

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Ellen McCarthy, Director
Office of Planning
DATE: April 10, 2006
SUBJECT: Preliminary Report for Zoning Commission Case No. 05-39 (St. Martin's Apartments)
116 T Street, N. E. (Square 3531, Lot 114 and 115)

RECEIVED
D.C. OFFICE OF ZONING
2006 APR 10 PM 4:51

PROPOSAL

The application by the Archdiocese of Washington and Catholic Communities Services, in conjunction with the District of Columbia Housing Finance Agency (DCHFA) (applicant) requests consolidated review of a Planned Unit Development (PUD) and accompanying map amendment from the R-4 district to the R-5-B district to enable the development of a one hundred and eighty-four (184) unit, affordable, apartment building at 116 T Street, N.E.

RECOMMENDED ACTION

The application is generally consistent with the requirements of the Zoning Regulations and elements of the Comprehensive Plan and therefore OP recommends that it be setdown for public hearing. OP will continue to work with the applicant to improve the proposal and work towards a more detailed review prior to the public hearing. In order to accomplish this review OP requests that the applicant submit the following information:

- A Grading Plan.
- A graphic to demonstrate how the height of the building is measured.
- The square footage of the roof terraces.
- A clarification of the number of parking spaces and how they will be assigned.
- A separate lot for the school or request flexibility from the requirements of Section 3202.3.
- A Development and Construction Agreement.
- A First Source Agreement with the District of Columbia Department of Employment Services.
- A Memorandum of Understanding with the Local Business Opportunity Commission.

ZONING COMMISSION
District of Columbia

CASE NO. 05-39

EXHIBIT NO. 14

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located at 116 T Street, N. W. (Square 3521, Lots 114 and 115) and is approximately 2.09 acres. Generally, the site is bounded by Todd Place, N.W. to the north; Summit Place, N.W. to the east; T Street, N.W., McKinley High School, and the Hyde Leadership Charter School to the south; and rowhouses, vacant apartment buildings, and Lincoln Street to the west. The property is currently developed with the City Lights Charter School, a Quonset hut, and a two-story building that is used as residences for formerly homeless men and a parking lot. The school and adjoining open space will remain as part of the PUD site while the hut and the residential building will be demolished. Steep slopes characterize the site with significant changes in grade, approximately twenty feet, between the street frontages and the highest elevation near the center of the site.



The property is within the Eckington neighborhood which is predominantly developed with rowhouses but has a number of apartment buildings and institutional uses. The subject property and the surrounding area are within the R-4 district (Attachment 1).

PROJECT DESCRIPTION

The applicant proposes to develop the site with one hundred and eighty-four (184) rental units. The submitted plans show the unit breakdown as follows:

- 50 Junior 1-bedroom apartments
- 32 1-bedroom apartments
- 101 2-bedroom apartments
- 1 3-bedroom apartment

One hundred and thirty-four (134) units, one and two bedrooms, will be rented at affordable prices, up to 60% of the Area Median Income (AMI), and the remaining fifty (50) units, one bedroom junior apartments, will be rented to residents making up to 30% of AMI. DCHFA is contributing significant funding to the developer to allow for the large number of affordable units. To complement the residences, the building will contain a parking garage with 128 parking spaces for the residents and other on-site facilities such as library, computer room, meeting room, café, lounge, game room, exercise room and separate areas for passive and active recreational activities. Additionally, the residents will be allowed to use the school's recreational area when the school is not in session. The internal open space and the area surrounding the building will be landscaped and sidewalks will be provided along each street frontage. All parking and residential entrances are on T Street.

ZONING

The site is currently zoned R-4 and the applicant is requesting a map amendment to the R-5-B district in conjunction with the PUD. The following table is a comparison between the development standards of the R-4 zone, PUD in the R-5-B zone, and the proposed development:

Table 1

	R-4 Standards	R-5-B w/PUD Standards	Proposal	Deviations
Area	N/A	1 acre minimum	2.09 acres	N/A
Height	40 ft. or 3 stories	60 ft.	55 ft.	N/A
FAR	0.9	3.0	2.7	N/A
Rear Yard	20 ft.	15.0 ft (4 ins. For each foot of vertical height or not less than 15ft.).	33 ft.	
Lot Occupancy	40% maximum	60% maximum	60%	N/A
Parking	92 spaces	92 spaces	109 spaces (plus 19 tandem spaces) shown on Site Plan	N/A
Loading	Loading Berth -1 @ 55 ft. Platform-1 @ 200 ft. Delivery Space - 1@ 20 ft.	Loading Berth -1 @ 55 ft. Platform-1 @ 200 ft. Delivery Space - 1@ 20 ft.	Loading Berth - 1 @ 30 ft. Platform-1 @ 200 ft. Delivery Space - 1@ 20 ft.	25 ft.

