GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: JLS for
Ellen McCarthy
Interim Director

DATE: June 24, 2005

ZONING COMMISSION
District of Columbia
CASE NO. 05-15
EXHIBIT NO. 12

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SUBJECT: Preliminary Hearing Report on Zoning Commission Case Number 05-15 to Establish a Planned Unit Development on Property Known as 318 I Street, N.E. (Square 775 Lots 1, 22, 23, 32, 826 and 827)

APPLICATION
On April 12 and May 23, 2005, the Office of Zoning received an application from Broadway I Associates LLC, the applicant, requesting Zoning Commission approval of a consolidated Planned Unit Development (PUD) for the subject property.

The applicant plans to redevelop the property with a 7-story, 65-foot tall building with 140 for-sale residential units, 140 parking spaces in a below-grade garage and approximately 160,000 square feet of gross floor area equaling a floor area ratio (FAR) of 5.65. The below-grade parking garage would open onto a paved courtyard accessed from the adjacent public alley. The building would be constructed primarily of brick and masonry with metal windows, and pre-cast stone concrete and stone trim. The design also includes a landscaped rooftop recreation area for building residents.

RECOMMENDATION
The Office of Planning (OP) recommends that the Zoning Commission set down this application for a public hearing.

AREA DESCRIPTION
The subject property is developed with a 1-2 story industrial building occupied by Uptown Bakers, a wholesale bakery establishment, and a paved parking area for associated vehicles surrounded by metal chain link fence. The proposed development site consisting of lots 1, 22, 23, 32, 826 and 827 on Square 775 located immediately northeast of the I Street intersection with 4th Street, N.E. These properties total approximately 28,310 square feet (0.65 acre) and fall within a Community Business Center (C-2-B) zone district (please refer to Exhibit 1). Abutting the western boundary of the site is a 15-foot wide public alley extending between I and K Streets. Surrounding development consists primarily of 2-story row dwellings and 2-4 story office buildings to the west (refer to Exhibit 2), all of masonry construction.

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ZONING REVIEW

The C-2-B zoning district allows a maximum 3.5 FAR for residential uses as a matter-of-right, a maximum lot occupancy percentage of 80% and maximum height of 65 feet. The subject properties exceed the minimum 15,000 square feet required for a PUD in this zone district. PUD approval would increase the allowable bulk and height to a maximum 6.0 FAR for residential uses and 90 feet, respectively, however the maximum lot occupancy percentage would not change. So while PUD provisions of the current zoning generally accommodate the proposed building, the proposed lot occupancy percentage exceeds that allowed in this zone district under a PUD.

Therefore the applicant is requesting additional relief beyond PUD approval to increase the allowable lot occupancy percentage by 5% to 85%.

Regarding evaluation criteria under Section 2400 of the Zoning Regulations, the application lists the primary amenities of the proposal as urban design; (superior) architecture; housing ownership opportunities and nearly 10,000 square feet of affordable home ownership opportunities; site planning of this industrial site; effective and safe vehicular and pedestrian access; and employment and training opportunities through Department of Employment Services' First Source Employment Program and Minority Business Opportunity Commission agreements.

The proposal also furthers several other Comprehensive Plan themes and policies:

- The Generalized Land Use Map designates the subject property for Moderate Density residential land uses characterized by row houses and garden apartments as predominant uses. The underlying C-2-B zone district is designated a moderate-to-medium density mixed-use zone district.

- The Comprehensive Plan, which is the legal basis for zoning in the District, emphasizes, as its first principle, the importance of stability for residential neighborhoods. Under Section 101, Major Themes, the plan states:

  "The successful and creative functioning of neighborhoods is a fundamental concern. Citizen participation in civic improvement starts from the interest that people have in their neighborhood blocks and the day-to-day relationships therein. District services are primarily directed to homes and their environs. ...

  The District elements of the Plan propose that the residential character of neighborhoods be maintained and improved. ...

  Ensuring good quality neighborhoods is of utmost importance to the District.

  (b) To enhance other neighborhoods to improve and achieve stability; ..."

- Major Themes of the Comprehensive Plan in Section 101 include:

  "(a) Stabilizing and improving the District's neighborhoods; ...
  (e) Respecting and improving the physical character of the District...
  (f) Preserving and ensuring community input; ..."

