GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

SUPPLEMENTAL REPORT

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TO: District of Columbia Zoning Commission

FROM: Ellen McCarthy, Director, DC Office of Planning

DATE: November 25, 2005

SUBJECT: **Supplemental Report for ZC Case Number 05-22, 2301-2315 14th Street NW**
Application for a Consolidated Planned Unit Development

I. RECOMMENDED ACTION

The Office of Planning recommends APPROVAL of Zoning Commission Case # 05-22, Consolidated PUD to develop the site at 2301-2315 14th Street NW.

II. EXECUTIVE SUMMARY

At its September 12, 2005 meeting, Zoning Commission set down for a public hearing a consolidated PUD application for a site at 2301-2315 14th Street NW, to permit the construction of a new 9 story apartment building with ground floor retail and underground parking. The new building would conform to C-2-B PUD height and density restrictions. The applicant has requested relief from zoning regulations pertaining to residential recreation space and penthouse structure unequal wall heights. OP has no major concerns with this relief. The proposed development conforms to the Generalized Land Use Map and Comprehensive Plan objectives for the area.

The design of the proposal is generally similar to that of the original application, with minor modifications to the building layout (described in Section IV of this report) and additional detail with regards to the amenity package. OP is supportive of the building design. The amenity package (detailed in Section X of this report) is considered to be appropriate to the amount of density being gained through the PUD process, and includes the provision of on-site affordable units, a contribution towards the provision of off-site affordable housing; site and building design, including the provision of "green building" features; a series of contributions to local community groups; the removal of the Comcast satellite dishes from the neighborhood; streetscape character improvements; and participation in First Source Employment and LSBDE programs. The applicant has provided additional information and clarification requested.

III. SITE – See Context Map, Attachment I and Site Map, Appendix II

The site is located within Square 2868 on 14th Street NW, between Belmont Street to the north and Florida Avenue to the south. To the east is an existing alley. The site is about 31,378 sq.ft.; there is additional land (3,079 sq.ft.) to remain as part of the Comcast equipment site at the corner of Florida Avenue and the alley. Proximate development includes residential rowhouse and low-rise apartment buildings, charter schools, and a small retail strip mall. The closest Metro station is

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about 5 blocks away. The site is currently developed with a warehouse and auto repair shop, as well as several Comcast cable satellite dishes and an antenna tower.



IV. PROPOSAL

The applicant wishes to construct a new 9 story, 90 foot high apartment building with ground floor retail. Underground parking and at grade loading would be accessed from the existing rear alley which the applicant is proposing to widen by 5 feet. The proposal is essentially the same as originally proposed to the Zoning Commission, and distinctive design and massing elements have been retained. Minor amendments to the site and building design, which do not increase height or significantly impact FAR, include:

- A minor site reconfiguration on Florida Avenue NW to increases the size of the Comcast building parcel due to the presence of underground fiber optic cables which can not be relocated. This narrows the width of the Florida Avenue NW elevation of the new building.

- Reconfiguration of the ground level retail entry at the corner of Florida Avenue and 14th Street NW to provide additional pedestrian area at this intersection.

- Reduction in the size of the residential recreation space area on the first floor level, with the space being converted to retail. This increases the amount of relief required from the residential recreation space requirement.

- Conversion of a portion of the rooftop from common terrace or inaccessible area to private rooftop terraces for the residences directly below. Some common roof top space has been retained.

- Additional internal changes, mainly related to circulation, which do not impact the overall form, function, or character of the building.

OP has no concerns with any of these modifications.

V. ZONING ISSUES – refer also to Revised Project Profile, Attachment III

The property is zoned C-2-B, as is most of 14th Street to the north. The proposal would conform to C-2-B PUD height and FAR limits. The applicant has requested relief from the following zoning regulations:

- Roof structure wall height - §400.7c. states that roof structures are to have walls of equal height. The applicant is proposing to vary roof height to minimize the bulk and visual appearance of the extensive roof top mechanical / equipment penthouse enclosure.

- Residential Recreation Space - §773.3 states that, in the C-2-B district, generally accessible residential recreation space equivalent to 15% of the gross residential floor area is to be provided. The applicant originally proposed an area equivalent to approximately 7.5% of gross residential floor area, augmented by additional outdoor recreation space in the form of private terraces and balconies. The revised proposal decreases the amount of residential recreation space to about 6.5% of gross floor area, as some of the former space has been converted to retail space on the first floor and private terraces on the rooftop.

