

August 25, 2016

VIA HAND DELIVERY

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 15-02: Supplemental Submission

Dear Chairman Hood and Members of the Commission:

In February 2015, MHI-Brookland, LLC and The Redeptorists (collectively, the “Applicant”) filed the above-referenced application requesting review and approval of a consolidated PUD and PUD-related map amendment to the R-5-B Zone District for the property that is owned by the Redeptorists and includes a building known as the Holy Redeemer College (the “Redeptorists’ Building”). The project included 41 single-family townhomes located on the grounds of the Redeptorists’ Building. The program continued to be refined as the project evolved and when it was presented to the Commission at the public hearing on October 29, 2015, it included a total of 39 units that were located to both the north and south of the Redeptorists’ Building on the 2.73 acre campus. The application also sought the continued use of the Redeptorists’ Building for residential and religious uses with the flexibility to use it for general residential purposes in the future.

During the public hearing, the Zoning Commission noted concerns with the proposed site plan and asked the Applicant to study the feasibility of modifying the proposal. The Commission’s concerns centered primarily on the plan’s sensitivity to the Redeptorists’ Building. The site plan included 13 homes along Jackson Street and 26 homes to the south of the Redeptorists’ Building. The Commission suggested that the number of units and their location did not support the Redeptorists’ Building as effectively as they could. The Commission made several key recommendations to guide potential modifications to the program:

- 1) Reduce the number of units in order to open views of the Redeptorists’ Building and to minimize the appearance of “crowding” it, including a substantial reduction in the proposed number of units along Jackson Street;
- 2) Reduce the number of 14 foot wide units, preferring instead to provide wider units with less depth to increase the set back from the Redeptorists’ Building;

- 3) Redesign the exterior elevations of the townhomes; and
- 4) Establish a more natural landscape plan that embraces the existing contours of the property.

The Applicant has spent the last nine months studying the feasibility of modifying the site plan in an effective and responsive manner. The plans attached as Exhibit A reflect the results of these efforts. The Applicant took the Commission's comments to heart and made significant changes to the program in response to each of these comments.

The most obvious change is the reduction in the total number of units. Whereas the previous site plan included 39 townhomes, the attached plans reflect a total of 22 townhomes. The 13 townhomes previously proposed along Jackson Street have all been removed. The elimination of these units preserves this important view shed and setting of the Redeptorists' Building by leaving the entire north end of the property untouched. The prominence of the existing structure and its adjacent open spaces will continue to be sole focus on the northern side of the property.

The number of townhomes located to the south of the Redeptorists' Building has also been reduced from 26 to 22 – increasing the distance between the Redeptorists' Building and the proposed townhomes. The result is a more organic site plan that provides a clear distinction between the Redeptorists' property and the townhomes. With these changes to the site plan, the project now reads as a separate infill development on a separate parcel. It does not read as an attempt to create a unified development that integrates the existing and proposed buildings into a single development – a proposal that failed to accommodate the important setting and visibility of the Redeptorists' Building.

Another significant change to the site plan is the elimination of 14 foot wide units. The Applicant has removed all 14 foot wide units and is proposing 16 foot wide units in their place. This additional width provides for a more functional floorplan and has been established as a popular and acceptable width in the District by both the Zoning Commission and by the new home market. Each string of townhomes is comprised of 16 foot wide interior townhomes, capped by 18 foot wide homes at the ends.

In response to comments directed at the architectural style of the proposed townhomes units, the exterior elevations have been entirely redesigned. See sheets A-300 – A-304. While the facades of the townhomes are still designed in the traditional brick vernacular that is predominant in the area, the exterior design has been changed to lower the roofline and present a more residential style. The brick is carried through on each elevation so that each façade reads as a high quality 'face' to the project; the use of Hardie Panels has been eliminated. To add variation and articulation to the homes, front porches are included on certain units and first floor decks are optional on the rear of the units.

The landscape plan has undergone significant changes since the public hearing and has been modified to embrace the natural elements of the property. The previous plan incorporated a

formal pocket park at the corner of Jackson Street and 7th Street, which has been eliminated entirely. This area will now remain untouched along with the entire frontage along Jackson Street. The updated plan relies on the existing contours of the Property rather than imposing formal landscaped spaces. The gradual rise in grade of the existing topography effectively highlights the Redemptorists' Building and need only be enhanced with local plantings. Further, with the redesign of the site plan and the creation of more open space, the required stormwater management facilities are less visible and intrusive. See Sheet C.04.

