

# ZC Case No. 18-13

## TM Jacob, LLC

1530 First Street SW



November 15, 2018

# Summary of Request

- 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.
- Project has OP, DDOT and ANC support.
- Previous request for party status has been withdrawn.



## Background on Project

- Joint Venture between the United Planning Organization & TM Associates
- Sister project to 1550 First Street SW approved in Z.C. 17-13
- This Project will provide 101, brand-new, affordable units, 7,000+ s.f. of retail space, and wrap around services.
  - 80% of units will be leased at 50% AMI
  - 20% of units will be leased at 30% AMI through the District's Coordinated Entry System (Permanent Supportive Housing)
- 18% of the units will have three & four bedrooms.
- Provides 23 parking spaces and a service loading space accessed through the alley system
- Will upgrade the public space along First Street consistent with the Buzzard Point Streetscape Requirements

## Community Outreach

- Began meeting with the ANC Single Member District in November 2017.
- Presented the project to the full ANC on May 7, 2018 and June 28, 2018.
- Met with neighbors in August 2018
- Presented again to the ANC on September 10, 2018 and October 15, 2018.
- ANC voted to support the Project, and letter in support is at Z.C. Exhibit No. 30.
- ANC and Applicant entered into a “Neighbor Agreement” in the record at Z.C. Exhibit No. 31.
- Also, previously filed request for party status has been withdrawn. See Z.C. Exhibit No. 32.

# Project Detail Updates

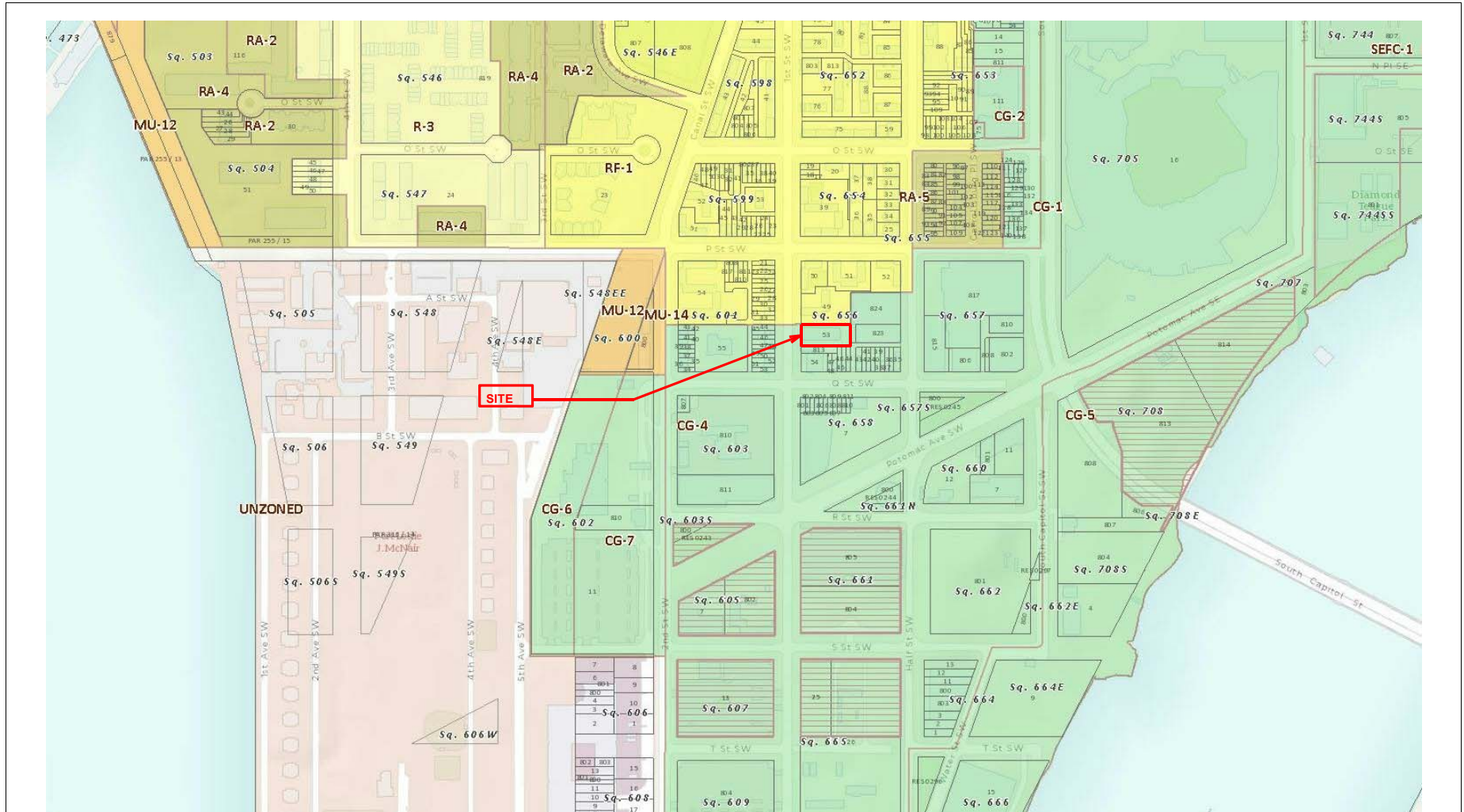
Lot Area (sf)		
DC PLAT	Tax Record	CIVIL
13,032.00	13,206.00	13,082.24

LOT OCCUPANCY	Required	ORIGINAL		PROPOSED		DIFFERENCE
Floor	%	GFA	%	GFA	%	GFA
First	N/A	11,655	89.43%	11,831	90.44%	176.00
Second	80.00%	10,123	77.68%	10,277	78.56%	154.00
Third	80.00%	10,543	80.90%	10,701	81.80%	158.00
Fourth	80.00%	10,266	78.78%	10,419	79.64%	153.00
Fifth	80.00%	10,266	78.78%	10,419	79.64%	153.00
Sixth	80.00%	10,266	78.78%	10,419	79.64%	153.00
Seventh	80.00%	10,266	78.78%	10,419	79.64%	153.00
Eighth	80.00%	10,266	78.78%	10,419	79.64%	153.00
Ninth	80.00%	10,266	78.78%	10,419	79.64%	153.00
Tenth	80.00%	8,238	63.21%	8,238	62.97%	0.00

