GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

ZONING COMMISSION
District of Columbia
CASE NO. 03-30
EXHIBIT NO. 46

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SUPPLEMENTAL REPORT

DATE: June 10, 2005

TO: District of Columbia Zoning Commission

FROM: Ellen McCarthy, Interim Director OP

SUBJECT: **Zoning Commission Case No. 03-30, amended - 734 1st Street SW**

I. APPLICATION-IN-BRIEF

Applicant: Square 643 Associates LLC

Location: Square 643, Lot 830; Ward 6; Advisory Neighborhood Commission 6D.

Proposal: A revised consolidated Planned Unit Development and related Zoning Map amendment for the construction of a 21-unit condominium apartment building, with retention of an existing former church structure for use as nonprofit space.

II. RECOMMENDED ACTION

The Office of Planning recommends approval of the revised consolidated PUD and Zoning Map amendment for Square 643 (734 1st Street SW) from R-4 (row dwellings and flats) to R-5-C (medium density residential). This recommendation is contingent upon:

- **the existing church sanctuary being retained for use as office space by a nonprofit user; and**
- **administration of the affordable housing amenity item through normal processes.**

III. EXECUTIVE SUMMARY

At its March 14, 2005 meeting, the Zoning Commission set down this case for public hearing. The proposal includes a consolidated PUD and related map amendment from R-4 to R-5-C and a to permit the construction of a new 5 - 7 story development with 21 new condominium units, as well as rehabilitation of an existing land marked church structure as office space, intended for use by a nonprofit organization with public access.

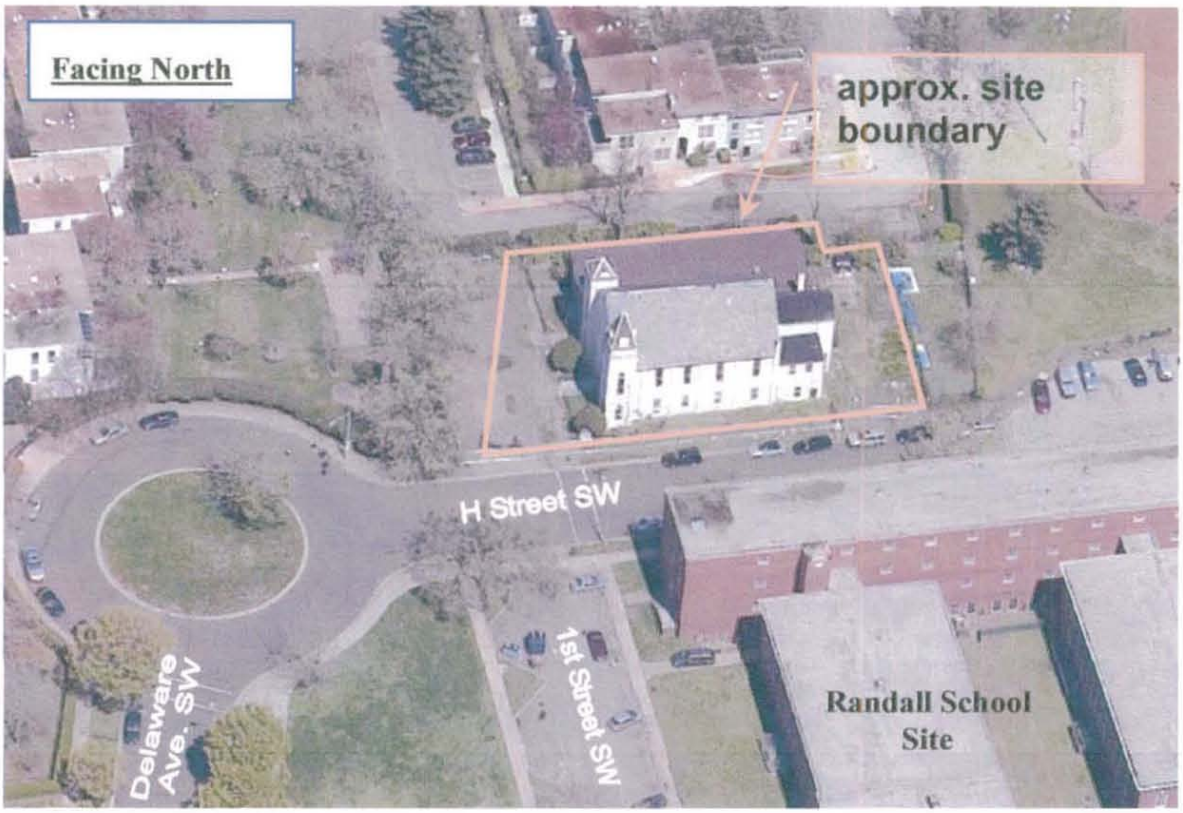
Since that time, the Office of Planning has had additional discussions with the applicant to clarify and strengthen the proposed amenity package and to resolve outstanding issues related to the use of the existing church sanctuary space. While aspects of the application remain unclear and the amenity package is not considered superior, the applicant's proffer is sufficient for the amount of relief requested, given the constraints associated with this site, provided that certain conditions as proposed by the applicant and by OP are made part of the Order.

