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MEMORANDUM

To: Zoning Commission

From: Allison Prince
Jeffrey Utz

Date: October 7, 2005

C/M#: 541386-0000005

Re: Z.C. Case No. 05-19 – 4100 Georgia Avenue, NW PUD Application – The Neighborhood Development Company

This memo summarizes the updates that The Neighborhood Development Company (the “Applicant”) has made to its application materials based on responses from the Zoning Commission and the Office of Planning. In the Zoning Commission’s initial setdown meeting on September 15, 2005, the Commission intimated several issues with the proposed application. These issues were further detailed by the Office of Planning in a meeting with the Applicant on September 22, 2005. Below is a detailed response to each of these issues.

1. **Design issues** – Members of the Zoning Commission and OP raised issues with the colors and vertical metal siding of the initial project design. In addition, the Commission requested more dimensions on the drawings of the building and further refinement of the location of the core.
 - Attached to this memo are the revised drawings. These pages reflect the Applicant’s responses to the issues highlighted by the Commission and OP. As shown on the drawings, the colors of the building have been revised, the materials used have been updated, and the design has been altered to make the building a more organic design. Also, at the request of OP, the glass display space and the entrance to the retail area have been opened up and enlarged to further integrate this space with the streetscape, and the pedestrian entrance to the building on Georgia Avenue has been enlarged and opened up with an archway.
2. **Parking** – Some members of the Commission and OP voiced some concern about reduction in parking from the 66 spaces that would be required under the Zoning Regulations to the 36 spaces offered by the project
 - Since the project is near a Metro station, the Applicant believes that the number of parking spaces can be reduced from the number required under the Zoning Regulations. Such a reduction will both encourage use of public transportation (the Metro station is four blocks away) and lead to a more efficient use of the

