

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** *JL for* Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

**DATE:** February 18, 2016

**SUBJECT:** **Set down** Report - ZC #15-34 (965 Florida Avenue, NW)  
Consolidated PUD

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### I. APPLICATION AND RECOMMENDATION

Sherman Avenue LLC and the District of Columbia (“Applicant”) propose the development of a mixed use building with 428 apartments and a 51,540 square foot, full service grocery store at 965 Florida Avenue, NW (Square 2873, Lot 1102). To accommodate the development, the Applicant has requested a Consolidated Planned Unit Development (PUD) in the C-R zone.

The Office of Planning (OP) recommends that the application be **set down** for public hearing as it is not inconsistent with the Comprehensive Plan Future Land Use Map recommendation for mixed use, medium density residential and medium density commercial and more specific recommendations of the Duke Small Area Plan<sup>1</sup> (The Duke Plan). In addition to any information or clarification requested by the Zoning Commission at set down, OP has advised the Applicant to provide the following prior to the public hearing:

- Fully dimensioned roof plans and details;
- Treatment of the courtyard;
- Overall bedroom types and bedroom types for the affordable units; LEED checklist;
- Detailed elevations for each side of the building; and
- Additional details on the benefits proffer, including neighborhood improvements, First Source Agreement, CBE details and a detailed TDM plan.

### II. SITE AND SURROUNDING AREA

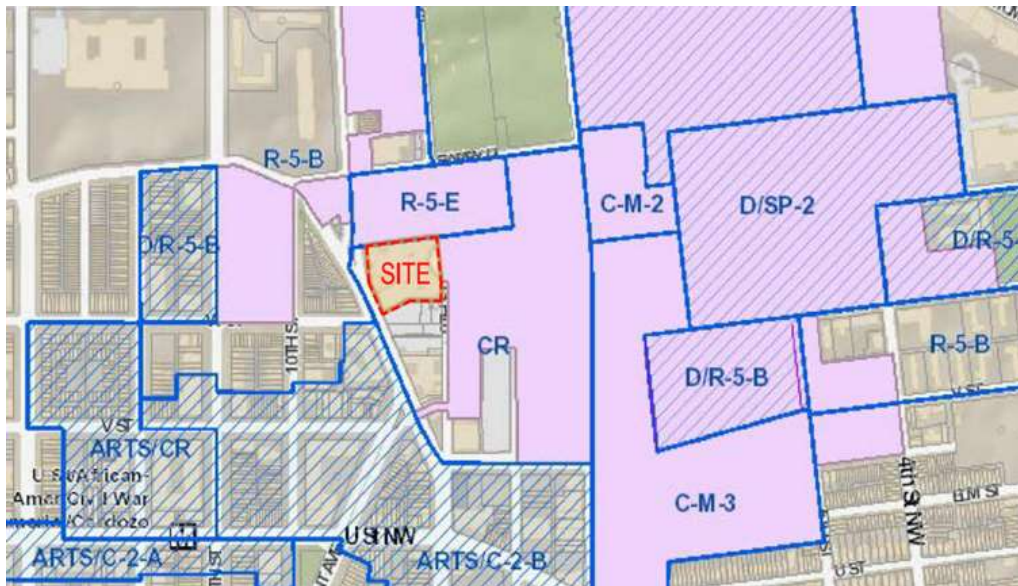
The subject property, Square 2873, Lot 1102, has a total land area of approximately 63,398 square feet or 1.45 acres. The site currently has a vacant two-story warehouse surrounded by surface parking spaces and is in the CR zone. To the north of the site is Howard Towers, a Howard University dormitory in the R-5-B zone; to the east, are properties owned by Howard University and are currently used as parking lots in the CR zone; to the south is a vacant property in the C-R zone; and to the west, across Florida Avenue, NW are rowhouses in the R-5-B zone.

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<sup>1</sup> Approved by the City Council on June 21, 2005, through Resolution 16-0209



**Site Location**



**Zoning**

The subject property is owned by the District of Columbia and was the subject of a public solicitation (RFP) from the Office of the Deputy Mayor for Planning and Economic Development (DMPED). Sherman Avenue, LLC, was selected and a land disposition and development agreement (LDDA) was executed and approved by the City Council on November 17, 2015.

### **III. PROPOSAL**

The redevelopment of the property would entail the demolition of a vacant building to be replaced with a ten-story, 110 feet building. The mixed use building would have a 51,540 square feet grocery on the ground floor and 351,245 square feet of residential use above for a total of 63,389 square feet and an overall density of 7.2 FAR. The residential use would accommodate

428 units of which 30% or 129 units are required under the LDDA to be affordable. Along with the significant number of affordable units, the units would be at deeper levels of affordability with 32 units for families at up to 30% of the Area Median Income (AMI) and 97 units for families at 31% to 50% of AMI. The Applicant should provide a breakout of the unit types for the overall development and show that the affordable units mix would be similar.

