

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL fox* Jennifer Steingasser, Deputy Director Development Review and Historic Preservation

DATE: July 15, 2016

SUBJECT: **Set down Report** for ZC Case No. 16-11, Consolidated PUD and PUD Related Map Amendment from R-4 and C-2-A to R-5-B and C-2-B for Square 2890, part of Lot 849

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends that the application of Park View Community Partners and the District of Columbia be **set down** for public hearing for a:

- Consolidated PUD; and
- PUD-related map Amendment from R-4 and C-2-A to R-5-B and C-2-B with related relief from specific regulations as noted in the application.

The subject application is concurrent with PUD application ZC 16-12, Phases 2 and 3 of the redevelopment of the Park Morton Public Housing Complex. This application is for Phase 1.

II. APPLICATION-IN-BRIEF

Location: Square 2980, Part of Lot 849

Ward and ANC: Ward 1A, ANC 1A10

Applicant: Park View Community Partners and the District of Columbia

PUD-Related Zoning: R-4 and C-2-A to R-5-B and C-2-B

Property Size: 77,531 square feet (1.78 acres)

Proposal:

1. A mixed-used building consisting of approximately 189 residential units;
2. A senior citizen apartment building consisting of approximately 76 residential units;
3. Eight row houses; and
4. 4,545 of community service or retail space.

III. SITE AND AREA DESCRIPTION



Zoning Map

The area of the PUD is shown within a solid black line. Properties surrounding the site include:

- North: Across Irving Street, row houses and low rise commercial buildings.
- South: Across Columbia Road, flats, row and semi-detached dwellings. At the corner of Georgia Avenue and Columbia Road is a commercial building.
- East: Across Georgia Avenue, office and retail uses
- West: Row houses

IV. PROJECT DESCRIPTION AND ANALYSIS

The subject property was formerly developed as Bruce-Monroe Elementary School. The majority of the site, in the shape of an 'L', is now proposed to be developed with two apartment buildings, one of which would be reserved for senior citizens, and a row of six row houses and two semi-detached dwellings. The remainder of the site, the portion at the corner of Georgia Avenue and Columbia Road, is proposed to be developed as a private park and is not a part of this PUD.

Included within the PUD would be some of the replacement units for the existing Park Morton public housing complex, located on the east side of Georgia Avenue, north of the subject property at Morton Street. Two hundred seventy-three (273) dwelling units are proposed for the site, 94 of which would be replacement public housing for Park Morton. An additional 108 would be affordable for households earning up to sixty percent AMI (Area Median Income), and the remaining 71 (26 percent) would be available at market rate. These public housing replacement units would be Phase 1 of the redevelopment of the Park Morton Public Housing Complex, with the remainder of the replacement units provided as a part of the redevelopment of the Park Morton site itself (see ZC Application No. 16-12).

All parking and loading access to the site would be from a proposed private road to be constructed on the west side of the site parallel to Georgia Avenue with direct access to Columbia Road on the south, Irving Street on the north and the existing alley system within the square. The two apartment buildings would share a one-level below-grade 99 space parking garage. Parking for bicycles and motorcycles would be provided, as would two thirty-foot loading spaces that would be shared between the buildings. Refuse storage and removal would be from the garage. No curb cuts, aside those required for the construction of the private street, are proposed. Improved public sidewalks are proposed, increasing the width of sidewalk along Georgia by ten feet. The private park at the northwest corner of Georgia Avenue and Columbia Road would be developed separately in coordination with the ANC, community stakeholders, DMPED and other applicable District agencies.

Enterprise Green Communities checklists were submitted indicating that the development would be eligible for certification.

Senior Citizen Apartment Building

At a height of sixty feet, this building is proposed to contain 76 one-bedroom apartments for senior citizens. Fifty percent, or 38 of the units, would be replacement public housing at thirty percent AMI. The other fifty percent would be moderate/affordable units at sixty percent AMI. No market rate units would be provided.

