

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

Memorandum

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D.C. OFFICE OF ZONING
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TO: District of Columbia Zoning Commission
FROM: *JS for*
Ellen McCarthy, Director
Office of Planning
DATE: September 5, 2005
SUBJECT: Setdown Report for the Residences at Georgia Avenue - ZC #05-19
4100 Georgia Avenue, N.W.
Consolidated Planned Unit Development and Related Map Amendment

APPLICATION

The Neighborhood Development Company, LLC (Applicant) has applied for a Consolidated Planned Unit Development (PUD) and related Map Amendment to rezone the site from the C-2-A to the C-3-A Zone District to accommodate a seventy-eight unit apartment building with ground floor retail.

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends the case be setdown for public hearing. This project will provide affordable housing and retail and contribute to the revitalization that has begun along Georgia Avenue. The proposed development conforms to the Generalized Land Use Map and Comprehensive Plan objectives for the area.

The applicant has requested relief from some of the zoning requirements and OP believes that they can be granted as proposed by the applicant. However, OP has requested additional detail and analysis to address the reduction in parking and traffic movement around the site. OP also discussed with the applicant ways to improve the visual and functional relationship of the building to Georgia Avenue and how it may be improved through alterations to the facade and landscape design. OP will continue to work with the applicant and believes that these issues can be resolved prior to the public hearing. In order to further analyze the proposal, OP has requested that the applicant submit the following information:

- Roof Plan
- Detailed Landscape Plan
- Traffic and Parking Study
- Loading Requirements

~~2005-09-05~~
~~District of Columbia~~
~~CASE NO.~~ 05-19
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DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject site (Square 2910, Lots 35, 803 and an alley between) has been a used automobile sales lot for a very long period of time. To the west and across Kansas Avenue are a self-storage facility, an office building and an automobile repair shop in the C-M-1 district. To the north and directly adjacent to the site is a café and restaurant that fronts on Georgia Avenue and a storage facility that fronts on Kansas Avenue. Further north, at the intersection of Kansas Avenue and Georgia Avenue, is a gas station. To the east across Georgia Avenue is a park and further across 9th Street are two churches, a vacant lot, and other retail and commercial uses in the C-2-A district. To the south, across Taylor Street, is a used car lot, some vacant parcels in the C-2-A district and single family-attached residences in the R-4 district. The subject property is four blocks north of the Georgia Avenue-Petworth Metro station.

PROPOSAL

The applicant proposes to construct a seven-story, rental, apartment building with 78-units and 11,270 square feet of ground floor retail (possibly a CVS pharmacy). Separate pedestrian entrances are provided along Georgia Avenue for the retail and residential uses. Below grade parking will be provided and will be accessed from Taylor Street and Kansas Avenue. Open space and landscaping around the building will include an enclosed landscaped courtyard at the residential entrance and landscaping of the public space along Taylor Street and at the intersection of Taylor Street and Kansas Avenue. A roof terrace for use by all the residents is also proposed.

ZONING

The site is currently zoned C-2-A and the applicant proposes to rezone it to C-3-A to accommodate the proposed PUD. The project is designed to conform to the permitted height and FAR for the requested C-3-A district. Generally, properties fronting along Georgia Avenue are in the C-2-A and the C-3-A districts. Properties in the C-3-A district are located one block south of the property.

The following table is a comparison of the C-2-A standards, the C-3-A/PUD standards, and the proposed development:

Table 1

	C-2-A Standards	C-3-A/PUD Standards	Proposal
Area	N/A	15,000 sq. ft.	17,640 sq. ft.
Height	50 ft.	90 ft.	82 ft.
FAR	Retail – 1.5 Residential – 2.5 TOTAL – 2.5	Retail – 3.0 Residential – 4.5 TOTAL – 4.5	Retail – 0.64 Residential – 3.86 TOTAL – 4.5
Lot Occupancy	Residential – 60%	Residential – 75%	Residential – 63%
Rear Yard	15 ft.	12 ft. minimum or 2.5 ins./ft. of height or 17 ft.	18.5 ft.
Parking	Retail - 27 Residential - 39 TOTAL - 66	Retail – 27 Residential – 39 TOTAL - 66	Retail – 20 Residential – 16 TOTAL - 36

Loading	1 loading berth @ 55 ft deep 1 loading berth @ 30 ft. deep 1 loading platform @ 200 sq. ft. 1 loading platform @ 100 sq. ft. 1 service/delivery space @ 20 ft.	1 loading berth @ 55 ft deep 1 loading berth @ 30 ft. deep 1 loading platform @ 200 sq. ft. 1 loading platform @ 100 sq. ft. 1 service/delivery space @ 20 ft.	Information not provided.
Residential Recreational Space	20%	15%	16%

