

BZA Application #19897

5505 1st Street NW and 71 Kennedy Street NW
Coloma River Capital

Presented by:
Meridith H. Moldenhauer
Cozen O'Connor



Board of Zoning Adjustment
District of Columbia

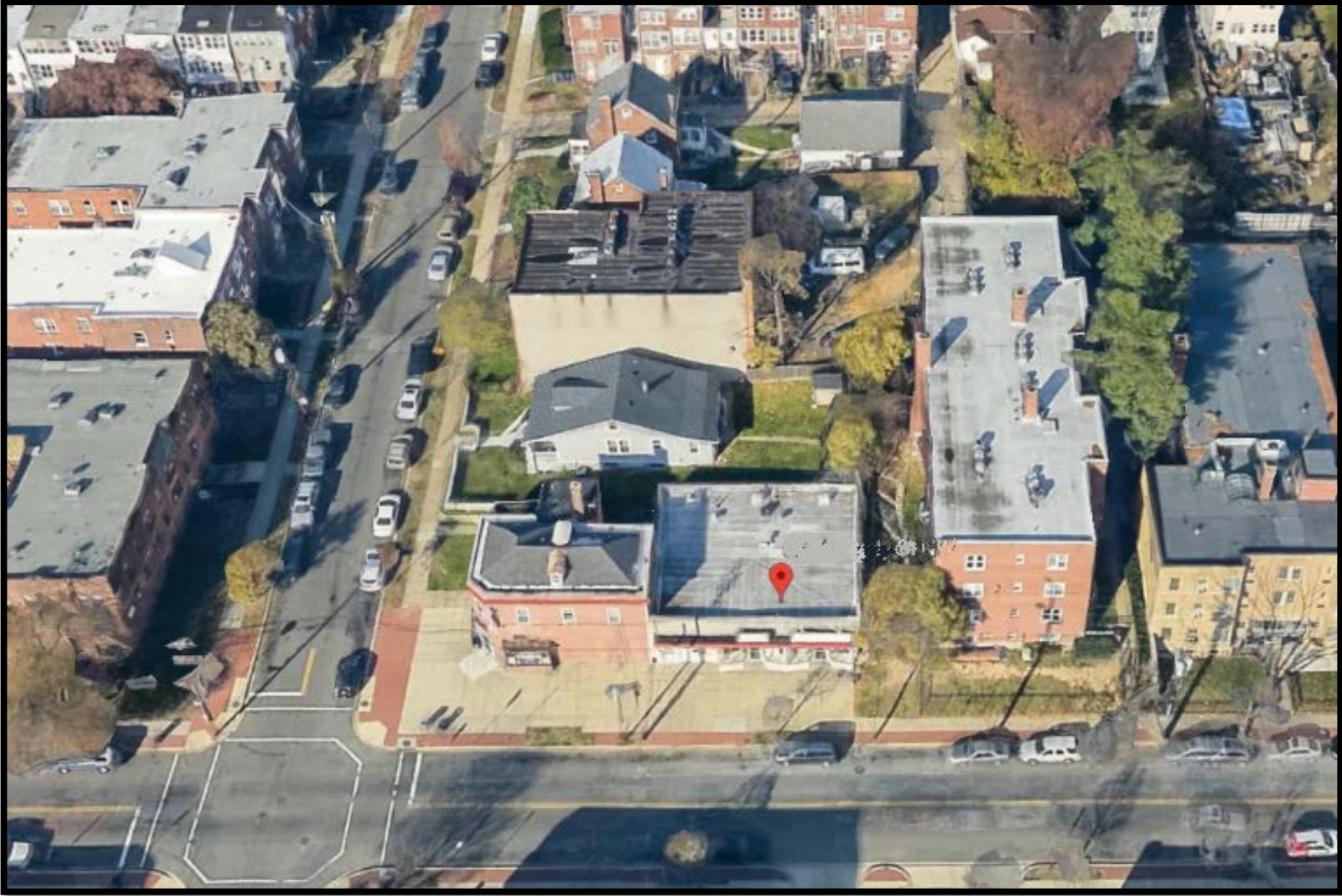
CASE NO. 19897
EXHIBIT NO. 48



Introduction

- Coloma River Capital
 - Charles Paret, Managing Partner
 - Chuck Witmer, Architect

