

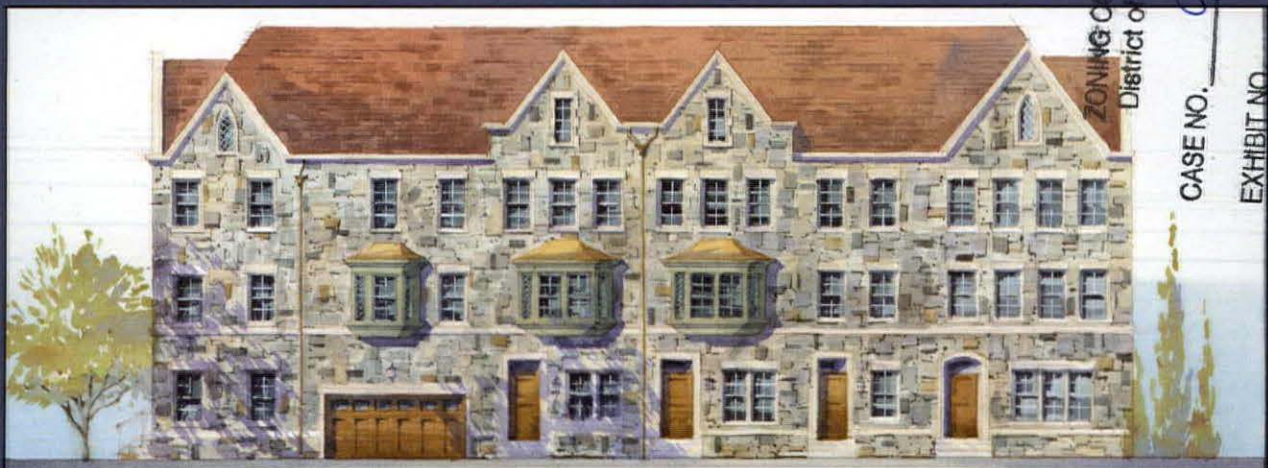
# Saint Paul's College

EYA, LLC

September 14, 2007



APPLICATION TO THE  
DISTRICT OF COLUMBIA ZONING COMMISSION  
FOR  
CONSOLIDATED REVIEW AND APPROVAL OF A  
PLANNED UNIT DEVELOPMENT  
AND ZONING MAP AMENDMENT



ZONING COMMISSION  
District of Columbia

CASE NO. 07-27

EXHIBIT NO. 4



ZONING COMMISSION  
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District of Columbia  
EYA  
CASE NO. 07-27  
EXHIBIT NO. 4  
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**DEVELOPMENT TEAM**

**APPLICANTS:**

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**LAND USE COUNSEL:**

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CASE NO. 07-27  
EXHIBIT NO. 4

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## PREFACE

This document is the statement of EYA, LLC and the Missionary Society of Saint Paul the Apostle (“St. Paul’s College”), in support of an application for the consolidated review and approval of a Planned Unit Development, and a corresponding amendment to the Zoning Map (collectively, “PUD”), for a portion of the St. Paul’s College campus located in Square 3648. The Campus is located in Northeast Washington, D.C. and is bounded by 4th Street, N.E. to the west; Hamlin Street and Jackson Street, N.E. to the east; 5th and 6th Street, N.E. to the south; and the United States Conference of Catholic Bishops office building to the north (“Property”). The Property, which is the subject of these applications, is a portion of the Campus (Lot 808 in Square 3648). These approvals are sought in order to develop a residential project on the Property. The PUD will result in new construction of 251 townhomes and will establish an affordable residential opportunity for high-quality, for-sale homes in the District on previously undeveloped land in close proximity to a Metrorail station. The Project will also incorporate a number of “green” features for the site, the individual homes and the broader community, including a stormwater management plan with bio-retention facilities, a rain garden and bioswale; homes that will comply with the U.S. Department of Energy’s Energy Star program guidelines; and the creation of an on-site park of approximately 9,000 square feet.

Submitted in support of this application are completed application forms, a Notice of Intent to File a PUD (with property owner list and certification of mailing), architectural drawings, a zoning map of the Property and surrounding area, and a Surveyor’s plat of the Property. As set forth in Exhibit I, this statement and the attached documents meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.



