

**DEANWOOD HILLS
5201 HAYES STREET, N.E.**

**STATEMENT
OF THE APPLICANT
TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT**

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LIST OF EXHIBITS

Exhibit	Description
A	Architectural Plans and Elevations
B	Portion of Zoning Map
C	Building Plat
D	Portion of Future Land Use Map
E	Portion of Generalized Policy Map
F	Certificate of Notice, Notice of Intent, and Property Owner List
G	First Source Employment Agreement

I. INTRODUCTION

This statement and the attached documents are submitted by Deanwood Hills, LLC on behalf of the owner of the subject property, the District of Columbia (collectively, the "Applicant"), in support of an application to the Zoning Commission of the District of Columbia (the "Commission") for the consolidated review and approval of a planned unit development ("PUD") and a related zoning map amendment from the C-M-1 (Commercial-Light Manufacturing) District to the R-5-B District (Moderate Residential) for the property located at 5201 Hayes Street, N.E. (Square 5197, Lot 809) (the "Property"). The Property is in the Deanwood neighborhood within the boundaries of Advisory Neighborhood Commission ("ANC") 7C-01.

The Property consists of approximately 93,540 square feet of land area (2.1 acres), and is located on the south side of Hayes Street, west of Division Avenue. It is generally triangular in shape, with 595.3 feet of frontage on Hayes Street to the north, 298.18 feet of frontage along a partially improved, impassable public alley, and 604.57 feet frontage on its southwest boundary. The Property is designated in the Mixed Use Low Density Commercial/Moderate Density Residential land use categories on the District Columbia Comprehensive Plan Future Land Use Map and it is designated in a Neighborhood Enhancement Area on the Generalized Policy Map. The proposed map amendment from C-M-1 to R-5-B is consistent with these designations. The Applicant seeks consolidated PUD approval and a zoning map amendment in order to develop the Property with an apartment house consisting of approximately 152,500 square feet of floor area, resulting in approximately 150 dwelling units comprised of studios, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. Fifty of the residential units will be set aside as replacement public housing units for Lincoln Heights and Richardson Dwellings in accordance

with the *Lincoln Heights & Richardson Dwellings New Communities Initiative Revitalization Plan* (the "New Communities Initiative Plan"). The remainder of the units will be dedicated for households with incomes not exceeding 60 percent of the area medium income ("AMI"). The AMI for the Washington, DC Metropolitan Area for a family of four is \$109,200, which means these units will be reserved for households with the following income levels:¹

Household Size	1	2	3	4	5
Units at 60% AMI (serving household income of less than:	\$45,864	\$52,416	\$58,968	\$65,520	\$72,072

The PUD will have a maximum height of 62'-3" (four stories plus a partial basement), a maximum floor area ratio ("FAR") of 1.63, and a maximum lot occupancy of 40%. The development will include 75 off-street parking spaces on a surface parking lot located south of the proposed building, accessed via a newly constructed 20'-wide access easement extending from Hayes Street. The development will be serviced by one 30-foot loading berth, one 100 square-foot loading platform, and one service/delivery space at 20 feet deep. A minimum of 50 covered and secure bicycle parking spaces will also be provided in the basement of the building.

As set forth below, this statement and the attachments meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

II. PROPOSED DEVELOPMENT

A. Background on Property

The Property consists of approximately 2.1 acres of land area. It is bounded by Hayes Street to the north, 51st Street and the rear of the Deanwood Rehabilitation and Wellness Center

¹ Sources: U.S. Department of Housing & Urban Development (HUD) and D.C. Department of Housing & Community Development

to the west, and a surface parking lot owned by Tabernacle Baptist Church with primary frontage on Division Avenue to the east. To the south, the Property backs up to Holy Christian Missionary Baptist Church and George's Carry Out restaurant, which front on Nannie Helen Burroughs Avenue. For more than 15 years, the site was utilized as a sorting and storage facility for bulk trash and recyclable material (e.g., glass, paper, plastic, wood and metal). It also previously housed a bakery. When the District purchased the Property in 2008, it contained a single-story structure that has since been demolished. The District purchased the site as part of the implementation of the New Communities Initiative Plan. Under the plan, two DCHA communities -- the aging Lincoln Heights (440 units) and Richardson Dwellings (190 units) are to be redeveloped as mixed-income housing. Of the 150 dwelling units proposed for the PUD, 50 will be replacement units for the Lincoln Heights and Richardson Dwellings. These replacement units will add to the 41 replacement units already built in the neighborhood as part of the New Communities Initiative, which includes the recently completed Nannie Helen at 4800 on Nannie Helen Burroughs Avenue that opened in 2013.

