

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jonathan Kirschenbaum, Project Manager
JLS
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: March 29, 2019

SUBJECT: Preliminary Report for Zoning Commission Case No. 19-01, Consolidated Planned Unit Development and Related Map Amendment from RA-1 to RA-2 at 1 Hawaii Avenue, NE (Parcel 0124/0077¹).

I. RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission **set down** the application by Wesley Hawaii, LLC for a consolidated Planned Unit Development (PUD) with a PUD-related map amendment from RA-1 to RA-2 to construct an all affordable² multiple dwelling building at 1 Hawaii Avenue, NE. The proposal would be not inconsistent with the Comprehensive Plan, and the filing generally meets the requirements of 11DCMR Subtitle X, Chapter 3.

II. SUMMARY OF OP COMMENTS

It is typical that some issues require additional resolution or detail at this stage of a PUD application – many applicants benefit from the additional direction provided by the Commission at the set down meeting before preparing final drawings and proposals. However, it is important that identified issues be sufficiently resolved by the applicant prior the date being set for a public hearing, to ensure that District agencies, the ANC, and the public have a reasonable opportunity to review a complete and comprehensive submission as final recommendations and comments to the Commission are being formulated.

The following table summarizes OP comments regarding this proposal, including areas where resolution or additional information is required. OP will continue to work with the applicant to adequately address these issues, and other issues raised by the Commission at setdown, prior to a public hearing.

¹ Exhibit 2 states that the applicant is undergoing the subdivision process to obtain a record lot.

² Exhibit 2 states that the affordability of the dwelling units in the proposed project is subject to financing from the Department of Housing and Community Development (DHCD).

#	OP Comment	Planning and / or Zoning Rationale
1	<p>The applicant should work closely with OP to further discuss the parameters of the affordable housing component, such as (but not limited to):</p> <ul style="list-style-type: none"> a) Units anticipated to be set aside for returning tenants. b) The anticipated MFI level for apartment type (i.e. 5 one bedrooms at 60% MFI) c) The bedroom count of apartments in the existing building compared to the proposed building. 	<p>The details of the affordable housing component are required to assess the level of affordability and proportion of unit sizes provided in the proposed development compared to the existing building.</p>
2	<p>Provide additional information for the comments provided in the benefits and amenities section for:</p> <ul style="list-style-type: none"> a) Environmental and sustainable benefits b) Social services and facilities; and c) Superior landscaping, or creation or preservation of open spaces. 	<p>The applicant must demonstrate how these benefits and amenities would be superior features of the PUD proposal compared to what would be likely built as a matter-of-right. In particular, the applicant should work with the DOEE to address the issue of environmental and sustainable benefits, particularly solar.</p>
4	<p>Provide additional information about why the bioretention area would need to be located along the driveway instead of the opposite side of the building, south of the amenity terrace.</p>	<p>This is required to help OP provide a detailed analysis for the driveway width flexibility request.</p>
5	<p>The following should be provided on the architectural plans:</p> <ul style="list-style-type: none"> a) Clarify how many bicycle spaces will be provided. b) Additional information about the type of plantings and pavement materials that would be used in the proposed outdoor spaces and areas. Key proposed materials to a site plan. c) Additional information about the type of building materials that would be used, including proposed metal trim for windows and doors. 	<p>This is required to ensure that the loading berth platform area and yards are measured correctly. The application materials refer to varying numbers for total number of bicycle spaces. The applicant should clarify this. The architectural plans provide precedent photos of proposed plantings and pavement materials but does not demonstrate on a site plan where these plantings and materials would be placed.</p>
6	<p>Information on any participation in a First Source Employment Agreement with the Department of Employment Services or Certified Business Agreement with the Department of Small and Local Business Development or other employment related proposal to provide job opportunity for DC residents.</p>	<p>The Comprehensive Plan encourages the provision of employment and training opportunities for residents, especially in PUD projects and those which are using public financing.</p>

III. AREA DESCRIPTION

Ward, ANC: Ward 5; ANC 5A

Comprehensive Plan Area: Rock Creek East

General Context: The property is in the Fort Totten/Pleasant Hill neighborhood and is situated between Rock Creek Cemetery to the northwest and the U.S. National Cemetery to the south. To the northeast is a moderate-density neighborhood primarily developed with

row houses and semi-detached houses. To the southeast is also a moderate-density neighborhood primarily developed with low-rise apartment buildings and semi-detached houses. See Appendix I for an area map.

