

MEMORANDUM

TO: District of Columbia Zoning Commission

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

DATE: September 13, 2019

SUBJECT: Preliminary Report for Zoning Commission Case No. 19-16, Consolidated Planned Unit Development for 1200 5th Street NW (Square 481, Lot 23)

I. RECOMMENDATION

The Office of Planning (OP) recommends the Commission **set down** the application by MCF WALP Phase 1, LLC for a consolidated Planned Unit Development (PUD) to construct an approximately 363-unit multi-family building at 1200 5th Street NW. The proposal would be not inconsistent with the Comprehensive Plan and the Convention Center Area Strategic Development Plan and the filing generally meets the requirements of 11DCMR Subtitle X, Chapter 3.

II. SUMMARY OF OP COMMENTS

The following table summarizes OP comments regarding this proposal, including areas where resolution or additional information is required. OP will continue to work with the applicant to adequately address these issues, and other issues raised by the Commission at setdown, prior to a public hearing.

It is important that identified issues be sufficiently resolved prior to the public hearing, to ensure that District agencies, the ANC, and the public have a reasonable opportunity to review a complete and comprehensive submission as final recommendations and comments to the Commission are being formulated.

OP Comment	Planning and / or Zoning Rationale
<p>The applicant should detail the parameters of the affordable housing component, such as (but not limited to):</p> <ul style="list-style-type: none"> a) The anticipated MFI level for apartment type (e.g. X one-bedrooms at 60% MFI etc.) b) The bedroom count of apartments in the existing building compared to the proposed building. 	<p>The details of the affordable housing component are required to assess the level of affordability and proportion of unit sizes provided in the proposed development compared to the existing building and to assess the overall benefits of the project.</p>
<p>Additional information should be provided regarding the benefits and amenities including</p> <ul style="list-style-type: none"> a) Environmental and sustainable benefits b) Superior landscaping, or creation or preservation of open spaces. 	<p>The applicant must demonstrate how these benefits and amenities would be superior features of the PUD proposal compared to what would be likely built as a matter-of-right. In particular, the applicant should work with the DOEE to address the issue of environmental and sustainable benefits, particularly solar.</p>
<p>A materials exhibit should be included with the plans.</p>	<p>External materials should be included in the record and any design flexibility requested should be identified and explained.</p>

III. AREA DESCRIPTION

Ward, ANC Ward 6; ANC 6E
Comprehensive Plan Area Near Northwest Area Element.
General Context The property is in the **Shaw/Mount Vernon Square** neighborhood.

IV. SITE DESCRIPTION

Address: 1200 5th Street N.W.
Legal Description: Square 481, Lot 23
Property Size Approximately 2.1 Acres
Current Zoning RA-2
Site Characteristics The lot is rectangular shaped, bounded on by N Street on the north, 5th Street on the east, M Street on the south and 6th Street on the west. There are two existing curb cuts, one each on N Street and M Street, which provided access to the surface parking area on the lot.
Existing Use of Property The former use of the property included a 63-unit garden apartment building which fronted 6th Street with the rear developed as a surface parking lot lining the 5th Street frontage. All units are now vacant, and the building would be

demolished. Former tenants reside at the Washington Apartments complex, also owned by the applicant.



V. PROJECT DESCRIPTION

Applicant

MCF WALP Phase 1, LLC

Proposed Zoning

Unchanged: RA-2

Proposed Use of Property

The property is proposed for a multi-family building, with 363-units distributed in two wings (north and south) to bifurcate the massing along the main street frontages of 5th and 6th Street, N.W. Parking and loading for the north wing would be accessed via a curb cut off N Street and loading primarily for the south wing via a curb cut at 5th Street.

	Proposal (Exhibit 2G1 Sheet G 05 Aug. 1, 2019)
Building Height	50 ft.
FAR	2.67
GFA (residential)	246,792 sf
Lot Occupancy	78.4%
Residential Units	363 (approx..)
Parking	103 (approx..)

VI. PLANNING CONTEXT

As described in the Introduction (Chapter 1 Introduction, Section 103, Attachment I), 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, Section 104, Attachment II), including:

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

A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, Section 226, Attachment III), 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.

As described below, the proposed PUD and map amendment would be not inconsistent with the map designations.

