

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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Memorandum

TO: Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*
Development Review and Historic Preservation

DATE: June 2, 2008

SUBJECT: Final Report for Zoning Commission Case 08-08
3910-3912 Georgia Avenue, NW
(Square 2906, Lot 848 and 849)

ZONING COMMISSION
District of Columbia

CASE NO. 08-08

EXHIBIT NO. 48

APPLICATION

The District of Columbia and 3910 Georgia Avenue Associates Limited Partnerships I and II (applicant) requests approval of a consolidated Planned Unit Development (PUD) for Square 2906, Lots 848 and 849 to construct a mixed-use building with first floor retail, service and/or medical uses and 130 dwelling units. The property is zoned GA/C-3-A.

OFFICE OF PLANNING RECOMMENDATION

The project would be a mixed use, LEED ND development that will include 130 housing units with primary care medical clinic on the ground floor. The project is consistent with the requirements of the proposed Georgia Avenue Commercial Overlay District, the standards of the inclusionary zoning regulations and is not inconsistent with the 2006 Comprehensive Plan. The development would help to continue the revitalization of the Georgia Avenue corridor and would provide affordable housing.

The Office of Planning (OP) recommends the Zoning Commission **approve** the requested PUD provided that the applicant addressed the roof structure enclosures and provide a First Source Agreement with the District of Columbia Department of Employment Services and a Memorandum of Understanding with the Minority Business Opportunity Commission prior to the final order.

BACKGROUND

In July 2007, the applicant applied for and received approval from the Board of Zoning Adjustment for variance relief from parking and loading and special exception approval to construct a building in excess of 12,000 square feet in the GA Overlay (BZA Order 17636A).

The project always anticipated using the provision of the Inclusionary Zoning regulations for a final project with a lot occupancy of 80% (5% over that allowed in the GA/C-3-A district), a height of 70 feet (5 feet over the GA/C-3-A district) and a floor-area-ratio of 4.23 FAR (0.23 FAR over that allowed in the GA/C-3-A district). Due to the fact that the administrative portion of the IZ regulations are not yet final, the applicant has decided to proceed and request a consolidated PUD in order to gain the extra affordable units, lot occupancy and FAR within the timeframe of their funding requirements.

ZONING COMMISSION
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PROPOSAL

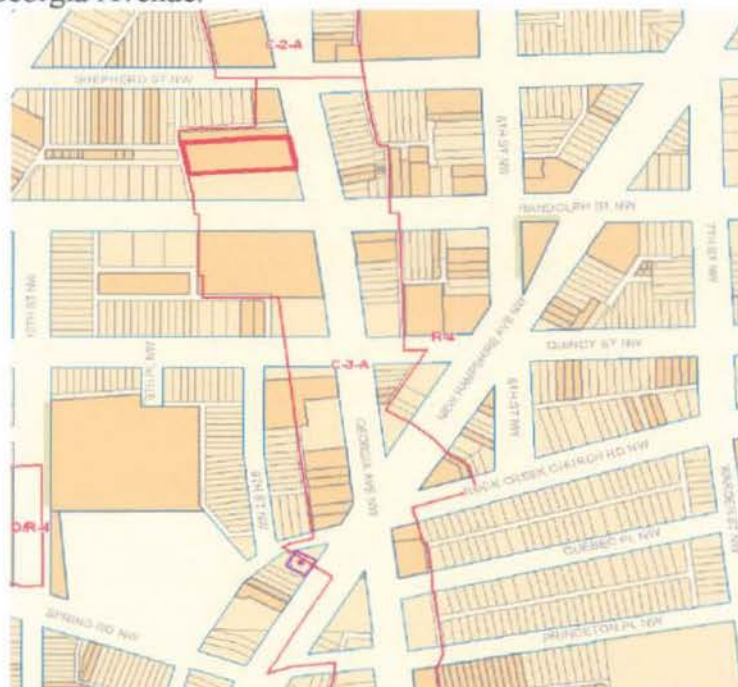
The applicant proposes to demolish the existing one-story building and replace it with a six-story apartment building consisting of 130 dwelling units and 28,418 square feet of ground floor retail. The dwelling unit mix would include studios, one-, two-, and three-bedrooms with loft. To complement the residential use there would be shared outdoor recreational space and on the rooftop. The proposed first floor retail will be occupied by a primary care medical clinic.

