

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

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MEMORANDUM

TO: D. C. Zoning Commission

FROM: *ALS*
Ellen McCarthy, Director
Office of Planning

DATE: January 6, 2006

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

SUMMARY

The applicants submitted a PUD request for a mixed-use development in the C-2-A zone at 1020 Monroe Street N.W. Due to a miscalculation, the FAR numbers were determined to be too high for the C-2-A zone. The Zoning Commission determined that the case could not go forward with the FAR in excess of that permitted in the C-2-A zone. The applicants have amended the application to include a map amendment to C-3-A. The Office of Planning (OP) does not object to approval of the PUD as proposed.

PROJECT DESCRIPTION

The applicant, Hope 7, Inc, has applied for a consolidated Planned Unit Development (PUD) on Lot 820, Square 2840, and related map amendment to the C-3-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 property is only 11,910 square feet in area, therefore a waiver to the minimum area requirement of 15,000 square feet is 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.

ZONING COMMISSION

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CASE No. *05-18*
ZONING COMMISSION
EXHIBIT No. *279*
DISTRICT OF COLUMBIA
CASE NO.05-18
EXHIBIT NO.49

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.

Although the immediate area is residential in nature, the site is two blocks from the Georgia Avenue commercial corridor to the east and three blocks from the 14th Street commercial corridor to the west.



Figure 1: Aerial View Looking East

ZONING REVIEW

The C-3-A zone district allows medium-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-3-A zone. Lot occupancy, yards, and parking are all existing situations and do not need further relief.

	C-3-A M-o-R	C-3-A PUD	Proposal
FAR	4.0 total max	4.5	3.85
Residential	4.0	4.5	3.37
Non-Residential	2.5	3.0	0.48
Height	60'	90'	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