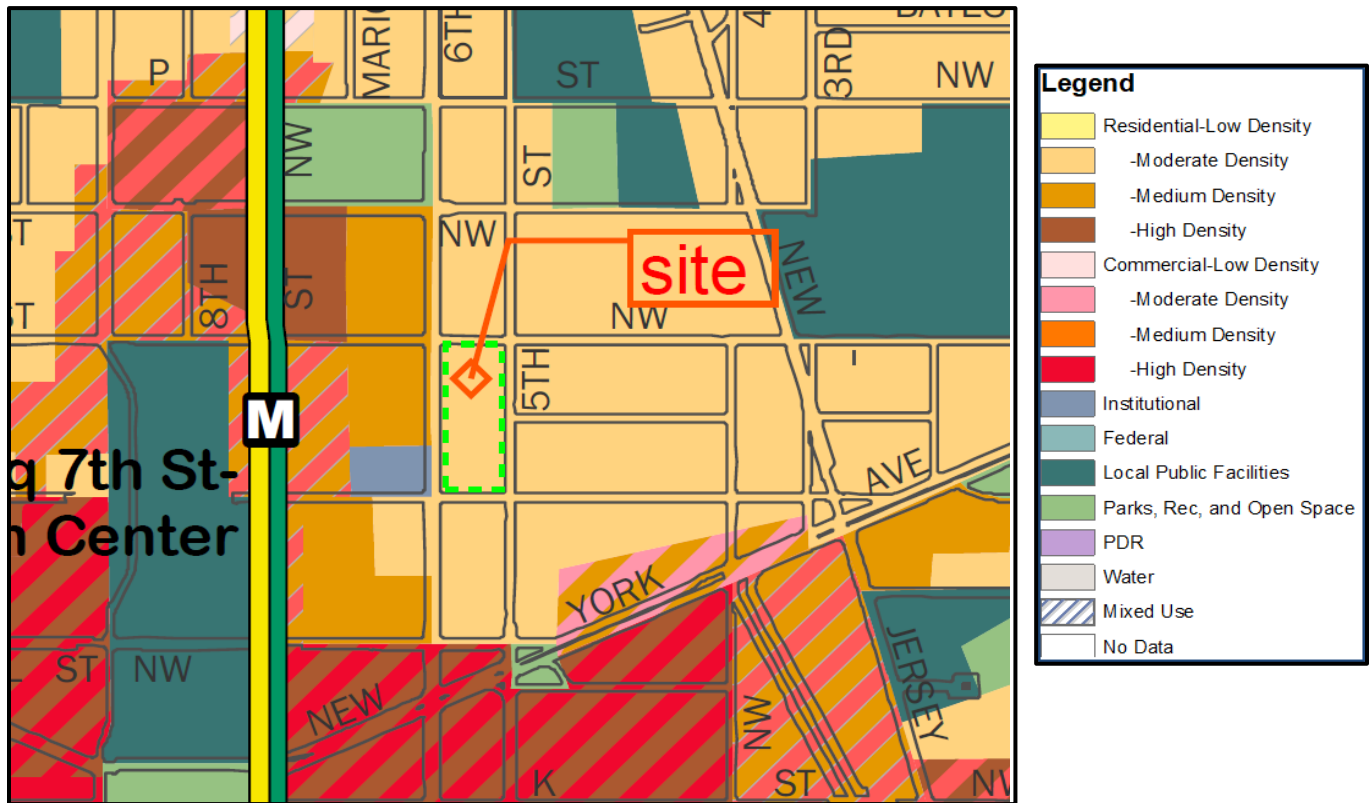
Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) indicates that the site is appropriate for Moderate Density Residential.

Moderate Density Residential: *This designation is used to define the District’s row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4-unit buildings, row houses, and low-rise apartment buildings. In some of the older inner-city neighborhoods with this designation, there may also*

be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations (10A DCMR § 225.4).

The proposed development would not be inconsistent with the Comprehensive Plan's FLUM. The RA-2 zone would permit moderate-density residential development as proposed and it would be appropriate as the site is bounded by 6th Street, a wide public street, which would provide an appropriate buffer between the medium density residential uses west of 6th Street and the moderate density residential uses to the east. The proposed five-story building with a floor area ratio (FAR) of 2.67 would be within the permitted PUD density flexibility, and the proposed development would conform to the RA-2's development standards, except where flexibility is requested from the proposed 78% lot occupancy (60% maximum permitted).



