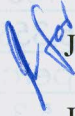




MEMORANDUM

TO: District of Columbia Zoning Commission

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

DATE: June 14, 2013

SUBJECT: ZC Case 05-28K: Setdown Report for a Modification to an Approved First-Stage PUD, filed by CI GD Parkside 7 LLC.

APPLICATION

CI GD Parkside 7 LLC, the applicant, has petitioned the Zoning Commission for a first-stage PUD modification for the development of Block E as an apartment building as proposed by the applicant under Case 05-28J.

SUMMARY RECOMMENDATION

The Office of Planning recommends that the Commission set down the subject application, requesting major modifications to the first-stage Parkside PUD, ZC Case No. 05-28, to permit the building on Block E, Parkside, to be reviewed by the Commission as proposed.

At its public meeting of April 29, 2013 the Commission set down ZC Case No. 05-28J, but with the condition that it not be advertised until a modification application to the first-stage PUD was filed by the applicant and set down by the Commission. The subject application is that first-stage PUD modification request.

SITE DESCRIPTION

Block E is located on the south side of the Parkside PUD. The PUD site is 15.5 acres in size and located in Ward 7 in the North East quadrant of the District. Block E is bound by Franklin D. Roosevelt Place to the northeast, Parkside Place to the northwest, Kenilworth Terrace to the southeast and Foote Street to the southwest. It is proposed to be surrounded by townhouses to the northwest, mid-rise apartments to the northeast and high-rise apartments to the southeast. The PEPCO substation is located to the southwest.

PROPOSED MODIFICATION

The applicant proposes to modify the first-stage approval for Block E to permit changes to the building as originally proposed. Use of the structure would remain as a “c-shaped” multi-family building, but its dimensions would change. The table below details the modifications as proposed by the applicant.



Table 1

	First-Stage PUD	Proposed Modification
Number of Dwelling Units	140-160	186
Gross Floor Area	183,000 SF	185,356 SF
Lot Occupancy	63 percent	73 percent
Floor Area Ratio	4.6	5.3
Building Height	54 feet; 74 feet; 90 feet	60 feet; 70 feet; 81.34 feet
Off-Street Parking	0	65

Number of Dwelling Units

The number of dwelling units permitted within this block is proposed to increase by 16.25 percent, from a maximum of 160 to 186, or twenty-six units. Total number of units within the overall PUD would remain between 1,500 and 2,000, as approved under the first-stage PUD. The application indicates that the market demand is for smaller units and that the proposed building was designed to meet that need. If approved, the number of units approved so far would be 384.

Gross Floor Area

GFA is proposed to increase from 183,000 to 185,356 square feet, an increase of 2,356 square feet or 1.3 percent. The application indicates that this is generally consistent with the first-stage approval.

Lot Occupancy

Lot occupancy would increase from 63 to 73 percent, although the footprint of the building would remain at 25,200 square feet. In the original application the sheet titled "Block Coverage and FAR Analysis," and dated August 24, 2005 listed the "block occupancy" for Block E at 63 percent, and the block area as 40,000 square feet. Order 05-28 did not use the term "block occupancy," but instead used "lot occupancy," and listed it at 63 percent. Lot area and block area are not the same. The lot area, 34,663 square feet, is smaller than the block area, 40,000 square feet because the block area includes the public space within the block.

Floor Area Ratio

The application proposes to increase the FAR from 4.6 to 5.3. This increase results from the recalculation of the area of Block E as noted above, and because the building increased by 2,356 square feet.

Building Height

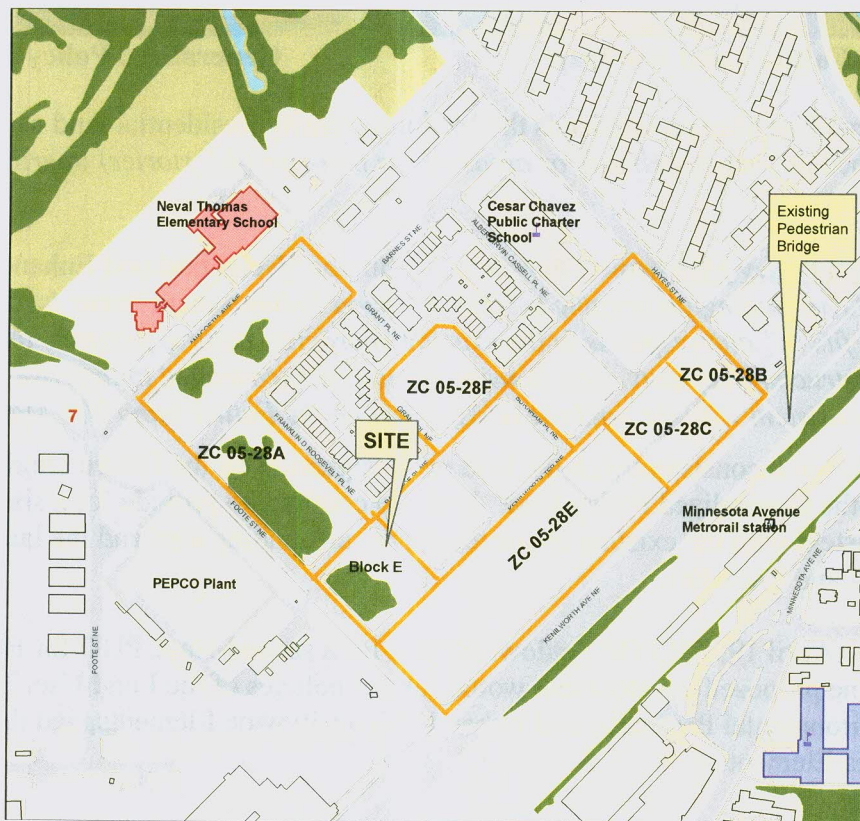
The application proposes to modify the building height. The building would continue to step-down from the high-rises proposed to be built across Kenilworth Terrace to the townhouses approved across Parkside Place, but less dramatically. Height of the building would max out at 81 feet, four inches, instead of 90 feet, and the minimum height would increase from 54 to 60 feet.

