

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Stephen Cochran, Project Manager  
*JLS*  
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

**DATE:** January 19, 2018

**SUBJECT:** Preliminary Report on Zoning Commission Case No. 17-21, Consolidated Planned Unit Development and Related Map Amendment for 501 I Street, S.W. (Square 498, Lot 52)

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### **I. RECOMMENDATION**

The Office of Planning (OP) recommends the Commission **set down** the application by As You Like It LLC (the Applicant) for a consolidated PUD with a PUD- related map amendment from R-3 to MU-4, to construct a two-building, 2.88 FAR, mixed use development on an irregularly-shaped vacant site at the northwest corner of 6<sup>th</sup> and I (Eye) Streets, SW.

The application is generally not inconsistent with the Comprehensive Plan and generally meets the PUD-related requirements of 11DCMR Subtitle X, Chapter 3. However, if the application is set down the Applicant would need to provide additional information, clarifications and commitments prior to a public hearing for this case. This is detailed in Section VII of this report.

### **II. SITE AND AREA DESCRIPTION**

The 34,476 square-foot site is generally rectangular, with a dog-leg extension at its northeastern corner. It is approximately 4 ½ blocks northwest of the Waterfront Metro station and 3 ½ blocks east of The Wharf development PUD. It was formerly occupied by a two-story mid-twentieth century school building that was demolished approximately two years ago.

The site's northern property line is bounded at its western end by the back yards of six 3-story and one 4-story rowhouses; in its central section by the side of a 3 ½ story apartment building with three south-facing balconies and living rooms; and at its eastern end by the surface parking lot for the apartment building. To the west, across 6<sup>th</sup> Street, there are 2 ½ and 3 ½-story rowhouses. The irregular eastern property line is adjacent to the playing fields of the Amidon-Bowen elementary school. To the south, across I Street, is a public park commonly known as the "Duck Pond". To the south-west, diagonally across I Street, is a 100-foot high apartment building.

The neighborhood's nearby development pattern differs somewhat between the north side and the south side of I Street. On the north side, the area between 3<sup>rd</sup> and 7<sup>th</sup> Streets is developed predominately with low-rise rowhouses, school buildings and playgrounds, punctuated by three high-rise and one mid-rise residential towers. On the south side, high-rise apartment towers predominate, with lower-scaled development being limited to two churches, Arena Stage and a cluster of low-rise apartments associated with a high-rise residential development.

Office, retail and other commercial development is concentrated on 4<sup>th</sup> Street, near the Metro entrance, and along the west side of Maine Avenue.

