ZONING COMMISSION
NOTICE OF PUBLIC HEARING

APPLICATION NO: ZC 22-04

APPLICANT:

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 22-04 (Hanover R.S. Limited Partnership – Consolidated PUD & Related Map Amendment from the PDR-2 Zones to the MU-4 & MU-6 Zones, Reed & Franklin Streets, N.E. (Sq. 3841, Lots 38, 825, 829, & 832-834; & Sq. 3846, Lots 82, 846, 856, & 859)

CASE SUMMARY:

- ☐ Air Rights
- ☐ Modification
- ☑ Map Amendment
- ☐ Campus Plan
- ☑ Planned Unit Development
- ☐ Design Review

THIS CASE IS OF INTEREST TO ANC 5B

How and When Testimony

- All who wish to testify in this case are strongly encouraged to sign up to do so at least 24 hours prior to the start of the hearing on OZ's website at https://dcoz.dc.gov/service/sign-exactly – see below: *How to participate as a witness – oral statement.* On the day of the hearing, call 202-727-6311 to sign up by hand).
- All written statements and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing – see below: *How to participate as a witness – written statement.*

Hanover R.S. Limited Partnership (the "Applicant") filed an application (the "Application") on January 21, 2022, requesting that the Zoning Commission for the District of Columbia (the "Commission") approve a consolidated planned unit development ("PUD") and a related Zoning Map amendment from the PDR-2 to the MU-4 and MU-6A zones.

PROPERTY

The property that is the subject of this application includes Lot 82, 846, 856, and 859 in Square 3846, and Lots 38, 825, 829, 832, 833, and 834 in Square 3841 (collectively, the "PUD Site"). The PUD Site has a total land area of approximately 158,361 square feet. The PUD Site is located on the south side of Franklin Street, N.E., bounded by the Washington Metropolitan Area Transit Authority tracks to the west and a north–south public alley on the east (which is located to the west of 10th Street, N.E.). Several alleys traverse through the PUD Site. The PUD site is located in the southeastern side of the Brookland neighborhood and is generally surrounded by a mix of residential and non-residential uses.

PROPOSED PROJECT

The Applicant proposes to construct a mixed-use development in two phases with Reed Street (Alley)[1] being realigned[2] to bifurcate the overall project and to extend to Franklin Street. The development would consist of two buildings with three massings. "Tower I" at the northern end of

[1] This portion of Reed Street, N.E. has been and will continue to be a public alley, although it will be improved to street standards as approved by the District of Department Transportation ("DDOT").

[2] The Applicant has an application pending with the Office of the Surveyor that seeks to close portions of the alley systems in Square 3841 and 3846 as well as a 10-foot portion of the south side of Franklin Street. This application also includes dedications of land to efficiently the proposed realignment of Reed Street.

the PUD Site would be connected to a pedestrian bridge to the north crossing, ("Tower III", and together they would be the "West Building" on the west side of Reed Street. Across the realigned Reed Street at the northeast corner of the PUD Site would be the "Phase 1A" building. The height of the two buildings would be 89 feet ("West Building) and 63 feet ("Phase 1A) Building). The total proposed gross floor area ("GFA") is approximately 303,000 square feet with an overall aggregate floor area ratio ("FAR") of 4.86.

The overall project will provide approximately 285 new residential units with approximately 18,000 square feet of ground floor GFA devoted to Production Distribution and Repair ("PDR") maintenance uses (the "Project"). As part of the Project, the Applicant proposes to set aside 15% of the total residential GFA for affordable housing, at varying levels of affordability. Other public benefits will be the substantial improvement to the surrounding infrastructure and amenities, as well as various contributions to multiple community organizations.

EXISTING AND PROPOSED ZONING

The PUD Site is currently zoned PDR-2. The current PDR-2 zoning does not permit multi-family residential development. The Applicant is requesting a Map Amendment to rezone the PUD Site (generally Lot 82, 825, 832, 846, and 856 as well as the closed public alleys and portions of the closed public alleys – will be rezoned to the MU-4A zone, and the northeastern corner of the PUD Site – i.e., generally Lots 38, 829, 833, and 834 as well as portions of the closed public alleys – will be rezoned to the MU-6 zone. The zone boundary line will extend down the center of the realigned Reed Street. The proposed zoning is not inconsistent with the Future Land Use Map for this area. The West Building will be subject to the development standards of the MU-6A zone, whereas the Phase 1A building will be subject to the development standards of the MU-4 zone. Lot 859 in Square 3846 is currently zoned MU-4B, and no zone change is proposed for that portion of the PUD Site.

RELIEF AND FLEXIBILITY REQUESTED

The proposed PUD meets all development standards of the MU-4A and MU-3 zones, except the Applicant requests relief for:

- Minimum Side Yard (MU-3 and MU-4A zone) – minimum of 10 feet required for West Building and minimum of 11 feet required for Phase 1A building, varying setbacks proposed to allow for building setbacks from the newly created sidewalks[3];
- Minimum Rear Yard (MU-3 zone) – minimum of 15 feet required for Phase 1A building, 11 feet, 3 inches proposed as a result of meeting construction with the community; and
- Lot Occupancy (MU-4 zone) – maximum 75% permitted with IZ, 80% proposed for Phase 1A building due to dedication in lieu of by-zone allowable.

In addition, the Applicant requests various forms of typical design flexibility.

CONSISTENCY PLAN

The General Policy Map of the Comprehensive Plan (the "CP") designates the PUD Site as a Neighborhood Conservation Area, which encompasses substantial portions of the Upper Northeast Planning Area, including, but not limited to, low density residential areas, individual areas on mixed use areas near Brentwood.

The CP's Future Land Use Map (the "FLUM") designates the west portion of the PUD Site as Mixed Use (High Density Residential / PDR) and the east portion of the PUD Site as Mixed Use (Moderate Density Residential / PDR). (10A DCMR §§ 227.20(b) and (d).) Typically, the general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown on the FLUM. (10A DCMR § 227.21.)

In addition to the objectives of the various Citywide Elements of the CP, the PUD Site is also subject to the policies set forth in the Upper Northeast Area Element. The PUD Site also falls within the area covered by the *Rhode Island Avenue 'Diamond of the District' Small Area Plan*. The Applicant has provided an evaluation of the application's consistency with the CP at Exhibit 3H of the case record.

OFFICE OF PLANNING

The Office of Planning ("OP") filed a report dated March 31, 2022, marked as Exhibit 15 in the case record (the "OP Setdown Report"), recommending that the Commission setdown the Applications for a public hearing.

At its March 31, 2022, public meeting the Commission voted to set down the Application for a public hearing as a contested case.

The Applicant submitted its prehearing submission on April 8, 2022.

The complete record in the case, including the Applicant's filings and the OP Setdown Report, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS), at https://app.dcoz.dc.gov/CaseSupport/CaseSupportPage.aspx?case_id=22-04.

The virtual public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4 of the Zoning Regulations (Title 11, Zoning Regulations of 2014), to which all references are made unless otherwise specified) as well as the text adopted by the Commission on October 15, 2020, in Z.C. Case No. 20-11, as printed in the Notice of Final Rulemaking published in the *D.C. Register* on October 30, 2021.

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC: 5B

Public Hearing Date/Time:

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Thursday, July 21, 2023 @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on the Office of Zoning website by 12:00 noon on the Hearing Date

Location: VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

16.
911 - 917 Franklin St. NE

ZONING COMMISSION
District of Columbia
CASE NO.22-04
EXHIBIT NO.31A16