

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, Deputy Director
DATE: September 10, 2018
SUBJECT: **ZC Case No. 04-13C** Setdown Report for a Modification of Significance to a PUD at 1210 R Street NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **recommends** the Commission **set down** a requested **Modification of Significance** to the approved project in ZC Order No. 04-13 (Exhibit 4B), as modified by ZC Order 04-13A (Exhibit 4A), for the relocation of a universal design unit from the subject property to 721 Kennedy Street, N.W.

II. BACKGROUND

ZC Order 04-13, effective May 13, 2005, approved the construction of a 63-unit apartment building with five affordable housing units¹, a 3,479 square-foot community room in the basement and 89 off-street parking spaces, twenty of which would be made available for-sale to the community within a two-block radius. Order No. 04-13A, effective May 26, 2017, approved a modification of consequence as follows:

1. Reuse of the community room to three apartments, one of which (Unit B08) would be a one-bedroom one-bath universal design unit consisting of 451 square feet at 80 percent AMI for a period of ten years; and
2. Conversion of two of the parking spaces that had been assigned to the community room to be made available for-sale to the community within a two-block radius.

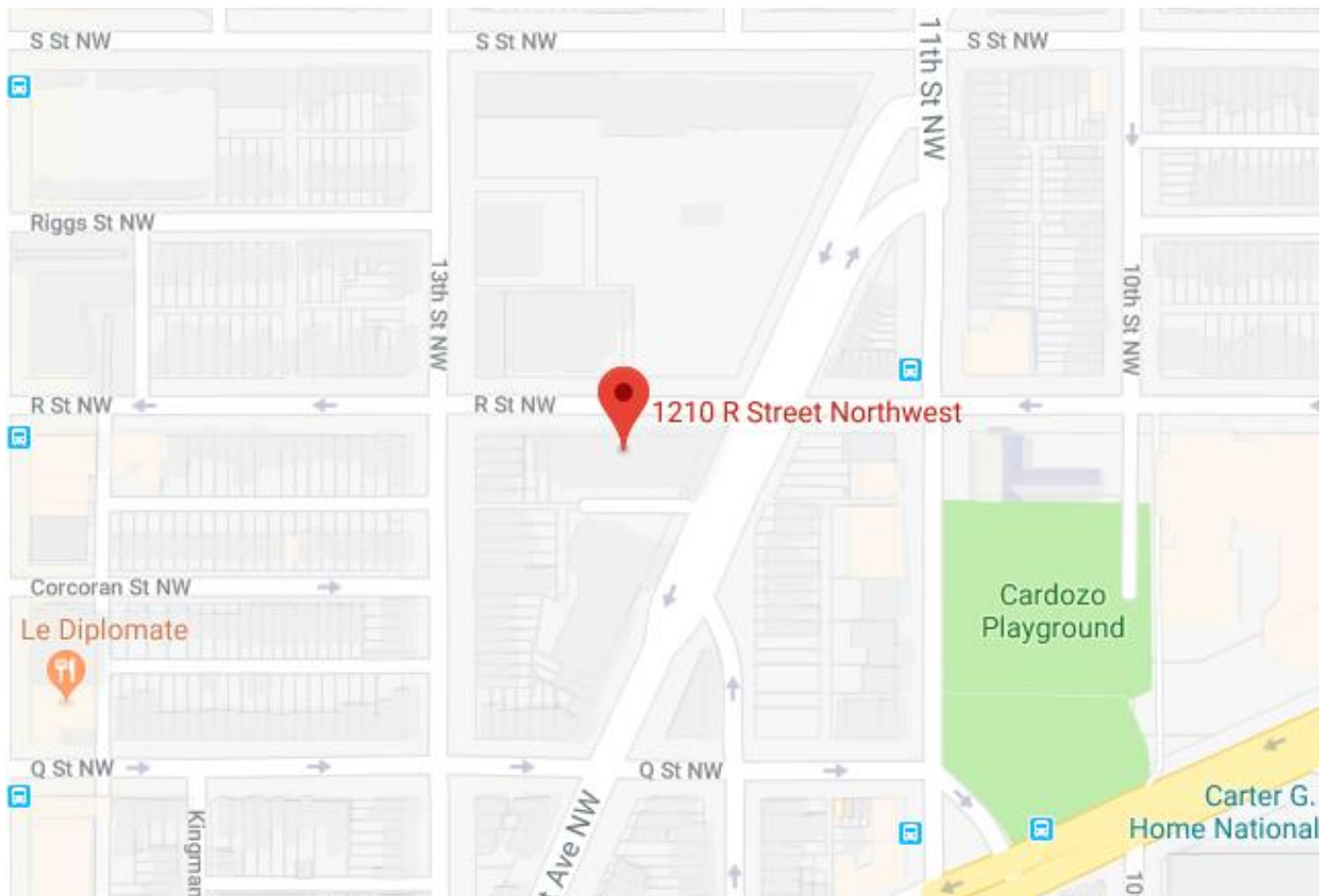
On May 5, 2018 the applicant filed for a Minor Modification (ZC Case 04-13B) to relocate the affordable design unit to 721 Kennedy Street, N.W., determining that it was not feasible to construct the unit as proposed. OP issued a report (Exhibit 5) recommending the application be reviewed as a Modification of Consequence or a Modification of Significance, and that the affordability level be reduced to fifty percent AMI in exchange for the ability to locate the affordable unit elsewhere within the city. At the Zoning Commission meeting of February 26, 2018, the Commission found the request requires review as a Modification of Significance and directed the applicant to file the application pursuant to Subtitle Z Section 704.

III. AREA AND SITE DESCRIPTION

Address	1210 R Street, N.W.
Applicant	1210C R Street, LLC
Legal Description	Square 277, Lots 45 and 50
Ward, ANC	Ward 2, ANC 2F
Lot Characteristics	Irregular polygon corner lot with rear alley access

¹ The subject PUD pre-dates the Inclusionary Zoning Regulations.

Zoning	RF-1 (PUD-related map amendment to R-5-B (ZR58))
Existing Development	4-story 66-unit apartment building with six affordable units and 89 off-street parking spaces
Adjacent Properties	North: Across R Street, a church and Garrison Elementary School South: Across the public alley, a church East: Across Vermont Avenue, row houses, flats, small apartment buildings and the Shaw Dog Park West: Row houses, flats and small apartment buildings
Surrounding Neighborhood Character	Moderate density residential



Location Map

IV. PROJECT DESCRIPTION IN BRIEF

The applicant requests the following modifications to the affordable universal design unit, as shown in the following table.

	Approved	Proposed
Location	1210 R Street, N.W., Apt. B08	721 Kennedy Street, N.W., Apt. 302
Accessibility	Universal Design Unit	Universal Design Unit
Affordability	10 years at 80% of AMI	80% of AMI (no term)
Square Footage (approximately)	451	750
No. of Bedrooms	One	Two
No. of Bathrooms	One	One
Contributions to Shaw Dog Park	Not applicable	-New dog washing station; -Regrading of park; -5 new post lights throughout park; and -Preservation and staining of 10 tree boxes
Contributions to Garrison School PTA Foundation/Organization	Not applicable	-General painting and related repairs; and -General carpentry and related repairs

V. AGENCY COMMENTS

If the subject application is set down OP will request comments from the following:

- Department of Housing and Community Development (DHCD); and
- District of Columbia Public Schools (DCPS).

VI. COMMUNITY COMMENTS

No community comments were in the file as of the date of the filing of this report.