

# Design Revisions Preliminary Lighting Diagrams



EXAMPLE OF WALL SCONCE



EXAMPLE OF OVERHEAD DOWN LIGHTS & PATH LIGHTS

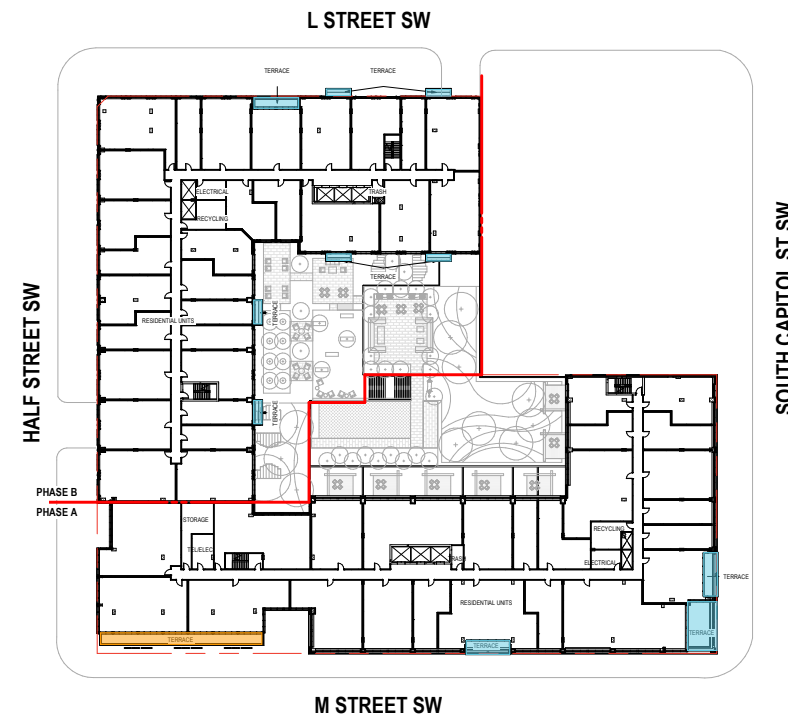
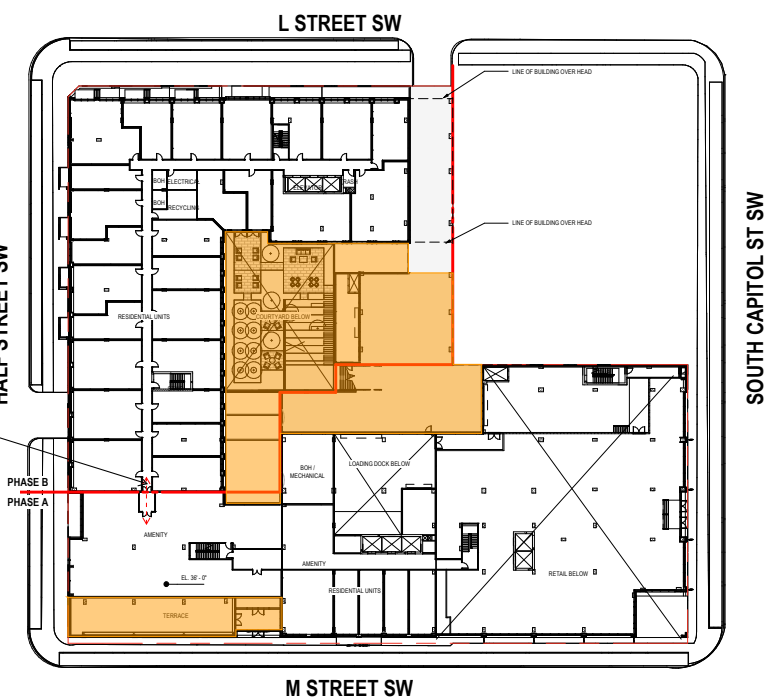
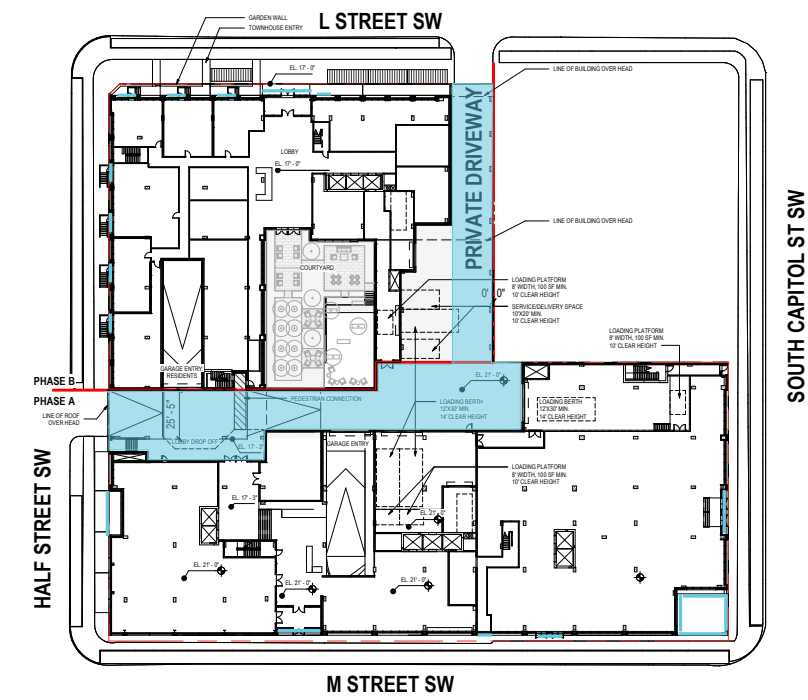


