

# 4618 14<sup>th</sup> Street, NW PUD

## November 17, 2021 - ANC Meeting



## Introduction and Outline

- Development Team Introduction
- Recap of Discussions to Date
- Presentation of Current Development Proposal and Options
- Q&A





Space for Performances... Space for Rehearsals and Classes... Classes and Shows for our Community



Dance Loft





Dance Loft

## Community Discussions to Date

- March 9, 2021
- March 23, 2021
- April 8, 2021
- April 14, 2021 - ANC 4C Meeting
- May 8, 2021 - Saturday SMD 4C03 Meeting
- June 3, 2021
- July 15, 2021
- July 29, 2021

## Recap of Community Discussions – Common Ground

- Affordable housing – ~22% @ 30%, 50%, 60%, & market (including 3-BR)
- Enhanced arts campus (dance studio, theater, visual arts, artist housing)/Dance Loft remaining in community
- Place-making improvements – café seating; unique design; sidewalk performances; dance/music components; sculptural improvements
- Green building – LEED Gold or Platinum; Net Zero target
- 4-sided design – materiality and articulation; no rear
- Parking – doubled parking allocation
- Alley – enhancements and activation; widening near 14<sup>th</sup>
- Trash
- New retail opportunities

## Recap of Community Discussions – Concerns

- Height/Density
- Amount of Parking
- Alley widths
- Retail uses on 14<sup>th</sup> Street
- Alley trash can storage
- Noise
- Design/fit into context

## Recap of Community Discussions – Responses

- Height/Density → Studied multiple options
- Amount of Parking → Doubled parking (20 spaces to 40)
- Alley widths → Increased to 15 ft. at 14<sup>th</sup> Street exit
- Retail uses on 14<sup>th</sup> Street → Increased by 3 retail bays
- Alley trash can storage → Discuss trash approaches
- Noise → Design improvements
- Design/fit into context → Incorporate existing elements/design; articulation of alley-facing facades



## Recap of Community Discussions – Responses

- Height/Density → Studied multiple options
  - Amount of Parking
  - Alley widths
  - Retail uses on 14<sup>th</sup> Street
  - Alley trash can storage
  - Noise
  - Design/fit into context
- 4 story with bump outs
  - MU-7 Envelope

## Recap of Community Discussions – Responses

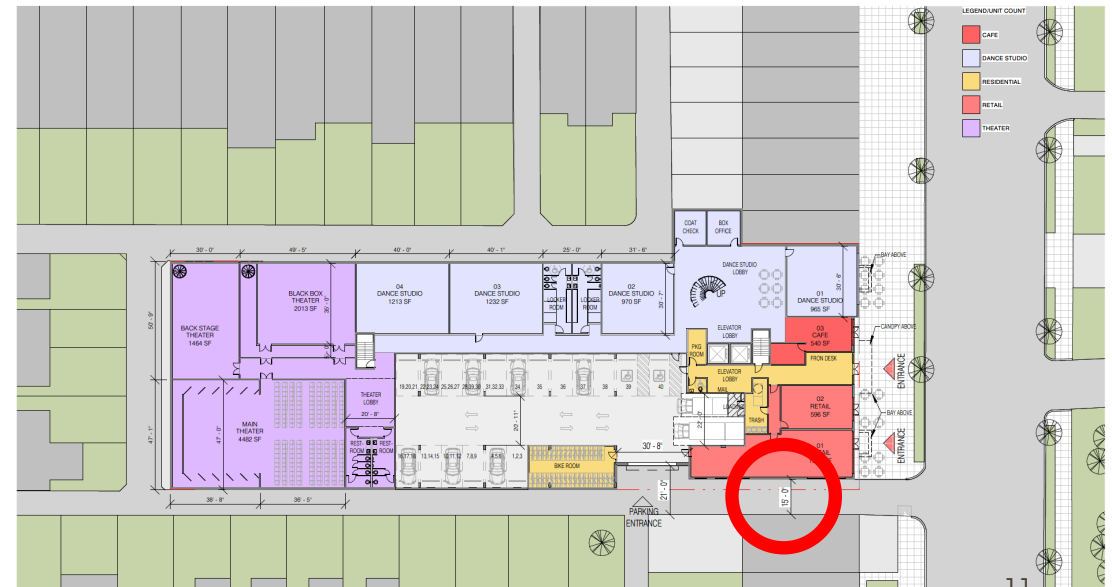
- Height/Density
- Amount of Parking → Doubled parking (20 spaces to 40)
- Alley widths DDOT is unlikely to support increasing the parking beyond 40 spaces
- Retail uses on 14<sup>th</sup> Street
- Alley trash can storage
- Noise
- Design/fit into context

## Recap of Community Discussions – Responses

- Height/Density
- Amount of Parking
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→ Increased to 15 ft. at 14<sup>th</sup> Street exit

We can limit all project related traffic to the 14<sup>th</sup> Street entrance/exit to avoid new traffic in the rest of the alley network







## Recap of Community Discussions – Responses

- Height/Density
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→ Are neighbors interested in a shared location for trash storage? Project Advisory Group: Lighting, Solar, Security.





