

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

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

**DATE:** November 4, 2016

**SUBJECT:** Set down Report - ZC #14-18A (Brookland Manor, Block 7)  
First Stage PUD Modification and Second Stage PUD

---

### I. SUMMARY RECOMMENDATION

Mid-City Financial (applicant) requests modifications of the approved First Stage Planned Unit Development (PUD) (ZC 14-18) for Brookland Manor and a Second Stage PUD for Block 7. The development has been renamed “RIA.” The modification to the First Stage approval would include a reduction in height of the buildings, a replacement of two-over-two units with an apartment building and an increase in the lot occupancy of the block. The Second Stage PUD addresses the specific design for the buildings on the block and provides additional information regarding the development of Block 7. The proposed modification and the Second Stage PUD would not be inconsistent with the overall intent of the First Stage PUD to create a mixed income community with a variety of housing types improved urban design, connectivity and open/green spaces, or the Comprehensive Plan.

The Office of Planning (OP) recommends that the application be **set down** for public hearing. OP will continue to work with the applicant to address and provide a full analysis of the proposal prior to the public hearing.

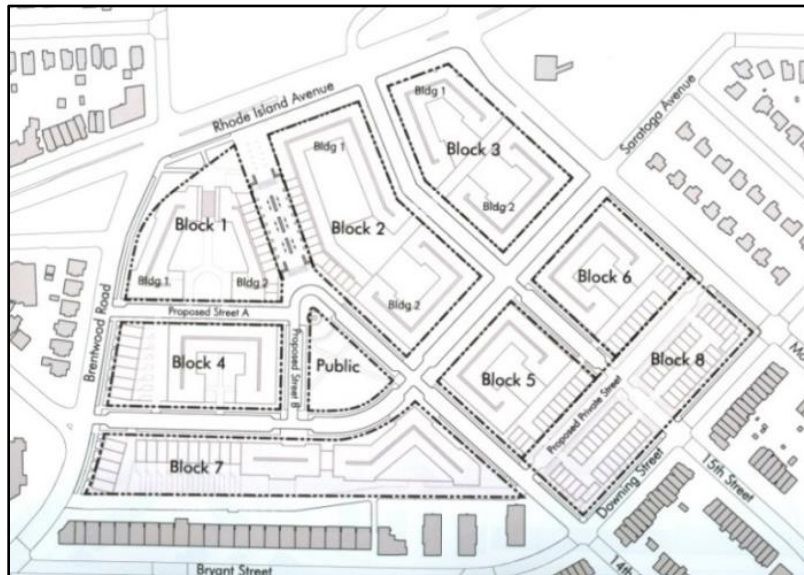
### II. SITE AND SURROUNDING AREA

The entire approximately 20 acre RIA site (Brookland Manor and Brentwood Village Shopping Center ) site is generally bounded by Rhode Island Avenue to the north; Montana Avenue to the east; Downing Street and Saratoga Avenue to the south; and Brentwood Road to the west. The site developed with the Brookland Manor Apartments consisting of nineteen apartment buildings with approximately 535 units (one to five bedrooms) and the Brentwood Village Shopping Center. Many of the apartments are vacant and the shopping center is vacant and scheduled for demolition in the near future.

The First Stage PUD was approved for a design that would have the property resubdivided into eight blocks. The subject of the Second Stage review is Block 7 (Square 3953 Lots 1, 2 and 3) which has Saratoga Avenue, NE to the north, 14<sup>th</sup> Street, NE to the east, Brentwood Road, NE to the west and an east-west alley to the south.



Brookland Manor and Brentwood Village Shopping Center



Blocks

### III. BACKGROUND

The Zoning Commission approved a First Stage PUD for the entire project on September 10, 2015 which established the PUD-related zoning for the property, the site plan, the general use mix, the general massing of buildings, the maximum heights for buildings and the maximum FAR for the entire development and each block.

Many of the tenants in the development receive project-based Section 8 subsidies, while some receive DHCD Housing Choice Vouchers and a small segment who receive no assistance. At the time of approval, the applicant stated that there were 503 occupied units; the applicant projects that through natural attrition there would be 424 occupied units at the beginning of construction in 2018. As of September 9, 2016 there are 438 occupied units.

