

Satisfaction of PUD Standards

DLV

- Not inconsistent with Comprehensive Plan

PGN

- Does not result in unacceptable project impacts on the surrounding area or on the operation of city services and facilities

G/S

- Includes specific public benefits and project amenities of the proposed development

PUD

11-X DCMR 304.4

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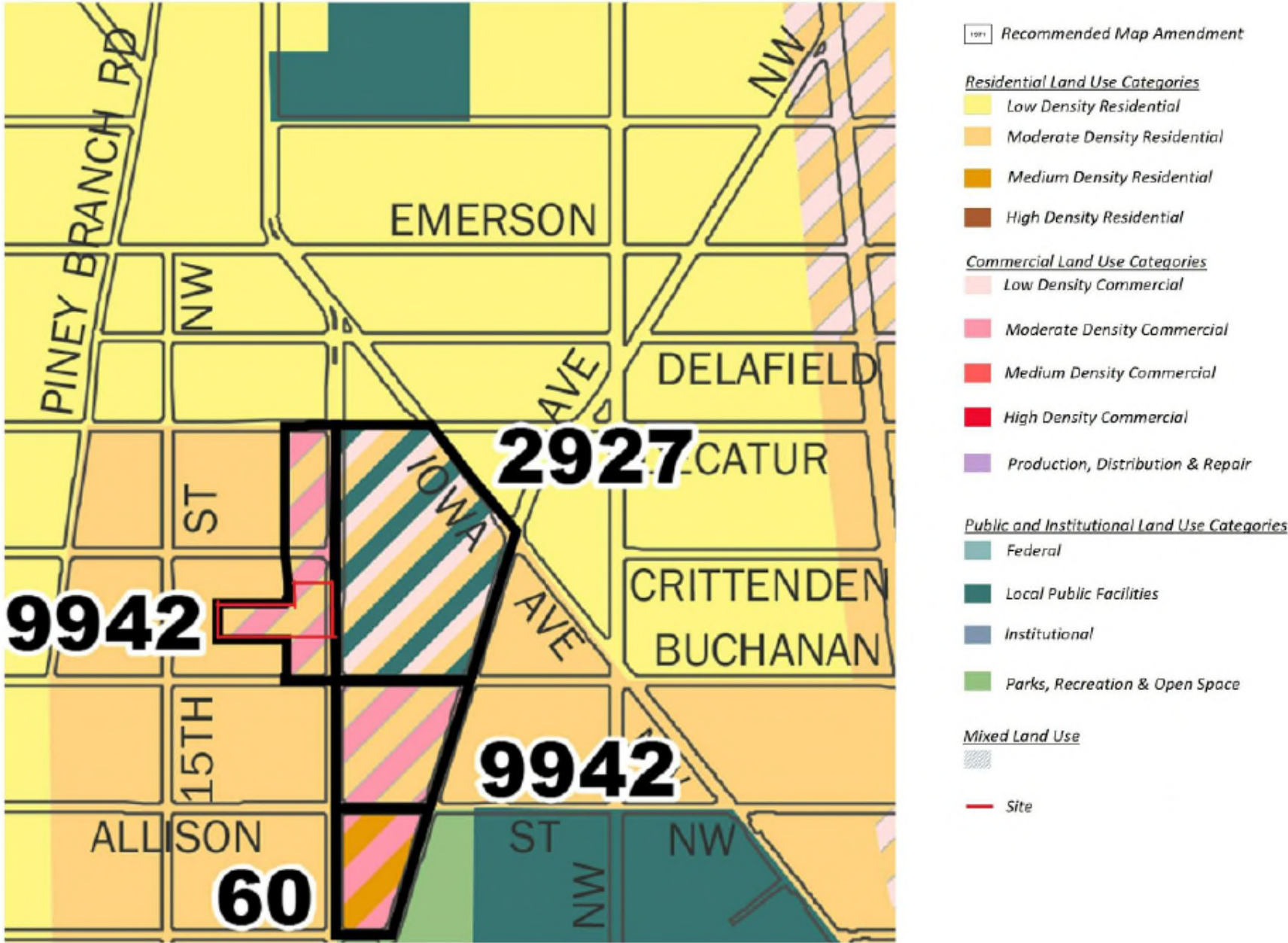
PUD

“the Zoning Commission shall judge, balance, and reconcile the relative value of the public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case”