EXAMPLE OF OVERHEAD DOWN LIGHTS



EXAMPLE OF OVERHEAD DOWN LIGHTS

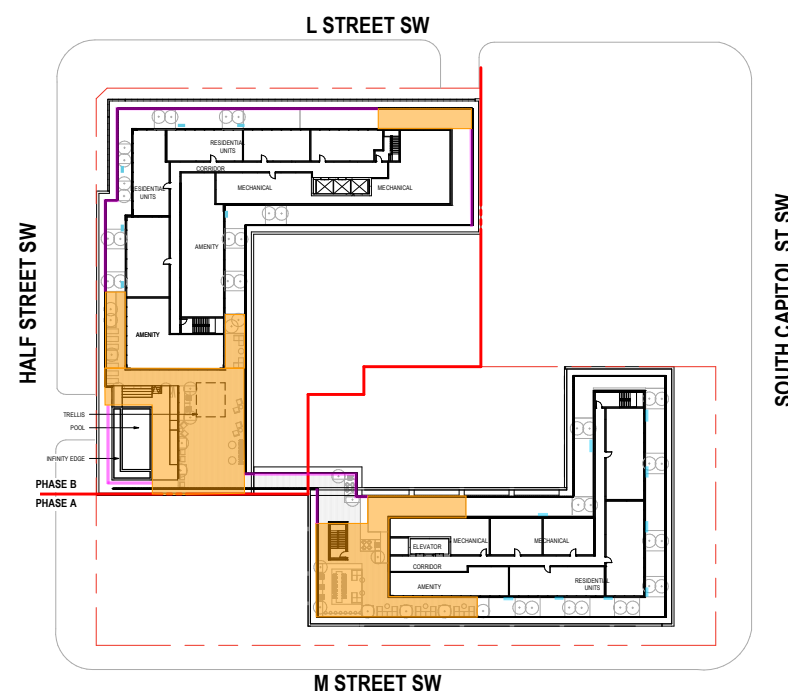
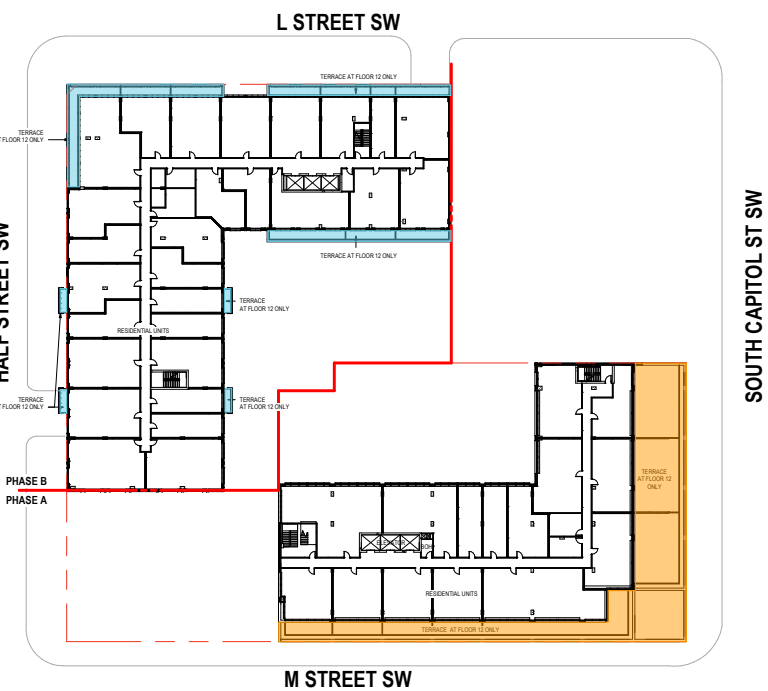
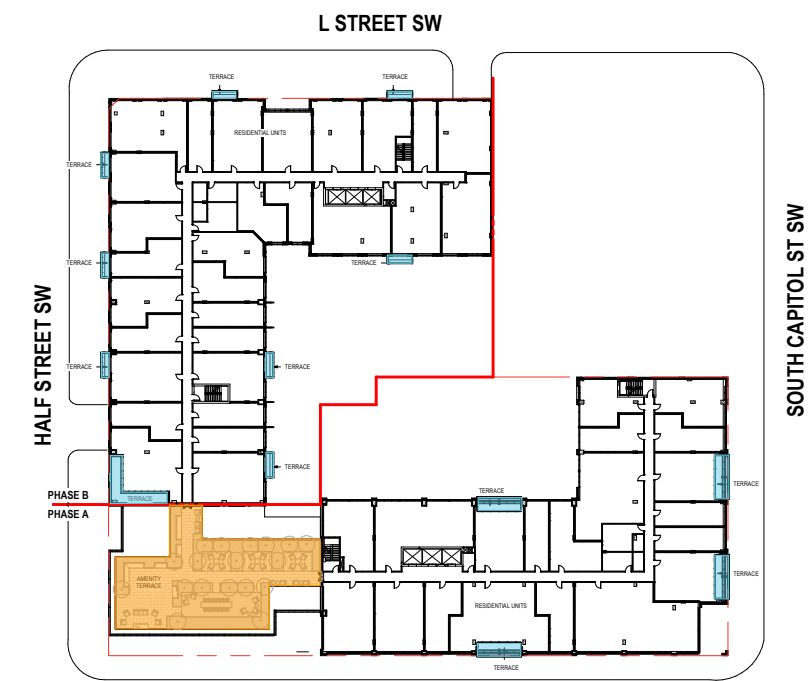
# Design Revisions Preliminary Lighting Diagrams



LEVEL 01

LEVEL 02

TYPICAL LEVEL



- LOW PATH LIGHTING FOR EGRESS
- RECESSED DOWNLIGHTS OR WALL SCONCES
- OVERHEAD DOWNLIGHTS, TO COMPLY WITH 1:1 SETBACK REQUIREMENTS

The lighting shown on these plans is functional illumination for building occupants. There will be no architectural facade lighting.

LEVEL 9-11

LEVEL 12-13

ROOF LEVEL



# GOROVE SLADE

Transportation Planners and Engineers

**5 M Street SW**  
**Transportation Presentation**  
**ZC 20-14**  
November 12, 2020

# Site Location

## Metrorail (Green Line)

- Navy Yard-Ballpark Station (0.3 miles away)
- Waterfront Station (0.5 miles away)

## Bus

- Metrobus: A9, 74, P6, V1, V4
- DC Circulator: EM-LP

## Bicycle Facilities

- I (Eye) Street bicycle lanes
- Half Street signed route
- Anacostia Riverwalk Trail

## Capital Bikeshare

- Nearby station with 19 docks



# Development Program

## Vehicular Access

- Seven (7) existing curb cuts closed
- Two (2) new curb cuts
  - One (1) curb cut on Half Street
  - One (1) curb cut on L Street
- Garage access located off private driveway
- Pick-up/drop-off area located off private driveway

## Vehicle Parking

- 311 spaces
  - Residential – 185 spaces (0.3 ratio)
  - Retail – 126 spaces

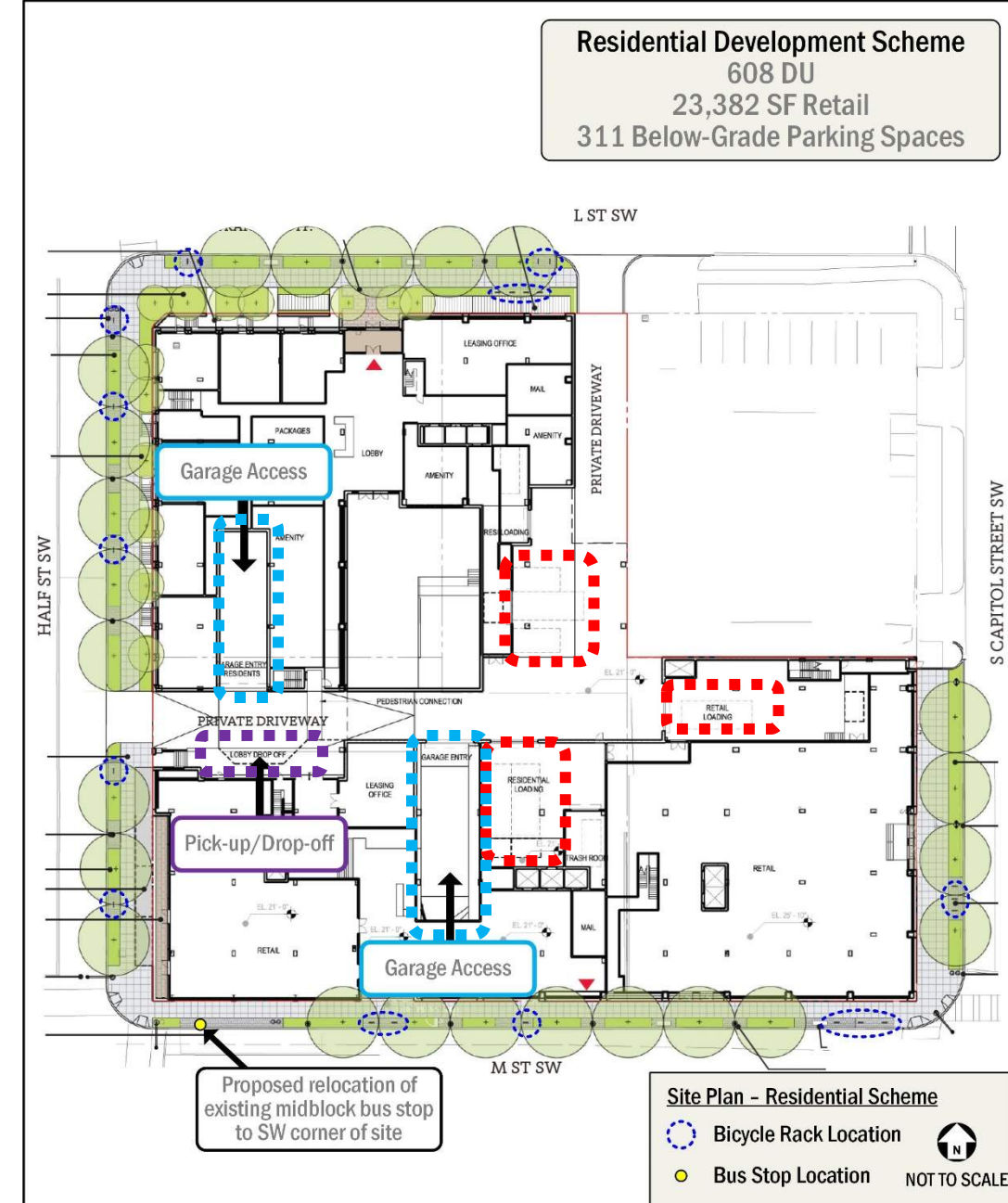
## Bicycle Parking

- Long-Term: 144 spaces (128 required)
- Short-Term: 42 spaces (37 required)

