

PROVIDENCE PLACE

**STATEMENT
OF THE APPLICANT
TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT**

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I. INTRODUCTION

Providence Place I LP (the "Applicant") on behalf of the Progressive National Baptist Convention, Inc. ("PNBC"), the owner of the property located 601 50th Street, NE (Square 5194, Lot 824) (the "Property"), submits this statement and the attached documents in support of its application to the Zoning Commission for the District of Columbia (the "Commission") for the consolidated review and approval of a planned unit development ("PUD") and related Zoning Map amendment from the RA-1 Zone to the RA-2 Zone. The Property is located in the northeast quadrant of the District and within the boundaries of Advisory Neighborhood Commission ("ANC") 7C01.

The Property consists of 70,712 square of land area and is situated on the western edge of the PNBC campus located at the southeast corner of the intersection of Nannie Helen Burroughs Avenue and 50th Street, south of Marvin Gaye Park. The Property is immediately south of two D.C. Housing Authority ("DCHA") properties – Lincoln Heights and Richardson Dwellings. As shown in the photographs and on the existing conditions survey included in the Architectural Plans and Elevations (the "Plans") attached hereto as Exhibit A, the Property is currently improved with 18 surface parking spaces.¹ In addition to the facilities and structures on the PNBC Campus, the Property is surrounded by a mix of residential uses, educational facilities, and recreational facilities. The Property is well served by several Metrobus routes, including six routes within 0.2 miles of the Property.

As shown on the Zoning Map attached hereto as Exhibit B, the Property is presently zoned RA-1. The Applicant proposes to rezone the Property to the RA-2 Zone, which is consistent with

¹ Currently only 26 space spaces are required for the PNBC campus as a whole and there are currently 58 spaces on the PNBC campus. With the removal of 18 spaces to accommodate the Project, 40 parking spaces will remain and as stated above the Project includes an additional 48 parking spaces. As a result, the Project results in a net increase in the amount of parking on the PNBC campus.

the Comprehensive Plan's Future Land Use Map designation of the Property as Medium Density Residential (*see Exhibit E*). The requested map amendment is also consistent with the Comprehensive Plan's Generalized Policy Map designations of Neighborhood Conservation Area and Neighborhood Enhancement Area.

The Applicant proposes to redevelop the Property with approximately 100 residential units, comprised of 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units, all of which will be reserved for households with incomes not exceeding 60% of the area median income (“AMI”). Of the 100 units, 35 will be replacement units for the Lincoln Heights/Richardson Dwellings properties controlled by the DC Housing Authority. Eight of the nine 3-bedroom units and all of the 4-bedroom units will be replacement units. The project will have a maximum building height of approximately 31 feet, 10 inches; a density of approximately 1.88 floor area ratio (“FAR”); and 48 below grade parking spaces (the “Project”).

As set forth below, this statement and the attachments meet the filing requirements for a PUD and Zoning Map Amendment application under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations.

II. PROJECT DESCRIPTION

A. Progressive National Baptist Convention / APC Urban, LLC

Providence Place I LP is a partnership between Progressive National Baptist Convention, CDC and APC Urban, LLC. PNBC owns the Property and has its headquarters on the campus directly across from the PUD site. PNBC was founded in 1961 at the height of the Civil Rights Movement and the career of the late Rev. Dr. Martin Luther King, Jr. PNBC was formed to give full voice, sterling leadership and active support to the American and world fight for human freedom. PNBC has become a living African-American Christian organism, committed to the social gospel for the transformation of U.S. society. It has grown from 33 members at its founding

meeting to over 2.5 million members, (1.5 million in the United States and over one million around the globe).

APC Urban, LLC is a joint venture between Atlantic|Pacific Communities, a national affordable housing development firm located in Miami, and UrbanMatters Development Partners, LLC, a District of Columbia Certified Business Enterprise specializing in the development and preservation of mixed income communities. This partnership brings a combination of financial strength, local expertise, and extensive experience working in the District of Columbia.

B. Project Components

As shown on the Plans attached hereto as Exhibit A, the Applicant proposes to redevelop the Property with a five-story apartment house consisting of approximately 132,776 square feet of gross floor area, generating approximately 100 units, all of which will be reserved for households with incomes not exceeding 60% of the AMI. Thirty-five of the units will be replacement units for the Lincoln Heights and Richardson Dwellings properties located immediately north of the Property. The building will have to a partially below-grade parking with 48 parking spaces and associated loading facilities, which will be from 50th Street.

The Project includes a significant amount of public space improvements, including shade trees and ground plane planting, decorative planters for seasonal display, street lights, and bicycle racks. Also, the Project will include both long-term and short-term bicycle spaces consistent with the requirements of the Zoning Regulations. As a result of the redevelopment of the Property, the perimeter of the Property will be improved to promote a pedestrian-friendly environment with an activated streetscape. All adjacent curb ramps and crosswalks will be improved to current DDOT accessibility standards if they do not currently comply.