The modern architectural style of the building is similar to that seen in many areas of the City, including buildings to the south along Florida Avenue, U Street and Georgia Avenue. The building would have a retail base with the residential above highlighted by three, three story horizontal bands on all three exterior faces of the building. Articulation of these bands is through balconies, masonry panels and varying window configurations. Materials used would be a combination of cementitious siding, stone, masonry wood and glass.

The Applicant has provided a number of elevations showing the context within which the building would be located. However, the Applicant should provide detail drawings of significant portions of each elevation such as the ground floor and the entrance, the loading and parking entrances and the articulations on the building façade.

Floors 2 to 10 would be built around a “U” shaped central court to allow light and air into the center of the building. The main entrances into the building would be from Florida Avenue, NW. At the northern end of a building would be a small pub that would also provide access into the grocery store. The main grocery would be further south while the residential entrance would be at the southern end of the building. A secondary residential entrance would be provided from 9<sup>th</sup> Street, NW.

To serve the residents of the building, various amenities on a portion of the second floor would include a fitness center, storage, club room and an approximately 14,000 square feet, central courtyard. Additional amenities would be provided on the roof and would include a pool, club room and gathering places. The two towers would be connected at the roof level by a bridge. There would be a pool and roof deck on the side facing Florida Avenue, NW and community gardens and a dog run on the side facing 9<sup>th</sup> Street, NW. The Applicant should provide a more detailed roof plan with dimensions. In addition, the Applicant should provide details on the design and use of the central courtyard.

As part of the development, significant transportation and pedestrian improvements would be made adjacent to the property. The Sherman Avenue/Florida Avenue intersection would be reconfigured and signalized by the Applicant to allow for safer and more orderly traffic and pedestrian movements through that area. The reconfiguration of the intersection would result in space for the creation of a pocket park which would provide a buffer between the rowhouse to the west and the major intersection. The Applicant would construct and maintain the pocket park.

Other transportation improvements would include the dedication of a 22-foot wide minimum easement across the northern portion of the property to provide for Bryant Street which would be aligned with the Sherman Avenue/Florida Avenue intersection and would allow for future access between Sherman Avenue to the west and Georgia Avenue to the east. Bryant Street extension would also allow a connection to be made with 9<sup>th</sup> Street, NW and improve both vehicular and pedestrian circulation in the area.

Along with the vehicular improvements, new and widened sidewalks would be introduced along all three street frontages with the widest sidewalk along Sherman Avenue/Florida Avenue, NW. This frontage would be a tree lined walkway with planters, sitting areas and bicycle racks to accommodate movements and animate the space. Bryant Street, NW would have a sidewalk of approximately 8.5 feet while the 9<sup>th</sup> Street, NW sidewalk would be increase from 5-feet as it goes towards the intersection with Bryant Street, NW.

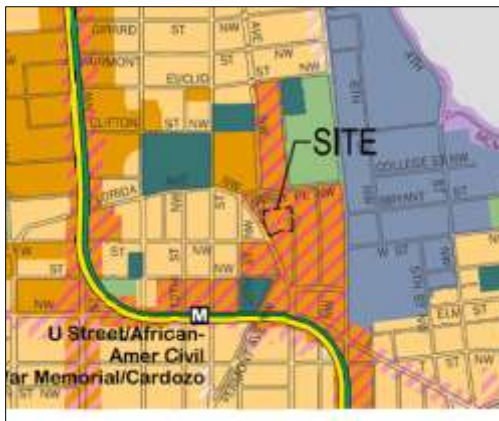
To serve the residents and the grocery store, three levels of parking would be provided below grade with 218 parking spaces on levels one and two for the grocery store and 125 spaces for the residential use on the third floor. Both the residential and grocery store parking would be accessed from 9th Street, NW.

Loading facilities to serve the residents and the grocery would be provided at grade and accessed directly from the new Bryant Street. For the residential use, the proposal would provide one, 40-foot loading berth instead of the required 55-foot berth, a 200 square foot platform and a service/delivery space. To service the grocery store two, 70-foot loading berths; one, 100 square foot and one, 200 square foot loading platform would be provided instead of the required one, 30-foot and one, 55-foot loading berths, a 200 square foot platform and a service/delivery space. The Applicant should provide an explanation as to how the proposed facilities would better serve the development than that required by the Zoning Regulations.

The proposal would also include 126 to 160 bike spaces to serve the residential use and 6 spaces to serve the grocery store. The property is within walking distance of the U Street/African-American Civil War Memorial/Cardozo Metro Station, 11 Metrobus routes, a DC Circulator route and car sharing and bike share stations.

#### IV. CONSISTENCY WITH THE COMPREHENSIVE PLAN

As shown on the maps below, the Future Land Use Map designates the site for mixed use, medium density commercial and medium density residential and the Generalized Policy Map recommends the property as a Land Use Change Area. The proposal is not inconsistent with these recommendations.



