



COTTON ANNEX

RESIDENTIAL REDEVELOPMENT

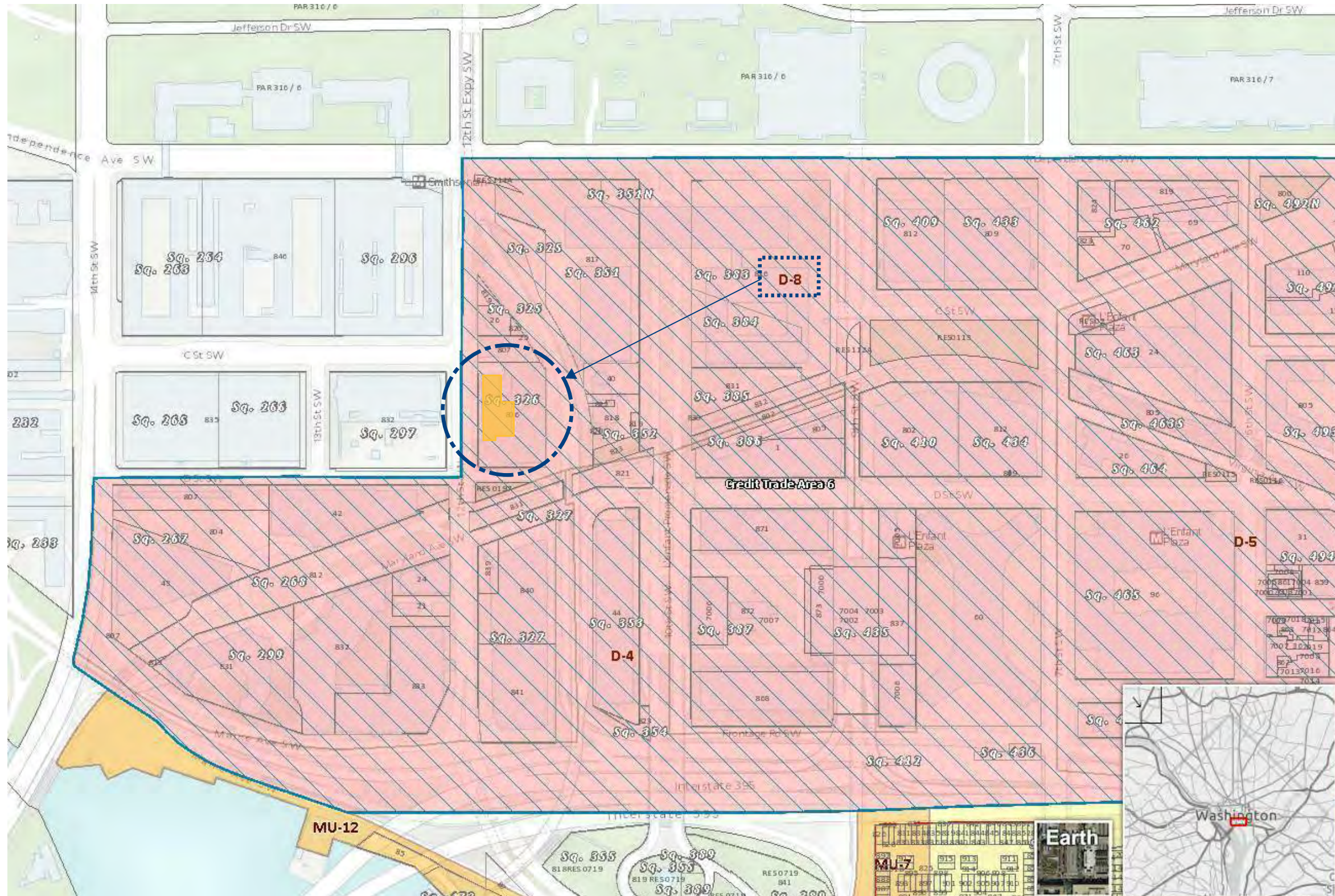
ZONING COMMISSION PRESENTATION

MARCH 18, 2021





ZONING MAP



The Atlantic Building



Uline Arena

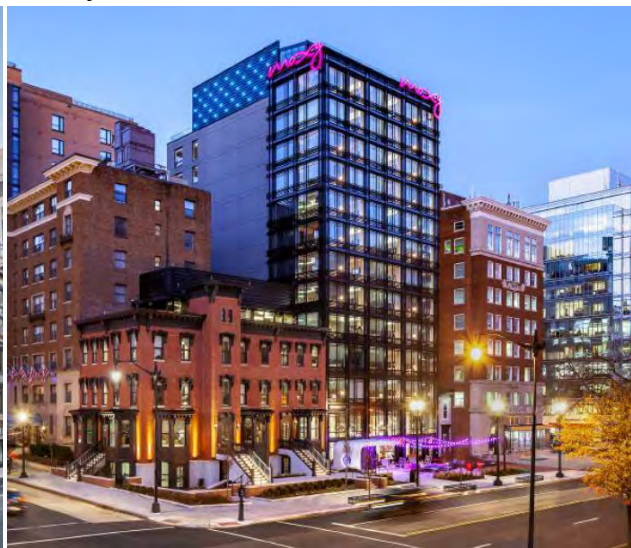
The Hecht Warehouse



655 New York Avenue, NW

1155 F Street

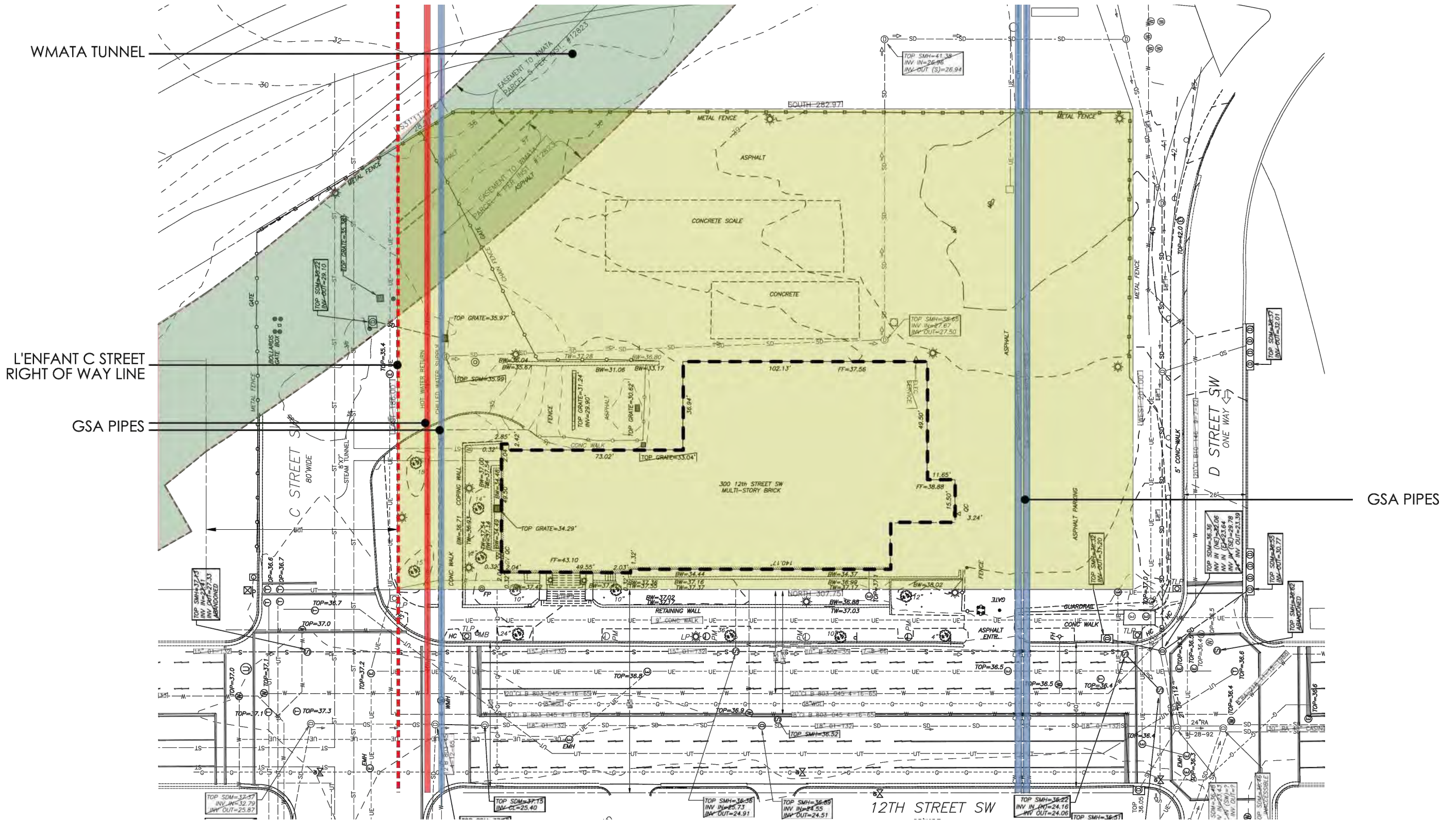
Moxy Hotel



The Woodies Building

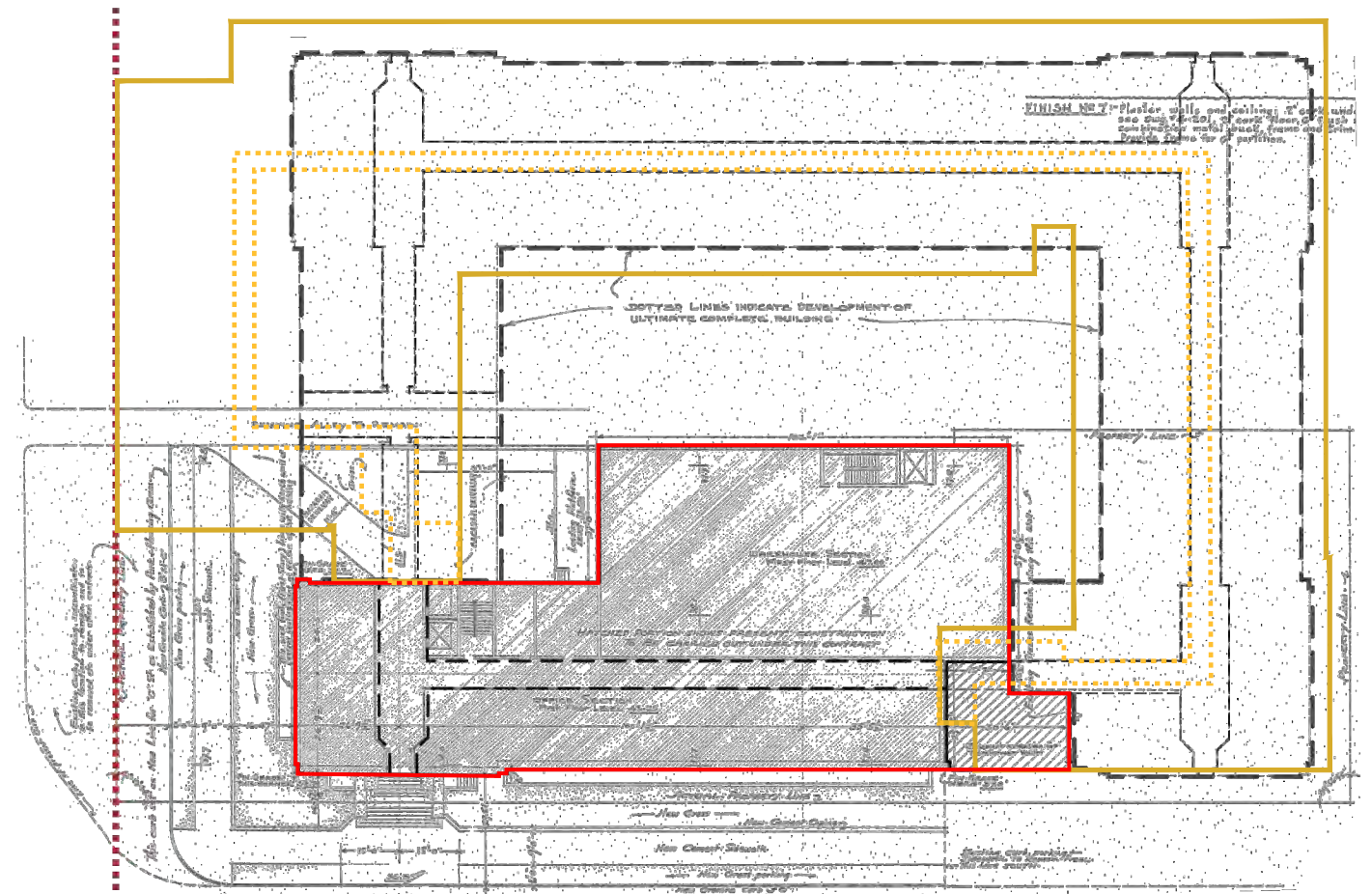
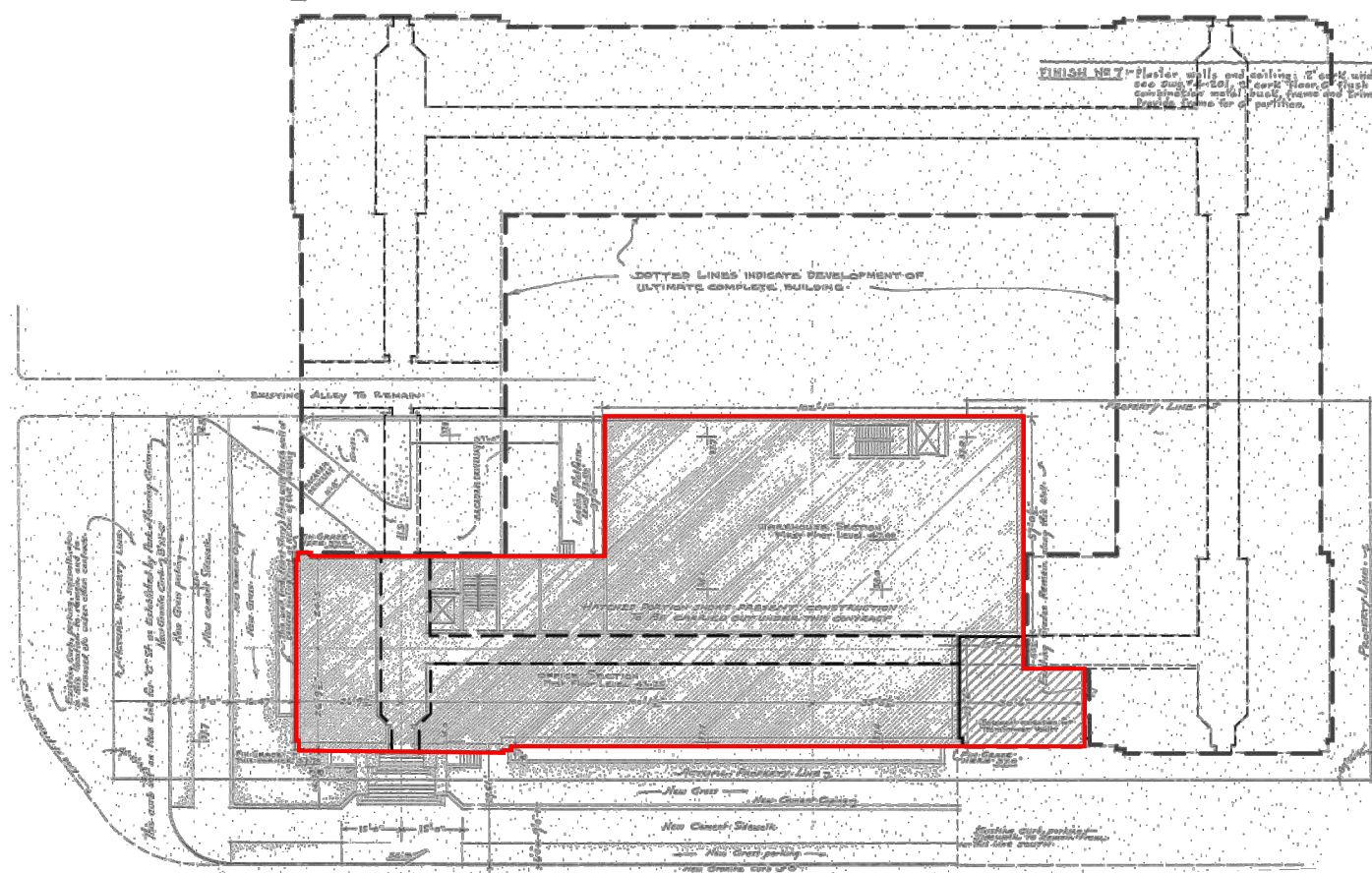