IV. CONTEXT – refer also to Context Map Attachment I

The subject property is located in Square 643 in the Southwest Waterfront neighborhood. Delaware Avenue SW terminates in a circle directly to the southwest of the site, and H Street SW to the south terminates directly to the east of the site. The area has a diverse housing stock, mainly constructed as part of the Southwest Urban Renewal Plan of the 1950's – 1970's. The Capital Park apartments and

ZONING COMMISSION
District of Columbia
CASE NO.03-30
EXHIBIT NO.46

townhouses complex is to the north and west. To the south is the former Randall Junior High School. To the east are play fields associated with the recreation center.



V. PROPOSAL

The applicant originally submitted a proposal including a map amendment from R-4 to R-5-D and a consolidated PUD, to facilitate the development of a 9-story, 90' high condominium building with 60 apartments. The existing church structure was to be demolished. Underground parking would have been accessed from the west (front) side of the building. The Zoning Commission did not set that proposal down for a public hearing.

That proposal was subsequently modified to consist of map amendment to R-5-C as part of a consolidated PUD application; rehabilitation and retention of the now landmarked church structure as office space intended for a nonprofit organization; construction of a 21 unit condominium building with a height of 50 feet / 5 stories on the north side of the church and 70 feet / 7 stories on the east side; and 25 underground parking stalls accessed from H Street to permit the creation of a paved and landscaped courtyard in front of the structure along the former Delaware Avenue right-of-way. One affordable housing unit is proposed. This proposal was set down for a public hearing.

In terms of site and building design, the proposal currently includes only minor, mainly internal modifications, but there is some clarification and detail added to the amenity package.

VI. GENERALIZED LAND USE MAP

The area is designated on the Generalized Land Use Map as "*medium density residential – multiple-unit housing and mid-rise apartment buildings are the predominant uses; may also include low and*

moderate density housing...". All of the land adjacent to the site, and most of the land in close proximity, has the same designation. The proposed zoning and the proposed development are not inconsistent with this designation.

VII. COMPREHENSIVE PLAN

As noted in the March 4, 2005 report from OP, the proposal would generally further a number of major themes of the Comprehensive Plan, as listed in Section 101.1, including:

- *(a) Stabilizing and improving the District's neighborhoods*
- *(e) Respecting and improving the physical character of the District*
- *(g) Preserving the historic character of the District*
- *(i) Promoting enhanced public safety*

The proposed retention of the historic church structure and addition of residential development would also support Comprehensive Plan objectives and policy statements related to Housing (Chapter 3), Urban Design (Chapter 7), and Preservation and Historic Features (Chapter 8). Although the site is currently in Ward 6, it was in Ward 2 at the time of drafting and adoption of the Comprehensive Plan. The proposal would further relevant Ward objectives related to Southwest Neighborhood Character, Housing, Urban Design, and Preservation and Historic Features.

VIII. ZONING REGULATIONS – refer to Revised Project Profile, Attachment II

The property and adjacent land are zoned R-4, which permits a moderate density residential row dwelling or flat development. The zone also permits the conversion of an existing building to an apartment building. Land in the general vicinity has a mixture of zone designations, including R-5-C. The project would be within the R-5-C permitted FAR and the R-5-C PUD height maximum. Relief has been requested to regulations pertaining to Rear Yard Setback: (§404.1), Open Court Width, (§406.1), and Roof Structure Setback (§400.7b.).

In their recent submission, the applicant notes that the formerly requested Side Yard (§405.6) relaxation request is more properly considered a court variance. At the Zoning Commission set down meeting, Commission members requested clarification regarding the east property line setback. An enclosed portion of the ground floor extends all the way to the property line, so no setback is provided. In the R-5-C zone, a setback is not required, but if provided, it is required to be equivalent to 3" / foot of building height. In this case, the building is not providing a setback, but the development steps back, resulting in what is considered an open court. As noted in the revised project profile (Attachment III), this court does not meet zoning requirements so variance relief is required.

IX. SECTION 217 RELIEF

In addition to the relief requested above, the applicant originally requested special exception relief via §217 to permit nonprofit office use, which would encompass the former church space as well as a portion of the new construction. At the set-down meeting, the Commission questioned whether this section is applicable, since it states that "*The use of existing **residential** buildings and land on which they are located by a nonprofit organization for the purposed of the nonprofit organization shall be permitted as a special exception...*" (§ 217.1)

OAG has confirmed that this section would not apply in this case, as existing residential space is not being converted. However, the Zoning Commission could provide relief to permit this use as part of the PUD based on the associated community benefit - a preference for this non-conforming use over conforming ones such as residential. The proposed use, limited by the list of restrictions proposed by the applicant, would permit the intact retention and preservation of the historic church volume. It would allow an opportunity for some public access to the space and the possibility that it could in the future perform some community functions similar to those associated with a church. The use also provides for daytime activity at this location, seen as a benefit to the immediate neighborhood. DDOT has noted that adequate parking for the nonprofit space would be provided.

X. PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is "*designed to encourage high quality developments that provide public benefits.*" Pursuant to §2402.3, the applicant has elected to file a consolidated PUD. Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

XI. STANDARDS FOR PLANNED UNIT DEVELOPMENT

The application meets the minimum 15,000 square foot area requirements of §2401.1 (c) to request a PUD, for a property zoned R-5-C. The PUD standards state that the "*impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.*" Based on the information provided, OP believes that the potential impacts of the project are generally favorable or have been adequately mitigated.

XII. PUBLIC BENEFITS AND AMENITIES

§§2403.5 through 2403.13 discuss the definition and evaluation of public benefits and amenities. §2403.8 states that "*the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case*". To assist in the evaluation, the applicant is required to describe amenities and benefits, and to "*show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...*" (§2403.12).

Amenity package evaluation is based on an assessment of the development gained through the application process. To estimate the existing R-4 development potential, the site (including the footprint of the church) would yield a maximum of 9 rowhouse lots fronting H Street SW, with a maximum square footage of about 3,300 sq.ft. each, for a total of approximately 30,000 sq.ft. of development[1]. The additional FAR to be gained through this process is 15,332 sq.ft.

The details of the amenity package have been amended a number of times since set-down. OP's understanding of the current proposal, based on a summary requested from the applicant, includes:

[1] Based on maximum size of rowhouse development on the entire site, with an average lot size of 1,840 sq.ft., 3 story buildings, and 60% lot occupancy. Additional development that retains the church building would appear to be considerably less.

Applicant Amenity Item and Description:	OP comments
1. **Historic Preservation** - This is a whole building restoration, not facade preservation. Preservation on this site is high-cost and a challenge. The siting of the church severely limits development potential for additions to support restoration economically. The proposed use of the sanctuary preserves historic openness and public access to a significant degree, whereas conversion to apartments (as allowed under R-4 zoning) would permanently carve up and privatize the interior.	OP agrees that this is an amenity item. The preservation of the structure and the restoration work proposed are of benefit to the physical character and cultural heritage of the area. HPRB has given approval to the conceptual design, indicating appropriate preservation of the church structure and appropriately designed additions. The value of this amenity item would be diminished accordingly if the interior volume of the space were to be subdivided into condos, but the applicant has agreed to not request this form of flexibility. Any proposal to include residential in the former sanctuary space would therefore require a PUD modification.
2. **Superior Architecture and Urban Design** - The design of the apartment addition is sympathetic to and enhances the historic character of the landmark church. The design has received conceptual approval from the HPRB. There will be no construction beyond the west facade of the church and the addition on the north is restricted in height.	The design of the new construction compliments the form and character of the neighborhood and the existing structure, and is of superior quality.
3. **Asbestos Remediation** - The asbestos in the current stucco covering of the building could by regulation remain in place in a renovation. However, applicant will replace the contaminated stucco with clean stucco.	OP is supportive of the safe and environmentally sound removal of dangerous materials from the existing structure – the applicant can provide additional information at the Public Hearing.
4. **Mixed Use** - The housing units will expand the supply in the neighborhood and the city. The nonprofit office use adds daytime activity to this location. This use will enable the sanctuary to remain more accessible to the public than would conversion to apartments. Any partitions for office use would be temporary and would allow for a future use that might use the full volume of this space. The applicant has noted that until the Commission provides for this otherwise non-conforming use, it is difficult to lock in a user. However, a set of conditions is proposed to limit uncertainly regarding the potential impact of the use of the space, as follows:	OP supports the provision of housing on this site as furthering Comprehensive Plan and neighborhood and District-wide objectives, but the provision of housing in a residential zone is not considered an amenity item. The proposed use of the sanctuary is appropriate, and providing active daytime use and an opportunity for public access are of benefit to the community. The Commission may wish to include a condition in the Order that partitions for the office space within the sanctuary be designed and constructed to be temporary and to not impact the appearance of the structure as seen from the exterior, or permanently impact the interior structure of the existing building.
• Use – compatible with surrounding area	As this condition would be difficult to quantify, verify, or enforce, it should be removed as too indeterminate.
• Restriction of "private club" use.	Supported, although additional clarity regarding what is considered a "club" may be necessary.

