

BROOKLAND TOWNHOMES



**APPLICATION FOR REVIEW AND APPROVAL OF A CONSOLIDATED PLANNED
UNIT DEVELOPMENT AND RELATED MAP AMENDMENT
SQUARE 3645, LOTS 802 and 804, SQUARE 3648, LOT 804 and PARCEL 132/89
3112 7TH STREET, NE**

Development Team

APPLICANTS:

MHI-Brookland, LLC
c/o Madison Homes, Inc.
1950 Old Gallows Road, Suite 200
Tysons Corner, VA 22182

The Redemptorists – Owner
3112 7th Street, NE
Washington, DC 20017

ARCHITECTS AND ENGINEERS:

Lessard Design
8521 Leesburg Pike
Suite 700
Vienna, VA 22182

VIKA Capitol, LLC
4910 Massachusetts Avenue NW, Suite 214
Washington, DC 20016

Gorove/Slade
1140 Connecticut Ave NW
Suite 600
Washington, DC 20036

LAND USE COUNSEL:

Goulston & Storrs
1999 K Street, NW, Suite 500
Washington, D.C. 20006

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Preface

This is the statement of MHI-Brookland, LLC and The Redemptorists, in support of an application for the consolidated review and approval of a Planned Unit Development, and a corresponding amendment to the Zoning Map (collectively, “PUD”), for property located in Square 3645, Lots 802 and 804, Square 3648, Lot 804 and Parcel 132/89 (“Property”). The Property is located in Northeast Washington, D.C. and is bounded by St. Paul’s College and the Chancellor’s Row development to the west; a residential multi-family building to the south, 7th Street, N.E. to the east; and Jackson Street, N.E. to the north. These approvals are sought to facilitate the development of a new townhouse residential project and maintenance of the existing Redemptorists’ Building on the Property. The PUD will result in new construction of 41 townhomes, including five designated affordable units, and will establish a residential opportunity for high-quality, for-sale homes in the District on underutilized land in close proximity to a Metrorail station. The PUD includes the existing Redemptorists’ Building which includes religious, residential and office uses and related surface parking. The PUD will also incorporate a number of “green” features, including an extensive stormwater management plan with bio-retention facilities, and permeable pavers.

Submitted in support of this application are completed application forms, a Notice of Intent to File a PUD (with property owner list and certification of mailing), architectural drawings, a zoning map of the Property and surrounding area, and a Surveyor’s plat of the Property. As set forth in Exhibit C, this statement and the attached documents meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

I. INTRODUCTION

A. Summary of Requested Action

This is the application of MHI-Brookland, LLC¹ (“Applicant”) to the Zoning Commission of the District of Columbia (“Commission”) for the consolidated review and approval of a PUD and a PUD-related amendment to the Zoning Map for the Property. The PUD Site consists of Square 3645 Lots 802 and 804, Square 3648 Lot 804 and Parcel 132/89 (“Property”). The Property is east of St. Paul’s College and the Chancellor’s Row development (a PUD approved by Zoning Commission Order No. 07-27), immediately south of Jackson Street and an office building occupied by the United States Conference of Catholic Bishops (a PUD approved by Zoning Commission Order No. 484), north of Hamlin Street and a multi-family residential building, and west of 7th Street (“PUD Site”). The PUD Site is approximately 2.73 acres in size and includes the 4-story Holy Redeemer College building (the “Redemptorists’ Building”) and associated parking. The Redemptorists’ Building will remain on the Property and will continue to be used by the Redemptorists for residential, religious, and accessory office uses in the near term, but could also accommodate future uses permitted in the R-5-B zone. The Property is located in the Institutional Land Use Category as shown on the District of Columbia Comprehensive Plan Future Land Use Map.

