



**TO:** District of Columbia Zoning Commission  
**FROM:** <sup>JLS</sup>Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation  
Karen Thomas, Project Manager  
**DATE:** October 6, 2017  
**SUBJECT:** Public Hearing Report – ZC 17-08 – Consolidated PUD and Related Map  
Amendment from RA-1 to RA-2 at 601 50<sup>th</sup> Street NE. (Square 5194, Lot 824)

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## I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the application by Providence Place I LP for a consolidated Planned Unit Development (PUD) with a related map amendment from RA-1 to the RA-2 to construct a 100-unit multi-family residential building on the campus of the National Progressive Baptist Church, subject to the following:

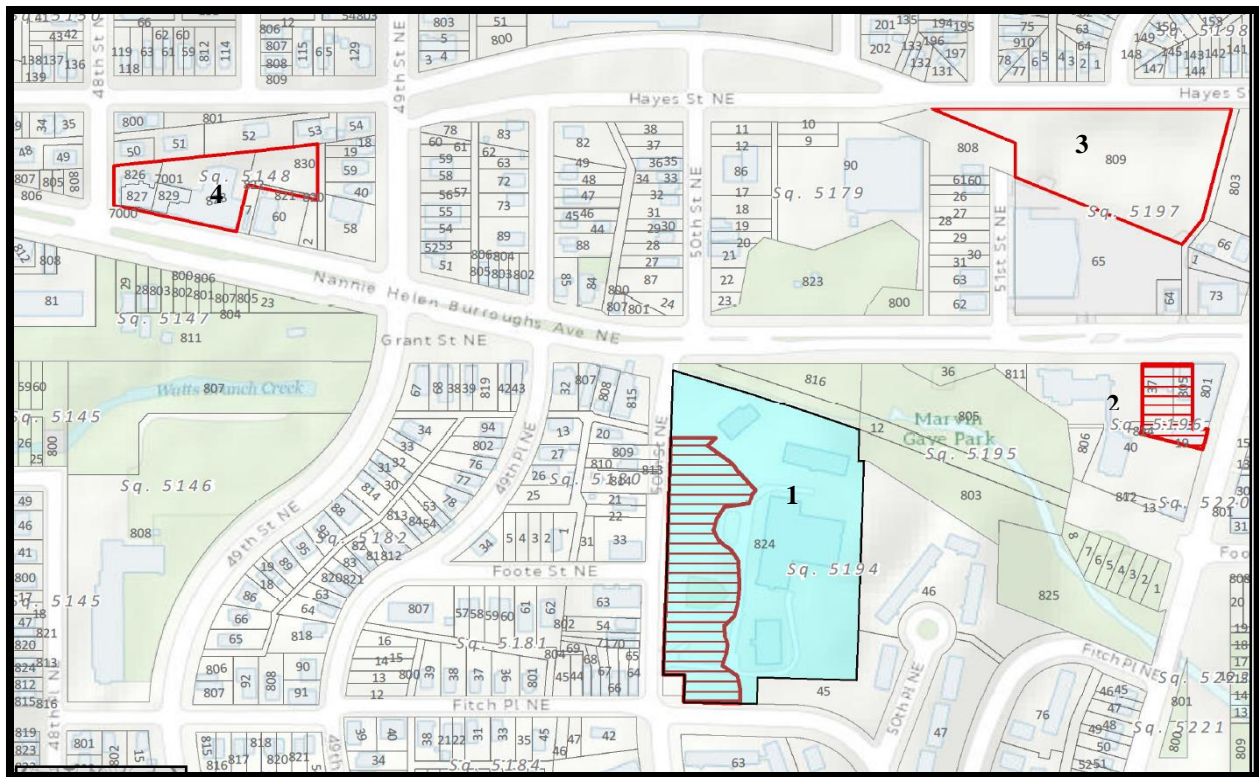
- The design shall employ the color-scheme upon approval of the application. Additional information regarding alternative materials should be provided at the hearing; and
- The location of the design of interior components may vary, provided relief from roof structure requirements would not be required.



