

MEMORANDUM

TO District of Columbia Zoning Commission
FROM Jennifer Steingasser, Deputy Director *JS*
DATE September 4, 2009
SUBJECT Setdown Report for Steuart H Street, LLC – ZC #06-01B
Planned Unit Development Modification

I SUMMARY RECOMMENDATION

The applicant requests a modification to their previously approved consolidated planned unit development (PUD) and related map amendment. They propose to reduce the height of their mixed use building from eight stories and 90 feet to six stories and 75 feet. The use program would remain generally the same, though the number of residential units would decrease. The amenity package would also remain the same with the provision of a grocery store being the major amenity. The Office of Planning recommends that the application be set down for a public hearing.

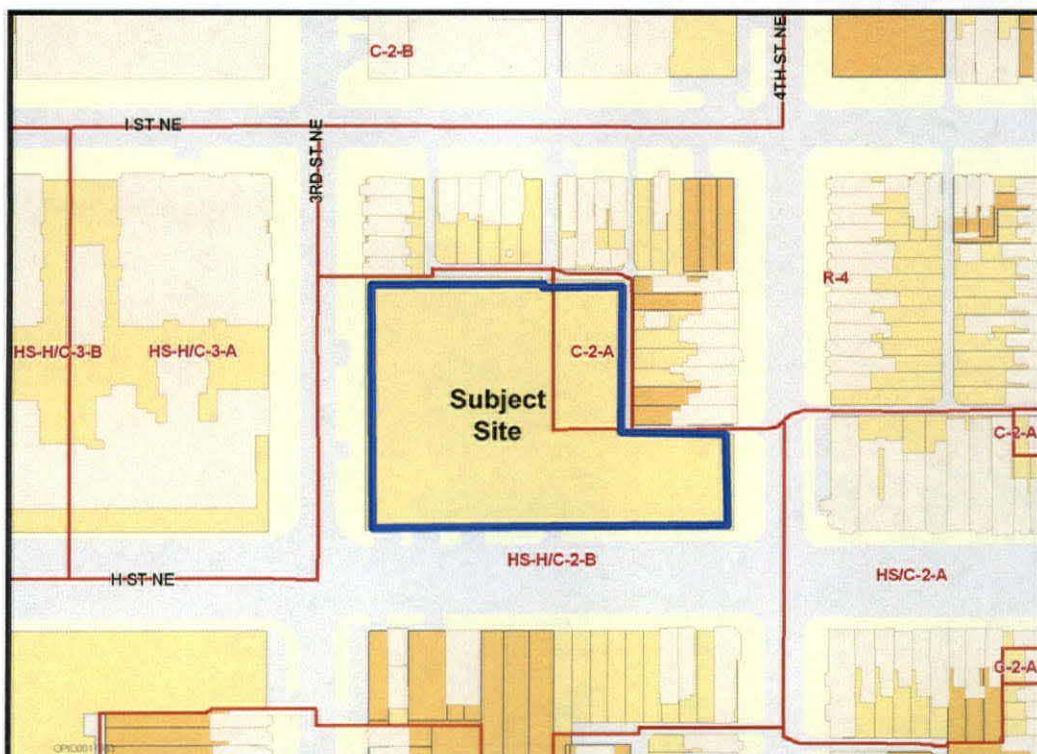
II APPLICATION-IN-BRIEF

Location Northeast corner of the intersection of H and 3rd Streets, NE, Square 776, Lot 54, Ward 6, ANC 6C
Applicant Steuart – H Street, LLC
Current Zoning HS-H / C-2-B and C-2-A
Approved PUD-related zone C-2-A portion of site rezoned to C-2-B
Property Size 60,870 sf (1.40 ac)
Proposal Reduce approved height from 8 stories to 6 stories and 90 feet to 75 feet. The general building program remains the same with apartments above retail, including a potential grocery store.

III SITE AND AREA DESCRIPTION

The proposed project would be located on the north side of the 300 block of H Street, NE. The site, which occupies much of the square, is currently vacant. Since the original PUD was

approved, the applicant has completed the closure of alleys that formerly passed through the site, and the property is now one record lot. The remainder of the subject square is developed with rowhouses. To the west, across 3rd Street, is the former Children's Museum and the new Senate Square apartments, developed pursuant to ZC order 04-22. To the east, across 4th Street, are commercial buildings fronting H Street and rowhouses. On the subject block the south side of H Street is mostly vacant with a few commercial structures.



IV. PROJECT DESCRIPTION

The applicant continues to propose a mixed use building with residential and retail, including a grocery store on the ground floor. The modification application, however, proposes reducing the height from what was previously approved. See the table below for a summary of proposed changes to the PUD.

Item	Approved PUD	Proposed Modification
Height (Stories)	8	6
Height (Feet)	90'	75'
Residential Square Footage	241,351 sf	203,705 sf
Retail Square Footage	46,579 sf	46,455 sf
Total Square Footage	287,930 sf	250,160 sf
Total FAR	4.7	4.1
Residential Units	228	212
Residential Parking Spaces	247 (1.1 per unit)	146 (0.7 per unit)
Retail Parking Spaces	152	124
Loading Spaces	3 55' berths 2 20' spaces 3 200 sf platforms	No change

In addition to the grocery store, the project would still have smaller retail at the corner of 4th and H, a central courtyard and roof terrace for use by residents, and access to loading and parking from 3rd Street and the alley. Also, the design still proposes to add, through a public access easement, a minimum of eight feet to the width of the adjacent alleys to allow for easier vehicular movement.

