



## ST. PAUL'S – TOWNHOUSE AND SEMINARY PROPOSAL

Presentation to the Board of Zoning Adjustment (Case #19377)

April 25, 2018

Outline of Presenters

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Introduction – Jeff Utz, Goulston & Storrs

Applicant – Very Rev. Eric Andrews, C.S.P., The Paulist Fathers

Applicant – Steve Horne, Boundary Companies/Elm Street Development

Townhouse Architect – Warren Ralston, WC Ralston Architects

Paulist Building Architect – John Edwards, Bonstra Haresign Architects

Landscape Plan – Loren Helgason, Studio 39

Transportation – Dan Van Pelt, Gorove Slade

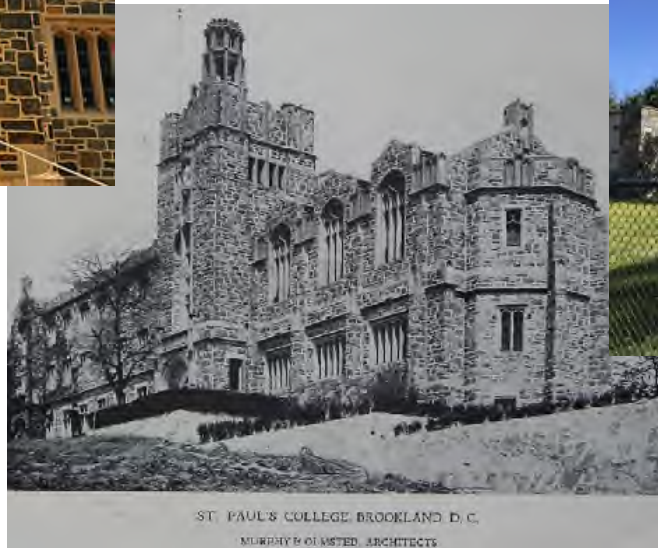
Civil Engineers – Kyle Oliver, VIKA



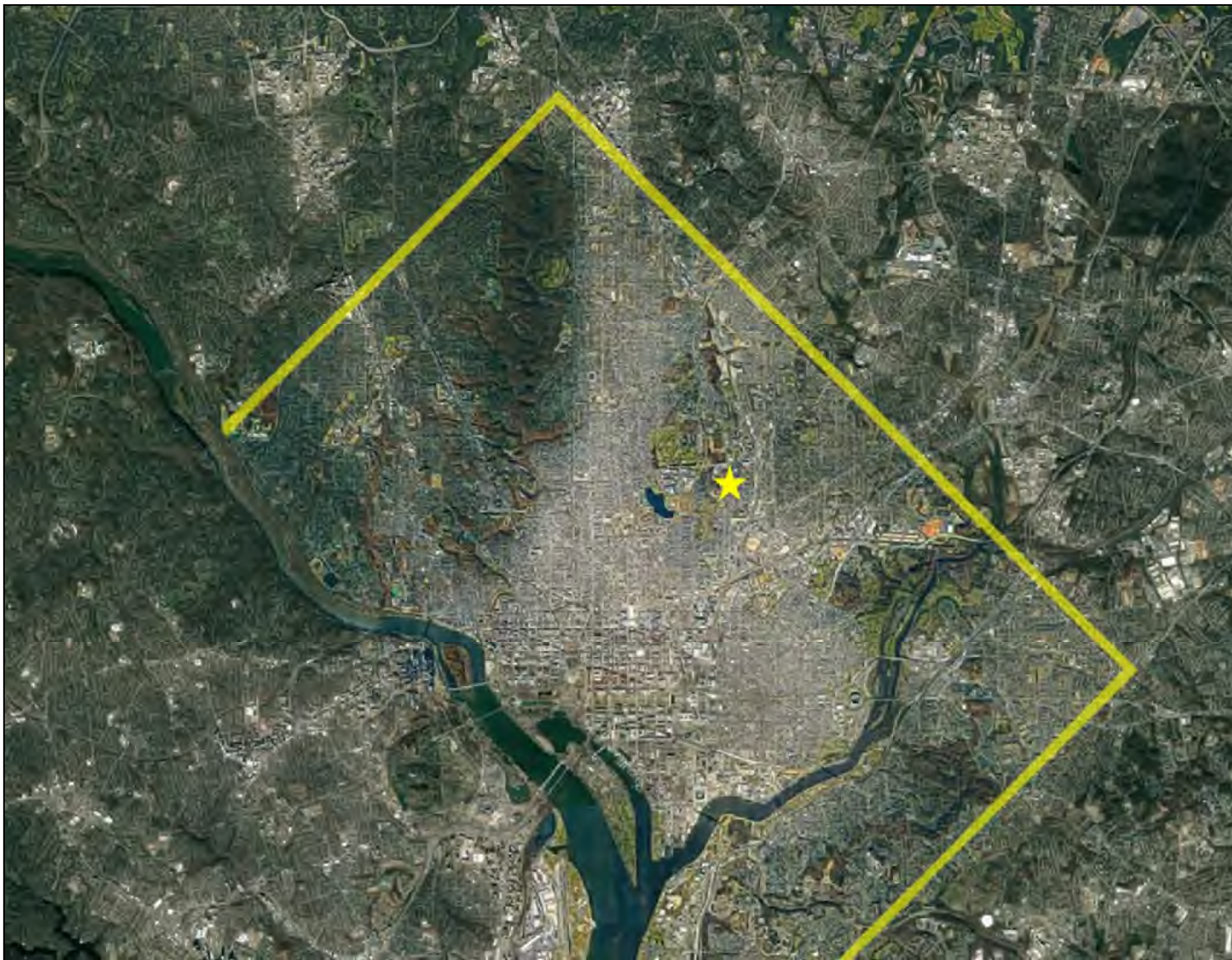
- Summary of Application
- Requested Relief
  - Special Exception for new development in RA-1
  - Special Exception for theoretical lots
  - Special exception for roof structures on row house
  - Variance from drive width and rear/side yard and lot occupancy requirements
- Working with Agencies and Community
- Historic Approval
- Introduction of Witnesses



St. Paul's College



THE PAULIST FATHERS @ ST. PAUL'S COLLEGE









Neighborhood Imagery



2800 Block of 5<sup>th</sup> Street



2800 Block of 4<sup>th</sup> Street



2800 Block of 4<sup>th</sup> Street



500 Block of Franklin Street

Neighborhood Imagery

NEIGHBORHOOD CONTEXT



300 Block of Franklin Street



Chancellor's Row



Chancellor's Row



2800 Block of 5<sup>th</sup> Street

## St. Paul's College – Site Characteristics



- 5.5 total acres
- Irregular lot shape
- Significant topography; sloping from interior of site towards 4<sup>th</sup> Street
- Numerous trees/significant green areas
- Historic constraints
- Contains an existing surface parking lot

St. Paul's College – Design Approach

- Establish tree preserve as guiding environmental component of site plan
- Set aside view corridor to existing St. Paul's College building; designate as landmark
- Provide sufficient buffers to adjacent neighbors
- Select a compatible location for new Paulist Building; retain spatial connections to existing building.



St. Paul's College – Design Approach

- Proposed Building Program:
  - 60 Rowhomes (51 Market-Rate, 9 IZ)
  - 16' and 20' Wide Homes(No 14' Wide Homes)
  - 42' Deep (Large Homes; Appropriate for Families)
  - Rooftop deck via stairway penthouse (no habitable space)
  - New Paulist Building
  - No increase in Allowable FAR or Height requested
- IZ Component
  - 50% more than required by Zoning
  - Additional level of deep affordability
    - 3 Units at 50% AMI
    - 3 Units at 60% AMI
    - 3 Units at 80% AMI



St. Paul's College – Design Approach

- Basis for Lot Configuration:
  - Smaller lot size maximizes community open space
  - Provides ample buffer areas to adjacent property owners
  - Maximizes tree preservation
  - Provides wide view corridor of existing historic building from 4<sup>th</sup> Street



Original Concept – January 2016



Feedback Received from OP/HPO\*:

- “Suburban” plan; not grid-like enough
- No new residential should be sited south of the west wing extended of original building (“the viewshed”)
- Relocation of existing SWM should be considered to allow for greater planning flexibility
- Consider connecting Regent Place to 4<sup>th</sup> Street
- Townhomes fronting 4<sup>th</sup> Street block views into site
- New parking lot should be removed from in front of original building
- Open to new Paulist building being sited in the viewshed but final decision would be dependent on design approach



Changes made:

- Reduced units from 93 to 78
- Removed residential from viewshed
- Relocated SWM
- Extended Regent Place
- Removed townhouses fronting 4<sup>th</sup> Street
- Reoriented townhouses - roughly perpendicular to 4<sup>th</sup>
- Removed parking lot in front of original building
- Created bldg lot for Paulists

Feedback received:

- Plan generally consistent with previous direction (HPO)
- Too many trees being removed (Neighbors)
- Too much traffic through Chancellor's Row (Neighbors)
- Buildings/driveway too close (Neighbors)
- Loss of open space (Neighbors)
- Opposed to Regent Place connection (Neighbors)





Changes made:

- Increased buffer with Chancellor's Row in northern portion of site to 40'
- Created traffic plan to divert nearly all school and (new) residential traffic away from Chancellor's Row and to 4<sup>th</sup> Street
- Shifted school driveway further north away from building
- Proposed public charrette process to design park area and allow public use

Feedback received from OP:

- Unimaginative plan
- Not enough trees saved
- Too little private space for residents
- Too dense
- Paulist building as sited not acceptable
- Too much paving



Changes made:

- Further reduced units from 78 to 64
- Reoriented units
- Reincorporated tree preserve
- Revised grading to reduce retaining walls and integrate site topography into layout of townhomes
- Reduced pavement widths
- Overhauled SWM approach to create more usable open space
- Reimagined design to integrate townhomes into wooded/landscaped setting
- Thoughtful design and planning of parks and open spaces



Changes made:

- Further reduced units from 64 to 60
- Increased IZ component 50% from 6 units to 9 units. Added 50% AMI level of affordability
- Designated additional trees for preservation
- Finalized location of new Paulist Building (subject to HPRB approval; later received)
- Increased buffer in southern end of site to 75' from existing Chancellor's Row homes
- Increased buffer in northeastern corner of site to 50' from existing Chancellor's Row homes
- Forged agreement with Chancellor's Row residents to establish standards and expectations during development

Meetings with City Agencies

Meeting #	City Agency	Date
1	Office of Planning / Historic Preservation Office	January 2016
2	DDOT	February 2016
3	Historic Preservation Office	April 2016
4	Office of Planning	April 2016
5	Office of Planning	June 2016
6	Historic Preservation Office	June 2016
7	Historic Preservation Office	August 2016
8	Office of Planning / Historic Preservation Office	October 2016
9	Office of Planning / Historic Preservation Office	November 2016
10	Office of Planning / Historic Preservation Office	December 2016
11	Office of Planning / Historic Preservation Office	January 2017
12	Office of Planning / Historic Preservation Office	April 2017
13	HPRB (Voted 5-0 in Support of Compromise Boundary)	November 2017
14	Office of Planning	January 2018

