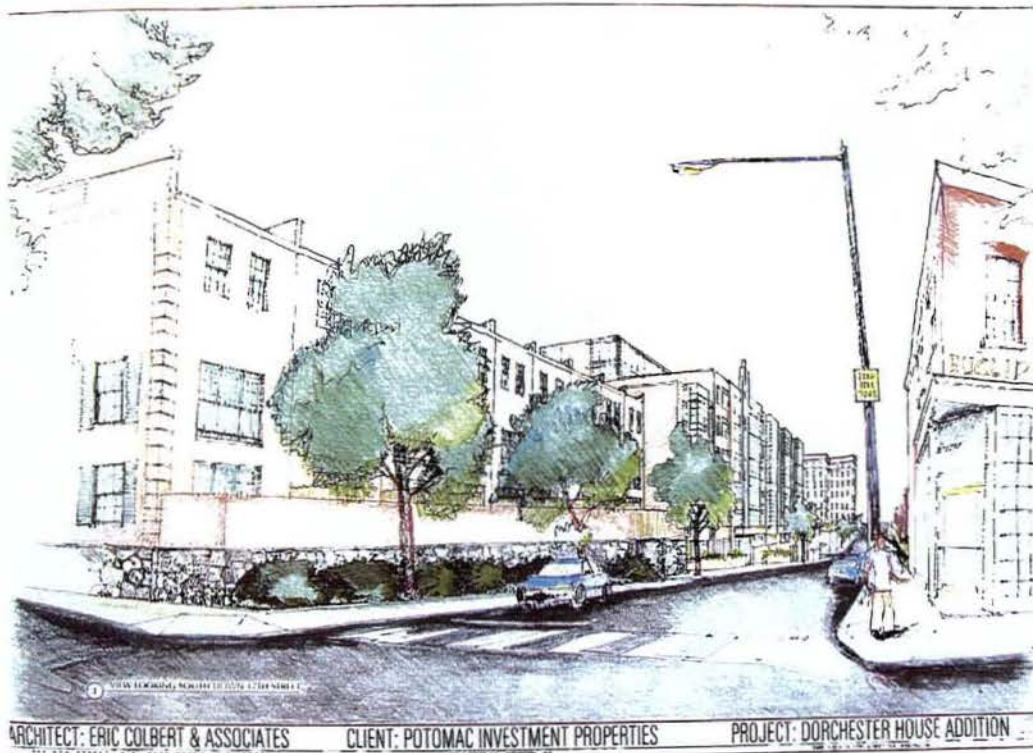


DORCHESTER ADDITION



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APPLICATION TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION FOR
CONSOLIDATED REVIEW AND APPROVAL OF A
PLANNED UNIT DEVELOPMENT

***DORCHESTER HOUSE ASSOCIATES, LLC
AND KALORAMA WEST, LLC***

December 2004

ZONING COMMISSION
CASE NO. 04-36
EXHIBIT NO. 7
ZONING COMMISSION
District of Columbia
CASE NO.04-36
EXHIBIT NO.7

TABLE OF CONTENTS

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DEVELOPMENT TEAM.....

EXHIBITS

PREFACE.....

I. INTRODUCTION1

A. Summary of Requested Action.1

B. The Applicant.....2

C. Project Goals and Objectives and Benefits of Using the PUD Process.....3

D. Development Timetable.....4

II. THE PROJECT SITE.....4

A. Site Location4

B. Development Parameters Under Existing and Proposed Zoning.4

C. Project Description.5

D. Flexibility under the PUD Guidelines8

III. PLANNING ANALYSIS.....9

A. Introduction.....9

B. Land Use Impact.9

C. Zoning Impact.9

D. Environmental Impact.....9

E. Facilities Impact.10

IV. EVALUATION STANDARDS.....10

A. Public Benefits and Project Amenities10

1. Housing and Affordable Housing11

2. Urban Design and Architecture.....11

3. Site Planning.....13

4. Effective and Safe Vehicular and Pedestrian Access13

5. Social Services/Facilities.....14

6. Revenue for the District.....14

7. First Source Employment Program14

8. Local Business Opportunity Program.....15

9. Uses of Special Value to the Neighborhood15

10. Public Benefits of the Project.....16

11. Comprehensive Plan16

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN.....16

A. Compliance with Major Themes.....17

1. Stabilizing the District's Neighborhoods.....17

2. Respecting and Improving the Physical Character of the District.....17

3. Preserving and Ensuring Community Input18

B. Compliance with Major Elements.18

1. Economic Development Element18

2. Housing Element19

3. Urban Design Element.....19

4. Generalized Land Use Map.....20

5. Ward 1 Goals and Policies.21

VI. CONCLUSION23

DEVELOPMENT TEAM

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EXHIBITS

<u>DESCRIPTION</u>	<u>EXHIBIT</u>
Application Forms	A
Zoning Map of the Subject Property and Surrounding Area	B
Architectural Drawings, Elevations, and Photographs of the Subject Property and Surrounding Area	C
Tabulation of Development Data	D
Compliance with Consolidated PUD Requirements and Environmental Analysis	E
Transportation Analysis	F
Notice of Intent to File and Certificate of Notice	G
List of Owners of Property within 200 feet of the Subject Site	H

