



Z.C. 22-06 899 Maine Avenue, SW PUD & Related Map Amendment

Applicant's Presentation

October 6, 2022



Opening Fall 2022 Entwine – Takoma Park, DC. Senior Affordable and Permanent Supportive Housing

About Jair Lynch

We are community builders.

- Jair Lynch Real Estate Partners (“Jair Lynch”) was founded nearly 25 years ago on the three pillars of **people, place, and prosperity**.
- In everything we do, we seek to be a catalyst of positive change for the people we serve by **celebrating diversity and creating extraordinary places**.
- We are community builders. We believe in the art of placemaking, creating spaces that will stand the test of time, and **generating value and opportunities for our residents, communities, and customers to thrive**.
- Jair Lynch’s **attainable housing strategy** aims to increase and preserve affordable and workforce housing for families and individuals earning between 30% - 120% MFI to date, we have invested **over \$1.3 billion toward this goal**.
- **Jair Lynch has developed or acquired over 10,000 housing units, of which over 4,000 serve families earning up to 60% MFI and over 300 of which serve families earning up to 30% MFI.**



Ribbon Cutting at 300 7th Street SW – Developed by Jair Lynch





Community Engagement Process

What we heard: Think outside the box

Mitigating Traffic

9th Street Improvements

Responsive Scale + Design

Context-sensitive design
Varied Height and Massing

Neighborhood-Serving Retail

Grocery Store and Bank

Affordable Housing

Approx. 75 IZ Units (incl.
eight (8) 3-BR IZ Units)

Reflect SW Culture

Public Art



Community Engagement

Over 50 meetings with community stakeholders including ANC subcommittee

ANC 6D

1. August 13, 2021 – SMD 6D01
2. September 6, 2021 – Administrative Meeting
3. September 13, 2021 – Regular ANC Meeting
4. November 1, 2021 – Administrative Meeting
5. December 6, 2021 – Administrative Meeting
6. January 7, 2022 – SMD 6D01
7. January 10, 2022 – Regular ANC Meeting
8. May 2, 2022 – Administrative Meeting
9. June 7, 2022 – Special Meeting with the SW BID
10. September 21, 2022 – Special Public Meeting Action

ANC 6D PUD Subcommittee

11. February 7, 2022
12. February 17, 2022
13. March 3, 2022
14. March 17, 2022
15. March 21, 2022
16. April 25, 2022
17. May 5, 2022
18. May 9, 2022
19. May 11, 2022
20. May 23, 2022

21. June 30, 2022
22. July 8, 2022
23. July 14, 2022
24. July 21, 2022
25. July 28, 2022

Capitol Square Homeowners Association

26. November 2, 2021
27. April 27, 2022 – w/Town Square Towers HOA
28. May 12, 2022
29. August 17, 2022

Jefferson Middle School Academy / Parent Teacher Organization ("PTO")

30. October 18, 2021 - Principal
31. October 28, 2021
32. March 16, 2022
33. April 26, 2022
34. September 12, 2022

Other Stakeholders

35. October 18, 2021 – SW BID
36. November 9, 2021 – Mill Creek Residential
37. January 25, 2022 – Hoffman/Wharf District Developers

38. March 23, 2022 – Hoffman/Wharf District Developers
39. March 25, 2022 – Mill Creek Residential
40. April 21, 2022 – Hoffman/Wharf District Developers
41. May 16, 2022 – Mill Creek Residential
42. May 26, 2022 – Mill Creek Residential
43. June 9, 2022 – Mill Creek Residential
44. August 9, 2022 – SW DC Community Center
45. September 16, 2022 – SW BID
46. October 2, 2022 – SW DC Action

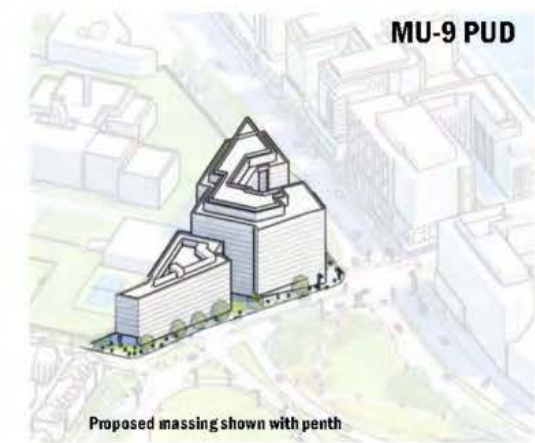
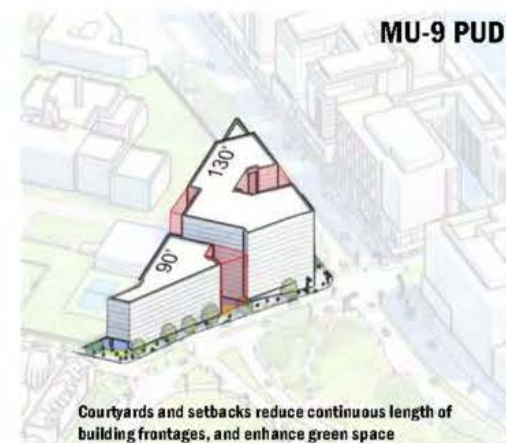
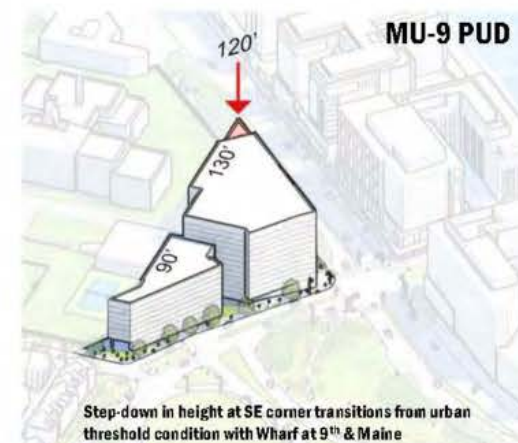
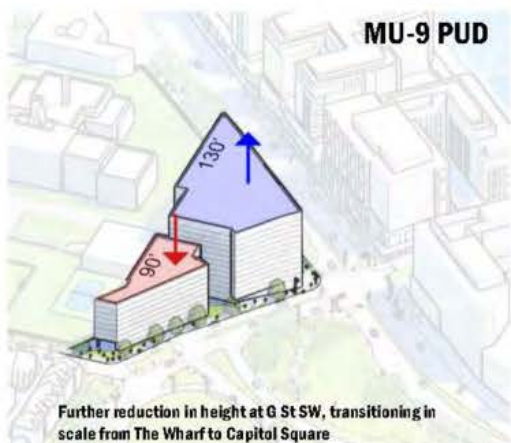
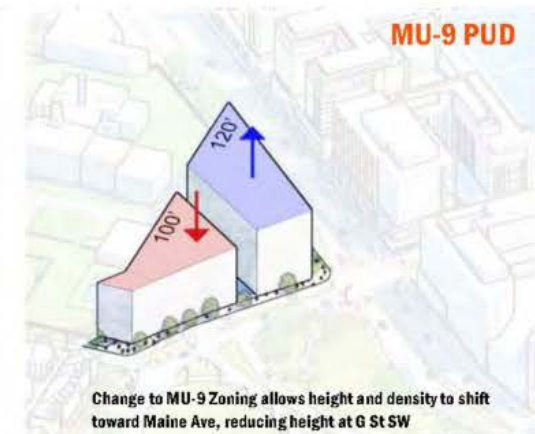
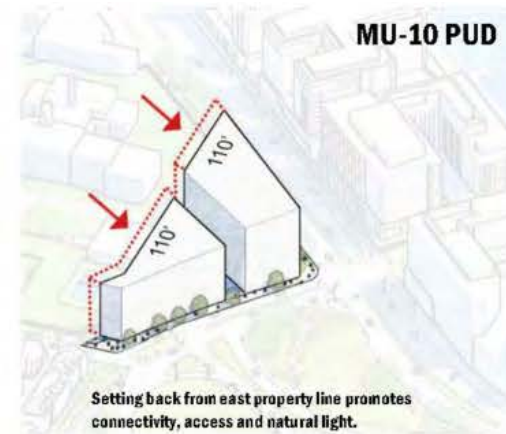
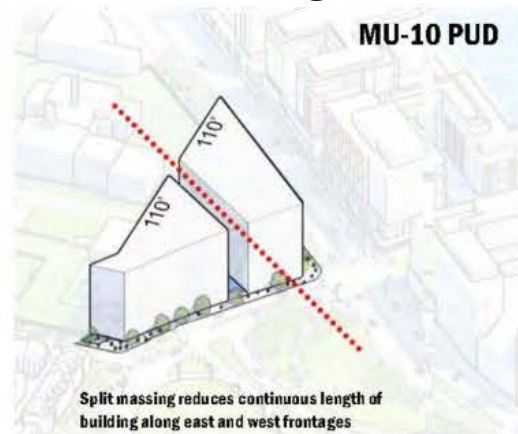
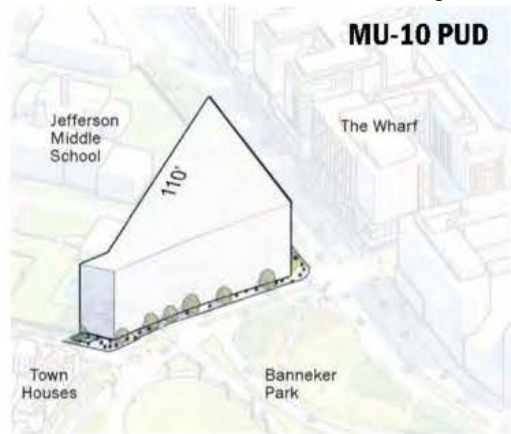
District Agencies

47. October 15, 2021 - OP, DDOT, Department of Energy and Environment (DOEE)
48. December 13, 2021 – DDOT
49. February 10, 2022 – DDOT
50. March 8, 2022 – OP (Development Division)
51. May 16, 2022 – Interagency Review
52. August 4, 2022 – DDOT (CTR Review)



Community Engagement Process

What we heard: Responsive Scale + Design





LIST OF PUBLIC BENEFITS AND AMENITIES (Subtitle X § 305.5)

