



GOVERNMENT OF THE DISTRICT OF COLUMBIA
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March 24, 2015

Mr. Anthony J. Hood, Chairperson
Zoning Commission of the District of Columbia
441 4th Street, N.W., Suite 210 South
Washington, D.C. 20001

RE: Cases 11-15D and 14-21: Howard Central Campus Plan Amendment and Barry Place Partners Planned Unit Development

Dear Chairman Hood:

At its regularly scheduled meeting, postponed from Thursday, March 5, 2015 to Tuesday, March 10, 2015 due to inclement weather and the closure of the District of Columbia government, (notice of which was properly given and at which a quorum of ten of eleven members was present), Advisory Neighborhood Commission 1B voted unanimously (10-0) to support: the Howard University Central Campus Plan Amendment in Case No. 11-15D; the Barry Place Partners Planned Unit Development in Case No. 14-21; and the related Alley Closing Application proposed for Square 2882, Lots 742-769, 1034, 1038 and 1039.

The Commission's support is conditioned on the delivery of the following community benefits:

Affordable Housing

The Applicant shall devote 8% of the residential gross floor area for households with incomes that do not exceed 80% of the area median income ("AMI"). The mix of affordable units for the project will include at least four two-bedroom units. In order to address concerns about the supply of affordable units for families and depth of affordability, the Applicant shall reserve all of the two bedroom units for households with incomes not exceeding 60% AMI. The remainder of the affordable units will include a mix of studio and one bedroom units for households not exceeding 80% AMI. Notwithstanding any change in the mix of units for the PUD, the Applicant shall provide a minimum of four two-bedroom units for the PUD at 60% AMI and an additional 23 units at 80% AMI. The mix and placement of the affordable units shall comply substantially with the approved plans for the PUD.

Housing for Howard Faculty and Staff

The Applicant and the University shall enter into an agreement whereby the Applicant is obligated to set aside no less than 59 units for lease by Howard University faculty and staff before offering the units to the general market.



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CASE NO.14-21
EXHIBIT NO.32

At least nine of the units will be set aside as affordable units. These nine units represent approximately 3% of the overall gross residential floor area for the project, and will be in addition to the affordable units required under the Zoning Regulations. The mix of affordable units reserved for Howard will include at least 2 two-bedroom units for households with incomes not exceeding 60% AMI. The remainder of the units will be a mix of studios and one bedrooms for households with incomes not exceeding 80% AMI.

Job Training

During the operation of the project, the Applicant, through the Refrigeration Supply Company, shall provide training for EPA Type 1 CFC Certification, which is required to become an HVAC Technician. Over a five-year period, provide training for at least 50 persons, who reside in proximity to the PUD site.

The Applicant shall advertise the training program through the Pleasant Plains Civic Association, the Single Member District Representative for ANC 1B-11 and other neighborhood communications networks. Before the issuance of a building permit for the project, the Applicant shall submit to the Zoning Commission an agreement with a job training organization that details the process for accepting and processing applications.

Sustainable Design Elements

The Applicant shall develop the resulting PUD in a manner that will achieve the equivalent of LEED Gold.

The Applicant shall develop the project with an extensive 29,000 s.f. green roof that covers 76% of the roof area. Together with the other planted areas in the project, such as the courtyard and the hydroponic garden on the upper floor of the roof tower, the site will filter and store storm water for re-use on the project.

Transportation

The Applicant shall implement a Transportation Demand Management (TDM) plan with strategies to limit the need for and use of vehicles at the proposed residential building. The TDM plan will include:

- A member of the property management team will be designated as the Transportation Management Coordinator (TMC). The TMC will be responsible for ensuring that information is disseminated to tenants of the building. The position may be part of other duties assigned to the individual.
- Information on and/or links to transportation programs and services will be provided on the property management website. Such programs and services may include:
 - Capital Bikeshare,
 - Car-sharing services,
 - Uber,
 - Ridescout,

GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 1B

- Commuter Connections Rideshare Program,
- Commuter Connections Guaranteed Ride Home,
- Commuter Connections Pools Program,
- DDOT's DC Bicycle Map,
- Nearby Bicycle vendors and service providers,
- goDCgo.com, and
- WMATA.
- An electronic display will be provided in a common, shared space in the building and will provide public transit information such as nearby Metrorail stations and schedules, Metrobus stops and schedules, car-sharing locations, and nearby Capital BikeShare locations indicating the number of bicycles available at each location.
- Convenient and covered secure bike parking facilities will be provided with storage for a minimum of 107 bicycles.
- At the initial occupancy of each unit, the Applicant will provide a one year Capital BikeShare membership or the registration fee for Car2Go, which would give each resident who chooses the Car2Go option a lifetime membership to Car2Go since it does not have an annual membership fee.
- The residents will make a minimum of 10 bicycle helmets available for use.

Improvements to Community Recreation Space

The Applicant shall meet with the Single Member District Representative for ANC 1B-11 and the residents of the LeDroit Park Apartments and the Garfield Terrace Apartments in order to outline improvements for the community rooms in the respective buildings. The improvements will be made, installed, or constructed at the sole expense of the Applicant.

Prior to the issuance of a building permit for the PUD, the Applicant shall enter into agreements with the DC Housing Authority for the improvement of the community room at the LeDroit Park Apartments located at 2125 4th Street, NW, and for the improvement of the top floor community room at the Garfield Terrace Apartment located at 2301 11th Street, NW, respectively.

Site Planning and Efficient and Economical Land Utilization

The Applicant shall redevelop the site with a new mixed-use project that includes market and affordable residential units and retail uses. The building will have frontages on three streets – Sherman Avenue, Barry Place, and 9th Street – and will activate all of the frontages with retail uses along Sherman Avenue and residential units with direct street access along Barry Place and 9th Street. Additionally, at the corner of Sherman Avenue and Barry Place, the long expanses of glass on each level of the building will afford eyes on the street and allow views into the building. Parking, loading and trash collection areas shall be internal to the building and be accessed from one entrance with activities internal to the building. The building will encircle an internal court that provides a pool, seating and landscaped areas for the enjoyment of the residents.



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We ask that the Zoning Commission give great weight to ANC 1B's support and conditions regarding the Howard University Central Campus Plan Amendment and the Barry Place Partners Planned Unit Development.

ON BEHALF OF THE COMMISSION,

James A. Turner
Chair ANC1B, Commissioner 1B09

Jessica Laura Smith
Secretary ANC1B, Commissioner 1B07



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