



TO: District of Columbia Zoning Commission
FROM: *JL for* Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation
DATE: July 20, 2016
SUBJECT: Second Supplementary Report – ZC 15-15 – Consolidated PUD at 1500 Harry Thomas Way / 1611-1625 Eckington Place, N.E., with Related Map Amendment

The Office of Planning (OP) respectfully requests the Commission re-open the record for Zoning Commission Case 15-15 and accept this report into that record.

COMMENTS ON PROPOSED CONDITION B.11 OF APPLICANT’S SUBMISSION DATED JULY 5, 2016 (PUD 15-15 Exhibit 51)

OP is concerned that language in proposed Condition B.11 (Exhibit 51):

- Weakens the public benefits proffer and negatively affects the balance between public benefits and zoning flexibility on which OP based a portion of its analysis; and
- Reduces the proposal’s consistency with the Comprehensive Plan Future Land Use Map’s (FLUM) designation of the site as an appropriate location for the inclusion of Production, Distribution and Repair (PDR) uses.

The applicant has listed the provision of maker uses as one of the PUD’s principal public benefits and, in Condition B.11, includes a proffer of an initial subsidy for at least 10,000 square feet of maker uses as an additional public benefit. However, Condition B.11’s list of what the applicant considers to be maker uses in addition to the anticipated “production, sale, distribution uses” also includes “consumption of food and beverages” and “recreation uses”. Because the consumption of food and beverage is listed as a separate, distinct maker use, the wording would permit the applicant to fully satisfy the proffered maker-space subsidy by reducing the initial rent for 10,000 square feet of stand-alone restaurants or bars not associated with any production, sale or distribution function. It would do the same for general fitness clubs.

While stand-alone restaurants and bars, and general recreation spaces would likely be desirable in this mixed-use development and would be permitted uses, they are not PDR uses and do not reflect the type of maker space public benefits discussed during the course of this PUD process. OP does not consider them to contribute to either a public benefits package commensurate with the requested flexibility or to the project’s conformity to the Comprehensive Plan FLUM.

Jls/slc

