



Memorandum

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director
Historic Preservation and Development Review

DATE: November 25, 2013

SUBJECT: ZC 06-40C – Hearing Report for Modification of a Consolidated Planned Unit Development and Zoning Map Amendment for the Gateway Market

I. RECOMMENDATION

The Office of Planning (OP) recommends approval of this modification of a previously approved consolidated Planned Unit Development (PUD) and Zoning Map Amendment as it conforms to the Comprehensive Plan's objectives for the area and to the Generalized Land Use and Policy Maps, and would contribute to the redevelopment of the Florida Avenue Market area. As a response to OP and Zoning Commission requests during the setdown meeting on July 29, 2013, the Applicant provided additional information in this case, including refined plans, (including a roof plan and details relating to the facades), and an updated traffic and parking report, among other items.

There have also been extensive discussions and meetings with the community and OP, which have led to improvements in the proposal since its original submission, including the incorporation of façade elements alluding to an "industrial warehouse" character. OP has suggested to the Applicant that a breakdown of affordable dwelling units by type, including the number of each type of affordable units, as well as their locations, should be provided. The Applicant indicates that the distribution of affordable units would mirror the distribution of unit types for the entire building; the breakdown of units is included in the "Unit Summary" on Page G-002 of the Applicant's November 15, 2013 prehearing submission. While OP supports the inclusion of a green wall on the western façade, OP would also support improved façade articulation for the west wall, which faces other future development sites but which may be highly visible for some time.

II. PROPOSAL

Gateway Market Center, Inc. (the "Applicant") along with Gateway Edens LLC, has submitted a major Modification of a Consolidated Planned Unit Development (PUD) and map amendment to construct a new mixed-use building (the "Project") at the intersection of Florida Avenue and 4th Street N.E. The site is Square 3587, Lot 8.

The Zoning Commission approved the previous PUD in Case No. 06-40. The Applicant experienced delays in obtaining financing and leasing commitments and the PUD was extended in Zoning Commission Case Nos. 06-40A and 06-40B (expires December 9, 2013). Since the first extension of the prior Order, the Applicant established a joint venture with Gateway Edens LLC to effectuate the development of the site.

The approved PUD proposed a mixed use project with residential, office and retail components, and had a building area of 307,384 square feet, FAR of 7.7 and height of 119 feet. This modification would significantly reduce the Project's density and height, and alter the proposed uses. The modified PUD eliminates the office

component, increases the residential use, redesigns the retail and below-grade space, and shifts the construction type from concrete to wood frame over a concrete podium.

Specifically, the modified proposal consists of:

- A new six story mixed use building with proposed FAR reduced from 7.7 to 5.0;
- A reduction in the maximum height to 79 feet, one inch;
- 188 residential units with 20% of the units (equivalent to 30,622 sf) assigned to residents earning up to 80% of the area's median income;
- A redesign of the previously approved two-story retail into one story retail, comprising 27,410 square feet on the ground floor and fronting Florida Avenue, 4th Street, and Morse Street; and
- Approximately 215 parking spaces on two levels below grade and loading accessed from Morse Street.

Prior to setdown, the Applicant sought flexibility to include a potential hotel component of approximately 155,900 square feet in place of the residential component; the Applicant has since eliminated the hotel option from the proposal.

Pursuant to the District's PUD guidelines, the Applicant seeks flexibility in the following areas:

1. Rooftop Structures (§ 411.11); and
2. Loading (§ 2201.1).

The Applicant is proposing that the garage parking would be accessed from Florida Avenue to the south of the property, and after discussions with OP and DDOT, restrictions to the operations and design of the curb cut. The number of proposed curb cuts would be reduced from seven (existing) to two (proposed) at the Property. In addition, there are proposed streetscape improvements surrounding the site.

The architect refined the design of the building; the proposed Project is generally consistent with the height, density, and industrial/commercial feel of its surroundings.

