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TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director- Development Review & Historic Preservation
DATE: July 15, 2011
SUBJECT: Setdown Report – ZC 11-11 – Consolidated PUD and Associated Map Amendment at 1711 Florida Avenue, NW – Square 2562, Lot 95

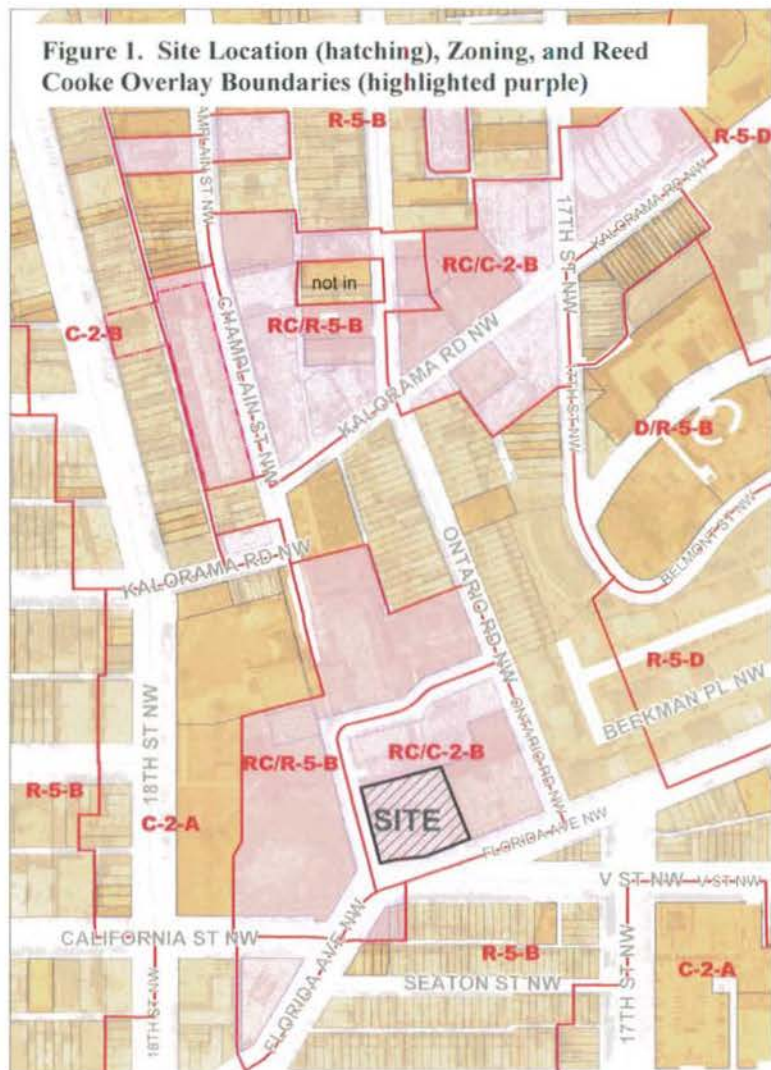
I. OVERALL SUMMARY AND RECOMMENDATION

The Office of Planning (OP) **recommends** the Zoning Commission **set down** the application by 1711 Florida Avenue Property, LLC for a consolidated PUD and related map amendment at 1711 Florida Avenue, NW (Square 2562, Lot 95), including the following requests for zoning relief:

- A PUD related map amendment to the C-2-B district from the existing RC/ C-2-B district, in order to permit additional height and FAR.
- § 774.1 –Relief from rear yard requirement
- §§ 411.3 and 411.5 – Permit multiple roof structures of varying heights rather than a single enclosure of uniform height.

The PUD would be located at the northeast corner of Florida Avenue and Champlain Streets, NW, at the southern edge of Adams Morgan between 17th and 18th Streets, NW. The proposed project is a mixed use development that would incorporate an existing parking garage, construct 125-130 apartments and 5,500 square feet of retail over and around it and include 10% of the units as affordable housing. There would be 95 parking spaces and 875 square feet dedicated for community use within the building.