11-X DCMR 304.3

Comprehensive Plan

Not inconsistent with Comprehensive Plan
Future Land Use Map = Moderate Density

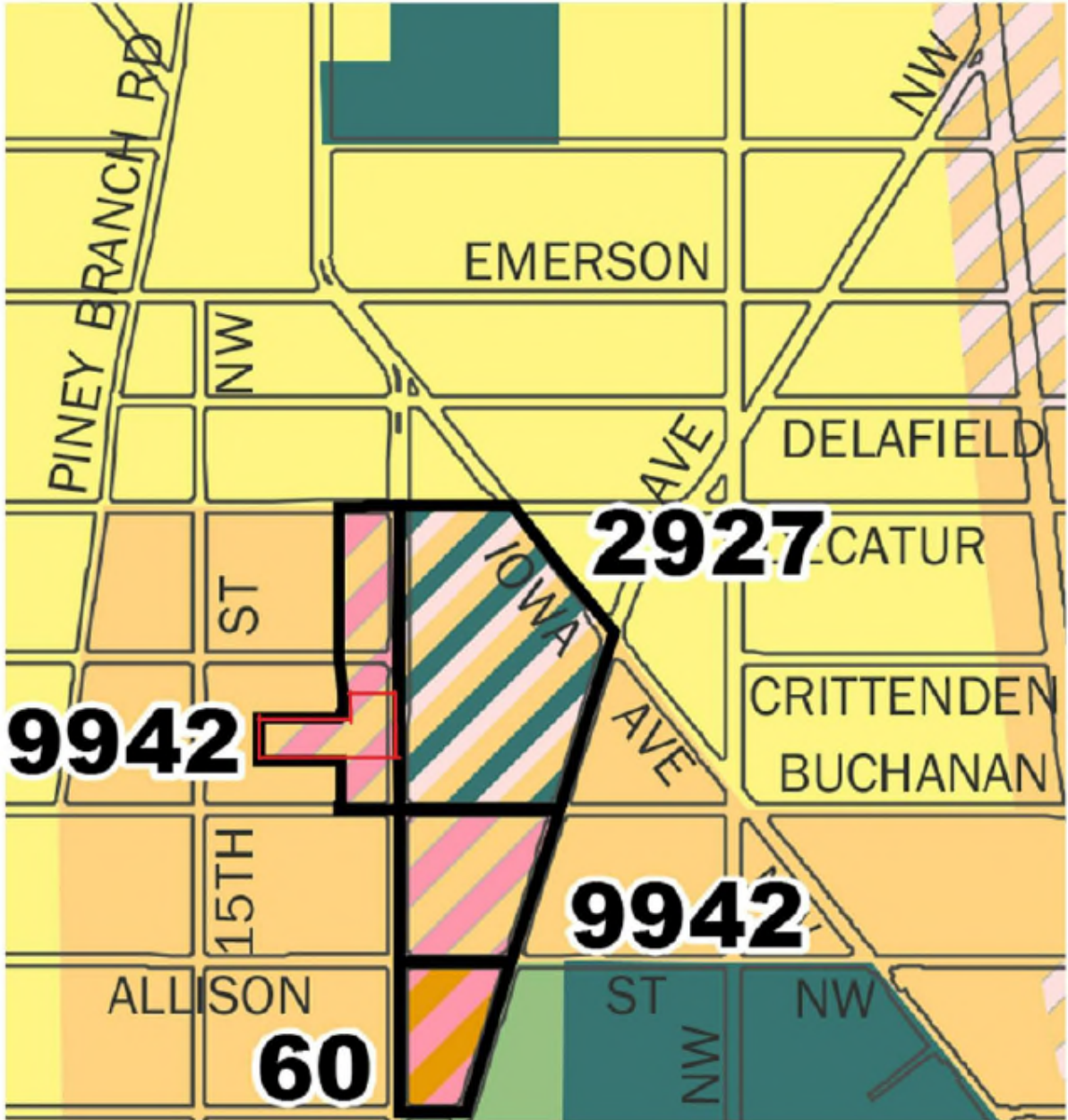


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Comprehensive Plan

Moderate Density = FAR of 2.5-4.0 (project = 3.79)

MU-5A is listed as compatible w/ Moderate Density



“The MU-5 and MU-7 Zone Districts are representative of zone districts consistent with the Moderate Density Commercial category, and other zones may also apply.”

10-A DCMR 227.11

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Comprehensive Plan

Generalized Policy Map = Main Street Mixed-Use
Calls for upper story residential with storefronts



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10-A DCMR 225.14

Comprehensive Plan/Small Area Plan

Small Area Plan = Central 14th Street Vision Plan



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Comprehensive Plan/Mayor's Housing Order

Housing Equity Report

Figure 1. 2018 Estimated Distribution of Dedicated Affordable Units

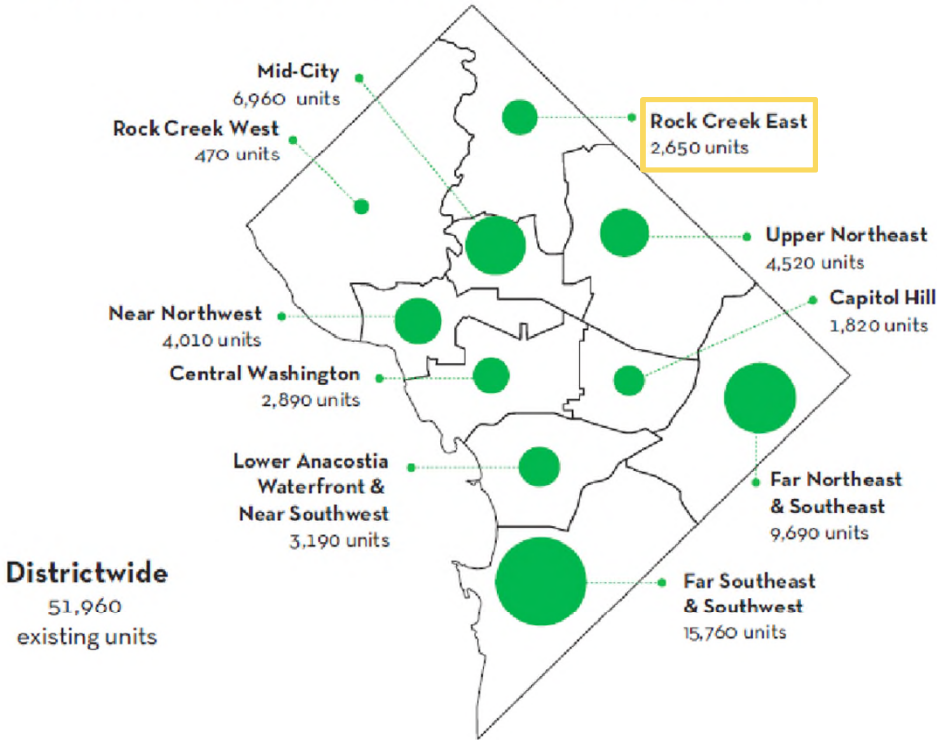


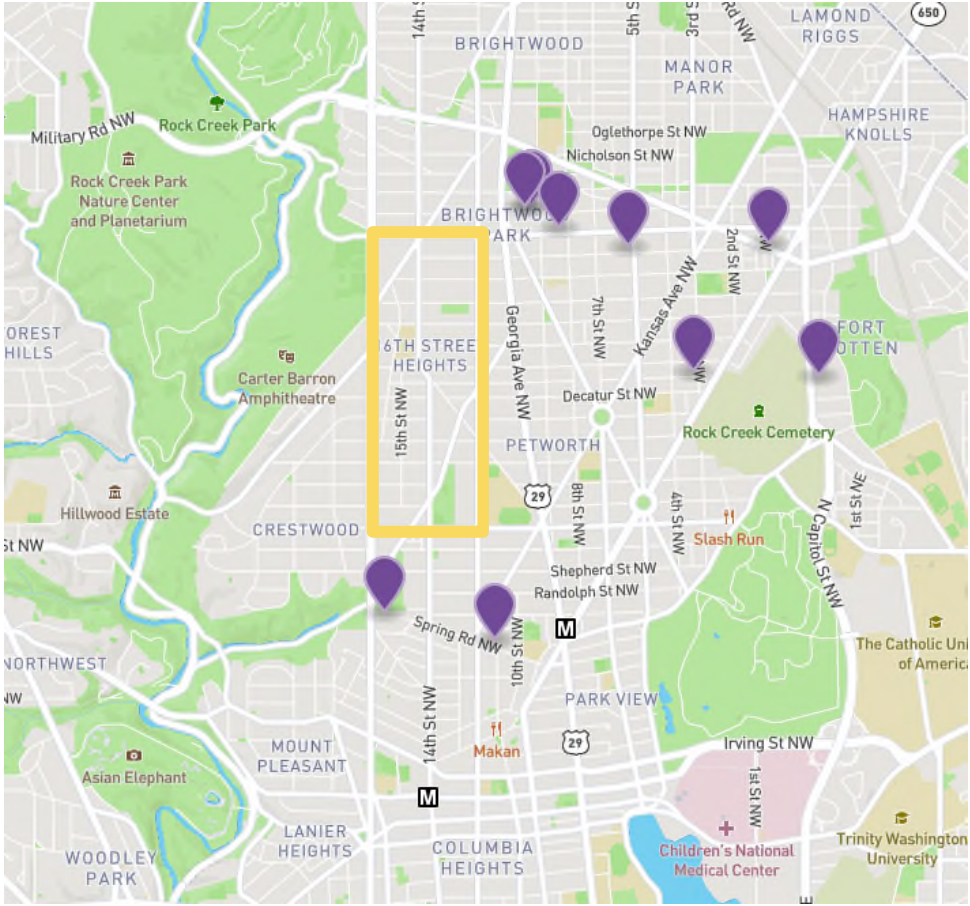
Figure 6. Current Affordable Housing Pipeline & 2025 Production Goals by Planning Area

