

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

★ ★ ★



Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: *JS*
Ellen McCarthy
Director

DATE: November 8, 2005

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

2005 NOV 10 PM 4:12
D.C. OFFICE OF ZONING

RECEIVED

RECOMMENDATION

The Office of Planning (OP) cannot recommend approval of the PUD as proposed.

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 46,038 square foot (3.85 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 numbers presented at setdown showed the building at 37,469 square feet and 3.146 FAR with a maximum height of 64'10". Subsequent review has shown that the original numbers presented were incorrect and the actual proposal is for a 46,038 square foot building at 3.85 FAR. *This number is above the maximum FAR allowed by a C-2-A PUD under the zoning regulations.* 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.

~~2005-11-08~~
~~Director of Planning~~

05-18

804 North Capitol Street, N.E., Suite 4000, Washington, D.C. 20002 202-442-7600, fax 202-442-7637 or 7638

ZONING COMMISSION
District of Columbia
CASE NO.05-18
EXHIBIT NO.28

AREA DESCRIPTION

The subject lot is located at the southeastern corner of 11th 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 11th 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. However, the proposed density is not within the PUD limitations for development in this zone and cannot be approved under the existing zoning district.

	C-2-A M-o-R	C-2-A PUD	Proposal
FAR	2.5 total max	3.0 + 0.15 per ZC	3.85
Residential	2.5	3.0 (or 3.15)	3.37
Non-Residential	1.5	2.0	0.48
Height	50'	65'	64'
Lot Occupancy (res)	60%	60%	76% (existing- no increase proposed)
Parking	n/a – pre 1958 bldg	n/a	3 new
Minimum Lot Area	None	15,000 sf 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.

In the setdown report OP had found that the primary benefits and amenities involved with this project appear commensurate with the relief requested. OP does not feel that the corrected FAR numbers can be approved as a C-2-A PUD and therefore does not support the PUD.

OP continues to support the project at the previously requested 3.15 FAR and finds that the benefits and amenities proposed are commensurate with the relief for a project at that FAR. 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.

As it stands, the application cannot meet the PUD evaluation standards of §2403 and would require a rezoning. OP would support the application at a 3.15 FAR and recommends the applicant revise the plans to show a smaller building.

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 is not consistent with the density proposed by the Comprehensive Plan. Moderate-Density Residential zones incorporate R-5-B and lower zones which allow 1.8 FAR and lower as a matter-of-right and up to 3.0 through a PUD. FAR above 3.0 is not consistent with this designation. OP would therefore discourage any rezoning of the property.

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. While the site is clearly intended for residential development and a prime spot for investment, OP cannot support the density increase in this predominately R-4 area. OP continues to support the project on a smaller scale.

PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 - 2403.13 discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 of the Zoning Regulations 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 additional development gained through the application process. The proposed amenity package as proposed by the applicant includes:

- **Affordability**: The applicant has proposed 9 units, of 27 total, to be restricted to people earning between 30 and 80 percent of the Area Median Income (AMI).
- **Neighborhood serving retail**: The applicant is proposing to retain 6 ground floor retail bays totaling 5,823 square feet. This space would reinvigorate the retail presence at this intersection and offer additional job opportunities in the 11th Street Corridor.
- **Local Education**: The applicant has proposed to contribute \$100,000 from the project sales to the capital improvement fund of nearby Harriet Tubman Elementary School.

- **Social Programs:** The applicant has proposed to donate \$10,000 to Keely's District Boxing and Youth Center whose mission is to provide community centered activities that help at risk children and youth in the Columbia Heights community.
- **Green Roof:** The applicant has offered to use green roof technology to improved the environmental friendliness of this 70 year old building. The applicant has not provided details of the exact technologies to be employed.
- **ANC Office Space:** The applicant has offered to accommodate the local ANC with office space in the building. No agreement has been reached, but the applicant has suggested a long-term lease at reduced rent.

OP continues to maintain that the proposed 3.85 density cannot be approved in this zone and that this property is not appropriate for rezoning to a more intense zone. OP does feel that the proffered amenities are more than adequate to offset the allowable density increase of 3.15 and would support a project at this density.

COMMUNITY COMMENT

This area is served by Advisory Neighborhood Commission 1A. The applicant is scheduled to meet with the ANC on the revised numbers on November 9, 2005.

CONCLUSION

Based on the analysis above, OP concludes the requested PUD is inconsistent with Comprehensive Plan and **cannot recommend approval**. OP would support a smaller development in keeping with the C-2-A zoning, but would not support a rezoning of the property to a more intense designation.

EM/tp