III. SITE and AREA DESCRIPTION

The Project includes the property at the northwest corner of the intersection of Florida Avenue and 4th Street, NE. The property has historically been in industrial use including the Washington Beef warehouses and a welding shop on the Ironworks Property. The buildings on the site have been demolished and the site is vacant. The site is zoned C-M-1. Properties on all sides of the site are also zoned C-M-1 and are almost all in production, distribution, or warehouse use. There is a vacant site and light industrial uses directly to the east and a fast food store directly to the west. Further to the east is the Gallaudet campus. To the north and south are existing or vacant industrial uses. The site is about 1,000 feet from the entrance to the NoMA-Gallaudet Metro Station and is served by several bus lines.

The area has been the focus of much planning work. In addition to being reviewed as part of the Comprehensive Plan, this area was also considered in the Industrial Land Use Study, the NoMA Vision Plan and Development Strategy, and the Florida Avenue Market Small Area Plan. Each of these is discussed in more detail below.



Subject Property

IV. MAJOR CHANGES SINCE SETDOWN

Building Design

In response to comments by the Zoning Commission during the project setdown, the Applicant further refined the proposed project design. The Applicant updated the building concept design to reflect the Project's location in the District's Northeast Gateway, which includes existing warehouses of brick and steel. The revised design includes the prior massing concept of a solid background with three applied forms, (one for each street with frontage).

The first floor retail level would include a combination of dark solid masonry and the vertical metal piers with storefront glazing in between. The Project would retain a retail presence along Florida Avenue, 4th, and Morse Streets NE. The retail space would be double height along portions of Florida Avenue and portions of 4th Street, which should activate the streetscape and provide significant visual interaction between pedestrians and the interior retail level of the building. The interior layout of the floors, including the retail areas and residential unit configurations, did not significantly change in the revised design.

The Zoning Commission requested a roof plan during the project setdown; the Applicant provided a roof plan on Page A-107 of the November 15, 2013 pre-hearing submission.

Information Relating to Project Materials

At the setdown meeting, the Commission requested more information relating to the façade treatment and materials, including the sustainability, maintenance, durability, and quality of composite material. The design has changed since setdown, and the Applicant proposes to incorporate materials to strengthen the "loft-like" design motifs of the Project and to reduce the amount of composite paneling utilized on the facades. The Applicant will present a materials sample board at the hearing.

Community Outreach and Support and Amenities

The Applicant is continuing to work with Advisory Neighborhood Commission ("ANC") ANC 5D and ANC 6C to strengthen the benefits and amenities package. The modified project maintains the 20% set-aside for affordable units at 80% Area Median Income (AMI), (same as the previously approved PUD), which results in an increase in the amount of affordable residential space from 26,847 gross square feet to 30,662 gross square feet provided in the Project.

Transportation Impact Study

The Transportation Impact Study, included in Tab C of the Applicant's November 15, 2013 Prehearing Statement, concluded that the proposed project would have only a marginal impact on traffic operations. The Study made suggestions for minor public space modifications to mitigate traffic impacts in the area. The number of proposed curb cuts would be reduced from seven (existing) to two (proposed) at the Property. The Applicant has agreed with DDOT that left turns out of the curb cut on Florida Avenue would be subject to restrictions determined during the public space review process.

IV. COMPREHENSIVE PLAN AND PUBLIC POLICIES

The proposed PUD must be determined by the Zoning Commission to be not inconsistent with the Comprehensive Plan and with other adopted public policies (§ 2403.4). Generally, the Comprehensive Plan provisions applicable in the earlier approval for this site also apply to this proposal. The proposal would particularly further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

- (1) Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. 217.1
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6
- (10) The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. 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. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively. 218.3
- (13) Enhanced public safety is one of the District's highest priorities and is vital to the health of our neighborhoods.... 218.6
- (27) Washington's wide avenues are a lasting legacy of the 1791 L'Enfant Plan and are still one of the city's most distinctive features. The "great streets" of the city should be reinforced as an element of Washington's design through transportation, streetscape, and economic development programs. 220.3

The development proposal would particularly further the Land Use, Housing, Economic Development, Transportation, Historic Preservation, and Urban Design Citywide Elements, as well as the Upper Northeast Area Elements and policies:

Land Use Element

- *The city's aging building stock still requires refurbishment and replacement. The renewed popularity of city living generates the need for more housing and new amenities. 300.4*
- *Land use changes have the potential to make the city more vibrant, economically healthy, exciting, and even more environmentally sustainable than it is today. 300.5*
- *Infill and redevelopment will take place within the established business districts west of 5th Street NW, but a majority of the central city's future growth will be achieved through redevelopment of areas on its east side. 304.3*
- *Fully capitalizing on the investment made in Metrorail requires better use of the land around transit stations and along transit corridors. 306.2*
- *Looking forward, certain principles should be applied in the management of land around all of the District's neighborhood stations. These include:*
 - *A preference for mixed residential and commercial uses rather than single purpose uses, particularly a preference for housing above ground floor retail uses;*
 - *A preference for diverse housing types, including both market-rate and affordable units and housing for seniors and others with mobility impairments;*
 - *A priority on attractive, pedestrian-friendly design and a de-emphasis on auto-oriented uses and surface parking; 306.4*

Policy LU-1.3.2: Development Around Metrorail Stations *Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development above and around such stations emphasizes land uses and building forms which minimize the necessity of automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas.*

The proposed mixed use development would capitalize on the site's proximity to several transit options, and would help to address the District's housing demand. It would help to enliven and transform this section of Florida Avenue. The Land Use Element recognizes the area around the NOMA-Gallaudet Metro Station as an area of future growth outside of the traditional downtown.

Housing Element

Policy H-1.1: Expanding Housing Supply *Expanding the housing supply is a key part of the District's vision to create successful neighborhoods.*

Policy H-1.1.1: Private Sector Support *Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives.*

Policy H-1.1.4: Mixed Use Development *Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations.*

Policy H-1.2.1: Affordable Housing Production as a Civic Priority *Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.*

The development proposes to add 188 residential units along a mixed use corridor consistent with the policies of the Housing Element. This development would provide 20% of its residential floor area at below-market rates.

Economic Development Element

Policy ED-2.2.3: Neighborhood Shopping *Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences.*

Policy ED-2.2.5: Business Mix *Reinforce existing and encourage new retail districts by attracting a mix of nationally-recognized chains as well as locally-based chains and smaller specialty stores to the city's shopping districts.*

The proposed in-fill is located on a vacant and underutilized site. The proposal would include ground-floor retail which could help the Florida Avenue Market area to better meet the demand for basic goods and services and reinforce the emerging retail district.

Transportation Element

Policy T-1.1.4: Transit Oriented Development *Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points.*

Policy T-1.2.1: Boulevard Improvements *Continue to work across District agencies to implement coordinated transportation, economic development, and urban design improvements to the city's major boulevards.*

The proposed Project is located near the NoMA-Gallaudet Metrorail Station, as well as along a major transportation and bus corridor. The proposal would include urban design improvements to Florida Avenue. OP worked with the Applicant to refine the project's height and density so that the Project's scale would be appropriate given its context.

Historic Preservation Element

Policy HP-2.2.2: Neighborhood Preservation Planning *Give full consideration to preservation concerns in neighborhood plans, small area plans, major revitalization projects, and where appropriate, applications for planned unit developments and special exceptions. Promote internal coordination among District agencies and the HPO at the earliest possible stage of planning efforts and continue coordination throughout. Involve Advisory Neighborhood Commissions and community preservation groups in planning matters affecting preservation.*

Policy HP-2.4.3: Compatible Development *Preserve the important historic features of the District while permitting compatible new infill development.*

The Project would enhance the form and identity of the Florida Avenue Market area. The treatment of the façade would not be out of character with the surrounding neighborhood.

Urban Design

Policy UD-2.2.4: Transitions in Building Intensity *Establish gradual transitions between large-scale and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single family or row houses) can be made more pleasing when the transition is gradual rather than abrupt. The relationship can be further improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the surrounding neighborhood.*

Policy UD-2.2.5: Creating Attractive Facades *Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street..*

Policy UD-2.2.7: Infill Development *Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs.*

Policy UD-3.1.11: Private Sector Streetscape Improvements *As appropriate and necessary, require streetscape improvements by the private sector in conjunction with development or renovation of adjacent properties.*

The Project would enhance the vibrancy of the Florida Avenue corridor through infill development. The Project is in accordance with similar building envelopes and densities in the vicinity. The Applicant is also committed to streetscape improvements consistent with current District standards. The building design has taken care to place all parking, loading, and trash functions internal to the building.