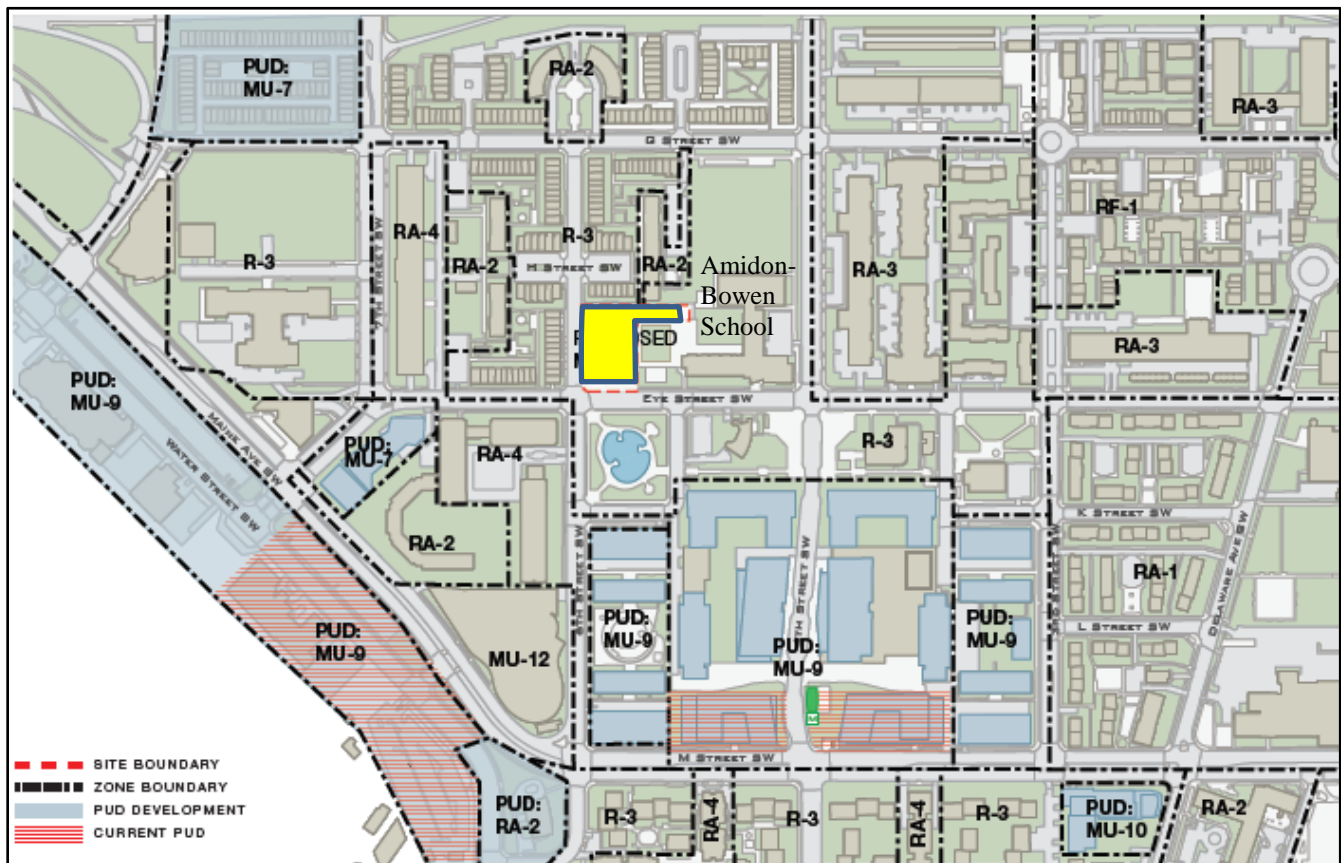


Figure 1 Site (in yellow) Location / Zoning Context. (Waterfront Metro Entrance is Green). (cf. Exhibit 21/1, Sheet 1.4).

### III. PROJECT DESCRIPTION

<b>Applicant</b>	As You Like It, LLC (Erkiletian Development Co./ Shakespeare Theater Company)			
<b>Zoning</b>	R-3 Zone Existing. PUD-related Map Amendment to MU-4 Requested.			
<b>Proposed Uses</b>	<b>Use</b>	<b>Square Footage</b>	<b>FAR</b>	<b>Details</b>
	Residential;	93,811 SF	2.57 FAR	Market Rate Units: 73 IZ Units 11 Reserved for STC Units 25 <b>Total Units 110</b>
	Office/Arts	11,218 SF	0.31 FAR	
	<b>Total</b>	<b>105,029 SF</b>	<b>2.88 FAR</b>	
	An additional 18,207 SF of below-grade space for other STC uses is not FAR-countable			
<b>Building Height (ft.)</b>	<u>Main:</u> 48'9" to parapet <sup>1</sup> , plus 11' occupied penthouse and two 15' elevator overruns <u>Annex:</u> 50', plus 8'4" mechanical penthouse			
<b>Lot Occupancy</b>	75%			
<b>Principal Relief Requested</b>	PUD-Related Zoning Map Amendment from R-3 to MU-4 Rear yard for north side of "Annex" building Side yard for east side of main building <sup>2</sup>			
<b>Sustainability</b>	Commitment to LEED-Gold certification			

**Table 1. Project Summary**

The proposed project would consist of two buildings connected by an underground passageway and shared parking and loading facilities (Exhibit 21/3, Sheet 3.1). The entire site would be excavated to provide 39 below-grade vehicle parking spaces, 70 long-term bicycle spaces<sup>3</sup>, four STC rehearsal rooms, a costume shop, other theater-related spaces and mechanical rooms (Exhibit 21/3, Sheet 3.4). Access to the parking would be provided from a 6<sup>th</sup> Street curb cut and driveway at the site's northern edge.

The above-grade four-story main building would be U-shaped, with an open court facing 6<sup>th</sup> Street. The first floor would be devoted to STC offices, which would have a principal entrance on 6<sup>th</sup> Street and a secondary entrance on I Street. The residential lobby would be entered from I Street. The first floor would also contain residential amenity space, 5 housing units reserved for STC uses, mechanical space, and enclosed loading facilities (a 12'x 30' dock, 10' x 20' service delivery space, and loading platform) (Exhibit 21/3, Sheet 3.3).

<sup>1</sup> Height is measured to the highest point of the roof or parapet, per 11 DCMR Subtitle B §307.1.

<sup>2</sup> 11 DCMR Subtitle G § 406 defines this as a side yard in the MU zones, rather than as an open court.

<sup>3</sup> An additional 16 short-term bicycle spaces would be located at-grade.

The 2<sup>nd</sup> - 4<sup>th</sup> floors would contain 75 rental apartments ranging from studios to three-bedrooms (Exhibit 21/3, Sheets 3.6, 3.7).

The penthouse level, setback at a compliant 1:1 ratio inclusive of glass railings, would include 10 more apartments, mechanical space, communal amenity space, some green roof, and an exterior deck topped at the corner with an architectural embellishment (open pergola) adjacent to the southern half of the open court (Exhibit 21/3, Sheet 3.8).

Atop the penthouse would be additional green roof, two elevator overruns and solar panels Exhibit 21/3, Sheet 3.9).

The Annex would be located above the below-grade costume shop. Street-level pedestrian access would be from a walkway on the north side of the driveway, adjacent to the northern property line (Exhibit 21/3, Sheet 3.1). The Annex would contain 20 housing for STC actors and staff. There would be 5 STC duplex units with four bedrooms sharing a common kitchen and living room on the first two floors, and 5 STC-related apartments on each of floor 3 – 5. The Annex penthouse would be only for mechanical equipment and would be surrounded by a green roof.

The project would provide 11,383 SF of Inclusionary Zoning residential space; i.e, the minimum amount required by 11 DCMR Subtitle C § 1003.1 -- 75% of the achievable bonus density at 60% of the MFI (10,396 SF) plus 10% of the habitable penthouse square footage at 50% of the MFI (1,075 SF).