**II. APPLICATION-IN-BRIEF**

<b>Location</b>	601 50 <sup>th</sup> Street N.E.
<b>Property Size</b>	70,712 square feet (PUD Area)
<b>Current Zoning</b>	RA-1
<b>Proposed Zoning</b>	<a href="#">RA-2</a> – Provides for areas developed with predominantly moderate-density residential; Permits flexibility of design by permitting all types of urban residential development if they conform to the <a href="#">height</a> , <a href="#">density</a> , and area requirements established for these districts.
<b>Comprehensive Plan – Generalized Policy Map Future Land Use Map</b>	Split: Neighborhood Conservation and Neighborhood Enhancement Moderate Density Residential
<b>Existing Use of Property</b>	Headquarters campus for the National Progressive Baptist Church. The site is developed with four buildings, one of which (Trades Hall) is a designated National Historic Landmark (1991).
<b>Proposed Use of Property</b>	Construction of a residential apartment building on the PNBC campus; <u>Height</u> – 3 to 5 stories <u>Bulk</u> – 1.88 FAR; 132,776 sf; 100 units (+/- 10%) <u>Parking</u> – 48 spaces; <u>Bike Parking</u> : 34 long term; 5 short term <u>Loading</u> – 1, 38-foot loading berth; 1 service platform <u>Uses</u> – 100 units: 56, 1-br; 32, 2-br; 9, 3-br; 3, 4-br; with a roof patio accessed from the fifth floor. 35 units would be set aside as replacement units for the Lincoln Heights/Richardson Dwellings properties controlled by DC Housing Authority (DCHA). All units would be affordable at 60% MFI for the life of the project.
<b>Requested Flexibility</b>	<ol style="list-style-type: none"> <li>1. A PUD – related map amendment from RA-1 to RA-2</li> <li>2. To be able to provide a range in the number of residential units +/- 10%;</li> <li>3. To vary location and design of interior components...provided there is no change to the exterior configuration of the building;</li> <li>4. To vary the final selection of exterior materials within the color ranges and material types as proposed, based on availability at time of construction; to make minor refinements to detailing; and other changes necessary to obtain a final building permit;</li> <li>5. To vary location, attributes and general design of the streetscape ...to comply with DDOT and public space requirements</li> </ol>
<b>Main Differences from Matter-of-Right</b>	With the requested map amendment, the PUD-related RA-2 zone would have a maximum 2.59 FAR where only a maximum of 1.3FAR is permitted under a PUD development in the existing RA-1 zone.
<b>PUD Benefits and Amenities</b>	The provision of all affordable and replacement housing for former Lincoln Heights/Richardson Dwellings residents is the main public benefit of this project. Additional benefits are described subsequently in <a href="#">Section VI</a> of this report.

For a full description of the proposal, refer to the OP setdown report (Exhibit 10), the Applicant’s initial statement and architectural drawings (Exhibits 2A1 – 2A6) and its post-setdown submissions (Exhibits 27...27A5).



Site Location with Surrounding PUDs

1. PUD 17-08 – Subject Site with 35 units Richardson Dwelling Replacement Housing (RDRH) -
2. PUD 17-10 - RDRH - 28 units (Pending PUD)
3. PUD 15-10 - RDRH – 50 units (under construction – anticipated end 2018 Q1)
4. PUD 10-11 – RDRH – 23 units (completed)

### III. APPLICANT RESPONSES TO COMMENTS EXPRESSED AT SETDOWN

The application was setdown for a public hearing by the Zoning Commission (Commission) at the June 12, 2017 regularly scheduled public meeting. The Commission concurred with OP’s concerns outlined in its setdown report and the applicant’s provided the following responses:

Setdown Comments (ZC/OP)	Applicant’s Response	OP Comment
Status of the site’s proposed historic designation	The applicant has agreed to file a historic designation application for portions of the Campus to commemorate the PNBC’s campus’ historical significance and association with Nannie Helen Burroughs. The designation application will not include the portions of the PNBC campus included in the PUD application but will include the Lincoln Memorial	The response is sufficient. The applicant will work with OP’s Historic Preservation Office in the designation of the site.