Upper Northeast Area Element

Policy UNE-2.1.2: Capital City Market *Redevelop the Capital City Market into a regional destination that may include residential, dining, entertainment, office, hotel, and wholesale food uses. The Wholesale market and the adjacent DC Farmers Market are important but undervalued amenities that should be preserved, upgraded, and more effectively marketed.*

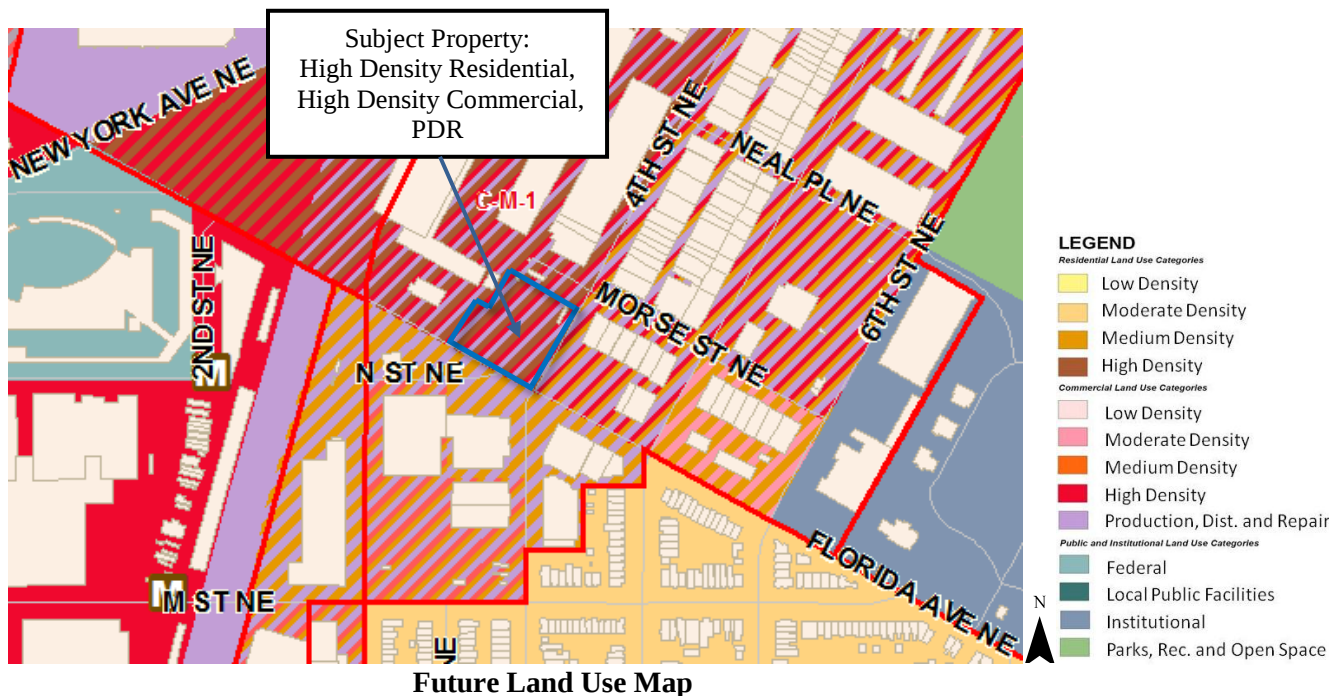
Action UNE-2.1.B Capital City Market *Develop and implement plans for the revitalization and development of the Capital City Market into a mixed use residential and commercial destination. Redevelopment plans for the site shall be achieved through a collaborative process that involves the landowners and tenants, the project developers, the District government, and the community.*

The proposed development will further those policies and contribute to the area's transformation into a regional destination that would include housing, office and other retail uses.