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District of Columbia

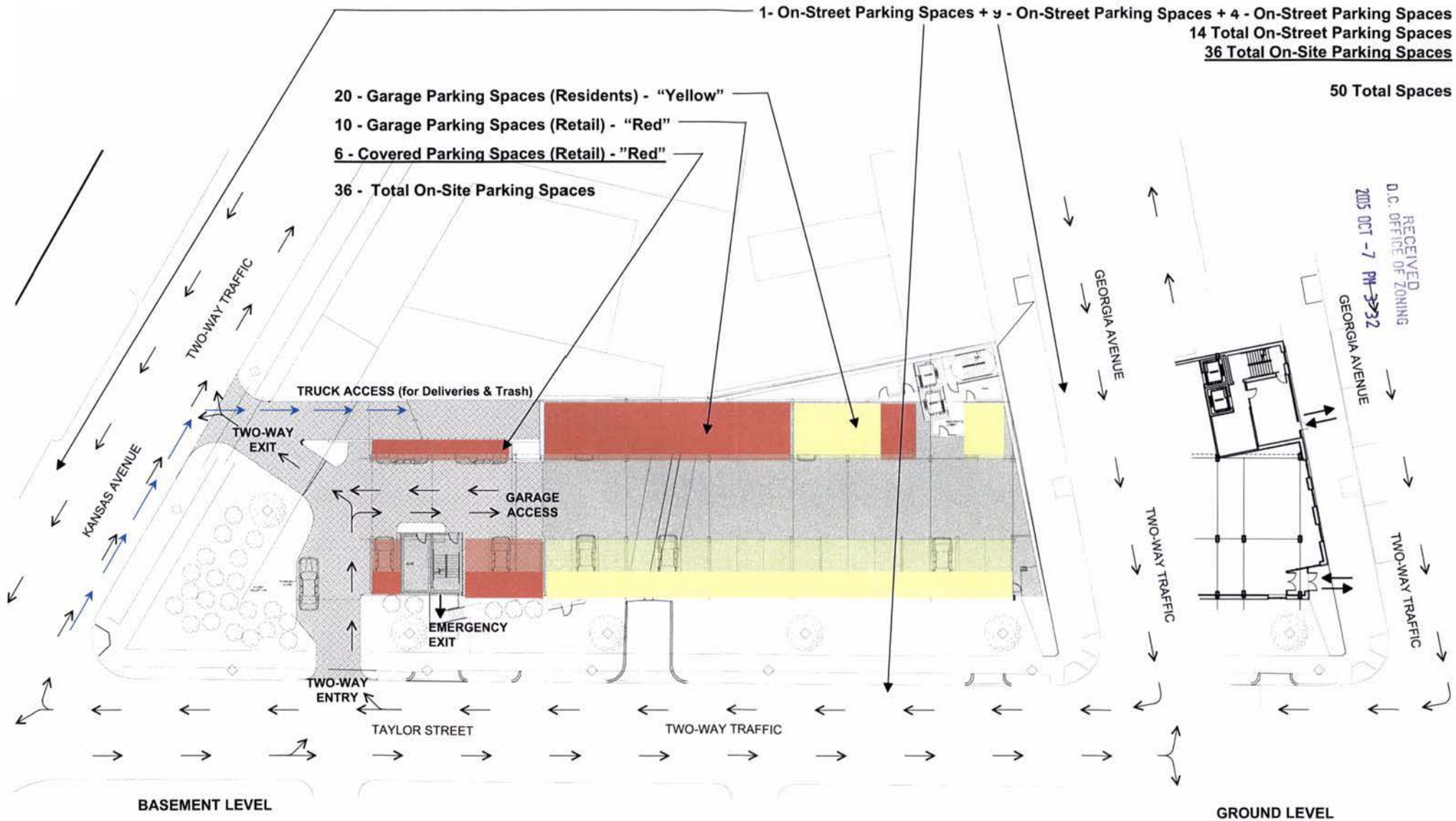
CASE NO. 05-19
EXHIBIT NO. 12

project site. The project in its current form will achieve the District's goal of encouraging density near transportation nodes. In addition, at the suggestion of OP, the Applicant is exploring the potential of parking in the vault space at the site. Further, the Applicant's parking consultant, Symmetra Design has concluded that the project will not have an adverse impact on the area surrounding the property. The Applicant's parking consultant will provide details regarding the adequacy of parking at the hearing.

3. **Affordability standards** – Several members of the Commission and OP requested further explanation about what “affordable” means in this project. The Commission requested specifics about this aspect of the project and assurances that these affordable guidelines and commitments will be achieved and maintained.
 - The Applicant will be providing rental housing for 60% of the AMI on 100% of the residential portion of the project. The Applicant is still in the process of securing funding for the project from DHCD. As a result, the specific long term agreements that will govern the affordability of the units on the site have not yet been determined.
4. **Project FAR** – The Zoning Commission expressed concern that the project's FAR of 4.0 for the residential space may not be consistent with the site's moderate density residential designation in the Comprehensive Plan.
 - The proposed FAR comports with the moderate residential land use category of the Comprehensive Plan Land Use Map. The Comprehensive Plan encourages development of low and moderate income housing and utilization of main transportation thoroughfares for higher density development. The project achieves those goals by developing a significant affordable housing building near a Metro station and on the important Georgia Avenue arterial.
5. **CVS space** – The Zoning Commission and OP raised issues with how the CVS space will function.
 - It is not definite that CVS will locate in the building and therefore, the plans cannot be finalized. There is no formal agreement with CVS and the Applicant is currently in negotiations with other potential retailers. It is known that a portion of the parking on the property would be set aside for the retail tenant.
6. **Spot zoning** – The Zoning Commission expressed concern that the rezoning from C-2-A to C-3-A might be considered spot-zoning and there is no other C-3-A around the site.

- The requested rezoning does not constitute spot zoning. The rezoning of the property comports with the District's planning initiatives in the vicinity of the property. The recent Small Area Plan study recommends an increase in density for the area (and other areas similarly close to Metro stations). Although it has not yet been adopted, it is expected to be adopted by the Council in the Fall. According to the Office of Planning, it is likely that within a year after the new Comprehensive Plan is adopted, the Commission will need to consider rezoning this property and surrounding area as a result of the new Comprehensive Plan recommendations. Further, The D.C. Court of Appeals has held that PUDs are not spot zoning if their project are approved by the Zoning Commission. In addition, this property is near other property zoned C-3-A, along Georgia Avenue.

Enclosures





EAST ELEVATION (Georgia Avenue)

ARTICULATED MASONRY BASE

ARCHED RESIDENTIAL ENTRY

RETAIL DISPLAY WINDOW

RETAIL ENTRANCE



WEST ELEVATIONS (Kansas Avenue)

NDC

The Residences at Georgia Avenue
NeighborhoodDevelopmentCompany



4100 Georgia Avenue NW

Wienczek + Associates
Architects + Planners, PC

Georgia Ave & Kansas Ave Elevations

June 15, 2005
revised October 4, 2005

PUD Application – page 25



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NDC

The Residences at Georgia Avenue
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4100 Georgia Avenue NW

Wiencek + Associates
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Alley Elevation

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PUD Application – page 27