

# Project satisfies the Zoning Requirements for Relief and Review

- Capitol Gateway Design Review Criteria (K § 512)
- General Design Review Criteria (X § 604)
- Pursuant to 11 DCMR K § 512.7, the following relief is requested to develop as proposed:
  1. Special exception from lot occupancy requirements (K § 504.6)
  2. Special exception from minimum width requirements closed courts (K § 504.10)
  3. Variance from loading requirements (C § 901.1)
  4. Variance from the plaza requirements (K § 504.13)

# Project satisfies the Design Review Criteria

500.1 The purposes of the Capitol Gateway (CG) zones (CG-1 through CG-7) are to:

a) *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;*

- The project would add residential units in an area where none exist today along with ground floor commercial
- Building height and bulk would be appropriate to its surroundings
- Residential use would complement the existing nearby rowhouses and apartments
- Neighborhood-serving retail would benefit the Buzzard Point community
- Employs high-quality materials with articulated north and west elevations

# Project satisfies the Design Review Criteria

500.1 The purposes of the Capitol Gateway (CG) zones (CG-1 through CG-7) are to:

b) *Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural, and hotel uses;*

Project to provide ground floor retail



# Project satisfies the Capitol Gateway Objectives of Subtitle K § 512

## *512.3(a) Help Achieve the Objectives of the Capitol Gateway;*

- Project assures mixed-use development with suitable height, bulk, and design, as recommended in the Comprehensive Plan and other studies
- Adding residential units in an area where none exist today
- Project to provide ground floor retail
- Building height and bulk would be appropriate to its surroundings, and not inconsistent with the Comprehensive Plan
- Employs high quality materials with articulated north and west elevations



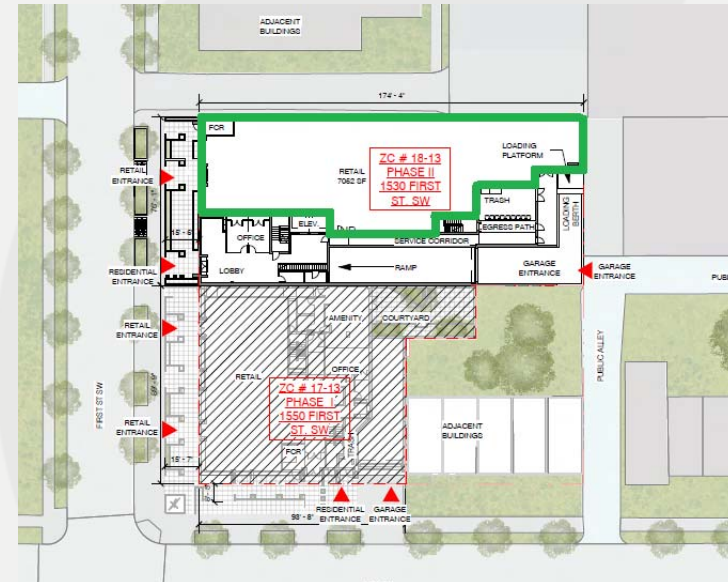
OR



# Desired Use Mix

512.3(b) Help achieve the desired use mix, with the identified preferred uses specifically being residential, hotel or inn, cultural, entertainment, retail, or service uses;

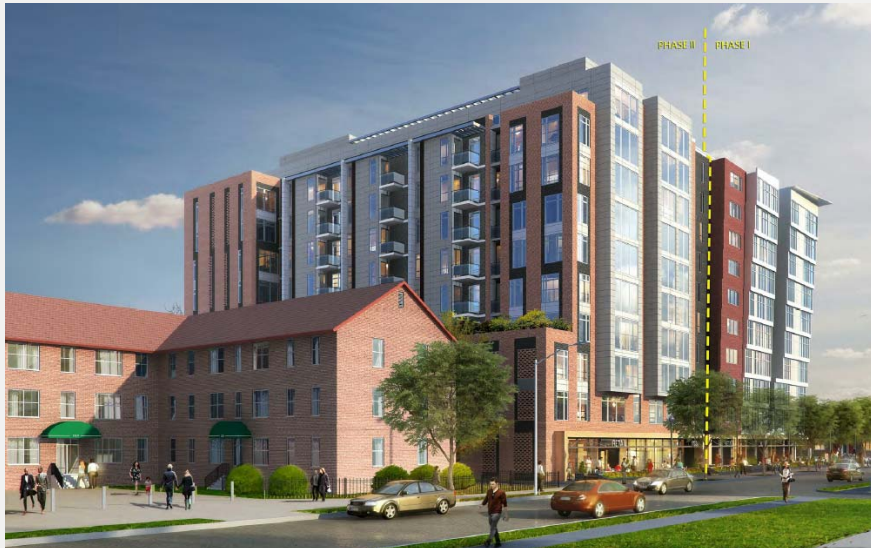
- Mixed-use Project Area provides 101 deeply affordable dwelling units ranging from 30% to 50% MFI on property that is currently underutilized
- Project includes more than 7,050 s.f. of ground floor retail space