C. Project Design

The massing and design of the Project is intended to enhance the residential character of the immediate area and the PNBC campus overall. The Project includes the creation of a new public entrance to the campus on Fitch Place. Moreover, the Project will significantly improve the fabric of the PNBC campus and 50th Street by redeveloping a large, underutilized site.

The east-facing courtyard of the proposed apartment house responds to the Trades Hall/PNBC Headquarters building, elevating its importance and highlights it as a special structure. The new building is situated on an uphill portion of the Property, helping to preserve the identity of the campus as a collection of buildings surrounded by the natural landscape, particularly from the most prominent view from Nannie Helen Burroughs Avenue. The significant topography is utilized to create a building mass that is integrated with the scale of the surrounding buildings on the PNBC campus. The building height steps down along the 50th Street frontage and from 50th Street to Campus Drive, creating a building mass integrated with the scale of the campus as well as a mass that steps down along 50th Street, responding to the road grade and scaling down the height. An additional west-facing courtyard is created along 50th Street that further breaks down the building mass and terminates the view corridor of Foote Street with a special feature. The character of the exterior facades pick up on the Arte Moderne style of the Dormitory and Chapel buildings on the PNBC campus, using a more modest interpretation of the style that is sympathetic with the campus buildings, but does not compete with them. The exterior materials are complimentary to the existing buildings on the PNBC campus, enhancing its identity as a cohesive ensemble.

D. Development Standards Under the Existing RA-1 Zoning

The Property is currently zoned RA-1. The purposes of the RA-1 Zones are to permit flexibility of design by permitting all types of urban residential development. 11-F DCMR § 300.1(a).

- Height: 40 feet with no limit on the number of stories; 60 feet for a PUD. 11-F DCMR § 303.1; 11-X DCMR § 303.7.
- Density: 0.9 FAR; 1.08 FAR with Inclusionary Zoning; and 1.30 FAR for a PUD. 11-F DCMR § 302.1; 11-X DCMR § 303.3
- Lot Occupancy: The maximum lot occupancy in the RA-1 Zone is 40%. 11-F DCMR § 304.1.

E. Development Standards Under the Proposed RA-2 Zoning

The Applicant proposes to rezone the Property to the RA-2 Zone, which permits the following development standards:

- Height: 50 feet with no limit on the number of stories; 60 feet for a PUD. 11-F DCMR § 303.1; 11-X DCMR § 303.7.
- Density: 1.8 FAR; 2.16 FAR with Inclusionary Zoning; and 2.59 FAR for a PUD. 11-F DCMR § 302.1; 11-X DCMR § 303.3.
- Lot Occupancy: The maximum lot occupancy for residential use is 60%. 11-F DCMR § 304.1.
- Rear Yard: The minimum rear yard is a distance equal to 4 inches per 1 foot of principal building height but not less than 15 feet. 11-F DCMR § 305.1.
- Side Yard: No side yard is required; however, if a side yard is provided, it shall be no less than four feet. 11-F DCMR § 306.2.
- Parking for Residential, multiple dwelling unit: 1 per 3 dwelling units in excess of 4 units. 11-C DCMR § 701.5.
- Bicycle Parking for Residential Apartment: 1 space for each 3 dwelling units (long term); 1 space for each 20 dwelling units (short term). 11-C DCMR § 802.1.
- Loading for Residential More than 50 Units: 1 loading berth and 1 service/delivery space. 11-C DCMR § 902.2

- Green Area Ratio (“GAR”): The minimum required GAR for the RA-2 Zone is 0.4. 11-F DCMR § 307.1.

F. Tabulation of Development Data

The tabulation of the Project's development data is included on Sheet A02 of the Plans attached hereto as Exhibit A.

G. Flexibility under PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than might otherwise not be possible under conventional zoning procedures. As permitted by 11 DCMR Subtitle X § 303.1, the Commission may grant such flexibility in its discretion. The Applicant has made every effort to provide the highest level of detail in the drawings to convey the quality and appropriateness of the Project's design and uses for this location. Nonetheless, some flexibility is necessary with respect to certain details. Thus, the Applicant requests modest flexibility in the following areas:

- (a) To be able to provide a range in the number of residential units of plus or minus 10%;
- (b) To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the building;
- (c) To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details, locations, and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, canopies and trim; and any other changes in order to comply with all applicable District of Columbia laws and regulations or that are otherwise necessary to obtain a final building permit;
- (d) To vary the location, attributes and general design of the streetscape incorporated in the project to comply with the requirements of and the approval by the DDOT Public Space Division; and

- (e) To vary the font, message, logo, and color of the proposed signage, provided that the maximum overall dimensions and signage materials do not change from those shown on the approved Plans.

