

BZA Application #20095
Florida Avenue & Q Street NW
Mi Casa, Inc.

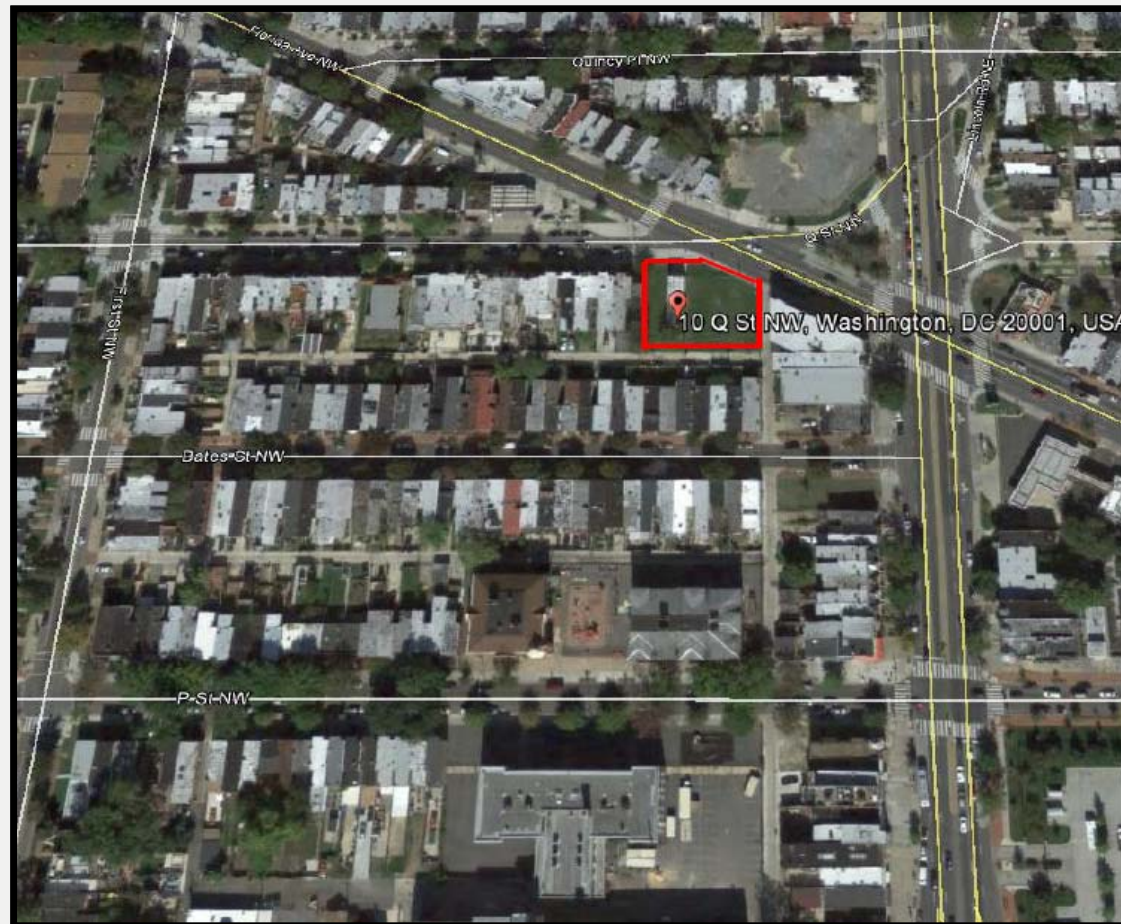
Presented by:
Eric J. DeBear
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The Property – Florida Avenue and Q Street NW



The Property – Existing Conditions



Zoning Map



Property Assembly		
	Sq. 615 Lot Areas	
Lot #	Address	Lot SF
75	14 Florida Ave NW	1676
152	16 Florida Ave NW	1497
151	4 Q Street NW	1596
149	6 Q Street NW	1600
150	8 Q Street NW	1600
148	10 Q Street NW	1600
806	12 Q Street NW	1616
825	14 Q Street NW	1217
8 lots	Total Assemblage	12402

The Applicant

- Mi Casa, Inc. is a non-profit organization with over 26 years of experience providing affordable, family-sized housing in the District
 - We develop new and preserve existing affordable housing across the District, with a mission to preserve diverse neighborhoods and prevent the displacement of low-income residents
 - Transform and renovate abandoned properties and vacant lots into high quality, energy efficient homes for first-time home buyers
 - Preserve existing and build new long-term affordable multi-family rental and coop housing
- Relevant projects include:
 - Developing more than 75 single-family or condo homes for sale to first-time home-owners
 - Partnering with DHCD and two other non-profits in the Ivy City Special Demonstration Project
 - 6925 Georgia Ave NW—new construction of 27 units, Genesis Intergenerational Program
 - The creation of more than 550 units of affordable cooperative housing throughout the District
 - The development / preservation of more than 210 units of long-term affordable rental housing
 - Single Family Homes in Historic Anacostia (BZA Cases 19736/19735)
 - Approved by BZA in Spring 2018

