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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, ^{VS} Deputy Director, Development Review and Historic Preservation

DATE: August 29, 2011

SUBJECT: Case No. **ZC-11-08: Final Report** for a Consolidated Planned Unit Development and Zoning Map Amendment for 2700 16th Street, N.W., former Italian Embassy

APPLICATION

Il Palazzo LLC has applied for a Consolidated Planned Unit Development (PUD) and a related Map Amendment for the western portion of the site of the former Italian Embassy from the R-5-B District to the R-5-D District for the proposed addition to the existing landmarked building, which would be dedicated to residential use.

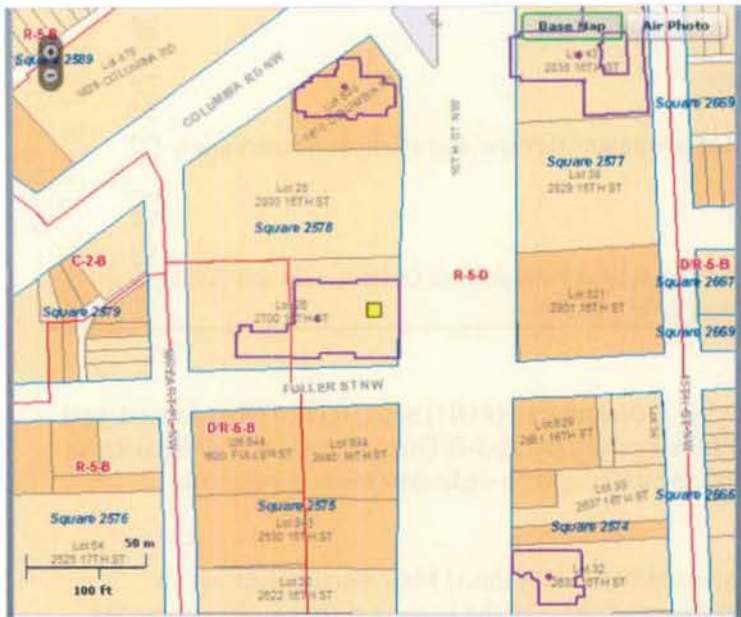
RECOMMENDATION

The Office of Planning recommends approval of the requested PUD and related Map Amendment which facilitates a new residential development and the preservation and reuse of the historic resource. The proposed development is not inconsistent with the Comprehensive Plan, including the Future Land Use and Policy Map. Approval of the requested flexibility is also recommended, including variance and special exception relief from the court and roof structure requirements respectively.

AREA DESCRIPTION

Address	2700 16 th Street NW		
Legal Description	Square 2578, Lot 28	Ward 1	ANC 1C
Lot Characteristics	Relatively level corner lot.		
Existing Development	A three-story with basement, limestone clad building which served as the former Embassy of Italy. A two story portion at the rear/side housed the former Chancery. A one-story stucco garage is located at the northwest property line. Currently vacant. The site is a landmarked historic resource.		
Existing Zoning	D/R-5-B – rear portion of lot D/R-5-D – front portion of lot, where the existing historic structure is located. The Diplomatic Overlay has no bearing on this application as a chancery use is not proposed.		
Adjacent Properties	North: Abutting property of the Scottish Rite Temple. The Unification Church is north of the Temple and an 8-story residential building is across Columbia Road. South: Across Fuller Street: Embassy of Poland and 5 story multi-family dwelling East: Across 16th Street, Former Embassy of Spain and the Embassy of Mexico to the north side of Fuller Street and residential multi-family dwellings to the south of Fuller Street. West: Across Mozart Pl., two-story row dwellings.		
Surrounding Neighborhood Character	Multi-family residential, embassy and chancery uses along 16 th Street. Commercial uses, apartments and row houses along Columbia Road to the west and row houses to the east. The subject property is located on the well-travelled Metrobus route of 16 th Street and is just south of the cross-town bus route along Columbia Road.		





Zoning & Vicinity Maps

BACKGROUND

The Commission set down the proposed development for public hearing at its regularly held public meeting on April 25, 2011. At the meeting the Commission requested additional explanation regarding:

- Penthouse details;
- The relationship of the proposed development with the existing row homes on Mozart Place;
- The relationship of the proposed development with potential development of the abutting north property;
- The project amenities and benefits package; and
- Details of the employment agreement.