III. THE PROJECT MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS

A. Standards Applicable to an Application for a Zoning Map Amendment

The Zoning Act sets forth a number of criteria that must be applied by the Commission when adopting and amending the Zoning Regulations and Zoning Map. The Zoning Act states that the Zoning Regulations are designed to "promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and orderly development as the national capital" D.C. Code § 6-641.01 (2001). The Zoning Act further provides that:

[z]oning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan for the national capital, and zoning regulations shall be designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein.

D.C. Code § 6-641.02 (2001). The Commission must apply those standards and criteria in determining whether to approve a requested map amendment. The proposed rezoning of the Property to the RA-2 Zone in conjunction with the PUD as requested herein will promote each of the purposes described above. "A PUD-related zoning map amendment shall be considered flexibility against which the Zoning Commission shall weigh the benefits of the PUD." 11-X DCMR § 303.12.

In this case, the Applicant is able to achieve an additional 1.29 FAR of density and 20% lot occupancy through the requested map amendment. Although permitted, no additional building height will result from the requested map amendment.

B. PUD Process is Appropriate Mechanism for the Project

The PUD process is the appropriate mechanism for guiding the development of the Property. It allows the Project to be developed within the statutory purview of the Zoning Commission while at the same time providing opportunities for input from various agencies and parties. Through the PUD process, the Office of Planning and other District agencies will have the opportunity for greater participation in the fulfillment of the District's planning objectives for this area. Similarly, nearby property owners and area residents will have the opportunity to express their views about the proposed Project. Accordingly, the use of the PUD process gives the community and District agencies an opportunity to work with the Applicant to ensure a well-planned project.

In this case, the Applicant has communicated with key community stakeholders such as the Deanwood Civic Association, the Office of Planning, and the District Department of Transportation concerning the Project. The Applicant met with ANC 7C, and the SMD Commissioner Patricia Malloy, on the following occasions:

- First quarter of 2015
- February 1, 2017
- February 9, 2017
- March 24, 2017

The Applicant also met with Deborah Jones, Executive Director of the Ward 7 Business Partnership, who assisted the Applicant in identifying numerous businesses that could provide services to the Project. The Applicant has also met with Councilmember Vincent Gray on multiple

occasions and is pleased to have the Councilmember's support for the Project. A copy of Councilmember Gray's letter of support is attached as Exhibit D.

C. PUD Requirements under Subtitle X, Chapter 3 of the Zoning Regulations

1. Area Requirements under Subtitle X § 301.1

The Property has a land area of approximately 70,712 square feet or 1.62 acres where a minimum of 1 acre of land area is required for a PUD in the RA-2 Zone pursuant to 11-X DCMR § 301.1.

2. FAR and Height Requirements under Subtitle X §§ 303.3 and 303.7

Subtitle X § 303.3 of the Zoning Regulations permits a maximum density for a PUD in the RA-2 Zone of 2.59 FAR. The Project has a density of 1.88 FAR; therefore, the Project conforms with the PUD FAR allowances set forth in 11-X DCMR § 303.3.

Subtitle X § 303.7 of the Zoning Regulations permits a maximum building height of 60 feet for a PUD in the RA-2 Zone. As shown on the Plans, the building has a maximum height of approximately 31 feet, 10 inches and therefore the Project conforms to the requirements of 11-X DCMR § 303.7.

3. Impacts of the Project under Subtitle X § 304.4(a)

The PUD will have a favorable impact on the surrounding area. The Project will significantly improve the PNBC campus, an underutilized site, with a design that carefully considers the nearby uses and overall context. The PUD will provide new housing opportunities to District residents, including new affordable housing, and will help to continue the revitalization of the surrounding neighborhood by providing replacement units for the Lincoln Heights/Richardson Dwellings residential communities. The Project will also not have any unmitigated adverse traffic impacts on the surrounding neighborhood.

4. Not Inconsistent with Comprehensive Plan Under Subtitle X § 304.4(b)

As discussed at length below in Section IV, the Project is not inconsistent with the District of Columbia Comprehensive Plan.

D. Public Benefits and Project Amenities

The PUD guidelines require the evaluation of specific public benefits and project amenities for a proposed project. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from the development of the Property under the matter of right provisions...." 11 DCMR Subtitle X § 305.2. A project amenity is further defined as "one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds attractiveness, convenience or comfort of the project for occupants and immediate neighbors." 11 DCMR Subtitle X § 305.10. Additionally, when deliberating the merits of a PUD application, the Zoning Commission is required to "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." 11 DCMR Subtitle X § 304.3. Public benefits and project amenities may be exhibited in a variety of ways and may overlap with a furthering of the policies and goals of the Comprehensive Plan.

The Project will help to achieve a number of the goals of the PUD process through the public benefits and amenities, described in more detail below.