The Project – Barnett-Aden Apartments

- ❑ In 2018, DHCD awarded all 8 lots to Mi Casa through the Property and Acquisition Disposition Division (PADD) Solicitation for Offers
- ❑ Mi Casa Plans to Redevelop the property with a mixed-use building
 - ❑ 24 affordable dwelling units—fully accessible building
 - ❑ 6,306 sq. ft. of ground level retail/restaurant
 - ❑ 2,959 sq. ft. of office
 - ❑ Community meeting and local art gallery space
- ❑ Solicitation requires a 40-year affordability covenant for dwelling units and half of units at below 50% AMI
- ❑ Mi Casa will exceed requirements by providing 100% affordable units
 - ❑ 6 units at or below 30% AMI
 - ❑ 10 units at or below 50% AMI
 - ❑ 8 units at or below 80% AMI
- ❑ 17 of 25 units (71%) will be family-sized with 2 and 3 beds
 - ❑ 6 3-bedroom units

Community Outreach

- ANC 5E
 - Prior to DHCD award, Mi Casa presented its DHCD proposal to ANC 5E
 - After filing application, Mi Casa attended ANC 5E meetings in June 2019 and September 17, 2019
- Bates Civic Association support
- Hanover Civic Association support
- Office of Planning support
- DDOT has no objection

Ground Floor / Site Plan With Lot Lines



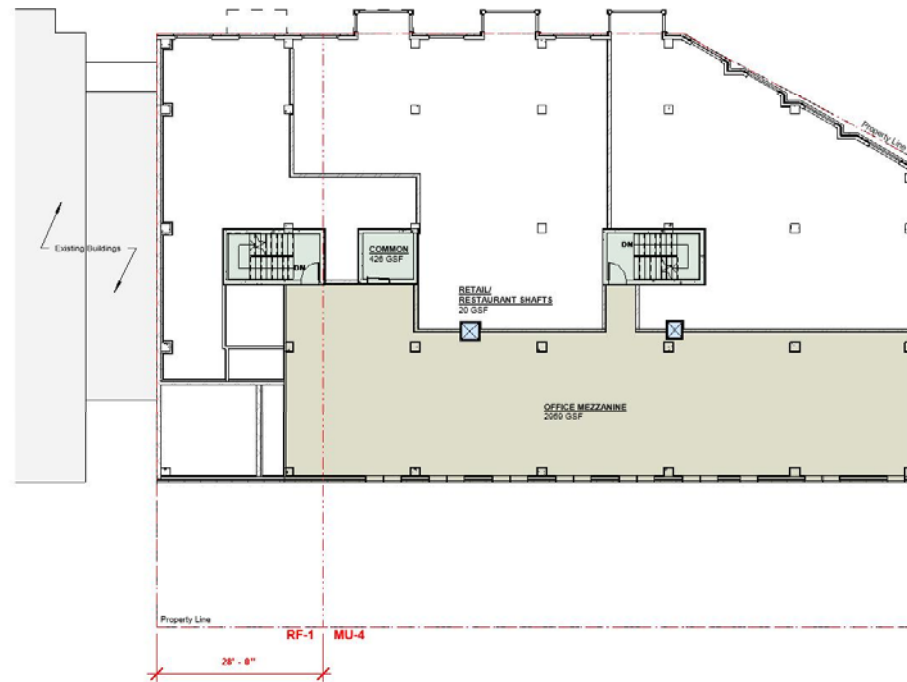
AFFORDABLE APARTMENTS

Three Bedroom:	5
Two Bedroom:	13
One Bedroom:	6
Total:	24

BUILDING GROSS AREA SUMMARY

Residential:	23,326 gsf
Office:	2959 gsf
Retail:	6303 gsf
Common:	4618 gsf
Total FAR:	37,206 gsf
Allowed FAR:	37,206 gsf

