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September 19, 2014

VIA HAND DELIVERY

Mr. Anthony Hood, Chairman
Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

Re **Z.C. Case No. 08-24/08-24A/04-25 – Monroe Street Market
Application for Minor Modification to PUD Order**

Dear Chairman Hood and Members of the Commission

Pursuant to 11 DCMR Section 3030.1, please find enclosed an application from Bozzuto Group (“Bozzuto”)¹ for approval of a minor modification to Z.C. Order No. 08-24/08-24A/04-25 (“PUD Order”) (**Exhibit A**). Bozzuto is currently proceeding with the preparation of building permit application materials for the townhouses in Block A2 that were approved in the PUD Order. Through this process, the design team has determined that the appearance and operation of the townhouses as well as the vehicular circulation for the townhouses will be improved if four minor modifications to the plans are approved. These modifications, which are explained in more detail below, include an addition of a bay window to the rear elevation of the townhouses, a cutout in the roofline to accommodate HVAC equipment, an additional curbcut on Lawrence Street, and an additional story on two of the 45 units.

Background

Monroe Street Market is the redevelopment of what was formerly known as The Catholic University of America’s South Campus into a mixed-use residential and retail project at the Brookland Metrorail Station. The Zoning Commission approved a Planned Unit Development (“PUD”) in 2009 that redeveloped 8.9 acres of land south of Michigan Avenue in Ward 5 with a project that includes 725-825 residential units and 75,000-85,000 square feet of ground floor retail. The project was broken into six building blocks: A1, A2, B, C, D, and E.

Since Order No. 08-24 was approved in 2009, Bozzuto has proceeded with the construction of Blocks A1, B, C and D. Construction has been completed and certificates of occupancy have been issued for all four blocks. In all, 562 residential units and 57,000 square

¹ Bozzuto acquired the properties subject to the PUD approval in 2010.

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feet of retail have been constructed, which accounts for approximately 75% of the density in the project. The only two remaining blocks to be constructed are Blocks A2 and E. The Applicant is moving forward now with its building permits for Block A2. Block A2 accounts for 10% of the density approved in the PUD and represents the only parcel with single-family housing in the PUD. Bozzuto has already submitted an application for its grading permit for Block A2 and anticipates filing for its building permits by the end of October 2014.

Summary of Minor Modification

In preparing the permit plans, it became apparent that the approved plans needed to be modified primarily in four respects:

- 1) The elevations have been modified slightly, including the provision of a bay window on the rear of the townhomes. The bay windows provide articulation and definition to the rear facades, they also add a modest amount of gross floor area (approximately 20-50 square feet, depending on the unit). Side-by-side comparisons of the elevations approved in the PUD Order and the proposed new elevations are attached as Exhibit B.
- 2) The roof line has been modified to accommodate the necessary HVAC equipment for each townhouse. Bozzuto proposes to remove the HVAC equipment from the ground level and relocate the equipment to the roof of the townhomes. Bozzuto found it impractical to locate the HVAC units on the ground because it left little room for accessing the unit or the garage while also providing green space. This relocation will minimize impacts from the noise of the units for both the residents of the townhouses and the adjacent properties. In addition, the relocation will remove the visual appearance of the equipment at ground level.

The proposed "cutout" in the roofline is necessary to provide the HVAC equipment with required air circulation, the height of this equipment will be lower than the cutout. The visual impact of the cutout on the roofline is mitigated by painting it the same color as the roof. In doing this, the cutout will blend in with the roof and will not be readily apparent to passers-by. A detail of the proposed roofline with the cutout condition is attached as Exhibit C.

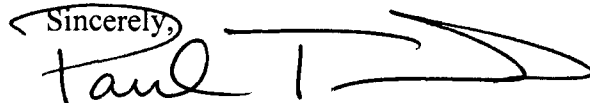
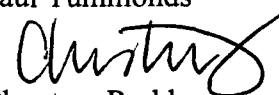
- 3) An additional curbcut on Lawrence Street has been added. This curbcut eliminates the dead end drive serving the western row of townhomes and provides direct access to Lawrence Street. This is important because it eliminates vehicular turn-arounds and it facilitates emergency access to these homes. The Public Space Committee approved this curb cut in July 2014 with District Department of Transportation support. A modified site plan depicting this new curb cut is attached as Exhibit D.
- 4) An additional story is added to the units on lots 44 and 45. The units on these lots are "B1" style units, which means that they are 16-foot wide houses with garages and no basements. Every other "B1" unit was approved with a 4th story, however, these two

inexplicably did not include the fourth story. Nevertheless, the approved density of each unit assumed a fourth story, as there is only a modest increase between the approved FAR and the modified FAR. The elevations attached as Exhibit B depict the additional story on these two units.

Bozzuto has undertaken a thorough review of both the approved plans and the approved zoning analysis included in the record of the PUD Order. Attached as Exhibit E is an updated chart that compares the final detailed zoning information that has been prepared for the building permit application and the information that was included in Case No. 08-24/08-24A/04-25. As you can see from this chart, the impact to the size of the townhouses as a result of the changes proposed in this modification application are truly minor and are the result of the natural progression of the plans from the PUD Order to the level of detail required for the building permit application materials.

Conclusion

As discussed in this submission and as shown in the attached materials, the proposed modifications to the PUD Order satisfy the standards of 11 DCMR Section 3030 et seq. The proposed minor modifications are consistent with the intent of the Zoning Commission in approving the townhouses in Block A2 and approving the minor modifications will not substantially impair the intent, purpose, or integrity of the zone plan. Bozzuto respectfully requests that the Commission include this minor modification request on its October 20, 2014 public meeting agenda.

Sincerely,

Paul Tummonds

Christine Roddy

Attachments

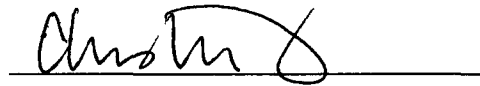
cc Ivan Matthews

CERTIFICATE OF SERVICE

On September 19, 2014, I caused a copy of the foregoing letter and enclosure to be delivered by hand, electronic mail, or by U S Mail to the following

Matt Jesick
D C Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

ANC 5E
c/o Commissioner Smith-Steiner
2826 6th Street, NE
Washington, DC 20017

A handwritten signature in black ink, appearing to read "Christine Roddy", is written over a horizontal line.

Christine Roddy