## Recap of Community Discussions – Responses

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We appreciate the prior meeting comments on this topic.

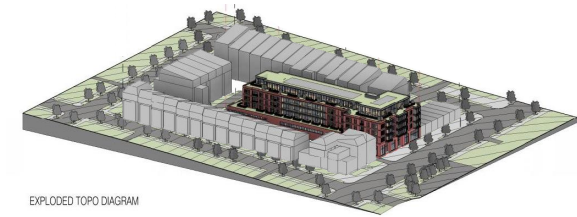
We have advanced our design we would like to walk through with the community.

## Recap of Community Discussions – Responses

- Height/Density
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Overview of design timeline:

1. Massing



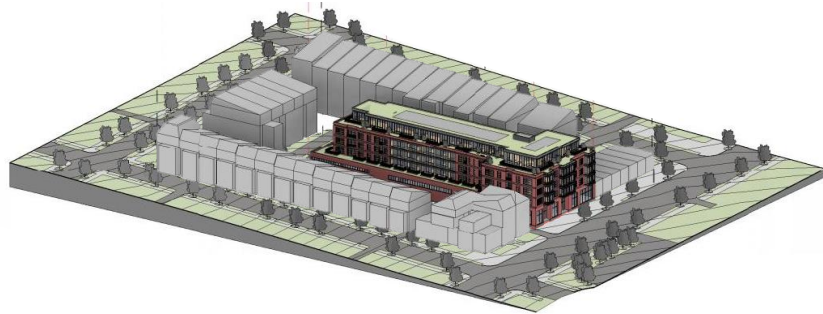
2. Details (materials and articulation)

**Now able to be more fully detailed**

3. Retail users, storefronts, signage, and streetscape/café zone details

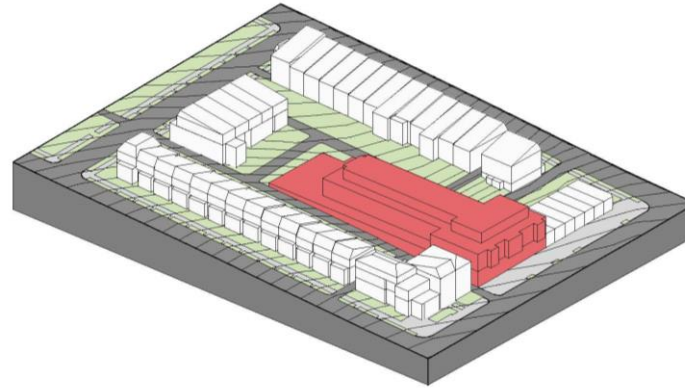
**12+ months from now**

# Options Presented at June 3 Meeting



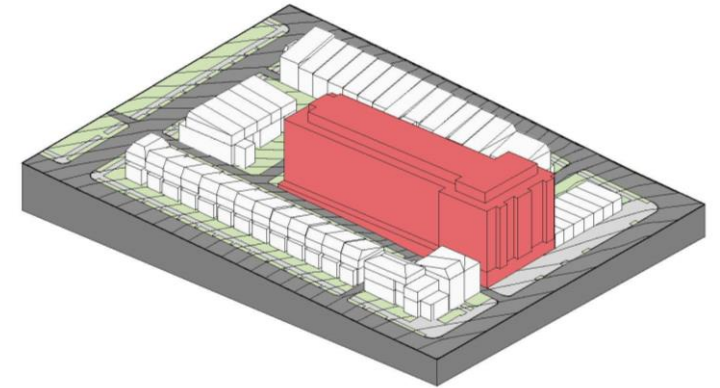
Option A from June 3

MU-3A PUD  
1.44 FAR @ 41,430 SF  
4 STORIES + PENTHOUSE  
LOT OCCUPANCY 17,262 SF (60%)



MOR Zoning Envelope with  
PUD/No Map Amendment

MU-7 PUD  
5.76 FAR @ 165,720 SF  
7 STORIES + PENTHOUSE  
LOT OCCUPANCY 23,016 SF (80%)



