GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

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TO: D C Zoning Commission

FROM: ALS for Andrew Altman
Director

DATE January 3, 2005

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

At the Zoning Commission hearing of December 2, 2004 the Commission requested submittal of material boards of the proposed exterior, elevation drawings of the retaining wall and guardrail proposed for the rear of the building, and additional information regarding the Community Room. The applicant has submitted a "Materials 'Sample Board'" and an elevation drawing of the south side of the building The applicant has also submitted additional information regarding the proposed Community Room.

Within the Final Report for this application dated November 18, 2004, the Office of Planning had recommended as a condition of approval *"[t]hat the "church programs use proposed for the community room be approved for 3 years, with the opportunity for renewal, and that future renewals be discretely considered from the overall PUD"* The application did not contain a detailed description of either the layout of the space or manner in which it would be used, although it did contain a listing of the programs anticipated to be operated out of the space This, in combination with the proposed building being the first mixed use building to combine church programs with residential dwelling units, resulted in the addition of the above mentioned condition to give the community the opportunity to have the use reviewed again after 3 years and to ensure that it did not become a problem due to noise and/or traffic Subsequently, the applicant met with the Office of Planning and has now submitted a layout of the interior of the community room and provided details regarding its use

The proposed layout includes 3 offices, a multi-purpose room with a stage area, a kitchenette, a closet and rest rooms The maximum occupancy proposed for the space is 91, broken down as follows

- Multi-purpose Room. 80 persons
- Stage Area. 5 persons

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- 3 Offices. 6 persons.

Metropolitan Baptist Church, the proposed owner and operator of the Community Room, indicated to the Office of Planning that none of their programs operate past 10.30 p.m., but that office staff may work later Therefore, the Office of Planning recommends that with the exception of the office space, all use of the Community Room, including related clean-up activities, end no later than 11:00 p.m Due to the limited impact that six office workers would have on the community, use of the office space could continue past 11.00 p.m , but be limited to employees only No counseling would be permitted after 11.00 p.m In addition, no commercial or other rental of the space would be permitted and the Church has indicated that the space would not be used as a community food bank

The design of the space indicates that the offices will face Vermont Avenue with the multi-purpose room behind them. All access will be from either the Vermont Avenue entrance or a stairwell from the garage, and the community will not be able to access the residential portion of the building. Noise from the multi-purpose room will be minimized, as two sides of the room will border corridors interior to the building The other two sides will be an exterior wall and a wall internal to the Community Room space. The applicant also indicated to the Office of Planning that the ceiling of the space could be soundproofed with an extra layer of drywall, reducing the impact of the room to the units located directly above.

As the space will be owned by Metropolitan Baptist Church and located within and a part of the proposed condominium building, the Condominium Board could resolve any disputes regarding the use of the room The Church would be a member of the condominium regime.

At the public hearing in December the Commission also inquired as to what would happen should the Church decide to vacate the space. The applicant has indicated to the Office of Planning that the space could used residentially for up to three dwelling units, and the proposed parking for the Community Room is sufficient to support three dwelling units. However, any change in use will require approval by the Commission.

RECOMMENDATION

The Office of Planning has reviewed the additional information submitted by the applicant and no longer recommends that the proposed Church Programs use be approved for 3 years as the applicant has supplied more detailed information regarding the use of the Community Room. However, in lieu of the condition limiting the approval of the use for 3 years, the Office of Planning recommends the following additional conditions in order to ensure that the use does not become a problem due to noise and/or traffic.

1. The maximum number of people within the Community Room shall be 91, broken down as follows
    - Multi-Purpose Room: 80 persons

- Stage 5 persons
- Offices: 6 persons

2 No commercial rentals of the Community Room be permitted and the room will not be used as a community food bank

3. All programs end by 10 30 p m., with all clean-up related activities ending by 11·00 p m. Only the offices may be occupied after 11 00 p.m., but limited to employees only with no counseling permitted
4. An extra layer of drywall or other soundproofing material be provided for the ceiling of the Community Room to soundproof the space from the dwellings located directly above
5. All access to the Community Room be from either the Vermont Avenue entrance or a stairwell leading up from the garage, with no access to the residential portion of the building.

AA/sjm, AICP