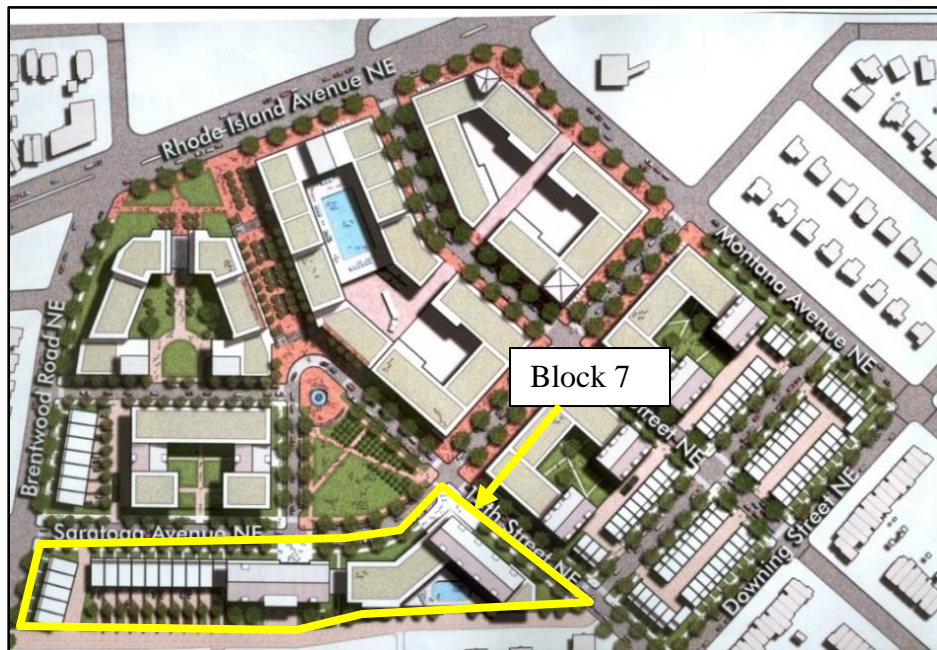
In the First Stage PUD, the applicant proposed to transform the predominantly low income housing development into a mixed-income, mixed-use community with 1,760 units. The development would include a mixture of apartment, two-over-two, and rowhouse buildings ranging in height from 45 feet to 65 feet. The building heights would transition down from Rhode Island Avenue towards the southern portion of the site which is adjacent to existing lower density residences.

#### IV. PROPOSAL

The proposed modification is of significance Subtitle Z § 703.5 defines a modification of significance as “a modification to a contested case order or the approved plans of greater significance than a modification of consequence.” Modifications of significance cannot be approved without the filing of an application and a hearing pursuant to Subtitle Z § 704. The Zoning Regulations also describe a Second Stage PUD as a detailed review that examines the architecture of the proposed buildings, uses within the buildings, design of open spaces, site circulation, site infrastructure and compliance with the intent and purposes of the PUD process, the Regulations and the First Stage PUD.

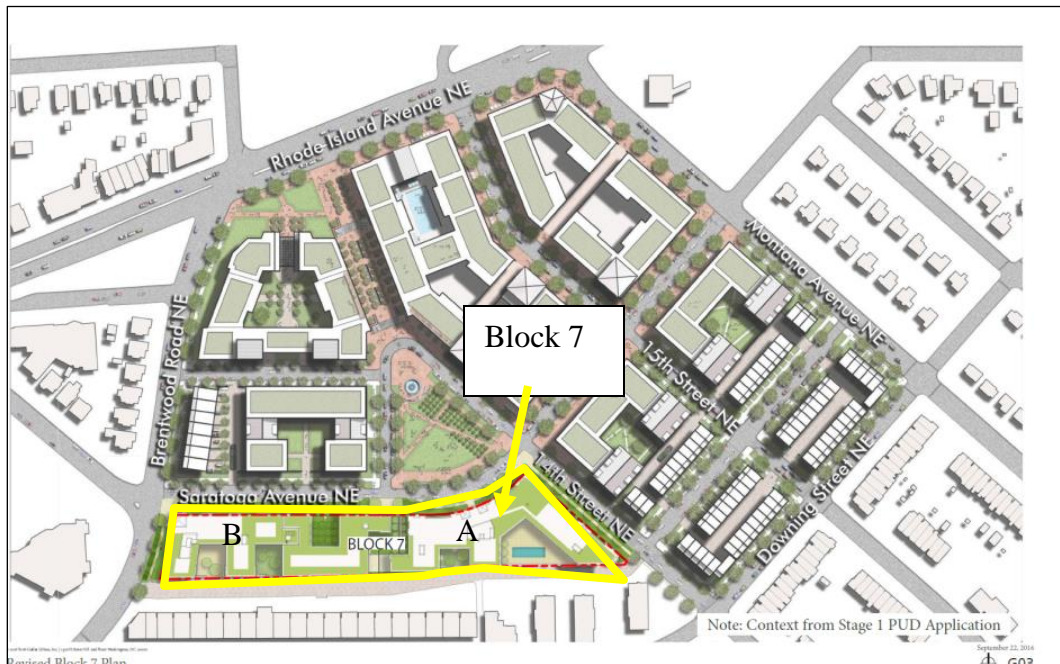
##### First Stage Modification

The First Stage PUD approved Block 7 for a mixture of 28 two-over-two rowhouse units, a small 28-unit apartment building and a second apartment building with 150 to 200 senior apartments as shown on the Site Plan below.