1. Urban Design and Architecture; Landscaping and Open Space; Property Planning & Efficient & Economical Land Utilization (§ 305.5(a) – (c)). The massing and design of the Project is intended to enhance the residential character of the immediate area and the PNBC campus. The Project includes the creation of a new public entrance to the campus on Fitch Place, which will enhance the prominence and visibility of the Trades Hall, and improve automobile and

pedestrian access to the campus. Moreover, the Project will significantly improve the fabric of the PNBC campus and 50th Street by redeveloping a large, underutilized site.

The new building is situated on an uphill portion of the Property, helping to preserve the identity of the campus as a collection of buildings surrounded by the natural landscape, particularly from the most prominent view along Nannie Helen Burroughs Avenue. The east-facing courtyard of the proposed building responds to the Trades Hall/PNBC Headquarters building, elevating its importance and highlights it as a special structure. The significant site topography is utilized to create a building mass that is integrated with the scale of the surrounding buildings on the PNBC campus and on 50th Street. The building height steps down both along the 50th Street frontage, and from 50th Street to Campus Drive, creating a building mass integrated with the scale of the campus and the existing apartment buildings and new townhouses along 50th Street. The frontage facing the campus is predominately three stories, creating a building mass compatible with the Trades Hall/PNBC Headquarters building and existing school building. Stepping down along 50th Street, the proposed apartment house responds to the road grade while a second west-facing courtyard further articulates the street frontage and provides a unique spatial feature that terminates the view corridor of Foote Street. A secondary residential entrance, new sidewalks, grass strip with street trees and low retaining walls with extensive plantings, together with the attractive building frontage, improve the character and quality of 50th Street. The new campus entry, as well as the primary pedestrian building entry, are articulated with a unique bay feature, which creates new features along Fitch Place and will enliven the street with new pedestrian activity.

Car parking, bicycle parking, and all of the loading and service spaces are located in a partially below-grade garage, removing them from public view. Access to the garage is provided at the northernmost end of the building on 50th Street.

The character of the exterior facades pick up on the Arte Moderne style of the campus Dormitory and Chapel buildings, using a more modest interpretation of the style that is sympathetic to the campus, but does not compete with it. Streamlined horizontal readings in masonry detailing and window patterns, corner windows, and articulated vertical bays and features at the two building entries are components of the style utilized to create a nuanced, human-scaled facade. The exterior materials, including the brick and siding in the upper story, are complimentary to the existing buildings on the PNBC campus, enhancing its identity as a cohesive ensemble.

The PUD includes a range of unit types, including 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom. The 3-bedroom and 4-bedroom units will accommodate larger families and are carefully located to provide access to appropriate amenities, such as the private outdoor space either on ground level patios or the upper level balconies. Additional amenity spaces include primary and secondary residential lobbies, a business and fitness center, and a community room that will be made available to building residents and the broader community, including PNBC. The roof terrace on the lower northernmost roof level will made available to all of the building residents, and will provide spectacular views of the District's skyline.

2. Historic Preservation (§ 305.5(e)). The Property is situated at the western edge of the PNBC campus, across from the campus' Trades Hall/PNBC Headquarters building. This building was one of the early classroom/administration buildings for the Nannie Helen Burroughs School, originally known as the National Training School for Woman and Girls, and which is designated a National Historic Landmark. Civil rights and suffrage advocate, Nannie Helen Burroughs founded the school in 1906, and remained active in its leadership until her death in 1961.

In connection with the PUD, the Applicant has engaged EHT Tracerics to evaluate the historical significance of the PNBC campus, and will proffer a condition that pays tribute to the Trades Hall/PNBC Headquarters building and/or the PNBC campus, generally.

3. Affordable Housing (§ 305.5(g)). The PUD's most significant benefit is the creation of new housing, including additional affordable housing units, consistent with the goals of the Zoning Regulations, the Comprehensive Plan, and the Mayor's housing initiative. If the Property was developed as a matter of right, the Applicant would be required to set aside the greater of 10% of the gross floor area dedicated to residential use including penthouse habitable space, or 75% of its achievable bonus density to inclusionary units, which would result in a requirement of approximately 3,800 square feet of inclusionary zoning units at 80% AMI and 3,800 square feet of inclusionary zoning units at 50% AMI. However, the PUD will result in approximately 132,776 square feet of gross floor area devoted to households with incomes not exceeding 60% of AMI. This is a significantly greater amount of affordable housing, and at deeper levels of affordability, than would have been required if the Property was developed as a matter-of-right.

The PUD also includes a variety of housing types and includes, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. Of the 100 units, 35 will be replacement units for the Lincoln Heights and Richardson Dwellings properties. Eight of the nine 3-bedroom units and all of the 4-bedroom units will be replacement units.

4. Employment and Training Opportunities (§ 305.5(h)). Expanding employment opportunities for residents and local businesses is a priority of the Applicant. Therefore, the Applicant will enter into a First Source Employment Agreement with the Department of Employment Services. In addition, the Applicant will enter into a Certified Business Enterprise Agreement with the District Department of Small and Local Business Development to ensure that

a preference is made to District-based firms pursuing District government issued procurement opportunities.

