

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director

DATE: January 19, 2018

SUBJECT: ZC #08-24C/04-25 – Monroe Street Market Block E Modification
Modification of Consequence to Amend Exterior Details, Parking, and Floorplans

I. BACKGROUND AND RECOMMENDATION

On December 21, 2009, the Zoning Commission approved case number 08-24, a PUD to create a mixed use development on the south side of Michigan Avenue, NE, abutting and surrounding Monroe, 7th and 8th Streets, NE. Most of the project has been constructed.

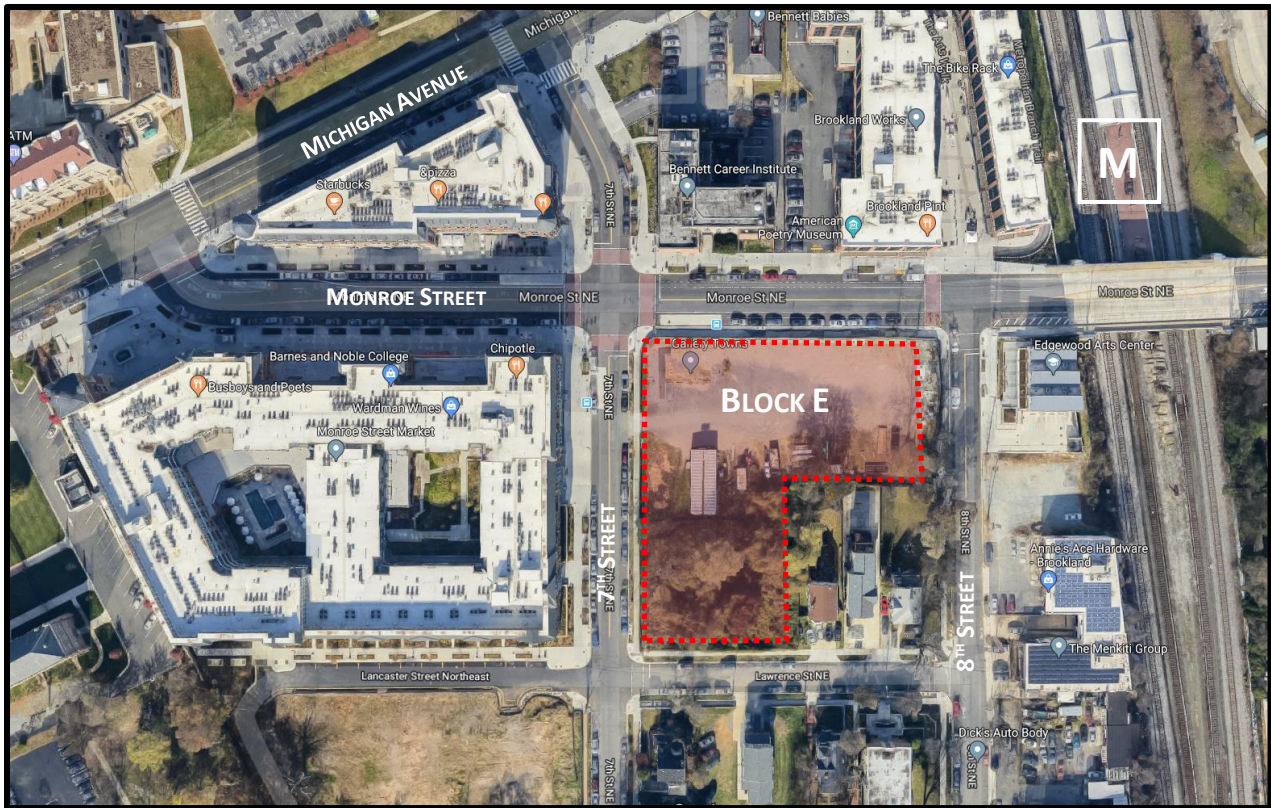
The final building to be built, Block E, is approved as a residential building with ground floor retail. The current application is a request for a modification of consequence, pursuant to Z § 703, to allow changes to some architectural features of building. The Office of Planning (OP) finds that this application is appropriately considered a modification of consequence, and that the changes proposed are consistent with the original approval and the intent of the C-2-B zone. OP therefore recommends that the Commission approve the request as a modification of consequence.