Approved Block 7 Site Plan

The applicant requests an amendment to the approved plan to replace the two-over-two row buildings with an apartment building. The Block would now be developed with two apartment buildings with the senior building relocated to the western portion of the block while the second apartment building would be on the eastern portion of the block as shown on the Site Plan below. The senior building, Building A, would have 200 units and Building B would have 131 units.



Proposed Block 7 Site Plan

**Change of Unit Type:** In the First Stage PUD, the applicant committed to a build-first program to the extent possible and to retain the existing residents on-site during construction. The applicant states that in order to demonstrate their commitment to retaining the residents on-site and to place the existing residents into new units as soon as possible the proposed modification is essential. Replacing the two-over-two units would enable a greater number of persons who currently reside on the property to be relocated on-site, instead of off-site, as other portions of the property are redeveloped. The proposed senior housing would be provided as planned albeit in a new location.

**Unit Count and Affordability:** The modification to Block 7 would allow a larger number of units to be constructed in this first phase, 331 vs 316 units. Of the 331 units proposed, 265 units would be deeply affordable and reserved for occupants eligible for participants in the Section 8 program. In this phase, Block 7 would have a concentration of affordable units, 200 units for seniors in Building B and 65 of the 131 units in Building A. The applicant requests the flexibility to reallocate affordable units in Building B in later phases to have the affordable units distributed equitably throughout the development. Ultimately Building A would have 25 units or 19 percent or 25 Section 8 units while Building B would continue to have 100 percent or 200 units Section 8 (seniors).

**Lower Building Height:** The height of the buildings would be lowered from five to four-stories, while increasing the lot occupancy for 61% to 71% to better accommodate the increased number of units. The reduction in heights would make the building more compatible with the three-story flats and garden apartments to the south of Block 7. The lower buildings would also provide a better transition to the higher buildings proposed for the future development of the northern blocks.

**Below Grade Parking:** With the change from the two-over-two units, a north-south alley proposed on the western portion of the Block is no longer necessary and has been removed. Secondly, the at-grade parking would also be eliminated and all parking will now be below grade accessed from the alley to the rear of the buildings.

The table below outlines the areas of change between the standards approved in the First Stage PUD and the modifications.

	1 <sup>st</sup> Stage PUD	Proposed Modification and 2 <sup>nd</sup> Stage PUD
Lot Area	111,807 sf. 72,444 sf. apartments 39,363 sf. rowhouses	114,485 sf. Building A - 56,870 sf. Building B - 57,515 sf.
Building Square Footage	217,332 sf. apartments 83,400 sf. two-over-two rowhouses	Building A - 169,342 sf. Building B - 172,266 sf.
Lot Occupancy	61%	Building A - 70% Building B - 73 %
FAR	3.0 2.1	Building A - 2.97 Building B - 3.0
Building Height	60 ft.	Building A - 49.33 ft. Building B - 51 ft.
Number of Stories	5-story - apartments 4-story - two-over-two rowhouses	4-story - apartment buildings
Number of Units	286 apartments 28 two-over-two rowhouses TOTAL - 314 units	Building A - 131 apartments Building B - 200 apartments Total - 331

Second Stage PUD

The new proposal for Block 7 consists of two, four-story buildings, Building A having 200 senior units and Building B having 131 units. The senior building would have one- and two-bedroom units while the Building B would have a combination of studios, one-, two- and three-bedroom units with both building having heights of 51 feet. A majority of the resident would be current Brookland Manor residents relocated according to the relocation plan for the predominantly Section 8 residents (Exhibit 1G) which allows residents to remain on the site during construction and be relocated to their new homes through the phased development.

Building A, on the eastern portion of the block, would have 131 units with a mix of studios, one-, two-, and three-bedroom units. 65 of the 131 units would be affordable. The building's Mediterranean revival style has its entrance highlighted by two central towers. The bays and balconies offer the units some outdoor space as well as provide eyes on the street and would allow residents views into the future community park. Along the rear of the building, there would be a courtyard with a swimming pool a second courtyard for more passive recreation. The roof terrace for the residents would provide for activities such as grilling, lounge seating, and gaming areas.

Building B, on the western portion of the Block would contain 200 affordable units consisting of one- and two-bedroom units. All the units would be for seniors and would have items to facilitate senior such as being ADA compliant, more handicapped spaces. The Applicant also intends to use first floor amenity space for health and wellbeing and other social services. The landscaping in the three courtyards would be designed for passive recreation and would features such as a Japanese style rock garden, coy pond and other features to support the tranquility of an aging population.