Max. Zoning Envelope with  
MU-7 PUD















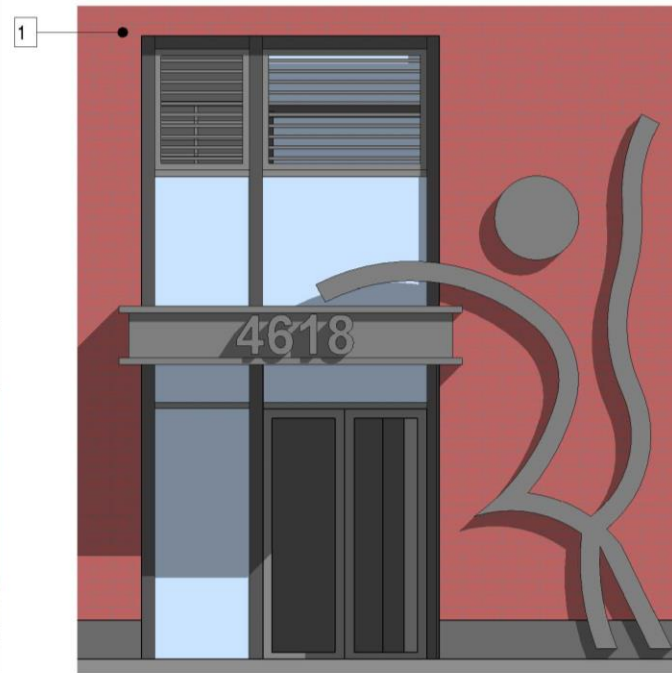


1. SETCTION

2. PARTIAL ELEVATION



3. DETAIL



4. DETAIL



1. UTILITY SIZE RED BRICK



2. CLOSURE RED BRICK - SOLDIER COURSE  
2A. CLOSURE RED BRICK - BRACKETS



3. CEMENTITIOUS PANELS - GREY



4. METAL PANELS - GREY

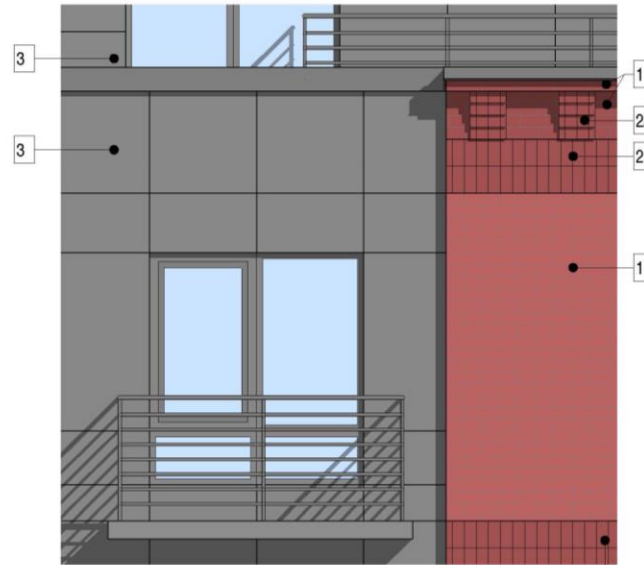