# In Context with Surrounding Neighborhood

*512.3(c) Be in Context with Surrounding Neighborhood and Street Patterns;*

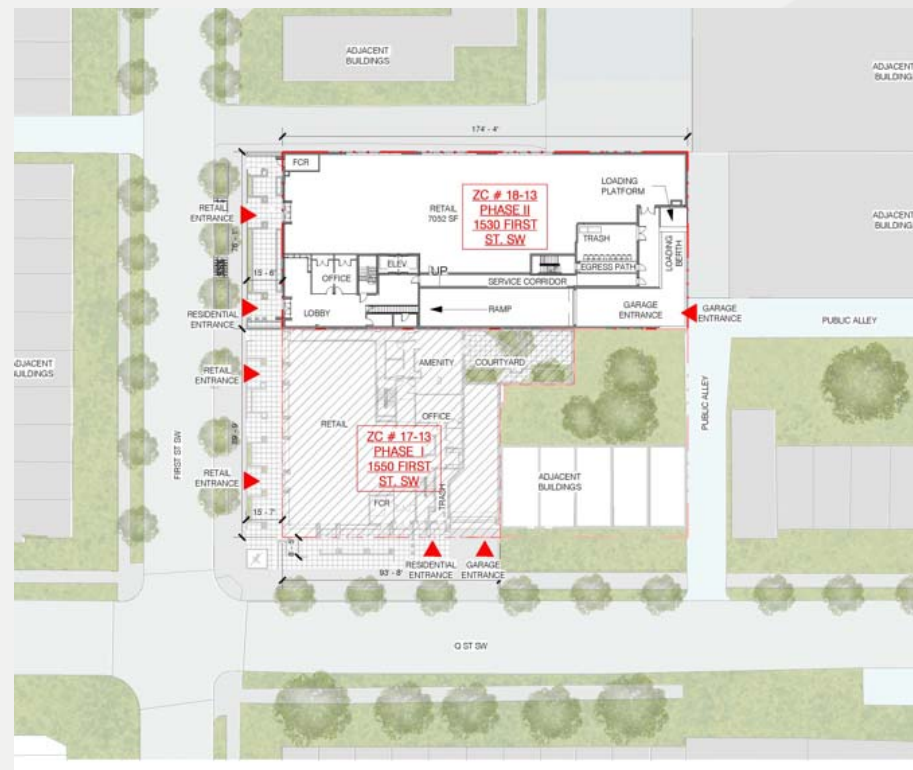
- Materials and set backs are designed to be harmonious with the surrounding neighborhood buildings particularly in relationship to sister project at 1550 First St. SW & the proposed, 8- story hotel (Z.C. 18-15)
- Project massing includes setbacks, projections, bays, recesses, and brick material to help soften transition between buildings to the north
- Comply with the Buzzard Point Streetscape Design Guidelines



# Pedestrian Experience is Enhanced

## *512.3(d) minimizes conflicts between Vehicles and Pedestrians*

- Eliminates existing First Street curb cut and routing all vehicular and loading traffic through the alley system satisfies this requirement
- Project is within 0.5 miles of the Waterfront Metro Station
- Well served by mass transit, including the 74 Bus Route and the DC Circulator
- Will also provide bike racks and internal, long-term bike parking
- Project has robust Transportation Demand Management and Loading Management Plans





# Project Provides Façade Articulation

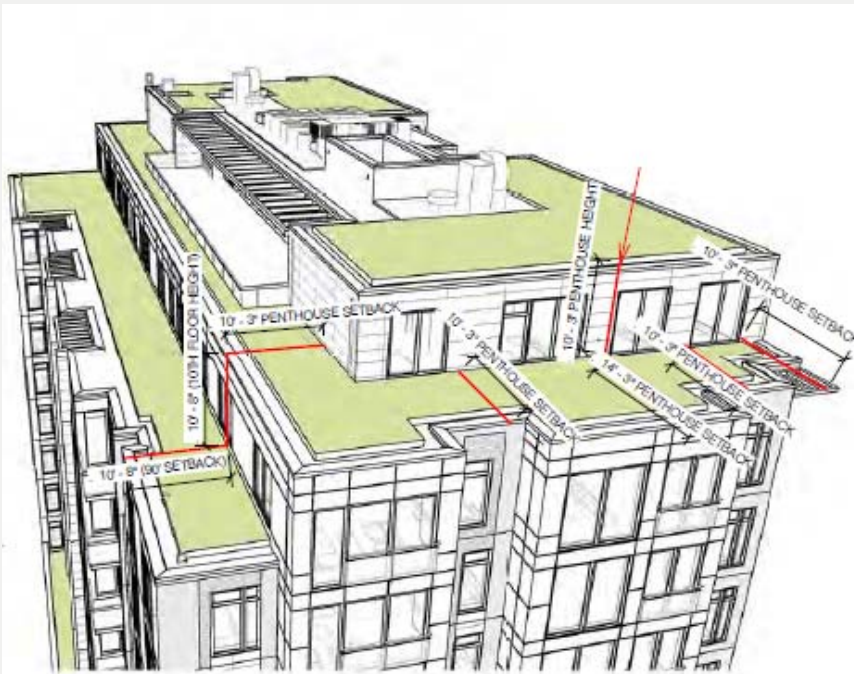
- Project includes balconies, bay projections and step backs that sufficiently minimize unarticulated blank walls adjacent to First Street through façade articulation in satisfaction of Subtitle K § 512.3(e)





# Reduced Environmental Impact

- 512.3(f) Minimize Impact on the Environment (LEED)
- Expansive green roof
- Pursuing LEED Silver