Future Land Use Map  
*Future Land Use Map*



Generalized Policy Map

Medium Density Residential: *This designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate*

*density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones may apply. 225.5*

*Medium Density Commercial: This designation is used to define shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height. The corresponding Zone districts are generally C-2-B, C-2-C, C-3-A, and C-3-B, although other districts may apply. 225.10*

The requested CR PUD would not be inconsistent with the mix of residential and commercial use at the medium density level. The existing CR district allows commercial and residential functions within a single building.

#### *Generalized Policy Map*

*Land Use Change Areas: Land Use Change Areas are areas where change to a different land use from what exists today is anticipated. In some cases, the Future Land Use Map depicts the specific mix of uses expected for these areas. . . .223.9*

*There are more than two dozen Land Use Change Areas identified on the Policy Map. They include many of the city's large development opportunity sites, and other smaller sites that are undergoing redevelopment or that are anticipated to undergo redevelopment. Together, they represent much of the city's supply of vacant and underutilized land. 223.10*

*The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. The Comprehensive Plan's Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the desired mix of uses in each area. 223.11*

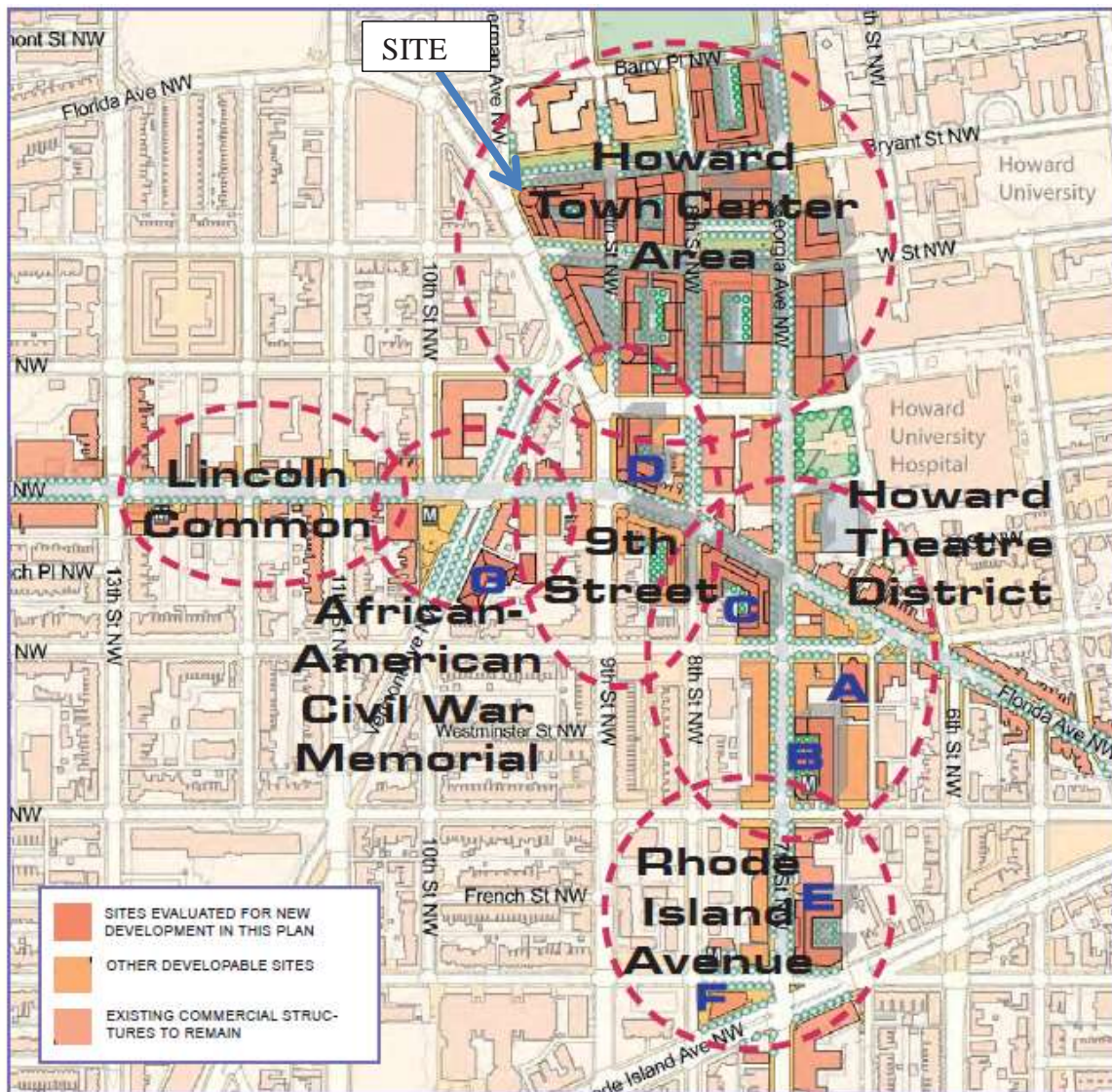
*As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods. Programs to avoid and mitigate any undesirable impacts of development of the Land Use Change Areas upon adjacent neighborhoods should be required as necessary. 223.12*

The proposed development is not inconsistent with the above designations. The property has a vacant warehouse and surface parking lot. The proposed development would facilitate a new mixed-use building containing housing and a grocery store. The proposed building would have a scale and density that is compatible to the Howard University buildings to the north and many of the mixed use buildings to the south along Florida Avenue, NW and U Street, NW. Further, the architectural design would be comparable to many of the recently constructed buildings in the neighborhood. The proposed development would also not adversely affect the row dwellings across Florida and Sherman Avenues, NW. The proposes reconfiguration of the Florida

Avenue/Sherman Avenue intersection and the provision of a pocket park along Florida Avenue would help to mitigate undesirable traffic impacts in the area.

