

MATTHEWS MEMORIAL TERRACE



PRE-HEARING STATEMENT TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION FOR
CONSOLIDATED REVIEW AND APPROVAL OF A
PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT

December 5, 2008

ZONING COMMISSION
District of Columbia

CASE NO.

EXH

08-25
14

DEVELOPMENT TEAM

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PREFACE

This statement is submitted by Matthews Memorial Terrace Limited Partnership and Matthews Memorial Baptist Church in support of an application for the consolidated review and approval of a Planned Unit Development (“PUD”) and a corresponding amendment to the Zoning Map of the District of Columbia for the properties known as Lots 172, 1000, 1001, 1002, 1047, & 1050, in Square 5868. The property that is the subject of this application is owned by and adjacent to the Matthews Memorial Baptist Church.

The Applicant is requesting the consolidated review and approval of a PUD and related Zoning Map Amendment in order to create an important residential project and community services center that will contribute significantly to Anacostia. In total, approximately 100 residential units, all of which will be affordable, will be created as a result of this project.

I. INTRODUCTION

A. Summary of Requested Action

This document supports the application of the Matthews Memorial Terrace Limited Partnership and Matthews Memorial Baptist Church (collectively "**Applicant**") to the Zoning Commission of the District of Columbia ("**Commission**") for the consolidated review and one-step approval of a Planned Unit Development and a corresponding amendment to the Zoning Map for the site. The project site consists of Lots 172, 1000, 1001, 1002, 1047, and 1050 in Square 5868 (the "**Subject Property**" or "**Property**"). The Subject Property is located in the Barry Farm neighborhood of Ward 8 and consists of approximately 79,311 square feet (1.82 acres) of land area.

The Subject Property is currently located in the R-5-A Zone District. The Applicant requests a Zoning Map amendment to the R-5-B District for the Subject Property to accommodate the proposed residential building and the community services center. In the alternative and as recommended by the Office of Planning at the November 10, 2008 public meeting, the Applicant requests a Zoning Map amendment to the C-2-A District for the Subject Property. The proposed height, density, and lot occupancy of the project are significantly less than what the PUD guidelines allow for in the R-5-B and the C-2-A Districts. Rezoning the site to the R-5-B or the C-2-A District is consistent with the overarching goals and policies of the Comprehensive Plan of the District of Columbia, as discussed in detail herein.

The applicant proposes to construct a four-story rental apartment building with modern amenities. Adjacent to the apartment building will be a three-story community services building, which will house a community services center. The building will include a social services center,

a health clinic, a community room, a bookstore/café, and a dining room. The new 100 unit residential building will dedicate 32 units for senior housing and 68 units for affordable housing. The building will provide 50 underground parking spaces for the housing units and 11 surface parking spaces for the community services building.

B. The Applicant

Matthews Memorial Terrace Limited Partnership is a limited partnership formed between Matthews Memorial Baptist Church (“**Matthews Memorial**” or “**Church**”) and The Community Builders, Inc. (“**TCB**”) for the purpose of owning, developing, and operating Matthews Memorial Terrace, the proposed residential building. The Church will concurrently develop, own, and operate the community services building to be co-located on the site. The Community Builders, Inc. is assisting the Church in the development services required for the community services building. The Church will continue to own all of the land, and Matthews Memorial Terrace Limited Partnership will lease the land for the residential building from the Church.

Matthews Memorial Baptist Church, established in 1921, has been a stabilizing force in the Barry Farm community for over 85 years. Reverend C. Matthew Hudson, Jr., D.Min., became the eighth pastor to lead the church when he was installed on Sunday, March 26, 2006. Matthews Memorial currently has approximately 1,300 active members and runs over 60 ministries, providing services that support members of the community from different ages, genders, and family types.