## I. INTRODUCTION

### A. Summary of Requested Action

This document is the application of EYA, LLC<sup>1</sup> (“Applicant”) to the Zoning Commission of the District of Columbia (“Commission”) for the consolidated review and one-step approval of a Planned Unit Development and a corresponding amendment to the Zoning Map (collectively “PUD”) for the site. The PUD Site consists of a portion of Lot 808 in Square 3648, east of 4th Street, N.E. across from Trinity University, immediately south of an office building occupied by the United States Conference of Catholic Bishops (a PUD approved by Zoning Commission Order No. 484) and west of the Holy Redeemer College-Redemptorists on 7th Street (“PUD Site”). The PUD Site is approximately 10.2 acres. The entire St. Paul’s Campus site, including the PUD Site, is approximately 19.68 acres. The proposed development will not impact the existing 4-story St. Paul’s College building that will remain on the adjacent remaining acreage of the Campus. The entire Campus is located in the Institutional Land Use Category as shown on the District of Columbia Comprehensive Plan Future Land Use Map.

The Applicant will build a 251 townhome community (“Project”), composed of three and four story, attached single-family homes constructed in two phases. The homes themselves, featuring front yards and optional front porches, will be oriented to create an active and pedestrian friendly streetscape, with vehicular access and garages located in the rear of the units accessed from private alleys. The Project will provide homeownership opportunities in an underserved part of the District, and provide 23 townhomes that will satisfy the requirements for affordable housing.

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<sup>1</sup> St. Paul’s College is the current owner of the site. The Applicant is the contract purchaser of approximately 10 of the 20-acre campus.

The Campus is currently in the R-5-A Zone District. The Applicant requests a Zoning Map Amendment for the PUD Site from the R-5-A Zone District to the R-5-B Zone District to accommodate the proposed development plan. The Zoning Map amendment will allow for a more appropriate density given the Institutional Land Use designation in the Comprehensive Plan, the PUD Site's proximity to the Metrorail station, the size of the Property, and the urban character of the area. The proposed height of the townhomes will vary from approximately 38 feet to 48 feet, and the floor area ratio ("FAR") of the Project will be 1.2.

**B. Current Owner and Applicant**

St. Paul's College is the current owner of the property. St. Paul's College, established in 1914, is the house of studies for Paulist seminarians. The Paulist Fathers maintain their seminary program at St. Paul's College and seminarians attend either The Catholic University of America or the Washington Theological Union for graduate studies in theology. St. Paul's College also serves as the home for Paulist priests who serve the local and national Roman Catholic Church through a variety of apostolates including education, evangelization, ecumenism and mass communications. Additions to the existing St. Paul's College building were constructed in 1942 and 1955 and several renovations have been made to the College over the years. The Paulists invested significantly in the restoration of the College building which was recently completed. The Paulist Fathers have been outstanding stewards of the land and very accommodating to the surrounding neighborhood and the Brookland area. They have invested heavily in their own facility to maintain a presence in the District of Columbia. As part of a nation-wide program, the Paulists have endeavored to sell some its land assets in order to generate income to support its educational mission. This program resulted in the Paulists seeking Requests for Proposal from more than fifteen developers in the Washington Metropolitan area in order to find the appropriate



developer for the site. After strenuous competition, the Paulists chose EYA, LLC to be the developer.

EYA, LLC, formerly Eakin/Youngentob Associates, was established in 1992 by Terry Eakin and Bob Youngentob, with the vision of building innovative urban neighborhoods to the highest standards. The company has made its name and reputation by creating high quality, lifestyle friendly, residential communities throughout the Washington Metropolitan Area. Working closely with local citizen groups, property owners, and governmental planning and architectural review boards, EYA has developed communities that enhance and become a part of the existing neighborhood. Each site is unique and the homes that are developed for each property reflect the architectural style and the period of the surroundings. Consequently, no other homebuilder in the region has received more residential building and land planning awards. In fifteen years, EYA has constructed more than 2,500 homes in the cities of Alexandria and Washington D.C., and in Arlington, Montgomery and Fairfax counties. The EYA development team has tackled some of the most challenging sites in the region, from building on the banks of the Potomac River to revitalizing passed-over neighborhoods. Examples of projects in the District of Columbia (either completed or in development) are Bryan Square in the Capitol Hill Historic District, Harrison Square at the U Street Metrorail Station, Capitol Square and Capitol Quarter. Today, the combination of convenient location and classic architectural detailing ensures EYA homes - both old and new - are always in demand.

The Paulist Fathers have reviewed and approved every element of the PUD, including plans and the architecture of the new development, and will continue to oversee the process, taking into account the importance of the new development's compatibility, not just with the College, but with the Brookland neighborhood.

