

# Friends of 14<sup>th</sup> Street

ZONING COMMISSION – MAY 12, 2022

CASE NO. 21-18

# Friends of 14<sup>th</sup> Street

## ➤ Party in Opposition

FOFS is an unincorporated, not for profit, neighborhood association comprised of neighbors/owners residing near the Project.

FOFS's mission is to ensure that the Project is developed in a way that is consistent with the needs and concerns of the surrounding neighborhood, neighbors/owners.

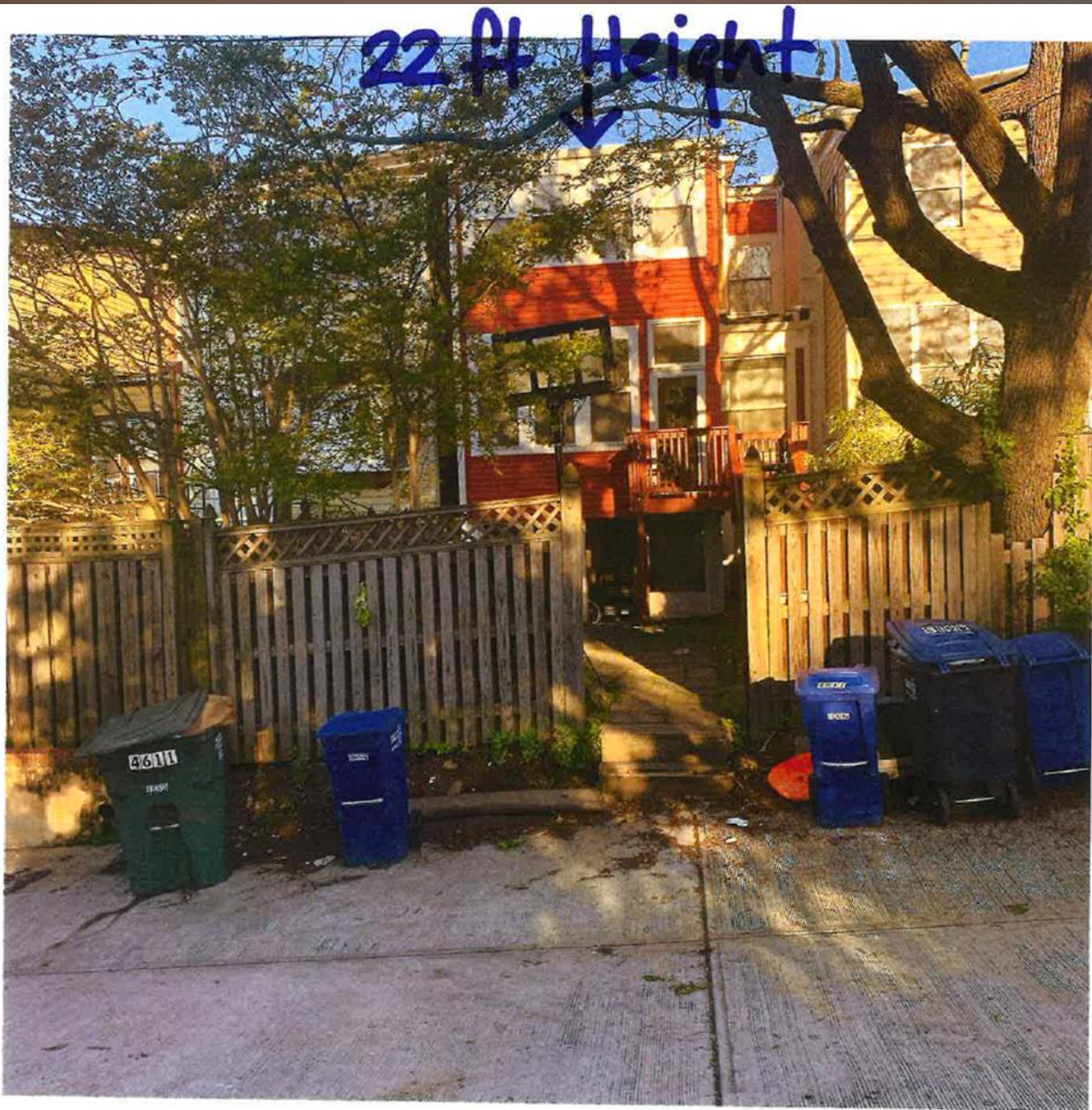
Approximately 60 residents are active members of FOFS, many residing in Square 2704 and within 200 feet of Lot 64.