The proposed modifications would allow for the majority of the building to six stories, with only the ends facing Parkside Place at a lower height. The maximum height would be for the lofts generally on the Kenilworth Terrace side of the building, and not for entire floors. This would result in a

building that is either five or six stories in height, is stick-built as opposed to concrete construction, and has three stairwells for fire egress, instead of five.

Off-Street Parking

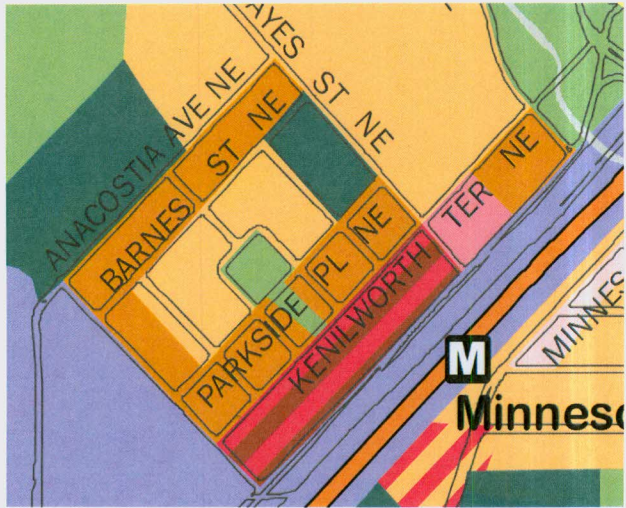
No off-street parking was proposed for this block under the first-stage PUD. Parking for this block was assumed to be provided within the residential buildings on blocks F and J, the blocks to the east, which were approved under stage-one for 470 to 525 residential units, and 581 parking spaces. Rather than provide parking for this building within other residential buildings, the applicant proposes to provide parking within this building for its residents. This modification would increase the amount of parking within the PUD to date to 389, less than the 2,400 approved under the first-stage application.



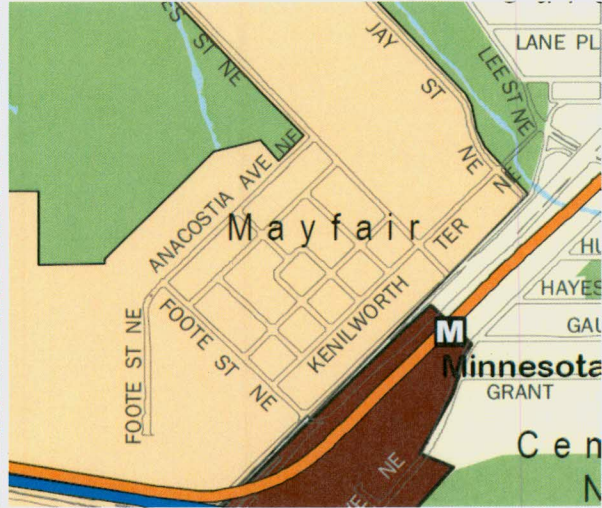
Vicinity Map

COMPREHENSIVE PLAN

The Zoning Commission found the overall PUD to be not inconsistent with the Comprehensive Plan in effect at the time. Since approval of the PUD the City Council has adopted the 2006 Comprehensive Plan and the 2010 amendments. The overall PUD has been found to be not inconsistent with the Plan. The proposed modifications would not result in this portion of the PUD being inconsistent with the Plan.



Future Land Use Map



Generalized Policy Map

The Future Land Use Map recommends the Medium Density Residential land use for the subject property, defined as “neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use.”

The Generalized Policy Map depicts the site as within the “Neighborhood Enhancement Areas” designation. “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 and must be consistent with the land use designation on the Future Land Use Map.”

The proposal is not inconsistent with the land use designation on the Future Land Use Map or the depictions on the Generalized Policy Map. It would continue to provide for a six-story apartment building consistent with the existing character of the surrounding area and the land use designation on the Future Land Use Map.

As noted in the April 19, 2013 OP Setdown Report for a second-stage PUD for Block E (ZC Case No. 05-28J), the proposed development would further policies of the Land Use, Transportation, Housing, Environmental Protection and Urban Design Citywide Elements, and the Far Northeast & Southeast Area Element.

RECOMMENDATION

The requested modifications to the first-stage PUD, related to FAR, gross floor area, building height, lot occupancy and parking are not inconsistent with the Comprehensive Plan, and should not significantly impact the intent of the first-stage approval. Therefore, Office of Planning recommends that the application be set down for public hearing.

JS/sjm^{AICP}
Case Manager: Stephen J. Mordfin, AICP