

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING

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Office of the Director

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**MEMORANDUM**

**TO:** D. C. Zoning Commission

**FROM:** *JS or*  
Ellen McCarthy  
Director

**DATE:** June 30, 2005

**SUBJECT:** Setdown Report on Zoning Commission Case No. 05-18  
Planned Unit Development at 1020 Monroe Street, N.W. (Square 2840 Lot 820)

~~ZONING COMMISSION~~  
~~District of Columbia~~  
CASE NO. 05-18  
EXHIBIT NO. 17

**RECOMMENDATION**

The Office of Planning (OP) recommends that the PUD be setdown for public hearing.

**PROJECT DESCRIPTION**

The applicant, Hope 7, Inc, filed an application for a consolidated Planned Unit Development (PUD) on Lot 820, Square 2840, in the existing C-2-A commercial zone district. The applicant proposes a 37,469 square foot (3.146 FAR) mixed-use development. The existing four-story building will be renovated and two additional floors will be added, one new floor of residential and one of recreational space. The project will result in the building containing 27 residential units, 5,727 square feet of ground floor retail spaces, and three new parking spaces. The projects will commit nine affordable dwelling units as affordable units to low-to-moderate income families.

The total floor-area-ratio of the project is proposed at 3.146 with a maximum height of 64'10" feet. The project relief includes height and floor-area-ratio (FAR). The FAR relief includes a request that the Zoning Commission grant additional flexibility within the 5% range permitted by § 2405.3. The property is only 11,910 square feet in area, therefore a waiver to the minimum area requirement of 15,000 square feet is also requested.

The project also proposes the addition of three new parking spaces. The property improvements pre-date the adoption of the current zoning regulations and there is no existing parking on site. Pursuant to §2100.6 there is no requirement for parking because the project is adding only five (5) residential units, which is less than a 25% increase in intensity of use.

**AREA DESCRIPTION**

The subject lot is located at the southeastern corner of 11<sup>th</sup> and Monroe Streets N.W. It totals 11,910 square feet in size and is currently developed with a four story mixed use building with a

lot occupancy of 76%. The property is part of a small C-2-A zoned commercial area that runs south along 11<sup>th</sup> Street from Monroe to Kenyon Street. The surrounding neighborhood is developed primarily with rowhouses and is zoned R-4 residential.

### ZONING REVIEW

The current C-2-A zone district allows moderate-density commercial and residential development. The Applicant is requesting a development that lies entirely within the uses allowed as a matter-of-right in the C-2-A zone. The proposed height, density, and bulk are within the PUD limitations for development in this zone and only the FAR needs additional consideration by the Commission.

|                            | <b>C-2-A M-o-R</b>   | <b>C-2-A PUD</b>                   | <b>Proposal</b>                      |
|----------------------------|----------------------|------------------------------------|--------------------------------------|
| <b>FAR</b>                 | <u>2.5 total max</u> | <u>3.0 + 0.15 per ZC</u>           | <u>3.146</u>                         |
| Residential                | 2.5                  | 3.0 (or 3.15)                      | 2.8 (w/ rec sp)                      |
| Non-Residential            | 1.5                  | 2.0                                | 0.346                                |
| <b>Height</b>              | 50'                  | 65'                                | 64'                                  |
| <b>Lot Occupancy (res)</b> | 60%                  | 60%                                | 76% (existing- no increase proposed) |
| <b>Parking</b>             | n/a – pre 1958 bldg  | n/a                                | 3 new                                |
| <b>Minimum Lot Area</b>    | None                 | 15,000 sf<br>7,500 sf by ZC waiver | 11,910 sf                            |

The request for a waiver of the 15,000 square foot minimum area for the PUD is in within the criteria for the Commission's consideration: The site is outside the Central Employment Area and more that 80% of the project is devoted exclusively to residential.

The primary benefits and amenities involved with this project appear commensurate with the relief requested. Fully one-third of the residential development, 9 of 27 units, will be affordable dwelling units, restricted to people earning between 30 and 80 percent of the Area Median Income. The development is proposing neighborhood serving retail, a green roof, and a substantial contribution to the Harriet Tubman Elementary School. The application appears to generally meet the PUD evaluation standards of §2403.

### COMPREHENSIVE PLAN

The Generalized Land Use Map designates the subject property and surrounding neighborhood for Moderate-Density Residential development characterized by row houses and garden apartments as predominant uses. While the Generalized Land Use Map does not call for commercial development on this site, the property and adjacent commercial area are zoned C-2-A. The proposed development will be predominantly residential and not inconsistent with the Comprehensive Plan.

Moreover, this site lies about four blocks from both the Columbia Heights Development Opportunity Area and the same distance from the Georgia Avenue-New Hampshire Development Opportunity Area as shown on the DC Generalized Land Use Policies Map. Development opportunity areas are areas designated to accommodate the District's major growth and development needs.

Several sections of the Comprehensive Plan offer further support of the proposal. Specifically, parts of the Ward 1 element encourage multi-unit housing at a mix of market rate and low income levels.

*1205.1 The objectives for housing are as follows:*

- (a) 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;*
- (b) To provide for the housing needs of low- and moderate-income households, improve the ward's and District's low-rent housing program, encourage home ownership, and reduce the overall cost of housing for low- and moderate-income households in the ward;*

The Land Use Element of the Comprehensive Plan has established policies in support of the residential neighborhoods objectives:

- (a) Promote the conservation, enhancement, and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses and*
- (g) Encourage the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas, through modification of land use and related regulations when necessary; (1104.1)*

OP believes that this project is not inconsistent with the Comprehensive Plan and furthers many elements, including preserving community input (§101), ensuring good quality neighborhoods (§102), providing housing and affordable housing (§302), and encouraging compatible in-fill development (§1231.1d).

## **COMMUNITY COMMENT**

This area is served by Advisory Neighborhood Commission 1A, which has been notified of the PUD application.

## **CONCLUSION**

Based on the analysis above, OP concludes the requested PUD is not inconsistent with Comprehensive Plan and recommends it be set down for public hearing.

EM/tp