The applicant has stated that the building would contain all affordable units, of which 62 will be affordable units for an income 60% AMI utilizing the federal tax credit and the remaining units will be aimed at 80-100% AMI (i.e. workforce housing). The project will also pursue LEED ND certification for the building and has proposed to use environmentally sensitive stormwater management and heating/cooling systems including a green roof.

SITE DESCRIPTION

The subject site is located at 3910-3912 Georgia Avenue, NW (Square 2906, Lots 848 and 849) in the Petworth neighborhood of Ward 4 and is approximately 31,000 square feet in area. The property is generally bounded by Shepherd Street to the north; Georgia Avenue to the east; Randolph Street to the south; and Kansas Avenue to the west. A fifteen foot wide public alley abuts the property on the northern and western property lines. The property is currently improved with a vacant commercial building, which would be demolished to make way for the proposed building.

The subject property and others fronting on Georgia Avenue in this area are developed with predominantly commercial buildings and some residential units in the C-3-A district. They are within the proposed Georgia Avenue Commercial Overlay District. The area abutting the commercial district is developed with a mixture of rowhouses and apartments in the R-4 district. The Georgia Avenue/Petworth Metro Station is two blocks or approximately 690 feet south of the property along Georgia Avenue.



ZONING REQUIREMENTS

The subject site is within the Georgia Avenue Commercial Overlay District and the C-3-A district. The purposes of the proposed Georgia Avenue Commercial Overlay District is the implement the objectives of the Georgia Avenue – Petworth Metro Station Area and Corridor Plan; implement the goals of the Great Streets Framework Plan for 7th Street – Georgia Avenue; encourage additional residential uses along the Georgia Avenue corridor; encourage improved commercial uses; provide uniform building design standards; set guidelines for development review through PUD and special exception proceedings; and establish vertically-mixed uses (ground floor commercial and residential above) within a quarter mile of the Georgia Avenue – Petworth Metrorail Station along Georgia Avenue, from Park Road to Shepherd Street.

The C-3-A district permits medium density residential development with incentives for residential use within a general pattern of mixed-use development. The districts are compact in area and are along arterial streets, in uptown centers, and at rapid transit stops.

Table 1

Item	Required/Allowed	Proposed	Deviation / Relief
Lot area	PUD: 15,000 sf Matter-of-Right: None	3,100 sq. ft.	None
Lot Occupancy	PUD: 80% Matter-of-Right: 75%	80%	5 %
Rear yard	Not less than 12 ft.	76 ft.	None
FAR	PUD: 4.5 Matter-of-Right: 4.0	4.7 (requesting 5% per 2405.3)	0.7
Height	PUD: 90 ft. Sp Except (GA Overlay): 70 ft. Matter-of-Right: 65 ft.	78 ft.	10 feet
Parking	Residential– 65 65 Retail - 63 Medical Center 44 Total - 128 109	Residential– 65 65 Retail - 55 Medical Center 55 Total - 120 120	Retail - 8
Loading	Residential: 1-55 ft. deep loading berth 1-200 ft ² loading platform 1-20 ft. deep loading space Retail: 1-30 ft. deep loading berth 1-100 ft ² loading platform 1-20 ft. deep loading space	2-30 ft. deep loading berth 2-100 ft ² loading platform 1-20 ft. deep loading space	Residential: 1-55 ft. deep loading berth 1-200 ft ² loading platform 1-20 ft. deep loading space

FLEXIBILITY

FAR

The proposed development would have a FAR of 4.7 or 0.2 FAR above 4.5 FAR permitted in the C-3-A district in a PUD. This is a five percent (5%) increase. Section 2405.3 grants the Commission the authority to increase in the FAR, provided that the increase is “essential to the successful functioning of the project” and meets PUD evaluation standards are met.