## Loading

- Four (4) 30' loading berths
- Two (2) 20' service/delivery spaces
- Head in/head out access

5 M Street SW



November 12, 2020

# Lot 47 Access

Consolidated curb cut on L Street

Private Access Easement

Functional aspects

- 20' clear horizontal width – consistent with DC alleys
- Provides two-way traffic flow
- Minimum 18' vertical clearance – need 14' for trucks

Phase 2 column location

- 56' clear span provides location for future loading and parking access on Lot 47
- Adequate maneuvering for 30' single unit trucks
- Provides reasonable access



# Comprehensive Transportation Review

## **DDOT Scoping**

- Two development schemes: Mixed-Use and Residential (Mixed-use scheme dropped)
- 18 intersections studied
- Multimodal assessment performed
- Scoping document finalized August 8, 2020

## **COVID-19 Traffic Patterns**

- Analysis assumed pre-pandemic base traffic levels
- Utilized StreetLight big data, probe data for a few locations

## **Overall Findings**

- Transportation-related site plan elements result in improvements to the site over existing conditions
- Increase in delay at three (3) intersections
- Impacts mitigated with signal timing adjustments and Transportation Demand Management (TDM) Plan



# Revised Transportation Demand Management Plan

- TDM Coordinator
- TDM marketing program
- Work with and coordinate with goDCgo (DDOT's TDM program)
- Unbundled parking costs
- Provide TDM materials to new residents
- Transportation Information Center Displays within residential lobbies (two per scheme)
- Long-term and short-term bicycle parking spaces that exceed zoning requirements
- Parking for cargo and tandem bikes, and bike repair station
- Curb extensions at three (3) site corners
- Expansion of Capital Bikeshare station at M St SW and 1<sup>st</sup> St SW
- Annual CaBi membership offered and promoted to each resident at lease up
- Contribute \$90,000 to DDOT Transportation Mitigation Fund for 19-dock CaBi station or other ped, bike or transit enhancement in ANC 6D

# DDOT Coordination

## DDOT no objection with conditions:

- Record non-restrictive easement for north-south driveway – ***Provide private easement to owner of Lot 47***
- Fund and install two (2) four-dock CaBi expansion plates – ***Agree***
- Fund and construct curb extensions – ***Agree***
- Fund and construct missing 90-foot sidewalk section northside of L – ***Removed***
- Provide annual CaBi membership to each DU for 5 years – ***Offer and promote to each resident at lease up***
- TDM compliance submitted to IZIS record following C of O – ***Agree***
- TDM compliance submitted to ZA every 5 years following C of O – ***Agree***
- Contribute \$90k to DDOT for new CaBi station or ped/bike/transit improvement in 6D – ***New Condition, Agree***

## Applicant has addressed all conditions within the following:

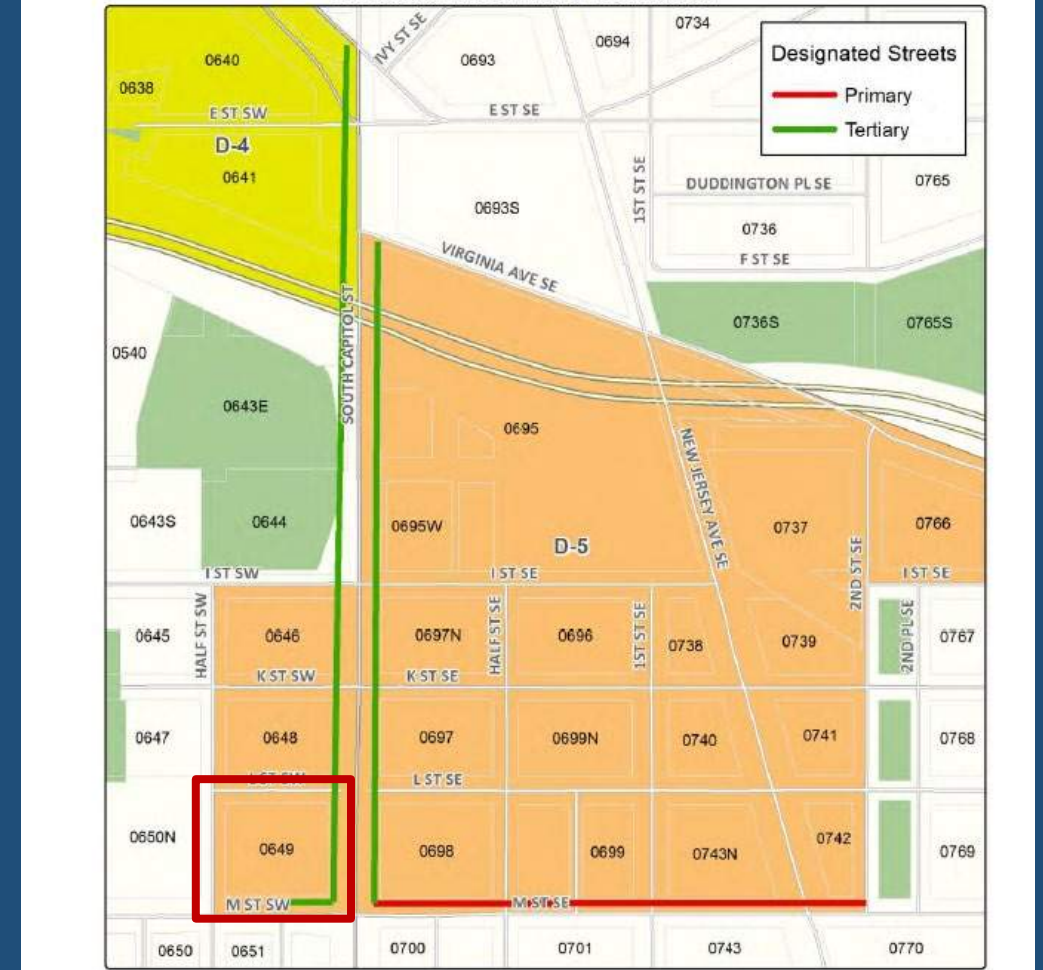
- Response to DDOT Staff Report dated September 29, 2020
- Supplemental transportation information dated October 30, 2020



