GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D C Zoning Commission

FROM: Ellen McCarthy
Interim Director

DATE: May 23, 2005

SUBJECT: Preliminary 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

RECOMMENDATION
The Office of Planning (OP) **recommends that the application be setdown for public hearing.**

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 a 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 the C-2-B district to allow the building to be 74 25'

ZONING COMMISSION
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EXHIBIT NO. 6

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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

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

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 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

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
Based on the analysis above, OP concludes the requested PUD meets the PUD evaluation standards of §2403 and is not inconsistent with Comprehensive Plan The Office of Planning **recommends scheduling this request for a Zoning Commission Pubic Hearing.**

EM/tp