The proposed development would benefit the neighborhood and the District significantly more than a matter of right project, and would be not inconsistent with the written elements of the Comprehensive Plan --in particular, the Mid-City Element's policy for the Reed-Cooke area (See Policy MC 2.4.5, page 8 of this report). While additional analysis about the application's relationship to the Generalized Future Land Use Map and the balance between the public benefits and the relief requested will be provided if the case is set down, the proposal and concerns warrant further evaluation and scrutiny that a public hearing would afford.



II. SITE AND SURROUNDING AREA

The 25,921 square foot site is located in the southeastern quarter of Square 2562. A former C & P Telephone Company parking garage covers the site. A Pepco substation occupies the Square's northern half and a multi-story Security Storage facility is in the southeastern quadrant. The Marie Reed Community Learning Center and its playing fields border the Square on the west and north. Rowhouses border the other two sides of the Square. 18th Street, one of Adams Morgan's two principal commercial streets, is one block to the west.

Figure 2. Site Overview



The site is within a section of the Adams-Morgan neighborhood known as Reed-Cooke, which is shown in purple in Figure 1 and which is generally within the area bounded by Florida Avenue, Columbia Road, 16th Street and 18th Street. The site is served by the north-south "L" busses and the east-west 90's lines. The Green Line's U Street station is five blocks to the east and the Red Line's Dupont Circle station is seven blocks to the south and west. The location is not within an historic district, but is across Florida Avenue from the Strivers'

Row historic district. Historically Reed Cooke contained a wide mix of uses, from row houses to warehouses to a roller rink. Between 1986 and 1991, the Zoning Commission passed a series of map amendments and established the Reed Cook Overlay to respond to concerns about potential "spillover" from the 18th Street commercial / entertainment corridor onto Kalorama Road, and from the development pressures of increasing residential demand. The Overlay restricts commercial uses, restrains the height of residential uses, and incentivizes the provision of affordable housing. Since its adoption the area has seen the establishment of a new grocery store on Kalorama Road, extensive residential rehabilitation and expansion, and the conversion of commercial and industrial buildings on Champlain Street and Kalorama Road into successful mid-rise apartment buildings.

III. SUMMARY OF PROJECT AND STATED BENEFITS

Proposed Project	Principal Proffers
• Map: RC/C2B to C2B • 5.8 FAR • 79' 8" high • 80% lot occupancy • 123,211 SF Total • 125-130 apartments • 10% affordable units • 5500 SF retail (.25 FAR) • 95 parking spaces	• 2% more affordability than required • Study for, and possible improvements to, Marie Reed fields • Bike share station • Car charge station • 875 sf community space • First Source • LEED Silver eligibility

Figure 3: Proposed Southern (Florida Avenue) & Western Facades (Champlain St.), and Major Project Elements

The applicant would retain most of the garage on Champlain Street for re-use as project parking, demolish the small office-space annex on Florida Avenue and construct five levels of housing above the garage and seven levels of housing from the ground up where the annex had been. The seventh floor would be set back from Florida Avenue and Champlain Street. On the ground level there would be dedicated community space on Champlain Street and retail space on Florida Avenue.

The principal public benefits are noted in Figure 2 and Table 4. The applicant is also working with the neighborhood to enter into an agreement prohibiting package liquor sales and restaurants with tavern licenses in the building. These are now prohibited by the Reed Cooke Overlay.

OP is working with the applicant on other possible proffers commensurate with the increase in height and FAR that would be enabled by a change in zoning from Reed Cooke/ C-2-B to C-2-B. OP will provide additional analysis of the proposed benefits, amenities and mitigation measures if the case is set down.

IV. ZONING

Table 1 shows the zoning requirements for the existing and proposed zone, for general matter of right and PUD developments, and the applicant's specific proposal. The site is 25, 921 square feet.