IV. SITE DESCRIPTION

Address: 1 Hawaii Avenue, NE

Legal Description: Parcel 0124/0077

Property Size: 26,400 square feet

Current Zoning: RA-1

Site Characteristics: The property is a triangular-shaped lot and is bounded by Rock Creek Church Road, NW, Allison Street, NE, and Hawaii Avenue, NE. There is a ridge at the western and southern portion of the property that slopes downward towards the northern portion of the property. The property is also bounded by a building restriction area that is 15-feet in width along Allison Street, NW and Hawaii Avenue, NE and 20-feet in width along Rock Creek Church Road, NW. Along Rock Creek Church Road, NW there is an existing curb cut providing access to an outside trash storage and loading area.

Existing Use of Property: The existing property is improved with a two-story multiple dwelling brick building that was constructed in approximately 1940. The building is presently subject to rent control under the Rental Housing Act of 1985, and contains 34 dwelling units, of which, nine are presently vacant.

V. PROJECT DESCRIPTION

Applicant: Wesley Hawaii, LLC

Proposed Zoning: Rezone from RA-1 to RA-2 Zone

Proposed Use of Property: The property is currently recorded as a parcel in the records of the Office of the Surveyor, but the applicant states they are undergoing a subdivision process to obtain a record lot (Exhibit 2). The applicant requested a PUD-related map amendment to rezone the existing site to gain additional density under the RA-2 PUD Zone.

	Proposal
Building Height (ft.)	58 ft. 6 in.
GFA (sq. ft.)	68,238 sq. ft. residential
Residential Units	78 dwelling units

The existing two-story multiple dwelling building would be demolished to construct a five-story multiple dwelling building with 78 dwelling units that would all be affordable.

The proposed building would include 12 studios, 38 one-bedrooms, 10 two-bedrooms, and 18 three-bedrooms. The project would be financed through the Department of Housing and Community Development and would offer rental units for families whose income ranges between 30 percent and 80 percent of the median family income (MFI).

The affordability of the dwelling units would expire after 40 years. However, 11 of the units would remain affordable to families earning no more than 60 percent MFI pursuant to the Inclusionary Zoning (IZ) requirements. The applicant also states that there is a covenant recorded against the property that requires at least 34 dwelling units at the property be maintained at affordable levels no greater than 60 percent of MFI.

The applicant states that there would be no permanent displacement of tenants and that tenants of the existing building would be allowed to rent apartments in the proposed building even if they would not meet the income eligibility requirements for the new dwelling units. For the existing tenants that would not meet the eligibility requirements, the applicant has agreed to not increase rent beyond what is allowed under the rent control law pursuant to D.C. Code §§ 42-3502.08(h) and 3502.24 (Rental Housing Act of 1985).

PLANNING CONTEXT

A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, Section 226, Attachment III), the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development's physical characteristics including building massing or density; uses; or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

As described below, the proposed PUD and map amendment would be not inconsistent with the map designations.

