



MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JL for* Jennifer Steingasser, Deputy Director
DATE: April 18, 2016
SUBJECT: ZC #15-01A, 320 Florida Avenue NE. – Minor Modification to a PUD

I. BACKGROUND

On July 13, 2015, the Zoning Commission approved #15-01, a consolidated PUD and map amendment from the C-M-1 District to the C-3-C District to facilitate a primarily residential development of 120' in height with ground floor retail. The PUD is located at 320 Florida Avenue NE within the Florida Avenue Market Area, fronting directly on Florida Avenue NE. The project, known as the Highline, includes 217,243 sf of residential use (approx. 313 units) and 9,880 sf of retail totaling 227,089 sf or an 8.0 FAR.

II. MODIFICATION APPLICATION-IN-BRIEF

Applicant	Level 2 Development	Location	Square 3587, Lot 4 Ward 5, ANC 5D
Zoning	PUD/C-3-C		
Proposed Minor Modifications	1. Habitable space within the penthouse.		
	2. Elevation changes to the penthouse walls, primarily windows, reflecting habitable space and mechanical space. Additionally, the Applicant proposes other minor elevation changes on the east and west elevations, which include increasing the amount of windows in some locations and increasing the façade material of metal panels in other location.		
	3. DGS park land design changes which primarily are a result of a lowering of the grade to allow for a more seamless connection to the pending PUD to the north (#15-27). Other design refinements are also requested.		
	4. Building foundation wall shift of 20" which results in a decrease in provided parking from 143 to 139 spaces and an increase in compact parking to 86% from 63%.		

IV. RECOMMENDATION

The Office of Planning (OP) finds that the proposed modifications are generally in character with the original approval, and would overall represent an improvement to the project, particularly with respect to the changes to the park space. OP therefore recommends that the Commission **approve** the changes as a minor modifications, provided that the Commission finds that the additional relief that appears to be required for the penthouse (habitable space with unequal wall height) and for the parking (compact spaces) is acceptable.

III. OP ANALYSIS

Habitable Space within the Penthouse:

On December 30 2015, new penthouse regulations went into effect which allow for minor modification requests to add habitable penthouse space in a building approved by the Zoning Commission as a PUD (§411.24). The Applicant requests habitable space within the bounds of the approved penthouse as part of this minor modification and has provided the following, as required in §411.25 (a) and (b): a fully dimensioned copy of the approved and proposed roof plan and elevations as necessary to show the changes; and a written comparison of the proposal to the Zoning Regulations. The maximum penthouse height would be within the permitted height of 20 feet, and it would provide the required 1:1 setback. The Applicant has added guardrails which also provide the 1:1 setback requirements, and also includes a new trellis element. Minor rooftop landscaping changes are also proposed, and the proposal would continue to meet GAR.

While not requested in the filing, OP has noted to the applicant the need for relief from §411.9 since penthouse habitable space is shown with two (2) differing heights, 12 feet stepping up to 20 feet. The zoning regulations permit only a single height for habitable space.

Related to the habitable penthouse space, the Applicant requests minor architectural changes to the elevations on the penthouse walls which reflect the change in use from primarily mechanical to both residential and mechanical uses. The east and west elevation changes are minor in nature, as they include slight window and façade treatment adjustments, and the removal of a portion of the masonry wall located adjacent to the off-site DGS park land, which will improve access.

OP has no concerns with the addition of habitable space within the penthouse, which will result in an additional affordable housing requirement, provided the penthouse is brought into conformity for walls of equal height, or the Commission approves the walls of unequal height.

Changes to the Approved Design of the Park:

Changes to the off-site DGS park design include a lowering of the grade (~6') at the top, which allows for a shallower slope and better access for all. This also provides a more seamless connection from Florida Avenue NE to the PUD in process to the north, #15-27, which continues the proposed park/plaza design on their property, and the broader Florida Avenue Market area beyond. Additionally, because of this grade change, residents of the subject building will now have direct access from the rear of the property onto the DGS park land.

The main design elements of the park, including ADA-accessible path, a plaza along Florida Avenue NE, lighting, lawn space, community herb garden, etc. which were approved with #15-01 continue to be shown on the plans. The amount of green space has been increased as well. The Applicant worked with DDOT and recently agreed to add in bike channelization along the eastern edge of the DGS park land along the stairs. The Applicant also agreed to provide a better

sidewalk transition west of the Property, from the DGS public space sidewalk area to the sidewalk under the railroad tracks.

OP is very supportive of these improvements to the park design, which represent a considerable improvement to the design and functionality of the public park, and a more usable connection between the Market and the metro station / NoMa area.

Change in Foundation Wall Location Resulting in Conforming Parking Changes:

The shift in the building foundation wall affects the parking layout; thus an increase in compact parking to 86% is requested from 63% and a reduction in the number of parking spaces from 143 to 139 is requested. Although this would still conform to zoning requirements for parking, additional relief for the additional compact parking spaces would be required.

OP has no concerns with this modification.

JS/mcr