

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



03-12D / 03-13D
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Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JLS for*
Harriett Tregoning, Director
SUBJECT: Additional Report
Request for Minor Modification to the Zoning Commission Order for Case No.03-12D and 03-13D, the Capper/Carrollsborg Hope VI Revitalization Project
DATE: March 26, 2007

STATUS UPDATE

The Office of Planning's March 8 Memorandum to the Zoning Commission, which summarized the applicant's requests, is attached for reference. At its public meeting on March 12, 2006, the Commission asked the applicant to:

- Provide additional explanation of why the proposed modifications would not result in the loss of planned public housing;
- Explain further why the applicant has not been able to find qualified seniors to fill Senior Building 2, when senior housing is being proffered as a PUD benefit in other cases; and
- Examine whether the parking requirements are be different for the requested change from an all-Senior public housing to a public housing multiple dwelling buildings where Seniors are permitted, and, if so propose solutions to the changed requirements.

The applicant met with OP on March 20, and submitted its response to the Commission on March 23. The applicant has convinced OP that the proposed modification would result in no net loss of new public housing units in the PUD. The applicant has adequately explained to OP why, despite strenuous efforts, it has been unable to find a sufficient number of Senior households to fill the building, and why it would be unable to in the near future. The applicant, understandably, could only speculate that other PUD's were still proffering senior housing as an amenity/benefit because they were targeting the housing to Seniors not at the very low income level that the Capper-Carrollsborg Senior 2 building was intended to serve.

With respect to parking, the applicant has determined that the requested 139-unit building not restricted to seniors and located in an R-5-B zone would require 70 parking spaces (1 per 2 units), rather than the 33 (1 per 6 units) the applicant had been committed to providing. The applicant states that it is not possible to provide more than 33 parking spaces on site (1 per 4.3 units), because the building is 90% complete. The applicant further states that 33 parking spaces will be sufficient because public housing residents have a low percentage of vehicle ownership, the site is close to Metro, and the building will continue to be marketed to Senior in addition to the 4 Seniors now signed up as residents. Nevertheless, the applicant

offers commit to one or more of three options to make up the 37-space difference between the parking requirements for a Senior and a non-senior building.

OP RECOMMENDATION

OP recommends the Commission consider the applicant's requested change as a minor modification, provided the applicant agrees to the following conditions, which are essentially those offered by the applicant with additional specificity and one modification:

1. The applicant agrees to provide, for certain portions of the day, 70 parking spaces (1 per 2 units) for the building in question by:
 - a. Permanently reserving thirty-three (33) 24-hour spaces in the Building formerly known as Senior Building Number 2 in Square 825S for the exclusive use of residents of that building, or their guests;
 - b. Reserving, on an interim basis until parking noted in Points "c and d", below, can be provided, no fewer than thirty-seven 24-hour parking spaces on surface parking lots to be located on Squares 767, 768 and/or 769 (land owned by the applicant) for the exclusive use of residents of the buildings formerly known as Senior Building 2, or their guests;
 - c. Reserving on a permanent basis, twenty-one (21) 24-hour spaces within ~~two~~^{3.5K} blocks of the subject building for the exclusive use of residents of the buildings formerly known as Senior Building 2, or their guests.
 - d. Entering into a phased, shared-parking arrangement with office buildings in Squares 769 and/or 882 to provide no fewer than sixteen (16) parking spaces, between the hours of 5:30 p.m. and 8:30 a.m. and 24 hours on federal holidays and weekends, for the exclusive use of residents of the buildings formerly known as Senior Building 2, or their guests.

2. The applicant agrees to provide a minimum of 2 car sharing spaces within ~~2~~^{3.1A} blocks of the subject building, and enter into an agreement with a car-sharing provider to offer membership at discounted rates to occupants of the building.

The change in building use has changed the required parking ration from 1:6 to 1:2. The above condition would ensure that on-site or within ~~2~~^{3.5K} blocks the applicant provides a permanent parking in a parking to unit ratio of 1:2.5. Counting the additional shared parking the applicant would be providing parking within ~~two~~^{3.1A} blocks at a ratio of 1 space to 2 units during peak residential parking hours. .