The Applicant lists several project benefits and proffers, which are detailed in Exhibit 2, Tab A, pages 5-7. The Applicant's list is summarized below and additional information is contained in Table 3 in this report:

- Housing: Approximately 73 more housing units than could be provided by-right under the existing R-3 zoning;
- Larger Affordable Units: One of the IZ units would be a three-bedroom unit;
- Support for Workforce Housing: Two units that would otherwise be market rate units would be reserved for teachers or staff at the nearby Amidon-Bowen or Jefferson Academy public schools, at 40% below-market rent for the first 10 years of the project. (OP notes that these would not be IZ units and, while they could be marketed as described, there may be difficulties in reserving them for this population);
- Cultural Use Facilitation: The enhancement of cultural uses through the reservation of 25 housing units for STC actors or Fellows and the revision of special-use space for arts and arts-related education uses and theater-related offerings, classes and scholarships for the neighborhood;
- Public Art: Shakespeare-related murals and glass panel artworks in public space or in areas visible to the public;
- Sustainability: Commitment to LEED Gold certification, including 900 SF of solar panels and at least two EV charging stations;

- Streetscape Enhancement: Ground-floor walk-out residential units on 6<sup>th</sup> Street and “parterre” gardens;
- Design, Site Planning and Land Utilization: Efficient, pedestrian and transit-oriented development with neighborhood compatible uses and contextual design;
- Community-Wide Benefits: Contributions to the Southwest Arts Fest and programming at the Duck Pond;
- Superior urban design and architecture and efficient/economical site planning and land use.

#### **IV. PLANNING CONTEXT**

As described in its Introduction, the Comprehensive Plan is the centerpiece of a “Family of Plans” that guide public policy in the District. The Introduction goes on to note three “Tiers” of Planning (Chapter 1 Introduction, § 104) including:

- a. Citywide policies
- b. Ward-level policies
- c. Small area policies.

The Generalized Future Land Use Map [FLUM] and the Generalized Policy Map are integral with the written elements and “[B]oth maps carry the same legal weight as the text of the Comprehensive Plan” (200.5 page 2-1).

##### **A. SUMMARY OF PLANNING CONTEXT ANALYSIS**

An earlier proposal by the Applicant was considered to be inconsistent with the Comprehensive Plan and the application was withdrawn before a Preliminary OP Report was filed.

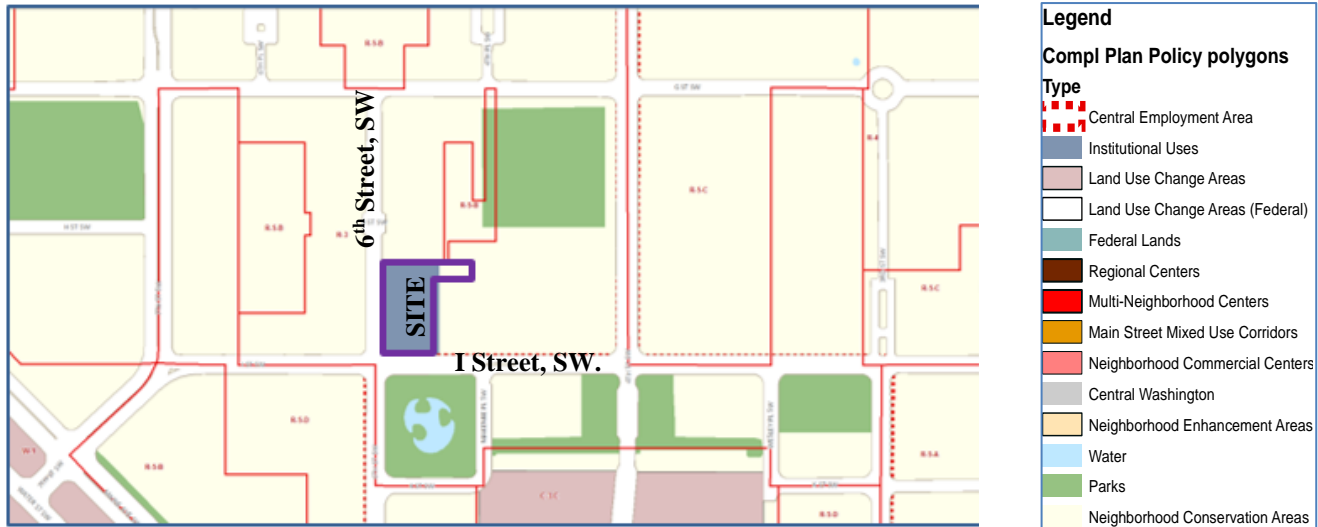
The current application, while requiring additional work to more fully realize the objectives of a PUD, is generally not inconsistent with the Comprehensive Plan. The Comprehensive Plan provides specific guidelines on how the Generalized Future Land Use Map and Policy Map should be used when a site designated for institutional use is proposed for a different type of use (Chapter 2, Sec.226, Guideline “h”, p 2.28).

##### **B. COMPREHENSIVE PLAN MAPS**

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, § 226,) the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development’s physical characteristics including building massing or density, uses, or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

### Generalized Policy Map

The Generalized Policy Map designates over 80% of the site as appropriate for an institutional use, and the remaining “dogleg” portion of the site as a neighborhood conservation area.



