
(SINGLE-SWING) SINGLE DOOR WITH 1 TRANSOM, (LEFT),
BTM=82 1/2, 4 5/8" STILE, 8 1/4" BOTTOM RAIL,
BLACK EXTERIOR, CLEAR FRAME
SATIN NICKEL HINGE, INSULATED LOW -E 366 PRESERVE FILM



- 09** LED GARDEN AND PATHWAY BOLLARD – 7340
BGA – 7340
MATERIAL(S): STEEL, CRYSTAL, GLASS, ALUMINUM, POLYESTER
GRAPHITE
<http://www.ylighting.com/bega-7340-pathway-bollard.html>



- 10** SLOPED STRETCHER BRICK
BY: BELDEN BRICK



- 11** FRAME SIZE: 72 X 82
W-2500 STD CLAD MULL AURALAST PINE, CASEMENT/AWNING
PRODUCT, BLACK EXTERIOR,
PAINTED WHITE INTERIOR FRAME/SASH,
NAIL FIN(STANDARD), COLOR MATCH METAL DRIPCAP,
2 WIDE
3 HIGH,
6 9/16 JAMB
INSULATED LOW-E 366 NO PRESERVE FILM, ARGON FILLED



- 12** SL9270 WALL SCONCE
BY: THOMAS LIGHTING
SELECT FINISH: MATTE BLACK
<http://www.lumens.com/s19270-wall-sconce-by-thomas-lighting-uu374091.html>