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capitol Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
Total	12,000	7,970	5,220	36,000

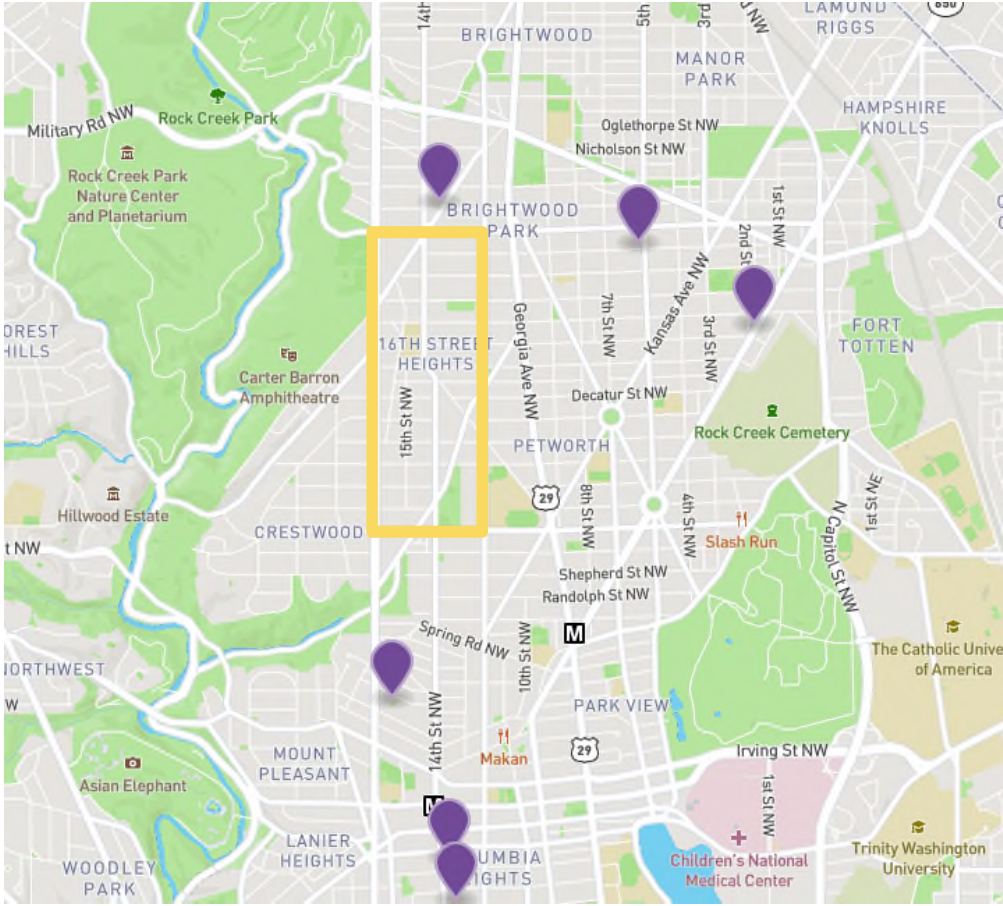


Comprehensive Plan/Mayor's Housing Order

DHCD-Funded Projects



Under Construction



In Progress with DHCD

PUD

<https://octo.quickbase.com/db/bit4kvfmq>

Comprehensive Plan

“The production and preservation of affordable housing for low- and moderate-income households is a *major civic priority*”



10-A DCMR § 504.8

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Racial Equity Analysis Tool

Zoning Commission Evaluation

What are the expected goals of the zoning action?

What are the anticipated positive and negative impacts and/or outcomes of the zoning action? May include the following themes and any others that also apply:

Direct Displacement	Will the zoning action result in displacement of tenants or residents?
Housing	Will the action result in changes to: <ul style="list-style-type: none">▪ Market Rate Housing?▪ Affordable Housing?▪ Replacement Housing?
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none">▪ Public Space Improvements?▪ Infrastructure Improvements?▪ Arts and Culture?▪ Environmental Changes?▪ Streetscape Improvements?
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none">▪ Job Training/Creation?▪ Healthcare?▪ Addition of Retail/Access to New Services?

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<https://dcoz.dc.gov/release/zc-racial-equity-analysis-tool>

Racial Equity Analysis Tool

What are the expected goals of the zoning action?

- 67 affordable units, including 22 at 30% MFI
- 24 three-bedroom units
- Preservation of community-serving arts organization:
 - *Its over 50% BIPOC professional artist constituency*
 - *Free arts access to DCPS largely BIPOC students*
 - *Supports 35+ minority-led arts businesses based at Dance Loft*
 - *Avoids arts space closure, which disproportionately affects artists of color*
 - *Arts-based economic opportunities*
- Provision of retail space + larger customer base

Racial Equity Analysis Tool

What are anticipated outcomes of the zoning action?

Direct Displacement	<ul style="list-style-type: none">+ No displacement of residents+ No displacement of Dance Loft, a longtime tenant and essential arts facility; likely impossible to relocate at currently 8,000 sq/ft- Possible relocation of some retail tenants occupying 650 sq/ft+ Robust assistance package/offer to return for retailers
Housing	<ul style="list-style-type: none">+ 66 affordable units out of 101 units total+ 22 units at 30% MFI+ 24 three-bedroom units+ “Green” housing options that lower costs for future residents
Physical	<ul style="list-style-type: none">+ Preservation of community-serving arts organization (36 of 68 Dance Loft artists/organizations are minority-led)+ Public space improvements and arts access+ Alley improvements
Access to Opportunity	<ul style="list-style-type: none">+ CBE/First Source commitments+ Job preservation/artist opportunities+ Access to amenities of NW quadrant of the District+ Arts opportunities, education, and access

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Racial Equity Analysis Tool

What are anticipated outcomes of the zoning action?