Figures 2 and 3 Comprehensive Plan Generalized Policy Map (below) and Detail Near Site (above)



The Comprehensive Plan’s Chapter 2, Framework Element, states that the institutional designation

*...includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. Smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size. Zoning designations vary depending on surrounding uses. (§ 225.16)*

and that neighborhood conservation areas are:

*...areas with very little vacant or underutilized land. They are primarily residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will be modest in scale and will consist primarily of scattered site infill housing, public facilities, and institutional uses. Major changes in density are not expected but some new development and reuse opportunities are anticipated. Neighborhood Conservation areas that*

are designated for Production, Distribution & Repair uses on the Future Land Use Map are expected to be retained with the mix of industrial, office and retail uses they have historically provided. (§223.4)

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities do exist within these areas but they are small in scale. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map. (§ 223.5)

Compatibility with the neighborhood conservation area designation is considered within the context of the neighborhood, not just adjacent or nearby properties. The neighborhood contains a broad mix of residential building types, including rowhouses, low, mid-rise and high-rise apartments and open spaces. While there is a concentration of three and four-story rowhouses immediately north of the Applicant’s site, within a block of the site there are also low-rise, mid-rise and high-rise apartment buildings, two-story schools, one-story churches and public parks. The introduction of a moderate density, approximately 50-foot high, predominately residential development on an infill site would not be inconsistent with a neighborhood conservation area designation for a portion of this location.

Additional guidance on this point is provided by an examination of the FLUM and the Comprehensive Plan’s guidance on its interpretation.

### Generalized Future Land Use Map (FLUM)

The Generalized Future Land Use Map shows the entire site, including the “dogleg”, as appropriate for an institutional use.

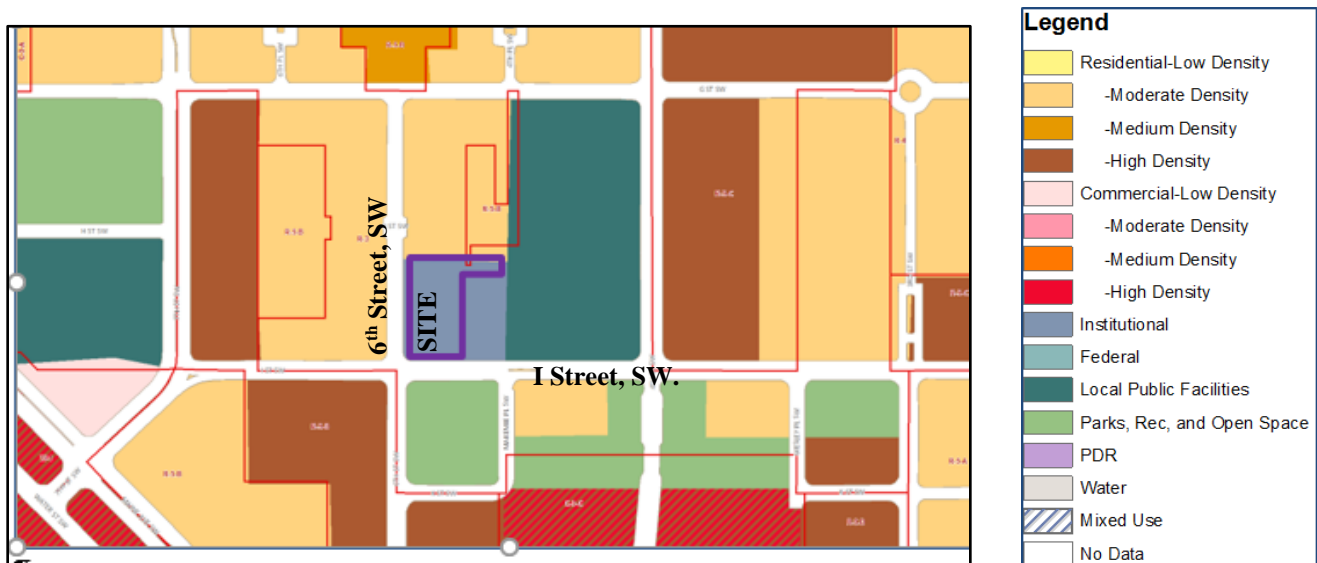


Figure 4. Comprehensive Plan Generalized Future Land Use Map Near Site

### Change from Institutional Use

The prior institutional use no longer exists. The Comprehensive Plan’s Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, § 226) provide guidance on what type of uses and densities would be not inconsistent with the Comprehensive Plan

when redeveloping an institutionally designated site where the institutional uses are no longer present. Guideline “h” states:

*The [FLUM] Map does not show density or intensity on institutional and local public sites. If a change in use occurs on these sites in the future (for example, a school becomes surplus or is redeveloped), the new designations should be comparable in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or an approved Campus Plan.*

The FLUM identifies the vicinity immediately surrounding the site as moderate density residential and local public facilities. The application includes a PUD-related map amendment to MU-4. As noted in Subtitle G § 400.3 of the Zoning Regulations:

*The MU-4 zone is intended to:*

*(a) Permit moderate-density mixed-use development;*

*(b) Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and*

*(c) Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.*

The PUD-related map amendment to MU-4, for a project that would be developed with 89% residential use would not be inconsistent with the intentions of this moderate density designation. A building with an FAR of 2.88 and a height of no more than 50-feet would be well within the moderate density category. 89.2% of the Metrorail-proximate development would provide housing and the remaining 10.8% would provide a mix of culturally-related uses outside of the central core. The site is in a moderate density residential area with access to major arterial roadways, limited access highways, transit, and commuter rail. The proposed development would not be classified as an institutional use but it would not be inconsistent with the Comprehensive Plan’s guidance for the future use of institutionally-designated areas where the institutional uses no longer exist.

