

An architectural rendering of a multi-story residential building with a street scene. The building is a large, multi-story structure with a mix of yellow and grey tones, featuring numerous windows and balconies. The street in front of the building is a wide, paved road with crosswalks. There are several cars parked along the street and a few people walking. The scene is set against a blue sky with light clouds. The overall atmosphere is bright and modern.

THE LADY BIRD

Z.C. Case No. 16-23
Square 1399, Lots 802 803, 806, 807

Design Review Standards

DESIGN REVIEW STANDARDS (11-X DCMR § 604.5)

- The Zoning Commission shall find that the proposed design review development is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site:
- Project is not inconsistent with the Comp Plan's Guiding Principles:
 - **Managing Growth:**
 - Expand range of housing types in Upper Northwest (multi-family, larger units)
 - Increased affordable housing
 - Walkable and bike-friendly
 - Close proximity to amenities
 - **Creating Successful Neighborhoods:**
 - Improved character of neighborhood
 - Protection of historic Spring Valley Shopping Center ("SVSC")
 - Increased affordable housing

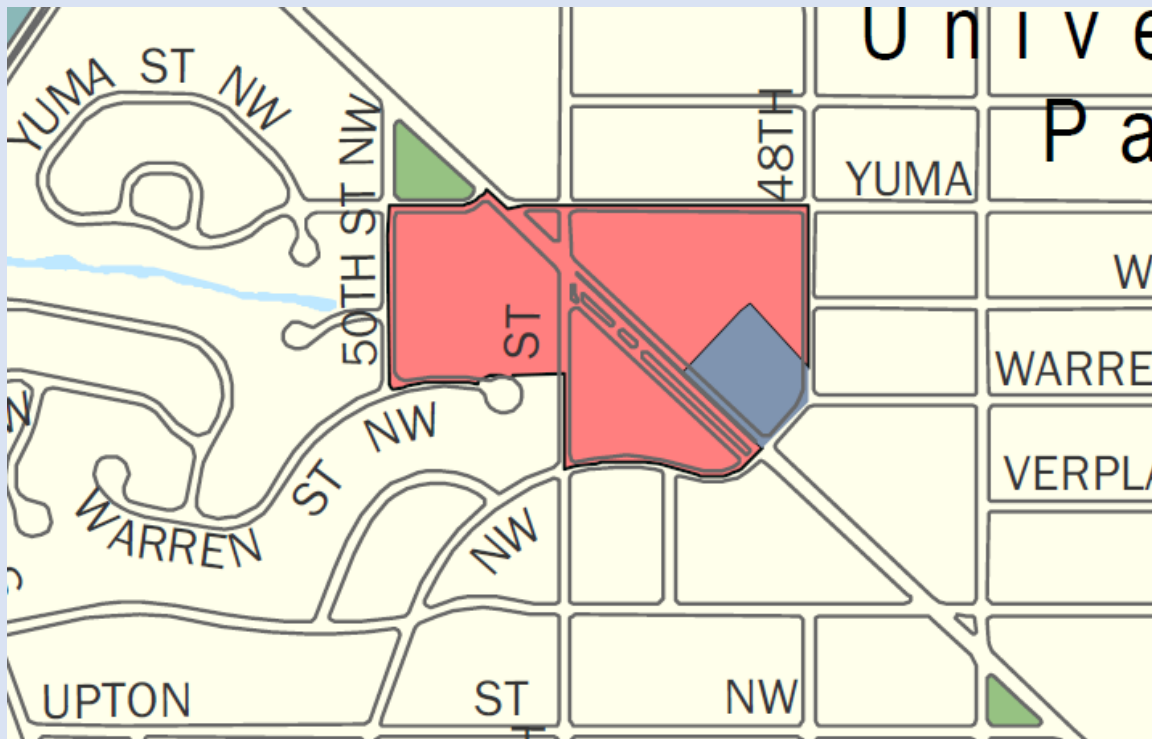
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- The Zoning Commission shall find that the proposed design review development is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site:
- Project is not inconsistent with the Comp Plan's Guiding Principles:
 - **Connecting the City:**
 - Walkable and bike-friendly
 - Several streetscape improvements
 - Pedestrian circulation improvements
 - Removal of curb cuts
 - **Building Green and Healthy Communities:**
 - Substantial storm water improvements
 - Urban heat island improvements
 - Substantial (and sustainable) landscaping
 - LEED (v4) Silver certification