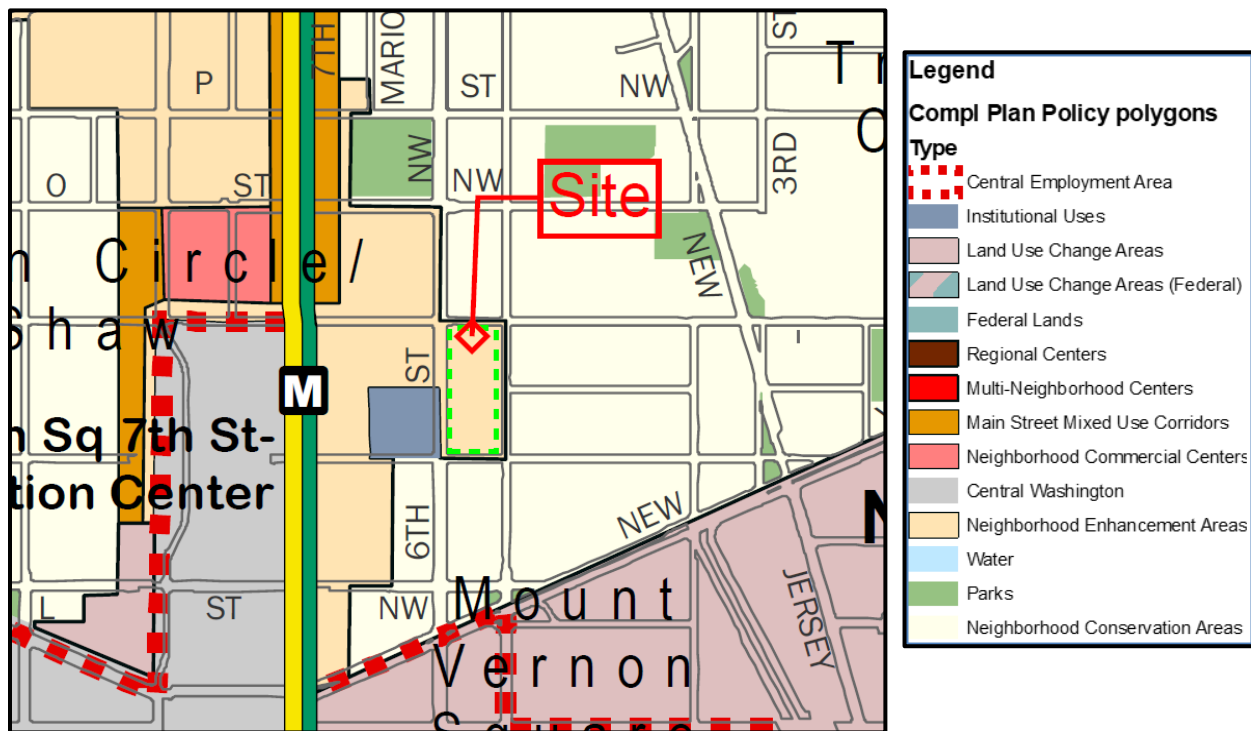
Generalized Policy Map

The Generalized Policy Map indicates that the site is within a Neighborhood Enhancement Area.

Neighborhood Enhancement Areas are neighborhoods substantial amounts of vacant residentially zoned land. They are primarily residential in character. Many of these areas are characterized by a patchwork of existing homes and individual vacant lots, some privately-owned and others owned by the public sector or non-profit developers. These areas present opportunities for compatible small-scale infill development, including new single-family homes, townhomes, and other density housing types. Land uses that reflect the historical mixture and diversity of each community should be encouraged. (10 A DCMR § 223.6)

The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development “fits-in” and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and must be consistent with the land use designation on the Future Land Use Map. The unique and special qualities of each area should be maintained and conserved, and overall neighborhood character should be protected as development takes place. Publicly-owned open space within these areas should be preserved and enhanced to make these communities more attractive and desirable. (10 A DCMR § 223.7)

The proposed PUD-related map amendment and development would not be inconsistent with the Comprehensive Plan’s Policy Map, which anticipates compatible small-scale infill development, and which encourages new housing to improve the neighborhood consistent with the land use designation of the FLUM. The project would help revitalize a site with a new multiple dwelling building to replace the existing development constructed in the early 1970’s. The proposed new housing would also increase the supply of affordable housing in the neighborhood.