B. Future Land Use Map

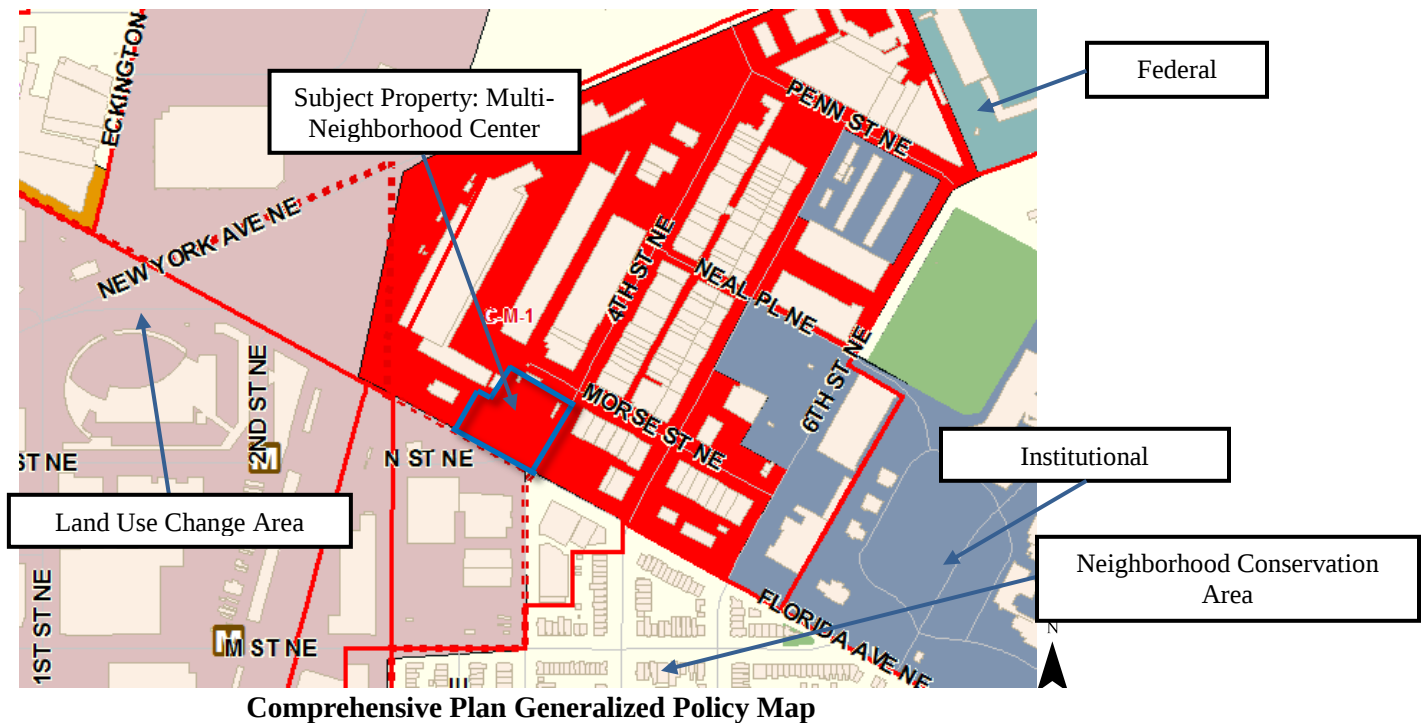
The Future Land Use Map shows this site as suitable for a mix of Production, Distribution and Repair (PDR), High Density Commercial and High Density Residential uses. PDR areas are those characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services and food services, among other uses. High Density Commercial areas are characterized by office and mixed office/retail buildings greater than eight stories in height. High Density Residential areas are appropriate for apartment buildings of eight stories or more.

The proposal is not inconsistent with the Land Use Map designation.



C. Comprehensive Plan Generalized Policy Map

The Comprehensive Plan's Generalized Policy Map describes the entire Florida Avenue Market area, including the subject site, as a Multi-Neighborhood Center. Multi-Neighborhood Centers serve the day-to-day needs of residents and workers, but with a greater depth and variety than Neighborhood Centers. They have a service area of up to three miles and are generally found at major intersections or along transit routes. While their primary function is retail trade, Multi-Neighborhood Centers can include some office and mixed-use infill is encouraged.