# Basis for Opposition

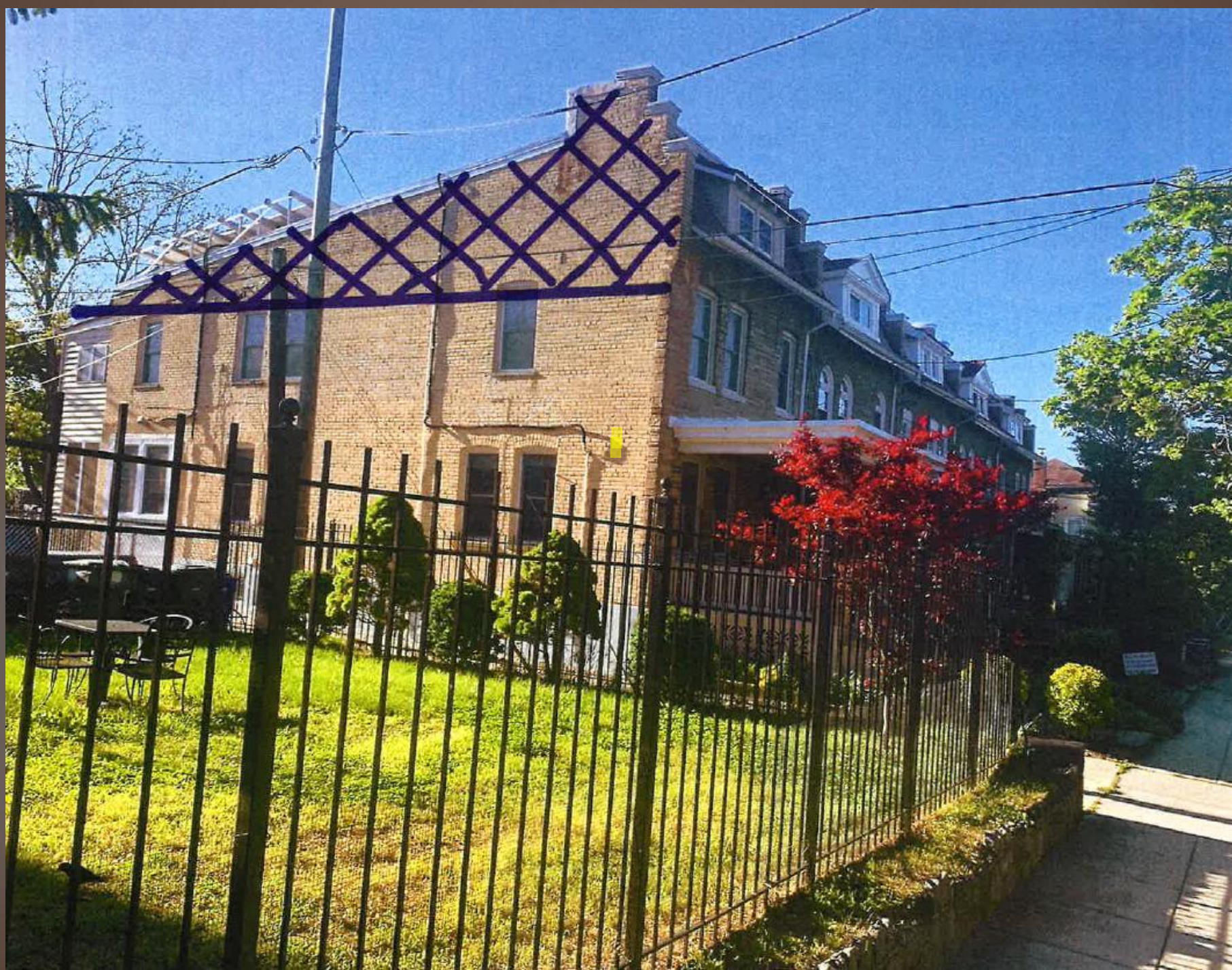
- Height, density and bulk;
- Inadequate height and design concession;
- Small area plan inconsistencies and transportation impacts;
- Underlying flaw in zoning and small area plan; and
- Minimal public benefits.

