

ZONING COMMISSION

Summary of Plan Changes and Submissions

S. Capitol St. SW (Sq. 653, Lots 65, 66, 827, 829, & 830)

Since the initial Application, the Applicant has made changes to the plans. While all changes are detailed herein, the main design-related changes include:

1. Modifying the Bays and Balconies

After discussions with the Office of Planning, the bays and balconies were modified. On floors 3-10, new bays were created at the corner and at both street sides. New balconies were added on both sides of the street. And finally, new windows were added to the east and south side of the building. The Applicant has provided updated renderings, including renderings showing the adjacent building at 1319 South Capitol Street.

2. Public Space Redesign

The areas of public space have been designed to meet the public space guidelines with respect to paving, as well as the guidelines governing the public space design goals along South Capitol Street, including a full 15-foot setback for the entire building and two rows of street trees. The Applicant was previously retaining the façade and footprint of the rowhouse on South Capitol Street closest to the other rowhomes. After the ANC did not find the appearance of the retained façade appealing, and the Office of Planning explained that the eventual vision of South Capitol Street included a full set back for new development, the Applicant made that change. The positioning of the short-term bicycle racks was also changed.

3. Window Changes on the Lower Levels

The original design attempted to replicate the pattern of windows on the adjacent row homes as a nod to the original buildings on this site and to the neighborhood. SWNA had at one point attempted to landmark these buildings and the original idea was to try to integrate some of the features of the row homes into the first-floor facades in terms of pattern and scale. However, the windows were not well received by the ANC, and as there are no residential uses on the lower level, a more open and inviting plan surrounding the retail space is preferred. Accordingly, the lower-level was redesigned to make the lower-level more inviting to the retail space.

4. Elimination of On-Site Loading and Curb Cut

Initially the Applicant was proposing to have loading occur at the rear yard off of N Street. However, after discussions with DDOT, it was clear that DDOT would not support a new curb cut for loading as the project does not have a loading requirement. Accordingly, the Applicant has to close the existing curb cut and cannot provide a new curb cut. Loading will therefore take place on N Street. The Applicant recently submitted a transportation plan (Exhibit 18) and is coordinating with DDOT on finalizing a proposed loading management plan as loading is to take place curbside.

In discussions with the Office of Planning and the ANC, a number of other items were raised and addressed as follows:

1. Commercial Space:

The Applicant's family currently owns the Subject Properties and have owned these properties for many years. Mr. Lam's father still owns and operates the liquor store on the corner. The Applicant intends to retain the building and rent out the units. As the Lam family will retain ownership of the Building, they will continue to use the smaller lower-level retail space on N Street as the new location for the liquor store. With respect to the larger commercial space, the Applicant does not have an identified tenant at this time, as the final space will not be available for possibly a couple of years, but the Applicant anticipates a less-intense coffee shop or eatery use will be located in that space.

2. Parking

The original plan for the site included parking (that plan was not submitted to the Zoning Commission, only to the ANC and community). At a community meeting adjacent neighbors raised concerns about cars, traffic, and the use of the easement to access the proposed parking garage entrance opposite N Street. The Property is exempt from providing parking pursuant to K-513.2(a). In consideration of the Zoning Regulations, Comprehensive Plan goals aiming to minimize traffic and cars where possible, and neighbor concerns, the building was redesigned, and the project eliminated parking. A full rear yard was also provided to provide sufficient space between the dwellings to the west. That is the plan submitted to the Zoning Commission. In order to mitigate the parking concerns, the Applicant's team has contacted Colonial Parking, who operate several garages in the area (nearest at 0.3 miles away), that offer monthly reserved parking. The goal is to identify potential parking spaces that could be leased by future tenants if desired.

3. LEED Certification and Solar Panels:

The Applicant's LEED consultant is creating a scorecard which will be submitted at a later date, no later than one week before the hearing. The Applicant intends to achieve LEED certification and the Applicant and consultant are working through the LEED scorecard.