FAR	Required	ORIGINAL		PROPOSED		DIFFERENCE
Building	3	102,155	7.84	103,561	7.92	0.08
Penthouse	0.40	5,238	0.40	5,212	0.40	0.00

	ORIGINAL	PROPOSED	DIFFERENCE
Residential GFA	83,223	92,087	8,864.00
Retail GFA	7,698	7,053	-645.00

	Required	ORIGINAL	PROPOSED	DIFFERENCE
Residential Parking spaces	1 FOR EACH 3 DWELLING UNITS OVER 4, 50% REDUCTION = 16 REQ	22	18	-4.00
Retail Parking spaces	IN EXCESS OF 3,000 SF, 1.33 FOR 1,000 SF (7,052 - 3,000) / 1,000*0.8 = 5	5	5	0.00
Residential Long term bicycle parking	1 SPACE FOR EACH 3 UNITS (101/3 = 34)	47	36	-11.00
Residential Short term bicycle parking	1 SPACE FOR EACH 20 UNITS (101/20 = 5)	5	5	0.00
Retail Long term bicycle parking	1 SPACE FOR EACH 10,000 SF	N/A	N/A	N/A
Retail Short term bicycle parking	1 SPACE FOR EACH 3,500 SF (2 REQUIRED)	3	3	0.00



1530 FIRST ST.

S.W.  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

ZONING BOUNDARY  
MAP

A-  
04  
10/25/201  
8



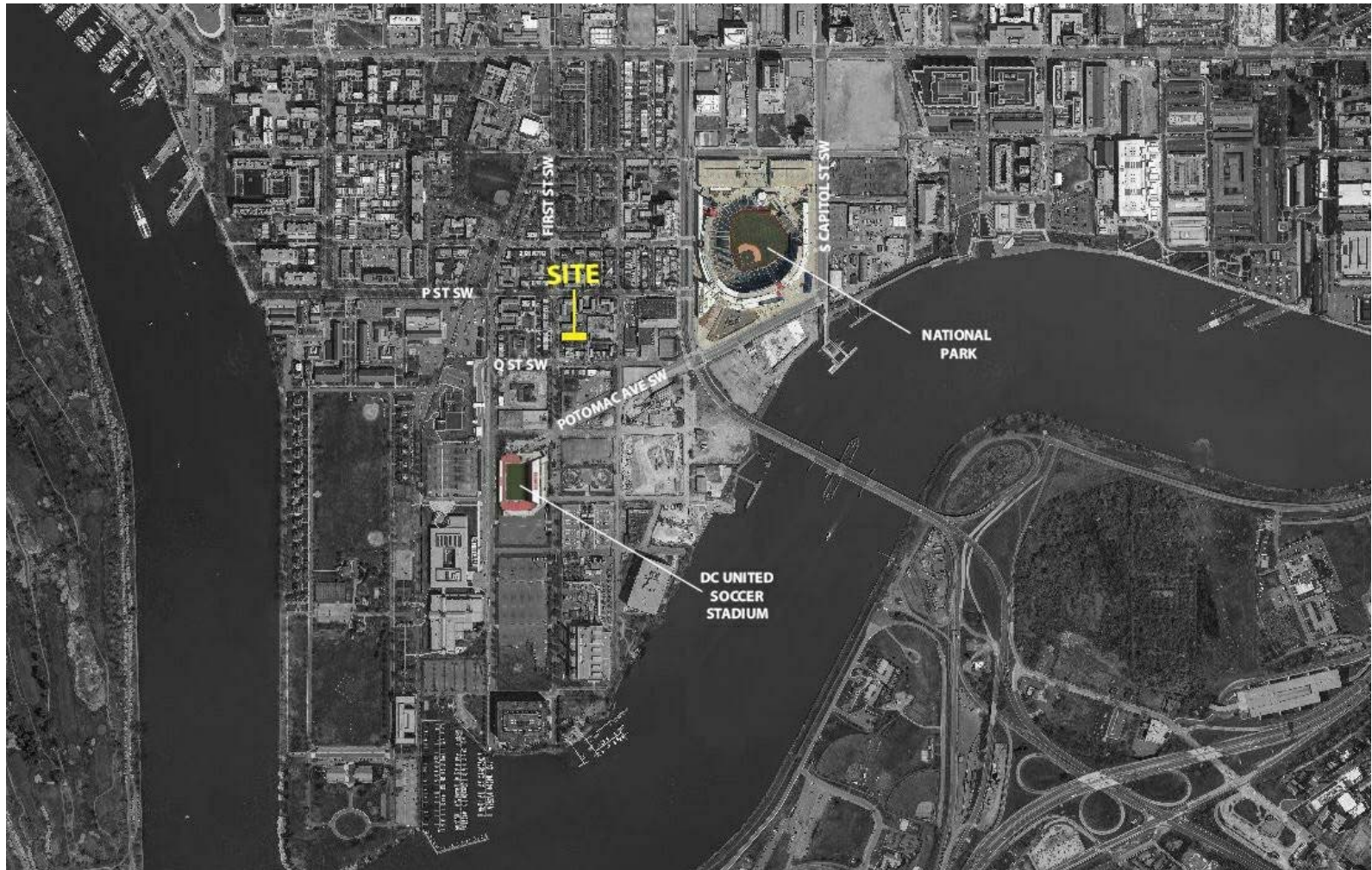
PBN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636  
(F)

Square: 0656 Lot No: 0053 Zone: CG-4

202.822.8998 (P); 202.822.0908  
(F)



1530 FIRST ST.

S.W.  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003  
202.822.8998 (P); 202.822.0008  
(F)