Dana Baughns

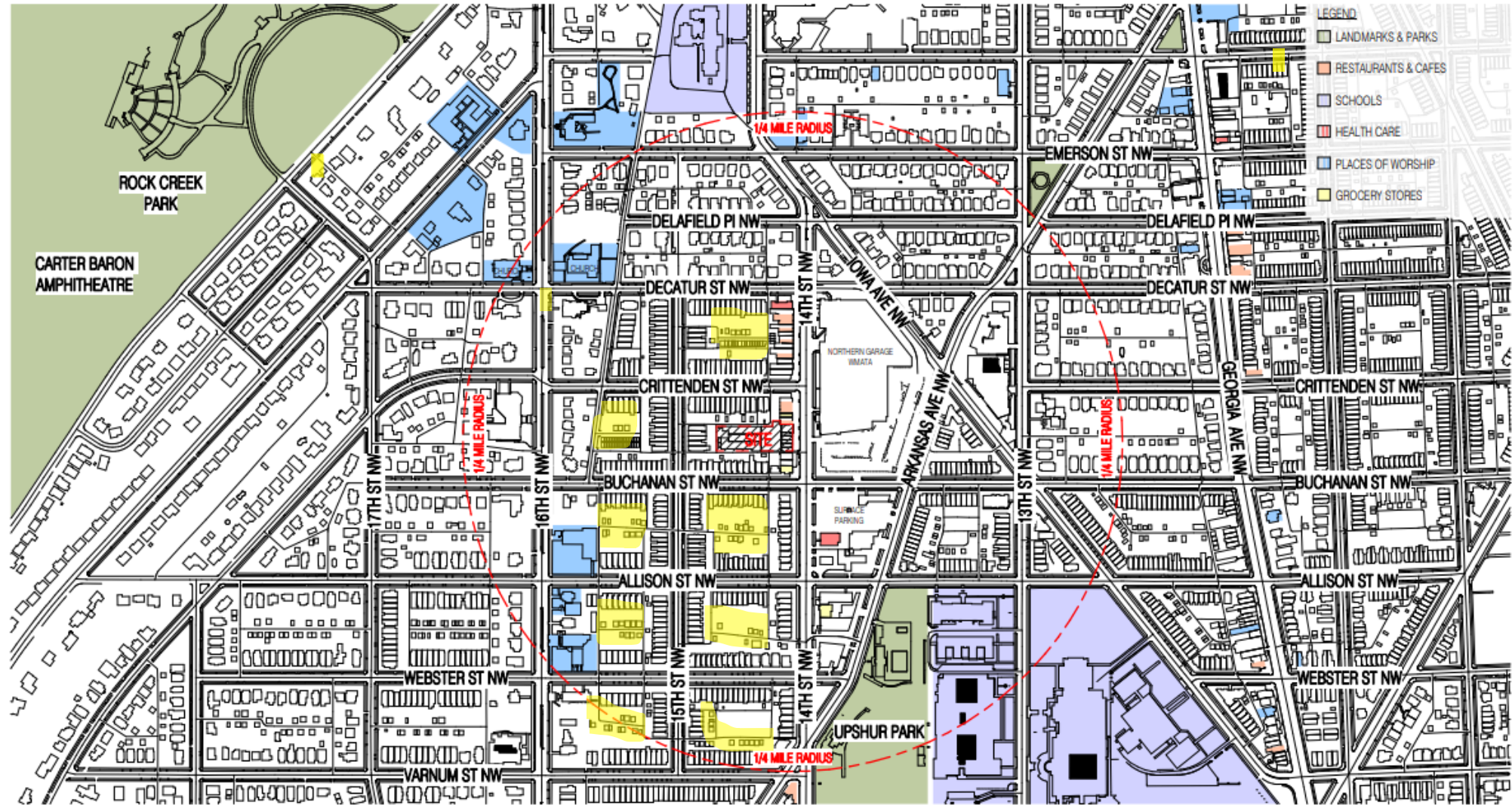












4618 14TH STREET, NW

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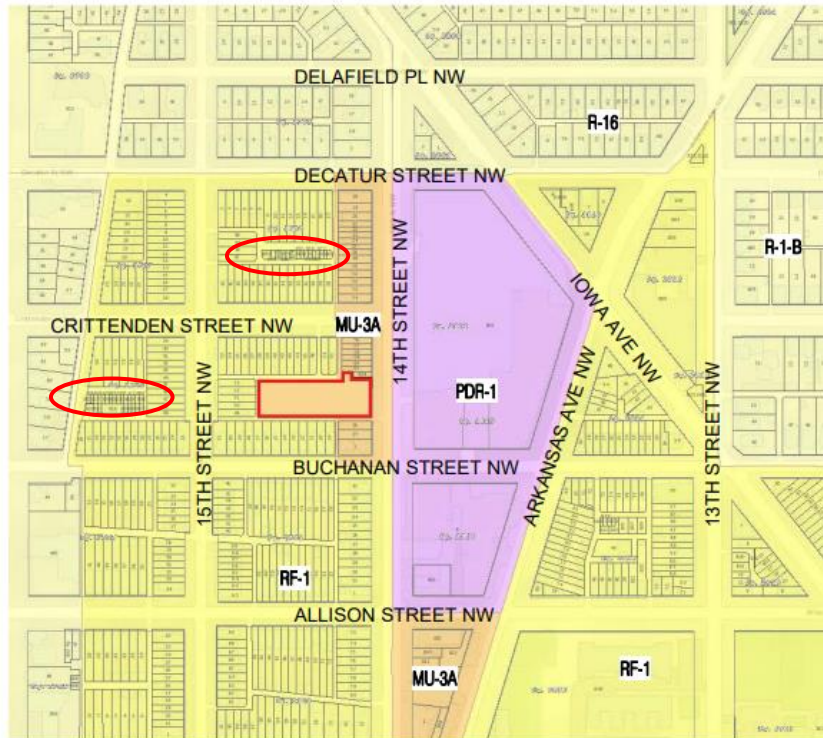
VICINITY MAP | A.00.2