1. Creation of New Housing

- Approximately 498 new dwelling units
- Approximately 431,818 sf of GFA
- 102 2-BR units (including 16 affordable)
- Provision of eight 3-BR units (all affordable units)

2. Affordable Housing

- 15% of the residential GFA (64,773 sf) for households earning no more than 60% MFI
- 15% of penthouse habitable space for households earning no more than 50% MFI
- Approx. 75 IZ units
- 2-BR affordable units (16 units)
- 3-BR affordable units (8 units, all 3-BR in project)

3. Environmental and Sustainable Benefits

- LEED Platinum
- Extensive and intensive green roofs

1. Superior Urban Design and Architecture

- Contextually-sensitive height transitions
- Leverages site's geometry and gateway location to create unique presence and identity

6. Site Planning, Efficient and Economical Land Utilization

- Redevelopment of transit-oriented site currently improved with office building to provide with mixed new residential and retail/service uses

7. 9th Street Redesign (\$750,000)

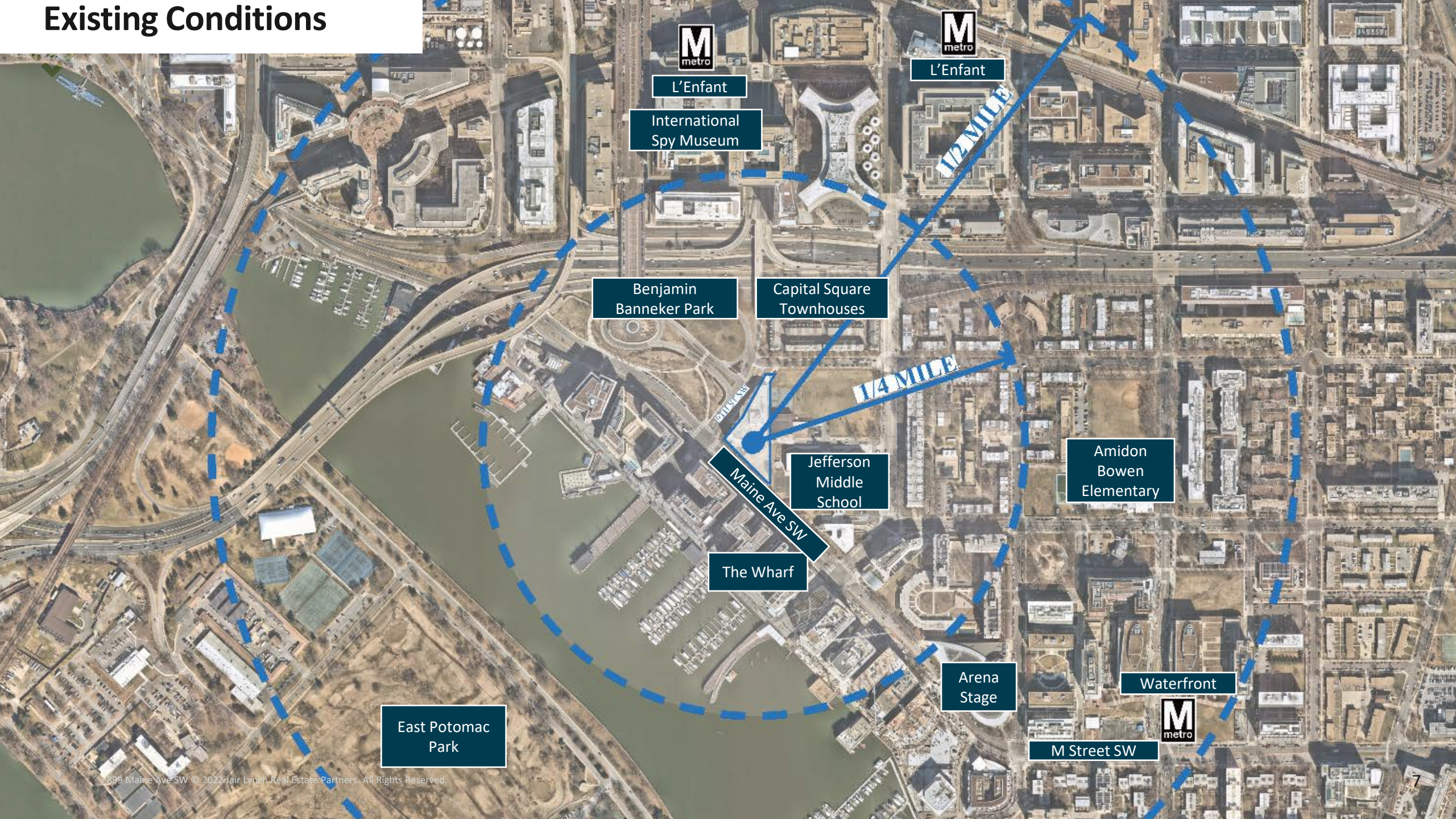
- Infrastructure improvements
- Addition of PUDO zone
- Landscaping (e.g., tiered planters, street trees, activated pockets)