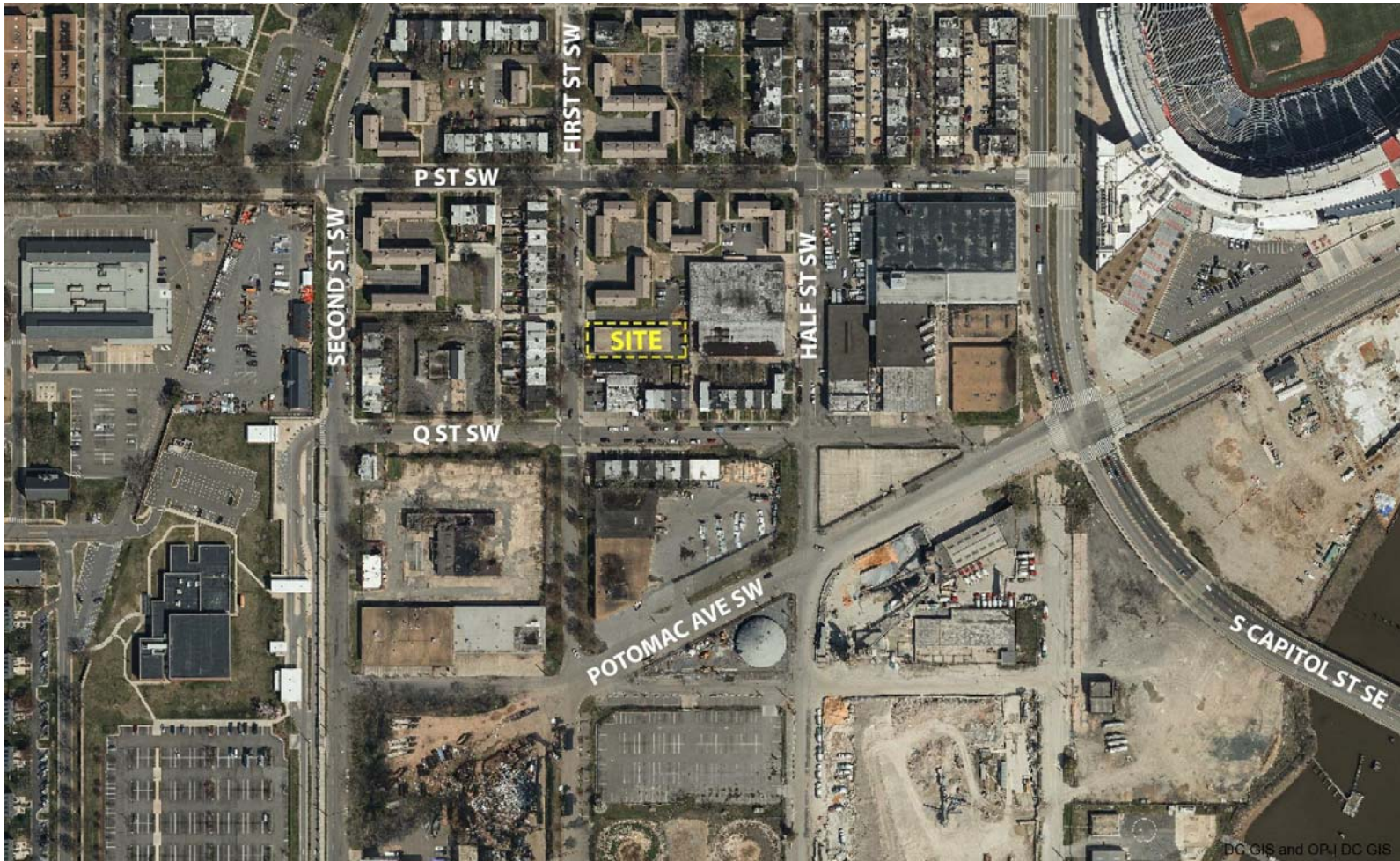


TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636  
(F)

VICINITY  
MAP



A-  
02  
10/25/201  
8



DC GIS and OPJ DC GIS



1530 FIRST ST.

S.W.  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

AERIAL  
VIEW

A-  
05  
10/25/201  
8



PBN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003  
202.822.8996 (P); 202.822.0908  
(F)



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636  
(F)

Square: 0656 Lot No: 0053 Zone: CG-4





1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

CONTEXT PICTURES A-10

10/25/2018

**PGN**  
 PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.622.5995 (P), 202.822.0508 (F)

**TM Associates Inc.**

TM ASSOCIATES INC  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P), 240.426.7856 (F)