- Reducing the size of the project makes it less equitable given the affordable housing commitment

Housing	+ 66 affordable units out of 101 units total
	+ 22 units at 30% MFI
	+ 24 three-bedroom units
	+ “Green” housing options that lower costs for future residents

PUD

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PUD

11-X DCMR 304.4

No Unacceptable Project Impacts

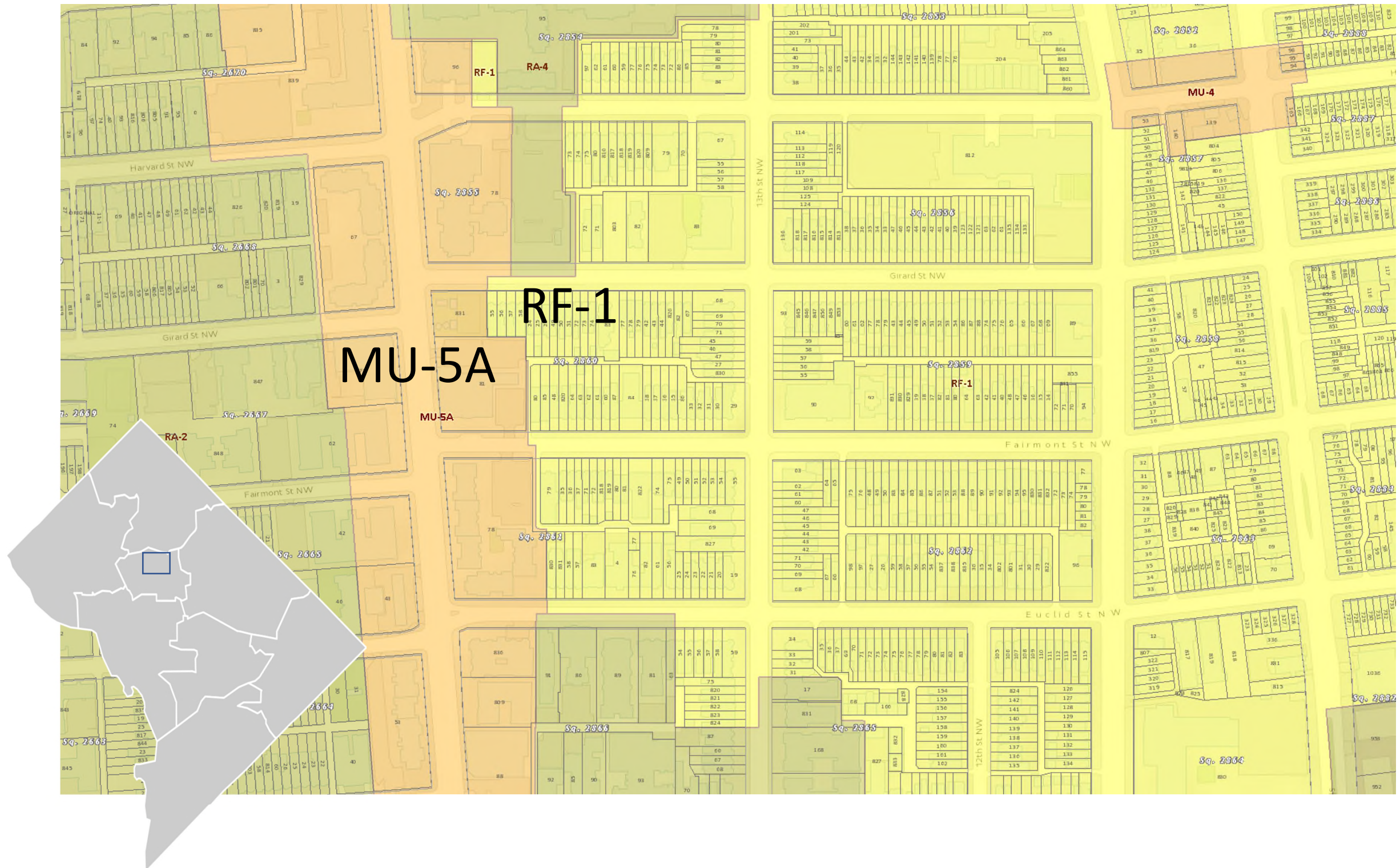
- Zoning/Land Use
- Shadows
- Privacy/View
- Parking
- Construction
- Retail Tenants
- Favorable Impacts