The first floor would include a lobby at the corner of Irving Street and the private road, a leasing office, and 2,448 square feet of amenity space, with an additional 362 square feet of amenity space on the second floor. An open courtyard opening onto Irving Street would be located in the northeast corner of the site, resulting in an 'L'-shaped building. Residential units would be located on floors two through six. A green roof deck would be provided on the south side of the

building, along with a roof deck on the east side of the building, facing the courtyard.

Metal panels and masonry would be used for the façade of the building in a variety of shades of light to dark gray. The darkest shade would be used in the center part of the façade, framed by lighter shade of metal panels on the top floor and a lighter shade of masonry on the ground floor. The roof structure would be faced in medium gray panels.

Apartment Building

This building would be the largest of the three development sites, located at the southwest corner of Georgia Avenue and Irving Street. It would be connected below grade with the senior citizen building, to be constructed just to the west at the northeast corner of Irving Street and the private road. At a height of ninety feet, it would be a ten-story building with a combination of studio, one, two and three bedroom apartments. Of the 189 units proposed for the building, 53 (28 percent) would be public housing replacement units, 70 (37 percent) would be affordable at 60 percent AMI and 66 (35 percent) would be market rate.

At the corner of Georgia and Irving Street would be the building lobby, with the remainder of the Georgia Avenue frontage, 4,545 square feet, to be either retail or community space. Along the Irving Street frontage would be a leasing office and additional amenity space. An open courtyard would open up onto the private park, with a fence to separate the private area. Within the courtyard would be bio retention areas with mixed plantings. A vent structure for the below-grade parking garage would extend up through the courtyard and would be surrounded by a trellis and outdoor seating. The tenth floor of the building, in addition to five residential units, would contain 1,417 square feet of interior amenity area and an outdoor roof terrace. A green roof would be provided.

The exterior of the building would clad in a similar color palette as the adjacent senior citizen building. It would primarily consist of light gray masonry, with dark gray panels defining the eighth and ninth floors. These same color gray panels would be used on the balconies on floors three through seven, varying the façade of the building.

Row Houses and Semi-Detached Dwellings

Eight three-bedroom one-family dwellings are proposed; six row houses with two semi-detached dwellings, one at either end. Proposed to be located on the west side of the private street, south of the public alley and in the center of the square, these dwellings would all be three-story three-bedroom units with flat roofs. Facades of the first two floors of the townhouses would masonry, shades varying from white to dark grey. The third floors would be covered in lighter grey fiber cement siding, with metal coping across the top. Each unit would be improved with a roof terrace accessible on the third floor and fifteen-foot deep rear yards.

Parking for the townhouses would be provided within the private street. Sixteen parallel parking spaces would be provided within the private street.

The development is designed to attain Enterprise Green Communities certification, with an

expected score of 57 points for the two multi-family buildings and 57 points for the townhouses. Mandatory criteria include water conservation, energy efficiency and the creation of a healthy living environment by mitigating such things as mold and radon. Optional green features proposed include surface water management, advanced water conservation, efficient plumbing layout, recycling storage, indoor and outdoor activity spaces for adults and children, use of regional materials, use of certified, salvaged and engineered wood products, use of asthmagen-free materials. The application indicates that Enterprise Green Communities certification is comparable to LEED Gold.

V. COMPREHENSIVE PLAN

The application is consistent with major policies from various elements of the Comprehensive Plan, including the Land Use, Transportation, Housing, Environmental Protection and Urban Design citywide elements, and the Mid-City Area Element.

-GUIDING PRINCIPLES

The proposal would particularly further the following Guiding Principle of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

6. *Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs.* 217.6

-PLAN POLICIES

Chapter 3 Land Use Element

Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites

Recognize the potential for large, government-owned properties to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, provide large and significant new parks, enhance waterfront access, and improve and stabilize the city's neighborhoods. 305.5

The proposed development would reuse this site, formerly a public elementary school and now a temporary park, as a mixed-income site, providing a range of housing from replacement housing for the Park Morton site, housing for senior citizens to market rate housing. Although not part of the application, a private park, open to the public, would be provided.