SITE CONDITIONS





BUILDING FOOTPRINT

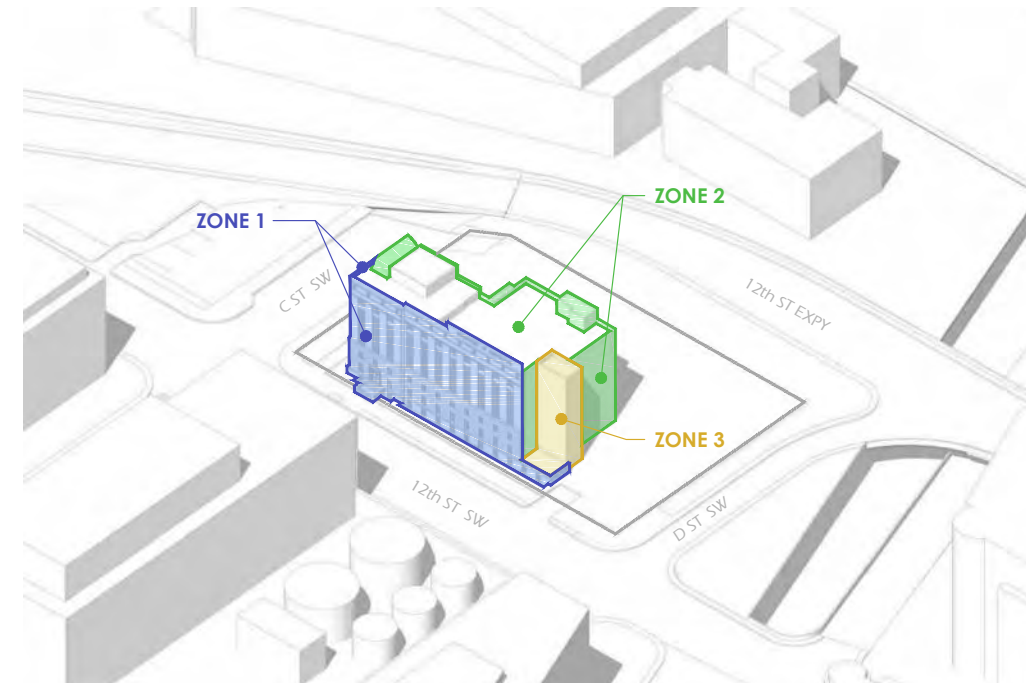


1936 BUILDING AND PLAN FOR EXPANSION

PROPOSED PROJECT



HISTORIC ZONES



- ZONE 1
CONSERVE, MANTAIN & REPAIR
- ZONE 2
RENOVATE, ADDITIONAL OPENINGS & REHABILITATE
- ZONE 3
REMOVE, NEW BUILD & REHABILITATE