Meetings with Community

Meeting #	Community Organization	Date
1	ANC 5E	March 2016
2	Councilman McDuffie	April 2016
3	Chancellor’s Row Homeowners Association	May 2016
4	Chancellor’s Row – Driveway Working Group	May 2016
5	Chancellor’s Row Homeowners Association	June 2016
6	Chancellor’s Row – NE Neighbor Working Group	August 2016
7	Chancellor’s Row Homeowners Association	August 2016
8	Edgewood Civic Association	September 2016
9	Chancellor’s Row Homeowners Association	March 2017
10	ANC 5E SMD	March 2017
11	Chancellor’s Row Homeowners Association	April 2017
12	Edgewood Civic Association	April 2017
13	ANC 5E (Informational)	April 2017
14	ANC 5E (Voted 8-2 in Support of Project)	May 2017
15	ANC 5E (Voted 9-1 in Support of Historic Landmark Boundary)	October 2017
16	Casey Trees	November 2017
17	ANC 5E (Voted 9-0 in Support of New Paulist Building Design)	December 2017
18	Chancellor’s Row – Working Group	December 2017
19	Chancellor’s Row – Working Group	February 2018
20	ANC 5E (Informational Presentation – BZA Package)	February 2018
21	Casey Trees	February 2018

- Coordination with the Chancellor's Row Homeowners Association
- Applicant willing to accept their conditions if the Board agrees with the HOA's assessment to require:
  - All traffic associated with the Project being prohibited from using any roads within Chancellor's Row
  - Applicant to install a manually-operated gate, with stone pillars at each end, across the point where the school parking lot connects with Regent Place
  - Occupancy of the Paulist Fathers Residence and Mission House shall be limited to a maximum of 15 residents and change in use will require an amendment to the BZA

Site Plan Comparisons – Then and Now

	Second Submittal	Current Proposal	% CHANGE	
# of Units Proposed	78	60	23% Decrease	↓
Proposed F.A.R. (w/ streets)	.90	.74	18% Decrease	↓
Proposed F.A.R. (w/o streets)	1.07	.91	15% Decrease	↓
Dwelling Units per Acre	16.8	10.9	40% Decrease	↓
Lot Occupancy (w/o streets)	33%	32%	3% Decrease	↓
# of Trees Designated for Preservation	13	35 (incl. 25 Special or Heritage Trees)	169% Increase	↑
Proposed Height	<= 40'	<= 40'	No Change	↔
Proposed Stories	3	3	No Change	↔
Inclusionary Zoning	10% or 75% of Bonus Density (50% low-income, 50% moderate)	9 Total Units (3@ 50%, 3@ 60%, & 3 @ 80% MFI)	50% Increase in Low Income Units; 12.5% Increase in Units	↑
Relief Requested for Greater Height, F.A.R., Stories	None	None	No Change	↔

# Open Space Plan



eya.com

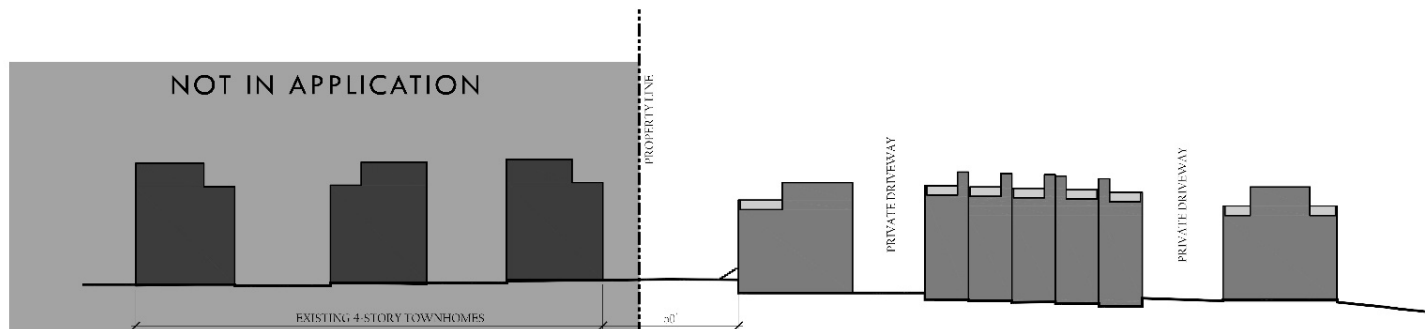
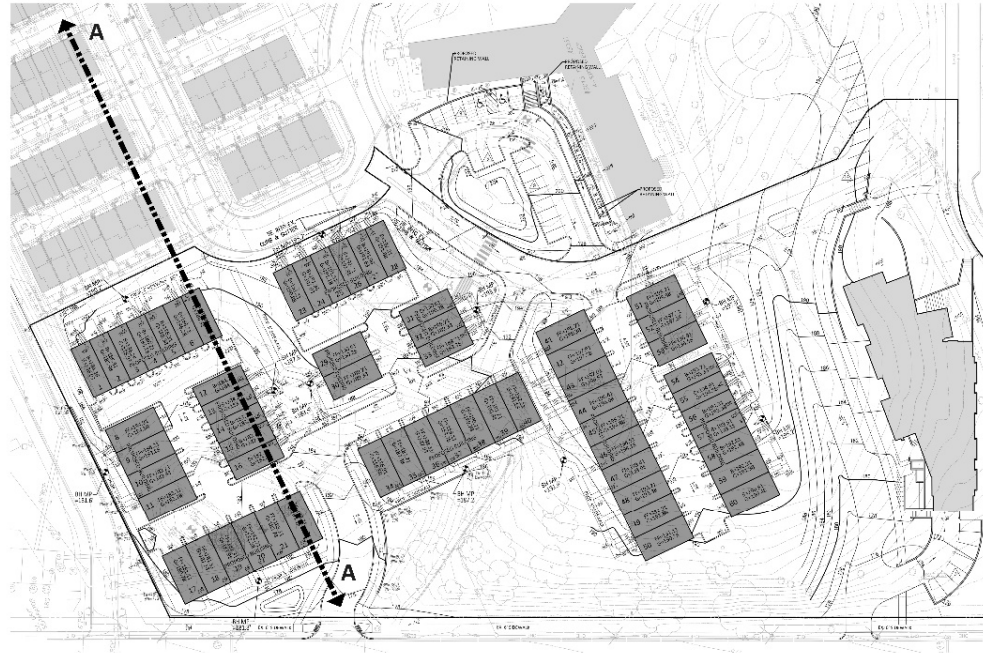
THE NEIGHBORHOODS OF  
**EYA**