5. PENTHOUSE EQUIPMENT - SCREEN



1. SECTION

2. PARTIAL ELEVATION



3. DETAIL



4. DETAIL



1. UTILITY SIZE RED BRICK



2. CLOSURE RED BRICK - SOLDIER COURSE  
2A. CLOSURE RED BRICK - BRACKETS



3. CEMENTITIOUS PANELS - GREY



5. PENTHOUSE EQUIPMENT - SCREEN

# Top of Parapet in Line with Houses at 15<sup>th</sup> Street



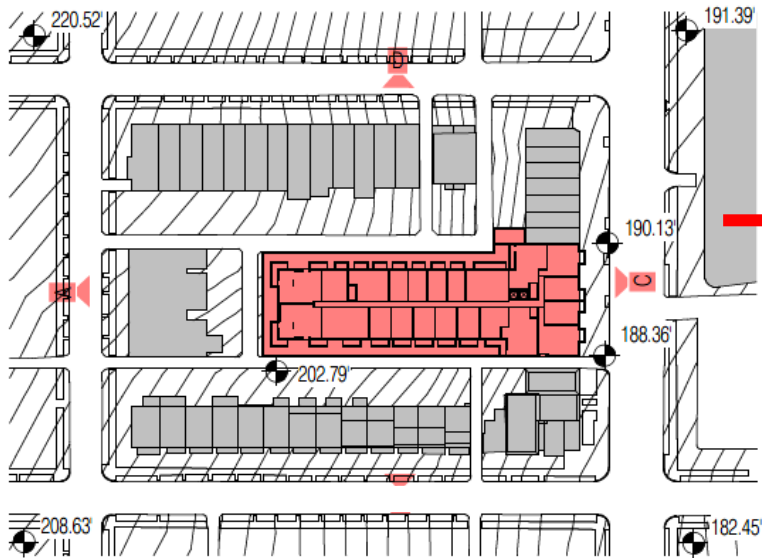
