



MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JL for* Jennifer Steingasser, Deputy Director Historic Preservation Development Review
DATE: October 19, 2015
SUBJECT: **Final Report for ZC #15-02**, Consolidated Planned Unit Development (PUD) and related Zoning Map Amendment from R-5-A to R-5-B, 3112 7th Street NE (Square 3645, Lots 802 and 804, Square 3648, Lot 804 and Parcel 132/89)

I. RECOMMENDATION

The Office of Planning (OP) recommends approval of:

- A consolidated PUD and PUD-related map amendment from R-5-A to R-5-B for development in Square 3645, Lots 802 and 804, Square 3648, Lot 804 and Parcel 132/89 with the requested flexibility:
 - To permit more than one structure on a record lot (§ 2516);
 - To provide a reduced side yard of 9.5 feet (§ 405) for the southern townhomes;
 - To provide a reduced front yard for all townhomes (§ 2516.5(b));
 - To provide a reduced rear yard of 4 feet for all townhomes (§ 2516.5(c)); and
 - To provide a reduced means of egress for all townhomes (§ 2516.6(b));

The requested PUD-related map amendment to R-5-B would support the written elements of the Comprehensive Plan and would not be inconsistent with the Future Land Use and General Policy Maps.

II. APPLICATION-IN-BRIEF

Location: 3112 7th Street NE, Southwest corner of 7th and Jackson Streets, NE. Square 3645, Lots 802 and 804, Square 3648, Lot 804 and Parcel 132/89.

Applicant/Owner: MHI-Brookland, LLC/The Redemptorists

Current Zoning: D/R-5-A Low Density Residential in the Mixed Use Diplomatic Overlay District

Property Size: 119,215 square feet (2.73 acres)

Proposal: Together with a related map amendment to R-5-B, develop 39 residential townhomes.¹

The townhomes would vary in width from 14 to 18 feet with a typical depth of 37 feet. Each unit would be four stories in height with two to three bedrooms. The ground floor would

¹ See the Applicant's submitted plans dated October 9, 2015, Exhibit 26A1, Sheet A.001.

include the garage parking and study. The partial fourth floor would include loft space, as well as access to a roof terrace with private outdoor space.

The total Gross Floor Area (GFA) is 113,336.88 square feet or an FAR of 1.3. The proposed FAR is greater than what would be permitted in the base R-5-A zone (0.9 max.) but is within the 3.0 FAR permitted for an R-5-B/PUD.

No less than 12% (9,880 square feet) of the GFA would be affordable with two townhomes for households at 80% of Area Median Income (AMI) and three townhomes for households at 50% of AMI.

The project would provide a total of 71 parking spaces. The townhomes would provide 48 garage spaces. The Redemptorists would maintain their parking area with approximately 23 spaces.

III. SITE AND AREA DESCRIPTION

The proposed development would be located on a regularly shaped property within the Brookland neighborhood of Ward 5. Directly surrounding the Property is a community consisting of a mixture of residential unit types and institutional uses. The Property is bounded by St. Paul's College and the Chancellor's Row development to the west (ZC Case # 07-27); a residential multi-family building to the south; 7th Street NE to the east; and Jackson Street NE to the north. To the east across 7th Street NE are two-story single-family dwellings in the R-4 zone district.

The site consists of Lots 802 and 804 in Square 3645, Lot 804 in Square 3648, and Parcel 132/89 for a total of 2.73 acres. The Redemptorists obtained the Property in February 1932. The existing Holy Redeemer building, a four-story masonry structure, was constructed in 1934 and would remain. The Property features an elevated lawn panel, upon which the existing building sits. The Property slopes down from the lawn to 7th Street NE.