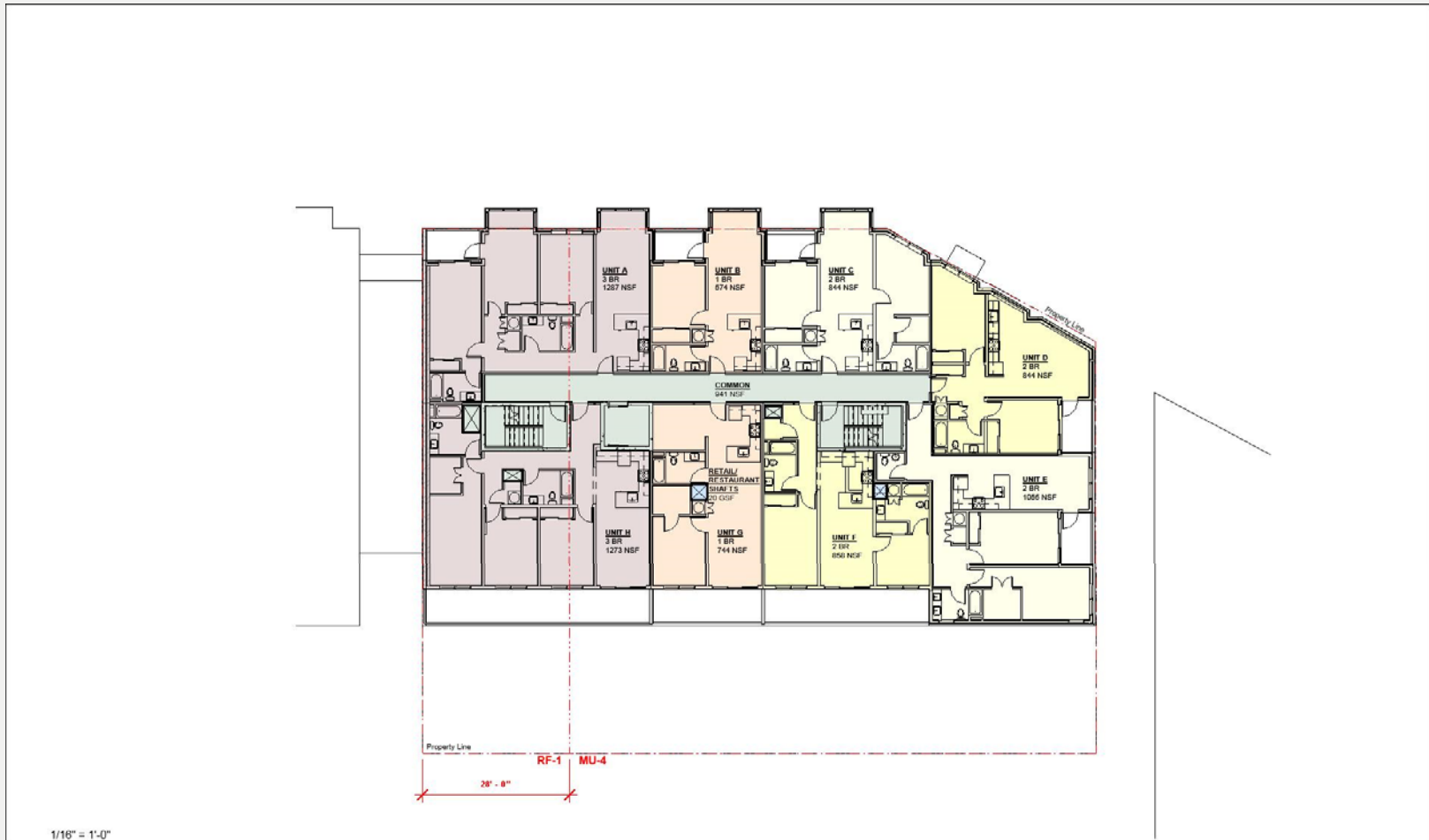
Floor Plans – Mezzanine



1/16" = 1'-0"

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Floor Plans – 2nd/3rd Floors