**C. Project Goals and Objectives and Benefits of Using the PUD Process**

The Applicant's goals are to invest in the community, create new homeownership opportunities for residents of the District and Ward 5 in an area that is easily accessible to mass transit, invigorate the neighborhood, and encourage nearby retail. The Project will infill a currently vacant portion of Lot 808, which will strengthen the surrounding neighborhood of Brookland. The PUD process is the appropriate means of making this happen in that it gives the community and District agencies the tools to ensure that the Project is well-designed and best meets the needs of the community while making sure the density is appropriate and the architecture is compatible to both St. Paul's College campus and the surrounding neighborhood.

**D. Development Timetable**

The Applicant hopes to start construction by fall of 2008 and expects that the total construction period will last approximately 60 months.

**II. THE PROJECT SITE**

**A. Site Location**

The PUD Site is composed of approximately 10.2 acres, approximately 444,312 square feet.<sup>2</sup> It is situated in the Brookland/Edgewood neighborhood and is currently improved with St. Paul's, four story College building, constructed in 1914. The Campus is irregularly shaped and is bounded by 4th Street, N.E. to the west; Hamlin Street and Jackson Street, N.E. to the east; 5th and 6th Street, N.E. to the south; and the office building of the United States Conference of Catholic Bishops site to the north. The PUD Site is located along the northern, eastern and southern boundaries of Square 3648.

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<sup>2</sup> In order to respond to market conditions, the Applicant requests flexibility to modify these dimensions as necessary.

The Campus is located in the R-5-A Zone District (see Exhibit A) which is the predominant zone in the area north, west, and immediately east of the property. Directly to the south of the property, there are properties in the R-4 and R-5-D Zone Districts. The PUD Site is currently undeveloped and the Project will have no impact on the existing 4-story brick St. Paul's College building which is located in the middle of Lot 808. The PUD Site is approximately one-half mile from the Brookland/Catholic University Metrorail Station.

The site topography has its high point at the St. Paul's College building, with an approximate elevation of 200 feet, sloping away in all directions to a low elevation of 167 at Hamlin Street. The area southwest of the St. Paul's College building is mainly characterized as pastoral (open grass field with gentle slopes in the 0-6% range immediately adjacent to the terminus of 5th and 6th streets). To the southeast and east of the St. Paul's College building, the slopes are gradually increasing to the 10-15% range. The area is largely open fields interspersed with mature trees, typical of a campus setting. Two large open fields with slopes in the 2-4% range are located to the north and northeast of the St. Paul's College building. These fields are located at elevations 190 and 180 respectively and are separated from each other by an area of 15% slopes.

## **B. Project Description**

The architectural drawings and plans depicting the design and layout of the Project are attached as Exhibit B. Detailed Architectural, Engineering and Landscaping Plans are contained in a separate Appendix to these Applications. The Project will be a 251 unit townhome community built in two development phases. The first phase of the Project situates 178 townhomes on the northern portion of the site, closest to the United States Conference of Catholic Bishops Headquarters Building. The second phase of development, 73 townhomes, will be on the southern portion of the site.

As shown on the attached Exhibit B, a new street system will be created to serve the clusters of the townhomes and to link the development to the surrounding roadway network. Connecting Hamlin and Jackson Streets will eliminate the dead ends that currently exist, create an urban connectivity within the community and provide alternative access to the PUD Site and the adjacent offsite properties. These private roadways will be a minimum of 25 feet, without parking, and 27 feet with parking on one side. The private alleys will have a 20 feet minimum actual pavement width. Additionally, the existing alleyway between 5th and 6th Street will be widened to provide circulation and access to the development from the south.

The proposed townhomes will vary in width from 14 feet to 22 feet, with a typical depth of 36 feet. All but seven units will have either one or two parking spaces accessed from alleys. Seven units will have dedicated surface parking. In addition, 74 additional parking spaces will be available throughout the road system of the site. Each unit will be either three or four stories. With the exception of four units, the ground floor of each unit will have a one car or two car integral garage, along with the potential for a recreation room/den. Four of the units will have off-street surface parking with a recreation room/den and a bedroom on the ground floor. The main floor of each unit will have a kitchen along with dining and living areas; the third level will have either 2 or 3 bedrooms, with the ability to add an additional bedroom and/or den area in the attic. Almost all of the homes will have the potential for outdoor living space with an optional roof terrace on the upper level. The facades of the majority of the townhomes have been designed in a traditional brick porch-front vernacular that is predominant to the area, with siding used on loft and alley facades; a variety of color schemes will be predetermined for the entire site to ensure an appealing streetscape. The roofs will be constructed with architectural grade asphalt shingles (with rubber membrane used on flat roof areas). The homes located near the existing

historic St. Paul’s College building have been designed in a complimenting architectural style, in an effort to provide for a cohesive environment and a seamless transition to the more traditional architecture. The facades of these homes will be detailed and constructed with stone veneer and precast materials for all the public facades, with siding being used in the private alleys in the rear.

