

GOVERNMENT OF THE DISTRICT OF COLUMBIA RECEIVED
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2007 JUN 29 PM 2:16



MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director *JS*
DATE: June 27, 2007
SUBJECT: ZC 07-16 - Setdown Report: 2300 Pennsylvania Avenue, S.E.

SUMMARY RECOMMENDATION

The Office of Planning recommends that the Zoning Commission set down for a public hearing Zoning Commission Case #07-16, a Consolidated PUD with PUD-related map amendment for Squares 5560, Lots 19, 20, 53, 54, 802, 803, 810 and 811. The property is currently zoned C-2-A and a map amendment is requested to the C-2-B District.

The Office of Planning recommends that prior to the public hearing the applicant:

- Provide a percentage breakdown of unit types;
- Provide samples of materials and colors proposed for the façade;
- Include the penthouse as part of the height and FAR, as it is habitable space;
- Identify the height of the elevator penthouse;
- Reconsider the cupola design proposed at the front of the building;
- Provide details about green elements for LEED certification;
- Provide a more detailed landscape plan for the public realm and court yards.
- Provide details of on-site storm water retention and work with the District's Department of the Environment (DDOE) on run-off from the site into the District's system, including potential contaminants from the existing soil due to previous uses on the site;
- Provide roll-down doors for the loading area (70% transparency); and
- Provide drawings with noted dimensions for floor heights, mechanical penthouse heights and overall building heights with measuring points.

APPLICATION-IN-BRIEF

Location: Square 5560, Lots 19, 20, 53, 54, 802, 803, 810, 811.
Ward 8, ANC 8A.

Applicant: Chapman Development (Contract Purchaser).

Zoning: C-2-A (current) C-2-B (PUD) Proposed.

ZONING COMMISSION
District of Columbia

CASE NO. 07-16
EXHIBIT NO. 14
ZONING COMMISSION
District of Columbia
CASE NO. 07-16
EXHIBIT NO. 14

Proposal: Development of 144 new apartment units, 100% dedicated towards workforce housing and funded by the Department of Community Housing and Development ("DHCD"). Ground floor retail is included at approximately 11,287 square feet with 93 parking spaces and two required loading docks.

Relief Sought: Pursuant to 11 DCMR Chapter 24, relief from the rear yard requirements (§405). It appears that flexibility from the loading platform requirement is also required pursuant to § 2201.

SITE AND AREA DESCRIPTION

The property is located in the Fairlawn neighborhood of Anacostia. Square 5560 is south of Pennsylvania Avenue bounded by Proust Street on the west, Nicholson Street to the south and Minnesota Avenue on the east. The avenue is a commercial arterial in this neighborhood and the development site represents a consolidation of lots currently developed with dilapidated structures. The current status of this site includes little building conformity and a poor pedestrian experience.



PROJECT DESCRIPTION

The applicant is proposing to construct an apartment building of 144 units including, efficiency, one and two-bedroom units dedicated to workforce housing. The 7-story building proposes a penthouse feature for the 7th floor, which will include a residence center, an exercise room, business office for the apartments and a community civic center. A landscaped interior courtyard is included as shown on the plans, as well as approximately 11,287 square feet of residential retail oriented towards the corner of Pennsylvania Avenue and Proust Street. Seventy-four (74) underground parking spaces will serve the residential occupants and 18 surface spaces will be provided at the rear with access from Proust Street.