The requested increase of 0.2 FAR will help provide additional light and air to the residential units. These affordable housing units advance the purpose of the PUD by providing a level and quality of

affordable housing that is superior to that which could be provided as a matter-of-right. Further, the requested increase in density is also consistent with Section 1331.1(a) in that the additional density will be for the residential portion of the project.

Lot Occupancy

The requested 5% increase in percentage of lot occupancy is necessary to provide a substantial amount of the affordable dwelling units. The development was originally designed in accordance with the requirements of the IZ regulations and meets the 80% lot occupancy bonus allowed by IZ regulations. The inclusion of the courtyard, rear yard and rooftop terraces, will allow adequate light and air, to be provided at the 80% lot occupancy.

Height

The applicant proposed a maximum height 78 feet. A maximum height of 65 feet is allowed as a matter-of-right in the C-3-A District, and an additional 5 feet of height is allowed by Section 1328.10 of the GA Overlay regulations if the ground floor level of the building has a minimum clear floor-to-ceiling height of 14 feet. The applicant has added an additional 8 feet of height to allow for a sufficient floor to ceiling height for the residential community room and exercise room located on the building's rooftop, and to allow the residential floors to achieve greater flexibility in the proportions of each floor (e.g., 9 feet) ceiling heights. Thus, the additional height above that which is permitted as a matter-of-right is dedicated to residential uses. The additional height requested is within the 90 feet maximum height allowed for a PUD in the C-3-A zone district under a PUD.

Parking

The applicant has had discussions with Mary's Center to occupy the space on the ground floor and lower mezzanine level. However, to date, a contract had not been finalized. If an agreement is not reached that space may revert to neighborhood-serving retail. The number of parking spaces required for the alternatives retail use is greater than that which would be required for the medical center use. The applicant is therefore requesting the flexibility from the requirement for the retail use. The applicant is providing a total of 120 parking spaces in the below grade garage. The residential use requires a total of 65 spaces while the medical center would require 44 spaces for a total of 109 spaces. However the retail use would require 63 spaces for a total of 128 spaces. Therefore, there would be an excess in parking spaces if the property developed with the medical center, but a deficit if it's the retail use.

Section 2115.4 requires that compact parking spaces are placed in groups of at least 5 contiguous spaces with access from the same aisle. If the underground parking deck was built under the rear yard to meet the parking requirement, it would interfere with the field of deep geothermal wells. The applicant is trying to provide as many parking spaces as but due to necessary stair and elevator core and ramps, the parking garage is divided into spaces which are not large enough to fit a group of the required 5 compact spaces together.

The reduction in the number of parking spaces will not adversely affect the development or the neighborhood as the retail will be neighborhood oriented serving residents of the building as well as neighbors within a walkable distance. Further, the Georgia Avenue-Petworth Metrorail station is in close proximity to the site and many Metrobus routes run along Georgia Avenue. The availability of transit will reduce the demand for both residential and retail parking and negate any detriment to the public good.

Loading

As indicated on the table above the applicant proposes to have a different allocation of the number and size of the of loading berths than that required by the Regulations. The applicant states that the loading requirements required are more appropriate for and more typical for large downtown office building. The spaces proposed allow for shared loading between the residential and retail/medical center. The loading berth and delivery areas will be used by residents when they move in and subsequent use of the loading facilities by residents will only be very occasional and therefore can be restricted to times which pose the least amount of conflict with retail/medical service users. In the reverse, retail and service users can be restricted to the use of loading facilities during times which cause the least amount of conflict with the loading needs of the residents.

The applicant has also proposed to remove the two curb cuts in front of the building along Georgia Avenue, thus freeing up curbside space for parking and loading for retail uses. The applicant has also stated that they will metered parking and a twenty-foot loading zone in lieu of the forty-foot loading zone area on Georgia Avenue. DDOT will respond to these requests under separate cover.

Georgia Avenue Commercial Overlay District

The subject property is within the area governed by the Georgia Avenue (GA) Commercial Overlay District. Section 1338 outlines design guidelines that all developments should meet. If any of these requirements cannot be met an exception is permitted as a special exception outlined in Section 1330.2.