B. Project Description

As shown on the enclosed architectural drawings (the "Plans"), the PUD consists of a four-story, plus partial basement, multi-family residential building with a surface parking lot for 75 vehicles. The building will include an array of on-site community amenities, including a multi-purpose room, exercise facility, family garden and tot lot, community courtyard lawn and patio, game room, and a cyber café. The building will also include an on-site concierge services.

The massing and design of the Deanwood Hills PUD is intended to enhance the residential character of the immediate area. The project is designed with a series of three courtyards that open onto Hayes Street, with the center courtyard being aligned with the end of

52nd Street. The courtyards and the four “fingers” of the building that front on Hayes Street serve to modulate the scale of the building, vary the pedestrian experience along the street, and maximize green space for both the building and the neighborhood. Due to the significant change in grade along Hayes Street from the high side at the east end (elevation 80.68’) to the low side at the west end (elevation 59.65’), the project is designed as a stepped, four story building that is nestled sensitively into the existing grade. The architectural design includes projected masonry bays that are three stories in height and 20-30 feet in width, which relate directly in size and scale to the duplex townhouses on the north side of Hayes Street. The projected bays are continued on all four sides of the building, keeping the same level of architectural treatment on all facades because the project will be visible from many directions. Elements such as sunshades and Juliet balconies further break down the massing of the building and enhance its residential character. An extensive green roof will also be provided on top of the building. Planted with sedums and other appropriate plant species, the green roof will be an asset to stormwater management and aid in regulating building temperature.

The streetscape improvements planned along Hayes Street include the construction of an 8-foot wide sidewalk, large tree boxes with tree box fencing, street lighting, large shade trees and appropriate site furnishings. An expanse of lawn and native plantings will front the building and lead residents into the individual courtyards. Each courtyard is symmetrical in nature and will consist of similar materials and plant species. Patios and small gathering areas defined by changing paving materials provide residents with an outdoor amenity area. Many of the larger 3 and 4 bedroom family oriented units are located on the ground levels where they are provided with courtyard patios or decks. Additional gathering areas outside of the courtyards and building, such as the tot lot and bioretention area located along Hayes Street at the northwest

corner of the Property, will provide open space for the enjoyment of both residents of the PUD and the immediate neighborhood. These elements combine to serve as both an aesthetic and functional amenity.

All vehicular access into the building will be from the newly constructed 20'-wide access easement on the east side of the Property. A total of seventy-five (75) off-street parking spaces, including two handicap accessible spaces, will be located within the parking lot at the rear of the building. Small bioretention areas within the landscape islands in the parking lot, combined with the permeable paving that will be used for parking spaces, are designed to catch and treat stormwater runoff. Site retaining walls will be utilized around the parking lot as needed to accommodate the site's natural change in grade. Also, native plantings and shade trees will be installed throughout the parking lot to enhance environment.

C. **Matter of Right Development Under Existing C-M-1 Requirements**

The Property is currently zoned C-M-1. The C-M District is intended to provide sites for heavy commercial and light manufacturing activities employing large numbers of people and requiring some heavy machinery. The C-M District is divided into C-M-1, C-M-2, and C-M-3, which provide a varying schedule for density and height controls and are intended to embrace areas used for low density warehousing as well as areas presently improved with both high and medium density buildings in warehousing, light manufacturing, office, and automobile usage.

11 DCMR §§ 800. The C-M-1 District includes the following development requirements:

- A maximum height of 40 feet and three stories. 11 DCMR § 840.1.
- A maximum density of 3.0 FAR. 11 DCMR § 841.1.
- A minimum rear yard depth of 2.5 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. 11 DCMR § 842.2.

- No side yard is required, except where a side lot line of the lot abuts a Residence District, in which case a side yard shall be provided along that side lot line with a minimum width of at least three inches per foot of height of building, but not less than eight feet. 11 DCMR § 843.
- If provided, an open court must have a minimum width of 2.5 inches per foot of height of court, but not less than six feet. 11 DCMR § 844.2.
- If provided, a closed court must have a minimum width of 2.5 inches per foot of height of court, but not less than 12 feet (11 DCMR § 844.3) and a minimum area of twice the square of the required width of court based on height of court, but not less than 250 square feet. 11 DCMR § 844.4.
- For an apartment house or multiple dwelling, one off-street parking space for each two dwelling units. 11 DCMR §2101.1.
- For an apartment house or multiple dwelling with 50 or more dwelling units in all Districts, one loading berth at 55 feet deep, one loading platform at 200 square feet, and one service/delivery loading space at 20 feet deep. 11 DCMR §2201.1.

