

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Stephen J. Mordfin, Development Review Specialist
JL for Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: May 10, 2022

SUBJECT: **Second Supplemental Report** for Zoning Commission Case No. 21-18

The hearing report for Zoning Commission Case 21-18 and dated April 28, 2022 (Exhibit 667) contained four minor errors in the report as noted below and as corrected by the Office of Planning (OP) at the public hearing on May 5, 2022. At the request of the Commission, OP submits this supplemental report detailing those corrections, with errors identified by ~~cross-out~~ and corrections in **underline and bold**.

1. Page 10, Last Paragraph

The Comprehensive Plan text, under Section 227.11 of the Framework Element, defines ~~medium~~ **moderate** density commercial, as the subject property is identified by one of its stripes on the FLUM, as “density typically ranges between a FAR of 2.5 and 4.0, with greater density possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The MU-5 and MU-7 Zone Districts are representative of zone districts consistent with the Moderate Density Commercial category, ...”

2. Page 12, 1st Table

	MoR (MU-3A) (max.)	PUD (MU-5A) (Proposed)	DIFFERENCE
Height	40 feet	66 feet, 8 inches	26 feet, 8 inches
Gross Floor Area	35,952 sq. ft., including IZ bonus	150,998 <u>113,546</u> sq. ft., including IZ bonus	113,546 <u>77,594</u> sq. ft.
Lot Occupancy	60% max. residential; 100% non-residential	70% residential; 100% non-residential	+10% None
Use	Mixed-use residential/commercial	Mixed-use residential/commercial	None

3. Page 13, Second Table (Housing Table)

The figures in the following table are based on information supplied in the application.

Residential Unit Type	Percentage of Total	Units	Affordable Control Period	Affordable Unit Type
Total Res. Floor Area (Net SF)	100	101		
Market Rate (Net SF)	45 38	45 31		
IZ – 30% MFI (Net SF)	22	22	perpetual	Covenant with DHCD
IZ – 50% MFI (Net SF)	22	22	perpetual	Covenant with DHCD
IZ – 60% MFI (Net SF)	18	18	perpetual	Covenant with DHCD
Large family-sized units (3-BR)	22	24	N/A	N/A
Affordable large family-sized units (3-BR)	18	18	perpetual	Covenant with DHCD

4. Page 14, Paragraph (e), Use of Special Value in the Neighborhood

The proposed building would include a new space specifically designed for Dance Loft, an arts use, at approximately ~~4,888~~ **11,277** square feet in area. It would therefore retain a locally and woman owned community performing arts organization within the neighborhood, and the District.