Applicant Amenity Item and Description:	OP comments
• Hours – 7am – 8pm	Acceptable. It would also be reasonable to allow a nonprofit user to also hold a limited number of special evening events. While street and development patterns would minimize the impact of such events, the Commission may wish to consider restrictions on the number of evening events (example, 1 per month) and the hour by which such events must end (example, midnight). This would give guidance to the potential nonprofit user in this regard, and provide the community with some recourse should this become an issue.
• Employee limit - 1/250 sq.ft. = 40. The applicant notes that the former church use had no limit on attendees, churches normally include numerous social or meeting functions that also are not limited for number or for hours of operation.	Although 40 employees seems like a large number of this site, DDOT has indicated no concern with regards to the number of employees and the parking proposed or the potential traffic generated. A clarification is required so that this limitation includes both employees and volunteers. The formula should also take into account the number of employees or volunteers that are normally on site at any one time, since both employees and volunteers could be either part-time or infrequently on the site.
• Parking – 1 / 1,200 sq.ft. = 9 for the nonprofit space.	Acceptable, given DDOT's positive assessment of anticipated parking needs and traffic generated.
• Lighting – all direct rays confined to within property boundaries	OP supports this condition.
• Manufacturing / sales restriction of S. 217.4	Although this section would not apply, since relief via Section 217 is not available, a condition as part of the Order to limit this type of function is recommended.
5. **LEED Features** - The applicant has offered to provide various features to make this a "green building" to the extent feasible.	OP is supportive of this direction, although some of the items are not well defined and would require additional detail to assess their value and how they differ from otherwise required practices (examples "site selection", "stormwater management" and "daylight and views"). The list includes the provision of secure bicycle storage spaces, which OP supports, although the location of these spaces is not indicated on the plans.
6. **Historic Preservation Plaque** - Applicant will affix to the church a brass plaque designed by architectural historian Emily Eig memorializing the church as Friendship Baptist Church, at a cost of up to $1,000.	OP is supportive of this proffer as an amenity item, and would recommend that the applicant consult with the Historic Preservation Office regarding the design, wording, and placement of this plaque.

Applicant Amenity Item and Description:	OP comments
7. **Economic Development** - In addition to creating construction jobs and tax revenues generally, the applicant will provide a First Source Hiring and LSDBE agreements.	OP is supportive of these amenity items.
8. **Affordable Housing** – A standard subsidized housing proffer is equivalent to 15% of the residential density gained through the PUD process. Residential density gained is approximately 4,300 square feet, 15% of which would be 650 sq.ft. or one small unit within the building. The applicant's proffer is for one unit of at least 700 sf, 70% AMI, rental, for 20 years. The applicant feels this is more than reasonable, given the high value and cost of historic preservation. The applicant has, in the past, indicated that it is the intention of the owner to manage this unit, rather than to utilize the standard procedure administered by DCHD, for rent to a moderate-income artist or an employee of the nonprofit space. If the church volume were to be divided into residential units, the normally anticipated affordable amount would be 15% of about 18,300 square feet added residential density, or about 2,750 sq.ft., or to 2 to 3 units.	OP is supportive of this amenity item in concept, and feels that the amount proposed, given the circumstances associated with this site, is appropriate. OP has concerns with: • the form of subsidized housing – the objective for subsidized housing is that it be as inconspicuous as possible. In this case the applicant is proffering a rental unit within an otherwise owner-occupied condo building. The Department of Housing and Community Development (DHCD) has, in conversation with OP, indicated that they share OP's concern with this aspect of the proposal. • Administration – OP is concerned with both the precedent that this would set, as well as the inability to monitor this unit over time. OP feels that these limitations significantly reduce the value of this important amenity item. The applicant had submitted an alternative plan that shows the church volume subdivided into residential condominium. This option would change the nature of the proposal and the amenity package considerably. The applicant has indicated to OP that they will not pursue this option, but the Commission may wish to clarify in the Order that use of the sanctuary space as residential would require a PUD amendment, to allow a review of the proposal and the amenity package.
9. **Advances Important Comprehensive Plan Policies** - "*Stabilizing and improving the District's neighborhoods*" is one of the Major Themes of the Comprehensive Plan. This project will put a vacant church building and addition into productive use in a location that needs physical enhancement as well as people activity. With the church now a landmark, property improvement under existing R-4 zoning is unlikely the church itself is not an efficient form for apartment conversion; and siting constraints limit opportunities for additional on-site development.	OP agrees that this proposal will further this and other Comprehensive Plan objectives (as noted in Section VIII of the OP February 14, 2005 report), and would, overall, be of benefit to the neighborhood and to the District as a whole.

Applicant Amenity Item and Description:	OP comments
10. **Good Faith Efforts** - The applicant is willing to work in cooperation with neighbors on two initiatives - litter control on nearby streets and the Randall Recreation fields and ride-sharing in cooperation with the Corcoran School or Art assuming it occupies the former Randall School complex.	OP is supportive of these initiatives that address some concerns raised by some members of the surrounding community.