In particular, Matthews Memorial operates several large ministries. Matthews Memorial Baptist Church Child Development Center has been in existence since 1964 and serves 100 pre-school students and has a staff of 17. In existence since 1998, Urban Families House of Hope is

a social services ministry that meets the many needs of Ward 8 residents. Matthews Memorial Baptist Church Senior Citizens' Center focuses on enriching the lives of senior citizens, the homebound, and the disabled. The Ministry of Social, Political, and Economic Development includes Matthews Memorial Housing, which was formed in 1984 to provide affordable housing.

The Church has been an important presence in Anacostia almost from its inception. The child development center is the oldest in Ward 8 and is accredited by the National Association for the Education of Young Children. Also, as one of the largest congregations in Ward 8, the Church holds a particular political and social prominence in the District. Most political activity in Ward 8 includes the Church; for example, Councilmember Marion Barry frequently uses the Church for making public addresses, and the Church regularly hosts voter registration drives. Almost all community meetings, including many sponsored by the Office of Planning, occur at the Church, and many community groups rely on the Church as a resource. The Church is actively involved in all aspects of revitalizing, stabilizing, and rehabilitating Anacostia. The Church serves on the board of the New Communities Initiative and on the board for the redevelopment of Poplar Point. The Church also plays a key role in the Far Southeast Family Strengthening Collaborative and hosts job fairs and health fairs for the benefit of the Anacostia community.

The Community Builders, Inc., formed in 1964, is a nonprofit organization whose mission is to build strong communities where people of all incomes can achieve their full potential. TCB achieves its mission by developing, financing, and operating high quality affordable, rental and for-sale mixed-income housing. As part of this function, TCB coordinates access to support services and asset-building activities critical to the communities it serves. TCB

focuses primarily on meeting the needs of lower income people not effectively served by the market. TCB specializes in redeveloping large-scale public and assisted housing projects; transformation of distressed housing projects into anchors for multifaceted revitalization efforts; and recapitalization of affordable housing units faced with market-rate conversion, obsolescence, physical deterioration, and financial distress.

Since its inception, TCB has developed, owned, and managed thousands of units of affordable and mixed-income residences in 14 states. Respecting the importance of neighborhood continuity, TCB works in collaboration with neighborhood groups, residents, public and private agencies, and philanthropic organizations. By becoming a long-term stakeholder in the neighborhood, TCB creates effective local implementation teams that combine neighborhood understanding, technical skills, and managerial ability. TCB's Mid-Atlantic regional headquarters, where the Matthews Memorial Terrace project is being managed, is located in the District of Columbia.

Since its founding, TCB has developed over 20,000 housing units and 400,000 square feet of commercial/retail space, completed nearly 300 affordable and mixed-use housing developments, and assembled \$1.9 billion in project financing. Currently, TCB's annual budget is over \$40 million per year, managing over 8,750 units in over 90 developments across the Northeast, Midwest, and Mid-Atlantic. The diversity of TCB's portfolio and pipeline has enabled it to develop expertise in a multitude of financing tools and capital restructuring strategies.

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

The Applicant seeks the flexibility in design that the PUD process will allow. Accordingly, the Applicant will deliver a 100% affordable residential building of impeccable design. In addition, the PUD process will allow the Applicant to rezone the Subject Property in accordance with the Generalized Land Use Map of the Comprehensive Plan.

D. Development Timetable

Should the PUD be approved, the Applicant plans to start construction no later than August 2009 and expects that the total construction period will last approximately 14 months.

II. THE PROPOSED PUD PROJECT

A. Site Location

The Subject Property consists of approximately 79,892 square feet of land area and is mid-block, bounded by Martin Luther King Jr. Avenue, SE to the west and Dunbar Road, SE to the east. The Subject Property is currently improved with one two-story duplex, two three-story houses, one two-story house, and an asphalt parking lot. The site also contains parking for Matthews Memorial Baptist Church.

The site is located in Advisory Neighborhood Commission (“ANC”) 8C in the Barry Farm neighborhood in Southeast D.C. The area surrounding the PUD site is primarily moderate density residential and is predominantly characterized by row houses and garden apartments. The site is adjacent to Matthews Memorial Baptist Church to the north and the Parkway House (a 100 unit multifamily building) to the south. Directly across Martin Luther King Jr. Avenue from the Subject Property are several three-story garden style apartment buildings and detached single family dwellings. Commercial uses exist further north across Martin Luther King Jr. Avenue.