The red brick on the building with a tall corner entry tower and its distinct base, two-story middle, and one story top with smaller arched windows gives the building an industrial style. Due to the topography of the site which rises along Saratoga Avenue, NE, Building B is divided into two portions with the eastern portion lower than the western portion. The first floor of the western end of Building B contains parking and the main lobby and amenity space for that portion of the Building is at the same level as the second floor of Building A.

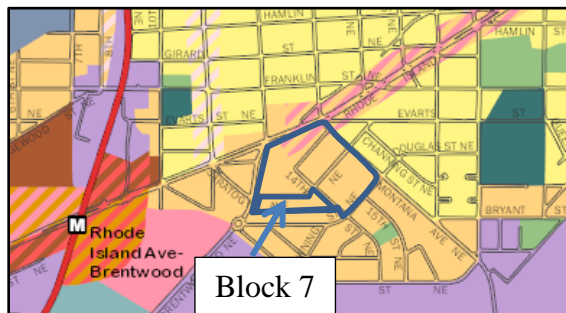
The buildings are designed to integrate outdoor areas for passive recreation and help activate the rear of the buildings which are adjacent to the alley and across from the rear yards of the flats and garden apartment. This would help to activate all sides of the buildings and provide eyes on all sides of the building and help in its security. The areas around the buildings would be extensively landscaped with a combination of trees, shrubs, ground cover, and flowering plants. The central courtyard between the two buildings would all for partial public access and includes seating among an alley of trees.

## V. COMPREHENSIVE PLAN

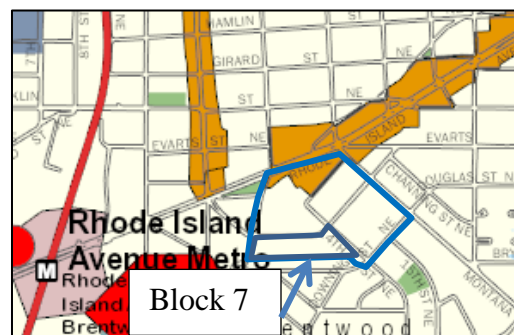
The Commission found during its review of the first stage PUD that the RIA project is not inconsistent with the Comprehensive Plan and the Plan's Generalized Land Use Map or the Future Land Use Map. The current Second Stage PUD application is generally consistent with the First Stage and even with the proposed modification does not detract from project's correlation with major tenets of the Plan. The proposal would further a number of the major policies from the Comprehensive Plan elements such as the Land Use; Transportation; Parks, Recreation and Open Space; Urban Design; and Mid City Area Element as shown in the Appendix I of this report.

### Future Land Use Map

The Future Land Use Map identifies this portion of the site for moderate density residential, while the Generalized Policy Map designates the area as a Neighborhood Conservation Area.



Future Land Use Map



Generalized Policy Map

Moderate density residential is described as:

*. . . : District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone*

*districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations. 225.4*

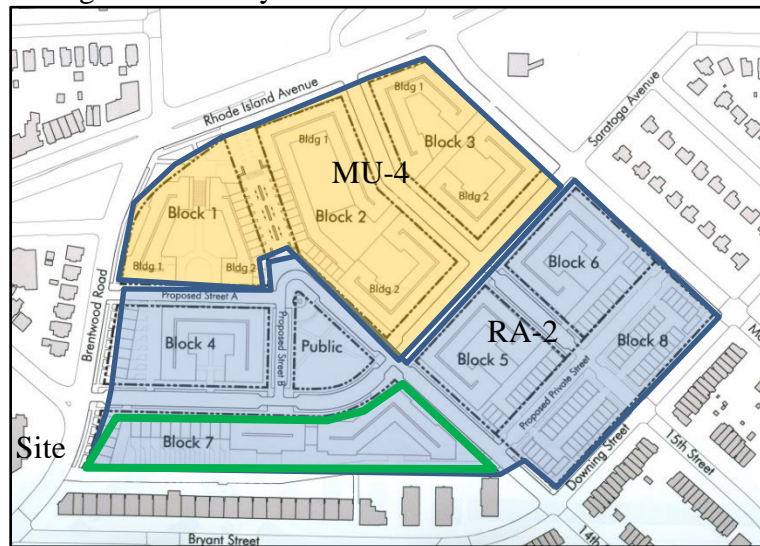
Neighborhood Conservation Area is described as:

*Neighborhood Conservation areas have very little vacant or underutilized land. They are primarily residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. 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 over current (2005) conditions are not expected but some new development and reuse opportunities are anticipated . . . . 223.4*

The proposed RA-2/PUD on the site which would be developed with apartments would not be inconsistent with the moderate density residential recommendation.

## VI. ZONING

Under ZC 14-18 the RA-2/PUD zone was established for the subject property. The RA-2 zone provides for moderate height and density residential uses.



