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MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director *JLS*
DATE: May 31, 2013
SUBJECT: ZC #06-08D – Fort Lincoln Gateway Village
Request for Minor Modifications to an Approved PUD

I. SUMMARY AND RECOMMENDATION

Fort Lincoln Gateway Village, LLC requests a minor modification to the approved PUD, to amend one of the benefit proffers. The Office of Planning (OP) recommends approval of the requested time extension to April 23, 2015. OP does not object to redirecting funds to the future community center, and finds that this change would meet the criteria for consideration as a minor modification. The applicant, however, should provide additional detail about how the funds would be used.

II. BACKGROUND

The Commission approved the original PUD on November 19, 2007. Subsequently, three modifications were approved which dealt with the architecture of the townhouses; the arrangement of townhouse unit sizes within sticks, changing some two-over-two units to standard rowhouses, and project phasing; and workforce housing provisions and unit sizes.

III. PROPOSED MODIFICATION AND OP ANALYSIS

Section 3030 of the Zoning Regulations allows the Commission to act on “minor modifications” as part of the Consent Calendar if those modifications are of “little or no importance or consequence” (§§ 3030.1 and 3030.2).

The applicant proposes to modify a proffer that would have given funds to the Theodore Hagans Cultural Center, and instead direct those funds to a proposed community center at the Thurgood Marshall School building. The applicant also requests an extension of the deadline by which the funds must be transferred, from April 23, 2013 to April 23, 2015. OP recommends approval of the time extension portion of the request.



OP has no objection to the change in beneficiary and views this change as meeting the “little or no importance or consequence” threshold, especially because the recipients of the funds – current and proposed – would serve similar needs in the community. However, the applicant should provide additional detail about the exact use of the funds in the new community center. The existing proffer is specific about what items would be purchased with the money, and the new proffer should provide a similar level of detail. If the applicant provides this information before the date of the public meeting, OP can provide an update to the Commission.

IV. COMMUNITY COMMENTS

As of this writing the Office of Planning has not received any comments from the community regarding this application.

JS/mrj