The total gross floor area included in the PUD is 536,780 square feet which equates to a FAR of 1.2, below the matter-of-right FAR (1.8) of the R-5-B Zone District and the 3.0 FAR guideline for a PUD in the R-5-B Zone District. The townhomes will have heights of between 38 feet and 48 feet, less than the 60-foot height permitted in the R-5-B Zone District PUD. The R-5-B District requires one parking space for every dwelling unit, resulting in a need for 251 spaces. The PUD will contain a total of 542 parking spaces, over two spaces per townhouse.

**C. Tabulation of Development Data**

Site Area: 444,312 square feet

<b>Requirement</b>	<b>R-5-B Matter of Right Guidelines</b>	<b>PUD Guidelines</b>	<b>Project Design</b>
FAR	1.8	3.0	1.2
Building Height	50 feet	60 feet	38 feet – 48 feet
Lot Occupancy	60%	60%	33.5%
Gross Floor Area	799,762 square feet	1,332,936 square feet	536,780 square feet
Rear Yard	4 inches per foot of height, but not less than 15 feet	4 inches per foot of height, but not less than 15 feet	Varies 3.5 – 13.5 feet
Side Yard	Not required, but if provided, shall be at least 3 inches per foot of height, but not less than 8 ft wide	Not required, but if provided, shall be at least 3 inches per foot of height, but not less than 8 ft wide	Varies 1 – 30 feet
Parking	251 spaces	251 spaces	542 spaces

**D. Flexibility under the PUD Guidelines**

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning constraints. The PUD Regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require the approval of the Board of Zoning Adjustment (“BZA”). The Applicant is requesting relief from the strict application of the rear and side yard requirements of the Zoning Regulations in some cases.

**III. PLANNING ANALYSIS**

**A. Introduction**

Through the PUD process, the Applicant will develop a new residential community that creates 251 new homeownership opportunities for the residents of Ward 5 and the District of Columbia, and attracts potential new residents to the District. The rezoning of the Property will allow for the creation of well-designed market rate and affordable housing opportunities that are transit oriented in design. The Project will provide residents of this area with high-quality, for-sale, two, three and four bedroom townhomes with front yards, optional front porches and optional roof terraces in a cohesively designed community, with numerous options for active and passive recreation areas that do not presently exist in this neighborhood. Moreover, the Project will not result in the displacement of any residents. The Project is complementary to the existing neighborhood and the existing St. Paul’s College building, and is entirely consistent with the matter-of-right zoning requirements of the requested R-5-B Zone District.

**B. Land Use Impact**

The Applicant will create 251 new units of attractive, high-quality housing in an underserved area of the District. The Project creatively adapts to the existing St. Paul’s College building that is already on-site and is of appropriate density to compliment the immediate

neighborhood. The proposed residential use, at 25 units per acre, is consistent with existing land use patterns and existing zoning in the area. This transit oriented development in a highly desirable residential community, with extensive greenspace and passive recreation area, will be an important part of the Brookland/Edgewood neighborhood. From a land use perspective, there will be no negative impact caused by this Project.

**C. Zoning Impact**

The zoning of the Campus and the neighborhood allow housing and institutional uses including colleges, universities, non-profits and religious institutions. The area to the east and south are zoned R-4 and R-5-A, townhouse and low-rise apartment zoning. There are some properties in the area that are in the SP Zone District which allows medium density residential, institutional and office uses. The R-5-B Zone District, at the density proposed in the PUD, is a moderate density residential zone and consistent with the existing zoning pattern of the area.

**D. Environmental Impact**

As more specifically detailed in Environmental Phase I Study, Exhibit D, there is no adverse environmental impact that will result from this Project. The vegetation is mostly comprised of open lawn areas and trees which are scattered throughout the site, at the perimeters and near the existing building. The Applicant will seek to minimize the number of native specimen trees that will need to be removed from the Property as it undertakes improvements necessary to utilize the full development potential of the site. The Applicant will also remove dead, dying or unsafe trees.

The increased use in water and sanitary services will not have a significant effect on the District's systems and should improve water service in the vicinity of the proposed development. By replacing a portion of the water main, the Project will also benefit the broader community.



The stormwater management plan for the development includes bioretention facilities, a rain garden and a bioswale, which will feature plantings of native shrubs, grasses, and flowering plants. In the southwest corner of the site, the rain garden will receive surface runoff from the parking lot and alley serving some of the buildings, as shown on the plans. To the east of the rain garden, the bioswale will treat surface runoff from the adjacent property to the north. In addition to providing habitat for wildlife, both the rain garden and the bioswale will reduce the volume, and improve the quality, of stormwater leaving the development through on-site retention and infiltration.

