

## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission  
**FROM:** <sup>JLS</sup> Jennifer Steingasser, Deputy Director  
Historic Preservation and Development Review  
**DATE:** January 30, 2015  
**SUBJECT:** ZC 14-07 – Setdown Report to modify a Consolidated Planned Unit Development and Related Zoning Map Amendment to include a First Stage PUD

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### **I. RECOMMENDATION**

OP recommends the proposed modified Consolidated and First Stage PUD and Zoning Map Amendment be set down for public hearing, as it conforms to the Comprehensive Plan's objectives for the area and to the Generalized Land Use and Policy Maps, and would contribute to the redevelopment of the Florida Avenue Market Area. OP will continue to work with the applicant to ensure that the following are submitted prior to a public hearing:

1. More refined and detailed elevations, roof plan, and other renderings as may be identified by the Zoning Commission;
2. Information concerning an above-grade building connection between the north and south buildings;
3. Details regarding the temporary park, including landscape and hardscape materials and programming;
4. Confirmation of the measuring points for each building;
5. Revised zoning tabulations, including FAR, height, parking, loading and number of residential units; and
6. Additional outstanding information requested by the Zoning Commission at the setdown meeting of June 27, 2014 and by OP in the previous setdown report for this case, dated June 20, 2014.

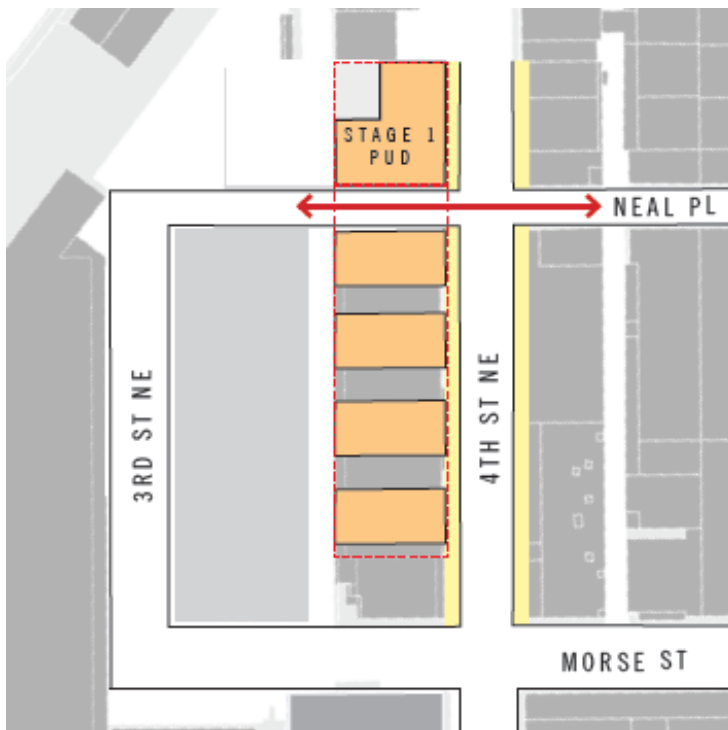
### **II. BACKGROUND**

At its June 27, 2014 public meeting, the Zoning Commission set down a consolidated PUD for the subject property, which did not include the Neal Place extension or the parcel located north of the proposed development. In the setdown report, OP indicated that it would continue to work with the applicant to obtain additional information about the project, including circulation maps, details about affordable housing, the contracting goals for small, local businesses, a parking management plan, details concerning the curbsless street and streetscape improvements, and an updated benefits and amenities plan. The applicant continues to work to provide this information, which will be analyzed by OP prior to the March 26, 2015 public hearing.