6. Monetary Contribution to SW BID for public art (\$75,000)

7. Uses of Special Value to the Neighborhood

- Grocery store and bank

Existing Conditions



L'Enfant

International
Spy Museum



L'Enfant

1/2 MILE

Benjamin
Banneker Park

Capital Square
Townhouses

1/4 MILE

Jefferson
Middle
School

Maine Ave SW

Amidon
Bowen
Elementary

The Wharf

Arena
Stage

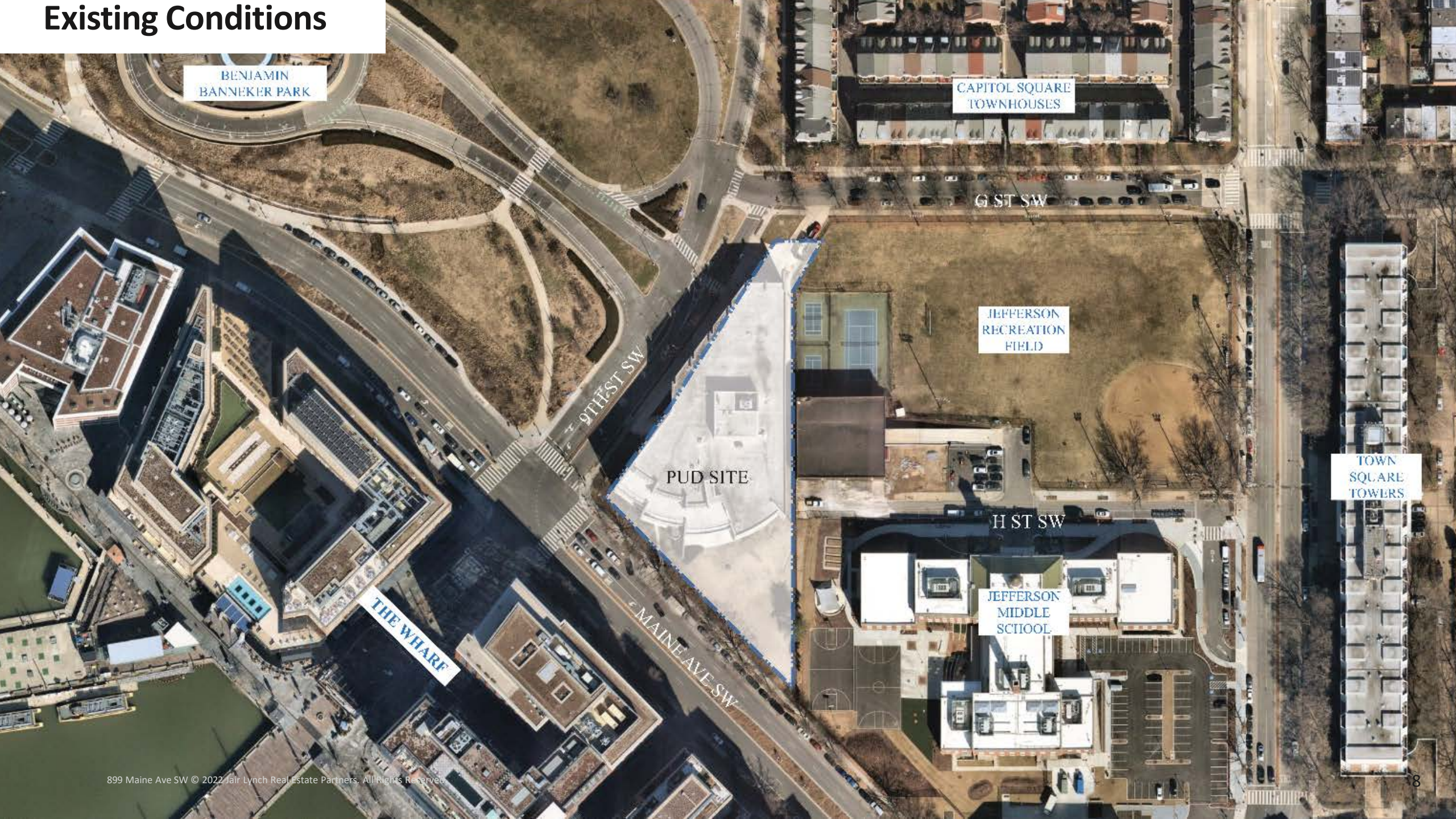
Waterfront



M Street SW

East Potomac
Park

Existing Conditions



BENJAMIN
BANNEKER PARK

CAPITOL SQUARE
TOWNHOUSES

G ST SW

JEFFERSON
RECREATION
FIELD

PUD SITE

TOWN
SQUARE
TOWERS

H ST SW

JEFFERSON
MIDDLE
SCHOOL

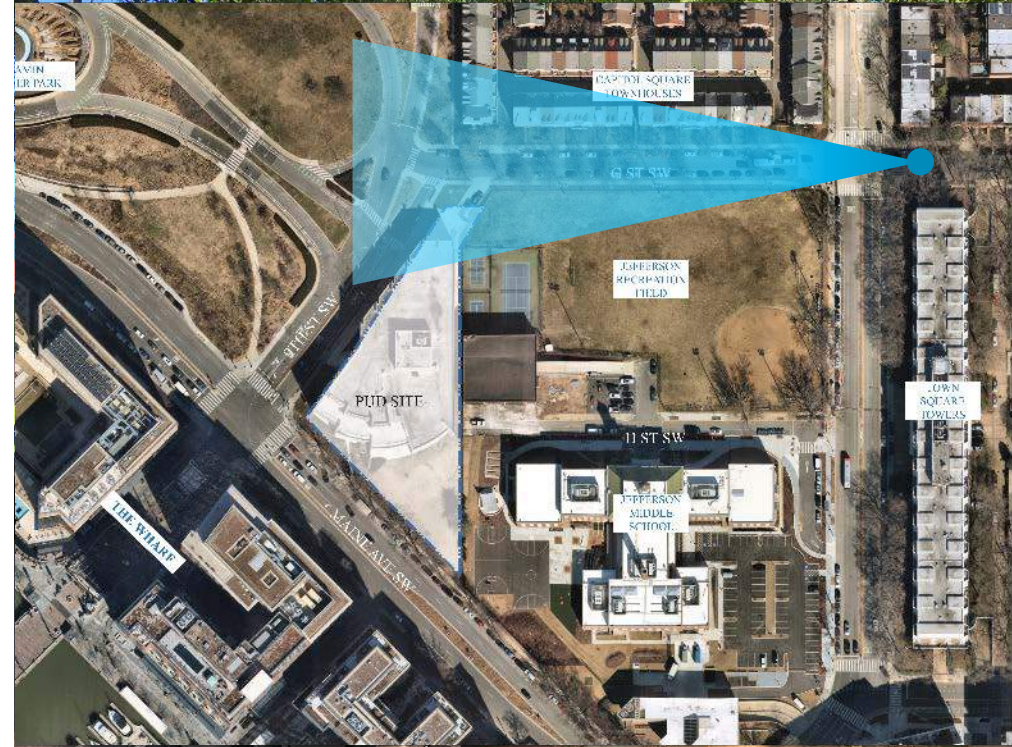