The site is located approximately ¼ mile from the Anacostia Metro station, and Suitland Parkway is to the east.

B. Project Description

The proposed PUD will contain two buildings: a residential building and a community services building. Both are described in greater detail below. The updated plans, elevations and drawings of the proposed PUD project are attached as Exhibit A. The residential building occupies 80 feet of frontage along Martin Luther King Jr. Avenue and will be four (4) stories tall. Situated north of the residential building, the community services building will occupy 53 feet of frontage on Martin Luther King Jr. Avenue and will be three (3) stories tall. The buildings will achieve a maximum height of 41.5 feet.¹ The residential building will contain approximately 107,516 square feet of gross floor area, and the community services building will contain approximately 13,086 square feet of gross floor area. Collectively, the buildings will have a 1.52 FAR, which is significantly less than the 3.0 FAR permitted under the PUD guidelines for the R-5-B District and the C-2-A District.

The building's design utilizes the site's sloping topography for a terrace level over the structured parking. The residential building's exterior will feature a rusticated stone base, a combination of cementitious siding, and a panelized system. The materials will feature lighter colors on the projecting bays and the fourth floor, which will act to lighten the building and reduce the perceived size and height of the building. The adjacent community services building will have a façade with a stone base similar to the residential building. Both the residential building and the community services buildings will incorporate green building features that meet

¹ For the purposes of this application, the two buildings will be considered one building on one record lot, but the residential building will attain a height (41.5 feet) greater than the community services building.

or exceed the Green Communities Initiative standard.

The project has been designed to achieve a high quality that is reflective of the best elements of the surrounding neighborhood. The massing, materials, and shape of the design will allow the new building to blend with the surrounding architectural styles and to act as a transition from both the larger structure of Matthews Memorial Baptist Church building and nearby apartment buildings to the neighboring row houses. The massing is a reflection of the character of the row houses and architectural styles of Anacostia. The bay projections, ornate cornice molding, and building materials thoughtfully weave the building design into the neighborhood.

The varied exterior building materials allow the building to integrate into the eclectic neighborhood. The exterior will feature autumn red fiber cement siding, metallic silver paneling, sandstone blocks, hammered St. Thomas tan cast stone, smooth whitestone cast stone, and smooth pebble cast stone. The façade will also feature two types of moulding cornices.

One of the project's significant design features is the use of the natural landscape to create very little cut and fill and to add public space and an entrance to the garage at grade. The projecting bays and recessed courtyards of the new building will not only provide architectural interest and variety to the structure, but they will significantly add to the attractiveness of the site and better incorporate the current parking surface and detached two story family homes. Ornamental trees and evergreen plantings will combine with the courtyards to provide outdoor living spaces and passive recreation for the residents and a substantially improved streetscape for the surrounding community.

1. Residential Building

The residential building will include a community room, a meeting room with kitchen facilities, and a terrace level courtyard that acts as a green roof. In addition to the main lobby

along Martin Luther King Jr. Avenue, an additional main entrance will be located on the terrace level.

The residential building will provide approximately 100 units of housing for three different target populations: seniors (62 and older), families qualifying for public housing (those relocated from public housing nearby), and other families whose incomes are below 60% of the area median income. Approximately 1/3 of the residential units will be programmed for each target population.

To keep senior residents close to the ground floor and to maximize their mobility in and out of the building, the senior housing will occupy a designated area that includes the entire terrace level of the building and approximately one-half of the ground floor level. The remainder of the building will be designated as family units in which both public housing and low-income families will be interspersed throughout.

