

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



2008 APR 17 PM 3:30

ZONING COMMISSION
District of Columbia

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director *JLS*
DATE: April 17, 2008
SUBJECT: **Setdown Report** for Catholic University South Campus – ZC #08-24
Consolidated Planned Unit Development and Related Map Amendment; and
Initial Report for Campus Plan Amendment – ZC #08-24A / 04-25

CASE NO. 08-24

EXHIBIT NO. 16

I. SUMMARY RECOMMENDATION

Catholic University and Abdo Development have petitioned the Zoning Commission to setdown their request for a Consolidated Planned Unit Development (PUD) and related map amendment to construct a mixed-use project on several squares and portions of squares near the Brookland metro. As a part of the PUD, the application requires several areas of zoning relief. A related application also asks the Commission to approve an amendment to the Catholic University Campus Plan to remove the subject properties from the Campus Plan. The proposal, consisting of mixed use buildings and rowhouses, is not inconsistent with the Comprehensive Plan, including the Brookland / CUA Metro Station Small Area Plan. The Office of Planning, therefore, recommends that the PUD and related map amendment application be set down for public hearing. OP further recommends that the public hearing for the campus plan amendment be conducted simultaneously with the hearing for the PUD and related map amendment.

II. APPLICATION-IN-BRIEF

Location: Squares or portions of squares south of Michigan Ave., NE to Kearney Street, NE and generally between the CSX / Metro railroad tracks and the Dominican House of Studies. For a complete list of lots and squares, please see Attachment 1. Ward 5, ANC 5C

Applicant: Catholic University and Abdo Development

Current Zoning: D / R-5-A, R-4, C-1, C-M-1

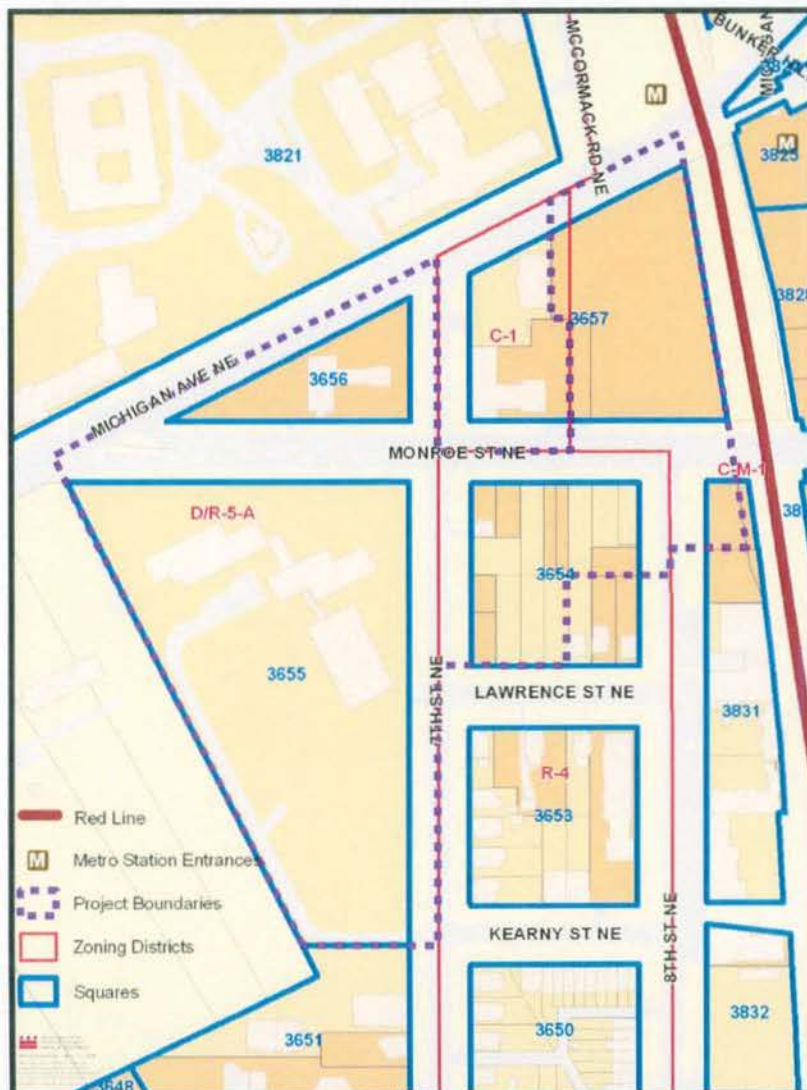
Property Size: 388,332 square feet (8.9 acres)

Proposal: Together with a related map amendment to C-2-B and R-5-B, construct mixed use buildings on vacant lots and lots currently used for Catholic University housing. The maximum height would be 70 feet. Total FAR would be 2.37, consisting of 787,542 square feet of residential floor area,

83,073 square feet of retail floor area and 51,018 square feet of artist studio, art flex space and service floor area.

