

**PROJECT: 5151 Wisconsin Ave, NW**

**DATE: 4/28/23**

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**Owner – Donohoe Development Company (DDC)**

**Architect – Torti Gallas Urban (TGU)**

**Civil/ Dry Utilities – Vika**

**Landscape – MKSK**

**Public Space Questions and Responses:**

1. Change the canopy projection type to marquee. Drawings suggest you are proposing marquees not canopies. While Marquees are permitted over building entrances, they are not permitted over café spaces. Remove the marquee that covers the café space from the design and only keep the one above the building entrance on Wisconsin Ave, labeling it as a marquee. Canopies are allowed over a café, and you'll need an active café occupancy permit to get that permitted through this construction permit, or you'll need to apply for it later once you have a café tenant and as part of your potential occupancy permit for an unenclosed sidewalk café. Clarify what the projection on Wisconsin Ave called "building overhang" is. One of the drawings say it is a metal canopy. Is this another marquee? If yes, it is no different than the other two projections and it will also need to be removed. You may show awnings above windows at the ground floor but they will need to comply with the design of awnings, such as being lightweight in design.

This design for Wisconsin Avenue including the horizontal projects mentioned in this comment was reviewed with Office of Planning as part of the BZA entitlement process, and the project received their support for the design during this process. These projections were intended to contribute to an active and dynamic building face along Connecticut Avenue. As discussed in our meeting on March 24<sup>th</sup> the projections will be classified as follows:

1. Projection above main residential entry – this will be classified as a marquee and meets the projection requirements of a marquee.
  2. Projection above café entrance and along café frontage – this projection will be classified as a cornice element and meets the projection requirements for a cornice
  3. Projection above fitness center exterior windows (southern end of Wisconsin Ave frontage) – this projection will be classified as a cornice element and meets the projection requirements for a cornice
2. You're applying for a retaining wall above 42". Show where that is on the drawings and clarify its purpose. OP does not support any freestanding walls in public space, and walls are only meant to address the natural grade change occurring on site.

We have eliminated the retaining wall and revised our design per our meetings on March 24<sup>th</sup> and March 27<sup>th</sup>, please see attached revised pdf of this area.

3. Elevations show balconies. Please show those on the site plan and also add them to the application type. Plan needs to show how far out they extend beyond the property line to identify whether these are really Juliet balconies or actual balconies.

None of the Juliet style balconies project into public space or into the BRL. We do have three tiers of full balconies on the northern side (between the bays) which we have revised to project 4' into the BRL zone, previously they projected 4'-4". We will add these locations to the site plan.

4. On Wisconsin Ave, at the back of the sidewalk which again can be brought down to 8' due to the density of this area, show a 4' wide in-ground vegetative buffer to maintain the landscape continuity and soften this wide ROW with vegetation, while preserving some paving behind the vegetative buffer for potential future dining/retail use. This treatment should only front retail facades, therefore OP advises mirroring the landscape treatment that is by the vaults also north of the building entrance, until the retail/restaurant façade starts at the intersection. On Harrison St, show the width of the vegetative buffer at the back of sidewalk. OP is fine with benches framing the entrance and perpendicular to the sidewalk.

We have revised our design per our meetings on March 24<sup>th</sup> and March 27<sup>th</sup> and subsequent email correspondence to respond to all comments received.