D. Matter of Right Development Under Proposed R-5-B Requirements

The Applicant proposes to rezone the Property to the R-5-B District in connection with this application. The R-5-B District includes the following development requirements:

- A maximum height of 50 feet with no limit on the number of stories, and 60 feet as a PUD. 11 DCMR §§ 400.1 and 2405.1.
- A maximum density of 1.8 FAR, and 3.0 FAR as a PUD. 11 DCMR §§ 402.4 and 2405.2
- A maximum percentage of lot occupancy of 60 percent. 11 DCMR § 403.2.
- A minimum rear yard depth of four inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 feet. 11 DCMR § 404.1.
- If provided, a minimum side yard width of three inches per foot of height of building, but not less than eight feet. 11 DCMR § 405.6.
- If provided, an open court must have a minimum width of four inches per foot of height of court, but not less than ten feet. 11 DCMR § 406.1.
- If provided, a closed court must have a minimum width of four inches per foot of height of court, but not less than 15 feet (11 DCMR § 844.3) and a minimum area

of twice the square of the required width of court based on height of court, but not less than 350 square feet. 11 DCMR § 406.1.

- For an apartment house or multiple dwelling, one off-street parking space for each two dwelling units. 11 DCMR §2101.1.
- For an apartment house or multiple dwelling with 50 or more dwelling units in all Districts, one loading berth at 55 feet deep, one loading platform at 200 square feet, and one service/delivery loading space at 20 feet deep. 11 DCMR §2201.1.

E. **Tabulation of Development Data**

The tabulation of the project's development data is included in the table below:

	C-M-1	R-5-B / PUD	Provided
Lot Area	N/A	43,560 s.f.	93,540 s.f.
Lot Width	N/A		
FAR	3.0	C-2-B: 1.8 PUD: 3.0	1.63
Lot Occupancy		60%	40%
Building Height	40 ft./3 stories	C-2-B: 50' PUD: 90'	62'-3"
Rear Yard	<i>2.5 in./ft. of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall but not less than 12 ft.</i>	20'-4" <i>4 in./ft. of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 ft.</i>	79'-2" avg. depth of rear yard provided
Side Yard	<i>Where abutting a Residence District, 3 in./ft. of height of building but no less than 8 ft.</i>	15'-7" <i>3" per foot of height of building but not less than 8'</i>	7'-3" and 9'-2" Relief requested

	C-M-1	R-5-B / PUD	Provided
Open Court Width	<i>2.5 in. per height of court, 6 ft. minimum</i>	19'-4" <i>4" per foot of height of court but not less than 10'</i>	19'-4"
Closed Court Width and Area	<i>Width: 2.5 in./ft. of height of court; 12 ft. minimum.</i> <i>Area: At least twice the square of the required width of court, 250 s.f. minimum.</i>	<i>Where provided, the width of court shall be 4 in. per foot of height, but not less than 15 feet.</i> <i>Where provided, the area shall be twice the square of the required width of court dimension but not less than 350 s.f.</i>	None
Parking	N/A	1 for each 2 dwelling units 40% may be compact spaces	75 spaces 56% compact spaces Relief requested
Loading	N/A	one loading berth at 55' deep one 200 s.f. loading platform one 20' service/delivery space	one loading berth at 30' deep one 100 s.f. loading platform one 20' service delivery space Relief requested
Roof Structures		.37 increase in FAR per 11 DCMR (411.7) One continuous structure 1:1 Setback	One continuous structure provided 1:1 Setback provided

F. Flexibility Under PUD Guidelines

The Applicant seeks flexibility from the following provisions of the Zoning Regulations:

1. Flexibility from the Building Height Requirements

The Applicant requests flexibility from the requirements of Section 2405.1 of the Zoning Regulations in order to have a building height of 62'-3" where 60' is permitted.

Section 2405.3 of the Zoning Regulations authorizes the Zoning Commission to grant an increase of not more than 5% in the maximum building in height provided that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of Chapter 24.

In this case, the deviation from the height requirement of 2'-3" is only an increase of 3.75%. The proposed height is essential to accommodate a building envelope and core typical of a building that is 60' in height. For example, the building's floor to floor heights are 10'-8" on the typical floors and 11'-8" for the roof level. This provides for approximately 9'-0" floor to ceiling heights which is typical for a residential building of this type. The deviation from the height requirement is caused by the significant change in grade between the street and the Property, which affects the building height measuring point. Pursuant to Section 400.16 of the Zoning Regulations, the building height measuring point shall be established at the existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line. Currently, the existing grade on the Property drops 7 to 10 feet from the grade at the street. The proposed grade at the project will meet the existing street grade and is thus set approximately 8 feet above the existing grade. Thus, the 62'-3" height of the building does not represent the effective height of the building from the proposed grade or existing grade at the street. (See building height measuring point diagram provided on Sheet G09 of the Plans.) The deviation from the height requirement will not result in any perceptible impacts on building residents or the surrounding neighborhood.