FLEXIBILITY

The applicant is requesting flexibility to reduce the required 55-foot loading berth to a 30-foot loading berth. The applicant submits that the 55-foot loading berth is required to accommodate large trailer trucks and it is not envisioned that the residents will be using this type of vehicle for moving into or out of the building.

AMENITIES

Affordable Housing

The main benefit of this application is that all of the units will be made available to low and very low income households who are unable to afford market rate housing. This housing will be of special value to the District of Columbia as a whole because housing that is in great demand will be provided. Of particular interest will be the fifty units that will be made available to formerly homeless persons whose incomes are very low (\$18,000-\$20,000 per year) and are unable to find housing on the open market. These units will replace the residential program that Catholic Communities Services currently operates on the site and will provide apartments for additional persons who qualify. The residents of these units will first undergo the applicant's self-sufficiency training program.

Parking

Based on the 184 units, 92 parking spaces are required. However, the applicant is proposing to provide a total of 128 spaces (the Site Plan shows 109 spaces and 19 tandem spaces). The spaces will be provided to the residents at a nominal fee. The aim of providing the additional spaces is to minimize the need for residents to park on neighborhood streets where on-street parking is currently quite limited. OP has requested additional information on the fees and what is meant by "nominal." OP wants to ensure that the fee does not provide an incentive to residents to park on the street. OP is also not convinced that this rises to the standard of an amenity.

The materials used on the façade of the buildings will integrate the brick used on the older homes in the community with vinyl siding. The design and layout of the building utilizes the site efficiently to provide the number of units to make the development successful and at the same time provide open space for the residents to utilize. Vehicular access to the site will be provided on the southwestern portion of the site to preclude any conflicts with drop-off and pick-up at the adjacent schools. The building has pedestrian pathways along all street frontages. Metrobus routes are T Street and Lincoln Avenue and provide connections to the Rhode Island and New York Avenue Metrorail Stations.

ISSUES

Grading

The topography of the site slopes steeply upwards from the adjacent streets to a plateau near the center of the site. If the development were to be constructed on the existing topography it could result in buildings that would tower over the adjacent rowhouses and exceed the permitted height. In order to minimize the height difference as well as enable the building to accommodate as many parking spaces as possible the applicant is proposing extensive grading. The applicant should provide a grading plan to demonstrate the extent of the grading of the site.

Architecture

The building has been designed to emulate some of the characteristics of the surrounding neighborhood and in particular the townhouses. The façade of the building has been designed to look like individual rowhouses units with some units having entrances directly off T Street and Summit Place. Although the façade along Todd Place has been designed to look like rowhouses and minimize the fact that this is the rear of the building, there are no entrances. The applicant has stated that the neighborhood has requested there be no entrances onto Todd Place as a way to discourage parking on Todd Place. OP believes that having some entrances along Todd Place is an important urban design feature that adds to safety in the area. To address the concerns of the neighborhood, OP has requested that the applicant look into ways of incorporating some entrances along Todd Place and encouraging the residents to park in the garage.

The row houses in the neighborhood are mainly red brick but there are some houses that are painted with different colors. In trying to be compatible with the colors used within the neighborhood the applicant has incorporated a variety of colors and other architectural embellishments. Since the submission, the applicant has adjusted the color palate to more muted colors and tones. See Attachment 2 to this report.

Parking

The applicant's submission specifies that 120 to 140 parking spaces will be provided for the residents of the development. However, the parking layout submitted on page A-2 identifies only 128 spaces of which 19 are tandem spaces. The applicant should specify and show the number of spaces that will be provided and explain how the tandem spaces will be allocated.