# STANDARD OF REVIEW

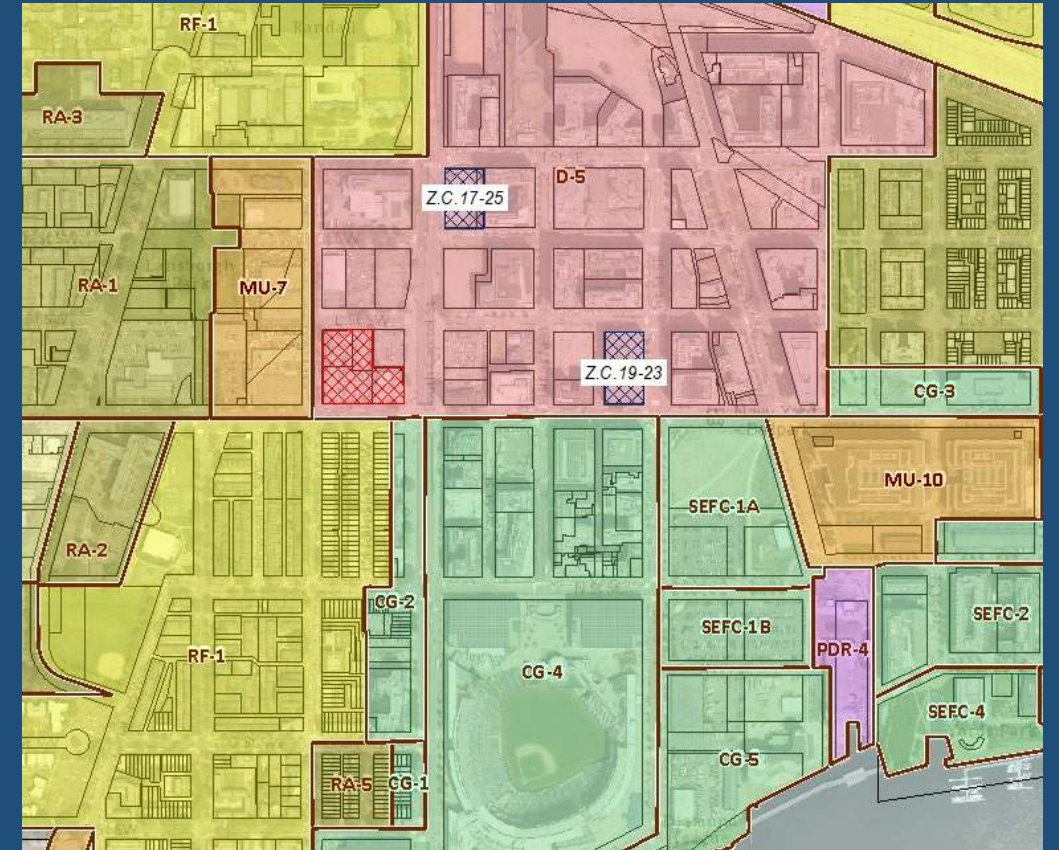
- “The provisions of Subtitle I, Chapter 7 apply to a new building or structure or building addition that has frontage on a designated street segment within the M and South Capitol Streets Sub-Area,...:
- Applicable criteria:
  - General special exception criteria (Subtitle X, Chapter 9).
  - Design Review criteria (Subtitle I § 701.2).

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



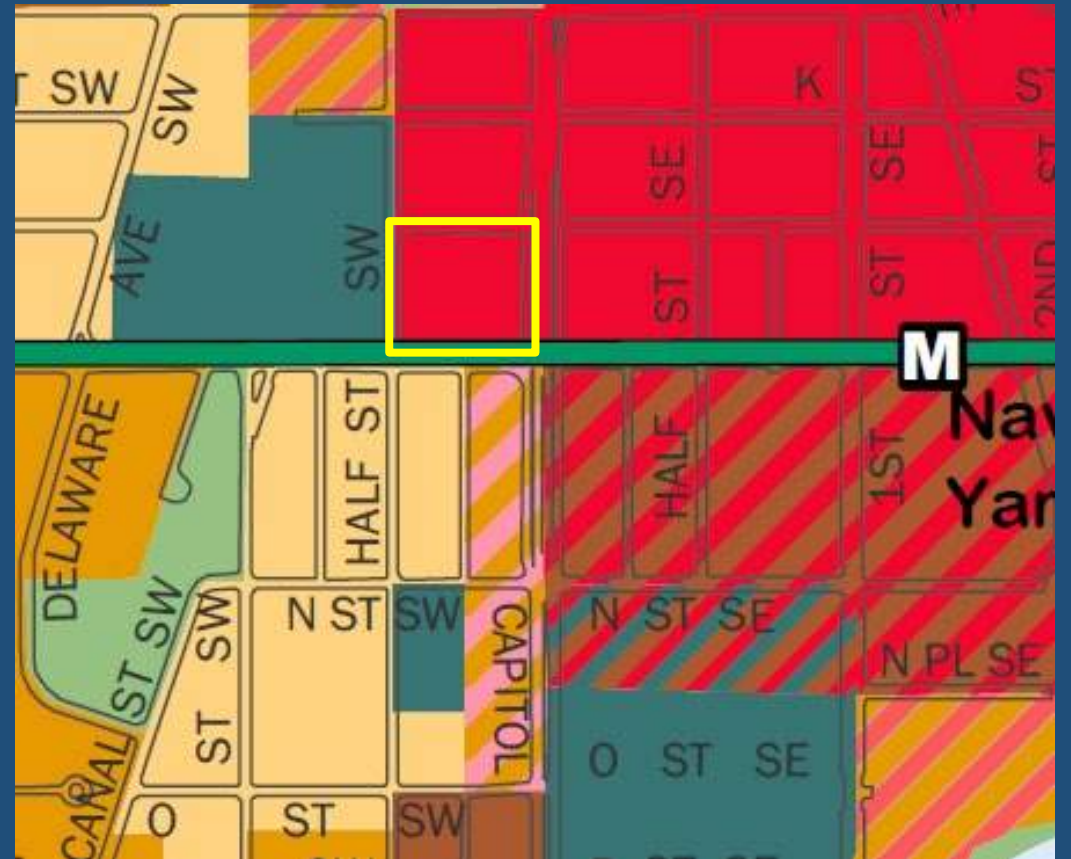
# STANDARD OF REVIEW

- Not a “Non-Voluntary Design Review” under Subtitle X, Chapter 6.
- “Except for Subtitle I, this chapter applies to any instance when the Zoning Regulations require Zoning Commission review of any building...” (11-X DCMR § 601.1).



# ROLE OF THE COMPREHENSIVE PLAN

- Zoning regulations applicable to the site already deemed not inconsistent with the Comp Plan
- Comp Plan is not self-executing, implemented through agency regulations and plans.
- Implementation Element encourages consideration of Comprehensive Plan goals and policies, to the extent they are relevant.



## SUB-AREA CRITERIA (11-I DCMR § 616.7)

*The street wall on the eastern and western sides of South Capitol Street shall be set back for its entire height and frontage not less than fifteen feet (15 ft.), from the property line adjacent to South Capitol Street, with the following exceptions:*

- a) There shall be no setback on the west side of South Capitol Street in Square 649 between L and M Streets, S.W.;*
- d) Any portion of a building that exceeds one hundred ten feet (110 ft.) in height shall provide an additional one-to-one (1:1) setback from the building line along South Capitol Street;*



## SUB-AREA CRITERIA (11-I DCMR § 616.7)

- e) *There shall be no openings in building frontages adjacent to South Capitol Street that provide entrances or exits for vehicular parking or loading;*
- g) *A minimum of sixty percent (60%) of the street-wall on the west side of South Capitol Street shall be constructed on the setback line.*

TOTAL AVAILABLE FRONTAGE TO 110': 15,917 SF

SETBACK FROM PL: 2,665 SF

TOTAL PERCENT ON PL = 83%





# DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

a) *In addition to proving that the proposed use, building, or structure meets the special exception standards set forth in Subtitle X, Chapter 9, an applicant requesting approval under this section shall prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:*