The building will be managed with on-site staff who will provide services to all residents. In addition, there will be limited supportive services housed within the building. Many of the services will be run by Matthews Memorial Church and its affiliates. Although a full plan for programming has not yet been developed, the initial plan is for the multi-purpose community room, which will be located on the terrace level, to be utilized as a senior daycare center on weekdays until the afternoon, when it will be opened up to other uses. The community room will also be available to be reserved for special occasions in afternoons, evenings, and weekends.

2. Community Services Building

A significant component of the project will be the community services building, which will house a community services center. The community services building is designed to provide state-of-the-art facilities for the many services that the Church already provides. This new

building will replace the four aging buildings that currently house many of the Church's services and will allow the Church to continue providing and expand these many services that are vital to the community. The proposed Matthews Memorial Community Services Center ("MMCSC") will contain a community meeting room, a dining room, a social services center, a bookstore/café, and a medical clinic. The community meeting room on the first floor will be available to all community-related organizations. Because the Church is so intimately involved in the local community, this space will allow the Church to better facilitate the need for community meeting space and to accommodate numerous Church and community organizations.

The second floor dining room will operate as a restaurant open to the public during limited hours. Offering both table service and take-out/cafeteria service, the restaurant will be open for lunch and dinner, which is anticipated to be approximately Tuesday through Saturday, 12:00 p.m. to 9:30 p.m. It will also be open for dinner only on Sunday, approximately from 2:00 p.m. to 7:00 p.m. The dining room will be closed to the public during all other times and will be available for Church-related functions such as civic/community leader meetings, prayer breakfasts, and conferences. Similar to the restaurant, the bookstore/café on the first floor will be open to the public during limited hours, which is anticipated to be approximately from 7:00 a.m. to 11:00 a.m. Monday through Friday and from 8:00 a.m. to 4:00 p.m. on Saturday and Sunday. The rest of the time it will be closed to the public and will be used by the Church for related programming. The bookstore/café will sell mostly liturgical material and will offer limited refreshments.

The third floor of the community building will contain a social services center and a medical clinic. The social services center will house the Community Development Corporation

and the Urban Families House of Hope (“UFHH”). UFHH will provide marriage/relationship counseling, job-searching resources, housing references, parenting skills training, crisis intervention, budgeting classes, a fatherhood initiative program, and other related services. The medical clinic will be leased to a doctor and will provide enough space for the doctor, one nurse, one licensed therapist, and one receptionist. The medical clinic will provide medical services to a neighborhood severely lacking in such services.

The community services building will have a small courtyard adjacent to the larger courtyard of the residential building, providing a contiguous link for the public space. The building will have a masonry veneer similar to the base of the residential structure. It will also feature a green roof.

C. Tabulation of Development Data

	R-5-B PUD Standards	Project Specifications
Site Area	1 acre (43,560 sq ft)	79,311 sq. ft.
Total FAR	3.0	1.52
Gross Floor Area	133,524	120,602
Height	60 ft.	41.5 ft.
Lot Occupancy	60%	31%
Side Yard Setback	Not required, but if provided, 3 inches per foot of building height, not less than 8 feet	10.3 ft.
Rear Yard Setback	4 inches per foot of building height, not less than 15 feet	60 ft.
Lot Width	None	160.0 ft.
Penthouse Height	18.5 ft.	14 ft.
Parking Ratio	Residential Building = 1 space for every 2 units Community Building = 1 for each 600 sq. ft.	Residential Building = 50 spaces Community Building = 11 spaces
Loading:		
Platform	1 @ 200 sq. ft.	
Delivery	1 @ 20 ft. deep	1 @ 30 ft. deep (combined

