



MEMORANDUM

2013 JUL -9 PM 3: 35

TO: District Board of Zoning Adjustment
FROM: ✓ Stephen Cochran, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: July 9, 2013

SUBJECT: BZA Application 18589 –Special Exception Review Under § 353 1 to Construct Multi-Family Dwellings at 400 – 408 Atlantic Street, S E and 401 – 407 Condon Terrace, S E

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning recommends **approval** of the special exception relief requested by the District of Columbia Housing Authority (DCHA) per § 353.1 to allow construction of a 24-unit high-energy efficiency apartment building at the Highland Dwellings public housing complex in the Washington Highlands neighborhood of Southeast Washington, D C This recommendation is contingent on the applicant providing the following information by the public hearing

- More detailed landscaping, grading and erosion-avoidance plans, showing the types of shrubs, trees and vines planned throughout the site, its open courtyard, roof deck, edges and its moderately steep slopes

For information purposes only, OP has asked the applicant to calculate a projected Green Area Ratio, and a projected LEED eligibility rating and checklist

II. PROJECT SUMMARY

Applicant	DC Housing Authority
Proposal	Replace 24 existing public housing units with 24-unit, energy-efficient, public housing apartment building with one-bedroom layouts throughout Units will have geo-thermal heating
Relief Sought	Special Exception under § 353 to construct a residential development that is not entirely one-family detached or semi-detached dwellings

III. AREA AND SITE DESCRIPTION

Address: 400 – 408 Atlantic Street, S E and 401, - 407 Condon Terrace, S E (See Fig 1).	Legal Description: Sq 6156, Lot 119	Ward: 8	ANC 8E
Historic District: None	Zoning: R-5-A multiple dwellings are allowed by special exception per § 353		
Lot Characteristics	Triangular site, moderately sloping from east to west Bounded by Condon Terrace, S E and Yuma Street S E on the northwest, 4 th Street S E on the east, and Atlantic Street S E on the south		

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18589
EXHIBIT NO. 30



Existing Development	The applicant describes the existing development on the site as 24 townhouses . They are part of the 208-unit, 59-building, 12 acre Highland Dwellings public housing development,
Adjacent Properties: Northwest: new multi-family midrise building and single family townhouses; West: Ferebee Hope elementary school and recreation center; South: private single-family townhouses; East: DCHA's Highland Addition complex.	

