

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Stephen Cochran, Project Manager
JLS
Jennifer Steingasser, Deputy Director, Development Review/Historic Preservation

DATE: January 17, 2018

SUBJECT: Supplemental Report, Zoning Commission Case No. 17-09, Consolidated Planned Unit Development and Related Map Amendment from PDR-2 and PDR-4 to MU-5-A, for 1501 Harry Thomas Way, N.E. (a.k.a. Eckington Park) Square 3581, Lot 15)

BACKGROUND AND RECOMMENDATION

In its December 4, 2017 report (Exhibit 30) and in its December 14, 2017 public hearing testimony, the Office of Planning (OP) expressed concern about the sufficiency of the proposed PUD's amount of space reserved for affordable housing and for PDR uses. In its January 9, 2018, post-hearing submission (Case Exhibits 41 – 41D) the applicant has committed to providing an additional unit of live-work space reserved for the life of the project for an artist-household earning no more than 60% of the MFI. This increases the number of artist live-work units to 5, thereby dedicating 10.7% of the residential square footage to affordable housing and providing additional space for PDR uses.

With this post-hearing filing, the applicant has addressed OP's remaining concerns and seems to have provided the additional information the Zoning Commission requested at the hearing.

The Office of Planning recommends the Zoning Commission **approve** the proposed PUD, as modified by the applicant's January 9, 2018 post-hearing submission.

Jls/slc