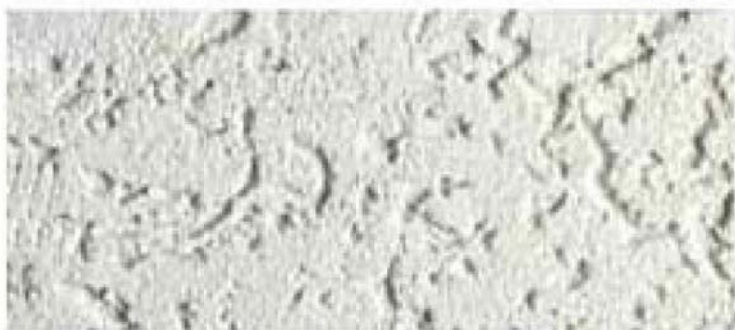
- 13** IRON DECK RAILING
BY: R & F METAL OR MASHAK FREDERICK IRON WORKS



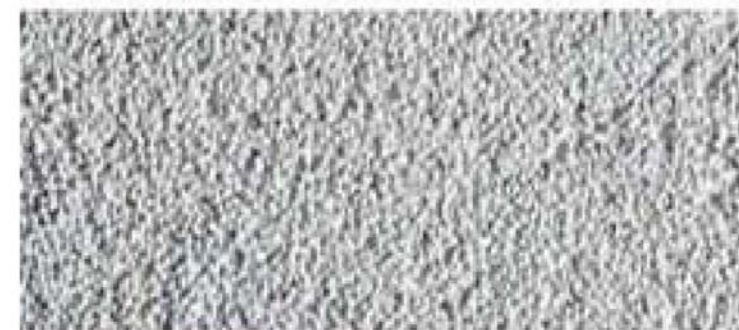
- 14** CONCRETE DECK ON WHITE EPOXY PAINT FINISH