THE WHARF

MAINE AVE SW

9TH ST SW

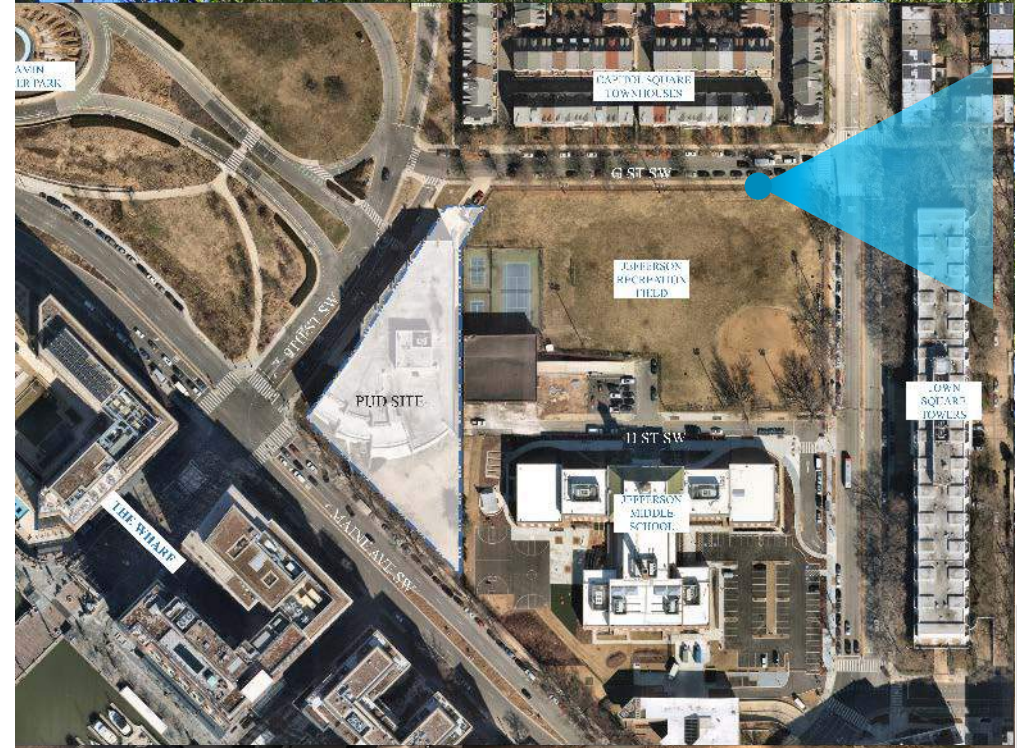


Existing Conditions on G Street SW



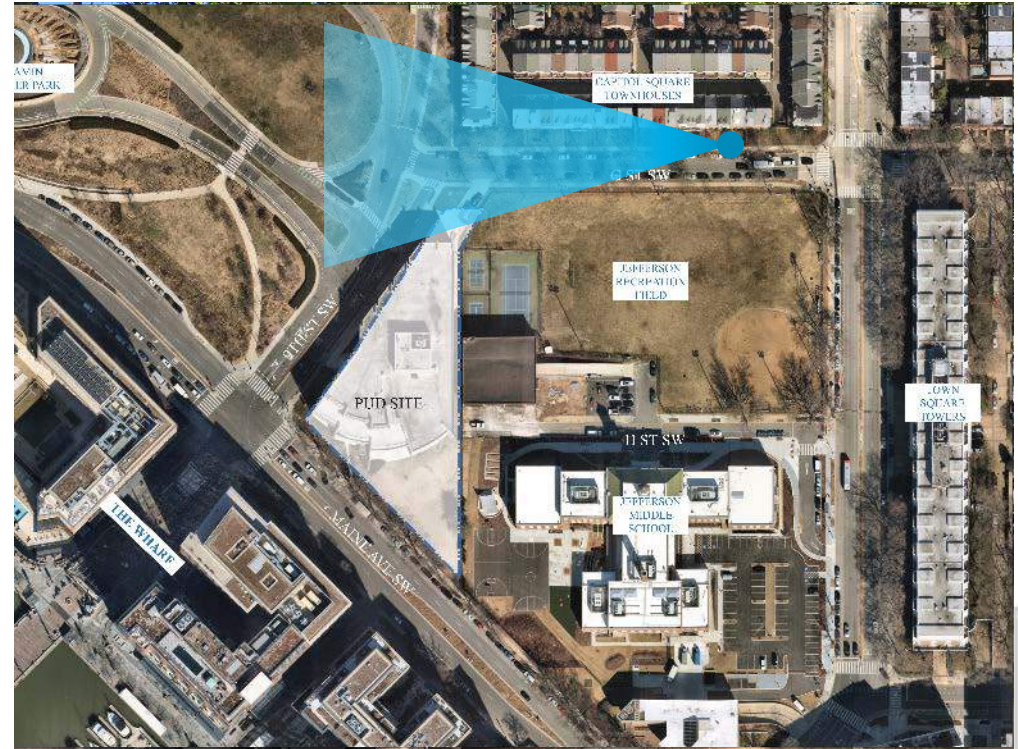


Existing Conditions on G Street SW



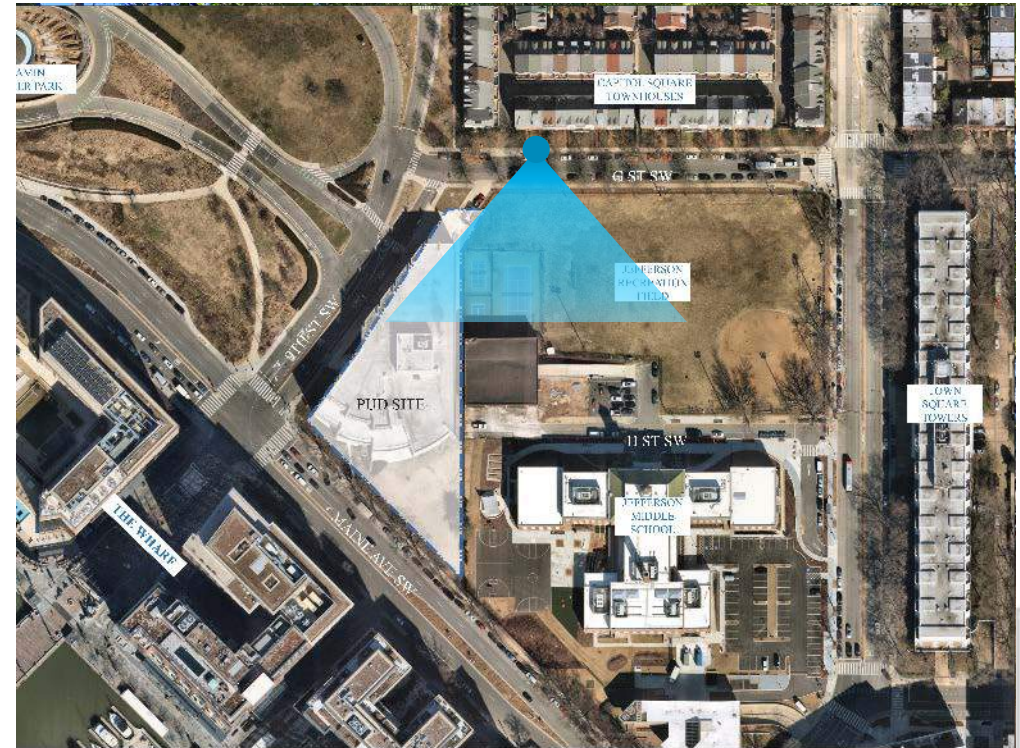


Existing Conditions on G Street SW



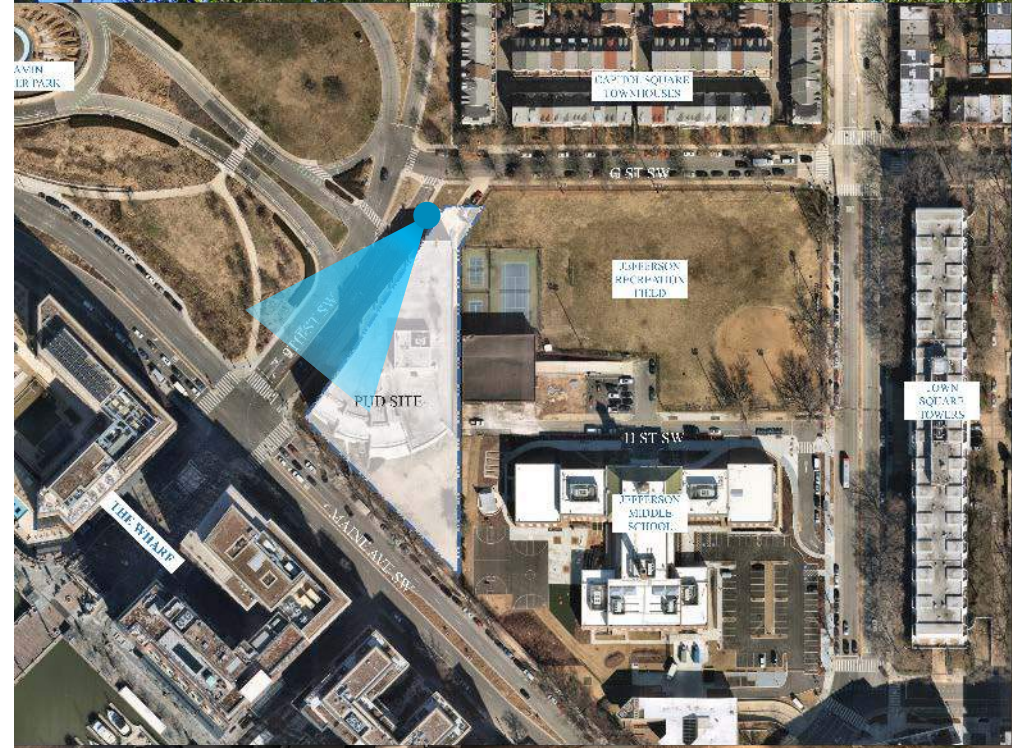


Existing Conditions on G Street SW





Existing Conditions on 9th Street SW



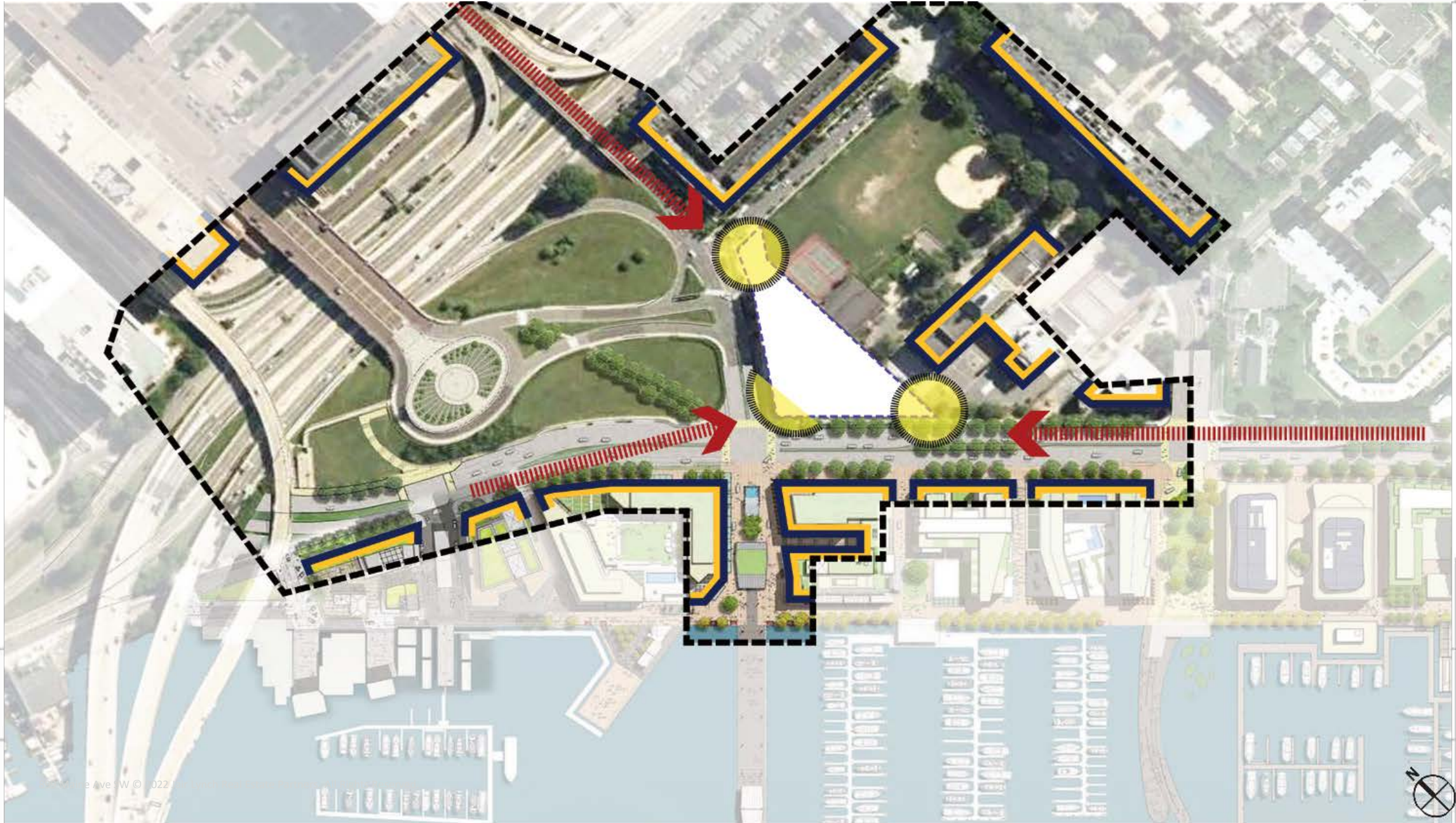


Existing Conditions on Maine Ave SW



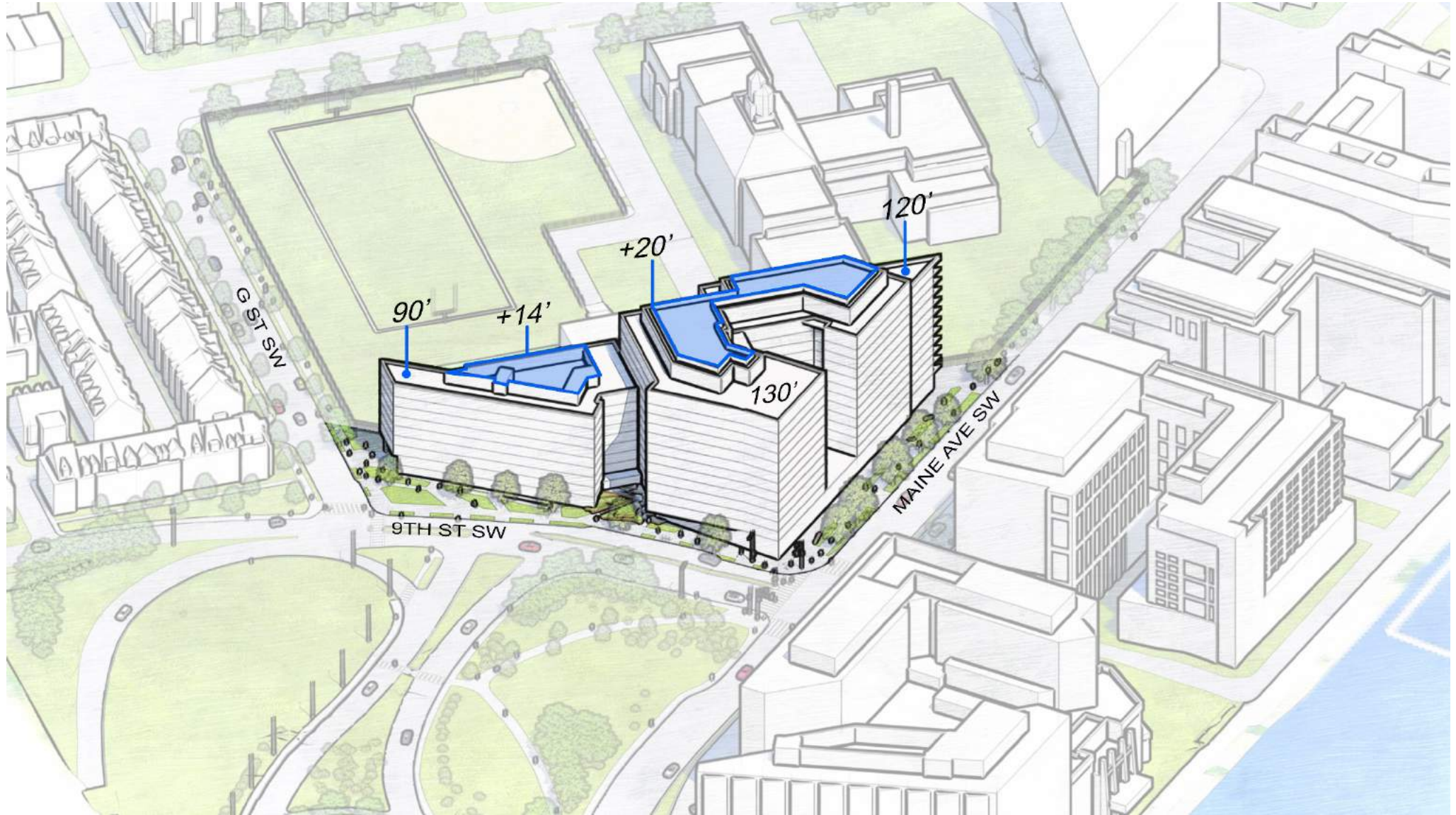


Diagram: Urban Edges and Views of Site



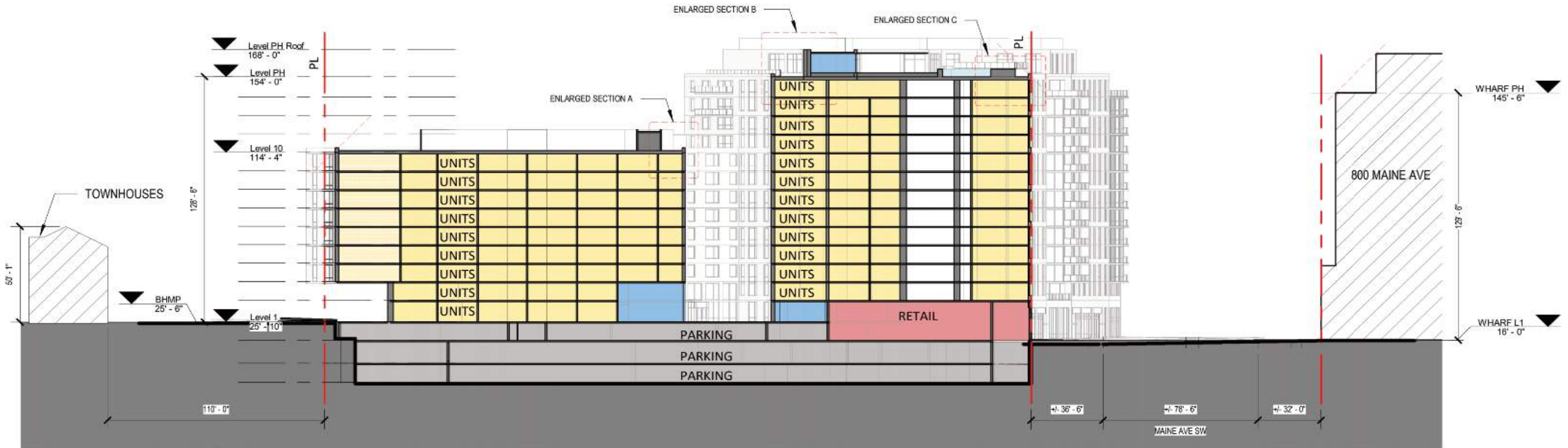
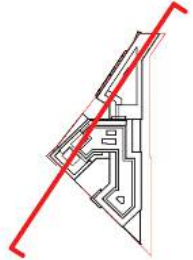


