



STADIUM DISTRICT LOFTS

1542 1ST STREET SW PROJECT

PROPERTY OVERVIEW & STAKEHOLDERS BRIEF

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ZONING COMMISSION
District of Columbia
CASE NO.16-01
EXHIBIT NO.2H

Objective

- To provide an overview of the development strategy for a residential project at 1542 1st Street, SW in Washington, DC's Stadium District that aligns with the City's development strategy
 - ▣ Background and prior use of property
 - ▣ Goal of the Stadium District Lofts project
 - ▣ Conceptual Design
 - ▣ Alignment with District's Development Strategy in Capitol Gateway Overlay and Buzzard Point Vision Framework + Implementation Plan (Public Draft)

Acquisition and Redevelopment

- ✓ TMASSHLDG LLC purchased property (April 2015)
- ✓ Exterior cleanup and debris removal (April 2015)
- ✓ Raze Permit application submitted (April 2015)
- ✓ Zoning Analysis (May 2015)
- ✓ Architectural services in preparation for Department of Consumer and Regulatory Affairs (DCRA) Preliminary Design Review Meeting (PDRM) (June 2015)
- ✓ DCRA PDRM (July 2015)
- ✓ Initial meetings with Office of Planning (OP) & District Department of Transportation (DDOT) (October 2015)
- ✓ Raze Permit Issued (November 2015)
- ✓ Conducted DDOT's On-Street Parking Study (December 2015)
- ✓ Raze Commenced (December 2015)
- Zoning Commission application (January 2016)
 - OP, DDOT, Advisory Neighborhood Commissions (ANC), Zoning Commission (February 2016)

Property Overview at Purchase

Property Details	
Property Details	1542 1st Street, SW
Lot	813
Block or Square	656
Property Type:	Detached Single-Family
Units	1
Stories:	2
Style:	Traditional
Year Built	1900
Year Renovated	n/a
Finished sq ft	1760
Lot Size	3000
Lot Coverage	29%
Current Use	
Bath	2 Full Bath
Bedroom	2 Bedroom
Kitchen	1 Kitchen



- The property hasn't had full legal occupancy in years
- Property had fire and structural damage, 2 electrical fires since 2010
- In recent years property had been used as a drug house and was heavily vandalized
- Secured property after closing and cleaned up front and back
- Commenced Raze on December 21st 2015

Property Overview at Purchase (Cont.)



Rear Lot



South Side of Lot

Property Overview at Purchase (Cont.)



Birds Eye View from South



Approve DC United Stadium
1 block to the South

Stadium District Lofts

Why this Project?

- The developer is a 9 year resident of this SW neighborhood
 - A Government employee and a part time real-estate investor, who has transitioned 4 other vacant properties in SW/Navy Yard back into residential units
 - Focused on investing in the community we all live and work in, and creating opportunities for employment and new homes in SW
- The property was purchased to
 - Clean up and remove a long term vacant SW property which had criminal activity and was a nuisance to SW neighbors
 - Redevelop the lot into higher density to support population growth in SW DC
 - Set a vision and take the lead on designing and building an appropriately scaled residential project on 1st street that can set a vision for other projects to follow