OP has no concerns with the relief requested. OP is satisfied that space within the rooftop penthouse area is not being designed to be utilized as living space.

VI. COMPREHENSIVE PLAN

As noted in the OP report dated September 2, 2005, the proposal would particularly further the following major themes of the Comprehensive Plan, as outlined and detailed in **Chapter 1 - General Provisions Element**:

(a) *Stabilizing and improving the District's neighborhoods* – The proposed development would add retail and residential use to this section of 14th Street NW, would remove satellite dishes, and would remove and replace an antennae tower with a less obtrusive tower on top of the proposed building.

(i) *Promoting enhanced public safety* – The application includes active retail and new residential units that will improve the streetscape and safety in this area.

(j) *Providing for diversity and overall social responsibilities* – The applicant is proposing a significant contribution to the District's affordable housing supply.

The proposal also furthers a number of specific Comprehensive Plan sections, including ones related to Housing, Urban Design, and Land Use, as described in the September 2, 2005 Office of Planning report.

VII. COMPREHESIVE PLAN GENERALIZED LAND USE MAP

The Comprehensive Plan Generalized Land Use Map shows the site as having a designation of "medium density residential", for which multiple-unit housing and mid-rise apartment buildings are the predominant use. The proposal would not be inconsistent with this designation.

VIII. PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is "*designed to encourage high quality developments that provide public benefits.*" Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The application meets the minimum area requirements of Section 2401.1 (c) to request a PUD for the C-2-B zone, as the subject PUD site area is over 15,000 sq.ft. in size. The PUD standards state that the "*impact of the project on the surrounding area and upon the operations of city services and facilities shall not 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.*" (§2403.3) OP analysis indicates that this project would have an acceptable impact on city services and facilities and a generally favorable impact on the neighborhood.

IX. 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. Additional development in this case, is based on permitted height and density on the existing site, compared to the height and density proposed. The additional FAR to be gained through this process is 75,612 sq.ft.

	C-2-B		Proposed
	BASE	PUD	
Lot Area		15,000 min.	32,016 sq.ft.
Max Height	65' max.	90' max.	90'
Max. FAR	3.5	6.0	5.86
Max. Square Footage:	112,056 sq.ft.	192,096 sq.ft.	187,668 sq.ft. total
Difference:			75,612 sq.ft.

The amenity package as proposed by the applicant includes:

1. Affordable Housing: The provision of affordable or subsidized housing is now a common amenity item for PUD applications. An amount of approximately 15% of density gained through the PUD process is standard, which in the case, amounts to just over 11,700 square feet. The applicant is proffering 6,000 sq.ft. of on-site subsidized housing (6 units), at 80% AMI. The applicant has committed to the units reflecting the market rate units within the building in terms of size.

The applicant is also proffering a contribution of $1 million to the Sankofa Tenant's Association to acquire and renovate the 50,000 square foot Cresthill Apartment building located at 1430 Belmont Avenue, about ½ block from the subject site. A letter of agreement between the applicant and Sankofa Tenants Association Ltd has been provided. The applicant also proffers that, if the purchase of the Belmont property is not completed, the contribution will revert back to the applicant and the required affordable housing will be included on-site. While OP would generally be more supportive of the provision of all affordable housing on-site, in this case, the contribution would help to ensure the preservation and renovation of a significant number of affordable units in the immediate neighborhood, and the proposal has met with neighborhood support.

2. Monetary contributions to neighborhood associations: The applicant is proposing the following additional contributions to neighborhood groups:
   - $20,000 to the Parents Association of the Police Boys and Girls Club on 14th Street, intended to expand an education initiative to prepare teens for post-secondary education through SAT coaching, assistance with goal setting, teaching of job hunting techniques, and funding field trips to job and college sites.
   - $10,000 to The Children's Studio School at 13th Street and V Street NW, a community based arts organization and school for young children. It does not appear that the funds would be put towards a specific new or expanded program, but would support the many arts education related program of this organization.
   - $5,000 to the Meridian Hill Neighborhood Association, with funds allocated a scholarship for a Cordoza High School student and to a number of specific neighborhood cleanup, social event, and forum events.
   - $5,000 to the Cordoza Shaw Neighborhood Association, with funds allocated towards resolving historic district boundaries; providing seed money for an initiative to renovate an existing recreation center; and ongoing neighborhood outreach (newsletter, list-serve, website) expenses.

