



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:	ZC 16-11	Case Name:	Park View Community & the District of Columbia
Address or Square/Lot(s) of Property:	Sq. 2890, part of Lot 849		
Relief Requested:	Consolidated PUD & Related Map Amendment from R-4 & C-2-A to R-5-B & C-2-B		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	1	4	/	0	9	/	1	6	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Area Listservs and ANC Web site.												
Number of members that constitutes a quorum:	7			Number of members present at the meeting:	10								

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC1A recommends approval. Please refer to attached resolution for recommendations related to the approval.

**AUTHORIZATION**

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	10-0-0
Name of the person authorized by the ANC to present the report:			Kent C. Boese	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kent C. Boese	
Signature of Chairperson/ Vice-Chairperson:			Date:	Nov. 1, 2016

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.

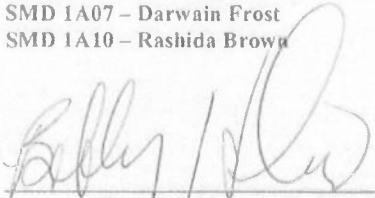


## ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Marvin L. Johnson  
SMD 1A04 – Matthew Goldschmidt  
SMD 1A07 – Darwain Frost  
SMD 1A10 – Rashida Brown

SMD 1A02 – Josue Salmeron  
SMD 1A05 – Christine Miller  
SMD 1A08 – Kent C. Boese  
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Tom Gordon  
SMD 1A06 – Richard DuBeshter  
SMD 1A09 – Bobby Holmes  
SMD 1A12 – Margaret Hundley

  
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Commissioner Bobby Holmes  
\_\_\_\_\_  
Commissioner Kent C. Boese

**RESOLUTION SUPPORTING PUD FOR PARK VIEW COMMUNITY PARTNERS , ZC CASE NUMBER 16-11: “CONSOLIDATED PUD & RELATED MAP AMENDMENT FROM R-4 & C-2-A TO R-5-B & C-2-B, BOUNDED BY IRVING ST., GEORGIA AVE. & COLUMBIA RD. NW AND PRIVATE PROPERTY - BRUCE MONROE REDEVELOPMENT (SQ. 2890, PART OF LOT 849) - WARD 1”**

**WHEREAS;** Park View Community Partners and the District of Columbia (the “Applicant”) filed an application with the Zoning Commission seeking approval of a consolidated review and approval of a Planned Unit Development (“PUD”) and a zoning map amendment to rezone a portion of Lot 849 in Square 2890 (the “Property”) from the R-4 and C-2-A Districts to the R-5-B and C-2-B Districts;

**WHEREAS;** The Applicant proposes to redevelop the subject property with a mixed use community with a total of approximately 273 residential units, comprised of 189 apartment units, 76 senior apartment units, and 8 townhomes. The project will also include approximately 4,545 square feet of community service space. The majority of the new residential units will be subsidized housing for low or moderate income households, with approximately 90 units designated as public housing replacement units set aside for low income households earning 0% to 30% of the AMI and approximately 111 units designated as moderate income for households earning up to 60% of AMI. The remaining 72 units (i.e. 26% of the total units) will be market rate. The Subject Property and proposed development will serve as the Build-First site for the Park Morton Public Housing Community, a targeted site that is part of the District's New Community's Initiative;

**WHEREAS;** The Property has been in DMPED’s portfolio as a development site since 2010;

**WHEREAS;** The District informed the Park Morton Steering Committee of its intent to use the Property as the “Build First” site in the New Communities Initiatives – Park Morton redevelopment effort on October 14, 2015;

**WHEREAS;** Advisory Neighborhood Commission 1A passed resolutions supporting the surplus and disposition of SQ. 2890, LOT 0894 on April 13, 2016, and May 11, 2016 respectively;