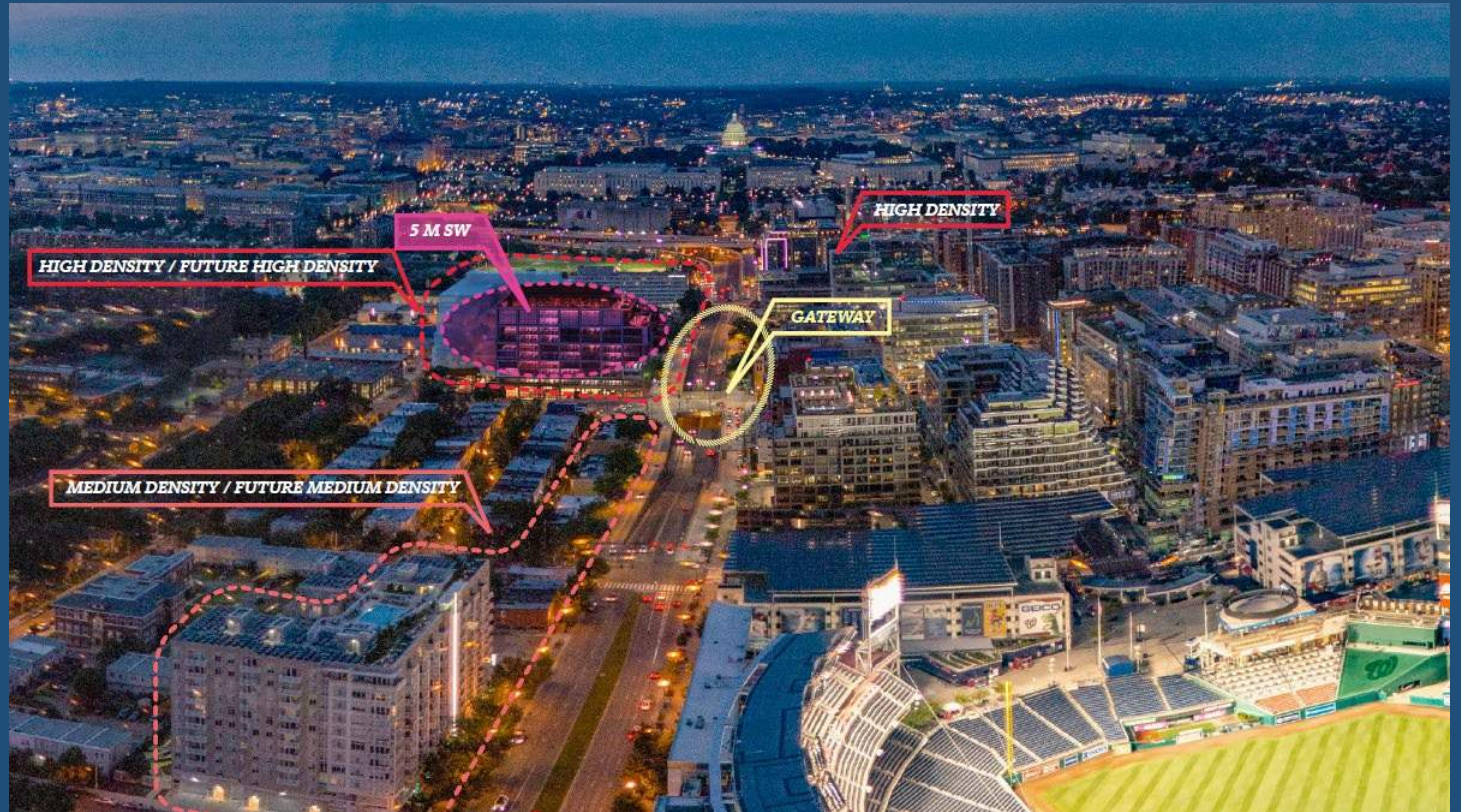
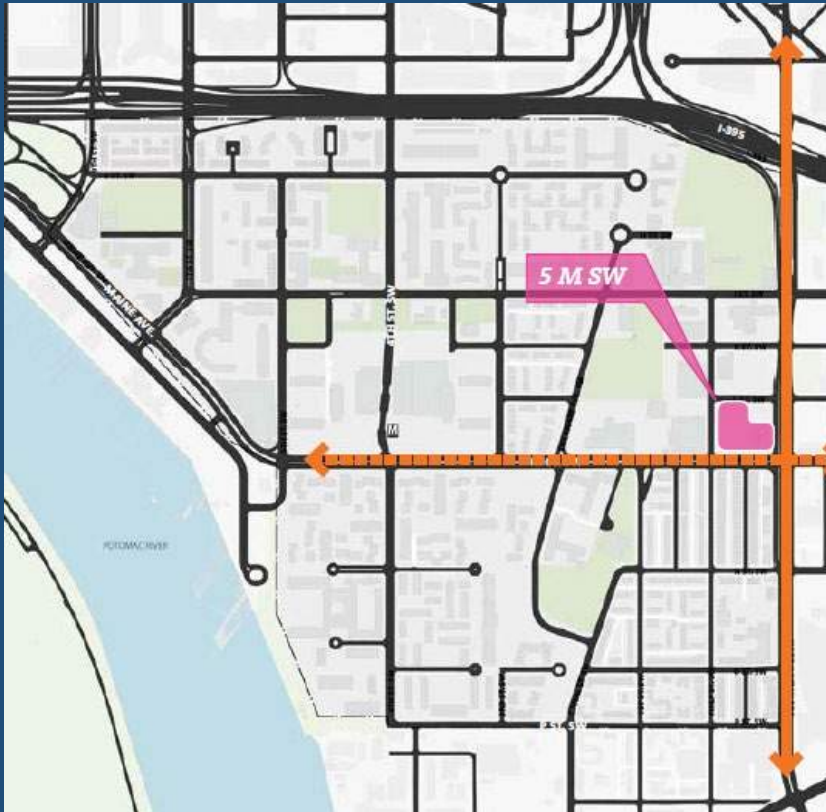
1) *Help achieve the objectives of the sub-area, as set forth in Subtitle I, Chapter 6, in which it is located;*

*“The objectives of the M and South Capitol Streets Sub-Area are to ensure the preservation of the historically important axial view of the Capitol Dome and further the development of a high-density mixed-use corridor north of the Capitol Gateway neighborhood.”*



# DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

2) *Be in context with the surrounding neighborhood and street patterns;*



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# DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

## 3) Minimize conflict between vehicles and pedestrians;



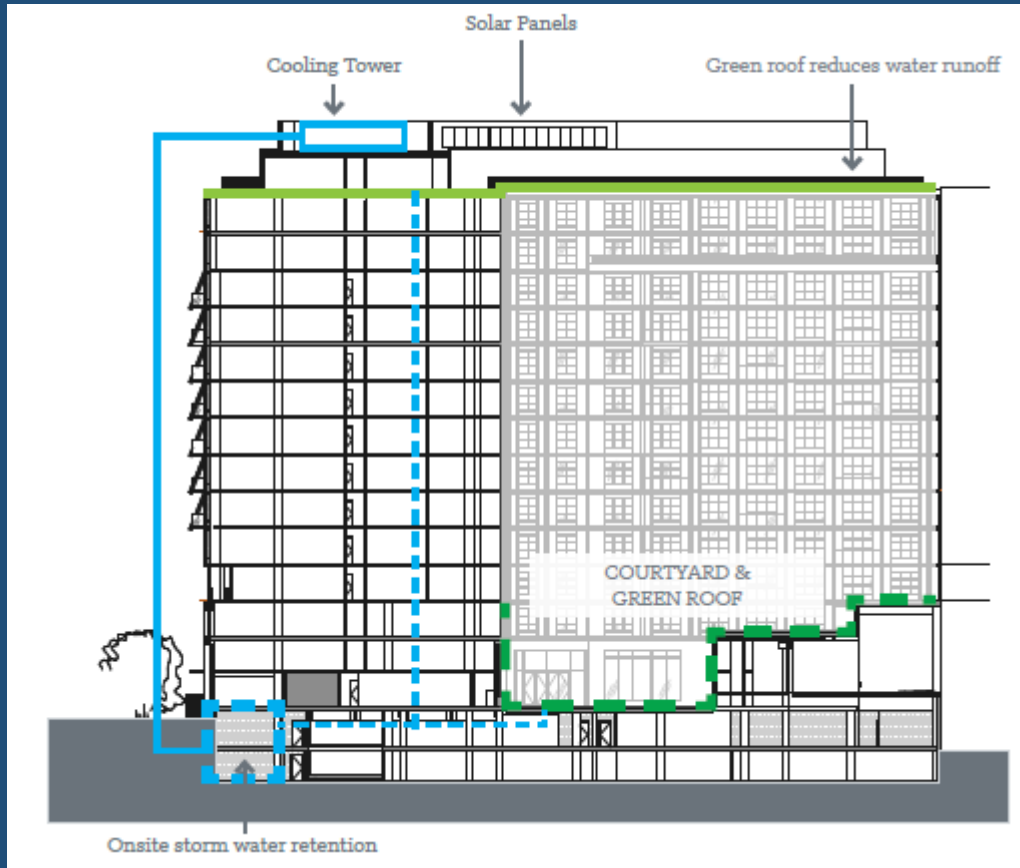
# DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