FLEXIBILITY

The following relief is required from the zoning regulations:

Parking

A total of 66 parking spaces are required for the proposed residential and retail uses. The applicant has stated that due to the cost associated with providing underground parking, they have reduced the number of spaces to thirty-six (36) in order to help maintain the affordability of the units. The applicant submits that the subject site is served by Metrobus and is approximately 0.3 miles from the Georgia Avenue-Petworth Metro Station, which should mitigate the need for additional parking spaces. OP is very concerned that the large reduction in parking spaces could have a negative impact on the surrounding community. OP has recommended that the applicant explore ways of providing additional parking spaces including reassigning the ratio of retail to residential spaces, and exploring the possibility of extending the below grade parking into vault space under the adjacent public space. Further, OP has recommended that the applicant conduct a Traffic Study that includes a Parking Study.

Roof Structures

The applicant has requested flexibility from the requirements of Section 411 for roof structures that do not meet the setback requirement and having more than one enclosure. In order to fully review the roof structures, OP has requested that the applicant provide a roof plan that identifies all roof structures, their dimensions and setbacks.

Residential Recreational Requirement

The applicant has reduced the residential recreational space from 15% to 6%. The recreational space provided is the roof terrace and the courtyard at the entrance to the residential entrance. Flexibility will also be required from the requirement that no dimension of the recreational space be less than twenty-five (25) feet.

Court Width

The applicant has stated that flexibility is required from the court created by an uncovered loading dock. However, the reduction has not been identified.

Loading

The loading facilities shown on the site plan do not meet the required loading requirement

PUD EVALUATION STANDARDS

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is “designed to encourage high quality developments that provide public benefits.” The proposed development will be constructed on a property that is identified by the community as an eyesore. In order to maximize the use of the site consistent with the zoning regulations and be compatible with the surrounding community, the applicant is requesting that the proposal be reviewed as a consolidated PUD. This will allow the utilization of the flexibility stated in Section 2400.2.

The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience.”

The applicant has requested a change in zoning of the property to gain additional thirty-two (32) feet in height and approximately 34,000 square feet in floor area over that permitted by-right. The main public benefit that the application provides is that all the units will be available for low-income residents that will advance the welfare of many of the District’s low-income residents.

Section 2403 further outlines the standards under which the application is evaluated.

2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.

Georgia Avenue is beginning to experience revitalization including both new commercial and residential projects. The development of the site will contribute to the general improvement of the area. The applicant has committed to working with the community and OP to improve the submitted proposal and make it acceptable for the overall good of the neighborhood.

PUBLIC BENEFITS AND AMENITIES

OP believes that the benefits of the low-income housing will compensate for the additional FAR and height that is requested. Section 2403.9 outlines “Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

- (a) *Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) *Site planning, and efficient and economical land utilization;*
- (c) *Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*
- (f) *Housing and affordable housing;*

- (h) *Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;*
- (i) *Uses of special value to the neighborhood or the District of Columbia as a whole;*

OP is generally supportive of the architecture and design of the proposed building. However, we will continue discussions with the applicant on the building materials proposed and improvement of the façade treatment along Georgia Avenue.

The applicant proposes to improve the pedestrian walkway around the property. The impact of the traffic generated by the proposed development is unknown at this time. Additionally, the applicant has requested a reduction in the parking requirement. OP agrees that a reduction may be appropriate due to the site's proximity to the Georgia-Avenue-Petworth Metro Station but is concerned that the proposed reduction may have a negative impact on the surrounding streets. OP has therefore requested that the applicant explore ways of providing additional parking and that a Traffic and Parking Study be undertaken.

The main amenity of the proposed application is the dedication of the entire seventy-eight units to affordable housing specifically for low-income residents.

The applicant has committed to exploring the possibility of improving the energy efficiency of the building through the creation of a "green roof." OP is committed to working with the applicant to achieve this goal that will benefit the resident and the environment.

The applicant has indicated that they will participate in a First Source Agreement with the District of Columbia Department of Employment Services and will obtain a Memorandum of Understanding with the Local Business Opportunity Commission. The applicant notes that they are certified as a Local, Small, and Disadvantaged Business Enterprise (LSDBE).

The proposed development will be of special value to the community because it serves to instigate further economic development in the area and serve low-income residents.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

The proposed development is consistent with the Comprehensive Plan including the following Major Themes of the Plan:

- Section 102 - Stabilizing and Improving District Neighborhoods
- Section 110 – Promoting Enhanced Public Safety
- Section 111 – Providing for Diversity and Overall Social Responsibilities

The proposed development will replace a used car sales lot with retail use that will serve the day-to-day needs of neighborhood residents. The residential use will bring more people into the community and could help improve public safety in the neighborhood, as it will provide more "eyes on the street." Overall, the development will be a significant contribution to the housing of the District's low-income residents.

