

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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D.C. OFFICE OF ZONING
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MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director *XS*
DATE: April 4, 2008
SUBJECT: Supplemental Report for Z.C. 07-02
1444 Irving Street, N.W. Square 1657, Lots 810, 811, 812
Consolidated Planned Unit Development and Zoning Map Amendment

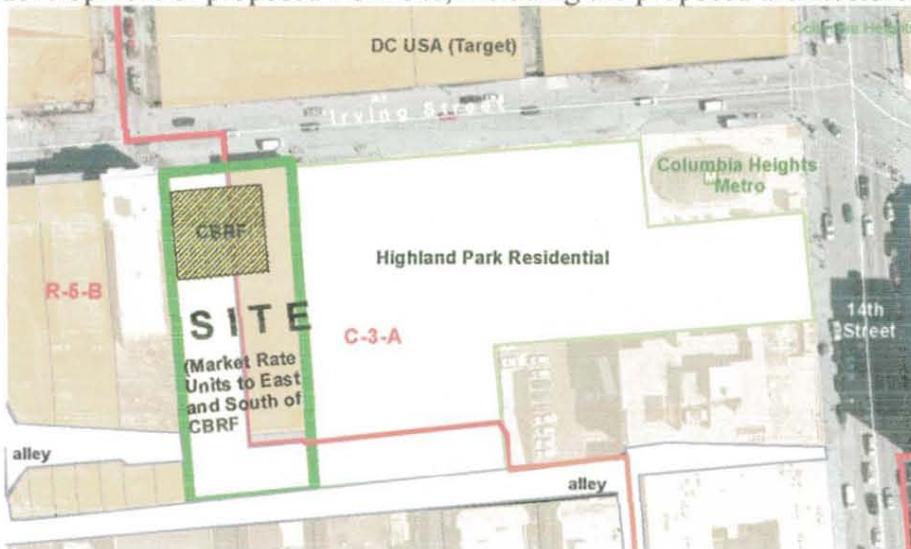
ZONING COMMISSION
District of Columbia
CASE NO. 07-02
EXHIBIT NO. 47

I. SUMMARY RECOMMENDATION

OP recommends the Zoning Commission approve the PUD application, subject to the provision of information concerning Metro passes and a car-sharing space, as noted below.

II. BACKGROUND

In its final report of January 25, 2008, the Office of Planning (OP) noted that it was supportive of the development of proposed PUD site, including the proposed architecture and the provision of a



Community Based Residential Facility (CBRF). However, OP was not able to make an overall recommendation on the application because some necessary information had not been provided.

Since then the applicant has revised the proposal and filed additional information to respond to the Zoning Commission's and OP's concerns. The CBRF would now be a separate building

Figure 1. Site Location and Zoning.

and its proposed height has been reduced to 70 feet, to conform to the height permitted a C-3-A zoned building fronting on a street with a 50-foot right of way. The applicant has strengthened the functional connections between the Highland Park apartments and the proposed new apartments by: submitting a letter confirming there will be shared use of the Highland Park community room by the residents of both the existing and proposed portions of the apartment building; and by presenting a unified zoning tabulation for both portions. The process by which affordable units will be distributed throughout the project has been clarified as being governed

by the Land Disposition Agreement with the RLA Redevelopment Corporation / Office of the Deputy Mayor for Planning and Economic Development

III. OUTSTANDING ISSUES

The applicant should address the following as conditions of its draft findings of fact and conclusions of law, which has not been submitted.

- The applicant has agreed to provide \$20 Metro passes to the initial tenant of each unit;
- The applicant must make arrangements with DDOT for the provision of an on-street car sharing space.

jls/slc