

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**SUPPLEMENTAL STATEMENT
IN SUPPORT OF AN APPLICATION FOR
CONSOLIDATED PUD & RELATED MAP
AMENDMENT**

**Barry Place Partners, LLC
Z.C. Case No. 14-21**

May 1, 2015

**Holland & Knight LLP
800 17th Street, NW
Washington, DC 20006
(202) 955-3000**

I. INTRODUCTION

This Prehearing Statement and the attached documents are submitted by Barry Place Partners, LLC (the "Applicant") in support of its application to the Zoning Commission of the District of Columbia (the "Zoning Commission") for a consolidated planned unit development ("PUD") and related map amendment from the R-5-B District to the C-2-B District for the 1.3-acre parcel located at the northeast corner of the intersection of Sherman Avenue, N.W. and Barry Place, NW, which is more particularly described as Lots 742-769, 1034, 1038, 1039, and a portion of a public alley to be closed in Square 2882 (collectively, the "Property"). This application is submitted in conjunction with an application by Howard University to amend the Howard University Central Campus Master Plan, dated June 2011 (the "Howard University Campus Plan") to exclude Lots 756-769 in order to facilitate the development of the PUD.

The proposed PUD consists of a six-story building with ground floor commercial/retail and residential units both at grade and five stories above. There will be approximately 237,455 square feet generating approximately 319 dwelling units. The mix of units contemplates 14 units oriented as flats and fronting on Barry Place; six two-story apartments fronting on 9th Street; and approximately 299 multi-family apartment units on Levels 2 through 6 of the building. The flats and the two-story units will have pedestrian access directly from Barry Place and 9th Street, respectively. The entrance for the lobby of the apartment house will be at the south end of Sherman Avenue. The commercial/retail space totals approximately 11,517 square feet and, primarily, will extend along Sherman Avenue. Vehicular access to the project will be on the north side of the Property from 9th Street where the drive aisle leads to an at-grade surface parking lot at the center of the project and a ramp down to Level P1.

The FAR for the project will be approximately 5.0 floor area ratio ("FAR"), of which 0.2 FAR will be devoted to retail/commercial use; the maximum building height will be 80 feet. The lot occupancy for the project, at the first residential level, is 93% where 80% is permitted. The project will have approximately 144 off-street parking spaces where 117 are required, one 12 x 30 loading berth in lieu of a 12 x 55 berth for the residential use; and one 12 x 30 berth as required for the retail use. The Applicant seeks flexibility from the lot occupancy and residential loading requirements.

The Applicant originally filed this application for a PUD and related map amendment on November 7, 2014. On January 12, 2014, the Zoning Commission voted unanimously to set down the application for a public hearing. The Applicant filed its Prehearing Statement on March 2, 2015.

II. SUPPLEMENTAL INFORMATION ON THE APPLICATION

A. Updated Architectural Drawings

Attached hereto as Exhibit A is a copy of the revised architectural drawings for the PUD. Most notably, the color scheme for the building was modified in response the comments raised by the Zoning Commission at set down.

B. Community Outreach and Support

Since filing its Prehearing Statement with the Zoning Commission, the Applicant received letters in support of the project from ANC 1B and ANC 5E, copies of which are attached as Exhibits B and C, respectively.

C. Project Benefits and Amenities

The updated list of project benefits and amenities is as follows:

1. Affordable Housing. The PUD is required to 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 4 two-bedroom units. In order to address concerns about the supply of affordable units for families and depth of affordability, the Applicant agrees to 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 4 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.
2. Housing for Howard Faculty and Staff. During the life of the project, a minimum of 59 units in the building shall be leased or available for lease by Howard University faculty and staff at all times. In addition to the affordable units for the project required under the Zoning Regulations, at least 9 of the 59 units available for Howard University faculty and staff (approximately 3% of the overall residential gross floor area) will be set aside as affordable units. 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.
3. Job Training. During the operation of the project, the Applicant, through the Refrigeration Supply Company, agrees to provide scholarships for HVAC Technician training and EPA Type 1 CFC Certification. Over a five-year period, the training shall be provided for at least 50 persons, who reside within certain zip codes in proximity to the Property. The Applicant shall advertise the training program through the Pleasant Plains Civic Association and the Single Member District Representative for ANC 1B-11. Prior to the issuance of a building permit for the PUD, the Applicant shall submit to the Zoning Commission an agreement with a job training organization that details the process for accepting and processing applications.
4. LEED Gold. The Applicant commits that the resulting PUD will be certified as LEED Gold.
5. Green Roof. The project features an extensive 29,000 s.f. green roof that covers 76% of the roof area. The green roof will reduce heat island effect, promoting community health and assisting with storm water management. It also provides additional insulation for the building. By covering a substantial part of the upper roof with plant material and providing shade in the

courtyard through the use of roof top trees, the amount of reflective heat will be greatly diminished from a traditional roof top condition. In addition to the environmental benefits, the human condition will be improved by providing a space that can be used for active and passive recreation. The planting areas will not just be an aesthetic amenity. These areas will filter and store storm water for re-use on the project. In addition to the roof covering the parking deck, a sky lounge with a green wall or hydroponic garden is planned on the upper floor of the roof tower.

6. Transportation Demand Management. In order to further encourage the use of non-auto modes of transportation, the Applicant will 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 would 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,
 - 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.
- A minimum of 10 bicycle helmets will be made available for use by the residents.

7. Improvements to Community Recreation Space. The Applicant agrees to 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 and/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.

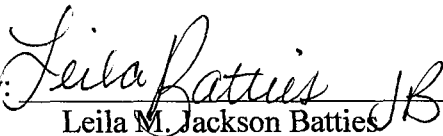
8. Site Planning and Efficient and Economical Land Utilization. The Applicant is redeveloping a site that is currently underutilized and redeveloping it with a new mixed-use project that includes market and affordable residential units and retail uses. The building will have frontages on three streets – 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 as well allow views into the building. Parking, loading and trash collection areas are internal to the building and are accessed from one entrance with activities internal to the building. The building encircles an internal court that provides a pool, seating and landscaped areas for the enjoyment of the residents.

III. CONCLUSION

In accordance with Section 3013 of the Zoning Regulations, this Prehearing Statement is submitted on behalf of Barry Place Partners, LLC in order to provide additional information in support of its application for a PUD and related map amendment on the Property. Based on the information and items contained herein, and the case presented in the original submittal, we respectfully request the Zoning Commission's favorable consideration of the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila M. Jackson Batties
Jessica R. Bloomfield