PROPOSED STEP-DOWN MASSING

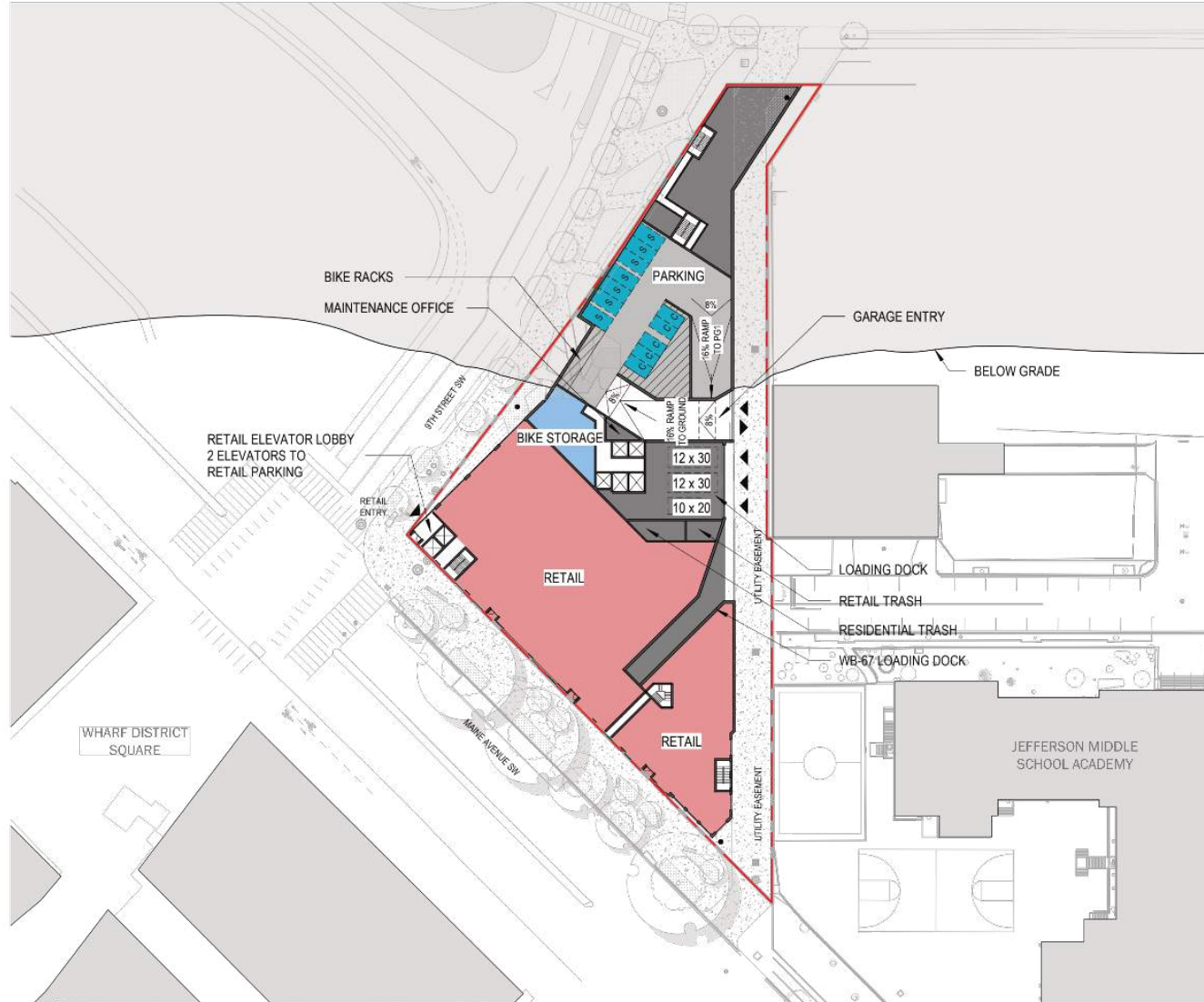


Building Section

- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL
- PARKING
- RETAIL



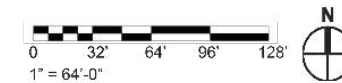
Ground Floor Plan



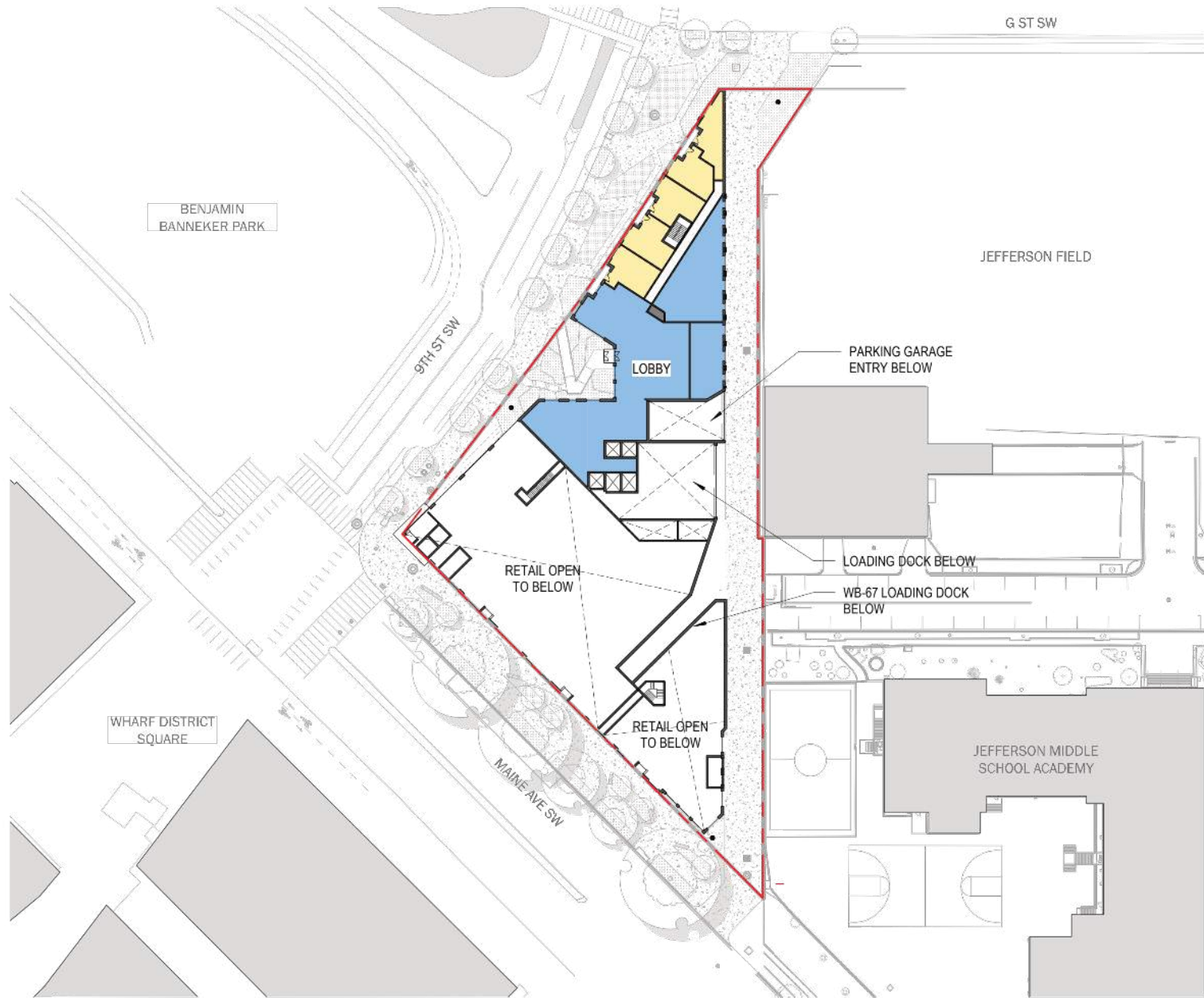
NOTES:

1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. RETAIL, COMMUNITY & AMENITY ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL & AMENITY SPACE, DEPENDING ON THE NEEDS OF THE TENANTS.
3. THE RETAIL, COMMUNITY, AND AMENITY USES SHALL BE CONSISTENT WITH THE FLEXIBILITY GRANTED IN THE FINAL ZONING COMMISSION ORDER.
4. SERVICE AREAS DISTRIBUTED AMONG BUILDING USES.

- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL
- RETAIL
- PARKING SPACE



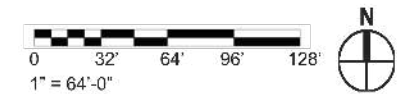
Level 1 Floor Plan



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- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL





IZ Unit Distribution

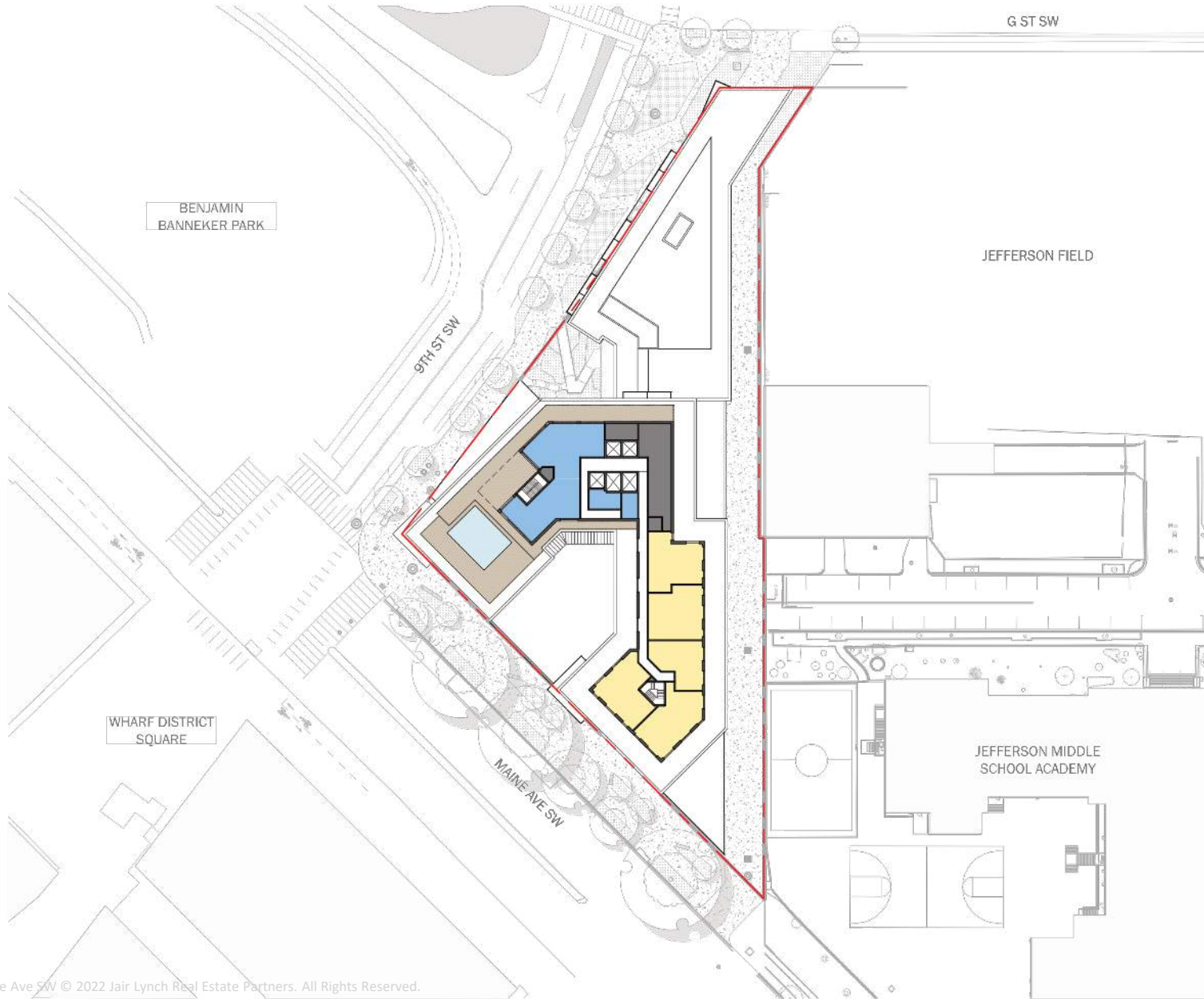


Inclusionary Zoning Unit Mix					
Floor	Studio	1 BR	2 BR	3 BR	Total
Level PH	0	0	0	0	0
Level 13	0	0	0	0	0
Level 12	0	0	0	0	0
Level 11	0	0	0	0	0
Level 10	0	2	1	0	3
Level 9	3	3	2	1	9
Level 8	3	3	2	1	9
Level 7	3	3	2	1	9
Level 6	3	3	2	1	9
Level 5	3	3	2	1	9
Level 4	3	3	2	1	9
Level 3	4	4	2	1	11
Level 2	2	3	1	1	7
Level 1	0	0	0	0	0
Total	24	27	16	8	75

Inclusionary Zoning SQFT Requirements	
Residential GFA	434,475 SF
15% of Residential GFA for IZ	65,171 SF
Estimated Efficiency	84%
Penthouse GFA	5,334 SF
15% of Penthouse GFA for IZ	800 SF
Estimated NSF to be provided for IZ	55,616 SF

Inclusionary Zoning Unit Mix						
Unit Type	IZ Units	IZ Unit SQFT	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (Studio, 1 BR-JR)	24	11,203 SF	32%	137	32%	161
1 Bedroom (1 BR, 1 BR+D)	27	19,885 SF	36%	200	47%	227
2 Bedroom (2 BR, 2 BR+L)	16	15,874 SF	21%	86	20%	102
3 Bedroom (3 BR)	8	9,036 SF	11%	0	0%	8
Total	75	55,998 SF		423		498

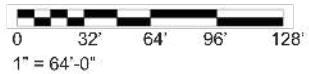
Penthouse Floor Plan



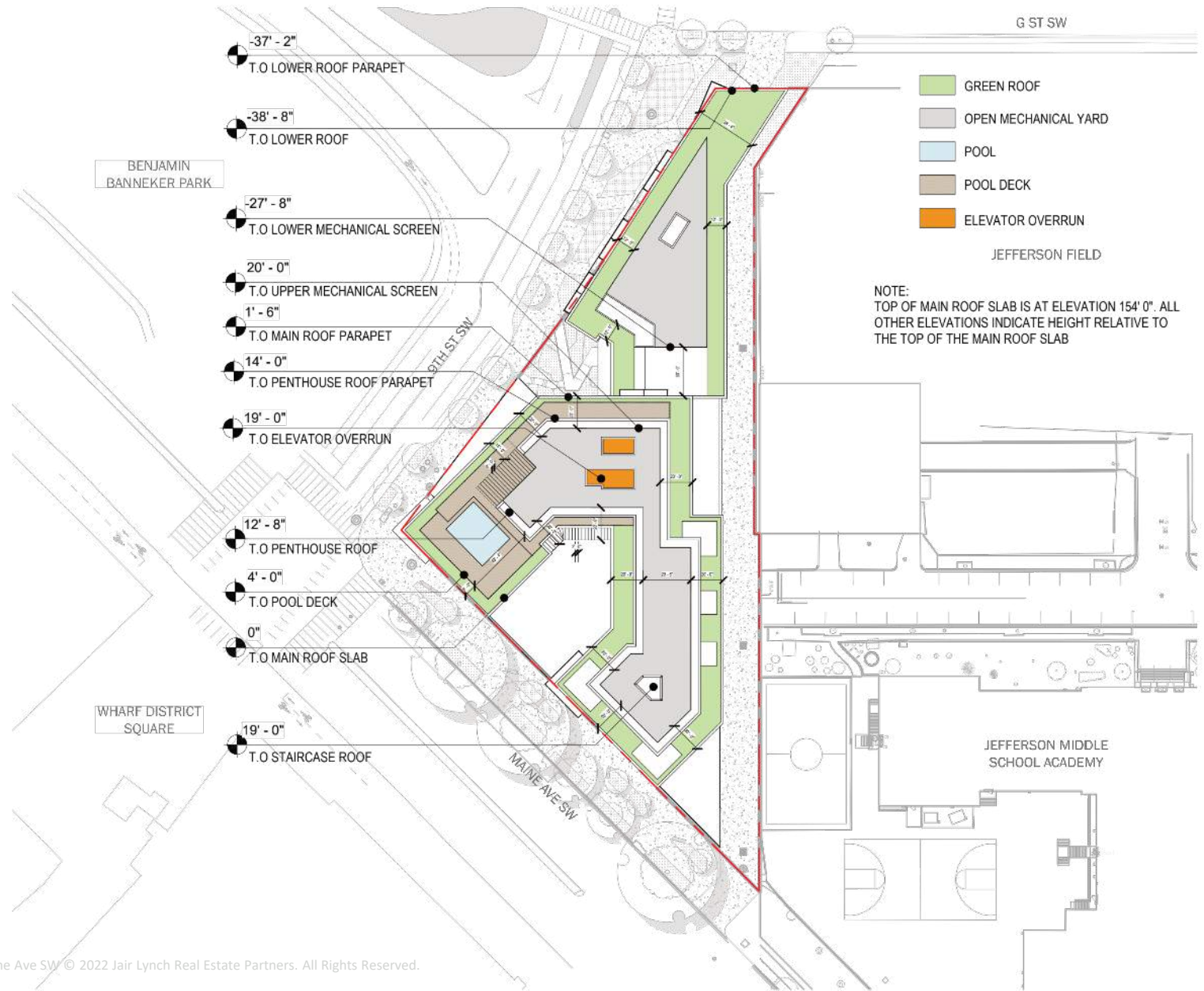
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2. THE DESIGN AND LAYOUTS OF THE POOLS AND OUTDOOR AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
3. ALL PENTHOUSE HABITABLE SPACE DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OF AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS.
4. PROJECTIONS SHOWN ALONG MAINE AVENUE ARE SUBJECTED TO CHANGE PENDING FURTHER COORDINATION WITH DDOT AND DCRA CODE OFFICIAL AS TO PERMISSIBILITY OF PROJECTIONS ALONG MAINE AVENUE UNDER DC CONSTRUCTION CODE.