Table 1: Existing and Proposed Zoning and Development Proposal

Requirement	RC/C-2-B MOR & PUD	C-2-B	C-2-B PUD	Project	Relief
FAR (MOR §771) (RC Overlay §1401.1 and §1401.1) (PUD §2405.2)	3.5 max (1.5 max for commercial)	3.5 max (1.5 max for commercial)	6.0 max (2.0 max for commercial)	5.8 (.25 for commercial)	Through Map Amend- ment
Building Height (MOR §770.1) (RC Overlay §1401.1 and §1401.1) (PUD §2405.1)	40 feet standard 50 feet if compliant with affordable housing provisions of Overlay §1402.1	65 ft. max/no limit to number of stories	90 ft. max	79 ft. 8 inches	Through Map Amend- ment
Lot Occupancy (MOR §772.1)	80%	80%	80%	80%	None
Gross Floor Area Calculations	Height effectively limits to $(0.8 \times 25,921) \times 4$ stories = 82,947.2	$3.5 \times 25,921 = 90,723.5$ Of which $1.5 \times 25,921$ = 38,881.5 (max commercial)	$6.0 \times 25,921 = 155,52$ Of which $2.0 \times 25,921$ = 51,842 (max commercial)	Res.: 116,796 Comm.: 6,415 Total: 123,211	N/A
Rear Yard (MOR §774.1)	15 ft	15 ft.	15 ft.	None provided	Requested 15' less.
Side Yard (MOR §775.4(b))	If provided, ≥ 3 inches/ foot of height and $\geq 8'$	If provided, ≥ 3 inches/ foot of height and $\geq 8'$	If provided, ≥ 3 inches/ foot of height and $\geq 8'$	None provided	None
Court (MOR §776.5(a))	If provided: <u>Width</u> : ≥ 4 inches/ foot of height and $\geq 15'$; i.e. $(4" \times 53')/12 = 17.66'$ <u>Area</u> : $\geq 2 \times$ the greater of required	If provided: <u>Width</u> : ≥ 4 inches/ foot of height and $\geq 15'$; i.e. $(4" \times 53')/12 = 17.66'$ <u>Area</u> : $\geq 2 \times$ the greater of required or provided court height; i.e., $2 \times 17.66^2 = 623.76$ sf	If provided: <u>Width</u> : ≥ 4 inches/ foot of height and $\geq 15'$; i.e. $(4" \times 53')/12 = 17.66'$ <u>Area</u> : $\geq 2 \times$ the greater of required or provided court height; i.e.,	2 Closed Courts: <u>Larger Court</u> : Width: 35 feet Area: 4,675 sf <u>Smaller Court</u> : Width: 24 feet	None