ZONE 1



ZONE 2



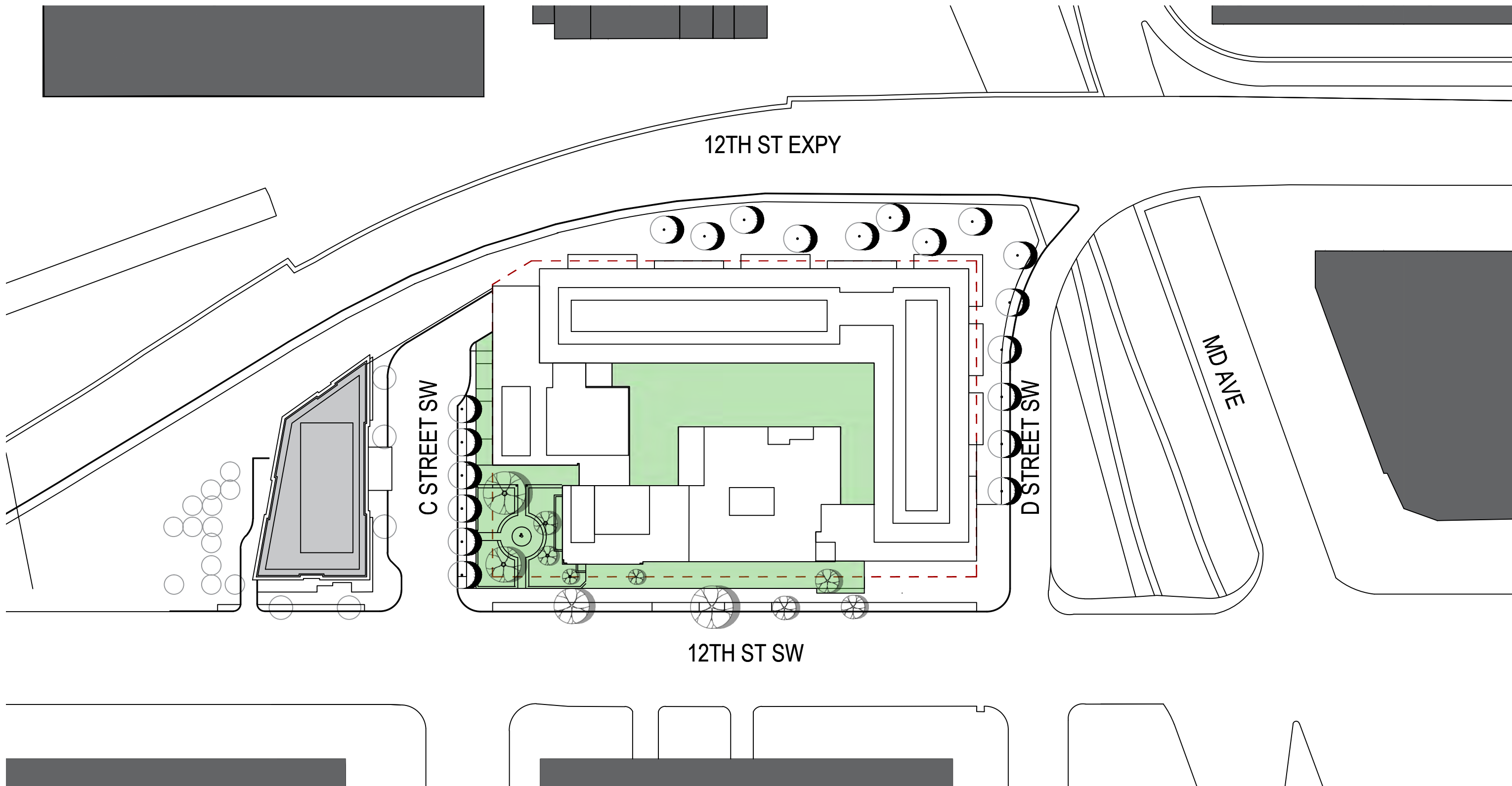
ZONE 3



HISTORIC ZONE TREATMENT



SITE PLAN





NORTHWEST VIEW





WEST VIEW





SOUTHWEST VIEW





NORTHEAST VIEW

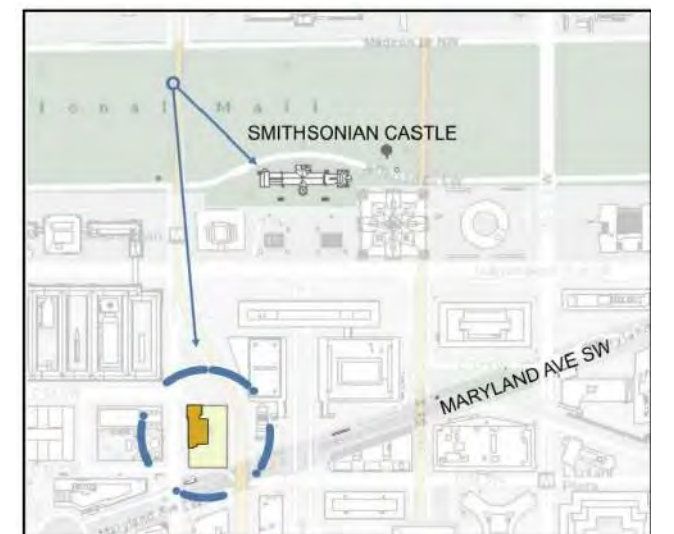




VIEW FROM MALL

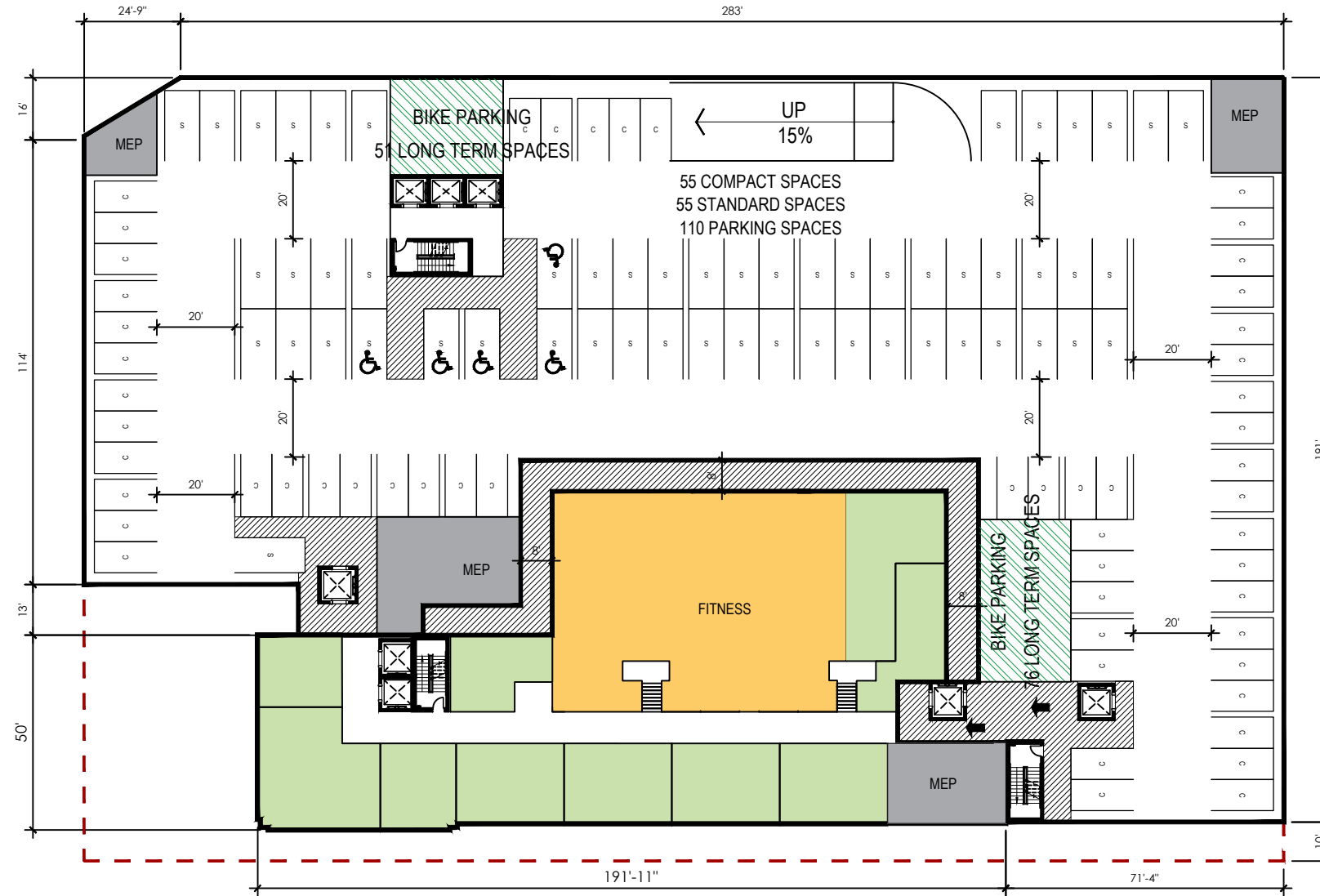
COTTON ANNEX RESIDENTIAL REDEVELOPMENT

PROPOSED 12th STREET HOTEL





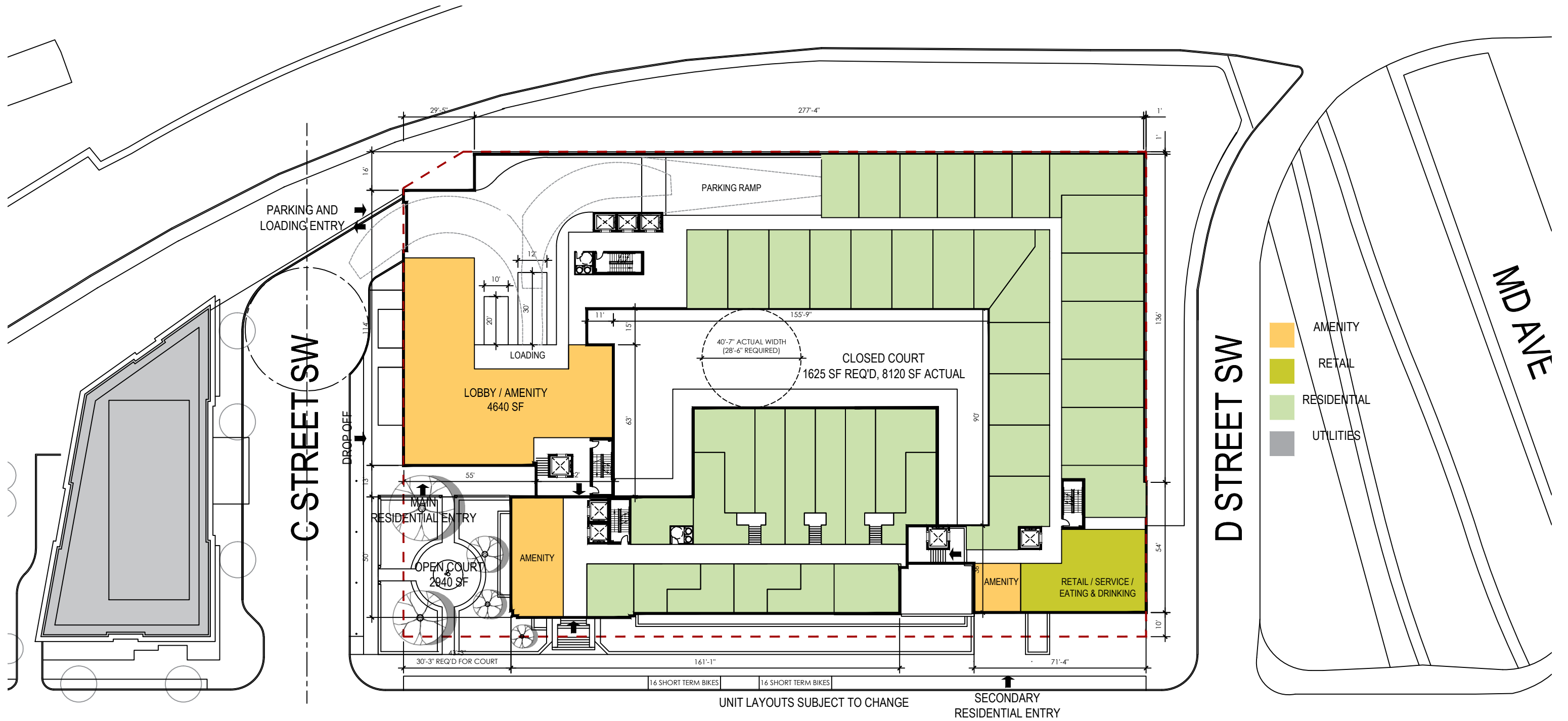
LOWER LEVEL



- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE

GROUND LEVEL



12TH ST SW



LEVEL 10



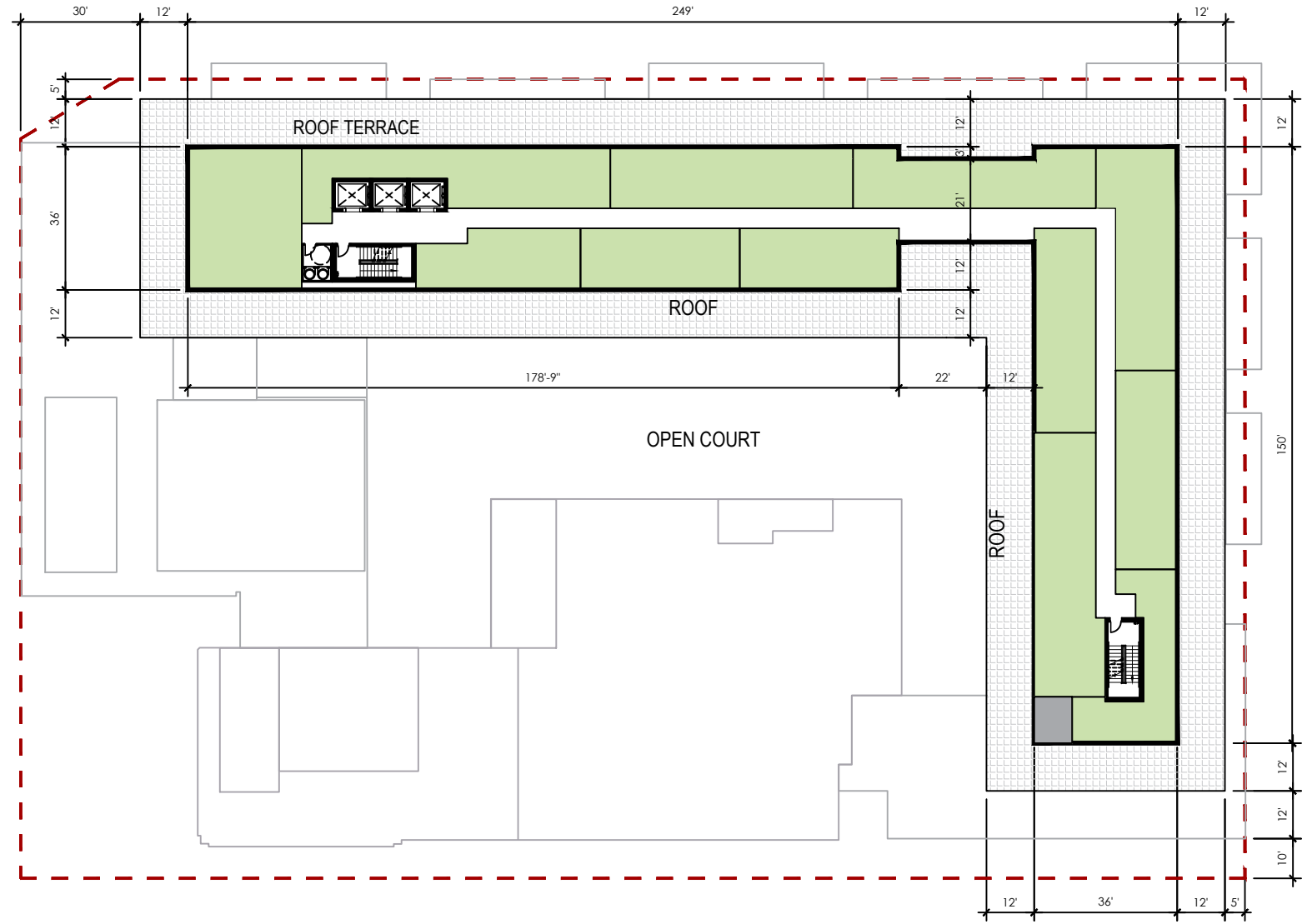
- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE





PENTHOUSE



- AMENITY
- RETAIL
- RESIDENTIAL
- UTILITIES

UNIT LAYOUTS SUBJECT TO CHANGE



ELEVATION NORTH



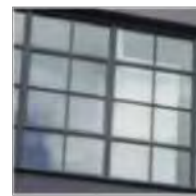
1 - GRAY BRICK



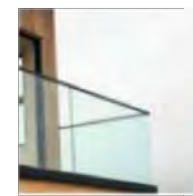
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL



ELEVATION WEST



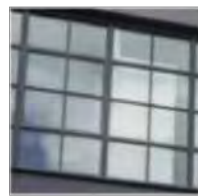
1 - GRAY BRICK



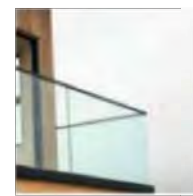
2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PEWTER GRAY



4 - GRAY ALUMINUM WINDOWS



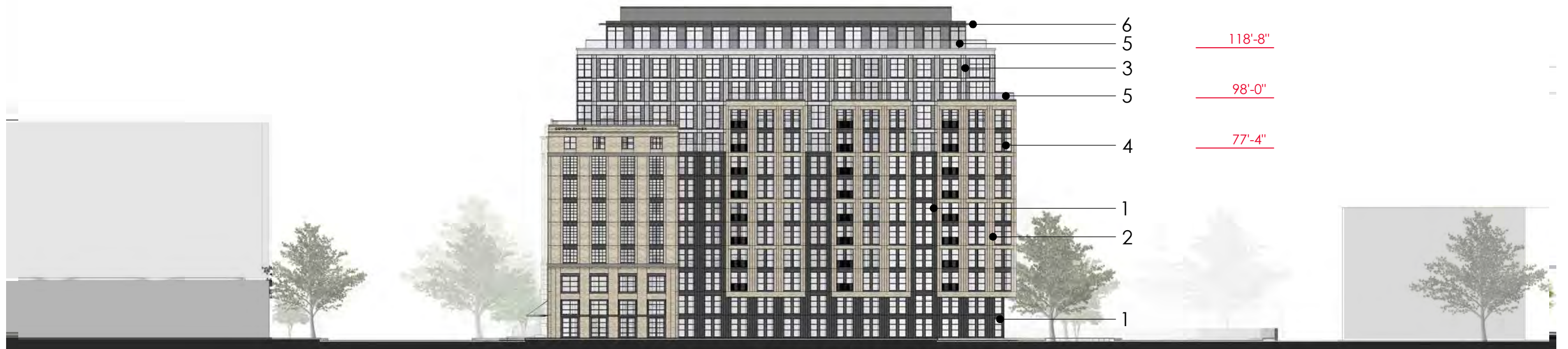
5 - GLASS RAILINGS



6 - CHARCOAL BRISE SOLEIL



ELEVATION SOUTH



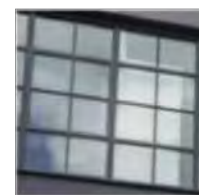
1 - GRAY BRICK



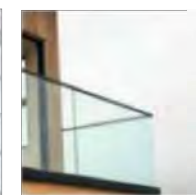
2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PEWTER GRAY