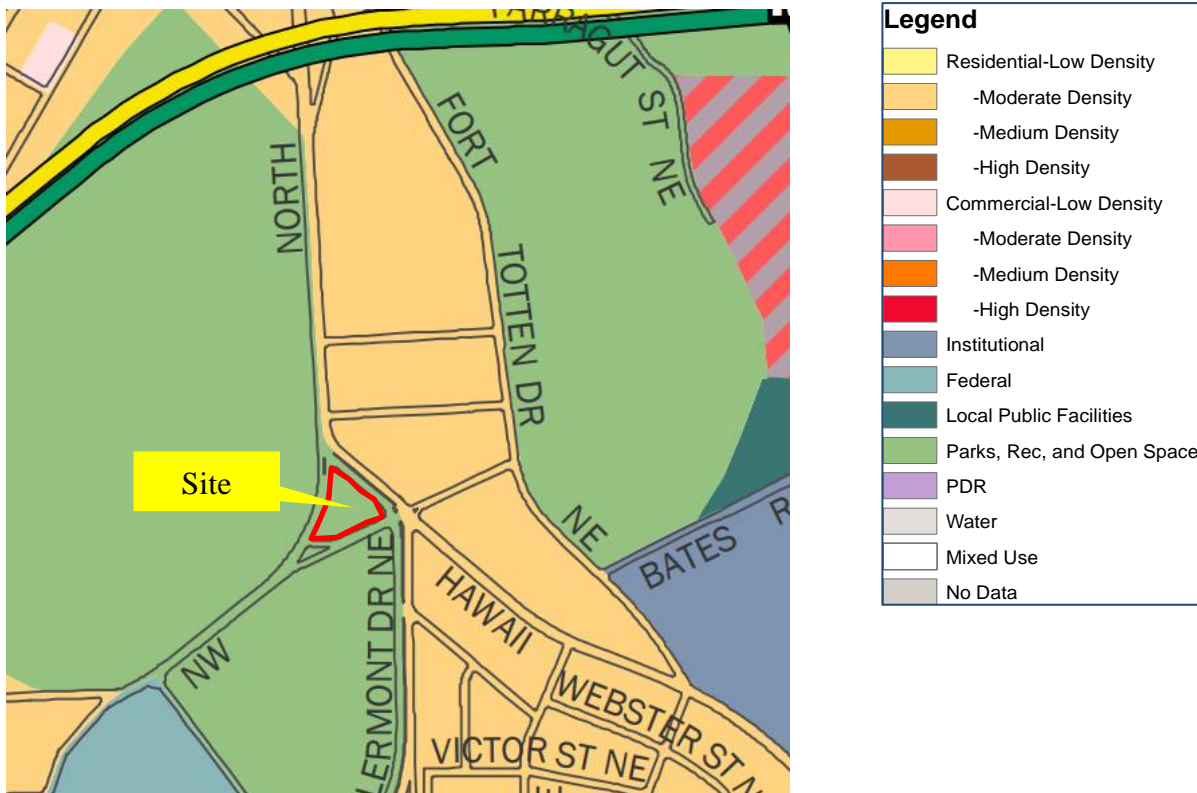
Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) indicates that the site is appropriate for Parks, Recreation, and Open Space. However, the site has been improved with a multiple dwelling building since the 1940s, which is prior to the adoption of the Comprehensive Plan's FLUM in 1984³. The existing designation of Parks, Recreation, and Open Space does not match the existing development on the site. This designation is generally used for federal and District park systems or for sites with permanent open space, like cemeteries or reservoirs. The surrounding area that is improved with residential land uses is designated as Moderate Density Residential. Given these existing factors, this report analyses the consistency with the Comprehensive Plan based on the Moderate Density Residential designation. Below is a description of the FLUM designation from the Framework Element of the Comprehensive Plan.

³ The applicant submitted a copy of a FLUM amendment request from a member of the public to designate the site Moderate Density Residential (Exhibit 2H), and the applicant also analyzed consistency with the Comprehensive Plan based on this designation.

Moderate Density Residential: This designation is used to define the District’s row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations (10A DCMR § 225.4).

The proposed PUD-related map amendment to RA-2 and the proposed development would not be inconsistent with the Comprehensive Plan’s FLUM. The RA-2 zone would permit moderate-density residential development as proposed and it would be appropriate as the site is bounded entirely by wide public streets, which would provide an appropriate buffer between surrounding lower density residential uses. The proposed five story building with a floor area ratio (FAR) of 2.58 would be within the permitted PUD density flexibility, and the proposed development would conform to the RA-2’s development standards.