LEED 2009 Building for Green 100% Green Building

1530 First ST, SW Scorecard

Category	Requirement	Points Available	Points Earned	Weighted Points	Requirement	Points Available	Points Earned	Weighted Points
Sustainable Sites	SS1 - Location Sensitive Design	4.00	4.00	4.00	SS1 - Location Sensitive Design	4.00	4.00	4.00
	SS2 - Construction Activity Pollution Prevention	2.00	2.00	2.00	SS2 - Construction Activity Pollution Prevention	2.00	2.00	2.00
	SS3 - Stormwater Management	2.00	2.00	2.00	SS3 - Stormwater Management	2.00	2.00	2.00
	SS4 - Heat Island Reduction	2.00	2.00	2.00	SS4 - Heat Island Reduction	2.00	2.00	2.00
	SS5 - Bicycle Facilities	1.00	1.00	1.00	SS5 - Bicycle Facilities	1.00	1.00	1.00
Water Efficiency	WE1 - Water Use Reduction	2.00	2.00	2.00	WE1 - Water Use Reduction	2.00	2.00	2.00
	WE2 - Cooling Water Use	2.00	2.00	2.00	WE2 - Cooling Water Use	2.00	2.00	2.00
	WE3 - Indoor Water Use	2.00	2.00	2.00	WE3 - Indoor Water Use	2.00	2.00	2.00
	WE4 - Water Fixtures	2.00	2.00	2.00	WE4 - Water Fixtures	2.00	2.00	2.00
	WE5 - Water Metering	2.00	2.00	2.00	WE5 - Water Metering	2.00	2.00	2.00
Energy and Atmosphere	EA1 - Fundamental Commissioning	2.00	2.00	2.00	EA1 - Fundamental Commissioning	2.00	2.00	2.00
	EA2 - Enhanced Commissioning	2.00	2.00	2.00	EA2 - Enhanced Commissioning	2.00	2.00	2.00
	EA3 - Building Automation System Controls	2.00	2.00	2.00	EA3 - Building Automation System Controls	2.00	2.00	2.00
	EA4 - HVAC Energy Efficiency	2.00	2.00	2.00	EA4 - HVAC Energy Efficiency	2.00	2.00	2.00
	EA5 - Energy Star Rating	2.00	2.00	2.00	EA5 - Energy Star Rating	2.00	2.00	2.00
Materials and Resources	MR1 - Building Greenhouse Gas Intensity	2.00	2.00	2.00	MR1 - Building Greenhouse Gas Intensity	2.00	2.00	2.00
	MR2 - Construction Waste	2.00	2.00	2.00	MR2 - Construction Waste	2.00	2.00	2.00
	MR3 - Recycled Content	2.00	2.00	2.00	MR3 - Recycled Content	2.00	2.00	2.00
	MR4 - Regional Materials	2.00	2.00	2.00	MR4 - Regional Materials	2.00	2.00	2.00
	MR5 - Sustainable Procurement	2.00	2.00	2.00	MR5 - Sustainable Procurement	2.00	2.00	2.00
Indoor Environmental Quality	IEQ1 - Construction Pollution Prevention	2.00	2.00	2.00	IEQ1 - Construction Pollution Prevention	2.00	2.00	2.00
	IEQ2 - Low Emitting Materials	2.00	2.00	2.00	IEQ2 - Low Emitting Materials	2.00	2.00	2.00
	IEQ3 - Environmental Tobacco Smoke (ETS) Prohibition	2.00	2.00	2.00	IEQ3 - Environmental Tobacco Smoke (ETS) Prohibition	2.00	2.00	2.00
	IEQ4 - Daylight	2.00	2.00	2.00	IEQ4 - Daylight	2.00	2.00	2.00
	IEQ5 - Views	2.00	2.00	2.00	IEQ5 - Views	2.00	2.00	2.00
LEED Total	Total	100.00	100.00	100.00	Total	100.00	100.00	100.00

# General Design Review Requirements

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.

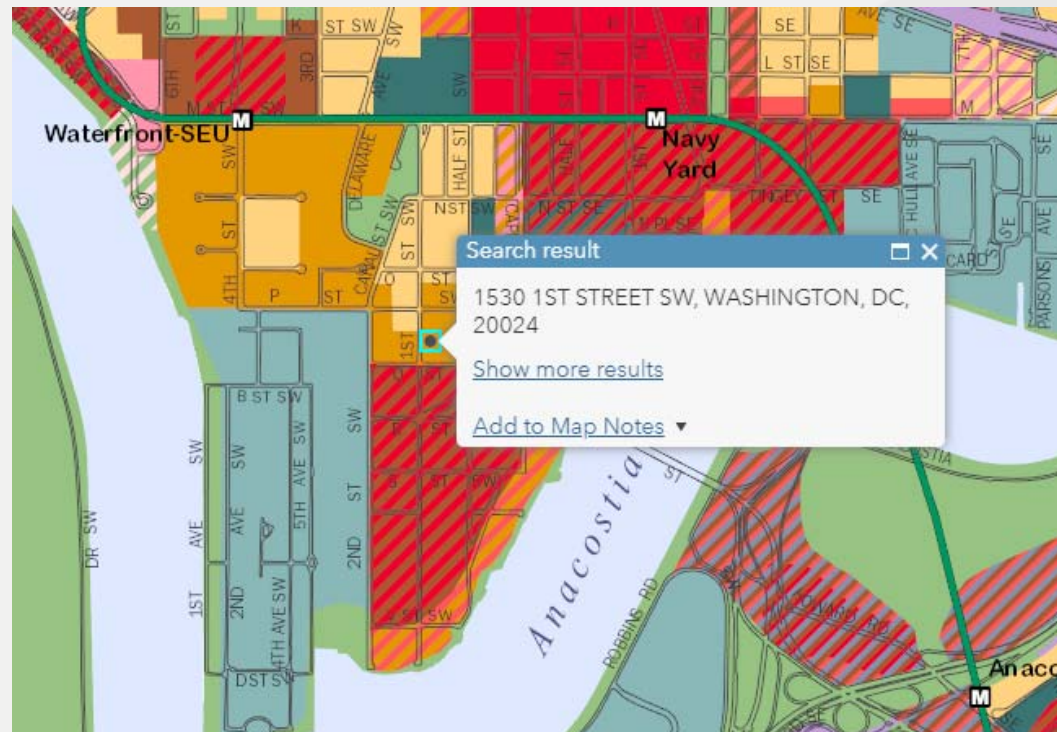
- Aids in managing growth and change by attracting an economically diverse population, including families, and by providing new affordable housing in a rapidly revitalizing area of the District that is close to public transportation.
- Supports the District's non-residential growth through the proposed ground floor commercial use and associated tax revenue and job creation.
- Furthers revitalization of the Buzzard Point neighborhood by providing housing and services for low and very low-income residents, including families.