Townhome Sizes :: 16' and 20' wide



- 16' Townhome
- 20' Townhome



Site Section A-A

# Townhouse Architecture



16' Units - English Basement / Buried Basement

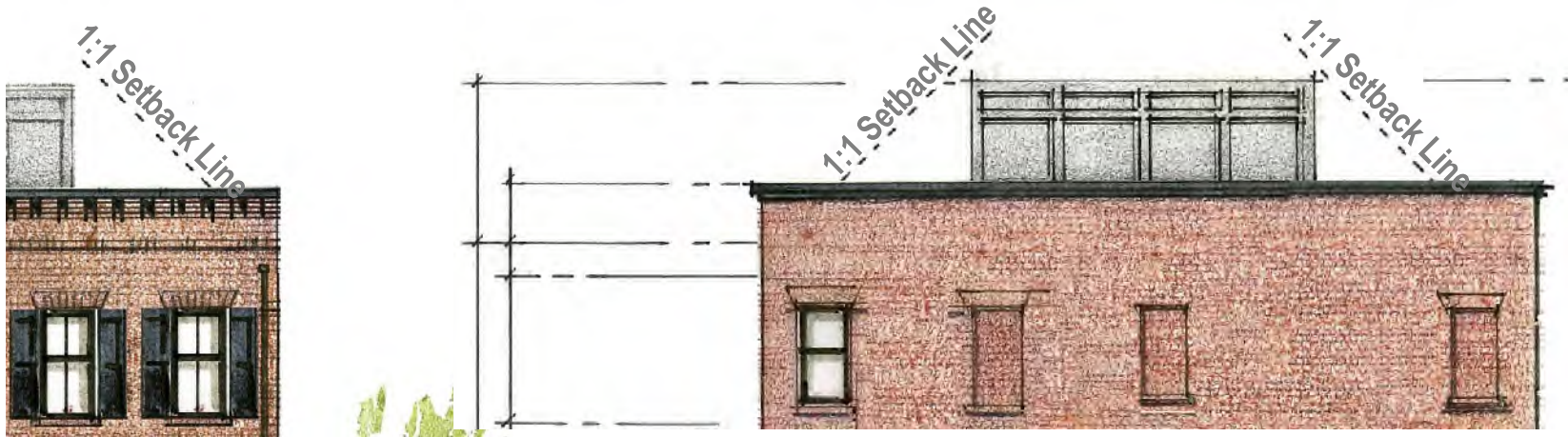


# Townhouse Architecture

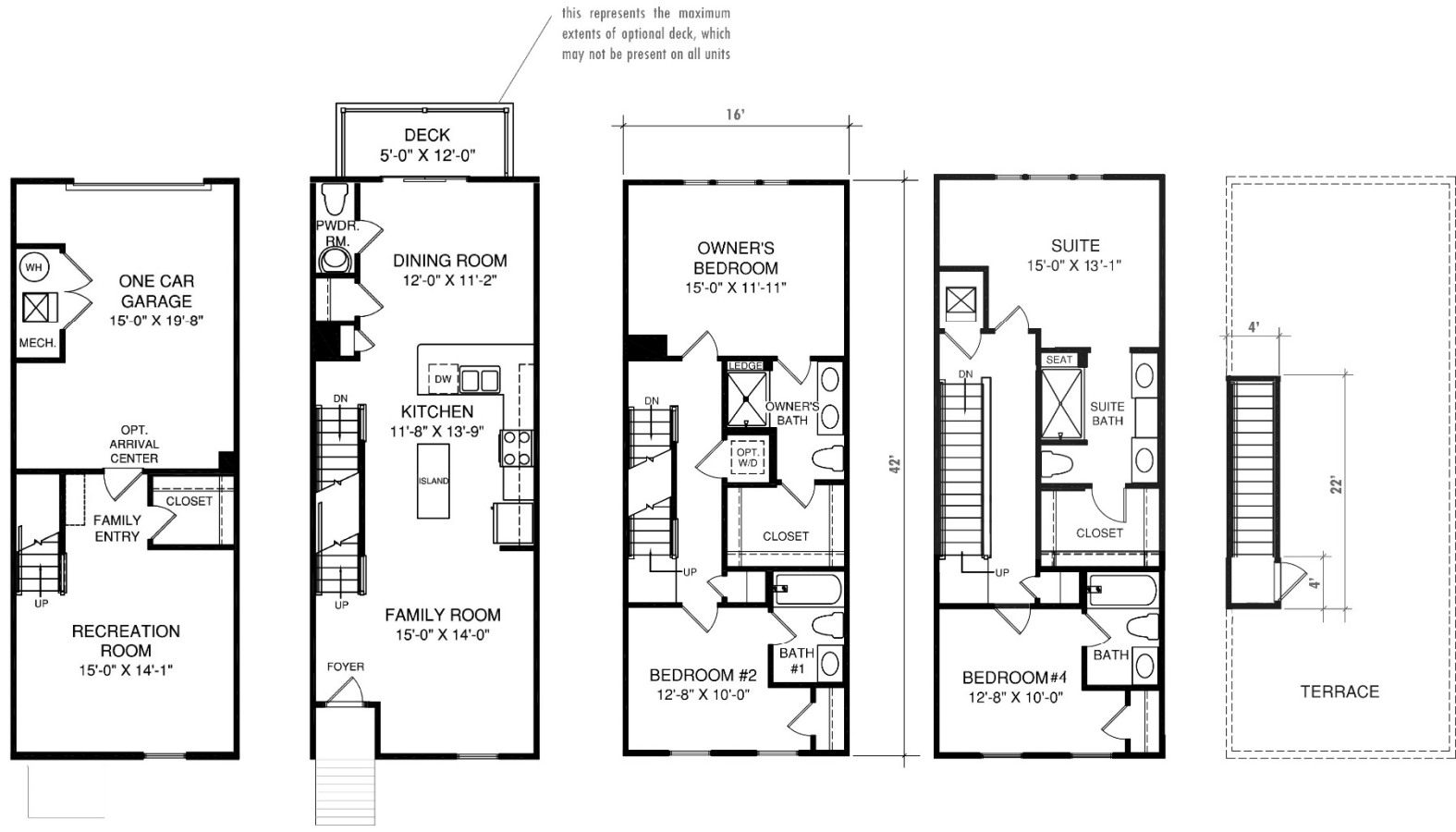


16' Units - English Basement / Buried Basement (Alternate Full Third Level)

# Penthouse 1:1 Setback Line [ front, sides, and rear ]



16' Townhomes with English Basements (Full Third Level)



Cellar Level

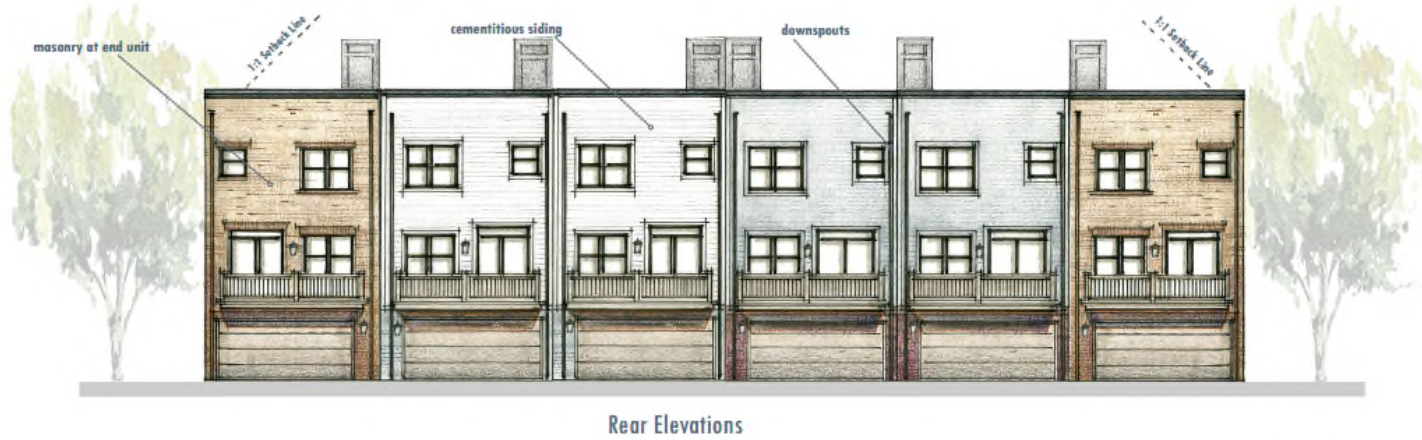
Main Level

Bedroom Level

Full Third Level

Roof Terrace

# Townhouse Architecture



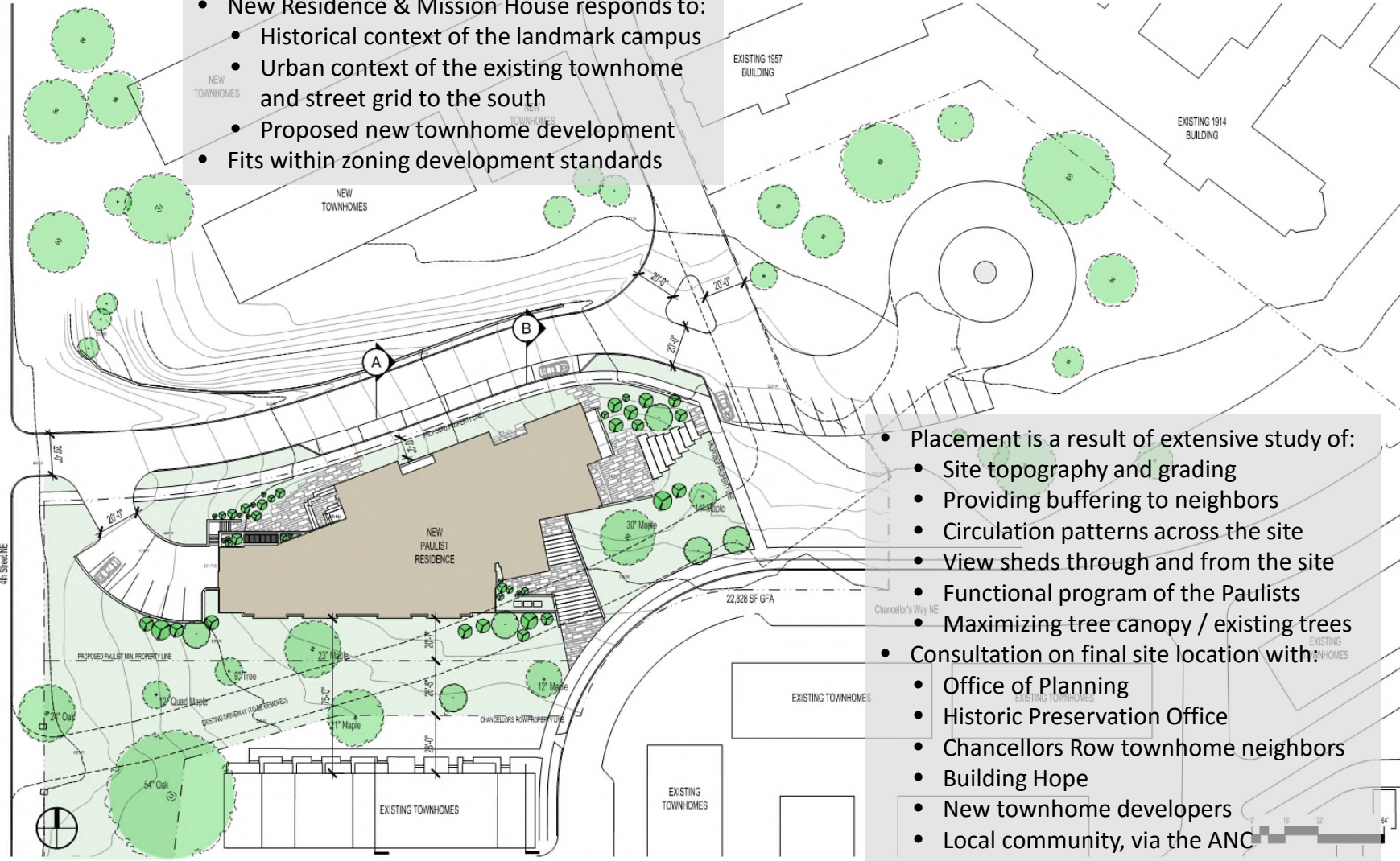




Site Plan

**Siting**

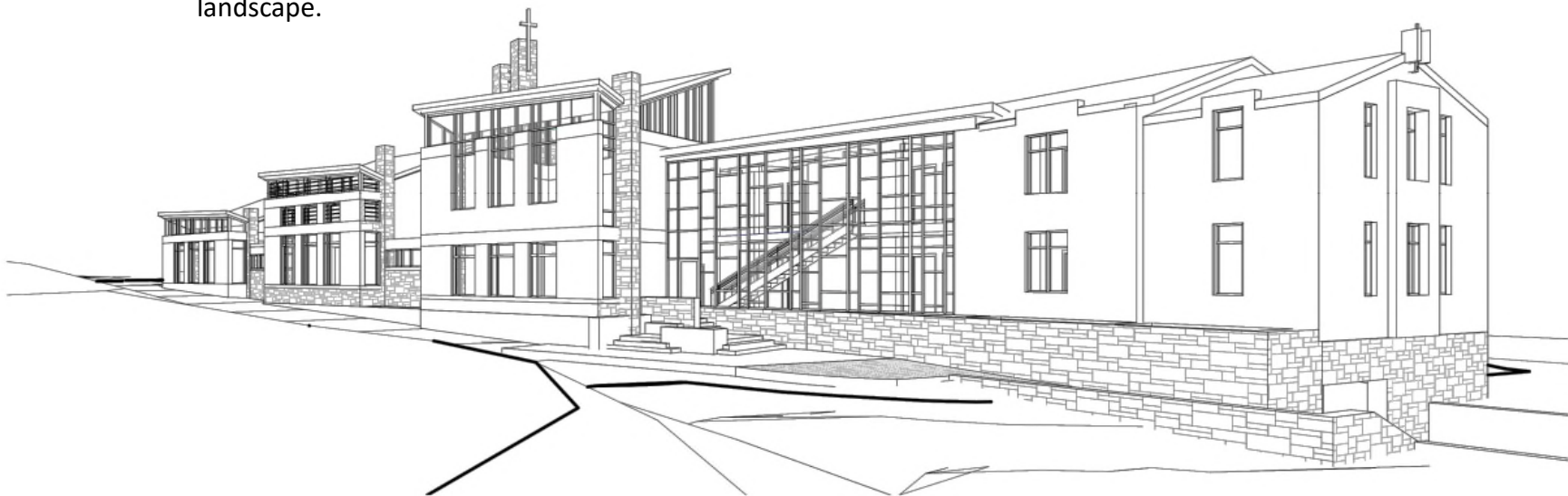
- New Residence & Mission House responds to:
  - Historical context of the landmark campus
  - Urban context of the existing townhome and street grid to the south
  - Proposed new townhome development
  - Fits within zoning development standards