Generalized Policy Map

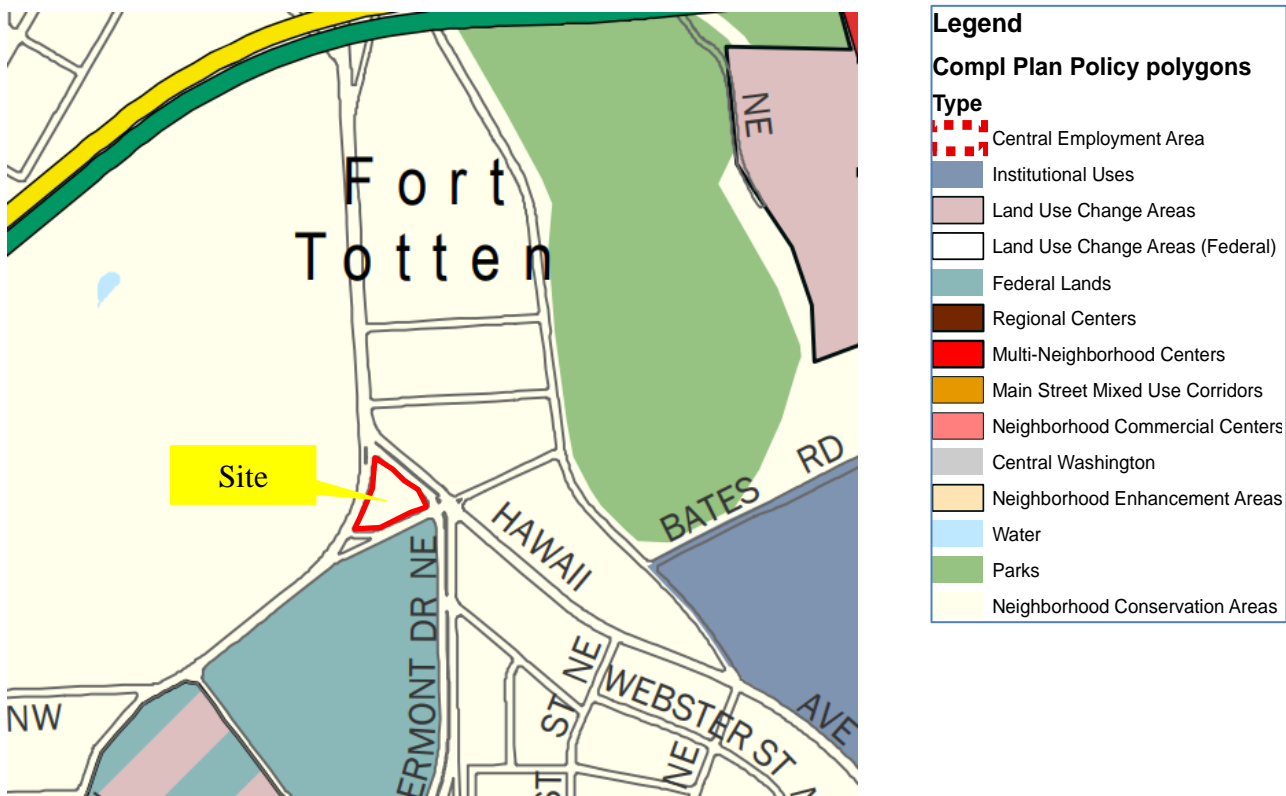
The Generalized Policy Map indicates that the site is located within a Neighborhood Conservation Area. Below is a description of this designation.

Neighborhood Conservation areas have very little vacant or underutilized land. They are primarily residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will be modest in scale and will consist primarily of scattered

site infill housing, public facilities, and institutional uses. Major changes in density over current (2005) conditions are not expected but some new development and reuse opportunities are anticipated. Neighborhood Conservation Areas that are designated “PDR” on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided (10A DCMR § 223.4).

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities do exist within these areas but they are small in scale. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map (10A DCMR § 223.5).

The proposed PUD-related map amendment and development would not be inconsistent with the Comprehensive Plan’s Policy Map, which anticipates the retention of residential uses and character. The project would help revitalize a site with a multiple dwelling building that is in need of significant maintenance and is nearing end-of-life, with new housing while also increasing the supply of affordable housing in the neighborhood. Further, the proposed development would be respectful of the existing architectural style of the surrounding residential uses.



B. COMPREHENSIVE PLAN WRITTEN ELEMENTS

Citywide Elements of the Comprehensive Plan

The proposed development is not inconsistent with the following policies of the Citywide Elements of the Comprehensive Plan:

Chapter 3 Land Use

The Land Use Chapter provides the general policy guidance on land use issues across the District.

Policy LU-2.1.2: Neighborhood Revitalization

Facilitate orderly neighborhood revitalization and stabilization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need (10A DCMR § 309.7).

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others (10A DCMR § 309.8).

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, façade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements (10A DCMR § 310.5).

