



ANC6E October Meeting 1001 6th Street BZA Application



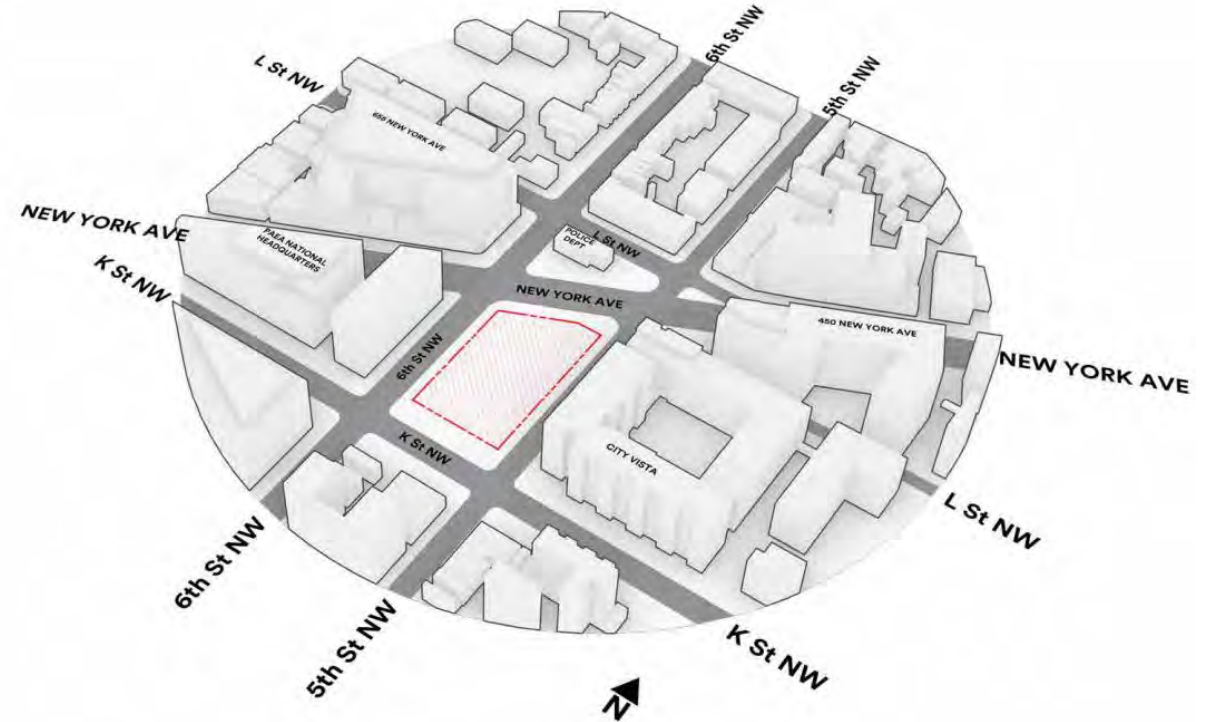
October 4, 2022



Project Overview

2 Conceptual Schemes

- All Residential
 - ~550 Units
 - ~28,000 SF of Ground-Floor Retail
 - 2 Levels Below Grade Parking
- Hotel-Residential
 - ~489 Units
 - ~270 Room Hotel
 - ~28,000 SF of Ground-Floor Retail
 - 2 Levels Below Grade Parking



Ground Floor Plan

All-Residential



- Landscaping/streetscape plan is conceptual. Requires DDOT approval.
- Aim to maximize green space but also designate areas for street activation/outdoor seating.
- Green Area Ratio (GAR) to comply with DOE standards.

Hotel-Residential



Board of Zoning Adjustment (BZA) Application

2 Design Modification Requests

#1) Additional Street Level Building Setback

- Requesting a special exception from the front build-to requirements to permit over 25 percent of the ground floor fronting on 5th Street NW to be set back greater than 4 feet from the property line.
- Looking to recess a 100-foot wide segment to create visual interest and room for pedestrian amenities. Combined with a 20-foot wide drive aisle, means approx. 32% of the ground floor along 5th Street is setback more than 4 feet (versus the 25% required).