1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

CONTEXT PICTURES A-11

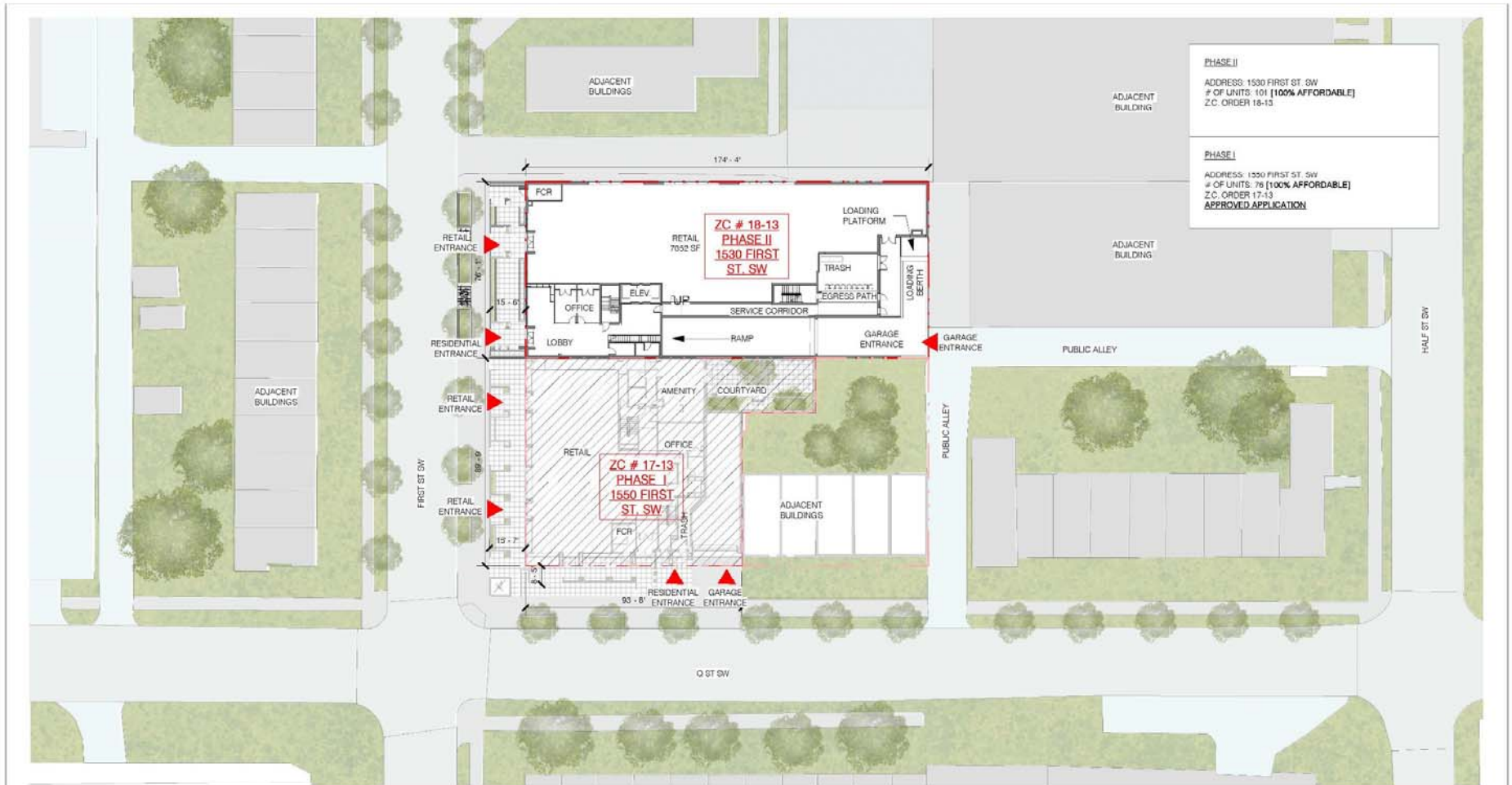


PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.622.5995 (P), 202.822.0908 (F)



TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P), 240.426.7636 (F)

10/25/2018



**PHASE II**  
 ADDRESS: 1530 FIRST ST. SW  
 # OF UNITS: 101 [100% AFFORDABLE]  
 Z.C. ORDER 16-13

**PHASE I**  
 ADDRESS: 1550 FIRST ST. SW  
 # OF UNITS: 76 [100% AFFORDABLE]  
 Z.C. ORDER 17-13  
 APPROVED APPLICATION



**1530 FIRST ST. S.W.**

ENLARGED SITE PLAN - FIRST LEVEL A-07

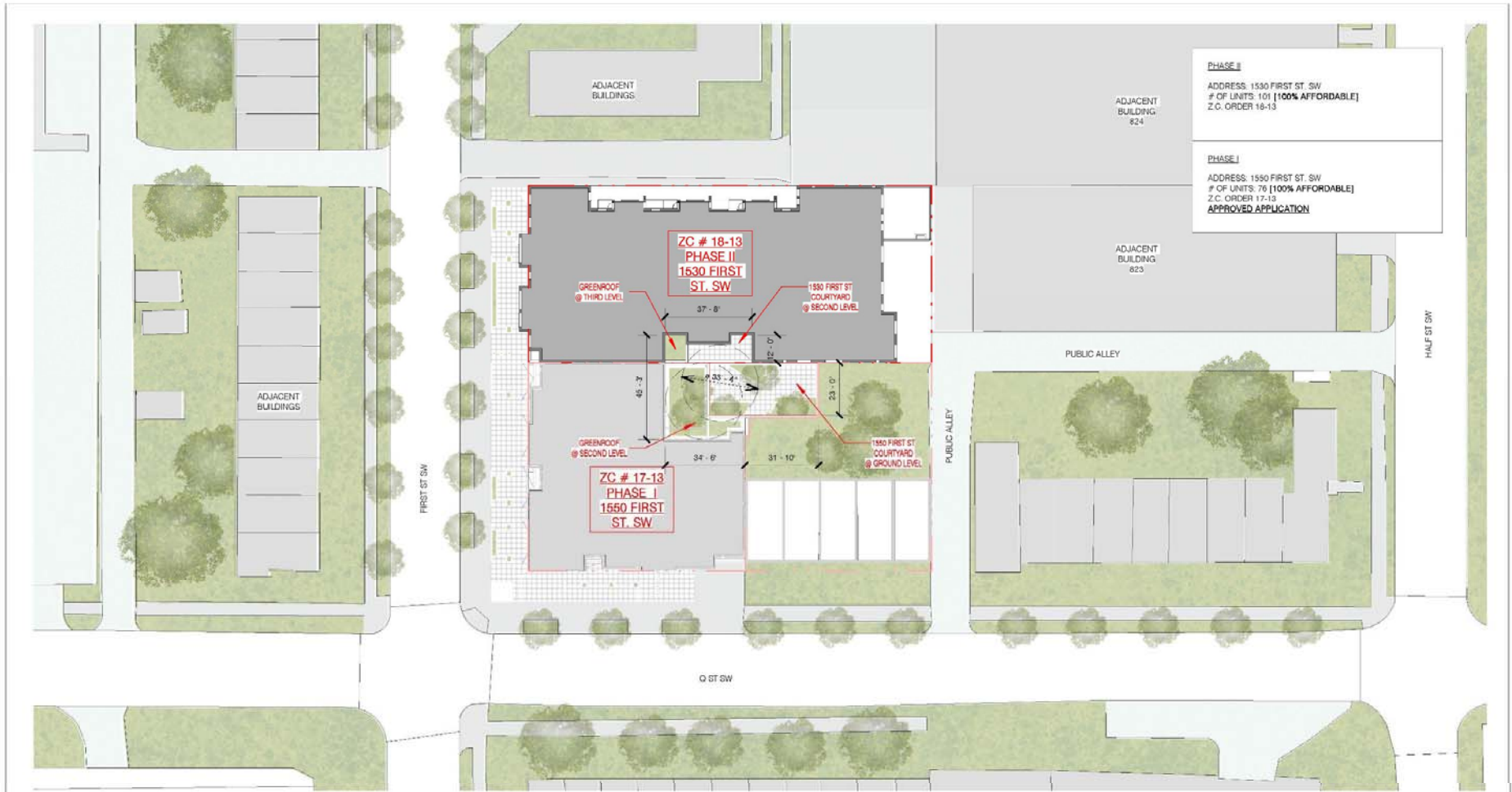
1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

**PGN** ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.622.5995 (P), 202.822.0908 (F)

**TM Associates Inc.**

TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P), 240.428.7636 (F)

10/25/2018



**PHASE II**  
 ADDRESS: 1530 FIRST ST. SW  
 # OF UNITS: 101 [100% AFFORDABLE]  
 Z.C. ORDER 16-13

**PHASE I**  
 ADDRESS: 1550 FIRST ST. SW  
 # OF UNITS: 76 [100% AFFORDABLE]  
 Z.C. ORDER 17-13  
**APPROVED APPLICATION**