# Not Inconsistent with Future Land Use Map

**Medium Density Residential:** This designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones may apply. 225.5

 Medium Density Residential

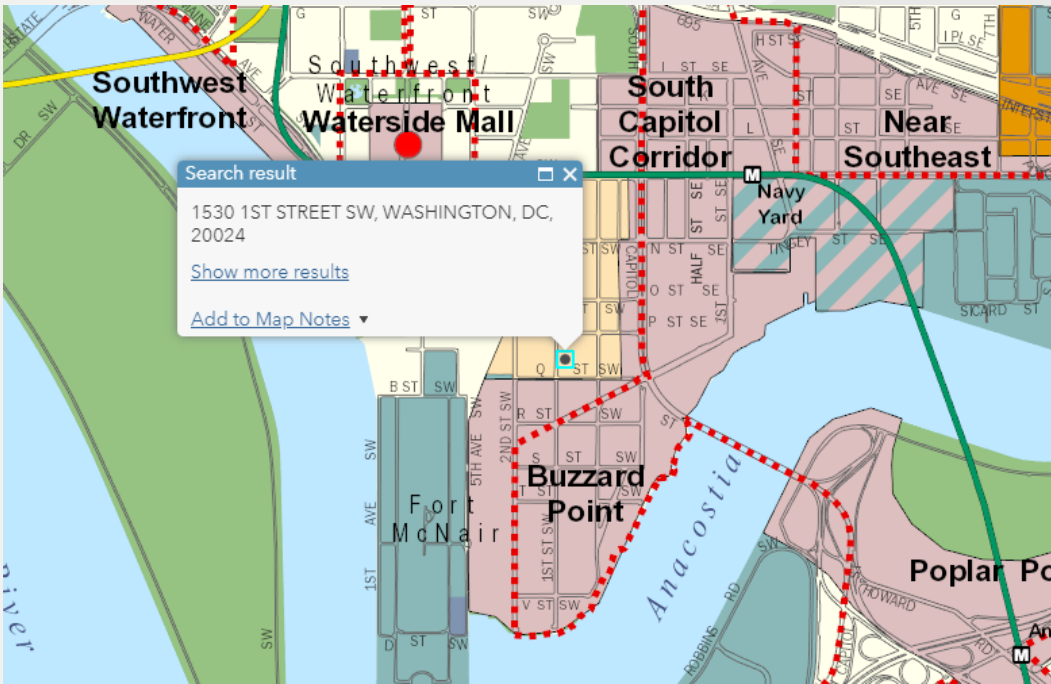




# Not Inconsistent with Generalized Policy Map

## Neighborhood Enhancement Areas

Neighborhood Enhancement Areas are neighborhoods with substantial amounts of vacant residentially zoned land. They are primarily residential in character. Many of these areas are characterized by a patchwork of existing homes and individual vacant lots, some privately owned and others owned by the public sector or non-profit developers. These areas present opportunities for compatible small-scale infill development, including new single family homes, townhomes, and other density housing types. Land uses that reflect the historical mixture and diversity of each community should be encouraged. 223.6



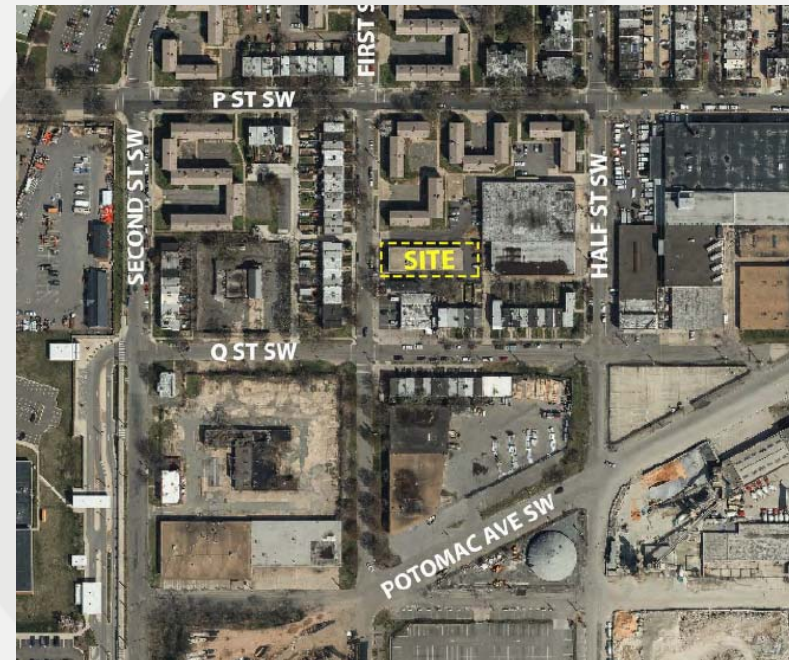
# Land Use Element

- Policy LU-1.1.5: Urban Mixed Use Neighborhoods
- Policy LU- 2.1.2: Neighborhood Revitalization
- Policy LU-2.1.1: Multi-Family Neighborhoods
- Policy LU-1.4.1: Infill Development



# Transportation Element

- Policy T-1.1.4: Transit-Oriented Development
- Policy T-2.4.1: Pedestrian Network
- Policy T-2.4.2: Pedestrian Safety
- Action T-2.3.A: Bicycle Facilities
- Policy T-3.1.3: Car-Sharing





# Housing Element

- Policy H-1.1.1: Private Sector Support
- Policy H-1.1.3: Balanced Growth
- Policy H-1.1.4: Mixed Use Development
- Policy H-1.1.7: New Neighborhoods
- Policy H-1.2.3: Mixed Income Housing
- Policy H-1.3.1: Housing for Families





# Economic Development Element

- Policy ED-4.1.4: Adult Education
- Policy ED-4.2.3: Focus on Economically Disadvantaged Populations
- Policy ED-4.2.4: Neighborhood-Level Service Delivery





# Urban Design Element

- Policy UD – 1.3.7- Neighborhood Connectivity
- Policy UD- 2.2.5: Creating Attractive Facades
- Policy UD-3 .1.1: Improving Streetscape Design
- Policy UD-3.1.7: Improving the Street Environment
- Policy UD-2.2.4: Transitions in Building Intensity



# Lower Anacostia Waterfront / Near Southwest Area

- Policy AW-1.1.2: New Waterfront Neighborhoods
- Policy AW-1.1.3: Waterfront Area Commercial Development
- Policy AW-2.2.7: Buzzard Point