Setdown Comments (ZC/OP)	Applicant's Response	OP Comment
	Arch, as well as the chapel and dormitory constructed in the 1950s.	
Clarification of whether the open space areas on the site would be precluded from future development	This was not addressed in the applicant's prehearing statement.	The applicant would need to address this at the public hearing.
Provision of a comprehensive transportation review (CTR) and transportation demand management (TDM) measures	The CTR was submitted to DDOT on 08/21/2017. It is recorded as Exhibit 23A	The applicant provided and DDOT will review the information; DDOT will provide a separate report and recommendation to the Commission on the CTR and TDM.
Information on whether the project would be LEED GOLD equivalent and a comparison with the Green Communities checklist	The PUD will be certified under the Enterprise Green Communities standards and will use Enterprise Green Communities certification to meet the applicable Green Building Act requirements. The Green Building Act states that the Enterprise Green Communities standard was developed for affordable housing, and shall be used for projects with at least 15% District financing.	OP has no objection to the application of the EGC standards. However, a comparison was not included.
Consideration of the provision of green roof and solar panels	Sheet A21 of the updated Plans, show that the solar panels will cover approximately 6,000 square feet of the roof area to assist in reducing the building's energy use.	The revisions appear to satisfactorily address the concerns expressed by the Commission and by OP.
Provision of improved drawings, including a view of the campus drive elevation. The east elevation is not as "broken up" as the west elevation. Provide a breakdown of the architectural elements	Updated architectural drawings include additional renderings showing the architectural detail on all sides of the building	The revisions appear to satisfactorily address the concerns expressed by the Commission and by OP.
Does the IZ- in-perpetuity minimum requirement apply when the expiration of the low-income tax credits takes place after 40 years?	The Applicant agrees that at the expiration of the 40-year affordability period, the building will comply with the Inclusionary Zoning requirements in effect at the time the Project is originally approved by the Zoning Commission, for the life of the Project. Specifically, the Applicant will reserve 13,278 square feet of gross floor area in the Project for households with incomes not exceeding 60% MFI.	OP is satisfied with the response.

#### IV. PLANNING CONTEXT

Title 11 Subtitle X § 304.4(a) requires that a PUD, inclusive of a map amendment, be not inconsistent with the Comprehensive Plan. This condition was evaluated in OP’s preliminary report (Exhibit 12, pages 3 – 8 and attached as Appendix A for reference). As discussed in that report, the proposed PUD meets this criterion and would not be inconsistent with the Comprehensive Plan’s Generalized Future Land Use Map designation of moderate density residential, the Generalized Policy Map designations of neighborhood conservation and enhancement, and the Guiding Principles of the Framework Element. It also is consistent with the Land Use, Transportation, Housing, Urban Design, Environmental, Historic Preservation, and Open Space Elements; as well as the policies of the Far Northeast and Southeast Area Element.

**Correction:** The OP setdown report incorrectly referred to the project site as **Site A** which proposes three scenarios for mid-rise housing, with 4-6 stories under the Lincoln Heights/Richardson Dwelling New Communities Initiative. In fact, the subject property is west and north of **Site A**. New replacement housing anticipated under the small area plan would be developed on private property to support the increase of housing options and the District’s policy for increasing the number of family-sized units as replacement housing.

#### V. ZONING - Existing and Proposed

TABLE 1 Item	Requirements		Proposed		
	RA-1 M-O-R	RA-2 PUD	Proposed	Deviation from M-O-R	*Flexibility from RA-2 PUD
Lot Size (sq. ft.)	---	1 acre (43,560 sf)	70,712 (New lot proposed)	n/a	Complies
Height (ft.) F§ 303.1; X§ 303.7	40 ft., 3 stories	60 max	31 ft. 10 ins.	n/a	Complies
Lot Occupancy F§ 304.1	40%	60%	38%	n/a	Complies
FAR F § 302.1; X § 303.3	1.08 max (with IZ).	2.59	1.88	+0.80	Complies
GFA (sq. ft.)	76,368.96	183,144 sf	132,938.56 sf	56,569.60 sf	Complies
Parking C § 701.5	Res.: 1:3 units in excess of 4= 32		48	+16	Complies
Bicycle Parking C § 802	Res: 1 per 20 du. = 5 (short term) 1 per 3 du. = 34 (long term)		34 long term 5 short term	n/a	Complies
Loading C § 902	Residential with <50 units 1 berth @30’ 1 platform@ 100 sf min. 1 service space @ 20’		1 berth @38’ 1 platform@ 120 sf 1 service space @ 20’	n/a	Complies
Use U § 421.1	Multifamily by Special Exception	M-O-R	Multifamily	-	Complies

\* No relief is requested under the proposed RA-2 zone; however, the RA-2 zone is a PUD-related map amendment and is considered part of the overall flexibility requested through the PUD pursuant to Subtitle X § 303.12.