The Applicant proposes 41 new single-family townhouses, including five designated affordable units, on the Property (“Project”). The homes will be oriented to create an active and pedestrian friendly streetscape along both Jackson Street and 7th Street, while respecting and maintaining the Redemptorists’ Building and its grand lawn along 7th Street. The townhomes will also activate the interior of the site with its implementation of a residential

¹The Redemptorists are the current owner of the site. The Applicant is the contract purchaser of approximately 63,500 square feet of the 2.73 -acre campus.

mews, which will create a focal point on the Property as well as a relaxing area for the residents to enjoy and gather informally.

The fifteen (15) townhomes on the north side of the Property will be accessed from Jackson Street, and the remaining twenty-six (26) townhomes on the south side will be accessed from 7th Street with no through vehicular access to Jackson Street. The Redemptorists' Building will have one-way access from Jackson Street through a controlled gate into its parking lot behind the Building exiting to the south onto 7th Street. The Project will improve pedestrian activity in the area as it will provide a sidewalk along 7th Street, creating an important connection for properties to the south to Monroe Street and the western edge of the Monroe Street Market. The Project is also an important link between the residential properties to the west and the Metropolitan Branch Trail to the east, as well as the Brookland/CUA Metrorail Station. In sum, the Project is an important infill development that is a crucial nexus point for the community.

The Property is currently in the D/R-5-A Zone District. The Applicant requests a Zoning Map Amendment for the PUD Site from the R-5-A Zone District to the R-5-B Zone District to accommodate the proposed development plan. The Zoning Map amendment will accommodate the proposed Project and energize an underutilized site located within close proximity to a Metrorail Station.

B. Current Owner and Applicant

The Redemptorists, the current owner of the Property, operate the Holy Redeemer College facility in the Redemptorists' Building as a religious and residential boarding house which provides housing for religious males and priests, including religious studies graduate students at The Catholic University of America. The Redemptorists trace their history to The Congregation of the Most Holy Redeemer, founded by Saint Alphonsus Liguori at Scala, Italy.

The first Redemptorists emigrated to the United States in 1832, settling in New York. They arrived in Washington, D.C. in 1882 and obtained the Property in February 1932.

The Applicant is affiliated with Madison Homes, Inc., a full service real estate development company established in 1992 and focused on creating residential communities in urban locations in the Washington DC Metropolitan area. Since its inception in 1992, Madison Homes' results have included the construction and sale of more than 900 houses and condominium units and more than 40 successful real estate development projects. Madison Homes is currently the developer of a planned 70 unit residential project located at 1745 N Street in the Dupont Circle Historic District. Madison Homes is a leader in entitling, developing and building unique urban neighborhoods in the Greater Washington DC area. The company particularly focuses on building pedestrian friendly neighborhoods near Metrorail stations and other urban amenities.

C. Project Goals and Objectives and Benefits of Using the PUD Process

The Applicant's goals are to create a quality residential development that will activate an underutilized parcel and create new homeownership opportunities for residents of the District and Ward 5. The Project will develop a vacant portion of the Property, which will strengthen the surrounding neighborhood by infilling an underutilized lot and establishing a crucial link to the Monroe Street Market, the Metropolitan Branch Trail and the Metrorail Station. The PUD process is the appropriate means of realizing these goals in that it gives the community and District agencies the tools to ensure that the Project is well-designed and best meets the needs of the Project's neighbors while making sure the density is appropriate and the architecture is compatible to both the existing Redemptorists' Building and the surrounding neighborhood.

D. Development Timetable

The Applicant hopes to start construction of the townhomes in 2016 and expects that the total construction period will last approximately 24 months. The Project will be constructed in a single phase. There are no current external modifications planned to the Redemptorists' Building, but there may be slight changes to the existing parking and driveways.

II. THE PROJECT SITE

A. Site Location

The PUD Site is composed of approximately 2.73 acres or approximately 119,215 square feet. It is situated in the Brookland/Edgewood neighborhood and is currently improved with the Redemptorists' Building, a four-story masonry structure used for religious, residential and accessory office purposes, constructed in 1934. The Property is located less than one-half mile from the Brookland/Catholic University of America Metrorail Station.