04/15/2022



# Unique Alley System for Square 2704

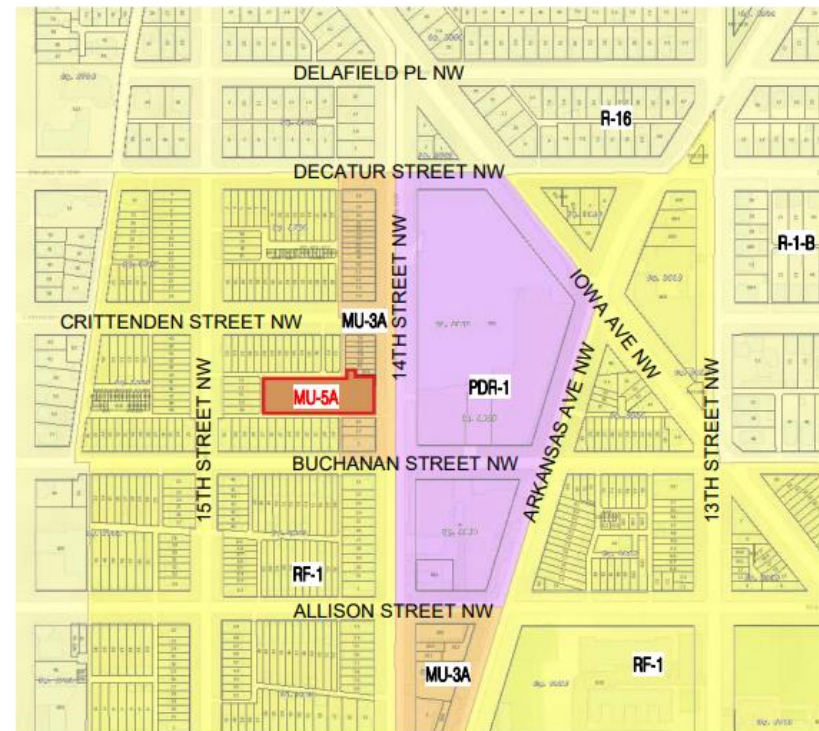
CURRENT ZONING MAP



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PROPOSED MAP AMENDMENT

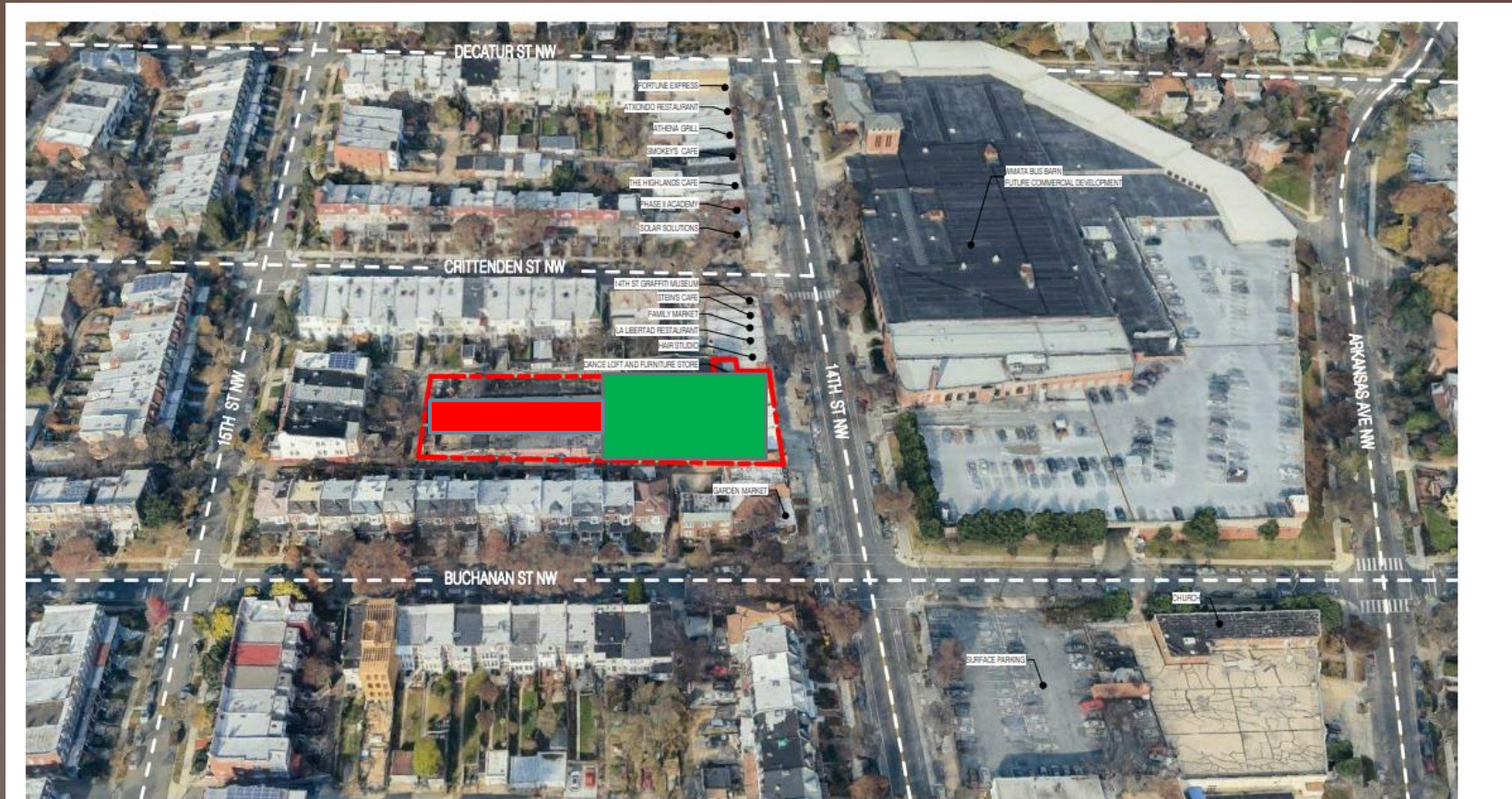


EXISTING ZONING VS PROPOSED AMENDMENT | A.01.3

04/15/2022



# Transfer of Density to 14<sup>th</sup> Street Frontage



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CONTEXT - NEIGHBORING USES | A.02.1