B. COMPREHENSIVE PLAN WRITTEN ELEMENTS

Citywide Elements of the Comprehensive Plan

The proposed development is not inconsistent with the following policies of the Citywide Elements of the Comprehensive Plan:

Chapter 3 Land Use

The Land Use Chapter provides the general policy guidance on land use issues across the District.

Policy LU-2.1.2: Neighborhood Revitalization

Facilitate orderly neighborhood revitalization and stabilization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need (10A DCMR § 309.7).

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others (10A DCMR § 309.8).

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, façade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements (10A DCMR § 310.5).

The proposed project would revitalize the subject property by demolishing an older garden apartment complex with a new apartment building with more units and would increase the number of affordable units on the site. The existing property is underutilized, and the proposed project would better utilize the property by increasing density for housing in a downtown neighborhood. The design and massing of the building would be respectful of the existing row houses along 5th Street and east of 5th Street. In addition, the proposal would provide improved landscaping and open green spaces, dedicated off-street loading, and enclosed off-street required parking.

Chapter 4 Transportation

The Transportation Element provides policies and actions to maintain and improve the District’s transportation system and enhance the travel choices of current and future residents, visitors and workers.

Policy T-1.2.3: Discouraging Auto-Oriented Uses

Discourage certain uses, like “drive-through” businesses or stores with large surface parking lots, along key boulevards and pedestrian streets, and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break-up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas (10 DCMR § 404.8).

The proposed project would close a curb cut on M Street and retain the curb access on 5th Street. This existing curb cut would be relocated and provide access to an enclosed parking garage and loading access for the north wing. Further, the project would include both short-term and long-term bicycle parking.

Chapter 5 Housing

The Housing Element describes the importance of housing to neighborhood quality in the District of Columbia and the importance of providing housing opportunities for all segments of our population.

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 (10A DCMR § 503.3).

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 (10A DCMR § 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 (10A DCMR § 504.6).

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 (10A DCMR § 505.6).

Policy H-2.1.1: Protecting Affordable Rental Housing

Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units (10A DCMR § 509.5).

Policy H-2.1.3: Avoiding Displacement

Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing. These programs should include financial, technical, and counseling assistance to lower income households and the strengthening of the rights of existing tenants to purchase rental units if they are being converted to ownership units (10A DCMR § 509.7).

The proposed project would increase the amount of housing units currently provided at the subject property from 63 to 363 units and the proposed project would provide affordable units to low- and moderate-income households, as well as market rate units. The design would include modern architecture and green sustainability features among all the income-rated components. Family-sized apartments would be provided within 17 three-bedroom units and the applicant states that no unit size comprises more than one third of the units. Former tenants were relocated to nearby residences prior to the current proposal and the units have been vacant for at least two years.

Chapter 6 Environmental Protection

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources.

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 (10A DCMR § 603.4).

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 (10A DCMR § 603.6).

Policy E-2.2.1: Energy Efficiency

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees (10A DCMR § 610.3).

Policy E-2.2.3: Reducing Home Heating and Cooling Costs

Encourage the use of energy-efficient systems and methods for home insulation, heating, and cooling, both to conserve natural resources and also to reduce energy costs for those members of the community who are least able to afford them (10A DCMR § 610.5).

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 (10A DCMR § 613.3).

The proposed project would be designed to achieve LEED Silver 4.0 certification to meet the requirement of the Green Building Act of 2006. Green roof over the fourth story would reduce stormwater runoff and landscaping would be an improvement over the one-acre asphalt surface parking lot on the site (Exhibit 2G1 Sheet G09; Exhibit 2G9 Sheet L01-L09).

Chapter 8 Parks Recreation and Open Space

The Parks, Recreation and Open Space Element addresses the future of parks, recreation, and open space in the District of Columbia. It recognizes the important role parks play in recreation, aesthetics, neighborhood character, and environmental quality.

The project would provide passive space through its open courts, roof-top pool and related recreation area, and other indoor amenities for residents. The site is located two blocks from the Kennedy Recreation Center and playground at O Street and within walking/biking distance of the Shaw Library.

Chapter 9 Urban Design

The Urban Design Element addresses the District's physical design and visual qualities.

Policy UD-2.2. 1: Neighborhood Character and Identity

Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context (10A DCMR § 910.6).

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 (10A DCMR § 910.16).