**1530 FIRST ST. S.W.**

ENLARGED SITE PLAN - THIRD LEVEL A-08

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

**PGN**  
 PGM ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P), 202.822.0908 (F)

**TM Associates Inc.**  
 TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P), 240.428.7636 (F)

10/25/2018



**1530 FIRST ST. S.W.**

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
202.422.5995 (P) 202.422.0958 (F)



**TM Associates Inc.**

TM ASSOCIATES, INC.  
1575 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0500 (P) 240.426.7636 (F)



1530 FIRST ST. S.W.

PERSPECTIVE VIEW | A-56

1530 FIRST ST. S.W. WASHINGTON DC 20024

Square: 0656 Lot No: 0053 Zone: CG-4



PBN ARCHITECTS, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
202.822.6986 (P), 202.822.0808 (F)



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.688.0300 (P); 240.428.7866 (F)

11/13/18



1530 FIRST ST.

S.W.  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003

202.822.8996 (P); 202.822.0908 (F)



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636 (F)

PERSPECTIVE  
VIEW

A-  
14  
10/25/201  
8



1530 FIRST ST.

S.W.  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

Square: 0656 Lot No: 0053 Zone: CG-4



PBN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003

202.822.8996 (P); 202.822.0908 (F)



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636 (F)

PERSPECTIVE  
VIEW

A-  
12  
10/25/201  
8





1530 FIRST ST.

S.W.  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

Square: 0656 Lot No: 0053 Zone: CG-4



PBN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003  
202.822.8996 (P); 202.822.0908 (F)



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636 (F)

PERSPECTIVE  
VIEW

A-  
13  
10/25/201  
8



1530 FIRST ST.

**S.W.**  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003

202.822.8996 (P); 202.822.0908 (F)



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636 (F)

PERSPECTIVE  
VIEW

A-  
16  
10/25/201  
8



1530 FIRST ST.

**S.W.**  
1530 FIRST ST. S.W. WASHINGTON DC  
20024

Square: 0656 Lot No: 0053 Zone: CG-4



PBN ARCHITECTS, PLLC  
210 7th Street SE - Suite  
201 Washington, DC  
20003

202.822.8998 (P); 202.822.0908 (F)



TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850

240.683.0300 (P); 240.428.7636 (F)

PERSPECTIVE  
VIEW

A-  
18  
10/25/201  
8



1530 FIRST ST. S.W.

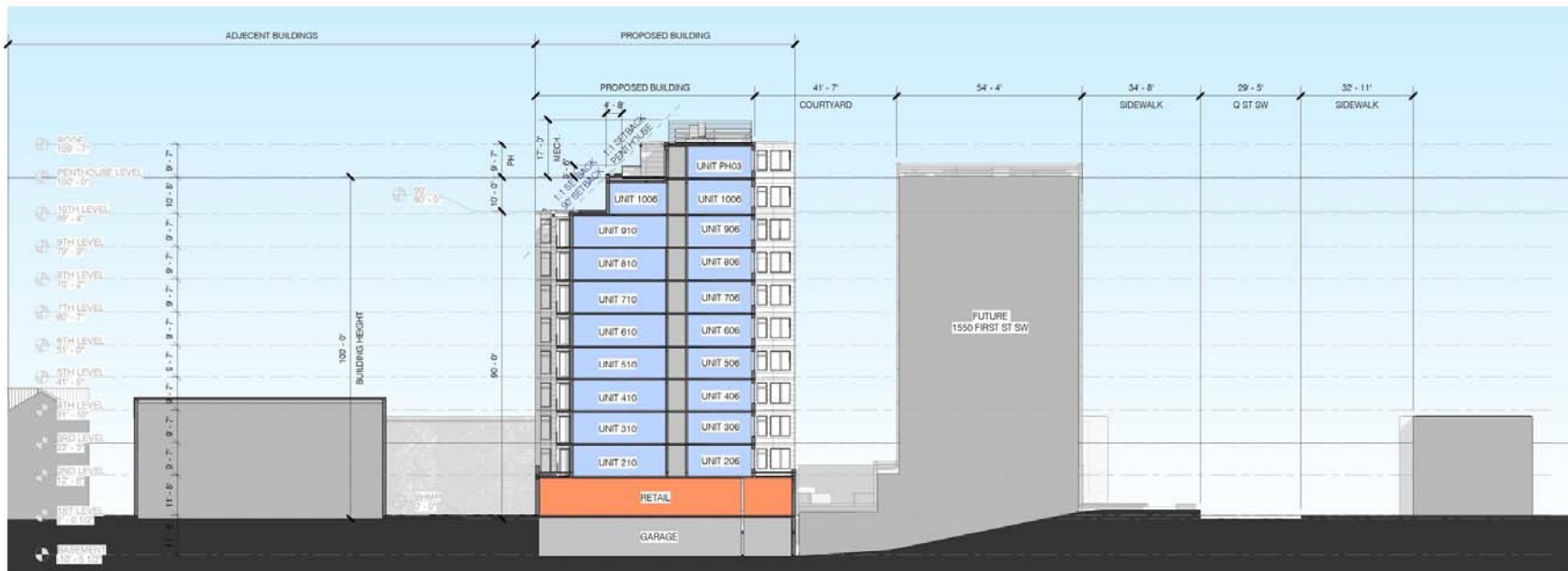
PERSPECTIVE VIEW A-15

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

**PGN**  
 ARCHITECTS  
 PGN ARCHITECTS PLLC  
 210 7th Street SE - Suite 2011  
 Washington, DC 20003  
 202.822.5995 (P), 202.822.0908 (F)

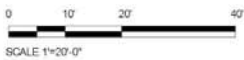
**TM Associates Inc.**  
 TM ASSOCIATES INC  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P), 240.428.7636 (F)

10/25/2018



**LEGEND**

<span style="color: blue;">■</span>	RESIDENTIAL
<span style="color: orange;">■</span>	AMENITY
<span style="color: red;">■</span>	RETAIL
<span style="color: gray;">■</span>	CORE/PARKING