#2) Penthouse Structure Relief

- Requesting to have 4 penthouse structures rather than 1 continuous structure
- Requesting to create a pedestrian connection between the 2 structures with a narrow setback

Board of Zoning Adjustment (BZA) Application

Design Modification Request #1 – Building Setback Relief

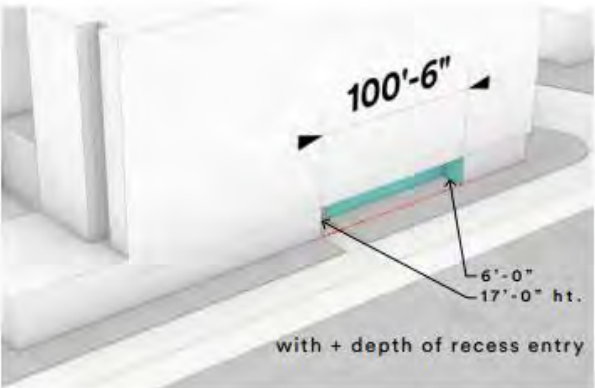
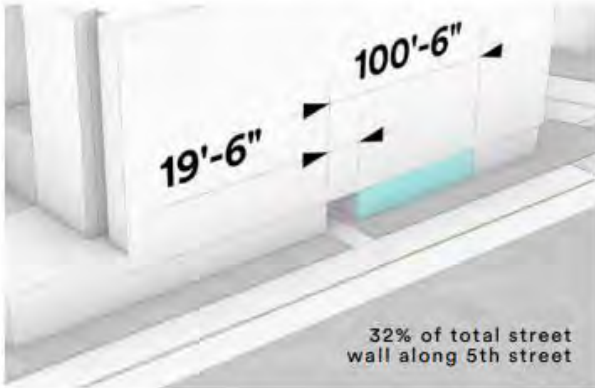
Subtitle I Section 203.1 requires that **75%** of the street wall along primary streets **5th Street** and **K Street**, be built out to within **4 feet** of the property line for a height of at least **15 feet**.

If the **width of the build-to break exceeds 25% of the block length**, the building does not comply with the front build-to requirement.

Subtitle I Section 203.3 Relief may be granted to the front build to requirements as a special exception provided:

- A.) The integrity of the blockface’s build-to line shall not be eroded when the property is viewed from either end of the blockface; and
- B.) The area in excess of twenty-five percent (25%) that is removed from the lot line shall be open to the public during daylight hours.

323'-10"	total length of street wall along 5th Street
81'-0"	25% of total street wall along 5th Street
19'-6"	width of drive aisle opening
100'-6"	width of recessed entry
32%	total width of street wall recessed more than 4 feet



Board of Zoning Adjustment (BZA) Application

Design Modification Request #1 – Building Setback Relief



View from 5th Street (finishes/materials are conceptual in nature).

RATIONALE

- The ground-floor recess functions as a nuanced mid-block moment of relief for pedestrians and does not erode the integrity of the blockface's build-to line.
- The area in excess of 25% that is removed from the lot line will be open to the public during daylight hours.
- Improved Safety: more visibility at service corridor.

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Design Modification Request #2 – Penthouse Structure

Subtitle C Section 1503 All penthouse and mechanical equipment shall be in (1) enclosure.