**WHEREAS;** The PUD has requested support for the following areas of flexibility from Zoning Regulations:

1. Multiple Buildings on a Single Record Lot. Pursuant to 11 DCMR § 2516, the Applicant requests flexibility to permit multiple buildings on a single record lot. The eight townhomes will be located on a single subdivided lot.
2. Side and Rear Yards. The Applicant is proposing to incorporate a new north-south private street through the Property in order to create small, walkable blocks. The Applicant is also dividing Lot 849 in order to allow for the development of the large park that abuts the Property to the south. Given these constraints, as well as the desire to have reasonable footprints and layouts for the proposed buildings, the Applicant is requesting side yard relief for the apartment house and the two end townhomes, and rear yard relief for the apartment house and the senior building.
3. Loading. Section 2201.1 of the Zoning Regulations requires one loading berth at 30 feet deep and one loading berth at 55 feet deep; one loading platform at 100 square feet and one loading platform at 200 square feet; and one service/delivery space at 20 feet deep for the Project. The Applicant proposes to provide two loading berths at 30 feet deep, one loading platform at 100 square feet, and one service/delivery space at 20 feet deep, thus necessitating flexibility under Section 2201.1. The proposed loading facilities are appropriate for the type of residential development provided.
4. Lot Occupancy. The Applicant requests flexibility from the lot occupancy requirements for the senior building. Pursuant to 11 DCMR § 772.1, 60% lot occupancy is required, but the Applicant proposes to provide 68% lot occupancy. While the Applicant proposes to increase the lot occupancy by 8%, there is still significant open space surrounding the building due to the surrounding court, park, and surrounding streets which will provide significant light, air, and ventilation to building residents.
5. Additional Areas of Flexibility. The Applicant requests modest flexibility in the following areas:
  - i. To be able to provide (a) at least 90 Replacement Units or (b) that the total number of ADUs comprise at least two-thirds of the total number of Residential Units.
  - ii. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the buildings.
  - iii. To vary or reduce the number, location and arrangement of parking (vehicular and bicycle) spaces, provided that the total is not reduced below the number required under the Zoning Regulations.
  - iv. To vary the sustainable design features of the Project, provided the total number of points achievable for the Project is not below 50 points utilizing the Enterprise Green Communities rating standards.
  - v. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details, locations, and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, canopies and trim; and any other changes in order to comply with all applicable District of Columbia laws and regulations that are otherwise necessary to obtain a final building permit.
  - vi. To vary the features, means and methods of achieving (i) the code-required Green Area Ratio ("GAR") of 0.2, and (ii) stormwater retention volume and other

requirements under 21 DCMR Chapter 5 and the 2013 Rule on Stormwater Management and Soil Erosion and Sediment Control.

**WHEREAS;** The PUD has offered a number of project amenities and public benefits commensurate with the development incentives and flexibility requested, the most substantial being:

1. Housing and Affordable Housing. The Project's most significant benefit is the creation of new housing, including public housing replacement units and additional new affordable housing units, consistent with the goals of the Zoning Regulations, the Comprehensive Plan, the New Communities Initiative, and the Mayor's housing initiative. The Project will provide 90 off-site replacement housing units for the redevelopment of Park Morton, allowing new public housing to be built prior to the demolition of existing public housing.
2. Senior Housing. The Applicant will construct a senior building with 76 senior apartment units.
3. Creation of a Large, Permanent Park. The development will include a large new park to the immediate south of the Subject Property. The park will be developed on the remaining portion of Square 2890 and in coordination with DMPED, other applicable District agencies, the ANC, and other community stakeholders.

**WHEREAS;** The Applicant further agrees to offer the following public benefits commensurate with the development incentives and flexibility (not outlined in the PUD application as submitted):

1. Develop the Permanent Park. The Applicant will engage in a community process, or support a community process, to develop the new park. The process will include design charrettes and programing layouts. The applicant further commits to work with the community and ANC1A during construction and to address long-term maintenance and oversight issues, including but not limited to the following:
  - Feasibility of establishing a Park Partners group, which would help ensure community involvement and participation in long term maintenance and programing initiatives;
  - Development of a long-term maintenance plan to ensure that the park remains clean and in good repair;
  - Consider including amenities such as public restrooms or security cameras based on need and outcome of community process; and,
  - Establish and clarify the roles of ANC1A and the community in reviewing organized community events and future changes to the park's programming.
2. Therapeutic Pool for Seniors. The Applicant agrees to include a therapeutic pool in the Senior building for their use.
3. Incorporate Bird Friendly Design. As the apartment structure will have a maximum height of 90 ft. and includes a green roof, the Project will be designed and constructed in a manner that will reduce bird injury and mortality from in-flight collisions with buildings as outlined in the U.S. Green Building Council's LEED Pilot Credit 55 guidelines.