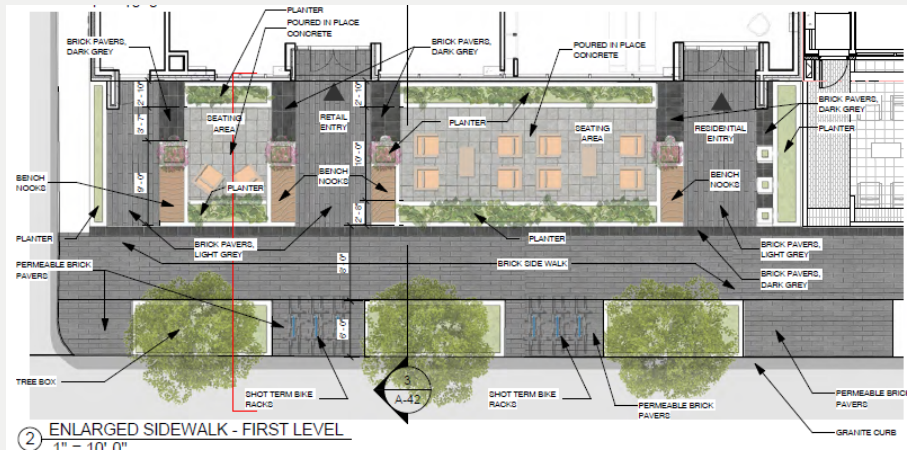
## Satisfies Area Element

- Lower Anacostia Waterfront – Near Southwest Area Element
  - Policy AW- 1.1.2: New Waterfront Neighborhoods  
“Create new mixed-use neighborhoods on vacant or underutilized waterfront lands... [N]ew neighborhoods should be developed at ... Buzzard Point...”

The Project satisfies this Policy goal because it is a mixed-use development on an underutilized parcel. The Project will be 100% affordable, with units ranging between 50% and 30% AMI.

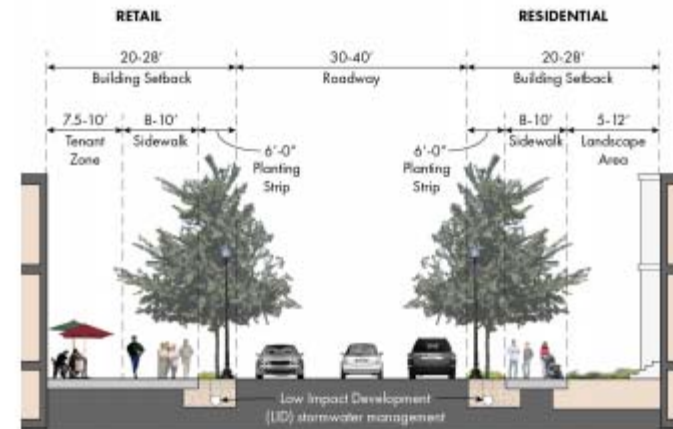


# Conformance with Buzzard Point Streetscape Guidelines



The Buzzard Point neighborhood sits at the confluence of the District's two rivers and will be a dynamic mixed-use community integrated with the natural environment.

## All Other Streets



### Specifications for All Other Streets

- Brick sidewalks, granite curbs, and traditional Washington Globe streetlights create an intimate scale on the narrow 80-85' streets of Buzzard Point.
- Permeable brick pavers between the tree boxes will increase stormwater management efforts.
- Streetscape responds to the ground floor use of buildings, with 10' sidewalks at retail and 8' sidewalks with landscaping at residential buildings or along blank walls.

## Urban Design Criteria of X-604.7 met

- *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*
    - (5) *Wide sidewalks are provided;*

# Street frontages are safe, comfortable, and encourage pedestrian activity

- The Applicant is proposing to improve the street frontage along First Street, SW
- The proposed improvements generally conform to the Buzzard Point Streetscape Design Guidelines and the Applicant continues to work through the Public Space permitting process
- The proposed project would include ground floor commercial use with a distinct entryway along First Street, SW and a separate entrance for the residential use, also along First Street. SW
- The Applicant has proposed outdoor seating in public space along First Street, SW, which would align with the proposed improvements and seating at the adjacent Phase I building
- The proposed design exhibits an active ground level at First Street, SW and blank facades have been minimized on the remaining elevations

# Public Gathering Spaces are Encouraged

*b) Public gathering spaces and open spaces are encouraged, especially in the following situations:*

- (1) Where neighborhood open space is lacking;*
- (2) Near transit stations or hubs; and*
- (3) When they can enhance existing parks and the waterfront;*

- Plaza requirement could negatively impact the ground floor design and variance relief is requested
- Project already provides 28 feet of public space along First Street SW that together with sister Project creates a welcoming corridor of usable public space
- Public art piece at the corner of First and Q Street, SW as part of the Phase I development should serve as a focal point for the immediately surrounding area



# Historic Character is Respected

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;*

- Property not located along a major boulevard
- Building's materials compatible with the neighborhood architecture
- Project would not infringe on any key landscape vistas or axial views of landmarks and important places

# Attractive and Inspired Design

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;*

- An active pedestrian realm with ground floor retail and sidewalk seating areas is proposed
- The ground floor retail is accentuated by a wood trim element that is echoed in the adjacent Phase I project
- Retail and residential entries would be signed and open directly to First Street, SW
- A detailed sign plan will be provided

# Sustainable Landscaping and Connectivity

e) *Sites are designed with sustainable landscaping; and*

- Project would meet the required Green Area Ratio for the zone and has proposed green roof elements throughout

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*

- Proposed vehicular and loading access reduces pedestrian conflicts and improves the pedestrian experience on First Street, SW
- Bicycle facilities provided on-site, including long and short-term bicycle parking.
- TDM plan provided



# Variance Request

- Loading (Subtitle C § 901.1)
- Plaza (Subtitle K § 504.13)

Under D.C. Code § 6-641.07(g)(3) and Subtitle X § 1000.1, the Board (and by extension, the Zoning Commission) is authorized to grant an area variance where it finds that:

- (1) The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) The owner would encounter practical difficulties if the Zoning Regulations were strictly applied; and
- (3) 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.

# Variance Request - Loading

- Loading (Subtitle C § 901.1)

<b>Requirement of Subtitle C § 901.1</b>	<b>Original Request</b>	<b>Revised Request</b>
<b>One 30' loading berth</b>	Provided	Relief requested
<b>One 100 sq. ft. platform</b>	Relief requested	Provided
<b>One 20' service/delivery space</b>	Relief requested	Provided

- Plaza (Subtitle K § 504.13)
- Zoning Commission adopted Z.C. 08-06P, which includes technical correction to Subtitle K § 509.1(c) to refer to First Street *SE*, instead of First Street *SW*.
- Property's 13,000 + s.f. lot triggers requirement that 8% of the Property's total lot area along the First Street frontage would be devoted to plaza area (1,057 s.f.)
- No plaza area is being provided.