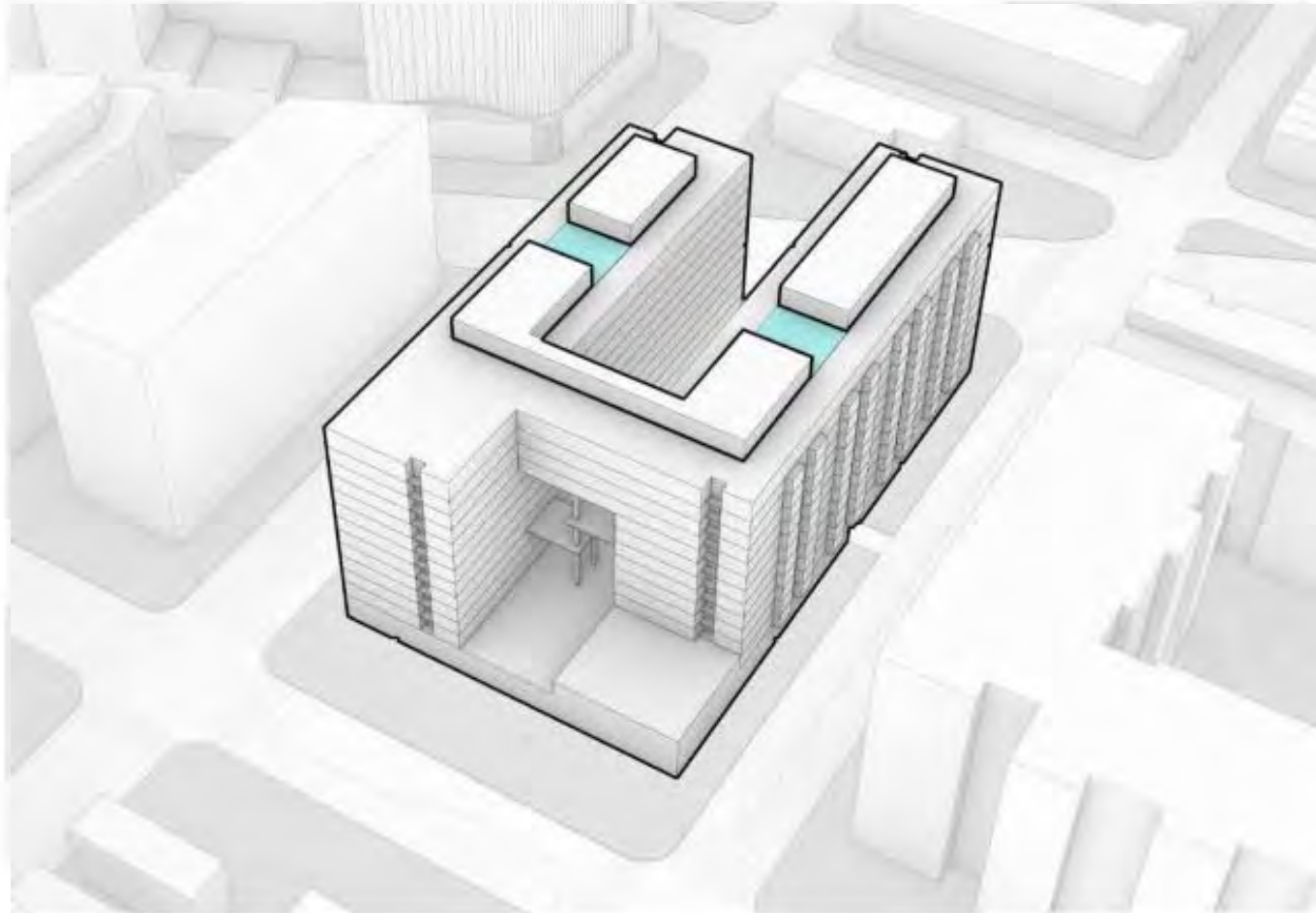
Section 1506 Relief may be granted from the enclosure provisions provided:

Reasonable efforts have been made to comply with the setback requirements; and

Strict application of the requirements is unduly restrictive / prohibitively costly / unreasonable, the relief results in a better design, the relief makes the penthouse less visually intrusive, or operating difficulties or other conditions make full compliance restrictive / costly / unreasonable.