KEYPLAN

**1530 FIRST ST. S.W.**

**BUILDING SECTION A-35**

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

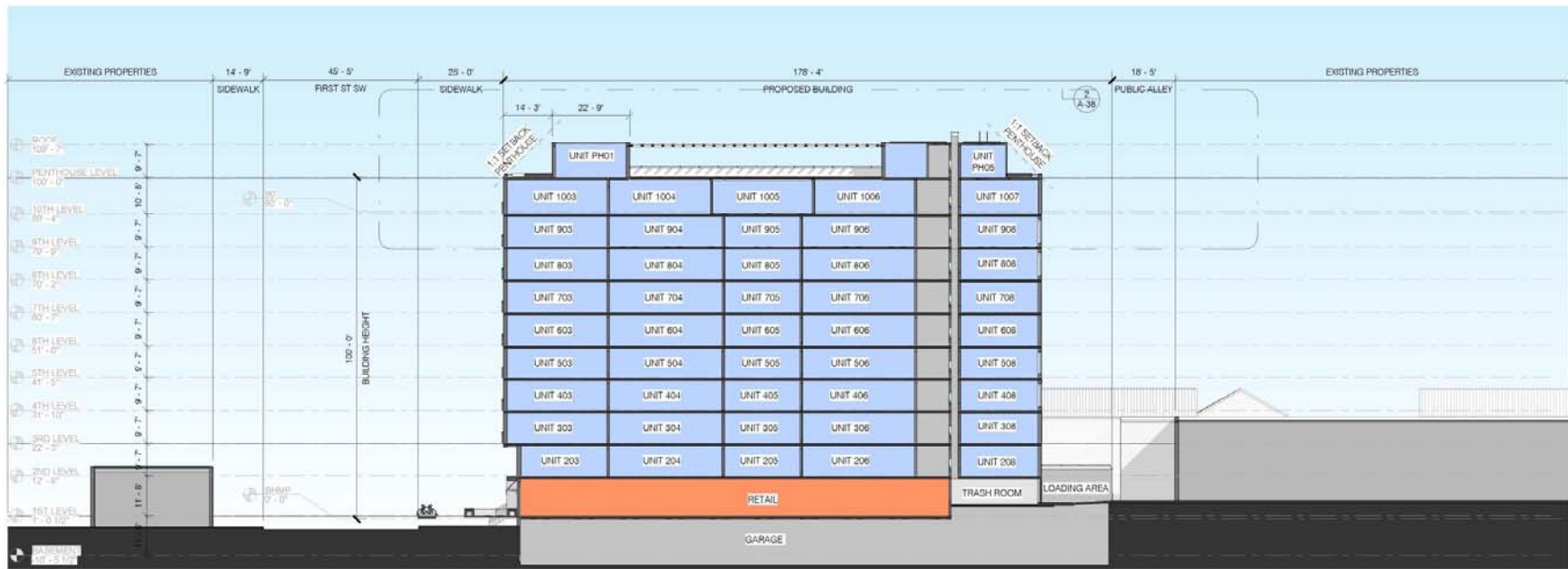


PGN ARCHITECTS, P.L.C  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)

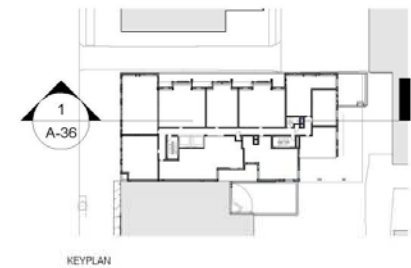
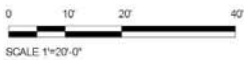


TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)

10/25/2018



- LEGEND**
- RESIDENTIAL
  - AMENITY
  - RETAIL
  - CORE/PARKING



**1530 FIRST ST. S.W.**

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

**BUILDING SECTION A-36**

10/25/2018

**PGN ARCHITECTS**  
 PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)

**TM Associates Inc.**

TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)



**1530 FIRST ST. S.W.**

WEST RENDERED ELEVATION A-27

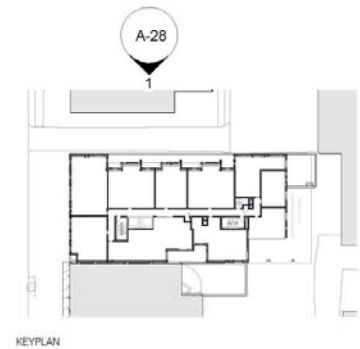
1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

**PGN** ARCHITECTS  
 PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)

**TM Associates Inc.**

TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)

10/25/2018



**1530 FIRST ST. S.W.**

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)

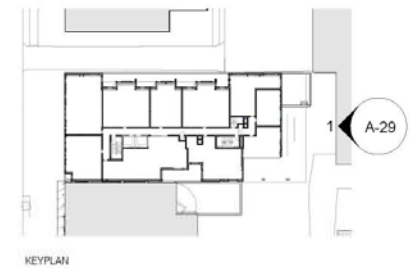


TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)

NORTH RENDERED ELEVATION A-28

10/25/2018





**1530 FIRST ST. S.W.**

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)



TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)

EAST RENDERED ELEVATION A-29

10/25/2018



**1530 FIRST ST. S.W.**

**SOUTH RENDERED ELEVATION A-30**

1530 FIRST ST. S.W. WASHINGTON DC 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

**PGN** ARCHITECTS  
 PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)

**TM Associates Inc.**

TM ASSOCIATES INC.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)

10/25/2018



KEYPLAN

- ELEVATOR
- RETAIL
- TRASH ROOM
- LEASING
- PKG.
- REST ROOM
- UTILITY
- LOBBY
- SERVICE CORRIDOR

GROSS FLOOR AREA = 11,831 SF  
 LOT OCCUPANCY = 11,831 / 13,082.24 = 90.44%  
 FAR 7.92

SCALE 1"=20'-0"

