1. The Applicant is Authorized to File this Application.

The applicant for Parkside Phase II, as in Phase I, is Telesis Corporation, through a non-profit Home Corporation, a developer of housing communities, particularly housing for moderate income families using Federal and District housing subsidy funds. Telesis is located at 1101 30th Street, N.W., Washington, D.C. 20007 202 333 8447. Marilyn Melkonian is the President of Telesis.

The owner of Parkside Phase II, as in Phase I, is the Trust for Public Land, a non-profit land conservation group headquartered in California. As Project Coordinator, Telesis is authorized to file for and obtain zoning relief for the site by a 1986 "Tri-Party Agreement", the relevant part of which is reproduced in the Appendix. In the Agreement, the owner authorized Telesis to plan and develop Parkside Phases I and II, including the authority to obtain all necessary government approvals.

2. All BZA Filing Requirements are Met

This document is a complete application to the District of Columbia Board of Zoning Adjustment (BZA) for approval of a Site Plan in an area zoned R-5-A, as a special exception under Section 353 of the DC Zoning Regulations (in accordance with the standards and requirements of Section 410), and for approval of ten variances to the requirements of sections 402.4, 404.1, and 2101.1 of the Regulations, under the authority of sections 3108 and 3107.2.

This zoning request is made for lots 806, 807, 808, 809, 811, 812, 814,815, 817, 818, 820, and 822 in Square 5041, and lots 806, 808, 809, 810, 811, 812, 813, 814, 816, 818, 820, 821, and 823 in Square 5056. The public streets involved in Parkside are: Anacostia Avenue, Foote Street, Hayes Street, Kenilworth Avenue, Barnes Street, and Parkside Place, N.E..

This document meets the BZA filing requirements for a special exception and variances. Submitted here are: (1) BZA Application Form 2; (2) Architect's Certified Site Plan, Typical Elevations and Illustrative Unit Plans; (3) detailed statement of intended use, number of household units, and description of the Site Plan; (4) photographs of the sites to be developed (Phase II) and photos of the existing development (Phase I); (5) owners of all properties within 200 feet of Phase II site, plus the ANC and other relevant persons. There are no buildings or tenants on the site and therefore there are no existing certificates of occupancy. The Office of Zoning Administration Memorandum is Appendix A.

BZA
CASE No. 16144
EXHIBIT No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.10

The project under review is Parkside Phase II, a 132 unit townhouse community to be developed on a vacant 20 acre site near Kenilworth Avenue in Northeast Washington D.C. (Ward 7) Area Maps identifying the site follow. Phase I of the project, 100 townhomes, was approved by the BZA in 1988.

3. Jurisdiction of the Board is Clear.

BZA review is necessary because the Zone District mapped on the subject property is R-5-A. Under section 353 of D.C. Zoning Regulations, development of residential property in the R-5-A Zone District, other than single family detached and semi-detached houses, must be reviewed by the Board as to suitability of the Site Plan and its potential impacts on the surrounding community.

Variances are also needed to authorize certain parking spaces to be located on parcels different from parcels on which the homes are located, as per the Memorandum of the Office of the Zoning Administrator. A minor FAR variance (10%) and a rear yard elimination are needed to carry out the Site Plan.

4. The Parkside Phase II Site.

The relationship of the Parkside Phase II site to the rest of the Parkside Community (Phase I) previously approved by the BZA, and built and occupied, is shown on the Site Plan. The relationship of Parkside to the rest of the nearby community, most of which has been rehabilitated by the applicant and tenant groups, is shown on a following map. A private rental housing complex located across from Parkside Phase I and II was rehabilitated under a unique and well-received partnership between the District, HUD, the tenant groups, and Telesis. This project is Paradise at Parkside Apartments, some 650 units.