2. Flexibility from the Compact Parking Space Requirements

The Applicant seeks flexibility to have 56% of the required parking as compact spaces where only 40% compact spaces is permitted under Section 2115.2 of the Zoning Regulations. The Applicant also requests flexibility to have two contiguous compact parking spaces located in their own grouping where Section 2115.4 of the Zoning Regulations requires that compact parking spaces be placed in groupings of at least five contiguous spaces with access from the same aisle.

The Applicant designed the parking lot to maximize the number of parking spaces on the Property, given its irregular shape, and to increase the ease and efficiency of use of the lot for building residents. Vehicles accessing parking spaces will have sufficient maneuverability for both ingress and egress. The Applicant proposes to maximize the amount of off-street parking in order to minimize any spillover parking on adjacent residential streets.

3. Flexibility from the Loading Requirements

The Applicant requests flexibility to provide a 30-foot loading berth and a 100 square-foot loading platform in lieu of a 55-foot loading berth and a 200 square-foot loading platform as required under Section 2201.1 of the Zoning Regulations. Based on the proposed residential development, the proposed loading facilities are sufficient to service the PUD.

4. Flexibility from the Side Yard Width Requirements

The Applicant seeks flexibility to have side yard of 9'-2" on the east side of the Property and 7'-3" for a portion of the west side of the Property where a minimum side yard of 15'-7" is required under Section 405.6 of the Zoning Regulations.

The reduced side yards will not result in any adverse impacts to the open space on the Property or on the enjoyment of building residents. There is ample open space, light, and air

surrounding the building in all directions. The side yard on the east side is bounded by a 15' public alley. There is a large 31,550 square-foot rear yard to the south of the building with an average depth of 79'-2" inches. Also, there is significant open space on the north side of the building comprised of three compliant open courts and a front yard that is 15'-11" wide.

5. Additional Areas of Flexibility

The Applicant has made every effort to provide a level of detail that conveys the significance and appropriateness of the project's design for this location. Nonetheless, some flexibility is necessary that cannot be anticipated at this time. Thus, the Applicant also requests flexibility in the following areas:

- i. To be able to provide a range in the number of residential units of plus or minus ten percent from the 150 depicted on the Plans.
- ii. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, amenity spaces, and mechanical rooms, provided that the variations do not materially change the exterior configuration of the building.
- iii. To vary the number, location, and arrangement of parking spaces, provided that the total is not reduced below the number required under the Zoning Regulations and the number of compact spaces is no greater than 56% of the required parking.
- iv. To vary the sustainable design features of the building, provided the project meets the requirements of the Enterprise Green Communities standard for residential buildings.
- v. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details, locations, and dimensions, including curtainwall mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings and trim; and any other changes to comply with all applicable District of Columbia laws and regulations that are otherwise necessary to obtain a final building permit.
- vi. To vary the final selection of all exterior signage on the building.

III. THE PROJECT MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS

A. PUD Process is the Appropriate Mechanism for the Project

The PUD process is the appropriate mechanism for guiding the development of the Property. It allows the project to be developed within the purview of the Zoning Commission while at the same time providing opportunities for input from various agencies and parties. Through the PUD process, the Office of Planning ("OP") and other District agencies will have the opportunity for greater participation in the fulfillment of the District's planning objectives for this area. Accordingly, the use of the PUD process gives the community and District agencies an opportunity to work with the Applicants to ensure a well-planned development.

In this case, the proposed development represents the District's vision for the Property as reflected in the New Communities Initiative Plan and the Solicitation for Offers issued by the District for the redevelopment of the site. Since being selected as the developer for the Property by the District, the Applicant has discussed the project multiple times with OP and DDOT and neighborhood stakeholders. The Applicant met with the Lincoln Heights and Richardson Dwellings Advisory Council on the following dates:

Monday, January 10, 2010
Monday, February 7, 2011
Monday, October 15, 2012
Monday, September 8, 2014
Monday, October 6, 2014
Monday, November 3, 2014

The Applicant met with ANC 7C on the following dates:

Thursday September 11, 2014
Thursday, October 9, 2014
Thursday, November 13, 2014

B. PUD Requirements under Chapter 24 of the Zoning Regulations

1. Area Requirements under Section 2401.1

The Property has a land area of approximately 93,540 square feet, or 2.15 acres. For a PUD in the R-5-B District, the Zoning Regulations require a minimum land area of one acre. *11 DCMR § 2401.1(b)*. Thus, the Property meets the area requirement of Section 2401.1 of the Zoning Regulations.