**DUKE SMALL AREA PLAN**

The property is within the area covered by Duke Plan which was approved by the City Council on June 21, 2005. The Duke Plan at page 13 identifies six sub-areas (see below). The subject site is within the Howard Town Center Area and is identified as “a site evaluated for development in this plan.”



At page 9 of the Plan, the *Public Policy and Placemaking* section makes a recommendation for development of public lands which goes through a disposition process:

*“Public Land Disposition Requirements. The Executive and the Legislative Branches of District Government maintain an agreement that public amenities are created as public lands are let for private or not-for-profit development. Public amenities on any one site may include some*

*combination of the following: a minimum of 20-30% of total residential units at “affordable” rents or sale prices, local business development opportunities, cultural use set asides, public parking and jobs/apprenticeships for local residents.”*

As will be shown in subsequent sections of this report, the Applicant meets the recommendations regarding affordable housing, local business development and jobs/apprenticeships for local residents.

The Duke Plan shows transportation improvements which include the construction of Bryant Street, NW to the north of the site and the extension of 9th Street to the east of the property to meet Bryant Street, NW. Both of these right-of-way improvements in addition to the realignment of the Florida Avenue and Sherman Avenue intersection have been included as part of the proposed development.

## V. ZONING

The site is currently zoned CR. The purpose of the CR district is to “encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light industrial, and other miscellaneous uses.” The proposed development would include residential, and retail which would be consistent with the following objectives for the CR zone:

- 600.3 (a) *Help create major new residential and mixed use areas in planned locations at appropriate densities, heights, and mixtures of uses;*
- (c) *Encourage areas devoted primarily to pedestrians by separating pedestrian and vehicular circulation patterns and by requiring off-street parking spaces in accordance with this objective and with the objectives of specific area plans;*
- (d) *Encourage flexibility in architectural design and building bulk; provided, that the designs and building bulk shall be compatible and harmonious with adjoining development over the CR District as a whole;*
- (f) *In a variety of ways, create environments conducive to a higher quality of life and environment for residents, businesses, employees, and institutions in the District of Columbia as specified in District plans and policies.*

The Applicant is requesting a CR PUD to facilitate a site-specific project and ensure a quality development at a scale that is consistent with the surrounding neighborhood and planning for the area. The following table is a comparison of the CR, CR/PUD standards and the development proposal.

	<b>CR</b>	<b>CR PUD</b>	<b>Proposal</b>
Area § 401.1(c)		15,000 sf minimum	63,389 sf (with private street) 54,273 sf (without private street)
Height § 630.1	90 ft.	110 ft.	110 ft.
§ 2604.2	100 ft. under IZ		
FAR § 631.1	6.0 max. overall 3.0 max. non-residential	8.0 max. overall 4.0 max. non-residential	7.42 overall 6.47 (residential) 0.95 (retail)
§ 2604.1	7.2 under IZ		

	<b>CR</b>	<b>CR PUD</b>	<b>Proposal</b>
Lot Occupancy § 634.1	Residential - 75%	75%	<b>76% at 2nd floor (Flexibility required)</b>
§ 2604.2	80% under IZ	80% under IZ	
Rear Yard §	N/A	N/A	None.
Side Yard § 637.1	If provided, must be a min. of 3 in./ft. of height or 8ft, whichever is greater.	If provided, must be a min. of 3 in./ft. of height or 8ft, whichever is greater.	33 ft.
Closed Court Width § 638.1(a) and Area § 638.1(b)	Residential Width: 4 inches per foot of height of court, but not less than 15 feet.  Residential Area: Twice the square of the required court width.  Non-residential Width: 2.5 inches/foot of height of court, but not less than 12 feet.  Non-residential Area: Twice the square of the required court width.	Residential Width: 4 inches per foot of height of court, but not less than 15 feet.  Residential Area: Twice the square of the required court width.  Non-residential Width: 2.5 inches/foot of height of court, but not less than 12 feet.  Non-residential Area: Twice the square of the required court width.	Court 1: Width: 62 .83 ft. Area: 10,921 sf.  Court 2: Width: 19.75 ft. Area: 1,890 sf.
Parking § 2101.1	Residential: 1 space/3 dwelling units = 143 spaces  Retail: In excess of 3,000 sf. 1 space for each additional 750 sf. of gross floor area = 65 spaces  Total = 208	Residential: 1 space/3 dwelling units = 143 spaces  Retail: In excess of 3,000 sf. 1 space for each additional 750 sf. of gross floor area = 65 spaces Total = 208	Residential: <b>125 (Flexibility required)</b>  Retail 218  Total 343spaces
Loading § 2201.1	Residential: 1-55 ft. berth 1-200 sf. loading platform 1-20 ft. service/delivery space  Retail: 1-30 ft. berth 1-55 ft. berth 1-100 sf. loading platform 1-200 sf. loading platform  1-20 ft. service/delivery space	Residential: 1-55 ft. berth 1-200 sf. loading platform 1-20 ft. service/delivery space  Retail: 1-30 ft. berth 1-55 ft. berth  1-100 sf. loading platform 1-200 sf. loading platform 1-20 ft. service/delivery space	<b>Residential: 1-40 ft. berth (Flexibility required)</b>     <b>Retail: 2-70 ft. berth 1-100 sf. loading platform 1-200 sf. loading platform (Flexibility required)</b>