FREESTYLE® *



QUARZPUTZ®



SANDBLAST®



SANDPEBBLE®



SANDPEBBLE FINE®



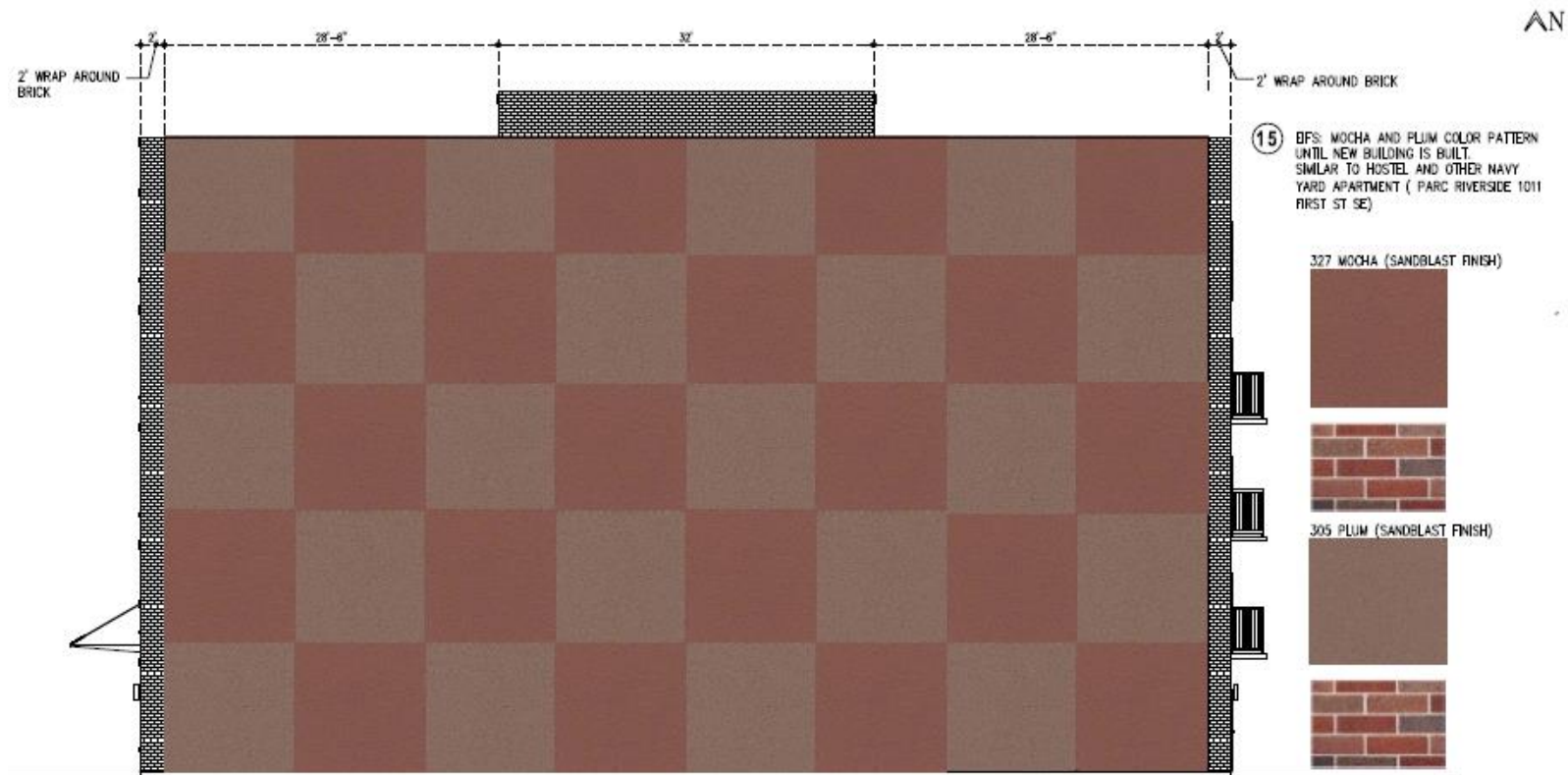
LYMESTONE™ *

SANDBLAST FINISH OPTION



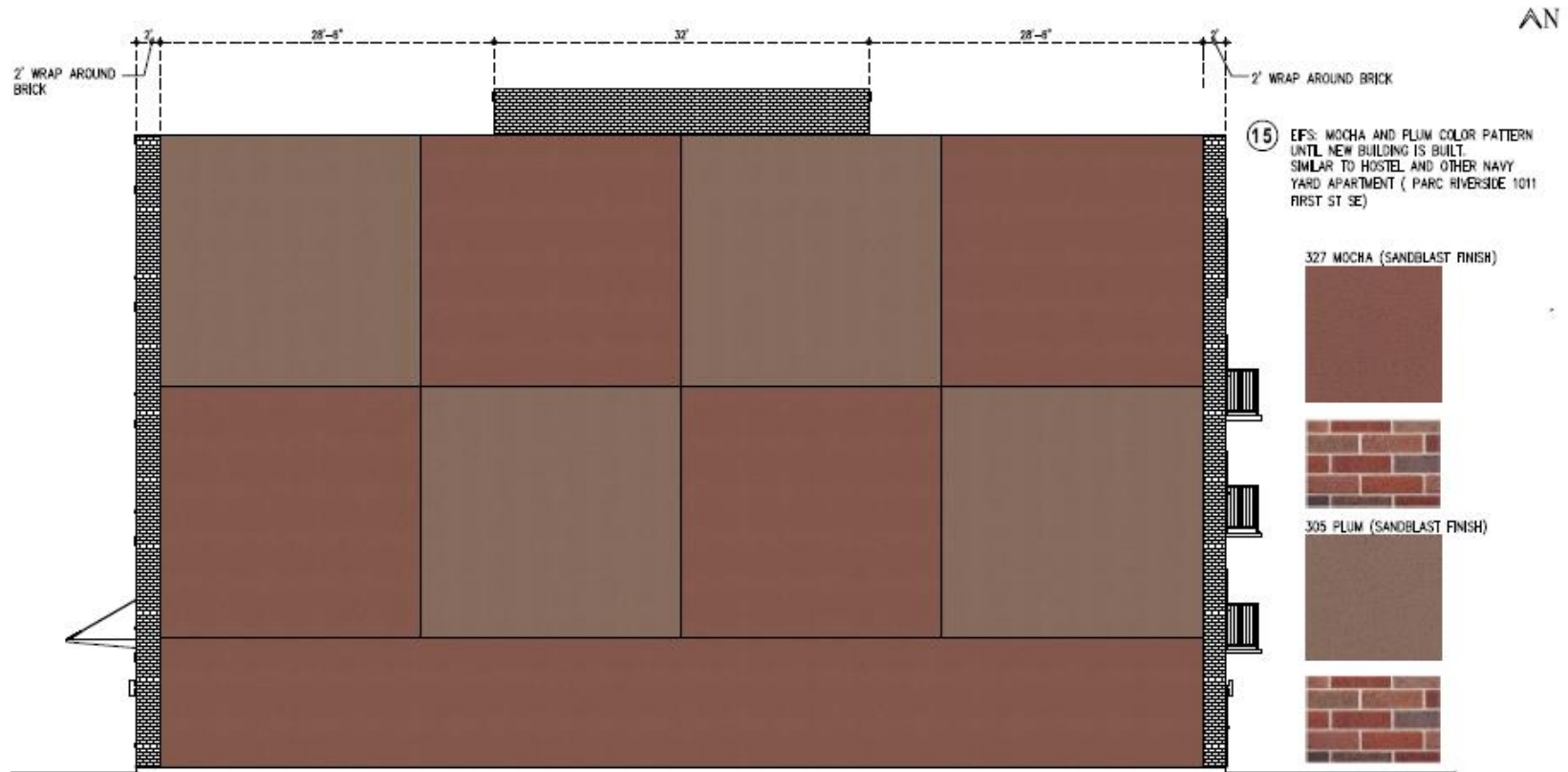
