

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**PREHEARING STATEMENT
IN SUPPORT OF APPLICATION FOR
CONSOLIDATED PUD & RELATED
MAP AMENDMENT**

**PROVIDENCE PLACE
Z.C. Case No. 17-08**

July 17, 2017

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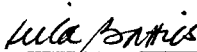
CERTIFICATION OF COMPLIANCE
WITH SUBTITLE Z § 401 OF THE ZONING REGULATIONS

The undersigned hereby certifies that, in accordance with Subtitle Z § 401 of the Zoning Regulations, ten (10) copies of the architectural drawings and two (2) copies of all of the other below information were filed with the Zoning Commission on July 17, 2017; and, in accordance with Subtitle Z §401.5, the application shall not be modified less than twenty (20) days prior to the public hearing.

<u>Subtitle Z Subsection</u> <u>Page/Exhibit</u>	<u>Description</u>	
401.1(a)	Information requested by the Zoning Commission and the Office of Planning and	Pgs. 2-6
401.1(b)	List of witnesses prepared to testify on the Applicant's behalf	Pg. 6 Exhibit B
401.1(c)	Summary of testimony of witnesses or reports and area of expertise	Pg. 7 Exhibits C-E
401.1(e)	Reduced plans	Exhibit A
401.1(f)	List of maps, plans, or other documents readily available that may be offered into evidence	Pg. 7 Exhibit F
401.1(g)	Estimated time required for presentation of Applicant's case	Pg. 7
401.3(a)	Names and addresses of owners of all Property within 200 feet of the subject property	Pg. 7 Exhibit G
401.8	Report by Traffic Consultant	Pg. 7

Respectfully submitted,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Supplemental Architectural Drawings	A
List of witnesses prepared to testify on behalf of Applicant	B
Draft outline of testimony of Raymond Nix	C
Draft outline of testimony and resume of Cheryl O'Neill Torti Gallas	D
Draft outline of testimony and resume of Erwin Andres Gorove/Slade Associates, Inc.	E
List of maps, plans or other documents readily available that may be offered into testimony	F
Names and addresses of owners of property within 200' of the subject property	G

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
A. Project Overview	1
II. SUPPLEMENTAL INFORMATION ON THE APPLICATION.....	2
A. Information Requested by the Zoning Commission	2
B. Information Requested by the Office of Planning	3
III. ADDITIONAL REQUIREMENTS OF SUBTITLE Z § 401 OF THE ZONING REGULATIONS.....	6
A. List of Witnesses Prepared to Testify on Behalf of the Applicant	6
B. Summary of Testimony of Witnesses or Reports and Area of Expertise	7
C. List of Maps, Plans or Other Documents Readily Available.....	7
D. Estimate of Time Required for Presentation of Applicant's Case.....	7
E. Names and Addresses of Owners of Property Within 200 Feet of the Subject Property	7
F. Report by Traffic Consultant	7
IV. CONCLUSION.....	8

I. INTRODUCTION

This prehearing statement is submitted by Providence Place I LP (the "Applicant") on behalf of the Progressive National Baptist Convention, Inc. ("PNBC"), the owner of the property located 601 50th Street, NE (Square 5194, Lot 824) (the "Property") in support of its application for the consolidated review and approval of a planned unit development ("PUD") and related Zoning Map amendment to rezone the Property from the RA-1 Zone to the RA-2 Zone. The application for the PUD and related map amendment was originally filed with the Zoning Commission on April 6, 2017. On June 12, 2017, the Zoning Commission voted unanimously to setdown the application for public hearing. With the filing of this prehearing statement and the accompanying exhibits, the Applicant respectfully requests that this case be scheduled for the next available hearing of the Zoning Commission.

This prehearing statement supplements the original application statement, and addresses the comments raised by the Zoning Commission at its setdown meeting and the comments raised by the Office of Planning ("OP") in its setdown report dated June 2, 2017. This prehearing statement also includes additional information from the Applicant, including items required under Subtitle Z § 401 of the Zoning Regulations.