- Relief and Zoning:** Pursuant to 11 DCMR Chapter 24, the applicant is seeking:
1. PUD-related map amendment
 2. Variance from side yard requirements (§405)
 3. Special Exception for the number of rooftop structures (§411)
 4. Variance for the setback of rooftop structures (§411)
 5. Variance from parking requirements (§2101)
 6. Special Exception from the location of parking spaces (§2116.5)
 7. Variance from loading requirements (§2201)
 8. More than one building on a single residentially-zoned record lot (§2516)
 9. More than one building on a single commercially-zoned record lot (§2517)

III. SITE AND AREA DESCRIPTION



The subject site extends south from Michigan Avenue to Kearney Street and from the railroad tracks on the east to the Dominican House of Studies on the west. Seventh and Eighth Streets traverse portions of the site in a north-south direction. The site includes both vacant properties and properties with buildings to be vacated by Catholic University. The University intends to consolidate its operations north of Michigan Avenue. Not all lots in the area described are part of the application, including three single family detached houses at the northwest corner of 8th and Lawrence Streets and two commercial buildings between Michigan Avenue and Monroe Street. The site slopes down toward the railroad tracks and down from Monroe Street to Kearney Street. Each of the subject squares has some tree cover, and the portion of the site in square 3831 is wooded.

The site faces University property on the north side of Michigan Avenue including buildings, open space and

parking. While not technically part of the University, the Basilica of the National Shrine of the Immaculate Conception is integrated into the campus to the northwest of the subject site. At the northeast corner of the subject site, a pedestrian underpass under Michigan Avenue connects this property to the western entrance of the Brookland metro stop. The Dominican House of Studies to the west is a four story building with a recently completed three story wing. The new wing is parallel to Michigan Avenue and approaches the western boundary of the subject site.

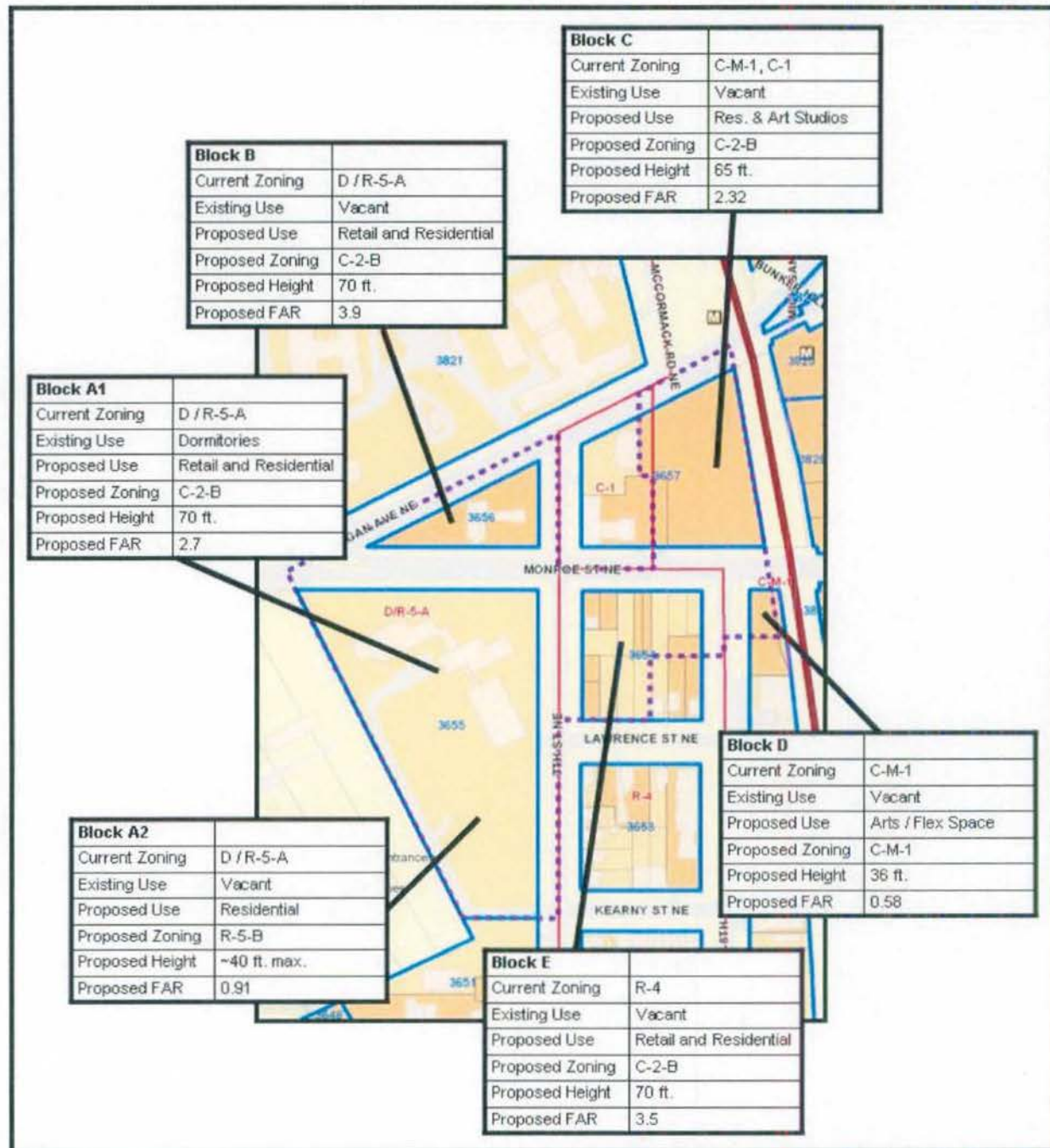
To the south of the subject site is a mix of detached houses, rowhouses and small apartment buildings, and light-industrial uses along the railroad tracks. Across the tracks to the east is a mix of housing types, commercial buildings and the metro parking lot and bus loop. Monroe and Newton Streets, two of the major east-west streets in that neighborhood, slope slightly down to the west and provide views of the Basilica. Monroe Street and Michigan Avenue both have bridges over the railroad tracks and therefore go up in elevation as they cross the tracks.