4 - GRAY ALUMINUM WINDOWS



5 - GLASS RAILINGS



6 - CHARCOAL BRISE SOLEIL



ELEVATION EAST



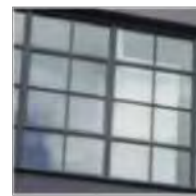
1 - GRAY BRICK



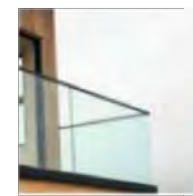
2 - TAN / LIGHT BEIGE BRICK



3 - METAL PANEL / PEWTER GRAY



4 - GRAY ALUMINUM WINDOWS



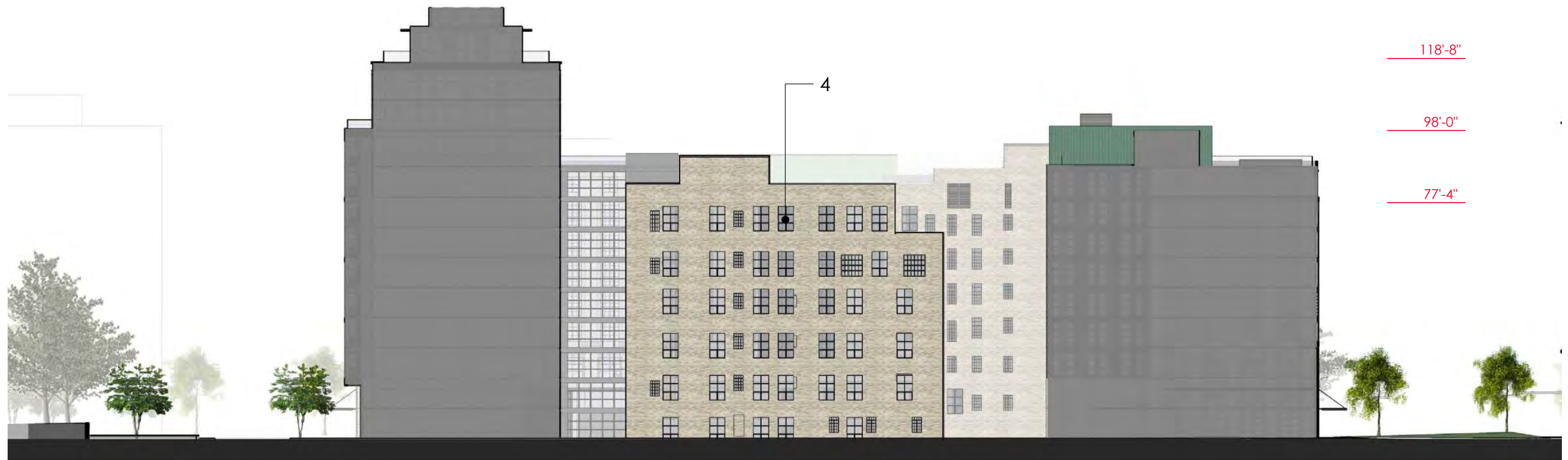
5 - GLASS RAILINGS



6 - CHARCOAL BRISE SOLEIL



ELEVATION EAST IN COURTYARD



1 - GRAY BRICK



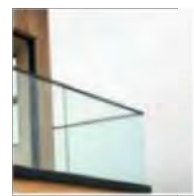
2 - TAN / LIGHT
BEIGE BRICK



3 - METAL PANEL /
PEWTER GRAY



4 - GRAY
ALUMINUM
WINDOWS



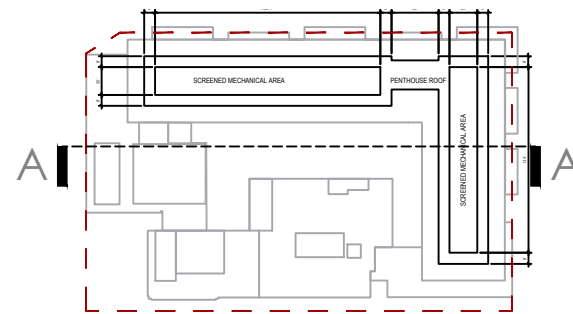
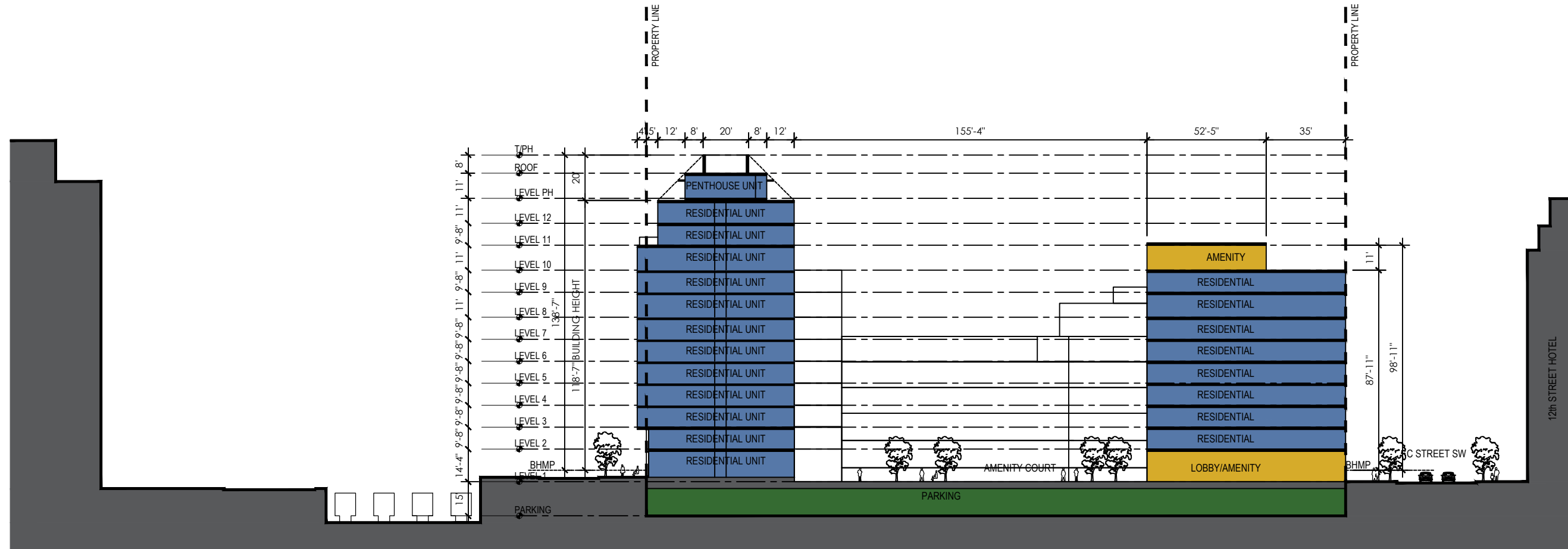
5 - GLASS
RAILINGS



6 - CHARCOAL
BRISE SOLEIL



SECTION A-A





COTTON ANNEX





Cotton Annex

Zoning Commission Design Review Transportation Presentation
March 18, 2021

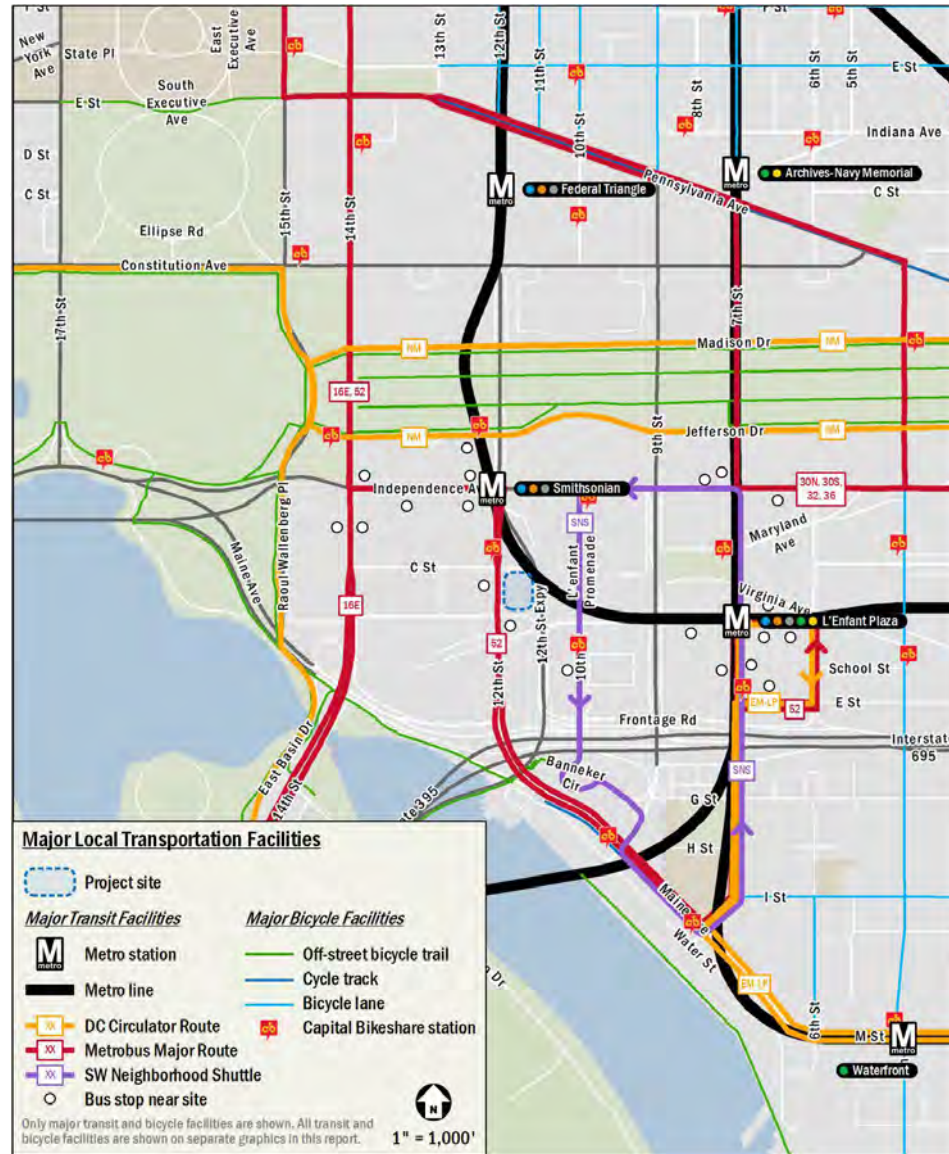
GOROVE SLADE
Transportation Planners and Engineers



Site Location



Existing Transportation Facilities



Project Transportation Characteristics

Proximity to transit and alternative travel modes:

- Metrorail Access
 - 0.1 miles to Smithsonian Metrorail Station (2-Minute Walk)
 - 0.5 miles to L'Enfant Plaza Metrorail Station (10-Minute Walk)
- Bus Access
 - DC Circulator & SW Neighborhood Shuttle
 - Regional Commuter Bus
 - 6 Nearby Metrobus Routes
- Bicycle Facilities
 - Nearest Capital Bikeshare station ½ block to the north on 12th Street

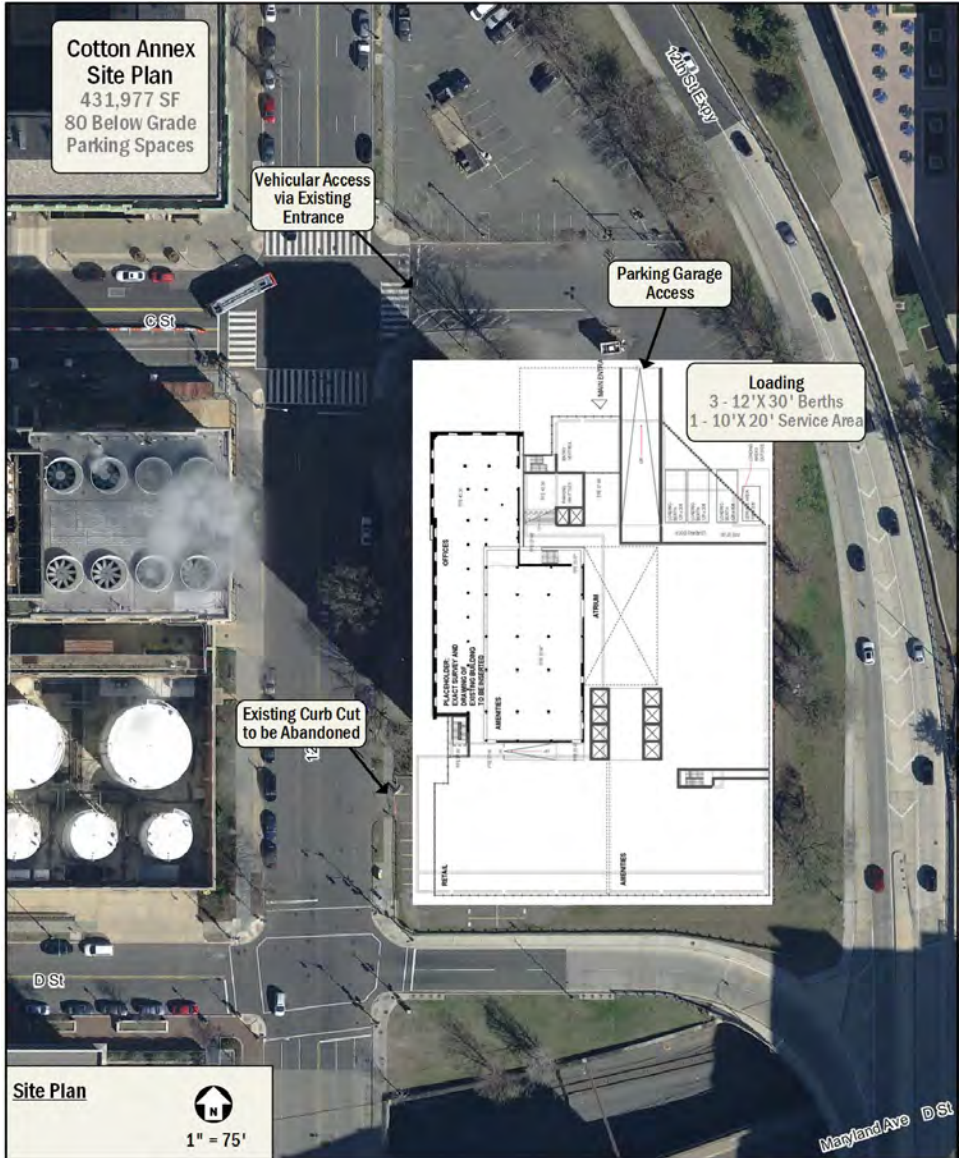
Proposed Development Program: 610 residential apts., 1,368 s.f. retail