The applicant has requested an exception from the requirement of Section 1328.9 with regard to both the "uniform" floor to ceiling height and "clear" height requirements for the building's ground floor level.

The topography of the property along the front of the proposed building on Georgia Avenue, slopes down from a high point at the south to a low point at the north. The ceiling height at the residential lobby entrance is 12.5 feet and has a ramp down to the floor plate in order to achieve the minimum 14 feet height. The entrance in the center of the building to the lobby that will serve the medical center is at a height 14 feet. Thus, while the ceiling height is 14 feet or more for the most part throughout the ground floor along Georgia Avenue, it is not "uniform" due to the slope of the property, the need to provide access to the various uses within the building at grade along Georgia Avenue, and the applicant's desire to avoid awkward ramps within the building should an additional door be required for retail use on the north end of the building frontage on Georgia Avenue.

Additionally, the applicant seeks relief from the "clear" height requirement. The applicant has measured the 14 feet clear height from the floor slab to the underside of structural slab, not the underside of the finished ceiling. There are structural drops at beams and column caps throughout the ground floor level, dropping ceiling heights in various locations which will result in a floor to finished ceiling height of 12 feet. However, the spirit and intent of Section 1328.9 will be met since the ground floor level will meet or exceed the minimum fourteen feet floor height requirement which is geared toward ensuring a more attractive ground floor space.

The proposals complies with the special exception requirements of Section 1330.2, as set forth below.

- (a) *The architectural design of the project shall enhance the urban design features of the immediate vicinity in which it is located.***

The proposed building will feature an architectural design that will enliven the street features of Georgia Avenue. Utilization of distinct vertical elements, streamlined horizontal fenestration patterns. The “green screen” will soften the façade and landscape elements will break down the overall massing to give the building a presence at the corner of Georgia Avenue and Randolph Street. The applicant is seeking to create a LEED Neighborhood development that would reduce the impact on the surrounding infrastructure, specifically with the green roof which will mitigate the demands on the stormwater management system.

- (b) *Vehicular access and egress shall be located and designed so as to encourage safe and efficient pedestrian movement, minimize conflict with principal pedestrian ways, function efficiently, and create no dangerous or otherwise objectionable traffic conditions.***

The new development Project will include parking spaces in the rear of the Property as well in an underground garage. Access to both the parking surface in the rear yard (consistent with Section 1328.11) and the parking garage will be available via the existing alleyways located adjacent to the Property to the north and to the west. These alleyways may be accessed from Georgia Avenue, Randolph Street or Shepherd Street, N.W. By using existing alleyways for vehicular access and egress, any potential conflict with pedestrian walkways are minimized and no dangerous or otherwise objectionable traffic conditions are created.

- (c) *Parking and traffic conditions associated with the operations of a proposed use shall not significantly affect adjacent nearby residences.***

The parking provided will be sufficient to serve the residents of the apartments and patrons of the medical center or retail establishments. The retail of medical center are, neighborhood oriented and therefore it is expected that there will be a greater demand for parking than that provided. The applicant has proposed that if the ground floor is occupied by the medical center the additional spaces may used to a flex-car, zip-car or additional bicycle spaces or could be made available to the community. Furthermore, with the close proximity of the Georgia Avenue/ Petworth Metrorail Station and multiple Metrobus lines along Georgia Avenue it is anticipated that many residents will utilize Metro for transportation.

- (d) *Noise associated with the operation of a proposed use shall not significantly affect adjacent or nearby residences.***

The proposed mixed-use building will not generate objectionable amounts of noise which would significantly affect adjacent or nearby residences. None of the proposed medical center services or residential uses will generate inappropriate or significant levels of noise. Furthermore, since the recreational area on the rooftop is 78 feet above the adjacent grade, noise will not spill over onto adjacent properties from the rooftop terraces.