Policy LU-1.2.2: Mix of Uses on Large Sites

Ensure that the mix of new uses on large redeveloped sites is compatible with adjacent uses and provides benefits to surrounding neighborhoods and to the city as a whole. The particular mix of

uses on any given site should be generally indicated on the Comprehensive Plan Future Land Use Map and more fully described in the Comprehensive Plan Area Elements. Zoning on such sites should be compatible with adjacent uses. 305.7

Policy LU-1.2.5: Public Benefit Uses on Large Sites

Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are affordable housing, new parks and open spaces, health care and civic facilities, public educational facilities, and other public facilities. 305.10

The proposed development would provide a pedestrian-oriented development along Georgia Avenue, a major corridor. The proposed building heights would taper down from east to west, from Georgia Avenue to the row house neighborhood the west, with a row of townhouses adjacent to the row houses on Columbia Road.

Chapter 4 Transportation

Action T-2.3.A: Bicycle Facilities

Wherever feasible, require large new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users. 409.11

Bicycle parking is proposed within the parking garage for the two multi-family buildings.

Chapter 5 Housing Element

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

The proposed development would provide for a mix of replacement public housing and a mixture of affordable and market rate housing. Housing types would include a mix of one-family homes and apartments in higher density multi-family buildings.

Chapter 6 Environmental Protection Element

Policy E-1.1.2: Tree Requirements in New Development

Use planning, zoning, and building regulations to ensure that trees are retained and planted when new development occurs, and that dying trees are removed and replaced. If tree planting

and landscaping are required as a condition of permit approval, also require provisions for ongoing maintenance. 603.5

Policy E-1.1.3: Landscaping

Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 603.7

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. 614.2

Policy E-4.2.3: Control of Urban Runoff

Continue to implement water pollution control and “best management practice” measures aimed at slowing urban runoff and reducing pollution, including the flow of sediment and nutrients into streams, rivers, and wetlands. 619.8

The proposed PUD would provide the planting of trees, including street trees, green roofs and would be Enterprise Green Communities certifiable.

Chapter 5 Housing

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

Policy H-1.1.5: Housing Quality

Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6

Policy H-1.2.1: Affordable Housing

Production as a Civic Priority Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.6

Policy H-1.2.2: Production Targets

Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in the city over the next 20 years should be affordable to persons earning 80 percent or less of the areawide median income (AMI). 504.7

Policy H-1.2.3: Mixed Income Housing

Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 504.8

Policy H-1.2.4: Housing Affordability on Publicly Owned Sites

Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households. 504.11

Policy H-1.2.5: Workforce Housing

In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 504.12

Policy H-1.2.6: Non-Profit Involvement

Actively involve and coordinate with the nonprofit development sector, increasing their capacity to produce affordable housing. Enter into partnerships with the non-profit sector so that public funding can be used to leverage the creation of affordable units. 504.13

Policy H-1.3.1: Housing for Families

Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6

Policy H-1.3.2: Tenure Diversity

Encourage the production of both renter-occupied and owner-occupied housing. 505.7

Policy H-1.4.4: Public Housing Renovation

Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10

Policy H-4.1.1: Integration of Special Needs Housing

Integrate special needs housing units throughout the city rather than segregating them into neighborhoods that already have high concentrations of such housing. 515.3

Policy H-4.2.3: Neighborhood-Based Senior Housing

Encourage the production of multi-family senior housing in those neighborhoods characterized by large numbers of seniors living alone in single family homes. This will enable senior residents to remain in their neighborhoods and reduce their home maintenance costs and obligations. 516.9

The proposed development would include a mixture of housing types, from family to senior citizen housing, and from replacement public housing to market rate, integrating them together seamlessly together. Development would be by a nonprofit and both rental and for purchase housing would be available. Only the senior citizen housing would be separate, as one of the multi-family buildings would be dedicated for senior citizens and would be rental only. The exterior appearance of the units would be otherwise indistinguishable.