## **C. COMPREHENSIVE PLAN WRITTEN ELEMENTS**

The Applicant has cited 18 policies from the Comprehensive Plan’s Citywide elements, and 2 policies from the Lower Anacostia Waterfront/Near Southwest Area Element that would be furthered by the proposed PUD (Exhibit 2, pages 20-25). The most prominent is:

### LU-1.4 Neighborhood Infill Development

*Policy LU-1.4.1: Infill Development: Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. 307.5 (Ch.3-23).*



The site has been unused since the departure of the educational uses formerly occupying the site. The vacant status of the prominent site does not contribute to the quality of the urban fabric. While the proposed building-type would differ from the rowhouse developments immediately to the north, the proposed massing, height and density of the proposed project should not create a sharp change in the development patterns within one block of the site. The proposed public space improvements and landscaping would help to integrate the site into the character of the neighborhood. However, there may be aspects of the architectural design that should be reconsidered to make the project more compatible with the façade patterns and materials of nearby residential buildings. These are discussed below, in Section VII.

Of the other policies in the written elements with which the proposed PUD would not be inconsistent, there are three that stand out in demonstrating the proposal's overall congruency with the Comprehensive Plan's objectives:

- The location of a substantial number of new housing units near the Green Line's Waterfront Metro would further transit oriented development and the District's housing objectives;
- Locating the STC-related housing, rehearsal and administrative space within a 10-minute transit or bicycle ride to STC's principal performance space would be synergistic with policies supporting the development of arts and cultural uses.
- The commitment to LEED Gold certification would enhance the Plan's sustainability policies.

#### **D. SMALL AREA PLAN**

The Council-adopted the Southwest Neighborhood Plan in July 2015. This Small Area Plan (SAP) includes a goal "to Strengthen 'I' Street as a cultural corridor" and a goal to "Grow the presence of the arts throughout the Southwest neighborhood" (SAP, p. 96). Specifically, with respect to the Applicant's site at 6<sup>th</sup> and I Street, the SAP states that the SAP:

*...is not making a recommendation for a land use designation change for this site until further outreach efforts can be conducted by the STC and its development partner to address community concerns. A cultural use at this site would be a preferred use going forward and efforts to change the land use should seriously be considered by the community and the ANC. The theater is encouraged to continue dialogue with the Southwest neighborhood through the upcoming Comprehensive Plan Amendment process which will get underway in 2015. (SAP, p. 97)*

The SAP also states that "The land use designation would need to be changed to facilitate the full building program as required by the theater company and its development partner" (SAP, p. 97). When the SAP was adopted, the Applicant's "full building program" was "a 6-9 story building" (SAP, p. 97), which is no longer the case.

On pages 9 and 10 of its application (Exhibit 2) the Applicant summarizes its community outreach efforts and the changes made to the proposal since the adoption of the SAP. The most significant physical changes to the proposal are the separation of the project into two buildings, a reduction of 23-feet in the proposed height, and a reduction of 1.81 FAR.

With respect to the SAP’s 2015 recommendation that the site’s future land use be considered in the Comprehensive Plan Amendment process, the Applicant has submitted a recommendation that the FLUM be changed to Moderate-Density Residential/Low-Density Commercial. No other map or text amendments relating to this site have been submitted. Council consideration of proposed FLUM amendments is not anticipated to be completed before late 2018. However, as discussed in Section VI.B. of this OP report, consideration of a PUD-related map amendment for the site at this time would not be inconsistent with the guidance the Comprehensive Plan gives for the future use of institutionally-designated areas where the institutional uses no longer exist.

## V. ZONING ANALYSIS

The site is currently zoned R-3; the Applicant is requesting a PUD-related zoning map amendment to the MU-4 zone. Below is a table comparing the existing and proposed zone to the proposal:

**Table 2. Zoning Analysis** (based in information supplied by the Applicant)

38,476-38,485 SF site	Existing Zone R-3	Proposed Zone MU-4- PUD w/IZ:	Proposal	Difference from R-3 By-Right	Flexibility w/in Requested MU-4 Zone
<b>Height (ft.)</b>	40 ft. 3 stories	65 ft. No story limits	<u>Main</u> : 47’ to roof, 48’9” to parapet. plus 11’ occupied penthouse and (2) 15’ elevator overrides <u>Annex</u> : 40’ to roof, 50’ to parapet plus 8’4” mech. penthouse	+27 ft. and 29 ft. plus penthouse	None
<b>FAR</b>	n/a 1.8 FAR-equivalent (res. only)	3.0 total w/IZ (1.5 non-res.)	2.88 total (0.31 non-res.)	+1.08 total (+0.31 non-res)	None
<b>IZ Units</b> (Greater of 8% of max. net residential sf or 75% of bonus density)	No requirement	75% of bonus density (w/ 19.2% core factor) = 11,383 SF	11,383 SF	11,383 SF	None
<b>Lot Occupancy</b>	60%	75% (res. w/ IZ)	75%	+ 15 %	None
<b>Rear Yard</b>	20 ft.	15 ft.	(Exhibit 21/1, Sheet 1.2) Main Bldg. 25’5”  <i>Annex: 0’</i>	Main building + 5’5”  <i>Annex: -20’</i>	Main bldg.: None; <u>Annex:</u> <i>20’flexibility requested</i>