D. STREET ELEVATION - NORTH



C. STREET ELEVATION - EAST

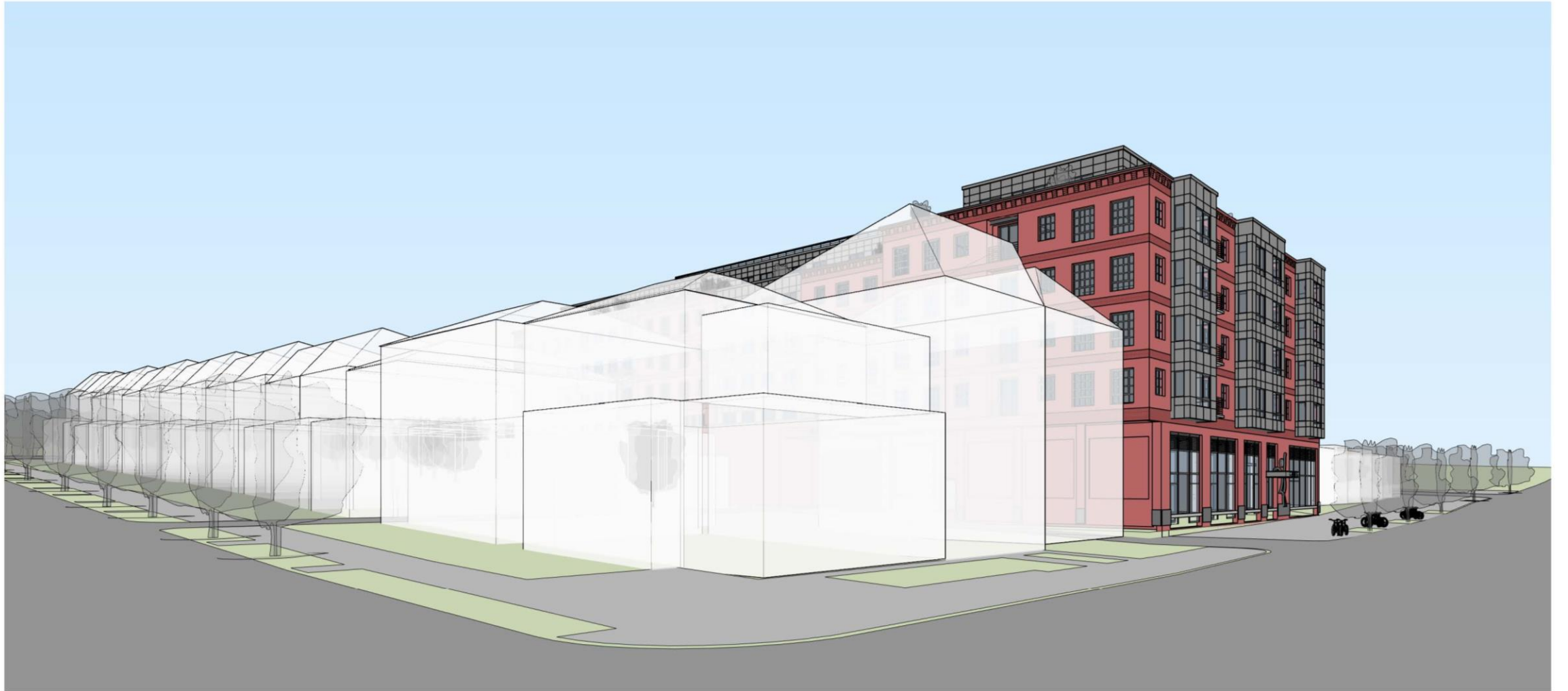


A. STREET ELEVATION - WEST



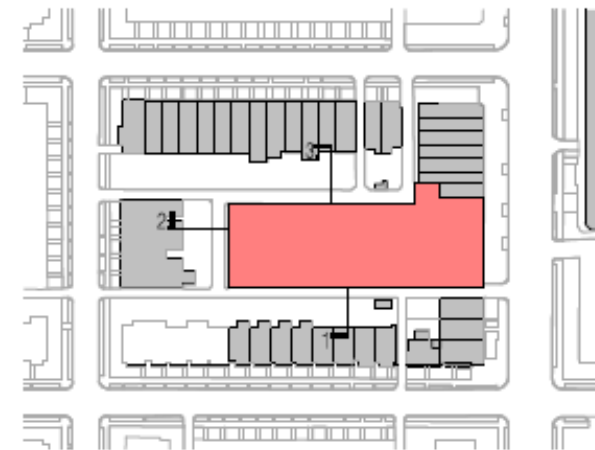
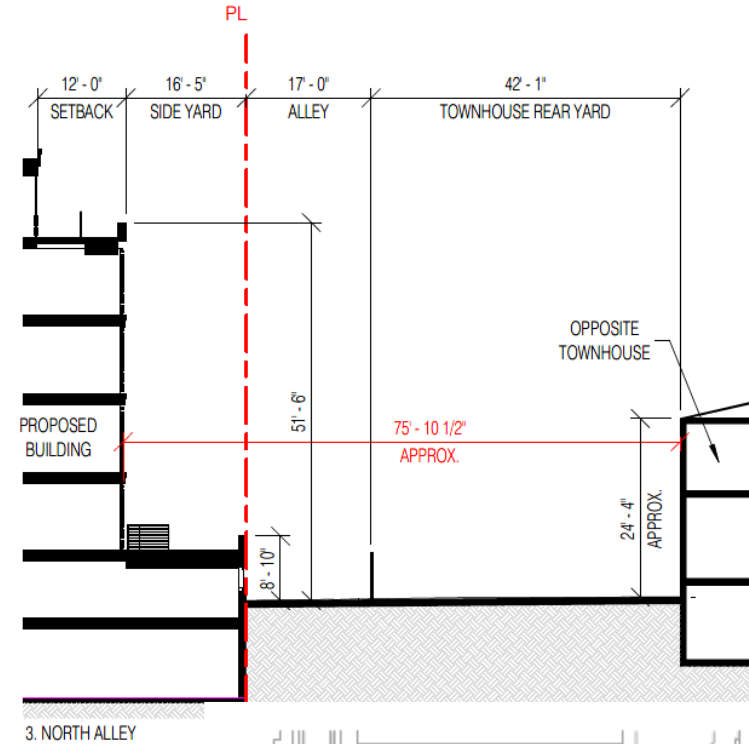
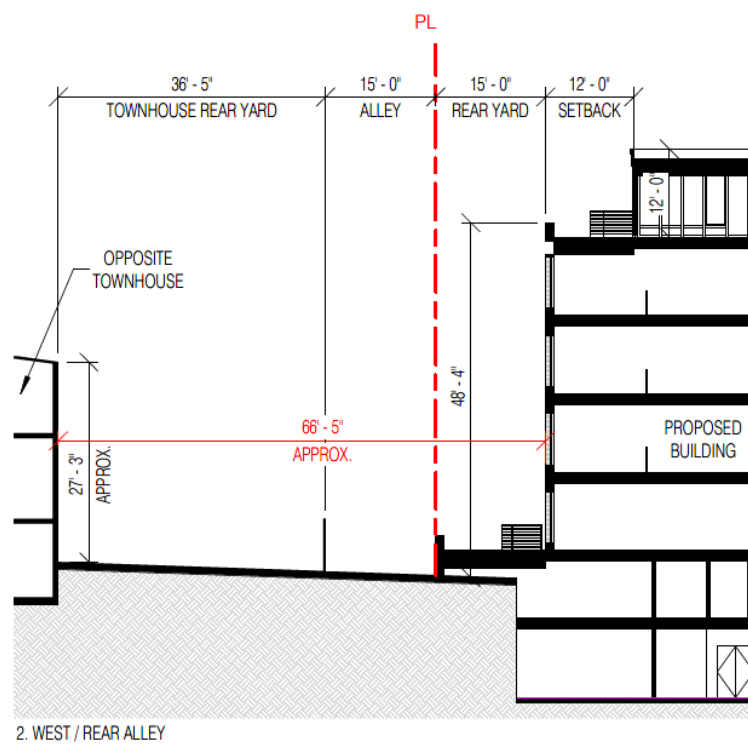
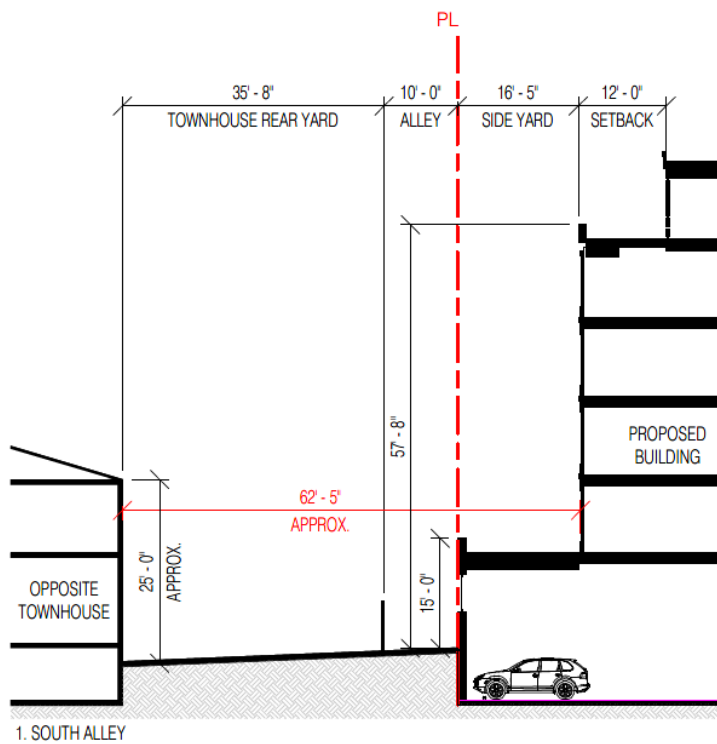
KEYPLAN