Party Wall

Party Wall Options: Small Checkerboard



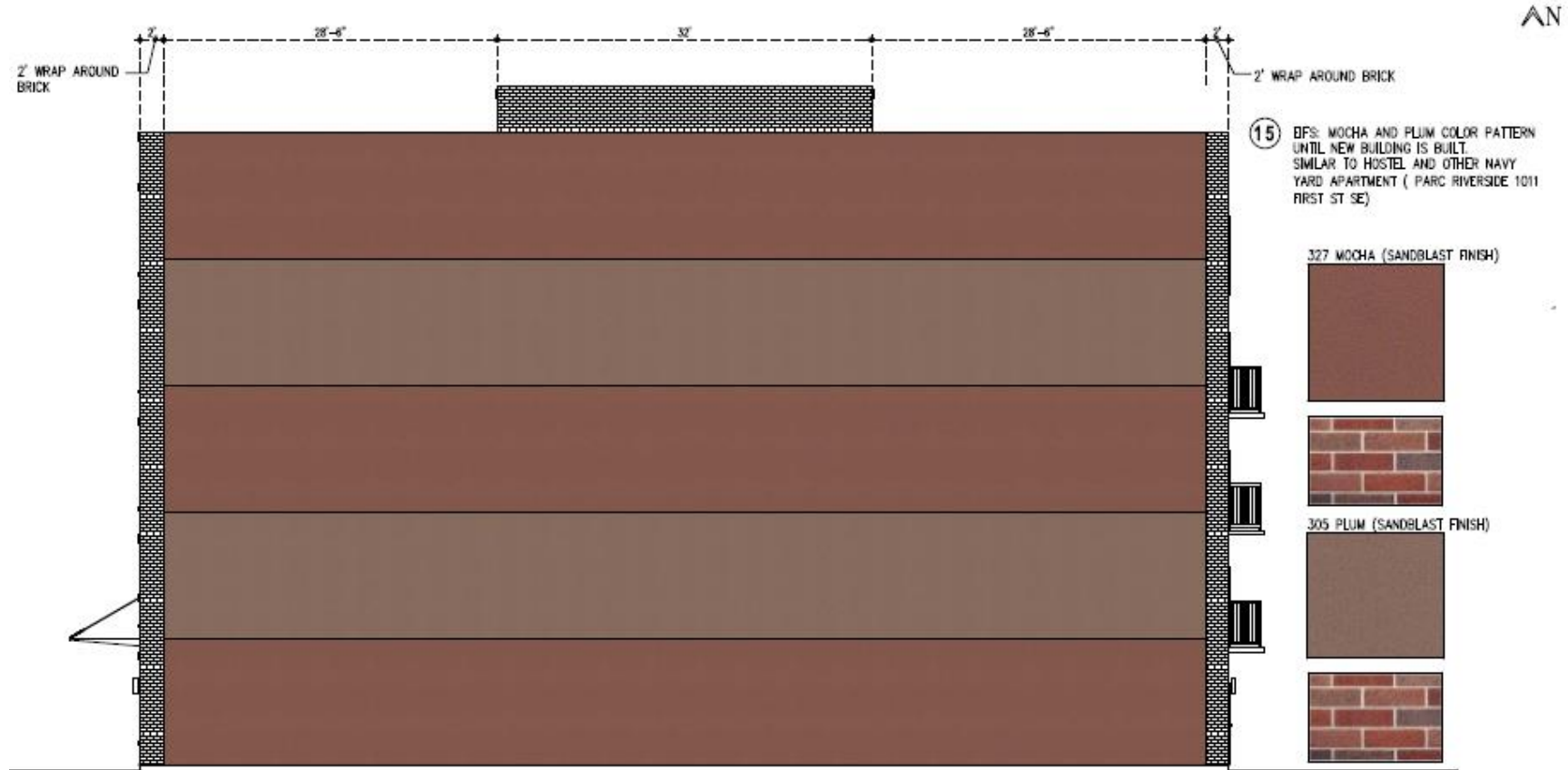
Based on guidance from OP letter, we evaluated other Party Wall Options over the last 10 days