The proposed development meets many of the goals and objectives of the Comprehensive Plan as outlined in the Housing, Urban Design, and Land Use Elements.

The application is consistent with Chapter 3, Housing Element, of the Comprehensive Plan. The General objectives for Housing (Section 302.1) is *“to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations.”* Further, the Plan includes objectives for Low- and Moderate-Income Housing (Section 303.1)

- “(a) To provide for the housing needs of low- and moderate-income residents;*
- (b) To improve the District’s low-rent housing program;*
- (c) To create and maintain moderate-cost housing environments that enhance the quality of life for their residents;*
- (d) To provide opportunities for residents of District-owned and District-assisted housing to achieve self-sufficiency and upward mobility;*
- (f) To reduce the overall cost of housing among low- and moderate-income households.”*

Chapter 7, Urban Design Element, outlines objectives and policies in support the Urban Design goal to *“... promote the protection, enhancement, and enjoyment of the natural environments and to promote a built environment that serves as a complement to the natural environment, provides visual orientation, enhances the District’s aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient.”* (Section 701)

708 Buildings

- 708.2** *(a) Design residential, commercial, and all other buildings to complement or enhance the physical character of the District; and*
- (b) Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region.*

709 Streetscape

- 709.2** *(a) Develop a unifying system of well-designed streets, sidewalks, parks, and pedestrian ways;*
- (j) Encourage the planting and maintenance of street trees as the single most important streetscape element along commercial and residential streets to provide shade, design continuity, spatial relief, and a juxtaposition of the natural and built environments.*

710 Areas Of Strong Architectural Character

- 710.2** *(d) Encourage new development within areas of strong architectural character to contribute to the physical identity and character of those areas;*
- (e) Encourage building massing and scale of new development to be sensitive to established patterns;*

- 712.1** *The areas in need of new and improved character objective are to encourage new development or renovation and rehabilitation of older structures in areas with vacant or underused land or buildings to secure a strong, positive physical identity.*

712.2 The policies established in support of the areas in need of new and improved character objective are as follows:

- (a) Encourage well-designed developments in areas that are vacant, underused, or deteriorated. These developments should have strong physical identities;*
- (b) Encourage in-fill development of attractive design quality in deteriorated areas to stabilize the physical fabric and to encourage renovation and redevelopment;*

Specifically, the application is consistent with the Ward 4 Plan:

Section 1508 outlines objectives for Urban Design that include:

- (a) Provide for the housing needs of low and moderate-income households, improve the District's low-rent housing programs, encourage home ownership and reduce the overall cost of housing among low-moderate-income households in the ward.*
- (c) 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.*

COMPREHESIVE PLAN GENERALIZED LAND USE MAP

The Generalized Land Use Map (Attachment 2) recommends the subject site for a mix of uses, moderate density residential and low density commercial. The mixed-use category also includes existing commercial areas and areas proposed for significant land use changes. The proposed development at a FAR of 4.5 and a mixture of residential and retail uses is not inconsistent with the Comprehensive Plan.

GEORGIA AVENUE-PETWORTH METRO STATION AREA CORRIDOR PLAN

OP recently undertook a revitalization strategy for the Georgia Avenue corridor that resulted in the Georgia Avenue-Petworth Metro Station Area Corridor Plan. This plan is a supplement to the Comprehensive Plan and it will be submitted to the City Council in September 2005 for adoption.

The revitalization strategy is a framework to guide growth and development and preserve and enhance the quality of life in the neighborhoods along the corridor. The site is within the Upshur Neighborhood Area and is identified as an under-utilized property that provides an opportunity for redevelopment. Further, the strategy for redevelopment encourages the inclusion of affordable units.

AGENCY REFERRALS AND COMMENTS

If this application is set down for a public hearing, it will be referred to the following District government agencies for review and comment:

- Department of Housing and Community Development (DHCD)
- Department of Employment Services (DOES);
- Department of Health (DOH);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS);

- Metropolitan Police Department (MPD);
- DC Public Schools (DCPS); and
- DC Water and Sewer Agency (WASA).

COMMUNITY COMMENTS

The applicant has given preliminary presentations on the proposal to the ANC-4C and they are generally in support of the development.