	<b>CR</b>	<b>CR PUD</b>	<b>Proposal</b>
Bicycle Parking §	Residential: 1space/3 units = 143  Retail: 5% of required retail spaces = 3	Residential: 1space/3 units = 143  Retail: 5% of required retail spaces = 3	Residential: 160 maximum  Retail: 6
Public Open Space at ground level § 633	5,427 square feet	5,427 sq. ft.	<b>0 sq. ft. (Flexibility required)</b>
Penthouse § 441	Height: 20 ft.  Setback: 1:1 from rear and side edge of roof of the side building wall.  Single Enclosure  FAR: 0.37 maximum	Height: 20 ft.  Setback: 1:1 from rear and side edge of roof of the side building wall.  Single Enclosure  FAR: 0.37	Height: 20 ft.  Setback: 1:1 from rear and side edge of roof of the side building wall.  Multiple Enclosure: (Flexibility required)  FAR: 0.11

## **VI. FLEXIBILITY**

The Applicant has requested the flexibility in the following areas:

### CR PUD

Under the requested CR PUD, 22,251 gross square feet of space and an additional 20 feet in height would be gained over that permitted as a matter-of-right under the CR zone.

### Lot Occupancy

The maximum lot occupancy for CR zone is 75%. However, the Applicant has requested flexibility to increase the lot occupancy to 76% on the second floor (first residential floor) of the building.

### Residential Parking

The Applicant proposes a reduction in the number of parking spaces from the required 143 spaces to 125 spaces.

### Loading

The proposal would provide a 40-foot loading berth instead of the required 55-foot berth for the residential use and would not provide the required 200-square foot loading platform or the 20-foot service/delivery space. For the grocery store, the required 30-foot and 55-foot loading berths would be replaced by two, 70-foot berths but the 20 ft. service/delivery space would not be provided.

The Applicant should provide a Loading Management Plan along with a loading dock manager to coordinate the use of the loading dock state how the service/delivery would be accommodated.

### Ground Level Open Space

The Applicant has requested flexibility not to provide the required public open space (10% of the total lot area or 5,427 square feet) in front of the building, to maximize impact on the square footage of space required for the grocery store.

### Penthouse

The Applicant requests flexibility for having multiple roof structures that are not within a single enclosure. The Applicant should provide elevations and dimensions of each penthouse and demonstrate how the penthouse regulations are met.

A complete OP analysis of the requested zoning relief will be provided prior to a public hearing.

### Other Minor Flexibility

Other areas of flexibility often included as part of PUD applications have also been requested.

1. To be able to provide a range of  $\pm 10\%$  in the number of residential units.
2. To shift the location of the penthouse walls, as long as the penthouses meet the required setbacks.
3. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the building.
4. To vary the number, location and arrangement of parking spaces, provided that the total is not reduced below the minimum level required.
5. 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 and dimensions, including curtainwall mullions and spandrels, window frames, glass types, belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the District of Columbia Building Code or that are otherwise necessary to obtain a final building permit.
6. To vary the final selection of all exterior signage on the building.

## **VII. PUD EVALUATION STANDARDS**

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is “designed to encourage high quality developments that provide public benefits.” In order to maximize the use of the site consistent with the zoning regulations and to utilize opportunities for additional FAR, the Applicant is requesting that the proposal be reviewed as a consolidated PUD. This would allow the utilization of the flexibility stated in Section 2400.2.

*The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience.”*

Section 2403 further outlines the standards under which the application is evaluated.

2403.3 *The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.*

*Public Benefits and Amenities*

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or result in an action inconsistent with the Comprehensive Plan.

Public amenities are defined in Section 2407.3 as including “one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors”.

The proposed development is an important part of the revitalization of Howard University area envisioned in the Duke Plan and would help to address concerns of land use and transportation issues at this intersection of Florida Avenue and Sherman Avenue NW. The evaluation of the proposed amenity package is partially based on an assessment of the additional development gained through the PUD process. The proposal requests a PUD under the CR zone and would gain additional height (20 feet) and density (1.42 FAR). The Applicant has listed a number of areas which they feel contribute towards their public benefit and amenity package. OP will provide additional analysis of the proposed benefits, amenities and mitigation measures prior to the public hearing, but a cursory discussion of the Applicant’s proffers to date is provided below.