PREFACE

This statement is submitted by Dorchester House Associates, LLC and Kalorama West, LLC, (collectively, “**Applicant**”) in support of an application for the consolidated review and one-step approval of a Planned Unit Development (“**PUD**”) and a corresponding map amendment to the Zoning Map for the subject property located in Square 2572, Record Lot 35 (Assessment and Taxation Lots 815 and 816) before the District of Columbia Zoning Commission in conformity with Chapter 24 of the District of Columbia Zoning Regulations. The Applicant is requesting the consolidated review and approval of a PUD and related Zoning Map Amendment in order to develop a residential project on the property.

The PUD application consists of an addition to an existing residential building. The addition will have approximately 180,200 square feet of gross floor area that will include approximately 145 residential units. The existing Dorchester House Apartments (“**Existing Apartments**”) will remain, though the parking lot will be replaced by underground parking. The Existing Apartments include approximately 415,464 square feet of gross floor area and 394 apartment units. The new proposed wing of the Existing Apartments (“**Proposed Addition**”) will be located on the western portion of the property (Lot 816). Lot 816, which fronts on 17th Street, N.W., is currently used for surface parking. The Applicant has had multiple discussions with various neighborhood groups and organizations regarding this project and looks forward to continued dialogue with the community as this project moves forward.

Submitted in support of this application are completed application forms, a notice of intent to file a PUD application (with property owner list and certification of mailing), architectural drawings, and a zoning map of the subject property and surrounding area. As set forth below, this statement and the attached documents meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

I. INTRODUCTION

A. Summary of Requested Action.

This document supports the application of Dorchester House Associates, LLC and Kalorama West, LLC ("**Applicant**") to the Zoning Commission of the District of Columbia ("**Commission**") for the consolidated review and one-step approval of a PUD and a corresponding amendment to the Zoning Map for the site. The project site includes Assessment and Taxation Lots 815 and 816 (Record Lot 35) in Square 2572 ("**Subject Property**"). The Subject Property is located in the Reed Cooke/Adams Morgan neighborhood of Ward 1, but not in the Reed-Cooke Overlay District. The Subject Property consists of approximately 158,150 square feet of land and is designated in the medium and moderate density residential land use categories as shown on the District of Columbia Generalized Land Use Map. Lot 816, the site of the Proposed Addition, is split zoned R-5-B along 17th Street, N.W. and R-5-D closer to the Existing Apartments. Lot 815, the site of the Existing Apartments, is zoned entirely R-5-D.

The western portion of Lot 816 of the Subject Property – the site for the Proposed Addition ("**Site**") – is currently in the R-5-B Zone District. The Applicant requests a Zoning Map amendment for the western portion of Lot 816 from the R-5-B District to the R-5-D District for the Site to accommodate the proposed multi-family residential development.

The height and density of the proposed multi-family residential development are commensurate with the zoning requirements of the R-5-D District. Rezoning the site to the R-5-D District is consistent with the overarching goals and policies of the Comprehensive Plan of the District of Columbia, as discussed in detail herein.

B. The Applicant

The project will be managed by Michael K Gewirz, Steven B. Gewirz, and John K. Hoskinson, who are among the owners of Kalorama West, LLC.

Steven and Michael Gewirz are principals of Potomac Investment Properties, Inc. (“**Potomac**”), a real estate development company. Potomac has developed, either singularly or with others, 2,000,000 square feet of prime commercial space, most within the Central Business District, and approximately 4,000 residential units. Potomac’s projects are approached from a conservative investment perspective focused on creating quality residential dwellings and commercial buildings that are aesthetically appealing, environmentally sound and economically feasible.

Potomac currently controls, is, or was substantially involved in eight developments of commercial space, involving more than 1.5 million square feet of office space. In addition to these commercial developments, Potomac has been involved in substantial residential development in Washington, particularly in apartments, condominiums and townhouses. In total, Potomac has developed 2,876 residential units and townhomes throughout the District and is presently developing 800 more. Potomac Investment Properties is uniquely qualified to serve the best interests of both the District of Columbia and the Reed Cooke/Adams Morgan communities through its further development of the Subject Property.

John Hoskinson has ownership interests in and management responsibilities for the Columbia General Corporation (“**Columbia General**”), which has developed properties including over 1,200 residential units and townhomes and over 30,000 square feet of commercial space. Mr. Hoskinson’s developments have demonstrated sensitivity to their surrounding neighborhoods and architectural context, often blending with significant historical areas and landmarks. Also in his capacity with Columbia General, John Hoskinson converted many

apartment buildings to condominium or cooperative ownership, involving approximately 1,458 units in total.