Berth	1 @ 55 ft. deep	loading and delivery berth)
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	C-2-A PUD Standards	Project Specifications
Site Area	15,000 sq. ft.	79,311 sq. ft.
Total FAR	3.0	1.52
Gross Floor Area	46,950	120,602
Height	65 ft.	41.5 ft.
Lot Occupancy	60%	31%
Side Yard Setback	Not required, but if provided, 2 inches per foot of building height, not less than 6 feet	10.3 ft.
Rear Yard Setback	15 ft.	60 ft.
Lot Width	None	160.0 ft.
Penthouse Height	18.5 ft.	14 ft.
Parking Ratio	Residential Building = 1 space for every 2 units Community Building = 1 for each 600 sq. ft.	Residential Building = 50 spaces Community Building = 11 spaces
Loading:		
Platform	1 @ 200 sq. ft.	
Delivery	1 @ 20 ft. deep	1 @ 30 ft. deep (combined
Berth	1 @ 55 ft. deep	loading and delivery berth)

D. Development Parameters Under Existing and Proposed Zoning

The R-5-A District, as a matter-of-right, permits a maximum height of 40 feet, a maximum lot occupancy of 40%, and a maximum FAR of 0.9. The PUD guidelines for the R-5-A District allow a height of 60 feet and a maximum FAR of 1.0.

The R-5-B District, as a matter-of-right, permits a maximum height of 50 feet, a maximum lot occupancy of 60%, and a maximum FAR of 1.8. The PUD guidelines for the R-5-B District allow a height of 60 feet and a maximum FAR of 3.0.

As a matter-of-right, the C-2-A District permits a maximum height of 50 feet, a maximum lot occupancy of 60%, and a maximum FAR of 2.5 for residential buildings. The PUD guidelines for the C-2-A District allow a height of 65 feet and a maximum FAR of 3.0.

E. Flexibility under the PUD Guidelines

The PUD Process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require the approval of the Board of Zoning Adjustment ("BZA").

The proposed development complies with the broad parameters of the R-5-B Zone District and the C-2-A Zone District. However, the design scheme proposed for the PUD has created a configuration that does not meet all of the exact requirements of the Zoning Regulations. First, the Applicant seeks to construct two buildings on one record lot. This relief is requested and is necessary in order for Matthews Memorial Limited Partnership to maintain separate ownership of the residential building apart from the underlying land owned by the Church.

Second, the Applicant seeks relief from the required number of off-street parking spaces as stated in Section 2101.1 of the Zoning Regulations. This relief is necessary because the required number of spaces (22) for the community building exceeds the 11 provided spaces that will accommodate the automobile traffic to the site.

Third, the Applicant seeks relief from the loading requirements in Section 2201.1 of the Zoning Regulations. This relief is necessary because the loading space in the rear of the residential building has immediate access to the garage and lacks a platform.

The use of the PUD process for this project will allow the Applicant to meet the District's goals for this area and to amend the Zoning Map in accordance with the designated Moderate Density Residential land use category on the Generalized Land Use Map.

III. PLANNING ANALYSIS

A. Introduction

Through the PUD process, the Applicant will implement numerous goals of the District of Columbia in revitalizing Anacostia and the Barry Farm neighborhood.

B. Land Use Impact

The proposed PUD project will create a significant residential development and community services center along Martin Luther King Jr. Avenue and will dramatically improve the appearance and function of the site. The proposed height and massing of the project are consistent with the neighborhood and with the District's planning goals for the future of this area.

C. Zoning Impact

The proposed Zoning Map Amendment application can be granted without adversely affecting nearby and adjacent Zone Districts. The proposed R-5-B Zone District is consistent with the Moderate Density Residential Land Use Category designation for the Subject Property. In the alternative, the proposed C-2-A Zone District is also consistent with the Moderate Density Residential Land Use Category designation given the proposed mixture of uses.

D. Environmental Impact

No adverse environmental impact will result from the construction of this project. In addition, the project will incorporate green building features which will meet or exceed the Green

Communities Initiative. The requisite erosion control procedures stipulated by the District will be implemented during construction of the project.

E. Traffic and Transportation Impact

This project will not have a significant impact on traffic in the project's vicinity. As discussed in the traffic report in Exhibit B, the project will result in a negligible increase in trips in the area, and on-street parking will be unaffected since the project provides an adequate number of off-street spaces. Further, the Subject Property is located within easy walking distance of the Anacostia Metro Station, and several Metrobus lines traverse Martin Luther King Jr. Avenue; thus, the project is adequately served by public transportation.