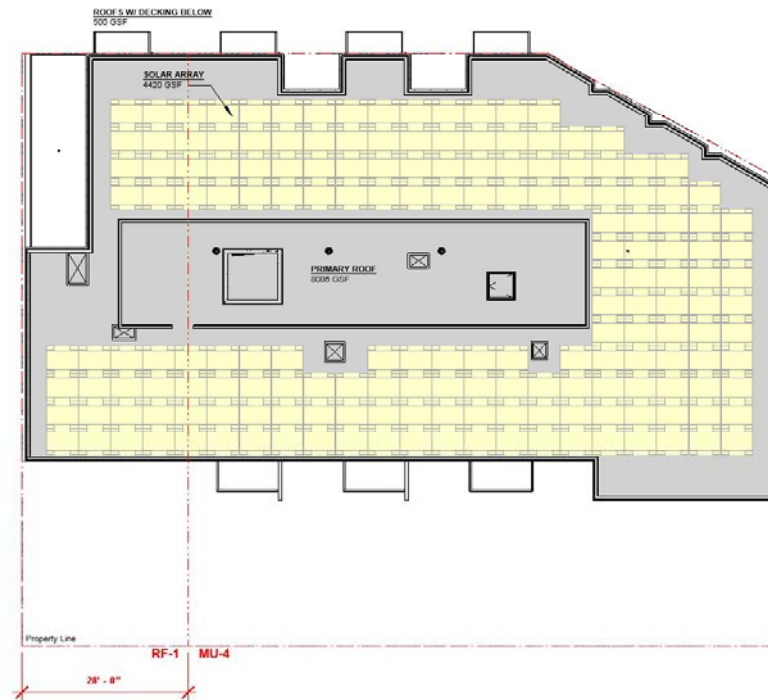
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Floor Plans – 4th Floor



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Floor Plans – Roof



1/16" = 1'-0"

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Rendering – Florida Avenue Looking Southwest



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Step-Down Illustration



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 COZEN
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Zoning Relief

- Special Exception Relief

- Subtitle A § 207.2 – Zone Boundary Line Crossing Lot

- Extend bulk and use provisions of MU-4 portion of property to RF-1 portion of property

- Variance Relief

- Subtitle A § 207.1 – Preamble to Zone Boundary Relief

- All lots must be in single ownership as of May 12, 1958

- Subtitle C § 901.1 – Loading

- 1 Loading berth required

Subtitle A § 207.2 – Zone Boundary Line Crossing Lot

207.2

If approved by the Board of Zoning Adjustment as a special exception under Subtitle X, the regulations applicable to that portion of a lot located in a lesser restrictive use zone that control the use, height, and bulk of structures and the use of land may be extended to that portion of the lot in a more restrictive use zone; provided:

- (a) The extension shall be limited to that portion of the lot in the more restrictive use zone but not exceeding thirty-five feet (35 ft.);
- (b) In authorizing an extension, the Board of Zoning Adjustment shall require compliance with Subtitle A § 207.1(d);
- (c) The extension shall have no adverse effect upon the present character and future development of the neighborhood; and
- (d) The Board of Zoning Adjustment may impose requirements pertaining to design, appearance, screening, location of structures, lighting, or any other requirements it deems necessary to protect adjacent or nearby property.

Special Exception – Zone Boundary Line Crossing Lot

- Harmonious with Purpose and Intent of Zoning Regulations
 - MU-4 zone intended for moderate-density mixed-use development that has access to main roadways and transit
 - Project aligns with pattern of development near intersection of Florida Avenue and North Capitol Street
 - Nearby mixed-use developments include the “Truxton” and PUD approved in ZC Case 06-04
 - Project furthers important policy goals of improving long-vacant parcel to provide highly-affordable, family-sized housing units and neighborhood-serving retail/restaurant uses
 - OP support for relief
- No Adverse Effects on Use of Neighboring Properties
 - Building designed to step down toward RF-1 zone along Q Street
 - Florida Avenue’s width can support propose height and bulk
 - 32-foot rear yard provides buffer along alley
 - Proposed retail and restaurant uses are largely on the existing MU-4 portion of property where those uses are permitted by-right
 - Exceeds parking requirement and provides loading area to meet loading needs

Special Conditions – Zone Boundary Line Crossing Lot

- (a) *The extension shall be limited to that portion of the lot in the more restrictive use zone but not exceeding thirty-five (35 ft.)*
 - Only Lots 806 and 825 are in the RF-1 zone, and these lots are a combined 29 feet in width
- (b) *In authorizing an extension, the Board of Zoning Adjustment shall require compliance with Subtitle A § 207.1(d)*
 - The Zoning Administrator confirmed that A-207.1(d) does not apply in this instance
 - This section only applies to dictate FAR when the RF-1 is the less restrictive zone
 - Here, the MU-4 is the less restrictive zone
- (c) *The extension shall have no adverse effect upon the present character and future development of the neighborhood*
 - Project will improve a long vacant and underutilized assemblage of lots on a major thoroughfare
 - Proposed mix of uses harmonizes with neighborhood that has both residential and commercial uses
 - Similar mixed-use projects at corner of North Capitol and Florida
 - Project steps down toward RF-1 zone on Q Street
 - Residential architectural features include bay window projections and beautification of public space
 - Buffered by alley and 32-foot rear yard to the south
- (d) *The Board may impose requirements pertaining to design, appearance, screening, location of structures, lighting, or any other requirements it deems necessary to protect adjacent or nearby property*