The proposed project would revitalize a property by demolishing an old rent-controlled building that is at its end-of-life with a new all affordable apartment building. The existing property is underutilized, and the proposed project would better utilize the property by increasing density for housing. The design and massing of the building would be respectful of the existing row houses fronting Hawaii Avenue, NE. In addition, the proposal would provide improved landscaping and open green spaces, dedicated off-street loading, enclosed off-street required parking, and would increase the number of affordable units on the site.

Chapter 4 Transportation

The Transportation Element provides policies and actions to maintain and improve the District’s transportation system and enhance the travel choices of current and future residents, visitors and workers.

Policy T-1.2.3: Discouraging Auto-Oriented Uses

Discourage certain uses, like “drive-through” businesses or stores with large surface parking lots, along key boulevards and pedestrian streets, and minimize the number of curb cuts in new

developments. Curb cuts and multiple vehicle access points break-up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas (10 DCMR § 404.8).

The proposed project would only have one curb-cut located along Allison Street, NE that would serve both the loading area and the enclosed parking garage. Further, the project would include both short-term and long-term bicycle parking.

Chapter 5 Housing

The Housing Element describes the importance of housing to neighborhood quality in the District of Columbia and the importance of providing housing opportunities for all segments of our population.

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing (10A DCMR § 503.3).

Policy H-1.1.5: Housing Quality

Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood (10A DCMR § 503.6).

Policy H-1.2.1: Affordable Housing Production as a Civic Priority

Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city (10A DCMR § 504.6).

Policy H-1.2.6: Non-Profit Involvement

Actively involve and coordinate with the nonprofit development sector, increasing their capacity to produce affordable housing. Enter into partnerships with the non-profit sector so that public funding can be used to leverage the creation of affordable units (10A DCMR § 504.13).

Policy H-1.3.1: Housing for Families

Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments (10A DCMR § 505.6).

Policy H-2.1.1: Protecting Affordable Rental Housing

Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units (10A DCMR § 509.5).

Policy H-2.1.3: Avoiding Displacement

Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing. These programs should include financial, technical, and counseling assistance to lower income households and the strengthening of the rights of existing tenants to purchase rental units if they are being converted to ownership units (10A DCMR § 509.7).

The proposed project would increase the amount of housing units currently provided at the subject property from 34 to 78 and the proposed project would be all affordable to low- and moderate-income households at 30 percent MFI to 80 percent MFI. The proposed building would include modern architecture and green sustainability features that would be indistinguishable from market rate housing. The applicant is also an affiliate of Wesley Housing Development Corporation, which is a non-profit affordable housing developer. The proposed project would include family-sized apartments by providing 18 three-bedroom units. To avoid displacement, existing tenants would be temporarily relocated during the construction phase and then permitted to move back to the new building, regardless if they qualify for the income restricted affordable housing.

Chapter 6 Environmental Protection

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources.

Policy E-1.1.1: Street Tree Planting and Maintenance

Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods (10A DCMR § 603.4).

Policy E-1.1.3: Landscaping

Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity (10A DCMR § 603.6).

Policy E-2.2.1: Energy Efficiency

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees (10A DCMR § 610.3).

Policy E-2.2.3: Reducing Home Heating and Cooling Costs

Encourage the use of energy-efficient systems and methods for home insulation, heating, and cooling, both to conserve natural resources and also to reduce energy costs for those members of the community who are least able to afford them (10A DCMR § 610.5).

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces (10A DCMR § 613.3).

The proposed project would be designed to achieve Enterprise Green Communities certification to meet the requirement of the Green Building Act of 2006. The roof over the fourth story would be a green roof to help reduce stormwater runoff and landscaping at the site would be improved.

Chapter 8 Parks Recreation and Open Space

The Parks, Recreation and Open Space Element addresses the future of parks, recreation, and open space in the District of Columbia. It recognizes the important role parks play in recreation, aesthetics, neighborhood character, and environmental quality.

The project would provide a passive amenity terrace but would not provide active recreation space on the site. The applicant has not indicated any nearby recreation area or playground. OP has recommended the addition of a tot lot or other outdoor play area, and the applicant should address this issue.

Chapter 9 Urban Design

The Urban Design Element addresses the District's physical design and visual qualities.