- COMMON AREA
- BUILDING SUPPORT
- RESIDENTIAL



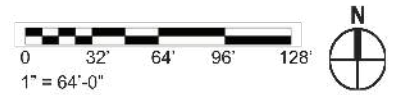
Roof Plan



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NOTE:
TOP OF MAIN ROOF SLAB IS AT ELEVATION 154' 0". ALL OTHER ELEVATIONS INDICATE HEIGHT RELATIVE TO THE TOP OF THE MAIN ROOF SLAB



Aerial View From NE



Notes:

1. Art on building shown for illustrative purposes only. Final selection of art may vary.
2. Select existing trees omitted from rendering to better illustrate proposed design.

Aerial View From NW



Notes:

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Aerial View From SW



Notes:

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Aerial View From South



Notes:

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View From NE



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View From NE



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View from NW



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View From South



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Existing & Proposed





Existing & Proposed



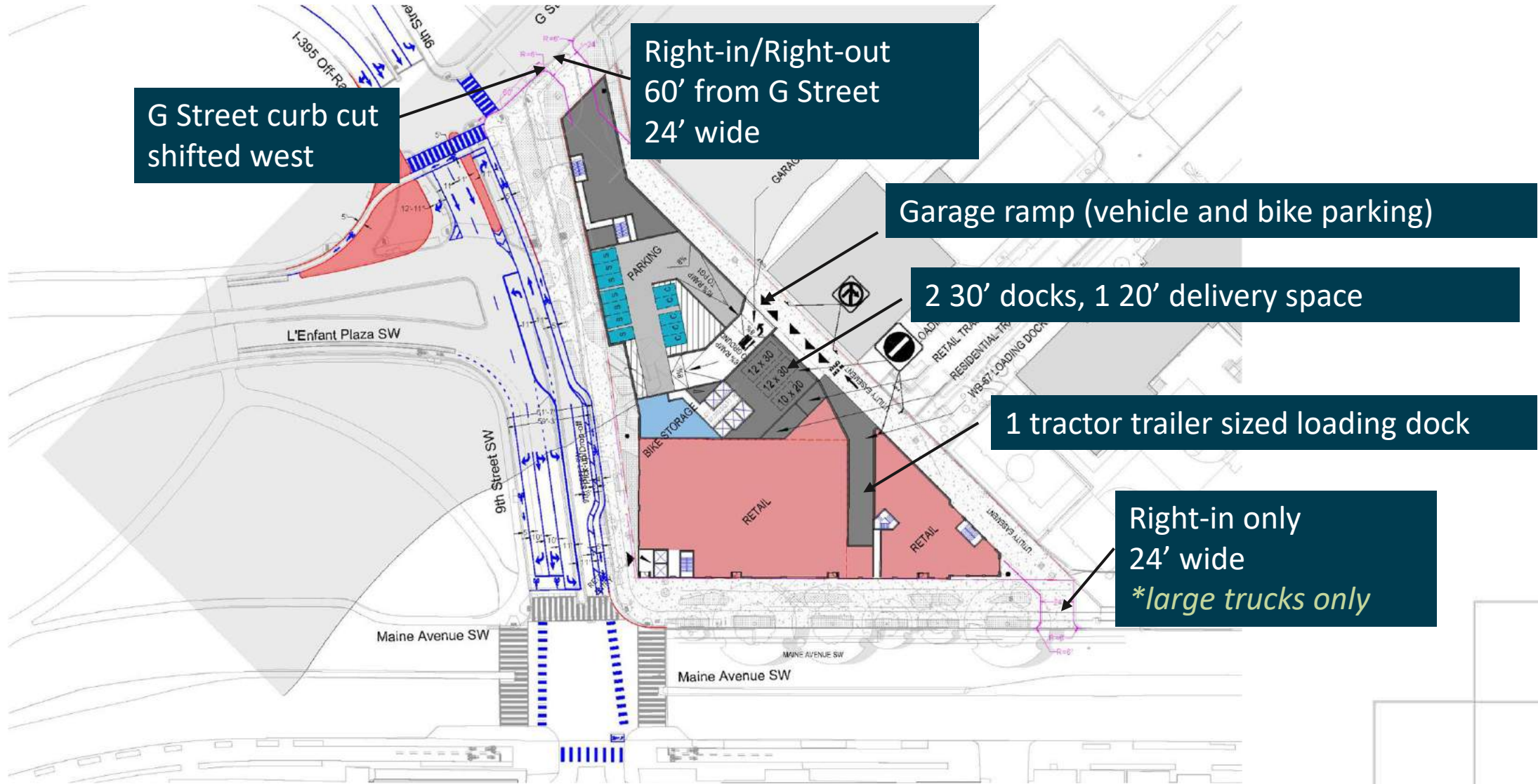


Existing & Proposed

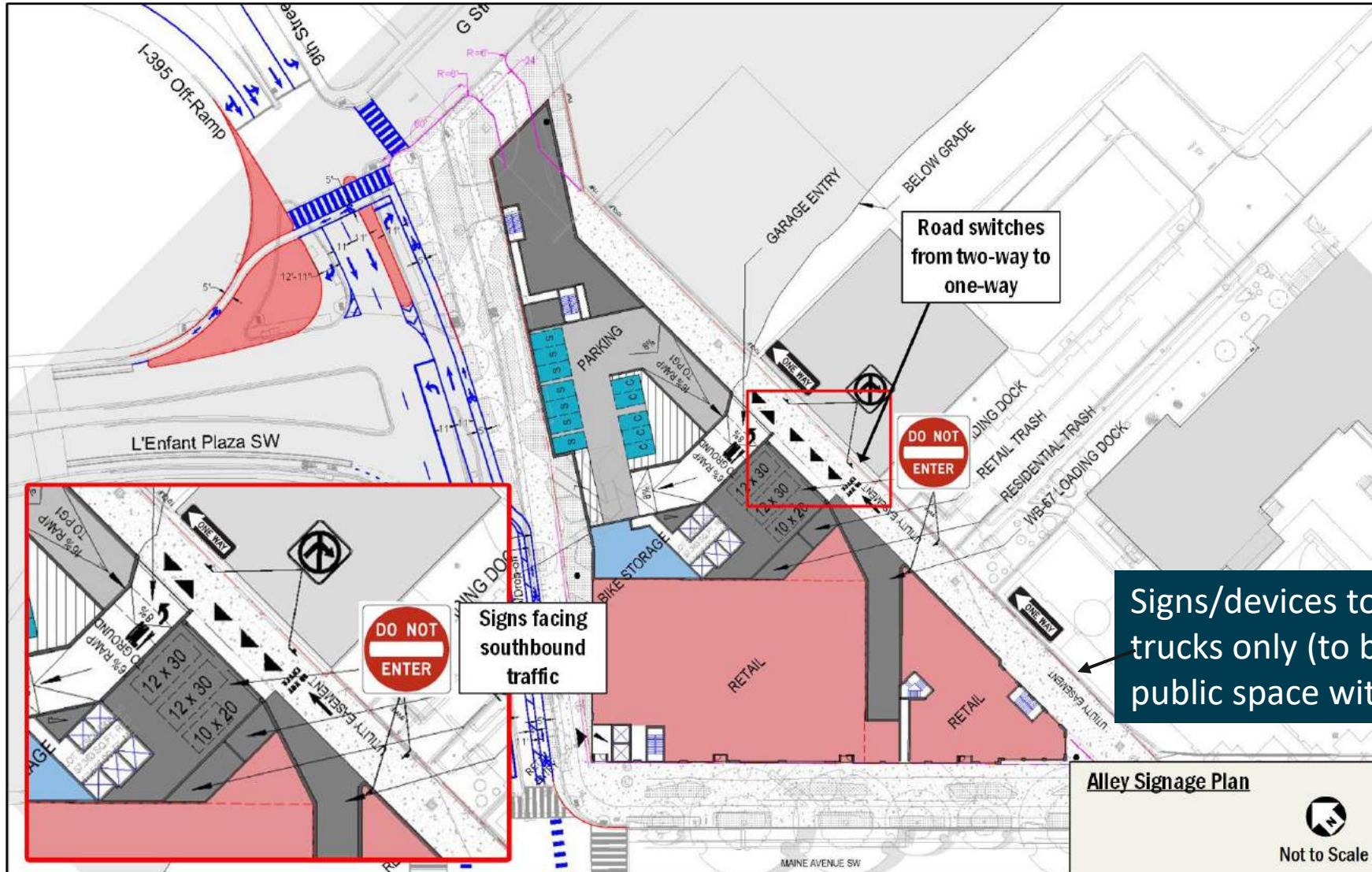




Private Alley Design

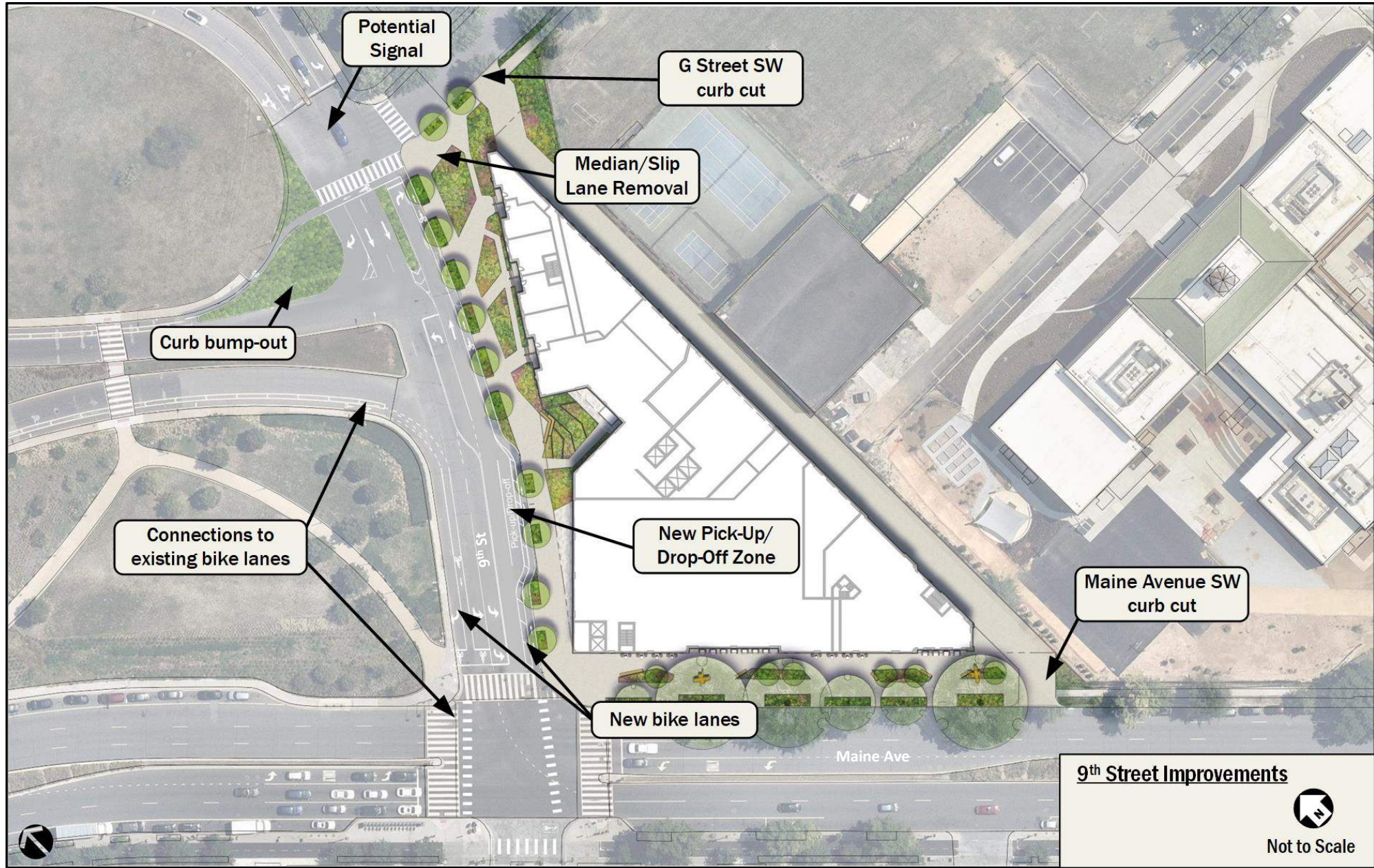


Private Alley Design



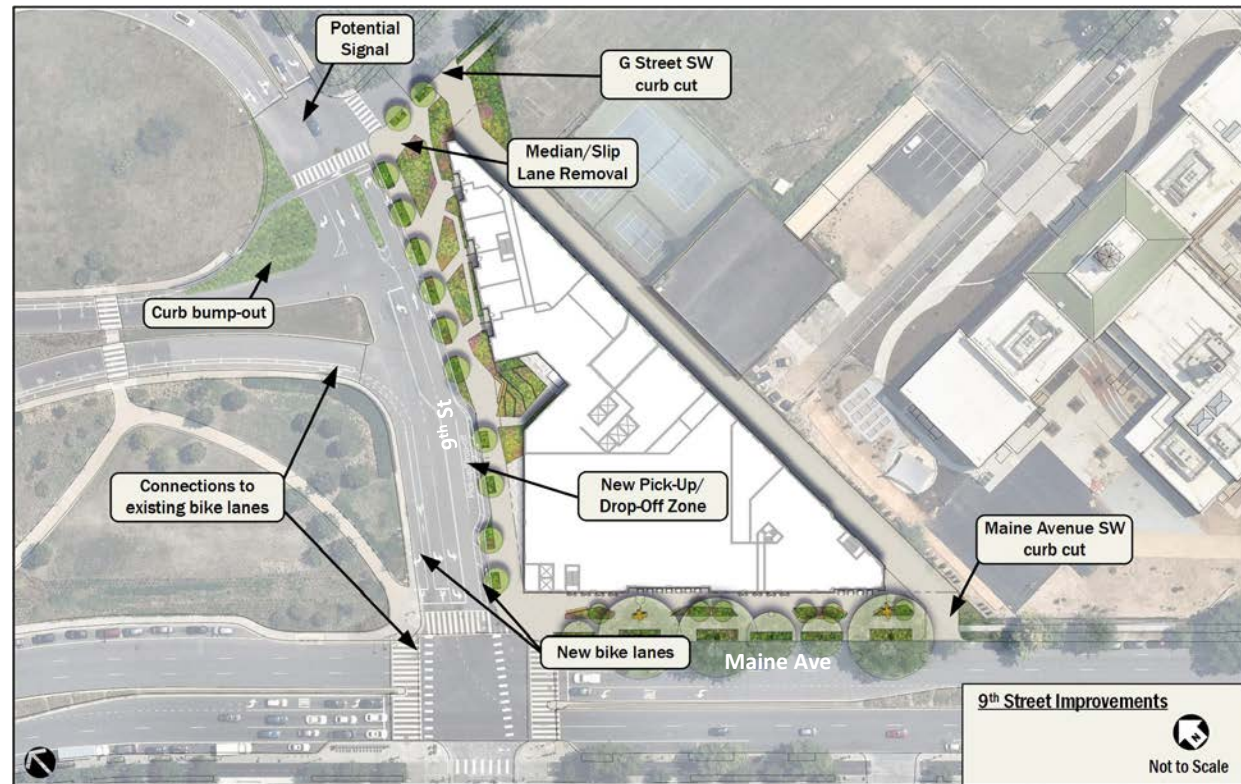
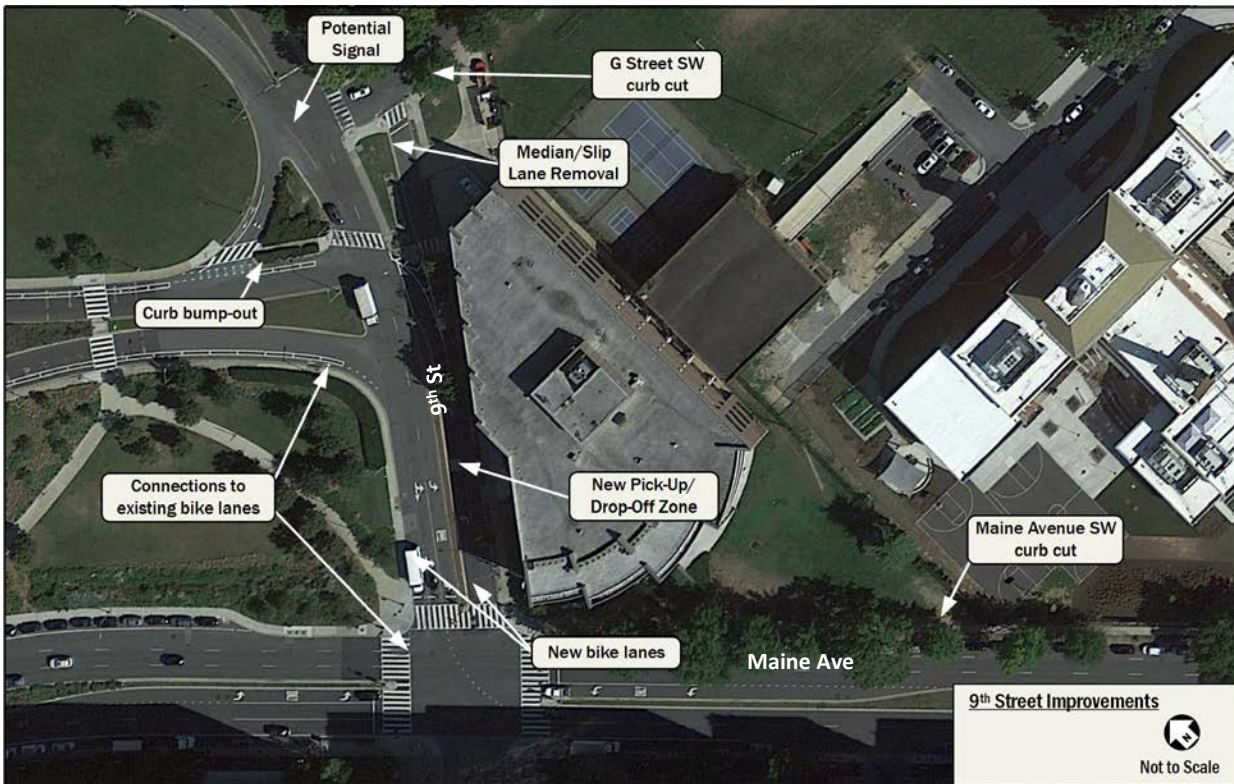


Transportation Improvements (9th Street)





Transportation Improvements (9th Street)





Mitigations

Loading Management Plan (LMP)

- Designating a Loading Manager to be on duty during delivery hours coordinate and schedule deliveries and resolve conflicts
