

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

SEP 22 2006

TO: D.C. Zoning Commission

FROM:  Ellen McCarthy, Director

SUBJECT: Office of Planning Follow-Up to Its August 28, 2006 Recommendation on
Zoning Commission Case No. 05- 23, Square 3576, Lot 815
A Proposed Consolidated Planned Unit Development (PUD) With Related Map
Amendment at Eckington Place and Harry Thomas Way, N.E.

DATE: September 22, 2006

I. OP SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends the Commission approve the project as updated by the applicant to September 20, 2006 (including the September 19, 2006 "Final Community Amenities Package and Procedure for Monitoring Use of Financial Contributions") subject to the submission of a Memorandum of Understanding between the applicant and the District Department of Transportation (DDOT) prior to final action on the case.

II. BACKGROUND

OP's August 28, 2006 memorandum to the Commission had recommended the Commission:

...Leave the case record open for an additional month in order to:

Provide an opportunity for a more complete resolution of the Community Benefits and Amenities and Administration package.

On September 11, 2006 the Commission decided to leave the record open, and re-scheduled this case's decision meeting for September 25, 2006.

III. RESOLUTION OF OUTSTANDING ISSUES

Since August, the applicant has met with OP, members of the ANC executive committee and the North Capitol Main Street Program, and with the full ANC 5C. It has revised its amenities package and provided additional information to OP about the ability of the Main Street Program to administer funds for the proposed "green team" community benefit. On September 19, 2006, ANC 5C voted to support the revised application by a vote of 7 – 0.

ZONING COMMISSION
District of Columbia

05-23

On August 28, 2006 the District Department of Transportation (DDOT) filed a memorandum with the Zoning Commission stating that the applicant has satisfied DDOT's concerns about the applicant's .

- Contributing an amount commensurate with the percentage of project-generated traffic, but no less than \$25,000, for a traffic light at the intersection of 3rd Street and Rhode Island Avenue, N.E. should the applicant's or DDOT's continued examination of that intersection find a signal is necessary;
- Contributing \$ 55,000 to DDOT for the construction of a connection between Harry Thomas Way and the Metropolitan Branch Trail, and;
- Constructing the Q Street extension and the bicycle trail connection to DDOT standards.

OP had recommended that the applicant and DDOT complete a Memorandum of Understanding (MOU) about this prior to a Commission draft order. However, given the degree of agreement that already exists between DDOT and the applicant on these matters, OP believes it would be sufficient for the MOU to be submitted prior to the Commission's final decision.

OP believes that the issues that were outstanding as of OP's August 28, 2006 filing with the Commission, and as of the Zoning Commission's meeting of September 11, 2006 have now been resolved.

IV. RECOMMENDATION

OP recommends that the Commission approve the project, as updated to include the September 19, 2006 "Final Community Amenities Package and Procedure for Monitoring Use of Financial Contributions", and subject to the Memorandum of Understanding between the applicant and the District Department of Transportation regarding Q Street, the bicycle trail connection, and the possible traffic signal at 3rd Street and Rhode Island Avenue, N.E. being submitted to the Zoning Commission prior to its taking final action on this case.

EMcC/slc