The Property – 5505 1st Street NW and 71 Kennedy Street NW



Zoning Map



Square 3389
Lots 817 and 822
MU-4 Zone

Building restriction line

Original Design and Relief Requested

- Original design proposed construction of a new four-story, 46-unit mixed-use building with ground floor commercial use, a cellar level, below-grade parking (12 spaces), and compliant penthouse on a new single record lot combining the two existing lots at 1st Street NW and Kennedy Street NW
- Original proposed site access:
 - Proposed paving of 15'-wide paper alley along eastern lot line would allow access to loading area and provide link to existing alley network to the northeast of Property
 - Proposed curb cut along 1st Street NW for below-grade garage entry
- Original relief requested:
 - parking - Subtitle C § 701.5
 - closed court - Subtitle G § 202.1
 - rear yard - Subtitle G § 405.2

Agency Coordination and Community Outreach

- October 2018 DDOT meeting: challenges identified regarding site access and the unlikely ability to obtain approval for a curb cut along 1st Street NW
- November 2018 ANC 4B meeting: Applicant presented a revised design featuring zero parking spaces – not well received by community

Revised Design and Reduced Relief

- Applicant revised design again, reintroducing below-grade parking containing 22 spaces with garage access relocated to the alley, two fewer units (44), no loading area (none required), and less ground floor commercial space
- Revised design eliminates need for parking relief
- Project complies with development standards for use, bulk, density, height, and GAR

- Applicant presented the case a second time at February ANC 4B meeting
- Letter in support from Councilmember Todd (Ex. 16)

