

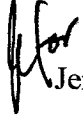
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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MEMOREDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director

DATE: October 31, 2008

SUBJECT: Setdown Report for Matthews Memorial Church - ZC #08-25
Consolidated Planned Unit Development and Related Map Amendment

APPLICATION

Matthews Memorial LP and Matthews Memorial Church (the Applicant) has petitioned the Zoning Commission to setdown a request for a consolidated Planned Unit Development (PUD) and PUD-related map amendment from R-5-A to R-5-B for a property located in Square 5868, Lots 172, 1000-1002, 1047 and 1050.

SUMMARY RECOMMENDATION

The Office of Planning recommends the application be set down for public hearing with a C-2-A PUD-related map amendment setdown in the alternative for the proposed community center portion of the project.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

Matthews Memorial Church has served the Anacostia/ Barry Farms community for over 85 years and currently provides over 60 ministries and community service offerings to the neighborhood. Some of these services include the Urban Families House of Hope, Matthews Memorial Baptist Church Senior Citizens' Center and a Child Development Center that currently serves 100 pre-school students.

Square 5968 stretches from the south tip of the Martin Luther King Avenue SE and Sheridan Road intersection to the north edge of St. Elizabeths' east campus in Ward 8. Located roughly a third of a mile south of the Anacostia Metro Station, the site is bound by Martin Luther King Avenue to the west and Dunbar Road to the east. The surrounding area is comprised of multi-family apartment buildings with some single-family houses and other institutional uses.

The site is currently improved with one 2-story duplex, two 3-story houses, one 2-story house, and an asphalt parking lot. The project would consolidate lots 172, 1000-002, 1047 and 1050 to form one lot approximately 79,900 square feet in total land area. The site will be redeveloped to better serve the needs of the church and the community Matthews Memorial Church is located on the same square.

ZONING COMMISSION
District of Columbia

801 North Capitol Street, N.E., Suite 4000, Washington, D.C. 20002 202-442-7600, fax 202-442-7637 or 7638

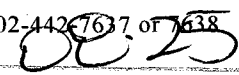
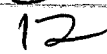
CASE NO. 

EXHIBIT NO. 



PROPOSAL

The proposal is to remove the existing structures and redevelop the site with a new apartment building and separate community services center. The 4-story apartment building would provide 100 units of affordable housing, 32 of which would be devoted to seniors. The adjacent 3-story community center would include a health clinic, a community room, a bookstore/café, and a dinner room/restaurant.

The applicant notes that the two buildings would be on a single record lot. Fifty underground parking spaces for the residential component and 12 surface parking spaces for the community center would be accessed from Martin Luther King Jr. Avenue from the front of site and Dunbar Road from the rear.

ZONING

The site is zoned R-5-A, which permits a maximum height of 40 feet, lot occupancy of 40% and a .9 FAR. The application includes a PUD map amendment from R-5-A to R-5-B. Under PUD guidelines, the R-5-B zone district allows a total FAR of 3.0, 60% lot occupancy and a total height of 60 feet. As such the residential building would be well within the PUD height and FAR provisions. R-5-B, however, does not permit retail uses. OP is not opposed to limited retail use on this site, as part of church related community space. Because it is not well detailed in the application, OP is recommending that the Zoning Commission consider C-2-A zoning, in the alternative for the community center portion of the project.

FLEXIBILITY

The applicant requests a PUD-related map amendment to increase the FAR and height. The applicant has also requested relief from the parking requirements for the community center, as the 22 parking space minimum would not be provided. The applicant proposes to provide 12 onsite parking spaces on the north side and rear east side of the building. The church provides extensive parking, so it is not expected that parking will be a problem. Additionally, the applicant requests relief to construct the two building on a single record lot.

The Office of Planning notes that under a residential zone (in the case, proposed R-5-B), special exception relief would also be required pursuant to §§ 334 and 352 to permit the Community Service Center portion of the project. Such relief, however, would not be required under PUD-related zoning of C2A (as proposed in the alternative by OP) as a community center is permitted by-right, pursuant to §§ 501 and 701.2. A detailed analysis of this and other aspects of the proposal requiring flexibility will be provided by OP prior to a public hearing. The following is tabulation of the proposed development data:

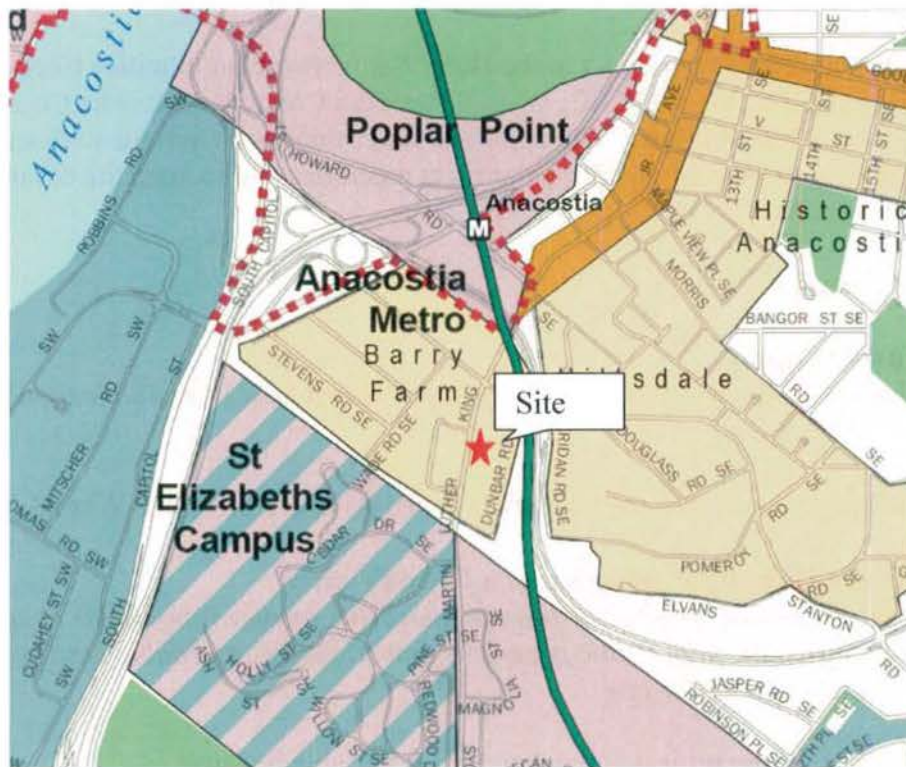
	Existing R-5-A Requirements	R-5-B PUD Requirements	C-2-A PUD Requirements	Project Specifications
Site Area	----	1 acre min. (43,560 sq. ft.)		1.83 acres (79,892 sq. ft.)
Total FAR	.9	3.0	3.0	1.5
Gross Floor Area		133,524		107,516 residential 13,086 comm. center =120,602 Total
Height	40 ft.	60 ft.	65 ft.	41.5 ft. apt. building 29.75 ft. comm. center
Lot Occupancy	40%	60%		29% conforming
Side Yard	3 inches per foot of height of building, but not less than 8 ft.	Not required, but if provided- 3 inches per foot of building height. Not less than 8 feet	Not required, but if provided- 2 inches for each foot of height of the building. Not less than 8 feet	10.3 ft. conforming
Rear Yard	20 ft. min.	4 inches per foot of building height. Not less than 15 feet.	15 feet	60 ft. conforming
Penthouse Height	----	18.5 ft.		14 ft.
Parking	1 per 1 unit	Residential- 1 per 2 units	Retail- In excess of 3,000 sq. ft., 1 for each additional 300 sq. ft. of gross floor area. Clinic- In excess of 2,000 sq. ft., 1 for each additional 600 sq. ft. of gross floor. (If less than 25% of gross floor area).	Residential Building-50 Community Center-12
Loading Platform Delivery Berth		1 @ 200 sq. ft. 1 @ 20 ft. deep 1 @ 55 ft. deep		1 @ 200 sq. ft. 1 @ 30 ft. deep (combined loading and delivery berth)

COMPREHENSIVE PLAN AND PUBLIC POLICIES

2006 Future Land Use Map and Generalize Policy Map

The entire site and the surrounding neighborhood is designated for moderate density residential. Although the Land Use Map does not specifically call out commercial uses in this area, the map is generalized and there are multiple policy statements in the plan supporting the forms of non-residential uses proposed.

Further, the entire site is located in a Community Enhancement area identified on the Comprehensive Plan Generalized Policy Map. The language outlines that these areas are generally residential in character and present opportunities for compatible small-scale infill development. The Community Enhancement Areas also encourages land uses that reflect the historical mixture and diversity of the community. The Matthew Memorial project would promote this policy by enhancing the available housing variety and by establishing a diversity of land uses to the neighborhood (see Land Use Policy Map below).



2006 COMPREHENSIVE PLAN

The following themes would be applicable to this project:

- **Section 102 -- Stabilizing and Improving District Neighborhoods,**

The mixed use, mixed-income development would support the redevelopment of The Barry Farm community. The residential component would provide affordable housing options and the community service building would allow for the expansion of existing community programs and facilitating space for neighborhood organizations.

- **Section 106 -- Respecting and Improving the Physical Character of the District**

The statement notes that the applicant designed the project to conform to the architectural styles of the neighborhood. However, varied material and deliberate features were incorporated to create an iconic and appealing addition to the neighborhood.

- **Section 107 -- Preserving and Ensuring Community Input**

To date, the applicant has presented the project to the Barry Farm New Communities Executive Committee Advisory Board, ANC 8A, ANC 8C, Ward 8 Business Council, Anacostia Coordinating Council, and Councilmember Marion Barry. The applicant states they will continue to discuss the proposal with the community to ascertain additional project amenities and to keep the community informed about the project.

Housing Element- Chapter 5

H-1.1 Expanding Housing Supply

“...to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs.”

The project would advance this goal with the construction of 100 new units in the Ward 8.

Policy H-1.2.1: Affordable Housing Production as a Civic Priority

“Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.”

The entire residential portion of the project is proposed for affordable housing.