*Housing and Affordable Housing*

As required by the RFP and LDDA, the proposed development would provide 351,245 square feet of residential space or 428 units. The Applicant proposes a substantial amount of affordable units over the required 8% with a proposal of 30% or 129 units (105,373 square feet).

Additionally, the units would be at deeper levels of affordability as 32 units would be for families with incomes up to 30% of AMI and 97 units would be for families with incomes between 31% and 50% of AMI. The breakdown of the affordable units is shown on the table below:

<b>Residential Unit Type</b>	<b>GFA &amp; Percentage Total</b>	<b>Units</b>	<b>Income Type</b>	<b>Affordable Control Period</b>	<b>Affordable Unit Type</b>	<b>Notes</b>
Total	351,245/100%	428				
Market Rate	245,872/70%	299	Market			
IZ	26,343/7.5%	32	30% AMI	For the life of the project	Rental	Requests flexibility to make all or portions for sale
IZ	79,030/22.5%	97	50% AMI	For the life of the project	Rental	Requests flexibility to make all or portions for sale

The Applicant should indicate on the floor plans for each level the location of all the affordable units which would be distributed throughout levels 2 to 10 and not concentrated on any floor or particular portion of a floor. Further, the Applicant should provide a breakdown of the overall unit types as well as those within the market rate and affordable unit categories.

#### *Urban Design*

The buildings have been designed at a scale and density that is similar to many of the new mixed use buildings on major streets in the area. The building would be defined by a retail base with the residential above highlighted by three, three story horizontal bands on all three exterior faces of the building. Articulation of these bands is through balconies, masonry panels and varying window configurations. Materials used would be a combination of cementitious siding, stone, masonry wood, and glass. The upper floors would be built around “U” shaped central court to allow light and air into the center of the building. The main entrances into the building would be from Florida Avenue, NW with secondary residential entrance from 9<sup>th</sup> Street, NW.

#### *Retail Use*

The ground floor of the building would be a large format, full service grocery store. The grocery would be an asset to the residents and the surrounding community and provide this service in close proximity to their residences.

#### *Green Elements*

The submission states that the project would achieve LEED Silver Certification through green roof areas, energy efficient lighting and appliances, low-flow plumbing fixtures, significant landscaping, access to daylight and views, recycled or local/regional materials, permeable pavers and a high-reflectance roofing system, where applicable. The Applicant should provide a LEED scorecard demonstrating the sustainable items that would be achieved and should work with DOEE to provide a LEED Gold certified development. The site’s required Green Area Ratio of 0.2 would be attained through green roofs.

#### *Vehicular and Pedestrian Access*

Improved sidewalks would be provided around the property for improved pedestrian access and safety. Adjacent to the property along Florida and Sherman Avenues, NW the sidewalk would be widened from five feet to approximately 14 feet and would be improved with five foot wide tree boxes to accommodate street trees; trash receptacles, bike racks, street lights café seating and street lighting. Along 9th Street, NW the five-foot sidewalk would be widened gradually to approximately 12 feet on the southeastern portion of the property where it meets Bryant Street, NW. The wider portion of the sidewalk would have trees, tree boxes and bike racks. An 8.5 wide sidewalk would be provided along the new Bryant Street, NW.

Improved vehicular access would be provided through the reconfiguration and the signalization of the Florida/Sherman Avenues intersection DDOT’s standards, which would improve operational efficiency and improve safety. The reconfiguration would also accommodate the construction of a portion of Bryant Street on the northern portion of the site. Additionally, the 9<sup>th</sup> Street and Bryant Street, NW connection would also be constructed.

#### *Pocket Park*

The Applicant proposes to reconfigure the intersection at Florida and Sherman Avenues as recommended by DDOT and would create a 4,478 square-foot pocket park on the west side of

Florida Avenue, NW. The Applicant would construct and maintain the park which would front on the existing townhouses and form a buffer zone between the residences and the roadway. The park would increase the amount of pervious surface area and assist in storm water management.

*Transportation Demand Measures*

The Applicant proposed to implement a Transportation Demand Management (TDM) plan with strategies to limit the need for and provide viable alternatives to private vehicles. The applicant states that the TDM measures will be provided in the traffic study to be provided to DDOT for analysis prior to the public hearing.

*First Source Agreement*

The Applicant has committed to entering into a First Source Agreement with the Department of Employment Services. The First Source Agreement requires the Applicant to use diligent efforts to hire at least 51% district residents for all new jobs created by the PUD and use diligent efforts to ensure that at least 51% of apprentices and trainees employed are residents of the district and registered in apprentice programs approved by the DC Apprenticeship Council. The Applicant should work with the ANC and/or other community organizations to ensure that this commitment is realized. The Applicant should provide a signed agreement prior to the Zoning Commission Final Action.

