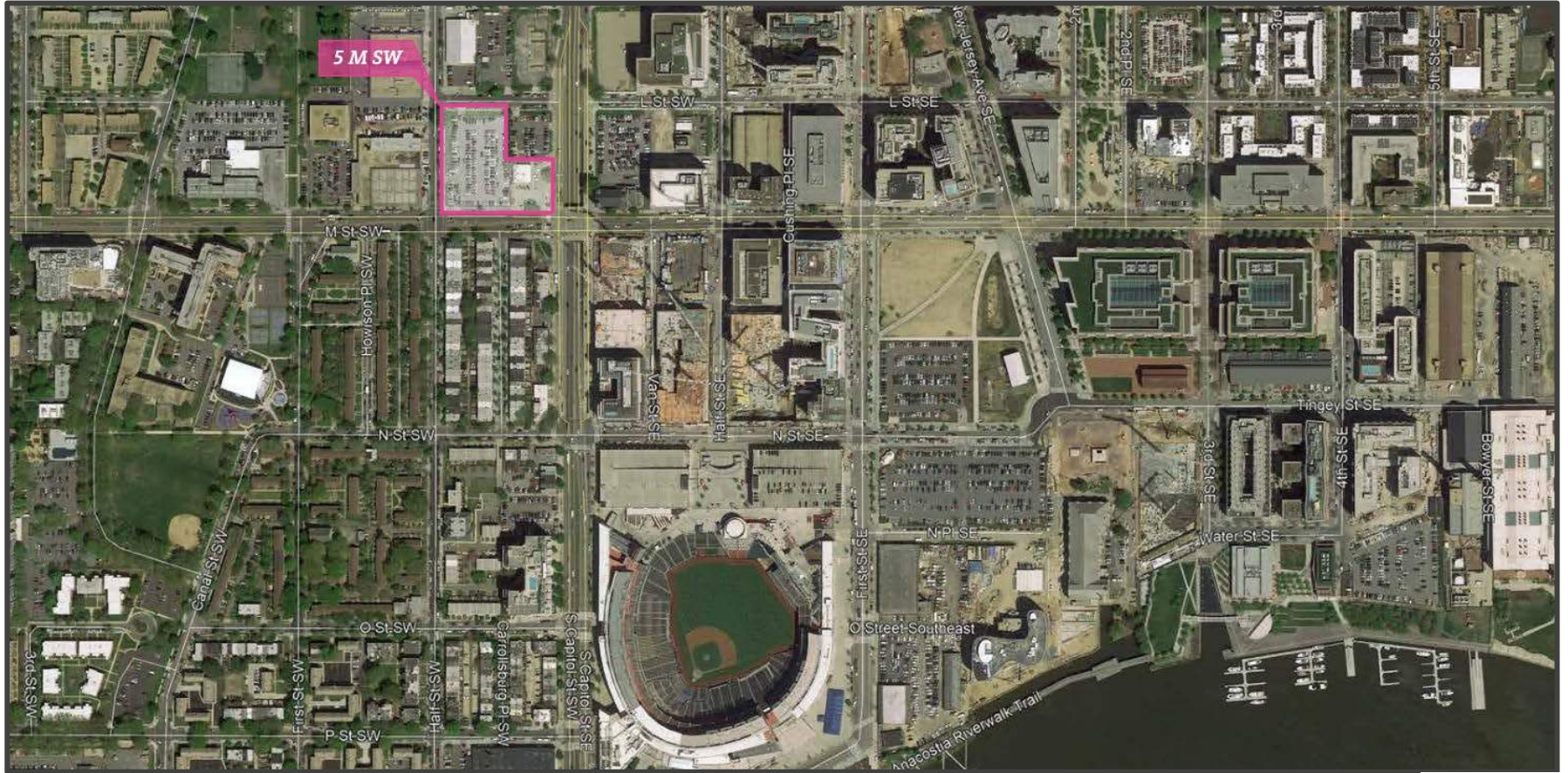


Zoning Commission Public Hearing: Case No. 20-14

November 12th, 2020

ZONING COMMISSION
District of Columbia
CASE NO. 20-14
EXHIBIT NO. 50X1

Project Site



Project Site

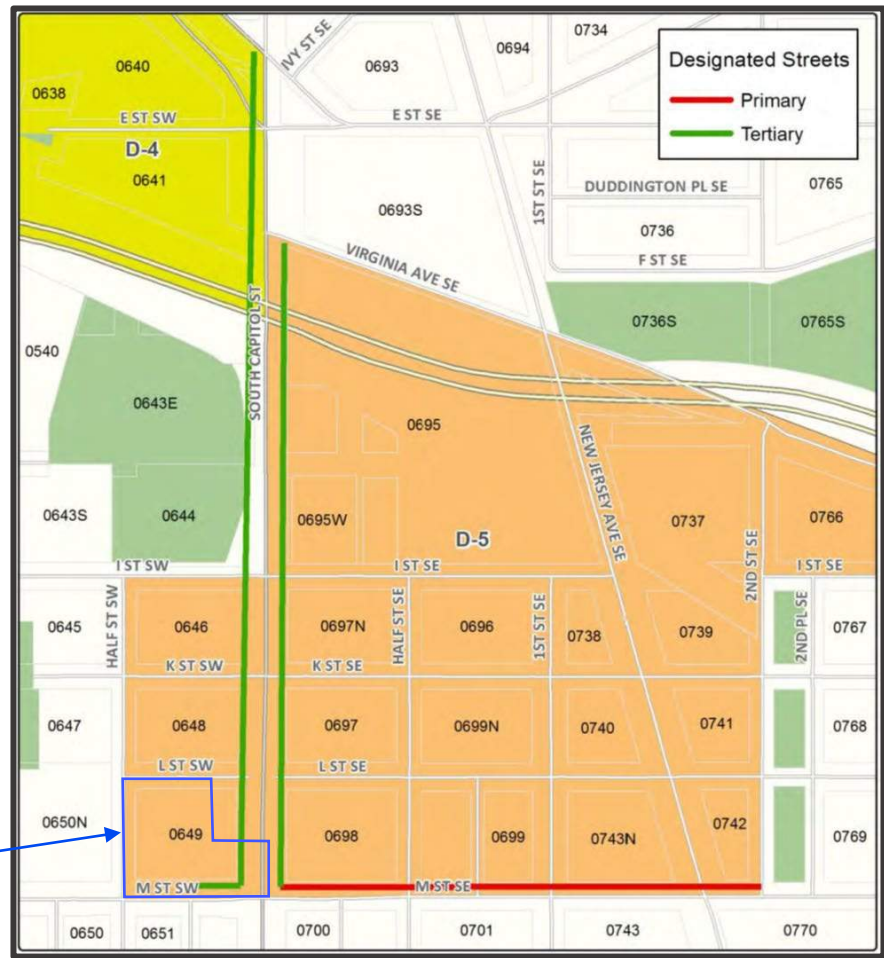


FIGURE I § 615: ILLUSTRATION OF THE M AND SOUTH CAPITOL STREETS SUB-AREA AND DESIGNATED STREET SEGMENTS

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.

Forward-thinking Firm Initiatives



WASHINGTON HOUSING INITIATIVE