Chapter 6 Environmental Protection

Policy E-1.1.1: Street Tree Planting and Maintenance

Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods. 603.4

Policy E-1.1.2: Tree Requirements in New Development

Use planning, zoning, and building regulations to ensure that trees are retained and planted when new development occurs, and that dying trees are removed and replaced. If tree planting and landscaping are required as a condition of permit approval, also require provisions for ongoing maintenance. 603.5

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. 614.2

The application indicates that the building would be Enterprise Green Communities certifiable, with a minimum score of 50, and would exceed the minimum GAR requirement of 0.30 with a score of 0.314 for the apartment building and 0.411 for the senior citizen building. Extensive green roofs, tree planting and bioretention areas with plantings are proposed.

Chapter 9 Urban Design

Policy UD-1.4.1: Avenues/Boulevards and Urban Form

Use Washington's major avenues/boulevards as a way to reinforce the form and identity of the city, connect its neighborhoods, and improve its aesthetic and visual character. Focus improvement efforts on avenues/ boulevards in emerging neighborhoods, particularly those that provide important gateways or view corridors within the city. 906.6

Policy UD-1.4.5: Priority Avenues/Boulevards

Focus the city's avenue/boulevard design improvements on historically important or symbolic streets that suffer from poor aesthetic conditions. Examples include North and South Capitol Streets, Pennsylvania Avenue SE, and Georgia Avenue and the avenues designated by the "Great Streets" program. 906.11

Policy UD-2.2.5: Creating Attractive Facades

Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street. 910.12

Policy UD-2.2.7: Infill Development

Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 910.15

Policy UD-2.2.8: Large Site Development

Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades. 910.16

The proposed PUD would improve the aesthetics of Georgia Avenue. The building proposed to front on it has no blank walls, with the building designed to break the façade into segments. The overall site would be developed in three sections, with the largest building fronting on Georgia Avenue where other buildings of similar height have been constructed or are proposed to be built, and the smallest, the row houses, to be constructed adjacent to existing row houses.

Chapter 20 Mid-City Area Element

Policy MC-1.1.7: Protection of Affordable Housing

Strive to retain the character of Mid-City as a mixed income community by protecting the area's existing stock of affordable housing units and promoting the construction of new affordable units. 2008.8

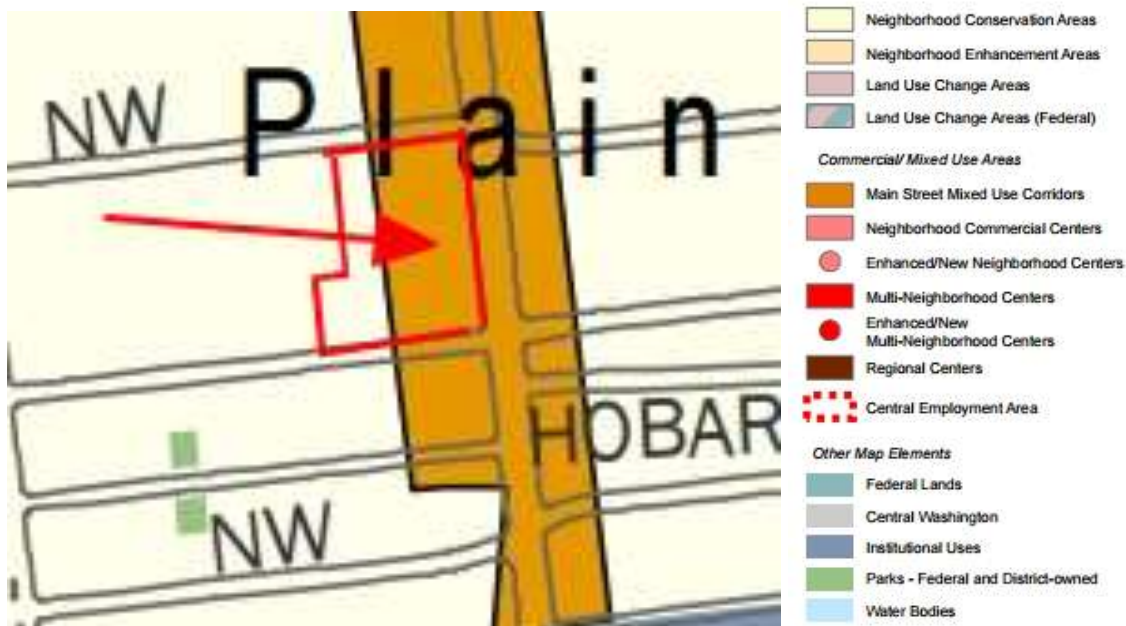
Policy MC-2.1.1: Revitalization of Lower Georgia Avenue