38,476-38,485 SF site	Existing Zone R-3	Proposed Zone MU-4- PUD w/IZ:	Proposal	Difference from R-3 By-Right	Flexibility w/in Requested MU-4 Zone
<i>Side Yard</i>	None required for attached house. 5' required for detached bldg.	None required. If provided >2"/ft. of ht. or 5 ft. i.e., Main: 8'2" Annex: 8'4"	(Exhibit 21/1Sheet 1.2)  <b>Main Bldg. 5'1"</b> Annex: 8'4"	<b>Main: + 1'""</b> Annex: +3'4"	<b>Main: -3'1" Flexibility requested;</b> Annex: n/a
<b>Courtyards Width, Open</b>	If provided, greater of 4" per ft. of ht. or 6 ft. for single-family dwellings; 20 ft. for all other structures.	If provided, greater of 4"/ft. of height or 10 ft., i.e., 16'4" required for proposal	48' width	+ 28 ft. from R-3 + 31'8" from MU-4.	None
<b>Penthouse</b> <i>C §1500</i>	10', 1 story for structures other than single family house; 1:1 setback	FAR: ≤ 0.4 Ht.:12'/1 story 18'6, inclusive of 2 <sup>nd</sup> story mechanical Setback: 1:1	Main: 11' for habitable; 15' for elevator overrides and solar panels. Annex: 8'4" mech. All Setback: 1:1	+ 2' to +5' plus habitable space"	None
<b>Parking</b> <i>C § 701.5</i>	None if 10' alley not dedicated <i>Sub.C §702.3</i>	<b>Total: 31</b> Office: 0.5/1K sf > 3K sf=5; Arts: 1/1K sf > 3K sf=16 spaces: Res.:1/3DU>4DU = 40 BUT w/ <i>Sub.C §702.1</i> (Metro reduction) = 31	Total: 54 spaces 34 compliant on-site 5 tandem on-site 15 off-site at unspecified location	Greater than required	None
<b>Bicycle Parking</b> <i>C § 802</i>	None	<u>Total: 56</u> 8 short-term 48 long term  (See Application Tab 1, page 3 for details)	<u>Total: 76</u> 16 short term (not all locations specified) 70 long-term  (See Exhibit 2, Tab A, page 3 for details)	+ 73	None
<b>Loading</b> <i>C §901</i>	<u>n/a</u> ;	1@ 30' 1 20'serv. Space 100 sf platform;	1@ 30' (1) 20'serv. space 100 sf platform; shared per C § 901.8	n/a	None
<b>Green Area Ratio</b>	None (permeability requirement)	0.3 <i>G § 407</i>	0.3	n/a	None

## **Requested Zoning Flexibility**

The Applicant requests the following flexibility:

### **1. PUD-related map amendment from R-3 to MU-4**

### **2. Rear Yard Relief from Subtitle G § 405 Requirements**

The Applicant requests flexibility from the rear yard requirements of the Annex building. A 20-foot yard is required. No rear yard would be provided.

OP has asked the Applicant to explore the potential impacts the absence of this rear yard would have on the apartment building to the north. That building has three units with living rooms and balconies facing south, towards the rear of the Annex. The Annex's rear wall would be approximately 6.5 feet from the wall of the apartment building and approximately 5 feet from the edge of the living room balconies for three of the apartment's units.

### **3. Side Yard Relief from Subtitle G § 406 Requirements.**

The Applicant is requesting flexibility to have a 5'1" side yard on the east side of the main building where an 8'2" side yard would be required. The requested relief of 3'1" is not likely to have a detrimental impact on the school playing fields to the east.

### **4. Additional Flexibility**

The Applicant states that any additional flexibility would be requested after setdown.

## **VI. PUD EVALUATION STANDARDS**

### **A. Zoning Relief / Flexibility Under PUD Guidelines**

With the related map amendment, the project would be 10 feet taller and 60% more dense than would otherwise be permitted by-right on the site. A by-right development would permit 13 to 18 rowhouses and no non-residential use. The proposed project would have 85 standard apartment units, and 25 other units tailored to the needs of STC actors and fellows; approximately 11,000 square feet of office and administrative space for the STC, and an additional approximately 18,000 square feet of below-grade STC space.

The Applicant has in Exhibit 2 listed several items that it believes would achieve a commensurate balance between the additional density and flexibility that could be achieved through the PUD-related map amendment and the amenities and community benefits. OP recognizes that the provision of facilities supportive of a nationally recognized theater company such as the STC may be considered a city-wide and even region-wide benefit. However, OP is concerned that the present proposal would not yet achieve the level of community benefits commensurate with the requested flexibility. There are relatively few direct physical benefits proffered for the neighborhood. This is further noted in Table 3 of this report.

If the application is set down OP would continue conversations with the Applicant focused on providing additional affordable housing and more tangible physical benefits for the community.

With respect to other dimensional relief, the Applicant would need to further address the impact of the requested flexibility for the Annex building's rear yard depth on the apartment building to the north.

### **B. Transportation, Parking and Loading**

The Applicant has not provided a preliminary transportation review or a scope of work for a transportation analysis to the District Department of Transportation (DDOT) but will work with DDOT on the scope of work if the case is set down.