5. Building Space for Special Uses (§ 305.5(j))

The Applicant is providing a community room in the building that will be made available to the broader community, including PNBC.

6. Environmental Benefits (§ 305.5(k))

The PUD will meet the requirements of the *Enterprise Green Communities* standard for residential buildings. It will employ environmentally sustainable strategies as called for in the Green Communities standard such as surface water management with extensive bioretention features, native and soil appropriate plantings, natural ventilation features, Energy Star rated appliances, low VOC finishes, water conserving plumbing fixtures, and Energy star rated residential unit light fixtures.

7. Streetscape Plans (§ 305.5(l)). As shown on sheet L100 of the Plans, the PUD includes landscaped and improved streetscapes surrounding the Property. The improved sidewalks along 50th Street and Fitch Place will provide for a better pedestrian experience through the use of street trees, enhanced lighting, and paving, all of which will reactivate the areas adjacent to the Property.

8. Uses of Special Value to the Neighborhood or the District as a Whole ((§ 305.5(q)) – Small Area Plan. The proposed development is important to the implementation of the "Physical Plan" element of the *Lincoln Heights and Richardson Dwellings New Communities Initiative Revitalization Plan*, which was approved by the City Council on December 19, 2006, pursuant to Resolution No. 16-923. Among other things, this small area plan calls for 140 replacement units

for the Lincoln Heights and Richardson Dwellings properties, in order for those properties to be redeveloped with new mixed-income residential communities.

The Comprehensive Plan recognizes small area plans as one of the three tiers of planning for the District, and as providing supplemental guidance for the planning of particular neighborhoods. Small area plans supplement the Comprehensive Plan by providing detailed direction for areas ranging in size from a few city blocks to entire neighborhoods or corridors. In the past, small area plans have been prepared for places in the city where District action was necessary to manage growth, promote revitalization, or achieve other long-range planning goals. 10A DCMR § 104.8.

IV. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The PUD advances the purposes of the Comprehensive Plan, is consistent with the Future Land Use Map and Generalized Policy Map, complies with the guiding principles in the Comprehensive Plan, and furthers a number of the major elements of the Comprehensive Plan.

A. Purposes of the Comprehensive Plan

The purposes of the Comprehensive Plan are six-fold: (1) to define the requirements and aspirations of District residents and, accordingly, influence social, economic and physical development; (2) to guide executive and legislative decisions on matters affecting the District and its citizens; (3) to promote economic growth and jobs for District residents; (4) to guide private and public development in order to achieve District and community goals; (5) to maintain and enhance the natural and architectural assets of the District; and (6) to assist in conservation, stabilization, and improvement of each neighborhood and community in the District. D.C. Code §1-245(b).

The Project significantly advances these purposes by promoting the social, physical and economic development of the District through the provision of a high-quality residential development, without generating any adverse impacts.

B. Future Land Use Map – Medium Density Residential

According to the District of Columbia Comprehensive Plan Future Land Use Map, the Property is designated as Medium Density Residential. The relevant portion of the Future Land Use Map is attached hereto as Exhibit E. The Medium Density Residential designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones may apply. 10A DCMR § 225.5. These zone districts correspond to the RA-2 and RA-3 Districts under the Zoning Regulations of 2016. The Applicant seeks a map amendment for the Property from the RA-1 Zone to the RA-2 Zone.

The Framework Element of the Comprehensive Plan provides that the Land Use Map is not a zoning map. *See* 10A DCMR § 226.1(a); *see also* Z.C. Order No. 11-13; Z.C. Order No. 10-28. Whereas zoning maps are parcel-specific and establish detailed requirements for setback, height, use, parking, and other attributes, the Future Land Use Map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards. *Id.* By definition, the Map is to be interpreted broadly. *Id.* Furthermore, the land use category definitions describe the general character of development in each area, citing typical building heights (in stories) as appropriate. The granting of density bonuses (for example, through Planned Unit Developments) may result in heights that exceed the typical ranges cited here. *Id.* at § 226.1(c).

The zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the citywide elements and the area elements, as well as approved Small Area Plans. *Id.* at § 266.1(d).

Thus, in evaluating the proposed map amendment, the Property should be viewed in context and not as an isolated parcel. When taken in context with the surrounding neighborhood, the Applicant's proposal to rezone the Property from the RA-1 Zone to the RA-2 Zone in order to construct an apartment house for house with incomes not exceeding 60% AMI and replacement units for Lincoln Heights and Richardson Dwelling, is consistent with the Comprehensive Plan's designation of the Property, particularly given the fact that the RA-2 Zone (previously, the R-5-B District) is specifically identified as a corresponding zone district in the Medium Density Residential land use category.