A Bridging Project

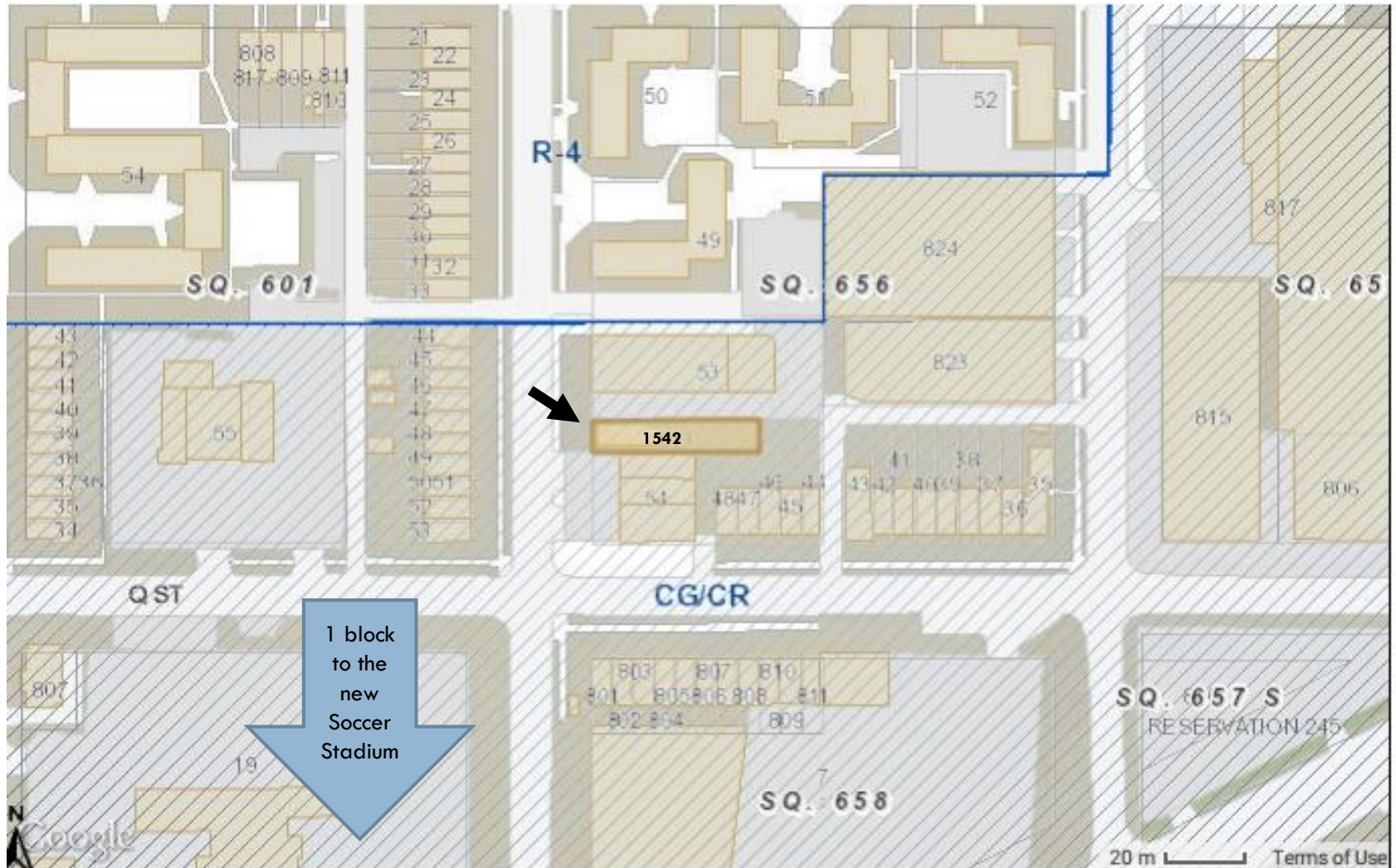
- When completed this building will bridge the existing 1940's 2 unit flat neighborhood to DC's planned redevelopment of Buzzard Point
- The project:
 - Aligns with vision of Capitol Gateway (GC) Overlay and Buzzard Point Urban Design Plan
 - Leverages architecture from existing 1940 residential and Industrial buildings that surround the property to create a bridge design
 - Launches re-development on 1st and Q street SW and provides a vision for other projects to follow

Zoning Opportunity

Aligning
project with
CR Zoning
and CG
Overlay

- **Commercial Residential:**
 - ▣ The purpose of the Mixed Use Commercial Residential (CR) District shall be to encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light industrial, and other miscellaneous uses
- **Zoning Overlay Capitol Gateway (CG)**
 - ▣ The Capitol Gateway (CG) Overlay District is applied to the Buzzard Point and Capitol Gateway areas, which are designated for mixed use development in the Comprehensive Plan for the National Capitol

