

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**SUPPLEMENTAL STATEMENT
IN SUPPORT OF AN APPLICATION FOR A
CONSOLIDATED PLANNED UNIT
DEVELOPMENT**

**THE STRAND RESIDENCES
Z.C. Case No. 17-10**

October 27, 2017

**Holland & Knight LLP
800 17th Street, NW
Washington, DC 20006
(202) 955-3000**

I. INTRODUCTION

This supplemental prehearing statement is submitted by The Warrenton Group (the “Applicant”) on behalf of the owners of the properties located 5119-5123 and 5127 Nannie Helen Burroughs Avenue, NE and 612 Division Avenue, NE (Square 5196, Lots 19, 37, 805 and 814) (collectively, the “Property”). The Applicant seeks approval of a consolidated review and approval of a planned unit development ("PUD") and related Zoning Map amendment to rezone the Property from the MU-3 Zone to the MU-5-A. The Property is within the boundaries of ANC 7C. The public hearing on the Application is scheduled for November 16, 2017.

This prehearing statement supplements the original application statement filed with the Zoning Commission on May 5, 2017, and the prehearing statement filed with the Zoning Commission on August 1, 2017. Also, it addresses the comments raised by the Zoning Commission at its setdown meeting on June 26, 2017; the comments raised by the Office of Planning (“OP”) in its setdown report dated June 16, 2017; and additional information requested by other reviewing agencies.

The Applicant proposes to redevelop the Property with a mixed-use PUD that includes approximately 86 residential units, comprised of 1-bedroom and 2-bedroom units, all of which will be reserved for households with incomes not exceeding 60% of the median family income (“MFI”), and ground floor commercial/non-residential uses. Of the 86 units, 28 will be replacement units for the Lincoln Heights and Richardson Dwellings properties controlled by DCHA, in accordance with the New Communities Initiative Plan.

The height of the proposed new building will be 68 feet; the maximum density will be approximately 4.59 floor area ratio (“FAR”); and the maximum non-residential density will be approximately 0.2 FAR. In addition, the PUD includes a ground level parking garage with 18 spaces and two surface parking spaces, accessible via a public access easement from Division Avenue.

On October 11, 2017, the Applicant submitted a copy its Comprehensive Transportation Review (“CTR”) to the Zoning Commission in accordance with Subtitle Z § 401.8 of the Zoning Regulations (Exhibits 26 – 26A). The Applicant also submitted a copy of the CTR to the District Department of Transportation (“DDOT”) on October 3, 2017.

II. SUPPLEMENTAL INFORMATION ON THE APPLICATION

At set down, the Zoning Commission had additional questions and comments about the overall design of the PUD and sustainable design elements for the project. The Applicant provided revised architectural drawings in its prehearing submission filed on August 1, 2017. In its setdown report dated June 16, 2017, OP suggested changes to strengthen the building design and requested additional information about the application. The outstanding item from the setdown comments was for the Applicant to provide an improved plan set, including streetscape plans and on-street perspectives. The improved plan set and other comments raised since setdown are discussed below.

A. Updated Architectural Drawings

Attached as Exhibit A is a comprehensive set of updated architectural drawings (the “Plans”) including streetscape plans and on-street perspectives. Specifically, the Applicant has revised the design to further reinforce the residential nature of the building.

The revised design includes a two-story brick base that relates to the height of the adjacent Strand Theater. Shallow recesses are also provided above the Strand Theater to further break down the scale of the east façade, while continuing the rhythm of the front facade. The second floor band includes multiple courses of brick detailing marking the transition from brick to panel. The simplified façades reduced the number of materials and the building now includes only three main design elements: a red brick base, a darker field color, and a lighter bay color. The bays are accented by a complimentary trim color that also ties into the building signage bands used for the storefronts.

The number of bays have been increased from two to three and the third bay includes an integrated balcony, which makes it wider and taller. This bay at the northwest corner of the building includes an architectural embellishment that rises two feet above the building's parapet, which results in the bay becoming a dominant feature that anchors the building's edge. The remaining two bays are narrower and shorter by one floor. The bay color is carried throughout the remainder of the building's facades over a one-story brick base with balconies along the side and rear elevations, which further emphasizes the residential character of the building.

The Applicant has also updated the location of the building's signage. The signage has been moved forward to line up with the bays allowing for an increase in storefront glazing. The three main building entrances are located below the bay projections, which provides additional cover for the signage.

In addition to the design changes, the first and second floor plans have been refined to provide additional amenity spaces for resident services and activities. The building includes a resident lounge connected to a landscaped courtyard, community

spaces, a multipurpose room, a computer lab, and gym on the second floor, all of which will be made available to all of the building's residents.

B. Unit Mix

As requested by OP below is a chart outlining the mix of units for the PUD:

Unit Type	Replacement Units	LIHTC	Total
One-Bedroom	18	71	71
Two-Bedroom	10	15	15
Total	28	86	86

All of the units within the PUD are affordable units reserved for incomes not exceeding 60% of MFI. The building will be financed with low income housing tax credits. Of the 86 units proposed, up to 28 will be set aside as replacement units for the Lincoln Heights and Richardson Dwellings communities.

C. Sustainable Design

The PUD will be certified under the Enterprise Green Communities standards and will use Enterprise Green Communities certification to meet the applicable Green Building Act Requirements. The Green Building Act states that the Enterprise Green Communities standard was developed for affordable housing, and shall be used for projects with at least 15% District financing.

D. Additional Public Benefit


Employment and Training Opportunities; Uses of Special Value to the Neighborhood (Subtitle X §§ 305.5(h) & (q)): As part of the PUD, the Applicant is relocating the China Cafe carryout currently located at 612 Division Avenue, NE. The restaurant will be relocated to the south along Division Avenue and will include the construction of a new restaurant. This will allow for the continued operation of a valued local business.

III. CONCLUSION

In accordance with Subtitle Z § 401.5 of the Zoning Regulations, this prehearing statement is submitted by The Warrenton Group, in order to provide additional information in support of its Z.C. Case No. 17-10. Based on the information and items contained herein, and the case presented in the original submittal, we respectfully request the Zoning Commission's favorable consideration of the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 

Leila M. Jackson Batties