Party Wall Options: Big Checkerboard



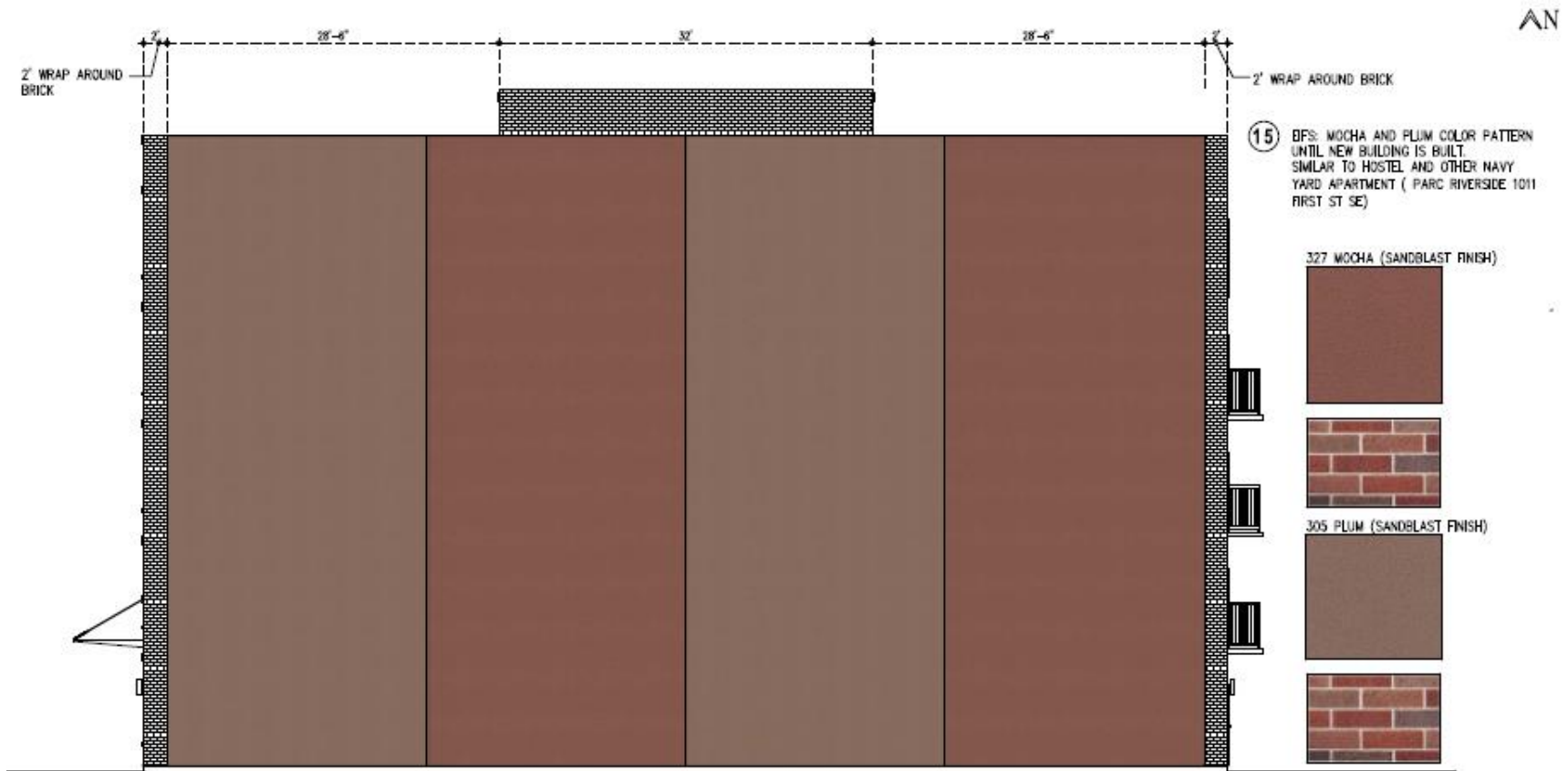
Based on guidance from OP letter, we evaluated other Party Wall Options over the last 10 days

