

Zoning Commission Public Hearing: Case No. 20-14

October 1st, 2020

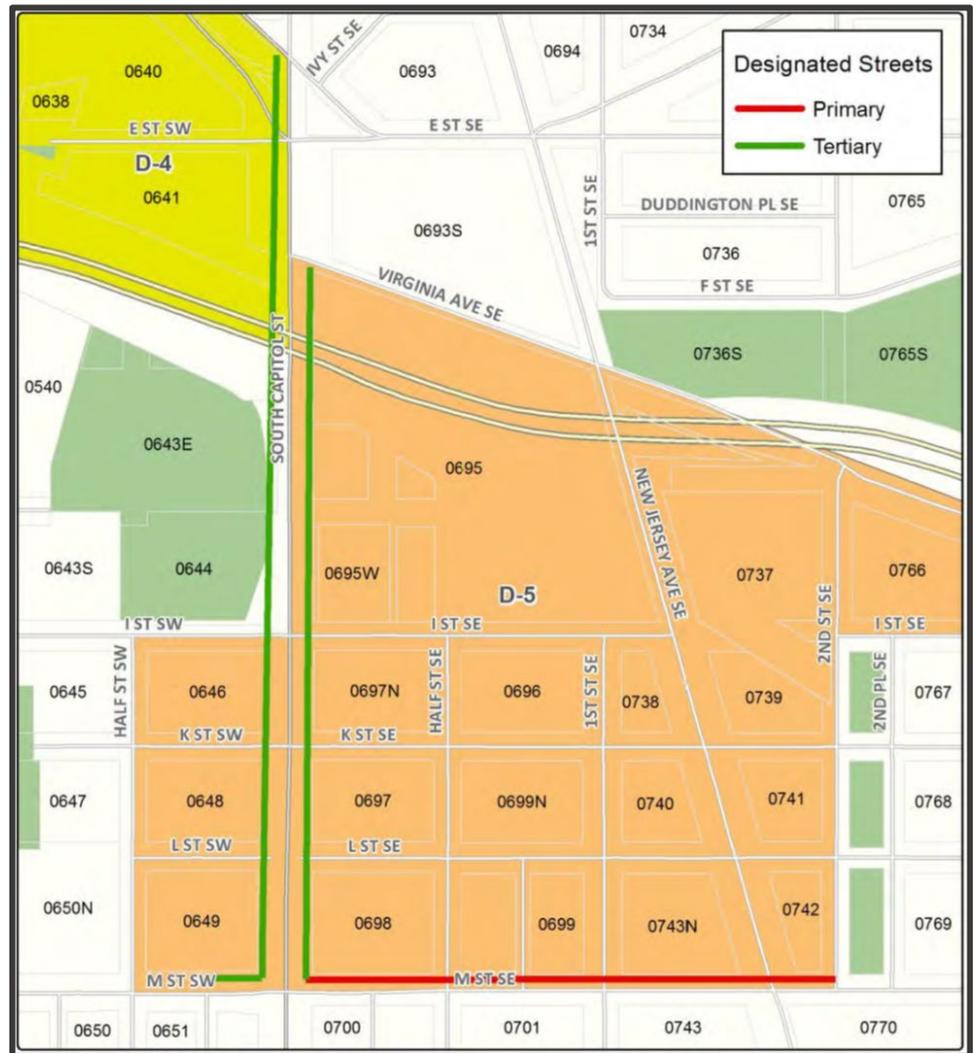
ZONING COMMISSION
Office of City Planner
CASE NO. 20-14
EXHIBIT NO. 36A1



Project Site



FIGURE I § 615: ILLUSTRATION OF THE M AND SOUTH CAPITOL STREETS SUB-AREA AND DESIGNATED STREET SEGMENTS



JBG SMITH

Company Overview

Our portfolio comprises of commercial, multi-family, and retail all concentrated in the **Washington, DC** region. With an intense focus on placemaking, we aim to develop and cultivate vibrant, amenity-rich, walkable neighborhoods that compliment existing communities.

WASHINGTON HOUSING INITIATIVE
LOCAL | INNOVATIVE | IMPACTFUL

- Fund size of **\$100-150 million**
- Preserve **3,000 units** of natural occurring affordable workforce housing wit in DC region
- Provide new, private capital for workforce housing



JBG SMITH CARES

Total Giving
\$2,170,602
includes over
80 organizations



60+ YEARS
OF EXPERIENCE

SINGULAR MARKET FOCUS
COMMITTED EXCLUSIVELY TO DMV

DELIVERED 756 UNITS IN PAST 3 YEARS
WITHIN 2 BLOCK OF 5M PROJECT SITE

Application Overview

Office

Residential

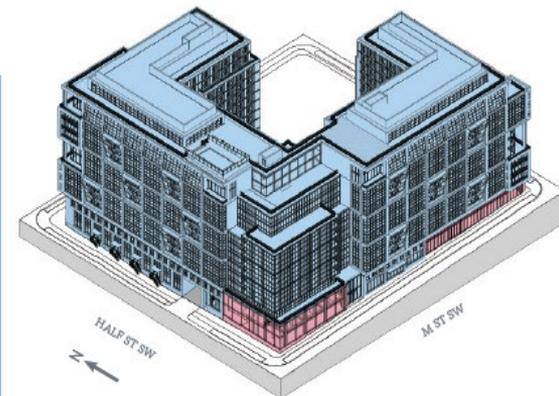
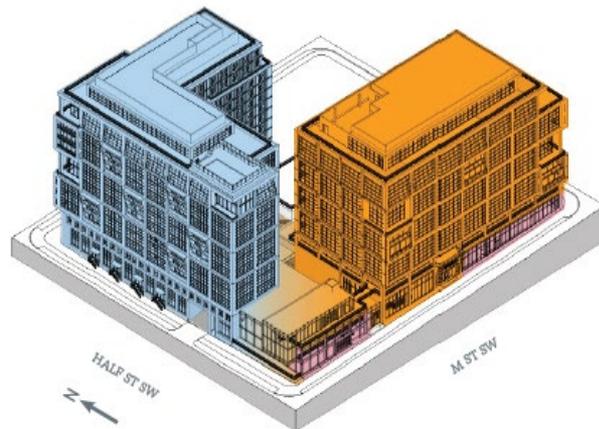
Flex*