C. Generalized Policy Map – Neighborhood Conservation Area/Neighborhood Enhancement Area

The Generalized Policy Map of the Comprehensive Plan designates the Property as a Neighborhood Conservation Area and a Neighborhood Enhancement Area. The relevant portion of the Generalized Policy Map is attached hereto as Exhibit F. The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities do exist within these areas but they are small in scale. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. 10A DCMR § 223.5. The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development fits in and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood; the unique and special qualities of each area should be

maintained and conserved; and overall neighborhood character should be protected as development takes place. 10A DCMR § 223.5. The proposed map amendment for the Property from RA-1 to RA-2 will continue to protect and strengthen the existing residential uses in the area while creating a new, high-quality residential community that responds to the existing character, natural features, and infrastructure of the surrounding neighborhood and the PNBC campus.

D. Compliance with Guiding Principles of the Comprehensive Plan

The Project is consistent with the guiding principles in the Comprehensive Plan for managing growth and change, creating successful neighborhoods, and building green and healthy communities, as set-forth in the Comprehensive Plan.

1. Managing Growth and Change

In order to manage growth and change in the District, the Comprehensive Plan encourages diversity and asserts that the District “cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families [and prioritize] sustaining and prompting safe neighborhoods... and housing for families.” 10A DCMR § 217.2. Diversity also means maintaining and enhancing the District’s mix of housing types... [with] housing developed for households of different sizes, including growing families as well as singles and couples.” 10A DCMR § 217.3. The Comprehensive Plan also states that redevelopment and infill opportunities along corridors is an important part of reinvigorating and enhancing neighborhoods. 10A DCMR § 217.6.

The PUD is fully consistent with each of these goals. Redeveloping the Property into a vibrant, residential development with approximately 100 affordable units that range in size from 1-bedrooms to 4-bedrooms will attract a diverse population of residents, including families. The development also takes advantage of a large, vacant site, which will further help to restore the neighborhood fabric and improve the PNBC campus overall.

2. Creating Successful Neighborhoods

One of the guiding principles for creating successful neighborhoods is to protect, maintain, and improve residential neighborhoods. 10A DCMR § 218.1. 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. 10A DCMR § 218.3. Public input in decisions about land use and development is an essential part of creating successful neighborhoods, from development of the Comprehensive Plan to implementation of the Plan's elements. 10A DCMR § 218.8.

The PUD furthers these goals because it protects and improves the existing residential neighborhood while producing new affordable housing on a large, vacant site. The Applicant has engaged neighborhood stakeholders, and will continue to do so as part of the PUD process, in order to ensure that redevelopment of the Property is positively received by the neighborhood.

3. Connecting the City

The PUD will help implement a number of the guiding principles of this citywide element. Consistent with 10A DCMR § 220.2, the PUD will include streetscape improvements to encourage better mobility and circulation in and around the Property. The access points for the required parking and loading facilities will appropriately balance the needs of pedestrians, bicyclists, transit users, automobiles, and delivery trucks, as well as the needs of residents and others to move around and through the city. *Id.* Moreover, and consistent with 10A DCMR § 220.3, the PUD's streetscape improvements will help reinforce and improve this section of the city by creating a walkable, pedestrian-friendly and well-designed streetscape that improves public safety and encourages all modes of transportation.

4. *Building Green and Healthy Communities*

One of the guiding principles for building green and healthy communities is that building construction and renovation should minimize the use of non-renewable resources, promote energy and water conservation, and reduce harmful effects on the natural environment. 10A DCMR § 221.3.

The PUD will meet the requirements of the *Enterprise Green Communities* standard for residential buildings. It will employ environmentally sustainable strategies as called for in the Green Communities standard such as surface water management with extensive bioretention features, native and soil appropriate plantings, natural ventilation features, Energy Star rated appliances, low VOC finishes, water conserving plumbing fixtures, and Energy star rated residential unit light fixtures.

E. Land Use Element

The Land Use Element is the cornerstone of the Comprehensive Plan. It establishes the basic policies guiding the physical form of the city, and provides direction on a range of development, conservation, and land use compatibility issues. The Land Use Element describes the balancing of priorities that must take place in order to accommodate a multiplicity of land uses within the boundaries of the District of Columbia. 10A DCMR § 300.1. The PUD supports the following policies of the Land Use Element of the Comprehensive Plan:

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

In designing the PUD, and consistent with this policy element, the Applicant has sought to balance the housing supply in the area and expand neighborhood commerce with the parallel goals of protecting the neighborhood character and restoring the environment.

Policy LU-2.2.4: Neighborhood Beautification

Policy LU-2.2.4 encourages projects to improve the visual quality of the District's neighborhoods. As shown on the Plans, the PUD includes a number of neighborhood beautification elements, such as streetscape and landscape improvements along the perimeter of the Property. Moreover, development of the Property will be a major improvement to its current condition as a surface parking lot.

F. Transportation Element

The overarching goal of the Transportation Element is to create a safe, sustainable, efficient and multi-modal transportation system that meets the access and mobility needs of District residents, the regional workforce, and visitors; supports local and regional economic prosperity; and enhances the quality of life for District residents. *See* 10A DCMR § 401.1.