4) *Minimize unarticulated blank walls adjacent to public spaces through facade articulation;*



# DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

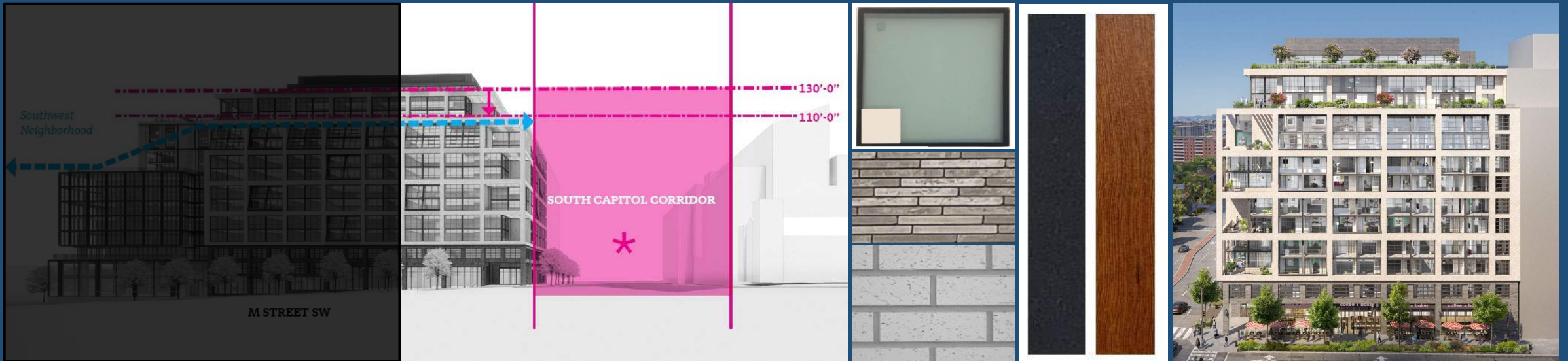
5) Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards; and



LEED v4 for BD+C: New Construction				Project Name: 5M SW West Residential	
Project Checklist				Date: June 09, 2020	
Y	?	N	Credit		
1			Credit: Integrative Process	1	
13	3	0	<b>Location and Transportation</b>	<b>16</b>	
			Credit: LEED for Neighborhood Development Location	16	
1			Credit: Sensitive Land Protection	1	
2			Credit: High Priority Site	2	
5			Credit: Surrounding Density and Diverse Uses	5	
3	2		Credit: Access to Quality Transit	5	
1			Credit: Bicycle Facilities	1	
1	1		Credit: Reduced Parking Footprint	1	
1			Credit: Green Vehicles	1	
5	4	1	<b>Sustainable Sites</b>	<b>10</b>	
Y			Prereq: Construction Activity Pollution Prevention	Required	
1			Credit: Site Assessment	1	
1	1		Credit: Site Development - Protect or Restore Habitat	2	
1			Credit: Open Space	1	
2	1		Credit: Rainwater Management	3	
2			Credit: Heat Island Reduction	2	
1			Credit: Light Pollution Reduction	1	
4	1	6	<b>Water Efficiency</b>	<b>11</b>	
Y			Prereq: Outdoor Water Use Reduction	Required	
Y			Prereq: Indoor Water Use Reduction	Required	
Y			Prereq: Building-Level Water Metering	Required	
2			Credit: Outdoor Water Use Reduction	2	
6			Credit: Indoor Water Use Reduction (35%)	6	
1	1		Credit: Cooling Tower Water Use	2	
1			Credit: Water Metering	1	
8	12	13	<b>Energy and Atmosphere</b>	<b>33</b>	
Y			Prereq: Fundamental Commissioning and Verification	Required	
Y			Prereq: Minimum Energy Performance	Required	
Y			Prereq: Building-Level Energy Metering	Required	
Y			Prereq: Fundamental Refrigerant Management	Required	
4	2		Credit: Enhanced Commissioning/Enhanced and Monitoring Based Cx	6	
4	4	10	Credit: Optimize Energy Performance (12%) SBP (estimate 12%-25% savings)	18	
1			Credit: Advanced Energy Metering	1	
2			Credit: Demand Response	2	
3			Credit: Renewable Energy Production	3	
1			Credit: Enhanced Refrigerant Management	1	
2			Credit: Green Power and Carbon Offsets	2	
6	5	2	<b>Materials and Resources</b>	<b>13</b>	
Y			Prereq: Storage and Collection of Recyclables	Required	
Y			Prereq: Construction and Demolition Waste Management Planning	Required	
1	2	2	Credit: Building Life-Cycle Impact Reduction	5	
1	1		Credit: Building Product Disclosure and Optimization - Environmental Product Declarations	2	
1	1		Credit: Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
1	1		Credit: Building Product Disclosure and Optimization - Material Ingredients	2	
2			Credit: Construction and Demolition Waste Management	2	
6	10	0	<b>Indoor Environmental Quality</b>	<b>16</b>	
Y			Prereq: Minimum Indoor Air Quality Performance	Required	
Y			Prereq: Environmental Tobacco Smoke Control	Required	
1	1		Credit: Enhanced Indoor Air Quality Strategies (CQ Monitoring)	2	
3			Credit: Low-Emitting Materials	3	
1			Credit: Construction Indoor Air Quality Management Plan	1	
2			Credit: Indoor Air Quality Assessment	2	
1			Credit: Thermal Comfort	1	
2			Credit: Interior Lighting	2	
3			Credit: Daylight	3	
1			Credit: Quality Views	1	
1			Credit: Acoustic Performance	1	
6	0	0	<b>Innovation</b>	<b>6</b>	
5			Credit: Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +)	5	
1			Credit: LEED Accredited Professional	1	
1	3	0	<b>Regional Priority</b>	<b>4</b>	
1			Credit: Regional Priority: Access to Quality Transit (4 Pts. Required)	1	
1			Credit: Regional Priority: Reduced Parking Footprint (1 Pt. Required)	1	
1			Credit: Regional Priority: Green Vehicles (1 Pt. Required)	1	
1			Credit: Regional Priority: Rainwater Management (3 Pts. Required)	1	
<b>50</b>	<b>38</b>	<b>22</b>	<b>TOTALS</b>	<b>Possible Points: 110</b>	
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					
<i>All Regional Priority Credits</i>					
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)					
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)					

# DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

- b) *With respect to a building or structure in a D zone that has frontage on South Capitol Street, S.E...:*
- 1) *The building or structure shall incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of...South Capitol Street...as monumental civic boulevard;;*



# DESIGN REVIEW CRITERIA (11-I DCMR § 701.2)

- b) *With respect to a building or structure in a D zone that has frontage on South Capitol Street, S.E...:*
- 2) *The building or structure shall incorporate massing, location of access to parking and loading, and location of service areas to recognize the proximate residential neighborhood use and context, as applicable; and*