- Signs and operational measures to prevent smaller trucks and vehicles from entering on Maine Avenue
- Monitoring of truck activity on Maine Avenue SW and G Street SW during peak periods, with measures taken if necessary to reduce conflicts between trucks and vehicles
- Measures to prevent trucks using the loading from idling, and to ensure they follow all District guidelines for heavy vehicle operations
- Provision of preferred truck routing maps to building tenants

Transportation Demand Management (TDM) Plan

- Identifying a Transportation Coordinator who maintains connections with DDOT, Zoning Enforcement, goDCgo; reports on TDM activities and commitments, and markets transportation alternatives to residents, employees, and customers
- SmarTrip cards and Capital Bikeshare coupons
- Providing sufficient electric vehicle parking spaces
- Providing sufficient bicycle parking spaces & bicycle repair room
- Providing collapsible shopping carts to residents to encourage them to walk to nearby grocery stores
- Unbundling the cost of parking for residents
- Ensuring that no unused parking spaces will be dedicated to anyone aside from tenants of the building (e.g., will not lease to nearby office employees, sporting events, nearby residents)



Responses to DDOT Staff Report

DDOT Request	Applicant Response
Increase the long-term bicycle parking	Accepted
Implement the TDM, with revisions from DDOT staff report	Accepted
Implement the LMP, with additional strategies to prevent smaller vehicles from using Maine Ave curb cut	Accepted
Continued coordination on various issues	Accepted