

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

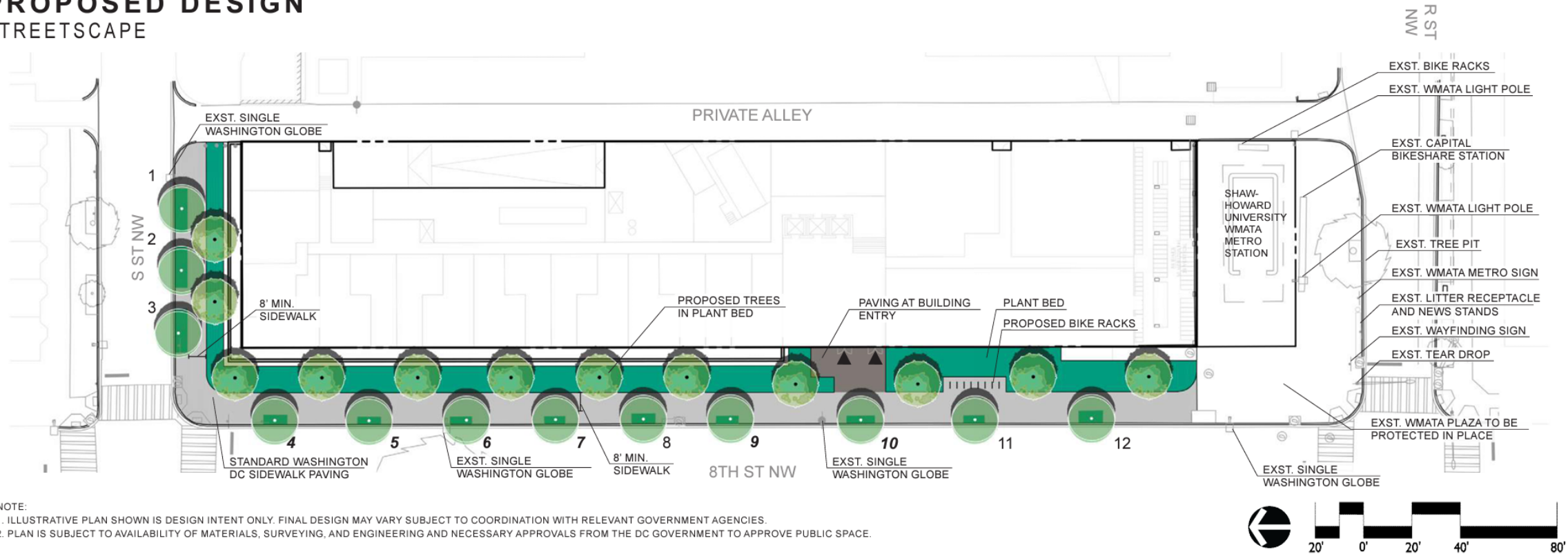


Rooftop



Anticipated Trees around Site

PROPOSED DESIGN STREETSCAPE



Questions?