Design Requirements

Section 1328 of the overlay recommends design requirements that are intended to improve the pedestrian experience on the street and provide more openness between the pedestrians and buildings, direct access into individual businesses, minimization of solid walls, and vehicular access across sidewalks. These design requirements are met as follows:

1328.1 *The design requirements of §§ 1328.2 through 1328.14 shall apply to any lot in the GA Overlay District for which a building permit was applied after December 11, 2006.*

1328.2 *Buildings shall be designed and built so that not less than seventy-five percent (75%) of the street wall at the street level shall be constructed to the property line abutting the street right-of-way. Buildings on corner lots shall be constructed to all property lines abutting public streets.*

The proposed building would be located along the property line abutting Georgia Avenue with greater than 75% of the building wall along the property line. There would be two areas that are recessed to highlight the entrances into the building.

1328.3 *In the C-2-A Zone District, seventy percent (70%) lot occupancy shall be permitted for mixed use buildings that include residential use.*

N/A. The property is within the C-3-A district.

1328.4 *On-grade parking structures with frontage on Georgia Avenue, N.W. shall provide not less than sixty-five percent (65%) of the ground level frontage as commercial space.*

N/A. The underground parking area would be accessed from the rear of the property.

1328.5 *Off-street parking, loading, and vehicular access shall be provided from existing alleys whenever possible.*

The parking, loading, and vehicular access would be from a 15 foot wide public alley to the rear of the building. There is also a 15 foot wide public alley to the north of the property that intersects with the western alley.

1328.6 *Each building on a lot that fronts on Georgia Avenue, N.W. shall devote not less than fifty percent (50%) of the surface area of the street wall at the ground level to entrances to commercial uses or to the building, and to display windows having clear or clear/low emissive glass, but not including decorative or architectural accents in that fifty percent (50%).*

The proposed building would have retail use or a medical center uses on the ground floor all with direct access to Georgia Avenue. More than 50% of the street wall is of clear or clear/low emissive glass.

1328.7 *Security grilles shall have no less than seventy percent (70%) transparency.*

The applicant does not propose any security grills on the submitted plans.

1328.8 Each commercial use with frontage on Georgia Avenue, N.W. shall have an individual public entrance directly accessible from the public sidewalk.

As shown on the submitted Plans, the entrance to the medical center/retail use is in the middle of the building is setback six feet from the property line in an alcove. The residential use has a separate entrance at the corner of the building

1328.9 Buildings shall be designed so as not to preclude an entrance every forty feet (40 ft.) on average for the linear frontage of the building, excluding vehicular entrances, but including entrances to ground floor uses and the main lobby.

The entrances along Georgia Avenue are less than 40 feet apart.

1328.10 The ground floor level of each building or building addition shall have a uniform minimum clear floor-to-ceiling height of fourteen feet (14 ft.).

The applicant has requested a variation from this requirement and is addressed above.

1328.11 Buildings subject to § 1328.10 shall be permitted an additional five feet (5 ft.) of building height over that permitted as a matter-of-right in the underlying zone.

The applicant would avail themselves of the additional five feet making the height of the building 78 feet.

1328.12 Off-street surface parking shall be permitted in rear yards only. No surface parking shall be permitted in side yards or in front of buildings.

The proposal would have a few parking spaces in the rear yard with most of the required parking provided in an underground garage..

PURPOSE AND STANDARDS FOR PLANNED UNIT DEVELOPMENTS

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is “designed to encourage high quality developments that provide public benefits.” The proposed development would be constructed on a property that is currently underutilized and would aid in the objective of the City to increase the number of residents within the City.

Pursuant to Section 2402.3, the applicant has elected to file a consolidated PUD. 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.”

Based on the information provided, OP believes that the project would be designed such that it does not negatively impact the neighboring community. The proposed PUD site is relatively underdeveloped and the planned unit development approach provides the beneficial site planning and design flexibility that this project requires to help in the revitalization of the Georgia Avenue Corridor.

PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 - 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of 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).

Amenity package evaluation is based on an assessment of the additional development gained through the application process. In this instance, the applicant is seeking relief from the lot occupancy, FAR, parking, loading, and some aspects of the GA Overlay design guidelines. However, these increases would be allowed by the IZ Regulations if they were implemented. The applicant has provided mitigation measures to minimize any negative impacts on the surrounding neighborhood.

