

★★★ Government of the District of Columbia
Advisory Neighborhood Commission 1A

November 17, 2005

Zoning Commission of the District of Columbia
District of Columbia Government
441 4th Street, NW, Suite 210-S
Washington, DC 20001

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D.C. OFFICE OF ZONING
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Re: ZC Case No. 05-18 -- 1020 Monroe Street NW (The Sage)

To the Commission:

Advisory Neighborhood Commission 1A's regular monthly meeting was held on Wednesday, November 9th, 2005, with proper notice given and nine commissioners present with six commissioners necessary for a quorum.

The Commission voted unanimously (9 to 0) to support the following position with regard to the requested zoning relief:

ANC 1A emphatically supports the requested level of density relief sought by the applicant for the Planned Unit Development at the corner of 11th and Monroe Streets NW. The ANC supports a map amendment rezoning the site of the project to a C-2-B and any other mechanism or authority that the Zoning Commission may exercise to allow the additionally requested FAR so that the project might be built as it was originally designed, set down and supported by the community.

The rationale for our support is as follows

1. The project site is just 11,910 square feet in lot area. As such, the net impact of any additional FAR above the standard set forth on the table is somewhat mitigated. Pursuant to §2401.2 the project is eligible for a waiver from the 15,000 square foot minimum area requirement because it is outside of the Central Employment Area and more than 80% of the project is devoted to dwelling units and uses accessory thereto.
2. The existing building has an FAR of 2.85. As such, it has existed above the total maximum allowed in the C-2-A for the past 70 years. The increase from 2.85 to 3 as suggested by the development standards table is nominal at best, and while the 3.15 FAR that is available pursuant to § 2405.3 is more significant, we do not feel that it reconciles with the relative value of the project amenities and public benefits being offered.

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3. Fully one-third of the project's residential FAR is being conveyed below cost as workforce housing affordable to individuals earning just 30% of the AMI. This equates to 1.12 of the 3.85 total requested FAR. As such, an even exchange formula of increased density for affordable workforce housing would produce a maximum allowable FAR for this project of 3.97 (2.85 existing + 1.12 per ZC). In as much as the applicant is only requesting a 3.85 FAR while delivering additional project amenities and public benefits, we contend that the public would be well served in the granting of the relief.
4. The text of the District's Comprehensive Plan supports and is therefore consistent with the zoning preference in this case. Pursuant to § 303.2 "the policies established in support of the low-and -moderate income housing objectives are as follows:

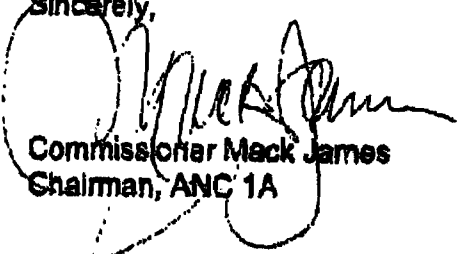
(d) Provide zoning incentives, as appropriate, to developers prepared to build low-and moderate-income housing, such as permitting additional densities in exchange for incorporating low-and moderate-income housing in development projects; the provision of housing into large scale commercial developments where zoning benefits are sought; and give zoning preferences to mixed use sites near appropriate Metrorail stations;

5. The text of the Planned Unit Development Procedures of the District of Columbia Municipal Regulations gives the Zoning Commission specific authority to amend the established standard for density in individual cases pursuant to § 2400.5:

The Commission may approve a PUD application with or without modifications. In carrying out the purposes of this chapter, the Commission may establish general standards and, in individual cases, set standards and conditions for height and bulk lesser or greater than the standards established for the affected districts in this chapter or elsewhere in this title.

In closing, the preexisting conditions and exceptional merit of this project warrant special consideration by the Zoning Commission. The relief requested by the applicant is overwhelmingly beneficial to the community, consistent with the intentions of the Comprehensive Plan and expressly authorized by the Planned Unit Development Procedures. As such, the Advisory Neighborhood Commission requests the timely approval of this application so as to preclude any undue delay or expense upon the project and expedite the triumphant return home of our 9 anxiously awaiting constituent families.

Sincerely,


Commissioner Mack James
Chairman, ANC 1A


Commissioner Ali Muhammad, Esq.
Vice-Chair, ANC 1A

★★★ Government of the District of Columbia
Advisory Neighborhood Commission 1A

July 19, 2005

Zoning Commission of the District of Columbia
District of Columbia Government
441 4th Street, NW, Suite 210-S
Washington, DC 20001

Re: ZC Case No. 05-18 -- 1020 Monroe Street NW (The Sage)

To the Commission:

Advisory Neighborhood Commission 1A's regular monthly meeting was held on Wednesday, July 13th, 2005, with proper notice given and nine commissioners present with six commissioners necessary for a quorum.

