GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D C Zoning Commission

FROM: Andrew Altman
Director

DATE September 3, 2004

SUBJECT: Case No. **ZC-04-13** Supplemental Report for Setdown for a Planned Unit Development for Square 277, Lots 14, 15, 20-23, 45, 818, 837 and 838 and a related Map Amendment to the R-5-B Zone District, for 1200 R Street, N W , filed by Holland & Knight LLP

RECOMMENDATION

The applicant has revised its previous application, to increase the size of the amenity package and the area to be re-zoned As a result of these changes, the Office of Planning recommends setdown of the revised proposed planned unit development and related map amendment to permit the construction of a four-story (50 5 feet) plus cellar apartment building consisting of:

- 63 apartment units,
- 89 off-street parking spaces, and
- a 3,479 square foot community room.

PROPOSAL

At the July 12, 2004 Zoning Commission meeting, the Commission observed that, as filed, the PUD application did not meet the minimum area requirements established by §2401.1(b) because Lot 45 was not included in the map amendment request. The applicant has now revised the proposal to request that the map amendment apply to the entire site, including Lot 45 Lot 45 is the only part of the subject site located within the Greater Fourteenth Street Historic District and the only lot on which an existing row house structure is to be retained This row house is now proposed to be converted to three units and will have access from the proposed building, in addition to direct street access from the public sidewalk.

The breakdown of the 63-unit building has been revised as follows

- 5 efficiency units,
- 14 one-bedroom units,
- 14 one-bedroom with den units,
- 20 two-bedroom units,

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- 9 two-bedroom with den units, and
- 1 three-bedroom unit

The applicant has also provided additional information regarding the use of the community room. This room is proposed to include a 20-seat chapel for the use of Metropolitan Baptist Church, in addition to being used for a museum and church programming

PARKING

The proposed project meets the zoning requirements for parking. The parking required for the proposed building has been revised to include the 20-seat chapel. When additional information is received regarding the layout of the community room, the parking required for the room may decrease if the size of the community room decreases as a result of the provision of the chapel

USE	REQUIRED	PROVIDED
63 apartment dwelling units	1 per 2 dwelling units or 32	63
Community room (3,749 sf)	1 per 600 square feet or 6	6*
20-seat chapel	1 per 10 seats or 2	2
TOTAL	40	71
Surplus	--	18**

* This number may decrease if the square footage devoted to the chapel is included in the community room.

** This number may increase if the square footage devoted to the chapel is included in the community room

PUBLIC BENEFITS AND PROJECT AMENITIES

In consideration of setting down the application, the Commission requested additional information and clarification of proposed public benefits and project amenities. In response, the applicant has revised the proposed the public benefits and project amenities as follows:

1. Housing: The application states that an additional 24 housing units will be made possible by the approval of the PUD application and map amendment request. Within the Justification Statement prepared by the applicant and dated August 26, 2004, reference is made to the Zoning Commission Order No. 02-17 (5401 Western Avenue, N.W.), where the Zoning Commission found that housing above that permitted as a matter of right does constitute a public benefit, especially within a housing opportunity area. The subject property is not located within a housing opportunity area. However, although it may be considered as a public benefit in this case, the Office of Planning concludes that residential use within a residential zone does not rise to a project amenity.

2 Affordable Housing The application proffers 3,171 square feet of the gross floor for affordable housing, which is approximately 15 percent of the bonus density achieved through the proposed PUD. Three affordable housing units are proposed (two two-bedroom units and one one-bedroom plus den unit) on the lower and second levels of the building No efficiencies or one-bedroom apartments without dens are proposed as affordable, even though they constitute 30 percent of the building. OP notes favorably that the applicant has included the larger units, the ones more likely to house families, as affordable.

3 Community Room: The application includes the provision of a 3,479 square foot community room. This room will be under the control of Metropolitan Baptist Church and its primary purpose will be to house a small chapel for approximately 20 people. The provision of this room for the Church was made a part of the sale of the property by the Church to the applicant. The Church also intends to use the room for numerous ministries, including an adult literacy enrichment program for community residents, a Christ-centered counseling and therapy program addressing psychological and emotional health, a program engaging in community and economic concerns within Washington and Maryland, and for a museum of the history of the Church. However, the application neither indicates how the space will be laid out, nor does it indicate how the church programs are permitted by the Zoning Regulations A church and a museum are permitted as a matter of right within the R-5-B Zone District, but church programs are permitted by special exception pursuant to § 216 of the Zoning Regulations The Office of Planning has requested that the applicant's attorney document to OP how these church programs are permitted within the Zone District. The room will also be made available to the residents of the building and organizations within the community at least two days per month, with additional times to be arranged through the Church The value of the community room as an amenity will be affected by the ability of the community and the extent to which the community will be able to access this room