**E. Facilities and Traffic Impact**

The Project will not have an adverse impact on the public facilities that it will rely on for service. The Property is approximately one-half mile from the Brookland/CUA Metrorail Station, serving the Red Line. The area is also served by several Metrobus routes. As shown in the Transportation Impact Study, Exhibit C, there will be minimal impact on the traffic flow in the vicinity of the PUD as a result of this development.

1. Water Demand

The proposed project will contain 536,780 gross square feet of residential space. The average daily water demand for this project can be met by the existing District water system. The proposed connection for the fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works. We anticipate the townhomes will have individual water meters.

2. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

3. Stormwater Management

The proposed bio-retention basin and requisite inlets and closed pipe system will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority.

4. Solid Waste Services

Solid waste and recycling materials generated by the project will be collected one-time per week by a private trash collection contractor.

5. Electrical Services

Electricity for the new homes will be provided by the Potomac Electric Power Company (“PEPCO”) in accordance with its usual terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code. We anticipate the townhomes will have individual electrical meters. Transformers will be installed on the Subject Property in accordance with PEPCO’s design guidelines.

6. Energy Conservation

The Project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building.

7. Erosion Control

During excavation and construction, erosion on the Property will be controlled in accordance with District of Columbia law.

## IV. PUD EVALUATION STANDARDS

### A. Public Benefits and Project Amenities

This PUD will achieve the goals of the PUD process by providing high quality residential development on the Property with significant public benefits to the neighborhood and the District as a whole.

#### 1. Urban Design and Architecture

The Project employs the basic elements that have characterized urban form in Washington, D.C. for decades. Pedestrian friendly streets are defined by elements such as buildings close to the street, front porches, street trees, on-street parking, residential garages accessed from alleys, and narrow, low-speed travel lanes. The high quality pedestrian network and public realm makes walking pleasurable. There will be no gates or barriers preventing members of the public from gaining access to the site. An interconnected street grid network disperses automobile traffic and facilitates pedestrian movement, connecting the homes to the public streets and integrating the entire development into the existing neighborhood; it does not create a self-contained suburban-style village. The neighborhood plan incorporates a mix of housing types and price ranges.

The architecture and land use patterns of the Project are derived from the building traditions of the District's oldest neighborhoods by placing high value on the quality of the public realm which reinforces the urban nature of the site. Buildings are simple, well-proportioned, and defer to one-another to define the overall fabric. The proposed townhomes are designed to complement and elevate the level of architectural quality and design in this area of the District, and aim to set a design standard for new construction in the community. The facades of the majority of the townhomes have been designed in a traditional brick porch-front

vernacular that is predominant in the area, with siding used on loft and alley facades; a variety of color schemes will be predetermined for the entire site to ensure an appealing streetscape. The roofs will be constructed with architectural grade asphalt shingles (with rubber membrane used on flat roof areas). The homes located near the existing historic St. Paul's College building have been designed in a complementing architectural style, in an effort to provide for a cohesive environment and a seamless transition to the more traditional architecture. The facades of these homes will be detailed and constructed with stone veneer and precast materials for all the public facades, with siding being used in the private alleys in the rear.

## 2. Site Planning

The proposed density of the Project is appropriate for the Property. The FAR (1.2) and lot occupancy (33.5%) of the Project are well within the matter-of-right standards for the R-5-B Zone District. The Project makes efficient use of the site, employing a general pattern of orthogonal streets and blocks. The site is laid out in the tradition of older neighborhoods, with small blocks with housing types arranged to complement active streets, parks and landscaped courtyards. The PUD plan serves the broader community by using street and pedestrian networks to link adjoining neighborhoods, and by providing direct access to a central green. The plan provides sidewalks, street trees, and on-street parking, slowing automobile traffic and promoting pedestrian activity; this, in turn, encourages the casual meetings that form the bonds of community. Neighborhood streets are laid out to create efficient blocks for building sites and to shorten pedestrian routes.

## 3. Effective and Safe Vehicular and Pedestrian Access

The Project provides "effective and safe vehicular and pedestrian access," which the PUD Regulations consider to be a public benefit and project amenity. The Project will provide four points of access: 5th, 6th, Hamlin and Jackson Streets, N.E. The connections to the

surrounding streets allow pedestrians and vehicular traffic to enter and exit the development safely and efficiently. The new internal road system allows for two way traffic. Safe and ample sidewalks will be created along the surrounding public streets and throughout the site to encourage pedestrian activity and to mitigate pedestrian/vehicular conflicts.