Since the project was set down, OP has continued to work with the applicant to implement the Florida Avenue Market Small Area Plan, which stresses the importance of multi-modal connectivity throughout the Market area. The western portion of the Market area in particular is envisioned as the tallest and densest portion of the area, and is currently accessible at only one point. In response to District Agencies, the ANC and community, the applicant has agreed to extend Neal Place, providing an additional access point to the western area of the Market. The inclusion of this connection has resulted in modifications to the PUD previously presented to the Zoning Commission

### III. MODIFIED PROPOSAL

1250 4<sup>th</sup> St. Edens LLC (the “Applicant”) has submitted an amendment to the originally filed Consolidated Planned Unit Development (PUD) and zoning map amendment, which was set down by



the Zoning Commission on June 27, 2014. The revised request now includes a First Stage PUD component that encompasses the property north of the original site. The amendment is necessary to accommodate the extension of Neal Place through the development site, effectively connecting the west portion of Florida Avenue Market to the east side. The Consolidated PUD proposes the construction of a new mixed-use building at the intersection of Morse Street and 4<sup>th</sup> Street, N.E., located in Square 3587, Parcels 1290095 and 1290096. The First Stage PUD proposes the extension of the development to the parcel located north of that site, on Parcel 0129007 in the same Square.

The maximum FAR would be the same as that for the Consolidated PUD to the south, which is 8.0. The parking garage of the Consolidated PUD would connect below grade, beneath Neal Place, to the First Stage PUD site, creating a larger garage that will serve both sites and provide greater circulation.

The First Stage PUD would be a 110 foot high mixed-use development, with ground floor retail and 11 stories of residential. The

The applicant has indicated that a meaningful connection above grade may be provided between the north and south parcels, allowing for additional height that would be added to the ground floor retail spaces on the south parcel. While the ground floor height would be increased by one foot, two inches in the south building, the ground floor height in the north building would be reduced by approximately four feet. The applicant continues to explore this option, and will provide additional information as to how the meaningful connection will appear and function prior to the March 26, 2015 public hearing. The applicant should also provide spot elevations that clearly illustrate the slope of the topography.



The extension of Neal Place is a significant revision to the plans, and realizes the intent of the Florida Avenue Market Small Area Plan to create a well-connected, multi-modal environment. Neal Place is essential for the provision of access to the west side of the Market area, which has the greatest capacity for density. Currently, there is no certainty as to when the west portion of the Market will be developed, as there have not been any formal requests submitted up to this point. While the applicant realizes the need for Neal Place and is agreeable to providing the right-of-way, they have requested to use the property in the interim as a park, until such time it is needed to be improved as a street to provide access. Further details concerning the interim use are needed, including landscape and hardscape materials and programming for the space. In addition, there should be greater certainty regarding the trigger for improving the right-of-way. OP will continue to work with the applicant to obtain additional details concerning the interim park.

#### **IV. PUD SUMMARY**

Specifically, the Consolidated PUD consists of:

1. A new eleven story mixed use building with ground floor retail and 10 stories of residential;
2. A proposed height of 110 feet and proposed FAR of 8.0;
3. 420 to 520 residential units with 29,472 square feet devoted to affordable housing;
4. Reuse of the existing warehouse on the site, which will provide 39,600 square feet of retail; and
5. Approximately 400-550 parking spaces on four or five below grade levels and a loading area accessible from the service alley located along the west property line.

The First Stage PUD consists of:

1. A new eleven story mixed use building with ground floor retail and 10 stories of residential;
2. A proposed height of 110 feet and proposed FAR of 8.0;
3. 130 to 160 residential units with 43,008 square feet devoted to affordable housing;
4. Approximately 8,000 to 12,000 square feet of ground floor retail space;
5. Below-grade parking will be connected to and accessed through the below-grade parking proposed to the south; and
6. The extension of Neal Place through the site and connecting to the future 3<sup>rd</sup> Street to the west.

In addition to the Consolidated and First Stage PUD-related map amendment from C-M-1 to C-3-C, the Applicant seeks flexibility in the following areas:

1. Rooftop Structures (§ 411.11);
2. Rear Yard (§ 774.1);
3. Open and Closed Courts (§ 776); and
4. Loading (§ 2201.1)

The proposed density and height would be consistent with those identified in the Florida Avenue Market Small Area Plan, and with the approved Gateway Market and Residences PUD located at 340 Florida Avenue, N.E.