IV. PROJECT DESCRIPTION

The proposal consists of five mixed use buildings, an arts/flex space building and 45 rowhouses. The tallest buildings would be 70 feet tall and the overall FAR would be 2.37 with a total floor area of 921,633 square feet. The retail spaces, which would focus on Monroe Street, would total approximately 83,000 square feet. The project would include 761 residential units totaling 787,542 square feet, of which about 63,000 square feet would be affordable. The September 5, 2008 written statement indicates that affordable units would be located in each of the mixed use buildings and on each floor, except for the top two floors (pg. 29). Specifics about each building's intended use, height and density can be found in the graphic below.

Building Design

Three of the five mixed use buildings share a design aesthetic. The buildings in Blocks A1, B and E would use "brick and pre-cast elements," according to the applicant's written statement (pg. 9). All three buildings would have lighter-colored masonry at the top and bottom and darker masonry in the middle of the facades. Retail facades could be customized to the preference of the lease holder. Portions of the facades would be recessed to create bays and a varied appearance along Monroe Street. The buildings would be capped by either mansard roofs or mansard-like facades. Buildings on Blocks A1 and E would step down toward nearby residential structures. Block A1 would step down to four stories on the southern side of the building, including the exposed G1 level and the first, second and third floors. Block E would step down from six stories to four when moving from north to south along 7th Street, though the first floor would be almost 20 feet tall.



Tower elements would be placed at prominent corners, including a clock tower at the corner of Monroe and Michigan. The clock tower, together with the proposed plaza at the same corner, are intended to form a focal point and public gathering spot at the western terminus of Monroe Street. Along Monroe Street the building facades for Blocks A1, B, C and E would be set back at points from the property line in order to provide additional space for pedestrian movement and outdoor retail. The application proposes to make improvements to the public space (Written

Statement, pg. 8), but does not propose to place utility lines underground (Plan Set, elevation drawings). This would affect the location and size of street trees as depicted in the elevation drawings. In order to further clarify the use of public space, the application should indicate where PEPCO vaults will be located. Elevation drawings of the buildings seem to include balconies, but it is unclear if some of the balconies have any usable depth or are only french balconies. Page 18 of the written statement indicates that balconies on one side of Block A1 would be about 5 feet in depth, but elevation drawings sometimes refer to "Decorative Railings." OP encourages the provision of usable private outdoor space for a large percentage of the residential units.

Within Block A1, units would face the extended Lawrence Street on the garage level of the building. OP encourages activated building fronts, including on non-retail building facades. The rowhouse-like entrances would encourage resident and pedestrian activity in conjunction with the rowhouses in Block A2. However, the floor plan on Sheet 31, which shows mostly single doors, front stoops, and a clear sense of being the front of the unit, should be reconciled with Sheet 28, which shows all double, or perhaps sliding doors that convey more of a sense of being at the back of the residential unit. More detailed elevations or unit layouts would be informative.

The two mixed use buildings on Block C would have a much simpler warehouse-like design. OP supports this design direction. Most of the ground floors of these buildings would be devoted to artist studio spaces. These rentable work areas would have roll-up doors to allow artists to display their works on the proposed "arts walk" – a pedestrian-only extension of 8th Street. More typical retail would front the Monroe Street side of the buildings and residential units would be located on upper floors. A plaza at the north end of the arts walk would be denoted by a proposed signage tower. As noted below, the applicant should clarify how loading would work for the eastern of the two buildings on Block C. OP would also like clarification about how the "Trash" room will be accessed and by whom.

The arts/flex space in Block D would also be constructed with an industrial simplicity. The open floor plan of the space could be used by student groups, for art exhibits or for community meetings.

Block A2 would consist of 45 rowhouses. The units would be either three or four stories and would have a maximum height of approximately 40 feet. Rowhouses would have brick facades. Some would have rear yards while others would have integral garages. The extensions of Kearney and Lawrence Streets would be private streets, rather than dedicated right-of-way.

Parking and Loading

The project design proposes a total of 834 parking spaces. The applicant proposes to house all 190 retail parking spaces in the Block A1 parking garage, rather than scattered among all buildings with retail uses. 623 residential parking spaces for 761 units results in an overall ratio of 0.82 spaces per unit, though individual buildings have higher or lower ratios. Please refer to the Zoning analysis (Section VIII of this report) and the Zoning Tables (Attachment 2) for

complete information. Because this is a transit oriented development, the design should, if possible, provide lower parking ratios for Blocks B and E. Parking garages and loading will be accessed from 7th Street for Blocks A1, B and E, and from a private alley for Block C. Prior to a public hearing, the applicant should describe how loading would work for all uses located in the eastern of the two Block C buildings. A conforming number of bicycle parking spaces would be provided in all mixed-use-building garages. The Office of Planning encourages the provision of more bicycle parking spaces.