C. Project Goals and Objectives and Benefits of Using the PUD Process.

The Applicant's objective is to create a high quality, multi-family rental residential development on a presently underutilized property near one of the District's major arterial streets, 16th Street, N.W. The new residential units will bring additional residents to the neighborhood and to the District who will patronize the local stores and restaurants and will provide significant economic benefits to the District of Columbia as well as the local neighborhood economy. All of this will occur on a site that is presently a surface parking lot. Another major benefit of this PUD will be the net addition of approximately 215 parking spaces to the Subject Property, so that the completed project will provide approximately 307 parking spaces.

The PUD process provides a means for creating "well-planned development." The objectives of the PUD process are to promote "sound project planning, efficient and economical land utilization, attractive urban design and the provision of desired public spaces and other amenities." The notice and hearing requirements of the PUD regulations ensure that adjacent property owners and area residents will have the opportunity to express their views about the application. The use of the PUD process gives the community and District agencies an opportunity to work together with the Applicant to ensure a well-planned development.

The PUD and Zoning Map Amendment process will allow for the use of the Subject Property in a manner that is compatible with existing uses in the neighborhood yet is not possible under the existing R-5-B Zone District. The PUD process will provide the Zoning Commission with an opportunity to review the design of the project in connection with its consideration of the

request to rezone the Site to R-5-D. The proposed rezoning is similarly appropriate for the area, and particularly for Lot 816, the eastern portion of which is already zoned R-5-D.

D. Development Timetable.

The Applicant hopes to start construction by Spring 2006 and expects that the total construction period will last approximately 15-16 months.

II. THE PROJECT SITE

A. Site Location

The Subject Property consists of approximately 158,150 square feet of land area and is generally situated between 16th Street, N.W., 17th Street N.W., Euclid Street, N.W. and Kalorama Road, N.W. The Subject Property has frontage on all four streets.

The general area surrounding the Subject Property includes apartment buildings, rowhouses and Meridian Hill Park. The Euclid Mews townhouses and condominium apartments are located on the north side of the proposed Site. Low and moderate income rental apartments in two BZA approved projects are located across 17th Street, N.W., to the west of the Subject Property. A former roller rink, which is proposed to be a new Harris Teeter grocery store¹ with some potential office space, is located directly south of the Subject Property.

B. Development Parameters Under Existing and Proposed Zoning

The R-5-B District permits a maximum height of 50 feet with no limit on the number of stories. There is no minimum lot area or minimum width of the lot. The maximum floor area ratio ("FAR") for the R-5-B District is 1.8 and the maximum lot occupancy is 60%. Under the PUD guidelines, the maximum height for a building in the R-5-B District is 60 feet and the maximum FAR is 3.0.

¹ This property is the subject of a current PUD application, Zoning Commission Case No. 04-30, which was set-down for a public hearing at the Zoning Commission's December 13, 2004 Public Meeting.

The R-5-D District permits a maximum height of 90 feet with no limit on the number of stories, a maximum lot occupancy of 75% and a maximum FAR of 3.5 as a matter of right. As in the R-5-B District, there is no minimum lot area or minimum lot width requirements. Under the PUD guidelines, the maximum height for a building in the R-5-D District is 90 feet and the maximum FAR is 4.5.

The Proposed Addition as a PUD project is a superior project to that which could occur as a matter-of-right. Under a matter-of-right development, the Applicant would be unable to build the underground parking garage since it would be limited to a FAR of 1.8 and a height of 50 feet. Further, the Applicant would not be able to set aside 30% of the bonus gross floor area for affordable housing.

C. Project Description.

The Proposed Addition, a multi-family residential project, has been thoughtfully designed to be an exciting and appropriate architectural addition to the neighborhood. The Proposed Addition will be six stories in height (58 feet 6 inches as measured from the center of the 17th Street frontage). It will have two additional floors set back approximately 28 feet from the property line rising to a height of 78 feet. The Proposed Addition steps down to the Euclid Mews project and is only 45 feet tall at the northern property line.

The project will include approximately 145 residential units, primarily comprised of two bedroom and two bedroom plus den units, with a small number of studios and one bedroom units, ranging in size from 450 to 1,200 square feet. The Proposed Addition will have a total gross floor area of approximately 180,200 square feet. The FAR of the Subject Property will be approximately 3.77. The Subject Property will have a lot occupancy of approximately 45%.

The Proposed Addition will include two levels of below-grade parking that will include approximately 307 parking spaces for the residents and guests of both the Existing Apartments and the Proposed Addition. The upper parking level and the Proposed Addition's loading berth will be accessed from 17th Street, N.W. The loading berth, which will include trash receptacles, will be entirely inside the garage. The lower parking level and the Existing Apartments' loading berth will be accessed from Kalorama Road, N.W., in the same location as the existing surface parking lot's driveway and the existing loading area. The existing loading area will be expanded to accommodate a 55 foot long truck and will remain partly covered, partly open.

