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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



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Office of the Director

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

03-26-03 P03:55 IN

FROM: Stanley Jackson
Director

DATE: **August 27, 2003**

SUBJECT: Zoning Commission Case No. 03-26 – Planned Unit Development (PUD)
Located at 14th and V Streets NW (Square 235)

As requested in an Office of Planning memorandum of August 9, 2003, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Zoning Commission Case, supports approval of the Planned Unit Development (PUD), and offers the following reasons in support based upon the specific information presented in the application:

1. The proposed PUD will advance neighborhood and historic preservation by adaptively reusing two warehouses that the State Historic Preservation Office has determined contribute to the Greater U Street Historic District. The Historic Preservation Review Board has approved the project building and massing plans.
2. The PUD will assure development of a Washington Metropolitan Area Transit Authority (WMATA) Joint Development that has the involvement of WMATA (the owner of the 14th Street fronting property), George Galich (the owner of the two warehouses) and P.N. Hoffman, Inc.(the contract developer for the project).
3. The proposed PUD will advance the economic development and revitalization of the U Street/14th Street NW area and will have approximately 292,000 square feet of residential space, approximately 24,000 square feet of retail fronting on 14th Street and approximately 250 parking spaces above grade and below grade.
4. The PUD provides as much below grade parking as is possible given the underground constraints that are imposed by the fact that the WMATA Metro tunnels run under a portion of the south end of the WMATA 14th Street property. The fact that the PUD provides 50 of the required 70 retail parking

ZONING COMMISSION
District of Columbia
Case 03-26
Exhibit 17

ZONING COMMISSION
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CASE NO.03-26
EXHIBIT NO.17

spaces is mitigated by the project's location just two blocks from the 13th and U Street entrance of the U Street Metro Station.

5. The Metro tunnels under the southern end of the 14th Street property also limit the ability of the developer to construct the proposed PUD 14th Street building front façade to the front property line. Because of the tunnels, only 66% of front building façade can be constructed on the front property line – short of the 75% minimum required in the Zoning Code.
6. The proposed 14th Street building has more roof top penthouse enclosures because it is actually two apartment buildings with two separate service cores that require two roof top penthouse enclosures to accommodate the two staircases and elevator machine room that each building must have.
7. The proposed two phase construction build-out for the PUD is a reasonable construction schedule that takes into account the variable cyclical nature of market demand for rental and condominium apartments in the Washington DC market.
8. DHCD has previously reviewed and supported the developer's request for the alley closing associated with the PUD.