Campus Plan Amendment

Application number 08-24A / 04-25 proposes to remove the subject property from the Catholic University Campus Plan. The current campus plan dates to 2002 (ZC #02-20), but even the 1992 plan anticipated the consolidation of University functions on the main campus north of Michigan Avenue. The 2002 plan puts it explicitly: "The south campus, because of its separation from the main campus by Michigan Avenue, will continue to be slowly phased out as a student housing area, and reserved for cooperative ventures between the University and other appropriate organizations" (2002 Campus Plan, §4.2). Bringing all residences and other functions onto the Main Campus would increase walkability and safety for students. The entire campus at present is 193 acres. Removal of the area subject to the proposed PUD would leave just over 184 acres. According to page 6 of the September 5, 2008 written statement, removal of the subject properties would increase the University's FAR from 0.34 to 0.36.

V. COMPREHENSIVE PLAN POLICIES

The proposal would further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

- (1) Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. 217.1
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6
- (7) Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. 217.7
- (10) The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The

preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively. 218.3

- (13) Enhanced public safety is one of the District's highest priorities and is vital to the health of our neighborhoods.... 218.6
- (26) Transportation facilities, including streets, bridges, transit, sidewalks, and paths, provide access to land and they provide mobility for residents and others. Investments in the transportation network must be balanced to serve local access needs for pedestrians, bicyclists, transit users, autos and delivery trucks as well as the needs of residents and others to move around and through the city. 220.2
- (27) Washington's wide avenues are a lasting legacy of the 1791 L'Enfant Plan and are still one of the city's most distinctive features. The "great streets" of the city should be reinforced as an element of Washington's design through transportation, streetscape, and economic development programs. 220.3
- (30) Residents are connected by places of "common ground," such as Union Station and Eastern Market. Such public gathering places should be protected, and should be created in all parts of the city as development and change occurs. 220.6

The application is also consistent with major policies from various elements of the Comprehensive Plan. The Land Use Element encourages infill development and development near metro stations (Policies LU-1.3.1 and LU-1.3.2). That element also promotes building designs that step down from taller portions of the structure to lower heights in nearby neighborhoods (LU-1.3.5). The design of the project generally steps down to the south as it approaches the neighborhood along Lawrence Street, and it also provides infill development and added density near the Brookland metro station. The Transportation Element supports transit-oriented development and discourages auto-oriented uses (T-1.1.4 and T-1.2.3). The proposed development would concentrate housing within walking distance of Metro, provide some bicycle parking, and improve the streetscape to encourage walking. The Housing Element speaks to the increasing cost of housing in the District and the need for new developments to provide affordable housing. This development would reserve 8% of the total residential floor area, or about 63,000 square feet, for units made affordable to households earning up to 80% of the AMI. The Arts and Culture Element of the Comprehensive Plan has policy guidance applicable to the project. Policy AC-2.2.1 states that art should be used to promote individual identities for different neighborhoods. That Element also talks about the need for more artist production space like that proposed for the arts walk (§1409.1). And policy AC-4.2.3 encourages the development of university-related cultural facilities, such as the arts/flex space building, that can also serve the broader community.

The Upper Northeast Area Element encourages the redevelopment of underutilized areas near the Brookland metro (Policy UNE-2.6.1). This project proposes to develop vacant or underutilized lots in very close proximity to the metro. The area element also seeks to improve pedestrian access to the metro (Policy UNE-2.6.2). The pedestrian extension of 8th Street, the arts walk, will allow pedestrians approaching from the south to easily access the western metro entrance by connecting to the underpass under Michigan Avenue. The Upper Northeast Area Element also mentions the possibility of including live-work spaces and artist studios in new developments near the metro (Policy UNE-2.6.3).

VI. COMPREHENSIVE PLAN LAND USE MAPS

The Comprehensive Plan's Generalized Policy Map describes portions of the subject site either as a Land Use Change Area, a Neighborhood Conservation Area or an Institutional Area. The Future Land Use Map indicates that several different uses would be appropriate on this site, including moderate density mixed use residential and commercial; moderate density residential; institutional; and production and technical employment. The Brookland / CUA Metro Station Small Area Plan refined the vision for this area.

VII. BROOKLAND / CUA METRO STATION SMALL AREA PLAN

On March 3, 2009 Council adopted the Brookland / CUA Metro Station Small Area Plan (Brookland Plan or Plan, with page numbers referencing the December 2008 version of the Plan). In addition to guiding principles applicable to the entire study area, the Plan gives more specific direction to five different sub-areas. The subject site falls entirely within the Monroe Street Sub-Area. Development in this sub-area should re-create Monroe Street as an active, tree-lined connection from east to west through the neighborhood while reinforcing the intersections with 12th Street and Michigan Avenue as anchor points (Brookland Plan, pg. 45). An image taken from the Plan and reproduced below shows a conceptual plan for the sub-area based on the Plan policies.

Several sub-area policy recommendations, summarized below, apply to development of the subject site. Listed numbers refer to the specific recommendations, which can be found on pages 45 and 46 of the plan.

