



TO: District of Columbia Zoning Commission *JLS*
FROM: Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation
DATE: June 9, 2016
SUBJECT: Supplementary Report – ZC 15-15 – Consolidated PUD at 1500 Harry Thomas Way / 1611-1625 Eckington Place, N.E., with Related Map Amendment from M to CR; Square 3576, Lots 2001-2008

OFFICE OF PLANNING COMMENTS ON APPLICANT'S SUBMISSION DATED JUNE 2, 2016

The Office of Planning (OP) submits the following comments on the supplementary information filed by the applicant on June 2, 2016.

Newly Requested Flexibility for Provision of Commercial Versus Residential Space

The applicant has requested flexibility to potentially substitute commercial space for what would otherwise be residential space in the northeast and southwest buildings. The applicant suggests this could be up to 5,175 square feet of residential space comprising five dwelling units in the northeast building, and an unspecified amount of residential space comprising two dwelling units in the southwest building.

OP has no objection to this flexibility provided it does not reduce the total square footage of the Affordable Housing benefit as calculated prior to any change in use from residential.

Provision of Affordable Housing Units Required by Inclusionary Zoning at 60% AMI Rather than at 80% AMI or 50% AMI

The applicant has proposed a significant public benefit in committing to providing all of its required affordable housing units at levels affordable to households earning 60% of the Area Median Income (AMI) rather than at the 80% AMI that the Inclusionary Zoning (IZ) regulations permit. However, as noted in earlier OP reports, the Department of Housing and Community Development (DHCD) is responsible for the administration of units created by Inclusionary Zoning and DHCD administers such units at either 80% AMI or 50% AMI. The applicant should provide evidence that DHCD has determined the applicant's procedures for offering and administering the required IZ units at 60% AMI for the life of the project are acceptable to DHCD.

Project Benefits and Amenities

The applicant should provide additional information about the following benefits and amenities listed by number under Tab C of the June 2, 2016 filing:



6. Alley Repaving: Evidence that DDOT approves of the alley repaving as a benefit or what would be provided in lieu of alley repaving if repaving is not approved by DDOT?
7. Community Meeting Space: A commitment to the minimum number of times per year the applicant anticipates opening the space to community groups, and a commitment in the order that the space will be provided for the life of the project.
8. Adopt-A-Block: Details on the tangible and quantifiable work involved in this benefit, how the proffer complies with § 2403.6¹ and the duration of the benefit.
9. Eckington Banners: A specific minimum dollar amount and number of banners needs to be guaranteed, rather than “up to” \$20,000.
12. Community Garden: Details and commitment to the minimum size of the garden; its management and an explanation of why it is proffered for a minimum of 6 years, rather than the life of the project?
16. Contribution to Community Non-Profit: Details on the tangible and quantifiable work involved in this benefit, how the proffer complies with § 2403.6 and ; how will execution be administered and monitored?

Design of Private East-West Street

OP has been informed by District Department of Transportation (DDOT) staff that the applicant’s description of the design, operation and success of similar facilities in the United States is accurate. DDOT has told OP that the proposed Promenade Management Plan is generally acceptable and that, prior to a final decision by the Commission, DDOT will work with the applicant on any refinements that may be needed.

Jls/slc

¹ 2403.6 Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title. All public benefits shall meet the following criteria:

- (a) Benefits shall be tangible and quantifiable items; and
- (b) Benefits shall be measurable and able to be completed or arranged prior to issuance of a Certificate of Occupancy.

Monetary contributions shall only be permitted if made to a District government program or if the applicant agrees that no certificate of occupancy for the PUD may be issued unless the applicant provides proof to the Zoning Administrator that the items or services funded have been or are being provided.