1707 8th Street NW

Project Facts:

- Site today has 4 garden-style buildings with 50 vacant units
- Leasing stopped at the property several years ago
- New building = 9 story rental apartment building designed by Eric Colbert
- Concrete building with brick façade, large windows, and plentiful balconies
- Approximately 317 total units
- 15% affordable (for people making up to 60% of median income)
  - *This will add approximately 48 affordable units where none existed before*
- 20% of units will be 2 and 3-bedroom apartments
- One level of below grade parking (approximately 93 spaces)
- Parking/loading/trash accessed from public alley
- Amenities include a rooftop pool, fitness center, and clubroom

Project Timeline:

- Public outreach to neighbors, community organizations, and elected officials (CM Pinto, ANC, etc.) (ongoing)
- Virtual open house (1/6)
- Informational presentation to ANC 6E Zoning Advisory Committee (1/27)
- Informational presentation to full ANC 6E (2/1)
- Zoning relief application filed (2/25)
- Zoning Commission Set Down Meeting (5/12)
- Second presentation to ANC 6E Zoning Advisory Committee (6/30)
- Second presentation to full ANC 6E seeking formal support (7/5)
- Zoning Commission Public Hearing (10/20)

Proffers / Community Benefits:

- Superior urban design (including high quality exterior materials, plentiful outdoor spaces, and distinguished architectural details)
- More housing than would have been required through matter-of-right development under existing zoning
- 15% of the residential gross floor area will be reserved as Inclusionary Zoning units (7% above requirement)
- 16 of the units will contain 3 bedrooms
- The building will achieve LEED Gold certification
- The building will include at least 700 square feet of Photovoltaic systems on the roof
- Applicant will ensure that a bump-out curb is added to the southeast corner of 8th and S Street NW
- Applicant will ensure that a bump-out curb is added to the northeast corner of 8th and R Street NW
- Applicant will pay for three additional plates to expand the Capital Bikeshare Station at the Metrorail Station
- Applicant will make donations to the following organizations:
    - Friends of Shaw Library: $20,000
    - Shaw Community Center: $20,000
    - Judah Project: $20,000
    - Kennedy Recreation Center: $15,000
    - Citizens Organized Patrol Efforts (COPE): $15,000
    - Westminster Street Playground: $5,000
    - Shaw Dog Park: $5,000

Design Precedents

View from 8th St NW looking south

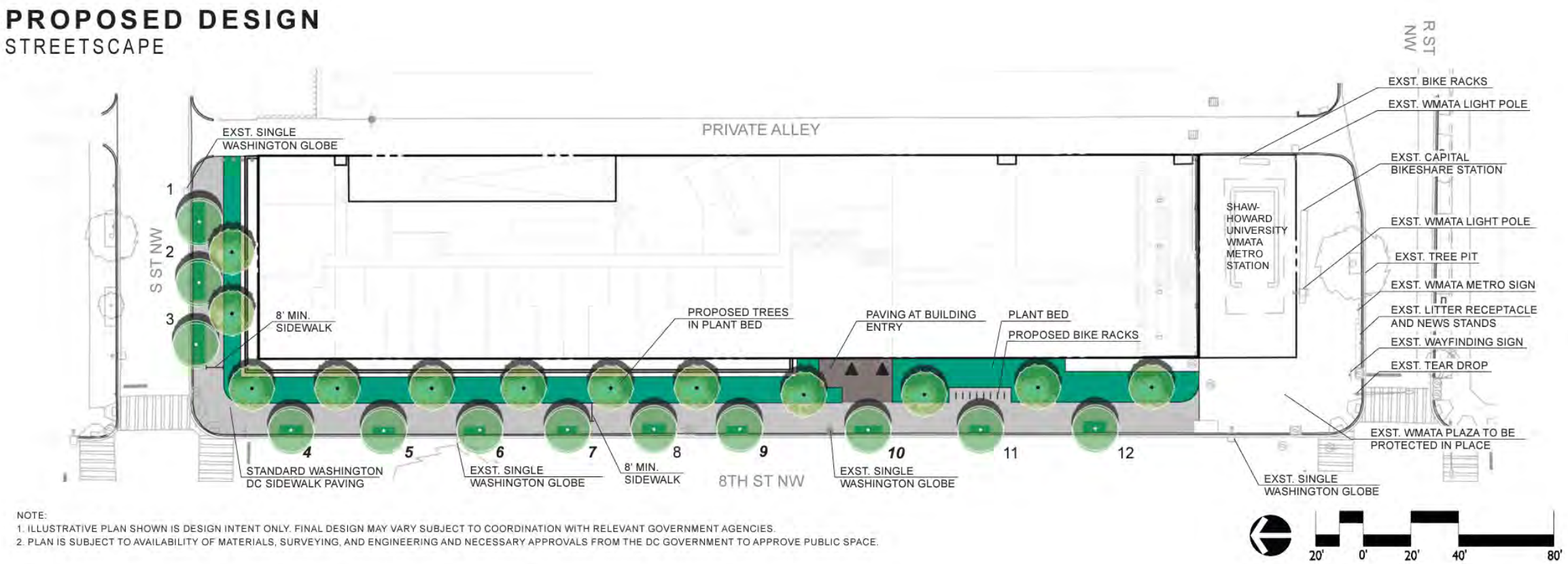
View from S St NW

View from 8th and R St NW

View from R St NW

Rooftop

Anticipated Trees around Site



NOTE:
1. ILLUSTRATIVE PLAN SHOWN IS DESIGN INTENT ONLY. FINAL DESIGN MAY VARY SUBJECT TO COORDINATION WITH RELEVANT GOVERNMENT AGENCIES.
2. PLAN IS SUBJECT TO AVAILABILITY OF MATERIALS, SURVEYING, AND ENGINEERING AND NECESSARY APPROVALS FROM THE DC GOVERNMENT TO APPROVE PUBLIC SPACE.

Questions?