5. The Parkside Phase II Site Plan.

The Parkside Phase II Site Plan involves a total of four separate pieces of property which are referred to as "parcels" and which are listed below:

Parcel 1 - 43 Units
Parcel 2 - 35 Units
Parcel 5 - 36 Units
Parcel 7 - 18 Units
Phase II 132 Units

The unit breakdown for Phase II is as follows:

- 25 Two story three bedroom units
- 10 Two and one half story three bedroom units
- 47 Three story four bedroom units
- 50 Three story three bedroom units with garage

There are 82 surface parking spaces and 50 attached parking spaces for a total of 132 off street parking spaces, one for each unit.

Phase I of Parkside is built and consists of 100 two and three story townhomes and fourplex units on parcels 3 and 4. A designated greenspace is located on parcel six.

As noted, Phase II of the project consist of 132 units of two and three story townhomes on parcels 1, 2, 5, and 7. The parcels are bounded by public streets with curb and gutter, sidewalks, streetlights, and street trees. Parking is provided by small surface parking lots and single attached garages.

Elevations of the Townhomes and typical unit plans are also provided. As in Phase I, the emphasis of the home design is on comfortable family living in an attractive and livable neighborhood.

6. Approval Flexibility Needed.

The applicant wishes to retain the flexibility to vary the design of unit interiors as well as the materials and details of facades and site landscaping. Typical unit designs are for illustration only. The applicant also wishes to have flexibility in choosing the number of community houses shown on the Plan (the small square buildings).

7. D.C. Comprehensive Plan

The District of Columbia's Comprehensive Plan designates the area in which Parkside is located as a "Development Opportunity Area" and a "Housing Opportunity Area". Both the D.C. Comprehensive Plan and the Ward 7 Plan specifically cite the Parkside development as well as other development and rehabilitation activity either completed or in progress in the area as contributing to the planned development of the area. Parkside is the largest and most significant affordable homeownership development currently underway in Ward 7 and the City.

The Comprehensive Plan's Land Use Element objectives identify the

Parkside area as a center for economic and residential development and revitalization. A number of housing objectives detailed in both the Comprehensive and Ward 7 Plans are directly related to Parkside's residential development plans.

The Ward 7 Plan emphasizes that the overall objective for housing in the Ward is to stimulate production of both new and rehabilitated housing to meet all levels of need and demand. To achieve this goal requires the development of affordable housing through a collaborative public/private effort. The Parkside development is referred to specifically in the Plans as being a project which meets this objective. Phase I has succeeded in providing housing for families whose incomes range from between 60 to 115% of area median. And, the goal of Phase II is to continue to provide quality housing for an additional 132 families who meet this similar income profile.

8. Community Impact Analysis.

The Parkside Community is located on the site of a former public housing project known as Parkside that was torn down in the early 1970's. The tenants were relocated to other projects over 25 years ago.

The vacant Parkside site had long been a place for abandoned automobiles and appliances as well as for crime and drug sales. As noted, nearby are existing garden apartments - Mayfair Mansions and Paradise at Parkside Apartments - which were in poor repair with severe drug and crime problems, have been fully rehabilitated.

Community Planning

In a forward looking partnership consisting of tenant groups, local citizens, the D.C. and Federal Governments and Telesis as the designated Project Coordinator, the referenced garden apartments were completely redesigned and rehabilitated. As a part of this partnership community effort, 100 new townhomes for sale to moderate income families were built on the vacant Parkside site next to the garden apartments (Parkside Phase I). Parkside Phase II will double the number of moderate income for-sale townhomes on the Parkside site.

The creation of Parkside Townhomes, as well as the nearby rehabilitated garden apartments, has transformed a large community in Northeast, Washington from a neglected area to an attractive community which the residents can take pride in and where they can participate in decisions affecting their lives.

Parkside II will make a positive contribution toward improvement of the overall Northeast community between the Anacostia River and the Interstate 295 freeway, above Benning Road. The Site Plan of Phase II continues the design of Phase I, which has been shown to be a good place to live.