The Commission's concerns are addressed in the applicant's recent supplemental submission dated August 19, 2011 and are included in appropriate sections of this report.

PROPOSAL

The applicant proposes to convert the existing historic structure, formerly occupied by the Italian Embassy to residential use. The project includes conversion of the mansion to apartments, construction of a three-story addition in the north side yard, and construction of an eight-story apartment building at the rear (west) of the site. The applicant proposes a PUD-related map amendment for the western portion of the site zoned D/R-5-B to the D/R-5-D District to shift the density that is permitted as a matter-of-right on the existing R-5-D portion of the site to enable the required preservation of the historic resource.

The proposed new construction would be an L-shaped tower, with a five story component at Mozart Place and Fuller Street, and an 8-story component extending to the northern lot line. A courtyard for passive recreation would provide light and air to both buildings, as well as provide a respectful separation from the landmarked portion. The intentional recess of the 8th story from the 7th story at the Mozart Place frontage and the shorter five-story design at the corner of Mozart Place and Fuller Street are intended to provide a better massing relationship to the apartment building directly across Fuller Street and the Mozart Place row homes. The second through fourth floors of the east wing of the building would have a smaller footprint than its ground floor, as this building has an interior courtyard which would be retained. The historic resource and the new addition would be connected at the north, between the new addition access and the historic common areas, including the library and ballroom.

The 110-135 unit residential development would be completed in two phases. Phase I would include 28 units within the historic portion and Phase II would include the addition of 82 or more units to the rear of the property. The residential units would be comprised of efficiencies, and one- and two bedroom units. A three bedroom unit would be included in the historic resource for Phase I. Five units would be allocated to households earning an annual income no greater than 80% of the Area Median Income (AMI). A 60-90 space below-grade parking area is proposed below the addition. The applicant provided the mix of units as follows:

Unit Type	Phase I Historic Resource	Phase II New Addition
1br/1ba	7	49
1br/1.5ba	6	-
2br/1.5ba	3	-
2br /2ba	5	25
2br/2.5b	6	-
3br/2.5b	1	-
Den/bath	-	7
1br/den/1ba	-	1
Total	28	82

The floor plans also indicates the location of the inclusionary units, including the third floor of the east wing (historic portion), and the terrace, ground, third and fourth floor of the new addition.

The historic portion of the residential building would have three pedestrian access points including the main entry foyer from 16th Street, and two smaller entries from Fuller Street located on the south side of the building. An access from Mozart Place would also be provided for the addition. The elevator and the historic ballroom, library and grand stair would be the main common space features off the 16th Street lobby. The staircase would be retained to provide access to two of the three units of the East Wing's 2nd Floor.

Recent submissions show that two levels of parking would be provided below-grade, accessed via mechanical parking. The first level would contain thirty spaces. The second level would contain approximately thirty-three spaces. Previous plans indicated approximately 95 bicycle parking spaces would be provided on the terrace floor with access to the garage and units at the terrace level. However, the applicant has not shown this on its recent submission.

The exterior of the existing building is primarily limestone capped with a terracotta roof. This exterior would be restored. The addition's exterior would be primarily brick veneer with a face cast stone veneer at the base. A cast stone band would separate the brick veneer from the base's rusticated veneer. Aluminum clad double-hung windows would be used for the north, east and west elevations. Recessed residential balconies would be provided in portions of those elevations facing the interior courtyard.

Revisions

A.) Building and Penthouse Heights

Revisions have been made to the roof height based on the Commission's concerns of the building's overall height in relation to the surrounding apartment buildings and the row dwellings on Mozart Place. The Commission was also concerned about the height of the penthouse walls which mimicked the hip roof pattern of the existing building. Subsequently, the building was redesigned including reduction of the floor to ceiling heights, as well as window styles. The walls of the proposed mechanical penthouse now gradually slope upward as a mansard roof and no longer form the hip roof style as previously submitted. HPRB's July 21, 2011 recommendation stated that the terracotta roof "*continue to serve as an important element of the design, simultaneously creating a design connection with the landmark, animating the tower's roofline, and screening the rooftop mechanical equipment.*" The height of the roof was reduced at