1542 1st Street SW

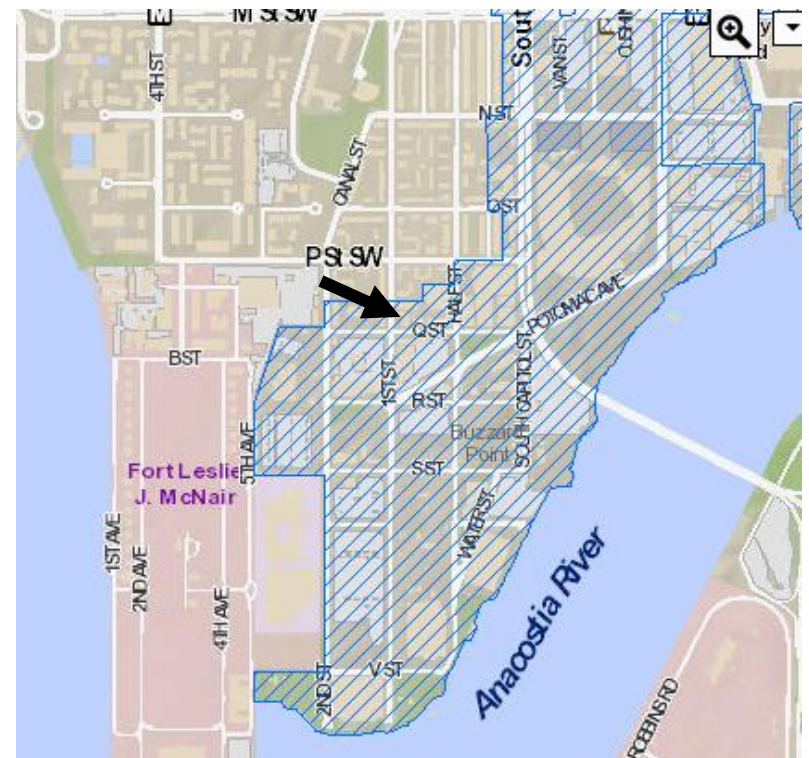


Capitol Gateway Overlay

The purposes of the CG Overlay District are to:

- “Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies of the area”

CG Map



Buzzard Point Vision Framework & Implementation Plan*

OP's Vision Statement

“The vision for Buzzard Point is to create a strong public realm in a dense neighborhood, enhance the environment, provide community benefits, improve transportation connections, and leverage public investment in the soccer stadium and the South Capitol Street corridor project to serve as catalysts and anchors for additional development”



Alignment with four Key Concepts

- **The vision for Buzzard Point focuses on four key concepts:**
 - ✓ “A vibrant mixed-use neighborhood”
 - ✓ Project leads the way by providing the first 8 new units towards this goal
 - ✓ “Dynamic parks and public spaces”
 - ✓ Project sets aside 10% of the total lot area to meet “Required Public Space at Ground Level” (per 11-633)
 - ✓ “An improved multi-modal transportation system”
 - ✓ Project proposes a Transportation Demand Management (TDM) plan to promote less vehicle traffic
 - ✓ “A living and sustainable environment”
 - ✓ Project is designed with a LEED Silver status for Homes Mid-rise