Encourage continued revitalization of the Lower Georgia Avenue corridor. Georgia Avenue should be an attractive, pedestrian-oriented "Main Street" with retail uses, local-serving offices, mixed income housing, civic and cultural facilities, and well-maintained public space. 2011.5

The subject property is located within the Pleasant Plains Neighborhood Area. Although the Plan made no specific recommendations for the subject property, it does address the need to increase housing within the corridor and to increase density to support neighborhood businesses and attract quality commercial services.

-LAND USE MAPS

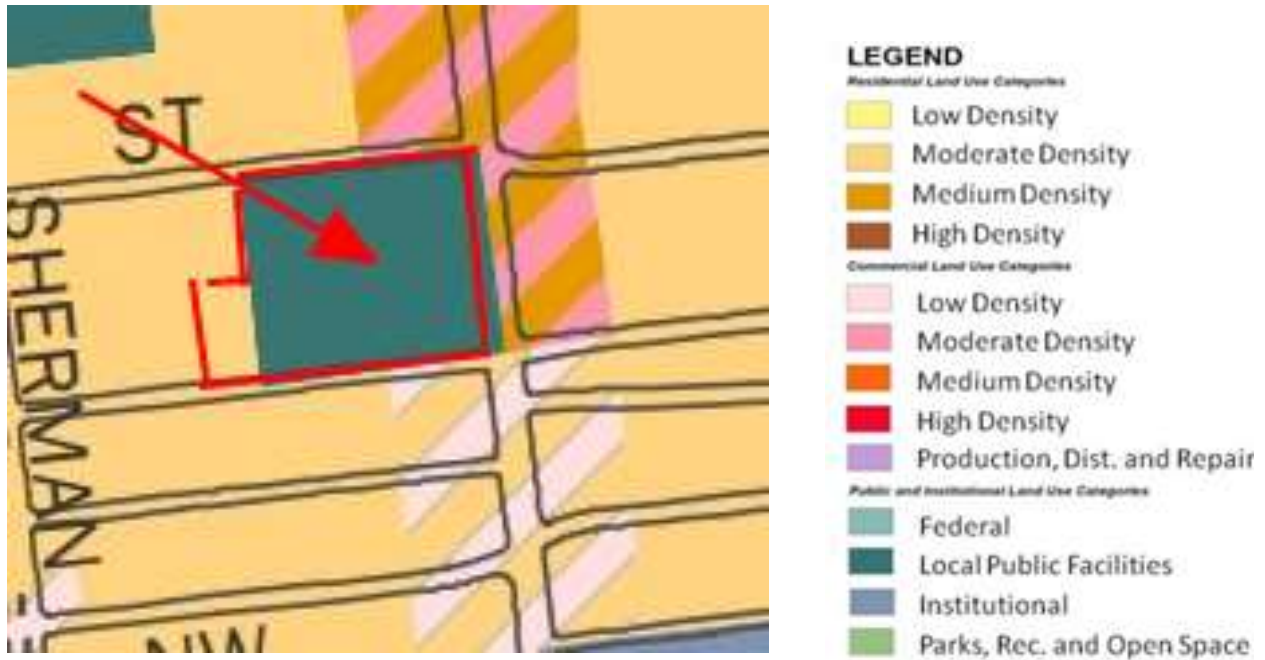
The **Generalized Policy Map**, shown below, designates the site as Main Street Mixed Use Corridor along the Georgia Avenue frontage, with the western portion of the site designated as Neighborhood Conservation Area. Main Street Mixed Use Corridors are those where a “*common feature is that they have a pedestrian-oriented environment with traditional storefronts. Many have upper story residential or office uses. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment.*” Neighborhood Conservation Areas are “[a]reas with very little vacant or underutilized land. They are primarily residential in character.”