- 1 and 2 – Realign Monroe and 7th Streets to form improved intersection alignments with Michigan Avenue.
- 3 – Extend 8th Street north of Monroe Street – either as a vehicular or pedestrian street – in order to improve connectivity.
- 4 – Develop a mix of uses along Monroe Street west of the tracks with community-serving retail, residential, cultural uses and public spaces.
- 5 – Provide adequate parking but at low transit-oriented development parking ratios.
- 6 – Development along Monroe Street west of the tracks may be allowed up to 6 stories or a maximum 70 feet through a PUD... Building heights should taper down to transition to adjacent lower scale residential structures.

- 9 – Buildings in the sub-area should step back in height at a ratio of one half ($1/2$) to one above 50 feet. For example, for every 10 feet in height above 50 feet, the building façade should step back 5 feet from the building edge.
- 10 – Coordinate a retail strategy to encourage complimentary retail and businesses for both 12th and Monroe Streets.
- 11 – Create a large civic / open space as part of a new development along Monroe Street west of the tracks.



The Monroe Street Sub-Area of the Brookland Plan and one illustrative potential build-out scenario.

Recommendations 6 and 9, which deal with building height and bulk, were developed in response to concerns about views to the Basilica and concern about relationships between new and existing buildings (ibid., pg. 39). The application includes two wire drawings showing the project in relation to the Basilica (Sheets 73 and 74 of the plans dated September 5, 2008), but prior to a public hearing the applicant should provide more evidence that the goal of protecting views would be met. Information could be conveyed through additional renderings, photo simulations or view analyses from multiple vantage points in the community, especially from points along Monroe and Newton Streets. Sheet 72 of the plans shows images from a 3-D computer model of the neighborhood. In order to assess whether the project meets the intent of Recommendation 6, these images should be updated to show the revised, lower buildings heights. Sheets 57 through 60 of the plan set include plan and elevation drawings that show the relationship of the building on Block E and the adjacent single family homes.

In the September 5, 2008 written statement, the applicant indicates that they “will engage a retail consultant to create a coordinated retail strategy to encourage complementary retail and business for both 12th and Monroe Streets” (pg. 8). This commitment is appreciated and would seem to achieve the goal of Recommendation 10, but additional information about the timing and

approach of the study is needed.. The written statement also says that retail locations would be leased “primarily to local, community oriented retail uses, limiting the number of national chain retailers and restaurants” (ibid). Again, this proffer by the applicant, requires more information about how the goal will be accomplished and what level of commitment the applicant is making toward leasing to local businesses.

A long-range goal of the plan is the relocation of the metro entrances to be in line with the Newton Street right-of-way (ibid., pg. 44, Recommendation 11). The applicant should demonstrate that the relocation will not be precluded if the project is built as shown. The design of the project fulfills another goal of the plan which is to extend Lawrence and Kearney Streets west of 7th Street (ibid., pg. 39, text).

VIII. ZONING

The site is currently zoned D / R-5-A, R-4, C-1 and C-M-1. One of the subject squares would remain C-M-1, but the zoning for the remainder of the site would be amended, through a PUD-related map amendment, to C-2-B and R-5-B. The total site area is 388,332 square feet, large enough to request a PUD in R-5-A zone. For a complete list of squares and lots and their existing and proposed zoning, please see Attachment 1. For a complete analysis of project parameters against zoning requirements please see Attachment 2.

The proposal requires a map amendment and relief from the specific zoning regulations listed below. A summary of each area of relief is given and OP will provide a complete analysis of the requested relief at the time of the public hearing.

1. PUD-Related Map Amendment

The height and density permitted by the C-2-B PUD and R-5-B PUD regulations is necessary if the project is to be constructed as proposed. A PUD in the C-2-B zone can have a maximum height of 90 feet and a maximum FAR of 6.0. The overall PUD would have an FAR of 2.37, and individual buildings would have a maximum height of 70 feet and a maximum FAR of 3.9. The area of rowhouses that is proposed to be zoned R-5-B would have an overall FAR of 0.91 and, although not specified in the application, appears to have a maximum height of around 40 feet. These fall within the R-5-B PUD maximums of 3.0 FAR and 60 feet.

2. Variance from side yard requirements (§405)

The application indicates that side yard relief is required for some of the rowhouses in Block A2, though specific locations are not identified. As further described below in relation to relief under §2516, the applicant should, prior to the public hearing, provide zoning data for the individual rowhouse lots to indicate how they do or do not meet the requirements for the R-5-B district.

The application also notes that side yard relief is required for Block A1 and Block C, but an incorrect calculation was used to arrive at that conclusion. At this time OP does not believe

relief is needed for those areas, though the applicant will need to provide zoning data for both buildings on Block C prior to the public hearing. At that time OP can definitively assess the need for yard relief.

3. Special Exception for number of rooftop structures (§411)

The application requests relief from the number of rooftop structures, a special exception under §411. An examination of Sheet 25 of the plan set, the Overall Roof Plan, indicates that all of the mixed use buildings have multiple rooftop structures. Exact locations and dimensions of the structures can be seen on the individual building plans on Sheets 30 through 62.

4. Variance for the setback of rooftop structures (§411)

The application requests relief from the setback of rooftop structures, a variance under §411. An examination of Sheet 25 of the plan set, the Overall Roof Plan, indicates that setback relief is required for several structures on the mixed use buildings. Exact setbacks and rooftop structure heights can be seen on the individual building plans on Sheets 30 through 62.