1530 FIRST STREET SW

FIRST FLOOR PLAN | A-19

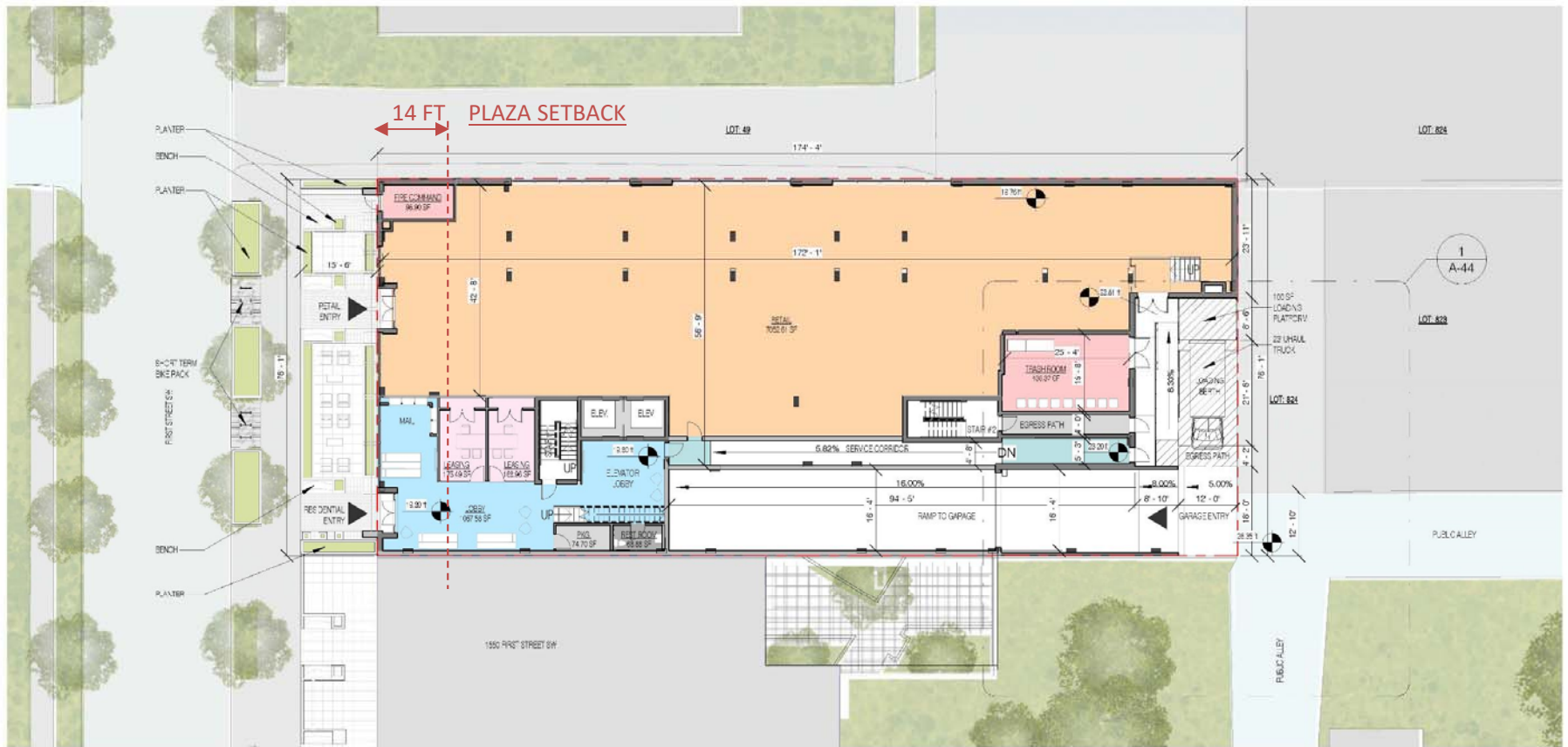
1530 FIRST STREET SW WASHINGTON D.C. 20024

Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS, P.L.L.C.  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)

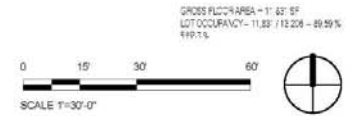
TM Associates Inc.  
 1375 Picoard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)

11/15/2018



KEYPLAN

- ELEVATOR
- LEASING
- PKG.
- RETAIL
- TRASH ROOM
- FIRE COMMAND
- LOBBY
- REST ROOM
- SERVICE CORRIDOR
- UTILITY



1530 FIRST STREET SW

1530 FIRST STREET SW WASHINGTON D.C. 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

FIRST FLOOR PLAN A-19

10/25/2018

**PGN** ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P), 202.822.0908 (F)

**TM Associates Inc.**  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P), 240.428.7836 (F)



- KEYPLAN
- 1BD
  - 2BD
  - 3BD
  - 4BD
  - AMENITY
  - TRASH

GROSS FLOOR AREA = 10,277 SF  
 LOT OCCUPANCY = 10,277 / 13,062.24 = 79.64 %  
 FAR 7.92



1530 FIRST STREET SW

SECOND FLOOR PLAN A-20

1530 FIRST STREET SW WASHINGTON D.C. 20024

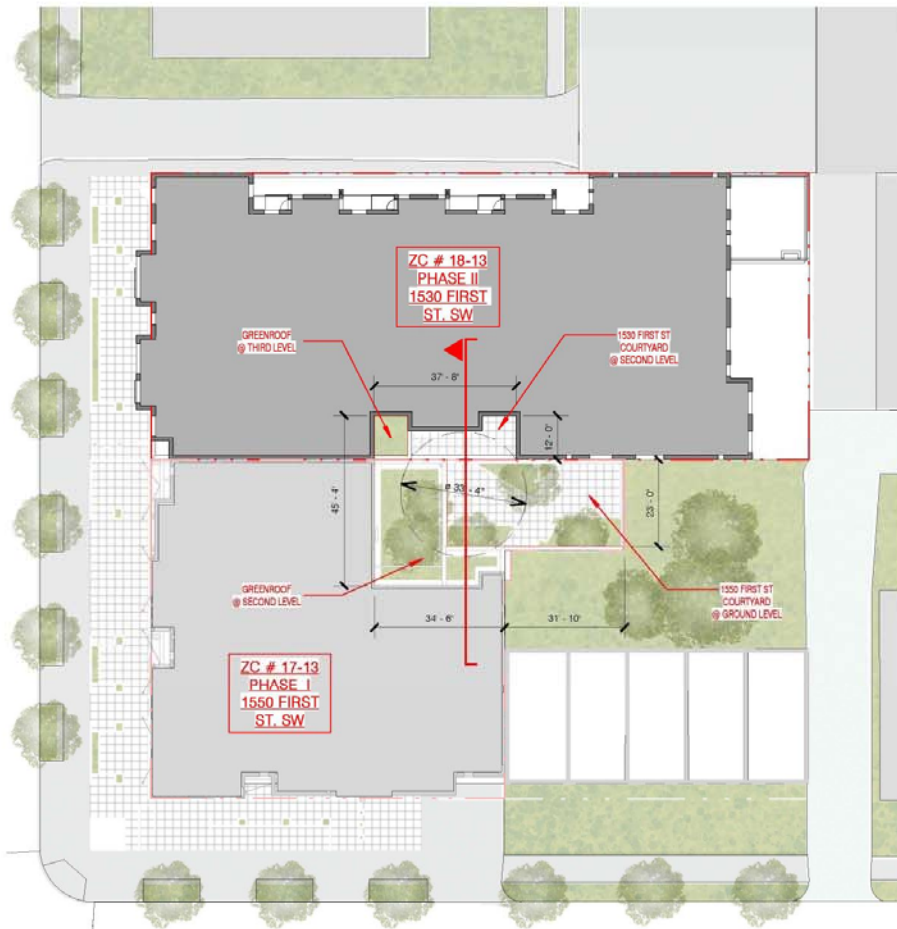
Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS P.L.L.C.  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P); 202.822.0908 (F)