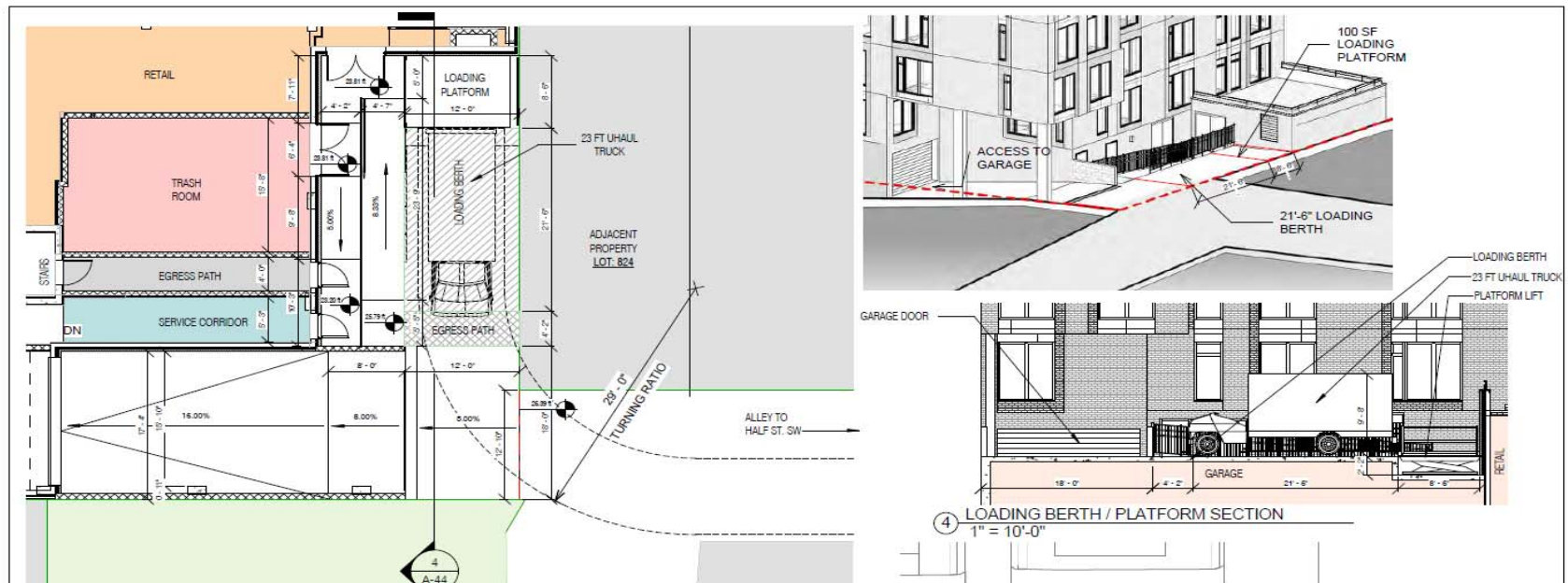
# Exceptional Condition or Situation - Plaza

- The Property is located on the zone boundary line with the RF zone
- Unique development/zoning history as the second phase of the project already approved at 1550 First Street
- The Property has a narrow, 75' frontage



# Resulting Practical Difficulty - Loading

- 12'-10", limited alley access and narrow lot width requires loading be located in the southeast portion of the Property
- Need to provide vehicular access limits the possible area for a loading space to 20' in length
- Narrow alley system limits access to 23'-long trucks/vans
- Cannot provide a curb-cut from First Street because of location of existing curb cut.
- Any additional loading would limit the retail space available.



# Resulting Practical Difficulty - Plaza

- A plaza would need to set back 14 feet into the ground floor.
- Required plaza are would impact the Project by:
  - Increased vehicular garage grade, which is already at a 16%
  - Remove of one of the two proposed leasing bays
  - Plaza would reduce the overall retail space by 15%, bringing that space to just under 6,000 s.f. and potentially difficult to lease
  - Creates a jagged, awkward streetscape





# No Harm to Public Good or Zone Plan

Granting the relief will not cause a substantial detriment to the public good, or substantially impair the intent, purpose or integrity of the zone plan:

## Loading

- The proposed 20-foot service/delivery space and loading platform will adequately serve the loading needs of the Project
- Applicant proposes a Loading Management Plan that will accommodate the on-site loading, and any loading that requires a larger truck

## Plaza

- As designed, the Project already provides 28 feet of public space along First Street SW that together with sister Project creates a welcoming corridor of usable public space
- If required to provide a plaza, it would result in a jagged streetscape.
- As proposed, without a plaza, it will provide an attractive facade seamlessly tying into sister Project
- If required, plaza would shift the massing of the building to rear of the lot

# Special Exception Relief

- Special exception flexibility requested for:
  - Subtitle K § 504.6 - lot occupancy
  - Subtitle K § 504.10 - courts

Under D.C. Code § 6-641.07(g)(2) and 11 DCMR X § 901.2, the Board (and by extension, the Zoning Commission) is authorized to grant a special exception where it finds the special exception:

- (1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) Will meet such special conditions as may be specified in [the Zoning Regulations]. 11 DCMR Subtitle X § 901.2.