- Placement is a result of extensive study of:
  - Site topography and grading
  - Providing buffering to neighbors
  - Circulation patterns across the site
  - View sheds through and from the site
  - Functional program of the Paulists
  - Maximizing tree canopy / existing trees
- Consultation on final site location with:
  - Office of Planning
  - Historic Preservation Office
  - Chancellors Row townhome neighbors
  - Building Hope
  - New townhome developers
  - Local community, via the ANC

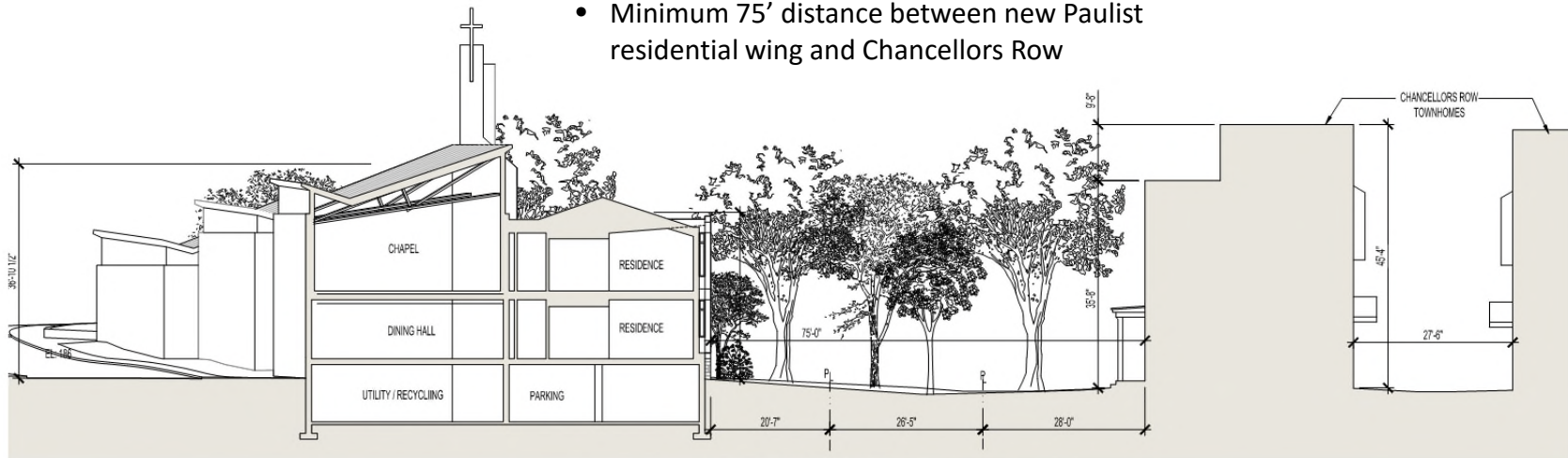
## New Paulist Building

- Effect of proposed siting & grading
  - Opens up the previously partially obscured view of St. Paul's College from 4<sup>th</sup> St. due to regrading and realignment of the entry drive.
  - Frames the view of St. Paul's College with a distinctive form while remaining deferential in scale through utilizing the grade change to diminish the height of the new building as it moves up the hill.
  - Allows building to exist within the existing landscape rather than imposing itself on landscape.
- Preserves several existing mature trees along the existing driveway to the south.
- Creates a 75' landscaped buffer between the new building and Chancellors Row in response to neighbor input; comparable to the width of street ROWs in surrounding neighborhood.
- Allows many functions to be tucked below grade, such as additional parking and support functions.



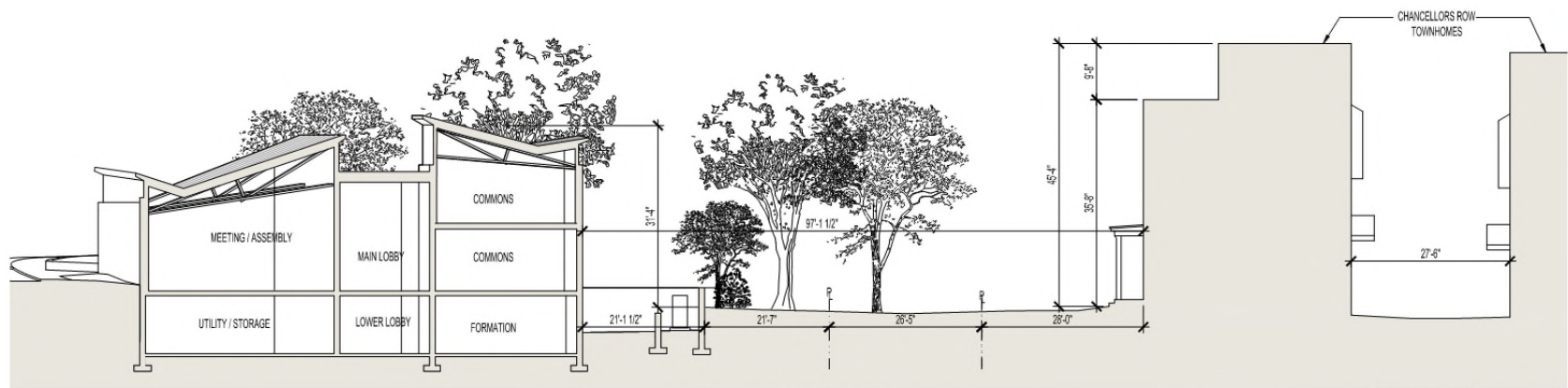
Elevations

- Minimum 75' distance between new Paulist residential wing and Chancellors Row

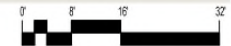


SECTION A

- Buffer retains existing trees and adds new trees



SECTION B



- 93' minimum distance between new Paulist commons and Chancellors Row
- Lower height than adjacent townhouses

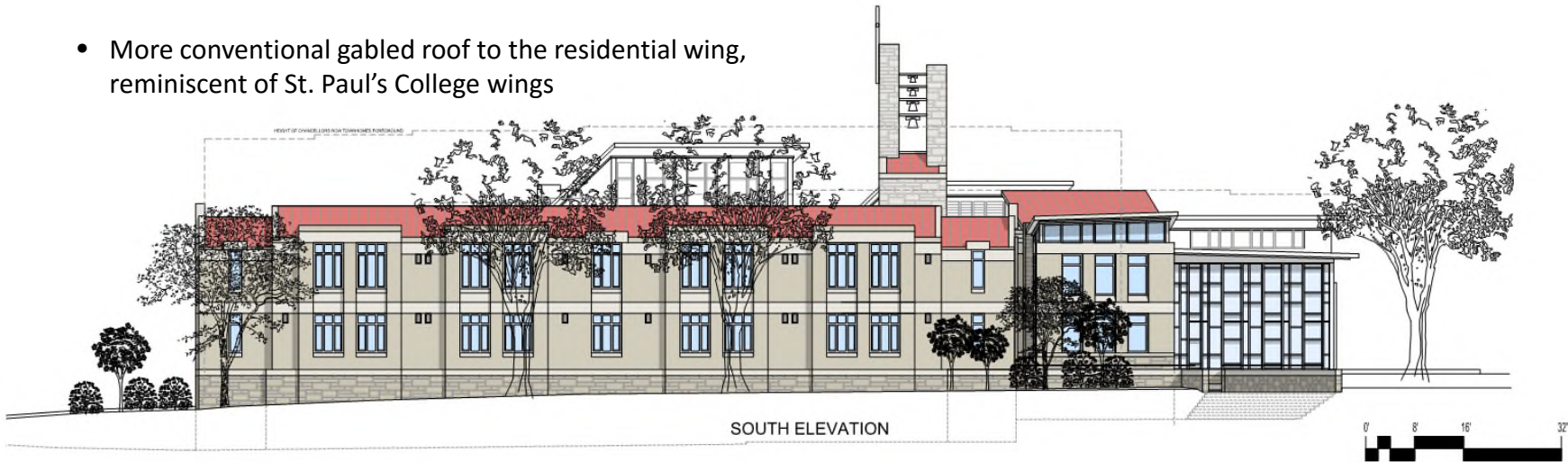
Elevations

**Aesthetic & Materiality**

- Takes its cue from St. Paul's College without attempting to replicate it in style or detail
- Distinctive butterfly trussed roofs on the public space volumes



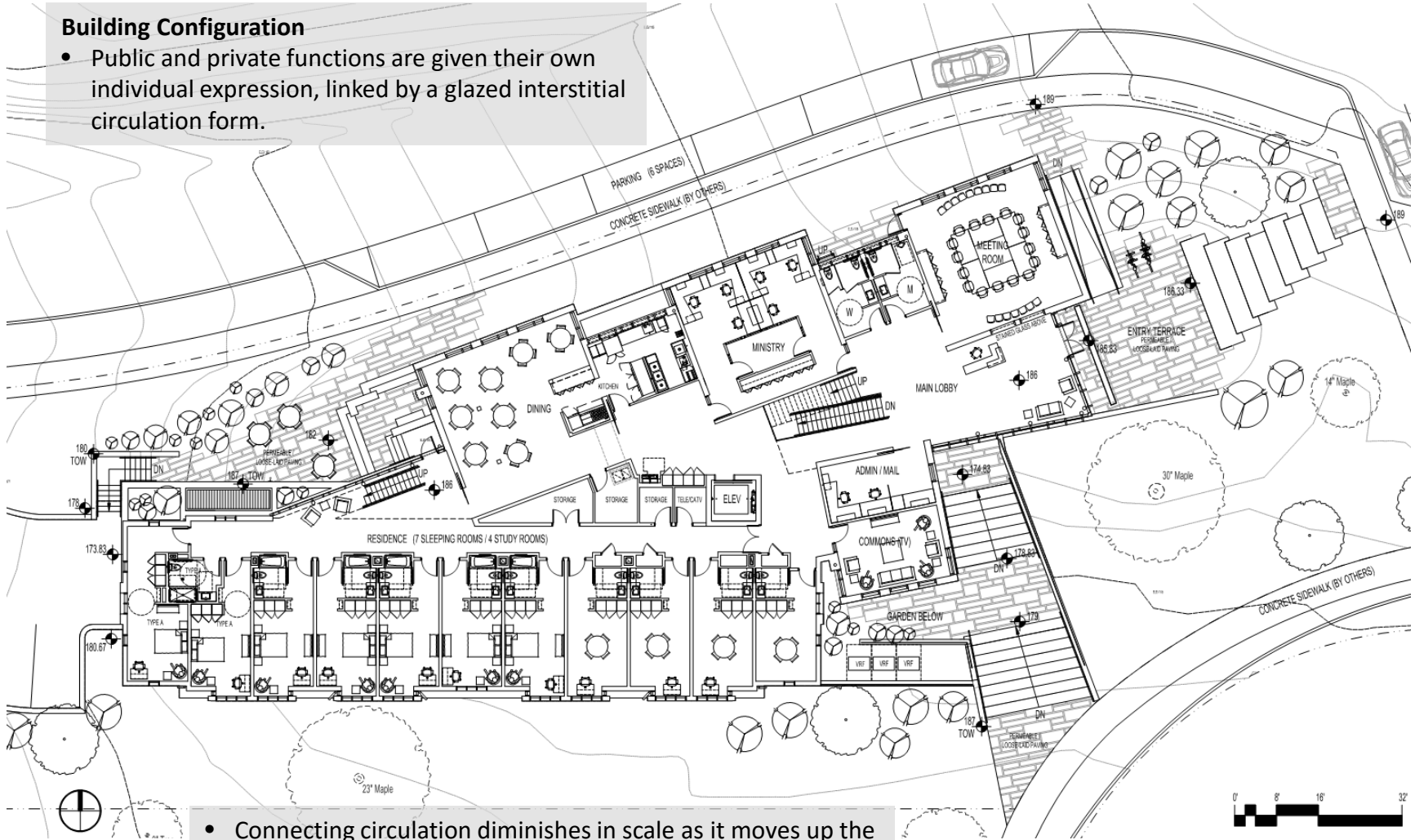
- More conventional gabled roof to the residential wing, reminiscent of St. Paul's College wings