## **FLEXIBILITY**

1) PUD-related map amendment from the RA-1 to RA-2 zone:

The Future Land Use Map indicates that the site is appropriate for moderate density residential uses. This designation is used to describe neighborhoods where there is a mix of single-family homes, 2-4 unit buildings and low-rise apartment buildings. The Zoning Regulations indicate that both the RA-1 and RA-2 districts accommodate moderate density development. Subtitle F, § 300.2 shows that *the RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.*

Subtitle F, § 300.3: *The RA-2 zone provides for areas developed with predominantly moderate density residential.*

Also, in RA-1, multifamily development is permitted by special exception, whereas under RA-2, it is permitted as a matter-of-right. The proposed bulk development, including the height (number of stories) and FAR just exceeds that anticipated for matter-of-right development under the site's matter-of-right RA-1 zone.

OP supports the requested flexibility as it is not inconsistent with the Comprehensive Plan's Future Land Use Map.

2) Within the context of the related map amendment, the proposed project seeks the following flexibility to vary:

- The number of residential units (+/- 10%); OP has no objection but would reiterate that the number of affordable units, as well as the number of agreed to replacement units should remain consistent with the contracted District agreement and as proposed at setdown of the application;
- The location of the design of interior components; OP has no concerns with this aspect, provided the approved exterior, including location of penthouses are not impacted to the extent that relief from the regulations could be required.
- The final selection of exterior materials within the color ranges and minor refinement to details;

OP does not support this flexibility for potential future changes to the approved exterior materials, particularly if the materials are determined by the Commission to be a significant aspect of the PUD's design. In this case, since the project is located on a site with historic content and subject to character considerations by OP's Historic Preservation staff, this concern is significant to the PUD's elements of design.

The applicant must provide a sample of materials that could be used in lieu of the materials that would be approved as part of the PUD. The list of alternate materials must be included as part of the PUD's approval and order. In the alternative, the

applicant should return to the Commission for approval of a change in exterior materials which could be considered as a consent calendar item.

- Streetscape design - DDOT's comments would be requested and significant changes as determined by DDOT would require a modification of the approved PUD; and
- Signage - OP supports the simple design of the proposed signage proposed. At the hearing, the applicant should clarify the extent of changes that may be proposed.

## VI. COMPLIANCE WITH PUD REGULATIONS

The purpose and standards for Planned Unit Developments ("PUD") are outlined in 11 DCMR, Subtitle X § 300 which states, "*The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the project offers a commendable number or quality of meaningful public benefits and that it protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan*"

The requested PUD and related map amendment would allow a density increase of 0.88 FAR or 56,569.60 sf. A project may qualify for approval by being particularly strong in only one (1) or a few of the categories..., but must be acceptable in all proffered categories and superior in many. (X § 305.12). The Applicant has offered the following amenities and benefits to balance the additional development gained through the application process:

### *X § 305.5 (a) Superior urban design and architecture*

The infill project would improve the current pedestrian realm from its current state through the proposed design and the streetscape elements.

The building design reflects the Art Deco style articulated through the use of masonry, metal-framed windows, and an elevated courtyard which fronts the T- intersection of Foote Street and 50<sup>th</sup> Street. The exterior materials, including the brick and siding in the upper story, complement the existing buildings on the campus. The building's design utilizes the slope to provide below grade parking, while generally maintaining a 4-story appearance in the north and south elevations. North/south double-loaded corridors on each residential level would enable landscaped views of the property. The rear elevation is designed in recognition of its visibility from the significant Trades Hall Building, where it forms a U-shaped courtyard in front of the building as a passive recreation area. A roof terrace is proposed with access and elevators overruns, which satisfy the required setback from the roof's edges. (*An annotated roof plan is included in the submitted plans Exhibit 27A2, Sheet A21.*)<sup>1</sup> Signage proposed as metal lettering to match the metal panels in the design, would be no more than twelve feet in length by one foot in height. (Sheet A30).