The Project provides residents with 468 off-street parking spaces. Additional parking on the internal roadways will add 74 parking spaces, enhancing vehicular access to and from residents' homes. In total, the Project provides 542 parking spaces, well above the R-5-B requirement of 1 space per every dwelling unit.

The Applicant has engaged Wells & Associates, LLC to analyze the impacts of the proposed project on the surrounding street system. The Transportation Impact Study is attached as Exhibit C.

#### 4. Housing and Affordable Housing

Production of housing and affordable housing is a public benefit that the PUD process is designed to encourage. In support of this important goal, the proposed PUD project will add 251 new, for-sale residential units to the Brookland neighborhood. As noted above, the Project will include 23 townhomes of affordable housing, 5% at 80-120 median income and 5% at 50-80 median income. The Area Element of the Comprehensive Plan supports incentives for residential development in the Brookland/CUA Metro Station Area.

Additionally, Homes for an Inclusive City: A Comprehensive Housing Strategy for Washington, D.C. sets forth a fifteen-year plan for improving the District's housing and affordable housing. Below are core recommendations of this Strategy:

- “The District of Columbia should adopt a plan to . . . increase[e] residential development and preservation throughout the city”;

- “The District should increase the net supply of housing by at least 55,000 units by 2020 to reduce upward pressure on housing prices and rents and accommodate a growing population”;
- “The location of new production envisioned by the task force should support a balanced growth policy, which will allow increases in population density”; and
- “Both assisted and market-rate housing produced in the District of Columbia should adhere to high architectural and urban design standards, providing housing with amenities and access to transportation for all neighborhood residents.”
- “The District should accelerate its efforts to preserve and increase high-quality affordable housing for both owners and renters”

5. Revenue for the District

The addition of 251 new households will result in the generation of significant additional tax revenues in the form of property, income, sales and employment taxes for the District.

6. First Source Employment Program

Section 2403.9(e) of the Zoning Regulations states that “employment and training opportunities” are representative public benefits and project amenities. The Applicant will enter into an agreement to participate in the Department of Employment Services (“DOES”) First Source Employment Program to promote and encourage the hiring of District of Columbia residents during the development and construction process.

7. Local, Small and Disadvantaged Business Enterprises (“LSDBE”)

The use of local firms in the development and construction of the Project is a representative public benefit and project amenity pursuant to Section 2403.9(e). The Project is committed to use as many LSDBE’s as possible during the development of the Project.

8. Uses of Special Value to the Neighborhood

The Applicant consulted with various community members, the ANC Commissioner and representatives of Ward 5 Councilmember Harry Thomas' Office to develop a community amenities package that addresses the needs and desires of the surrounding area. After several meetings with the ANC and the Councilmember Thomas's staff, the Applicant proposes a contribution of \$1.4 million dollars to the community in the form of improvements to public infrastructure in the area and the nearby Triangle Park.

- a. *Improvements to the Public Infrastructure:* The Applicant will spend approximately \$1.25 million dollars to improve the existing infrastructure (water main, storm sewers, etc) for 4th, 5th, 6th and Hamlin Streets, N.E. Although some of this work is needed for the Project, approximately 80% of the work will directly benefit the surrounding community. In addition, offsite public right-of-way work, consisting of repairs to existing curbs, gutters, and sidewalks where needed and new curbs, gutters, and sidewalks where none now exist, and the repavement of roads will benefit, as well as beautify, the existing neighborhood.
- b. *The "Triangle Park":* The Applicant will make \$150 - 200,000 in improvements to the District of Columbia's Department of Parks and Recreation's "Triangle Park" bounded by 4th Street, Lincoln Road and Franklin Street, N.E. This park is within 150 feet of the Campus. The Applicant plans to plant street trees; install sidewalks, lights and outdoor furniture; construct a cast iron fence around the perimeter; and create a stone dust paths through the park. The beautification of this park will create a more inviting open space for the enjoyment of the entire



community of Brookland. A concept plan for this park is shown on Exhibit E.

## **V. COMPLIANCE WITH COMPREHENSIVE PLAN**

The proposed PUD is consistent with and fosters numerous goals and policies enumerated in the new Comprehensive Plan, adopted in 2006 (the “Plan”).

The purposes of the Comprehensive Plan are to:

(a) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (b) Guide executive and legislative decisions and matters affecting the District and its citizens; (c) Promote economic growth in jobs for District residents; (d) Guide private and public development in order to achieve District and community goals; (e) Maintain and enhance the natural and architectural assets of the District; and (f) Assist in conservation, stabilization and improvement of each neighborhood and community in the District (D.C. Code § 1-245(b)).