The PUD is uniquely situated to help further several policies and actions of the Transportation Element of the Comprehensive Plan as follows:

Policy T-2.3.1: Better Integration of Bicycle and Pedestrian Planning

As shown on the Plans and as described above, the Applicant has carefully considered and integrated bicycle and pedestrian planning and safety considerations in the development of the Project.

Policy T-2.3.3: Bicycle Safety and Action T-2.3-A: Bicycle Facilities

This element encourages new developments to include bicycle facilities. The Applicant proposes to provide secure indoor bicycle parking, as well as short-term exterior bicycle parking as Project amenities that accommodate and encourage bicycle use.

Policy T-2.4.1: Pedestrian Network

The PUD includes the development and improvement of pedestrian facilities adjacent to the Property along 50th Street and Fitch Place, which includes improvements to the sidewalk system.

Policy T-3.1: Transportation Demand Management

The primary purpose of a TDM plan is to reduce the number of vehicles using the road system while providing a variety of mobility options to those who wish to travel. The Property is well served by several Metrobus routes, including six route within 0.2 miles of the Property. The Applicant will work with DDOT to formulate a TDM Plan to encourage residents and visitors to use public transportation and bicycle options in the area.

G. Housing Element

The overarching goal of the Housing Element is to "[d]evelop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia." 10 DCMR § 501.1. The PUD will help achieve this goal by advancing the policies discussed below.

Policy H-1.1.3: Balanced Growth

In furtherance of this policy, the Applicant proposes to develop new housing on underutilized land. The housing will help the city meet its long-term housing needs, including the need for more affordable housing.

Policy H-1.1.5: Housing Quality

The PUD will generate approximately 100 residential units in a new, environmentally-conscience building that respects the design of the surrounding neighborhood and the PNBC campus. The building design will include high-quality materials and design elements.

Policy H-1.2.1: Affordable Housing as a Civic Priority

The PUD is consistent with the primary goal of Policy H-1.2.1, which is increasing the production of housing for low and moderate income households.

Policy H-1.3.1: Housing for Families

The Project supports Policy H-1.3.1 by providing a significant number of new housing units with one, two, three, and four bedrooms, which can accommodate families with children.

Policy H-1.4.4: Public Housing Renovation

Redevelopment of the Property will establish a community that incorporates 35 new replacement units for Lincoln Heights and Richardson Dwellings properties controlled DCHA.

H. Environmental Protection Element

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources. This element provides policies and actions on important issues such as energy conservation and air quality, and specific policies that include the following:

Policy E-1.1.1: Street Tree Planting and Maintenance: Encourages the planting and maintenance of street trees in all parts of the city.

Policy E-1.1.3: Landscaping: Encourages the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity.

Policy E-2.2.1: Energy Efficiency: Promotes the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses.

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff: Promotes an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction.

Policy E-3.1.3: Green Engineering: Promotes green engineering practices for water and wastewater systems.

Policy E-3.3.1: Promotion of Community Gardens: Encourages and supports the development of community gardens on public and private land across the city.

Consistent with these policies, the PUD includes street tree planting, landscaping, energy efficiency appliances and features, methods to reduce stormwater runoff, green engineering practices and is therefore not inconsistent with the Environmental Protection Element.

I. Economic Development Element

The Economic Development element addresses the future of the District's economy and the creation of economic opportunity for current and future District Residents. 10A DCMR § 700.1. The PUD will help achieve this goal by advancing the policies discussed below.

Policy ED-3.2.1: Small Business Retention and Growth: Encourages the retention, development, and growth of small and minority businesses through a range of District-sponsored technical and financial assistance programs.

Policy ED-4.2.12: Local Hiring Incentives: Has a stated goal of maintain requirements for resident job training and placement for projects built and/or operated with any form of public subsidy/loan, grant or other incentives.

The Applicant will enter into First Source Employment Agreement and CBE Agreement. The First Source Employment Agreement Act of 1984, requires that District residents are given priority for new jobs created by municipal financing and development programs. The CBE Agreement ensures that a preference is made to District-based firms pursuing District government issued procurement opportunities.

J. Urban Design Element

The goal of the Comprehensive Plan's Urban Design Element is to:

[e]nhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces.

10A DCMR § 901.1. In keeping with this objective, the Applicant has gone to great lengths to integrate the proposed construction with the character of the surrounding neighborhood and other structures on the PNBC campus.

Consistent with Policy UD-2.2.1: Neighborhood Character and Identity and Policy UD-2.2.7: Infill Development, the proposed development will help to strengthen the architectural quality of the immediate neighborhood by relating the Project's scale to the existing neighborhood context and PNBC Campus. The Project is also consistent with the goals of Policy UD-3.2.5: Reducing Crime Through Design, since the development will bring additional "eyes and ears" to the area, as well as improved lighting, clear lines of sight, and visual access, all of which will help to enhance safety.