The Property is located in the D/R-5-A Zone District (see Exhibit A). Directly to the north and west is property that was rezoned to the R-5-B zone through the PUD process. Directly to the east and south of the Property, there are properties in the R-4 and R-5-D Zone Districts.

B. Project Description

The architectural drawings and plans depicting the design and layout of the Project are attached as Exhibit B. The Applicant is proposing 41 townhomes for the parcels of land surrounding the Redemptorists' Building.

As depicted on the aerial attached in Exhibit B, the Redemptorists' Building is located in the center of the site. It is a four-story building that was constructed in the 1930s for religious purposes. It has since been used as a boarding house for clergy and religious studies

graduate students and includes accessory religious spaces such as a chapel and a limited number of offices. The building currently includes 30 residential boarding rooms. The Redemptorists anticipate continued use of the building for residential and religious purposes in the near future; however, they would like the flexibility to utilize the existing structure for general residential or other permitted uses in the R-5-B zone, as market conditions may dictate. Any such uses would be housed within the existing Redemptorists' Building and would not generate a demand for more than 23 parking spaces which could be accommodated at the rear of the Property.

Not only will the existing Redemptorists' Building be maintained, but the grand lawn in front of the building will also be incorporated into the overall plan for the Property. By maintaining this lawn, the majestic setting of the existing Building fronting onto 7th Street will be retained. The PUD will frame the lawn along 7th Street, highlighting the view of the eastern façade of the Redemptorists' Building. In fact, the site plan was designed specifically so that the townhomes "turn the corner" onto 7th Street from Jackson in an effort to integrate and complement the existing structure rather than turn their backs to it.

The development parcels to the north and south of the Redemptorists' Building will be improved with a total of 41 townhomes. The townhomes will vary in width from 14 feet to 18 feet with a typical depth of 37 feet. Each unit will be four stories in height and include 2-3 bedrooms. The ground floor will include an interior garage accommodating at least one car (two cars for the 18 foot-wide homes) and accessory den space. The fourth floor will include loft space that may be utilized as a bedroom or recreation space, depending on the desires of the homeowner. It will also provide access to a roof terrace that will provide private outdoor space for the residents.

The facades of the townhomes have been designed in a traditional brick vernacular that is predominant in the area; a variety of color schemes and architectural features such as front porches and bays will be predetermined for the entire site to ensure an appealing streetscape. Siding will be used on the lofts, which are set back from the façade and won't be readily visible from the ground. The flat roof style proposed for the townhomes is in keeping with many historic rowhouse districts throughout the city.

As shown on the attached Exhibit B, the northern townhomes will be accessed via a single 24 foot wide curb cut from Jackson Street. This curb cut will serve as the sole entrance and exit for the 15 townhomes on the northern parcel. Access to the private parking garages for these homes will be from a 20 foot drive aisle along the rear of the townhomes. Access to the southern parcel will be via a 24 foot wide curb cut on 7th Street. These homes are organized along two private 20-foot alleys, which will provide access to the private garages from the rear of the townhome. The site plan for the southern parcel has been thoughtfully arranged so that the easternmost string of townhomes faces and interacts with 7th Street. That stretch of 7th Street currently does not include a sidewalk; installing public sidewalk in this area will redefine the streetscape and provide access for the residents to the south to areas of interest to the north, such as Monroe Street Market and the Metrorail Station. The two middle strings of townhomes will face each other across a 28 foot wide mews. A sidewalk will run the length of the mews, providing access to each of the homes as well as providing gathering spaces for interaction with fellow residents. Finally, the western-most string of townhomes will face the landscaped lawn at the rear of the Property; the landscaping not only provides a pleasing view for the residents but it also buffers them from the neighboring residences at Chancellors Row.