### Streetscape Elements:

The building façade is set back from the 50<sup>th</sup> Street NE street frontage between 10 feet and 13 feet to provide a landscaped area and landscaped retaining walls, which joins with a

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<sup>1</sup> All references to applicant submissions refer to the most recent plan set, Exhibits 27A1 through 27A5.

courtyard at the Foote Street entrance. The retaining wall would be approximately 15 feet high at its tallest end (west elevation of the courtyard). Block step-down planters would include plantings of shrubs, perennials and cascading ground covers (Sheets L01, L02). A 6-foot wide sidewalk bordered by tree boxes and tree plantings would extend the pedestrian walkway along 50th Street and Fitch Place. At the north end of the PUD site a vegetated bio-retention area would also enhance the building's and sidewalk's visual aesthetic.

It is noted that while the sidewalk would not be extended beyond the building's frontage on the west, the opposite side of the street has available sidewalk fronting the undeveloped portion of the subject site up to Nannie Helen Burroughs Avenue.

*X § 305.5 (b) Superior Landscaping or Creation or Preservation of Open Space*

The landscaping would introduce an improved streetscape to 50<sup>th</sup> Street and Fitch Place, consistent with new development throughout the city. The structure's design and placement on the site would preserve the campus's open space character and its slope without significant site grading. The proposed landscaping, with perennials and evergreen plant materials would soften the retaining walls proposed along the property line.

DDOT's Urban Forestry Division's Landscape Architect, provided a report to OP on 9/23/2017 via email, as follows:

"There are 2 Heritage Trees (118.4" and 116.5" circumference) shown to be removed. Non-hazardous Heritage trees cannot be topped, cut down, removed, girdled, broken or destroyed. The applicant must apply for a Special Tree permit so that the DDOT Ward 7 Arborist can confirm their sizes and perform an assessment. (ASIDE: There is a 31" diameter tree also shown to be removed that may be Heritage in size. Heritage trees are minimum 100" circumference or 31.8" diameter). Urban Forestry also recommends the applicant submit the results of a resistograph test for each Heritage tree to confirm health. If the Heritage trees are deemed healthy, the applicant must preserve/protect the trees and hire a Certified Consulting Arborist to develop and implement a tree preservation plan pre-, during and post construction. If the Heritage trees are deemed unhealthy, the applicant must complete the special tree permitting process for removal.

In addition, there are Special Trees within the footprint of the proposed building as well as Heritage/Special Trees to the north. Special trees can be removed with a permit. Fees are required at \$55 per inch circumference (14" diameter) for those that are non-hazardous and no fees for those that are hazardous. The Heritage Tree to the north is shown to be 62" diameter which would result in a minimum critical root zone of 62 feet on all sides. Urban Forestry has requested more information about this tree and the distance from the proposed building. If construction work is proposed within the critical root zone, then an assessment and preservation plan are required."

OP forwarded the comments to the applicant. The applicant stated that they will work with the agency to address the comments regarding trees on the property.

*X § 305.5 (c) Site planning, and efficient and economical land utilization*

The proposal would maximize use of an underutilized site located near multiple transit options, and within one-mile walking distance to a metro station. As replacement housing, it would be located within the neighborhood where housing would be demolished, providing



former residents the option to return to their neighborhood. Although the site is not specifically referenced in the Lincoln Heights Revitalization Plan, the donation of private land in support of the Lincoln Heights replacement housing is an efficient use of such a large land area in the affected neighborhood.

*X § 305.5 (f) Housing that:*

- (1) Exceeds the amount that would have been required through matter-of-right development under existing zoning;*
- (2) Includes senior housing; or*
- (3) Provides units with three (3) or more bedrooms;*

The project would provide affordable housing in excess of that required through a matter of right (see (g) below) and a total of 12 units of 3- and 4-bedroom units, as replacement housing for residents of Lincoln Heights/Richardson Dwellings.