RECOMMENDATION

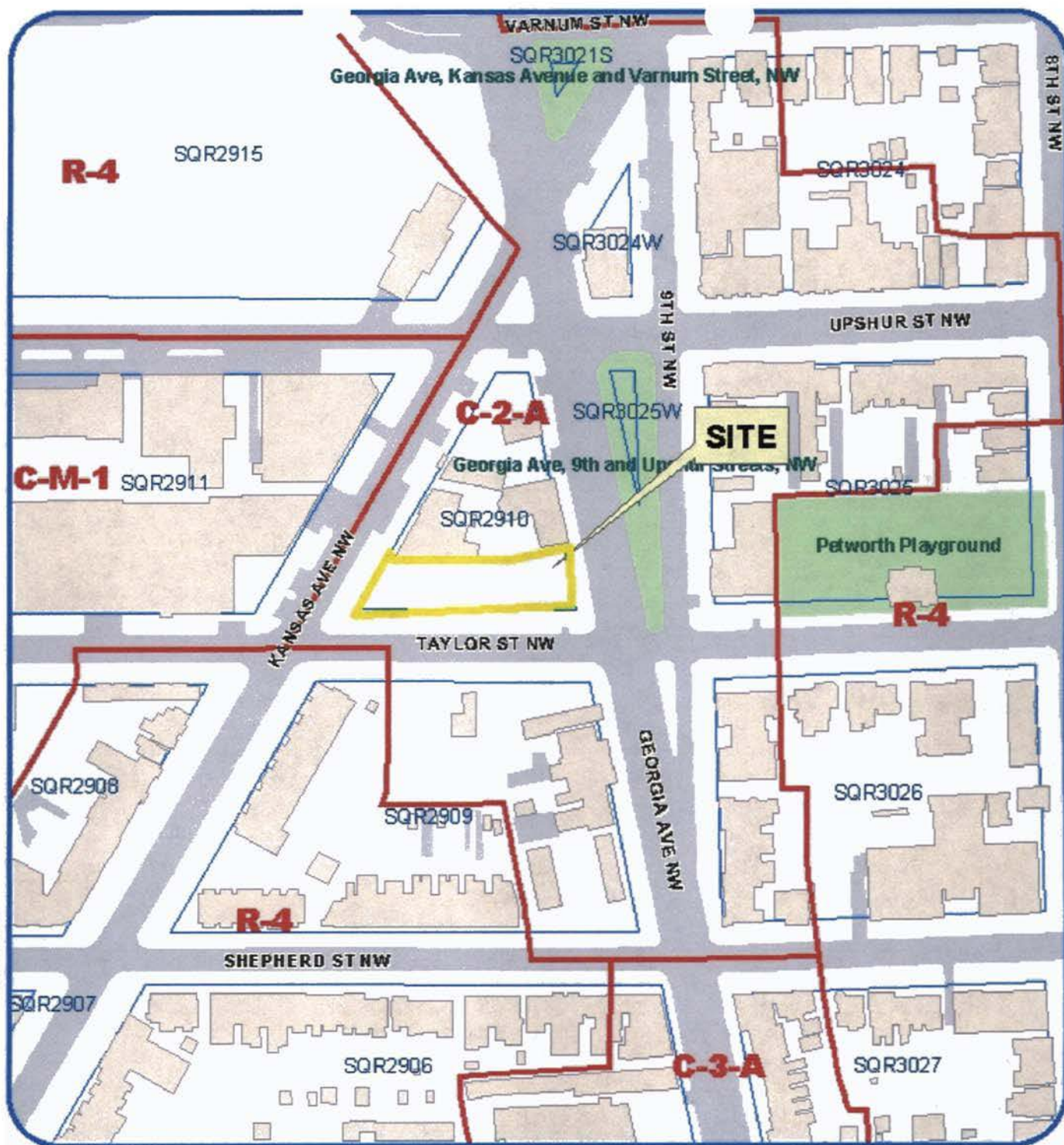
OP supports the proposal to provide affordable housing for low-income residents. OP believes that the proposed PUD and related map amendment is not inconsistent with the elements of the Comprehensive Plan and recommends that the application be set down for public hearing. OP will continue to work with the applicant towards a more detailed review prior to the public hearing. In order to accomplish a more detailed review, the applicant should submit the following information:

- Roof Plan
- Detailed Landscape Plan
- Traffic and Parking Study
- Loading Requirements

ATTACHMENTS:

1. Land Use/Zoning Map
2. Comprehensive Plan Map

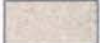
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ATTACHMENT 1

Zoning ZC Application #05-19 The Residences at Georgia Avenue

Legend

-  Buildings w/out Firewalls
-  Property Squares
-  Zoning Districts



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

Office of Planning ~ August, 2005



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This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



Comprehensive Plan Map Zoning Commission 05-19 The Residences at Georgia Avenue



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District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ August 23, 2005

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Generalized Land Use Key

Residential Low Density	Commercial Low Density	Federal
Residential Moderate Density	Commercial Moderate Density	Institutional
Residential Medium Density	Commercial Medium Density	Local Public
Residential High Density	Commercial Med.-high Density	Parks, Recreation and Open Space
Water	Commercial High Density	Production and Technical Employment