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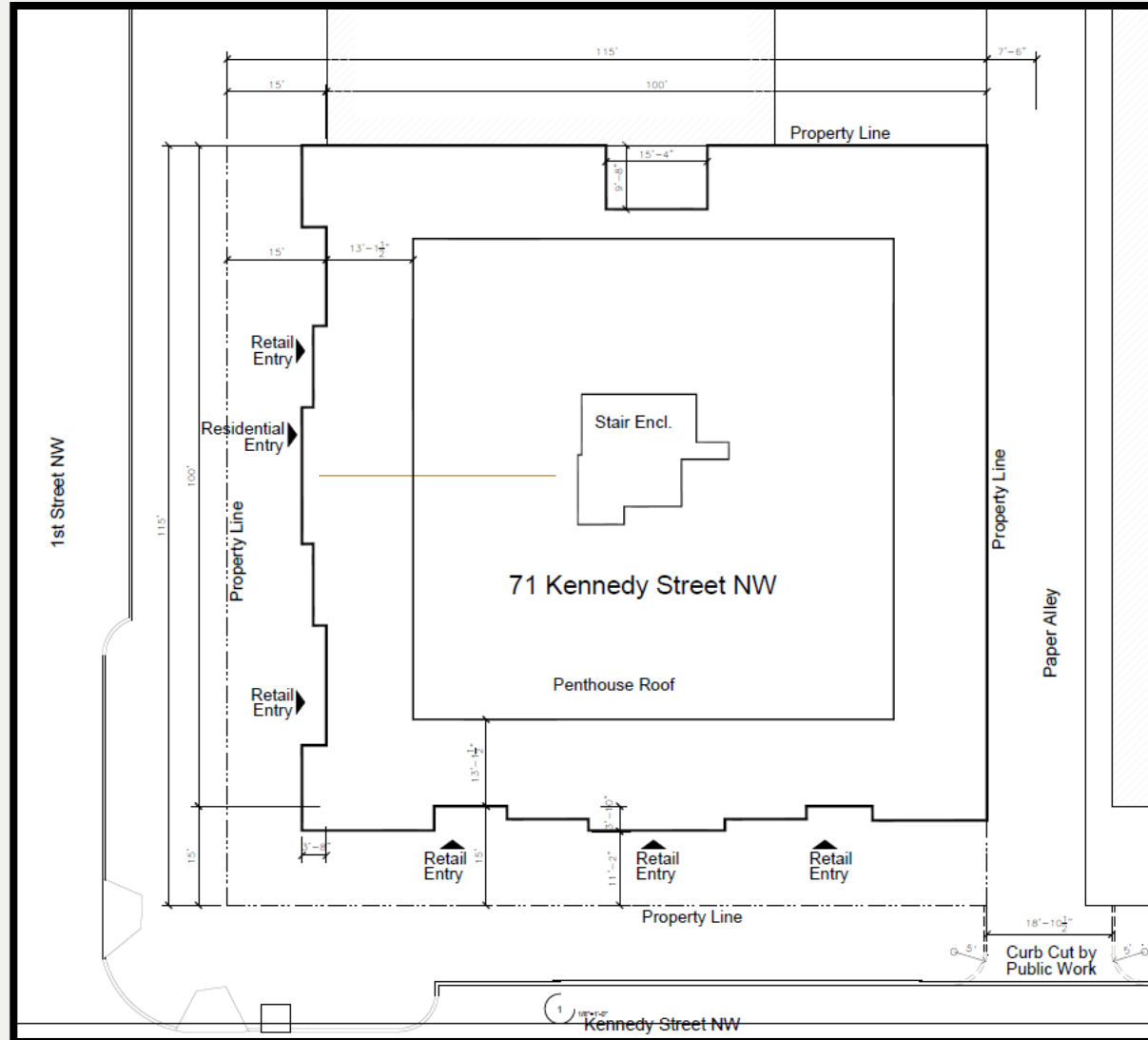
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