The project's façade would be designed to harmonize with development in the immediate neighborhood.

Area Elements of the Comprehensive Plan

The proposed development is located within the Near Northwest Area Element of the Comprehensive Plan, and specifically within the Shaw/Convention Center Policy Focus Area. The proposal would particularly further the **Near Northwest Element** statements and policy objectives:

Policy NNW-1.1.2: Directing Growth Generally direct growth within the Near Northwest Planning Area to the eastern side of the Planning Area (Logan Circle and Shaw), given the strong market demand and limited land available on the west side, and the need for reinvestment and renovation on the east side. 2108.3

Policy NNW-2.1.3: Shaw/Howard University and Mount Vernon Square Metro Stations Encourage mixed-income residential development with underground parking adjacent to the Shaw/Howard and Mount Vernon Square Metro stations, particularly on existing surface parking lots. 2111.7

Policy NNW-2.1.7: Public Realm Improve streets and open spaces throughout the Shaw/Convention Center Area. Open space in the area should promote a sense of community, provide a high level of public safety, and address multiple needs. Connections between the area's parks and open spaces should be strengthened and opportunities for new recreational activities should be accommodated where feasible. 2111.11

Action NNW-2.1.1: Street Hierarchy and Public Realm Undertake the following actions to improve the public realm in the Shaw/ Convention Center area: a. Develop, maintain, and enforce standards for residential and commercial streets that address sidewalks, tree boxes, and public rights-of-way;

The proposed development is attractively designed to contribute to the community's positive physical identity and would provide significant onsite green open space. The project anticipates an improved public realm around the site's periphery as it fronts on 4 streets.

C. SMALL AREA PLANS

The Convention Center Area Strategic Development Plan (*Approved June 20, 2006, Resolution 16-0687*)

This plan is bounded by New York Avenue, Massachusetts Avenue, 12th Street, Vermont Avenue, U Street, Florida Avenue, and New Jersey Avenue.

The area is generally referred to as Shaw but includes a number of neighborhoods identified by area residents. These include Logan Circle, French Street, Westminster Street, Blagden Alley, O Street Market, East Central, and Mount Vernon Square.

Specifically, the Plan references the subject site in Sub Area VII – Transit Oriented Housing - This area is defined by the common design of apartment developments guided by the Shaw Urban Renewal Plan and their proximity to metro stations. They provide a variety of unit types and include a substantial number of affordable housing units, but their unadorned facades and surface parking lots are distinctive characteristics that make them stand out from the surrounding historic row-houses, apartment buildings, and commercial blocks. The Plan’s development guide recommends the following:

- *Encourage mixed-income residential development with underground parking on surface parking lots adjacent to Metro stations.*
- *Encourage renewal of Project-based Section 8 contracts; alternatively, redevelop with equivalent/increased number of affordable residential units.*
- *Encourage infill developments built to property line on street frontage with open space oriented to the interior of the block.*

The design guidelines follow the goal to: *Encourage additional new construction of mixed-income housing at and near Metro stations that are compatible with adjacent residential areas;*

- *Provide prominent building entrances and lobbies*
- *Provide design that animates street through projections or openings;*
- *Tripartite arrangement of building elevation encouraged;*
- *Material shall be of high quality, providing a sense of detail, scale and visual interest;*
- *Provide a sense of privacy for ground level residential units;*
- *Through-wall HVAC units are not allowed on public elevations;*
- *Garage and service entrances should be from alleys, not on front elevations;*

OP’s final report will provide an evaluation on whether the above is satisfied.

The plan also lists the guide for the subject parcel, which is to *encourage infill development built to the property line on the street frontage, with open space oriented to the interior of the block.* Based on the site plan provided at Exhibit 2G, the redeveloped site would satisfy the development guide for this large parcel.

A PUD is the appropriate vehicle for realizing the Comprehensive Plan’s anticipated site designation of moderate density residential and for achieving the Convention Center Area Small Area Plan’s goals for the identified parcel.

D. SUMMARY OF PLANNING CONTEXT ANALYSIS

On balance, the proposed PUD would not be inconsistent with the Comprehensive Plan. The policies cited in this report complement and support the redevelopment of an underutilized site with a new apartment building without displacing existing residents. The proposed project would be an improvement over the existing building, including architectural design, sustainability, and open green space. The proposed building would increase density at the site to provide more housing within the scale, density and design context of the existing neighborhood.