   While OP would prefer to see all of the moneys directed towards new programs or specific expansion of existing neighborhood programs, OP is supportive of the organizations which have been identified by the applicant and has no major concerns with this amenity item.

3. Building Design and Site Planning: OP is supportive of the distinctive building design and the allocation of uses of the site, particularly the provision of ground floor retail space along Florida Avenue NW. The site plan will improve the character of 14th Street, Florida Avenue and Belmont Avenue NW. The applicant's initiative to locate all loading and parking access on the alley and to widen the alley to 20 feet is also supported. The provision of roof top private and publicly accessible terrace space will be a positive amenity to residents.

   The removal of the satellite dishes is seen by the community as a significant local benefit by area residents. The screening of the remaining Comcast equipment building through the construction by the applicant of a solid screen wall is also supported, although OP continues to recommend that the applicant investigate screening materials which would be in character of a residential street which would minimize potential for graffiti and vandalism. Appropriate landscaping to soften the wall would also be supported.

4. "Green" Building Practices: In the Pre-Hearing Statement, the applicant notes discussions regarding the provision of up to 2,000 square feet of "green roof" on the mechanical penthouse roof. OP supports this initiative, noting that new green roof technologies are longer lasting and often less expensive than conventional roofing systems, while providing significant air and water quality improvement benefits. OP would encourage the applicant to commit to the provision of as much green roof as possible. The applicant is also including an irrigation system for on-site rainwater, which OP also supports.

In addition to these amenity items noted in the Pre-Hearing Statement, the applicant, in the original application, committed to the following:

- Transportation Features: The provision of at least two "Zip Car" or "Flex Car parking spaces.

- First Source Employment: The applicant has agreed to enter into the necessary agreements with the Department of Employment Services First Source Employment Program.

- Local Business Opportunities: The applicant has agreed to utilize local, small, or disadvantaged enterprises certified by the Local Business Opportunity Commission to achieve a minimum 35% participation in contracted development costs.

Given the amount of additional density being gained through the PUD process, OP is supportive of the amenity package as proposed by the applicant, particularly with the assurance of green roofing, and feels that, the level of detail and assurance is generally acceptable.

X. ADVISORY NEIGHBORHOOD COMMISSION

At its November 3, 2005 meeting, ANC 1B voted unanimously to support this proposal, provided that the public amenity package not be changed due to economic forces placed on the developer.

XI. AGENCY PRELIMINARY COMMENTS – Refer Also To Attachment IV

The Office of Planning received comments from the following District Departments and Agencies:

- By email, the Metropolitan Police Department noted that "*With sufficient underground parking in the building, (MPD) foresees no adverse public safety issues with this proposed building plan*".

- Also by email, the Department of Parks and Recreation noted that there is no District park property in the immediate vicinity of this development that will be impacted. Provision of some public green space as part of the package would be supported, as this area and areas due east and north have very little open space. OP notes that the applicant is providing private and publicly accessible open space on the rooftop for residents, as well as green roof and streetscape landscaping.

- By letter (attached), the Department of Employment Services notes that the applicant has agreed to enter into a First Source Agreement with DOES to ensure that District residents receive 51% of the new jobs created by this project, and recommends that the applicant execute this agreement prior to Zoning Commission taking proposed action.

- By email, the Watershed Protection Division (WPD) of the Department of Health (DOH) noted that: "*the WPD concurs with one of the OP's suggestions requesting the applicant to further investigate the feasibility of incorporating "green building" practices in their design. Perhaps, from a storm water management perspective, the OP should clearly relay to the applicant the benefits of green practices in terms of pollutant removal from runoff, resulting in water quality improvement, as well as reduced flooding due to less runoff draining to the combined sewer systems in the area. Also WPD would like OP to know that we consider this zoning review to be a preliminary step. We believe other environmental related issues dealing with on-site construction controls that are not included in these comments can be addressed either through the EISF or the plan review and approval processes.*"

OP did not receive comments from any other District agency.