The design of the Proposed Addition specifically minimizes the negative impacts of noise and odors associated with any building. Trash from the Proposed Addition will be carefully managed via a compactor room and dumpsters located inside the building, in the upper level of the garage. All cooling towers, compressor units, and other mechanical equipment that must be located outside of the building will be placed on the roof, within enclosure walls. All mechanical equipment that can be located inside the building will be located inside the building. Shifting the parking from a surface lot to an enclosed garage further reduces noise and odors. The existing surface parking lot will be replaced with a large landscaped courtyard.

The Proposed Addition has been oriented towards 17th Street by providing the main entrance on 17th Street, N.W. The 17th Street, N.W. facade has been designed as a modern addition to the classic Art Deco Dorchester House, with a variety of architectural embellishments and human-scaled elements. As such, it will complement the adjacent properties and uses. The building's exterior will include a combination of light and dark brick, pre-cast concrete banding, metal paneling, with pre-finished aluminum windows and pre-cast concrete coping.

Currently, the east side of 17th Street, N.W. does not provide a friendly or inviting pedestrian atmosphere. The project will include a general upgrade and softening of the

The Applicant will also develop a Construction Management Plan in conjunction with community input to outline the policies and procedures that will be in place for the project's construction.

D. Flexibility under the PUD Guidelines

A great benefit of the PUD process is that the Applicant is provided a certain degree of flexibility from the requirements of the Zoning Regulations in return for meeting District and neighborhood planning goals. The Applicant requests flexibility from the Zoning Regulation's requirements that: (a) all roof structures be located in a single enclosure and that all roof structures be setback from all exterior walls a distance equal to that height above the roof; and (b) all standard parking spaces are to have minimum dimensions of 9 feet by 19 feet and all drive aisles are to be a minimum of 20 feet wide.

In addition, the Applicant also requests approval from the Zoning Commission to erect more than one building on the Subject Property. Pursuant to Section 2516 (Exceptions to Building Lot Control (Residence Districts)) of the Zoning Regulations, the Board of Zoning Adjustment ("BZA") may approve an application to erect two or more buildings or structures on a single subdivided lot, as a special exception. The Zoning Commission has the authority to grant this special exception approval as part of the PUD application. Section 2405.7 of the Zoning Regulations authorizes the Zoning Commission "to approve any use that is permitted as a special exception and which would otherwise require the approval of the Board of Zoning Adjustment." In addition, Section 2405.8 of the Zoning Regulations states that the Zoning Commission is not required to apply the special exception standards normally applied by the BZA and that BZA approval is not subsequently required once the Zoning Commission approves the special exception.

III. PLANNING ANALYSIS

A. Introduction.

Through the PUD process, the Applicant will achieve a central goal of the District of Columbia, providing new residential opportunities in the Reed Cooke/Adams Morgan neighborhood of Ward 1. The adjustments that are sought through the rezoning of the western portion of the Subject Property are consistent with other buildings in the area and are within the requirements of the Zoning Regulations for the requested R-5-D District.

B. Land Use Impact.

The project has been designed to have a minimal impact on the adjacent and nearby properties. The height and massing of the project will provide an appropriate transition along 17th Street, N.W. between the existing townhouses and the former roller rink and the commercial uses proposed for it. Further, the Proposed Addition will be facing existing condominiums and apartment buildings across 17th Street, N.W. The project includes a significant number of parking spaces to assure that the availability of on-site parking is increased.

C. Zoning Impact.

The proposed rezoning of the Subject Property to the R-5-D District is consistent with the goals and objectives of the Comprehensive Plan. The proposed multi-family residential development on this Site and the proposed R-5-D District are entirely consistent with existing development and zoning in the surrounding area and the overarching policies and objectives of the Comprehensive Plan.

D. Environmental Impact.

As more specifically detailed in Exhibit D, there is no adverse environmental impact that will result from the construction of the Proposed Addition. In addition, the increased use in water and sanitary services that will occur as a result of the project will have an inconsequential

effect on the District's delivery systems. The Subject Property is currently served by all major utilities. The Proposed Addition's stormwater management and erosion control plans will minimize impact on the adjacent property and existing stormwater systems. The requisite erosion control procedures stipulated by the District will be implemented during construction of the project. Further, the amount of impervious surfaces on the Subject Property will not be increased as a result of the Proposed Addition, instead it will actually be decreased. Finally, the Proposed Addition will include a "green roof" system that will provide significant stormwater management benefits.

E. Facilities Impact.

The proposed project will not have an adverse impact on the public facilities that it will rely on for service. Three bus lines utilize 16th Street, N.W. and at least four bus lines utilize nearby Columbia Road, N.W., such that the Subject Property is adequately served by public transportation. In addition, the Columbia Heights and Woodley Park Metrorail stations are accessible to residents of the Subject Property.