Industrial Land Use Study

In addition to the Comprehensive Plan, this site is identified in the Industrial Land Use Study as one of the major centers for retention and reinforcement of the existing industrial fabric. The Industrial Land Use Study is not a Council-adopted policy document and was used to inform the last Comprehensive Plan update.

NOMA Vision Plan and Development Strategy

The Florida Avenue Market, while technically outside the boundaries of the NOMA Vision Plan, was nevertheless addressed in that document. It recognizes the Market as a place whose function and character should be preserved. The NOMA Plan, however, goes on to state that the Market can be enhanced over time through the addition of complementary new uses. The NOMA Plan is not a Council-adopted policy document, but rather a guide for potential development in that vicinity.

Florida Avenue Market Small Area Plan

The Project is in accordance with the Small Area Plan, adopted by Council on October 6, 2009. The Small Area Plan envisions the Subject Property as being the southern edge and gateway to the Florida Avenue Market. The Small Area Plan calls for the area to include a variety of building heights. The proposed Project would provide a transition from the lower scale structures and uses of the Florida Avenue Market area to the higher density uses of NOMA. In addition, the Project would follow Small Area Plan guidance by enhancing Florida Avenue's streetscape.

V. ZONING

The site currently has a base zoning of C-M-1. The purpose of the C-M-1 zone is “to provide sites for heavy commercial and light manufacturing activities employing large numbers of people and requiring some heavy machinery...” (§800.1). Furthermore, C-M zones characteristically have “heavy truck traffic and loading and unloading operations...” (§800.2). The existing C-M zone does not allow for residential development and limits height to 40 feet as a matter-of-right and 60 feet through a PUD.

As in the approved application, the Applicant continues to request a PUD-related map amendment to C-3-C. C-3-C is considered a high-density mixed-use zone, and is not inconsistent with the Comprehensive Plan. Project parameters as provided with the application, are listed below.

Item	C-M-1 MOR	C-3-C PUD	Approved (2006)	Proposed (2013)	Relief
Minimum lot area	N/A	15,000 sf	38,542 sf	38,542 sf	Conforming
FAR	3.0	8.0	7.7	5.0	Conforming
Height	40'	130'	120'	79'- 1"	Conforming
Number of Units		N/A	116	188	Conforming
Square Footage - total		307,616 sf	307,384 sf	189,036 sf	Conforming
Office			69,704 sf	0	
Residential			134,237 sf	153,310 sf	
Retail sf.			26,026 sf	27,410 sf	
Affordable Housing		N/A	26,847 sf	30,662 sf	Conforming
Parking		29 residential 29 office 48 retail	101 residential 50 office 50 retail	108 residential 107 retail	Conforming
Bike Parking		N/A	44	72	Conforming
Rooftop Structures		1 ft. per ft of height	Stair towers at edge of building	Stair towers at edge of building	Requested
Lot Occupancy		100%	93%	100%	Conforming

Item	C-M-1 MOR	C-3-C PUD	Approved (2006)	Proposed (2013)	Relief
Loading	Residential: 1-55 ft berth 1-20 ft space 1-200 sf platform Retail: 1-30 ft berth 1-100 sf platform Grocery: 1-30 ft berth 1-20 ft space 1-100 sf platform Hotel: 1-30 ft berth 1-20 ft space 1-200 sf platform	Residential: 1-55 ft berth 1-20 ft space 1-200 sf platform Retail: 1-30 ft berth 1-100 sf platform Grocery: 1-30 ft berth 1-20 ft space 1-100 sf platform Hotel: 1-30 ft berth 1-20 ft space 1-200 sf platform	Provided: 1-30 ft berth 1-55 ft berth 400 sf platforms	Provided: 1-30 ft berth 1-55 ft berth 400 sf platforms	Requested

VI. FLEXIBILITY

In addition to the PUD-related map amendment from C-M-1 to C-3-C, the following zoning flexibility is requested¹:

- Roof Structures of Substandard Setback (§ 411.11)

The Applicant requests flexibility from setback from the bounding walls. The application indicates that flexibility is necessary to allow the stair towers roof access. The stair towers could be connected to complete a conforming roof structure, but this would create a larger, more visually intrusive structure. At setdown, the Zoning Commission requested additional roof plan detail, provided as Page A-107 of the Applicant's most recent submission, dated November 15, 2013.