The Commission voted unanimously (9 to 0) to support the following position with regard to the requested zoning relief:

ANC 1A emphatically supports the application for a Planned Unit Development at the corner of 11th and Monroe Streets NW as requested by the Hope 7 Monroe Street Limited Partnership. The proffered public benefits and amenities of the PUD include the following:

1. The applicant is the owner of more contiguous retail space than any other in its' 11th Street C-2-A Zone, therefore the proposed redevelopment of this site represents the highest and best opportunity to revitalize the 11th Street commercial corridor and redefine its' vitality as a retail destination. The applicant is foregoing the sale of the space as residential in the best interests of the communities' commercial corridor.
2. The project will provide 9 desperately needed affordable housing units. ALL of which are restricted to individuals earning 30% AMI. These 9 low-to-moderate income minority families are pre-existing residents (some for as long as 44 years) who will temporarily relocate at the expense of the applicant and return to their homes as owners after the redevelopment is complete.
3. The affordable housing subsidy offered by the applicant to our constituent residents is conservatively estimated to have a value of over \$2.7 million dollars due to an average purchase price of just \$80,000.
4. The applicant is offering to bear the additional expense of installing a "green" roof on the largest rooftop in the immediate area, which will provide significant

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- environmental benefits due to reduced storm water runoff and increased energy efficiency.
5. The applicant is foregoing open market sales revenue in order to retain a handicapped accessible long-term affordable lease space opportunity for the Advisory Neighborhood Commission, which currently has no such available lease opportunity.
 6. The applicant is fielding a development team that is comprised 100% of appropriately qualified LSDBE certified firms.
 7. The applicant is generously donating \$100,000.00 to benefit the Harriet Tubman Elementary School, which serves a population of mostly minority students from low-to-moderate income families.
 8. The applicant is generously donating a total of \$20,000 to Keely's District Boxing and Youth Center, which works with at risk youth including local gang members in the Columbia Heights neighborhood. Over \$10,000 of the gift has already been conveyed to the operations of the center.

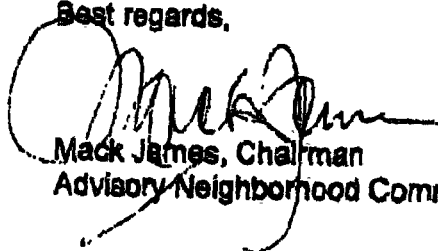
Again, the members of Advisory Neighborhood Commission 1A emphatically and unanimously support the above referenced PUD application in that it faces no constituent opposition, enjoys overwhelming public support and contains superior public benefit and amenity to the Columbia Heights community.

We applaud the efforts of the Hope 7 Inc., the 501 (c) 3 designated, non-profit affordable housing developer of this project. The ANC seldom, if ever, has the opportunity in which to support a public benefit package that outweighs the value of the applicants requested zoning relief.

In conclusion we recommend approval of this PUD application without qualification and we trust that the "great weight" of the affected Advisory Neighborhood Commission and its constituency are carefully considered in the making of your decision.

We appreciate your consideration of this advice.

Best regards,



Mack James, Chairman
Advisory Neighborhood Commission 1A



Ali Muhammad, Esq., Vice-Chair
Advisory Neighborhood Commission 1A

RESOLUTION OF ADVISORY NEIGHBORHOOD COMMISSION 1A
COMMITTEE OF THE WHOLE

The undersigned, being the Chairman and Vice-Chairman of Advisory Neighborhood Commission 1A (the "Commission"), hereby certifies that the following resolution was adopted by the Committee of the Whole.

WHEREAS, Advisory Neighborhood Commission 1A's regular monthly meeting was held on Wednesday, November 9th, 2005, with proper notice given and nine commissioners present with six commissioners necessary for a quorum;

WHEREAS, the Commission did again hear and consider (ZC Case 05-18) an application for a Planned Unit Development (PUD) at the site of 1020 Monroe Street, NW as presented by the Hope 7 Monroe Street LP (the "Applicant");

WHEREAS, the Applicant did request that the Commission support a zoning map amendment or other such mechanism of relief that the Zoning Commission may see fit as an instrument to allow an FAR above that established for a PUD in a C-2-A District, thus allowing for the project to be constructed as it was originally designed, set down, and supported by the Commission;

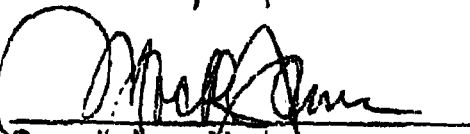
WHEREAS, the exceptional merit of the project was reiterated, and acknowledged by the Commission and with there being no public opposition, the Commission did vote 9 in favor, 0 opposed and 0 abstentions to support the Applicant's request for additional FAR above 3.15, to include support for a zoning map amendment from C-2-A to C-2-B;

NOW THEREFORE, it is hereby:

RESOLVED, that Advisory Neighborhood Commission 1A on behalf of its' constituency hereby elects to support the Applicant's request in ZC Case No. 05-18 for an FAR sufficient to build the project as it was originally designed, set down and supported by the Commission and hereby requests that the PUD application be **APPROVED** as such.