- Section 102 Stabilizing and Improving the Districts Neighborhoods includes:

  "102.4 Promoting and ensuring good quality neighborhoods is of utmost importance to the District. The District elements of the Plan's policies and strategies on increasing housing opportunities, neighborhood commercial facilities, and improving transportation in some neighborhoods will be combined with other District policies on historic preservation, environmental quality, and public facilities to conserve functioning, stable neighborhoods, and to stabilize or improve those which need redirection."

- Housing objectives under Section 302 include the following:

  "302.2 The policies established in support of the general objectives for housing are as follows:

  (a) 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 ...

  (b) Review and recommend suitable regulatory zoning, tax, and financing incentives under appropriate controls to meet housing production goals, particularly for low-income, moderate-income and elderly households; ...

  (e) Encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused, and encourage adaptive reuse of surplus schools and other available public buildings as housing, with particular emphasis upon the needs of low- and moderate-income residents;

  (f) Encourage the private sector to meet housing needs through the development of infill housing and permit the use of appropriate manufactured and modular construction techniques; ..."

- Section 303 Low and Moderate Income Housing objectives include:

  "303.2 The policies established in support of the low- and moderate-income housing objectives are as follows: ...

(c) Provide zoning incentives, as appropriate, to developers prepared to build low- and moderate-income housing, such as permitting additional densities in exchange for incorporating low- and moderate-income housing in development projects; ..."

- Section 711 Area of Stable Character objectives include:

"711.2 The policies established in support of the areas of stable character objectives are as follows:

(a) 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;

- Section 1102, Objectives for Residential Neighborhoods, in the Land Use Element of the Plan states the residential neighborhood objectives are as follows:

"(a) To conserve the essentially satisfactory qualities of the District's many stable residential neighborhoods; ..."

- Section 1707, Ward 6 Actions to Implement the Plan related to housing include:

"1707.1 The actions to implement housing are as follows:

(a) Preserve primarily moderate-density residential character of area bordering U.S. Capitol grounds;
(b) Preserve character of residential neighborhoods. ...;
(c) Promote preservation and enhancement of low- and moderate-income housing development opportunities, and provide incentives to encourage low- and moderate income home ownership; ...
(g) Provide incentives to encourage home ownership and occupancy;
(h) Improve the mix of subsidized and nonsubsidized dwelling units to enhance neighborhood stability; ..."

This proposal supports referenced goals and objectives by:

- Providing 140 new residential ownership opportunities likely to simulate other residential development resulting in a more stable community of homeowners;
- Providing building and site designs of a quality that "improves the site's integration with the surrounding neighborhood" and improves the abutting streetscapes, thereby improving the physical character of the area;
- Invoking a PUD process that mandates input from community organization ensuring community input in the design and selection of appropriate project amenities;

- Providing infill housing at moderate and below-moderate prices on an otherwise underutilized site in support of the referenced housing goals; and
- Exhibiting "... all the characteristics of exemplary urban design and architecture" to present a positive physical image, also adding to neighborhood stability.

Based on this preliminary review, the primary benefits and amenities provided by the project (architectural design, and provision of home ownership and affordable home ownership opportunities) are significantly greater than the relief being requested (increasing the allowable matter-of-right residential FAR and lot occupancy percentage). Thus, this proposal appears to meet minimum requirements for approval.

Based on this information, OP concludes this PUD proposal does not appear inconsistent with Comprehensive Plan and supports more specific housing and urban design goals identified in the Plan. Therefore, the Office of Planning recommends the project be scheduled for public hearing while noting issues that need further examination such as:

- Zoning relief: Why "... a high quality residential project that will satisfy the District and neighborhood planning goals for the area" cannot be achieved with the 80% lot occupancy allowed under a PUD;
- Affordable Housing: Specifics about the size, type (1, 2, and 3 bedroom), and location of the affordable units and how these units would be classified according to HUD affordability standards;
- Environmental Impacts: Consideration of additional environmental benefits such as engineering the building design and systems to qualify for Leadership in Energy and Environmental Design (LEED) certification;
- Streetscape Improvements: Specifics about what I Street streetscape improvements proposed by the District of Columbia Department of Transportation would be implemented as part of this project; and
- Impacts on public facilities and services: Documentation to support the claim this proposal will improve existing pedestrian and vehicular circulation, particularly from the abutting public alley.