Party Wall Options: Horizontal Stripes



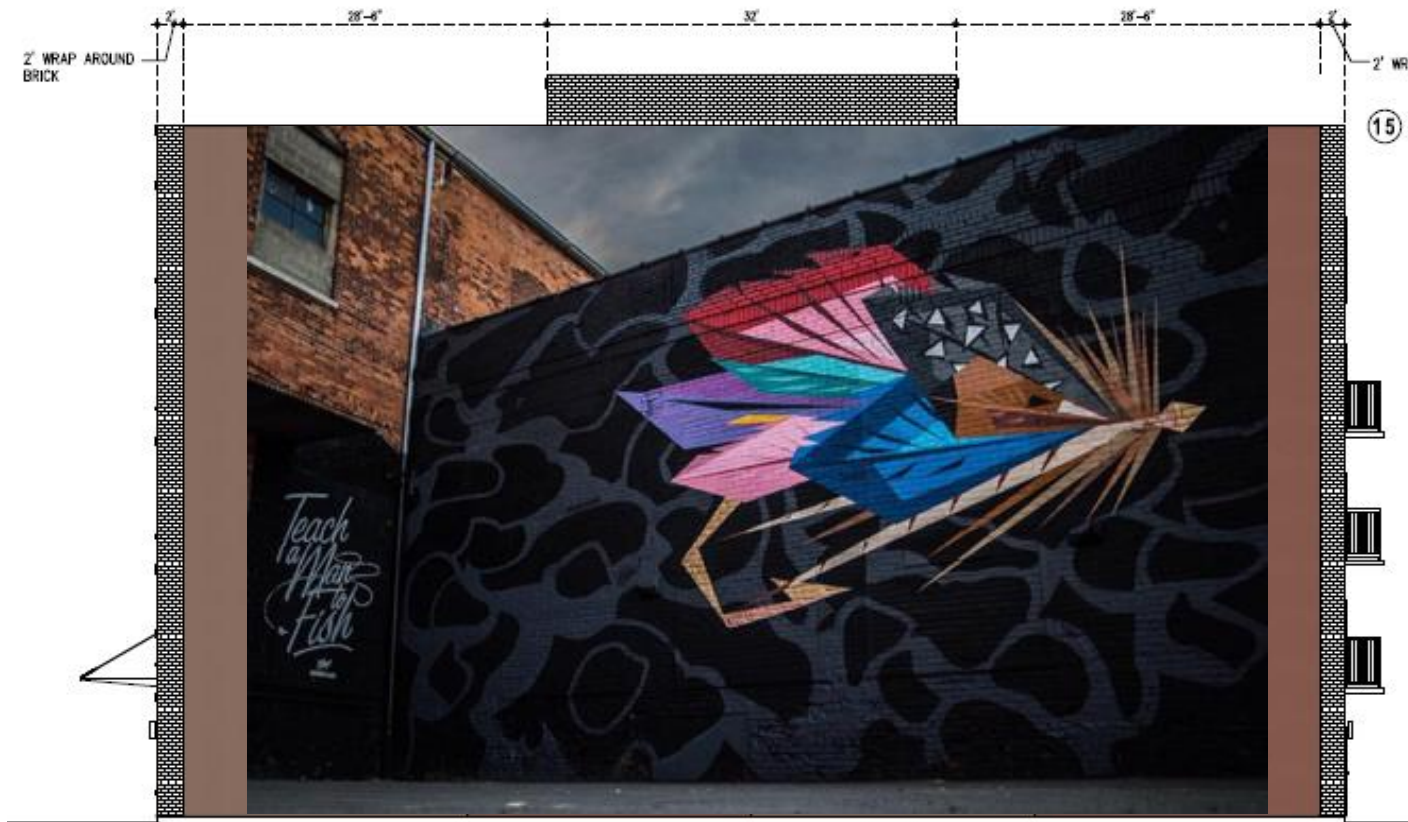
Based on guidance from OP letter, we evaluated other Party Wall Options over the last 10 days

Party Wall Options: Vertical Stripes



Based on guidance from OP letter, we evaluated other Party Wall Options over the last 10 days

Party Wall Options: Mural



Based on guidance from OP letter, we evaluated other Party Wall Options over the last 10 days

Key Components of Application

□ Jurisdiction of Zoning Commission

- The Zoning Commission has jurisdiction to grant approval of the proposed new development and the requested area variance relief pursuant to Sections 1610, and 3104 of the zoning regulations.

□ Burden of Proof, pursuant to Section 1610.3

□ The Applicant satisfies the Special Exception Standards with regard to Zoning Commission review under the CG Overlay regulations

- The proposed design is “in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map” (Section 3104.1)
 - ☑ *The Proposed Building Will “Help Achieve the Objectives of the CG Overlay District as set Forth in Section 1600.2.”*
 - ☑ *Help Achieve the Desired Mix of Uses in the CG Overlay District as set forth in 1600.2(a) and (b)”*
 - ☑ *“Be in Context with the Surrounding Neighborhood and Street Patterns.” (Section 1610.3(c))*
 - ☑ *“Minimize Conflict Between Vehicles and Pedestrians.” (Section 1610.3(d))*
 - ☑ *The Proposed Building Will “Minimize Unarticulated Blank Walls Adjacent to Public Spaces through Facade Articulation.” (Section 1610.3(e))*
 - ☑ *“Minimize Impact on the Environment, as Demonstrated through the Provision of an Evaluation of the Proposal Against LEED Certification Standards.” (Section 1610.3(f))*
- The Proposed building “will not affect adversely the use of the neighboring property in accordance with the Zoning Regulations and Zoning Map” (Section 3104.1)

□ The Applicant satisfies the Area Variance standard with regard to its request for relief for the proposed number of parking spaces from three (3) to zero (0)

- Area Variance for Onsite Parking Spaces requirement
 - ☑ *The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;*
 - ☑ *the owner would encounter practical difficulties if the zoning regulations were strictly applied; and*
 - ☑ *The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.*