Variance Relief - Reduced Standard of Review for Public Service

- A reduced, more flexible standard of review can be applied for a nonprofit public service organization
 - Court of Appeals cases include *Neighbors for Responsive Government v. BZA*, *Citizens for Responsible Options v. BZA*, *Monaco v. BZA*, *National Black Child Development Institute v. BZA*,
- “Public need for a use is an important factor in granting or denying a variance”
- It is appropriate to consider factors including:
 - The property owner’s needs in finding an exceptional situation or condition
 - Weigh more fully the equities in an individual case

Variance Relief - Property is Exceptional and Unique

- Assemblage of eight lots offered in one DHCD solicitation
- Programmatic needs to adhere to DHCD solicitation
- Unique shape of lot with angled lot line on Florida Ave
- Property's long vacant and underutilized condition
- North-south alley along eastern lot line is only 14.33 feet in width
- Property is bounded by alleys on two sides, separating it from other MU-4 property

Variance Relief – Practical Difficulties with Strict Compliance

- Zone Boundary Line
 - Loss of six largest units, including 5 three-bedroom units
 - No multi-family use in RF-1 zone
 - Reconfigured layout would be inefficient
 - Substantial reduction in retail/restaurant space
 - Residential lobby, ingress/egress stairwells, elevator, common space would all be moved into MU-4 portion
 - Practically difficult to push existing eastern stairwell further east due to angled lot line
 - Mi Casa would have to revise the entire project and would not satisfy DHCD guidelines or comply with DHCD solicitation award
- Loading
 - Full loading berth with platform would result in loss of retail/restaurant space and mezzanine office space
 - Only 24 feet from rear of building to rear lot line
 - Loading berth requires depth of 30 feet and adjacent platform and 14 foot vertical clearance

Variance Relief – No Substantial Detriment to Public Good or Zone Plan

- Zone Boundary Line
 - Project is designed to taper down toward RF-1 zone and mimic rowhomes with series of bay projections
 - Relief allows for more family-sized, affordable housing units
 - Property located on main thoroughfare with several nearby mixed-use projects
 - Improves and activates a long-vacant site
 - Intent of RF-1 zone recognizes there will be some buildings with more density
- Loading
 - Providing a 12x24 foot loading area with direct access to retail/restaurant
 - Additional loading space adjacent to trash room
 - Neighborhood-serving retail/restaurant space does not have significant loading needs
 - DDOT has no objection to relief

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Subtitle A § 207.1

- 207.1 When a zone boundary line divides a lot that was in single ownership on May 12, 1958, the permitted use and bulk of a structure located on that lot may be determined as follows:
- (a) The allowable bulk for the portion of the lot located in a lesser restrictive use zone may be increased by the bulk permitted on the portion of the lot located in a more restrictive use zone; provided, that no portion of any structure permitted on the lesser restricted portion of the lot shall be extended to the more restricted portion of the lot;
 - (b) The calculation for determining additional bulk shall include only that portion of the lot in the more restrictive use zone that is located within thirty-five feet (35 ft.) of the zone boundary line;
 - (c) The additional bulk authorized in this section shall not exceed the maximum bulk permitted on the portion of the lot located in the lesser restrictive use zone;
 - (d) For computation purposes, any portion of the lot located in an R-1 or R-2 zone shall be deemed to be limited to a floor area ratio (FAR) of 0.4, any portion of the lot located in an R-3 zone shall be deemed to be limited to an FAR of 0.6, and any portion of the lot located in an RF-1, RF-2, or RF-3 zone shall be deemed to be limited to an FAR of 0.9; and
 - (e) Except for accessory open parking facilities permitted elsewhere in this title, the portion of the lot located in a more restrictive use zone shall be devoted only to required setbacks or courts or other open spaces.

Subtitle A § 207.3

207.3 For the purpose of interpreting this section, the zones established in this title are listed in the following groups of decreasing use restrictions:

- (a) R and MU-11 zones;
- (b) RF, RA, MU-1, MU-2, MU-15, MU-16, and MU-23, D-2 zones, and RC-1;
- (c) MU-3 through MU-9, MU-17 through 21, MU-24 through MU-28, D-1, D-3 through D-7, NC zones, and ARTS-1 through ARTS-3, RC-2, and RC-3;
- (d) MU-10, MU-12, MU-13, MU-14, MU-22, and MU-29, and ARTS-4; and
- (e) PDR zones.

Step-Down Illustration



Neighborhood Context



Baist Map (1919)