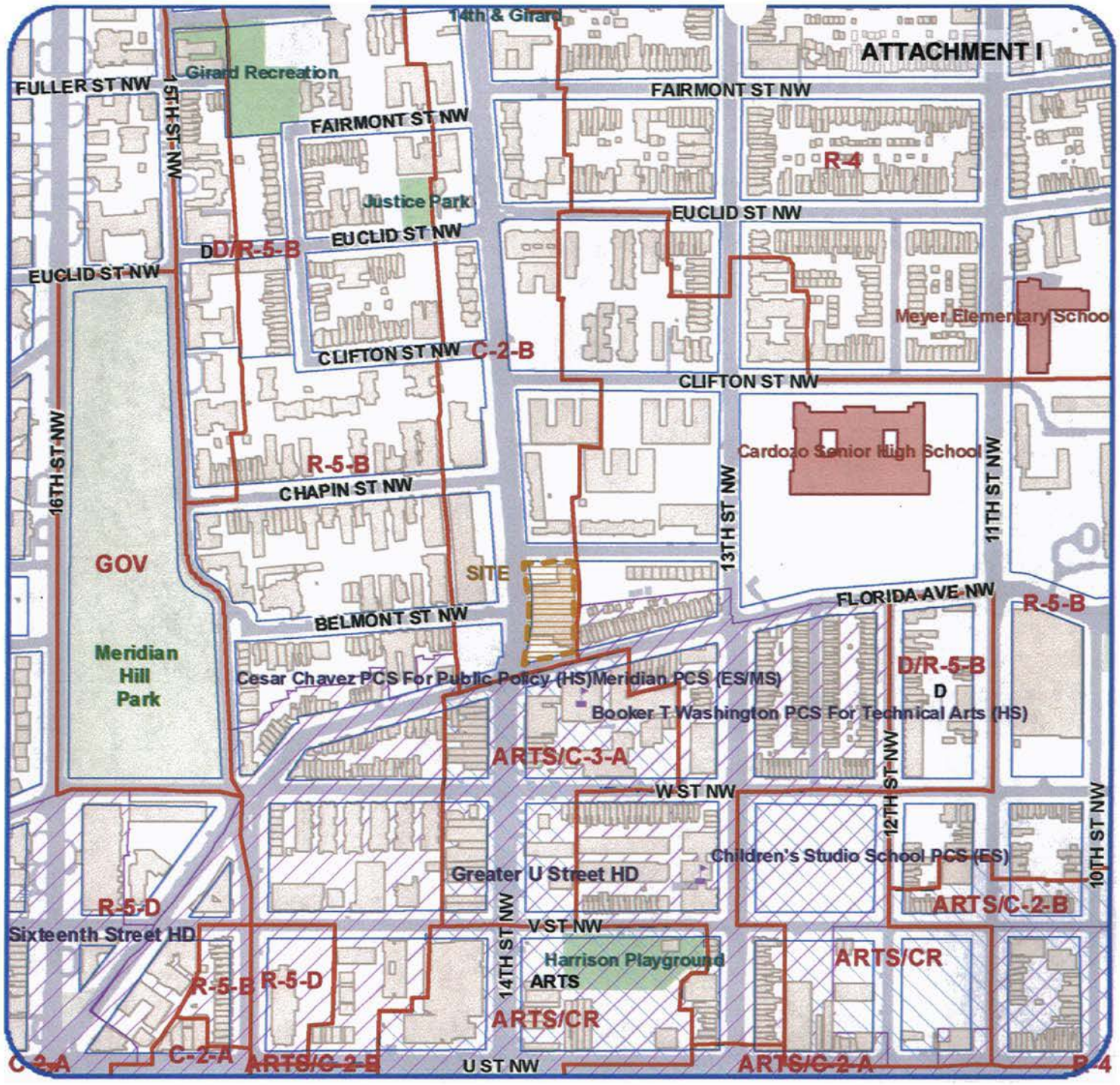
XII. SUMMARY AND RECOMMENDATION

The application is supported by the ANC and numerous community groups, and would generally be consistent with or further important Comprehensive Plan objectives related to housing, urban design, and land use within Ward 1. The project is generally consistent with zoning for the area, and the proposed amenity package is appropriate to the amount of density being gained through the PUD process. As such, the Office of Planning recommends that this application be approved.