Unit Mix

The applicant has proposed a mixture of mainly one- and two-bedroom units. OP recommends and encourages the applicant incorporate at least three units that have 3-bedrooms in the building. This unit type houses families, is greatly lacking in the City and should be encouraged especially in an area that has three schools in close proximity.

Lot Subdivision

On the submitted Site Plan (Sheet C-3) the Site Data table identifies the PUD site as Lots 114 and 115. Lot 115 contains the school building that will remain on the site and is therefore a part of the PUD. In fact, the school will be connected to the apartment building since it will contain the 1,209 square foot "Shop" and storage facility for the school.

Although the school building will remain on the site, the applicant did not include it in calculating the FAR and lot occupancy. Secondly, the school building is on Lot 115 and with the addition of the apartments will create two principal buildings on one lot. The applicant should therefore either submit an application to create a lot for the school or request a deviation from the requirements of Section 3202.3.

Jobs

The applicant is encouraged to enter into a Memorandum of Understanding with the Office of Local Business Development and into a first Source Agreement with the DC Department of Employment Services to secure jobs for District residents during construction.

PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is “designed to encourage high quality developments that provide public benefits.”

Development of the site utilizing the PUD process will facilitate the development of the site whose design, architecture, and site planning are complementary to the surrounding community and at the same time provide good quality housing and associated facilities for 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.

The proposed development will provide rental housing for many persons in the community who are been displaced by market rate housing and are finding it difficult to find affordable rental housing or homeownership housing. The applicant is providing many facilities that are not provided within the neighborhood to support the residents as well as to minimize any negative impact on the community. The new building will contribute to the general improvement of the area and the adequacy of city services to the proposed development will be analyzed and presented prior to the public hearing.

STANDARDS FOR PLANNED UNIT DEVELOPMENT

The application meets the minimum 1-acre area requirements of Section 2401.1(c) to request a PUD. The proposed rental apartments will allow the applicant to provide housing to a segment of the population that is greatly under-served. The applicant has elected to pursue the planned unit development approach, which provides beneficial site planning and design flexibility that this project requires to provide both residences as well as other support facilities on-site that meets the special needs of the future residents and protects the surrounding community. The PUD will allow the Zoning Commission, the Office of Planning, and the community to review the plans for the development.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

The Generalized Land Use Map recommends the subject site for moderate density residential. The proposed R-5-B zoning and the proposed project is not inconsistent with this recommendation. Further, the PUD is consistent with Comprehensive Plan including the following Major Themes:

- Section 102 - Stabilizing and Improving District Neighborhoods;
- Section 105 – Preserving and Promoting Cultural and Natural Amenities;
- Section 106 - Respecting and Improving the Physical Character of the District;
- Section 111 - Providing Diversity and Overall Social Responsibilities.

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;*
- (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.”*

The proposed development will address this housing objective as it will provide housing for low income residents as well as facilities that will address their housing as well as other social needs and in turn greatly improve the overall well being of the residents.

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 (e) Encourage building massing and scale of new development to be sensitive to established patterns;

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;

The subject property is an underutilized property within the community. The proposed infill development is designed to have a strong physical identity similar to other buildings within the

community but it will also complement the adjacent residential community in height, design, materials and colors used on the building. The areas outside of the building will be extensively landscaped and street trees planted along the perimeter street frontages.

The application is consistent with the Ward 5 Plan. The proposed development will address some of the items envisioned for the Housing in the Ward in Section 1608.1(d) that encourages improvement to the City's low rent housing program. Additionally, the Plan encourages improvements to the availability of housing, transportation and community facilities.

HISTORIC DESIGNATION

A landmark designation was filed on March 31, 2006 for the existing building on the site. The designation must be resolved prior to the public hearing because it may significantly impact the proposed raze and construction. The historic preservation staff estimates that this designation will be heard by the Historic Preservation Review Board at their May or June 2006 meeting.

AGENCY REFERRALS

This application will be referred to the following District government agencies for review and comment:

1. District Department of Transportation;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration; and
5. D.C. Board of Education.

COMMUNITY OUTREACH AND INVOLVEMENT

OP has received hundreds of e-mails, letters, and postcards both in support and in opposition to this project. Objections include concerns about the lack of market-rate units and possible over-concentration of low-income housing in a transitioning neighborhood, safety on the streets, parking, and the appropriateness of an apartment building on this lot. Support has focused on similar issues: the provision of an affordable unit building with below grade parking, new residents that will increase street safety, and the appropriate location of a small apartment building between the large school buildings directly across the street (McKinley High School and Hyde Charter School) and the neighboring rowhouse community.