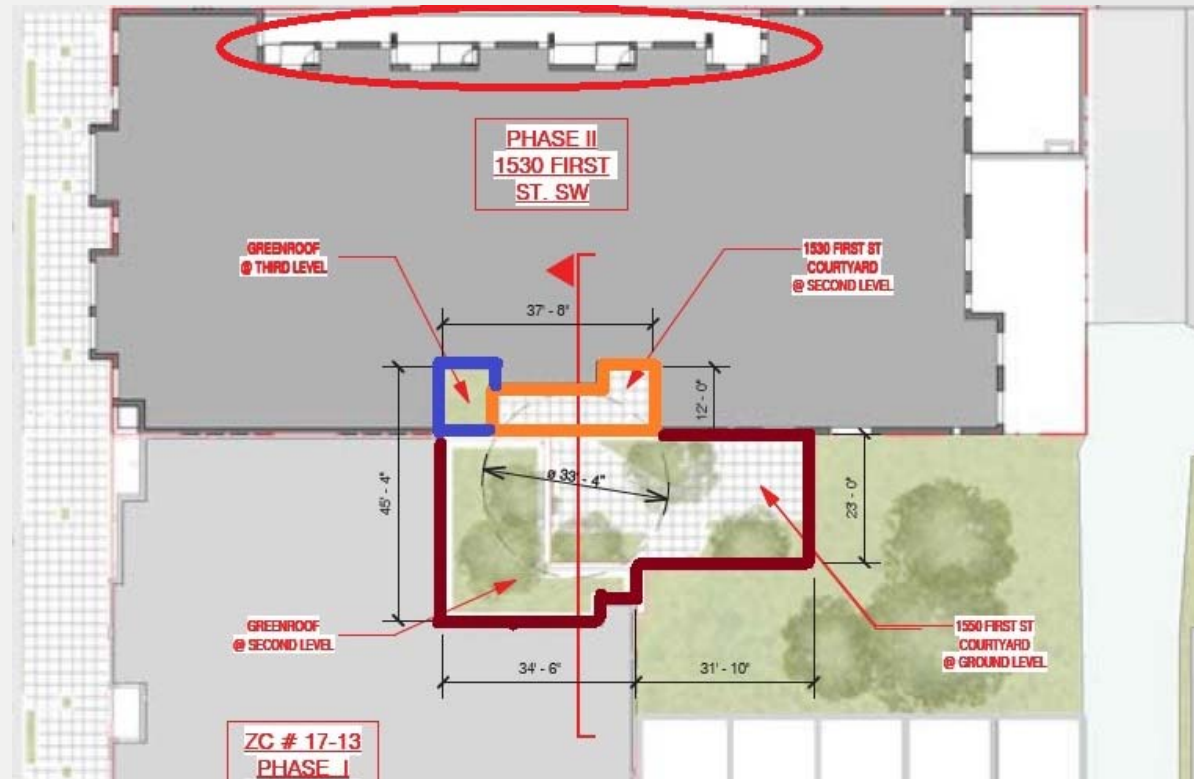
# Special Exception – Lot Occupancy

- Requirement: 80% for residential floors
- Provided: 81.03% (third floor only)



# Special Exception – North Court

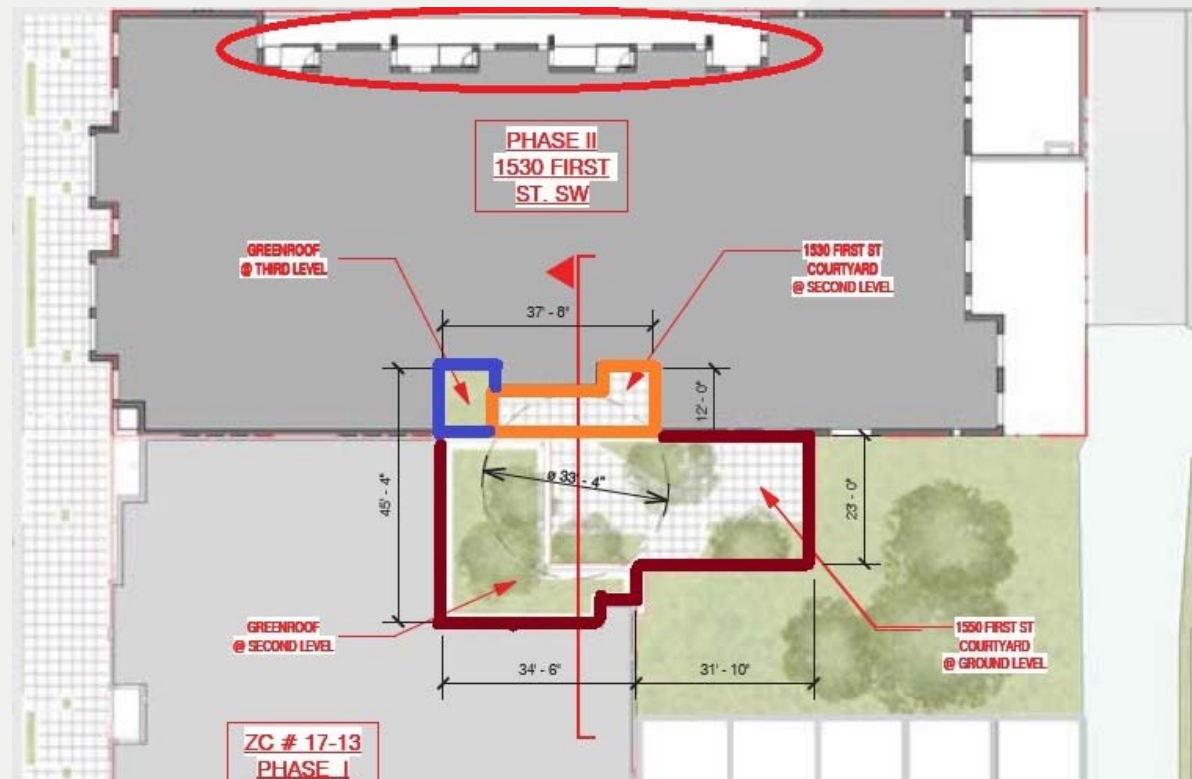
- 99.58 feet in height, measures approximately 89 feet in width, and contains 534 square feet in area
- Min. width req.: 33.2 feet – conforming
- Min. area req.: twice the square of the required width of court dimension – non-conforming