In summary, the amenity package as proposed, with additional clarification and conditions as noted, is considered adequate, although not superior. In particular, OP is concerned that the limitations on the adequacy of the affordable housing unit and the uncertainty regarding the use of the church volume space undermine the value of this package. However, the value to the neighborhood and the costs associated with the full restoration of the church structure are to be commended and recognized.

XIII. ANC 6D

Following a number of presentations by the applicant, the ANC adopted a motion in favor of the revised proposal at its November 8, 2004 meeting. However, at its May 9, 2005 meeting, the ANC reversed this decision and voted to oppose this proposal.

XIV. PUBLIC COMMENTS

By letter, the Southwest Neighborhood Assembly, which boundaries include the proposed site, has indicated support for the proposal. OP has not received additional letters or submissions from members of the public since the applicant was set down for a Public Hearing.

XV. AGENCY REFERRALS – refer also to Attachment III

In addition to the normal Office of Zoning referral of this application, OP requested comments from a number of District departments and agencies. Below is a summary of the comments received as of the date of drafting this report:

- The Department of Employment Services (DOES) notes that the applicant has indicated that they will enter into a First Source Agreement, and recommends that this will occur prior to the Commission taking proposed action. (letter attached)
- The Department of Housing and Community Development (DHCD) notes support for the proposal, including the designation of an affordable unit within the building. (letter attached) OP requested that DHCD provide additional input into the details of the applicant's proffer, and in subsequent conversation, DHCD indicated that the affordable unit "should be a condominium ownership unit like the rest of the apartments in the proposed building."
- The Water and Sewer Authority (WASA) notes the capacities of sanitary and storm sewers as well as waters supply will need to be evaluated – this is a normal requirement of Building Permit review. (letter attached)
- The District Department of Transportation (DDOT) notes support for the project, as the traffic generated by this development would have no significant impact on surrounding intersections and the proposed parking should be more than adequate. DDOT recommends that the driveway access to underground parking should be increased to 20' in width from the proposed 14'. (letter attached)

- The Metropolitan Police Department (MPD) – submitted comments by email dated April 20, 2005, noting concerns related to parking, and the impact that the proposed nonprofit space would have on parking in the general area, particularly given the adjacent recreation fields.

XVI. OP RECOMMENDATION

The revised proposal would be of high quality and in character with other development in the Southwest area, is generally consistent with the Comprehensive Plan and the Generalized Land Use Map, provides for retention of and public access to the landmarked church structure, and should add stability and security to this area. The applicant received historic landmark status for the church structure from the Historic Preservation Review Board (HPRB), which subsequently granted conceptual design approval for the revised design drawings now before the Zoning Commission.

OP's concerns relate to the use of the former church volume, and the form of the affordable housing which impact the value and the acceptability of the amenity package as proffered by the owner. These concerns would be mitigated by the following conditions being included in the Order:

- any partitions for the office space within the former church space to be designed and constructed to be temporary and to not impact the visual appearance of the former church structure as seen from the exterior or permanently impact the interior structure of the existing building;
- use of the nonprofit space shall not include the manufacture or sale of goods; and
- the affordable housing unit be administered through established and normal District procedures.