The total gross floor area included in the PUD is 117,488 square feet, which equates to a FAR of .99, below the matter-of-right FAR (1.8) of the R-5-B Zone District and the 3.0 FAR guideline for a PUD in the R-5-B Zone District. The townhomes will have heights of 41 feet, six inches, nearly 19 feet less than the 60-foot height permitted in the R-5-B Zone District PUD. The R-5-B District requires one parking space for every row dwelling unit, resulting in a need for 41 spaces for the townhomes. The PUD will contain a total of 81 parking spaces. The townhomes will provide 58 spaces, including 52 garage spaces and 6 surface parking spaces. The Redemptorists will maintain their separate parking area of approximately 23 spaces at the rear of the Building to accommodate the Building and its users.

C. Tabulation of Development Data

Site Area: 119,215 square feet

Requirement	R-5-B Matter of Right Guidelines	PUD Guidelines	Project Design
FAR	1.8	3.0	.99
Building Height	50 feet	60 feet	41 feet, 6 inches (townhomes)
Lot Occupancy	60%	60%	28% (townhomes and Building)
Gross Floor Area	214,587 square feet	357,645 square feet	117,488 square feet (townhomes and Building)
Rear Yard	4 inches per foot of height, but not less than 15 feet	4 inches per foot of height, but not less than 15 feet	.97' at existing shed – 41 feet
Side Yard	Not required, but if provided, shall be at least 3 inches per foot of height, but not less than 8 feet wide	Not required, but if provided, shall be at least 3 inches per foot of height, but not less than 8 feet wide	0' – north side 9.5' – south side

Parking	41 spaces for townhomes 23 spaces for institutional uses in Building	41 spaces for townhomes 23 spaces for Building	58 spaces for townhomes 23 spaces for Building
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D. Flexibility under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning constraints. The PUD Regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require the approval of the Board of Zoning Adjustment (“BZA”). The Applicant is requesting relief from the strict application of the rear and side yard requirements and it seeks relief pursuant to Section 2516 to allow more than one structure on a single record lot and from the front, rear and side yard requirements of this section as outlined in the chart attached as Exhibit B.

III. PLANNING ANALYSIS

A. Introduction

Through the PUD process, the Applicant will develop a new residential community that creates 41 new homeownership opportunities for the residents of Ward 5 and the District of Columbia, and attracts potential new residents to the District. The rezoning of the Property will allow for the creation of well-designed market rate and affordable housing opportunities that are transit-oriented in design. The Project will provide residents of this area with high-quality, for-sale, two and three bedroom single-family townhomes with private recreation space in the form of yards, porches and roof terraces. The proposal is thoughtfully designed and fits in seamlessly with the townhomes to its west, the beautiful Redemptorists’ Building, as well as the single-family homes across 7th Street. The proposal is of a similar scale

as its residential neighbors and is an appropriate use of additional residential density given its proximity to a Metrorail Station. The Project is complementary to the existing neighborhood and is entirely consistent with the matter-of-right zoning requirements of the requested R-5-B Zone District.

B. Land Use Impact

The Applicant will create 41 new units of attractive, high-quality housing on an underutilized parcel in close proximity to a Metrorail Station. The proposed residential townhouse use, at 15 units per acre, is consistent with existing land use patterns and existing zoning in the area, as well as the existing built communities. This transit oriented development in a highly desirable residential community, with extensive green space and passive recreation area, will be an important part of the Brookland/Edgewood neighborhood. From a land use perspective, there will be no negative impact caused by this Project.

C. Zoning Impact

The zoning of the Property allows residential and institutional uses including apartments, rowhouses, flats, colleges, universities, non-profits and religious institutions. The area to the east and south are zoned R-4 and R-5-A, townhouse and low-rise apartment zoning. The property to the west is located in the R-5-B Zone, which is the proposed zoning designation for the instant Property. The R-5-B Zone District, at the density proposed in the PUD, is a moderate density residential zone and consistent with the existing zoning pattern of the area.

D. Environmental Impact

There is no adverse environmental impact that will result from this Project. The existing vegetation is mostly comprised of open lawn areas and trees which are scattered throughout the site, at the perimeters and near the existing Building. The Applicant will seek to

minimize the number of native specimen trees that will need to be removed from the Property as it undertakes improvements necessary to utilize the full development potential of the site. The Applicant will also remove dead, dying or unsafe trees. It is working with DDOT to preserve the mature trees at the Property, specifically those in public space along 7th Street and Jackson Street.