F. Facilities Impact

The proposed project will not have an adverse impact on the public facilities that it will rely on for service.

IV. EVALUATION STANDARDS

Section 2403 of the Zoning Regulations provides the standards for evaluating a PUD application. Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning. This consolidated application will achieve the goals of the PUD process by creating high quality residential development of affordable housing and a community services center on the Subject Property, which will help to enliven and revitalize Anacostia and the Barry Farm neighborhood of Ward 8.

A. Housing and Affordable Housing

Pursuant to Section 2403.9(f) of the Zoning Regulations, the PUD guidelines state that the production of affordable housing is a public benefit that the PUD process is designed to encourage. All of the approximately 100 high-quality units of this new development will provide affordable housing across multiple tiers of affordability to both families and seniors. Given the current strong interest in the production of affordable housing in the District of Columbia, this is a significant amenity and public benefit.

B. Creation of Open Space

Section 2403.9(a) lists creation or preservation of open space as a category of public benefits and project amenities for a PUD. As shown in the detailed plans, elevations, and renderings included in Exhibit A, the proposed project creates significant open space on the Subject Property. The project is designed to take advantage of existing topography of the site which enables the structured parking to be at grade. This situation creates the opportunity to provide significant open space on the site between the residential building and the community services building. This open space will offer publicly accessible sidewalks between the two buildings and the church facilities to the north. It will be landscaped and have seating, and, due to its location and grade differential from the street, it will provide an intimate and secure setting protected from the noise and bustle of Martin Luther King Jr. Avenue.

C. Site Planning

Pursuant to Section 2403.9(b) of the Zoning Regulations, "Site planning, and efficient and economical land utilization" are public benefits and project amenities to be evaluated by the Zoning Commission. The proposed project has been designed to provide residents and their

guests with spaces for entertainment, gathering, relaxation, and necessary services, including the terrace, the community room, and the community services center.

D. Environmental Benefits

The Zoning Regulations, pursuant to Section 2403.9(h), state that "environmental benefits" can be considered public benefits and project amenities of a project. The development will be designed to meet or exceed the Green Communities Initiative standard. Features will include numerous environmentally appropriate elements, including the following: a green roof on both the community services building and the underground parking structure; green exterior materials on both buildings; Energy Star rated HVAC for heating and cooling for both buildings; and Energy Star rated kitchen appliances. In addition, the site is located on major transit routes with bus stops at the site, and it is within walking distance of the Anacostia Metro station, which meets the Smart Growth aspects of green development.

E. Social Services

According to Section 2403.9(g), "social services/facilities" may be considered public benefits and project amenities. The community services center will provide a significant benefit to the community. Many of the Church's services are currently being provided in outdated, inefficient spaces. The new community services building will allow the Church to expand its social service offerings. For example, Urban Families House of Hope is a social services organization that provides stabilizing support to residents in the community, and the Matthews Memorial Baptist Church Senior Citizens Center provides support to seniors in the community.

The community services center will provide significant upgrades to the current spaces and will facilitate expansion of these community programs and the addition of new programs. A community meeting space will be incorporated into the community services building for

neighborhood and community organizations. In addition, the community services building will contain a dining room/restaurant and bookstore/café, run by the Church, for the public to visit during limited times of the day. The building will also house a medical clinic that will offer a full panoply of medical services for members of the Church and the community.

F. Comprehensive Plan

Pursuant to Section 2403.9(j), public benefits and project amenities include "other ways in which the proposed planned unit development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan." As described in greater detail in Section V, the PUD is consistent with and furthers many elements and goals of the Comprehensive Plan.

