

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: November 27, 2019

SUBJECT: BZA Case 20158 - Special Exception to construct an apartment house in the RA-1 Zone at 3311-3329 at 14th PL, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

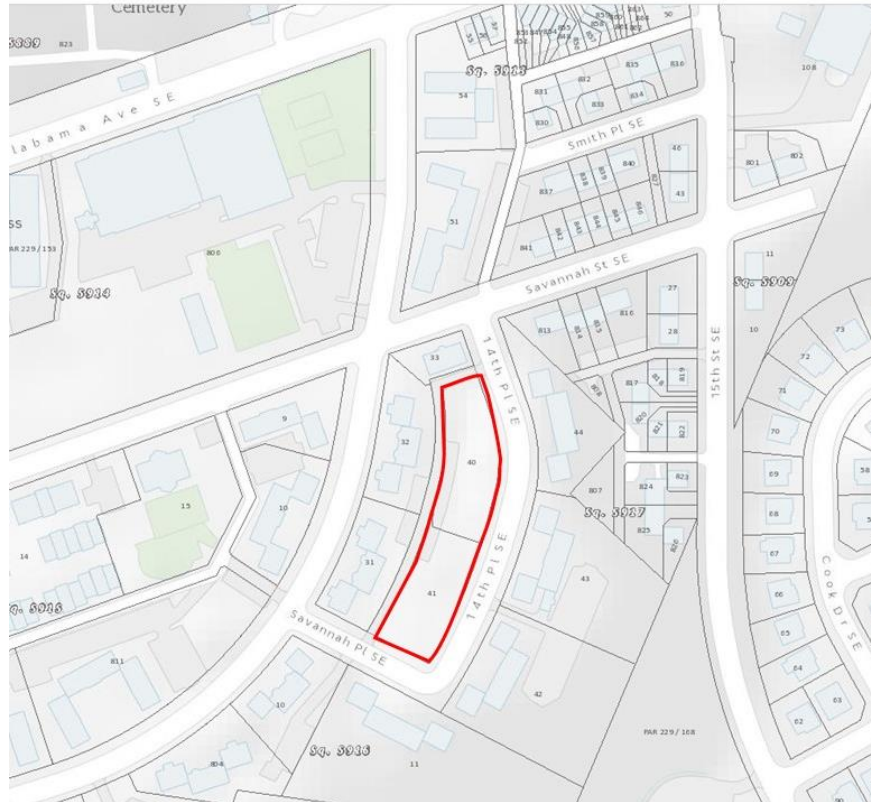
The Office of Planning (OP) recommends **approval** of the following special exception:

- Apartment Building, Subtitle U § 421.1 pursuant to Subtitle X § 900.

II. LOCATION AND SITE DESCRIPTION

Address	3311-3329 at 14 th PL, S.E.
Applicant	Holland and Knight on behalf of SE Washington Development Associates II LP
Legal Description	Square 5917, Lots 40-41
Ward, ANC	8/ANC 8E04
Zone	RA-1: permits low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.
Lot Characteristics	The site is composed of two generally rectangular-shaped curved lots with a 16-ft alley in the rear. The lots are currently undeveloped.
Existing Development	The site is currently vacant.
Adjacent Properties	There are no adjacent properties. The site is surrounded by Savannah ST SE, 14 th PL SE, and a public alley.
Surrounding Neighborhood Character	The neighborhood consists predominantly of multifamily buildings.
Proposed Development	The proposal is for a new three-story affordable apartment building for seniors. The building would have 56-68 all affordable units. Required parking would be provided on site on a rear surface parking lot.

III. LOCATION MAP



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone- RA-1	Regulation	Existing	Proposed	Relief
Height F § 303.1	40 ft. max.	N/A	36 ft. 10 in.	None Required
Lot Area	N/A	38,778 sf	38,778 sf	None Required
Floor Area Ratio F § 302	0.9 max.; 1.08 (IZ)	N/A	0.9-1.08	None Required
Lot Occupancy F § 304	40 % max.	N/A	30.5-36.8%	None Required
Rear Yard F § 305	20 ft. min.	N/A	20 ft.	None Required
Side Yard F § 306	12 ft. min.	N/A	24 ft. 6in	None Required
Green Area Ratio F § 307	0.4 sq.ft. min.	N/A	0.4 sq.ft.	None Required
Vehicle Parking C § 702.1	6 spaces	N/A	6 spaces	None Required
New Residential Development U § 421.1	Special Exception Review	Vacant	56-68 senior affordable housing building	Special Exception

V. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle U § 421

421 NEW RESIDENTIAL DEVELOPMENTS (RA-1 and RA-6)

421.1 In the RA-1 and RA-6 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.

421.2 The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:

(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and

According to the District's public schools (DCPS) website and 2017 data the area's schools and their utilization rates are as follows:

- Malcolm X Elementary School- 47%
- Johnson Middle School- 35%
- Ballou High School- 92%

In this case, the proposal is for a senior housing building so it should have minimal impact on the local student population.

(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.

The application was forwarded to the Department of Recreation and to the District Department of Transportation (DDOT) for comments (Exhibits 16, 20). DDOT submitted their comments to the record separately (Exhibit 32). Their comments address the transportation impacts of the project. There is adequate recreation in the area. The site is approximately 0.2 miles away from the Malcom X Recreation Center and Oxon Run Park. Some communal open space and a walkway are proposed on the site, for use by the residents, as well as terraces at the third-floor level.

421.3 The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.

Site Plan

The siting and scale of the proposed building would provide the required side yards and rear yard, ensuring sufficient light and air to and through the development. There are no directly adjacent properties, minimizing potential impacts on neighbors. Trash would be collected inside the building.

The Applicant discussed the proposed plans with OP's Design Division staff and incorporated a

recommendation to shift the building to the north side to provide more vegetation along Savannah St. SE. The revised plans (Exhibit 31) also show that the massing of the building would be broken up to better reflect the curvature of the site, in response to OP comments.

Site Access and Parking

The building would have pedestrian access to its side entrance on the south side and its main entry on 14th ST SE. Vehicular access would be from the 16-ft public alley in the rear. Deliveries, loading, and the required 6 on-site vehicle parking spaces would also be from the alley. Bicycle racks would be in the front of the site near the open space area.

The site is within a quarter mile of the Congress Heights Metro station.

Recreation

The project includes a trellis and a large open space area on the north end of the site with a walking path surrounding it. The plans show that removeable chairs would be located under the trellis. The building would also have roof terrace areas for residents.

Design

The Applicant revised their design to address OP's request for the building to have a more residential appearance. A two-toned brick scheme in the front, shutters, and a more refined entry were used to improve the residential appearance of the building. The color of the building material would be similar to others in the immediate area. The materials palette is highlighted on the Architectural Plans Page A0600 (Exhibit 32) and show a brick and painted lap siding.

Landscaping

The Applicant revised their plans in response to OP's request for increased landscaping on the site. The site's landscaping would include raised plantings and flower beds along the building's facade. Shade trees and plantings would be used to screen the transformer, parking and loading areas. Shade trees would also be used to enhance the open space area on the north end of the site and a planting hedge would border the front and sides of the site. The site's landscaping would also be enhanced by the trellis and walking path in the open space area.

421.4 In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.

The required plans of this provision are included in the record as Exhibits 31A1 and 31A2.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT's comments were submitted separately to the record (Exhibit 32).

VII. COMMUNITY COMMENTS

As of the writing of this report, no community comments had been filed to the record.
As of the writing of this report, no report from ANC 8E had been filed to the record.