II. APPLICATION-IN-BRIEF

Applicant	Monroe Street Block E Residential, LLC
Zoning	C-2-B (Medium Density Mixed Use; 1958 Zoning Regulations)
Location	Square 3654, Lot 20; Ward 5, ANC 5E
Proposal	Modify ZC #08-24 by adjusting the exterior design, the interior layout on the ground floor, and by removing a level of parking.

III. PROPOSED MODIFICATION AND ANALYSIS

The subject site, Block E, is located on the south side of Monroe Street, between 7th and 8th Streets. Other mixed use buildings in the Monroe Street Market PUD are located to the west, northwest, north and east of Block E. The townhome portion of the project is located to the southwest. Please refer to the aerial photo below.



Note: The above aerial photo was taken before the townhomes southwest of Block E were constructed.

The applicant proposes the following changes to the current approval.

ITEM	OP Analysis
1. Removal of the G2 parking level;	171 vehicle parking spaces (all res.) to 99 (60 res. + 39 retail). OP defers to DDOT's analysis of the parking, but a reduction in parking should be acceptable given the transit-rich nature of the neighborhood. No parking relief would be required.
2. Relocation of below-grade transformers from Monroe Street frontage to 8 th Street;	OP has no concerns with this change as it could help to reinforce the Monroe Street corridor. This change would also require Public Space approval.
3. Inclusion of a retail elevator and stair from the G1 level to the ground floor level;	This would be located close to Monroe Street, on 7 th Street. OP has no concerns with this modification.
4. Inclusion of a second residential lobby along Monroe Street;	Providing a second residential entrance on Monroe Street is appropriate given the proximity of that side of the building to the metro entrance, roughly a block away.
5. Refinements to the design of the courtyard;	Increase courtyard setback from adjacent property – 9'4" to 12'. OP supports this increase.

ITEM	OP Analysis
6. Reduction in the size of the garage ramp;	The total length of the parking ramp would be reduced. OP has no objection to this modification.
7. Removal of the stair tower on the lower, fourth floor, roof of the building;	Access to the roof would now be provided directly from the 4 th floor hallway. OP has no concerns with this change.
8. Main elevator penthouse – decrease footprint;	The revised elevator penthouse would appear to continue to conform to penthouse regulations; OP supports this reduction.
9. Main elevator penthouse – increase set-back from the courtyard façade;	Set back would increase slightly from 10’ to 11’. No relief is required, so OP would support this modification.
10. Main elevator penthouse – reduce height of the circulation spaces of the penthouse structure from 18’ 6” to 12 feet;	The elevator override would remain at 18’6”. This is permitted under current zoning and would minimize the visual height of the penthouse, so OP supports this modification.
11. Secondary elevator penthouse – increase setback to courtyard wall from 0’ to ~6’.	Although a setback from the courtyard wall is not required, OP supports this modification to minimize the visual impact of the penthouse.
12. Refinements to the exterior walls, roof and mansard articulation (see Exhibit 2C Drawings 9A and 9B); and	OP has no concerns with these modifications
13. Modify window sizes, remove and reconfigure some dormers, include clerestory windows at loading ramp, and refinements to decorative railings and balconies.	OP has no concerns with these modifications, which retain the architectural style and integrity of the originally approved design.

Subtitle Z of the Regulations defines a modification of consequence as follows:

703.3 For the purposes of this section, the term “modification of consequence” shall mean a modification to a contested case order or the approved plans that is neither a minor modification nor a modification of significance[.]

703.4 Examples of modification of consequence include, but are not limited to, a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission.

The changes proposed by the applicant comply with the definition of a modification of consequence because they are changes to the design of architectural elements discussed and approved by the Commission. It does not appear that any of the changes would result in new or expanded relief from zoning regulations, although review of the relocated transformer vaults and any additional projections into public space would also require Public Space review.

The Office of Planning has no objection to the proposed changes. They would be in keeping with the design intent of the original approval and the Zoning Regulations, and would improve the pedestrian experience on Monroe Street, and reduce the massing of the rooftop penthouses. The Office of Planning, therefore, recommends that the Commission approve the application as a modification of consequence.

JS/mrj