The Project significantly advances these purposes by furthering the social and economic development of the District through the creation of 251 new residential units on currently vacant land, with a significant affordable housing component, enhancing the urban environment in the immediate neighborhood.

### **A. Compliance with Citywide Elements**

The Project serves the goals of several of the citywide elements of the Comprehensive Plan.

#### **1. Land Use Map**

The Future Land Use Map designates the Property as being in the Institutional Land Use Category, which “includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions.” The creation of this townhome community ensures the continuous use of the majority of the Campus for St. Paul’s College.

## 2. Land Use Element

The Plan cites the importance of transit-oriented development. (§306.1). The Project will be located one-half mile, a ten minute walk, from the Brookland/CUA Metrorail Station. As such, it fulfills the Plan's desire for infill development. Furthermore, the Project has been designed to be completely complementary to the surrounding neighborhood. The townhomes with the front yards, front stoops, and projecting bays adorning each townhome and sidewalk system, creates an attractive and intrinsically walkable community. The Project also provides a more usable green space plan.

The Plan also seeks to achieve "land use compatibility" – specifically, the enhancement and stabilization of the District's neighborhoods by the protection of residential neighborhoods from non-residential and disruptive uses. (§311.1-4). The Property is located in a primarily residential and institutional neighborhood. A new development of townhomes in this neighborhood will not be disruptive, and in fact provides a new type of residential opportunity for existing residents of the neighborhood. As noted above, no displacement of residents will occur as a result of this application.

## 3. Transportation Element

The Plan states that "although the District has already developed walkable, transit-oriented neighborhoods, future opportunities will arise to strengthen the linkage between land use and transportation as new development takes place." (§403.2). The development of 251 townhouses so close to the Brookland-CUA Metrorail Station, will encourage people to live within the District and utilize public transportation resulting in a decrease in automobile traffic. The Plan promotes smart growth as a regional solution, "a regional strategy of promoting infill, mixed-use and transit-oriented development in urbanized areas is needed to ensure transportation

efficiency both in the District and the region.” (§405.3). This site is also well served by the Metrobus service.

The Applicant will enhance the existing road network of the District by creating an effective and safe internal street system. Furthermore, the sidewalks of the proposed development will be connected to the existing sidewalk system on 5th, 6th, Hamlin and Jackson Streets, N.E. The sidewalks on these streets will be safer and more user-friendly with the integration of a complete pedestrian sidewalk system for the surrounding neighborhood.

#### 4. Housing Element

The Housing Element of the Plan seeks to ensuring housing affordability; [f]ostering housing production [and] [p]romoting home ownership. The Comprehensive Plan’s primary residential neighborhood objectives include the enhancement and stabilization of the District’s neighborhoods and the protection of residential neighborhoods from non-residential and disruptive uses. The Property is located in a residential and institutional neighborhood. A new development of townhomes in this neighborhood will not be disruptive, and in fact provides a new type of residential opportunity for existing residents of the neighborhood. No displacement of residents will occur as a result of this application.

The Plan notes that “[e]xpanding the housing supply is a key part of the District’s vision to create successful neighborhoods,” (§503.1) and especially seeks to achieve this via the private sector. The Project will expand the housing supply with the proposed 251 townhouses which will be carried out by a private-sector entity. Furthermore, the Plan emphasizes that “[r]egardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance.” (§503.6). The Applicant has followed this guidance carefully, and indeed, the affordable units in the project will be visually indistinguishable from

the neighboring market-rate units. The high-quality affordable community will serve as an anchor that strengthens and enhances the surrounding residential neighborhood.

5. Environmental Protection Element

The Plan seeks to encourage the planting of street trees and the “use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity.” (§603.6, 603.7). There is an extensive landscape plan providing for abundant trees comprehensive and creative stormwater treatment. The Low Impact Development (“LID”) strategy included in this project will both reduce stormwater runoff and help treat stormwater prior to it leaving the Property.

The Project proposes elements to improve water quality through the following initiatives:

- a. The proposed development will construct four structural underground storm water management devices (either storm filters or sand filters) in addition to utilizing the existing facility at the northwest corner of St. Paul’s College. These underground facilities will improve the water quality and reduce the peak flows from the site;
- b. This proposed development will have a rain garden to treat the roof and paved parking areas of some of the buildings;
- c. The Project proposes a vegetative swale (bio-filtration) along the private roadway in front of some of the buildings;
- d. The existing neighborhood water mains that terminate at the limits of the site will be looped and interconnected throughout the site to help to improve the overall water system;
- e. On-site, the Project will separate the storm water and sewer into separate systems; and
- f. The Project will construct new storm drains in Hamlin Street, Jackson Street, and 5th Street for approximately one block to locations where sufficient capacity is available in the existing infrastructure to accommodate the storm water run-off from the Project.

