

DESIGN REVIEW STANDARDS

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..

APPLICANT HAS THE BURDEN OF PROOF THAT ITS DEVELOPMENT IS "SUPERIOR" TO ANY MATTER-OF-RIGHT DEVELOPMENT AND MUST PROVIDE BY A PREPONDERANCE OF EVIDENCE PROVING THAT "SUPERIORITY".

THIS DRAWING IS AN EXAMPLE OF A MATTER-OF-RIGHT DESIGN SCHEME AND IS CONSISTENT WITH THE COMPREHENSIVE PLAN ESPECIALLY CHAPTER 9, WHICH STATES

THE DESIGN OF THE 79,622 SFG LOT PROVIDEDS:

- 35,607 SF OF GREEN SPACE
- 30,807 SF OF THAT SPACE IS PUBLIC OPEN SPACE
- WITH AN FAR OF 1.5 OUT OF A 2.5 MAXIMUM
- AND A GFA OF 122,240 SF.X
- LOT OCCUPANCY IS 39.7%

IT DOES NOT REQUIRE THE PURCHASE OF ANY FAR FROM ADJOINING PROPERTY OWNERS.

THE BUILDING HEIGHT VARIES FROM 35' TO 50'
 THE SURROUNDING TOWNHOUSES (A, B, C) STEP DOWN WITH GRADE ON BOTH YUMA STREET AND 48TH STREET.
 THERE ARE NO AUTOMOBILES ON GROUND LEVEL.
 THE 55 REQUIRED VEHICLE PARKING SPACES AND AMERICAN UNIVERSITY'S 236 SPACE EASEMENT ARE ACCOMMODATED IN THE UNDERGROUND PARKING GARAGE AS WELL AS ALL LONG TERM BICYCLE PARKING..

THE DESIGN INCLUDES 17 LONG TERM AND 105 SHORT TERM BICYCLE PARKING SPACES, DOUBLE THE MOR REQUIREMENT.
 A PRIVACY SCREEN ALONG THE WEST SIDE OF THE PROPERTY SHIELDS AND PROTECTS THE DEVELOPMENT FROM THE SPRING VALLEY SHOPPING CENTER DUMPSTER/DELIVERY PUBLIC ALLEY.

SIDEWALKS ARE 9' WIDE TO ALLOW THREE ABREAST PEDESTRIAN PASSAGE AND A 24" PLANTING STRIP FURTHER PROTECTS PEDESTRIANS FROM TRAFFIC.
 THERE IS A "TRANSIT HUB" WHICH INCLUDES SHUTTLE BUS SERVICE TO TWO NEARBY METRO STATIONS, SHORT TERM BICYCLE PARKING AND VEHICULAR AND UBER/LYFT PICKUP/DROPOFF.

AMERICAN UNIVERSITY ALREADY PROVIDES SUCH SERVICE TO STUDENTS AND FACULTY AT THE SOUTH SIDE OF THEIR BUILDING AND SHUTTLES IDLE ON 48TH STREET, BLOCKING THE STREET, INTERSECTION, AND ALLEY.
 COMBINING THE TWO SERVICES WOULD BE BENEFICIAL TO BOTH PARTIES.

THE DESIGN IS POROUS WITH 5 PEDESTRIAN ENTRANCES, THREE OF WHICH ARE USABLE POCKET PARKS, FOR SITTING, READING, CHESS, CHECKERS, TOT PLAY, ETC...

30,807 SF OF THE 35,697 SF GREEN SPACE IS OPEN PUBLIC SPACE
 LANDSCAPING WILL BE NATIVE SPECIES AND SMALL GARDENS BUT IS NOT INCLUDED IN THESE CALCULATIONS UNTIL FINAL DESIGN.
 THERE ARE A TOTAL OF A 166 DWELLING UNITS, INCLUDING TOWNHOUSE AND EFFICIENCY, AND 1, 2 AND 3 BEDROOM FLATS.

THE SITE IS BORDERED ON BOTH YUMA AND 48TH STREETS WITH 3 1/2 STORY TOWNHOUSE UNITS (A, B, C).
 THERE ARE TWO 4 TO 5 STORY BUILDINGS (D AND E) DEEP WITHIN THE SITE PUSHED BACK TO BORDER THE 6 PLUS STORY AU BUILDING.
 ONE OF THOSE BUILDINGS HOUSES A 1,656 SF DAY CARE CENTER

AVAILABLE TO THE CHILDREN OF THOSE WHO WORK WITHIN OUR NEIGHBORHOODS.
 AU STUDENTS AND FACULTY COULD OPERATE THIS PUBLIC AMENITY WITHIN THEIR CHILD DEVELOPMENT CENTER PROGRAM.

THIS MATTER-OF-RIGHT DESIGN SCHEME PROJECT WILL CREATE A SENSE OF PLACE.
 IT IS NOT AN "INFILL" PROJECT. IT IS A NEIGHBORHOOD PROJECT.

IT WILL BECOME AN INTEGRAL PART OF AU PARK. AN INTEGRAL PART OF MY NEIGHBORHOOD.
 DC SHOULD SHOULD HAVE NEIGHBORHOOD-SENSITIVE, CONTEXTUAL PROJECTS. NOT JUST ANOTHER INFILL PROJECT.
 DC DESERVES BETTER.