VII. REQUESTED ZONING FLEXIBILITY

The site is currently zoned R-2. The applicant is applying the R-2 PUD development standards, which is not inconsistent with the Comprehensive Plan. The applicant requests the following flexibility through this PUD:

1. FAR relief: 2.59 maximum permitted; 2.67 Proposed

The applicant requested an increase of 7,307 square feet beyond the maximum and stated its necessity for the successful design and function of the project, including for the efficiency of the floor plate, the provision of balconies, and larger sized units.

2. Lot Occupancy relief: 60% maximum permitted; 78.4% Proposed

The applicant requests this flexibility to minimize the need to increase the height to 50 feet which the neighborhood has stated it would not support.

3. Design flexibility, including:

- a. To vary interior configuration of the proposed building;
- b. To vary the final selection of colors of the exterior materials based on availability To vary the final selection of the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order
- c. To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior configuration of the building or design shown on the plans approved by the order. Examples of exterior details would include, but are not limited to, doorways, canopies, railings, and skylights;
- d. To provide a range in the approved number of residential dwelling units of plus or minus ten percent (10%);
- e. To make refinements to the approved parking configuration, including layout and number of parking space plus or minus ten percent (10%), so long as the number of parking spaces is at least the minimum number of spaces required by the Zoning Regulations.
- f. To vary the location, attributes, and general design of the approved streetscape to comply with the requirements of, and the approval by, the DDOT Public Space Division;
- g. To vary the font, message, logo, and color of the approved signage, provided that the maximum overall dimensions and signage materials are consistent with the signage on the plans approved by the order and are compliant with the DC signage; and

- h. To vary the approved sustainable features of the project, provided the total number of LEED points achievable for the project does not decrease below the minimum required for the LEED standard specified by the order.

OP will provide detailed analysis of requested flexibility prior to a public hearing.

VIII. PUD EVALUATION STANDARDS

The Zoning Regulations define a Planned Unit Development (PUD) as “A plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more zones irrespective of restrictions imposed by the general provisions of the Zoning Regulations, as more specifically set forth in Subtitle X, Chapter 3.” (Subtitle B-28). The purpose and general standards for a Planned Unit Development are established in Subtitle X 300:

- 300.1 *The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the PUD:*
 - (a) *Results in a project superior to what would result from the matter-of-right standards;*
 - (b) *Offers a commendable number or quality of meaningful public benefits; and*
 - (c) *Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.*
- 300.2 *While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.*

Public Benefits and Amenities:

Chapter X Section 305.2 states that “Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.”

Subtitle X § 305.5 provides a summary of categories for PUD benefits and amenities. While the final benefits amenities proffer is typically refined and resolved later in the PUD process, at this point, the applicant has proffered the following (refer to Exhibit 2 Pages 23 - 25) for the proposed PUD:

- (a) *Superior urban design and architecture*
(Exhibit 2G1- Sheets A01-A25)
- (b) *Superior landscaping, or creation or preservation of open spaces*
(Exhibit 2G7 Sheet L 01 -L09)
- (c) *Site planning and efficient and economical land utilization*
- (d) *Housing and Affordable Housing*

The project would increase the existing number of dwelling units from 63 to 363. The applicant states that approximately 23% of additional density obtained through the PUD process would be assigned to affordable housing. The project would also provide 17 dwelling units with three bedrooms and two bathrooms. The applicant should provide additional information on the proposed levels of affordability.

(e) Environmental and sustainable benefits

The project's sustainability would be measured by the provision of LEED Silver v4.0. (Exhibits: 2G1 Sheet G09; 2G9, Sheets L01- L09)

(f) Streetscape plans

Exhibit 2G9 of the record provides the overall concept streetscape plan. The streetscape plan would be reviewed by OP and DDOT's Public Space staff prior to the public hearing. *Other public benefits and project amenities*

The applicant intends to continue its collaboration with the ANC and community to develop an agreed upon benefits/amenities package.

In general, OP finds that the application sufficient to be setdown for a public hearing.

The applicant is advised to continue working with the ANC and the community to develop a full proffer commensurate with the flexibility requested. A detailed analysis of the final benefits and amenities proffer would be provided in OP's final report at the public hearing.

IX. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following District agencies for review and comment:

- 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)
- Fire and Emergency Medical Services Department (FEMS)
- DC Water

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