Main Floor Plan

**Building Configuration**

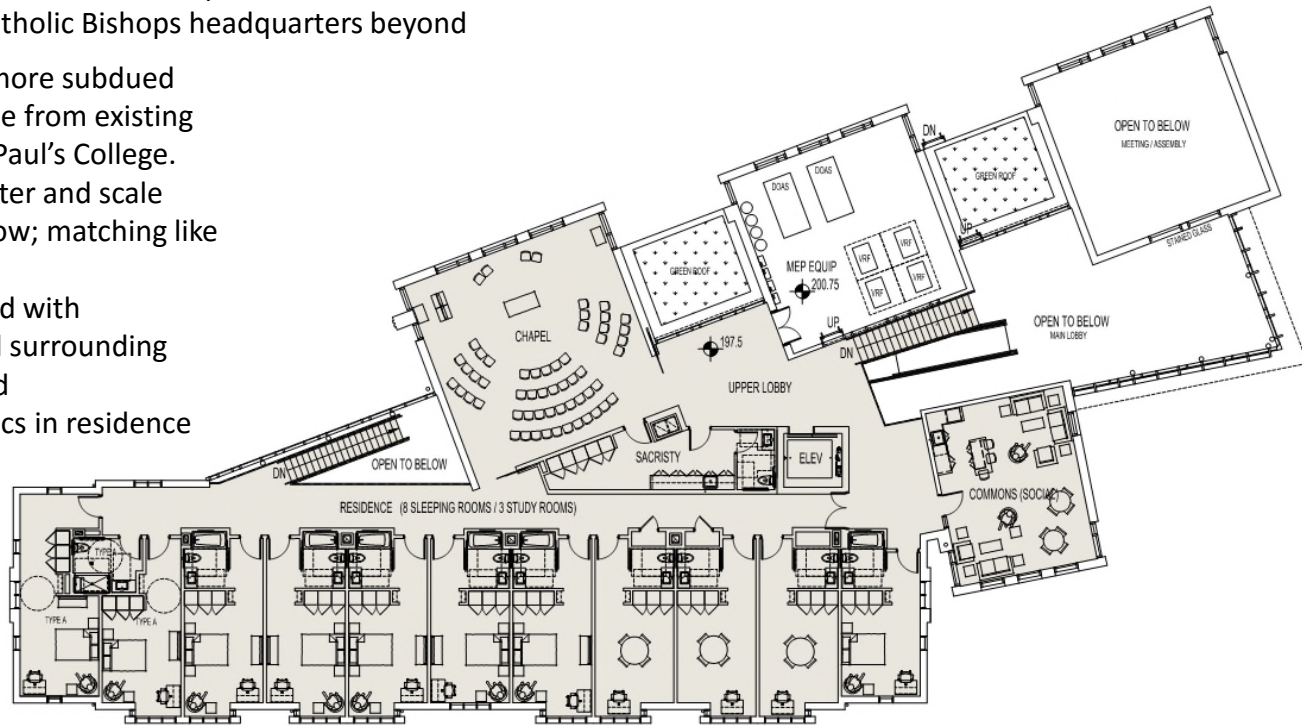
- Public and private functions are given their own individual expression, linked by a glazed interstitial circulation form.



- Connecting circulation diminishes in scale as it moves up the hill, opening up to outdoor space communicating with the historic St. Paul's College campus circle.

## Upper Floor Plan

- Public functions (chapel, meeting rooms, refectory, ministry) occupy a series of volumes aligned to the geometry of St. Paul's College and development to the north
  - Including the new townhome development across the viewshed and the Conference of Catholic Bishops headquarters beyond
- Residential wing has a more subdued expression, taking its cue from existing residential wings of St. Paul's College.
  - Residential in character and scale facing Chancellors Row; matching like use to like use
  - Geometrically aligned with Chancellors Row and surrounding residential street grid
  - Maximum of 15 clerics in residence

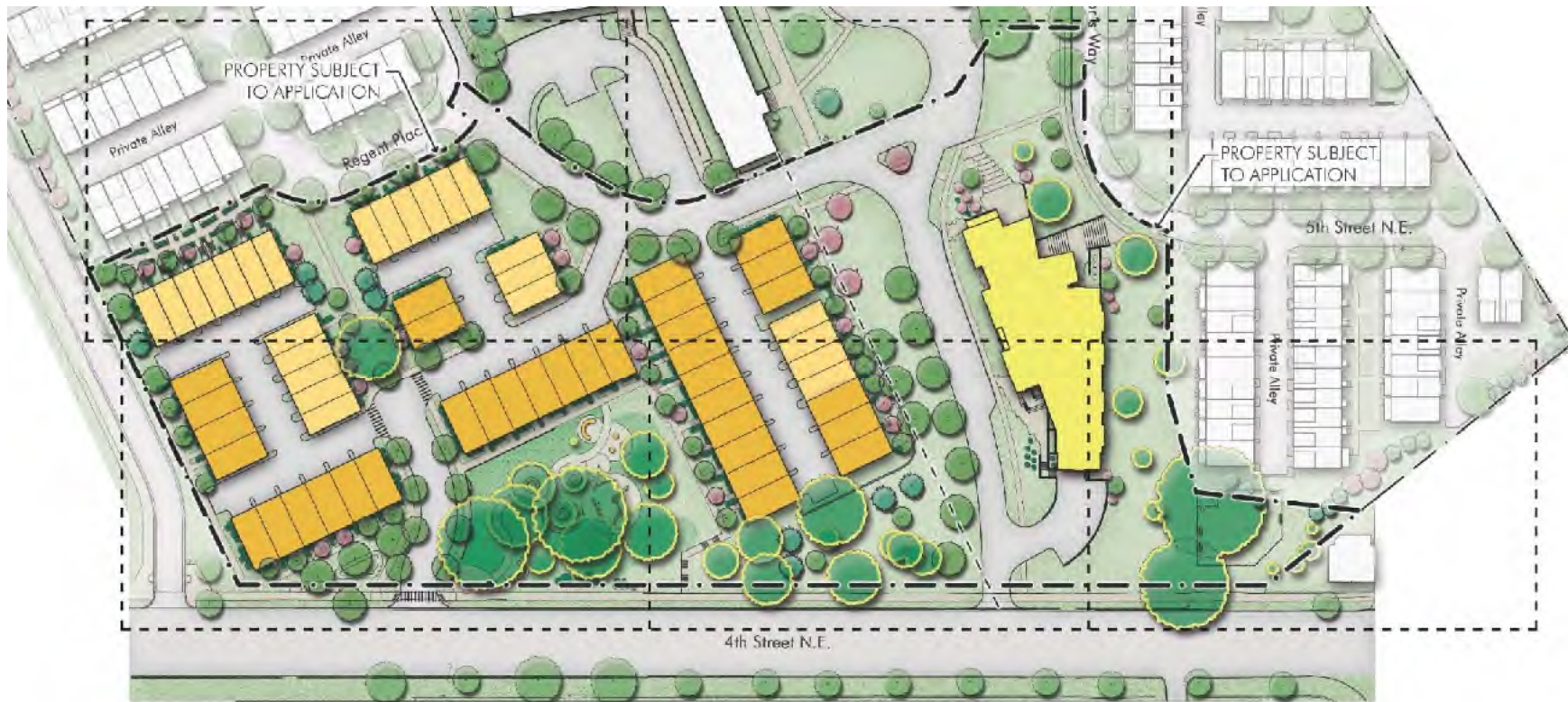


Overall Site





Application Site



PROPOSED SITE PLAN, FEBRUARY 9, 2018

- Proposed Townhomes**
- 16' townhome
  - 20' townhome
- Existing      Proposed**
- Ornamental
  - Evergreen
  - Shade tree
  - Tree Designated for Preservation

Landscaping is subject to minor deviation during final site design provided that the number of trees and total square footage of landscaped areas shall not decrease.