IV. EVALUATION STANDARDS

Section 2403 of the Zoning Regulations provides the standards for evaluating a PUD application.

A. Public Benefits and Project Amenities

Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning. This application will achieve the goals of the PUD process by providing high quality residential

development on the Subject Property with significant public benefits to the neighborhood and the District as a whole.

1. Housing and Affordable Housing

Under Section 2403.9(f) of the Zoning Regulations, the PUD guidelines state that the production of housing is a public benefit that the PUD process is designed to encourage. In furtherance of this important goal, the proposed PUD project will provide 145 new residential units in the Adams Morgan neighborhood. It is important to note that while most residential development in the District is condominium and for-sale housing, the Proposed Addition is planned to be rental housing. The provision of such rental housing provides an important service to District residents at a time when such housing supply is dwindling.

The Applicant will provide an affordable housing component of 30% of the increased density on the Subject Property, which is approximately 30,000 gross square feet which will become approximately 30 units. The Applicant plans to locate the affordable housing units throughout the Existing Apartments and the Proposed Addition. This affordable housing component is in excess of the Office of Planning's stated guideline that 20% of the "bonus" square footage in all PUD projects be reserved for affordable housing.

2. Urban Design and Architecture

Section 2403.9(a) lists urban design and architecture as categories of public benefits and project amenities for a PUD. Good urban design often requires thoughtful transitions between areas which have different urban fabrics. The Dorchester House Addition provides such a transition from the higher density of 16th Street, N.W. to the lower-scale residential neighborhood to the west.

The architectural character of the project is derived from the historic character of the Reed Cooke/Adams Morgan neighborhoods and a modernized art-deco design. The existing

Dorchester House was built in 1941 and is a combination of Art Deco and Mid-Century design. The 17th Street facade has been designed with great care and expense and is to be articulated as an elongated retro-1920's design. The façade is constructed of light and dark brick. Throughout the façade, concrete banding and coping accentuate the lines of the building and metal panels highlight the windows. The Proposed Addition has been set back on the north side of the Site adjacent to the Euclid Mews townhouses and incorporates different elevations to complement the neighboring townhouses and blend the Proposed Addition into the fabric of the neighborhood. The height of the Proposed Addition has also been set back on the west side, along 17th Street, NW. The height of the roof of the Proposed Addition immediately bordering on 17th Street, NW is 58 feet 6 inches for a depth of 28 feet on the sixth floor. At the north end facing Euclid Mews, the Proposed Addition is a mere 45 feet tall. As a result, the Proposed Addition is an appropriate transition from the larger building heights along 16th Street, N.W. to the smaller building heights along 17th Street, N.W.

Great care has been given to minimize the impact of the below-grade parking garage and loading docks on the streetscape. Other than three retractable doors on the south side of the front façade of the Proposed Addition, and a revamped driveway and loading dock already extant on the Subject Property, no other parking or loading entrances will be visible from the street. Moreover, these doors have been located at the southern end of the project to minimize any impact on the visual experience of the 17th Street streetscape.

The design of the Proposed Addition will enhance the neighborhood through its dignified architectural character, carefully articulated facades and enhanced landscaped areas. Particularly when compared to the surface parking lot presently existing on the Site, the Proposed Addition will be an extremely attractive addition to the neighborhood.

3. Site Planning

Pursuant to Section 2403.9(b) of the Zoning Regulations, “Site planning, and efficient and economical land utilization” are public benefits and project amenities to be evaluated by the Zoning Commission. The proposed project has been carefully designed to maintain the lot occupancy of the R-5-D Zone District. The project includes a significant landscaped interior courtyard that provides residents and their guests the opportunity for passive recreation and relaxation on the Subject Property. In addition, the area of Lot 816 will be much more efficiently utilized with the development of the Proposed Addition while increasing the total landscaped area and number of parking spots on the Subject Property.

4. Effective and Safe Vehicular and Pedestrian Access

The Zoning Regulations, pursuant to Section 2403.9(c), state that “Effective and safe vehicular and pedestrian access” can be considered public benefits and amenities of a project. The proposed project has been designed to minimize pedestrian and vehicular conflict. In addition, there will be two separate entrances to the parking garage, with each level having its own entrance on different streets. This will greatly reduce any potential bottlenecks that might form if there were only one entrance to the entire garage.

As discussed in detail in the Traffic Impact Analysis (prepared by Gorove/Slade Associates, Inc., the Applicant’s parking and traffic engineer) attached as Exhibit F, the existing traffic generated by the Dorchester Apartments is relatively small at 27 AM and 22 PM peak hour trips. With the development of the Proposed Addition, the AM peak hour trips will only increase by 44 trips and the PM peak hour trips will only increase by 33 trips. Therefore, Gorove/Slade Associates’ concluded that the additional trips generated by the Proposed Addition will not noticeably affect the operations of nearby intersections.

