

ZONING COMMISSION CASE NO. 15-04

Comstock Sixth Street, LLC
Square 3788 – Totten Mews PUD

SECTION 2403.9 - SUMMARY OF PUBLIC BENEFITS AND PROJECT AMENITIES

§ 2403.9(a) - Urban Design, Architecture, Landscaping, or Creation or Preservation of Open Spaces

- A. Sensitive infill residential redevelopment of vacant industrial storage site
- B. Provides buffer between single family detached and semi-detached residential to east/south, townhouses to north and warehouse to west
- C. 40 new three-bedroom townhouses of traditional architectural design and varied elevation types, extensive use of masonry, cementitious side and articulation
- D. Pedestrian-focused with extensive sidewalks, community gathering areas and pedestrian/bicycle connection toward Fort Totten Metrorail Station and points north
- E. Extensive plantings and preservation of slopes and existing landscape

§ 2403.9(b) - Site Planning and Efficient and Economical Land Utilization

- A. Replacement of vacant heavy industrial storage site with 40 new residential units
- B. Appropriate Transit-Oriented residential development given proximity to Fort Totten Metrorail Station
- C. Preservation of existing slopes/contours
- D. Provides meaningful pedestrian and bicycle connection to Metrorail and points north of site
- E. Significant tax revenue generated by new residents in form of property and income taxes

§ 2403.9(c) - Effective and Safe Vehicular and Pedestrian Access, Transportation Management Measures, Connections to Public Transit Service, and Other Measures to Mitigate Adverse Traffic Impacts

- A. Close proximity to Metrorail station and Metrobus access
- B. Adequate vehicle parking – individual garages plus driveway parking plus additional 17 parking spaces within site for visitors/guests
- C. Site efficiently served by private access road with extensive sidewalks, with accessible ramps and crosswalks, provided throughout site
- D. Meaningful landscaped and lighted pedestrian and bicycle connection to points north

- E. Applicant to construct public space improvements (ramps and crosswalks) along 6th Place, NE, between Emerson and Gallatin Streets, in coordination with DDOT
- F. DC FEMS has confirmed that site access is compliant with DC Fire Code for emergency access and provides no operational concerns
- G. Provide parking at very north of site for Emerson Park townhouse residents
- H. Project will have inconsequential impact on traffic

§ 2403.9(f) - Housing and Affordable Housing

- A. Project involves infill construction of 40 new three-bedroom townhouses with garage parking on long vacant mixed-zoned site abutting residential uses to north, east and south
- B. Townhouse units will be for-sale units subject to homeowner association
- C. Includes four (4) deed-restricted Inclusionary Zoning units (approx. 10 percent of total 40 units, two of which will reserved in perpetuity for households not exceeding 50 percent metro AMI, and two not exceeding 80 percent metro AMI (prior PUD for site proffered 2 units not exceeding 85 percent metro AMI for 20 years)
- D. Project also includes a fifth affordable unit reserved by covenant in perpetuity for households not exceeding 80 percent metro AMI

§ 2403.9(h) - Environmental Benefits

- A. Extensive preservation of existing slopes and vegetation along with new landscaping
- B. Extensive storm water runoff controls provided on-site and storm-water control maintenance proposed for Emerson Park development for period of two years
- C. Soil composition allows for infiltration trench to discharge storm water directly to water table – one of primary goals of LID design
- D. Project minimizes impervious area of development – providing 1.68 acres, or 5 times the required amount of pervious surface
- E. Residences will include water-conserving fixtures and Energy Star appliances and lighting.

§ 2403.9(i) - Uses of Special Value to the Neighborhood or the District of Columbia as a Whole

- A. New single family for-sale residential infill construction proposed to revitalize long-vacant industrial storage facility, consistent with surrounding development patterns and with the Comprehensive Plan
- B. Five new three-bedroom townhouse units income-restricted by covenant in perpetuity

- C. Landscaped and lighted path for pedestrians and bicyclists, plus streetscape improvements along 6th Place north of site, to facilitate non-vehicular traffic in neighborhood

§ 2403.9(j) - Other Public Benefits and Project Amenities

- A. \$10,000 grant to Capital Area Food Bank for the exclusive benefit and use of designated programs serving and benefitting residents of ANC 5A and Ward 5
- B. Additional public benefits are still in process of being finalized in coordination with ANC 5A. Contemplated benefits include: (1) direct funding for rental of meeting room space at UDC Backus Campus for defined number of meetings/events; (2) landscape improvements along 6th Street to south of site; (3) installation of benches and tables at the North Michigan Park Recreation Center park; (4) provide back to school supplies for children within ANC 5A in coordination with ANC or citizens association at the beginning of the first school year following completion of the project; (5) provide one parking space on 6th St, NE for a Smart Car or similar company and pay membership fees for 40 homeowners for one year.
- C. Conduct up to 10 Pre-Construction and Post Construction surveys on neighboring homes and an 8 month vibration monitoring program with summary reports to be provided to the ANC SMD commissioner and copies of pre and post construction inspections will be provided to the neighboring homeowner, in order to alleviate any neighbor concerns.
- D. Propose Memorandum of Understanding with Emerson Park (EP) HoA regarding collaboration and input on installation by Applicant of plantings on slope areas to discourage trespassers, removal and replacement of approximately 6 dead or distressed trees on slope between existing and proposed townhomes as previously identified by EP HoA, grant of parking, shared use and maintenance easement on northern most portion of property, installation of landscaping and multiple bollards at Bicycle / Pedestrian connection end at Emerson Park, maintenance of EP HoA SWM/BMP facilities for two years beginning at commencement of development activities.