### **C. Environmental Stewardship**

The project would be LEED-Gold certifiable and would include solar panels as well as a green roof.

### **D. Architecture and Urban Design**

The design is modernist, with five variations on the general façade type (Exhibit 21/2 Sheets 2.6-2.8 for color illustrations; Exhibit 21/4, Sheets 3.14 – 3.19 for façade drawings). The principal materials are glass, varying shades of aluminum panels and and precast panels, with some vertical natural wood panels on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. On the main building the north, south and west facades would likely read as curtain walls and the east elevation would likely read as punched openings. On the annex, there is less glazing than on the main building and it is concentrated on the south side. On the north side, where the Annex faces an apartment building, most of the façade is solid pre-cast panels with a limited number of narrow vertical window openings. There may also be Shakespeare-related murals on portions of the east and west elevations of the main building (Exhibit 21/4, Sheet 3.12 and on the south side of the Annex (Exhibit 21/4, Sheet 3.11)

The principal open space would be the primarily plaza in the courtyard off-of 6<sup>th</sup> Street. It would contain paving, stone benches, a water feature and planting beds. There would also be relatively formal perimeter landscaping in the public space on 6<sup>th</sup> Street and I Street punctuated, if permitted by the Public Space Committee, by Shakespeare-related artwork glass panels. Compared to typical developments in the near Southwest there would be relatively little green space within the property line, other than the green roofs.

Additional attention and refinement to the massing and design of the building and its materials would be needed before a public hearing. The proposed design may be superior to some of the recent stick-built residential developments in the neighborhood. However, for a site that is adjacent to a preponderance of traditional red-brick rowhouses with punched window openings and details in the federalist idiom, the Applicant would introduce a modernist building placing a strong emphasis on large areas of glazing, metal and natural wood panels and, for all but the northing façade of the Annex, large-scale grids within which these materials would be employed. The Applicant may wish to give additional consideration to the buildings in the Southwest that have employed masonry, punched windows and/or textured screens to achieve modernist buildings with façades-scaled to be more compatible with rowhouse rhythms.

In addition to concerns about context, OP is concerned about the potential impact of the location of the Annex on the apartment building to the north. The Applicant should give additional consideration to a

site plan that would achieve a greater separation between the north side of the Annex and the three apartments to the north.

### E. Affordable Housing

The project would be providing, on-site, the minimum IZ-required set-aside of 75% of the bonus residential density, targeted to households earning no more than 60% of the MFI and the 50% MFI housing required by the habitable penthouse space. The figures in the following table are based on information supplied in the application.

**Table 2. Inclusionary Zoning**

Residential Unit Type	Res. GFA	Units	Income Type	Affordable Control Period	Affordable Unit Type
<b>Residential Total</b>	<b>93,811 GSF</b>	<b>110</b>			
Unrestricted Market Rate	82,428 GSF	73			
IZ Required and Provided @ 75% of Bonus Res. Density	10,396 GSF	11	Low @ 60% MFI	Project duration	Rental
Habitable Penthouse-Related IZ	1,075 GSF	1	Low @ 50% MFI	Project duration	
<b>IZ Total Provided</b>	<b>11,383 GSF</b>	<b>12</b>	Moderate	Project duration	
Affordable/Non IZ	units for public school teachers/ staff	1	Moderate @ 60% of market rate	10 years	n/a

The Applicant has included the 25 units of STC housing within the base on which the IZ square footage requirement is calculated, but is not counting that housing as IZ or other affordable housing

While the Applicant has proffered the provision of more than the typical number of market rate and IZ 3-bedroom units, OP has strongly encouraged the Applicant to enhance its commitment to the total number of IZ units, beyond its currently-proposed fulfilment of the minimum IZ requirement.

### F. PUD Benefits, Amenities and Proffers

The PUD process is “designed to encourage high quality developments that provide public benefits” and provides for a flexible process to help achieve this. The public benefits and project amenities the Applicant describes (Exhibit 2, pages 14-20 and Tab A, pages 5 and 6) are sufficient for setdown, but are not yet commensurate with either the additional density the PUD is requesting through the related map amendment or with the requested zoning flexibility. If the application is set down, the Applicant will need to continue its outreach efforts to ANC 6D, other community groups and nearby property owners to develop a fuller set of proposals prior to the hearing. Additional coordination will be needed with OP, DDOT, and the Department of Energy and Environment.

<b>TABLE 3: ITEM</b>	<b>MITI- GATION</b>	<b>PUBLIC BENEFIT</b>	<b>PROJECT AMENITY</b>	<b>REQUIRED</b>	<b>PROFFER</b>	<b>NOTES FOR POST- SETDOWN</b>
<b>Urban Design, Architecture, Landscaping Open Space, Streetscape</b>	No	No	No	Yes	No	Requires additional consideration of neighborhood context, particularly materials, scale of nearby rowhouse facades and impact on apartment building to north.  For the 6 <sup>th</sup> Street courtyard, the benefit of providing a paved open space open to the public ½ block from the Duck Pond park should be explained, and details should be provided on hours of public access need clarification.
<b>More housing than achievable under matter of right</b>	No	Yes, addresses District objective	No	Inherent in project	No	-----
<b>Larger-than typical units</b>	No	Yes, although more 3- BR would likely be achieved in by- right rowhouse scenario	No	No	Yes	-----
<b>Affordable Housing</b>	No	Yes. 250% more @ 60% MFI; & 1 unit more @ 50% MFI than by- right	No	Applicant calculates 10,396 at 60% MFI and 987 SF at 50% MFI	No. Providing minimum GFA required by IZ and penthouse regulations	OP strongly encourages provision of additional affordable housing.
<b>Environmental Benefits – Sustainable Design Features, Solar panels and LEED Gold Certification</b>	No	Yes	No	No	Yes	-----