The **Future Land Use Map**, shown on the next page, primarily designates the site for Local Public Facilities, with the westernmost portion of the site designated as Moderate Density Residential. The portion of the site designated as Local Public Facilities is proposed to be developed with the two apartment buildings. Local Public Facilities are those areas that, “[i]nclude land facilities occupied and used by the District of Columbia government or other local government agencies.” The proposed buildings would include replacement public housing for the Park Morton Public Housing complex, maintained and operated by the DC Housing Authority. The plan designates the east side of Georgia Avenue, across from the site, and along both sides of Georgia Avenue north of the site, as mixed use, a combination of medium density residential and moderate density commercial.

The portion of the site designated as Moderate Density Residential is proposed for townhouses. Moderate Density Residential is “*characterized by a mix of single family homes, two to four unit buildings, row houses and low-rise apartment buildings*”. The planned development is

consistent with these designations and the Office of Planning supports the mix of housing types as proposed by the applicant.



Georgia Avenue-Petworth Metro Station and Corridor Plan

The Georgia Avenue – Petworth Metro Station Area and Corridor Plan is a small area plan that was adopted by Council in December 2006. This Plan includes a revitalization strategy as a framework to guide growth and development and preserve and enhance the quality of life in the neighborhoods along the corridor. The site is within the Pleasant Plains Neighborhood Area. Although the Plan made no specific recommendations for the subject property, it does address the need to increase housing within the corridor to increase density and support neighborhood businesses and attract quality commercial services.

The Plan makes the following recommendations for the Georgia Avenue corridor under the Corridor Strategies section:

Market Economics

Encourage a mix of residential development along the corridor...

Explore and implement shared parking...

Transportation

Widen sidewalks along Georgia Avenue to allow outdoor seating areas and functional walking space in front of future restaurants, shops, and café locations.

Urban Design and Public Realm

Diversity the housing stock by encouraging redevelopment opportunities with multifamily buildings for families, senior citizens, and first-time home buyers.

Encourage green roofs in new development projects.

Public Realm

Encourage some form of public green space or civic space as new redevelopment projects are constructed.

The subject application would provide a mix of housing for families and senior citizens, provide a common shared garage between the multi-family and senior citizen apartment building, provide green roofs on each of the two multi-family buildings and widen the sidewalks along Georgia Avenue.

Great Streets Framework Plan – 7th Street – Georgia Avenue

Georgia Avenue is one of the eight streets identified in the District’s Great Streets Initiative. These streets have been identified as arterials that have great opportunities for commerce, vitality and city living. The District Government is providing financial resources to revitalize these areas. Along Georgia Avenue investments have been made in many new residential projects to bring new residents and shoppers to the neighborhoods.

The Office of Planning therefore finds that the proposed development with an average FAR of 3.5 (ranging from 5.8 for the apartment building to 1.2 for the end-unit townhouses) and a mixture of housing types is not inconsistent with the Comprehensive Plan.

VI. ZONING

The applicant is requesting PUD-related map-amendments from:

- C-2-A and R-4 to C-2-B at the corner of Georgia Avenue and Irving Street for the construction of the apartment building. C-2-A permits a building height of 65 feet and an FAR of 3.0 and R-4 permits a building height of 60 feet but does not permit the construction of apartment buildings. C-2-B is requested for the apartment building to accommodate the proposed building height, FAR and use; and
- R-4 to R-5-B for the remainder of the site for the construction of the senior citizen apartment building, row houses and semi-detached dwellings to accommodate the 40-foot building height, and the 43 percent lot occupancy for the semi-detached units and 64 percent lot occupancy for the row dwellings.

The following tables are a comparison of the applicable zone districts for each of the three types of buildings.