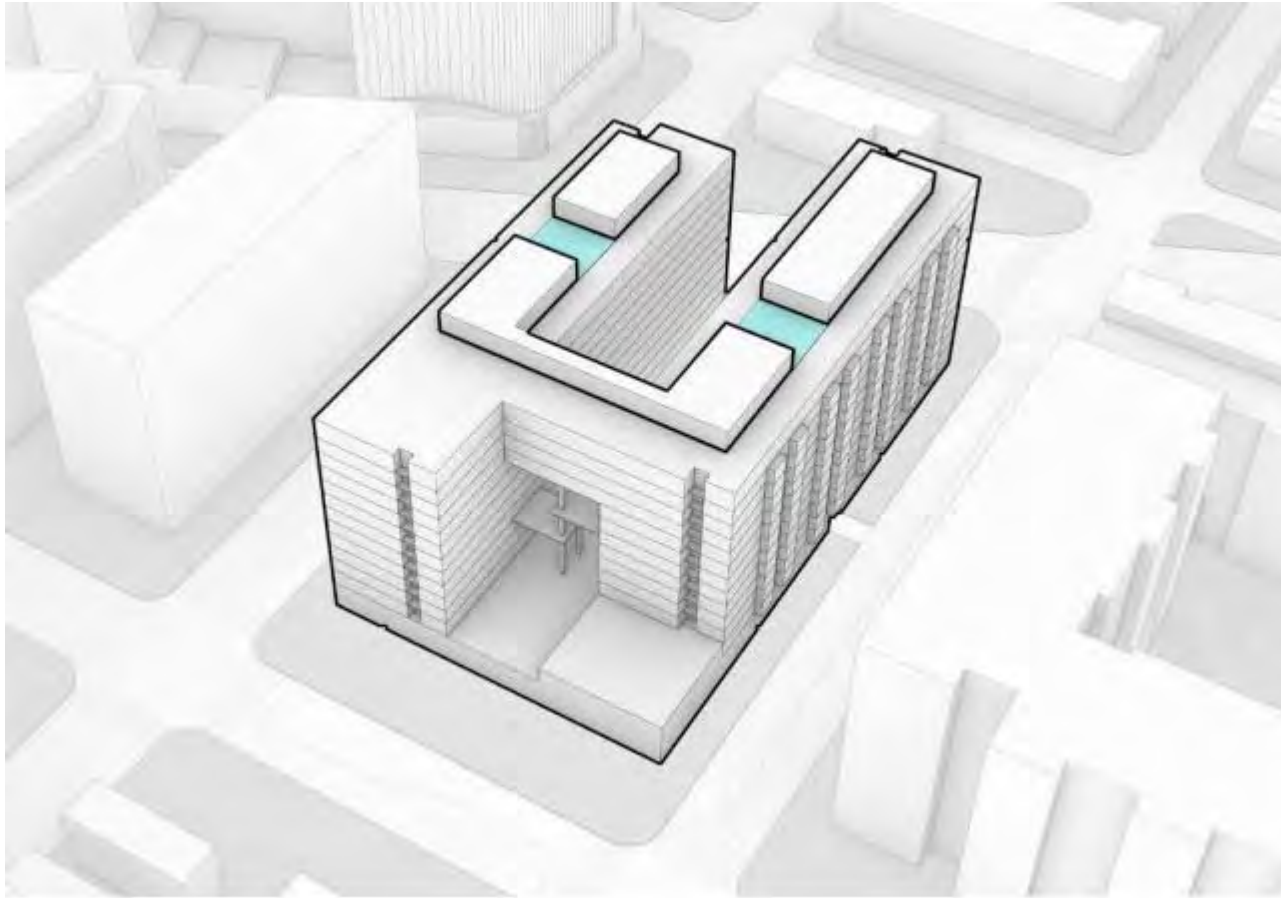
2 Areas of Relief:

- a) Multiple Enclosures
- b) Setback Relief for Corridor



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Design Modification Request #2 – Penthouse Structure



RATIONALE:

- Current plan is less visually intrusive.
- One structure is more costly (running ductwork/systems across two towers), less efficient, and impractical to house equipment.
- Corridor connection allows for access to rooftop amenities for residents of both towers – a functional benefit.
- Potentially allows for additional green roof area.
- All other setback requirements and height requirements will be met.

THANK YOU