DEVELOPMENT DATA

Section	Item	C-2-A MOR	C-2-B PUD	Proposed
770.1	Building Height	50 ft.	90 ft	75 ft.
771.2	FAR	2.5 2.5 (R)	6.0 2.0 (C)	4.57 (without penthouse feature) 4.79 (with penthouse occupancy)
772.1	Lot Occupancy	60%	80% (R) 100% (C)	77%
774	<i>Rear Yard</i>	<i>15 ft.</i>	<i>15ft.</i>	<i>10 ft. (needs relief)</i>
775	Side Yard	None Required	N/A	None
776	Court (Closed)	2x the square of the required width no less than 350 sq. ft.	-	2,857 sq. ft. (1 st Floor) 3,174 sq. ft. (2 nd – 7 th Floor)
2101	Parking	Commercial: In excess of 3,000 sq. ft- 1 for each 300 sq. ft of GFA and CFA (35) Residential: 1 for every 2 dwelling units (73)	Commercial: In excess of 3,000 sq. ft; 1 for each 750 sq. ft. of GFA and CFA (14) Residential – 1 for each 3 dwelling units (49)	92 spaces
2201	Loading	Retail: 1 berth 30 ft. deep 1 platform 100 sq. ft. Residential: 1 berth 55 ft. deep; 1 platform 200 sq. ft.	Retail: 1 berth 30 ft. deep; 1 platform 100 sq. ft. Residential: 1 berth 55 ft. deep; 1 platform 200 sq. ft.	1 berth@30 ft. deep 1 berth @55 ft. deep <i>Relief may be required from the platform requirement</i>

COMPREHENSIVE PLAN (2006)

The property is located in the Far Northeast/Southeast Planning Area as identified in the Comprehensive Plan (2006). The proposal would further the policies of this Plan as outlined:

Planning and Development Priorities of the Far Northeast and Southeast Area Element.

The commercially zoned land along the Nannie Helen Burroughs, Minnesota Avenue, and Pennsylvania Avenue “Great Streets” corridors also offer opportunities for somewhat denser uses than exist today. These areas may provide opportunities for apartments, condominiums, townhomes, assisted living facilities and other types of housing, provided that measures are

taken to buffer adjacent lower density neighborhoods, address parking and traffic issues, and mitigate other community concerns.

Policy H-1.1.4: Mixed Use Development

Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers and around appropriate Metrorail stations.

Policy H-1.2.5: Workforce Housing

In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 504.12

Policy FNS-1.1.2: Development of New Housing

Encourage new housing for area residents on vacant lots and around Metro stations within the community, and on underutilized commercial sites along the area's major avenues. Strongly encourage the rehabilitation and renovation of existing housing in Far Northeast and Southeast, taking steps to ensure that the housing remains affordable for current and future residents. 1808.3

COMPREHENSIVE PLAN GENERALIZED POLICY MAP AND FUTURE LAND USE MAP

The 2006 Comprehensive Plan and Generalized Policy Map construct a guiding framework within which public and private land use and zoning decisions are to be made. The Generalized Policy Map classifies the subject property's location as Commercial/ Mixed Use within a Main Street Mixed Use Corridor, which is described as "*a traditional commercial business corridor with a concentration of older storefronts along the street*"...where... "*enhancement of the corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any redevelopment that occurs should support transit use and enhance the pedestrian environment.*" This section of the Pennsylvania Avenue corridor is included in the District's Great Street Initiative, and as such is targeted towards improvement similarly proposed by the applicant's submission. As designed, the proposed density (4.79 FAR) is within the expected range of this designation. Therefore, the proposed C-2-B PUD designation for the subject site is not inconsistent with the designation described under the Policy Map.

The Future Land Use Map designates the area of Pennsylvania Avenue between Fairlawn Avenue on the west to 27th Street on the east as low density commercial, which defines shopping areas that are generally low scale in character. The proposed ground floor retail space at 2.0 FAR (11,287 square feet) is intended to serve the building's residents and surrounding neighborhood and is not inconsistent with this designation. At this time, the applicant's statement did not include the potential retail tenants for the space(s).

Reading the two maps together in combination with other Comprehensive Plan policies, OP concludes the application is not inconsistent with the Comprehensive Plan.

PENNSYLVANIA AVENUE SE CORRIDOR LAND DEVELOPMENT PLAN – (DRAFT)

This draft plan targets the 2300 -2500 block of Pennsylvania Avenue SE for redevelopment as L'Enfant Square. As stated in the plan, the development opportunity projects this area can support new multifamily units, retail and an additional 20,000 to 40,000 SF of boutique office

space. The proposed related map amendment would permit the type of redevelopment envisioned for the site.