Apartment Building:

	R-4	C-2-A	C-2-B	C-2-B PUD	Proposal
Height (max.)	35 feet	50 feet	65 feet	90 feet	90 feet
FAR (max.)	N/A	2.5	3.5	6.0	5.8
Lot Occupancy (max.)	40	60%	80%	80%	72%
Open Court (min.)	30 feet	30 feet	30 feet	30 feet	60 feet
Rear Yard (min.)	20 feet	15 feet	15 feet	15 feet	5 feet*
Side Yard (min.)	8 feet	15 feet	15 feet	15 feet	10 feet*
Parking (min.)					
-Residential	N/A	95	63	63	82 spaces
-Retail	N/A	2	2	2	4 spaces
Loading (min.)					
-Berth	--	1@30/1@55 ft.	1@30/1@55 ft.	1@30/1@55 ft.	2@30 feet
-Platform	--	1@100/1@200 sf	1@100/1@200 sf	1@100/1@200 sf	2@100 sf*
-Delivery	--	1@20 feet	1@20 feet	1@20 feet	1@20 sf**
GAR	N/A	0.30	0.30	0.30	0.30

Senior Building:

	R-4	R-5-B	R-5-B PUD	Proposal
Height (max.)	35 feet	50 feet	60 feet	60 feet
FAR (max.)	N/A	1.8	3.0	3.9*
Lot Occupancy (max.)	40%	60%	60%	68%*
Open Court (min.)	10 feet	10 feet	10 feet	43 feet, 9 inches
Rear Yard (min.)	20 feet	20 feet	20 feet	8 feet
Parking (min.)	13 spaces	13 spaces	13 spaces	13 spaces
Loading (min.)				
-Berth	N/A	1@30/ 1@55	1@30/1@55	2@30 feet*
-Platform	N/A	1@100/1@200 sf	1@100/1@200 sf	2@100 sf
-Delivery	N/A	1@20 feet	1@20 feet	None**
GAR	N/A	0.40	0.40	0.40

* Flexibility requested

** Service/Delivery space to be share with apartment building. Flexibility requested

Row Houses and Semi-Detached

	R-4	R-5-B	R-5-B PUD	Proposal
Height (max.)	35 feet	50 feet	60 feet	40 feet
FAR (max.)				
-Middle Units	N/A	1.8	3.0	1.7
-End Units	N/A	1.8	3.0	1.2 and 1.4
Lot Occupancy (max.)				
-Row Houses	60%	60%	60%	64%*
-Semi-detached	40%	60%	60%	43 and 53%
Rear Yard (min.)	20 feet	15 feet	12 feet	15 feet
Side Yard(min)	10 feet	10 feet	10 feet	3 feet & 9.25 feet*
Parking (min.)	8 spaces	8 spaces	8 spaces	8 spaces

*Flexibility requested

** To be shared with the senior citizen building. Flexibility requested.

A summary of each area of relief is provided and OP will provide a complete analysis of the requested flexibility at the time of the public hearing.

Flexibility:

- a. **Multiple Buildings on a Single Record Lot:** Regulations permit only one principal building on a record lot, and that each principal building have frontage on a public street. The eight townhouses are proposed to be located on one record lot, with only one fronting on a public street.
- b. **Side Yards:** Regulations require one side yard for each of the two semi-detached dwellings (end townhouse units) and one side yard is required for each of the multi-family buildings. Relief is requested to reduce the size of the side yard for the northernmost unit.
- c. **Rear Yards:** Regulations require rear yards for each of the two multi-family buildings. Relief is requested to reduce the size of the rear yards.
- d. **Loading:** Regulations require a 30-foot and one 55-foot deep loading berth for the two multi-family buildings. Relief is requested to permit the provision of the 30-foot deep berth only.
- e. **Lot Occupancy:** Regulations permit a maximum 60 percent lot occupancy for the senior citizen apartment building, the row houses and the semi-detached dwellings. Relief is requested to permit a lot occupancy of 68 percent for the senior building and 64 percent for the row houses.
- f. **Additional Areas of Flexibility:** The applicant requests flexibility to vary the number of residential units by up to 10 percent; vary the location and design of all interior components; vary the location and arrangement of vehicular and bicycle parking, but not below the minimum required; vary the sustainable design features without reducing 50 points the Enterprise Green Communities rating standards; vary the

means and methods of achieving GAR stormwater retention volume and other stormwater management and soil erosion and sediment control requirements.