*Certified Business Enterprises Agreement*

The Applicant has committed to entering into a Certified Business Enterprises Agreement with the Department of Small and Local Business Development, which requires the Applicant to contract with a CBE for at least 35% of the contract dollar volume of the project, and requires at least 20% equity and 20% development participation of CBE's. The Applicant should work with the ANC and/or other community organizations to ensure that this commitment is realized. The Applicant should provide a signed agreement prior to the Zoning Commission Final Action.

*Donations to the Neighborhood*

The Applicant would provide \$200,000 towards a grant program to support non-profit organizations that provide employment training, job preparation skills and services to District residents and also provides youth enrichment/development programs.

The Applicant would fund an escrow account with Deputy Mayor for Economic Development listed as the beneficiary with \$118,462. The Applicant would solicit applications from locally based retailers within a 3-mile radius of the project site to request funding for a partial rent subsidy. Beneficiaries shall be chosen by a representative of the Applicant and the Deputy Mayor for Economic Development.

The Applicant would provide a donation of \$142,155 to the business incubator joint venture between the District of Columbia and Howard University. In event the proposed business incubator is not operational at the time of building permit; the required amount would be placed in an escrow account held with the Deputy Mayor for Economic Development listed as the beneficiary of such account, such that the DC Government can draw on such funds when the incubator becomes established.

The Applicant states that these donations would fulfill the recommendations of the Public Policy and Placemaking section of the Duke Plan that addresses development of properties owned by the District of Columbia.

The following table is a preliminary summary of the items being offered by the Applicant.

Item	Requirement	Mitigation	Benefit	Amenity
Affordable Housing	X		X	X
Urban design	X			
Full service grocery store			X	X
First Source Agreement.	X		X	
CBE Agreement	X		X	
Reconfiguration and the signalization of the Florida/Sherman Avenues intersection		X	X	X
Pocket Park			X	X
Bryant Street extension and sidewalks			X	X
LEED Silver Certification			X	X
Funding for Community Grant Program, \$200,000	X		X	
Funding for an off-site business incubator, \$142,155	X		X	
Funding for Rent subsidy for local retailers, \$118,462	X		X	

## VIII. COMPREHENSIVE PLAN

As shown in Section VI of this report, the proposed development is not inconsistent with the Future Land Use Map, the Generalized Policy Map and the Duke Plan. The proposed development would also meet or further many of the policies of the Comprehensive Plan as outlined below.

### **Chapter 3 - Land Use Element**

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

*Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others. 309.8*

The proposed building would be constructed on an underutilized property and would contribute to the ongoing revitalization and visual improvement of the area. The building would provide 428 units for families of varying sizes and incomes with 30% of the units for families with incomes up to 50% of AMI.

#### ***Policy LU-2.1.10: Multi-Family Neighborhoods***

*Maintain the multi-family residential character of the District’s Medium-and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into*

*these areas, and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15*

The proposed residential building would be consistent in height, mass, scale and design with other buildings in the Shaw/Howard University Area as envisioned by the Duke Plan. The density proposed would be within the medium density category and would not be incompatible with the surrounding area. The development would provide both vehicular and pedestrian improvements and would improve connections to bicycle, bus and rail facilities in the area.

***Policy LU-2.2.4: Neighborhood Beautification***

*Encourage projects which improve the visual quality of the District's neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements. 310.5*

The proposed building would assist with the visual improvement of the area as the vacant warehouse and parking lot would be replaced with a new building. As part of the development, improved pedestrian and vehicular ways would be provided along with landscaping and a pocket park

***Policy LU-2.4.6: Scale and Design of New Commercial Uses*** *Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas. 312.10*

The proposed full service grocery store would be of a scale that would serve the residents of the building as well as the wider Shaw/Howard University area that is currently without a full service grocery store.

**Chapter 4 - Transportation Element**

***Policy T-1.1.4: Transit-Oriented Development*** *Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. 403.10*

The property is within half mile of the U Street/African American Civil War Memorial/Cardozo Metro Station and is accessible and served by a number of bus routes, Bikeshare stations and would provide bike racks inside and outside the building.

***Policy T-2.3.1: Better Integration of Bicycle and Pedestrian Planning*** *Integrate bicycle and pedestrian planning and safety considerations more fully into the planning and design of District roads, transit facilities, public buildings, and parks. 409.8*

***Policy T-2.4.1: Pedestrian Network*** *Develop, maintain, and improve pedestrian facilities. Improve the city's sidewalk system to form a network that links residents across the city. 410.5*

The road way improvements to the Florida Avenue/Sherman Avenue realignment would include pedestrian crosswalks and connections to widen or new pedestrian walkways along all the street frontages. These improvements would make for a safer and more pedestrian friendly experiences.

## **Chapter 5 - Housing Element**

***Policy H-1.1.1: Private Sector Support*** Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2

The development would be a collaboration of the private and public sectors.

***Policy H-1.1.4: Mixed Use Development*** Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. 503.5

The proposed development is a mixed used development with residences and a commercial grocery store as allowed by the CR zone.