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REAR ALLEY VIEW | A.06.2

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## Design Presentation

DLV

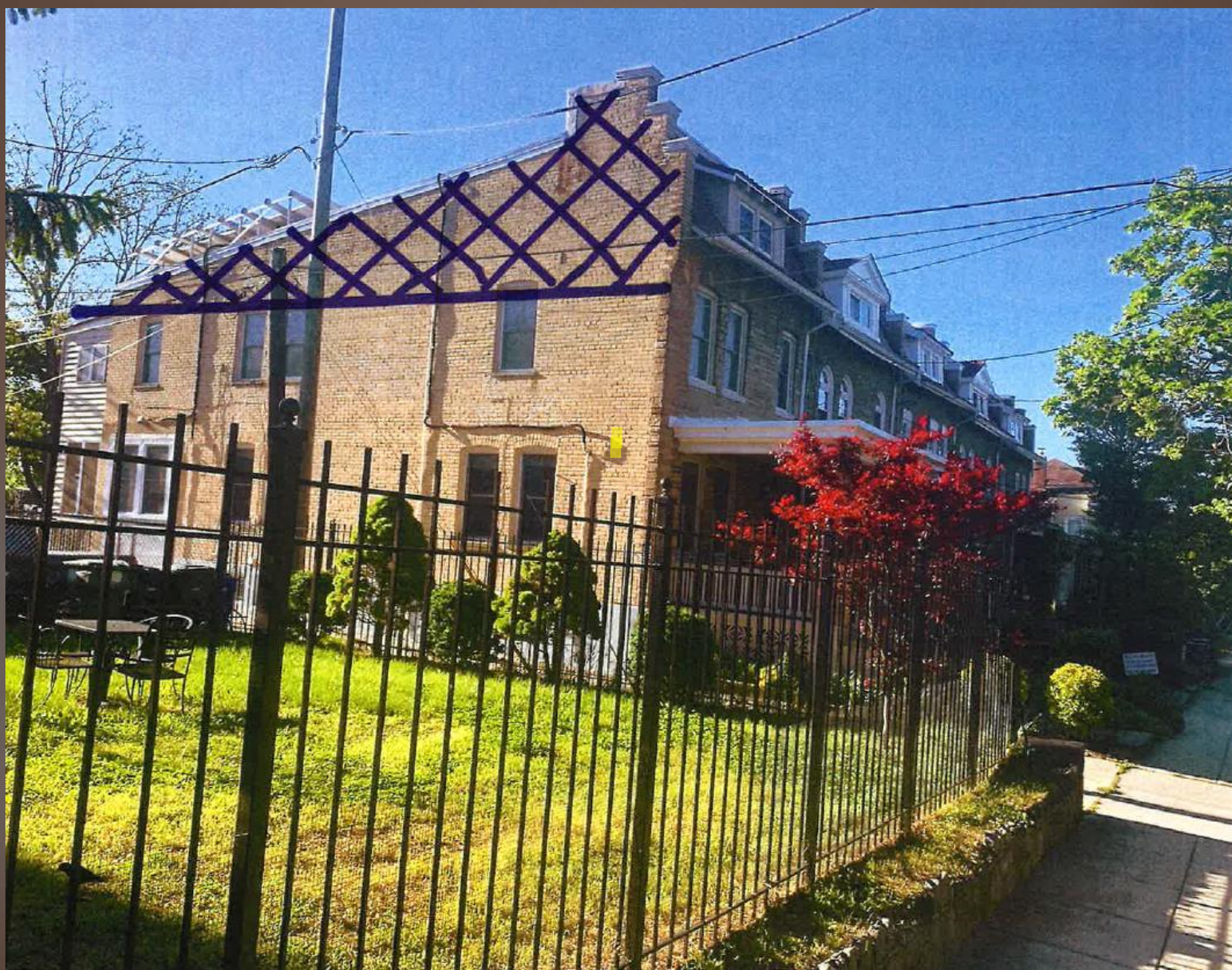
PGN

G/S

PUD







# Contextual examples are distinguishable from the Proposed Project – No projections into the alley/ residential zones



A. THE INTERSECTION OF 14TH AND ALLISON