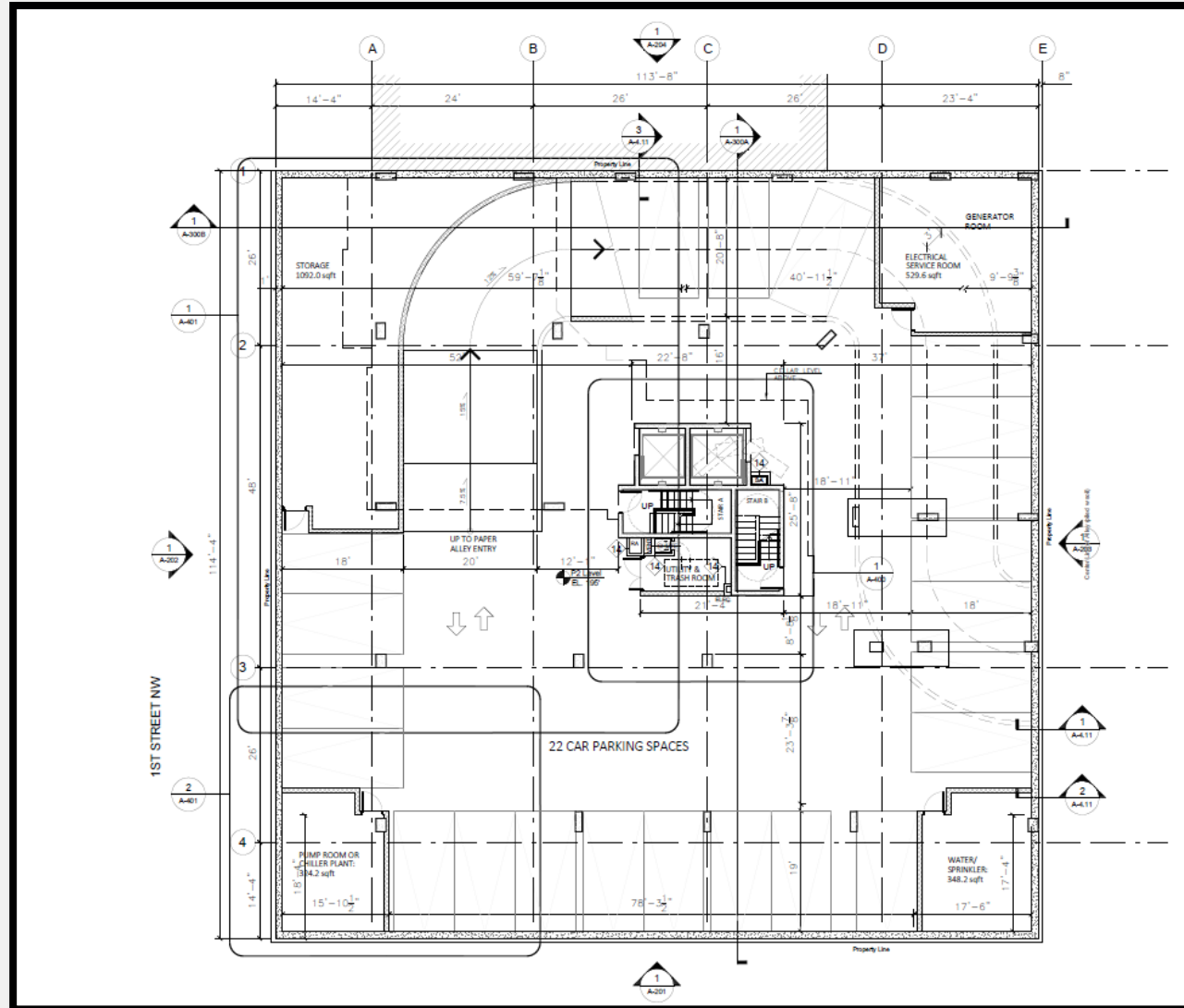
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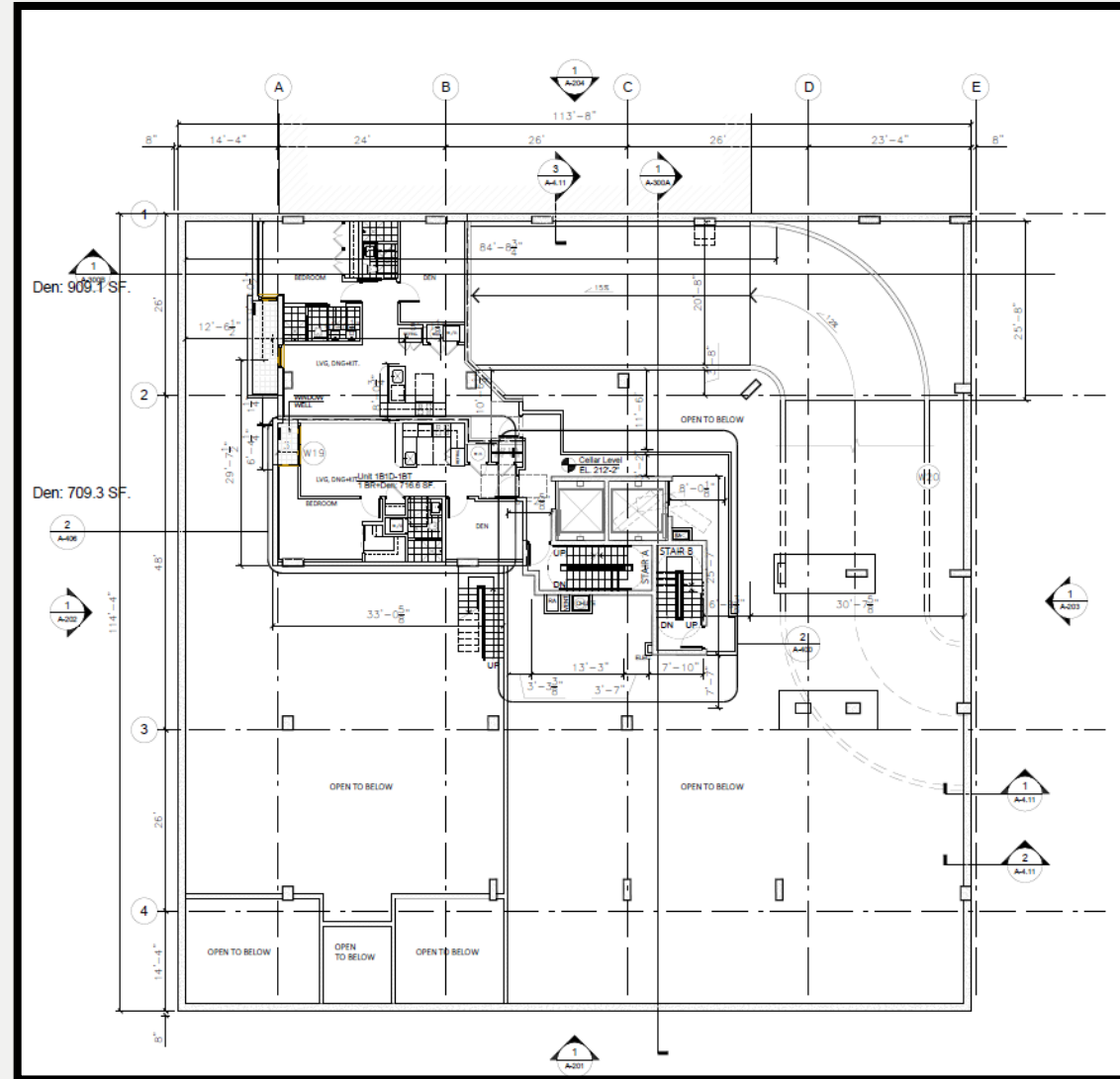
Site Plan