LOCAL | INNOVATIVE | IMPACTFUL



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

WASHINGTON HOUSING INITIATIVE

LOCAL | INNOVATIVE | IMPACTFUL

Key Principles

- Commit to long-term affordability
- Focus on High-Impact locations regionally
- Invest at scale, with speed, certainty, and flexibility
- Prevent displacement & address resident needs
- Sustain and strengthen inclusive communities

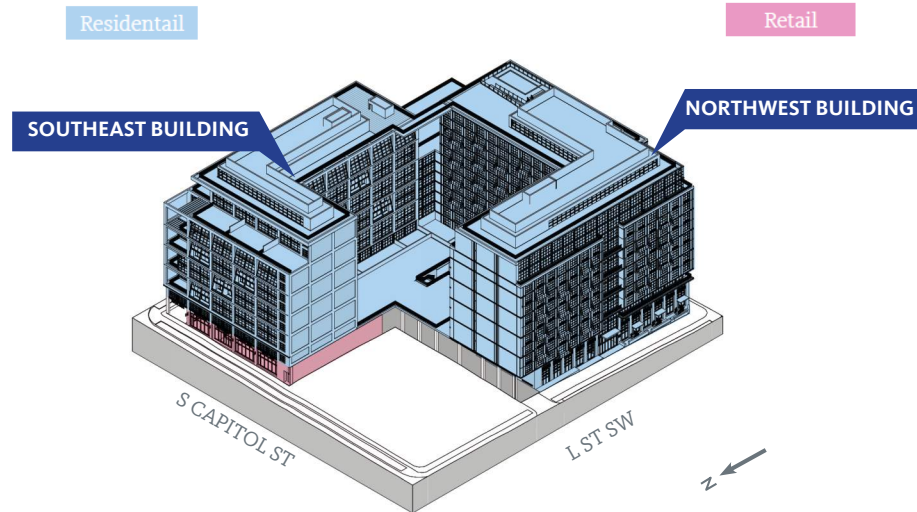
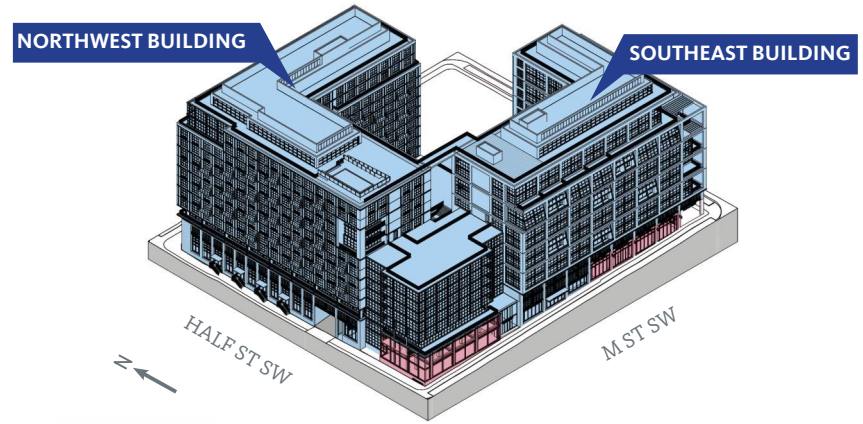
Goals