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11-X DCMR 304.4

No Unacceptable Project Impacts

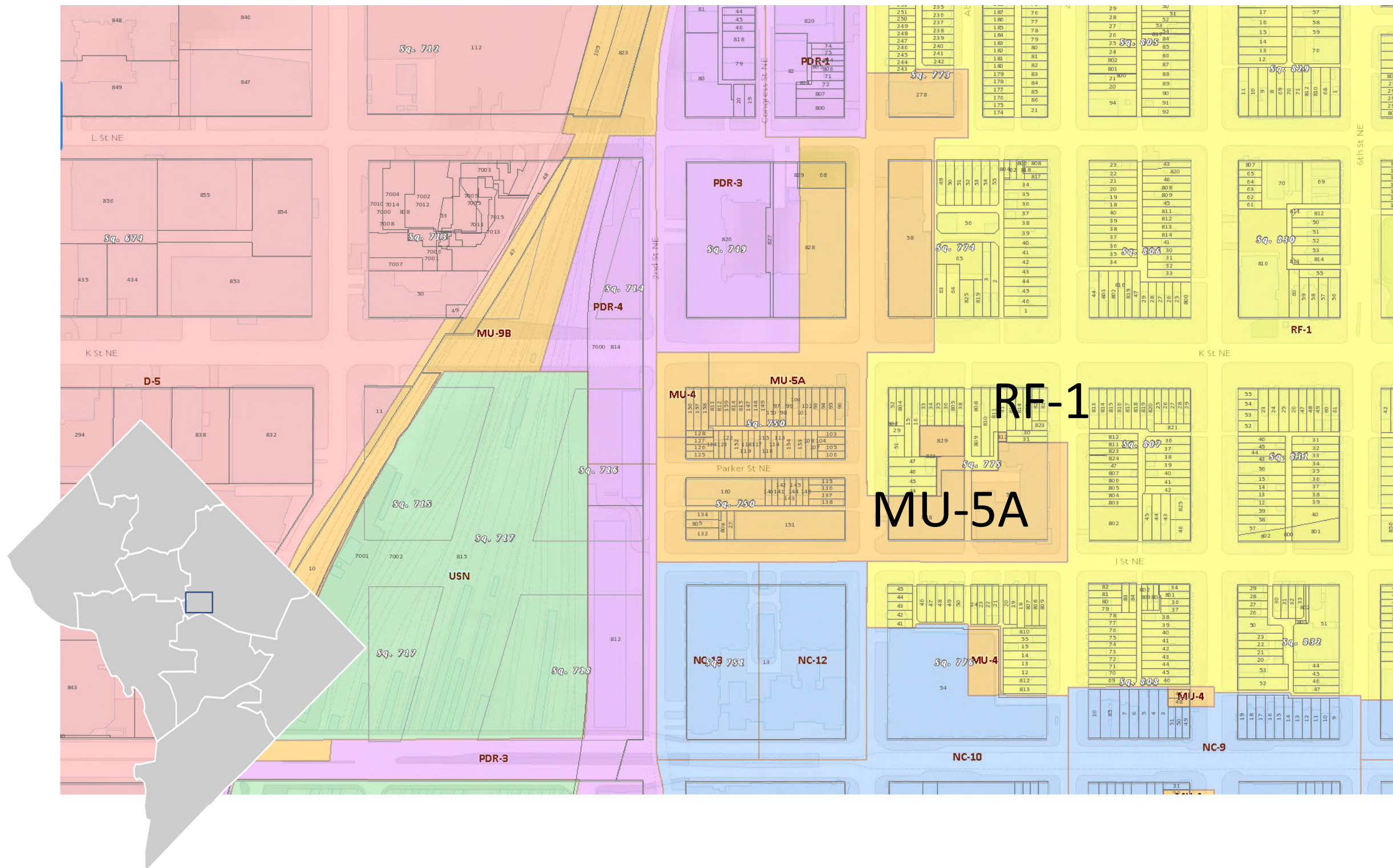
Zoning/Land Use



PUD

No Unacceptable Project Impacts

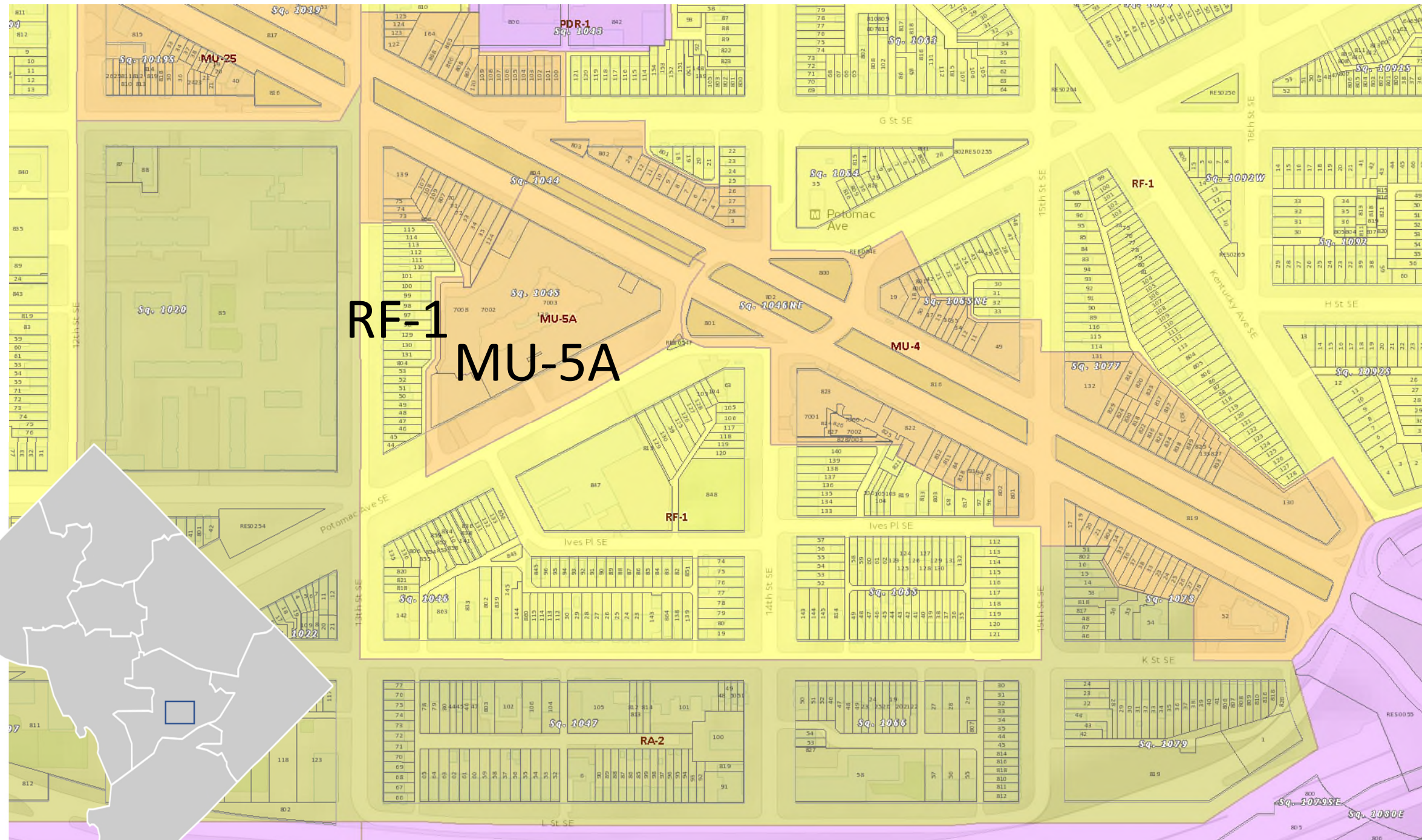
Zoning/Land Use