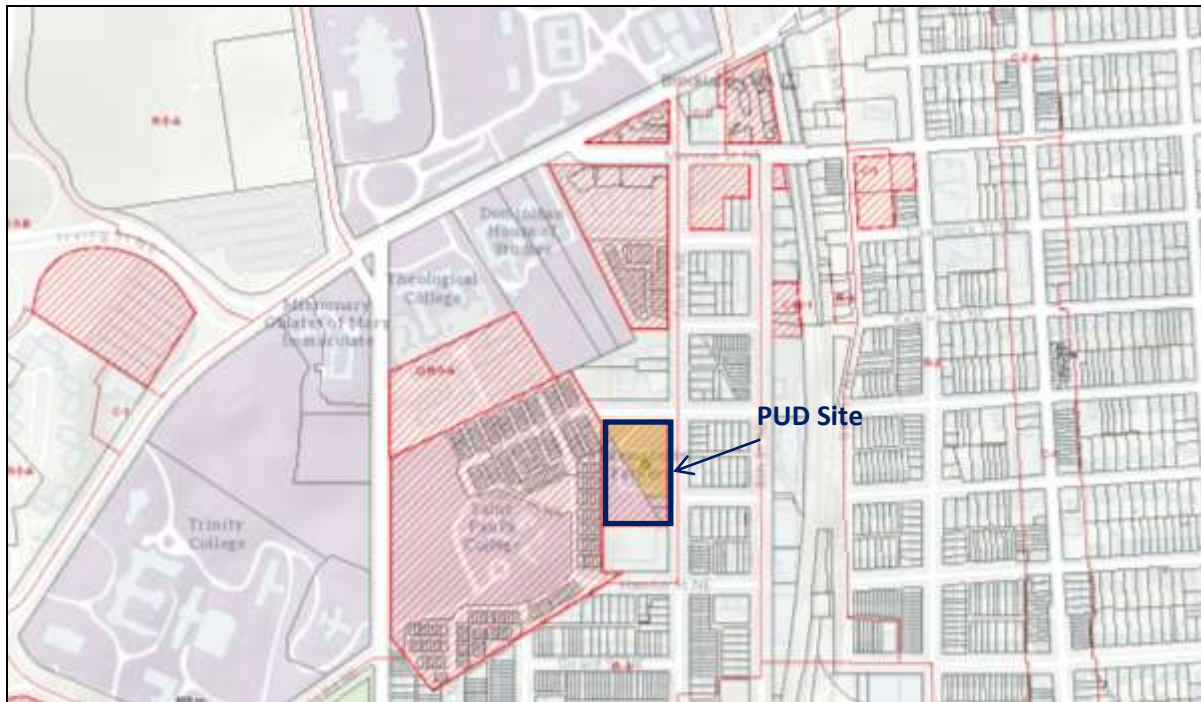


Figure 1: Location and Zoning Map

IV. PROJECT DESCRIPTION

The consolidated PUD and PUD-related map amendment from R-5-A to R-5-B is requested to allow for the development of 39 new townhome units around the existing Redemptorist (Holy Redeemer) building. The project, including the existing Holy Redeemer building, would include 113,336.88 square feet for a total FAR of 1.3 and a maximum building height of 47 feet (units 34 and 35).

Since this case was set down on June 29, 2015, OP has continued to work with the applicant and other District agencies, including the District Department of Transportation (DDOT) and the District Department of Energy and Environment (DOEE), to obtain additional information and to address concerns noted by the Zoning Commission.

A. Architecture and Open Space

The applicant is proposing 39 four story townhomes arranged around the Holy Redeemer building. One string of thirteen townhomes would front on 7th Street NE; one string of six townhomes would front on Jackson Street NE. Moving west and running parallel to Jackson Street, the remaining units would be as follows: a string of six townhomes and a string of seven townhomes would front on a mews; and the final string of seven townhomes would front the western property line.

The brick veneer clad townhomes would feature optional rear decks, as well as a variety of entries ranging from a front stoop with awning to a covered porch. All units would feature ground level garage parking accessed via a roll-up garage door. Units 1, 13, 14, 20, 21, 27, 28, 33, and 39 would feature two-car garages. The applicant has provided

revised architectural elevations that show materials, railings, and downspouts.² The townhomes feature brick veneer on the side elevations of all units, as well as the rear elevation of end units. The applicant continues to show cementitious panels at the rear elevation of interior units.³

The applicant is showing three distinct open space areas – The Mews between units 21 through 27 and 28 through 33; Brookland Park at the intersection of 7th Street and Jackson Streets NE; and mini parks at the southwest and southeast corners of the Holy Redeemer building.⁴