Block 7 would be subdivided so each building would be on a separate lot. The tables below show a comparison of the RA-2/PUD standards and how each building meets the standard:

### Building A - Apartment Building

	RA-2/PUD Standards	PROPOSAL
Area, Subtitle X § 301.1	1 ac. min. (43,560 sq. ft.)	58,970 sq. ft.
Open Court Width, Subtitle F § 202.1	4 ins./foot of height but not less than 10 ft. Required: 16.33 ft. minimum	59.5 ft. and 63.41 ft.
FAR, Subtitle X § 303.3	(2.44 max.) 3.0 max. <sup>1</sup>	2.97
Height, Subtitle X § 307.	60 ft. max.	49.33 ft.

<sup>1</sup> Maximum approved in First Stage PUD.

Lot Occupancy, Subtitle F § 304.1	60% max.	70%, Relief Requested
Rear Yard, Subtitle F § 305.1	4 ins./ft. of height of building but not less than 15.83 ft.	17 ft. and 21.5 ft.
GAR, Subtitle F § 307.1	0.4	0.4
Parking Spaces, Subtitle C § 701.5	Multifamily: 1 per 3 units in excess of 4 units TOTAL = 44	68 spaces
Bicycle Spaces, Subtitle C § 802.1	Long-Term – 1/3 units – 44 Short Term - 1/20 units - 7	44 spaces 7 spaces
Loading, Subtitle C § 901.1	1-30 ft. berth 1-100 sf platform 1-20 ft. service space	1-30 ft. berth 1-100 sf platform 1-20 ft. service space
Penthouse, Subtitle C § 1500	FAR – 0.4 FAR habitable space Height – 12 ft./ 15 ft. for penthouse mechanical space Setback - 1:1	No habitable space 15 ft. 1:1

Building B - Senior Building

	RA-2/PUD Standards	PROPOSAL
Area, Subtitle X § 301.1	1 ac. min. (43,560 sq. ft.)	57,515 sf.
Open Court Width, Subtitle F § 202.1	4 ins./foot of height but not less than 10 ft. Required: 16.83 ft. minimum	55.0 ft. and 59.0 ft.
FAR <sup>2</sup> Subtitle X § 303.3	3.0 max.	3.0
Height, Subtitle X § 307.	60 ft. max.	51 ft.
Lot Occupancy, Subtitle F § 304.1	60% max.	73%, Flexibility Requested
Rear Yard, Subtitle F § 305.1	4 ins./ft. of height of building but not less than 15 ft.	17 ft. and 21.5 ft.
GAR, Subtitle F § 307.1	0.4	0.4
Parking Spaces Subtitle C § 701.5	Publicly Assisted housing for elderly/handicapped: 1/3 units in excess of 4 units TOTAL = 33	50 spaces
Bicycle Spaces, Subtitle C § 802.1 and § 802.2	Long-Term – 1/3 units for the first 50 spaces = 50 1/6 after first 50 spaces = 8 Total = 58	Long Term - 10 spaces, Flexibility Requested

<sup>2</sup> Maximum approved in First Stage PUD.



	Short Term - 1/20 units - 10	Short Term = 10 spaces
Loading, Subtitle C § 901.1	1-30 ft. berth 1-100 sf platform 1-20 ft. service space	1-30 ft. berth 1-100 sf platform 1-20 ft. service space
Penthouse, Subtitle C § 1500	FAR – 0.4 FAR habitable space Height – 12 ft./ 15 ft. for penthouse mechanical space Setback - 1:1	No habitable space 15 ft. 5.41 ft. Flexibility Requested

## VII. FLEXIBILITY

### Lot Occupancy

In the First Stage PUD, a lot occupancy of 61% was approved for Block 7. In this proposal, a modification of the approved lot occupancy as well as the flexibility to have a lot occupancy in excess of that permitted by the RA-2/PUD is requested so that Building A would have a lot occupancy of 71% and Building B would have a lot occupancy of 73%. In order to achieve a reduction in the heights of the building from 60 feet to 51 feet to be more compatible with the lower scale flats and garden apartments to the south and at the same time be able to maximize the number of units on Block 7, the applicant proposes to increase the lot occupancy of the buildings. This increase would not negatively impact the light and air of present or future adjacent uses as the buildings would still meet the required setbacks and would be separated from the existing residents to the south by a 20-foot wide public alley and from the church to the west by Brentwood Road. For future phases of RIA, the building would also be separated by Saratoga Avenue to the north and 14<sup>th</sup> Street to the east. Although there is an increase in the lot occupancy, the applicant has been able to integrate a significant amount of open space areas around and between the buildings.

### Long Term Bicycle Parking (Building B)

The bicycle parking regulations do not differential between an age-restricted apartment building and a non-restricted building. Building B would require a total of 58 spaces, however, in a building dedicated to seniors only it is probable that many seniors would not be using these spaces therefore the applicant has requested a reduction in the number of long term bicycle parking spaces to 10. The proposal includes the required 10 short term spaces.