Plan Enlargement



- Proposed Townhomes**
- 16' townhome
  - 20' townhome
- Existing      Proposed**
- Ornamental
  - Evergreen
  - Shade tree
  - Tree Designated for Preservation



Plan Enlargement



**Proposed Townhomes**

- 16' townhome
- 20' townhome

**Existing      Proposed**

- Ornamental
- Evergreen
- Shade tree
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Plan Enlargement



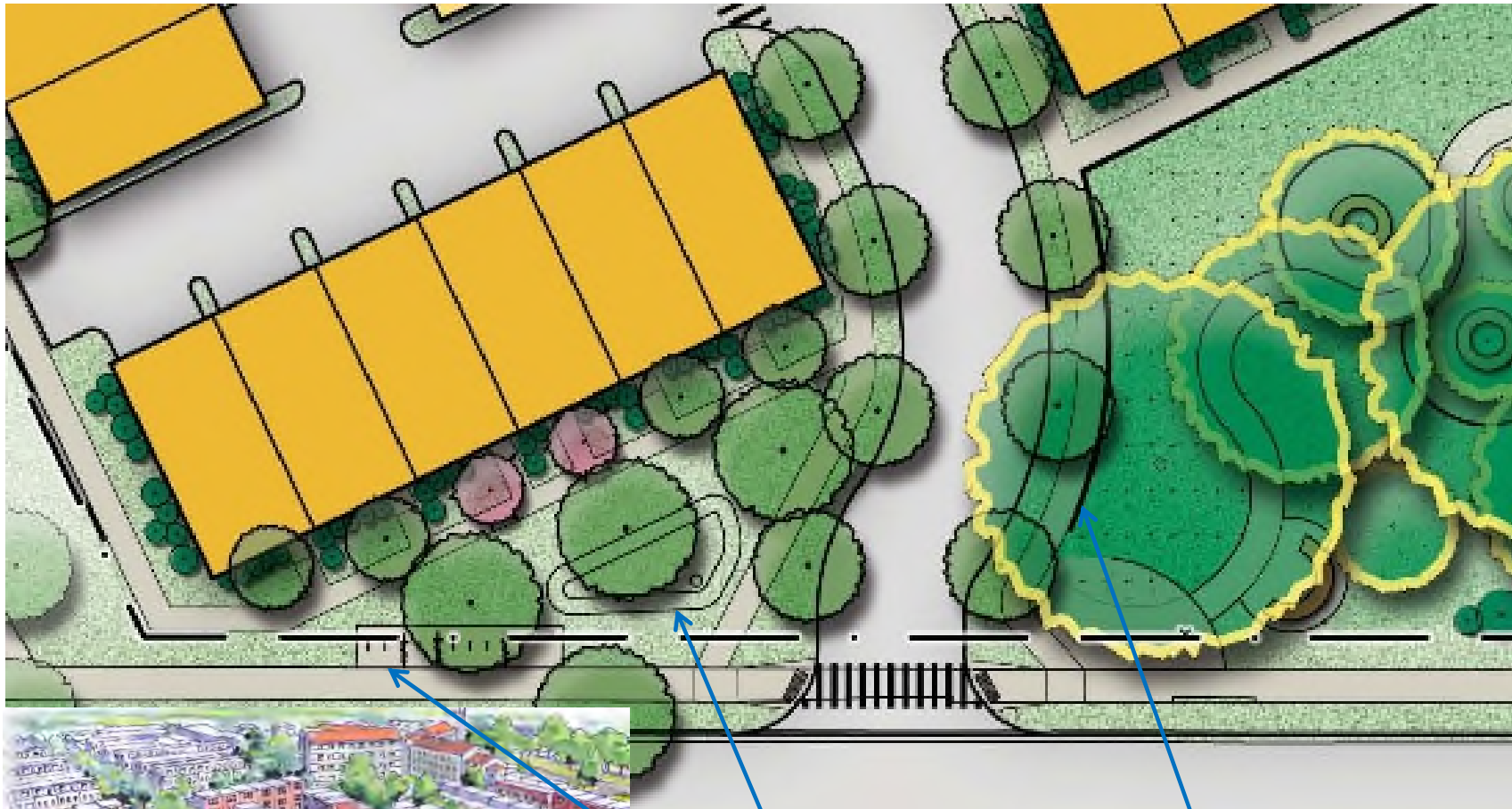
Plan Enlargement



Plan Enlargement



Corner Park – Open Space



Bioretention

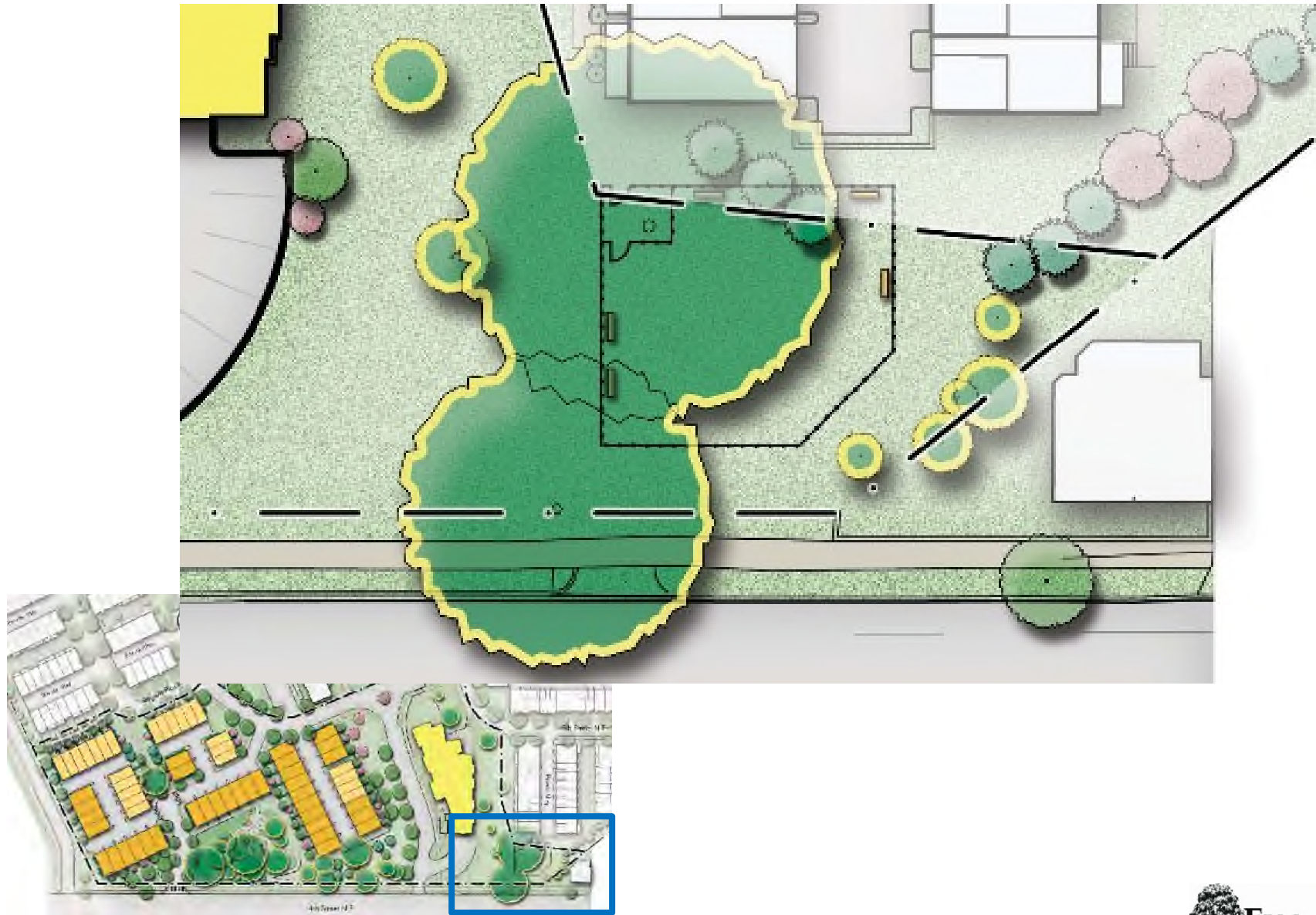
Bike Share Station

Wall to match  
Ex. Character





The Verge - Open Space



The Prospect - Open Space



Townhome Transition

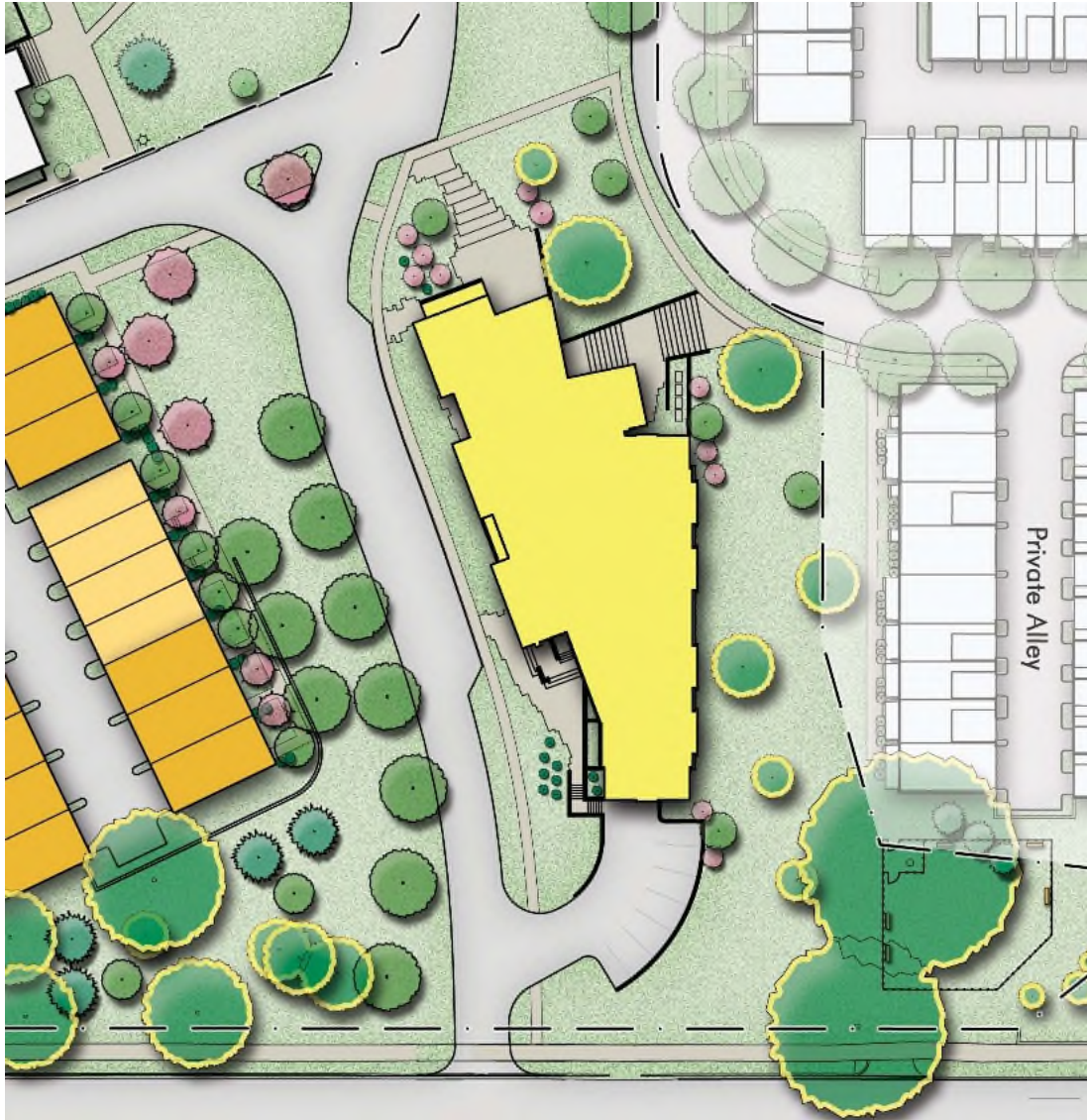


Perspective A



Perspective B

Landscape: Paulist Building



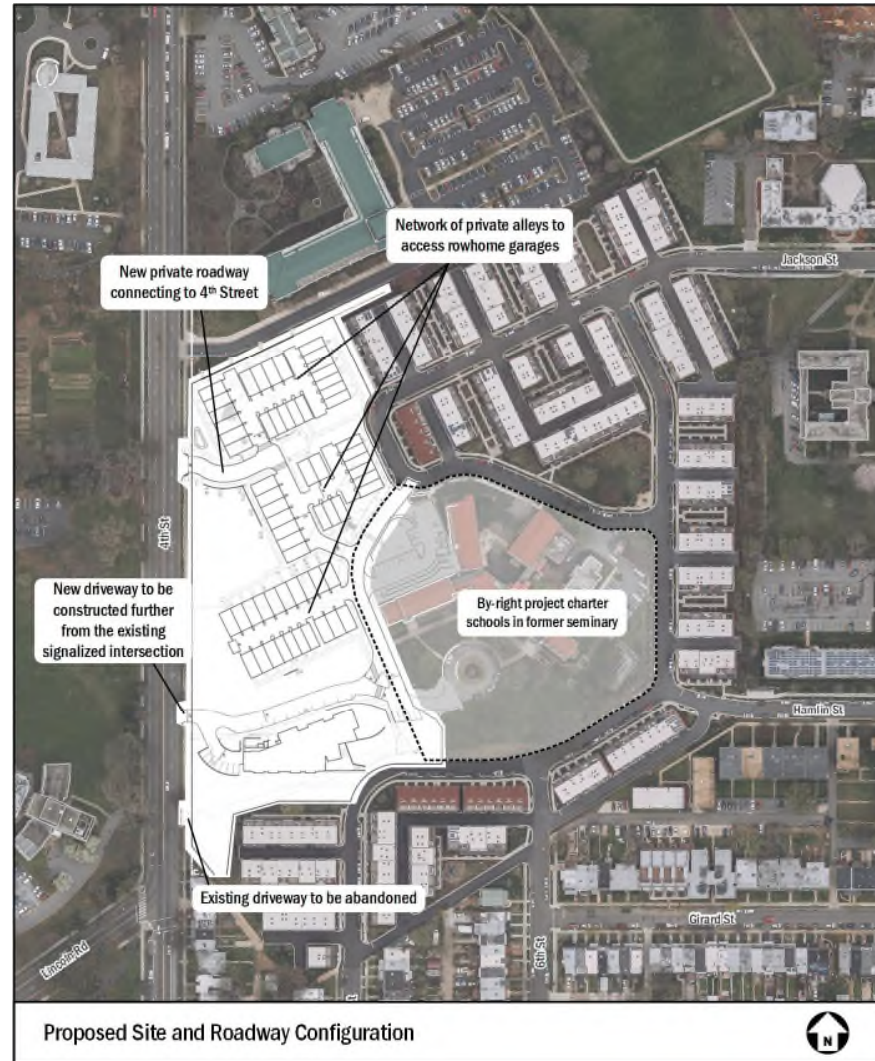
Site Location

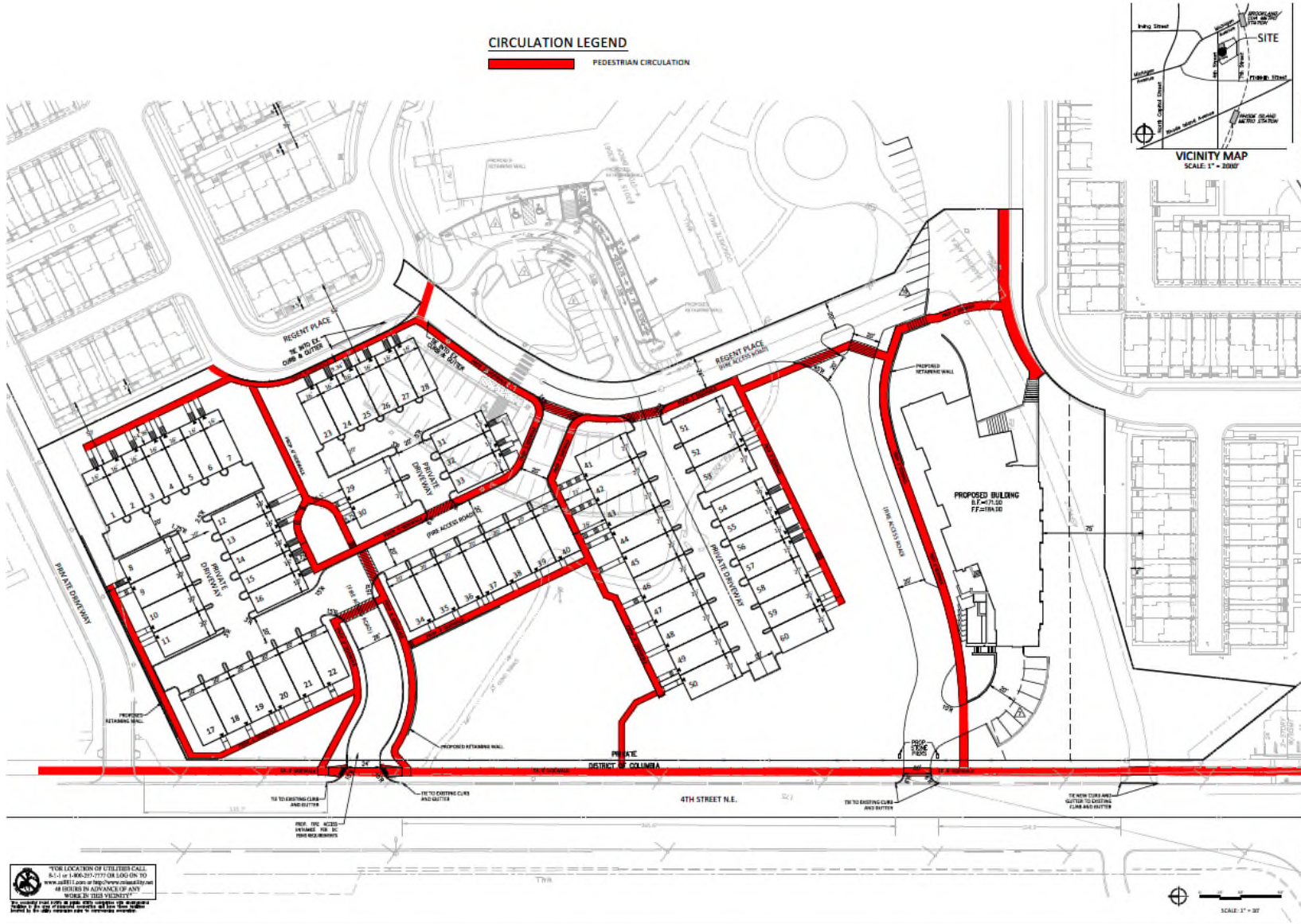
- Metrorail (Red Line)
  - Brookland-CUA Station (0.6 miles)
- Metrobus
  - 80, D8, G8, H1, H2, H3, H4
- Bicycle Facilities
  - Capital Bikeshare
  - Metropolitan Branch Trail
  - Bike Lanes along 4<sup>th</sup> Street and Monroe Street
  - Planned cycle track along 4<sup>th</sup> Street



## Site Design Overview

- 60 Townhomes and new Paulist Building
- Private Roadways
  - Proposed northern curb cut on 4<sup>th</sup> Street