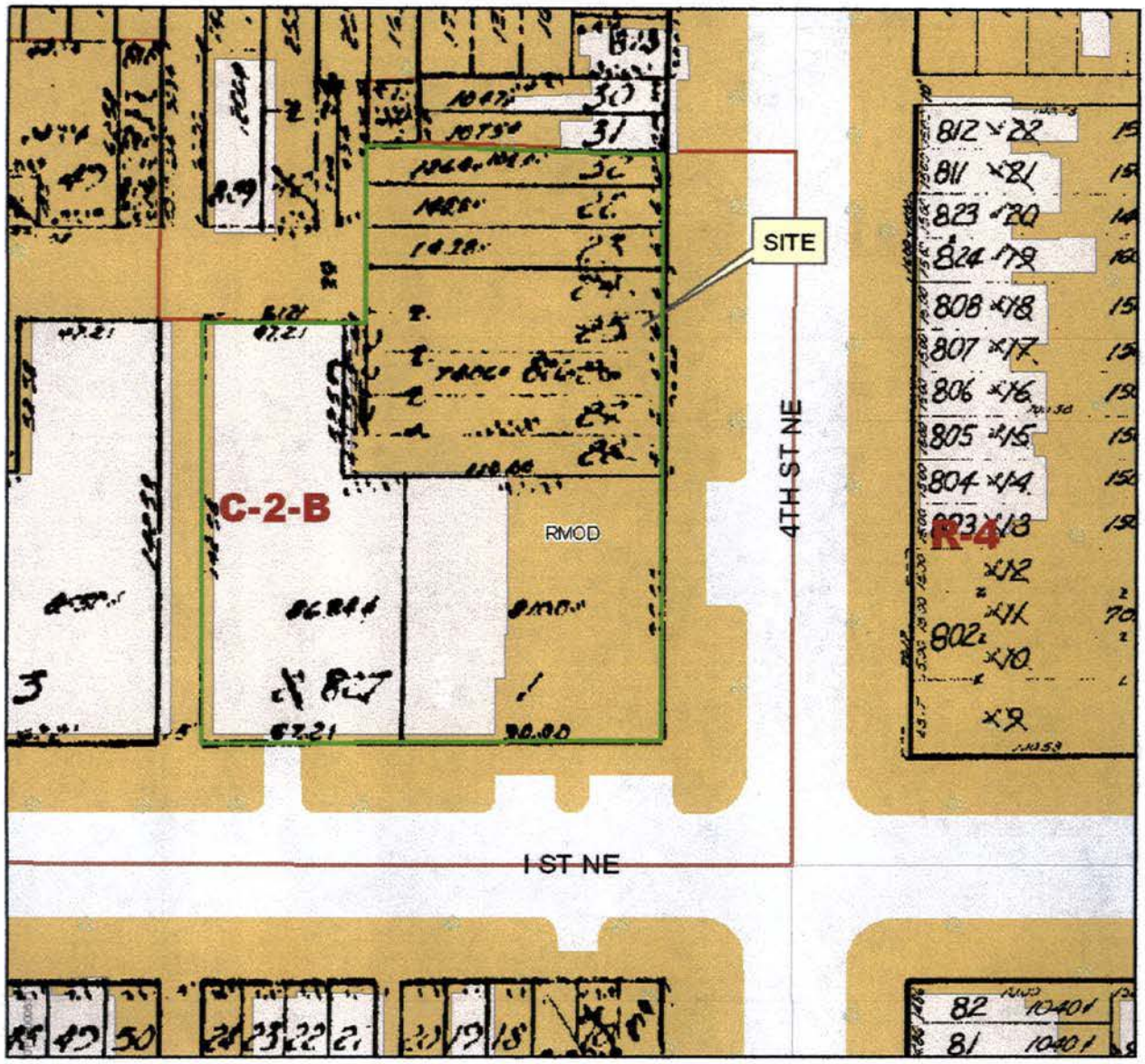
COMMUNITY COMMENT

The application refers to the applicant being "... in a dialogue" with the community to ascertain additional project amenities. OP will continue to encourage the applicant to also address any concerns raised by surrounding neighbors.

Attachments:	Exhibit 1	Building Planimetric with Zoning
	Exhibit 2	Aerial (View from the South)

EMc/afj

Exhibit 1



Zoning Commission Case No. 05-15
318 I Street, N.E.