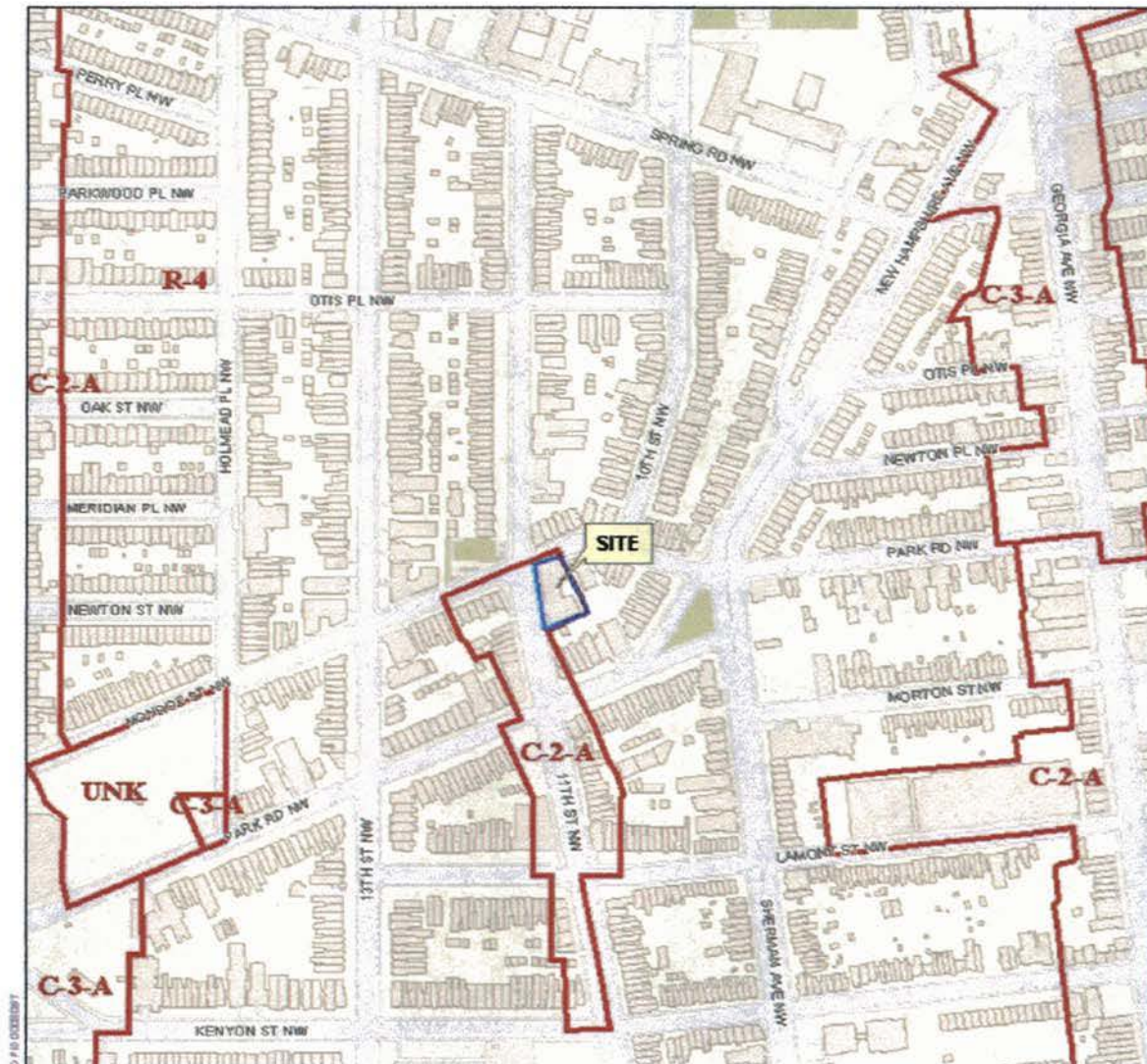


Figure 2: Site Area

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. 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. Amenities are discussed more fully later in the report.

The proposal requires a map amendment from the current C-2-A zone to C-3-A. While there is some existing C-3-A zoning a few blocks to the east and west on the major commercial corridors, the immediate area is a mix of R-4 and C-2-A. Surrounding uses are mainly row houses and low density commercial. While the requested zoning category is not entirely compatible with the surrounding area, the proposed development does not maximize the potential of the C-3-A zone. At 3.85 FAR, the development is 0.65 under the FAR allowed as a PUD in the C-3-A district and is closer to the scale of development that would be expected in the nearby C-2-A district. So the map amendment proposed with this application is not entirely inconsistent or immediately threatening to the surrounding neighborhood.

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. Moreover, the proposed development is not completely inconsistent with the density proposed by the Comprehensive Plan. Moderate density Residential zones incorporate zones which allow up to 3.0 FAR through a PUD while medium density zones can range from 3.0 to 6.0 FAR. The proposed project is at the bottom of the medium range and close to the range anticipated for the area by its moderate designation. The extremely robust amenity package combined with the neighborhood need for redevelopment make this project a reasonable compromise between the two designations.

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. The project clearly serves to further those goals.

The proposal is further supported by the following sections:

Housing Element

300.2 *A central theme of the Housing Element is that the District must stimulate a wider range of housing choices and strategies through the preservation of sound older stock*

and the production of new units for a wide variety of household types. The District will continue to use all available public and private resources to support a variety of programs designed to do the following:

- a) Extend affordable homeownership opportunities to low- and moderate-income households;*
- (b) Provide housing assistance to low- or fixed-income homeowners;*
- (c) Protect existing housing stock from demolition and conversion to non-housing uses; and*
- (d) Stimulate the construction and rehabilitation of affordable housing by private for-profit and non-profit housing providers.*

The project accomplishes all of these goals through reuse and rehabilitation of an existing residential building, new additions to the housing stock, and the provision of a high percentage of affordable homeownership opportunities.

Land Use Element

1102.1 The residential neighborhood objectives are as follows:

- (a) To conserve and enhance the essentially satisfactory qualities of the District's many stable residential neighborhoods including those qualities that make them unique;*
- (b) To enhance other neighborhoods and achieve stability;*
- (c) To redirect public and private initiatives to neighborhoods most in need of improvement and stability;*
- (d) To encourage development of adequate neighborhood shopping and support services in all sections of the District;*

The proposal accomplished the goals of the land use element by initiating development in an area in need of improvement and stability, by encouraging the development of adequate neighborhood shopping and support, and by enhancing the existing neighborhood through mixed use development.

Ward 1 Element

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;*

Finally, the proposal furthers the goals of the Ward One Plan by rehabilitating existing housing and providing housing for low- and moderate-income households. The project will help to anchor the surrounding neighborhood and ideally spur further rehabilitation and development in the area.

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 feels that the proffered amenities are adequate to offset the allowable density increase of 3.85 FAR and can support a map amendment to achieve this density. In addition, the project has enough merit to justify the waiver of the 15,000 square foot minimum lot area. No other relief is required for this project.

COMMUNITY COMMENT

This area is served by Advisory Neighborhood Commission 1A. The ANC has voted twice to support the project. The first vote was on the original submission. In November 2005, the ANC voted 9-0 to support rezoning of the site to C-2-B. While the application before the Commission is to rezone to C-3-A, the rationale used by the ANC is applicable to either zone and does not appear to affect their recommendation.

AGENCY COMMENT

OP spoke with DDOT in November and was informed that DDOT had no issues or concerns with the project. No other agencies have expressed concerns.

CONCLUSION

Based on the analysis above, OP concludes the requested PUD is not inconsistent with Comprehensive Plan and **does not object to approval** of a PUD at 1020 Monroe Street N.W.

EM/tp