GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D C Zoning Commission

FROM: Ellen McCarthy
Interim Director

DATE: June 10, 2005

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SUBJECT: Report on Zoning Commission Case No 05-14, a Planned Unit Development Located at 14th Street, N W (Square 2667 Lot 73)

APPLICATION

On May 16, 2005, the Office of Zoning received an application from the Non-Profit Community Development Corporation of Washington DC, the Applicant, requesting Zoning Commission review and approval of a Planned Unit Development on Lot 73, Square 5684 to allow additional height up to 74 25 feet

ZONING COMMISSION
District of Columbia
CASE NO. 05-14
EXHIBIT NO. 14

RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the proposed Planned Unit Development.

AREA DESCRIPTION

The subject lot is located at the corner of 14th and Girard Streets N W It totals 24,000 square feet in size and is currently vacant The subject lot and properties to the north and south along 14th Street are zoned C-2-B This corridor contains a mix of moderate density commercial uses and medium density residential buildings The area to the west of the subject lot is zoned R-5-B and contains a variety of residential uses

PROJECT DESCRIPTION

The applicant proposes an 83,999 square foot (3 5 FAR) mixed-use development The seven-story building will contain 56 residential condominiums, 10,337 square feet of retail space, and underground parking containing 77 spaces The building will contain 28 affordable dwelling units, comprising 50% of the units in the building An 8,000 square foot child care center will be a part of the development The proposed building will meet the zoning requirements of the C-2-B district for FAR, lot occupancy, and yards. The applicant is requesting relief from the height restrictions of 65 feet in the C-2-B district to allow the building to increase to 74 25'

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COMPREHENSIVE PLAN

The Generalized Land Use Map designates the subject property and surrounding properties for Medium-Density Residential development characterized by multiple-unit housing and mid-rise apartment buildings as predominant uses While the Land Use Map does not call for commercial development on this site, the majority of the 14th Street corridor through Columbia Heights is shown as mixed use The proposed development is not inconsistent with the Comprehensive Plan.

Moreover, this site lies in or near the Columbia Heights housing opportunity area as shown on the DC Generalized Land Use Policies Map This policy makes the development of residential uses a priority in this area of the city

Several sections of the Comprehensive Plan offers further support of the proposal Specifically, parts of the Ward 1 element target residential development on the 14th Street corridor, encourage multi-unit housing at a mix of market rate and low income levels, make low- and moderate-income housing production a priority, and support all housing production in the housing Opportunity Areas Some of the relevant Comprehensive Plan sections are quoted below

1202.1 The policies in support of economic development objectives are as follows:

(f) To give priority to Ward 1's neighborhood economic development by incorporating the participation of qualified neighborhood development organizations or CDCs;

(m) To encourage the development and retention of needed commercial and service establishments in appropriately zoned locations;

1203.1 The incomes of residents in Ward 1, as a whole, are among the lowest in the District. The actions to implement economic development objectives are as follows:

(c) To increase daycare facilities for single parent and other households to encourage the entry of Ward 1 residents into the workforce;

(d) To increase employment opportunities in commercial and industrial areas of the ward, including the Howard Gateway, Georgia Avenue, and 14th Street and U Street corridors,

1205 1 The objectives for housing are as follows:

(a) To stimulate the production of new and rehabilitated housing to meet all levels of need and demand in Ward 1 and provide incentives for the full range of housing needed at desired locations throughout the ward,

(b) To provide for the housing needs of low- and moderate-income households, improve the ward's and District's low-rent housing program, encourage home ownership, and reduce the overall cost of housing for low- and moderate-income households in the ward;

1206.1 The policies in support of housing objectives are as follows:

(d) To target residential development opportunity areas where significant housing development can appropriately occur and encourage multi-unit housing development, including market rate and low density housing, where appropriate, near the U Street and Shaw metrorail stations and at locations adjacent to proposed employment centers, including the 14th and U Street corridors,

ZONING & PUD EVALUATION

The current C-2-B zone district allows medium-density residential development and also allows commercial establishments The Applicant is requesting a development that lies entirely within the uses allowed as a matter-of-right in the C-2-B zone The proposed height, density, and bulk are well within the PUD limitations for development in this zone and only the height exceeds the matter-of-right regulations

Benefits and Amenities

The benefits and amenities involved with this project are extensive in comparison to the relief requested

- Fully half of the residential development, 28 of 56 units, will be affordable dwelling units, restricted to people earning between 30 and 80 percent of the Area Median Income
- The applicant is setting aside $250,000 as a commercial rent subsidy for locally owned and operated businesses
- There will be an 8,000 square foot child-care center in the development serving a community need and addressing a specific Comprehensive Plan policy
- Finally, the development is providing retail development important to the revitalization of this area and ample parking to serve the development and prevent spillover to the surrounding community

Additional benefits offered by the developer for this project include parking that greatly exceeds the zoning requirement in order to prevent an increase in parking demand on the surrounding area Also, the applicant will install lighting to increase safety in the rear alley behind the building

Flexibility

The only flexibility requested is for height The applicant is requesting relief from the height restrictions of 65 feet in the C-2-B district to allow the building to increase to 74 25' The additional height would allow a 14' high retail ground floor and each of the residential floor heights to increase from 8'ceilings to approximately 8'6" ceilings The height limitation under the C-2-B PUD is 90 feet

OP is strongly supportive of quality retail space and believes the additional height will provide the opportunity for successful retail. The architecture of the building also does a good job of defining the corner

OP believes that this project meets the PUD evaluation standards of §2403 The project will not have a negative impact on city services and facilities, it is not inconsistent with the

Comprehensive Plan, and has project amenities that greatly exceed what would result from a matter-of-right project

COMMUNITY COMMENT
This area is served by Advisory Neighborhood Commission 1B While OP is unaware of any action on the PUD, the ANC has recommended in favor of the project before the BZA

RECOMMENDATION
OP supports the applicant's decision to apply for the PUD as the appropriate process for relief OP believes the project is superior to that which would constructed as a matter-of-right; the amenities are superior and provide significant public benefit, especially the 50% affordable housing component and the project will contribute to the overall vitality of the 14th Street corridor

Based on the analysis above, OP concludes the application meets the PUD evaluation standards of §2403 and is not inconsistent with Comprehensive Plan The Office of Planning **recommends approval** of the PUD to allow development of a seven-story mixed use condominium building at 2750 14th Street N W

EM/tp