<b>TABLE 3: ITEM</b>	<b>MITI- GATION</b>	<b>PUBLIC BENEFIT</b>	<b>PROJECT AMENITY</b>	<b>REQUIRED</b>	<b>PROFFER</b>	<b>NOTES FOR POST- SETDOWN</b>
<b>Shakespeare related art panels on building walls and in streetscape on 6<sup>th</sup> St. and I St. to strengthen I Street cultural corridor.</b>	No	Both public and private benefit	Yes	No	Yes	Applicant should: 1) Clarify approval selection process for murals visible from public street; 2) Consult with Public Space Committee about feasibility of etched-glass panels in public space.
<b>Special Arts-Related Uses in Building:</b> rehearsal, production and office space for STC; housing for STC actors and fellows, who will participate in publicly accessible cultural education programs	No	While inherent in building program, aspects are also of benefit to public	no	No	No	-----
<b>Uses of Special Value to the Neighborhood (see below)</b>						The Applicant should specify the schools' acceptance of proffers, the duration of the proffers and the mechanisms for documenting fulfillment of the proffers.
Annually, 2 free STC touring company performances for Amidon-Bowen School and 2 for Jefferson Academy	No	Yes	No	No	Yes	ibid
Develop theater-arts curriculum with Amidon-Bowen and Jefferson	No	Yes	No	No	Yes	ibid
Annually, 100 free tkts., w/ pre-performance events & transportation for one STC production for Jefferson students; theater-related prof. dev. for Jefferson faculty	No	Yes	No	No	Yes	Ibid. Details of professional development proffer also needed.
Free annual tour for Amidon-Bowen, Jefferson, Apple Tree	No	Yes	No	No	Yes	The Applicant would need to specify the duration of these proffers and the mechanisms



<b>TABLE 3: ITEM</b>	<b>MITI- GATION</b>	<b>PUBLIC BENEFIT</b>	<b>PROJECT AMENITY</b>	<b>REQUIRED</b>	<b>PROFFER</b>	<b>NOTES FOR POST- SETDOWN</b>
and Waterfront Academy of STC professional theaters and offices						for documenting the fulfillment of PUD conditions related to the proffers.
Annually, 10 priority tkts.to “Teacher Appreciation Night” for teachers at each of above 4 schools	No	Yes	No	No	Yes	ibid
Annually, free tkts. /priority seating for 200 ANC 6D residents to “Southwest Night” at STC Harman Hall	No	Yes	No	No	Yes	ibid
20 free tkts. annually to one or two “Academy of Classical Acting Night” for ANC 6D residents	No	Yes	No	No	Yes	ibid
(5) \$725 scholarships annually for 2-week Shakespeare camp and (10) \$350 scholarships annually for 1-week camp	No	Yes	No	No	Yes	ibid

In addition to the above, OP encourages the Applicant to work with the District’s Department of Small and Local Business Development or Department of Employment Services on possible training and employment opportunities.

## VII. MATTERS REQUIRING ADDITIONAL CLARIFICATION

It is typical that some issues require additional resolution or detail at this stage of a PUD application. If it is set down, the following would need to be addressed, as noted in this report and summarized below:

- Design: consideration of the architectural design to better reflect the scale of the facades and the red-brick masonry of the north-adjacent residential area;
- Loading Movements: Within the transportation study, address the turning movements needed to ensure head-in/head out loading;

- Assessment of Impact of Rear Yard Relief for the Annex on Apartments to the North: Submission of a shadow and view study assessing the impact of the proposed Annex building on the south-facing windows and balconies of the apartment building to the north of the site.
- Artworks: Consultation with Public Space Committee staff about art work proposed for public space; Description of process for selecting murals that would be visible from public streets.
- Transportation and Loading Impact: Provision of a Transportation Study including Transportation Demand Management (TDM) measures, with guidance for the study outline to be provided by DDOT
- Parking Charges: Clarification of whether parking fees are “un-bundled” from rents;
- Housing Concerns: Clarification of the mechanisms that would enable the 10-year reservation of two-units of below-market housing for teachers or staff at nearby schools.;
- Adequacy of Benefits and Amenities: Consideration of comments in Table 3 above.
- Materials Samples
- Miscellaneous: Other information / materials as may be requested by the Zoning Commission at the setdown meeting, or that may be requested in other sections of this report.

## VIII. AGENCY REFERRALS

If this application is set down for a public hearing, OP will refer it to these District agencies for review:

Department of Energy and the Environment  
(DOEE)

Department of Housing & Community  
Development (DHCD)

District Department of Transportation  
(DDOT)

Department of Parks and Recreation (DPR)

DC Public Schools (DCPS)

Department of Public Works (DPW)

Department of Aging (DOA)

Department of Employment Services  
(DOES);

Fire and Emergency Medical Services  
Department (FEMS)

Metropolitan Police Department (MPD)

DC Water

WMATA