OP believes that the benefits to the community from the proposed project compensate for the additional flexibility requested. Section 2403.9 outlines ways in which benefits and amenities may be exhibited.

- (a) Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) Site planning, and efficient and economical land utilization;*

The proposed development would feature a rectangular building that has a cast stone base and upper floors of corrugated metal siding, greenscreen system and cementitious siding on the sides. The architecture would be of a modern style consistent with the newer buildings but complements the older brick buildings in the area. The proposed building would be located along the property line abutting Georgia Avenue with more than 75% of the building wall along the property line. There would be two areas that are recessed to highlight the entrances into the building. There is a rectangular courtyard in the center of the building which extends from the first floor to the roof.

Landscaping

Because the property is a mid block development there is not a great deal of opportunities to do landscaping around the building. The landscaping of the public space in front of the building would be upgraded, and would include the additional trees along the sidewalk. To complement this a green screen panel will be on the front of the building. To further enhance the residential units the central courtyard will be a green roof with green screen panels along the building sides. This courtyard is open to the sky so it will allow additional light and air as well as lots of greenery in that area.

Lighting

Building mounted lighting would be provided along the side and rear of the building to help increase safety and convenience of use of the alley. The lights on and around the building would be located so that there is not spill-over onto adjacent properties.

(c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

Parking

The parking and loading areas would be accessed through the 15 foot wide public alleys to the west and north of the site. The north alley is off Georgia Avenue while the west alley is off Randolph Street, therefore, there would be no conflicts with pedestrian access to the building along Georgia Avenue. The proposed underground parking would be adequate to serve the residents and patrons of the retail uses. The property is proximate to the Georgia Avenue-Petworth Metro station and a number of metro buses serve Georgia Avenue. Traffic movements to and from the site would be further addressed in the Department of Transportation (DDOT) report.

(d) Employment and training opportunities;

The applicant did not address any committed to participating in a First Source Agreement with the District of Columbia Department of Employment Services or a Memorandum of Understanding with the Minority Business Opportunity Commission. OP recommends that written agreements be provided prior to the final order.

(e) Housing and affordable housing;

The project will provide 62 affordable units at 60% of the Washington Metropolitan Area Median Income (AMI).

The 62 affordable units would be at the following levels:

- 14 units for rental to households with incomes which do not exceed 30% of AMI
- 6 units will for rental to households with incomes which do not exceed 50% of AMI
- 42 units will for rental to households with incomes which do not exceed 60% of AMI

The remaining 68 units would be “market rate” units affordable at “workforce housing” level rents and affordable between 80% and 120% AMI. This would allow higher income households to live in the project and create a greater mix of incomes. The applicant has submitted in their pre-hearing statement a table the shows the unit types and how many of each floor and also floor plans showing the location of each affordable unit.

The units would include not only studios, one and two-bedrooms, but up to five three bedroom units as well, one of which would be affordable at 60% of AMI. The combination of both affordable units, mixed with market rate, and family sized units all near a metro station means this project delivers significant public benefits toward the District’s housing goals.

(f) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;

The applicant is committed to making the building energy efficient and environmentally friendly and has committed to pursuing a LEED ND rating. The applicant provided a LEED ND checklist to OP (See Attachment). Some of the items included include water reducing fixtures, green roof , affordable housing, energy efficient appliances, and thermal mass and low-e

windows. All stormwater runoff controls will be onsite and connect to the public system in the vicinity of the sits.

(i) *Uses of special value to the neighborhood or the District of Columbia as a whole;*

The proposed development with approximately half of the units dedicated to affordable units and having units to accommodate larger families is of special value to the District. Further, the proposed medical center will be of special value as it will to serve the medical needs of the residents as well as the wider community.

COMPREHENSIVE PLAN

The Generalized Land Use Map identifies the site for mixed use medium density residential and moderate density commercial. The proposed uses and development density is not inconsistent with this designation. The proposed PUD complies with the following policies of the *Citywide Elements* of the revised Comprehensive Plan:

Land Use Elements.