2. FAR and Height Requirements under Sections 2405.2 and 2405.1

The PUD regulations permit a maximum density of 3.0 FAR for a PUD in the R-5-B District. *11 DCMR §§ 2405.2*. The proposed development has a maximum density of 1.63 FAR and, thus, meets the FAR requirements.

The Applicant requests flexibility from the requirements of Section 2405.1 of the Zoning Regulations in order to have a building height of 62'-3" where 60' is permitted. Pursuant to Section 2405.3 of the Zoning Regulations, the Zoning Commission may authorize an increase of not more than five percent in the maximum building height of a project, provided that the increase is essential to the successful functioning of the project and is consistent with the purpose and evaluation standards of the PUD regulations.

Section 2405.3 of the Zoning Regulations authorizes the Zoning Commission to grant an increase of not more than 5% in the maximum building height provided that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of Chapter 24. In this case, the deviation from the height requirement of 2'-3" is only an increase of 3.75%. The proposed height is essential to accommodate a building envelope and core typical of a building that is 60' in height. For example, the building's floor to floor heights are 10'-8" on the typical floors and 11'-8" for the roof level. This provides for

approximately 9'-0" floor to ceiling heights which is typical for a residential building of this type. The deviation from the height requirement is caused by the significant change in grade between the street and the Property, which affects the building height measuring point. Pursuant to Section 400.16 of the Zoning Regulations, the building height measuring point shall be established at the existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line. Currently, the existing grade on the Property drops 7 to 10 feet from the grade at the street. The proposed grade at the project will meet the existing street grade and is thus set approximately 8 feet above the existing grade. Thus, the 62'-3" height of the building does not represent the effective height of the building from the proposed grade or existing grade at the street. (See building height measuring point diagram provided on Sheet G09 of the Plans.) The deviation from the height requirement will not result in any perceptible impacts on building residents or the surrounding neighborhood.

3. Impacts of Project Under Section 2403.3

For the reasons discussed herein, the proposed PUD will have a positive impact on the surrounding area, including enhancing the physical environment and bringing new housing into the Deanwood neighborhood.

4. Not Inconsistent with the Comprehensive Plan under Section 2403.4

As discussed in Section IV below, the PUD project is not inconsistent with the Comprehensive Plan.

C. Public Benefits and Project Amenities

The PUD guidelines require the evaluation of specific public benefits and project amenities for a proposed project. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a

significantly greater extent than would likely result from the development of the site under the matter of right provisions...." 11 DCMR § 2403.6. A project amenity is further defined as "one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds attractiveness, convenience or comfort of the project for occupants and immediate neighbors." 11 DCMR § 2403.7. Additionally, when deliberating the merits of a PUD application, the Zoning Commission is required to "judge, balance and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case." 11 DCMR § 2403.8. Public benefits and project amenities may be exhibited in a variety of ways and may overlap with furthering the policies and goals of the Comprehensive Plan.

1. Urban Design, Architecture, Landscaping or Creation or Preservation of Open Spaces (Section 2403.9(a))

The project implements a number of urban design and architectural best practices that will contribute to the ongoing development of the Deanwood neighborhood. The PUD will significantly improve the fabric of Hayes Street, between 50th Street and Division Avenue by redeveloping a large site that has been vacant or underutilized for years. The PUD's frontage on Hayes Street will enhance safety by activating the corridor while relating to and respecting the existing residential community to the north. Also, by providing an interesting façade, three north-facing courtyards, streetscape improvements and significant open green space, the project will significantly improve the aesthetics of the area. The PUD also includes a 950 square-foot tot lot and large bioretention area located along Hayes Street, N.E., which will provide open space for both the residents of the PUD and the neighborhood. The tot lot is located in the northwest corner of the Property, will also further activate and enhance the pedestrian experience along Hayes Street.

2. Site Planning & Efficient and Economical Land Utilization (Section 2403.9(b))

The site plan for the project is particularly sensitive to the residences across the street from the Property on the north side of Hayes Street. For example, the project is designed with a series of three courtyards that open onto Hayes Street, with the center courtyard being aligned with the end of 52nd Street. The courtyards and the four “fingers” of the building that front on Hayes Street serve to modulate the scale of the building, vary the pedestrian experience along the street, and maximize green space for both the building and the neighborhood. Due to the significant change in grade along Hayes Street from the high side at the east end (elevation 80.68’) to the low side at the west end (elevation 59.65’), the project is designed as a stepped, four story building that is nestled sensitively into the existing grade. Additionally, the project includes the construction of a 20’-wide access easement to the parking lot for the project, which will improve vehicular circulation for the overall area, and benefit future development on adjacent parcels to the east and south. In connection with this improvement, the Applicant will remove an existing curb cut on the Property, enhancing the pedestrian experience. Finally, the layout of the PUD is well-designed providing 150 new residential units and required parking on a site that is irregularly shaped and is challenged by a significant change in grade from east to west, yet provides a significant amount of open space throughout.