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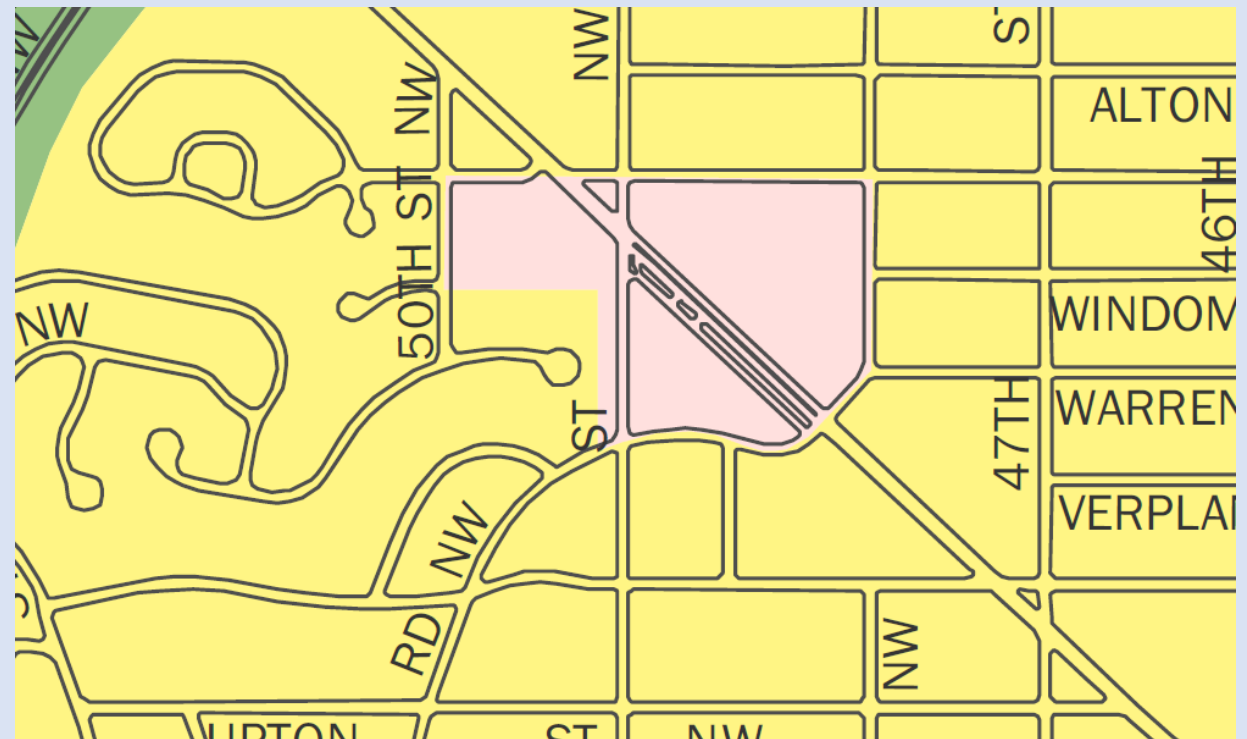
Generalized Policy Map



■ **Neighborhood Commercial Centers** ● **Enhanced/New Neighborhood Centers**

Neighborhood Commercial Centers meet the day-to-day needs of residents and workers in the adjacent neighborhoods. Their service area is usually less than one mile. Typical uses include convenience stores, sundries, small food markets, supermarkets, branch banks, restaurants, and basic services such as dry cleaners, hair cutting, and child care. Office space for small businesses, such as local real estate and insurance offices, doctors and dentists, and similar uses, also may be found in such locations. New development and redevelopment within Neighborhood Commercial Areas must be managed to conserve the economic viability of these areas while allowing additional development that complements existing uses.

Future Land Use Map



■ **Low Density Commercial**

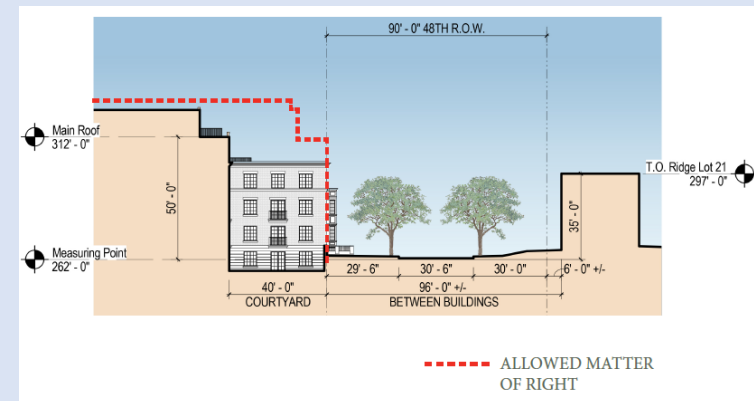
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.

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- The Zoning Commission shall find that the proposed design review development is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site:
- Project is not inconsistent with the Citywide Elements:

- **Land Use Element:**

- LU-1.4.1: Infill Development
- LU-1.4.2: Long-Term Vacant Sites
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.5: Conservation of Single Family Neighborhoods
- LU-2.2.4: Neighborhood Beautification
- LU-2.3.3: Buffering Requirements
- LU-2.4.1: Promotion of Commercial Centers
- LU-2.4.5: Encouraging Nodal Development



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- The Zoning Commission shall find that the proposed design review development is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site:
- Project not inconsistent with the Citywide Elements:
 - **Transportation Element:**
 - T-1.1.2: Land Use Impact Assessment
 - T-1.1.B: Transportation Improvements
 - T-2.2.2: Connecting District Neighborhoods
 - T-2.3.3: Bicycle Safety
 - T-2.4.2: Pedestrian Safety
 - T-3.1.3: Car-Sharing
 - T-3.1.A: TDM Strategies
 - T-3.3.4: Truck Management