B. Circulation

The applicant has revised the site plan to minimize the drive aisle widths and eliminate the surface parking spaces located adjacent to the Holy Redeemer building. A single 24-foot wide curb cut at Jackson Street NE would serve as the sole point of ingress and egress for the 13 units at the north end of the Property. Residents would access the private parking garages via a 20-foot drive aisle. Access to the southern units would be via a single 24-foot wide curb cut at 7th Street NE. Two 20-foot private alleys would provide garage access for the tenants of these units. The Holy Redeemer building would maintain its surface parking area, via gated access, and would enter from Jackson Street NE and exit at 7th Street NE. The Applicant is proposing to provide a new sidewalk on 7th Street NE where it does not exist today. Units would be accessed via leadwalks connecting to proposed sidewalks.⁵

C. Stormwater Management

The applicant is proposing two stormwater drainage areas to the north and south of the Holy Redeemer building. Both areas would feature retaining walls with safety railing. Details have been provided to show the stone veneer proposed for the retaining walls and the wrought iron safety rails.⁶

D. Affordable Housing

The applicant has revised the proposal to better distribute the affordable units (units 5, 12, 15, 22, and 29) throughout the project. Furthermore, the affordable units have been extended to match the full depth (37 feet) of the market rate units.⁷

² See Applicant's submitted plans dated October 9, 2015, Exhibit 26A2, Sheet A.300-A.304 and A.401.

³ See Applicant's submitted plans dated October 9, 2015, Exhibit 26A2, Sheet A.205-A.206.

⁴ See Applicant's submitted plans dated October 9, 2015, Exhibit 26A1, Sheet A.005-A.007.

⁵ See Applicant's submitted plans dated October 9, 2015, Exhibit 26A4, Sheet C.06.

⁶ See Applicant's submitted plans dated October 9, 2015, Exhibit 26A4, Sheet C.08.

⁷ See Applicant's submitted plans dated October 9, 2015, Exhibit 26A1, Sheet A.001.

V. COMPREHENSIVE PLAN

The *Future Land Use Map* designates the subject property for Institutional Use. Properties to the east across 7th Street NE are designated for Moderate Density residential use and are in the R-4 district. These properties are characterized by one-family detached dwellings, row dwellings, and low-rise apartment complexes.

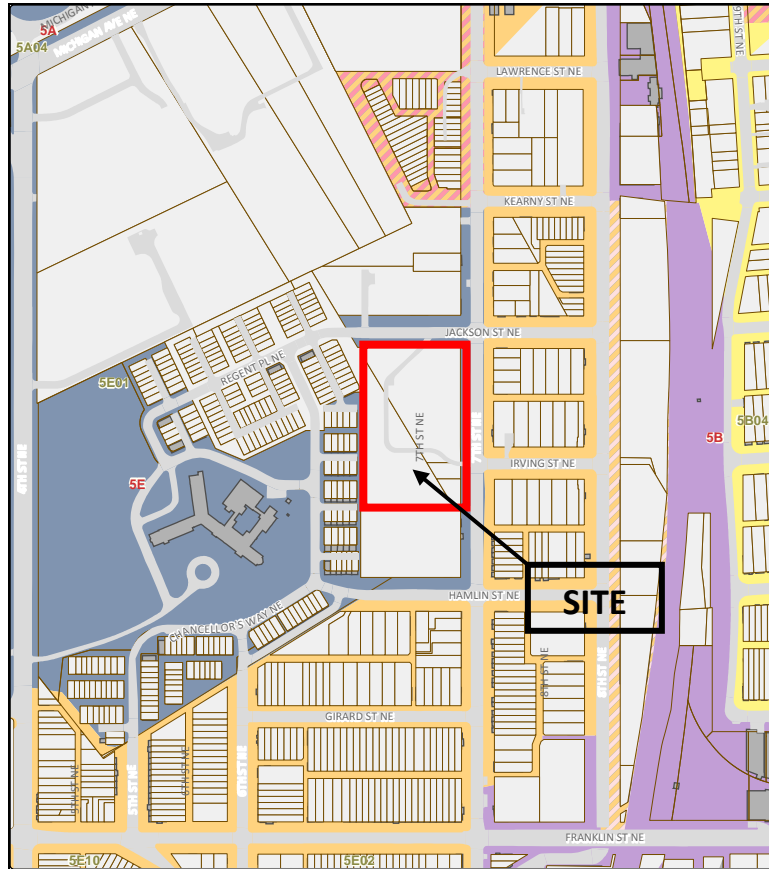


Figure 2: Comprehensive Plan Future Land Use Map

The *Generalized Policy Map* locates the Property within an “Institutional Area,” which is characterized by colleges and universities, private schools, child care facilities, places of worship and other religious facilities, hospitals, private and non-profit organizations, and similar entities.

