



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

Board of Zoning Adjustment (Case #19377) – Continued Hearing  
May 23, 2018



- 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 for theoretical lots
- Working with Agencies and Community
- Historic Approval
- Introduction of Witnesses



## 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



## Board of Zoning Adjustment Requests

1. Map Showing Property Ownership
2. Description of New Paulist Building and Proposed Use
3. Site Sections with Trees
4. Final Landscape Plan
5. Tree Designation, Preservation, and Removal Information
6. Inclusionary Zoning (IZ) Unit Locations
7. Easement Information



## Office of Planning Reports

1. Overview of final landscaping plan
2. IZ unit distribution
3. Applicant is in agreement with the conditions of the prior OP report (Exhibit 89)
  - Measured line drawing elevations for all proposed rowhouse buildings that identify which rowhouses (by theoretical lot) feature penthouses
  - Final landscape plan; and
  - Easement preserving open space in perpetuity

## DDOT Reports

1. Easement Agreement satisfactory
2. Applicant is in agreement with the conditions of the prior DDOT report (Exhibit 73)

## Neighbor/School Comments in Record

1. Project compatibility with neighborhood and site
2. Prior adjacent PUD (ZC 07-27)
3. Tree preservation
4. Construction issues
5. School access and open space

## Additional Submissions

1. St. Paul's Neighbors for Thoughtful Development
2. Chancellor's Row HOA
3. United States Conference of Catholic Bishops

# Thank you