## V. ZONING

The site is currently zoned C-M-1. The purpose of the C-M-1 zone is “to provide sites for heavy commercial and light manufacturing activities employing large numbers of people and requiring some heavy machinery...” (§800.1). Furthermore, C-M zones characteristically have “heavy truck traffic and loading and unloading operations...” (§800.2). The existing C-M zone does not allow for residential development and limits height to 40 feet as a matter-of-right and 60 feet through a PUD, so is considered not consistent with current Comprehensive Plan direction.

The Applicant is requesting a PUD-related map amendment to change the zoning to C-3-C. C-3-C is considered a high-density mixed-use zone, and is not inconsistent with the Comprehensive Plan. Project parameters as provided with the application, are listed below, and includes the Consolidated and First Stage PUD.

Item	C-M-1 MOR	C-3-C MOR	C-3-C PUD Required	C-3-C PUD Proposed	Relief
Minimum lot area	N/A	N/A	15,000 sf	51,000 sf – South 16,200 sf – North	Conforming
FAR	3.0	6.5	8.0	5.68 – South 2.32 – North 8.0 - Total	Conforming
Height	40’	90’	110’ maximum	110’	Conforming
Number of Units			N/A	550-680	Conforming
Square Footage	153,000 sf	331,500 sf	408,000 sf	537,600 sf residential-496,558 sf commercial-41,042 sf	Conforming
Affordable Housing			N/A	39,724 sf	Conforming
Parking		retail: 1/750 sf residential: 1/4 units	55 retail 138-170 residential 193-225 total	250-310 retail 200-260 residential 450-570 total	Conforming
Bike Parking			N/A	142-175 spaces	Conforming
Rooftop Structures		1 per core 18’-6” height 1:1 setback	1 per core 18’-6” height 1:1 setback	1 per core (2 total) 18’-6” max (variable height) 1:1 setback (variable)	<b>Requested</b> (for variable heights)
Lot Occupancy		100%	100%	100%	Conforming
Rear Yard	2.5”/ft. 12 ft. min.	2.5”/ft. 12 ft. min.	23 ft.	0 ft.	<b>Requested</b>
Closed Court		residential: 2(width <sup>2</sup> ) (350 sf min.)	CC-1: 1729 sf CC-2: 1394 sf CC-3: 1394 sf	CC-1: 1040 sf CC-2: 400 sf CC-3: 400 sf	<b>Requested</b>
Open Court		residential: 4”/ft. (15 ft. min.)	OC-1: 26.4 ft. OC-2: 29.4 ft. OC-3: 26.4 ft. OC-4: 26.4 ft. OC-5: 26.4 ft.	OC-1: 40 ft. OC-2: 40 ft. OC-3: 40 ft. OC-4: 13 ft. OC-5: 17 ft.	<b>Requested</b>



Loading	Residential: 1-55 ft berth 1-20 ft space 1-200 sf platform  Retail: 1-30 ft berth 1-100 sf platform		Residential: 1-55 ft berth 1-20 ft space 1-200 sf platform  Grocery: 1-30 ft berth 1-100 sf platform  Retail: 1-30 ft berth 1-100 sf platform	Residential: 2-30 ft berths – South 1-30 ft berth - North 1-200 sf platform – North & South  Retail: 2-30 ft berths – South 1-30 ft berth - North 1-100 sf platform – North & South	<b>Requested</b>
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#### IV. CONCLUSION

As indicated in the Setdown Report dated June 20, 2014, the proposed Consolidated PUD is not inconsistent with the elements of the Comprehensive Plan. The modification requested by the applicant continues to comply with the Comprehensive Plan and Public Polices and Small Area Plan and Studies cited in that report. OP will continue to work with the applicant to supplement the proposal as noted in both setdown reports, including the interim use of Neal Place as a park, building height measuring points, and an enhanced benefits and amenities package, as well as any additional information requested by the Zoning Commission. OP recommends the application be set down for public hearing.

JS/be  
 Case Manager, Brandice Elliott