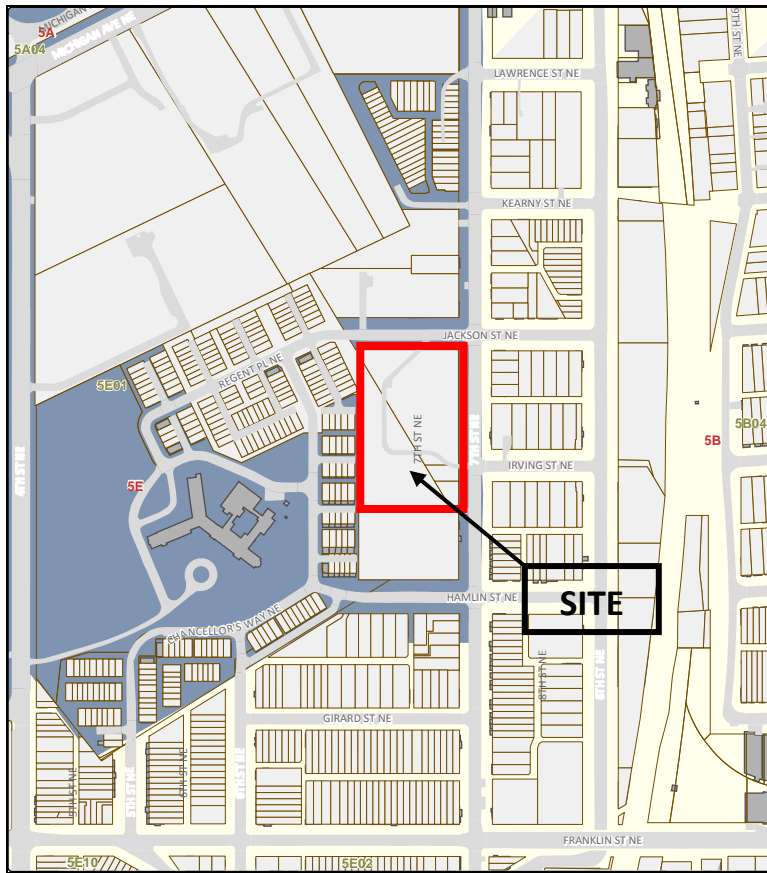


Figure 3: Comprehensive Generalized Plan Policy Map

Although this proposal represents a change in use from institutional, this development and the associated zone map change would not be inconsistent with the Land Use and Policy Map designations for the surrounding residential neighborhoods.

VI. ZONING

The site is currently zoned R-5-A. The R-5-A Zone District is a General Residence District intended to permit a low height and density. The R-5-A Zone District permits a maximum height of 40 feet and .9 FAR. The applicant is requesting a map amendment to the R-5-B Zone District, which is intended to permit a moderate height and density. The requested map amendment is not inconsistent with the Comprehensive Plan. Project parameters, as provided in the application, are listed below:

Standard	R-5-A	R-5-B	R-5-B/PUD	Proposed	Flexibility
Min. Area for PUD	2 acres	1 acre	1 acre minimum (43,560 sq. ft.)	2.73 ac. (119,215 sq. ft.)	Complies
Height	40 ft./3 stories	50 ft.	60 ft. maximum	47 ft.	Complies
FAR	0.9	1.8	3.0 maximum	1.3	Complies