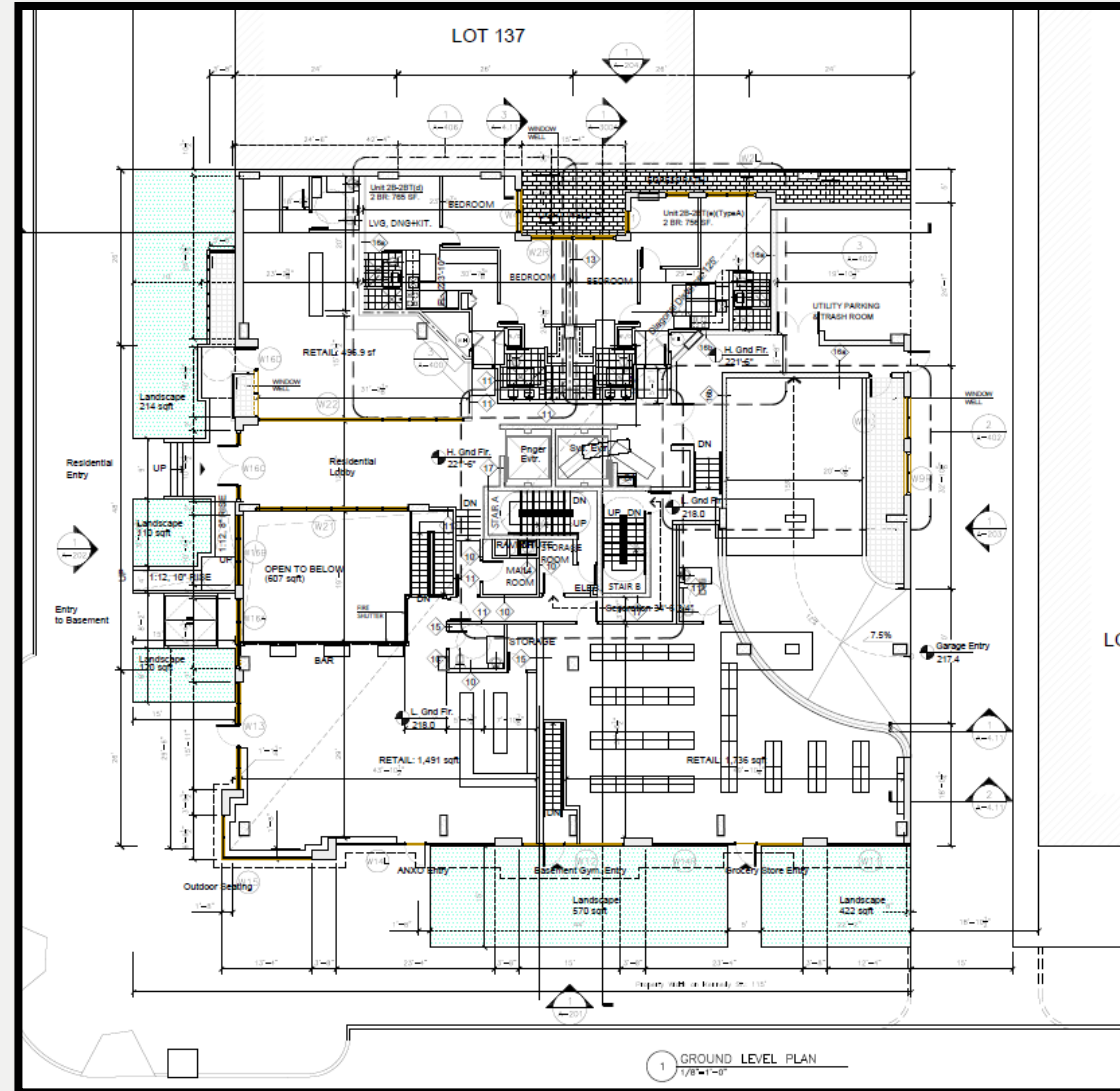
P2 Level



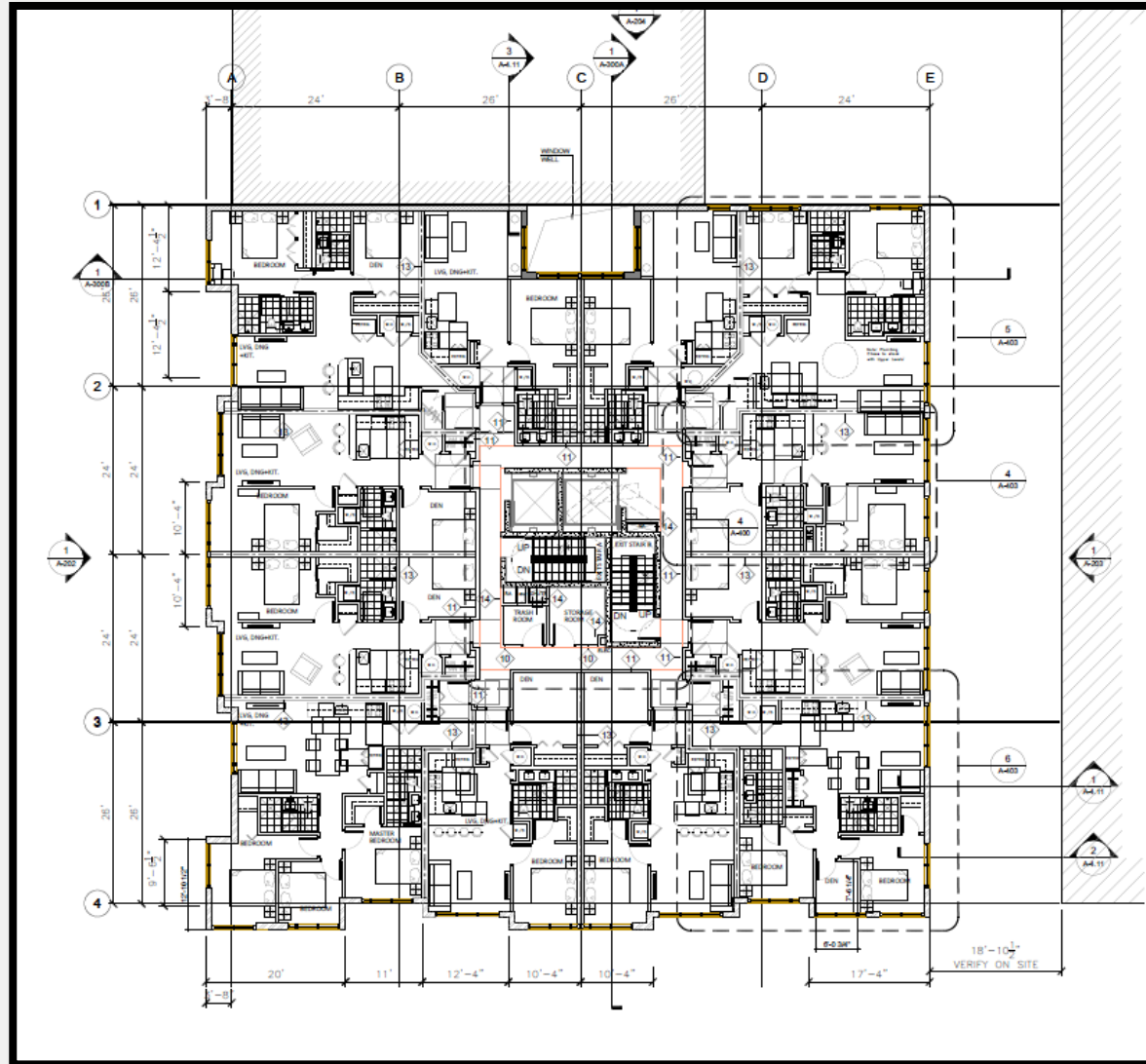
Cellar



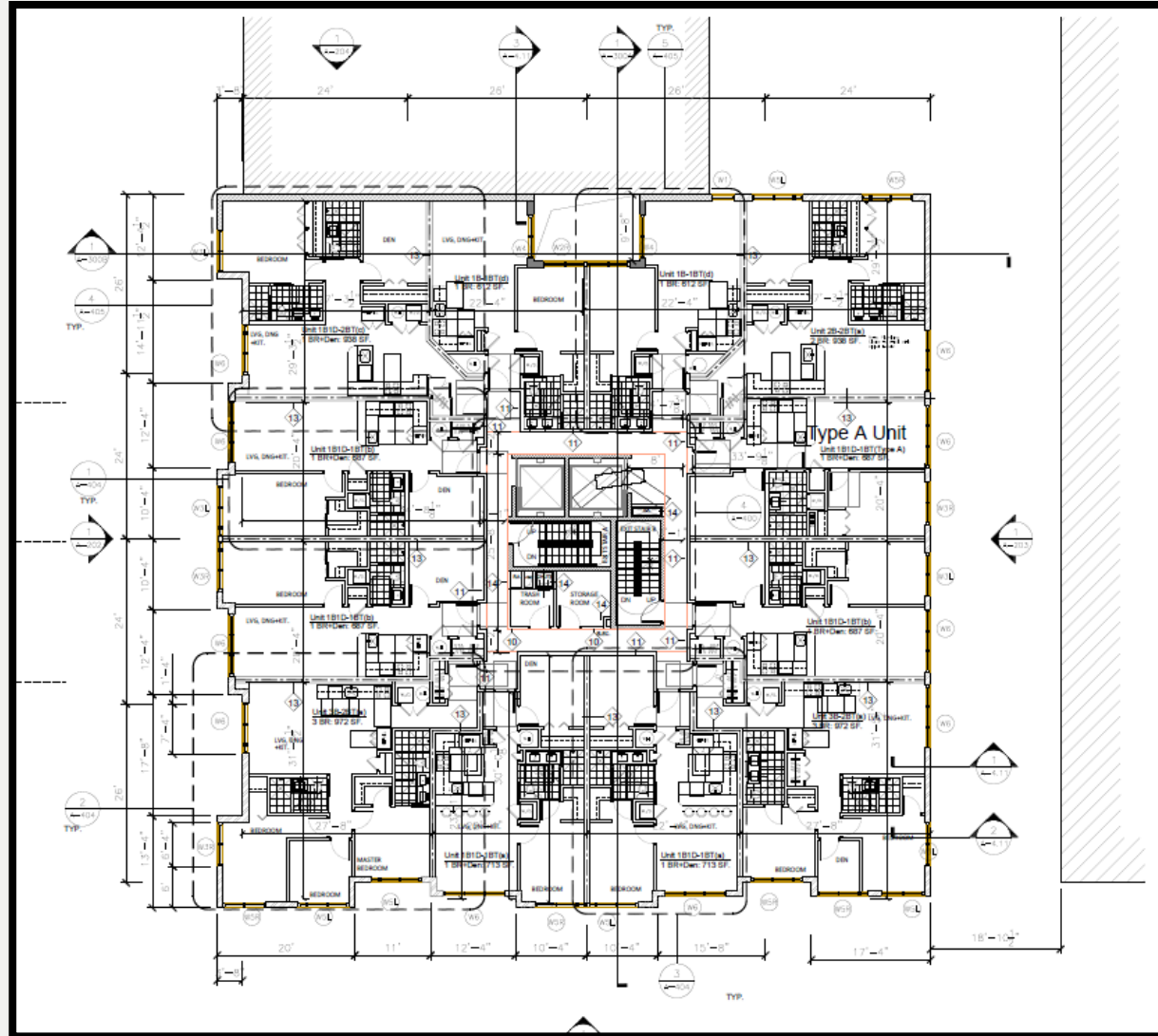
Ground Floor



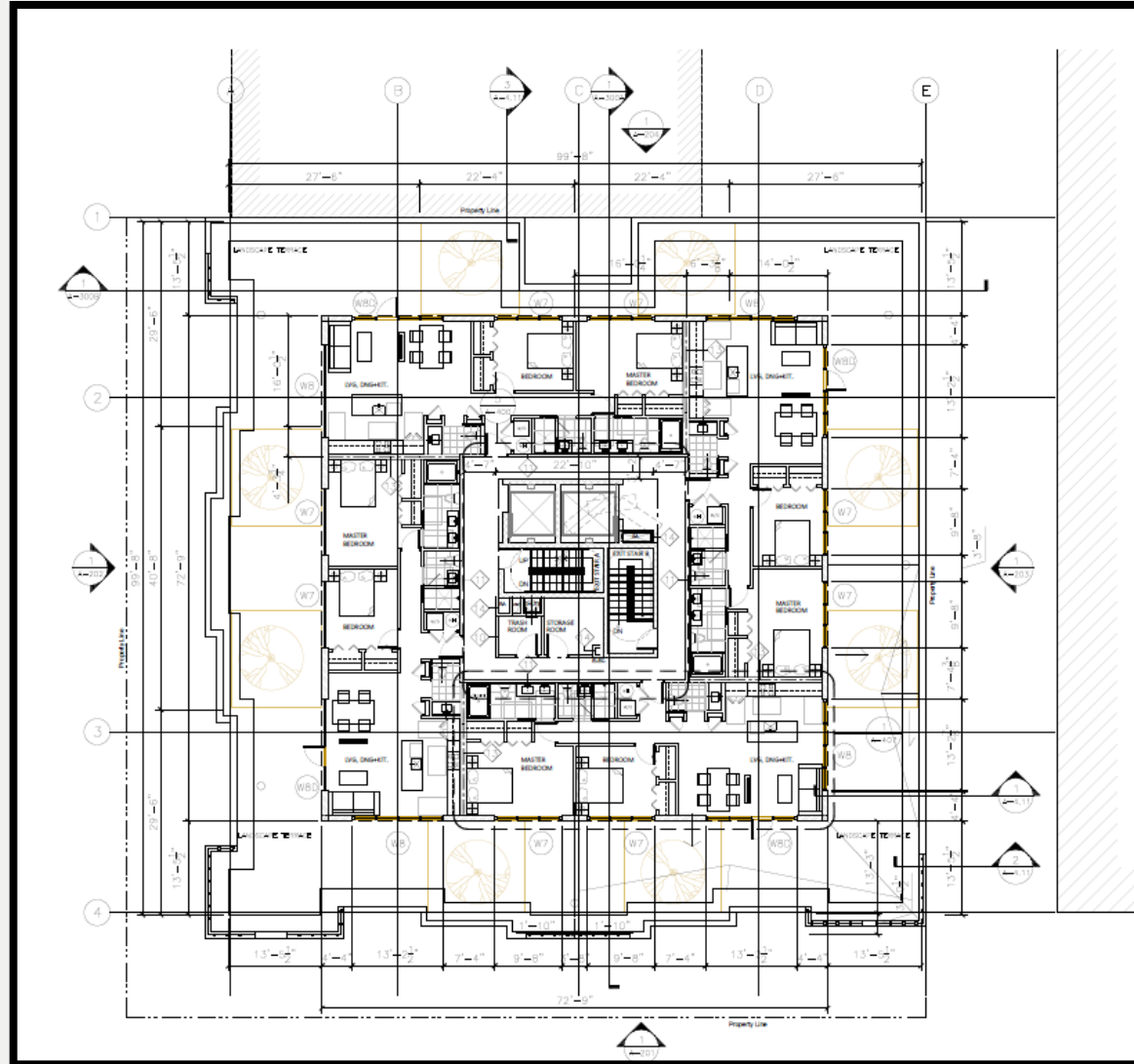
Second Floor



Third and Fourth Floors



Penthouse



Support for Project

- OP Recommends Approval
- DDOT Recommends No objection
 - Public Space concerns: Applicant will continue to work with DDOT to comply with requirements
- ANC Support

Zoning Relief - Special Exceptions

- Subtitle G § 202.1
 - Closed court requirement
- Subtitle G § 405.2
 - Rear yard requirement

Harmonious with Purpose & Intent of ZR and Maps

- Purposes of the MU-4 Zone are, among other things, to permit moderate-density mixed-use development, housing, and have access to main roadways or rapid transit stops
- The relief will allow the Applicant to construct a four-story mixed-use building in a neighborhood with other moderately-scaled buildings