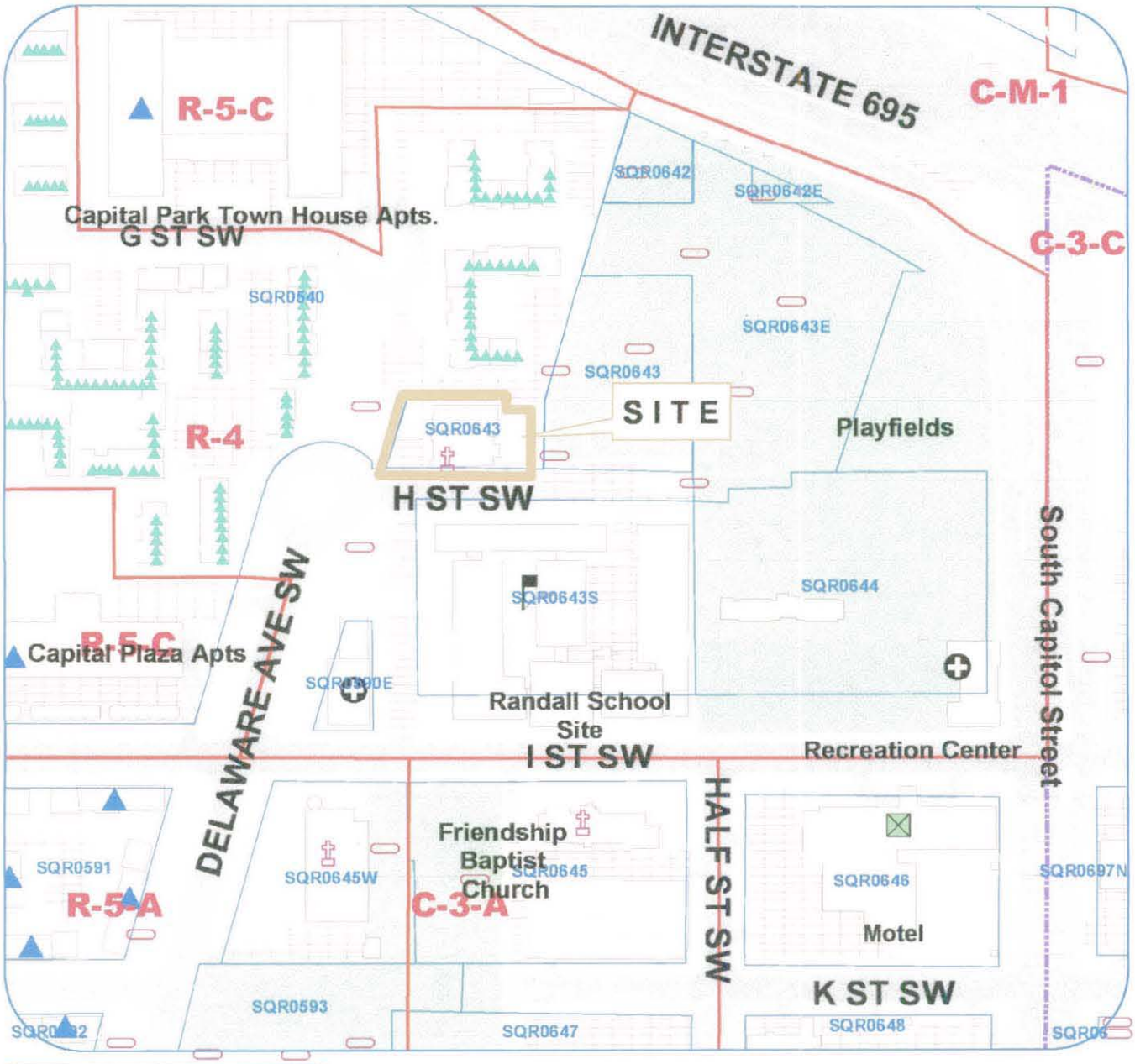
The Commission may also wish to consider additional conditions / clarifications:

- include limits on the use of the former church volume to restrict the number of evening events and the hour by which such special events must end;
- clarify that use of the former church volume is restricted to non-profit office space, and that its development in whole or in part as residential would require a PUD amendment, to allow a review of the proposal and revisions to the amenity package.
- clarify the nonprofit space conditions such that the limit on employees is expanded to include employees and volunteers, using a formula which takes into account the number of employees or volunteers that are normally on site at any one time;
- clarify what is considered a "club" so ensure that "nightclub" or similar use is prohibited, but to not otherwise overly restrict the potential use of this space;
- clarify items of the "green building" proffer, and how they differ from otherwise required practices; and
- amend plans to show the location of the bicycle storage area.

ATTACHMENTS:

I. Context Plan
II. Revised Project Profile
III. District Department Comments

EM/jl



Legend

- Zoning Districts
- Res. Condo
- Multi-family Dwelling
- Hotel/Motel/Inn
- Religious
- Educational
- Public Service
- Special Purpose
- Vacant; 197

ZONING COMMISSION CASE # 03-30
734 1st STREET SW
CONTEXT PLAN

Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ February, 2005

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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ATTACHMENT I

OPI DOC06285

Standard	Existing Zoning	Original Proposal [1]	Current Proposal	
			Zoning	Development [2]
Zoning:	**R-4**	**R-5-D**	**R-5-C**	
Use:	row dwelling, flat	60 unit condo building	Medium density apartment	21 unit condo; **non-profit office requires approval**
Height: (§§400.1, 2405.1)	40' max. 60' with PUD	88.6'	60' max. 70' with PUD [3]	50 - 70 ft. conforming
Stories:	3 max.	9	not prescribed	5 – 7
Lot Area: (§401.3)	1,800 sq.ft.	16,643 sq.ft.	15,000 sq.ft. min. for a PUD	16,643 sq.ft. conforming
Floor Area Ratio: (§§402.4, 2405.2)	not prescribed	4.015	3.0 max. 4.0 PUD max.	2.72 conforming
Square Footage:	approx. 30,000 sq.ft. max. [4]	66,816 sq.ft. total	49,929 sq.ft 66,527 sq.ft. PUD	45,322 sq.ft. [5] conforming
Lot Occupancy: (§403.2)	60% max.	56%	75%	61% conforming
Rear Yard Setback: (§404.1)	20' min.	13 to 28 ft. [6]	4" / ft. of height; 15' min. if provided = 16.7 to 23.3' min.	**8.1 ft. – relief required**
Side Yard Setback: (§405.6)	3" / ft. of height; 8' min. if provided	10' west side 24' east side[6]	Not required, 3" / ft. of height if provided = 10' west side	40' west side - conforming
Open Court Width: (§406.1)		n/a	3" / ft. of height = #1 = 10'; #2 = 15'; 17.6'#3 = 17.6'[7]	**#1 = 8'; #2 = 6'; #3 = 10.1' relief required**
Roof Structure:				
No. enclosures (§411.3):	1 max.	2 [6]	1 max	1 - conforming
Height (§400.7c.):	18.5 ft. max.	13.6'	18.5 ft. max	8 ft. conforming
Setback (§400.7b.):	= to height	0 ft. [6]	= to height = 8 ft. min.	**approx 4 ft. relief required**
Area (§411.7)	.37 FAR max.	conforming	.37 FAR max.	.06 FAR conforming
Parking: (§2101.1)	1/3 d.u.[8]	45	7 required	30 [9]
Loading: (§2201.1)		0	0 required	0