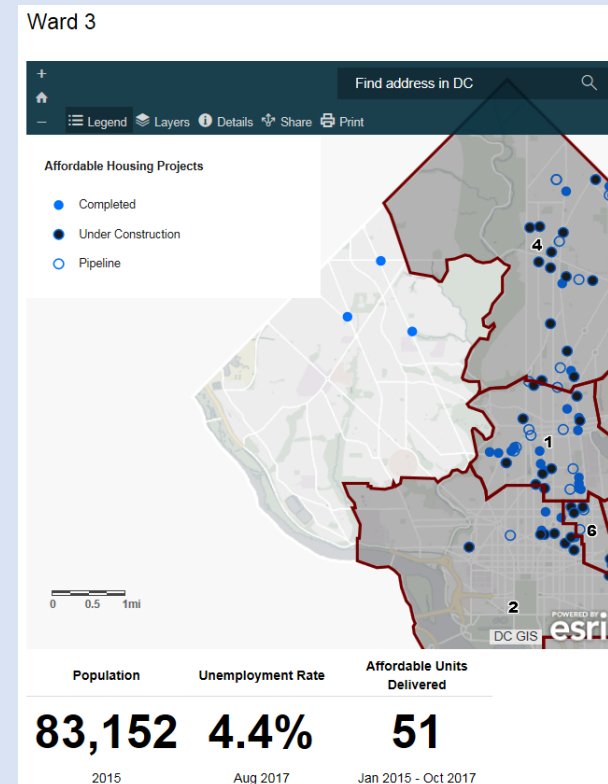


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- **Housing Element:**

- H-1.1.3: Balanced Growth
- H-1.1.4: Mixed Use Development
- H-1.2.3: Mixed Income Housing
- H-1.3.1: Housing for Families
- H-4.2.2: Housing Choice for Seniors



Ward	Affordable Units Delivered
1	290
2	275
4	630
5	701
6	1,530
7	396
8	905

Source: DMPED Economic Intelligence Dashboard (<http://open.dc.gov/economic-intelligence/>)

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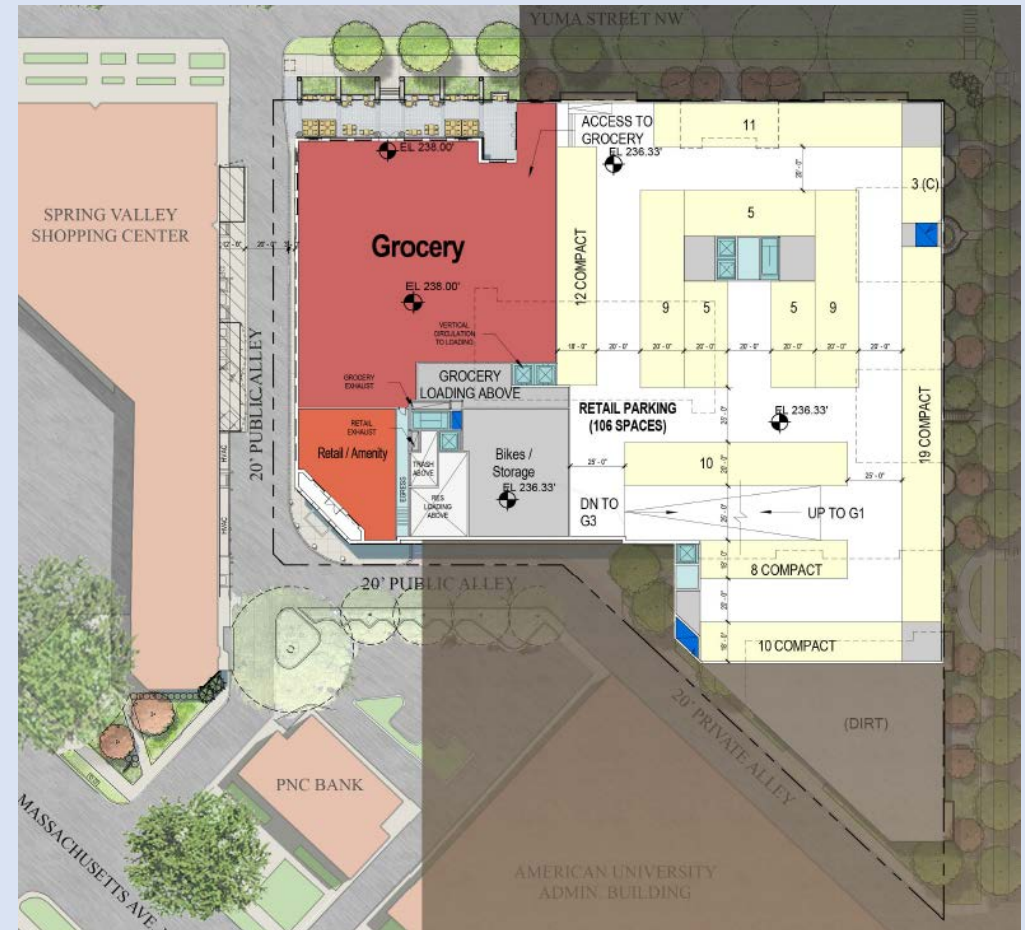
- **Environmental Protection Element:**

- E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-3.2.1: Support for Green Building



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 - **Economic Development Element:**
 - ED-2.2.3: Neighborhood Shopping
 - ED-2.2.6: Grocery Stores and Supermarkets
 - ED-3.1.1: Neighborhood Commercial Vitality



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- Project not inconsistent with the Citywide Elements:

- **Urban Design Element:**

- UD-2.2.1: Neighborhood Character and Identity
- UD-2.2.4: Transitions in Building Intensity
- UD-2.2.5: Creating Attractive Facades
- UD-2.2.7: Infill Development
- UD-2.2.8: Large Site Development