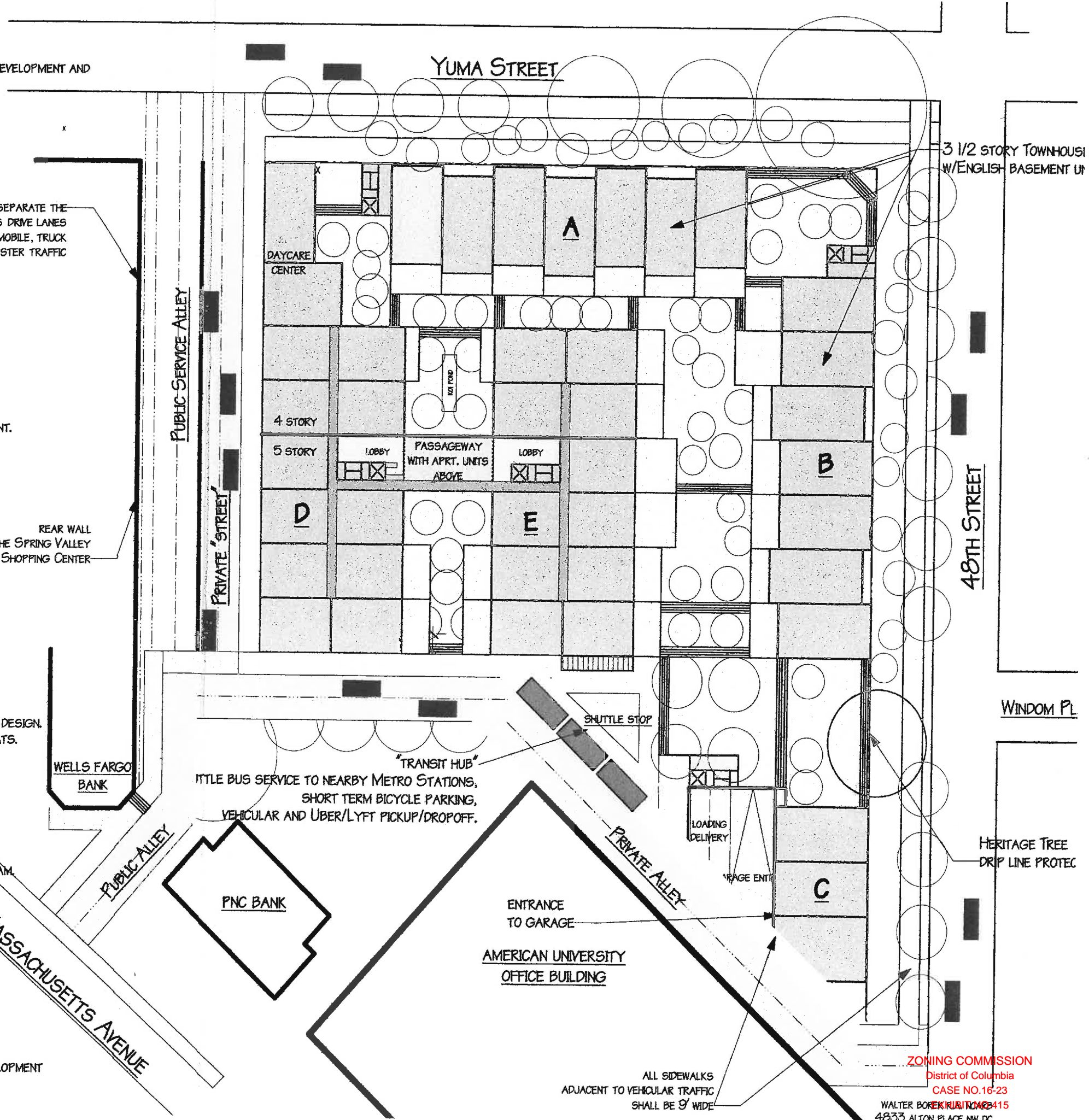
THE PROBLEMS OF NEIGHBORHOOD CHARACTER, SCALE, DENSITY, MASS, AND CONTEXT CREATED BY VALOR'S DEVELOPMENT ARE SOLVED BY THIS DESIGN SCHEME.

THIS MATTER-OF-RIGHT DESIGN SCHEME SHOULD CONVINCE THE ZONING COMMISSION THAT VALOR'S PROPOSED DEVELOPMENT IS ACTUALLY INFERIOR, NOT "SUPERIOR", TO THIS AND ANY MATTER-OF-RIGHT DEVELOPMENT AND HAS NOT PROVEN THAT "SUPERIORITY" IN ANY WAY. AND THEIR APPLICATION SHOULD BE DENIED.

PRIVACY SCREEN TO SEPARATE THE DEVELOPMENT'S DRIVE LANES FROM PUBLIC ALLEY AUTOMOBILE, TRUCK DELIVERY/DUMPSTER TRAFFIC

REAR WALL OF THE SPRING VALLEY SHOPPING CENTER

MASSACHUSETTS AVENUE



3 1/2 STORY TOWNHOUSE W/ENGLISH BASEMENT UP

48TH STREET

WINDOM PL

HERITAGE TREE DRIP LINE PROTEC

ALL SIDEWALKS ADJACENT TO VEHICULAR TRAFFIC SHALL BE 9' WIDE

ZONING COMMISSION District of Columbia CASE NO.16-23

WALTER BORKER ARCHITECTS 4833 ALTON PLACE NW DC