

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment
FROM: Elisa Vitale, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: May 16, 2018
SUBJECT: BZA Case 19377 (3015 4th Street NE) for special exceptions and area variances to allow construction of 60 new rowhouses and a new building for the Missionary Society of St. Paul the Apostle in the RA-1 zone.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) received the Applicant’s Supplemental filing dated May 9, 2018 (Exhibit 170A-D), and provides the following analysis.

Item	OP Analysis
Map Showing Property Ownership	At Exhibit A, the Applicant has provided maps of existing and proposed ownership.
Description of New Paulist Building and Proposed Use	The new Paulist building is detailed in Exhibit 85B and described in the supplemental filing at Exhibit 170. OP supports the inclusion of a condition to limit the use of the building to a clerical residency for the Paulist Fathers and Seminarians, housing no more than 15 at a time.
Site Sections with Trees	The Applicant has provided additional site sections at Exhibit B Sheets L6.01-L6.03.
Final Landscape Plan	The final landscape plans provided at Exhibit B Sheets L0.2, L3.01, L4.01, L4.02, and L5.01 should be augmented to reflect all street furnishings including bike racks, trashcans, and any proposed lighting.
Tree Designation, Preservation, and Removal Information	The Applicant supplemented the tree designation, preservation, and removal information in the supplemental filing at Exhibit D.
Inclusionary Zoning (IZ) Unit Locations	The IZ units, as depicted on sheet C08A of Exhibit B, are overly concentrated and inconsistent with the Inclusionary Zoning provisions of Subtitle C § 1005.5 ¹ . A revised plan is required; showing units that are evenly distributed throughout the site and including a mix of 16- and 20-foot units more representative of the overall development. OP would not support relief from this provision.

¹ 1005.5 Inclusionary units shall not be overly concentrated by tenure, dwelling type, including single dwelling units, flats, or multiple-dwellings, or on any floor of a project.

Item	OP Analysis
Easement Information	The Applicant provided the requested easement information in Exhibit C. OP notes that the location of the “springing” easement has changed and would defer to DDOT to provide further analysis. OP continues to support the provision of the proposed public access easements for the streets, sidewalks, and open space.