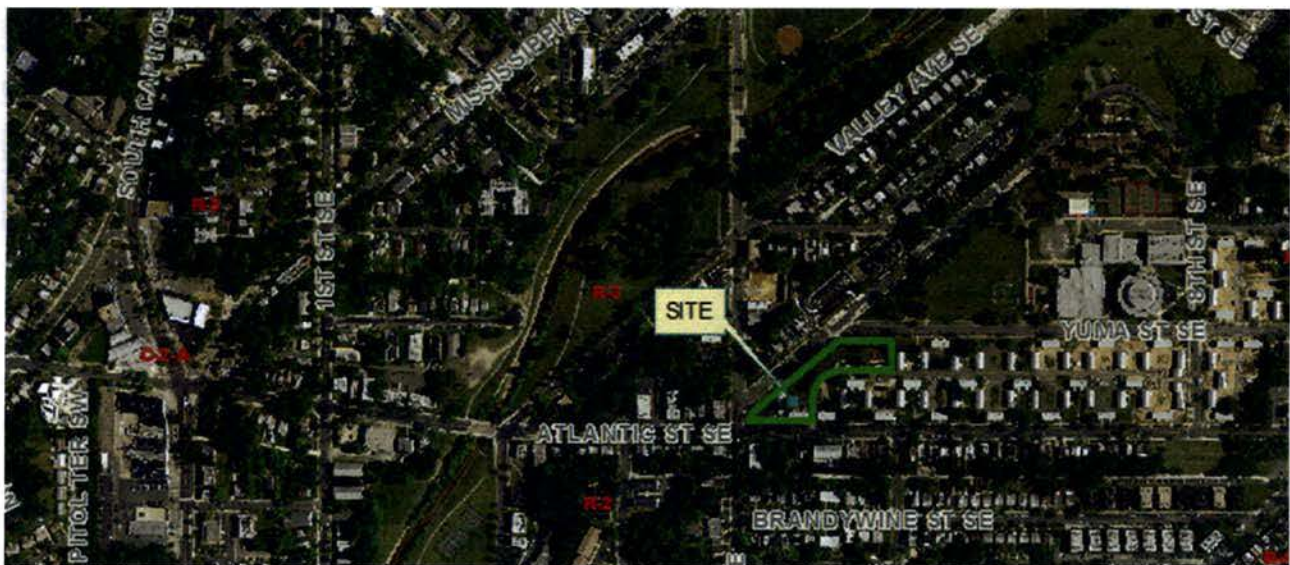


Figure 1. Site Location

V. ZONING REQUIREMENTS

R-5-A Zone	Regulation	Proposed	Relief
Height (§ 400.1)	40-foot max.	40 feet; 3 stories	None required
Lot Width (§ 401.3)	As prescribed by BZA	231.04 ft.	None required
Lot Area (§ 401.3)	As prescribed by BZA	58,451 sf	None required
Floor Area Ratio (§ 408)	1.08 (per IZ)	0.49 (28,646 sf)	None required
Lot Occupancy (§ 403.2)	40% max.	19%	None required
Rear Yard (§ 404.1)	20-foot min.	20 feet	None required
Side Yard (§ 405.9)	3 in. /ft. of height. 8-foot min.	8 feet	None required
Open Courts (§ 406.1)	4 in./ 1 ft. of height 6 foot minimum	12 foot minimum	None Required
Parking (§ 2101.1)	1 per unit; i.e., 24	24 (6 on-site; 18 adjacent)	None required

IV. OP ANALYSIS

A. § 353: Special Exception for New Residential Developments in R-5-A Districts

Section 353.1 requires the Office of Planning to comment and make recommendations regarding

“ the site plan, arrangement of buildings and structures, and the provisions of light, air, parking, recreation, landscaping and grading, as they relate to future residents of the project and the surrounding neighborhood ”

1. The site plan, arrangement of buildings and structures, and the provisions of light and air

24 sixty-year old units will be replaced with 24 new energy-efficient units in a three story apartment building located on essentially the same part of the site as the existing units. The proposed building would be able to use existing electric and utility lines. The site plan preserves and enhances existing open space, retains an existing playground, avoids significant re-grading, provides all required parking spaces among three locations. The V-shaped design and open court provide adequate light and air for all units. The scale of the proposed building is consistent with other structures in the Highland Dwellings and other buildings in the neighborhood

The site would have vehicular access by way of an existing alley that bisects the Square between Atlantic Street and 8th Street, S E

Trash would be stored in a mini-dumpster inside the building, with curbside pick-up on Condon Terrace, S.E.

2. Recreation

The roof-deck would provide on-site recreation space, supplemented by existing playground equipment on-site and throughout the larger Highland Dwellings, as well as the Ferebee-Hope recreation center located one-half block from the site

3 Landscaping

The Applicant has provided a preliminary concept plan showing areas for lawn, planting beds and trees, and stating that native plants will be used wherever possible. The applicant should provide a more detailed landscaping, erosion-mitigation plan by the hearing, showing the types of shrubs, trees and vines planned throughout the site, its open courtyard, roof deck, edges and its slopes

4. Grading

Because the proposed project would replace a similarly sized building on the site, re-grading is likely to be limited. However, because the site has an approximately 10 foot slope from east to west, the applicant should provide additional information about grading measures at the hearing

5. Sustainability

Although the evaluation of sustainability is not required by § 353, the applicant has noted that the project will meet the DC building code's Enterprise Green Community Standards through the provision of green-certified and/or recycled exterior and interior materials, water-conserving fixtures and irrigation, geothermal heating, timers on electric lighting and appliances, etc. The applicant has also stated that stormwater detention structures would be installed on the site, and pervious pavers would be used on some of the hardscaped areas.

For information purposes only, OP has asked the applicant to calculate a projected Green Area Ratio, and a projected LEED eligibility rating and checklist.

§ 353.2 "The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the number of students that can be expected to reside in the project."

As of this filing, OP has not received comments from the D.C. Board of Education regarding the ability of the area public schools to accommodate students that might reside at the subject development. However, as the applicant notes, the proposed units simply replace the same number of units already on-site and are not likely to contribute to increases in school populations.

§ 353.3 "The Board shall refer the application to the D.C. Department of Transportation and the Department of Housing and Community Development for comments and recommendations as to the adequacy of the public streets, recreation, and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects".

The Applicant has been working with the District Department of Transportation (DDOT) to resolve DDOT concerns about a proposed curb cut on Condon Terrace, N.E. DDOT will be filing a report under separate cover. OP staff has been in regular contact with DHCD staff during the preparation of this report.

V. HISTORIC PRESERVATION

The existing building is neither a historic landmark, nor in a historic district.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT will provide agency comments under a separate cover.

VII. COMMUNITY COMMENTS

ANC 8 E voted 4-1 on April 1, 2013 to recommend approval of the special exception. Letters of support have also been filed by the Highland Dwelling Resident Council, and by the security officer at the Dwellings.