Policy UD-2.2.1: Neighborhood Character and Identity

Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context (10A DCMR § 910.6).

Policy UD-2.2.8: Large Site Development

Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades (10A DCMR § 910.16).

The applicant states the project would have a façade along the Hawaii Avenue, NE frontage that would be designed to harmonize with the existing row houses across the street and would have four-story bay projections along this frontage. The massing, height, and density of the building would be placed away from adjacent residential uses. The building would also include an indoor amenity room for residents and a prominent corner lobby entrance that would activate the corner of Rock Creek Church Road, NW and Hawaii Avenue, NW.

Area Elements of the Comprehensive Plan

The proposed development is located within the Rock Creek East Area Element of the Comprehensive Plan. The proposal would particularly further the following Area Element statements and policy objectives:

Policy RCE-1.1.1: Conservation of Low Density Neighborhoods

Maintain and conserve the attractive, stable neighborhoods of the Rock Creek East Planning Area. Any new development in the Planning Area should be attractively designed and should contribute to the community's positive physical identity (10A DCMR § 2208.2).

Policy RCE-1.1.2: Design Compatibility

Ensure that renovation, additions, and new construction in the area’s low density neighborhoods respects the scale and densities of adjacent properties, avoids sharp contrasts in height and mass, and preserves park like qualities such as dense tree cover and open space (10A DCMR § 2208.3).

Policy RCE-1.1.5: Housing Renovation

Strongly encourage the rehabilitation and renovation of existing housing in Rock Creek East, taking steps to ensure that housing remains affordable for current and future residents (10A DCMR § 2208.6).

Policy RCE-1.1.6: Development of New Housing

Encourage the retention of existing subsidized housing units within the Rock Creek East Planning Area, along with other measures to increase housing choices and improve housing affordability for area residents. This should include the production of new mixed income housing along Georgia Avenue, and the encouragement of mixed income housing in the industrially zoned area west of Georgia Avenue between Upshur and Shepherd, and on District-owned land along Spring Road near the Petworth Metro Station. A particular emphasis should be placed on providing low cost affordable housing for seniors (10A DCMR § 2208.7).

The proposed development would be attractively designed and would contribute to the community’s positive physical identity. The project would respect the scale of the existing neighborhood by shifting the massing away from the adjacent low-density residential uses and would provide significant green open space. The project would also help ensure that the site continues to offer affordable housing.

C. SUMMARY OF PLANNING CONTEXT ANALYSIS

On balance, the proposed project and PUD-related map amendment proposal from RA-1 to RA-2 would not be inconsistent with the Comprehensive Plan. The proposal would also help further development priorities in the District. The varying policies cited in this report work together to support the redevelopment of an underutilized site with an all affordable apartment building without displacing existing residents. The proposed project would be an improvement over the existing building, including architectural design, sustainability, and open green space. The proposed building would increase density at the site to provide more housing while respect the scale and urban design of the existing neighborhood.

VI. ZONING ANALYSIS

The site is currently zoned RA-1; the applicant is requesting a PUD-related zoning map amendment to the RA-2 zone, which is not inconsistent with the Comprehensive Plan. Below is a table comparing the existing (MoR) and proposed PUD zone to the proposal:

	Existing Zone RA-1 MoR	Proposed Zone RA-2 PUD:	Proposal	Flexibility
Minimum Land Area (PUD) X § 301.1	Not applicable	1-acre min.	26,400 sq. ft. (0.6 acre)	Yes