- Loading (§ 2201.1)

§ 2201.1 requires that structures include loading facilities for each proposed use. The Project as proposed would provide one 55 foot loading berth, one 30 foot deep loading berth, and 400 square feet of loading platforms as required under the regulations. Loading facilities would be accessible via Morse Street on the northwest portion of the proposed site. The Applicant requests flexibility from the requirement for an additional 55-foot deep loading berth, two 30 foot loading berths, three 20 foot loading spaces, and 200 square feet of loading platforms because the loading provided in the approved plans would be sufficient for the Project's operations. The Applicant would implement a loading management plan for the Project that would promote safe and efficient travel for all users and set forth guidelines and procedures for loading and delivery options, including designation of an on-site loading manager, to help facilitate loading operations.

This program of loading facilities should be sufficient for the building's use. OP has no concerns with this request.

¹ See § 2405.7.

VII. PUD EVALUATION STANDARDS AND PUBLIC BENEFITS AND AMENITIES

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is “designed to encourage high quality developments that provide public benefits.” In order to maximize the use of the site consistent with the Zoning Regulations, and be compatible with the surrounding community, the application requests that the proposal be reviewed as a consolidated PUD. This will allow the use of the flexibility stated in § 2400.2:

The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number or quality of public benefits and that it protects and advances the public health, safety, welfare, and convenience.

The application would allow approximately 40' of additional building height above C-M-1 limits. The Project proposes an FAR of 5.0, less than 8.0 FAR permitted under a C-3-C PUD, but more than the 3.0 FAR permitted under the C-M-1 zoning, a gain of close to 77,000 sf. The PUD would also allow residential uses whereas the C-M-1 Zone does not.

The PUD standards further provide that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.”

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, § 2403.8 states that “the Commission shall 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.” To assist in the evaluation, the Applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to the typical development of the type proposed...” (§ 2403.12). The application has offered the following amenities and benefits as an offset to the additional development gained through the application process:

(a) *Urban design, architecture, landscaping, or creation or preservation of open space;*

OP is generally supportive of the massing and overall design of the proposal. The revised design creates a sense of scale and visual interest on a vacant site. The design is responsive to its location at the Florida Avenue Market, providing an urban edge to both Florida Avenue and Fourth Street to help define the primary Market entrance. The building references some of the elements of the industrial warehouses located in the District’s Northeast Gateway. Renderings of the ground floor environment along Florida Avenue and 4th Streets (Pages A001-A003) suggest a retail experience that would encourage pedestrian activity and significant interaction between the indoor private space and outdoor public space. OP generally supports the proposed ground level design. OP would also support further individualization of the retail facades.

The public realm design appears to generally comply with DDOT standards and would include scored concrete paving, street trees, and planters, but public space design will be separately reviewed by the Public Space Committee of DDOT.

The proposed development would respect and enhance the surrounding neighborhood and street patterns. The Project would provide an identity for the entry point of the Florida Avenue Market area and contribute to the neighborhood’s industrial vernacular. The design of the proposed building would incorporate active street-level retail typical of an urban mixed-use area.

(b) *Site planning, and efficient and economical land utilization;*

The proposal would enhance a currently underused site located within close proximity to a Metro station and several Metrobus lines. The Project would accommodate residential and retail uses on a relatively small plot of

land with significant grade changes. The Project would activate the surrounding street network with a combination of active retail uses, additional residents, and streetscape improvements, and would create an active pedestrian character on Florida, Morse, and Fourth Streets NE.

(c) Housing and affordable housing;

The Applicant has committed to approximately 188 new residential units (153,310 sf.), of which up to 38 units (30,662 sf.) would be designated as affordable housing, in accordance with IZ. This is greater than the 26,847 sf. approved under the previous Order. The Applicant should provide a break-down of units by type/number of bedrooms, and floor plans to locate the affordable units.