every level, including at Mozart Place where the roof height was lowered to 75 feet from 81 feet and the recently proposed mansard penthouse walls now measures 82 feet in height, lowered from 89 feet. The addition at the corner of Mozart Place and Fuller Street is now proposed at 56 feet 10 inches in height to complement the 53.5 foot-tall existing apartment building at the northeast corner of Fuller Street. The pitched roof which previously measured 101 feet has been lowered to 90 feet. The roof level would continue to provide elevator access for residents and a recreation area with pavers, seating and installed plantings.

B.) Project Amenities and Benefits – are discussed under the PUD Evaluation subtitle of this report.

ZONING

The site is currently split zoned with just over half zoned D/R-5-B and the remainder zoned D/R-5-D. The application includes a request to zone the entire site D/R-5-D in order to capture the height and FAR within the higher density portion of the site which could not be attained due to the required preservation of the historic resource. The project is designed to conform to the permitted height and FAR for the requested R-5-D District and with the exception of the proposed height, remains well within the density limits of the R-5-B PUD. The project will consist of 123,061 square feet of gross floor area, equivalent to 2.89 FAR, and lot occupancy of 58%. The following table is a comparison of the R-5-B, R-5-D and the R-5-D PUD standards, and the proposed development:

Provision	R-5-B (M-o-R)	R-5-D (M-o-R)	R-5-D PUD	Proposal
Lot Area	None prescribed	None prescribed	None prescribed	42,494 sf
Height (§ 400) (# of stories)	50 feet (no limit) (60 ft PUD)	90 feet (no limit)	90 feet (no limit)	83 feet 4 inches
FAR (§ 402.4)	1.8 (2.16 with IZ) (3.0 with PUD)	3.5 (4.2 with IZ)	4.5	2.89 (123,061 sf) ¹
Lot Occupancy (§ 403.2)	60%	75%	75%	58%
Parking (§ 2101)	1 for each 2 dwelling units 55-68	1 for each 3 dwelling units 37-45	1/3 du's 37-45	TOTAL – 60-90
Loading (§2200.5)	No additional loading required for a historic landmark located in a historic District	No additional loading required for a historic landmark located in a historic District	No additional loading required for a historic landmark located in a historic District	No loading berth currently shown.
Rear Yard (§404.1)	4"/ft height from grade at the rear 29 ft	4"/ft height from grade at the rear 29 ft	4"/ft height from grade at the rear 29 ft	80 ft (as measured from the centerline of 16 th St.)
Roof Structures (§411.5)	Enclosing walls of equal height	Enclosing walls of equal height	Enclosing walls of equal height	unequal height
Court Width (Open)	4' per foot of height, not less than 10 feet	3' per foot of height, not less than 10 feet	3' per foot of height, not less than 10 feet = 20.8 feet	5 feet
No. of Units Use	- Chancery	- Embassy	- Apartment	110-135 du's Apartment

FLEXIBILITY

The following special exception and variance relief is required from the Zoning Regulations:

Roof Structures

Section 411.5 requires that enclosing walls from roof level be at equal height, and rise vertically to a roof. The originally proposed hip roof has been revised to include four roof structures in a mansard roof formation to

¹ The site would currently permit 114,108 sf by right or 162,044 sf by PUD.

enclose its mechanical equipment and elevator and stairwell structures. The slanted walls are preferred by HPRB as a design connection to the existing historic resource rather than the vertical box-pattern penthouse structures. Special exception relief from this requirement would not impair the intent and purpose of Section 411, as Section 411.3 requires that the enclosure shall harmonize with the main structure in architectural character, material and color. Light and air to the adjacent Scottish Rite Temple (SRT) would not be affected adversely due to the slanted walls of the penthouse enclosure. Therefore, special exception relief can be granted as requested.

Courts

The supplemental submission dated August 19, 2011 (A-3) shows a non-conforming open court to the north of the site with a width of five feet (5 ft.) where 20.8 feet would be required.

The exceptional condition of the lot is derived from a confluence of factors, including the shape and location of the historic structure on the site, HPRB's requirement that a respectful separation from the historic resource be maintained and the requirement for a single structure on the lot per Section 3202.3.