K. Infrastructure Element

The Infrastructure Element provides policies and actions on the District's water, sanitary sewer, stormwater, solid waste management, energy, and telecommunication systems. 10 A DCMR § 1300.1. The overarching goal for infrastructure is to provide high-quality, efficiently managed and maintained, and properly funded infrastructure to serve existing development, as well as future change and growth. 10A DCMR § 1301.1. The PUD will help achieve this goal by advancing the policies discussed below.

Policy IN-1.2: Modernizing Water Infrastructure: In conjunction with WASA, the District must consider the impacts of new development and ensure that water infrastructure will be able to meet future demand. Planned improvements to the water system involve normal maintenance to replace aging water distribution mains and small diameter pipes, and upgrades to keep pace with population growth and new development. This may also include the addition of new water storage facilities, increasing the capacity of certain water mains, and upgrading pump stations.

Policy IN-2.1.1: Improving Wastewater Collection: provides for the safe and efficient collection of wastewater generated by the households and businesses of the District. Ensure that new development does not exacerbate wastewater system deficiencies, and instead supports improved system efficiency and reliability.

Policy IN-6.1.3: Developer Contributions: Requires that private developers fund the necessary relocation or upgrading of existing utilities to address limitations with existing infrastructure on or adjacent to proposed development sites. For necessary upgrades to water and wastewater infrastructure, developers should contribute to the cost of extending utilities to the project site or upgrading existing utilities to the specifications necessary for their proposed project.

The Applicant will be required to coordinate with all applicable public utilities and District agencies during the permitting process, including DC Water, to ensure that adequate services will be available for the existing and new uses. The Applicant will also pay any required costs/fees associated with securing required utility permits for the PUD. As a result, the PUD is not inconsistent with the Infrastructure Element.

L. Far Northeast and Southeast Area Element

The Property is located within the Far Northeast & Southeast Area Element of the Comprehensive Plan. The Far Northeast and Southeast area is known for its stable, attractive neighborhoods and its diverse mix of housing. 10A DCMR § 1700.2. Planning and development priorities in the Far Northeast and Southeast Area include providing a variety of new housing choices. 10A DCMR § 1707.2. The PUD is consistent with a number of specific policies as well, including Policy FNS-1.1.2: Development of New Housing and Policy FNS-1.1.3: Directing Growth.

M. Implementation Element

The development of the Property to advance the objectives of the *Lincoln Heights and Richardson Dwellings New Communities Initiative Revitalization Plan* promotes the following principles and policies in the Implementation Element of the Comprehensive Plan:

IM-1.2 Small Area Planning. Small Area Plans cover defined geographic areas that require more focused direction than can be provided by the Comprehensive Plan. The intent of such plans is to guide long-range development, stabilize and improve neighborhoods, achieve citywide goals, and attain economic and community benefits. The Comprehensive Plan Area Elements identify where small area plans should be prepared, with an emphasis on the Land Use Change Areas,

Enhancement Areas, and business districts shown on the Comprehensive Plan's Generalized Policies Map. As these small area plans are completed, future amendments to the Comprehensive Plan should identify subsequent generations of small area plans. ANC and public involvement in the development of small area plans is desired and expected. 10 DCMR § 2503.1.

Policy IM-1.2.1: Small Area Plans. Prepare small area plans and other planning studies for parts of the city where detailed direction or standards are needed to guide land use, transportation, urban design, and other future physical planning decisions. The focus should be on areas that offer opportunities for new residential, commercial, and mixed use development, or areas with problems or characteristics requiring place-specific planning actions. Use the Comprehensive Plan Area Elements, the Generalized Policies Map, and land use monitoring activities to identify areas in the city where such plans are needed. Citizens shall have the right to petition or suggest small area plans to be proposed by the Mayor. 10 DCMR § 2503.2.

Policy IM-1.2.2: Protocol for Small Area Plans. Ensure that small area plans take a form appropriate to the needs of the community and reflect citywide needs, District and neighborhood economic development policies and priorities, market conditions, implementation requirements, competing demands, available staffing resources and time, and available funding. Such plans should address such topics as neighborhood revitalization and conservation needs and strategies, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques necessary to achieve plan objectives. Small area plans should be adopted by the Council and used to supplement the Comprehensive Plan. If necessary, Comprehensive Plan amendments should be introduced to ensure internal consistency for the areas involved. 10 DCMR § 2503.

V. CONCLUSION

For the reasons stated above, the Applicant submits that the PUD and Zoning Map amendment applications meet the standards of Subtitle X, Chapter 3 of the Zoning Regulations and are consistent with the purposes and intent of the Zoning Regulations and Zoning Map. Accordingly, the Applicant requests that the Zoning Commission determine that the application has merit and that a public hearing on the application should be scheduled.

Respectfully submitted:

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