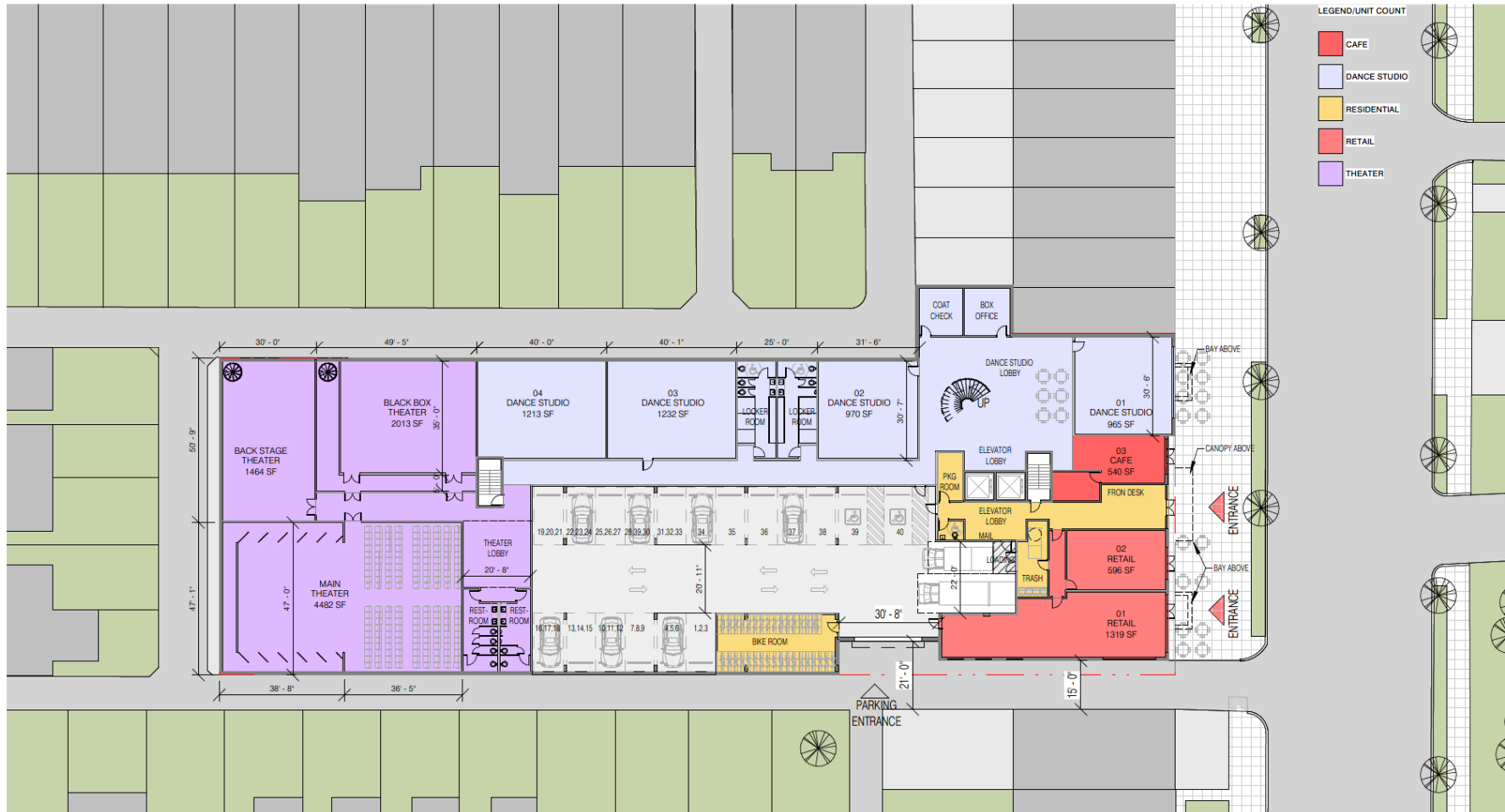


VIEW - 14TH STREET NW & CRITTENDEN ST NW





## Current Proposed Development Alley Sections



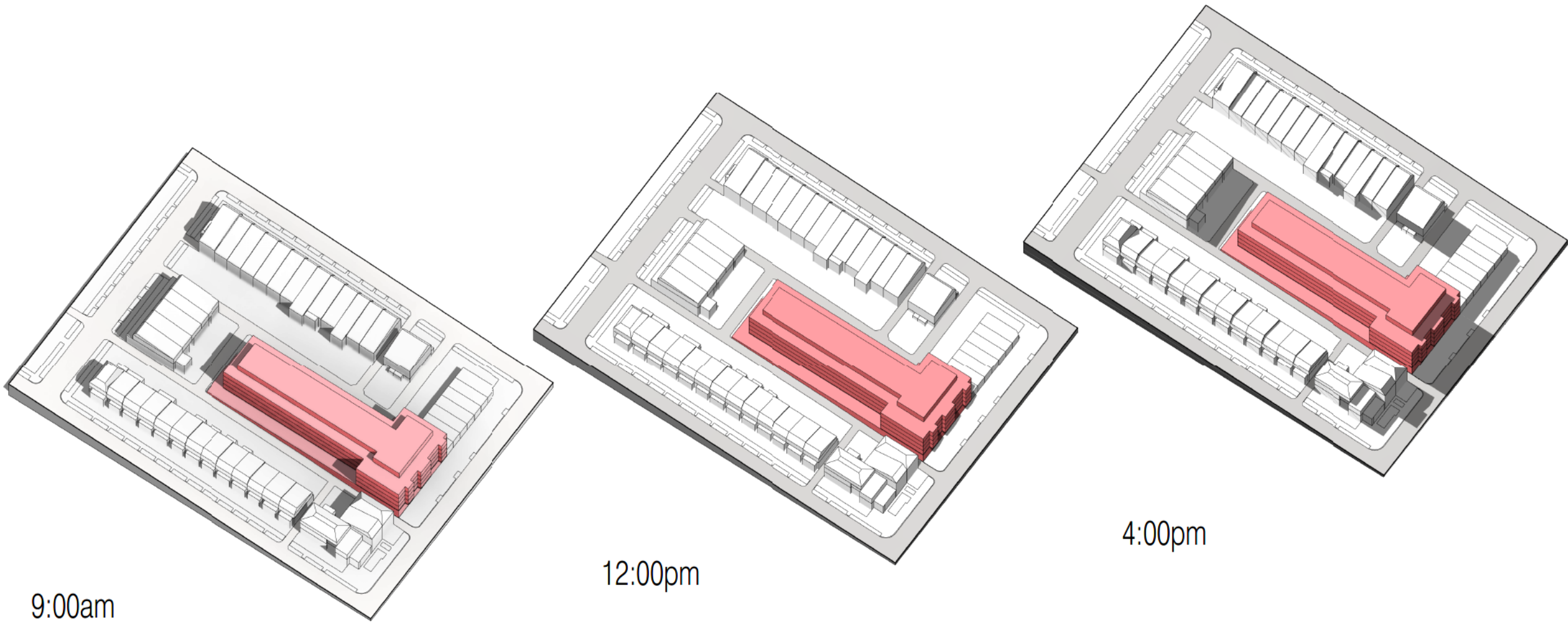
- Improved Dance Studio and Activation of Public Space
- Affordable Housing Units
- Compatible Retail Use
- Widen Alley
- Increased Parking