- Preserve **3,000 units** of natural occurring affordable workforce housing
- Provide new, private capital for workforce housing
- Fund size of **\$100-150 million**
- Couple efforts with \$16 million donations to date to Washington Housing Conservatory



Application Overview

	5M SW
Unit Count	608
Resi GFA	664,125 SF
Retail GFA	23,948 SF
Parking	311 spaces
Bike Parking	144 spaces (130 req'd)
Height	130' with a 1:1 setback above 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
- June 22nd:** Initial Design Review Application Filing
- [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
- August 17th:** Filing of Transportation Report
- [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 all commissioners](#)
- September 11th:** Original Pre-hearing Submission of Design Review Application
- [September 14th:](#)** [ANC Public Meeting](#)
- October 1st:** Zoning Commission Hearing – Continued to November 5th
- [October 2nd:](#)** [ZC Hearing Debrief & Schedule Planning with ANC Chair](#)
- [October 12th:](#)** [Design Update & Feedback Session with ANC Commissioners](#)
- [October 19th:](#)** [Design Update & Feedback Session with ANC Commissioners](#)
- October 20th:** Postponed Zoning Commission to Nov 12th
- [October 27th:](#)** [ANC 6D Special Public Meeting](#)
- November 3rd:** Re-filing of Pre-hearing Submission

ANC Engagement: Non-design Specific Modifications*

ANC Comment	Executed Modification
Eliminate Use-Flexibility	Eliminated Mixed-Use scheme & simplified application.
Restrict RPP	JBGS will structure leases so <u>that tenants will not be eligible for Residential Parking Permits</u> . JBGS has agree to include such restriction as a condition of any order approving the plans.
Prohibit Neon/Obtrusive Lighting	No architectural lighting will be permitted on 5M. <u>Lighting will be only functional in nature</u> . JBGS has agree to include such restriction as a condition of any order approving the plans.
Prohibit Digital Signage	JBGS has no plans for Digital Signage at 5M <u>and will prohibit all installation of digital and neon signage</u> . JBGS has agree to include such restriction as a condition of any order approving the plans.
Provide Dog Run	Dog Relief station will be provided on roof.
Preserve Heritage Tree	JBGS is preparing a preservation plan and root study and is coordinating with DDOT/Urban Forestry to determine the best plan for preservation of this public space tree, <u>all in accordance with the District laws relating to Heritage Trees</u> .

*specific design changes covered in detail in remainder of presentation

Modification: Affordable housing

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 of approximately 616 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 20 on-site affordable units, as follows:
 - 1 IZ Unit offered at 50% MFI to satisfy the penthouse habitable space requirement under Subtitle C, Chapter 10
 - 19 affordable housing units offered at 80% MFI for the life of the project. These units are offered as a result of our work the community and are not required as part of IZ or the Design Review process.

Introduction to Gensler

Our 5 M SW Team is based in the K Street, NW office:

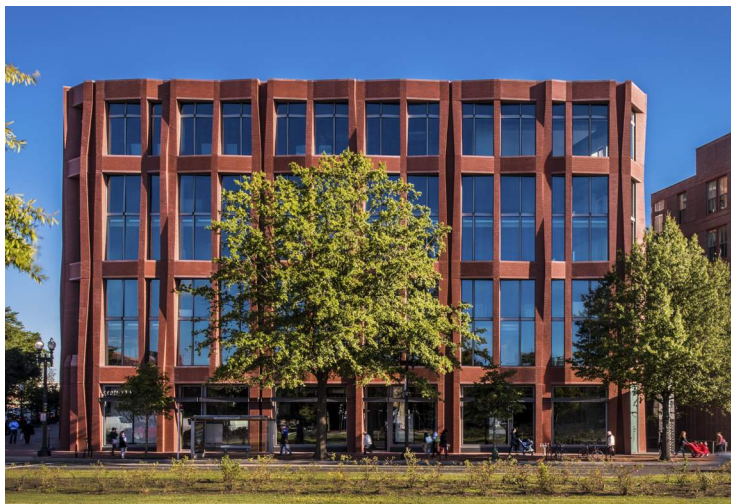
Global + Local
Local expertise with
a global perspective
from 50 cities
across the globe



380+
Local Talented
Designers



1982
DC Office
Opened



Site Analysis & Context Aerial



Site Analysis & Context Proposed Record Lot of 5M St SW

