

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Karen Thomas, Project Manager
JLS
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: February 5, 2020

SUBJECT: SUPPLEMENTAL REPORT: ZC 19-16, Consolidated Planned Unit Development for 1200 5th Street NW (Square 481, Lot 23)

At the public hearing on January 16, 2020 the Applicant revised their request for flexibility to provide a range in the number of units. In their submission they requested the flexibility of “*plus or minus ten percent (10%)*.” OP recommended limiting that flexibility to studios and one-bedrooms only.

At the public hearing, the Applicant proposed alternative flexibility to allow for a range in the number of units of five percent (5%) exclusive of the 18 three-bedrooms. The flexibility was reiterated in the Applicant’s Draft Proffers and Conditions (Exhibit 71), item d, as follows:

- d. To provide a range in the number of residential units in the Project of plus or minus five percent (5%) relative to the number depicted on the Final Plans, with no reduction in the number of three-bedroom units (18) and maintaining the percentage range of unit sizes noted on page G05 of the Final Plans;*

OP continues to recommend that the flexibility be limited to studios and one-bedrooms. OP does not support including two- or three-bedrooms within the flexibility.

The studios and one-bedrooms represent over seventy percent (70%) of the approved units and any flexibility should be workable within that range. Should the applicant find that there is insufficient flexibility within the 71.9% of studios and one-bedrooms they could request a modification of consequence and document the need to reduce the two-bedrooms.

ANALYSIS

OP compared the range of unit types referenced on the page G05 table cited in the proffer against the IZ table submitted on page G10 in the application.

- The Page G05 unit summary breakdown includes Jr. 1-bedrooms and Jr. 2-bedrooms, which are not separated in the table on Page G10. The table on page G10 considers Jr. 1-bedrooms together with studios, and Jr. 2-bedrooms are considered with 1-bedrooms.
- Studios and Jr. 1-bedroom combined represent a percentage range of 30% to 40% (approximately 135 units or 37.5% shown on Page G10).
- 1-bedrooms and Jr. 2-bedrooms combined represent a percentage range of 25% to 40% (approximately 124 units or 34.4 % shown on Page G10).

| UNIT SUMMARY | | | |
|----------------|------------|----|-----|
| Proposed Units | 360 Units | | |
| Unit Type | Percentage | | |
| Studio | 5% | to | 10% |
| Jr. 1 Bedroom | 25% | to | 30% |
| 1 Bedroom | 25% | to | 30% |
| Jr. 2 Bedroom | 5% | to | 10% |
| 2 Bedroom | 20% | to | 25% |
| 3 Bedroom | 5% MIN | | |

Page G05

| Unit Type | Total | | Market Rate | | IZ Required | |
|-----------|------------|---------------|-------------|---------------|-------------|---------------|
| | # of units | % of unit mix | # of units | % of unit mix | # of units | % of unit mix |
| Studio | 135 | 37.5% | 122 | 38.2% | 13 | 31.7% |
| 1BR | 124 | 34.4% | 110 | 34.5% | 14 | 34.1% |
| 2BR | 83 | 23.1% | 72 | 22.6% | 11 | 26.8% |
| 3BR | 18 | 5.0% | 15 | 4.7% | 3 | 7.3% |

Page G10

The largest number of units are in the studio and one-bedroom categories, 259 units representing 71.9% of the total units.

The family sized 2-bedroom units represent only 23.1 % of the total units. Reduction in 2-bedroom units would have the greater impact on family occupancy in a transit accessible neighborhood compared to single occupancies of one- and Jr-one bedrooms. which would not support the District’s goal of providing family-sized units in new development.

OP RECOMMENDATION

Based on the above, OP continues to recommend that flexibility in the number of units be limited to the studios and one-bedroom units only. OP recommends the following change to item d.:

- d. *To provide a range in the number of residential units in the Project of plus or minus five percent (5%) relative to the number depicted on the Final Plans, with no reduction in the number of **two- and three-bedroom units (101)** and maintaining the percentage range of unit sizes noted on page G05 of the Final Plans **and maintaining no less than the number of IZ units and % of unit mix shown in the column “IZ Required” on page of the Table on page G10;***