The increased use in water and sanitary services will not have a significant effect on the District's systems and should improve water service in the vicinity of the proposed development.

In fact, the green infrastructures systems planned for Brookland Townhomes will have a positive impact on the local and regional ecosystem of Washington DC. The primary benefit of the bio-retention areas and the pervious pavement is the reduction of stormwater runoff. With these elements, water is retained on site, and less water is contributed to stormwater system. This will help reduce erosion and sediment build-up in rivers and creeks downstream. These elements also allow for water to infiltrate the soil, which helps recharge the underground water systems. Through the infiltration in the bio-retention, and ultimately the soil, many of the heavy metal pollutants are filtered out, helping the overall health of the Chesapeake watershed. The permeable paving and bio-retention areas will help reduce the local heat island effect as the retained water cools the soil and area around it. Light colored pavers also reflect more light, reducing the local ambient temperatures as well. Finally, bio-retention areas can create attractive habitats for birds, butterflies, and other species, helping to create a more balanced, ecologically friendly environment.

E. Facilities and Traffic Impact

The Project will not have an adverse impact on the public facilities that it will rely on for service. The Property is less than one-half mile from the Brookland/CUA Metrorail

Station, serving the Red Line. The area is also served by several Metrobus routes. The Applicant has retained a transportation engineer to conduct a Transportation Impact Study to confirm that the project will have minimal impact on the flow of traffic in the vicinity of the PUD.

1. Water Demand

The proposed project will contain nearly 117,500 gross square feet of residential space, including the existing Redeptorists' Building. The average daily water demand for this Project can be met by the existing District water system. The proposed connections for the fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works. The Applicant anticipates the townhomes will have shared water meters.

2. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

3. Stormwater Management

The proposed bio-retention basin and requisite inlets and closed pipe system will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority.

4. Solid Waste Services

Solid waste and recycling materials generated by the Project will be collected one-time per week by a private trash collection contractor.

5. Electrical Services

Electricity for the new homes will be provided by the Potomac Electric Power Company ("PEPCO") in accordance with its usual terms and conditions of service. All electrical

systems will be designed to comply with the D.C. Energy Code. We anticipate the townhomes will have individual electrical meters. Transformers will be installed on the Subject Property in accordance with PEPCO's design guidelines.

6. Energy Conservation

The Project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the townhouse buildings.

7. Erosion Control

During excavation and construction, erosion on the Property will be controlled in accordance with District of Columbia law.

IV. PUD EVALUATION STANDARDS

A. Public Benefits and Project Amenities

This PUD will achieve the goals of the PUD process by providing high quality residential development on the Property with significant public benefits to the neighborhood and the District as a whole.

1. Urban Design and Architecture

The Project employs the basic elements that have characterized urban form in Washington, D.C. for decades. Pedestrian friendly streets are defined by elements such as buildings close to the street, front porches, street trees, on-street parking, residential garages accessed from alleys, and narrow, low-speed travel lanes. By bifurcating the Project site, the homes respond directly to the public streets and adjacent community; the development is not a self-contained suburban-style village.

The architecture and land use patterns of the Project are derived from the building traditions of the District's oldest neighborhoods by placing high value on the quality of the public realm which reinforces the urban nature of the site. Buildings are simple, well-proportioned, and defer to one-another to define the overall fabric. The facades of the majority of the townhomes have been designed in a traditional brick vernacular that is predominant in the area with a mix of color schemes and architectural elements such as front porches and bays.