This creates a practical difficulty in the design of the addition. The two-story wing of the addition was designed without windows on the north facing elevation (A-17) in the R-5-D portion of the lot, to maintain HPRB's recommended separation between the addition and the historic structure. Light and air to this section is provided by the eleven-foot-wide (11 ft.) court area resulting from that separation. The north elevation within the R-5-B portion of the lot steps back five feet (5ft) from the lot line to provide light and air to north facing units of the larger building. Providing the required twenty feet would significantly affect the design of the larger west wing, as the connection between the larger west wing and the proposed two-story wing to the north would not be feasible.

The lot fronts on three streets and its side yard abuts the side and rear yards of the SRT and its accessory surface parking lot. The proposed addition to the north would be separated by more than twenty feet (20 ft) between the addition and the SRT's southern elevation. The proposed non-conforming court should not substantially impair the intent of the Zoning Regulations as it would not adversely affect neighboring property due to loss of light or air. Therefore, variance relief could be granted as requested.

COMPREHENSIVE PLAN FUTURE LAND USE and GENERALIZED POLICY MAP

The site is designated Moderate Density Residential by the Comprehensive Plan's Future Land Use Map. This designation generally describes "*areas characterized by a mix of single-family row homes, 2-4 unit buildings and low-rise apartment buildings*. However, the immediate surrounding development pattern is more characteristic of medium density residential districts, where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density also exist within these areas as evidenced by the row house dwellings on Mozart Place.

Since the historic resource is not permitted to be developed to its R-5-D potential, the requested height and density is proposed to be transferred to the underdeveloped portion of the large lot to ensure the project's financial viability. The requested 2.8 FAR is well below the 3.5 FAR permitted for matter-of-right development in the R-5-D District and the 3.0 FAR permitted under the R-5-B PUD. The FAR would be consistent with that expected in a moderate density designation.

The existing structure is within a Neighborhood Conservation Area of the Generalized Land Use Map. These areas are characterized by "*... little vacant or underutilized land. Where change occurs, it will be modest in scale and will consist primarily of scattered site infill housing, public facilities and institutional uses. Major changes in density are not expected but some new development and reuse opportunities are anticipated...*"

A major change in the density is not proposed to accommodate this development. The proposed reuse of the property from an institutional to a residential use is anticipated within a Neighborhood Conservation Area. Therefore, the adaptive re-use of this property as proposed is not inconsistent with the Future Land Use Map or the Generalized Policy Map.



I. Future Land Use Map



II. Generalized Policy Map

COMPREHENSIVE PLAN POLICIES

The proposed development is located within the Mid-City Area of the Comprehensive Plan. A planning and development priority for this area is to direct density along high volume transit corridors. 2007c.

The proposed development is not inconsistent with the following policies of Mid-City Element of the Plan:

Policy MC-1.1.7: Protection of Affordable Housing

Strive to retain the character of Mid-City as a mixed-income community by protecting the area's existing stock of affordable housing units and promoting the construction of new affordable units.

Policy MC-1.2.1: Cultural Diversity

Maintain the cultural diversity of Mid-City by encouraging housing and business opportunities for all residents, sustaining a strong network of social services for immigrant groups, and retaining affordable housing within the Planning Area. 2009.1

The proposed map amendment and related re-use of the property fulfils many policies and actions of the Comprehensive Plan's objectives for the Land Use, Housing, Urban Design and Historic Preservation elements as follows:

Land Use

Major themes of the **Land Use Element** promote "...efficient use of land resources to meet long-term neighborhood, citywide and regional needs... or to improve the character and stability of neighborhoods in all parts of the city..." 300.2

LU-1.4 Neighborhood Infill Development - In residential areas, infill sites present some of the best opportunities in the city for "family" housing and low- to moderate-density development. 307.2

Policy LU-1.4.3: Zoning of Infill Sites -Ensure that the zoning of vacant infill sites is compatible with the prevailing development pattern in surrounding neighborhoods.307.7

Policy LU-2.1.4: Rehabilitation before Demolition -In redeveloping areas characterized by vacant, abandoned, and underutilized older buildings, generally encourage rehabilitation and adaptive reuse of existing buildings rather than demolition. 309.9