Current Proposed Development  
Ground Floor Plan



- 62' to 75' setbacks from nearby houses
- 1 to 1 setback at penthouse

Current Proposed Development  
Typical Floor Plan



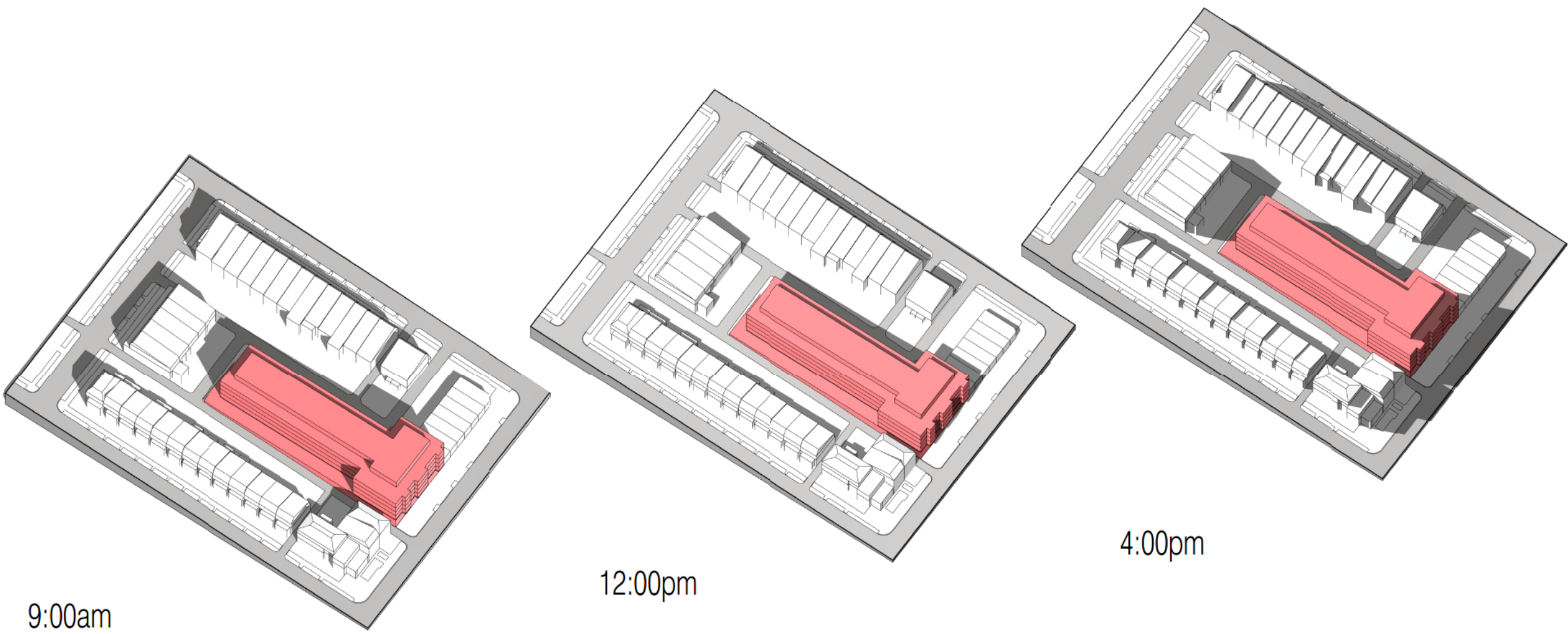
9:00am

12:00pm

4:00pm

Current Development Proposal  
Shadow Studies – Summer Solstice



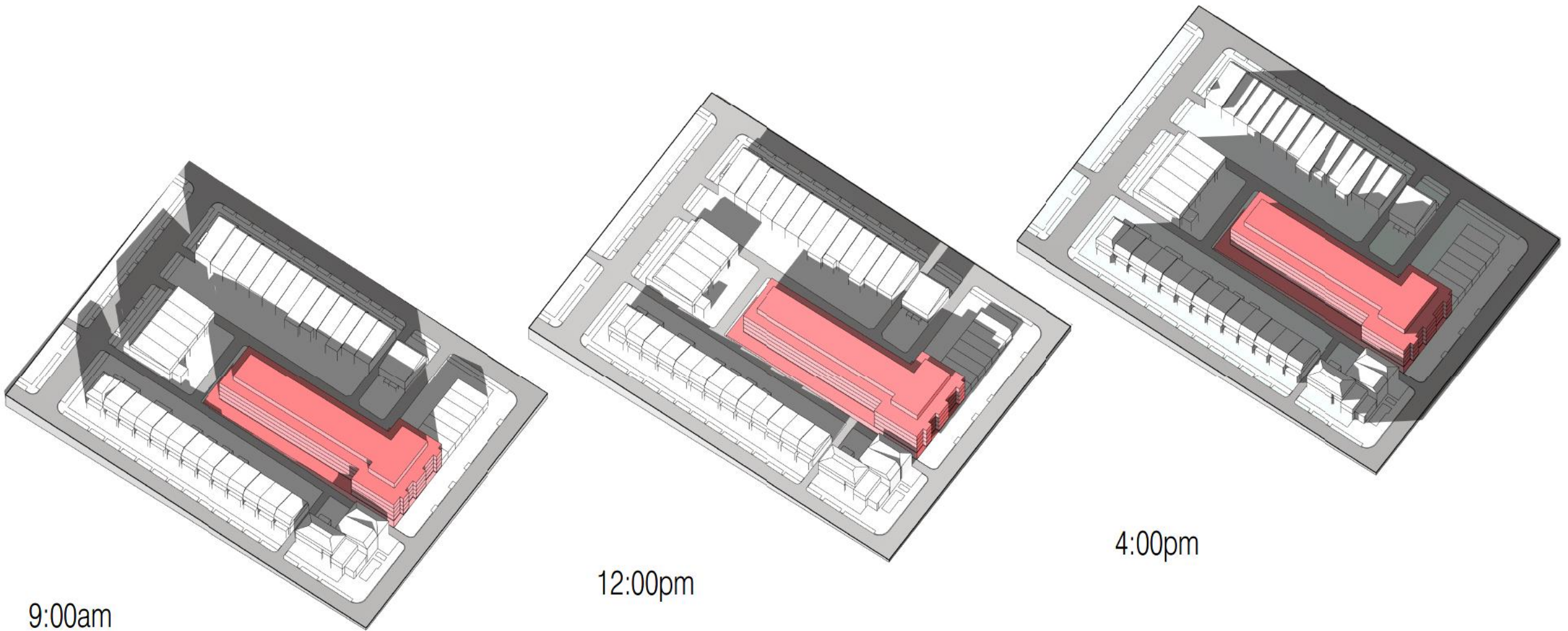


9:00am

12:00pm

4:00pm

Current Development Proposal  
Shadow Studies – Spring and Fall Equinox



9:00am

12:00pm

4:00pm

# Current Development Proposal Shadow Studies – Winter Solstice



# Questions