V. COMPREHENSIVE PLAN POLICIES

The proposal would further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

- (1) Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. 217.1
- (2) A city must be diverse to thrive, and the District cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families. 217.2
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be

designed to respect the broader community context Adequate infrastructure capacity should be ensured as growth occurs 217 6

- (7) Growth in the District benefits not only District residents, but the region as well By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality 217 7
- (10) The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively 218 3
- (13) Enhanced public safety is one of the District's highest priorities and is vital to the health of our neighborhoods 218 6
- (27) Washington's wide avenues are a lasting legacy of the 1791 L'Enfant Plan and are still one of the city's most distinctive features The "great streets" of the city should be reinforced as an element of Washington's design through transportation, streetscape, and economic development programs 220 3

The application is also consistent with major policies from various elements of the Comprehensive Plan The Land Use Element encourages infill development and development near metro stations (Policies LU-1 3 1 and LU-1 3 2) That element also promotes building designs that step down from taller portions of the structure to lower heights in nearby neighborhoods (LU-1 3 5) The design of the project steps down one and two levels on the north side, and it also provides infill development and added density near Union Station and the future H Street streetcar line The Transportation Element supports transit-oriented development and discourages auto-oriented uses (T-1 1 4 and T-1 2 3) The proposed development would be near several transit and mass transportation options, and the grocery store would allow nearby residents to walk to buy their groceries and other daily-need goods Development on this infill site will also improve the pedestrian environment on this end of H Street

The Capitol Hill Area Element adds further policy detail to guide development in this area Policies CH-1 1 3 and 1 1 4 emphasize that development should be focused on Capitol Hill's commercial corridors, among them H Street The 2006 Comprehensive Plan also incorporates guidance from the 2003/2004 H Street Plan Echoing that plan, the Comprehensive Plan calls for medium to high density residential development at the western end of the H Street corridor (Policy CH-2 1 1) Policy CH-2 1 4 also calls for improvements to the streetscape to make walking safer and more enjoyable Construction of an infill project with street-oriented retail and residential uses will fulfill that policy

VI. COMPREHENSIVE PLAN LAND USE MAPS

The Comprehensive Plan's Generalized Policy Map describes the majority of the site as a main street mixed use corridor, and the northern edge of the site as part of a neighborhood preservation area. The Future Land Use Map indicates that the majority of the site is appropriate for medium density residential and moderate density commercial mixed uses, with some moderate density residential at the northern edge of the subject site. The Comprehensive Plan goes on to say that the Future Land Use Map is to be interpreted broadly and that zoning should be guided by both the map and the text of the Plan (§224 24(a) and (d)). The Plan's maps, therefore, do not prescribe a parcel-specific land use. The proposed development is not inconsistent with the Comprehensive Plan's land use designations.

VII. H Street, NE Strategic Development Plan

The proposed modification is not inconsistent with the H Street, NE Strategic Development Plan. Redevelopment of the 3rd and H intersection is listed as a key issue in the H Street Plan (Executive Summary, pg 11), and infill on the 300 block is considered vital to the success of the overall plan (ibid, pg vi). Significant additional housing is encouraged for H Street, especially in the western portion of the corridor between 2nd and 7th Streets. More specifically, the plan calls for a six to eight story building on the site (ibid, pg 38).

VIII. ZONING

The site is currently zoned H Street – Housing / Commercial (HS-H / C-2-B) and C-2-A. As part of the previous PUD, the Commission approved a PUD-related map amendment to C-2-B for the portion of the site not already in that zone. The Commission also granted zoning flexibility in the following areas: Rooftop structure requirements, residential recreation space, lot occupancy and H Street Overlay streetwall requirements. Residential recreation space is no longer part of the Zoning Regulations, and the design has been revised to eliminate the need for lot occupancy relief. The maximum residential-floor lot occupancy would now be 80%. For additional details on the relief granted as part of the original PUD, please refer to Attachment 1, ZC Order #06-01.

The modification application continues to seek the PUD-related map amendment to the C-2-B zone for the portion of the site zoned C-2-A. No new areas of zoning flexibility are requested as part of this PUD modification.

IX. PUBLIC BENEFITS AND AMENITIES

The amenities proposed with the modification are the same as those approved with the original PUD. The major amenity item is the provision of a grocery store. OP also considers the widening of the alleys and the First Source Employment and Certified Business Enterprise agreements to be amenity items. Inclusionary Zoning (IZ) was enacted after the original PUD was approved, and the modified project would comply with those new requirements. Therefore, although the size of the project is decreasing, the amount of affordable housing would increase.

significantly from about 10,000 square feet (10% of the bonus density) to about 16,300 square feet (8% of the total residential floor area)

X. COMMUNITY COMMENTS

As of this writing, OP has not received comments from the community regarding the proposed modification

XI. ATTACHMENTS

For a summary of the approved PUD and related map amendment, including the associated zoning relief and the amenity package, please refer to Attachment 1 – Zoning Commission Order #06-01

JS/mrj