PUD

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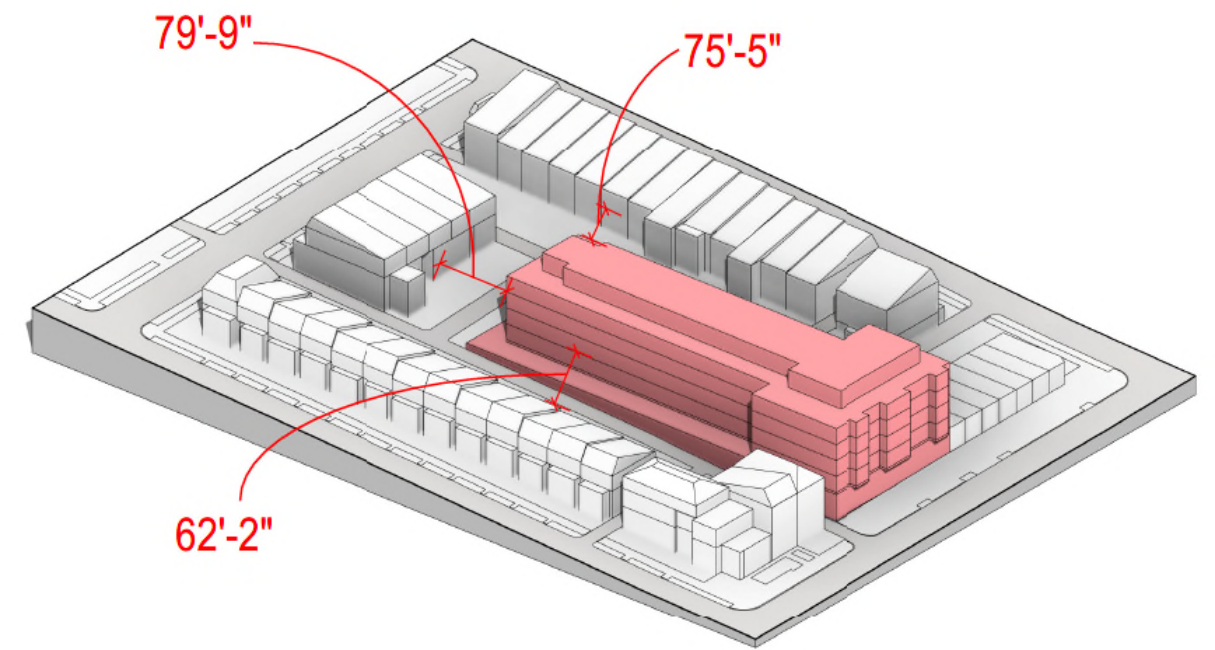
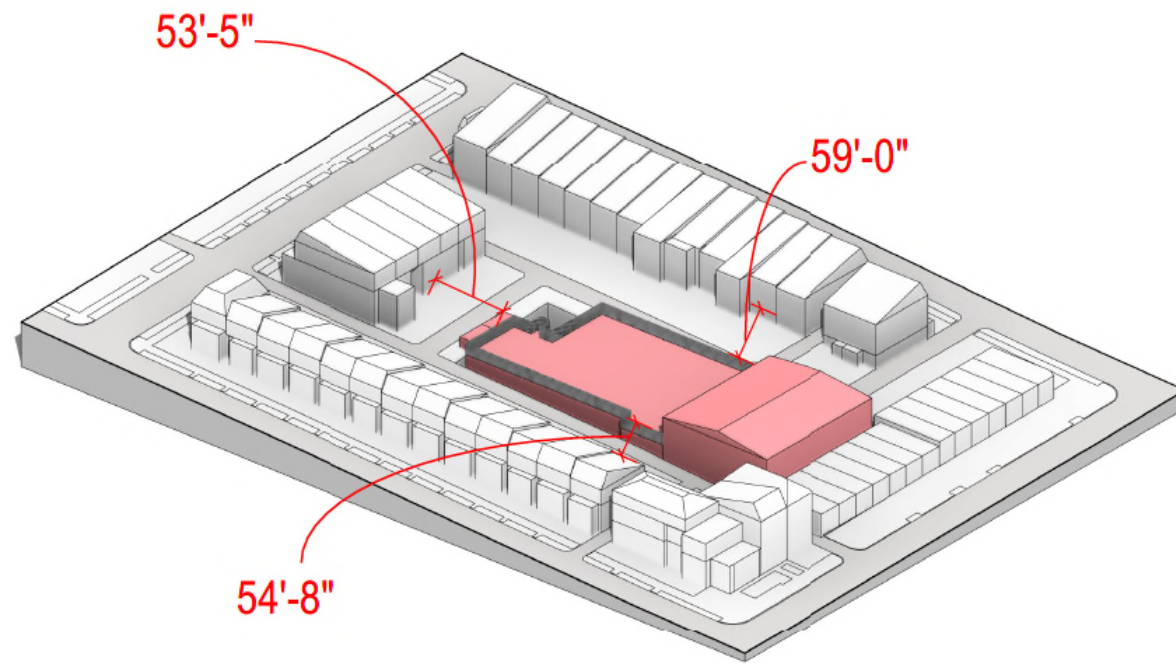
Zoning/Land Use



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No Unacceptable Project Impacts