### Penthouse Setback (Building B)

The penthouses on both buildings would have a height of 15-feet and would meet the 1:1 setback requirement except on Building B where the elevator penthouse is setback 5.41-feet (Exhibit 114, Sheet A07) from the side building wall of the court. The applicant states that in order to meet the drive aisle requirements for the below grade parking, the placement of the elevator results in the penthouse not meeting the setback requirements. Although the reduced setback would cause the structure to be more visible from the rear of some of the residences along the alley it would not impact views from the adjacent thoroughfares, Brentwood Road, NE or Saratoga Avenue, NE.

## VIII. PURPOSE AND PUD EVALUATION STANDARDS

The purpose of the PUD is outlined in 11 DCMR, Subtitle X § 300.1 and states that the PUD process is:

*“to provide for higher quality developments through flexibility in building controls, including building height and density, provided that a PUD:*

- (a) Results in a project superior to what would result from the matter-of-right standards;*
- (b) Offers a commendable number or quality of meaningful public benefits; and*
- (c) Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.”*

The First Stage PUD was approved based on based on the conclusion that the flexibility requested and granted would result in a project that is superior to the existing development and what could be achieved as a matter-of-right. As outlined above, the project’s scale and density in this Second Stage proposal is not inconsistent with the Comprehensive Plan. Based on comments to be supplied by referral agencies, OP will provide an analysis of the project’s impact on public health, safety, welfare, and convenience at the time of the public hearing.

## IX. PUBLIC BENEFITS

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.

Subtitle X, § 304 and § 305 of the Zoning Regulations outlines the evaluation standards of a PUD and public benefits and project amenities. In its review of a PUD application, § 304.3 states that *“the Commission shall judge, balance, and reconcile the relative value of public benefits 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.”* Subtitle X, § 305.5 outlines how the benefits may be provided and the applicant has offered a number of benefits a complete analysis of which OP will provide if the application is setdown.

*§ 305.5(a), (b), (c) - Urban design, architecture, landscaping, open spaces and site planning*

The overall urban design of RIA in the First Stage PUD and in particular at this time, Block 7, would be a significant improvement over the existing layout of the development. The building materials would be predominantly masonry with the use of siding limited to portions of the buildings which are not very visible for the adjacent streets. The building uses embellishments, articulations, color, balconies to create two interesting buildings whose architecture would set the tone for the remainder of the development. The extensive landscaping on the perimeter of the buildings as well as within the open court areas provide a complementary setting.

*§ 305.5(f), (g) - Housing and affordable housing*

Block 7 would provide 331 new residential units of which 265 units would be affordable, all 200 senior units and 65 units in Building A. In addition, a significant a number of the units would be reserved for households eligible to participate in HUD’s Section 8 program with affordability levels

at 30% of AMI or lower. Block 7 would produce 217,966 square feet of housing over what would be allowed as a matter of right (Exhibit 1, page 43, table). In addition, the IZ requirement would be 15,445 square feet of which 7,728 square feet would be for households at 50% of AMI and 7,728 square feet would be for households at 80% of AMI. Instead, the applicant is proposing 237,458 square feet of affordable housing in Buildings A and B all of which would be to Section 8 eligible residents, many of which would be for household with incomes of 30% or below of AMI (Exhibit 1, page 44, table). The senior building would have 182, one-bedroom units and eight, two-bedroom units with unit sizes ranging from 500 square feet up to 850 square feet. Building A would have a combination of three-studios; 58, one-bedroom units; 50, two-bedroom units; and 19, three-bedroom units with unit sizes ranging from 500 square feet up to 1,400 square feet. The applicant should provide information on the unit sizes for the 65 affordable units in Building A.

*§ 305.5(h) – Employment and training*

The applicant has committed to a First Source Employment Agreement with DOES and should provide a signed agreement for the public hearing if the application is set down.

*§ 305.5(i) – Social Services and Facilities*

The applicant currently provides a number of social services for the residents and has committed to assessing the current programs to determine where and how to direct resources for the greatest impact. The applicant should provide information of where and how the residents would receive the services and if any of the programs would be included in this phase of the developments.

*§ 305.5(j) – Space for Special Uses*

Both buildings have spaces on the Site Plan identified as “amenity” space which the applicant say could be used for a variety of educational or social uses as well as indoor space to recreate and relax.

*§ 305.5(k) – Environment and sustainable benefits*

The overall RIA development was approved for LEED ND Silver certification in the First Stage PUD and it is anticipated that individual buildings would perform at a greater level as each building is assessed individually and other sustainable design techniques are incorporated into the development. For this phase, the 2015 Enterprise Green Communities standard is being used. The applicant should demonstrate that the standards would perform at a high level of sustainability. The plans indicate that the development would include the use of stormwater management systems, green roofs, permeable pavers and other sustainable features in the buildings.