  - Relocated southern curb cut on 4<sup>th</sup> Street
  - Roadway widths between 20' and 26'
  - Accommodates all anticipated vehicle types
- Circulation
  - Gate to Chancellor's Row community to remain
  - Proposed development will not have vehicular access through Chancellor's Row
- Parking
  - 1- or 2-car garages for each townhome (~95 spaces)
  - 15-18 parking spaces for the Paulist Building
  - Sufficient parking supply for the proposed uses
  - Existing school parking replaced 1:1
  - Visitor parking accommodated along 4<sup>th</sup> Street (space for ~30 vehicles along site frontage)





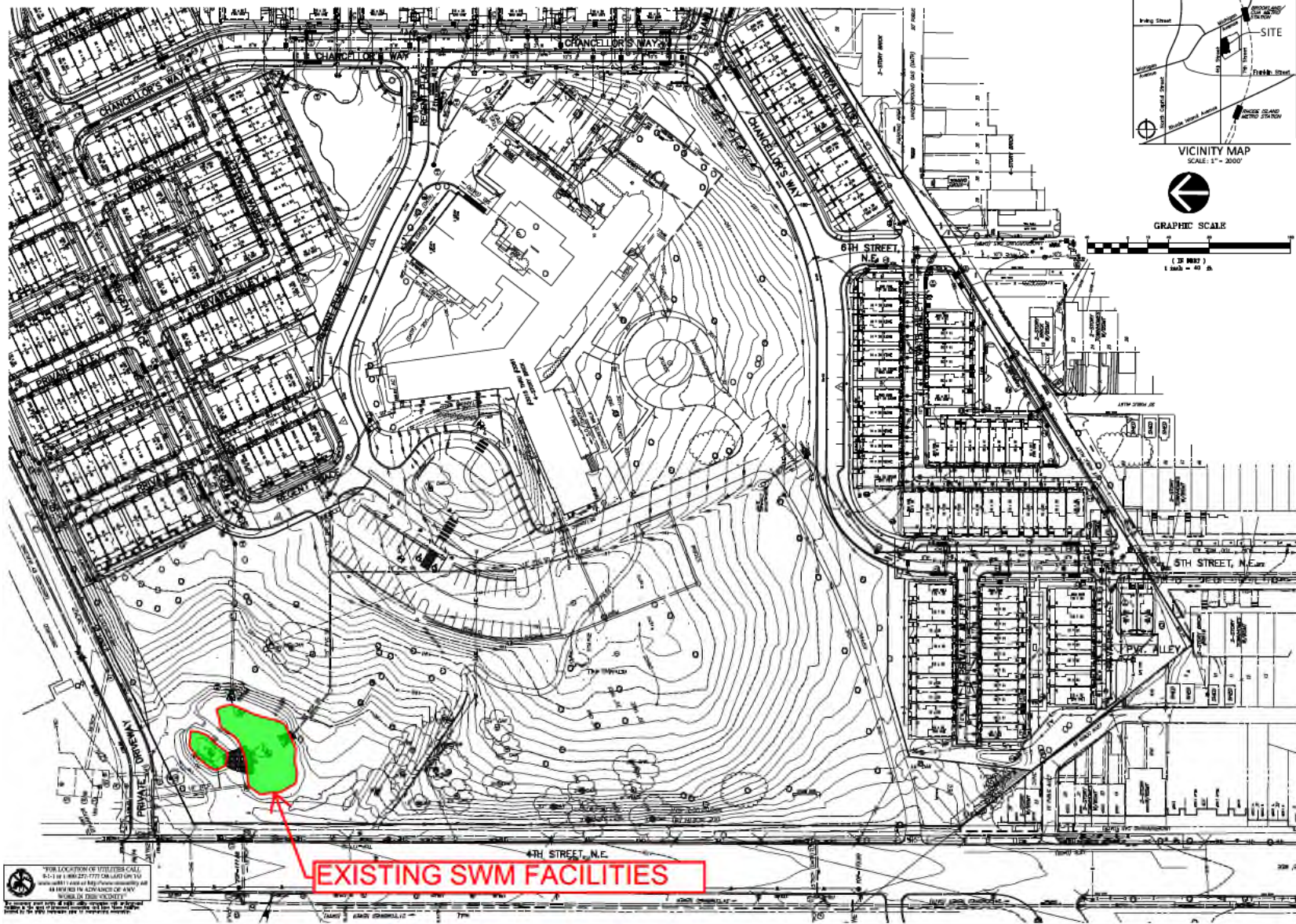
- DDOT Scoping
  - Minimal trip generation (below CTR threshold)
  - 8 intersections analyzed to evaluate site access
    - Proposed northern driveway along 4<sup>th</sup> Street
    - Relocated southern school driveway
  - Incorporated 4<sup>th</sup> Street road diet in future conditions
    - Two-way cycle track
    - Permanent parking (~30 spaces along site frontage)
- Overall Findings
  - Proposed driveway operates at acceptable conditions
  - Realigned and widening of school driveway is an improvement
  - Project will not have detrimental impact
  - TDM plan sufficient for proposed uses
    - TDM Leader
    - Contact info to DDOT/goDCgo
    - TDM Marketing Program