B. THE INTERSECTION OF 14TH AND WEBSTER



C. THE INTERSECTION OF 14TH AND UPSHUR



D. THE INTERSECTION OF 14TH AND RANDOLPH



E. THE INTERSECTION OF 14TH AND QUINCY



F. THE INTERSECTION OF 14TH AND SPRING

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CONTEXT - PRECEDENT ALONG 14TH ST | A.02.5

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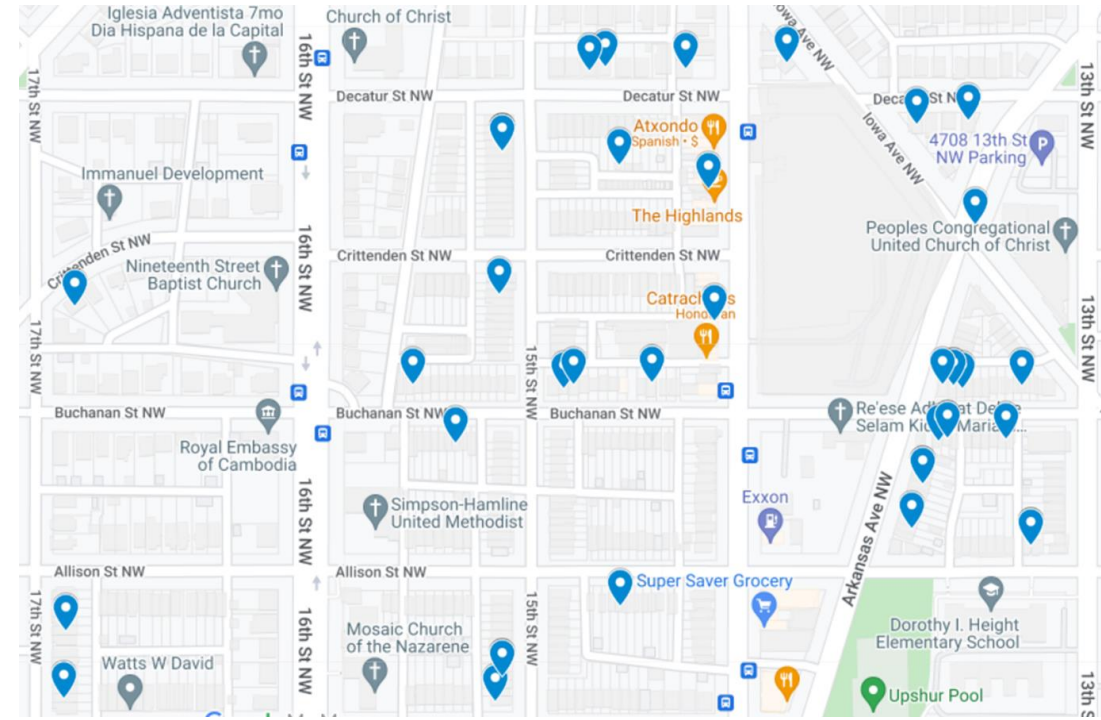