Requirement	RC/C-2-B MOR & PUD	C-2-B	C-2-B PUD	Project	Relief
	or provided court height; i.e., $2 \times 17.66^2 = 623.76$ sf		$2 \times 17.66^2 = 623.76$ sf	Area: 624 sf	
Inclusionary Zoning (MOR §2603) (RC Overlay § 1402.1)	The greater of IZ (see cell to right) or 50% of additional density achieved by allowing 50' rather than 40' high building.	Greater of 8% of the gross floor area being devoted to residential use or 50% of the bonus density being utilized for inclusionary units.	Greater of 8% of the gross floor area being devoted to residential use or 50% of the bonus density being utilized for inclusionary units.	8% of 116,796 = 9,583.68 SF, i.e. 10-15 units + 3 units for artists or mod. income families @	None
Parking (MOR §2101.1)	<u>Res:</u> 1 per 3 du's 125 to 130 units = 42 to 43 spaces <u>Retail:</u> 1 per 750 sq ft gfa > 3,000sf 6,412 sf of retail = 5 spaces required Total: 48 Spaces	<u>Res:</u> 1 per 3 du's 125 to 130 units = 42 to 43 spaces <u>Retail:</u> 1 per 750 sq ft gfa > 3,000sf 6,412 sf of retail = 5 spaces required Total: 48 Spaces	<u>Res:</u> 1 per 3 du's 125 to 130 units = 42 to 43 spaces <u>Retail:</u> 1 per 750 sq ft of gfa > 3,000sf 6,412 sf of retail = 5 spaces required Total: 48 Spaces	95 including 3 tandem spaces	None
Bicycle (MOR §2119.2)	$\geq 5\%$ of required auto parking spaces 5% of 48 = 2 @ 2'x6'	$\geq 5\%$ of required auto parking spaces 5% of 48 = 2 @ 2'x 6'	$\geq 5\%$ of required auto parking spaces 5% of 48 = 2 @ 2'x 6'	(20 Indoors) (8 Outdoors) 28 Total	None
Loading (MOR §2201.1)	<u>Res. > 50 units:</u> (1) berth @ 55 ft. (1) 200 sf platform (1) service/delivery space @ 20 ft. deep <u>Retail with 5,000 to 20,000 ft of gfa:</u> (1) berth @ 30 ft. (1) platform @ 100 sf	<u>Res. > 50 units:</u> (1) berth @ 55 ft. (1) 200 sf platform (1) service/delivery space @ 20 ft. deep <u>Retail with 5,000 to 20,000 ft of gfa:</u> (1) berth @ 30 ft. deep (1) platform @ 100 sf	<u>Res. > 50 units:</u> (1) berth @ 55 ft. deep (1) 200 sf platform (1) service/delivery space @ 20 ft. deep <u>Retail with 5,000 to 20,000 ft of gfa:</u> (1) berth @ 30 ft. deep (1) platform @ 100 sf	<u>Residential</u> (1) berth @ 30' platform: 1 @ 100 sf <u>Retail</u> None, pursuant to § 2201.2's 90% rule	Requested From: -(1) 55' berth -(1) 200 sf - platform -(1) service /delivery space

The Reed-Cooke Overlay has significant impacts on the permitted bulk and use of a building. The overlay is generally zoned RC/R-5-B. Exceptions are the RC/C-2-B-zoned areas on either side of Kalorama Road between Ontario Road and just east of 17th Street, and the RC/C-2-A zoned Square 2562, where the applicant's site is located.

The Overlay limits structures to 40 feet of height, except for buildings providing affordable housing in the RC / C-2-B zone. In that zone a building may rise to fifty feet if it provides affordable housing equal to 50% of the additional gfa made possible by a height increase from 40 feet to 50 feet. The Overlay limits PUDs to the matter of right height, bulk and area limits. It also prohibits several uses that would otherwise be permitted in the underlying zones. The most notable are restaurants, hotels, bars and package liquor stores.

Outside of the overlay the rest of Reed-Cooke is mostly zoned R-5-B. Nearby commercial zoning includes C-2-A on 18th Street south of Kalorama Road, C-2-B on 18th Street north of Kalorama Road, and C-2-A on 17th Street south of V Street.

V. ZONING FLEXIBILITY

The applicant has requested the following flexibility from zoning requirements, under the provisions of § 2405.7. For some requests instances the applicant will need to supply additional information if the case is set down.