<b>Unit Type</b>	<b>Replacement Units</b>	<b>LITHC</b>	<b>Total</b>
<b>One bedroom</b>	5	51	56
<b>Two bedroom</b>	19	13	32
<b>Three bedroom</b>	8	1	9
<b>Four bedroom</b>	3	0	3
<b>Total</b>	<b>35</b>	<b>100</b>	<b>100</b>

*X § 305.5 (g) Affordable housing;*

Development of the property as a matter of right would require:

- The greater of 10% of the gross floor area dedicated to residential use, including habitable penthouse space; or
- 75% of its achievable bonus density to inclusionary units;

It would yield approximately 3,800 square feet of IZ units (each) at 80% and 50% MFI (C§1003.1). This project would devote approximately 132,776 square feet of gross floor area to households with incomes not exceeding 60% of MFI. This is a greater number of affordable housing units at deeper levels of affordability, than would be attained as a matter-of-right. The affordable housing provided beyond the minimum IZ requirement is a benefit of the PUD. Upon the expiration of the 40-year affordability period, the building will comply with the Inclusionary Zoning requirements in effect at the time the development is approved by the Zoning Commission, for the life of the Project. Specifically, the Applicant will reserve 10 % of the gross floor area of the building for households with incomes not exceeding 60% MFI (C § 1003.1).

*X § 305.5 (h) Employment and training opportunities*

A First Source Employment Agreement with the Department of Employment Services would be included in the project, as well as a Certified Business Agreement with the Department of Small and Local Business Development. A copy of the agreements should be provided before preliminary action.

*X § 305.5 (k) Environmental and sustainable benefits to the extent they exceed the standards required by zoning or other regulations including, but not limited to:*

- (1) Storm water runoff controls in excess of those required by Stormwater Management Regulations;*

The lot is part of a large green open space with stormwater control based on its natural permeability. Stormwater retention would also be built-into the project through four areas of bio-retention proposed on the site. The applicant was encouraged to consider the provision of solar panels and the project would now devote up to 6,000 square feet of the upper roof area for solar panel installation. (Sheet A21).

- (4) *Total green area ratio scores that exceed requirements by at least one-tenth (0.1); and;*

The total GAR for this project is stated as 0.415, where 0.4 is the minimum required for the RA District.

- (5) *Meeting the minimum standards for Leadership in Energy and Environmental Design (LEED) Gold certification. The project does not have to achieve actual LEED certification; however, the developer must include the LEED checklist and documentation in the application, approved by a LEED Accredited Professional (LEED-AP) that shows that the project will comply with LEED requirements;*

The project is being designed and certified to exceed the requirements of the 2015 Enterprise Green Communities criteria. The Green Building Act states that the Enterprise Green Communities standard was developed for affordable housing, and shall be used for projects with at least 15% District financing. OP consulted with DOEE on the equivalency standard with LEED ratings.

DOEE's comments:

With regard to energy efficiency and Enterprise Green Communities (EGC), that rating system is an acceptable alternative to LEED for affordable housing projects but it does allow for tiered rating indicating a higher level of performance beyond code minimums. The roof plan shows split-system heat pumps (condenser farm) which is not the most desirable system for small residential units. If the average unit size is about 600sf, the air sourced split systems units would be oversized and inefficient. The developer should consider variable refrigerant flow (VRF), mini-split system units. VRF units have fewer condensers, which allow more room for green roof for stormwater management or solar photovoltaic systems.

According to the applicant's statement a revised Green Enterprise scoresheet indicates that the project will exceed the 35 optional points required for Enterprise Green Communities certification.