4. Building Design: The exterior of the building has been substantially redesigned The result is a more interesting visual experience. The building has been broken up into sections, with the appearance of traditional row houses flanking an apartment building in the center. Special attention has been given to the corner by differentiating the architecture on the corner from the rest of the building Varying rooflines and cornices have been added to the top of building, helping to break up the massing of the R Street frontage The height of the bays has been limited in places to the second floor to more accurately mimic the bays on traditional Washington row houses, and the fenestration on the third floor varies from that on the two lower floors, breaking up the monotony of the façade. The Vermont Avenue frontage has larger windows than R Street and a pattern that repeats three times, reflecting the greater importance of avenues over streets within Washington The rear elevation has been articulated, with varying materials used to accentuate the difference Many of the units will now include

balconies on the rear, which will serve to provide for "eyes on the alley", while also providing an opportunity for residents to view the traditional architecture of the church building across the alley

5 Landscape Plan: A landscape plan was included as a part of the submission. The applicant proposes to increase the size of the tree boxes adjacent to the subject property to 5 feet by 10 feet, larger than the standard DDOT size of 2 5 feet by 4 5 feet, and the planting of 11 shade trees within these boxes, in coordination with DDOT The landscape plan also proposes the planting of 9 ornamental trees and 2 evergreen trees, in addition to shrubs and ground cover The Office of Planning notes that the proposed landscaping, in combination with the building design, will significantly improve the appearance of this prominent corner

6 Environmental "Greenroof " Technology: The application proposes to plant approximately 50 percent of the roof as a green roof, only the second high elevation green roof in the District The green roof will include low growing succulent plants within a planting bed consisting of a three-inch layer of soil The inclusion of a green roof as a part of the building indicates a superior architectural amenity, and should serve as a model, demonstrating that the inclusion of green technology on a relatively small residential building project is an achievable and viable option that can be applied elsewhere

7. Historic District Signage. The application proffers 20 historic district signs for the Greater Fourteenth Street Historic District, a substantial increase from the previously proffered three signs.

8 Contribution to DDOT's "11th Street Landscape Plan". The application proffers $20,000 to DDOT's 11th Street Landscape Plan This is revised from the previous offer of $8,500 to the nearby skate park.

9 Twenty Off-street Parking Spaces: The application proposes the provision of twenty off-street parking spaces for sale to the community within a two-block radius of the subject property The actual number of parking spaces available for this amenity could potentially decrease to 18 depending on how the space within the community room is laid out, and the resulting parking requirements Therefore, the applicant will have to submit a plan detailing the layout of the room before this can be determined. This amenity is similar to that which was accepted for a PUD approved by the Zoning Commission under Zoning Commission Order No. 03-04 (1437-51 Belmont Street, N W.), where 136 parking spaces were offered for sale to the residents of the project and to the community within a one-block area. In this case the applicant proposes to extend the radius to two blocks due to the location of several non-residential uses within the immediate vicinity As this is an amenity that is proposed to be sold rather than provided to the community, its value as an amenity needs to be determined

COMMUNITY COMMENTS

ANC 2F, in a letter dated April 22, 2004, indicated that they voted unanimously to support the proposed Planned Unit Development at their meeting of January 7, 2004. In a letter dated March 12, 2004 to the Zoning Commission, the ANC stated that the "*community is supportive of several amenities which will occur as a result of the redevelopment of the site, including the removal of non-conforming commercial and office use, and the applicant's commitment to provide an additional 20 parking spaces available for sale to residents in the community*"

COUNCILMEMBER JACK EVANS, in a letter dated August 25, 2004, expressed support for the PUD and map amendment to the R-5-B and stated that "*[i]t is important to the stabilization of the area that this corner be anchored with a strong residential use*"

RECOMMENDATION

The applicant has increased the amenity package The exterior architecture has been enhanced to create a more pleasing visual experience, including the rear elevation Significantly, a green roof is now proposed for approximately 50 percent of the roof The number of historic district signs to be provided has increased from 3 to 20 and the applicant proposes a $20,000 contribution to the 11th Street Landscape Program. Landscaping on site and within the public space adjacent to the subject property has been increased and the tree boxes proposed to be increased in size The size of the individual units proposed as affordable housing has been increased.

The applicant has provided more information regarding the use of the community room by the residents of the building and the community As this room will only be available two days per month, with additional times to be worked out with Metropolitan Baptist Church, the value of this amenity still needs to be determined. The same applies to the twenty off-street parking spaces to be offered for sale to the community within a two-block radius However, the Office of Planning believes that these remaining details can be resolved prior to public hearing. Therefore, the Office of Planning recommends setdown of the proposed Planned Unit Development 1200 R Street, N W , Square 277, Lots 14, 15, 20-23, 45, 818, 837 and 838, and recommends setdown of a related map amendment to assign the R-5-B Zone District to the subject property.

AA/sjm,AICP