

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JL for* Jennifer Steingasser, Deputy Director
DATE: June 6, 2016
SUBJECT: Jair Lynch Half Street – ZC #06-46C
 Modification to add a habitable penthouse to an approved project

I. BACKGROUND AND RECOMMENDATION

On June 29, 2015, the Zoning Commission approved case number 06-45B, a design review application to construct a residential and retail development on the east side of Half Street, SE, just north of the ballpark. The current application is a request for a minor modification to that approval, pursuant to § 411.24, to allow habitable space at the penthouse level. The Office of Planning (OP) finds that this application consists of only minor changes to the original appearance of the building. The changes would be consistent with § 3030 as being “of little or no importance or consequence” and would be consistent with the original approval. OP therefore recommends that the Commission approve the minor modification.

II. APPLICATION-IN-BRIEF

Applicant	Half Street Residential PJV, LLC (Jair Lynch)
Zoning	CG / CR
Location	Square 701, Lots 857, 858, 859 Ward 6, ANC 6D
Proposal	Modify application #06-46B by adding penthouse habitable space, adjusting penthouse architecture, and adjusting the layout of the rooftop features. OP notes that the drawings submitted with the application also seem to show refinements to the façades of the building below the penthouse, and seem to indicate a slight change in the footprint of the building at the interior southern courtyard. OP believes those changes could also be considered minor modifications.

III. PROPOSED MODIFICATION AND ANALYSIS

The subject lot is located on the east side of Half Street, SE, at the corner of Half and N, directly north of the baseball stadium and just south of the Half Street Navy Yard metro entrance. Please refer to the vicinity map below. As shown in the table below, the basic parameters of the development would not significantly change. The development would also still comply with automobile and bicycle parking requirements. In order to fulfill the affordable housing requirement of the proposed penthouse space, the applicant has stated that they will contribute to

the Housing Production Trust Fund, though an estimate of that contribution has not been provided.



Item	Approved (06-46B)	Proposed (06-46C)
Site Area	67,835 sf	No change
Height	110'	No change
FAR	~6.8 (~461,278 sf)	6.83~463,313 (as currently designed, not including penthouse)
Penthouse Habitable Space	None	6,009 sf proposed (0.09 FAR)
Number of Units	445 as approved 433 as currently designed	439 (6 in penthouse)

In terms of the penthouse itself, it would increase in size to accommodate the habitable space, but the area reaching a height of 18'6" would decrease in size. Most of the penthouse roof would be 16' above the level of the main roof, and all penthouse enclosing walls would be set back at least at a 1-to-1 ratio from the exterior building walls. The materials proposed for the penthouse walls should complement the materials used on the body of the building in type and color. Various metal panels would be used on walls facing public streets, while fiber cement panels would be used on the courtyard side. Each of the six penthouse units would have a small terrace facing either Half Street or N Street, and the overall green roof area would be increased by approximately 2,000 square feet. OP has no objection to the proposed modifications and finds that they are generally consistent with the original approval.