Ann Garlow

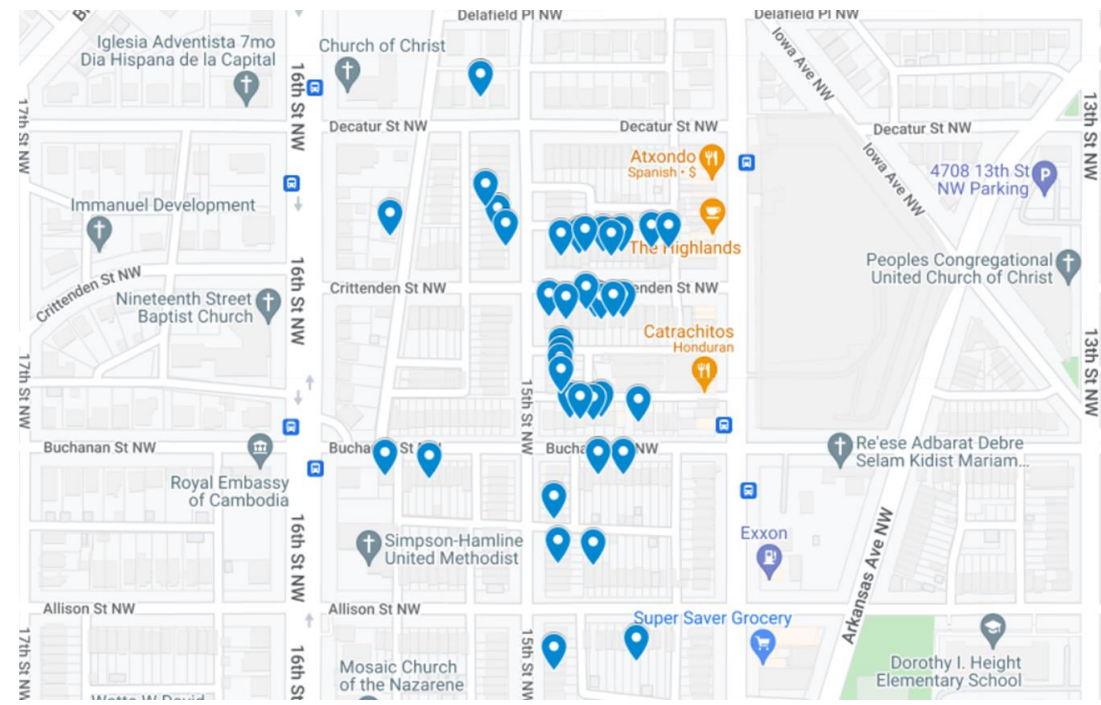
Julio Fernandez

# Location of Support/ Opposition

▶ Opposition is concentrated where those most directly impacted by the Proposed Project reside.



Support



Opposition

David Hollis

Peter Buoma & Katherine Milikin

Andy Elting

# Gorove Slade Transportation Analysis Fails to Meet CTR Requirements.

Reju V. Radhakrishnan

- Missing intersections – activity on alleys and streets was not adequately studied.
- Failure to include WMATA Northern Garage (5+ acres) construction/ lane closures/ operations.
- Concurrent construction activity of these two projects on both sides of 14th Street NW will increase the per vehicle delay during peak periods at neighborhood intersections during the construction period.
- Improper reliance on Metro use (outside of .5-mile walk) resulting in underestimation of PM peak vehicle trips (actually 25+ so should require a CTS).
- Failure to include weekend peaks
- Failure to include Sunday parking data when Church requires spaces
- Failure to include 15<sup>th</sup>/Crittenden, residents' use of alley for access to homes and narrowness of alley that prohibits 2-way traffic fails to recognize increased chance of conflicts.