Standard	R-5-A	R-5-B	R-5-B/PUD	Proposed	Flexibility
Lot Occupancy	40%	60%	60% maximum	27.2 %	Complies
Lot Width	40 ft.	--	--	14 – 23.33 ft. for townhomes	Complies
Rear Yard	20 ft.	4 ft./ft. of height of building but not less than 15 ft.	4 ft./ft. of height of building but not less than 15 ft.	4 ft. for townhomes	Relief Requested
Side Yard	3 ft./ft. of height of building but not less than 8 ft.	None required but if provided 3 ft./ft. of height of building but not less than 8 ft.	None required but if provided 3 ft./ft. of height of building but not less than 8 ft.	9.5 ft. for townhomes	Relief Requested
Parking	1 space for each dwelling unit	1 space for each dwelling unit	1 space for each dwelling unit OR 40 spaces	71 sp. for site 48 sp. for townhomes 23 sp. for Holy Redeemer	Complies

VII. FLEXIBILITY

The proposal requires flexibility from the Zoning Regulations as detailed below.

- *Side Yard (§ 405.6)* – The applicant has requested flexibility from the side yard requirement as the southern townhomes (units 20, 21, 33, and 34) are set back from the side property line 9.5 feet where a setback of 11.8 feet is required. The reduced side yard allows for greater separation between the townhomes and the Holy Redeemer Building. Landscaping and the side yard of the property to the south would provide a buffer at the southern property line.
- *Front Yard (§ 2516.5(b))* – The applicant has requested flexibility from the front yard setback requirement as units 14 through 33 provide a 5 foot setback where a 15 foot setback is required. Units 1 through 13 and 34 through 39 provide no front setback where a 15 foot setback would be required. These units face Jackson Street and 7th Street NE, respectively, and hold the street edge, in lieu of providing a 15-foot front yard setback.
- *Rear Yard (§ 2516.5(c))* – The applicant has requested flexibility from the rear yard setback requirement as all units provide a 4 foot setback where a 15 foot setback would be required. The drive aisles (minimum width of 20 feet), along with the 4-foot rear yard, would provide separation between the proposed townhomes.
- *Width of Means of Egress (§ 2516.6(b))* – The applicant has requested flexibility from the width of means of egress requirement as a standard width of 25 feet is required and the means of egress for the townhomes varies between 20 and 25 feet. By minimizing the

width of the drive aisles, the applicant is better able to provide separation between the Holy Redeemer building and the new townhome development. The width of the drive aisles is acceptable to DDOT.

VIII. PUBLIC BENEFITS AND AMENITIES

In its review of a PUD application, § 2403.8 states that “*the Commission shall judge, balance, and reconcile the relative value of 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.*” Section 2403.9 states that “Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following categories.” The relevant categories for the subject PUD are analyzed below.

PUD Gains

Standard	R-5-A M-O-R	Proposal	Gains
Total Site Area	63,461 sq.ft. (not including the college area)	63,461 sq.ft.	No change
Uses	Residential	Residential	No change
GFA	57,114 sq.ft. max.	82,727.88 sq.ft.	25,613 sq.ft.
FAR	.9	1.3	.4 FAR
Height ft./stories	40 ft./3-stories	47 ft./4 stories	7 ft./1 story

(a) *Urban design, architecture, landscaping, or creation or preservation of open spaces;*

The proposed open space areas would provide opportunities for active and passive recreation for residents. The Mews would feature landscaping, benches for seating, a pergola, and a landscape feature (stone urn) at the terminus of the walkway. Brookland Park would accommodate active recreation with a green lawn area that could be used by residents for bocce, badminton, horseshoes or other lawn games. The park also would feature a crushed stone walkway, landscaping, and benches. The mini parks would be more passive in nature with landscaping and bench seating. The mini park at the southeast corner of the Holy Redeemer building would include three “U Rack” style bike racks.

(b) *Site planning, and efficient and economical land utilization;*

The applicant has proposed to eliminate one townhome unit from the string fronting on Jackson Street NE, which provides for an improved view of Holy Redeemer from the intersection of 7th and Jackson Streets NE. The proposed organization of the new townhomes on the site provides separation from the Holy Redeemer building and allows the structure and lawn to be viewed without competition from the new residential units.

(c) *Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*

The applicant has indicated that residents of the project would be precluded from participating in the Residential Parking Permit Program. The applicant is proposing to provide a transit welcome package for each unit valued at \$8,190. The package would include the following:

- Information on local transit routes;
- Metro SmarTrip Card preloaded with \$50;
- One year membership in Capital Bikeshare valued at \$85; and
- ZipCar membership - to include \$25 membership fee and \$50 toward future use.