*§ 305.5(q) – Uses of Special Value to the Neighborhood or the District of Columbia*

The applicant states that the ability of qualified residents to be relocated to new units on the site, the retention of qualified residents on the site during construction and a construction management plan are uses of special value and that they will continue to work with the applicant, residents and the ANC regarding these benefits.

## X. CONSISTENCY WITH THE FIRST STAGE PUD

ZC 14-18 Order outlines specific information which has to be provided at each Second Stage Review. The following summarizes how the applicant is addressing the relevant conditions of approval:

### A. PROJECT DEVELOPMENT

...

3. . . The maximum building height for the buildings on Block 7 shall not exceed 60 feet. . .

The proposed building heights on Block 7 would be 51-feet.

### B. PUBLIC BENEFITS

1. **For so long as the project exists**, the Applicant shall provide the following affordable housing:
  - a. *If the Section 8 contract remains, the Applicant's affordable housing obligations shall be as follows:*
    - (1) *There shall be at least 384 affordable units, of which 373 shall be Section 8 units and 11 shall be "inclusionary units" within the meaning of 11 DCMR § 2602;*
    - (2) *Of the 373 Section 8 units, 150 to 200 of such units shall be in the Senior Building, which shall contain no other type of unit;*
    - (3) *The remaining Section 8 units shall be in the multi-family buildings; that at least 10% of each multi-family building's units shall be Section 8 units; and*

The Building B would contain 200 Section 8 units exclusively for seniors while Building A would have 131 units of which 65 would be Section 8 units. Although Building B would have a significant number of Section 8 residents, as other phases of RIA are constructed, the residents would be relocated and ultimately only 19 percent of the units would be dedicated to Section 8 residents.

2. *The Applicant shall abide by the terms of the tenant relocation and construction phasing plan as detailed at Exhibit 104B of the record in this case.*

The tenant relocation and construction phasing plan (ZC 14-18, Exhibit 104B) identifies Block 7 as being in Phase 1 of the redevelopment of the property. The plan envisioned a mixture of a senior apartment building with 150–200 units, a smaller 80 unit market rate apartment building and 28 two-over-two units or townhouses for a total of 286 units. The applicant has requested a modification to instead provide a 200-unit senior apartment building and a second building with 130 units to accommodate the relocation of existing residents and has provided at Exhibit 1G a revised tenant relocation and construction phasing plan.

10. *The applicants in all second-stage PUD applications shall enter into a First Source Employment Agreement with the Department of Employment Services ("DOES").*

The applicant has committed to First Source Employment Agreement with DOES and should provide a signed agreement for the public hearing if the application is set down.

**C. Second-Stage Applications**

1. *In addition to the information requested by 11 DCMR § 2406.12, (now Subtitle Z § 300.12) the Applicant shall submit the following with each second-stage application:*
  - a. *Updated information regarding the phasing of the project, which shall include the approximate scheduling and development priorities at that time;*

The applicant has provided the information at Exhibit 1G.

- b. *For each second-stage application that includes a multi-family building, the following:*
  - (1) *A table showing the bedroom sizes and square footages for each unit type similar in format to the table in Exhibit 75A containing this information for existing units.*
  - (2) *For the affordable units the applicant shall:*
    - (A) *Indicate the number and location of the units; and*
    - (B) *Provide a table indicating the proposed unit sizes, number of bedrooms of each and the corresponding AMI level;*

The applicant has provided some information at Exhibit 1G. The applicant should show the location of the 65 affordable units on a plan. The applicant should clarify if any IZ units would be provided in this phase as in the First stage PUD it was stated that some of the two-over-twos would be IZ units. The applicant should also clarify if the remaining 66 units would all be market rate.

- d. *For the second-stage application for the Senior Building the Applicant shall:*
  - (1) *Indicate the number of units; and*
  - (2) *Provide a table indicating the proposed unit sizes, number of bedrooms of each, and the corresponding AMI level;*

The applicant has provided the information at Exhibit 1G.

- e. *A progress report regarding the status of the tenant relocation process and construction phasing plan detailed at Exhibit 104B.*

The applicant has provided the information at Exhibit 1G.

- f. *A detailed description of the programs for children and seniors that will be provided in that project;*

The applicant has outlined in a general fashion the existing programs that would be continued in the new development and that there is a survey to assess these programs to determine where and how to direct resources for the greatest impact. The applicant should indicate where and how the residents would receive the services and if any of the programs would be included in this phase of the developments.

- g. *A copy of the fully executed First Source Employment Agreement with DOES;*

The applicant should provide a fully executed First Source Employment Agreement with DOES for this phase of the project prior to the ZC Final Action.