# Applicant's Exhibit 308A3 – Transportation Study (Part 3)



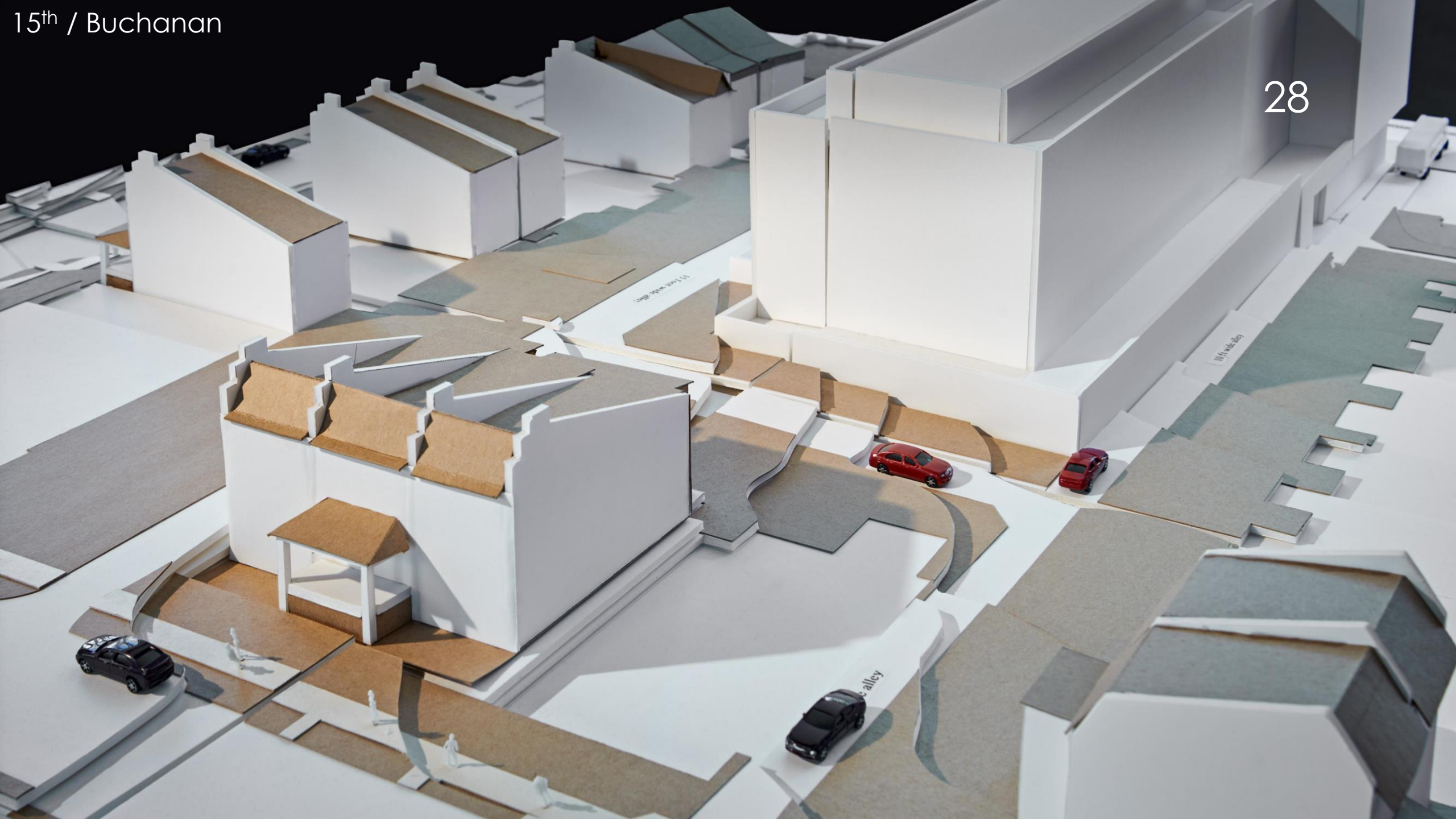
Ted Hallinan

# 3D Model

- FOFS had a three-dimensional model of the proposed project developed that illustrates how out-of-scale it is with the surrounding residential context.
- 1/8" = 1'0" scale using dimensions included in the application and the topographic information available to us from DC Octo GIS Services (site contours) and included alleys, side-walks, roadways and sample houses.

# 3D Model

- The following photos were taken by Judy Davis
  - Associates Degree in Commercial Photography at the Art Institute of Ft. Lauderdale, FL.
  - Membership in the American Society of Media Photographers (ASMP) and was Co-Chair of it's Architectural Specialty Group from 2014-16. Additional memberships include the National Building Museum and the DC AIA (Affiliate Member)
  - She has also taught Architectural Photography classes at the Center for Digital Imaging Arts in Washington, DC.
- Nikon D850, very high resolution; 24-70mm focal length zoom Nikkor lens















14th Street NW  
 14th Street NW  
 14th Street NW  
 built by AFFORDABLE OPPORTUNITY TO BE DANCE LOFT PUD

14th Street NW

15 foot wide alley

15 foot wide alley

15 foot wide alley

Crittendon Street NW

Crittendon Street NW