(d) Social services/facilities;

The Project includes a multifunctional community room which can be used as an ANC office and meeting space, or a Metropolitan Police Work Station.

(e) Environmental benefits;

The proposed development provides a number of environmental benefits and includes street tree planting and maintenance, landscaping, green walls, stormwater management controls, energy efficiency and an emphasis on transit and pedestrian and bike access. The Project will achieve 29 LEED points, 5 more than previously provided in the prior Order. A completed LEED checklist is provided at G-108 in the November 15, 2013 Prehearing Statement. The Applicant stated that because of the structure's wood frame construction, the structure could not support the additional weight of a green roof. The Applicant is encouraged to pursue additional green building benefits, to achieve a minimum LEED silver rating.

(f) Uses of special value to the neighborhood or the District of Columbia as a whole;

The Applicant is continuing to work with Advisory Neighborhood Commission ("ANC") ANC 5D and ANC 6C to refine the additional benefits and amenities package.

(g) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

The Project will incorporate a traffic management plan in and around the PUD site to properly manage the traffic flow in the area. The proposed Project provides a below grade parking garage with approximately 215 spaces. The parking entrance would be located on Florida Avenue and the loading would be accessed from Morse Street. As part of their Traffic Impact Study the Applicant has submitted a Transportation Demand Management (TDM) Plan and a Loading Management Plan. The TDM includes the provision of car share membership for residents, garage parking for 72 bicycle spaces, the provision of SmartTrip cards for residents, and designation of a Property Transportation Coordinator. The loading management plan is intended to help minimize the loading impacts on traffic around the property. DDOT is expected to provide a full analysis of these measures in their report.

(h) Employment and training opportunities.

The Applicant and the DC Department of Employment services previously executed a First-Source Employment Agreement. The Applicant also entered into a LSDBE Memorandum of Understanding with the DC Department of Small and Local Business Development to specify contracting goals for small, local businesses.

The proposed amenities and benefits package is, given the size and nature of the flexibility requested, appropriate.

VIII. AGENCY REFERRALS AND COMMENTS

The Office of Planning did not receive comments from other District agencies. OP understands that DDOT will submit comments under separate cover.

IX. SUMMARY OF ZONING COMMISSION AND OP REQUESTS FOR ADDITIONAL INFORMATION

The following summarizes Zoning Commission and OP requests for additional information relating to the Applicant's setdown submission. The Applicant addressed all of these requests prior to the public hearing.

Zoning Commission Comment	Applicant Response	OP Analysis
More information about the original case that was approved (such as a summary drawing) should be included.	The Applicant included diagrams and information regarding the previously approved project (included in Exhibit B of the Applicant's Prehearing Statement).	The Applicant's diagrams and information adequately summarize the previously approved project.
The Applicant should further refine the Project Drawings.	The Applicant further refined the proposed project design. The Applicant updated the building concept design to reflect an industrial motif.	OP supports the Project's revised design concept and would be in favor of additional articulation of the west wall.
The Applicant should provide sections which show how material is joined together. A sample board should also be provided. The Applicant should provide additional information relating to the sustainability, maintenance, durability, and quality for the composite paneling being proposed for portions of the façade.	The Applicant provided diagrams showing how the material would be joined together (included on Pages A-204 and A-205 of the Applicant's Prehearing Statement). The Applicant provided additional information relating to the sustainability, maintenance, durability, and quality for the composite paneling. The Applicant states that a material board will be provided at the hearing.	The proposed materials are appropriate given the Project's context.
The Applicant should submit a more detailed roof plan.	The Applicant submitted a detailed roof plan (included on Page A-107 of the Applicant's Prehearing Statement).	OP supports the Applicant's proposed roof plan design.
The Applicant should work closely with the ANC regarding the proposed amenities package.	The Applicant is continuing to work with the ANC regarding the proposed amenities package.	OP supports the Applicant's continued outreach to the community.

X. CONCLUSION

The proposed PUD modification is not inconsistent with the Comprehensive Plan. Subject to addressing details noted in this report, OP recommends the application be approved by the Commission.

JS/sg

Case Manager, Stephen Gyor AICP