- h. *A progress report regarding the construction of the Pedestrian Walk and Community Green.*

The pedestrian walk and community green would be constructed in a later phase.

#### **D. Transportation Mitigation Measures**

1. *The Applicant will abide by the following Transportation Mitigation measures:*

- f. *Coordinate with DDOT during all second-stage PUD applications on the following issues:*
- (1) Amount and size of loading facilities;*
  - (2) Maneuvering analyses of trucks to and from loading facilities;*
  - (3) Amount of off-street parking (this may require an inventory and occupancy count of on-street facilities to help determine the appropriate amount of parking and potential spillover impacts);*
  - (4) Layout of internal streets, including curbside management;*
  - (5) Transportation Demand Management plans for each building;*
  - (6) Amount of secure off-street bicycle parking in each building;*
  - (7) Locations and amount of on-street bicycle racks; and*
  - (8) Locations for Capital Bikeshare stations.*

If the application is set down, the application would provide a Transportation Plan which should address the required mitigation measures.

### **XI. AGENCY REFERRALS**

If this application is set down for a public hearing, the Office of Planning will consult with the following government agencies for review and comment:

- Department of the Environment (DDOE);
- Department of Transportation (DDOT);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD); and
- DC Water.

### **X. COMMUNITY COMMENTS**

The property is within ANC-5E. As part of the review the applicant would meet with and make presentations to the ANC, other community groups and the existing residents, regarding the development of Block 7.

JLS/mbr

## **ATTACHMENT I - Comprehensive Plan Elements**

The proposed development also meets or furthers many of the elements and policies of the **Comprehensive Plan** as outlined below.

### **Chapter 3 - Land Use Element**

#### ***LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods***

*Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others.*

#### ***Policy LU-2.2.4: Neighborhood Beautification***

*Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements. 310.5*

The proposed development would lead to the revitalization of this neighborhood through improved buildings as well as the increased landscaping and useable open spaces and improved street and pedestrian connectivity. Buildings would be scaled with a massing that would lessen potential impacts on adjacent residential developments. The proposed retail uses would complement the residences to provide for the day to day needs of the residents.

### **Chapter 4 - Transportation Element**

***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. 403.10*

***T-2.3.1: Better Integration of Bicycle and Pedestrian Planning*** *Integrate bicycle and pedestrian planning and safety considerations more fully into the planning and design of District roads, transit facilities, public buildings, and parks. 409.8*

The location is served by a number of bus routes. The proposal would introduce a new street grid into the development that would allow better internal circulation as well as provide additional connections to the external streets. Along the streets would be a pedestrian and bicycle network that would link the neighborhood internally and externally. The small blocks would help to calm traffic as it moves through the development.

### **Chapter 5 - Housing Element**

***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*

**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. 504.6

**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

**H-1.3.1: Housing for Families** Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6

**H-1.4.4: Public Housing Renovation** Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10

The proposed development would include a substantial number of new residences over the existing development and would provide units for a variety of unit types to serve families of varying sizes and incomes.

#### **Chapter 6 - Environment Protection Element**

**E-1.1.3: Landscaping** Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity

**E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff** Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

**E-3.1.3: Green Engineering** Promote green engineering practices for water and wastewater systems. These practices include design techniques, operational methods, and technology to reduce environmental damage and the toxicity of waste generated. 613.4

The overall RIA development would be LEED ND Silver certified. For this phase, the 2015 Enterprise Green Communities standard is being used. The plans indicate that the development would include the use of stormwater management systems, green roofs, permeable pavers and other sustainable features in the buildings.

#### **Chapter 9– Urban Design**

**UD-2.3.1: Reintegrating Large Sites** Reintegrate large self-contained sites back into the city pattern. Plans for each site should establish urban design goals and principles which guide their subsequent redevelopment. 911.2



The proposed redevelopment of Brookland Manor Plan introduces smaller blocks with a new street grid that connects to the surrounding community. The variety of unit types and styles are places so as to be compatible to the topography of the site as well as the adjacent residences and institutional uses.

**Chapter 24 – Upper Northeast Area Element**

***Policy UNE-1.1.4: Reinvestment in Assisted Housing***

*Continue to reinvest in Upper Northeast's publicly-assisted housing stock. As public housing complexes are modernized or reconstructed, actions should be taken to minimize displacement and to create homeownership opportunities for current residents. 2408.5*

The proposed development would be completely demolished and replaced with a new development that provides better connectivity, would be safer for the residents, would have better retail uses and would meet the housing needs of families of varying incomes and sizes and would be at a density that is not inconsistent with the Future Land Use Map.

The First Stage PUD for the overall development approved a total of 384 affordable units of which 373 would be non-Inclusionary Zoning (IZ) units reserved for households earning no more than 60% of AMI and 11 IZ units within the parameters of Subtitle C § 1003.