3. Housing and Affordable Housing (Section 2403.9(f))

The single greatest benefit to the area and to the city as a whole is the creation of new housing consistent with the goals of the Zoning Regulations, the Comprehensive Plan, and the New Communities Initiative. The proposed PUD will generate 150 new residential units in the Deanwood neighborhood, all of which will be for families with incomes not exceeding 60% of the AMI. This amount and level of affordability substantially exceeds the number of affordable

housing units that would be developed on the Property as a matter-of-right development in the existing C-M-1 District where no new dwellings are permitted. *See 11 DCMR § 2602.1.*

4. Uses of Special Value to the Neighborhood or the District of Columbia as a Whole (Section 2403.9(i))

The proposed development is important to the implementation of the "Physical Plan" element of the *Lincoln Heights and Richardson Dwellings New Communities Initiative Revitalization Plan* in that it provides 50 replacement units for these DCHA properties, which will be redeveloped as new mixed-use, mixed income communities.

5. Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service and other measures to mitigate adverse traffic impacts (Section 2403.9(c))

The PUD includes the construction of a 20'-wide access easement from Hayes Street that connects to an existing alley leading to Nannie Helen Burroughs Avenue to the south. The easement will provide access to the parking lot for the project, improve vehicular circulation for the overall area, and benefit future development on adjacent parcels to the east and south. In connection with this improvement, the Applicant will remove an existing curb cut on the Property, enhancing the pedestrian experience. Additionally, there will be a minimum of 50 bicycle parking spaces in the basement level of the building, in excess of what is required by the District. Other transportation demand management measures will be provided with the transportation study for the project.

6. Environmental Benefits (Section 2403.9(h))

The project will meet the requirements of the *Enterprise Green Communities* standard for residential buildings. The project will employ environmentally sustainable strategies as called for in the Green Communities standard such as compact development, surface water management, green roofs, water-permeable parking areas, native and soil appropriate plantings, sunshading

devices, natural ventilation features, Energy Star rated appliances, low VOC finishes, water conserving plumbing fixtures, and Energy star rated residential unit light fixtures.

7. First Source Employment Agreement (Section 2403.9(j))

The Applicant has entered into a First Source Employment Agreement with the Department of Employment Services. A copy of this agreement is attached as Exhibit G.

IV. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The PUD advances the purposes of the Comprehensive Plan, is consistent with the Future Land Use Map and Generalized Policy Map, complies with the guiding principles in the Comprehensive Plan, and furthers a number of the major elements of the Comprehensive Plan.

A. Purposes of the Comprehensive Plan

The purposes of the Comprehensive Plan are six-fold: (1) to define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) to guide executive and legislative decisions on matters affecting the District and its citizens; (3) to promote economic growth and jobs for District residents; (4) to guide private and public development in order to achieve District and community goals; (5) to maintain and enhance the natural and architectural assets of the District; and (6) to assist in conservation, stabilization, and improvement of each neighborhood and community in the District. D.C. Code §1-245(b) (§ 1-301.62).

The PUD significantly advances these purposes by promoting the social, physical and economic development of the District through the provision of a high-quality, affordable residential development that will generate 100 new housing units in the Deanwood neighborhood, in addition to 50 new replacement units for Lincoln Heights and Richardson Dwellings. The project will create much needed new housing in this area of the District and will

provide a range of unit sizes to accommodate a diverse population, including families, without generating any adverse impacts.

B. Future Land Use Map and Generalized Policy Map

The Future Land Use Map of the Comprehensive Plan designates the Property for Mixed-Use Moderate Density Residential and Low Density Commercial. A portion of the Future Land Use Map is attached hereto as Exhibit D. As described in the Framework Element of the Comprehensive Plan, the Moderate Density Residential category is:

used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone Districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations.

10A DCMR § 225.4. In addition, the Low Density Commercial category is:

used to define shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings. The corresponding Zone districts are generally C-1 and C-2-A, although other districts may apply.

Rezoning the Property from C-M-1 to R-5-B is consistent with the Moderate Density Residential and Low Density Commercial categories.

The Generalized Policy Map of the Comprehensive Plan designates the Property as a Neighborhood Enhancement Area. A portion of the Generalized Policy Map is attached hereto as Exhibit E. The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development fits in and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood; the

unique and special qualities of each area should be maintained and conserved; and overall neighborhood character should be protected as development takes place. The proposed map amendment for the Property from C-M-1 to R-5-B will continue to protect and strengthen the existing residential uses in the area while creating a new, high-quality residential community that responds to the existing character, natural features, and infrastructure of the neighborhood.