Policy LU-2.1.2: Neighborhood Revitalization

Facilitate orderly neighborhood revitalization and stabilization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need. Use social economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need.

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhood

Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to 'create successful neighborhoods' in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others.

Policy LU-2.2.3: Restoration or Removal of Vacant and Abandoned Buildings

Reduce the number of vacant and abandoned buildings in the city through renovation, rehabilitation, and where necessary, demolition. Implement programs that encourage the owners of such buildings to sell or renovate them, and apply liens, fines, and other penalties for non-compliant properties.

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects which improve the visual quality of the District's neighborhoods, including landscaping and tree planting, façade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements.

The property contains a vacant retail store and parking lot and revitalization of the corridor is planned. The proposal will help achieve this goal as it will help to prompt revitalization in the block and enhance the vibrancy of the Georgia Avenue. The building will introduce 130 needed new dwelling units in the community, of which forty-eight percent (48%) will be affordable. Furthermore, the new building will also bring much desired retail or medical service to the

neighborhood. The proposed design of the building will utilize modern “greenscreen” façade features and fenestration to give the building a distinct presence on Georgia Avenue.

Housing Element.

Policy H-1.1.4: Mixed Use Development

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

Policy H-1.1.5: Housing Quality

Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood.

The proposed project will introduce a new concentration of both residential and retail/medical service uses along the Georgia Avenue. The modern design of the building is oriented on Georgia Avenue and will help to stimulate subsequent housing development along the corridor. The residential portion of the project will provide amenities such as a roof level community room, exercise room and green roof for its residents.

Community Services and Facilities Element.

Policy CSF-2.1.1: Primary and Emergency Care

Ensure that high quality, affordable primary health centers are available and accessible to all District residents. Emergency medical facilities should be geographically distributed so that all residents have safe, convenient access to such services. New or rehabilitated health care facilities should be developed in medically underserved and/or high poverty neighborhoods, and in areas with high populations of senior citizens, the physically disabled, the homeless, and others with unmet health care needs.

Policy CSF-2.1.2: Public-Private Partnerships

Develop public-private partnerships to build and operate a strong, cohesive network of community health centers in areas with few providers or health programs.

The proposed development would include Mary’s Center will provide primary health care services at an accessible and convenient location.

Rock Creek East Area Element

According to the Planning and Development Priorities the neighborhoods of Rock Creek East seek to protect their established neighborhoods while also recognizing the need to provide a variety of housing choices which are economically integrated. The community also noted the importance of upgrading and expanding neighborhood-serving commercial facilities, and “enhancing neighborhood identity through façade improvements, landscaping, signage, and lighting.” A policy for the redevelopment of the area is outlined below:

Policy RCE-1.1.6: Development of New Housing

Encourage the retention of existing subsidized housing units within the Rock Creek East Planning Area, along with other measures to increase housing choices and improve housing affordability for area residents. This should include the production of new mixed income

housing along Georgia Avenue, and the encouragement of mixed income housing in the industrially zoned area west of Georgia Avenue between Upshur and Shepherd, and on District-owned land along Spring Road near the Petworth Metro Station. A particular emphasis should be placed on providing low cost affordable housing for seniors.

The proposed develop will help to meet this goal for affordable housing and the revitalization of the Georgia Avenue corridor.

COMMUNITY COMMENTS

On June 12, 2007 ANC-4C voted to recommend approval of the requested variances and special exception approval before the Board of Zoning Adjustment. On May 13, 2008 the ANC voted to recommend approval of the PUD.

SUMMARY AND RECOMMENDATION

The Office of Planning (OP) recommends approval of the proposed development. OP supports the redevelopment of the subject property with a mixed use development that is not inconsistent with the requirements of the 2006 Comprehensive Plan, Georgia Avenue Commercial Overlay District and the standards of the inclusionary zoning regulations. The redevelopment would help to continue the revitalization of the Georgia Avenue corridor and would provide affordable housing and a primary care medical facility.

OP recommends that the applicant address the roof structure enclosures and the First Source Agreement with the District of Columbia Department of Employment Services and a Memorandum of Understanding with the Minority Business Opportunity Commission