2. Site Planning

The proposed density of the Project is appropriate for the Property. The FAR (.99) and lot occupancy (28%) of the Project are well within the matter-of-right standards for the R-5-B Zone District. The Project makes efficient use of the site, making the most of its frontage along both 7th Street and Jackson Street. The PUD plan serves the broader community by linking adjoining neighborhoods through activation of an underutilized site and construction of a public sidewalk. The program improves the pedestrian experience with street trees, a comfortable sidewalk width, and infill development

3. Effective and Safe Vehicular and Pedestrian Access

The Project provides "effective and safe vehicular and pedestrian access," which the PUD Regulations consider to be a public benefit and project amenity. The Project will provide vehicular access from Jackson Street and 7th Street. The internal access drives are straight-forward and encourage low-speeds, minimizing any conflicts with pedestrians.

The Project also improves the pedestrian experience, particularly along 7th Street, where the Applicant will in-fill a segment of the sidewalk that has long been missing. The Project will provide safe and ample sidewalks that are lined with street trees. The sidewalk will meander past homes that are designed with porch stoops that will interact with public realm as well as the grand green lawn in front of the Redemptorists' Building.

The Project provides townhome residents with 52 garage parking spaces. Additional parking on the internal roadways will add six parking spaces, enhancing vehicular access to and from residents' homes. In total, the Project provides 58 parking spaces for the townhomes, which is sufficient to serve the residents' needs without impacting the greater community. The Redemptorists' Building will maintain its separate parking area with 23 parking spaces to accommodate the current and potential permitted future uses of the Building (the Building currently includes 30 living units and accessory religious and office uses).

The Applicant has engaged Gorove Slade to analyze the impacts of the proposed Project on the surrounding street system. A Transportation Impact Study will be submitted with the Applicant's pre-hearing statement.

4. Housing and Affordable Housing

Production of housing and affordable housing is a public benefit that the PUD process is designed to encourage. In support of this important goal, the proposed PUD project will add 41 new, for-sale residential townhouse units to the neighborhood. The Project will include 5 townhomes of affordable housing, which is 12% of the gross floor area and exceeds the inclusionary zoning requirement. Two of the townhomes will be provided to households with an annual income not exceeding 80% of the Area Median Income and three of the townhomes will be provided to households with an annual income not exceeding 50% of the Area Median Income. The Area Element of the Comprehensive Plan supports incentives for residential development in the Brookland/CUA Metro Station Area.

Additionally, Homes for an Inclusive City: A Comprehensive Housing Strategy for Washington, D.C. sets forth a fifteen-year plan for improving the District's housing and affordable housing. Below are core recommendations of this Strategy:

- “The District of Columbia should adopt a plan to . . . increase[e] residential development and preservation throughout the city”;
 - “The District should increase the net supply of housing by at least 55,000 units by 2020 to reduce upward pressure on housing prices and rents and accommodate a growing population”;
 - “The location of new production envisioned by the task force should support a balanced growth policy, which will allow increases in population density”;
and
 - “Both assisted and market-rate housing produced in the District of Columbia should adhere to high architectural and urban design standards, providing housing with amenities and access to transportation for all neighborhood residents.”
- “The District should accelerate its efforts to preserve and increase high-quality affordable housing for both owners and renters”

5. Revenue for the District

The addition of 41 new households will result in the generation of significant additional tax revenues in the form of property, income, sales and employment taxes for the District.

6. First Source Employment Program

Section 2403.9(e) of the Zoning Regulations states that “employment and training opportunities” are representative public benefits and project amenities. The Applicant will enter into an agreement to participate in the Department of Employment Services (“DOES”) First Source Employment Program to promote and encourage the hiring of District of Columbia residents during the development and construction process.

7. Uses of Special Value to the Neighborhood

The Applicant is consulting with various community members, the ANC Commissioner and representatives of Ward 5 to develop a community amenities package that addresses the needs and desires of the surrounding area. The details of the Applicant's benefits and amenities package will be refined as it continues to meet with the community.

V. **COMPLIANCE WITH COMPREHENSIVE PLAN**

The proposed PUD is consistent with and fosters numerous goals and policies enumerated in the Comprehensive Plan, adopted in 2006 (the "Plan").