RETAIL, RESI. OFFICE

Retail

Dual-Tracked Design: Mixed-Use & Residential Alternative

- Response to uncertainty in office leasing market
- Design intent is the same in both schemes



| | Mixed-Use | Residential Alternative |
|--------------|---------------------------------|---------------------------------|
| Unit Count | 349 | 615 |
| Office GFA | 225,356 SF | n/a |
| Retail GFA | 25,406 SF | 23,948 SF |
| Parking | 403 spaces | 311 spaces |
| Bike Parking | 170 spaces | 144 spaces |
| Height | 130' with a 1:1 setback at 110' | 130' with a 1:1 setback at 110' |

5M Engagement History

| | |
|--|---|
| March 16th: | Introductory Meeting with Office of Planning and DDOT |
| April 1st: | Project Intro with ANC SMD |
| April 13th: | Project Overview with ANC Chair and SMD |
| May 6th: | Meeting with ANC Commissioners: Project introduction and feedback request |
| June 10th: | Overview Meeting with DDOT |
| <u>June 22nd:</u> | <u>Initial Design Review Application Filing</u> |
| July 6th: | Project Update and Design Changes review with ANC Chair and SMD |
| July 21st: | Project Update and Design Changes review with Office of Planning |
| <u>August 17th:</u> | <u>Filing of Transportation Report</u> |
| August 24th: | Project Update and Design Changes review with ANC Chair and SMD |
| August 26th: | Project Update and Design Changes review with Office of Planning |
| August 27th: | On-site Discussion of Heritage Tree with DDOT |
| September 8th: | ANC Executive Meeting with ANC Commissioners |
| <u>September 11th:</u> | <u>Pre-hearing Submission of Design Review Application</u> |
| September 14th: | ANC Public Meeting |

Design Modifications Based on ANC Comments

| ANC Design Comment | Executed Design Modification |
|--------------------------------|---|
| Internal Pick up/Drop-off | Added lay-by lane inside block to ensure <u>all loading is internal</u> . Will also grant an access easement to Lot 47 to provide option for shared use of private driveway. |
| Tie to SW Context | Extensively researched neighborhood's architecture and illustrated how aspects of the building fit the SW context. <u>Fully re-designed façade of hyphen portions</u> of the building to tie to SW and South Capitol aesthetic. |
| Increase Light & Air | <u>Reduced height</u> of M & Half Street Pavilion façade by multiple levels to have more height variation. <u>Incorporated additional glass</u> abutting portal section to increase porosity. |
| Tie to Sanitary homes to South | Incorporated walk-up unit entrances and studied brick features to pay homage to the south townhomes. |
| Set back retail on M St. | Setback retail level 3' to <u>increase the sidewalk width and planting zone on M St by ~30%</u> , increasing from 11'10" to 14'10". |
| Add Balconies | Increased number of balconies on hyphen and main sections of building. Also confirmed balconies comply with intent of setback requirements and view of Capitol Dome is preserved. |

Design Modifications Based on ANC Comments

| ANC Design Comment | Executed Design Modification |
|------------------------------------|---|
| Dog Relief Zone | Dog run to be included inside of 5M. |
| Lighten Grid in Residential Option | Reduced mullion/window bar width and weight to be airier and glassier. |
| Prohibit Neon/Obtrusive Lighting | No architectural lighting or neon lighting will be permitted on 5M. <u>Lighting will be only functional in nature.</u> |
| Detailed Signage Plans | Signage Plans provided as part of pre-hearing submission. |
| Prohibit Digital Signage | JBGS has no plans for Digital Signage at 5M <u>and will prohibit all installation of digital signage.</u> |
| Restrict RPP | JBGS will structure leases so <u>that tenants will not be eligible for Residential Parking Permits.</u> |

IZ Requirements and Additional Affordable Housing Proposal

Requirement

Base building does not generate an IZ requirement in the D-5 zone

Penthouse habitable space generates a requirement for the production of affordable housing as follows:

Mixed Use Scheme:

Residential portion of penthouse generates a requirement of approximately 233 square feet of IZ on-site provided at 50% MFI

Office portion of penthouse generates a requirement for a contribution of approximately \$208,638 to the Housing Production Trust Fund

Residential Scheme:

Generates a requirement of approximately 562 square feet of IZ on-site provided at 50% MFI

Increased Commitment

In response to discussions with the ANC 6D commissioners and community, the 5M SW development will contain a total of 5 onsite affordable units in the **Mixed-Use Scheme** and a total of 8 onsite affordable units in the **Residential Scheme**.

The IZ required square footage will result in one of those units being provided at 50% MFI; the remaining units that are not required by IZ will be provided at 80% MFI.

Acknowledging the lack of 3-Bedroom units in the affordable housing supply pool, we will commit at least 2 of the affordable units to be 3-Bedrooms in each scheme.