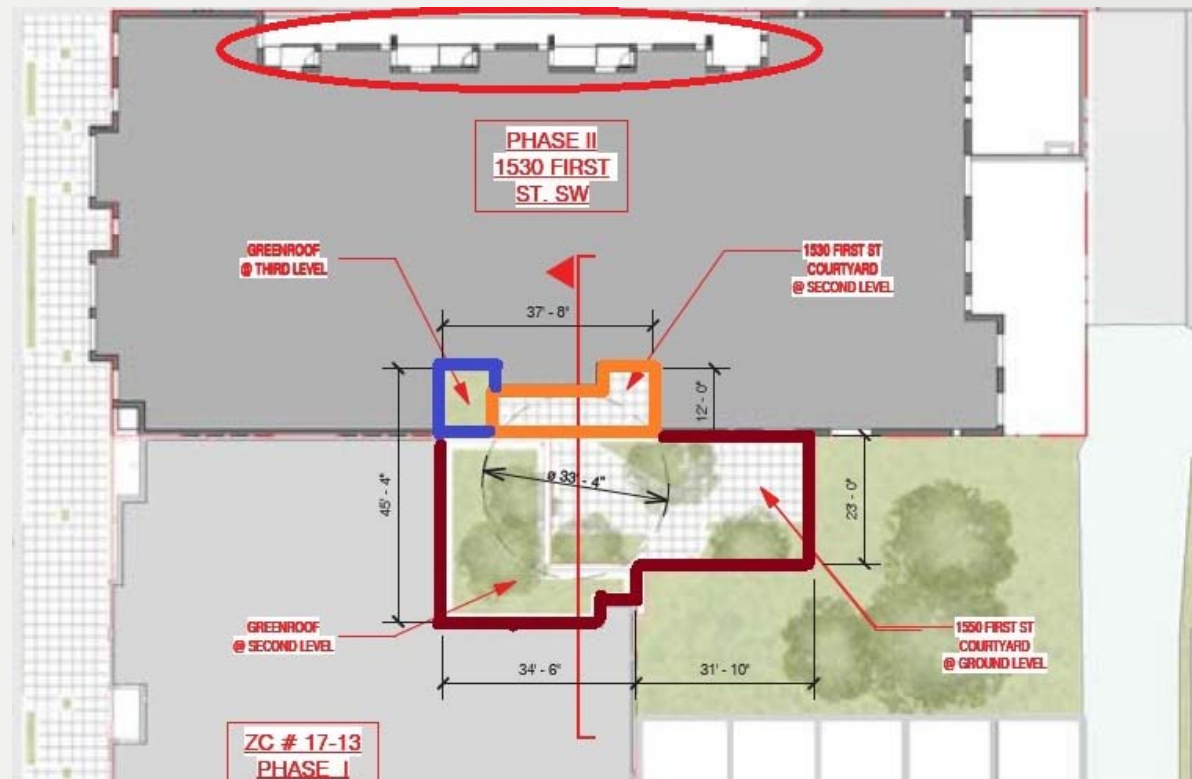
# Special Exception – South Court

- Stacked court
- Second floor (orange): 99.58 feet in height, 27.66 feet in width, 226 square feet of area
  - Min. width req.: 33.2 feet – non-conforming (5.53 feet of court width)
  - Min. area req.: twice the square of the required width of court dimension – non-conforming



# Special Exception – South Court

- Third floor (blue plus orange): 89.58 feet in height, 37.66 feet in width, 369 square feet of area
  - Min. width req.: 29.9 feet –conforming
  - Min. area req.: twice the square of the required width of court dimension – non-conforming
- Court will become part of a larger interior court with the neighboring building to the south (maroon)



# Special Exception Standards Satisfied

- Relief is in harmony with the purpose and intent of the Zoning Regulations and related maps.
- Relief allows for design in conformance with the Capitol Gateway zones
- Lot Occupancy: Minimal additional building bulk on 3<sup>rd</sup> floor only will present no negative impacts to neighboring property.
  - Relief only applies to the 3<sup>rd</sup> Floor.
  - Building façade is staggered through projections, bays, and setbacks, increasing harmony with adjacent properties
- Closed courts: Also will not unduly affect the light and air available nor, substantially impact the privacy to neighboring property owners
  - Court requirements are met when combined with courts at 1550 First Street.
  - Relief will not impact surrounding property owners

# Relief Summary

- Design Review approval pursuant to Subtitle K §§ 512.1(e) and 512.2 for proposed 101-unit, all affordable project in the CG-4 Zone District
- Variance relief from the plaza requirement of Subtitle K § 504.13 and the loading requirements of Subtitle C § 901.1
- Special exception relief from the lot occupancy and court requirements of Subtitle K §§ 504.6 and 504.10.



# Flexibility

- The following design flexibility is requested:
  - (a) To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atria and mechanical rooms, provided that the variations do not change the exterior configuration or appearance of the building;
  - (b) To vary the final selection of the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges proposed in the final plans;
  - (c) To increase the final number of residential units by no more than 10% above the total number approved to respond to program demand, or to decrease the final number of residential units within the approved gross floor area in order to accommodate demand for larger units;
  - (d) To make minor variations to the location, attributes and general design of the streetscape within public space to comply with the requirements of and the approval by the District Department of Transportation Public Space Division, without changing the overall design intent, the general location and dimensions of landscaping and hardscaping, or the quality of materials;
  - (e) To make refinements to the garage configuration, including layout, parking spaces and other elements, so long as the number of parking spaces provided is at least the minimum number of spaces required by the Zoning Regulations;

## Other Flexibility (con't)

- The following additional design flexibility is requested:
  - (f) To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior design shown on the Plans. Examples of exterior details would include, but are not limited to, doorways, canopies, railings, and skylights;
  - (g) To locate retail entrances in accordance with the needs of the retail tenants; and to vary the façades as necessary within the general design parameters proposed for the Project; and to vary the types of uses designated as “retail” use on the Plans to include the following use categories: (i) Office (11-B DCMR § 200.2(x)); (ii) Retail (11-B DCMR § 200.2(cc)); (iii) Services, General (11-B DCMR § 200.2(dd)); (iv) Services, Financial (11-B DCMR § 200.2(ee)); and (v) Eating and Drinking Establishments (11-B DCMR § 200.2(j));
  - (h) To vary the font, message, logo, and color of the proposed signage, provided that the maximum overall dimensions and signage materials do not change from those shown on the approved architectural drawings;

# Conclusion

- Project conforms to the CG-4 Zone design review requirements
- Project is not inconsistent with the Comprehensive Plan
- Project satisfies the area variance and special exception standards
- Project will further the public health, safety, and general welfare of District residents
- Project will promote the efficient use of high-value land in a manner that will strengthen the Buzzard Point neighborhood through provision of deeply affordable, family-sized housing units and local retail options
- Project will improve and activate the First Street streetscape, making it more inviting and appealing