5. Variance from parking requirements (§2101)

The application uses a parking calculation for “Art Gallery” for the arts / flex space building on Block D. An art gallery is defined in the Zoning Regulations as an establishment that derives over 50% of its income from the sale of objects of art. The proposed building clearly does not meet that definition. It seems more appropriate that it be considered a place of public assembly as it will be used for community meetings, concerts and other such events. In that case, relief from the parking requirements is necessary. The design includes 4 parking spaces where 30 are required for the 2,081 square foot useable area.

6. Special Exception from the location of parking spaces (§2116.5)

The application proposes to locate all 190 retail parking spaces in the garage under the building on Block A1. Therefore, relief to locate retail parking for Blocks B, C and E offsite is needed.

7. Variance from loading requirements (§2201)

The application requests relief from the retail loading requirements for Blocks B and E. Details of the loading requirements and the amount provided for each building can be found in Attachment 2.

8. More than one building on a single residentially-zoned record lot (§2516)

Section 2516 allows two or more principal buildings to be erected on a single record lot if approved by the Commission. The application seeks this relief in order to construct the rowhouses on Block A2. Many of the lots will front on private streets, but relief under this

section will allow them to be subdivided into tax lots that can then be sold on a fee-simple basis. The underlying land will remain one record lot. Section 2516.4 states that all zoning requirements such as use, height, bulk and open spaces be met for each building on the property. At this time the application does not provide zoning information for each individual rowhouse, but the applicant has stated that the data will be submitted prior to a public hearing. OP will provide an analysis of the relief at that time.

9. More than one building on a single commercially-zoned record lot (§2517)

Similar to §2516, §2517 allows two or more principal buildings to be erected on a single commercially-zoned record lot. The application requests this relief for Block C. The applicant has stated that the data necessary to evaluate any potential zoning relief will be submitted prior to a public hearing. OP will provide an analysis of the relief at that time.

IX. PURPOSE AND EVALUATION STANDARDS OF A PUD

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.” Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The application exceeds the minimum site area requirements of Section 2401.1(c) to request a PUD. The applicant is requesting a consolidated PUD and a related map amendment. 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 comments to be supplied by referral agencies, OP will provide at the time of the public hearing an analysis of the project’s impact on city services.

X. 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.” Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories, and must be superior in many. 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 partially based on an assessment of the additional development gained through the application process. In this case, the application proposes a PUD-related map amendment to C-2-B and R-5-B with a maximum building height of 70 feet and an overall FAR

of 2.37. The applicant would gain 30 feet in height as well as a broad range of commercial and residential uses that are not available under current zoning. OP estimates that the applicant gains about 360,000 square feet of floor area, or about 0.93 FAR through the PUD process. The matter-of-right heights and densities for the existing zone districts are listed in the table below, as well as heights and densities for the proposed zones.

Zone	MOR Height	MOR Density (FAR)	Proposed Height	Proposed FAR
R-4	40 ft., 3 stories	n/a		
D / R-5-A	40 ft., 3 stories	0.9		
C-1	40 ft., 3 stories	1.0		
C-M-1	40 ft., 3 stories	3.0	36 ft., 2 stories	0.58
C-2-B PUD			70 ft.	2.88
R-5-B PUD			40 ft.	0.91

The application lists several benefits, some of which can be considered amenity items:

1. *Affordable Housing* – The project would provide 8% of the residential floor area as units affordable to households earning up to 80% of the AMI. That is equivalent to approximately 63,000 square feet. The affordable units would be located in all of the mixed use buildings, according to page 29 of the written statement. Units would be located on each floor except for the top two floors of each building.
2. *Affordable Artist Work Space* – Page 33 of the written statement indicates that the work spaces in Block C will be leased to artists at below-market rents. The applicant should provide more information about this program.
3. *Promotion of the Arts and Arts Related Organizations* – The application cites the provision of the building in Block D as an amenity for the community. The building would be made available for arts organizations and for “family-oriented uses such as fitness, Gymboree, or yoga classes” (ibid, pg. 15). The space would be available on a first-come, first-served basis (ibid). The applicant should confirm whether or not the building will be free for community organizations to reserve.
4. *Urban Design* – The application posits that the arts walk, piazza at the northern end of the arts walk and the public square at Monroe and Michigan constitute amenities as they create publicly accessible open spaces and gathering spots for the neighborhood. In addition, the creation of a pedestrian connection to metro via the arts walk will greatly enhance mobility for the neighborhood. The applicant will also enhance the underpass of the Michigan Avenue bridge which connects their property to the metro entrance (Written Statement, pg. 33).
5. *Environmental Design* – The written statement indicates that the project will achieve at least the equivalent of a Certified LEED level (pg. 27). The written statement goes on to say that additional information about environmental features will be provided prior to a public

hearing. The applicant should provide a LEED checklist for the project and the development should incorporate a green roof on all buildings, as possible.

6. *Efficient Land Utilization* – Per §2403.9(b), “efficient and economical land utilization” may be considered an amenity item. In this case, the applicant proposes a transit oriented development (TOD) on vacant or underutilized land next to a metro station.
7. *Transportation Construction* – The applicant will reconstruct the intersections of 7th Street and Michigan Avenue and Monroe Street and Michigan Avenue. Seventh Street would be realigned with the entrance to Catholic University on the north side of Michigan Avenue. Reconstruction of the Monroe and Michigan intersection would involve creating a T intersection with Monroe terminating at Michigan. The improvements, which would enhance pedestrian and vehicular safety, would also require the dedication of some right-of-way.
8. *Transportation Demand Management (TDM)* – The applicant’s transportation consultant has recommended a number of TDM measures including the designation of a Transportation Management Coordinator, provision of SmarTrip cards for new residents and the provision of car sharing parking spaces in the public portion of the Block A1 parking garage.
9. *First Source Employment Agreement* – The applicant has proffered that they will execute a First Source Employment Agreement with the Department of Employment Services.