Policy LU-2.1.12: Reuse of Public Buildings-Rehabilitate vacant or outmoded public and semi-public buildings for continued use. Reuse plans should be compatible with their surroundings, and should limit the introduction of new uses that could adversely affect neighboring communities. 309.17

Policy LU-2.2.3: Restoration or Removal of Vacant and Abandoned Buildings- Reduce the number of vacant and abandoned buildings in the city through renovation, rehabilitation, and where necessary, demolition. Implement programs that encourage the owners of such buildings to sell or renovate them, and apply liens, fines, and other penalties for non-compliant properties. 310.4

Housing

The Housing Element describes the importance of providing housing opportunities for all segments of our population, including ensuring housing affordability and fostering housing production. 500.1

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-1.1.3: Balanced Growth

Strongly encourage the **development of new housing** on surplus, vacant and **underutilized land** in all parts of the city.

Policy H-1.1.5: Housing Quality

Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6

Policy H-1.2.3: Mixed Income Housing

Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 504.8

Urban Design

Policy UD-1.4.1: Avenues/Boulevards and Urban Form

Use Washington's major avenues/boulevards as a way to reinforce the form and identity of the city, connect its neighborhoods, and improve its aesthetic and visual character. Focus improvement efforts on avenues/boulevards in emerging neighborhoods, particularly those that provide important gateways or view corridors within the city.

Historic Preservation

The Historic Preservation Element guides the protection, revitalization and preservation of the city's valuable historic assets. 1000.1

Policy HP-2.4.2: Adaptation of Historic Properties for Current Use

Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property. 1011.7

Policy HP-2.4.3: Compatible Development

Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, preserve the established form of development as evidenced by lot coverage limitations,

yard requirements open space, and other standards that contribute to the character and attractiveness of those areas. Ensure that new construction, repair, maintenance, and improvements are in scale with and respect the historic context through sensitive siting and design and the appropriate use of materials and architectural detail.^{1011.8}

PUD EVALUATION STANDARDS

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 applicant is requesting that the proposal be reviewed as a consolidated PUD. This will allow the utilization of the flexibility stated in Section 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 of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience.”

Section 2403 further outlines the standards under which the application is evaluated.

2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to 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.

The proposed residential use is not anticipated to adversely impact the operation of city services and facilities. The District’s Fire and Emergency Medical Services (DCFEMS), and DPW have provided preliminary comments voicing no major concerns; additional review by these and other agencies will occur at the building permit stage.

The applicant has requested a related change in zoning of the property to essentially shift density otherwise permitted in the R-5-D to the R-5-B portion of the split-zoned property. This results in 39 feet in height and approximately 20,134 square feet in additional floor area in the R-5-B portion of the site². Public benefits proposed by the applicant are highlighted below.

PUBLIC BENEFITS AND AMENITIES

Section 2403.9 outlines “Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

- (a) *Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) *Site planning, and efficient and economical land utilization;*
- (c) *Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*
- (f) *Housing and affordable housing;*
- (h) *Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;*
- (i) *Uses of special value to the neighborhood or the District of Columbia as a whole;*

Urban Design and Architecture, Landscaping and Open Space

The applicant has worked closely with Historic Preservation staff on the renovation of and respectful addition to the site’s historic resource. The proposal has received three concept level reviews by the Historic Preservation

² This includes the gross square feet of the 6th through the 8th floor as stated by the applicant’s March 8, 2011 submission to OP.

Review Board (HPRB) on December 2010, January 2011 and July 2011. The initial recommendation found design refinements and materials to be consistent with the concept design and compatible with the character of the landmark. It also found that the architecture broke up the addition's height with a five-story portion at the corner of Mozart Place and Fuller Street and a seven-story portion along Mozart Place where the 8th story is again stepped back. HPRB determined that the red tile roofing would provide uniformity and "*visual interest*" to the roofline. The latest recommendation expressed that the tower roof revisions "*...continue to serve as an important element of the design, simultaneously creating a design connection with the landmark, animating the tower's roofline, and screening the rooftop mechanical equipment.*" Finally, HPRB recommended that the size and scale of the entrances at Fuller Street and Mozart Place be reduced to be more in scale with surrounding buildings. Final HPRB review will occur subsequent to this case.