	Existing Zone RA-1 MoR	Proposed Zone RA-2 PUD:	Proposal	Flexibility
Height (ft.) F § 303.1/ X § 303.7	40 ft./3 stories max.	60 ft. max.	58 ft. 6 in.	No
Penthouse F § 303.2	12 ft./1 story	12 ft./1 story max. (habitable space)	10 ft./1 story mechanical penthouse	No
		15 ft./2 nd story permitted for penthouse mechanical space		
FAR F § 302.1/ X §§ 303.3 & 303.4	0.9 - base FAR 1.08 – IZ FAR	1.8 – base FAR 20% IZ bonus = 0.36 20% PUD bonus = 0.432 Total FAR = 2.59 max.	2.58 FAR	No
Lot Occupancy F § 304.1	40 % max.	60 % max.	53 %	No
Rear Yard F § 305.1	20 ft. min.	4 in. per 1 ft. of building height but not less than 15 ft. (20 ft. min.)	28 ft.	No
Side Yard F § 306.2	3 in. per 1 ft. of building height but not less than 8 ft.	None required; if side yard is provided than no less than 4 ft.	15 ft.	No
Parking C §§ 701.5 & 702.1(a)	1 per 3 dwelling units in excess of 4 and 50% reduction in spaces because site is located within 0.5 mi. of Metrorail station	1 per 3 dwelling units in excess of 4 and 50% reduction in spaces because site is located within 0.5 mi. of Metrorail station (12 parking spaces req.)	12 parking spaces (7 standard; 3 compact; 2 accessible)	No
Bicycle Parking⁴ C § 802	Long Term: 1 space per 3 dwelling units min.	Long Term: 1 space per 3 dwelling units min. (26 spaces req.)	48 long-term bicycle spaces	No
	Short Term: 1 space per 20 dwelling units min.	Short Term: 1 space per 20 dwelling units min. (4 spaces req.)	8 short-term bicycle spaces	

⁴ The applicant’s Statement in Support (Exhibit 2) states that there would be 48 long-term bicycle spaces and 8 short-term bicycle spaces provided. However, the zoning chart in the architectural plans (Exhibit 2F) states there would be 48 long-term and 4 short-term bicycle spaces provided with 6 bike racks provided, 8 bike per rack or 48 spaces total. The applicant should clarify how many bicycle spaces are would be provided.

	Existing Zone RA-1 MoR	Proposed Zone RA-2 PUD:	Proposal	Flexibility
Loading Requirements C § 901	1 min. for a building with more than 50 dwelling units	1 min. for a building with more than 50 dwelling units min. (1 loading berth required)	1 loading berth	No
Loading Size and Layout Requirements (Vertical Clearance) C §§ 905.2 & 905.4(a)	Loading berths shall be a min. of 12 ft. wide by a min. depth of 30 ft. and have a min. vertical clearance of 14 ft.	Loading berths shall be a min. of 12 ft. wide by a min. depth of 30 ft. and have a min. vertical clearance of 14 ft.	12 ft. wide by 30 ft. deep with 10 ft. 6 in. in vertical clearance	Yes
	Loading berth less than 55 ft. deep shall have a platform that is at least 100 sq. ft. and at least 8 ft. in width	Loading berth less than 55 ft. deep shall have a platform that is at least 100 sq. ft. and at least 8 ft. in width	Loading platform would be 8 ft. in width and at least 100 sq. ft. in area	No
Green Area Ratio F § 307.1	0.3 min.	0.3 min.	0.3	No
Driveway Access Requirements C § 711.6	A driveway within 20 ft. of a street lot line must be 20 ft. wide for two-way traffic	A driveway within 20 ft. of a street lot line must be 20 ft. wide for two-way traffic	Driveway at its narrowest width is 14 ft.	Yes

VII. REQUESTED ZONING FLEXIBILITY

The applicant requests the following flexibility through this PUD:

- a) PUD-related map amendment from RA-1 to RA-2.
- b) PUD minimum land area requirement. See zoning chart above.
- c) Loading berth size requirement. See zoning chart above.
- d) Driveway access requirement. See zoning chart above.
- e) Design flexibility, including:
 - a) vary interior configuration of the proposed building;
 - b) vary number, location, and arrangement of parking spaces but retain minimum number of required parking spaces;
 - c) vary final selection of streetscape and materials;
 - d) vary final selection of exterior building materials; and
 - e) vary the number of dwelling units by an amount equal to plus or minus 10 percent from the number depicted on the architectural plans.

OP will provide detailed analysis of requested flexibility prior to a public hearing. The applicant also requested flexibility from the retaining wall requirement pursuant to Subtitle C § 1400. However, the

applicant confirmed with OP that this is no longer needed as this requirement is only applicable to the R and RF zones.