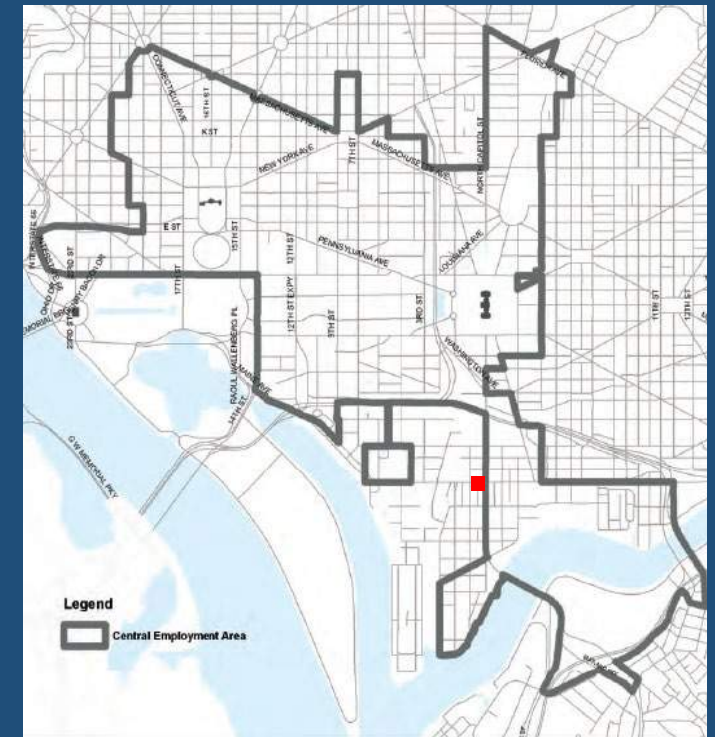
## SPECIAL EXCEPTION CRITERIA (11-X DCMR § 901.2)

- *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*
- *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*
- *Will meet such special conditions as may be specified in this title.*

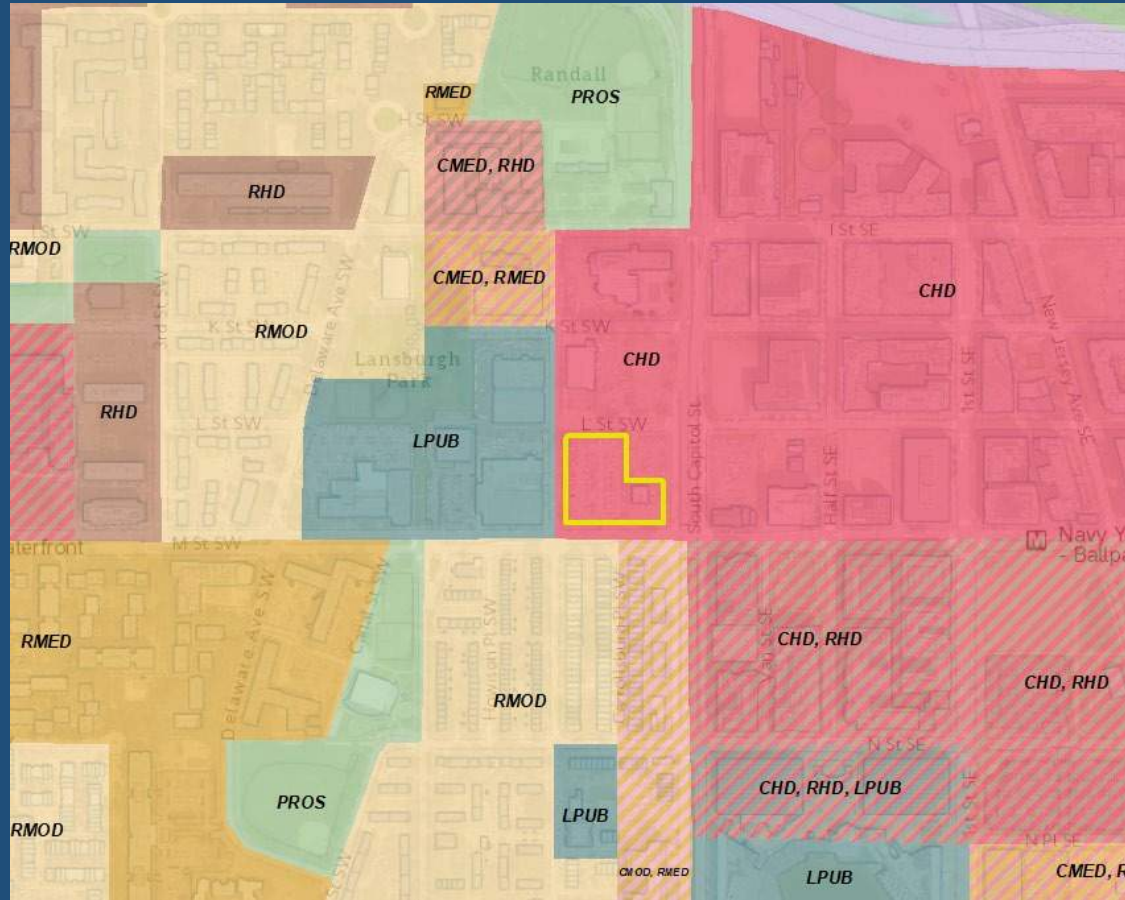


# COMPREHENSIVE PLAN

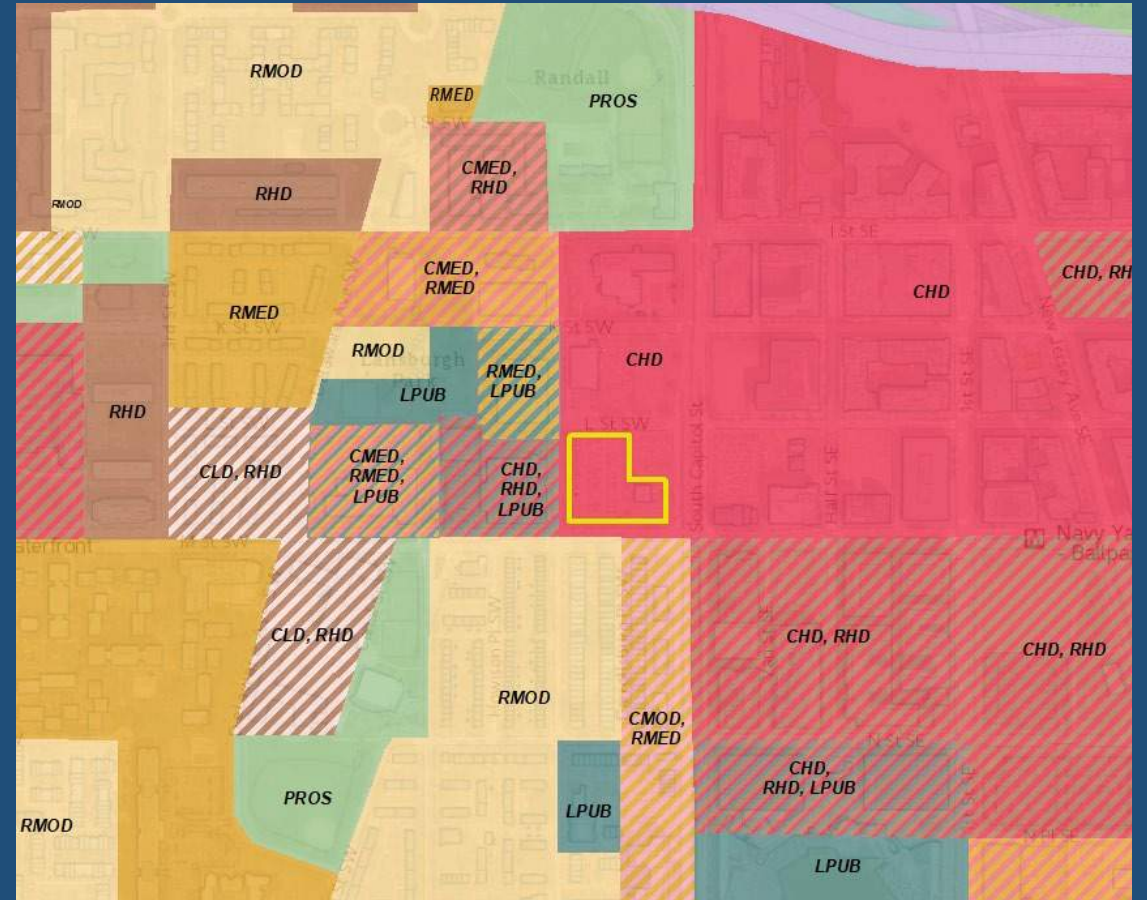
Element	Relevant Policies
Land Use	<ul style="list-style-type: none"> <li>• “Greater Downtown” (LU-1.1.2)</li> <li>• Urban Mixed Use Neighborhoods (LU-1.1.5)</li> <li>• Central Employment Area Edges (LU-1.1.6)</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Private Sector Support (H-1.1.1)</li> <li>• Balanced Growth (H-1.1.3)</li> <li>• Mixed Use Development (H-1.1.4)</li> <li>• Housing in the Central City (H-1.1.6)</li> <li>• Affordable Housing as a Civic Priority (H-1.2.1)</li> </ul>
Environmental Protection	<ul style="list-style-type: none"> <li>• Street Tree Planting and Maintenance (E-1.1.1)</li> <li>• Landscaping (E-1.1.3)</li> <li>• Energy Efficient Building and Site Planning (E-2.2.5)</li> <li>• Using Landscaping and Green Roofs to Reduce Runoff (E-3.1.2)</li> <li>• Support for Green Building (E-3.2.1)</li> </ul>
Urban Design	<ul style="list-style-type: none"> <li>• View Protection (UD-1.2.4)</li> <li>• Avenue/Boulevards and Urban Form (UD-1.4.1)</li> <li>• City Gateways (UD-1.4.2)</li> <li>• Avenue/Boulevard Vistas and View Corridors (UD-1.4.3)</li> <li>• Downtown Edges (UD-2.1.3)</li> <li>• Areas of Strong Architectural Character (UD-2.2.2)</li> <li>• Transitions in Building Intensity (UD-2.2.4)</li> <li>• Creating Attractive Facades (UD-2.2.5)</li> </ul>



