

SUPPLEMENTAL REPORT

TO: District of Columbia Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Project Manager
JL Joel Lawson, Associate Director Development Review

DATE: February 27, 2017

SUBJECT: BZA 19451 – OP Supplemental Report - Emergency Shelter at 850 Delaware Avenue, NW in the RF-1 zone.

The Office of Planning submits the following corrections and clarifications to the OP Report for BZA 19451, dated February 17, 2017 (Exhibit 47) (deleted items are shown with ~~strike through~~ and new information is shown as **bold underline**):

1. Address of property.

Page 1, II LOCATION AND SITE DESCRIPTION

Address	350 <u>850</u> Delaware Avenue, NW
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2. Shape of the property.

Page 1, II LOCATION AND SITE DESCRIPTION

Lot Characteristic	Flat and nearly rectangular <u>triangular</u> shaped lot.
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3. Street name.

Page 1, II LOCATION AND SITE DESCRIPTION

Existing Development	The development site includes Lot 800 which is developed with a three-story building that houses the Unity Health Care Center; an undeveloped portion of Reservation 220, and a portion of the former I <u>First</u> Street, SW right-of-way.
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4. Adjacent Randall School site has an approved PUD-related map amendment from RF-1 to MU-9.

Page 2, II LOCATION AND SITE DESCRIPTION

Adjacent Properties	To the north and northwest are low rise garden apartments in the RF-1 zone; to the east is the former Randall School in the RF-1 <u>but with a PUD-related map amendment to the C-3-C (MU-9)</u> zone; to the south across I Street is the Friendship Baptist Church in the RA-1 zone; and to the west is the nine-story, Capitol Park apartments in the RA-3 zone.
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5. Number of persons to be accommodated in the shelter.

Page 3, V. **ZONING REQUIREMENTS AND RELIEF REQUESTED**

Emergency Shelter, Subtitle U § 320.1(a) and Subtitle U § 203.1(h)(7)	Greater than 15 persons by special exception	An average <u>A</u> maximum of 166 persons	Required – Special Exception
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6. Number of parking spaces required for the emergency shelter.

Page 4, V. **ZONING REQUIREMENTS AND RELIEF REQUESTED**

Parking, Subtitle C § 701.5	Shelter: 13 26 spaces Medical: 1	Shelter: 12 spaces Medical: 1	Required-Special Exception
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7. Delete reference to Subtitle C § 702.1 as it is not applicable to properties in the RF-1 zone, and correspondingly correct the required number of parking spaces.

Page 5, First paragraph, to read:

“... ~~Because the facility is within one half mile of three metro stations, Subtitle C § 702.1 allows for the reduction of the required parking by 50%, for a combined total of 14; 13 for the shelter and one for the medical care use.~~ The applicant is proposing to provide 12 spaces for the emergency shelter and one for the medical care use **for a total of 13 spaces.** ~~Thus the relief is for one required space for the shelter.”~~

8. Ownership of portions of the site.

Page 7, 2. **Variance. i. Exceptional Situation Resulting in a Practical Difficulty**, second paragraph to read:

The City Council adopted legislation that requires the new emergency shelter in Ward 6 to be on this Council approved specific site. The site is limited in size by surrounding rights-of-way and is unusually triangular in shape. The northern part of the site is ~~federally owned~~ **privately owned but federally designated for highway purpose and so cannot be developed with residential use** and the eastern portion of the site is **a former** right-of-way, permitted to be built on but is against City policy and-unavailable for building. Further, the DC Council legislation requires that the property be developed to “contain 50 General Family Shelter replacement units” and the design standards state that there be no more than ten families per floor. Further, there is also a necessary duplication of facilities such as community rooms, laundry facilities, and common areas which must be provided on each floor to ensure a small, familial environment for the residents.