1 Original proposal, for which the Commission decided to not set down for a public hearing, is provided for comparison.
2 Information provided by applicant.
3 Normally 75', but limited to 70 feet maximum by the Height Act of 1910.
4 Based on maximizing rowhouse development on 9 lots with average lot size of 1,840 sq.ft., with 3 story buildings at 60% lot occupancy.
5 35,322 sq.ft. residential (2.06 FAR) and 10,000 sq.ft. non-profit office space (0.60 FAR).
6 Relief from regulation would have been required.
7 Court #1 = main entry on west elevation; #2 = service entry on south elevation; #3 = court at north-east corner of addition.
8 Parking for the use within the church structure not required; historic landmarked structure
9 25 conforming underground spaces, plus at least 5 surface parking spaces. Two non-conforming "vault" spaces below road rights-of-way are also indicated on the plans.

ATTACHMENT III

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Employment Services
Office of Workforce Development

MEMORANDUM

TO: Joel Lawson
Development Review Planner
Office of Planning

FROM: Susan O. Gilbert
Executive Assistant
Workforce Development Bureau

DATE: APR 1 3 2005

SUBJECT: Review of Zoning Commission Case 03-30, Delaware & H Street SW

As requested, the Department of Employment Services (DOES) has reviewed Zoning Commission Case 03-30, Delaware & H Street, SW in which the applicant is requesting a consolidated Plan Unit Development (PUD) and rezoning of Square 643. The subject property is located in Square 643, Ward 6, in the Southwest Waterfront neighborhood. Delaware Avenue SW terminates in a circle southwest of the site and H Street SW dead ends directly east of the site.

The applicant plans to construct a 21-unit condominium apartment building and to rehabilitate a land marked church structure as office space intended for use by a non-profit organization.

In evaluating the application, the applicant indicated that they will enter into a First Source Agreement with DOES to ensure that District residents receive 51% of the new jobs created by this project. DOES is recommending that the applicant execute a First Source Agreement prior to proposed action by the Zoning Commission.

It is advised that the applicant contact Vernell Jordan at (202) 698-5774 or vernell.jordan@dc.gov for assistance in acquiring and completing the First Source Employment Agreement.

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

MEMORANDUM

TO: Joel Lawson
Development Review Specialist
Office of Planning

THROUGH: Lawrence C. Cager, Jr.
Deputy Director for Development Finance

FROM: James Thackaberry
Supervisory Project Manager

DATE: April 25, 2005

SUBJECT: Department of Housing and Community Development (DHCD) Review of Zoning Commission Case No. 03-30 – Delaware Avenue and H Street SW –Revised Consolidated Planned Unit Development (PUD) and Zoning Map Amendment for the Construction of 21-unit Condominium Building, with Retention of an Existing Former Church Structure

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DHCD has reviewed the above referenced Zoning Commission Case you sent by e-mail on April 1, 2005. This memorandum offers comments on the Zoning Commission Case. After staff review of the application materials, DHCD is supportive of the retention of the existing former church structure for use as a non-profit space and the construction of a 21-unit condominium apartment building as proposed in Zoning Commission Case No. 03-30 for the following reasons:

1. The designation of the existing vacant church building as a historic landmark by the Historic Preservation Review Board (HPRB) on March 15, 2004, pursuant to an application by the Applicant, will assure that this remaining piece of the community fabric is maintained and reused as proposed by the Applicant for a non-profit office space.
2. The proposed new 21-unit condominium building will wrap the existing church building and complement it by using the new building's massing and materials to defer to the existing building. The new building will use a similar scale and height to the existing building and locate the higher portions of the new building

in back of the existing building allowing the steeple and front of the existing church to seen and appreciated from the front without seeing the higher portion of the proposed condominium building.