In addition, the Project will promote environmental sustainability by complying with the U.S. Environmental Protection Agency and the U.S. Department of Energy’s Energy Star

Program for new homes. For example, the homes will have low-e glass on all windows, third-party certified duct leakage performance, third-party certified building envelope air filtration performance, Energy Star appliances, Energy Star HVAC equipment, Energy Star front doors, just to name a few. Energy Star qualified homes offer homebuyers all the features they want in a new home, plus energy-efficient improvements that deliver better performance, greater comfort, and lower utility bills.

6. Parks, Recreation, and Open Space Element

The Comprehensive Plan specifically recognizes the value of functional open space. It goes on to state that “such spaces are particularly important in neighborhoods like Brookland, where conventional parks are in short supply. There and elsewhere in the District, the grounds of seminaries, hospitals, and cemeteries are informally serving some of the functions usually associated with a neighborhood park.” (§817.1).

Many of the townhomes will open onto shared courtyards of varying width and length. These courtyards will feature outdoor seating areas and panels of lawn surrounded by lush and diverse plantings of flowering and evergreen shrubs, herbaceous perennials, and ornamental grasses. The Project will have a primary public open space, a 9,000 square foot park with a relatively level expanse of lawn punctuated by shade trees and surrounded by masonry seat walls and retaining walls, benches, and mixed border plantings of ornamental trees, shrubs, herbaceous perennials, and ornamental grasses. The park will be suitable for both active and passive recreational activities. In the southeast corner of the park a paved plaza will serve as a community gathering place, with stadium-style seating surrounding the plaza and a focal feature consisting of a specimen tree or sculpture.

In addition, one of the public amenities, as discussed above, is the improvement of the existing public Triangle Park located a short distance away.

7. Urban Design Element

The Urban Design Element of the Plan seeks to, among other goals, strengthen civic identity through a renewed focus on public spaces and boulevards; designing for successful neighborhoods and large site reintegration; improving the public realm, particularly street and sidewalk space; and promoting design excellence throughout the District.

The proposed development will reflect the beneficial architectural qualities of the surrounding residential neighborhoods, including St. Paul's College. In site planning and architectural detailing, the Project will emphasize and help strengthen a neighborhood identity for this area while still creating a new development that is in harmony with the strong architectural character of St. Paul's College. The Project proposes an appropriate number and density of residential units, while allowing for sufficient private and public open space for the residents. The townhomes are oriented towards the street at the front, yet also have automobile access through the rear alleys.

**B. Compliance with Area Element**

The Comprehensive Plan also contains ten area elements, with the Campus and PUD Site located in the Upper Northeast Area Element. The Project is consistent with this Element of the Plan.

1. Guiding Growth and Neighborhood Conservation

The Upper Northeast Area Element lists as a priority, future development around certain Metrorail Stations, such as the Brookland/CUA Station and instructs to "capitalize on the presence of the Metro stations . . . to provide new transit-oriented housing, community services, and jobs." (§2408.4). The creation of 251 new townhouses so close to this Metrorail Station will capitalize on the presence of this Metro Station and will improve transit ridership on both Metrorail and Metrobus.

2. Conserving and Enhancing Community Resources

The Upper Northeast Area Element recognizes the importance of institutional open space to the character of this area. “In the event that large institutional uses are redeveloped in the future, pursue opportunities to dedicate substantial areas as new neighborhood parks and open spaces.” (§2409.7). As explained above, the development’s primary public open space will be a 9,000 square foot on-site park. In addition, the Applicant is proposing to make improvements to the landscaping of the nearby, off-site Triangle Park.

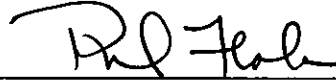
## **VI. CONCLUSION**

For the foregoing reasons, the Applicant submits that the consolidated PUD and Zoning Map amendment application meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, and safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of a consolidated PUD and Zoning Map amendment; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the consolidated PUD application and Zoning Map amendment should be approved and adopted by the Zoning Commission.



Accordingly, the Applicant respectfully requests the Zoning Commission set the PUD and accompanying Zoning Map amendment applications down for a public hearing at the earliest possible date.

Respectfully submitted,  
Pillsbury Winthrop Shaw Pittman LLP



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Phil Feola



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Kate Myers