4. Enhanced Acoustical Requirements. As the apartment structure is designed to include ground floor retail space with apartment units above, the Applicant will ensure that sound transmission is controlled between the commercial space and the abutting living units to maintain the livability of the apartment units above.
5. Include Transit Smart Screens in Multifamily buildings. The large multifamily buildings will have real time transportation/smart screens installed in their lobbies to provide residents with updates on the weather, Metro rail and bus, Circulator availability, and other transit options.
6. Incorporate and Expand Capital Bikeshare. As the Capital Bikeshare station located on Columbia Road at Georgia Avenue is inadequate to the needs of the community and currently sits on the public sidewalk, the Applicant will work with DDOT to incorporate the Bikeshare station within the design of the property. Furthermore, it will site the station in such a way so that it can be expanded to meet increasing demand for the service.
7. Upgrade streetlighting. The streetlighting surrounding the property along Georgia Avenue, Columbia Road, Irving Street, and the new street, will be of the Washington Upright pole design as identified and described in DDOT's *Streetlight Policy and Design Guidelines*. Pre-existing Washington Upright poles within the development area may be retained and refurbished.
8. Reduce hardscape along Columbia Road and increase tree cover. The Project will create new tree boxes in the public space along Columbia Road as well as along both sides of the new street connecting Columbia Road and Irving Street in compliance with DDOT standards.
9. Plant Native Trees and shrubs. The Applicant agrees to restrict landscaping on the site to native trees and plants, furthering the environmental goals of the District of Columbia.
10. Include Car Sharing. The Applicant agrees to include no fewer than two (2) spaces for car share vehicles on site.
11. Naming new Street. The ANC recommends that the new street connecting Columbia Road and Irving Street at the west border of the property be named **Old Monroe School Place**. The name will memorialize the old Monroe School that was originally sited on the property. There is precedent for this approach, as found in Adams Morgan with Old Morgan School Place.
12. Park naming. As there are differing opinions on what the name should be for the new park, the Applicant commits to work with the Park Morton Steering Committee and ANC1A to determine an appropriate name for the site. ANC1A supports naming the park in a manner that relates to the history of the site and surrounding community.
13. Youth Programming. The Application agrees to provide youth programming and job training opportunities through The Community Builders' Community Life Division.
14. Neighborhood Initiatives Funding. The Applicant agrees to provide funding support for neighborhood initiatives to be identified in collaboration with ANC1A, DMPED, DCHA, and other key stakeholders.

**THEREFORE, BE IT RESOLVED THAT:** Advisory Neighborhood Commission 1A supports the request for flexibility from zoning regulations and the community benefits for the items discussed above.

RESOLUTION SUPPORTING PUD FOR PARK VIEW COMMUNITY PARTNERS, ZC CASE NUMBER 16-11

September 14, 2016

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**AND BE IT FINALLY RESOLVED THAT:** The Chair or any Commissioner as delegate of the Chair, shall be authorized to communicate this resolution and testify before any agency of the Government of the District of Columbia or the members of the Council of the District of Columbia.

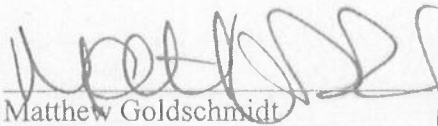
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Certification:

After providing sufficient notice for and with a quorum of 10 present at its September 14, 2016, meeting, Advisory Neighborhood Commission 1A voted, with 10 Yeas, 0 Nos and 0 Abstentions, to adopt the above resolution.



Kent C. Boese  
Chairperson, ANC 1A



Matthew Goldschmidt  
Treasurer, ANC 1A