Parking: 0 spaces required in D-8 zone; 93 spaces provided (0.15 spaces per unit)

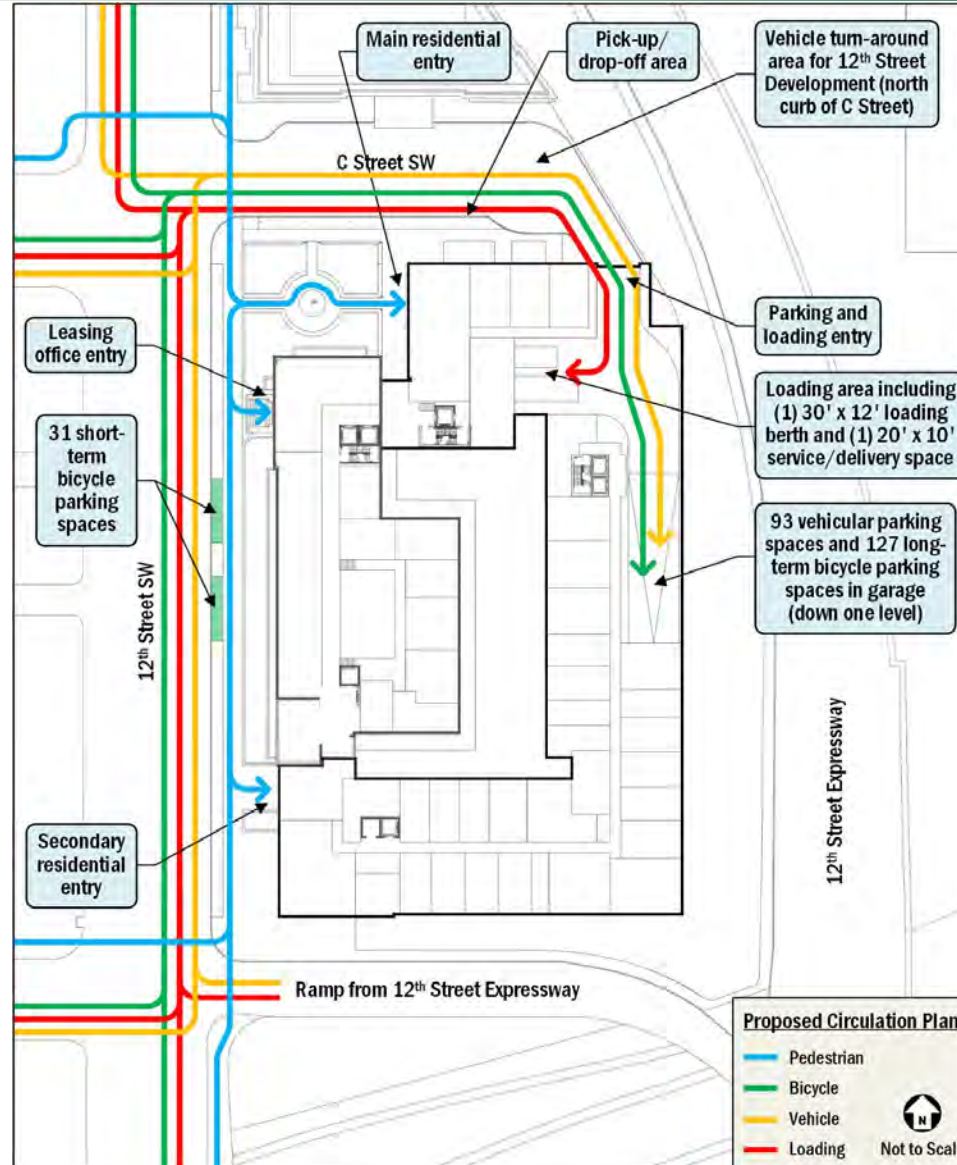
Loading: 1-30' loading berth & 1-20' loading/service space and requisite loading area required; Proposed loading meets requirements

Transportation Demand Management (TDM) Plan Proposed

Site Plan



Proposed Circulation Plan



Transportation Demand Management (TDM) Plan

- Unbundle the cost of vehicle parking from the lease or purchase or lease agreement for each residential and retail unit and charge a minimum rate above the average market rate within a quarter mile. Free parking or discounted rates will not be provided.
- Identify Transportation Coordinators for the planning, construction, and operations phases for each retail tenant and the entire residential component/building. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.
- Provide Transportation Coordinators' contact information to goDCgo, conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year. All employer tenants must survey their employees and report back to the Transportation Coordinator.
- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the employees, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications.
- Transportation Coordinators will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan.
- Transportation Coordinator will subscribe to the applicable goDCgo's newsletters.
- Transportation Coordinator will notify goDCgo each time a new retail tenant moves in and provide TDM information to each tenant as they move in.
- Transportation Coordinator will provide links to CommuterConnections.com and goDCgo.com on property websites.
- Transportation Coordinator will post all TDM commitments on property websites, publicize availability, and allow the public to see what commitments have been promised.
- Transportation Coordinators will implement a carpooling system such that individuals working in the building who wish to carpool can easily locate other employees who live nearby.
- Distribute information on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency.

Transportation Demand Management (TDM) Plan

- Provide residents and employees who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG) or other comparable service if MWCOG does not offer this in the future.
- Following the issuance of a certificate of occupancy for the project, the Transportation Coordinator will coordinate with DDOT and goDCgo every five (5) years (as measured from the final certificate of occupancy for the project) summarizing continued compliance with the transportation and TDM conditions in the Order, unless no longer applicable as confirmed by DDOT.
- Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle space will be provided free of charge to residents and retail employees.
- Long-term bicycle storage rooms will accommodate non-traditional sized bikes including cargo, tandem, and kids bikes.
- Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most
- Provide a FREE SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride.
- Will not lease unused parking spaces to anyone aside from tenants of the building (e.g., will not lease to other nearby office employees, single-family home residents, or sporting events).
- Install a Transportation Information Center Display (electronic screen) containing information related to local transportation alternatives. At a minimum the display should include information about nearby Metrorail stations and schedules, Metrobus stops and schedules, carsharing locations, and nearby Capital Bikeshare locations indicating the availability of bicycles.
- Provide a bicycle repair station in the bicycle parking storage rooms.
- Will post “getting here” information in a visible and prominent location on the website with a focus on nonautomotive travel modes. Also, links will be provided to goDCgo.com,
- CommuterConnections.com, transit agencies around the metropolitan area, and instructions for customers discouraging parking on-street in Residential Permit Parking (RPP) zones.

DDOT Conditions

DDOT requested the following TDM elements:

1. Add to TDM Plan: Upgrade all substandard and missing curb ramps and install high-visibility crosswalks on all legs of the intersection of C Street and 13th Street SW;
2. Add to TDM Plan: Install two (2) 4-dock expansion plates to the existing Capital Bikeshare station at the intersection of C Street at 12th Street SW;
3. Add to TDM Plan: Install an additional 20 or more long-term bicycle parking spaces in the bike storage rooms.
4. Add to TDM Plan: Install two (2) electric vehicle charging stations in the parking garage;
5. Add to TDM Plan: Following the issuance of a certificate of occupancy for the Project, the Transportation Coordinator shall submit documentation summarizing compliance with the transportation and TDM conditions of the Order (including, if made available, any written confirmation from the Office of the Zoning Administrator) to the Office of Zoning for inclusion in the IZIS case record of the case.

The Applicant has coordinated with DDOT and agrees to implement all of these measures, except for the first one (highlighted in yellow). DDOT has agreed that the first measure (highlighted in yellow) is not necessary.

Questions?

Z.C. 20-34: Jemal's Cotton Annex, LLC

D-8 Special Exception Review
Zoning Criteria Analysis

March 18, 2021

Holland & Knight

D-8 Special Exception - Zoning Criteria Analysis

11-I DCMR § 581.1 - All proposed uses, new buildings, and new structures, or any proposed exterior renovation to any existing buildings or structures that would result in an alteration of the existing exterior design, shall be subject to review and approval by the Zoning Commission as a special exception in accordance with the provisions of Subtitle X, Chapter 9 and Subtitle I §§ 581.2 through 581.5, and, for locations not subject to review by the Commission of Fine Arts and for locations fronting on Independence Avenue between 2nd and 12th Streets, N.W., shall be referred to the National Capital Planning Commission for review and comment.

- Subtitle X, Chapter 9; and
- Subtitle I §§ 581.2 through 581.5.



General Special Exception Criteria (11-X DCMR § 901.2)

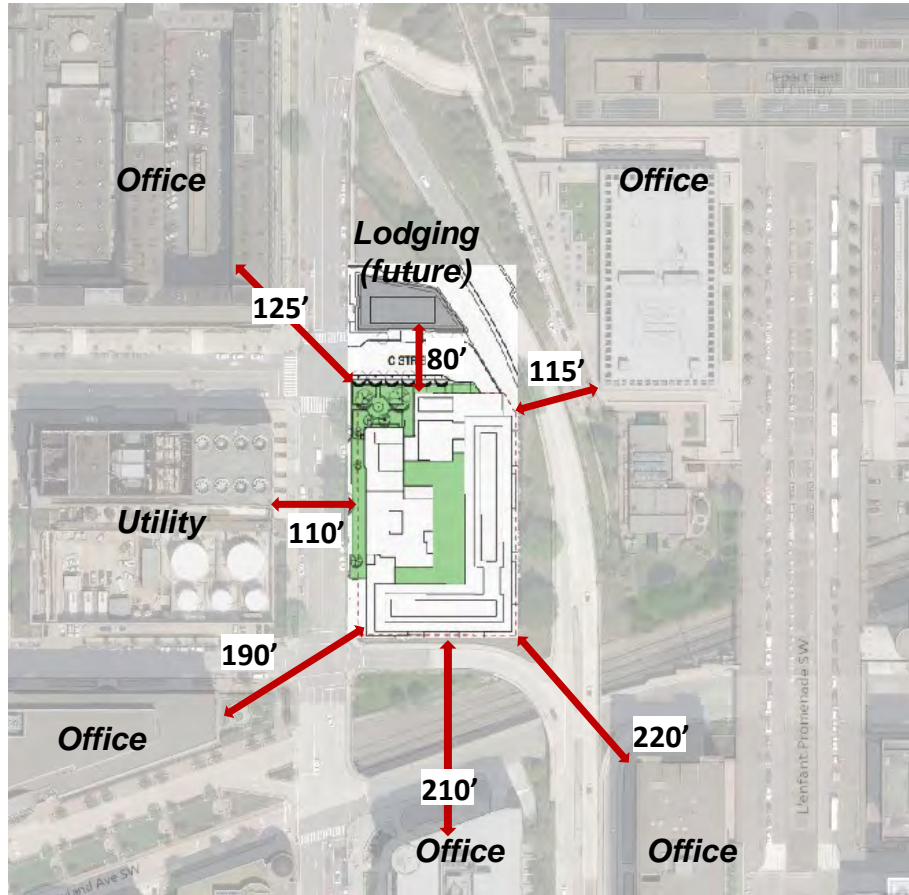
- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
 - Redevelopment of long underutilized site for residential and retail use;
 - Assist the District in achieving housing and affordable housing goals;
 - Diversification of uses within the area;
 - No adverse impacts to light and area;
 - No undue concentration of population;
 - Favorable conditions related to housing, urban design, pedestrian circulation, sustainability, and historic preservation.