The applicant has conducted a number of community meetings and has made presentations to ANC-5C and other groups such as the Edgewood and Bloomingdale Civic Associations in addition to several churches. The applicant submits that they will continue to work with the ANC and other community organization to resolve as many of the issues concerning the project as possible.

RECOMMENDATION

The benefits of the proposed development outweigh the flexibility requested to reduce the parking requirements. The application is consistent with the requirements of the Zoning Regulations and

elements of the Comprehensive Plan and is therefore recommended for setdown and 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:

- A Grading Plan.
- A graphic to demonstrate how the height of the building is measured.
- The square footage of the roof terraces.
- A clarification of the number of parking spaces and how they will be assigned.
- A separate lot for the school or request flexibility from the requirements of Section 3202.3.
- A Development and Construction Agreement.
- A First Source Agreement with the District of Columbia Department of Employment Services.
- A Memorandum of Understanding with the Local Business Opportunity Commission.

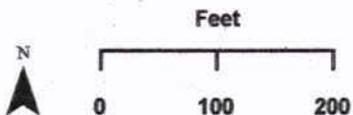
ATTACHMENTS:

1. Aerial Photograph
2. Elevations
3. Comprehensive Plan

EM/mbr AICP



06100006703

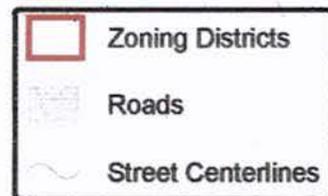


St. Martin's Apartments ZC No. 05-39 Aerial Photograph

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

Office of Planning ~ March 28, 2006

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.





OPID0008733

**Comprehensive Plan Map
Zoning Commission 05-39
St. Martin's Apartment
116 T Street, N.W**



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

Office of Planning ~ April 3, 2006

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.

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



PUD SUBMISSION NOVEMBER 18, 2005

DRAWING LIST

- A-1 TITLE SHEET
- C-1 TREE REMOVAL PLAN
- C-2 DEMOLITION PLAN
- C-3 SITE PLAN (PUD)
- C-4 PRELIMINARY STORMWATER MANAGEMENT PLAN
- C-5 DRAINAGE AREA MAP
- C-6 PHASE 1 - SOIL EROSION SEDIMENT CONTROL
- C-7 PHASE 2 - SOIL EROSION SEDIMENT CONTROL
- C-8 EROSION AND SEDIMENT CONTROL DETAILS
- C-9 SOIL EROSION AND SEDIMENT CONTROL NOTES
- L-1 OVERALL LANDSCAPE PLAN
- L-2 WEST COURTYARD - QUIET / FORMAL GARDEN
- L-3 EAST COURTYARD - ACTIVE / INFORMAL GARDEN
- L-4 PLANTING DETAILS
- L-5 HARDSCAPE DETAILS
- L-6 LIGHTING DETAILS
- A-2 PARKING PLAN - GROUND LEVEL
- A-3 COURTYARD PLAN - LEVEL 1
- A-4 TERRACE PLAN - LEVEL 2
- A-5 TYPICAL PLAN - LEVEL 3 AND 4
- A-6 ELEVATIONS
- A-7 ELEVATIONS
- A-8 PERSPECTIVE / ENLARGED ELEVATION
- A-9 SECTIONS
- A-10 ENLARGED COMMON AREAS
- A-11 UNIT PLANS
- A-12 UNIT PLANS
- A-13 UNIT PLANS