G. Public Benefits of the Project

Sections 2403.12 and 2403.13 require the Applicant to show how the public benefits offered are superior in quality and quantity to typical development of the type proposed. The Applicant has addressed this issue in the text of the statement. It is only as a result of the additional density provided through the PUD process that the Applicant is able to construct such a well-designed project and to provide so much new affordable housing. The building will be constructed of time-tested materials in an innovative way, equipped with all modern amenities. Also, the project will offer parking and outdoor space. With bay projections and cornice detailing, the project will be a valuable addition to the urban fabric of the Barry Farm neighborhood. The architectural detailing of the proposed buildings, the landscaping and terrace, and the large amount of quality affordable housing provided in this project set it apart from a matter-of-right residential project. Whereas a matter-of-right project would provide limited

affordable housing, the approval of this PUD application will result in the creation of approximately 100 high-quality affordable housing units.

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters the goals and policies enumerated in the District of Columbia Comprehensive Plan ("**Comprehensive Plan**"), D.C. Law 12-275, 10 DCMR (Planning and Development) § 100 et seq. (1998). The proposed project significantly advances the Comprehensive Plan's purposes by furthering the social and economic development of the District through the creation of approximately 100 new residential units on a site that is important to the development of Anacostia.

A. Compliance with Major Themes

Three major themes that are applicable to this project were adopted as part of the Comprehensive Plan. The Applicant's proposal is consistent with these themes as follows:

1. Stabilizing the Community

This mixed-use, mixed-income development will serve as an early stage anchor to the redevelopment of the Barry Farm community. The residential portion of the development will provide new high-quality affordable housing options to the community, while the community services building will allow for the expansion of existing community programs run by Matthews Memorial Church. Together, they will serve as a complimentary stabilizing force in the community and will provide a catalyst for future high quality development.

2. Respecting and Improving the Physical Character of the District

The Applicant has thoughtfully and carefully designed the project to conform with the architectural styles of the neighborhood. However, the project's design uses varied materials and

incorporates interesting features to create an iconic and appealing addition to the neighborhood. The new project offers a well-designed project that improves the physical fabric of both Anacostia and the District.

3. Preserving and Ensuring Community Input

The Applicant will continue its a dialogue with the community to ascertain additional project amenities and to keep the community informed about the project. Thus far, the Applicant has met with and presented the project to the following: the Barry Farm New Communities Executive Committee Advisory Board, ANC 8A, ANC 8C, Ward 8 Business Council, Anacostia Coordinating Council, DC Office of Planning, and Councilmember Marion Barry.

Through the PUD process, the Applicant will continue to work with representatives of ANC 8C and of the surrounding neighborhood to create a new residential community that is a benefit to the neighborhood and the District of Columbia.

B. Compliance with Major Elements.

The Comprehensive Plan also contains 11 major elements. The proposed project furthers the objectives and policies of several of these elements as follows:

1. Housing

The Comprehensive Plan includes the following goals and policies with regard to the production of new housing:

Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community. The first step

toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs. (Goal H-1.1: Expanding Housing Supply)

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

Actively involve and coordinate with the nonprofit development sector, increasing their capacity to produce affordable housing. Enter into partnerships with the non-profit sector so that public funding can be used to leverage the creation of affordable units. (Policy H-1.2.6: Non-Profit Involvement)

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. (Policy H-1.3.1: Housing for Families)

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. (Policy H-4.2.3: Neighborhood-Based Senior Housing)

The creation of approximately new 100 rental residential units, all of which are affordable, on this currently underutilized property fully satisfies all of the above-noted provisions of the Housing Element of the Comprehensive Plan. Matthews Memorial Baptist Church and The Community Builders, Inc., both nonprofit institutions, will develop these housing units. As previously stated, the project will provide affordable housing for seniors, for families eligible for public housing, and for families earning 60% of the Area Medium Income. Altogether, the development of this project fulfills the policies of the housing element of the Comprehensive Plan.

2. Land Use

The District's Comprehensive Plan includes the following goals and policies with respect to land use:

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-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods)

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. (Policy LU-2.2.4: Neighborhood Beautification)

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. (Policy LU-2.3.6: Houses of Worship)

The buildings comprising this new project have been carefully designed to incorporate the style and improve the aesthetics of the surrounding neighborhood. This new project is a visually pleasing architectural style that will help stabilize and revitalize the neighborhood by improving streetscape of Martin Luther King Jr. Avenue. At the same time, this important development provides an anchor for the Church to improve upon the many services that it offers to its members and to the community.