ZONING

The subject site is zoned C-2-A, which is designed to provide facilities for shopping and business needs, housing and mixed uses for large segments of the District outside of the central core, and ...be located in low and medium density residential areas with access to main highways or rapid transit stops and shall include...medium bulk mixed use centers.” (§§ 702.2, 702.3)

The C-2-B PUD related map amendment supports the proposal as it is designated to serve commercial and residential functions similar to the C-2-A District but with a higher density residential/commercial mix (§720.6). These districts are described as compact and located on arterial streets, in uptown centers and rapid transit stops. (§ 720.7)

Rear Yard

The applicant is requesting relief from §774, the rear yard requirements of the C-2-B district. The proposed yard would measure 10 feet where 15 feet is required.

Relief may also be necessary from the loading platform requirements. OP will request DDOT’s comments on any potential impacts if none is provided as required.

PURPOSE OF A PLANNED UNIT DEVELOPMENT

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

The project site comprises 31,500 square feet of land which exceeds the minimum site area requirement of fifteen thousand square feet (15,000 sq. ft.) of land for a PUD development under Section 2401.1(c). The PUD standards state that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not 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” (§2403.3). Based on the information provided, OP believes that redevelopment of the site will have an overall positive impact on the neighborhood and support the District’s Great Street Initiative for the Pennsylvania Avenue SE Corridor. A more comprehensive analysis of the proposal against specific PUD standards and requirements will be provided prior to a public hearing.

PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 through 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In reviewing a PUD application, §2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” To assist in the evaluation,

the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§2403.12)

The amenity package evaluation is balanced with the additional development gained through the application process. In this instance, although the applicant is seeking relief from rear yard requirement and additional FAR and height, the scale of the development is within the expectations of the Comprehensive Plan and Future land Use Map.

The location of the proposed development is in support of smart growth principles as it targets a transit-rich redevelopment site in an underserved mixed-use corridor. The applicant will be providing benefits to the housing revitalization in the southeast quadrant of the District. The provision of workforce housing and the affordability of the units are beneficial to the neighborhood’s redevelopment and expand the retail opportunities for residents.

The major public benefit of this proposal is the provision of 100% of the units dedicated towards affordable housing. All units are targeted towards potential residents with incomes up to 60% of the area median income. The applicant should provide a percentage composition of the units proposed for the apartment and specify whether the units are 100% rental or divided between rentals and owner occupied.

Stormwater management is proposed for the development. Additional detailed information is necessary and the application will be forwarded to the Department of the Environment for comments when a more detailed plan is submitted due to the site’s potential contamination from prior uses. The application of low impact design (impervious surfaces) should also be elaborated on the applicant’s plans. A more detailed landscaped plan should also be submitted, particularly the proposal for the public area along Pennsylvania Avenue.

The applicant has committed to a First Source Agreement with the Department of Employment Services to secure construction jobs for District residents during construction of the project.

OP will continue to work with the applicant on refinements which may be required by other agency reviews or comments, including DOE and WASA and DDOT.

AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following District government agencies for review and comment:

- Department of Housing and Community Development (DHCD);
- Department of Environment (DOE);
- Department of Transportation (DDOT); and
- DC Water and Sewer Authority (WASA)

RECOMMENDATION

The Office of Planning recommends that this application be set down for public hearing. Redevelopment of this site is supportive of the District's smart growth principles and sustainability policies. The development will include much needed workforce housing for District residents and would act as a catalyst to further redevelopment of the Pennsylvania Avenue corridor east of the Anacostia River.

The proposal is consistent with goals and objectives of the 2006 Comprehensive Plan and increases the range of housing options within the Far Northeast and Southeast Planning Area as identified in the Plan.

OP understands that the applicant has participated in meetings during the past year with the ANC 8A, the Pennsylvania Avenue Task Force and other community stakeholders as identified in their report. These meetings will continue and include other community assets as the project is further refined.

OP will continue to work with the applicant to refine the design or any other issues, if necessary, including environmental improvements which may arise prior to the public hearing. OP requests that the applicant:

- Provide a percentage breakdown of unit types;
- Provide samples of materials and colors proposed for the façade;
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- Identify the height of the elevator penthouse;
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ATTACHMENT

1. Zoning and Aerial Map

JLS/kt

ATTACHMENT 1
ZONING AND AERIAL MAP

