

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jonathan Kirschenbaum, Case Manager
JKS for
 Joel Lawson, Associate Director Development Review
DATE: November 30, 2018

SUBJECT: BZA Case 19882 (1724 Kalorama Road, NW) to convert an existing commercial building into a mixed-use building with affordable housing, an art center, and offices.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Parking, Subtitle C § 703.2, pursuant to Subtitle X § 900 (10 parking spaces required; no parking spaces proposed).

II. LOCATION AND SITE DESCRIPTION

Address	1724 Kalorama Road, NW
Applicant	Jubilee Housing Inc.
Legal Description	Square 2567, Lot 90
Ward, ANC	1/1C
Zone	RC-3 – Reed-Cooke Mixed-Use
Lot Characteristics	Rectangular interior record lot measuring 100 feet by 82 feet; 8,214 sq.ft. in area. The site is bounded by Kalorama Road, NW to the north, an apartment building to the east and south, and a 10-foot public alley to the west.
Existing Development	Commercial building.
Adjacent Properties	Commercial and residential buildings.
Surrounding Neighborhood Character	The surrounding neighborhood character is mixed-use.
Proposed Development	The applicant proposes to convert an existing commercial building into a mixed-used building with affordable housing, an art center, and offices. A new fourth floor and penthouse level would be added to the existing structure. The first floor would be used for the Sitar Arts Center, floors two through four would contain 25 residential apartments, and the penthouse would be used for offices for Jubilee Housing. The applicant proposes to eliminate the parking requirement of 10 spaces.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RC-3 Zone	Regulation	Existing	Proposed	Relief
Height K § 702	50 ft. max. with IZ	40 ft.	49.5 ft.	None required
Lot Width	n/a	100 ft.	No change	None required
Lot Area	n/a	8,214 sq. ft.	No change	None required
Lot Occupancy K § 703	80% max. for residential	100% (1 st fl.); 90% (2 nd fl. & 3 rd fl.)	100% (1 st fl.); 90% (2 nd fl. & 3 rd fl.); 80% (4 th fl.)	None required
Rear Yard E § 704	15 ft. min.	0 ft (1 st fl.); 8 ft. (2 nd fl. & 3 rd fl.)	0 ft (1 st fl.); 8 ft. (2 nd fl. & 3 rd fl.); 15 ft. (4 th fl.)	None required
Residential Parking C § 701	1 per 3 dwelling units in excess of 4 units: $(25-4)/3=$ 7 spaces required	11 spaces	0 spaces	Special exception relief: 7 spaces
Daytime Care ¹ Parking C § 701	0.5 per 1,000 sq. ft.: $((6,100/1,000)*0.5 =$ 3 spaces required		0 spaces	Special exception relief: 3 spaces
Office Parking C § 701	0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft.: $((3,500-3,000)/(1,000)*0.5=$ 0 spaces required		0 spaces	None required

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle C § 703.2, Special Exceptions from Minimum Parking Number Requirements.

Subtitle C § 703.1 allows for a reduction in required parking as a special exception if the parking is “*impractical or unnecessary due to the shape or configuration of the site, a lack of demand for parking, or proximity to transit.*” Subtitle C § 703.2 requires the applicant to demonstrate that there is at least one of a list of conditions relative to the site and request. The development proposal meets several of the conditions, including:

- (a) **Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces; and**
- (f) **All or a significant proportion of dwelling units are dedicated as affordable housing units.**

The proposal would have a parking requirement of 10 parking spaces, which cannot be reasonably accommodated on-site without devoting the majority of the first floor to parking. The applicant states that according to the website Walk Score, the site has a Walk Score of

¹ The applicant states that the Zoning Administrator has determined that the Sitar Arts Center would fall under a daytime care use category.

98, which is considered a walker's paradise, a Bike Score of 89, which is considered very bikeable, and a Transit Score of 79, which is considered excellent transit (Exhibit 11).

The applicant would provide 14 long-term bicycle spaces (10 required) and 6 short-term bicycle spaces (2 required), and the site is located within ¼ mile of five Capital Bikeshare stations. Two employees of Jubilee Housing and one employee of the Sitar Arts Center are anticipated to bike to work (Exhibit 29A).

The applicant states that the site is near major Metrobus lines, including the 90, 96, X3, S1, S2, S4, S9, 42, 43, H1, and L2 lines. Five employees of Jubilee Housing and eight employees of the Sitar Arts Center are anticipated to take mass transportation to work. The applicant states that approximately 1/3 of the visitors to the Sitar Arts Center would take mass transportation to the site.

Twelve Jubilee Housing employees and eight Sitar Arts Center employees are anticipated to drive to work (Exhibit 29A). To mitigate the impact of employees driving to work, Jubilee Housing would retain eight parking spaces at 1640 Columbia Road, NW, and would have two additional parking spaces at the Maycroft Building at the intersection 15th Street and Columbia Road, NW. Sitar will retain the eight parking spaces at their adjacent location. The applicant states that 1/3 of Sitar visitors would drive, but that most drivers are likely to only drop-off and pick-up children and would not park.

The proposed housing units would be affordable at or below 30 percent of MFI and 60 percent MFI. Residents of affordable housing units do not usually have a high rate of car ownership. According to the TDM plan, about eight percent of residents living in other Jubilee Housing properties own cars. Therefore, the applicant states that two residents at the subject site could potentially own a car. The site is also adjacent to a large grocery store, and near the 18th Street, NW and Columbia Road, NW commercial shopping corridors, which would reduce the need to own a car to access neighborhood shopping.

The applicant also proposes numerous TDM strategies to reduce the need to drive to the site. Below are some of the strategies for Jubilee Housing employees:

- Provide shower and changing facilities in the penthouse office space;
- Provide at least one long-term bicycle parking space;
- Provide a transit subsidy of \$100 per month to use for Metro; and
- Provide a reduced Capital Bikeshare membership of \$10 per year.

Below are some of the strategies for Jubilee Housing residents:

- Provide an electronic screen in the common spaces that would display real-time public transportation information;
- Provide nine long-term bicycle parking spaces; and
- Provide a reduced Capital Bikeshare membership of \$10 per year.

Below are some of the strategies for the Sitar Arts Center employees:

- Provide shower and changing facilities on the ground floor;
- Provide six short-term bicycle parking spaces in front of the building;
- Provide four long-term bicycle parking spaces; and

- Provide a transit subsidy of \$50 per month.

703.3 Any reduction in the required number of parking spaces shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.

The applicant is requesting full relief from the parking requirement of 10 parking spaces, and has provided sufficient justification for this level of relief.

703.4 Any request for a reduction in the minimum required parking shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment's approval.

The applicant submitted a TDM plan to the record (Exhibit 29A). The TDM plan was still under review by DDOT at the time this report was filed to the record.

V. COMMENTS OF OTHER DISTRICT AGENCIES

The TDM plan was still under review by DDOT at the time this report was filed to the record. As of the date of this report, no comments from other District agencies have been provided to the record.

VI. COMMUNITY COMMENTS TO DATE

No comments from the ANC had been submitted to the record at the time this report was drafted.

Location Map:



CPID0029427