3. The preservation of the existing church building and reuse as a non-profit space and the complementary massing and materials of the new 21-unit condominium building meet the objectives of the Comprehensive Plan and are acceptable as amenities offered in support of the revised consolidated PUD. These design responses will assure that the new development preserves the fabric of the existing community and complements the materials and scale of buildings in the immediate neighborhood vicinity.
4. The proposed rezoning to R-5-C from the current R-4 is needed to allow for the increased FAR that will be provided by the proposed 21-unit condominium development proposal. DHCD supports the zoning change for these purposes.
5. The amount of density gained from the additional residential FAR under the proposed zoning change will be approximately 4,300 square feet. The developer is proposing to make 15% of the additional density (650 square feet) a designated affordable unit in the project which will serve as an additional amenity in the revised consolidated PUD. DHCD supports the designation of this affordable housing unit an additional PUD amenity.
6. The Developer has presented the revised PUD proposal to Advisory Neighborhood Commission 6D (ANC 6D) and on November 8, 2004 obtained ANC 6D's approval.
7. DHCD agrees with the Office of Planning that the impact of the proposed non-profit space (access needs, parking needs, traffic impact, etc.) should be submitted separately by the Developer as special exception relief request to the Board of Zoning Adjustment once the specific non-profit organizational user has been identified for the non-profit office space.

June 2, 2005

TRANSMITTAL

TO: Joel Lawson, Development Review Planner
District of Columbia Office of Planning

FROM: Hung Truong, Hydraulic Engineer
Planning Section
DC Water & Sewer Authority

SUBJECT: Zoning Commission Case No. 03-30, amended – 734 1 st Street SW

DCWASA reviewed the application for this project as transmitted by Office of Planning on Feb 14, 2005. DC WASA comments are as follows:

1 Capacity of the existing storm sewers must be evaluated because the proposed zoning will change the existing land use area from R-4 condition to R-5-C medium density area with urban setting. This land use change will increase the surface runoff, pollutant load as well as peak flows. If the existing storm sewer on the city street does not have adequate hydraulic capacities, on-site storage of storm water management and new storm water quality control structure will be required.

2 The existing water mains on the city street may not be enough to supply adequate water for fire protection (from 40 feet height building to 70 feet height building) and daily uses. Pressure and flow tests of the existing water mains will be required to assess availability of water. Also, water flow requirements for fire protection will be needed to evaluate the impact of the new development on the water system.

3 In order to evaluate adequacy of the sanitary sewer, you will need to provide future average and maximum daily wastewater flow from the new development.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

Memorandum

TO: Ellen McCarthy
Interim Director
Office of Planning

FROM: Kenneth Laden
Associate Director
Office of Transportation Planning

DATE: June 6, 2005

SUBJECT: Zoning Commission Case No. 03-30 Request for Consolidated Approval of a Planned Unit Development (PUD) and related Amendment from R-4 to R-5-C, for Square 643 in Southwest.

The District Department of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This memorandum addresses the transportation elements of the proposal.

The applicant requests a consolidated review and approval of a Planned Unit Development (PUD) to construct an apartment building containing approximately 21 condominiums with retention and rehabilitation of an existing land marked church structure as office space of approximately 10,000 square feet, intended for use by a nonprofit organization. The property is currently zoned R-4. The applicant seeks a Zoning Map Amendment to rezone the site to R-5-C. The proposed development will provide 25 underground parking spaces and ~~four~~ five spaces at grade for a total of 30 spaces compared to seven spaces required by the Zoning Regulations.

The property is located in the southwest Waterfront neighborhood. The project fronts on H Street a dead-end street, east of the site. Other streets in the vicinity of the site are Delaware Avenue, a local street that terminates in a circle west of the site, Eye Street, a collector street, and South Capitol Street, a principal arterial.

To determine the potential impact of the site development, we have examined the proposal with regard to trip generation level, parking, circulation and the availability of public transportation to service the development.

With regard to trip generation, DDOT estimates that the residential development will generate approximately eight vehicle trips during the a.m. and p.m. peak hours. The office component will generate approximately 10 vehicle trips during the a.m. and p.m. peak hours for a total of 18 vehicle trips. In our judgment the additional traffic generated by this project will have no significant impact in terms of capacity and level of service on the surrounding intersections. There will be some visitor trips to the office on the average weekday; however, most of these trips are anticipated to occur during the off-peak period.

With regard to parking, the applicant will provide 21 parking spaces for residential development and nine spaces for the office component. We believe the proposed parking supply will be more than adequate to accommodate the project with little or no parking overflow into the adjacent neighborhood.

Access to and from the parking facility is off H Street. DDOT has no objection to the proposed access and circulation. However, the site plan indicates a driveway opening of 14 feet for two-way traffic. DDOT recommends that the driveway width be at least 20 feet.

With regard to mass transit, we note that several Metrobus routes serve the site. These routes operate along South Capitol Street, M Street and Eye Street, two to three blocks from the development. In addition, the Waterfront/Southeastern University Metrorail Station is located three blocks from the development. We conclude that the site is well served by public transportation.

From a transportation standpoint, the Department supports the proposed development with the recommendation that the developer coordinates all construction, streetscape and design elements within the public space with the Department and assumes their costs.

Cc: Jerrily R. Kress, FAIA, ZO