# COMPREHENSIVE PLAN / SW NEIGHBORHOOD PLAN



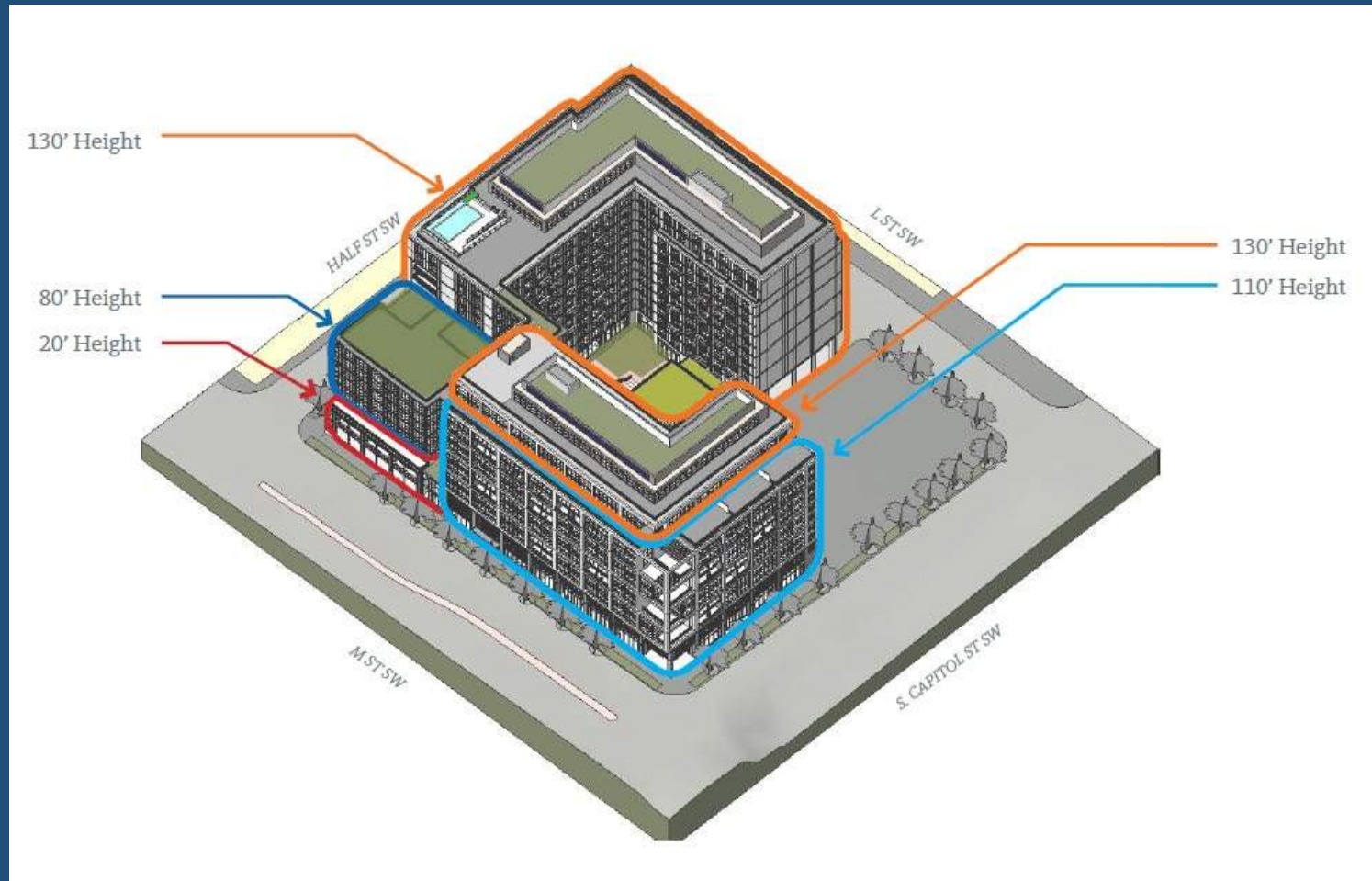
Existing FLUM



SW Neighborhood Plan & Proposed FLUM

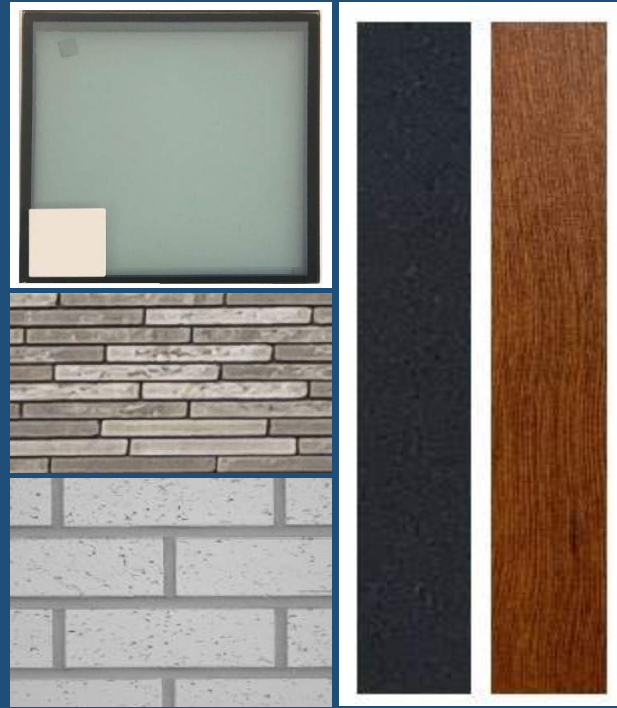
# SW NEIGHBORHOOD PLAN – DESIGN PRINCIPLES

*Principle 1: Encourage a mix of building heights*



# SW NEIGHBORHOOD PLAN – DESIGN PRINCIPLES

*Principle 2: Achieve design excellence for high quality and timeless development*



# SW NEIGHBORHOOD PLAN – DESIGN PRINCIPLES

*Principle 3: Promote variation in building frontages along streets with continuous massing*