I. PUD EVALUATION STANDARDS

The Zoning Regulations define a Planned Unit Development (PUD) as “*a plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more zones irrespective of restrictions imposed by the general provisions of the Zoning Regulations, as more specifically set forth in Subtitle X, Chapter 3.*” (Subtitle B-28). The purpose and general standards for a Planned Unit Development are established in Subtitle X 300:

- 300.1 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 PUD:*
- (a) Results in a project superior to what would result from the matter-of-right standards;*
 - (b) Offers a commendable number or quality of meaningful public benefits; and*
 - (c) Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.*
- 300.2 While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.*

Public Benefits and Amenities:

Chapter X Section 305.2 states that “*public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.*”

Subtitle X § 305.5 provides a summary of categories for PUD benefits and amenities. While the final benefits amenities proffer is typically refined and resolved later in the PUD process, at this point, the applicant has proffered the following (refer to Exhibit 2, pages 31 -36) for the proposed PUD:

a) Superior urban design and architecture

The applicant states the project would have a façade along the Hawaii Avenue, NE frontage that would be designed to harmonize with the existing row houses across the street and would have four-story bay projections along this frontage.

b) Superior landscaping, or creation or preservation of open spaces

The applicant states that there would be substantial improvements made to the existing landscaping around the site, including new green plantings. The project would provide a passive amenity terrace but would not provide active recreation space on the site. The applicant has not indicated any nearby recreation area or playground. OP recommends the addition of a tot lot or other outdoor play area, and the applicant should address this issue.

c) Site planning and efficient and economical land utilization

The massing, height, and density of the proposed building would be pushed away from the row houses along Hawaii Avenue, NE. The applicant also states that the project would transform an irregularly shaped lot with varying topography and three building restriction lines into a modern multiple dwelling building.

d) Housing

The project would increase the existing number of dwelling units from 34 to 78. The proposed PUD-related map amendment would permit an additional 39,864 square feet of IZ residential floor area over what would be allowed as a matter-of-right. The project would also provide 18 dwelling units with three bedrooms and two bathrooms, which the existing building does not provide.

e) Affordable housing

The project would be 100 percent affordable with 78 dwelling units and would maintain a building-wide average affordability at 60 percent MFI. financed through the Department of Housing and Community Development and would offer rental units for families whose income ranges between 30 percent and 80 percent of the median family income (MFI).

f) Social services and facilities

The project would provide various on-site services, including housing stability programs, adult education, and health and wellness classes. There would also be an on-site coordinator to help organize and administer services for residents. The applicant should provide clarify if these proposed services would be open to the public or only the residents of the building, and provide more specificity about the programming that would be offered and the hours.

g) Environmental and sustainable benefits

The applicant states that the project's sustainability commitment would include achieving the Enterprise Green Communities certification of the project. The applicant has not sufficiently demonstrated how this would be a public benefit or an amenity arising from the PUD, as achieving this certification is a requirement of the Green Building Act of 2006 for projects that receive public funding. No other information was provided to demonstrate how the project would provide environmental and sustainable benefits that exceeds what is required.

h) Uses of special value to the neighborhood or the District of Columbia as a whole

As part of the project, the applicant would implement a relocation plan that would house existing tenants off-site within the District. The applicant states that that relocation units would be comparable or larger in size in comparison to existing units, and that every effort would be made to relocate tenants no more than two miles from the property. The applicant would also pay for moving expenses. A relocation specialist would also be available to assist tenants in the relocation process. Further, returning tenants would have substantially similar rents for their new apartments as their old apartments.

In general, OP finds that the benefits proffered and level of detail provided at this time are sufficient for set down, with the revisions or additional information noted in this report to be provided prior to a public hearing.

The applicant should continue to work closely with OP, other Agencies, the ANC and other community groups to develop a full proffer that is commensurate with the flexibility requested, for submission prior to a public hearing on this case. OP will provide detailed analysis of the final benefits and amenities proffer prior to a public hearing.

II. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following District agencies for review and comment:

- Department of Energy and the Environment (DOEE)
- Department of Housing & Community Development (DHCD)
- District Department of Transportation (DDOT)
- Department of Parks and Recreation (DPR)
- DC Public Schools (DCPS)
- Fire and Emergency Medical Services Department (FEMS)
- Metropolitan Police Department (MPD)
- DC Water

III. APPENDICES

- I. Area Map with Project Site
- II. Comprehensive Plan Future Land Use Map
- III. Comprehensive Plan Generalized Policy Map

Appendix I



Area Map with Project Site
Source: Office of Planning