Table 2. Requested Zoning Flexibility

	RC/C-2-B or RC/C-2-B PUD	C-2-B PUD	Proposed	Difference from RC/C-2-B
FAR (MOR §771) (RC Overlay §1401.1 and §1401.1) (PUD §2405.2)	3.5	6.0	5.8	2.3 (66%)
Height (MOR §770.1) (RC Overlay §1401.1 and §1401.1) (PUD §2405.1)	40'	90'	78' 8" (Building "confronts" a federal reservation and can draw height from width of FL Ave + reservation + V Street)	38' 8" (97%)
Uses (RC Overlay §1401.1)	No restaurants and on or off-premises liquor sales	No additional	Restaurant w/ liquor but w/out tavern license	On-premises liquor and other Overlay-restricted uses would be permitted
Roof Structures (§§411.3, 411.5)	One, of uniform height, No taller than 18'6"	Same	3 structures 10', 13'6" and 10' high	+ 2 structures Varying heights
Rear Yard (§774.1)	15' minimum	Same	None	15'
Residential Loading (§2201.1)	<u>Res. > 50 units:</u> (1) berth @ 55 ft. (1) 200 sf platform (1) service/delivery space @ 20 ft. deep		1 loading berth @ 30' rather than 55'; 1 platform @ 100 sf rather than 200sf; no service delivery space, rather than 1	1 loading berth @ 30' rather than 55'; 1 platform @ 100 sf rather than 200sf; no service deliver space, rather than 1
Commercial Loading (§2201.2)	<u>5,000 to 20,000 ft gfa</u> (1) berth @ 30 ft. (1) platform @ 100 sf <u>Unless</u> another use occupies ≥90% of building	Same	Subject to residential loading, exempt from commercial loading because residential occupies 90% of gfa	N/A

VI. RELATIONSHIP TO THE COMPREHENSIVE PLAN

1. GENERALIZED FUTURE LAND USE MAP AND GENERALIZED POLICY MAP



The Generalized Future Land Use Map (FLUM) designates the site and all of Square 2562 as suitable for low-density commercial uses. This designation dates to the reclassification of Reed Cook and Adams Morgan future land uses in the 1984 Comprehensive Plan. Prior to that, the Square had been considered appropriate for light industrial uses. The low density commercial designation was chosen to reflect the grandfathered storage, parking and substation uses on the Square and to further the goal of transitioning the area into more residential use by protecting it from the expansion of Production, Distribution and Research, and certain commercial uses.

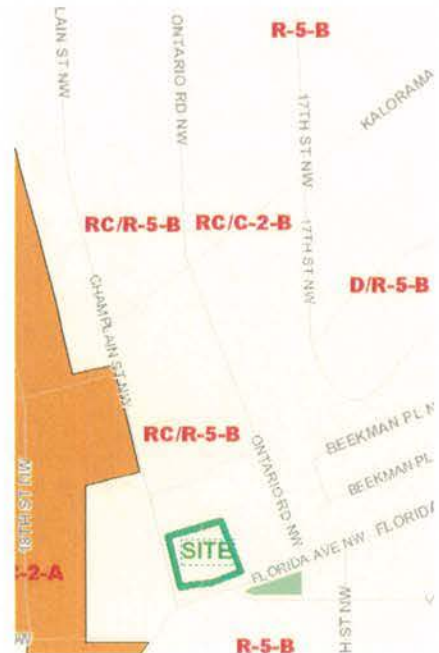


Figure 4. Generalized Future Land Use Map

Figure 5. Generalized Policy Map

Viewed in a generalized context, the redevelopment of this site for residential uses with ground floor retail would be not inconsistent with the FLUM; it would include 0.25 FAR of low density commercial use on the ground floor.

The Generalized Policy Map shows the site and Square to be an area where land use change is not a priority. The tan area to the left of the site indicates the desired revitalization of the 18th Street commercial corridor.

2. WRITTEN ELEMENTS

A. Citywide Elements

The proposed development is not inconsistent with the following policies:

Housing Element:

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-1.1.4: 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.

Environmental Protection Element:***Policy E-2.2.3: Reducing Home Heating and Cooling Costs***

Encourage the use of energy-efficient systems and methods for home insulation, heating, and cooling, both to conserve natural resources and also to reduce energy costs for those members of the community who are least able to afford them.

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities.

Urban Design Element:***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.

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.

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.**

Policy ED-3.1.1: Neighborhood Commercial Vitality

Promote the vitality and diversity of Washington's neighborhood commercial areas by retaining existing businesses, **attracting new businesses, and improving the mix of goods and services available** to residents.

Overall, the proposed development would promote Citywide Elements by changing an underutilized above-ground garage into a mixed-use residential and retail building located on a significant street, near an important intersection. Because the commercial use would be limited to 0.25, the proposed retail use would not pose a significant threat to the health of the 18th Street commercial area.