- Increases the District's housing supply with 44 new units, including IZ units

No Adverse Effect on Use of Neighboring Properties

- Project will complement the surrounding character of the neighborhood by proposing an elegantly-designed, attractive building, designed to integrate with the character of the surrounding neighborhood, that provides both a walkable destination for local residents and much-needed dwelling units
- Project's proposed height and massing are consistent with the zone's protections
- The open-air light well – a closed court by rule – will provide fresh air and light to interior units of the Project and will not be visible to surrounding properties

Relief Satisfies Special Conditions for Rear Yard-§ G-1201.1

- a) *No apartment window shall be located within forty feet (40 ft.) directly in front of another building;*
 - There are no windows within 40 feet to the north (rear) of the Project
- b) *No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall;*
 - The Property is residential in nature and, so, no office windows are proposed
- c) *In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards;*
 - The Property provides for a Project that is generally parallel to adjacent buildings
 - The rear of the Project has been carefully designed so as to limit the angle of sight lines between habitable rooms on the Property and neighboring buildings

Relief Satisfies Special Conditions of § G-1201.1 (cont'd.)

- d) *Provisions shall be included for service functions, including parking and loading access and adequate loading areas; and*
- A compliant number of parking spaces are provided
 - The Project contains fewer than 50 dwelling units and, so no loading is required
- e) *Upon receiving an application to waive rear yard requirements in the subject zone, the Board of Zoning Adjustment shall submit the application to the Office of Planning for coordination, review, report, and impact assessment, along with reviews in writing from all relevant District of Columbia departments and agencies, including the Department of Transportation, the District of Columbia Housing Authority and, if a historic district or historic landmark is involved, the Historic Preservation Office.*
- A copy of the application has been submitted to OP and DDOT for review, and DCHA will be notified of the application
 - OP recommends approval of the relief requested; DDOT has 'no objection'
 - The Property is not located in a historic district, nor is a landmark involved

Proposed Condition of Approval

- The Applicant has flexibility to vary the plans as approved by the Public Space Committee, so long as no change modifies any area of relief or creates new relief.*