EM/jl

ATTACHMENTS:

I. Context Plan
II. Site Plan
III. Project Profile, Revised
IV. Comments from District Agencies and Departments



Legend

- Zoning Districts
- Uptown Arts Overlay
- Historic Districts
- DC Parks
- National Parks
- Public School Buildings
- Charter Schools

ZC Case 05-22,
2301-2315 14th Street NW - Context Plan

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District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ December, 2005

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.



ZC Case 05-22
2301-2315 14th Street NW - Site Plan

Legend

- Property Squares
- Zoning Districts

N

1:1,000

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

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Standard	Zoning Regulations		Revised Proposal[1]
Zoning:	**C-2-B**		
Use:	Residential; retail; mixed		Mixed residential / retail
Lot Area:			31,378 sq.ft.
	Base	**PUD**	
Height: (§§770.1, 2405.1)	65 ft. max	90 ft. max	**90 ft.**
Stories:	not regulated	not regulated	**9** + u/g parking
Floor Area Ratio: (§§771.2, 2405.2)	3.5 max. (1.5 non-res)	6.0 max (2.0 non-res)	Residential: 5.56 (174 units) Retail: 0.42 Total: 5.98
Square Footage:	109,823 sq.ft.	188,268 sq.ft.	Residential: 174,509 sq.ft. Retail: 13,159sq.ft. Total: 187,668 sq.ft.
Lot Occupancy: (§772.1)	80% max.		70.5% - conforming
Residential Rec Space (§773.3)	15% of gross residential floor area, min. = 26,176 sq.ft.		**6.5% = 11,292 sq.ft. relief requested**
Rear Yard Setback: (§774.1)	15 ft. min.		15 ft. min.
Side Yard Setback: (§775)	not required, 2" / foot of building height if provided		not applicable
Open Court Width: (§406)	4" / ft. of height min.		136 ft.
Roof Structure:			
No. enclosures (§411.3):	1 max		1 – conforming
Height (§400.7c.):	18.5 ft. max.		10.6 – 18.6 ft.
Setback (§400.7b.):	= to height =		Conforming
Wall Height (§411.5)	Of equal height		**Relief requested**
Area (§411.7)	.37 FAR max. = 11,855 sq.ft.		conforming
Parking: (§2101.1)	Residential =1 / 3 d.u.= 58 Retail =1 / 750 sq.ft. over 3,000 sq.ft. = 14 Total = 72		Residential = 137 Retail = 14 Total = 151
Small Car Spaces:	40% max.		Less than 40% - conforming
	Groupings of 5 min.		conforming
Loading: (§2201.1)			
Loading berths:	Residential = 1 @ 55 ft. Retail = 1 @ 30 ft.		1 @ 55 ft 1 @ 30 ft. - conforming
Loading platform:	Residential = 1 @ 200 sq.ft. Retail = 1 @ 100 sq.ft.		1 @ 200 ft. 1 @ 100 ft. - conforming
Service / Deliver Loading:	Residential = 1 @ 20 ft. deep. Retail = not required		1 @ 20 ft. – conforming

[1] Information provided by applicant

ATTACHMENT IV

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Employment Services
Workforce Development Bureau

MEMORANDUM

TO: Joel Lawson
Development Review Planner
Office of Planning

FROM: Susan O. Gilbert
Executive Assistant
Workforce Development Bureau

DATE: NOV 0 1 2005

SUBJECT: Review of Zoning Commission Case Number 05-22

As requested, the Department of Employment Services (DOES) has reviewed Zoning Commission Case Number 05-22, which is an application for a Planned Unit Development (PUD). The Applicant, Level 2 Development, LLC, plans to construct a new 9 story apartment building with ground floor retail and underground parking at 2301-2315 14th Street, NW.

In evaluating the application, the Applicant indicated that they will enter into a First Source Agreement with DOES to ensure that District residents receive 51% of the new jobs created by this project. DOES is recommending that the Applicant execute a First Source Agreement prior to the proposed action by the Zoning Commission.

It is advised that the applicant contact Vernell Jordan at (202) 698-5774 or vernell.jordan@dc.gov for assistance in acquiring and completing the First Source Employment Agreement.