Important existing interior features of the building are being retained for use by all residents of the building. The interior courtyard space of the historic portion provides valuable area for landscaping and passive open space for residents. The courtyards and landscaping features constitute 17,851 square feet or 42% of the site's area.

Site Planning, and Efficient and Economical Land Utilization

The requested transfer of the R-5-D density to the R-5-B portion of the site enabling a creative addition to the historic site provides for efficient and economical land utilization. It facilitates additional residences in a neighborhood where increased density is anticipated and where there is easy access to transportation. The site planning retains and incorporates both exterior and interior historic features for the benefit of future residents. The recent supplemental submission indicates that all vehicular access to and from the building would be from the existing Fuller Street curb cut, utilizing mechanical parking to eliminate the need for ramps.³ The pedestrian access points at the three street frontages would help create a vital residential building with eyes on the street, among the existing established residential buildings and historic structures.

While DDOT has indicated a preference to remove the curb cuts along the 16th Street frontage, Historic Preservation staff has commented that the circular driveway contributes to and complements the historic pattern of such features along the 16th Street corridor, as can be observed on page A4 of the submission. The applicant intends to keep the curb cuts open for this driveway pending additional discussions with DDOT.

Transportation Features

The property is located on a multi-route bus transportation corridor and within walking distance of the Green-Line Metro station. The applicant has been advised to formulate a TDM plan that may include provision of a Transportation Services Coordinator and transit incentives to first-time residents. A Transportation Impact Study was submitted for DDOT's review. DDOT is expected to provide comments in a separate report.

Loading and Trash Storage

The loading requirements are waived for a historic landmark in a historic district per Section 2200.5. The original submission included a loading and trash storage area. However, due to DDOT's objection to the curb cut on Mozart Place, the loading area has been eliminated from the supplemental submission of August 19, 2011. OP has no indication at this time how trash storage would be accommodated and has advised the applicant to clarify this at the hearing.

Employment Agreement

In lieu of the customary Department of Small Local Business Development agreement to hire local residents, the applicant has entered into an employment agreement directly with the community through the ANC, which provides for the hiring of 12 community members. Recruitment is expected to be through twelve identified organizations, as well as through the Department of Small Local Business Development. The positions are required to be filled for the full length of the project. The agreement also includes multi-year apprenticeships, training programs and the applicant's participation in job fairs for high-skill construction jobs. A penalty for non-

³ The applicant is currently working on the feasibility of including mechanical parking due to DDOT's objection to the originally proposed exit at Mozart Place which would require a new curb cut.

compliance in the amount of \$3,000 up to \$100,000, payable to the District's Housing Production Trust Fund or a non-profit selected by the ANC 1C has been included. Detailed terms of the agreement are provided in Appendix B of the applicant's August 19, 2011 submission.

Housing and Affordable Housing

The application proposes eight percent of the new residential square footage (approximately 7,500 square feet) as affordable at eighty percent (80%) of AMI. This is equal to the amount of affordable housing required by Inclusionary Zoning. The applicant also states that four out of the five affordable units would be two-bedroom units targeted to families which exceeds normal IZ requirements. OP recognizes the housing and affordable housing as a benefit of the project as it would increase the number of affordable family units in this section of the city.

Environmental Benefits

The preservation of an existing historic resource is a sustainable feature of this development. The applicant has stated that the project has been designed to LEED certifiable standards but will not seek LEED certification and commissioning.

Uses of Special Value to the Neighborhood

The applicant has provided the following project amenities:

- Construction of a commercial kitchen including demolition and build out of new kitchen space and equipment for the Festival Center located at 1640 Columbia Rd at a total cost of \$250,000 (Appendix C). This would facilitate the improvement of an existing program which currently trains 6 persons per month in basic culinary skills. The improvement would enable 40 persons per month to be trained for future employment in the food service industry. The Festival Center is a non-profit mission-based organization serving the Adams Morgan area offering classes, events and workshops through their Servant Leadership School. The center also provides office space to other mission-based organizations such as Jubilee Housing. The center has been in operation since 1989.
- Improvements to public space, including the establishment of a tree fence buy-in program in conjunction with the Reed-Cooke Neighborhood Association at a benefit of \$330,000 for the community, as outlined in the applicant's supplemental submission.
- The ANC's representative advised OP of the need for library books and outreach programs for parents at the Reed Cooke Elementary School. This item would be discussed with the applicant at the September 7th ANC meeting.