(d) *Historic preservation of private or public structures, places, or parks;*

The Redemptorists, in conjunction with Madison Homes, would file a landmark application and pursue landmark designation for the existing Holy Redeemer building. They would file the application prior to final inspection of the homes before occupancy.

(e) *Employment and training opportunities;*

The applicant has proposed to contribute \$25,000 to the Edgewood/Brookland Family Support Collaborative Workforce Development Program, which provides educational and employment readiness opportunities to increase job placement and employment retention, as well as supportive services to remove barriers to employment success.

The applicant also has proposed to contribute \$10,000 to the William E. Doer, Jr. (WEDJ) Charter School in Ward 5 for use toward educational equipment, such as computers.

(f) *Housing and affordable housing;*

The applicant is providing approximately 1,607 square feet of affordable housing beyond what is otherwise required. This effectively results in one additional affordable townhome unit (the proposed affordable dwelling units are 1,976 square feet). The affordable townhomes would provide family housing and would feature three bedrooms. The affordable townhomes would be made available at the same time as the market rate units.

Residential Unit Type	GFA/Percentage of Total	Units	Income Type**	Affordable Control Period	Affordable Unit Type***	Notes
Total	82,727.88/100%	39				
Market Rate	72,847.88/88%	34				
IZ	3,952/5%	2	80%	For so long as project exists	Ownership	
IZ	4,321/5%	2	50%	For so long as project exists	Ownership	
Affordable Non-IZ	1,607/2%	1	50%	For so long as project exists	Ownership	

(g) *Social services/facilities;*

The Edgewood Recreation Center is located within one-half mile of the project and the Department of Parks and Recreation (DPR) is proposing to rebuild the center. The applicant has proposed to contribute \$35,000 to DPR to outfit the Edgewood Recreation Center with new equipment, as specified through community input.

Through the OCASE Foundation, the applicant also would contribute \$12,000 to the Backpack School Supply program, which provides basic school supplies to school children in Ward 5.

(h) *Environmental benefits;*

The applicant is obtaining the required Green Area Ratio score of 0.4 through planting, stormwater management, permeable paving, native plant species, and tree preservation. The applicant has coordinated with DDOT to modify the sidewalk placement on 7th Street NE to preserve existing trees.

Benefits and Amenities

Benefit or Amenity	Mitigation	Public Benefit	Project Amenity	Required	Applicant Proffer
Edgewood Recreation Center		X			X
Edgewood/Brookland Family Support Collaborative		X			X
WEDJ Charter School		X			X
OCASE Foundation		X			X
Transit Welcome Package		X	X		X
Affordable Housing		X		X	X
Landmark Application		X			X
Environmental Benefits		X	X	X	
Open Space			X	X	

IX. AGENCY REFERRALS AND COMMENTS

Comments were requested from:

- District Department of Housing and Community Development (DHCD);
- District Department of Energy and Environment (DOEE);
- District Department of Transportation (DDOT);
- DC Water; and
- District Department of Public Works.

The applicant met with ANC 5A as part of its community outreach and the ANC voted unanimously at its September 15, 2015 public meeting in support of the application.

One letter with a petition (containing 20 signatures) in opposition was received (Exhibit 15). The letter outlines concerns regarding the loss of green space. The proposed project does not contemplate the development of publicly-owned green space. The letter also includes concerns regarding parking. The applicant is proposing to provide a transit package for residents of the project and has proffered to restrict project residents from participating in the RPP program.

