



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation *JS*

DATE: December 5, 2014

SUBJECT: ZC 07-26F - Final Report - Modification to approved PUD (Square 398, Lot 32)

I. RECOMMENDATION

The Office of Planning (OP) recommends approval of the proposed modifications of the approved PUD, which represents the final phase of the PUD site's development. The changes in the revised plans, relative to the upper level of the West Building (Exhibit 9A), are not inconsistent with the Comprehensive Plan and would not change the material facts upon which the Commission based its original decision of approval for the site's overall development.

II. BACKGROUND

By Z.C. Order No. 07-26, the Commission approved a consolidated Planned Unit Development (PUD) and related zoning map amendment from the C-2-A zone district to the C-3-C zone district, which authorized construction of a mixed-use development with mixed-income residential units, retail and hotel uses. In addition, the historic O Street Market was rehabilitated and incorporated into a new grocery store. The project has an overall floor area ratio (FAR) of 5.15 and a total gross floor area of approximately 770,780 square feet.

At the Commission's public meeting on July 17, 2014 it was determined that the modifications highlighted for its final phase of development, including the building identified as the West Residential building, were not considered minor and the Commission set down the application for a public hearing. The Commission requested additional information, including detailed views of the proposed addition, as viewed from the 9th Street frontage.

III. PROPOSAL/CURRENT MODIFICATION REQUEST

The current proposal represents the final phase of the redevelopment of what is known as the O Street Market site. The submission of **August 22, 2014** includes the following modifications:

- Extension of the 8th floor to the 9th Street frontage at 82 feet (Sheet A08 and A09);
- Increase in building height from 90 feet to 91.8 feet at the P Street frontage (Sheet A08 and A09);
- Increase in height of the mechanical penthouse from 100 feet to 108.5 feet (roof structure #4); and
- 4 bay additions facing the interior courtyard extending up to 7 feet.

In response to the Commission's concerns of the visual impact of the roof structures, the request for flexibility from the 1:1 setback for a portion of the roof structure at the elevator core is no longer necessary due to adjustments made by the applicant.

With the exception of the above, the overall development parameters of the PUD, including the use, total gross floor area, FAR, lot occupancy parking, loading and number of approved residential units (580-680) are in conformance with the approval of Order 07-26. No changes to the conditions or benefits and amenities are proposed.

IV. ANALYSIS

Subsequent to final approval and prior to construction, the project was afforded a minor modification by the Zoning Administrator in November 2012 (07-26 Exhibit 53 of the record). The modification included a 2% increase in building height to the building at the P Street and 7th Street elevations. This change was granted to accommodate a consolidated central plant for the entire PUD. The proposed changes are compared with the approved in the table below:

West Building - Approved PUD (as viewed from 9 th Street)		Requested Modification
Height	72 ft. 7 stories	82 ft. @ 8 th story and 91.8 ft. @ 9 th story (Sheet A0.7)
# of Roof structures	1 @ 82 ft., 1 @ 100 ft.	1 @ 102 ft. with elevator access @ 108 ft. (Sheet A.09)
Setbacks	Roof Str. # 6 - 14 ft.	8 th Story replaces roof structure at same setback.
	8 th & 9 th Story – 29 ft.	8 th and 9 th Story – reduced to 23 ft. (Sheets A0.8 & 0.9)

The proposed modification is similar to the November 2012 request, as the requested 2% increase in height of the P Street elevation will complement the constructed height of the building, east of the 8th Street right-of-way. Similarly, the intent is to accommodate connections to the final phase from the central plant, as larger pipes would be needed to serve the new building (Sheet A.11).

The proposed changes also include reorienting the elevator core, in conjunction with a 6-foot setback reduction - from the approved 29 feet to 23 feet - of the 8th and 9th floor elevation at 9th Street and P Street. These changes would ultimately allow the required 1:1 setback from the roof's edge to be satisfied and the flexibility from this requirement, as requested at setdown is no longer necessary (Compare Sheets A08, A09). The 10-foot tall, 8th floor would be setback 14 feet from the 7th floor roof's edge. Therefore, its visibility would not be prominent at grade along the 9th Street frontage.

The applicant provided, as requested, additional information including, improved elevation drawings and photo simulations with the proposed changes, as they would appear from various view points along 9th Street at present. Based on the photo simulations provided (A.05), OP is satisfied that the 8th floor elevation would be barely visible from the 9th Street frontage, even at the farthest view at 9th and O Street.

Historic Preservation review staff expressed no concerns regarding the modifications.