Finally, the circulation of the site has changed in light of the changes that have been made to the site plan. Previously, access to the townhomes was provided via Jackson Street and 7th Street. While the existing curbcut on Jackson Street will remain, it will only be used as an entrance for the Redemptorists' Building. Access to and from the townhomes will be provided via a single curbcut on 7th Street. This same curbcut will also serve as the exit for the Redemptorists' Building.

Updates to the PUD Application

Needless to say, these changes have a significant effect on the PUD application. The reduction in the number of units has drastically reduced the proposed floor area ratio of the project; consequently, the proposed map amendment to the R-5-B Zone District is no longer necessary. The Applicant is no longer seeking a map amendment and the existing R-5-A designation for the property will remain unchanged. In addition to the FAR, there have been modifications in the other zoning tabulations. A chart of the proposed zoning tabulations is provided as Sheet C.02A of Exhibit A. A summary comparing the previous proposal with the instant proposal is provided for reference below.

Requirement	Previous Proposal	Current Proposal
FAR	1.35	.78
Building Height	42' -47'	42' – 47' feet
Lot Occupancy	27%	24%
Gross Floor Area	113,336 square feet	84,141 square feet
Rear Yard	36.8''	36.8'
Side Yard	9.5'	10.13'
Parking	48 spaces for townhomes. 1.23 spaces per townhome	30 spaces for townhomes, 3.36 spaces per townhome

The PUD requires relief from the strict application of the side yard requirements. It also seeks relief pursuant to Section 2516 to allow more than one structure on a single record lot and from the front, rear and side yard requirements of this section as outlined in the chart attached as Sheet C.02A of Exhibit A. Finally, the Applicant seeks relief pursuant to Section 353 to allow the proposed residential uses on the Property.

Benefits and Amenities

This project is going through the PUD process for an additional 2-7 feet of height for the townhomes. The development is not gaining additional density; in fact, it is proposing a FAR that is less than the .90 FAR which is permitted as a matter of a right. In exchange for the increase in height, the Applicant is proposing the following:

1. **Affordable Housing** – The Applicant is dedicating approximately 13% of the residential gross floor area (approximately 6,903 square feet) to affordable housing. Although the Commission just adopted legislation to amend the IZ requirements to allow all for-sale units to be available to households with an annual income no greater than 80% of the Area Median Income, two of the three affordable townhomes will be available to households with an annual income no greater than 50% AMI. The third townhome will be reserved for households with an annual income no greater than 80% AMI.

Affordable Requirements					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	53,532 sf		Life of project	For-sale	NA
Market Rate	46,628 sf/87%	Market	Life of project	For-sale	NA
IZ	2,301 sf/4%	80% AMI	Life of project	For-sale	NA
IZ	4,602 sf/9%	50% AMI	Life of project	For-sale	NA

2. **Edgewood Recreation Center** – The District Department of Parks and Recreation (“DPR”) is rebuilding the Edgewood Recreation Center located within ½ mile of the property. Madison Homes will contribute \$35,000 to the Department of Parks and Recreation to outfit the new recreation center with equipment, based on input provided by the community. This contribution will be made prior to the final inspection of the homes before occupancy.
3. **Landmark Application** – The Redemptorists, in conjunction with Madison Homes, will file a landmark application and pursue a landmark designation for the existing Redemptorists’ Building. They will file the application prior to final inspection of the homes before occupancy.

4. **Transit Welcome Package** – In an effort to encourage residents of the development to use alternative modes of transportation so as to minimize the number of vehicle trips to and from the site, the Applicant agrees to provide each purchaser (one per unit) with the following:
- Information on local transit routes
 - 1 Year membership in Capital Bikeshares (\$85)
 - The Applicant will also preclude residents from participating in the Residential Parking Permit Program.

Conclusion

The Applicant believes that the revised plans reflect a superior program to the previous proposal and is excited to present the project to the Commission. It asks that the Commission accept this filing as its pre-hearing statement and assign the application the earliest available hearing date. It will file all supplemental information no later than 20 days before the assigned hearing date.

Sincerely,



Christine Roddy

cc: Elisa Vitale, Office of Planning
Ryan Westrom, DDOT
Steve Callcott, Historic Preservation Office
Debbie Steiner, ANC 5E01
ANC 5E