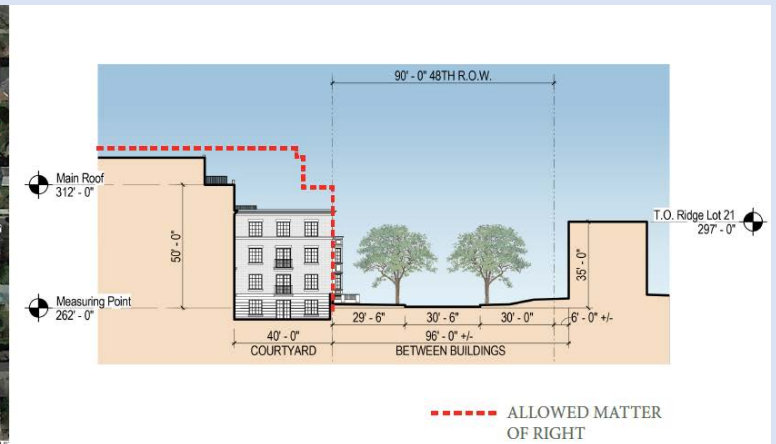
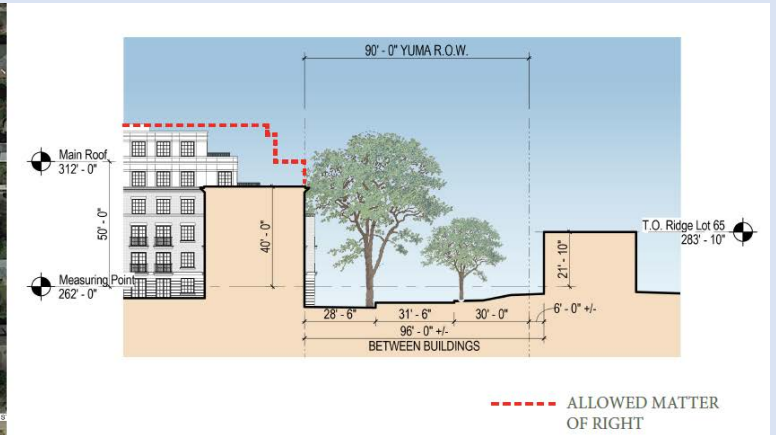
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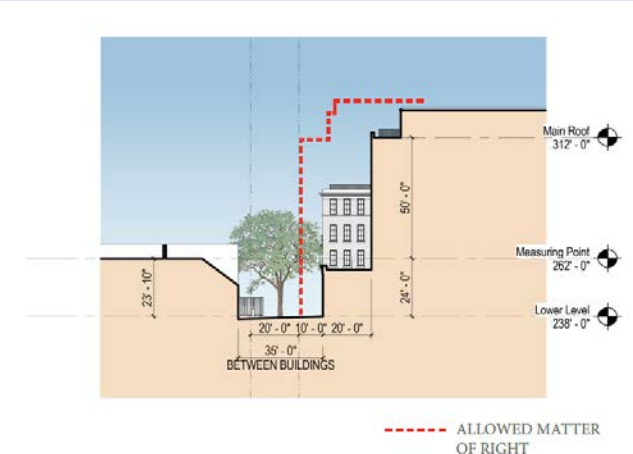
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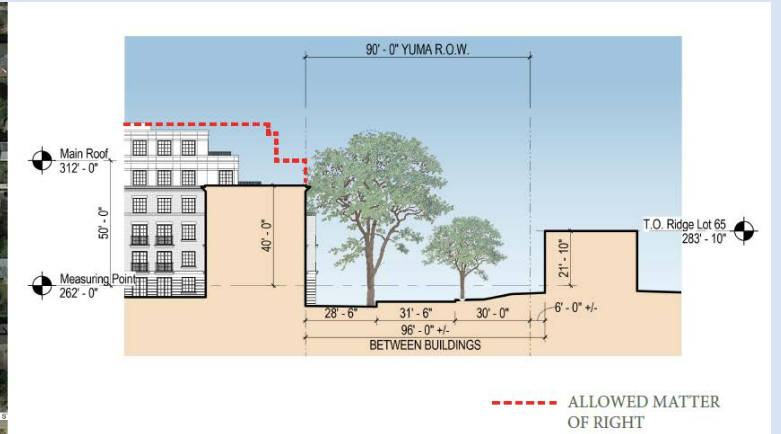
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- The Zoning Commission shall find that the proposed design review development is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site:
- Project not inconsistent with the Citywide Elements:
 - **Historic Preservation Element:**
 - HP-2.4.3: Compatible Development
 - HP-3.1.2: Incentives for Special Property Types



DESIGN REVIEW STANDARDS (11-X DCMR § 604.5)

