

TO: District of Columbia Zoning Commission
FROM: Stephen Cochran, Development Review Specialist
Jennifer Steingasser, Deputy Director- Development Review & Historic Preservation
DATE: October 5, 2020
SUBJECT: Supplemental Report on Zoning Commission Case No.20-06 – Consolidated and Preliminary Planned Unit Development with Related Map Amendment at 1333 M Street, SE

I. OP COMMENTS ON APPLICANT’S POST-HEARING SUBMISSION

The Office of Planning (OP) submits the following comments on the Applicant’s post-hearing submission.

View Through Part of Consolidated PUD, Sheet A-2 0: The applicant has responded to the Commission’s concerns by eliminating some elements that would have diminished the ability to see through the opening at building levels 3 – 5. OP suggests the applicant submit an additional drawing of the prospective view from the 1300 block of L Street, SE. to better illustrate how this would improve views through the building from the Capitol Hill neighborhood.

Sustainability Levels: Sheets A-2 and A-4 list the measures the applicant would take to achieve LEED Gold equivalency, as recommended by OP and requested by the Commission.

Improvements to Pedestrian Areas of Virginia Avenue “Extended”, Sheet A-3 5: The new illustration responds to the Commission’s request to provide more seating along the ramp in this location. OP notes that if the applicant were to install more benches along the ramp and power outlets in the paved area at the bottom of the ramp, the natural slope of the hill would enable this area to function as a location for occasional performances or events. The PUD buildings would act as buffers to sound transmission to the north.

Renderings from Anacostia Park, Sheet A-3 6: The Applicant has provided the rendering of the Consolidated PUD tower requested by the Commission. OP notes that the completed project would contain two additional towers.

Distribution of Inclusionary Zoning Units, Sheet A-6: The distribution of IZ units seems acceptable, with 22 of the 79 IZ units having water views and 10 having balconies or terraces. While the three 50% MFI units face away from the water, two of them would have balconies.

Reflected Noise, Exhibit 70D: The study filed by the applicant states that there would be no increase in reflected noise from the additional 40 feet of height that could not be realized in a 90-foot tall matter-of-right project.

Pick-Up and Drop-Off Areas, Exhibit 70E: OP notes that all of the Consolidated PUD's pickup and drop-off areas (PUDO zones) are located at the western end of the project area, adjacent to the Stage 1 PUD. None are adjacent to the Consolidated PUD tower.

Possible 10-Foot Wide Trail on Water Street Exhibit 70: Since the filing of the Applicant's post-hearing submission, DDOT and the applicant have clarified to OP that if this trail were to be built under the applicant's agreement with DDOT, it would be located in public space.

II. RESPONSES TO QUESTIONS COMMISSION ASKED OP

Commitments from District Agencies on Applicant's Proffered Contribution to Study Potential Locations for an Adult Daycare in Capitol Hill Area: The applicant's post-hearing filing noted that \$25,000 would be donated to the District Department of Parks and Recreation (DPR), which has authority to accept funds and sequester them for specific purposes. The applicant revised its proffer for the additional \$225,000. This would now be donated to a non-profit group associated with aging services to study and report on specific items.

The study and report that would result from the financial contribution would qualify as the proffer. The study and report would advance the major theme and policies of elements of the Comprehensive Plan that speak to Senior Care -- specifically Section 1108 of the Community Services and Facilities Element . as well as the Age-Friendly DC initiative and its 2023 Strategic Plan released in October 2018.

The applicant should detail a timeline for the delivery of the study and report that would be compliant with Section 305.3 (b): *Benefits shall be measurable and able to be completed or arranged prior to issuance of a certificate of occupancy.*

Status of Planning for Boathouse Row Area: The land in question is within the District Department of General Services' (DGS's) portfolio. ANC 6B has sent a notice of intent to file a request to rezone this area to MU-11.

III. RESPONSES TO QUESTIONS ASKED BY ANC REPRESENTATIVE

What Does the "Future Planning Analysis Area" label for this area on the proposed revisions to the Comprehensive Plan's Generalized Policy Map Mean? The proposed update to the Generalized Policy Map (GPM) would guide land use decision-making and support the Future Land Use Map (FLUM) within the Comprehensive Plan. For the first time OP has added Future Planning Analysis Areas to the GPM in the Comprehensive Plan proposal awaiting Council Action this year. These areas include large tracts and/or corridors where a change in density and intensity of use is anticipated. It is expected that within these locations, planning efforts including outreach to the ANCs and community will be undertaken to analyze land use and policy impacts and to support growth.