X. COMMISSION CONCERNS

The Commission discussed concerns about the site’s layout and design at its regularly scheduled meeting on June 29, 2015. The applicant subsequently submitted its prehearing statement and supplemental information, Exhibits 16 and 26A-B, which responds to Zoning Commission comments and concerns. These items are described in more detail in the relevant sections of this report. Briefly, the applicant was requested to provide:

Zoning Commission Comments	Applicant’s Response	OP Analysis
1. A refined amenities package commensurate with the requested flexibility.	The applicant has provided a revised amenity package.	OP supports the proposed benefits and amenities package and believes it is commensurate with the flexibility requested.
2. Timing for Historic Landmark nomination for Holy Redeemer College Building	The applicant is proposing to file a landmark application prior to final inspection of the townhomes for occupancy.	OP supports the applicant’s proposal.
3. Additional information regarding the extent of employment and training opportunities	The applicant has proposed to provide support to the Edgewood/Brookland Family Support Collaborative Workforce Development Program, which provides employment and training services.	OP supports the applicant’s proposal.
4. Updated Affordable Dwelling Unit (ADU) Location Plan that better distributes the location of the units and provides larger units with a three-bedroom option	The applicant has better distributed the affordable units throughout the project and proposed unit depths of 37 feet that match the market rate units.	OP supports the applicant’s revisions and has requested comment from DHCD.
5. Better site plan that puts the building into context	The applicant has provided additional information regarding the project context. See Applicant’s submitted plans dated October 9, 2015, Exhibit 26A1, Sheets A.002 – A.003.	
6. Provide perspectives, including views through alleys	The applicant has provided additional perspectives. See Applicant’s submitted plans dated October 9, 2015, Exhibit 26A1 and 26A2, Sheets A.100 –	

Zoning Commission Comments	Applicant's Response	OP Analysis
	A.101a.	
7. A more detailed stormwater management, site, and landscaping plan indicating how the proposal meets stormwater management requirements	See Applicant's submitted plans dated October 9, 2015, Exhibit 26A4, Sheets C.07.	OP supports the applicant's SWM plan and has requested comments from DOEE. The applicant has provided a landscape plan and plant palette. See Applicant's submitted plans dated October 9, 2015, Exhibit 26A4, Sheets C.04, C.09, and C.10.
8. Additional detail regarding the environmental benefits, including how the 0.4 GAR requirement will be met	See Applicant's submitted plans dated October 9, 2015, Exhibit 26A4, Sheets C.04.	OP supports the applicant's revised GAR proposal.
9. Revised site plan that eliminates the surface visitor parking spaces along the access driveways, and introduces appropriate lawn or landscaping, minimizes the width of drive aisles, and provides information on bike parking facilities	The applicant has revised the site circulation plan and has proposed bike racks to be located in the mini park area. See Applicant's submitted plans dated October 9, 2015, Exhibit 26A4, Sheets C.06.	OP supports the applicant's revised circulation and parking plan.
10. Diagram showing rear and side yard relief requests	The applicant has provided a revised Site Tabulations sheet. See Applicant's submitted plans dated October 9, 2015, Exhibit 26A4, Sheets C.02A.	
11. Address concerns about available play space	The applicant is providing support to the Edgewood Recreation Center.	The applicant has addressed passive and active recreation on-site and has proposed a contribution to the Edgewood Recreation Center.
12. More detailed elevations that show design and materials for all units and that provide for the following: fully designed end units for all units and not just "high profile" units; revised treatment of the cornice at the intersection of the third and fourth floors; and high quality, fully designed rear elevations	The applicant has provided detailed elevations and material selections for the proposed project. See Applicant's submitted plans dated October 9, 2015, Exhibit 26A2 and 26A3, Sheets A.200 – A.401.	
a) Revise architecture for end walls, align windows, downspouts, railings at terraces		The applicant has refined the treatment of the cornice and shown the downspouts on the rear elevations. The applicant has not modified

Zoning Commission Comments	Applicant's Response	OP Analysis
		the window placement and alignment.
b) No distinction with respect to architecture for "high profile" elevation		The applicant is proposing to treat front and side elevations in the same manner.
c) Upgrade material selection, concerns about use of Hardie Panel at rear of buildings		The applicant continues to propose the use of cementitious panels at the rear elevation of the interior townhome units.
d) Elimination of metal rails on the fourth floor – safety concern		The revised plans now show all proposed safety railings.
13. Revise floor plans – stair placement, foyer	The applicant has modified the floor plans for the 14-foot wide affordable units. See Applicant's submitted plans dated October 9, 2015, Exhibit 26A3, Sheets A.700 – A702.A.	Although the applicant has created an open floor plan on the ground level, the stair placement has not changed.
a) Concern about the 14-foot wide units		The applicant continues to propose 14-foot wide units.

JS/emv