***Policy H-1.2.3: Mixed Income Housing*** Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 504.8

The proposed development would include 428 units and a full service grocery store to serve the residents and the wider community in an area that is recommended for a mix of uses. Thirty percent of the residential space (129 units) would be dedicated to residents with incomes not to exceed 50% of AMI (97 units) and 30% of AMI (32 units). The Applicant should address the distribution of the affordable units throughout the building relative to the market rate units prior to the public hearing.

## **Chapter 6 - Environment Protection Element**

***Policy E-1.1.3: Landscaping*** Encourage 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

***Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff*** Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

***Policy E-3.1.3: Green Engineering*** Promote green engineering practices for water and wastewater systems. These practices include design techniques, operational methods, and technology to reduce environmental damage and the toxicity of waste generated. 613.4

The proposal would introduce street trees and other plantings along Sherman Avenue, Florida Avenue and a portion of 9<sup>th</sup> Street to beautify and enhance the public spaces, reduce stormwater runoff and provide shade. The creation of the pocket park would be multifunctional as it provides a buffer for the residents, creates a new green space in the area and would assist in stormwater run-off. The project would include approximately 16, 607 square feet of green roofs. The Applicant proposes to construct the building to LEED Silver standard to promote green engineering practices. OP recommends that the standard be increased to LEED Gold.



## **Chapter 7 - Economic Development Element**

***Policy ED-2.2.3: Neighborhood Shopping*** Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. . . 708.7

The proposed development would introduce a full service grocery store to serve residents of the community.

## **Chapter 9– Urban Design**

***Policy UD-3.1.1: Improving Streetscape Design*** Improve the appearance and identity of the District's streets through the design of street lights, paved surfaces, landscaped areas, bus shelters, street "furniture", and adjacent building facades. 913.8

***Policy UD-3.1.2: Management of Sidewalk Space*** Preserve the characteristically wide sidewalks of Washington's commercial districts. Sidewalk space should be managed in a way that promotes pedestrian safety, efficiency, comfort, and provides adequate space for tree boxes. Sidewalks should enhance the visual character of streets, with landscaping and buffer planting used to reduce the impacts of vehicle traffic. 913.9

***Policy UD-3.1.4: Street Lighting*** Provide street lighting that improves public safety while also contributing to neighborhood character and image. 913.11

***Policy UD-3.1.5: Streetscape and Mobility*** Ensure that the design of public space facilitates connections between different modes of travel, including walking, public transit, bicycling, and driving. Transit shelters, benches, bicycle parking, safe pedestrian connections, and clear way-finding signage should be provided to facilitate multi-modal travel. 913.12

***Policy UD-3.1.6: Enhanced Streetwalls*** Promote a higher standard of storefront design and architectural detail along the District's commercial streets. Along walkable shopping streets, create street walls with relatively continuous facades built to the front lot line in order to provide a sense of enclosure and improve pedestrian comfort. 913.13

***Policy UD-3.1.7: Improving the Street Environment*** Create attractive and interesting commercial streetscapes by promoting ground level retail and desirable street activities, making walking more comfortable and convenient, ensuring that sidewalks are wide enough to accommodate pedestrian traffic, minimizing curb cuts and driveways, and avoiding windowless facades and gaps in the street wall. 913.14

The proposed development would include the improvement of the adjacent public spaces on which the building would front through the inclusion of street lights, paved surfaces, landscaped areas, and street furniture adjacent to the building. The sidewalks would be of appropriate widths that would promote pedestrian safety, efficiency, comfort, with spaces for tree boxes and street furniture. Review of all streetscape design by the DDOT Public Space Committee will be required. The two access points for the grocery and the residential entrance along Sherman/Florida Avenues, NW would create desirable street activities.

## **Chapter 24–Mid-City Element**

*Policy MC-1.1.3: Infill and Rehabilitation Encourage redevelopment of vacant lots and the rehabilitation of abandoned structures within the community, particularly along Georgia Avenue, Florida Avenue, 11th Street, and North Capitol Street, and in the Shaw, Bloomingdale, and Eckington communities. Infill development should be compatible in scale and character with adjacent uses. 2008.4*

The new development would be at a height and density that is not inconsistent with that recommended by the Comprehensive Plan and would be compatible to the recommendation of the Duke Plan and recent developments in the area.

The development would house families of varying incomes and sizes with 30% of the total units for affordable unit at 30% and 50% of AMI. The grocery store has been long awaited in the neighborhood and would be a needed neighborhood serving use.

## **VIII. AGENCY COMMENTS**

The application will be referred to the following District Government agencies for review:

- District Department of Transportation (DDOT);
- Department of the Environment (DDOE);
- Metropolitan Police Department;
- Fire and Emergency Medical Services Department;
- Department of Housing and Community Development; and
- DC Water

## **IX. COMMUNITY OUTREACH**

The property is within ANC 1B. The Applicant states that they have started community outreach and have met and will continue to meet with the following organizations:

- Pleasant Plains Civic Association;
- Georgia Avenue Community Development Task Force; and
- ANC-1B.