A. Project Overview

The Applicant proposes to redevelop the Property with an apartment house with approximately 100 residential units, comprised of 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units, all of which will be reserved for households with incomes not exceeding 60% of the median family income ("MFI"). Of the 100 units, 35 will be replacement units for the Lincoln Heights and Richardson Dwellings communities

controlled by the DC Housing Authority. Eight of the nine 3-bedroom units and all of the 4-bedroom units will be replacement units. The project will have a maximum building height of approximately 31 feet, 10 inches; a density of approximately 1.88 floor area ratio (“FAR”); and 48 below grade parking spaces (the “Project”).

II. SUPPLEMENTAL INFORMATION ON THE APPLICATION

A. Information Requested by the Zoning Commission

At its meeting on June 12, 2017, the Zoning Commission voted unanimously to set down the Application for public hearing. In its discussion of the Application, the Zoning Commission accepted all of the Office of Planning’s comments and had additional questions and comments about the sustainable design elements of the Project and requested additional views of the east elevation of the building, along Campus Drive. Following are the Applicant's responses to the Zoning Commission’s questions and comments.

Sustainable Design Elements

The Zoning Commission suggested that the Applicant continue to work with OP on achieving LEED Gold certification for the Project and to consider the installation of solar panels. The Applicant will follow the Commission’s recommendation and provide a response to the Zoning Commission in the filing due not less than 20 days prior to the public hearing.

Additional Building Elevations

The Zoning Commission requested additional views of the building, specifically of the east elevation along Campus Drive. The Commission also recommended that the architectural elements on the east façade of the building be broken down so as to not

create a monolithic façade.

Attached as Exhibit A are a supplemental architectural drawings that address the Commission's comments. The Applicant has provided three additional views from Campus Drive – one from just beyond the Fitch Place entry into the Campus, a second from standing on the entrance porch of Trades Hall looking towards the Courtyard B, and a third from the paved plaza at the entrance to the existing school. The building is three stories along the length of Campus Drive as a result of the grade change between Campus Drive and 50th Street. Even so, the mass and scale of the building along Campus Drive is compatible with the existing buildings on the Campus. In addition, the frontage along Campus Drive includes varied alignments and substantial changes in form that break it down into a distinct set of elements that respond to the existing buildings on the Campus and counteract its perception as a monolithic façade. The most significant architectural element along Campus Drive is Courtyard B opposite the Trades Hall, which is recessed and responds to the volume of Trades Hall and creates a space that respects the historic structure.

Unlike the rectilinear wall of 50th Street, the Campus Drive elevation follows the curvature of the street, creating ins and outs along the façade and an angled deflection across from the existing school, reinforcing the entry plaza. Together these create a scale and massing that breaks down the wall of the building and is sympathetic to and respectful of the existing Campus buildings.

B. Information Requested by the Office of Planning

In its setdown report, OP requested that the Applicant address the following prior to the public hearing:

Status of the Campus' proposed historic designation. The Applicant will provide details on the historic designation of the Property in the filing due to the Zoning Commission not less than 20 days prior to the public hearing on the Application.

Clarification of whether the open space areas on the site would be precluded from future development. The open area identified as the rear yard at the northern end of the Property will not be developed.

Provision of a comprehensive transportation review (CTR) and transportation demand management (TDM) measures. In accordance with Subtitle Z § 401.8 of the Zoning Regulations, the Applicant will submit its CTR no later than 30 days prior to the date of the public hearing and will serve a copy of the report on the affected ANC, OP, and the District Department of Transportation (“DDOT”).

Flexibility for number of units. In its report OP states that the Applicant should provide additional information and note that the number of affordable units should remain consistent with the setdown proposal. In response, the Applicant hereby amends its request for flexibility to read as follows:

To be able to provide a range in the number of residential units – to be 100 units, plus or minus 10%, so long as all of the residential units are reserved for households with incomes not exceeding 60% of the MFI and at least 35 units are reserved as replacement units for the Lincoln Heights/Richardson Dwellings properties controlled by the DC Housing Authority. The mix of units for the replacement units (specifically, the proportion of 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom units) shall be as reflected on the Plans.

Flexibility for exterior materials. In its report, OP states that the changes to the approved materials may require an application for a modification of the PUD if the materials were determined by the Commission to be a significant aspect of the PUD's

design. In this case, since the project is located on a site with some historic content and subject to character considerations by OP's Historic Preservation staff, OP is expressing this concern as significant to the PUD's elements of design. In response, the Applicant amends its request for flexibility to read as follows:

To vary the final selection of the color of the exterior materials, within the color ranges reflected in the approved architectural drawings, without making changes to the exterior materials; and to make minor refinements to exterior details, locations and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, canopies and trim; and any other changes necessary to comply with all applicable District of Columbia laws and regulations or that are otherwise necessary to obtain a final building permit.