General Special Exception Criteria (11-X DCMR § 901.2)

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
 - Consistent with purposes of Downtown (D) zones.
 - Protect historic buildings and allow compatible development;
 - Provide for return of L'Enfant streets and rights-of-way;
 - Encourage development of publicly-accessible open space;
 - Encourage development of housing, including development and preservation of affordable housing, in Central Washington.
 - Consistent with the purposes of the D-8 zone.
 - Permit high-density development to foster transition of a federally-owned area into a mixed-use area.
 - Promote greater connectivity with an emphasis on re-establishing connections

General Special Exception Criteria (11-X DCMR § 901.2)

- b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

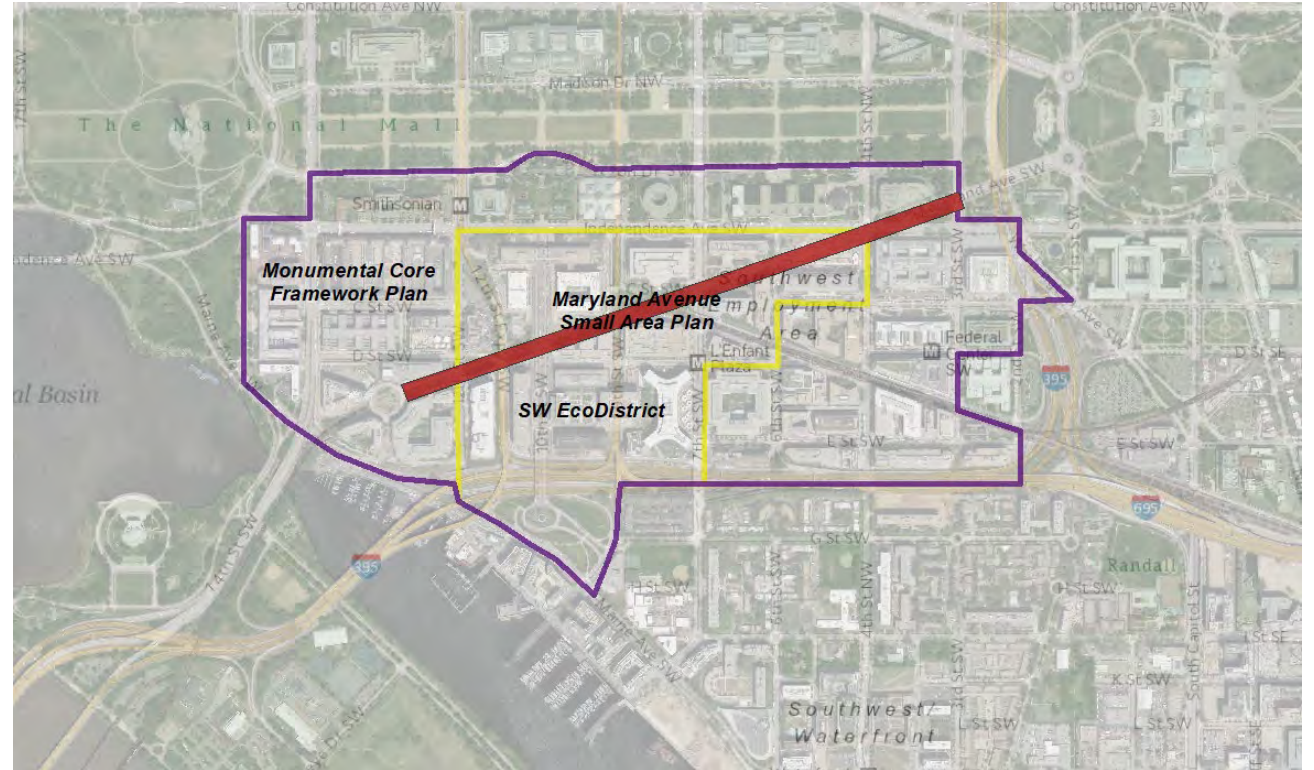


D-8 Special Exception Criteria (11-I DCMR § 581.2)

The reviewing body shall consider whether the proposed project...will help achieve the objectives of the Maryland Avenue Small Area Plan approved June 26, 2012, and its related or successor plans.

Related / successor plans:

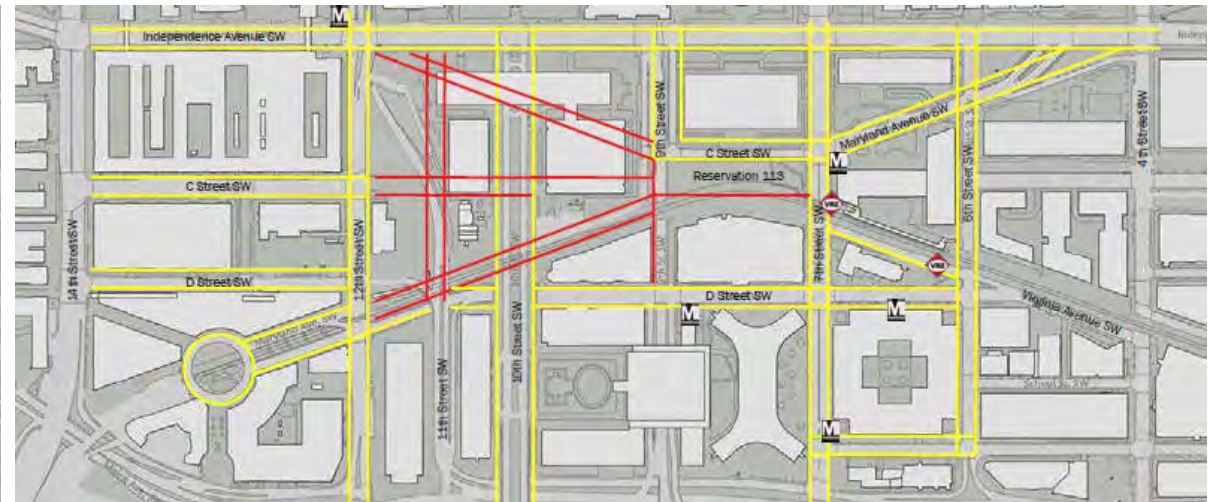
- Monumental Core Framework Plan
- Southwest EcoDistrict



D-8 Special Exception Criteria (11-I DCMR § 581.2)

The reviewing body shall consider whether the proposed project...will help achieve the objectives of the Maryland Avenue Small Area Plan approved June 26, 2012, and its related or successor plans.

- Promotes a more lively, balanced, and sustainable land use mix;
- Improved connectivity (pedestrian, bicycle, access to transit);
- Optimization of height and design that complements and minimizes impacts on surrounding buildings.



D-8 Special Exception Criteria (11-I DCMR § 581.2)

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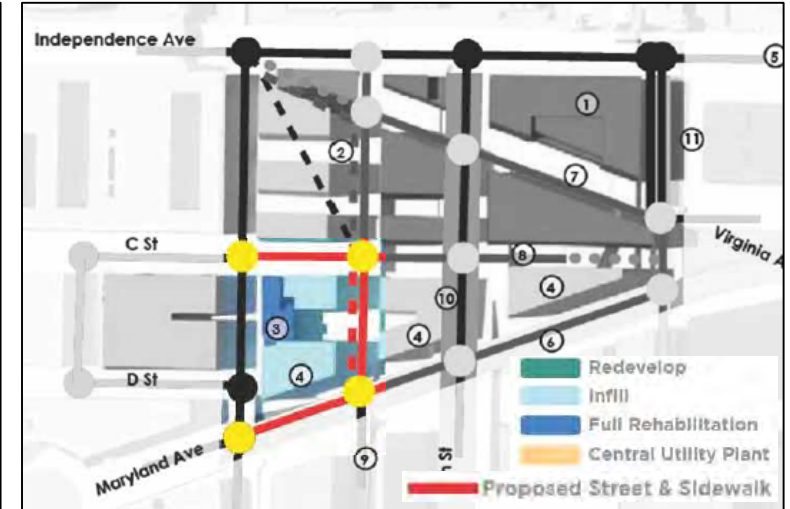
- Monumental Core Framework Plan (NCPC, CFA)
- SW EcoDistrict (NCPC)



Monumental Core Framework Plan

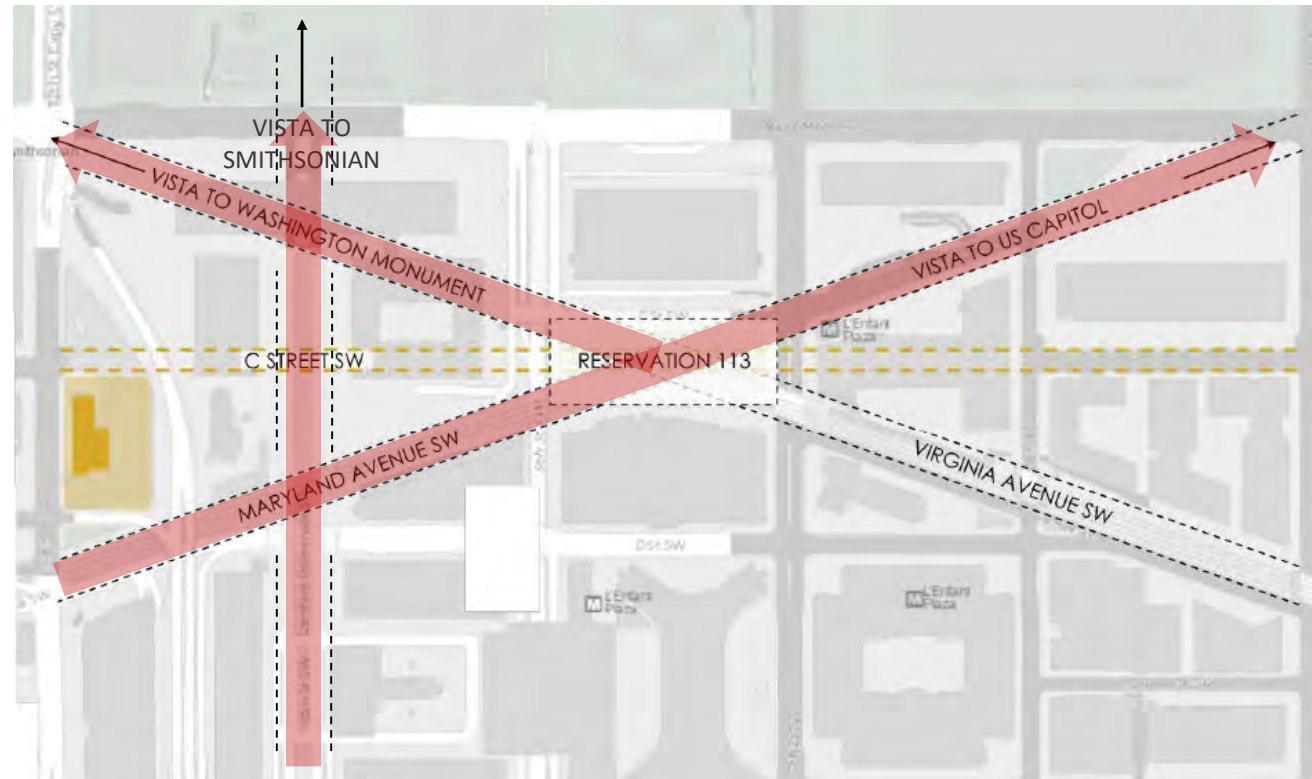


SW EcoDistrict



D-8 Special Exception Criteria (11-I DCMR § 581.2)

- a) Building height, mass, and siting shall respect or re-establish vistas to the U.S. Capitol, the Washington Monument, and the Smithsonian Institution's original building;



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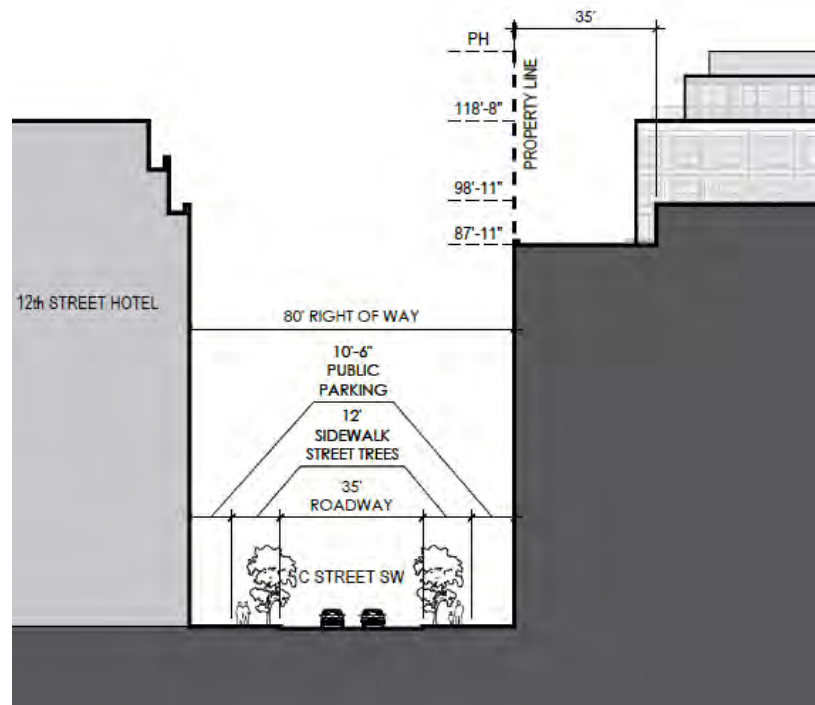
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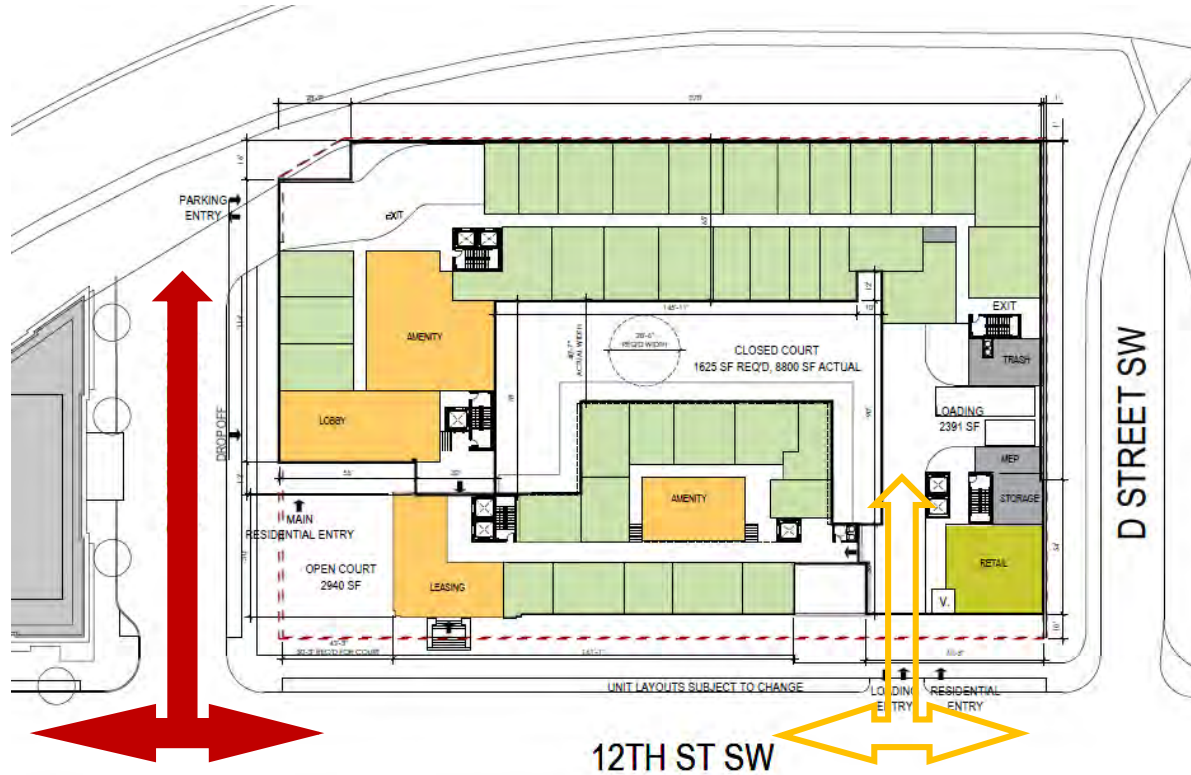
- b) Greater connectivity shall be achieved for pedestrians and vehicles both within the area and the adjacent area and shall be based on historic street rights-of-way, particularly including: ...C Street, S.W., between 7th and 12th Streets, S.W.;