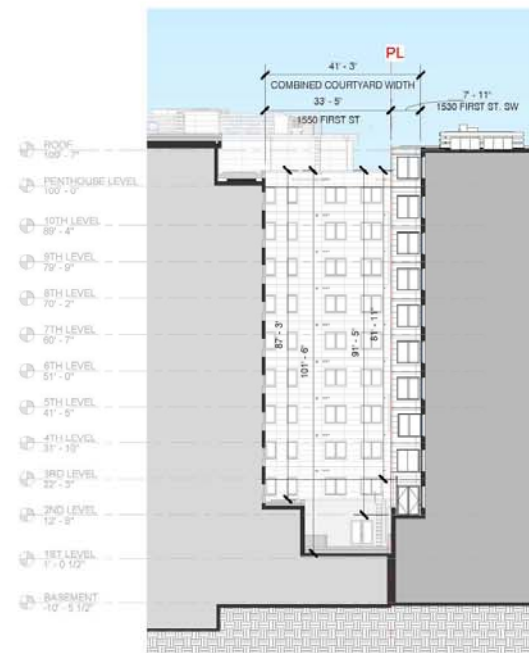
TM Associates Inc.  
 1375 Picoard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P); 240.428.7636 (F)

11/15/2018





① ENLARGED COURT - THIRD  
1" = 30'-0"



② COURTYARD SECTION  
1" = 30'-0"

FLOOR	WIDTH	AREAS PHASE II	AREAS PHASE I	COMBINED AREAS
1ST	N/A	N/A	1132 SF	1132 SF
2ND	27'-8"	226 SF	1908 SF	2134 SF
3RD-10TH	37'-8"	369 SF	1908 SF	2277 SF
PENTHOUSE	37'-8"	369 SF	2817 SF	3186 SF

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024  
Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
202.822.5995 (P); 202.822.0908 (F)



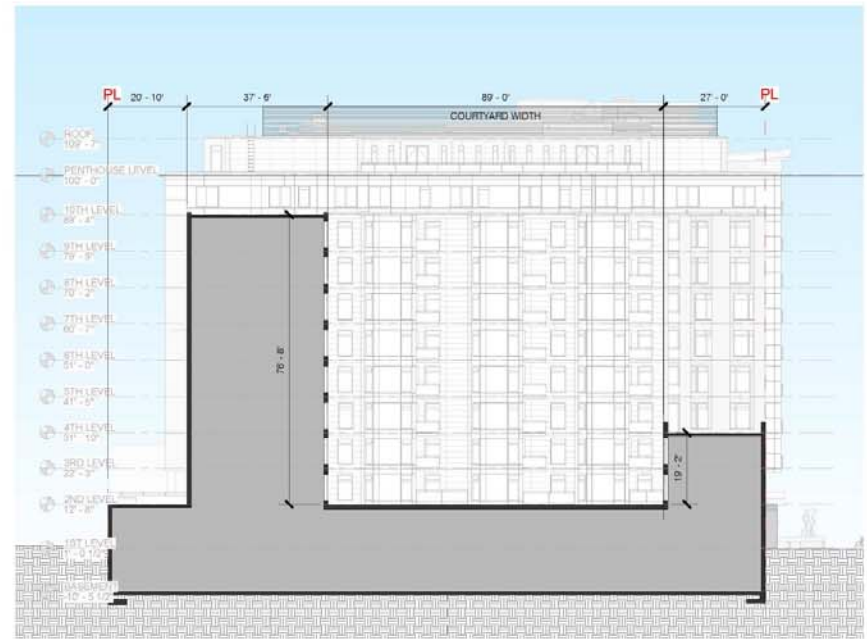
TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636 (F)

ENLARGED COURTYARD SECTION A-39

10/25/2018



① ENLARGED COURT - THIRD LEVEL  
1" = 30'-0"



② COURTYARD SECTION  
1" = 30'-0"

COURTYARD AREA

FLOOR	WIDTH	AREA
2ND	89'-0"	534 SF
3RD	89'-0"	534 SF
4TH-9TH	89'-0"	534 SF

1530 FIRST ST. S.W.

1530 FIRST ST. S.W. WASHINGTON DC 20024  
Square: 0656 Lot No: 0053 Zone: CG-4



PGN ARCHITECTS, PLLC  
210 7th Street SE - Suite 201  
Washington, DC 20003  
202.822.5995 (P); 202.822.0908 (F)

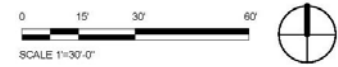


TM ASSOCIATES INC.  
1375 Piccard Drive, Suite 150  
Rockville, Maryland 20850  
240.683.0300 (P); 240.428.7636 (F)



- KEYPLAN
- 1BD
  - 2BD
  - 3BD
  - 4BD
  - TRASH

GROSS FLOOR AREA = 10,701 SF  
 LOT OCCUPANCY = 10 NY / 18,206 - 9' / 33%  
 FAR 5



1530 FIRST STREET SW

THIRD FLOOR PLAN A-21

1530 FIRST STREET SW WASHINGTON D.C. 20024  
 Square: 0656 Lot No: 0053 Zone: CG-4

PGN ARCHITECTS, PLLC  
 210 7th Street SE - Suite 201  
 Washington, DC 20003  
 202.822.5995 (P), 202.822.0908 (F)

TM Associates Inc.  
 1375 Piccard Drive, Suite 150  
 Rockville, Maryland 20850  
 240.683.0300 (P), 240.428.7636 (F)