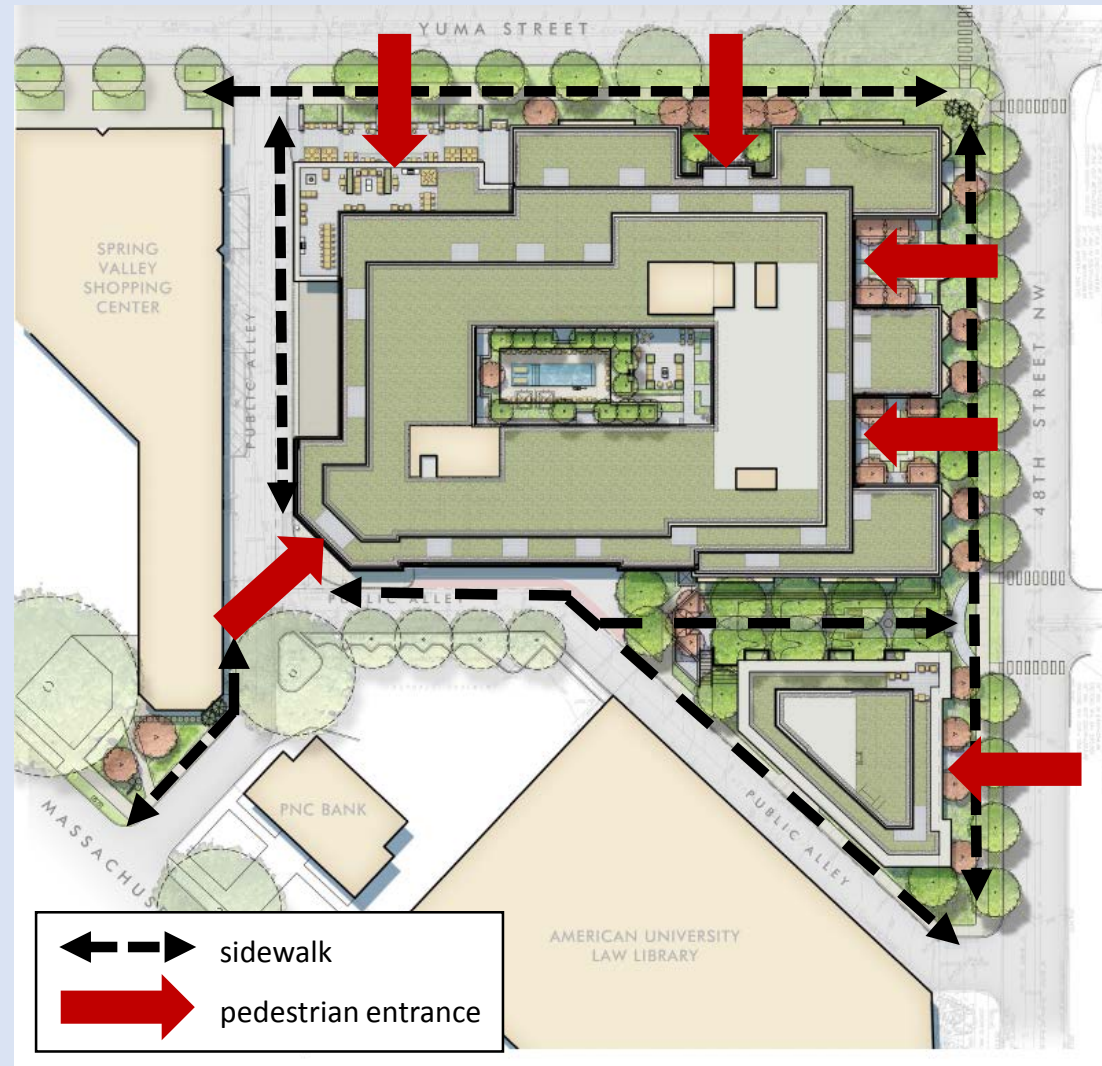
- The Zoning Commission shall find that the proposed design review development is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site:
- Project not inconsistent with the Rock Creek West Area Element:
 - RCW-1.1.1: Neighborhood Conservation
 - RCW-1.1.3, Conserving Neighborhood Commercial Centers
 - RCW-1.1.4, Infill Development
 - RCW-1.1.5: Preference for Local-Serving Retail



DESIGN REVIEW STANDARDS (11-X DCMR § 604.7)

- The Zoning Commission shall review the urban design of the site and the building for the following criteria:

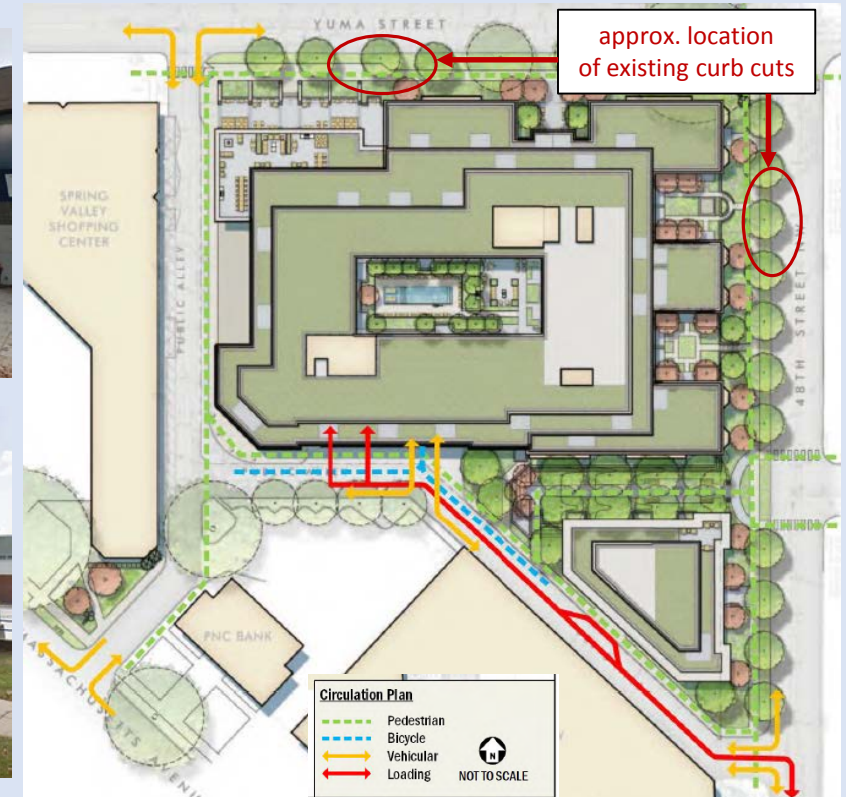
- a. Street frontages are designed to be safe, comfortable, and encourage pedestrian activity, including:
 1. Multiple pedestrian entrances for large developments;
 2. Direct driveway or garage access to the street is discouraged;
 3. Commercial ground floors contain active uses with clear, inviting windows;
 4. Blank facades are prevented or minimized; and
 5. Wide sidewalks are provided;