B. Mid City Element

Reed-Cooke Area (Policy MC 2.4.5): *Protect existing housing within the Reed Cooke neighborhood, maintaining heights and densities at appropriate levels and encouraging small-scale business development that does not adversely affect the residential community.*

Although the proposal is to remove the project from the RC Overlay as part of a PUD which would result in more height and density than permitted by the matter-of-right zoning, the development would respect the purpose and intent of the RC Overlay and would be not inconsistent with the Reed-Cooke Area policy of the Mid-City Element.

The proposed development:

- Would not threaten existing housing;
- Would encourage small-scale business that would not adversely affect the residential community in Reed Cooke.
 - No commercial uses would abut residences in Reed-Cook;
 - Commercial Uses would be located on the neighborhood boundary at Florida Avenue, and would not be located on Kalorama Road. The record of Zoning Commission Case 88-19 clearly shows that avoidance of major retail uses and, particularly, the migration of restaurants and taverns to Kalorama Road was a principal objective of the Reed Cook Overlay and the Comprehensive Plan and Map changes that preceded it in the mid-1980's.

VII. 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 development that provide public benefits.” In order to maximize the use of the site consistent with the zoning regulations and to utilize opportunities for additional FAR, the applicant is requesting that the proposal be reviewed as a consolidated PUD. This would allow the utilization of the flexibility stated in Section 2400.2.

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or results in an action inconsistent with the Comprehensive Plan.

Public amenities are defined in Section 2407.3 as including “one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors.” 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 storm water 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;

Public Benefits and Amenities

The applicant has listed a number of areas which they feel contribute towards the proposed projects' benefits and amenities. These are noted in Table 4, below, with OP's preliminary categorization of the items.

Table 4. Classification of Benefits, Amenities, and Proffers

BENEFIT OR AMENITY	MITI-GATION	PUBLIC BENEFIT	PROJECT AMENITY	REQUIRED	APPLICANT PROFFER
8% affordable @ 80% AMI		X		X	
+ 2% affordable @ 80%		X			X
Market rate housing		X			
Less environmental impact due to re-use of garage bldg.	X	X			
20 bike spaces		X	X	2 of 20	X
≤ 3 car-charging stations			X		X
Fund full cost of bike share station w/in one block of building		X	X		X
Potential car-share		X	X		X
TMP	X				?
875 SF comm. space		X			X
Environmental Benefits, LEED-Silver certifiable	Some	X		Some	Some
1 st Source Agreements		X			X
Potential Agreement with neighborhood, prohibiting package liquor sales & restaurants w/tavern license	X				
Fund concept study possibly partially fund improvements to Marie Reed open space		X			X

Urban Design, Architecture, Site Planning Landscaping and Open Space

The design would transform a blank-walled garage into an attractive apartment building with ground floor retail and extensive windows. With the exception of a corner tower at Florida Avenue and Champlain Street, the 7th floor would be set back at a 1:1 ratio. Brick, metal and glass are indicated as the principal materials for the facades. The applicant has included landscape plans and a list of plant materials. *The applicant would need to provide additional view studies and information about façade materials after setdown.*

Housing

The project would provide at least 125 housing units, 10% of which would be affordable, enhancing Reed-Cooke's historic mix of income levels, and attracting residents that may help to revitalize Adams Morgan retail. *The applicant states that the 2% affordable housing beyond what is required by Inclusionary Zoning would be developed as housing for artists or moderate income families. This would need to be clarified.*

Retail

The retail spaces would generate street life for an intersection that has been deficient in vitality and defensible space. The amount of retail would not be so large as to compete with 18th Street.