- X § 305.5 (l) *Streetscape plans, subject to approval by the Department of Transportation Public Space Committee including implementation and maintenance of the streetscape for the duration of the project for areas where there are no design standards;*

The streetscape plans would be designed to DDOT's public space standards. According to plan, improvements to pedestrian facilities on the south (Fitch Place) and west (50<sup>th</sup> Street) perimeter of the site would include sidewalks that meet or

exceed with requirements, street trees and enhanced lighting for security, that would activate the east side of 50<sup>th</sup> Street, where no pedestrian facilities currently exist. However, DDOT expressed the following concerns to OP:

- Connectivity gaps - There is a lack of connectivity to Nannie Helen Burroughs Ave along 50<sup>th</sup> Street NE where bus stops are located. The Applicant must justify not continuing the sidewalk and as mitigation, provide CaBi bikeshare memberships for 3 years, as well as continue the internal sidewalk to the site along the exiting drive rather than terminating it at the building’s edge.
- Safety issues –Safety of a cross walk near Foote Street given sight distance is a concern. DDOT does support converting the intersection to an all-way stop (if warranted) to mitigate existing speeding and sight distance problems. A sight distance analysis for the garage entrance is required prior to permitting to assure safety given that the curb cut does not meet DDOT’s standards for 60’ offset from the adjacent intersection.
- Ingress/Egress – Trucks should enter and exist via NHB Avenue.

These issues are being addressed by the applicant at the time of the writing of this report and would be discussed by the applicant at the hearing.

*X § 305.5 (q) Uses of special value to the neighborhood or the District of Columbia as a whole.*

The PUD process is “designed to encourage high quality developments that provide public benefits” and provides for a flexible process to attain this goal. With the degree of housing affordability to be provided, the benefits, amenities and proffers appear to be commensurate with the related map amendment and the requested flexibility. A summary of the projects benefits and amenities are included in the table:

<b>TABLE 4: ITEM</b>	<b>MITI- GATION</b>	<b>PUBLIC BENEFIT</b>	<b>PROJECT AMENITY</b>	<b>REQUIRED</b>	<b>PROFFER</b>
<b>Urban Design, Architecture</b> <i>X § 305.5(a)</i>	No	Yes	No	No	No
<b>Landscaping Open Space, Streetscape</b> <i>X §§ 305.5(b)and (l)</i> <i>(Where none currently exists)</i>	No	Yes	No	Yes	Partially
<b>Site Planning, Efficient Land Utilization</b> <i>X § 305.5 (c)</i>	No	Yes	Yes	No	No
<b>Housing and Affordable Housing</b> <i>X §§ 305.5 (f) and (g)</i> <i>(Affordability in excess of matter-of-right)</i>	No	Yes	No	≥ IZ @ moderate income, by RFP	All (100) Replacement and low income units

<b>TABLE 4: ITEM</b>	<b>MITI- GATION</b>	<b>PUBLIC BENEFIT</b>	<b>PROJECT AMENITY</b>	<b>REQUIRED</b>	<b>PROFFER</b>
<b>Employment and Training Opportunities</b> <i>X § 305.5 (h)</i>	No	Yes	No		
CBE				Yes, by RFP	No
First Source				No	Yes
<b>Environmental Benefits – Sustainable Design Features</b> <i>X § 305.5 (k)</i> <i>(Solar panels included)</i>	Yes	Yes	No	No	Yes
<b>Uses of Special Value to the Neighborhood</b> <i>X § 305.5 (q)</i>  The Applicant has agreed to file a historic designation application for portions of the Campus to commemorate the PNBC’s campus’ historical significance in association with Nannie Helen Burroughs  A community room in the building would be made available to the wider community and to the PNBC.	No	Yes	Yes	No	Yes

**VII. AGENCIES’ COMMENTS**

Project information was circulated to District agencies listed below and OP has had discussions about the project with DDOT, DOEE and the Department of Housing and Community Development. These discussions are reflected in this report.

- The District Department of Transportation (DDOT);
- The Department of Environment and Energy (DOEE);
- The Department of Housing and Community Development (DHCD);
- DC Office of Aging (DCOA);
- DC Public Schools (DCPS);
- DC Water; and
- DC Fire and Emergency Service (FEMS).

To date OP received comments from DDOT’s Urban Forestry Division and DDOT’s transportation and policy staff. DDOT’s report is expected to file its written report separately to the record.

## **VIII. COMMUNITY COMMENTS**

At its June 8, 2017 meeting the ANC 7C voted to recommend approval of the application including the benefits and amenities offered through the PUD.

JLS/kt – Case Manager