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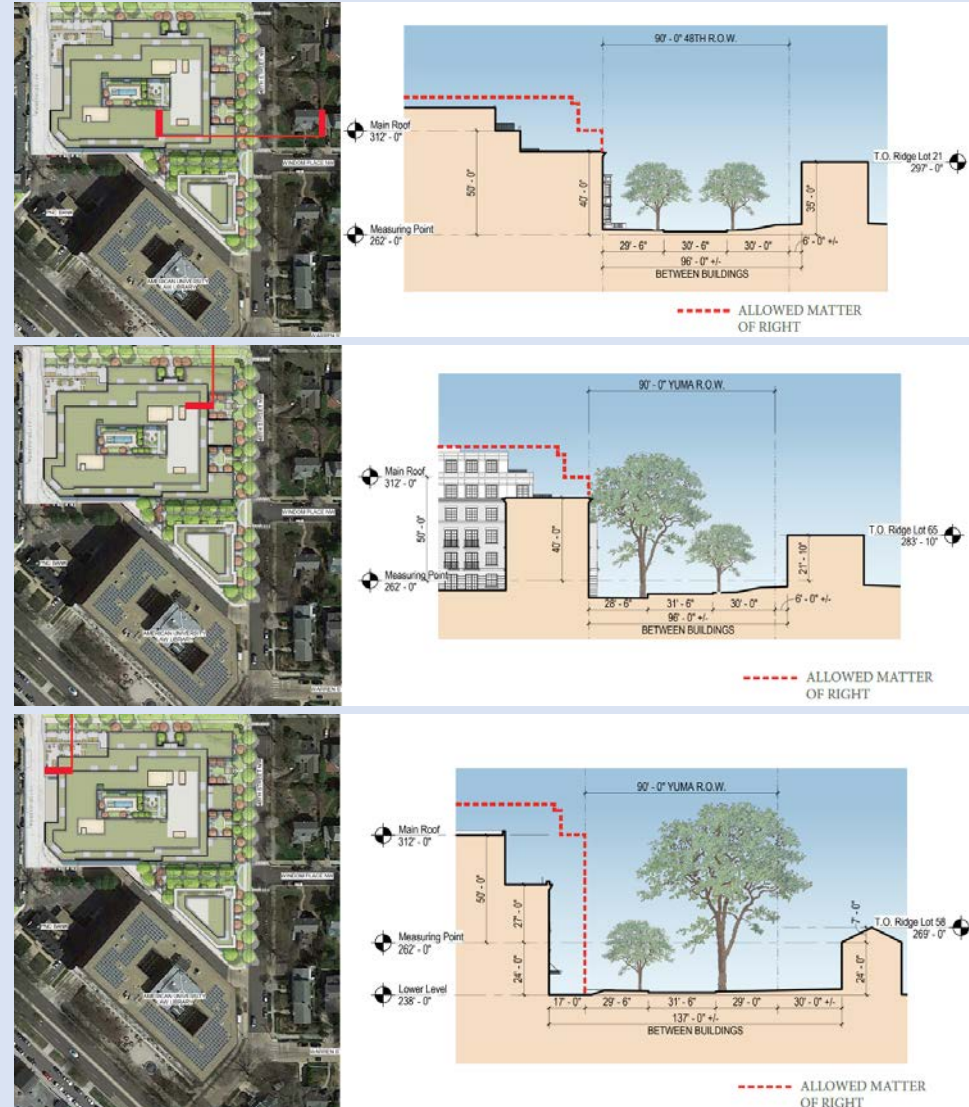


DESIGN REVIEW STANDARDS (11-X DCMR § 604.7)

- The Zoning Commission shall review the urban design of the site and the building for the following criteria:

c. New development respects the historic character of Washington's neighborhoods, including:

1. Developments near the District's major boulevards and public spaces should reinforce the existing urban form;
2. Infill development should respect, though need not imitate, the continuity of neighborhood architectural character; and
3. Development should respect and protect key landscape vistas and axial views of landmarks and important places;

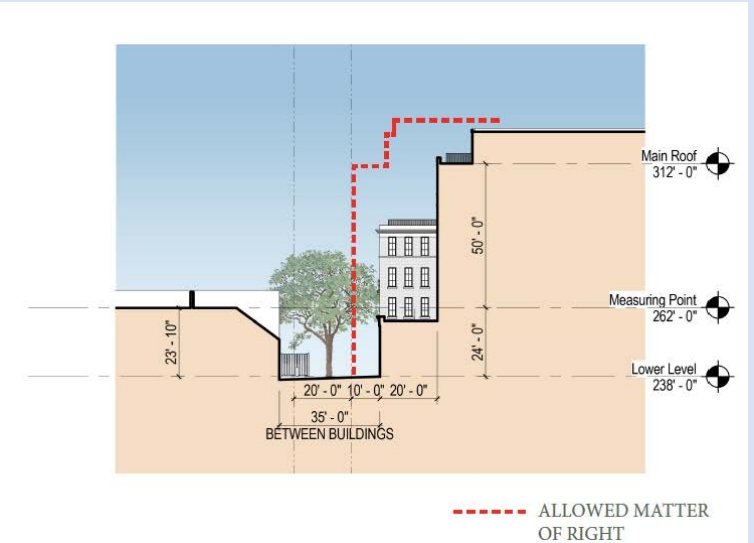


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DESIGN REVIEW STANDARDS (11-X DCMR § 604.7)