N

Feet
0 25 50 75

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Anthony A. Williams, Mayor

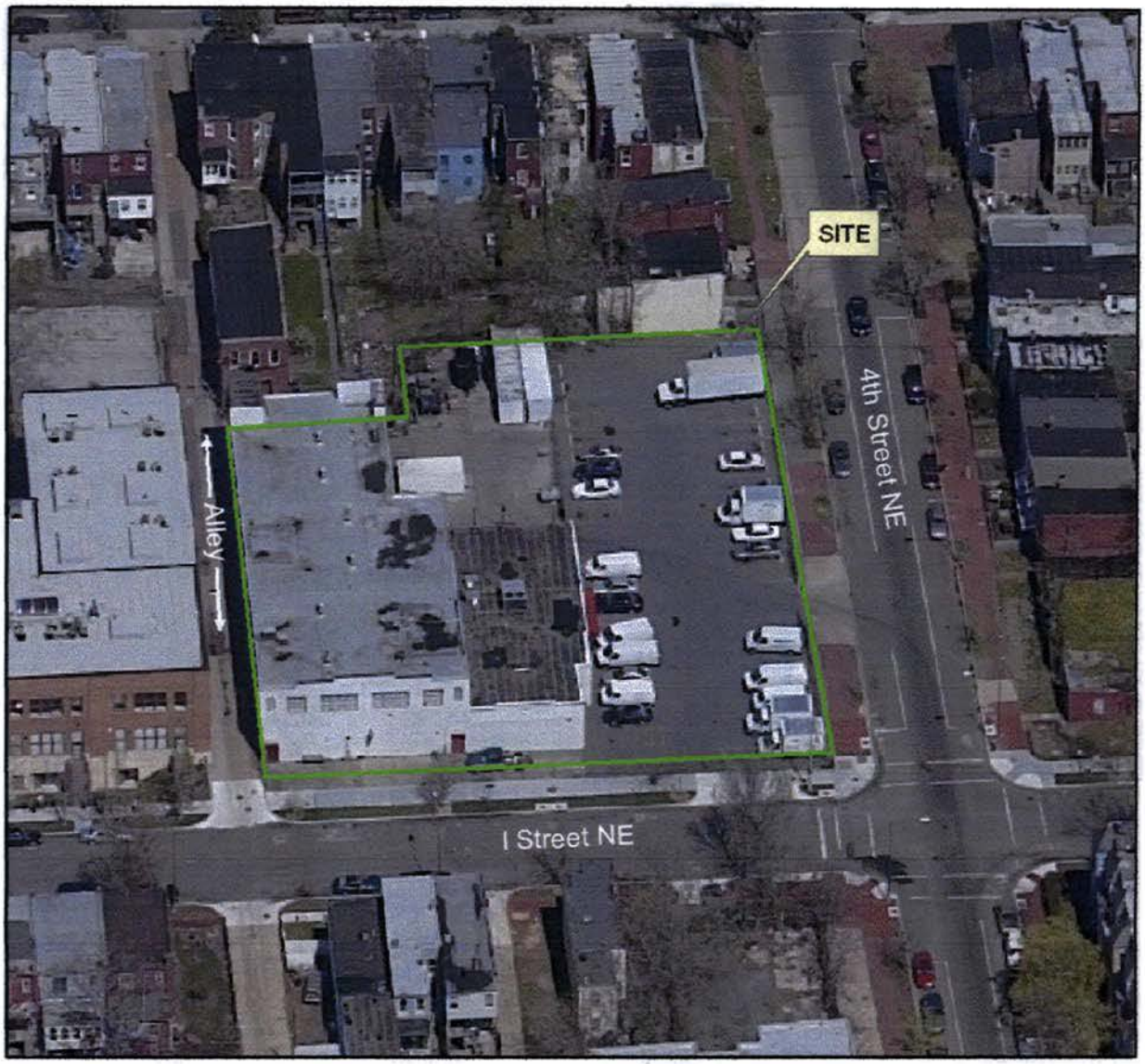
Office of Planning ~ June 8, 2005

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Legend

- Street Centerlines
- Property Squares
- Trees
- Buildings w/out Firewalls
- Roads
- RMOD/MDensity Res
- INST/Institutional
- MIXED/LDensity Comm, MDensity Res
- MIXED/HDensity Comm, Production-Tech Empl
- Zoning Districts

Exhibit 2



Zoning Commission Case No. 05-15
318 I Street, N.E.
(View from the South)

N

Feet
0 25 50 75

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

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