3. Community Services and Facilities

The Comprehensive Plan includes the following goals and policies with regard to the provision of community services:

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-2.1.1: Primary and Emergency Care)

With limited options for primary health care services, the neighborhood will significantly benefit from this new project's expanded health clinic. The community services building will allow the Church's health clinic to offer additional services in upgraded facilities to meet the needs of the community.

4. *Area Element*

The Comprehensive Plan includes the following policies with respect to the Far Southeast/Southwest areas of the District:

Concentrate future housing development and employment growth in the Far Southeast/Southwest around the Congress Heights and Anacostia Metro Stations, on the St. Elizabeths Hospital Campus, and along the "Great Streets" corridors of Martin Luther King Jr Avenue SE and South Capitol Street. Provide improved transit and automobile access to these areas and improve their visual and urban design qualities. (Policy FSS-1.1.1: Directing Growth)

Attract additional supermarkets, family-style restaurants, full-service gas stations, and general merchandise stores to the Far Southeast/Southwest. The area's larger commercial sites should be marketed to potential investors, and economic and regulatory incentives should be used to attract business. The upgrading and renovation of the area's existing auto-oriented shopping centers is strongly encouraged. (Policy FSS-1.1.8: Supermarkets and Services)

Sustain and support existing health care facilities in Far Southeast/ Southwest and develop additional health care and social service facilities to respond to the urgent unmet need for primary care, pre- and post-natal care, child care, youth development, family counseling, and drug and alcohol treatment centers. Pursue co-location or consolidation of these facilities with other public facilities where possible, and where the uses are compatible. (Policy FSS-1.2.1: Health Care Facilities)

Encourage compatible infill development on vacant and underutilized land within the Hillside and Fort Stanton neighborhoods, with an emphasis on low to moderate density housing designed for families. Special care should be taken to respect the area's topography, avoid erosion, improve the street and circulation system, and mitigate any traffic increases caused by new development. (Policy FSS-2.3.2: Housing Opportunities)

The project advances each of the goals for the area plan as listed above. Not only does the development add affordable housing, but it expands and improves upon necessary community services. The project's provision of a restaurant and a health care clinic are two goals specifically sought by the Comprehensive Plan. In addition, the thoughtful design of the project's buildings incorporates the neighborhood's aesthetics and topography to create a project well-aligned with the policies of the area element of the Comprehensive Plan.

C. Generalized Land Use Map

As previously mentioned, the Generalized Land Use Map includes the Subject Property in the Moderate Density Residential Land Use Category. It should be noted that, while the Generalized Land Use Map typically is helpful in determining appropriate uses and density in areas of the city, it is not intended to serve as a "general" zoning map, nor does it mandate a parcel-by-parcel limitation on permitted development.

The proposed project and R-5-B or C-2-A Zone Districts are consistent with the flexibility that the Moderate Density Residential Land Use category provides for the Subject Property.

VI. CONCLUSION

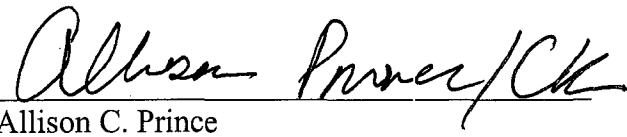
For the foregoing reasons, the Applicant submits that the consolidated PUD application and Zoning Map amendment applications meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety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

Columbia. Therefore, the consolidated PUD application and Zoning Map Amendment should be approved and adopted by the Zoning Commission.

Accordingly, the Applicant respectfully requests that the Zoning Commission approve the PUD and accompanying Zoning Map Amendment applications.

Respectfully submitted,

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Allison C. Prince


Cary Kadlec*
**Admitted only in New York*

Date: December 5, 2008