Policy H-1.3.1: Housing for Families

“Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments”

Of the proposed 100 units for this new apartment building, nearly half would be 2 or 3 bedroom units (46 units total).

Policy H-4.2.3: Neighborhood-Based Senior Housing

“Encourage the production of multi-family senior housing in those neighborhoods characterized by large numbers of seniors living alone in single family homes. This will enable senior residents to remain in their neighborhoods and reduce their home maintenance costs and obligations”

The project would advance this policy provision by designating roughly 1/3 of the units for seniors.

Land Use Element- Chapter 3

Policy LU-2.3.6: Houses of Worship

Recognize churches and other religious institutions as an important part of the fabric of the city's neighborhoods. Work proactively with the faith-based community, residents, ANCs, and neighborhood groups to address issues associated with church transportation needs, operations, and expansion, so that churches may be sustained as neighborhood anchors and a source of spiritual guidance for District residents.

The proposed community services building would house a community services center. This center would replace four aging buildings on the site and would enable Matthews Memorial Church to provide a state-of-the-art facility to offer needed services for residents of the community.

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 project would enhance the street front appeal from Martin Luther King Jr. Avenue by using massing, materials, and design from the surrounding neighborhood to influence the architectural style of the new buildings. The bay projections, ornate cornice molding, and other building features would complement the area and connect the building design into the surrounding neighborhood.

Community Services and Facilities Element-Chapter 11

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.

The project would advance this policy provision by providing health clinic within the community service center. The clinic will benefit the area by offering additional health services in upgraded facilities to meet community needs.

Far Southeast/Southwest Area Element

The Comprehensive Plan identifies the site as being located in the the Far Southeast/Southwest Area Element. The redevelopment of the site as proposed would furthering the:

- Supermarkets and Services Policy (FSS-1.1.8) by adding a family style restaurant to a neighborhood in Ward 8 that has long been deprived on sit-in restaurants.
- Health Care Facilities Policy (FSS-1.2.1) by adding a clinic to respond to the health needs.
- Housing Opportunities Policy (FSS- 2.3.2) by constructing approximately 100 affordable units on a site that is currently underutilized.

PUD EVALUATION AND PUBLIC BENEFIT

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” and is also intended to facilitate a site-specific project with the assurance of a quality development. In order to maximize the use of the site consistent with the zoning regulations and be compatible with the surrounding community, the applicant is requesting that the proposal be reviewed as a consolidated PUD. This will allow the utilization of the flexibility stated in § 2400.2.

The overall goal is to permit flexibility of development ands other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience.”

The applicant has stated that the on site affordable housing and community services center will help to enliven and revitalize the Anacostia/Barry Farm neighborhood in Ward 8. The following were also noted by the applicant:

Housing and Affordable Housing - § 2403.9 (f)

All of the approximately 100 high quality units of the development would provide affordable housing across multiple tiers of affordability to both families and seniors. Further, nearly half of the of the units would be designed with 2 or 3 bedroom layouts to attract families. OP is very supportive of the proposed housing program, especially the provision of larger units and units for seniors.

Creation of Public Space - § 2403.9 (a)

The applicant states that the project is designed to take advantage of the existing topography of the site, which enables the structured parking to be at grade but not visible from the street. This would create the opportunity to provide significant open space on the site between the residential building and the community services building. It is noted that the open space would offer publicly accessible sidewalks between the two buildings and the church facilities to the north. The space would be landscaped, supply seating and provide a secure setting appropriately distanced from Martin Luther King Jr. Avenue.

Site Planning - § 2403.9 (b)

As noted in the statement, the project would be designed to provide residents and their guests with spaces for entertainment, gathering, relaxation, and necessary services, including the terrace, a community room, and a community services center. OP is generally supportive of the site planning and the building and landscape design direction, and will continue to work with the applicant to refine the design and submission materials prior to a public hearing.

Environmental Benefits - § 2403.9 (h)

The development would incorporate green building features into both the residential and community services building. The Office of Planning will work with the applicant to provide additional information regarding the project's green features prior to a hearing.

Social Services - § 2403.9 (g)

The community services center would enhance the neighborhood by providing community facility spaces. As noted in the statement, many of Matthew Memorial's services are currently provided in inefficient spaces. The proposed building would allow the church to expand its social services offerings and to provide community meeting space for neighborhood organizations. In addition, the building would house a medical clinic to offer services for members of the church. The community center would also contain a 150 seat restaurant, run by the church, for community residents to visit during limited times of the day. OP will work with the applicant to further detail its service programming prior to a hearing.

RECOMMENDATION

OP believes that the proposed PUD is not inconsistent with the elements of the Comprehensive Plan, and would be of benefit to the surrounding neighborhood. The Office of Planning recommends that the application be set down for public hearing for a consolidated PUD and related map amendment from R-5-A to R-5-B, with a C-2-A PUD-related map amendment in the alternative for the proposed commercial portion of the project. The Office of Planning will continue to work with the applicant to ensure refined building and landscape drawings, and more information regarding the project's green features prior to a hearing. OP will continue to work with the applicant towards a more detailed review prior to the public hearing.

JLS/sr
Stephen Rice, case manager