The purposes of the Comprehensive Plan are to:

(a) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (b) Guide executive and legislative decisions and matters affecting the District and its citizens; (c) Promote economic growth in jobs for District residents; (d) Guide private and public development in order to achieve District and community goals; (e) Maintain and enhance the natural and architectural assets of the District; and (f) Assist in conservation, stabilization and improvement of each neighborhood and community in the District (D.C, Code § 1-245(b)).

The Project significantly advances these purposes by furthering the social and economic development of the District through the creation of 41 new residential units on currently vacant land, with a significant affordable housing component, enhancing the urban environment in the immediate neighborhood.

A. **Compliance with Citywide Elements**

The Project serves the goals of several of the citywide elements of the Comprehensive Plan.

1. Land Use Map

The Future Land Use Map designates the Property as being in the Institutional Land Use Category, which "includes land and facilities occupied and used by colleges and

universities, large private schools, hospitals, religious organizations, and similar institutions.” The creation of this townhome community incorporates and is consistent with the existing Redemptorists’ Building.

2. Land Use Element

The Plan cites the importance of transit-oriented development. (§306.1). The Project will be located less than one-half mile, not even a ten minute walk, from the Brookland/CUA Metrorail Station. As such, it fulfills the Plan’s desire for infill development. The Project has been designed to complement the surrounding neighborhood. The site plan and the townhouse design were thoughtfully crafted to integrate with the public realm with townhomes lining the street, and the inclusion of front stoops and projecting bays.

The Plan also seeks to achieve “land use compatibility” -- specifically, the enhancement and stabilization of the District’s neighborhoods by the protection of residential neighborhoods from non-residential and disruptive uses. (§311.1-4). The Property is located in a primarily residential and institutional neighborhood. A new development of townhomes in this neighborhood is consistent with the character of the community. No displacement of residents will occur as a result of this application.

3. Transportation Element

The Plan states that “although the District has already developed walkable, transit-oriented neighborhoods, future opportunities will arise to strengthen the linkage between land use and transportation as new development takes place.” (§403.2). The development of 41 townhouses so close to the Brookland-CUA Metrorail Station, will encourage people to live within the District and utilize public transportation resulting in a decrease in automobile traffic. The Plan promotes smart growth as a regional solution, “a regional strategy of promoting infill, mixed-use and transit-oriented development in urbanized areas is needed to ensure transportation

efficiency both in the District and the region.” (§405.3). This site is also well served by the Metrobus service. The Project will also facilitate pedestrian activity in the area in that it will construct a sidewalk along 7th Street where one currently does not exist. This not only encourages pedestrian activity, but creates an important link to other parts of the community such as the Metropolitan Branch Trail, Monroe Street Market and the Metrorail Station.

4. Housing Element

The Housing Element of the Plan seeks to ensure housing affordability; [f]ostering housing production [and] [p]romoting home ownership. The Comprehensive Plan’s primary residential neighborhood objectives include the enhancement and stabilization of the District’s neighborhoods and the protection of residential neighborhoods from non-residential and disruptive uses. The Property is located in a residential and institutional neighborhood. A new development of townhomes in this neighborhood will not be disruptive, and in fact provides an additional residential opportunity for existing residents of the neighborhood. No displacement of residents will occur as a result of this application.

The Plan notes that “[e]xpanding the housing supply is a key part of the District’s vision to create successful neighborhoods,” (Section 503.1) and especially seeks to achieve this via the private sector. The Project will expand the housing supply with the proposed 41 townhouses which will be carried out by a private-sector entity. Furthermore, the Plan emphasizes that “[r]egardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance.” (Section 503.4). The Applicant has followed this guidance carefully, and indeed, the affordable units in the Project will be visually indistinguishable from the neighboring market-rate units. The high-quality affordable community will serve as an anchor that strengthens and enhances the surrounding residential neighborhood.

5. Environmental Protection Element

The Plan seeks to encourage the retention and planting of street trees and the “use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity.” (§603.6, 603.7). There is an extensive landscape plan providing for abundant trees and comprehensive and creative stormwater treatment. The stormwater management strategy included in this project will both reduce stormwater runoff and help treat stormwater prior to it leaving the Property. As noted above, the Project proposes numerous initiatives to improve water quality. More specifically, the Project will incorporate bioretention areas and extensive pervious paving.