The Office of Planning feels that the proposed amenities are sufficient for setdown. Additional information on a definitive amenity package will be provided prior to the public hearing and OP and DDOT will provide analysis of the amenities package at that time.

XI. 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 the Environment (DDOE);
- Department of Transportation (DDOT);
- Department of Housing and Community Development (DHCD);
- Department of Employment Services (DOES);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);
- DC Public Schools (DCPS);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD);
- Washington Metropolitan Area Transit Authority (WMATA); and
- DC Water and Sewer Authority (WASA).

XII. COMMUNITY COMMENTS

The site is located in ANC 5C. As of the date of this report, OP has not received a report from the ANC and is not aware of any comments in favor or in opposition to the project.

XIII. CONCLUSION

As noted above, the Office of Planning recommends that the PUD and related map amendment be set down for public hearing, and that the proposed amendment to the campus plan be heard simultaneously. OP will continue to work with the applicant to refine the project and address issues raised in this report.

JS/mrj

Attachment 1
Squares, Lots, Current Zoning, Proposed Zoning

Square	Lot	Current Zoning	Proposed Zoning	Proposed Development Image
3831	818	C-M-1	C-M-1	
3657	805, 826	C-M-1	C-2-B	
	821	C-1	C-2-B	
3656	800	D / R-5-A	C-2-B	

Square	Lot	Current Zoning	Proposed Zoning	Proposed Development Image
3654	4 – 6, 10, 12, 15, 16, 17, 801 – 806, 811	R-4	C-2-B	
3655	1	D / R-5-A	C-2-B (north)	
			R-5-B (south)	

ATTACHMENT 2 – ZONING TABLES

					Block A1		Block B	
Item	Section	D / R-5-A MOR	Section	C-2-B PUD	Proposed	Relief	Proposed	Relief
Site Area					132,544 sf	n/a	31,682 sf	n/a
Res. FA					293,160 sf	n/a	106,980 sf	n/a
Retail FA					30,130 sf		16,390 sf	
Other FA					32,990 sf		0 sf	
Total FA					356,280 sf		123,370 sf	
Res. Units					308	n/a	100	n/a
Height	400	40 ft., 3 stories	2405.1	90 ft.	70 ft., 5 stories	Conforming	70 ft., 6 stories	Conforming
FAR	402	0.9	2405.2	6.0 max. (2.0 max non-res.)	2.2 res. 0.5 non-res. 2.7 total	Conforming	3.4 res. 0.5 non-res. 3.9 total	Conforming
Lot Occ.	403	40%	772	80% (for res. floors)	77.4% 102,600 sf	Conforming	66% 20,870 sf	Conforming
Rear Yard	404	20 ft.	774	15 ft.	43 ft. (to southern property line)	Conforming	42 ft. (to CL of Monroe St. per 774.11)	Conforming
Side Yard	405	If provided, 3 in. / ft. of height; not less than 8 ft.	775	If provided, 2 in. / ft. of height; not less than 6 ft.	13'8" (11'8" req'd)	Conforming	None provided	Conforming
Courts	406	4 in. / ft. of height; not less than 10 ft.	776	4 in. / ft. of height; not less than 15 ft.	Various	Conforming	Various	Conforming
Parking	2101	Residential 1 / du. Retail n/a Bike no requirement	2101	Residential 0.33 / du. Retail 1 / 750 sf above 3,000 Bike 5% of retail	204 Res. (0.66/du.) 190 Retail 394 Total 16 Bike	Requested to locate all ret. parking in block A1. Conforming for Bike	112 Res. (1.1/du.) 0 Retail 112 Total 8 Bike	Requested to locate all ret. parking in block A1. Conforming for Bike
Loading	2201	Res. 1 55 ft. berth 1 200 sf platform 1 20 ft. space Retail n/a	2201	Res. 1 55 ft. berth 1 200 sf platform 1 20 ft. space Retail 1 30' berth 1 100 sf platform	Residential 1 55 ft. berth 1 200 sf platform 1 20 ft. space Retail 1 30 ft. berth 1 100 sf platform	Conforming	Res. 1 55 ft. berth 1 200 sf platform 1 20 ft. space Retail none	Conforming Requested