5. Environmental Benefits

According to Section 2403.9(h), “Environmental benefits, such as stormwater runoff controls and preservation of open space or trees” are deemed to be public benefits and project amenities. The proposed project will address stormwater runoff control by reducing the amount of impervious surface of the parking lot and replacing it with a landscaped area. Altogether, there will be 11,560 additional square feet of landscaped area on the Subject Property after the project is completed. This is a significant net addition of green space. Further, the Addition will be constructed with state-of-the-art storm water retention facility as required by pertinent District of Columbia regulations. In addition, there will be a increase in open space and an addition of trees both in the garden between the apartment buildings and along 17th Street. Further, the proposed design includes constructing a “green roof” on the Proposed Addition.

6. Revenue for the District

According to Section 2403.9(i), “Uses of special value to the neighborhood or the District of Columbia as a whole” are deemed to be public benefits and project amenities. The addition of 145 new households will result in the generation of significant additional tax revenues in the form of property, income, sales, use and employment taxes for the District.

7. First Source Employment Program

According to Section 2403.9(e), “Employment and training opportunities” are representative public benefits and project amenities. Therefore, the Applicant will voluntarily enter into an agreement to participate in the Department of Employment Services (“DOES”) First Source Employment Program to promote and encourage the hiring of District of Columbia residents.

8. Local Business Opportunity Program

Pursuant to Section 2403.9(e), the use of local firms in the development and construction of the project is a representative public benefit and project amenity. Therefore, the Applicant will enter into a Memorandum of Understanding with the Local Business Opportunity Commission (“LBOC”) to use the resources of the LBOC to utilize local business enterprises in the development of this project.

9. Uses of Special Value to the Neighborhood

The Proposed Addition will have a dramatic impact on the vitality of 17th Street, N.W. Currently, 17th Street is used as a back alley, with a sizeable parking lot stifling a sense of attachment to the surrounding community. The Proposed Addition will assist in establishing 17th Street as a safe pedestrian connector within the neighborhood. The Proposed Addition will generate pedestrian traffic that will both attract retail uses into the neighborhood and provide a safer environment with a de facto “neighborhood watch.” Aesthetically, the Proposed Addition will formalize the streetscape and create a new residential presence on 17th Street. It will also alter the disconnected rhythm that now exists on 17th Street and will establish a visually attractive property that celebrates the history of the surrounding community.

The Proposed Addition will also add additional off-street parking to the Subject Property even after the residents of the Existing Apartments and the Proposed Addition are considered. This will have a significant impact on improving the street parking in the immediate neighborhood around the Subject Property.

The Applicant will make a significant contribution to Washington Parks and People to be used for renovations and restoration of Meridian Hill Park, as part of the community amenities package. The Applicant will also make a contribution of \$100,000 to Jubilee Housing’s effort to restore their residential properties immediately across 17th Street from the Subject Property.

10. Public Benefits of the Project

Section 2403.12 and 2403.13 require the Applicant to show how the public benefits offered are superior in quality and quantity to typical development of the type proposed. (The Applicant believes that it is more prudent to address this issue in the text of the statement, rather than in an annotated table (which is required by Section 2403.11 and is attached as Exhibit D.)) A matter-of-right project would not be required to provide any affordable housing. The approval of this PUD and Zoning Map Amendment application will result in the creation of approximately 30,000 gross square feet of affordable housing. Moreover, the additional height and density provided through the PUD and Zoning Map Amendment process allows the Applicant to create a residential project that includes: significant set-backs adjacent to the Euclid Mews townhouses to the north; a high level of architectural detail and treatment along the 17th Street façade of the project; a large open landscaped courtyard; and a significant parking garage. These attributes of this PUD project would not likely be found in a matter-of-right residential project.

11. Comprehensive Plan

According to Section 2403.9(j), public benefits and project amenities include “other ways in which the proposed planned unit development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan”. As described in greater detail in Section V, the PUD is consistent with and furthers many elements and goals of the District of Columbia Comprehensive Plan, (“**Comprehensive Plan**”) D.C. Law 12-275, 10 DCMR (Planning and Development) § 100 et seq. (1998).

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters the goals and policies stated in the elements of the Comprehensive Plan, particularly those within the Land Use Element.

The purposes of the Comprehensive Plan are to:

(1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions and matters affecting the District and its citizens; (3) Promote economic growth in jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation, stabilization and improvement of each neighborhood and community in the District. (D.C. Code § 1-245(b).).

The proposed project significantly advances these purposes by furthering the social and economic development of the District through the creation of high-quality and attractive residential development and an increased tax base for the District, while also encouraging other investment in Ward 1.

A. Compliance with Major Themes.

The Applicant's proposal is consistent with three major themes of the Comprehensive Plan as follows:

1. Stabilizing the District's Neighborhoods.

Lot 816 of the Subject Property is presently a non-contributing parcel to the general vitality of the neighborhood. The creation of an appropriately-scaled residential project fronting on 17th Street as discussed herein will provide additional residents for the neighborhood that will increase its vibrancy as well as provide additional patrons of commercial uses serving the local neighborhood.