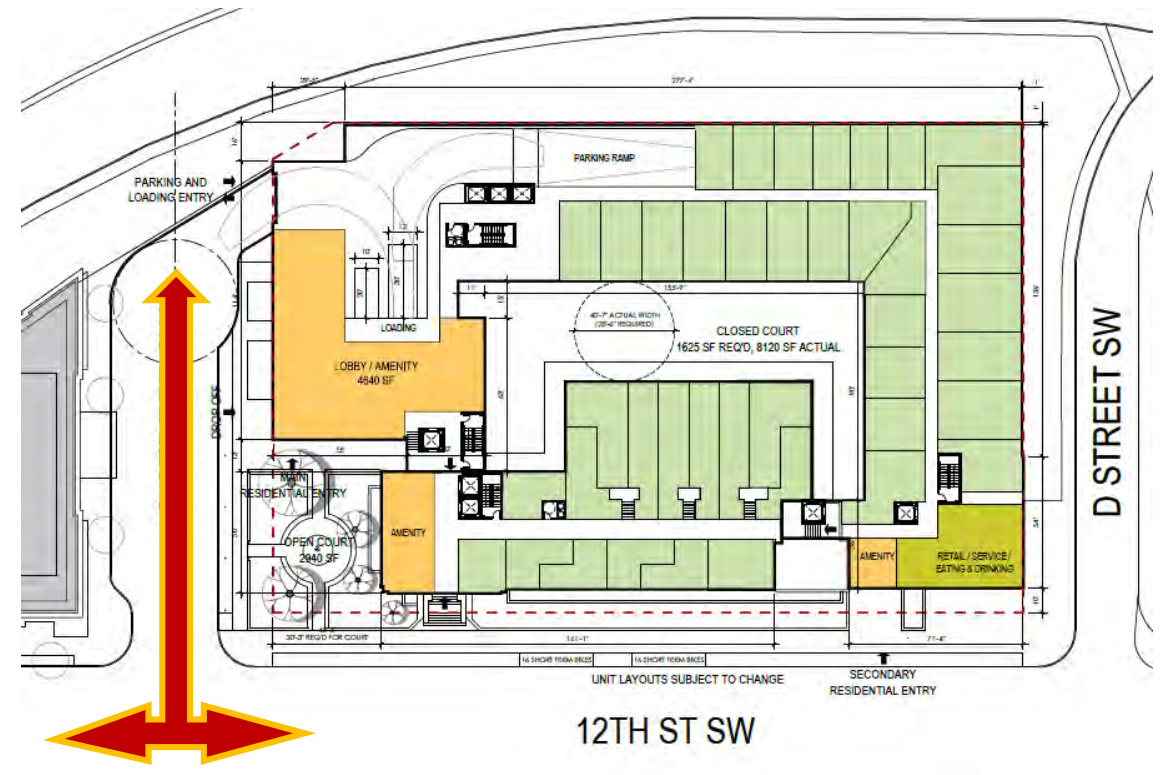
D-8 Special Exception Criteria (11-I DCMR § 581.2)

- c) Conflicts between vehicles and pedestrians shall be minimized;

December 24, 2020



Current Proposal



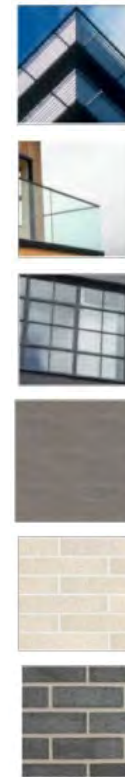
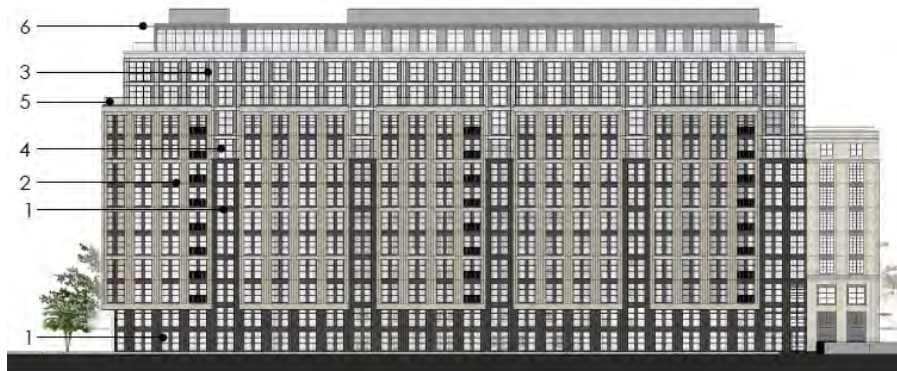
D-8 Special Exception Criteria (11-I DCMR § 581.2)

- c) Conflicts between vehicles and pedestrians shall be minimized;




D-8 Special Exception Criteria (11-I DCMR § 581.2)

- d) Unarticulated blank walls adjacent to public spaces shall be minimized through facade articulation;




D-8 Special Exception Criteria (11-I DCMR § 581.2)

- e) Ground floor retail spaces shall have a clear height of least fourteen feet (14 ft.) if adjacent to major streets;
- f) The project shall minimize impacts on the environment, as demonstrated through the provision of an evaluation of the proposal against GAR requirements and LEED Gold certification standards;



LEED for Homes v4: Multifamily Mid-Rise
USDA Cotton Annex
December 10, 2020



2 0 0 Integrative Process			Possible Points: 2	
Y	N	N	2	0
Y	N	N	2	0
Credit: Integrative Process				

14 1 0 Location and Transportation			Possible Points: 15	
Y	N	N	7	1
Y	N	N	3	0
Y	N	N	2	0
Y	N	N	2	0
Credit: Floodplain Avoidance				
Credit: Site Selection (v4.1)				
Credit: Compact Development				
Credit: Community Resources (v4.1)				
Credit: Access to Transit (v4.1)				

5.5 0 1.5 Sustainable Sites			Possible Points: 7	
Y	N	N	1	1
Y	N	N	1	1
Y	N	N	1	1
Y	N	N	1	1
Credit: Construction Activity Pollution Prevention				
Credit: No Invasive Plants				
Credit: Heat Island Reduction				
Credit: Rainwater Management (v4.1)				
Credit: Non-Toxic Pest Control				

6 1 5 Water Efficiency			Possible Points: 12	
Y	N	N	6	1
Y	N	N	6	1
Credit: Water Metering				
Credit: Total Water Use				

25 2 10 Energy and Atmosphere			Possible Points: 37	
Y	N	N	25	1
Y	N	N	25	1
Y	N	N	25	1
Y	N	N	25	1
Credit: Minimum Energy Performance				
Credit: Energy Metering				
Credit: Education of the Homeowner, Tenant or Building Manager				
Credit: Annual Energy Use				
Credit: Efficient Hot Water Distribution				
Credit: Advanced Utility Tracking				

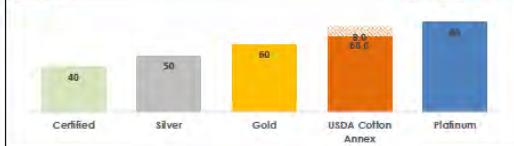
2.5 0 4.5 Materials and Resources			Possible Points: 9	
Y	N	N	2	1
Y	N	N	2	1
Y	N	N	2	1
Y	N	N	2	1
Credit: Certified Tropical Wood				
Credit: Durability Management				
Credit: Durability Management Verification				
Credit: Environmentally Preferable Products				
Credit: Construction Waste Management				

5 3 10 Indoor Environmental Quality			Possible Points: 18	
Y	N	N	5	3
Y	N	N	5	3
Y	N	N	5	3
Y	N	N	5	3
Y	N	N	5	3
Credit: Ventilation				
Credit: Combustion Venting				
Credit: Garage Pollutant Protection				
Credit: Radon-Resistant Construction				
Credit: Air Filtration				
Credit: Environmental Tobacco Smoke (v4.1)				
Credit: Compartmentalization				
Credit: Enhanced Ventilation				
Credit: Contaminant Control				
Credit: Balancing of Heating and Cooling Distribution Systems				
Credit: Enhanced Compartmentalization				
Credit: Enhanced Combustion Venting				
Credit: Enhanced Garage Pollutant Protection				
Credit: Low Emitting Products (v4.1)				
Credit: No Environmental Tobacco Smoke (v4.1)				

4 1 1 Innovation			Possible Points: 6	
Y	N	N	4	1
Y	N	N	4	1
Credit: Innovation				
Credit: LEED AP Homes				

4 0 0 Regional Priority Credits			Possible Points: 4	
Y	N	N	4	0
Y	N	N	4	0
Credit: Site Selection (8 pts)				
Credit: Community Resources (2 pts)				
Credit: Access to Transit (2 pts)				
Credit: Rainwater Management (2 pts)				

18 8 34			Possible Points: 110	
Y	N	N	18	8
Y	N	N	18	8
Credit: Certified				
Credit: Silver				
Credit: Gold				
Credit: USDA Cotton Annex				
Credit: Platinum				



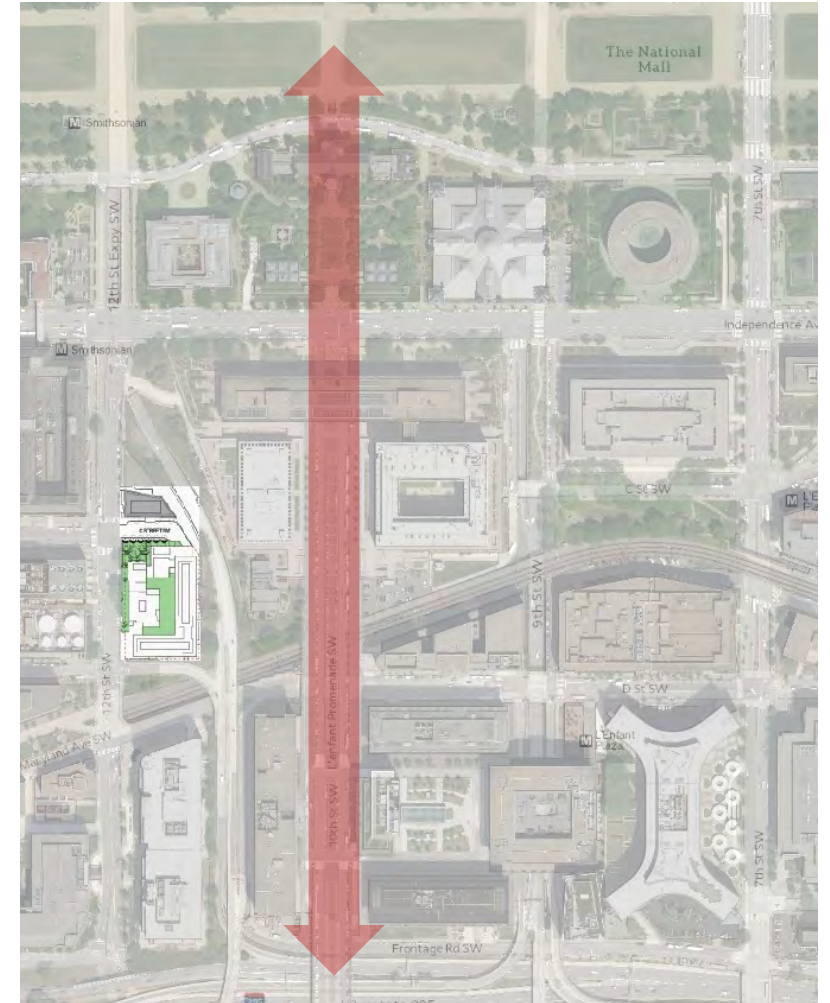
Note:

- min 8 points total in LT and EA required
- min 3 points in WE required
- min 3 points in EQ required

Please note that the information contained on this page is to show design intent. It is based on preliminary information and may change as the project develops.