Setbacks



PUD

No Unacceptable Project Impacts

Height



PUD

No Unacceptable Project Impacts

Height



1. FIFTEENTH STREET ELEVATION



2. FOURTEENTH STREET ELEVATION

PUD

No Unacceptable Project Impacts

Height



PUD

No Unacceptable Project Impacts

Height



PUD

No Unacceptable Project Impacts

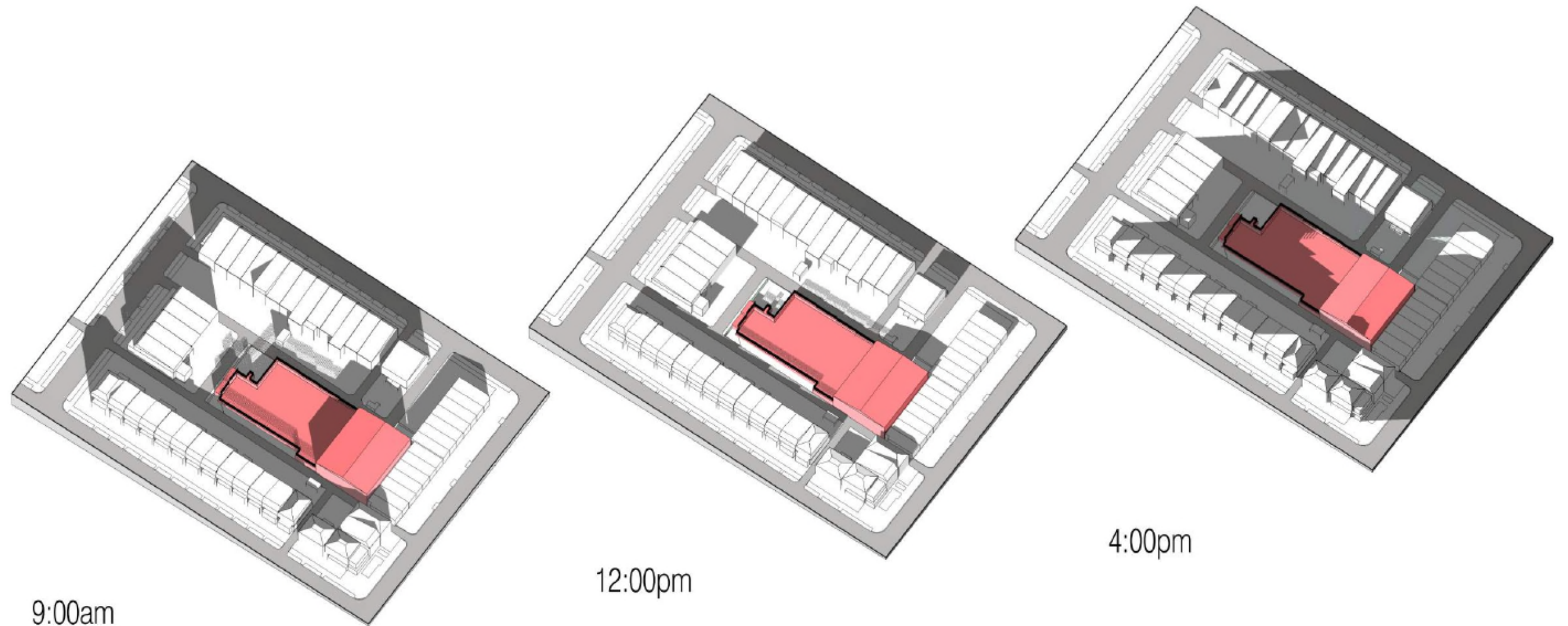
View



PUD

No Unacceptable Project Impacts

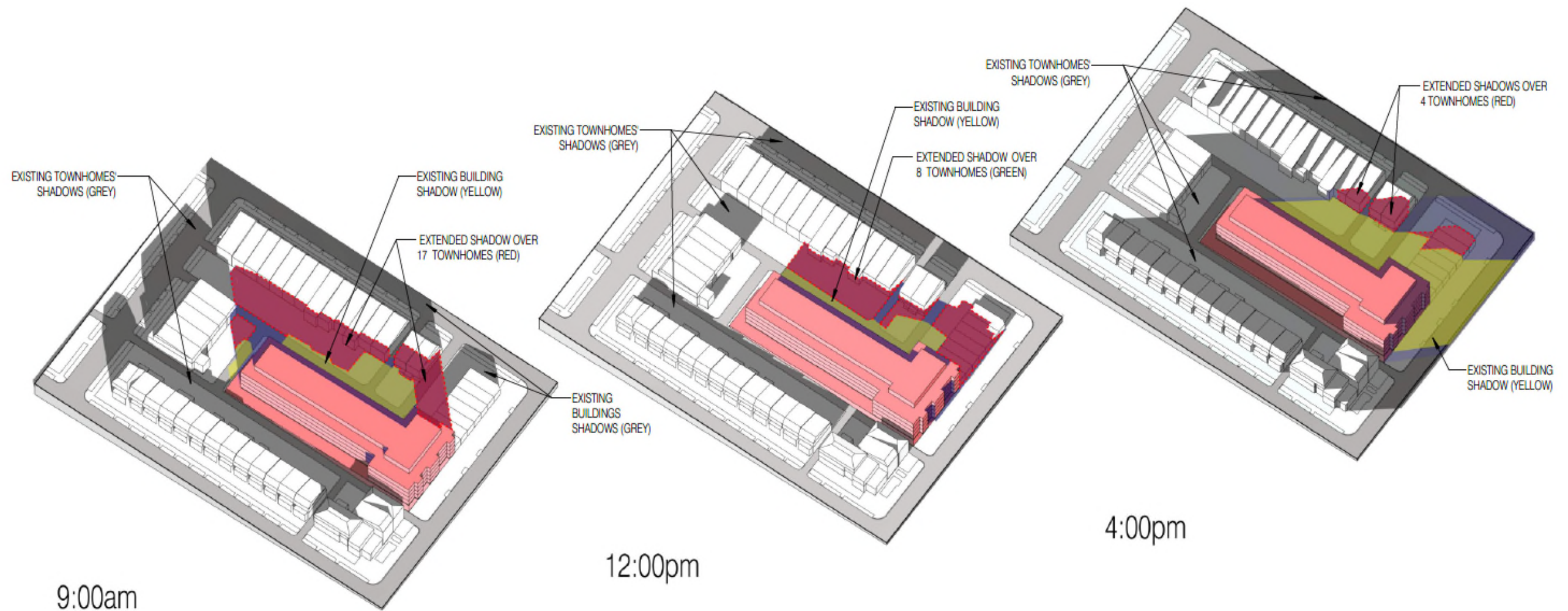
Shadows (Existing Conditions)



PUD

No Unacceptable Project Impacts

Shadows (Proposed Conditions)