Environmental Concerns

The site is nearly flat. Drainage from the site will move into catchbasins on the existing public streets within the site. Paved surfaces are adequate to serve as parking (one space per unit) without taking too much green space. They will also drain into existing sewers. Sewer and water lines were specifically designed and built to serve all phases of Parkside.

The Parkside site has open green areas and attractive landscaping. The public streets built on the site have new street lights, street trees, curbs, gutters, and sidewalks. As noted, the site contains one off street parking space for each unit. Adequate visitor parking is available on the public streets.

The load of automobile trips from 132 new units on the area street system is not expected to cause any congestion. The local street system is well served by arterials and feeder streets. Metrobus and Metrorail services is within a comfortable walk of the 132 units. The Minnesota Avenue Metrorail Station is served by a pedestrian bridge over Interstate 295, linking the site to the Metro Station.

Public Facilities

Public facilities in the area are adequate to serve residents of the new units. There is space for additional school children from Phase II in Ward 7 schools. Neval Thomas School, the local elementary school, is within an easy walking distance from all 132 units, as is the school's playground. Nearby are parks maintained by the National Park Service along the Anacostia River. The Kenilworth Recreation Center, a comprehensive recreation center with tennis courts, a pool, basketball courts, and jogging tracks, is located less than one mile from Parkside.

Private facilities

Private facilities are also adequate to serve the site. A community convenience market, Circle 7, managed by Emanuel Tesfay, is located at 740 Kennilworth Avenue, N.E., next to the site. A new large Safeway is located in the Minnesota Avenue/Benning Road Shopping Center developed by the Marshall Heights Community Development Corporation. There are sites for future commercial development at the Parkside project.

9. Variance Justifications

I. Parcel 1, Building 21

- 100% variance for 7 parking spaces, located on the adjacent parcel.
- These parking spaces, while on a separate piece of land for zoning purposes, are immediately available to the units to which they are assigned.

II. Parcel 1, Community Center

- 100% variance for 2 parking spaces located on the adjacent parcel.
- 12 foot rear yard variance (60%) needed to carry out the Site Plan.
- The applicant wishes to retain the right to retain or eliminate the community center.

III. Parcel 2, Building 27

- 100% parking space variance.
- The required spaces are provided on an adjacent parcel for zoning purposes, and are immediately available to the units to which they are assigned.

IV. Parcel 2, Building 30

- 100% variance for 2 parking spaces on a different parcel.
- These assigned spaces are provided on an adjacent parcel and are immediately available to the units to which they are assigned.

V. Parcel 2, Building 32

- 10% FAR variance.
- This variance is needed to carry out the Site Plan and to create a unit of typical size.

VI. Parcel 5, Building 34

- 100% variance for 6 parking spaces.
- The required spaces are provided on an adjacent parcel for zoning purposes, and are immediately available to the units to which they are assigned.

VII. Parcel 5, Building 37

- 100% variance for 2 parking spaces.

- The required spaces are provided on an adjacent parcel for zoning purposes, and are immediately available to the units to which they are assigned.

VIII. Parcel 5, Building 40

- 20% variance for 1 parking space.
- The required spaces are provided on an adjacent parcel for zoning purposes, and are immediately available to the units to which they are assigned.

IX. Parcel 7, Building 43

- 100% rear yard variance needed to carry out Site Plan

X. Parcel 7, Building 44

- 100% rear yard variance needed to carry out Site Plan

10. Community Support

Several letters of support are being delivered to the Board under separate cover. These letters include Official District of Columbia support for Phase II, for expedited treatment, and for the waiver of application fees.

11. Conclusion

The undersigned respectfully requests waiver of fees and expedited approval of the Parkside Phase II Site Plan as a special exception under section 353 of the D.C. Zoning Regulations, as well as the variances needed for the Site Plan, which are listed in the Memorandum of the Office of the Zoning Administrator.

J. Kirkwood White
Planning and Zoning Consultant

March 18, 1996