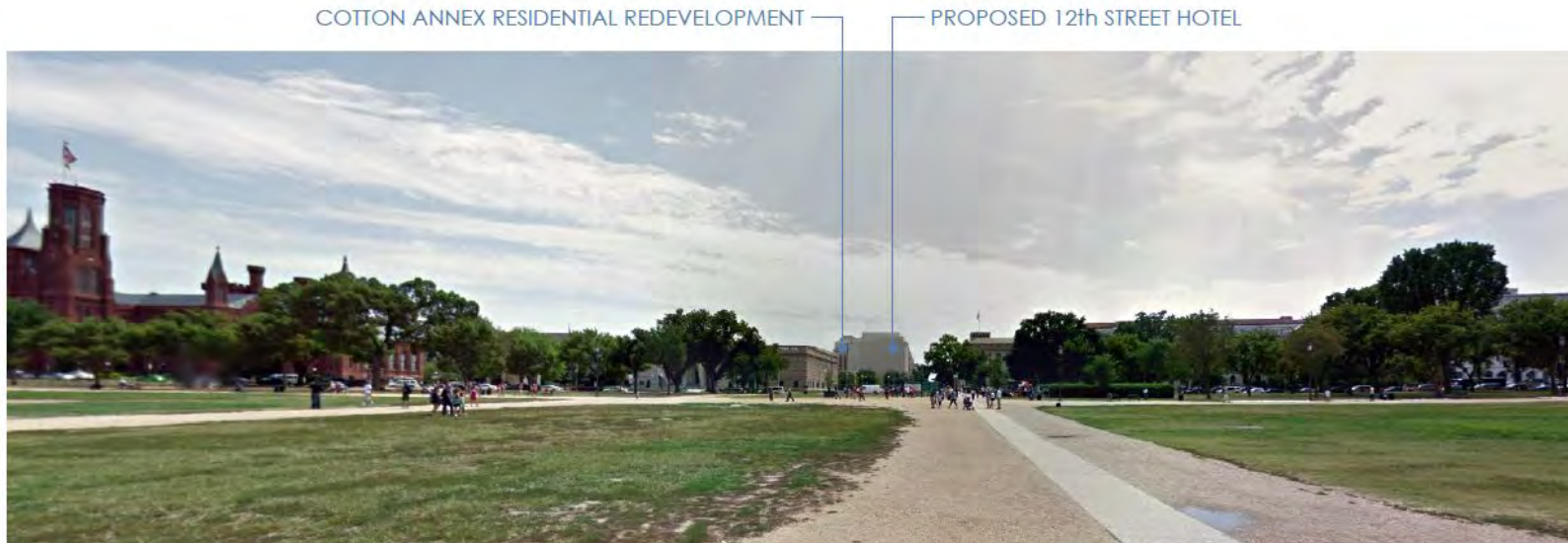
D-8 Special Exception Criteria (11-I DCMR § 581.2)

- g) Rooftop structures, architectural embellishments, and penthouses should be carefully located and designed to not compete with the architectural features of the Smithsonian Institution's original building when viewed from its center point on the National Mall and from 10th Street, S.W.



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D-8 Special Exception Criteria (11-I DCMR § § 581.3 – 581.5)

581.3 - Construction or substantial renovation of a building or structure that would include an area restricted by Subtitle I § 575.2 may be permitted only if the Zoning Commission has given approval as a special exception under Subtitle X, Chapter 9, [subject to the determinations under Subtitle I § 581.3(a) – (c)].

- Not applicable.

581.4 - When granting approval under 11-I DCMR §§ 581.1, 581.2, or 581.3, the Zoning Commission shall not reduce access to bonus density for a project that has demonstrated compliance with all applicable regulations.

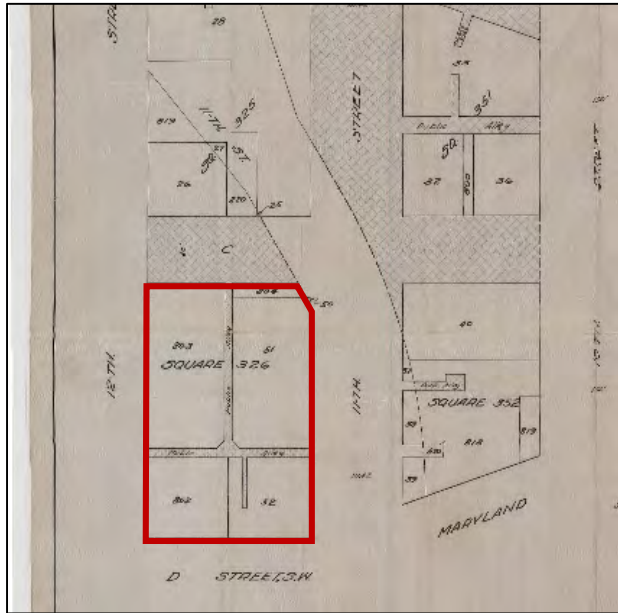
- Not applicable.

581.5 - As part of the special exception to be considered under 11-I DCMR § 581, the Zoning Commission may hear and decide any additional requests for special exception or variance relief needed for the Property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.

- Area variance from open court width requirement.
- Area variance from limitation on density with a historic resource's footprint.

Variance:

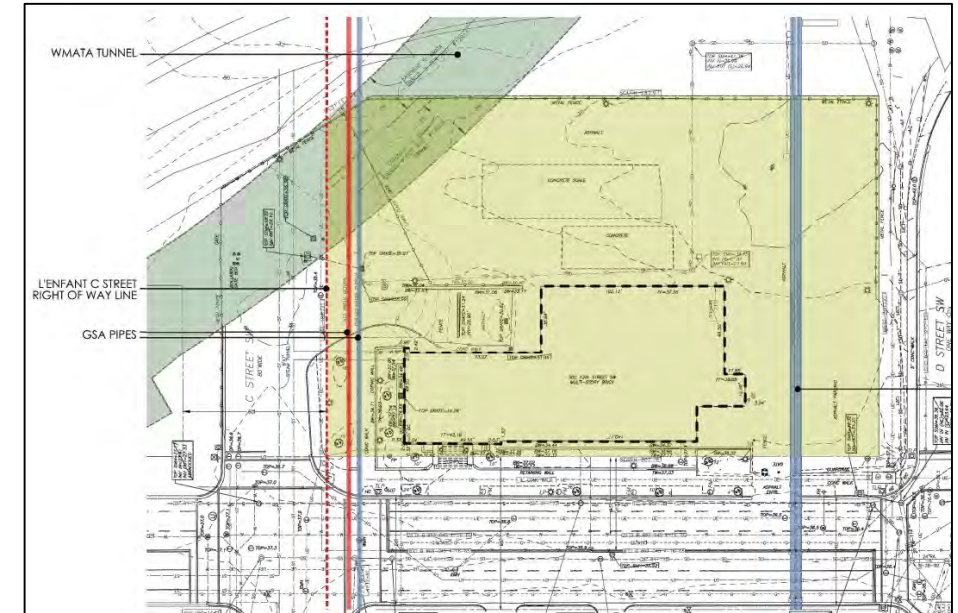
- 1) The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;



Irregularly shaped lot



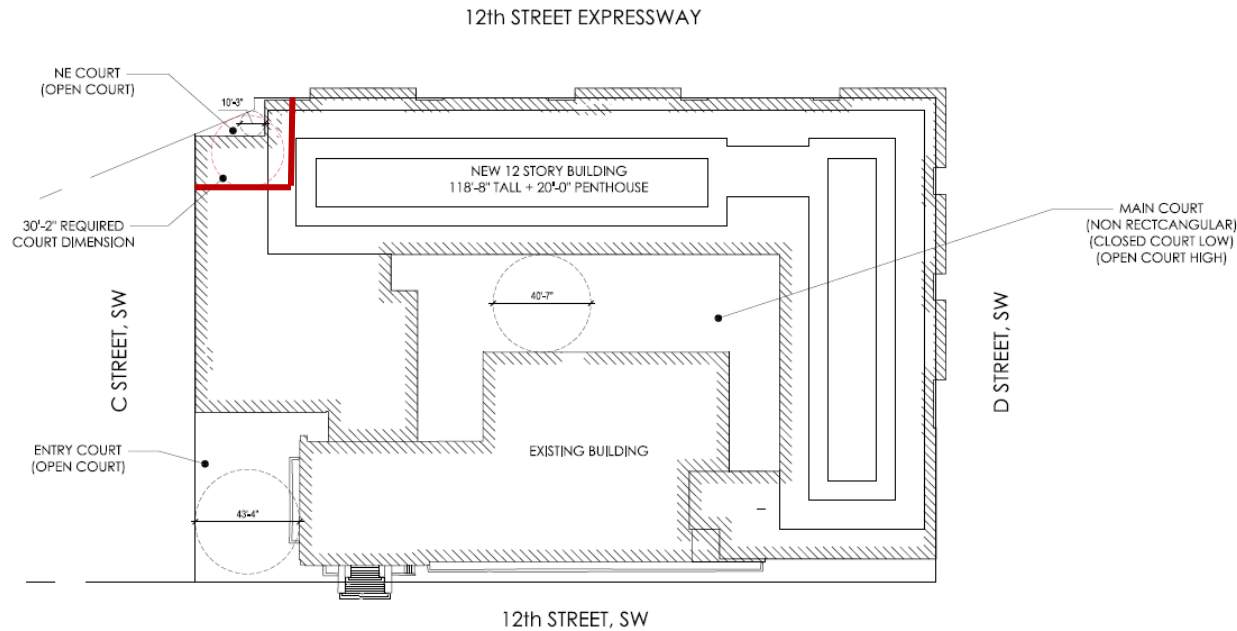
Historic landmark



Subsurface constraints

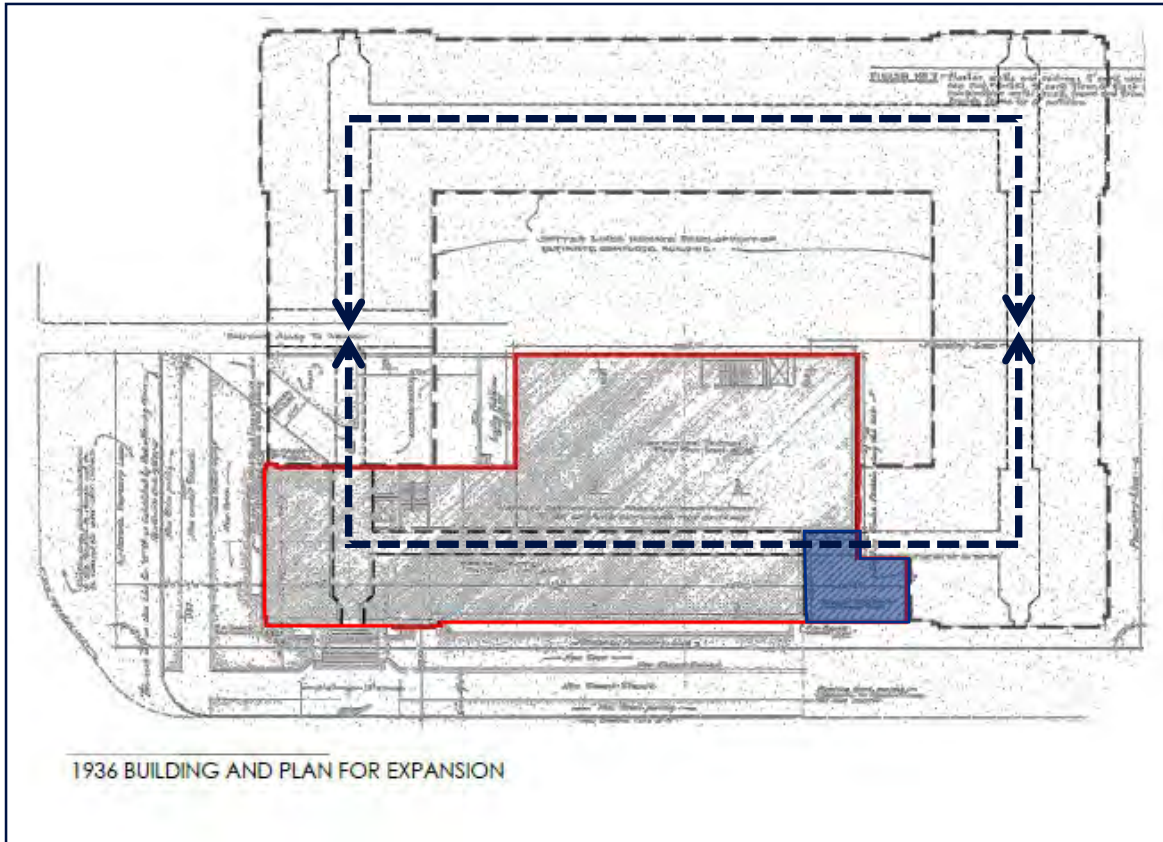
Variance: Open Court Width (11-I DCMR § 207.1)

2) The owner would encounter practical difficulties if the zoning regulations were strictly applied; and



Variance: Historic Resource Footprint Density (11-I DCMR § 200.3)

- 2) The owner would encounter practical difficulties if the zoning regulations were strictly applied; and



Variance:

- 3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.
- Both variances are *de minimus* and will have no impact on the public good;
 - No detriment to the purpose and intent of the open court and historic footprint density limitation;
 - Adequate light and air given location of non-compliant open court at terminus of C Street easement area (80 feet wide) / adjacent to 12th Street Expressway (111 feet wide);
 - Historic footprint density relief will be beneficial to the public good as it will facilitate redevelopment of the historic resource, and is consistent with original design intent of the Cotton Annex.

Conclusion

- D-8 special exception standards are fully satisfied;
- Project will help achieve the objectives of the Maryland Avenue Small Area Plan and its related or successor plans;
- Three-prong variance test for open court and historic footprint density limitation is met;