- The Zoning Commission shall review the urban design of the site and the building for the following criteria:

d. Buildings strive for attractive and inspired façade design, including:

1. Reinforce the pedestrian realm with elevated detailing and design of first (1st) and second (2nd) stories; and
2. Incorporate contextual and quality building materials and fenestration

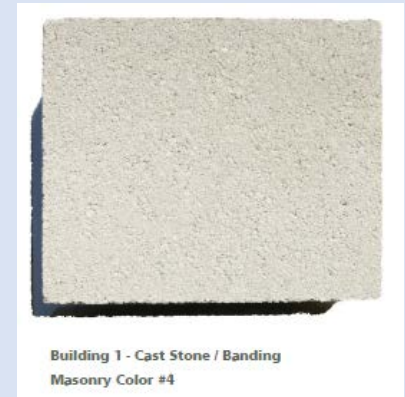
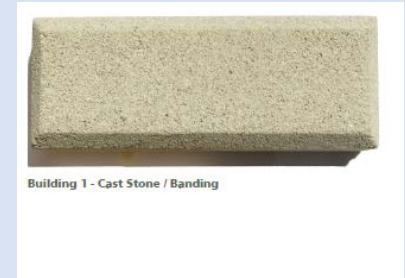


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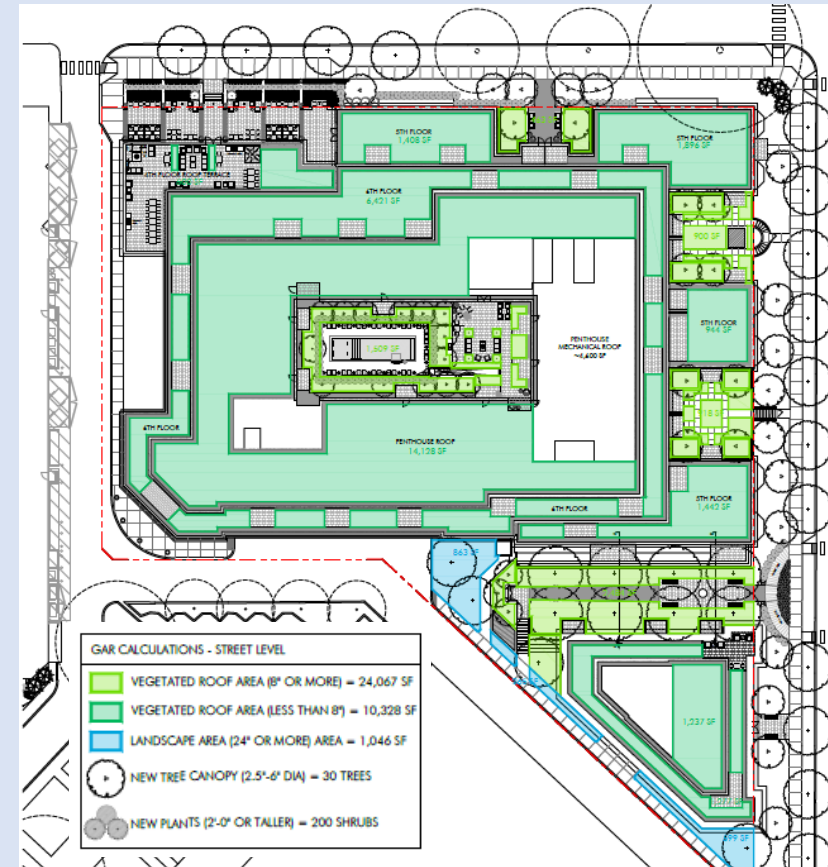
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- The Zoning Commission shall review the urban design of the site and the building for the following criteria:
 - a. Sites are designed with sustainable landscaping:
 - b. Sites are designed with sustainable landscaping:
 - c. Sites are designed with sustainable landscaping:
 - d. Sites are designed with sustainable landscaping:
 - e. Sites are designed with sustainable landscaping:

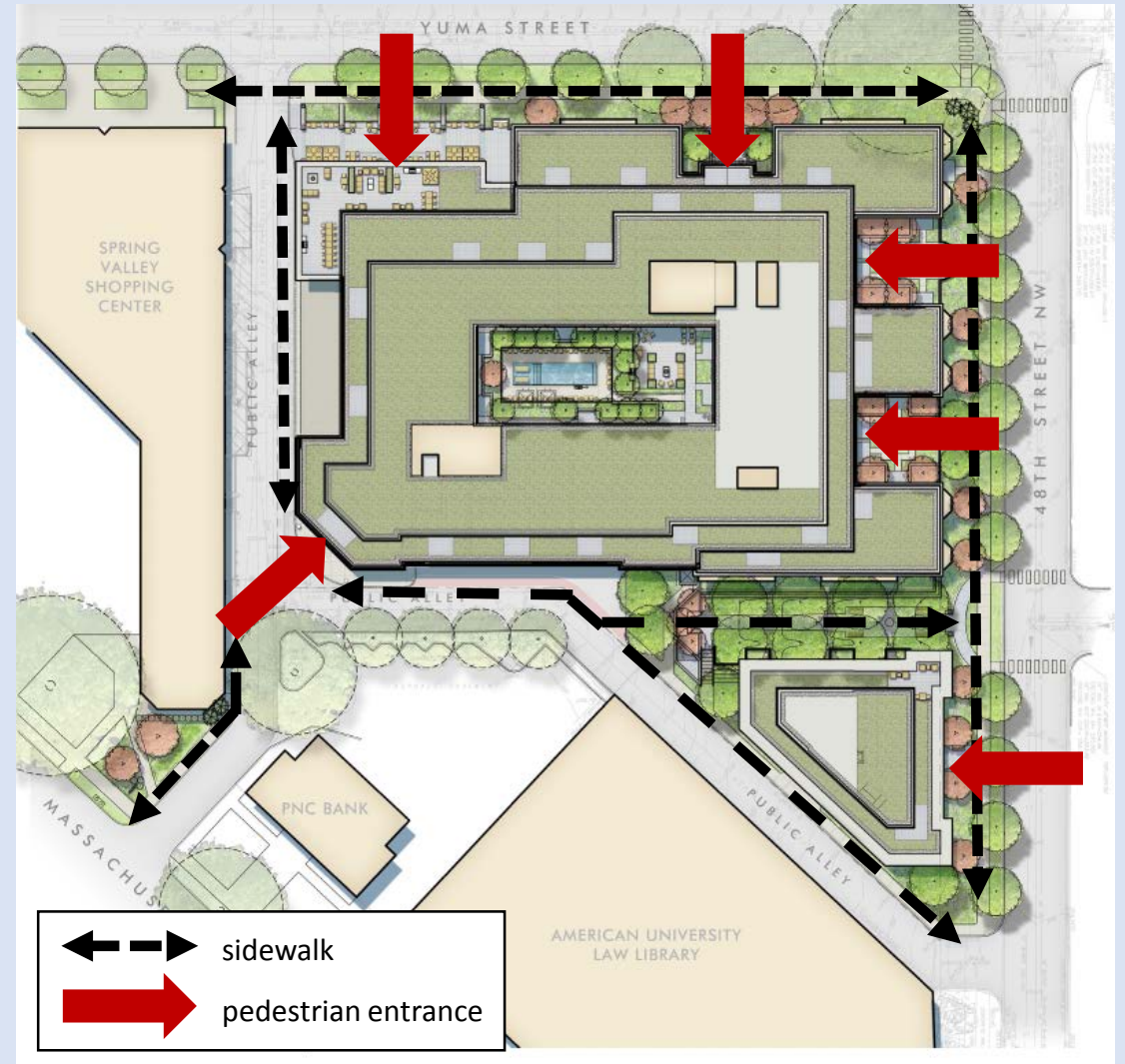


DESIGN REVIEW STANDARDS (11-X DCMR § 604.7)

- The Zoning Commission shall review the urban design of the site and the building for the following criteria:

f. Sites are developed to promote connectivity both internally and with surrounding neighborhoods, including:

1. Pedestrian pathways through developments increase mobility and link neighborhoods to transit;
2. The development incorporates transit and bicycle facilities and amenities;
3. Streets, easements, and open spaces are designed to be safe and pedestrian friendly;
4. Large sites are integrated into the surrounding community through street and pedestrian connections; and
5. Waterfront development contains high quality trail and shoreline design as well as ensuring access and view corridors to the waterfront.



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DESIGN REVIEW STANDARDS (11-X DCMR § 604.8)

- The Zoning Commission shall find that the criteria of Subtitle X § 604.7 are met in a way that is superior to any matter-of-right development possible on the site:

The Lady Bird		
Requirement	Allowed Matter of Right (MU-4)	Proposed (Voluntary Design Review)
FAR	3.0 TOTAL (1.5 MAX NONRES)	2.94 TOTAL (1.34 NONRES)
Penthouse FAR (Lot 807 only)	0.4	0.21
Penthouse Area (Lot 807 only) (Excludes communal recreation and mech. space)	31,849 sf	25,611 sf
Bay Area	4,000 sf	2,137 sf
Area of property devoted to public use	0 sf	14,560 sf (Windom Walk, NW Plaza, Alley)
Street Wall	No Setbacks Required	Substantial Setbacks and Courtyards
Full Service Grocery Store	No (Not enough nonresidential FAR)	Yes
Historic Preservation	Potential for future development at SVSC	Relieve future development potential at SVSC
Number of Units	250 (Approx. 1000 gsf/unit)	219 (Approx. 1300 gsf/unit)
Larger Sized Units (2 BR + Den and 3 Br)	No	Yes
Inclusionary Zoning (IZ)	18,989 sf (8% Concrete Construction) 23,736 sf (10% Wood Construction)	10% 28,320 sf
Sustainability Requirement	LEED Certified	LEED SILVER

Conclusion

- The Project fully satisfies the design review standards of 11-X DCMR § 604.7
- The Project is far superior in design and program than any matter-of-right development that could be constructed on Lot 807:
 - Full-service, neighborhood-serving grocery
 - Greater affordable housing
 - Larger-sized dwelling units
 - Exceeds required LEED rating
 - Substantial setbacks and massing reductions
 - Publicly accessible open space / amenities
 - Pedestrian improvements
 - Alley improvements
 - Protection of historic Spring Valley Shopping Center
- The Project is in harmony with the purpose and intent of the Zoning Regulations, and will not tend to adversely affect the use of neighboring property
- The request for flexibility from the rear yard requirement for Building 1 meets the special exception criteria of 11-G DCMR § 1201.1