Local Business Opportunities and First Source Agreements

The applicant has committed to signing a First Source agreement and would work with the Department of Employment Services and use DOES as its first source for recruitment, referral and placement of new hires for employees whose jobs are created by the PUD. *If the application is set down OP would explore whether the applicant intends to enter into a Memorandum of Understanding with the District of Columbia Local Business Opportunity Commission, and include participation by small, local and disadvantaged businesses in the contracted development costs in connection with the design development, construction, maintenance or security of the project.*

Green Elements

The applicant has stated that the project would be designed to be eligible for LEED Silver certification. *After setdown OP would continue to work with the applicant to incorporate the use of a green roof and would encourage the applicant to work with the District Department of the Environment (DDOE) on enhancing its proposed stormwater management systems.*

Transportation, Parking and Loading

The applicant has submitted a preliminary traffic impact study that includes a survey of existing conditions and future background developments, the project's trip generation, turning movements and the utilization of public space. The study does not suggest any transportation demand management (TDM) measures. The applicant has discussed the project with DDOT, which has expressed concern about the retention and continued use of all three of the existing curb at the site. *Should the application be set down, OP would look to DDOT to assess the sufficiency of the applicant's traffic and parking analysis, TDM proposals, and the feasibility of altering the parking and loading ingress and egress locations to permit a reduction in the number of existing curb cuts.*

Other

Since filing its application the applicant has withdrawn its request to put a car-share space in public space after talking with DDOT and has begun talking with neighborhood groups and the Marie Reed school principal about potential playing field improvements. *The applicant has committed to funding the study and at least some of the construction and would provide additional information about the construction-related part of this proffer after setdown*

VIII. AGENCY REFERRALS AND PRELIMINARY CONSULTATION

If this application is set down for a public hearing, it will be referred to the following District government agencies for review and comment:

- DC Public Schools (DCPS);
- DC Water
- Department of Employment Services (DOES);
- Department of Health (DOH);
- Department of Housing and Community Development (DHCD);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);
- District Department of Transportation (DDOT);
- Fire and Emergency Medical Services Department (FEMS); and
- Metropolitan Police Department (MPD).

The applicant has discussed the project with DDOT, which has expressed concern about the retention and continued use of all three of the existing curb at the site.

IX. PRELIMINARY COMMUNITY CONSULTATION

The applicant provided OP with the following list of its public consultation meetings:

- ANC 1C Planning, Zoning and Transportation (PZT) Committee in public meeting for presentation to introduce the project.
- Meeting with and presentation to Wilson Reynolds, single member district representative, ANC Chair and PZT committee chair.
- Meeting with and presentation to Wilson Reynolds AND Katherine Boettrich, ANC member whose single member district includes much of the surrounding residential area.
- Meetings (2) with and presentation to Square 150, an ad hoc group of residents, plus additional neighbors who were invited by Square 150 organizers. Invites were sent to other listserves.
- Meeting with and presentation to two board members of the Reed Cooke Neighborhood Association. Provided summary of PUD for distribution to members.
- Meeting with Lisa Duperier of Adam Morgan Main Street. Provided summary of PUD for distribution to members.
- Telephonic and email discussion with Kristen Barden of the Adams Morgan Partnership. Provided summary of PUD for distribution to board members.
- Telephonic and email discussion with Chuck Lawrence, head of Security Storage, Inc., which borders the site. Provided summary of PUD.
- Telephonic discussion with PEPCO representatives.
- Meeting with principal of Marie Reed School on site.
- Meeting with Otis Marechaux, neighbor and citizen forester for Casey Trees, to discuss Marie Reed field plantings and facilities.

X. RECOMMENDATION

OP recognizes that the Comprehensive Plan must be considered in a broader context than is usually the case, however given the unusual and unique context of the site, the corner location on a prominent street, existing industrial nature of the corner, institutional nature of the Marie Reed property to the west, and the written elements of the Comprehensive Plan, OP thinks the project could benefit from a public hearing and recommends the Zoning Commission set down this application for a public hearing. Should the application be set-down, OP would continue to work with the applicant, other District agencies, the ANC and neighbors to ensure coordination of this PUD, and the resolution of community concerns.

JLS/ Stephen Cochran, project manager