2. Respecting and Improving the Physical Character of the District.

The Proposed Addition's height and mass have been carefully designed to respect the surrounding buildings in the immediate area and the neighborhood in general. The Proposed Addition and Zoning Map Amendment create a building appropriate to be placed among smaller multi-family housing, single family housing, the larger Dorchester House Apartments and the

former roller rink. Presently, the underutilized Site creates an unsightly hole in the fabric of the neighborhood. The proposed project will add a vibrancy and vitality to the neighborhood by removing that hole and creating an active contributor to the neighborhood and the District in general. Further, the replacement of the surface parking lot with underground parking will greatly improve the physical character of the Subject Property.

3. Preserving and Ensuring Community Input.

The Applicant has had a number of discussions with members of the community and neighborhood organizations. The Applicant will continue to engage in dialogue with ANC 1C, the Reed Cooke Neighborhood Association and other community organizations regarding this application.

B. Compliance with Major Elements.

The Comprehensive Plan also contains 11 major elements. The proposed project furthers the objectives and policies of several of these elements as follows:

1. Economic Development Element.

The Comprehensive Plan assigns high priority to the economic development of the District. As part of this effort, it is imperative that people are encouraged to move back into the District to both live and work in the city. The Proposed Addition would add to the attractive rental housing stock in the District and draw more people to an area of the city where such apartments are heavily desired.

Specifically, 10 DCMR § 200.13 states that one of the vital aspects involved in the Economic Development Element is “generation of sufficient tax revenues to fund the District’s budget” Clearly, if the Applicant is allowed to develop this project, it will add many residents to the city and have a sizable impact on the District’s tax revenues.

2. Housing Element

The Comprehensive Plan notes that

Housing in the District is viewed as a key part of a total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities. (10 DCMR § 300.4.)

In addition, the Comprehensive Plan includes the following goals of the District with regard to the production of new housing:

“Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives” (10 DCMR § 302.2(a).), and

“Encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused, . . .” (10 DCMR § 302.2(e)), and

“Encourage the private sector to meet housing needs through the development of infill housing . . .” (10 DCMR § 302.2(f).).

As discussed throughout this application, the PUD will create approximately 145 new housing units and provide for approximately thirty apartment units of affordable housing in the Reed Cooke/Adams Morgan neighborhood adjacent to the major transportation corridor of 16th Street, N.W. The proposed project fully satisfies the above-mentioned goals of the Comprehensive Plan’s Housing Element. The proposed project is an infill project that provides new housing, close to major bus routes, Downtown, and Meridian Hill Park, and it dramatically enlivens a property that is clearly underutilized.

3. Urban Design Element

Regarding urban design, it is the goal of the District to:

"preserve and enhance the outstanding physical qualities of the District neighborhoods." (10 DCMR § 702.1(b).)

In areas of stable character such as area surrounding the Subject Property, the Comprehensive Plan’s objectives include the desire to:

“maintain those areas of the District that have a positive physical image and to provide that new development and renovation within or adjacent to these areas is complementary in scale and character.” (10 DCMR § 711.1.)

As a policy to achieve that objective, the Comprehensive Plan has established a policy to:

“Encourage in-fill development to be complementary to the established character of the area. In-fill development in stable areas should not create sharp changes in physical pattern which might lead to deterioration.” (10 DCMR § 711.2(a).)

The Application preserves and enhances the distinguishable physical qualities of the District and the architectural design of the surrounding buildings. The project is designed to complement and be consistent with the architecture, height, scale and massing of the surrounding buildings. The project provides an appropriate continuation of the surrounding buildings while enhancing the attractive appearance of the neighborhood. The landscaping that will be provided on the Subject Property will help assure that this in-fill project is complementary to the existing neighborhood and will increase the attractiveness of the Subject Property.

4. Generalized Land Use Map

The Comprehensive Plan states:

“It is the goal of the District to assure the efficient use of land resources within legal, economic, fiscal, environmental, and other public policy constraints to meet neighborhood, community; and District-wide needs, and to help foster other District goals.” (10 DCMR § 711.2(a).)

It is certainly the goal of the proposed project to achieve a more efficient use of the Subject Property. As a result of the Proposed Addition, District goals discussed above are furthered while a parking lot is converted into a multi-unit building with more underground parking spots than exist presently.

As previously mentioned, the Generalized Land Use Map includes Lot 816, the western part of the Subject Property and the location for the Proposed Addition, in the moderate density residential land use category. The Generalized Land Use Map includes Lot 815, the eastern part of the Subject Property, in the medium density residential land use category. The Generalized Land

Use Map is intended to serve as a “general” map and is not intended to serve as a parcel by parcel limitation on permitted development. The proposed project has a FAR of approximately 3.77, the matter-of-right FAR maximum for a PUD in the R-5-D District is 4.5.