DC United Stadium **APPROVED**

The Washington Post PostTV Politics Opinions Local Sports National World Busi

Local

D.C. Council gives final approval to soccer stadium deal

By Jonathan O'Connell and Mike DeBonis December 17, 2014

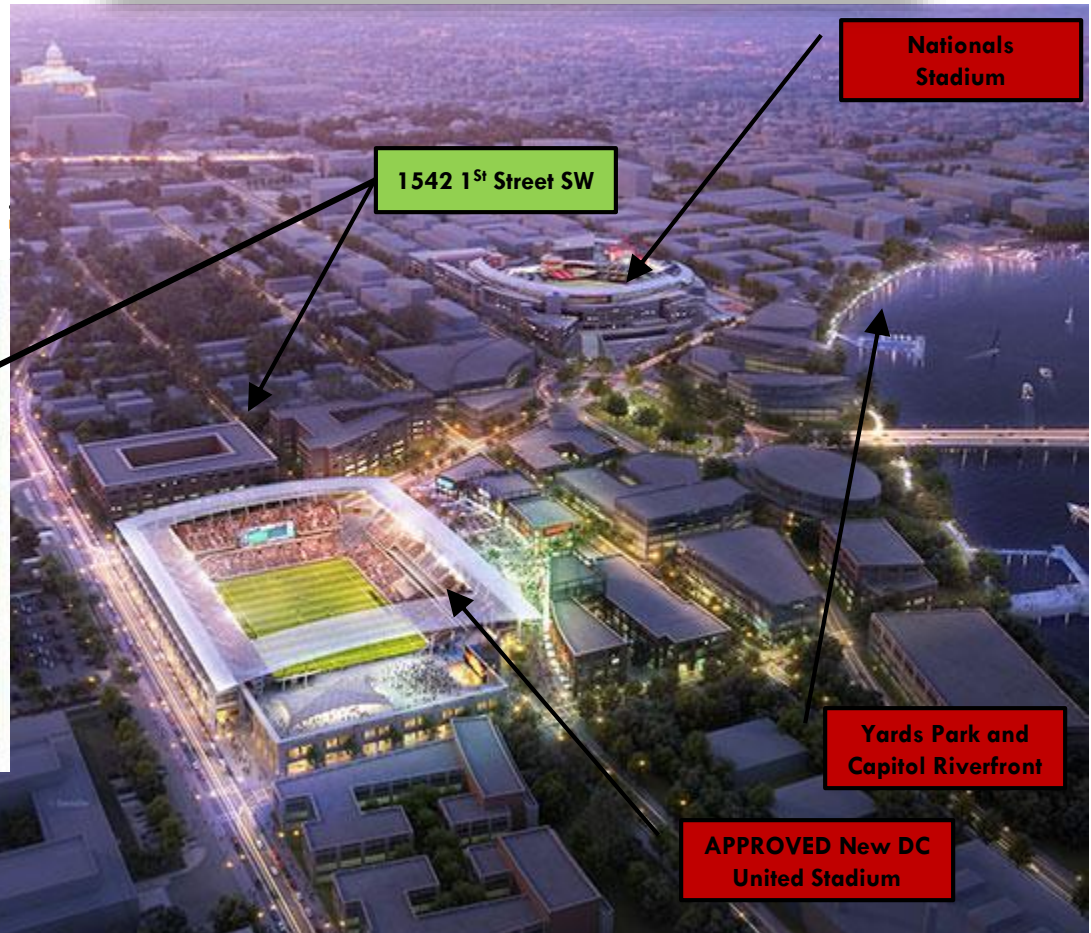
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The D.C. Council put finishing touches Wednesday on plans for a 20,000-seat Major League Soccer stadium, concluding a decade-long search for and months of negotiations over a permanent home for the D.C. United franchise.



Local

DC files for eminent domain at DC United soccer stadium site



Public Space



DDOT Stakeholder Input



- Move bike racks closer to sidewalk
- Increase sidewalk width
- Create more green space by removing 2nd walkway
- Design an interior bike storage room
- Align to new DDOT Buzzard Point Guidelines for Streetscape when publicly released

Leading the Buzzard Point Redevelopment!



Building at Purchase



The Future – Stadium District Lofts

Project is located in the DC Stadium District

Excerpt from

www.DCStadiumDistriCt.com

- “The DC Stadium District is a vintage residential neighborhood in Southwest DC being re-discovered by DC residents as the next vibrant neighborhood. Nestled between Nationals Park and the recently approved new DC United Soccer Stadium, this community is emerging as a trendy, enjoyable, livable and walkable neighborhood in the shadow of the DC stadiums”