Benefits and amenities are tabled as follows:

Applicant's Amenities/Benefits	Required	Mitigation	Public Benefit	Project Amenity
Neighborhood Employment Agreement for 12 persons			X	X
Construction of a commercial kitchen for training			X	X
Tree Fence Buy-in program			X	X
Renovated historic structure, adapted to residential use	X		X	X
Outreach program and library supplies for HD Cooke Elementary			X	X
Extensive Sidewalk and Courtyard Landscaping	X		X	
New Housing			X	
5 affordable units – two bedroom family units	X		X	X
Environmental Benefits	X	X	X	
Arch/Urban Design	X		X	
More bicycle spaces than required (if provided in latest submission)			X	X
Car share space (if provided in latest submission)		X	X	X

The applicant and the ANC are scheduled to meet on September 7th, 2011 to finalize the amenities package.

AGENCY REFERRALS AND COMMENTS

The following District agencies provided comments regarding the application:

- **The District Department of Transportation (DDOT)**

The applicant's original submission to the Commission proposed access to the below-grade parking from an existing curb cut at Fuller Street, which is one-way, west-bound. The exit was proposed with a new curb cut at Mozart Place with a right turn north, consistent with the north-bound one-way traffic flow. This curb cut was also intended to provide access to loading and trash facilities at the ground level. However, in subsequent meetings between the applicant and DDOT, DDOT advised that the proximity of the proposed new curb cut on Mozart Place to the adjacent property's curb cuts to the north were in conflict with DDOT's requirements. In email correspondence with OP dated 07/29/2011; DDOT commented that *"the agency will find it difficult to approve the 16th Street and Mozart Place curb cuts. ... all 3 curb cuts (2 on 16th, 1 on Mozart) are in violation of the DDOT Design/Engineering guidelines involving proper spacing in relation to safety."*

The applicant discussed the option of closing one of the existing curb cuts with the property owners to the north. However, the property owner was not in agreement and the applicant is currently assessing the feasibility of including mechanical parking and utilizing the existing curb cut off Fuller Street for both entry and exit. The applicant has also decided that the existing curb cuts for the circular driveway would be retained as a service access including, possible loading, taxi drop-off and pick-up, as well as for emergency services, in light of the DDOT's objection to a curb cut on Mozart Place.

- **Fire and Emergency Medical Services Department (FEMS)**

In its memo dated August 2, 2011, the Fire and EMS Department had no objections but *"would like an opportunity to review site access plans for emergency vehicle access and fire lanes as plans develop."*

- **Department of Public Works (DPW)**

In an email memo to OP dated 8/4/2011, DPW stated no comments at this time and requested the applicant to *"...maintain public space and the roadway from dirt and debris."*

No comments have been received to date from the District's Water and Sewer Authority (DC Water), the District's Department of the Environment (DDOE) and the Department of Housing and Community Development (DHCD).

COMMUNITY COMMENTS

The applicant has held several meetings with the community during the course of the project design. The applicant is expected to meet again with the ANC at its regularly scheduled meeting on September 7, 2011 to finalize the amenities package. The applicant's recent submission of August 19, 2011 Appendix D includes the most recent recommendations of ANC 1C, including the approval of the project benefits and amenities and the ANC's request for a waiver to allow the ANC's consideration of an addendum to their recommendations.

CONCLUSION

The Office of Planning recommends approval of the proposed PUD and related map amendment with requested relief, which are not inconsistent with the Comprehensive Plan. The shift in height and density on the site would preserve the site's important historic features while permitting a compatible and sensitive addition.

OP also recommends approval of the requested flexibility, including:

- Special exception relief from Section 411.5 to allow enclosing walls from roof level of unequal height; and
- Variance relief from Section 406.1 to allow a court width of 5 feet where 20.8 feet is required.