C. **Compliance with Guiding Principles of the Comprehensive Plan**

The PUD is consistent with many guiding principles in the Comprehensive Plan for managing growth and change, creating successful neighborhoods, and building green and healthy communities, as set-forth in the Comprehensive Plan as discussed below.

1. **Managing Growth and Change**

In order to manage growth and change in the District, the Comprehensive Plan encourages diversity and asserts that the District “cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families [and prioritize] sustaining and prompting safe neighborhoods... and housing for families.” 10A DCMR § 217.2. Diversity also means maintaining and enhancing the District’s mix of housing types... [with] housing developed for households of different sizes, including growing families as well as singles and couples.” 10A DCMR § 217.3. The Comprehensive Plan also states that redevelopment and infill opportunities along corridors is an important part of reinvigorating and enhancing neighborhoods. 10A DCMR § 217.6. The PUD is fully consistent with each of these goals. Redeveloping the Property into a vibrant, affordable development with approximately 150 residential units that range in size from studios to four bedrooms will attract a diverse population of residents, including families. The

development also takes advantage of a large, vacant site, which will further help to restore the neighborhood fabric.

2. Creating Successful Neighborhoods

One of the guiding principles for creating successful neighborhoods is to protect, maintain, and improve residential neighborhoods. 10A DCMR § 218.1. The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. 10A DCMR § 218.3. Public input in decisions about land use and development is an essential part of creating successful neighborhoods, from development of the Comprehensive Plan, to implementation of the Plan's elements. 10A DCMR § 218.8. The PUD furthers these goals because it will simultaneously protect and improve the existing residential neighborhood while producing new affordable housing on a large, vacant site. The Applicant has reengaged neighborhood stakeholders, and will continue to do so as part of the PUD process, to ensure that redevelopment of the site creates a positive impact on the neighborhood.

3. Connecting the City

The project will help implement a number of the guiding principles of this citywide element. Consistent with 10A DCMR § 220.2, the PUD will include streetscape improvements to encourage better mobility and circulation in and around the Property. The access points for the required parking and loading facilities will appropriately balance the needs of pedestrians, bicyclists, transit users, automobiles, and delivery trucks, as well as the needs of residents and others to move around and through the city. *Id.* Moreover, and consistent with 10A DCMR § 220.3, the PUD's streetscape improvements will help reinforce and improve this section of the

city by creating a walkable, pedestrian-friendly and well-designed streetscape that improves public safety and encourages all modes of transportation.

4. Building Green and Healthy Communities

One of the guiding principles for building green and healthy communities is that building construction and renovation should minimize the use of non-renewable resources, promote energy and water conservation, and reduce harmful effects on the natural environment. 10A DCMR § 221.3. The project will meet the requirements of the *Enterprise Green Communities* standard for residential buildings. The project will employ environmentally sustainable strategies as called for in the Green Communities standard such as compact development, surface water management, green roofs, water-permeable parking areas, native and soil appropriate plantings, sunshading devices, natural ventilation features, Energy Star rated appliances, low VOC finishes, water conserving plumbing fixtures, and Energy star rated residential unit light fixtures.

D. Land Use Element

For the reasons discussed above, the project supports the following policies of the Land Use Element of the Comprehensive Plan:

Policy H-1.1.5: Housing Quality

The project will generate 150 residential units in a new, state of the art, environmentally-conscience building that respects the design of the surrounding neighborhood. The building design will include high-quality materials and design elements, and the project will be equipped with a family garden area, tot-lot, community courtyard lawn and patio, game room, community cyber café, and an exercise room.

Policy H-1.2.3: Mixed Income Housing

The project furthers the District's policy of dispersing affordable housing throughout the city into mixed-income communities, rather than concentrating such units in economically depressed neighborhoods.

The PUD will include a mix of incomes, with 50 of the units developed as replacement public housing units and the balance reserved for households earning up to 60 percent of the AMI. The AMI for the Washington, DC Metropolitan Area for a family of four is \$109,200, which means these units will be reserved for households with the following income levels:²

Household Size	1	2	3	4	5
Units at 60% AMI (serving household income of less than:	\$45,864	\$52,416	\$58,968	\$65,520	\$72,072

Policy H-1.4.4: Public Housing Renovation

Redevelopment of the Property will establish a community that incorporates 50 new replacement units for Lincoln Heights and Richardson Dwellings.

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

In designing the PUD, and consistent with this policy element, the Applicant has sought to balance the housing supply in the area and expand neighborhood commerce with the parallel goals of protecting the neighborhood character and restoring the environment.