VII. PURPOSE AND EVALUATION STANDARDS OF A PUD

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is “designed to encourage high quality developments that provide public benefits.” Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The PUD standards state that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project” (§ 2403.3). Based on comments to be supplied by referral agencies, OP will provide at the time of the public hearing an analysis of the project’s impact on city services.

VIII. PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, § 2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories, and must be superior in many. To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§ 2403.12).

The PUD includes a number of benefits for the project, as identified by the applicant, including:

1. Urban Design, Architecture and Landscaping: The proposed development would provide for variety of housing types and affordability, ranging from townhouses adjacent to the existing row houses west of the site to larger mixed-use buildings fronting on Georgia Avenue, similar in scale to other existing and proposed building. Parking for the mixed-use buildings would be below grade, with on-street parking along the private street for the townhouses, similar to the on-street parking permitted on Irving Street and Columbia Road. Landscaped courtyards would be provided for each of the two mixed use buildings, with street trees provided along the private street.
2. Effective and Safe Vehicular and Pedestrian Access: The proposed design of the site would locate all parking and loading access from the private street. Bicycle

parking for the mixed-use buildings would be located within the shared parking garage. Improved public sidewalks would aide pedestrian circulation.

3. Housing and Affordable Housing: Seventy-four percent of the housing proposed for the site would be either affordable or replacement public housing units, excess of the eight percent in the C-2-B and the ten percent in the R-5-B required for up to 80 percent AMI. One-third of the affordable units would be replacement public housing for the life of the project, with another 38 percent affordable at sixty percent AMI, also for the life of project.
4. Environmental Benefits: The applicant proposes to provide new landscaping, tree planting, energy efficient buildings and green roofs on the mixed-use buildings. The project is proposed to be certified under the Enterprise Green Communities standards.

OP will continue to work with the applicant to refine this list should the application be set down by the Commission.

IX. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will facilitate an interagency meeting with the following government agencies for review and comment:

- Department of Energy and Environment (DOEE);
- Department of Transportation (DDOT);
- Department of Housing and Community Development (DHCD);
- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD);
- District of Columbia Public Schools (DCPS);
- District of Columbia Office on Aging (DCOA); and
- District of Columbia Water and Sewer Authority (DC Water).

X. COMMUNITY COMMENTS

No comments have been submitted by ANC 1A. However, prior the filing of the application, the community engagement meetings were held from October 2015 through March 2016, including meetings organized by Park View Community Partners, DMPED and the DC Housing Authority.

XI. CONCLUSION

The proposed PUD would facilitate the redevelopment of the subject property, currently developed as a temporary park, into a mixed use site. Approximately two-thirds of the site

would be developed as housing, with the remainder to be retained as a private park. Although the private park is not a part of this PUD and will be developed separately, its retention addresses concerns of the community about access to open space. The remainder of the site would be developed with a variety of housing, at a variety of levels of affordability.

Housing on the site would include townhouses and two apartment buildings, one for senior citizens. Community and/or retail space would be provided on the ground floor, potentially activating Georgia Avenue. The new units would not only provide additional residential density in support of rejuvenating Georgia Avenue as a commercial corridor, but a portion of the housing would serve as Phase I of the rebuilding of the Park Morton Public Housing complex, providing relocation housing for current residents of Park Morton as that complex is rebuilt. Should the Commission set down this application, OP would continue to work with the applicant to refine the application and address any concerns of the Commission.

The application is not inconsistent with the Comprehensive Plan and would further many of its policies. Therefore, OP recommends the application be set down for public hearing and will continue to work with the applicant to respond to requests for additional information prior to the public hearing.

JS/sjm^{AICP}