Enterprise Green Communities / LEED. The PUD will meet the requirements of the *Enterprise Green Communities* standard for residential buildings. It will employ environmentally sustainable strategies as called for in the Green Communities standard such as surface water management with extensive bioretention features, native and soil appropriate plantings, natural ventilation features, Energy Star rated appliances, low VOC finishes, water conserving plumbing fixtures, and Energy star rated residential unit light fixtures.

The Enterprise Green Communities program has credits unique and distinct from LEED such as Preservation and Access to Open Space, Access to Public Transportation, Improving Connectivity to the Community, Local Economic Development and Community Wealth Creation, and Active Design, all of which the Project will achieve.

In its setdown report, OP stated that it was consulting DDOE on the equivalency standard with LEED ratings.

Additionally, the OP setdown report noted the following:

Signage. OP supports the simple design of the signage proposed, but states that the Applicant would need to clarify the extent of changes that may be proposed.

The signage for the building will be in the locations and at the dimensions shown

on Sheets A27 and A30 of the architectural drawings. The signs will be metal in order to match the metal panel on the building. The Applicant seeks flexibility to vary the font, message, logo and color of the proposed signage, provided that the maximum overall dimensions and signage materials do not change from those shown on the approved Plans.

Streetscape elements. The Applicant should provide a statement that the streetscape would be developed according to DDOT's and DDOE's standards. The Applicant agrees that the streetscape will be developed according to DDOT and DDOE standards.

Benefits and Amenities. OP encourages the Applicant to continue to discuss the benefits and amenities package with the ANC and the community, and will continue to work with the applicant to refine the benefits and amenities package prior to a public hearing. At its ANC meeting on June 8, 2017, ANC 7C voted unanimously (7-0) to recommend approval of the application. The ANC letter in support of the application is marked as Exhibit 13 of the record.

III. ADDITIONAL REQUIREMENTS OF SUBTITLE Z § 401 OF THE ZONING REGULATIONS

A. List of Witnesses Prepared to Testify on Behalf of the Applicant

In accordance with Subtitle Z § 401.1(b) of the Zoning Regulation, a list of witnesses who may testify at the public hearing on behalf of the Applicant is attached as Exhibit B. The Applicant will offer the following persons as expert witnesses:

1. Cheryl O'Neill, Torti Gallas Urban
2. Erwin Andres, Gorove/Slade Associates

B. Summary of Testimony of Witnesses or Reports and Area of Expertise

In accordance with Subtitle Z § 401.1(c) of the Zoning Regulations, outlines of the testimony of all witnesses or of the written report and the area of expertise of any expert who may be called to testify at the public hearing are attached as Exhibits C through E.

C. List of Maps, Plans or Other Documents Readily Available

In accordance with Subtitle Z § 401.1(f) of the Zoning Regulations, a list of the maps, plans, or other documents that are readily available to the general public and that may be offered into evidence at the public hearing is attached as Exhibit F.

D. Estimate of Time Required for Presentation of Applicant's Case

In accordance with Subtitle Z § 401.1(g) of the Zoning Regulations, the estimated time for the presentation of the Applicant's case is 45 minutes, subject to the decision of the presiding officer at the public hearing.

E. Names and Addresses of Owners of Property Within 200 Feet of the Subject Property

In accordance with Subtitle Z § 401.3(a) of the Zoning Regulations, a list of the names and addresses of the owners of all of the property located within two hundred feet (200') of the Property is attached as Exhibit G.

F. Report by Traffic Consultant

As stated above and on accordance with Subtitle Z § 401.8 of the Zoning Regulations, the traffic report for the PUD will be filed with the Zoning Commission at least 30 days prior to the public hearing.

IV. CONCLUSION

In accordance with Subtitle Z § 401.8 of the Zoning Regulations, this prehearing statement is submitted by Providence Place I LP, in order to provide additional information in support of its Z.C. Case No. 17-08. We respectfully request that the application be scheduled for hearing and remain hopeful of the Zoning Commission's favorable consideration of the Application.

Respectfully submitted,

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By: *Leila Batties*
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