Policy LU-2.2.4: Neighborhood Beautification

Policy LU-2.2.4 encourages projects to improve the visual quality of the District's neighborhoods. As shown on the Plans; the PUD includes a number of neighborhood

² Sources: U.S. Department of Housing & Urban Development (HUD) and D.C. Department of Housing & Community Development

beautification elements, such as landscaping and tree planting. Moreover, development of the Property will be a major improvement to its current vacant condition and prior uses.

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Consistent with this policy element, the PUD will increase housing supply, protect the neighborhood character, and restore the environment. The project achieves this policy's goal of "creating successful neighborhoods" through revitalization of the Property.

E. **Housing Element**

The overarching goal of the Housing Element is to "[d]evelop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia." 10 DCMR § 501.1. The PUD will help achieve this goal by advancing the policies discussed below.

Policy H-1.1.3: Balanced Growth

In furtherance of this policy, the Applicant proposes to develop new housing on surplus, vacant and underutilized land. The housing will help the city meet its long-term housing needs, including the need for more affordable housing.

Policy H-1.2.1: Affordable Housing as a Civic Priority

The PUD is consistent with the primary goal of Policy H-1.2.1 of increasing the production of housing for low and moderate income households.

Policy H-1.2.3: Mixed Income Housing

Consistent with this policy, redevelopment of the Property will help transform the block into a vibrant area that incorporates new affordable housing facilities into a mixed-use environment with walkable streets. The PUD will include a range of unit types and income levels, significantly expanding affordable housing opportunities in the District.

Policy H-1.3.1: Housing for Families

The project supports Policy H-1.3.1 by providing a significant number of new housing units with two, three, and four bedrooms, which can accommodate families with children.

F. **Environmental Protection Element**

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources. This element provides policies and actions on important issues such as energy conservation and air quality, and specific policies that include the following:

Policy E-1.1.1: Street Tree Planting and Maintenance: Encourages the planting and maintenance of street trees in all parts of the city;

Policy E-1.1.3: Landscaping: Encourages 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;

Policy E-2.2.1: Energy Efficiency: Promotes the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses;

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff: Promotes an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction;

Policy E-3.1.3: Green Engineering: Promotes green engineering practices for water and wastewater systems; and

Policy E-3.3.1: Promotion of Community Gardens: Encourages and supports the development of community gardens on public and private land across the city.

Consistent with these policies, the PUD includes a green roof, street tree planting, landscaping, energy efficiency appliances and features, methods to reduce stormwater runoff, green engineering practices, a family garden area, and a community courtyard lawn and patio, and is therefore fully consistent with the Environmental Protection Element.

G. **Urban Design Element**

The goal of the Comprehensive Plan's Urban Design Element is to:

[e]nhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces.

10A DCMR § 901.1. In keeping with this objective, the Applicant has gone to great lengths to integrate the proposed construction with the character of the surrounding neighborhood. Consistent with Policy UD-2.2.1: Neighborhood Character and Identity and Policy UD-2.2.7: Infill Development, the proposed development will help to strengthen the architectural quality of the immediate neighborhood by relating the project's scale to the existing neighborhood context. In addition, as shown on the Plans, the project includes an attractive, visually-interesting and well-designed building façade that eschews monolithic or box-like forms or long blank walls that detract from the human quality of the street. *See* Policy UD-2.2.5: Creating Attractive Facades. The project is also consistent with the goals of Policy UD-3.2.5: Reducing Crime Through Design, since the development will bring additional "eyes and ears" to the area, as well as improved lighting, clear lines of sight, and visual access, all of which will help to minimize the potential for criminal activity in the immediate area. Furthermore, redevelopment of the Property will eliminate the existing non-defensible spaces which will enhance safety.

H. Far Northeast and Southeast Area Element

The Property is located within the Far Northeast & Southeast Area Element of the Comprehensive Plan. Far Northeast and Southeast is known for its stable, attractive neighborhoods and its diverse mix of housing. 10A DCMR § 1700.2. Planning and development priorities in the Far Northeast and Southeast Area include providing a variety of new housing choices. 10A DCMR § 1707.2. The PUD is consistent with a number of specific

policies as well, including Policy FNS-1.1.2: Development of New Housing and Policy FNS-1.1.3: Directing Growth.

V. CONCLUSION

For the reasons stated above, the Applicant submits that the PUD and zoning map amendment meet the standards of Chapter 24 of the Zoning Regulations and is consistent with the purposes and intent of the Zoning Regulations and Zoning Map. Accordingly, the Applicant respectfully requests that the Zoning Commission determine that the application has merit and that a public hearing on the application should be scheduled.

Respectfully submitted:

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