CATHOLIC COMMUNITY SERVICES 924 G STREET, WASHINGTON, DC 20001

OWNER

NORTHSTAR DEVELOPMENT 2939 VANN NESS STREET NW, SUITE 107 WASHINGTON, DC 20008

DEVELOPMENT MANAGER

HOLLAND + KNIGHT 2099 PENNSYLVANIA AVENUE, SUITE 100, WASHINGTON, DC 20006

ATTORNEY

GRIMM + PARKER ARCHITECTS 2 BETHESDA METRO CENTER, SUITE 1350, BETHESDA, MD 20814

ARCHITECT

BOWMAN CONSULTING 1295 PICCARD DRIVE, SUITE 240, ROCKVILLE, MD 20850

CIVIL ENGINEER

TADJER COHEN EDELSON 1109 SPRING STREET, SILVER SPRING, MD 20910

STRUCTURAL ENGINEER

MENDOZA RIBAS FARINAS 6265 EXECUTIVE BOULEVARD, ROCKVILLE, MD 20852

MECHANICAL AND ELECTRICAL ENGINEER

HAMEL BUILDERS 5710 FURNACE AVENUE, SUITE H, ELKCRIDGE, MD 21075

COST ESTIMATORS

BUILDING FACTS

184 RESIDENTIAL UNITS

236,588 GROSS SQUARE FEET INCLUDING GARAGE

	0-1 BEDROOM	1 BEDROOM	2 BEDROOM	TOTAL PER FLOOR
GARAGE/OBBY LEVEL 0	1	1	9	11
COURTYARD LEVEL 1	12	9	20	41
TERRACE LEVEL 2	12	8	24	44
LEVEL 3	13	7	24	44
LEVEL 4	13	7	24	44
TOTAL	51	32	101	184

**GRIMM +
PARKER**

ARCHITECTS

ST. MARTIN'S APARTMENTS
WASHINGTON, D.C.

CATHOLIC COMMUNITY SERVICES

TS

NOVEMBER 18, 2005



T STREET ELEVATION
1/8" = 1'-0"

2



TODD PLACE ELEVATION
3/8" = 1'-0"

1

GRIMM+
PARKER
ARCHITECTS

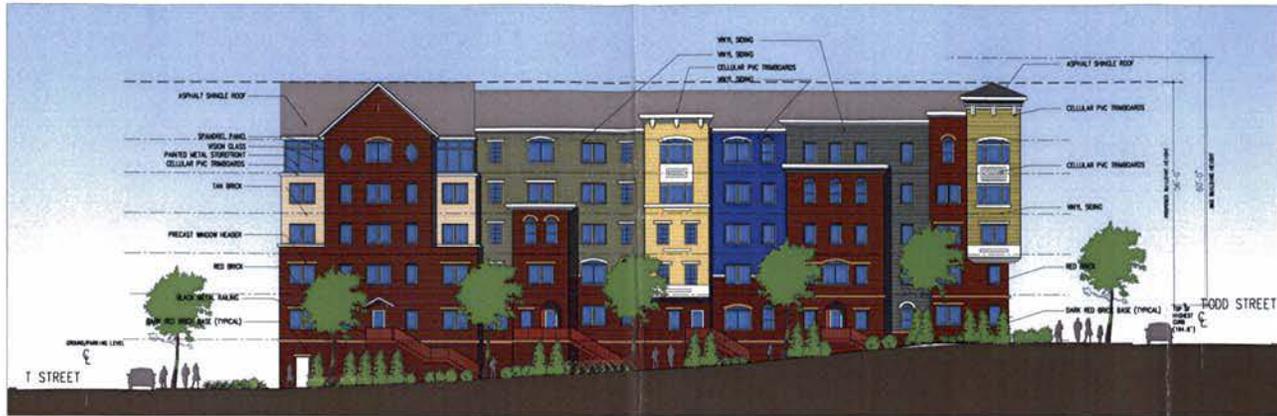
ST. MARTIN'S APARTMENTS
WASHINGTON, D.C.

CATHOLIC COMMUNITY SERVICES

ELEVATIONS

A-6

NOVEMBER 18, 2005



4" EAST ELEVATION / SUMMIT AVE
3/16" = 1'-0"

2



4" WEST ELEVATION / CITY LIGHTS SCHOOL
3/16" = 1'-0"

1

GRIMM+
PARKER
ARCHITECTS

ST. MARTIN'S APARTMENTS
WASHINGTON, D.C.

CATHOLIC COMMUNITY SERVICES

ELEVATIONS

A-7

NOVEMBER 18, 2005



COURTYARD SECTION
1/8" = 1'-0"

1

GRIMM +
PARKER

ARCHITECTS

ST. MARTIN'S APARTMENTS
WASHINGTON, D.C.

CATHOLIC COMMUNITY SERVICES

COURTYARD SECTION

NOVEMBER 18, 2005

A-9