6. Parks, Recreation, and Open Space Element

The Comprehensive Plan specifically recognizes the value of functional open space. It goes on to state that “such spaces are particularly important in neighborhoods like Brookland, where conventional parks are in short supply. There and elsewhere in the District, the grounds of seminaries, hospitals, and cemeteries are informally serving some of the functions usually associated with a neighborhood park.” (§817.1).

Many of the townhomes will open onto a shared mews or lawns. These areas will be suitable for both active and passive recreational activities and will serve as areas for residents to interact informally. These informal meetings form the foundation of the relationships that bind neighborhoods and create communities. The PUD also preserves the grand lawn in front of the Redemptorists’ Building, which will remain a visual focal point for the community as well as the townhome residents.

7. Urban Design Element

The Urban Design Element of the Plan seeks to, among other goals, strengthen civic identity through a renewed focus on public spaces and boulevards; designing for successful

neighborhoods and large site reintegration; improving the public realm, particularly street and sidewalk space; and promoting design excellence throughout the District.

The proposed development will reflect the beneficial architectural qualities of the surrounding residential neighborhoods, including the Redemptorists' Building. In site planning and architectural detailing, the Project will emphasize and strengthen the neighborhood identity for this area while still creating a new development that is in harmony with the strong architectural character of the community. The Project proposes an appropriate number and density of residential units, while allowing for sufficient private and public open space for the residents. The townhomes are oriented towards the street along Jackson and 7th Streets and the internally facing units are designed and sited to reflect similar urban design attributes.

B. Compliance with Area Element

The Comprehensive Plan also contains ten area elements, with the Property located in the Upper Northeast Area Element. The Project is consistent with this Element of the Plan.

1. Guiding Growth and Neighborhood Conservation

The Upper Northeast Area Element lists as a priority, future development around certain Metrorail Stations, such as the Brookland/CUA Station and instructs to “capitalize on the presence of the Metro stations . . . to provide new transit-oriented housing, community services, and jobs.” (§2408.4). The creation of 41 new townhouses so close to this Metrorail Station will capitalize on the presence of this Metro Station and will improve transit ridership on both Metrorail and Metrobus.

2. Conserving and Enhancing Community Resources

The Upper Northeast Area Element recognizes the importance of institutional open space to the character of this area. “In the event that large institutional uses are

redeveloped in the future, pursue opportunities to dedicate substantial areas as new neighborhood parks and open spaces.” (§2409.7). As explained above, the development will preserve the grand lawn in front of the Holy Redeemer building as a visual focal point for the community.

VI. COMMUNITY OUTREACH


The Applicant has met with its Single Member District representative and it has made presentations to both the Advisory Neighborhood Commission 5E and the Edgewood Civic Association. It will continue its dialogue with these community organizations as well as with neighboring property owners.

VII. CONCLUSION

For the foregoing reasons, the Applicant submits that the consolidated PUD and Zoning Map amendment application meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, and safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of a consolidated PUD and Zoning Map amendment; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the consolidated PUD application and Zoning Map amendment should be approved and adopted by the Zoning Commission.

Accordingly, the Applicant respectfully requests the Zoning Commission set the PUD and accompanying Zoning Map amendment applications down for a public hearing at the earliest possible date.

Respectfully submitted,
Goulston & Storrs PC


Christine Roddy

Certificate of Service

I hereby certify that a copy of the foregoing document was sent to the following addresses on February 3, 2015:

Joel Lawson
Office of Planning
1100 4th Street, SW
Suite E-650
Washington, DC 20024

Jamie Henson
55 M Street, SE
4th Floor
Washington, DC 20024

Debbie Steiner, ANC 5E01
2826 6th Street, NE
Washington, DC 20017

ANC 5E Chairman Quinn
1708 2nd Street, NW
Washington, DC 20001


Christine Roddy