



MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: January 31, 2014
SUBJECT: ZC 03-12 Q / 03-13 Q --Modification Request for PUD Case 03-12I / 03-13I Capper Carrollsburg, residential buildings in Squares 739, 767 and 768

RECOMMENDATION

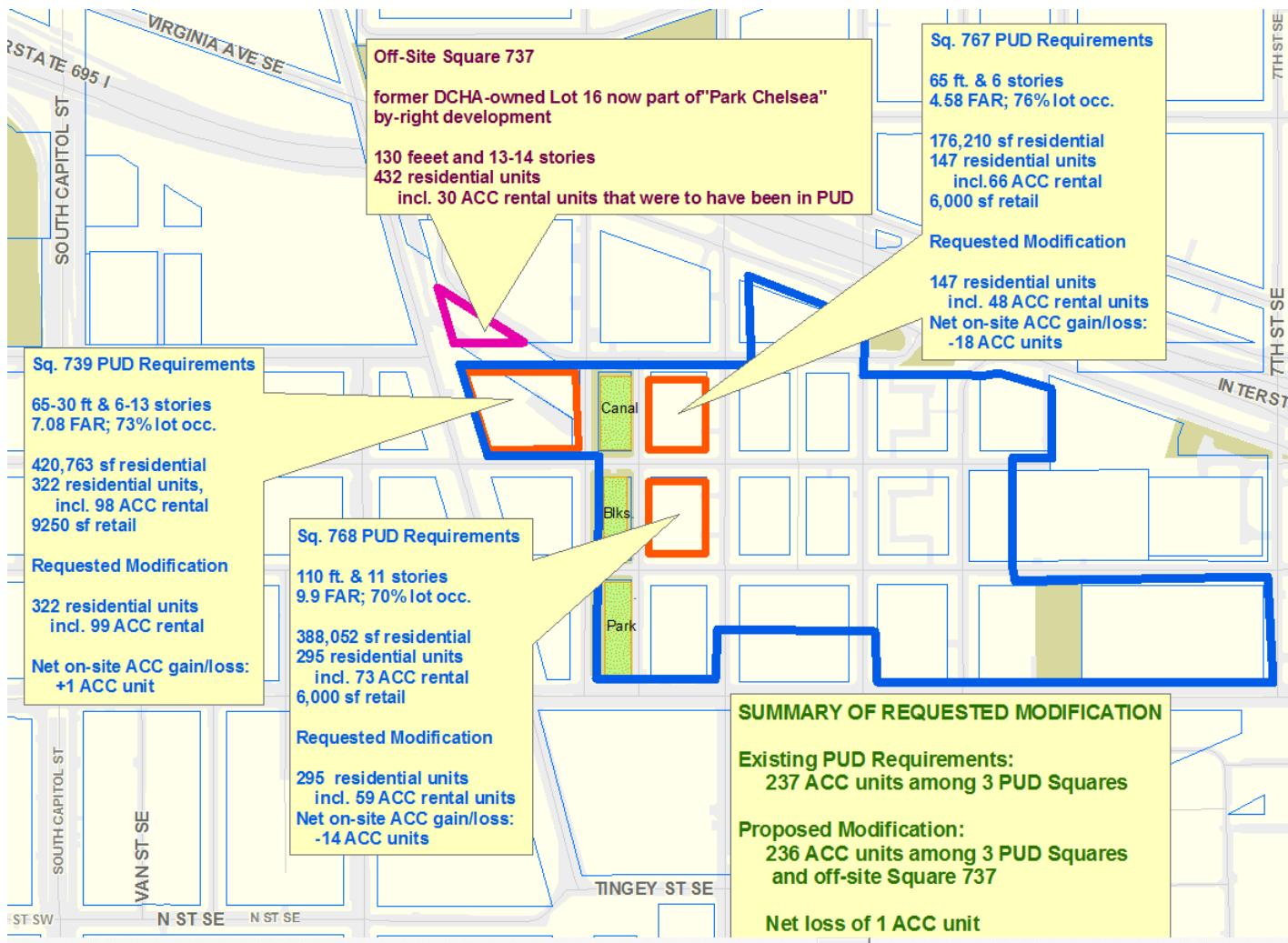
The Office of Planning (OP) recommends the Commission set down the request for a modification of the low and moderate income rental unit (ACC) requirements in Order 03-12I/03-13I for Squares 739, 767 and 768 in the Capper-Carrollsburg Hope IV PUD. The PUD would remain not inconsistent with the Comprehensive Plan if the modifications were permitted. The requested changes are not necessarily inconsistent with the intent of the PUD Order. There are, however, several issues noted below that the applicant will need to address by a public hearing.

Applicant:	Capper/Carrollsburg Venture LLC and DC Housing Authority
Address:	Square 739, Lots 800, 801, 802 ; Square 767, Lots 44, 45, 46; Square 768, Lots 19, 20, 21, 22 <i>[See Map on page 2 for locations].</i>
Ward / ANC	Ward 6, Within ANC 6D
Project Summary:	Three buildings totaling 736 residential units and 21,250 square feet of ground floor retail uses. 237 of the residential units are to be ACC rental public housing.
Requested Modifications:	<ul style="list-style-type: none"> Reduce the number of ACC units required for Squares 739, 767 and 768 from 237 to 236. Locate 30 of the 236 ACC units off-site, within a 432-unit market rate residential development that is already under construction in Square 737, adjacent to the northwestern boundary of the PUD. Because the building is located in a TDR receiving zone, it is not subject to Inclusionary Zoning and is not otherwise required to provide affordable housing. <p><i>[See Map on page 2 for both approved development for individual buildings and the requested modifications].</i></p>

EVALUATION OF THE MODIFICATION REQUEST

If the modification requests were granted, the PUD's program would not be substantially altered. It would still be delivering essentially the same mix of uses and the same number of affordable housing units in the same Capper-Carrollsburg / Capitol Riverfront neighborhood. All of the ACC units would be located in buildings with a mix of market rate and affordable units. Within the three affected PUD Squares and within the adjacent off-site Square 737, none of the affordable units would be within buildings devoted solely to affordable housing. Both the intent of the PUD and its consistency with the Comprehensive Plan would remain intact.

Although the applicant has not discussed how the requested modifications would improve financing prospects for the mixed-income buildings in Squares 739, 767 and 768, it appears that the proposed modification would definitely help advance one objective of the Capper-Carrollsburg PUD. 30 ACC units would be delivered to the market sooner, because the building in which they would be located is already under construction.



INFORMATION NEEDED BY HEARING

- Documentation of off-site Square 737's ACC requirements, including:
 - Median household income for which ACC units will be reserved;
 - Duration of ACC affordability
 - Comparison of quality of market rate and ACC units
 - Explanation of when the 15 first phase ACC units in Park Chelsea will be delivered and when the second phase 15 units will be delivered
 - Distribution, for ACC units within full Park Chelsea building, and their size and number of bedrooms
 - Comparison of fees in addition to rent for market rate and ACC units.
- General comparison of above Square 737 information with proposed ACC and market rate units with PUD Squares 739, 768 and 767
- Explanation of why 30 ACC units are being proposed for location off-site, including modification's impact on the ability of mixed income buildings to secure financing, why there would be a net loss of one ACC unit.
- Explanation of enforceability of ACC provisions for Square 737