PUD

No Unacceptable Project Impacts

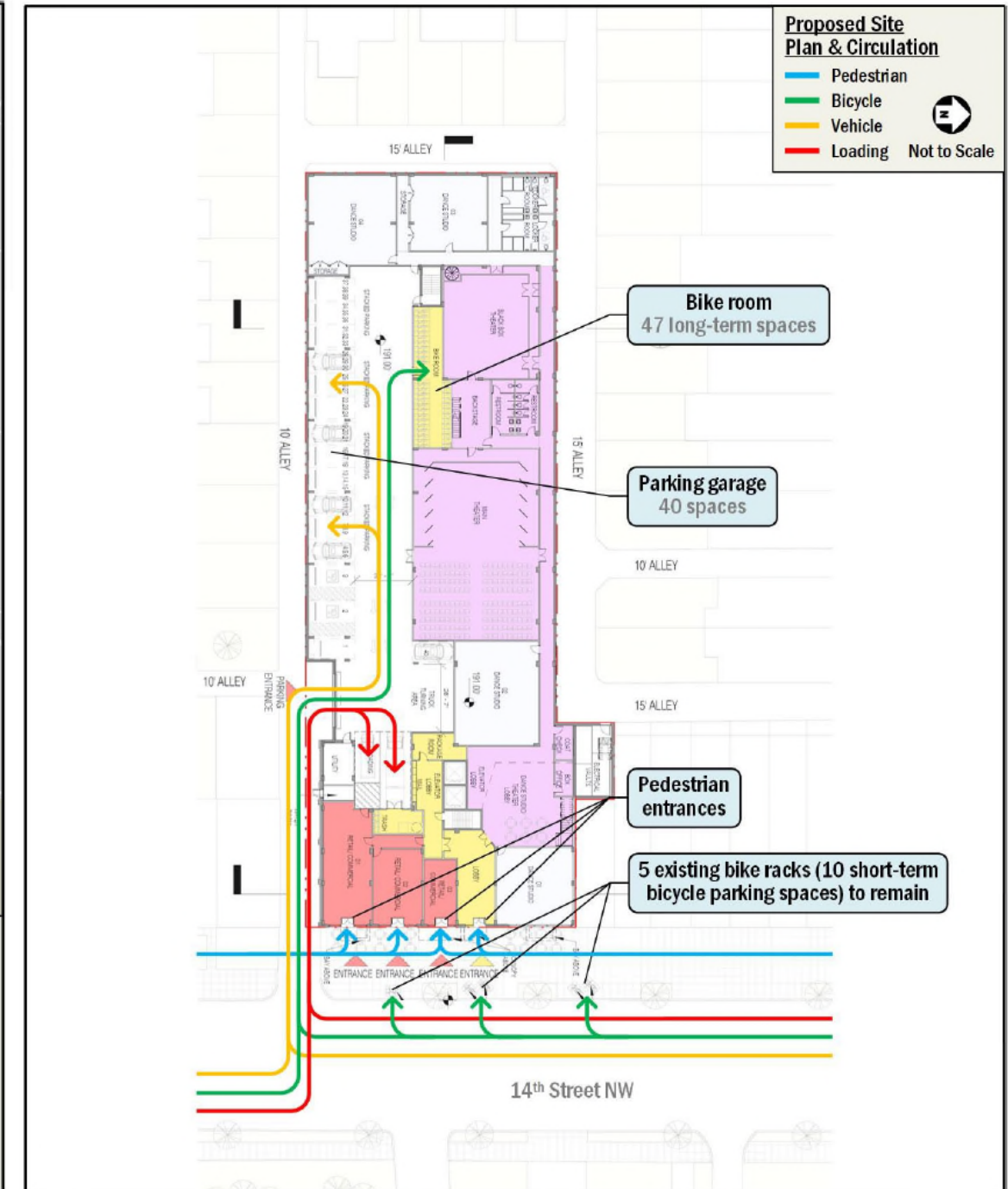
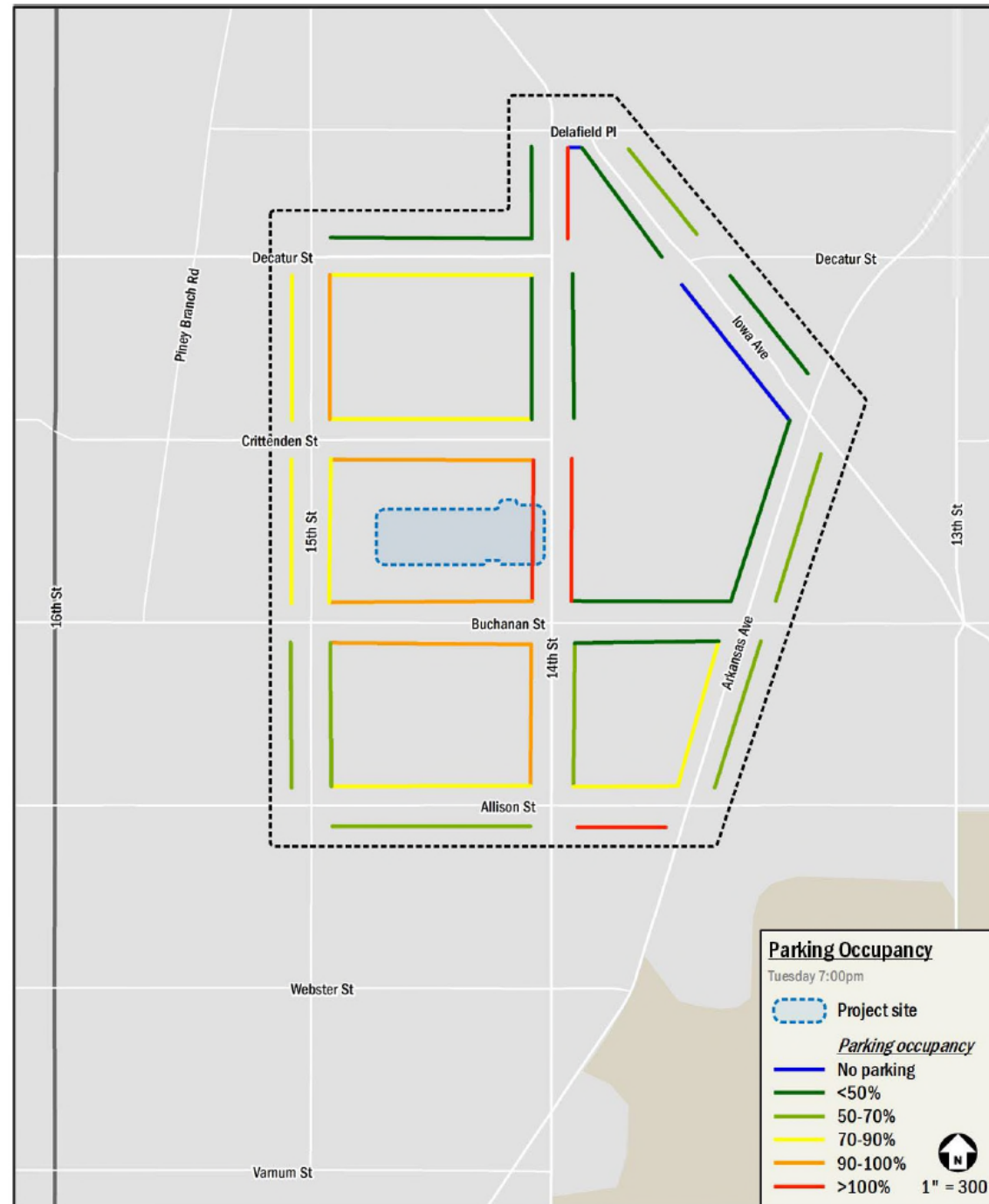
Privacy



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No Unacceptable Project Impacts

Parking/Transportation Impacts



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No Unacceptable Project Impacts

Construction-Period Impact Mitigation

- Point of contact for questions/concerns
- Notice of shut-offs
- Pest abatement

Upgrades to street crossings

See Exhibit 525D



PUD

No Unacceptable Project Impacts

Retail Tenant Impact Mitigation

1. Provide brokerage and legal expertise
2. Extend current leases until construction start
3. 12-months' notice to allow time for transition
4. Right of return to the current tenants subject to ANC and community input
5. Assist with \$50k in relocation assistance from Great Streets relocation grant
6. Coordinate grant writing assistance

*See Exhibit 525D; items 5 and 6 are **new** since April 15*

No Unacceptable Project Impacts

Favorable Impacts

- Housing affordability in 16th Street Heights
- Improvement of physical condition of site
- Improved arts and cultural outcomes
- Racial equity impacts
- No residential displacement
- Job creation/preservation

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See Exhibit 525D

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PUD

11-X DCMR 304.4

Public Benefits

- Superior design
- Efficient land use
- Housing
- Affordable Housing
- 3-BR Units
- CBE/First Source
- Dance Loft
- Retail uses
- EGC+ and CaBi

See Exhibit 525I



PUD

Public Benefits

- Superior design
- Efficient land use
- Housing
- Affordable Housing
- 3-BR Units
- CBE/First Source
- Dance Loft
- Retail uses
- EGC+ and CaBi

22 units at 30% MFI

23 units at 50% MFI

22 units at 60% MFI

24 3-BR units

16 affordable 3-BR units

See Exhibit 525I

PUD

Public Benefits

- Superior design
- Efficient land use
- Housing
- Affordable Housing
- 3-BR Units
- CBE/First Source
- Dance Loft
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See Exhibit 525I



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11-X DCMR 304.3

Balance and Reconcile

DLV

Public Benefits

- Superior design
- Efficient land use
- Housing
- Affordable Housing
- 3-BR Units
- CBE/First Source
- Dance Loft
- Retail uses
- EGC+ and CaBi

PGN

G/S

PUD

Incentives

- MU-3A to MU-5A

Potential Adverse

- Shadows/Views
- Privacy
- Noise
- Construction
- Parking/Traffic
- Retail Tenants