Further, while the Subject Property is not in the Reed-Cooke Special Treatment Area, it abuts the Reed-Cooke Area. One of the policies established in 10 DCMR § 1127.2(a) as part of the Reed-Cooke overlay is to “protect current housing in the area and provide for the development of new housing. (emphasis added)” Obviously, the proposed PUD would achieve this goal.

5. Ward 1 Goals and Policies.

The Ward 1 Element of the Comprehensive Plan includes the following objectives for housing:

“To stimulate the production of new and rehabilitated housing to meet all levels of need and demand in Ward 1 and provide incentives for the full range of housing needed at desired locations throughout the ward.” (10 DCMR § 1205.1(a).)

In 10 DCMR § 1206, there are many policies stated to support housing objectives in Ward 1. Clearly, the proposed project supports many of these policies by bringing a large residential development and a sizable investment into Ward 1. The Proposed Addition is unique in that it offers this benefit in a sizeable and meaningful manner yet painstakingly maintains and enhances the character of the neighborhood.

The Ward 1 Element of the Comprehensive Plan includes the following concerns regarding environmental protection:

“Some Ward 1 areas, including Reed-Cooke, have erosion problems. [...] Sedimentation, erosion, and sewer overflows are still major causes of ward water quality degradation.” (10 DCMR § 1208.3.)

Further, in 10 DCMR § 1211.1(a), an objective is stated to improve the waterways, including the storm and sanitary sewer system of Ward 1. Presently, the parking lot occupies a land area of 39,445 square feet. However, if the Proposed Addition is constructed, the above-ground parking lot

will shrink to 3,350 square feet and the landscaped area of the Subject Property will increase from 32,460 square feet to 44,020 square feet. The addition of 11,560 square feet of landscaped area and the addition of a green roof on the Proposed Addition will both beautify the Subject Property and assist the District in mitigating stormwater run-off.

The urban design objectives for Ward 1 include:

“To strengthen and enhance the physical image and symbolic qualities of Ward 1 that establish its character as an urban center in the nation’s capital;” (10 DCMR § 1222.1(a).) and

“To design new residential, commercial and other buildings to complement or enhance Ward 1’s physical character;” (10 DCMR § 1222.1(b).) and

“To design Ward 1’s buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate areas;” (10 DCMR § 1222.1(c).) and

“To encourage development adjacent to areas of strong architectural character to provide a physical transition in building design detail in order to create a complementary form of transition;” (10 DCMR § 1222.1(d).) and

“To coordinate efforts with professional design or design-related organizations, historic preservation societies, the general public, and the development community to support policies promoting exemplary design in Ward 1.” (10 DCMR § 1222.1(g).)

The proposed project satisfies all of these urban design objectives. In addition to adding a high-quality rental residential building in Ward 1, the Proposed Addition would act to enhance the surrounding area and provide a rich architectural experience. The architectural plans constitute a highly-attractive Art-Deco mid-rise building that would more than complement the Existing Apartments and neighboring apartment buildings and structures. The Comprehensive Plan states the following action to implement the urban design objective:

“To determine appropriate height, bulk, density, and building materials so that new structures are designed to be harmonious with their surroundings by: [...] (4) Considering changes in the Zoning Regulations as necessary to make new development compatible with existing buildings in areas where rehabilitation or moderate density development goals are primary neighborhood goals....” (10 DCMR § 1223.1(a).)

Policies for land use/zoning include:

“Promote the conservation, enhancement, and revitalization of Ward 1’s residential neighborhoods for housing and neighborhood related uses;” (10 DCMR § 1230.1(a).)

An action to implement the land use/zoning policies in Ward 1 is:

“To encourage appropriate height, bulk, density, and building materials so that new structures are designed to be harmonious with their surroundings by changes in the Zoning Regulations as necessary to make new development compatible with existing buildings in areas where rehabilitation or moderate density development goals are primary neighborhood goals....” (10 DCMR § 1223.1(a).)

The Proposed Addition is consistent with, and furthers the goals and objectives of the Ward 1 Element. The addition of 145 residential units will provide a range of housing options to potential new residents to the neighborhood and to the District of Columbia. Moreover, the Proposed Addition will bring a structure of strong architectural character that will greatly enhance the neighborhood.

VI. CONCLUSION

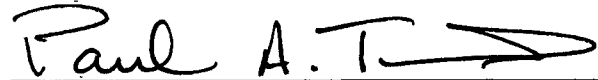
For the foregoing reasons, the Applicant submits that the consolidated PUD and Zoning Map Amendment applications: meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of a consolidated PUD and Zoning Map amendment; provide significant public benefits; and advance important goals and policies of the District of Columbia.

Accordingly, the Applicant respectfully requests the Zoning Commission to set the PUD and accompanying Zoning Map amendment applications down for a public hearing at the earliest possible date.

Respectfully submitted,
SHAW PITTMAN



Phil T. Feola



Paul A. Tummonds



Jeffrey C. Utz

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