Dated

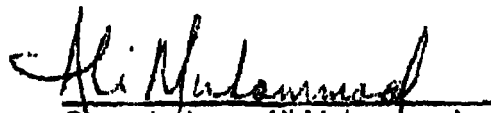
11/09/05



Commissioner Mack James
Chairman

Dated

11/09/05



Commissioner Ali Muhammad
Vice-Chairman

RESOLUTION OF ADVISORY NEIGHBORHOOD COMMISSION 1A**COMMITTEE OF THE WHOLE**

The undersigned, being the Chairman and Vice-Chairman of Advisory Neighborhood Commission 1A (the "Commission"), hereby certifies that the following resolution was adopted by the Committee of the Whole.

WHEREAS, Advisory Neighborhood Commission 1A's regular monthly meeting was held on Wednesday, July 13th, 2005, with proper notice given and nine commissioners present with six commissioners necessary for a quorum;

WHEREAS, the Commission did hear and consider (ZC Case 05-18) an application for a Planned Unit Development (PUD) at the site of 1020 Monroe Street, NW as presented by the Hope 7 Monroe Street LP (the "Applicant");

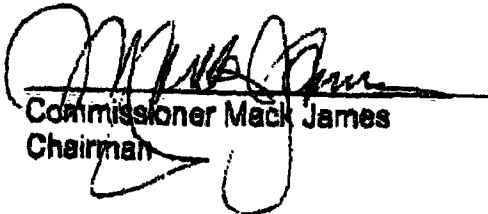
WHEREAS, the public benefit package proffered by the Applicant demonstrated considerable merit in all relevant areas of the PUD evaluation standards as set forth in §2403.1-9 of the District's Planned Unit Development Procedures, and most particularly in the area of affordable housing;

WHEREAS, with there being no public opposition, the Commission did vote 9 in favor, 0 opposed and 0 abstentions to support the Applicant and recommend approval of the application to the Zoning Commission;

NOW THEREFORE, it is hereby:

RESOLVED, that Advisory Neighborhood Commission 1A on behalf of its constituency hereby elects to support the Applicant in ZC Case No. 05-18 and hereby requests that the PUD application be **APPROVED**.

Dated 07/13/05


Commissioner Mack James
Chairman

Dated 07/13/05


Commissioner Ali Muhammad
Vice-Chairman



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

November 18, 2005

Zoning Commission of the District of Columbia
District of Columbia Government
441 4th Street, NW, Suite 210-S
Washington, DC 20001

Re: ZC Case No. 05-18, PUD at 1020 Monroe Street, N.W. (The Sage)

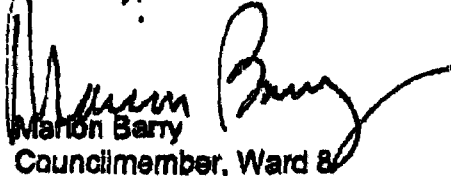
Dear Commissioners:

Throughout my tenure as a public servant in the District of Columbia, I have always believed in servicing the segments of our city's population who suffer the greatest need. There are many District residents who are fighting to keep their homes and maintain reasonable levels of affordability in a climate of quickly gentrifying neighborhoods and record housing price increases.

Notwithstanding all that is being done to assist our low-to-moderate income residents, more mechanisms to address housing affordability are needed. One such useful concept is being implemented at the site of this proposed PUD. If there is any assistance in the way of zoning relief, or authority that we might be able to exercise in order to facilitate the implementation of the Hope 7 model at this site, then it is incumbent upon a responsible government to do so.

I fully support this PUD application and trust that the Commission will make the decision that is in the best interest of the community and constituency that will be served by this project.

Sincerely,


Marion Barry
Councilmember, Ward 8



JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004



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Chairperson
 Committee on
 Consumer and Regulatory Affairs

Voting Member
 Board of Directors, Washington
 Metropolitan Area Transit Authority

November 18, 2005

Zoning Commission of the District of Columbia
 District of Columbia Government
 441 4th Street, NW, Suite 210-S
 Washington, DC 20001

Re: ZC Case No. 05-18 -- 1020 Monroe Street NW (The Sage)

To the Commission:

The purpose of this correspondence is to support the application for a Planned Unit Development at the corner of 11th and Monroe Streets NW as requested by the Hope 7 Monroe Street Limited Partnership. The project has been well received by the community and does a great job at addressing the issue of affordability. The redevelopment of the retail space at the site would be a welcome catalyst for the continuing renaissance of the 11th Street commercial corridor, and the building's unique history and role in the community warrants special consideration.

I would also like to applaud the applicant's proffer to financially support the Harriet Tubman Elementary School and Keely's District Boxing and Youth Center. Both of these institutions provide invaluable services to "at risk" youth in our neighborhood and they deserve our continued support.

I am of the opinion that this PUD is in the best interest of the District of Columbia, Ward 1, and the Columbia Heights neighborhood. It merits approval as it was originally designed, set down and supported by the community.

Sincerely,

Jim Graham