			Block D				Block C	
Item	Section	C-M-1*	Proposed	Relief	Section	C-2-B PUD	Proposed	Relief
Site Area			5,169 sf	n/a			73,147 sf	n/a
Res. FA			0 sf	n/a			140,822 sf	n/a
Retail FA			0 sf				13,453 sf	
Other FA			3,003 sf				15,025 sf (art. studios)	
Total FA			3,003 sf				169,300 sf	
Res. Units			0	n/a			152	n/a
Height	840	40', 3 stories	36', 2 stories	Conforming	2405.1	90 ft.	65', 5 stories	Conforming
FAR	841	3.0	0.58	Conforming	2405.2	6.0 max. (2.0 max non-res.)	1.93 res. 0.39 non-res. 2.32 total	Conforming
Lot Occ.	n/a		56% 2,882 sf	n/a	772	80% (for res. floors)	46% 33,590 sf	Conforming
Rear Yard	842	2.5 in. / ft. of height; not less than 12 ft.	40'	Conforming	774	15 ft.	23'4" min.	Conforming
Side Yard	843	not req'd	none	Conforming	775	If provided, 2 in. / ft. of height; not less than 6 ft.	11' min. (10'10" req'd)	Conforming
Courts	844	2.5 in. / ft. of height; not less than 6 ft.	none	Conforming	776	4 in. / ft. of height; not less than 15 ft.	40' court width (24'4" req'd)	Conforming
Parking	2101	Res. n/a	4 spaces (30 req'd based on 2,081 sf of useable area)	Required	2101	Residential 0.33 / du.	91 res. (0.6/du.) 17 art. (25 req'd) 0 retail	Requested to locate all ret. parking in block A1. Requested for Artist Studios
		Retail 1 / 300 sf above 3,000				Retail 1 / 750 sf above 3,000	108 total	
		Place of public assembly 1 / 10 seats (7sf = 1 seat)				Artist Studios 1 / 600 sf		
		Bike n/a				Bike 5% of retail	20 Bike	
Loading	2201	no requirement	none	Conforming	2201	Residential 1 55 ft. berth 1 200 sf platform 1 20 ft. space	Res. 1 55 ft. berth 1 200 sf platform 1 20 ft. space	Conforming
						Retail 1 30 ft. berth 1 100 sf platform Artist Studios no requirement	Retail 1 30 ft. berth 1 100 sf platform	

* Square 3657, Lot 821 – a portion of Block C – is currently zoned C-1. For the purposes of this comparison chart, only C-M-1 is listed as the matter-of-right zone.

					Block E	
Item	Section	R-4	Section	C-2-B PUD	Proposed	Relief
Site Area					52,711 sf	n/a
Res. FA					162,270 sf	n/a
Retail FA					23,100 sf	
Total FA					185,370 sf	
Res. Units					156	n/a
Height	400	40 ft., 3 stories	2405.1	90 ft.	70 ft., 6 stories	
FAR	402	No requirement	2405.2	6.0 max. (2.0 max non-res.)	3.1 residential 0.4 non-res. 3.5 total	Conforming
Lot Occ.	403	60%	772	80% (for res. floors)	76.8 % 40,500 sf	Conforming
Rear Yard	404	20 ft.	774	15 ft.	45 ft. (to CL of Lawrence St. per 774.11)	Conforming
Side Yard	405	If provided, 3 in. / ft. of height; not less than 8 ft.	775	If provided, 2 in. / ft. of height; not less than 6 ft.	None	Conforming
Courts	406	4 in. / ft. of height; not less than 10 ft.	776	4 in. / ft. of height; not less than 15 ft.	Various	Conforming
Parking	2101	Residential 1 / du. Retail n/a Bike no requirement	2101	Residential 0.33 / du. Retail 1 / 750 sf above 3,000 Bike 5% of retail	171 res. (1.1 / du.) 0 retail 171 total 8 Bike	Requested to locate all ret. parking in block A1. Conforming for Bike
Loading	2201	No requirement for single family	2201	Residential 1 55 ft. berth 1 200 sf platform 1 20 ft. space Retail 2 30' berths 2 100 sf platforms 1 20' space	Residential 1 55 ft. berth 1 200 ft. platform 1 20 ft. space Retail 1 30' berth 1 100 sf platform	Conforming Requested

					Block A2	
Item	Section	D / R-5-A	Section	R-5-B PUD	Proposed	Relief
Site Area					93,079 sf	n/a
Res. FA					84,310 sf	n/a
Res. Units					45	n/a
Height	400	40 ft., 3 stories	2405.1	60 ft.	Not provided in application	Appears conforming
Lot Area (individual lots)	401	"As prescribed by the Board..."	401	none prescribed	Not provided in application	Conforming
Lot Width (individual lots)	401	"As prescribed by the Board..."	401	none prescribed	Not provided in application	Conforming
FAR (entire block)	402	0.9	2405.2	3.0	0.91	Conforming
FAR (per individual lot)	402	0.9	2405.2	3.0	Not provided in application	Unknown
Lot Occ. (entire block)	403	40%	403	60%	33%	Conforming
Lot Occ. (per individual lot)	403	40%	403	60%	Not provided in application	Unknown
Rear Yard	404	20 ft.	404	4 in. / ft. of height; not less than 15 feet.	Not provided in application	Unknown
Side Yard	405	If provided, 3 in. / ft. of height; not less than 8 ft.	405	If provided, 3 in. / ft. of height; not less than 8 ft.	Not provided in application	Requested
Front Yard (b/c lots front on private streets)			2516.5(b)	"equivalent...to the required rear yard"	Not provided in application	Unknown
Courts	406	4 in. / ft. of height; not less than 6 ft.	406	4 in. / ft. of height; not less than 6 ft.	Various	Conforming
Parking	2101	1 / du.	2101	1 / du.	45 spaces	Conforming
Loading	2201	no requirement for single family			None	n/a