## DDOT Conditions and Continued Coordination

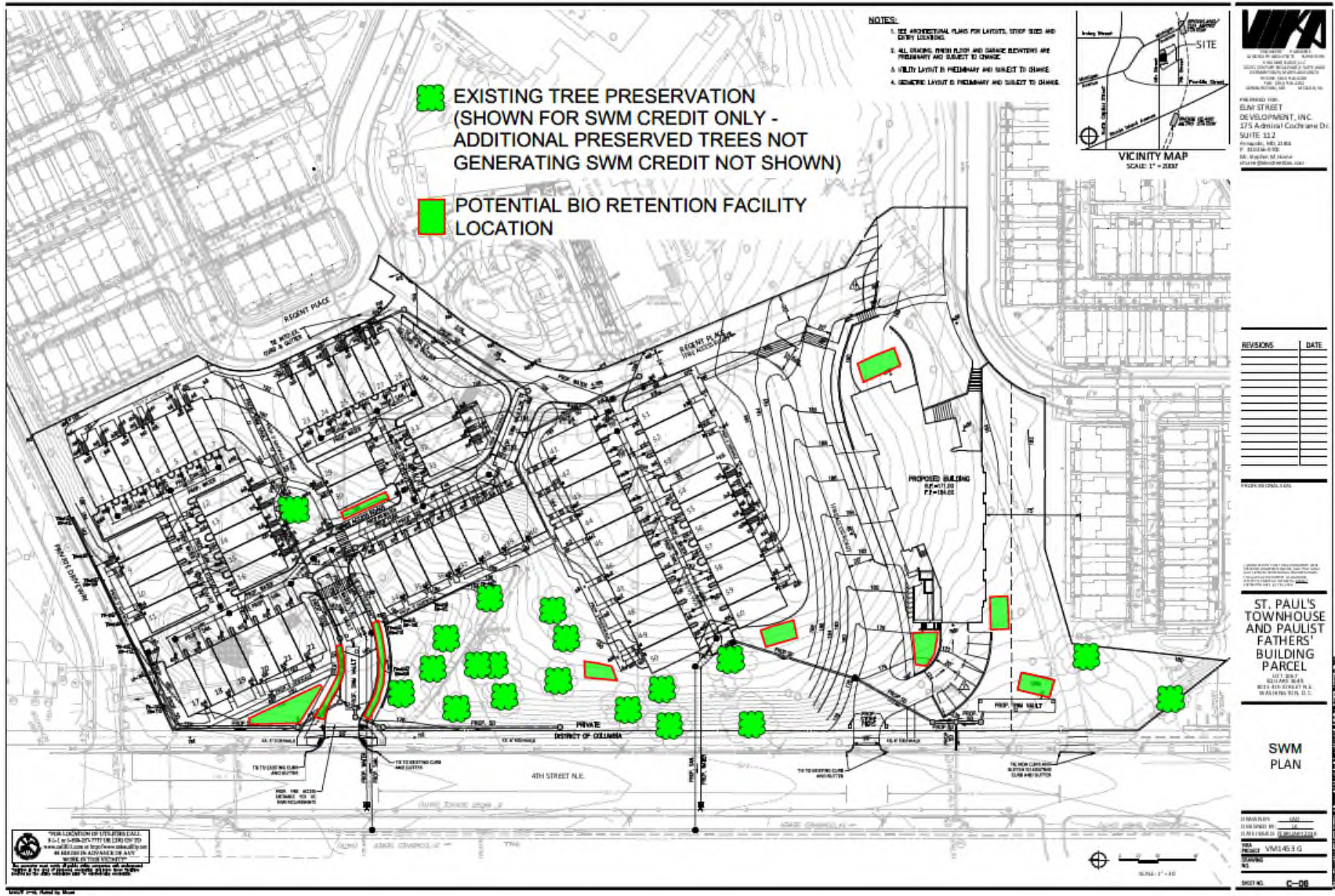
- DDOT approval with conditions
  - Design all private streets to 2017 DEM at public street connections
    - Proposed driveway narrowed (26' to 24')
    - Public Space Committee approval
  - Provide 6' sidewalks
  - Public access easements on private streets and walks
  - Sidewalk connection to 4<sup>th</sup> Street between driveways
  - Add street trees on 4<sup>th</sup> Street
  - Transportation Demand Management plan
  - 42 wide access easement with condition
- Applicant agrees to DDOT conditions (with adjustment to last bullet)
- DDOT technical correction
- Continued coordination
  - Public space elements
  - Pedestrian connectivity

Civil Engineering Plans – Existing Site







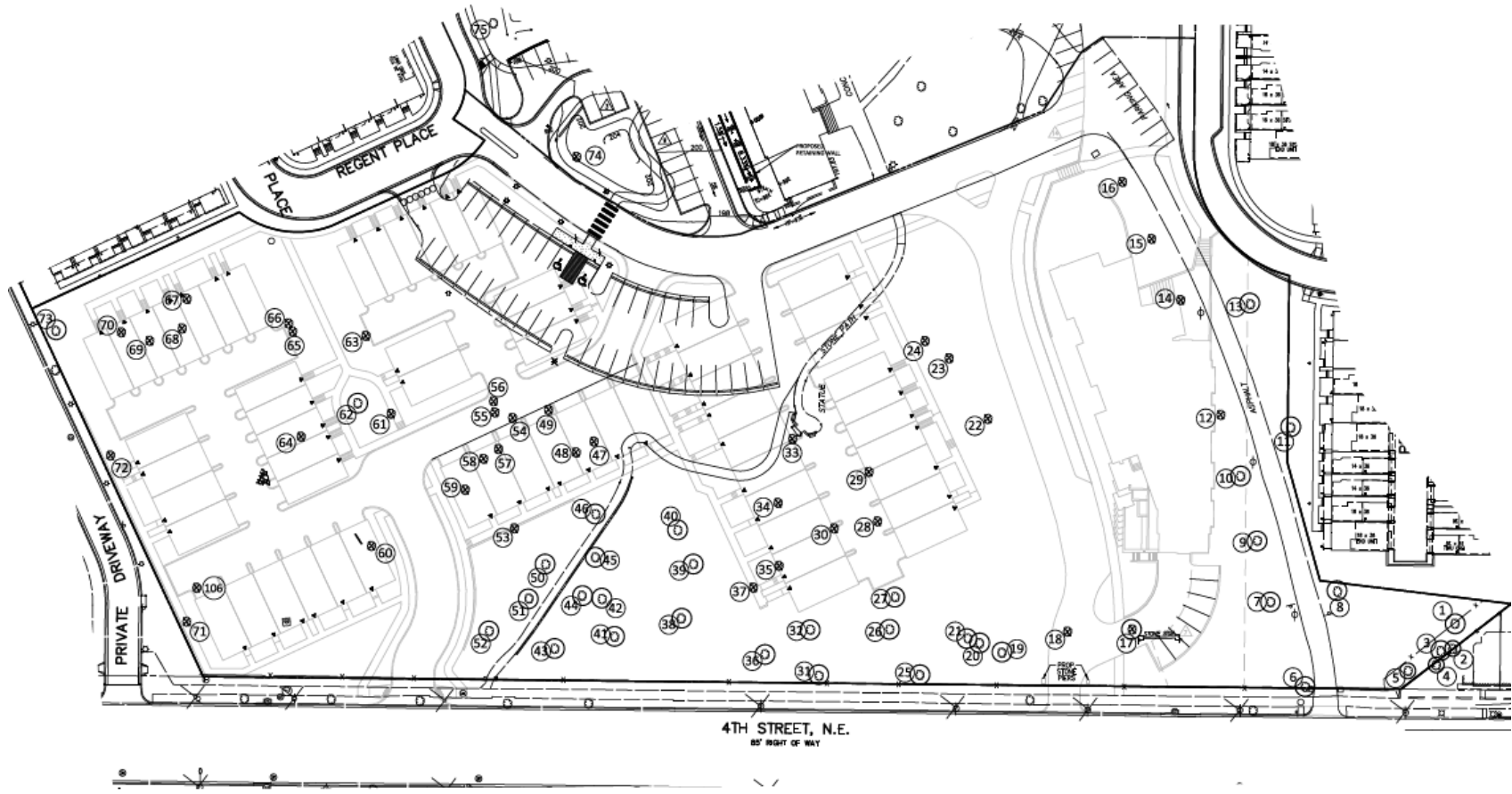




Civil Engineering Plans – Tree Preservation Plan

LEGEND

- (11) TREE NUMBER
- ⊙ EXISTING TREE
- EDGE OF PAVEMENT
- - - - - FENCE LINE
- PROPERTY LINE
- ⊗ EXISTING TREE TO BE REMOVED
- ⊕ EXISTING TREE TO BE SAVED



# Thank you

