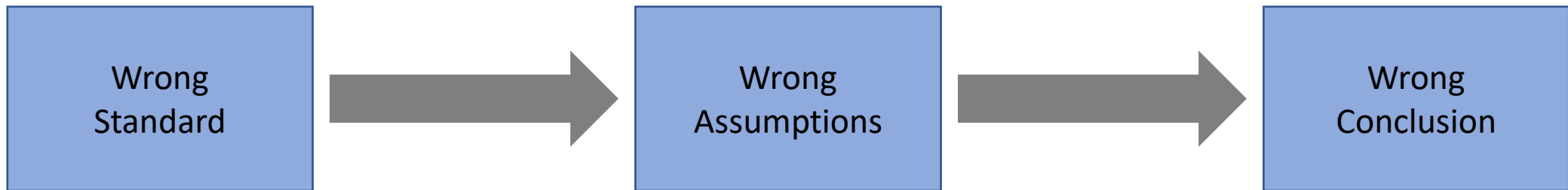


IZ+ does not apply to the project, and it shouldn't be used as a baseline for determining the PUD affordable housing benefit

- IZ+ only applies to map amendments pursued as a standalone map amendment under 11-X DCMR 502 (See 11-C DCMR 1001.2(a)(3)).
- The map amendment regulations specifically state the “IZ+ **shall not apply** to a map amendment that is related to a PUD application.” (See 11-X DCMR 502.2(a)).
- During the development of IZ+, DCOP explained that IZ+ does not apply to a PUD because the affordable housing public benefit is part of the overall negotiation of a PUD’s public benefits and project amenities proffer.



- IZ+ does not apply to PUDs
- IZ+ does not establish a baseline for PUDs

- MU-10 not achievable on site as a standalone IZ+ map amendment
- IZ/IZ+ calculations do not treat penthouse habitable space and projections as bonus density
- PUD is not achieving “vastly” more relief than other PUDs providing 15% IZ

The PUD standard of review requires a comparison of the affordable housing proffer to what would be required under **existing zoning**

- 11-X DCMR 305.5(q) states that affordable housing shall be considered a public benefit “...to the extent it exceeds what would have been required through matter-of-right development **under existing zoning**”
- Current zoning is MU-12 (3.0 FAR w/IZ, 50 feet w/IZ)
- Assuming all residential and full utilization of bonus density
 - IZ required under matter-of-right development (not including penthouse and projections)*: **5,916 – 8,874 GFA** @ 60% MFI (approx. **8.3% or 12.5% depending on construction type**)
- IZ provided in the project (not including penthouse and projections)*: **29,226 GFA (15%)** @ 60% MFI and 50% MFI
- Additional non-IZ affordable housing benefits
 - \$100,000 to D.C. Habitat for Humanity for home-ownership affordable housing @ 50% MFI and 60% MFI
- Project far exceeds the amount of affordable housing that would otherwise be required under **existing zoning**

** Set aside requirement for penthouse and projections excluded to isolate the difference between IZ set asides under existing zoning, IZ+, and the proposed PUD for comparison purposes. The IZ set aside for penthouse and projections is design specific and could vary considerably between all three scenarios.*

If IZ+ is used as a baseline for a PUD’s affordable housing proffer then the **baseline calculation needs to be based on accurate assumptions** in terms of what zone could be achieved through IZ+, how much density could be achieved, and what is treated as bonus density

- OAG incorrectly applies the IZ+ calculation in that it assumes MU-10 is achievable as a standalone map amendment on this site.
- OAG treats the projections and penthouse habitable space in the project as PUD bonus density utilized.
- MU-8 is the most intense zone achievable through a standalone IZ+ map amendment, which permits a maximum density of 6.0 FAR.
- MU-12 (base) to MU-8 (IZ = 140% increase in density)
- Assuming all residential and full utilization of bonus density:
 - The IZ+ sliding scale set aside (@ **18%** or **20%**) is greater than the 70% or 95% of [new zone] bonus density used.
 - The IZ+ 18% set aside would require **25,557 GFA** @ 60% MFI (not including penthouse and projections)*
 - The IZ+ 20% set aside would require **28,397 GFA** @ 60% MFI (not including penthouse and projections)*
- IZ provided in the project (not including penthouse and projections): **29,226 GFA (15%)** @ 60% MFI and 50% MFI
- Project exceeds the amount of affordable housing that would otherwise be required even under a standalone IZ+ map amendment to MU-8

Lot Area	23,664 sf.
Base FAR (MU-12)	2.5 FAR
Max. FAR w/ IZ (MU-8)	6.0 FAR
% increase in density	140%
IZ+ Sliding Scale Set Aside (Type I construction)	18%
IZ+ Set Aside Requirement (Type I construction)	25,557 GFA
IZ+ Sliding Scale Set Aside (Non-Type I construction)	20%
IZ+ Set Aside Requirement (Non-Type I construction)	28,397 GFA

** Set aside requirement for penthouse and projections excluded to isolate the difference between IZ set asides under existing zoning, IZ+, and the proposed PUD for comparison purposes. The IZ set aside for penthouse and projections is design specific and could vary considerably between all three scenarios.*

The project's benefits and amenities far outweigh the degree of development incentives and technical zoning flexibility being requested

- The project requests a zoning map amendment to MU-10, which provides a gain of 5.21 FAR.
- Only other flexibility is minor rear yard, side yard, and lot occupancy flexibility.
- Benefits and amenities provided in the project include:
 - Superior urban design, architecture, site planning, etc.
 - \$1,000,000 in site and landscape improvements
 - >170% more housing than existing zoning
 - >200% more affordable housing than existing zoning
 - Three-bedroom units (6 market rate and 3 IZ)
 - Sustainable design
 - LEED Gold
 - 7,500 sf. green roofs and bioretention
 - Rooftop solar (925 sf.)
 - EV charging stations & EV-ready charging stations
 - 100% electric appliances
 - eBike charging
 - Incorporation of resilient design strategies
 - \$75,000 for public art on Maine Avenue
 - \$150,000 contribution to Jefferson Middle School PTO
 - \$100,000 contribution to D.C. Habitat for Humanity
- The most significant public benefit is the proposed affordable housing, which exceeds what would otherwise be required under existing MU-12 zoning.
- While not related to the PUD standard of review, the proposed amount of affordable housing would also exceed what would be required under IZ+

	GFA Set Aside
Existing Zoning (MU-12)	5,916 or 8,874 GFA
IZ+ (MU-8)	25,557 or 28,397 GFA
Proposed PUD	29,226 GFA