




MEMORANDUM

TO: District of Columbia Zoning Commission

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

DATE: February 14, 2014

SUBJECT: Setdown Report for 3333 Georgia Avenue, N.W. - ZC Case No. 10-26B
Modification to approved Consolidated Planned Unit Development

SUMMARY RECOMMENDATION

The Office of Planning recommends that the application be **set down** for public hearing.

APPLICATION

3321 Georgia Avenue, LLC, the applicant, has petitioned the Zoning Commission for modifications to a PUD at 3333 Georgia Avenue, N.W., ZC Case No. 10-26, a proposed mixed-use building. The application proposes to modify the building, increasing it in size and redesigning the ground floor. Modifications are proposed to the façade, as the upper floors would be expanded to cantilever out approximately nine feet over the post office building, which is to be retained. This expansion would be to floors two through eight, and the roof area atop the residential portion of the building, and would include a larger closed court and shifting the stairwell on the south side of the building.

Although the residential floors would still be in the shape of a “C”, the number of units would increase from 112 to 126, with the number of one-bedroom units decreasing by fourteen and the number of studios increasing by 28. No change is proposed to the number of one-bedroom den or two-bedroom units. No change is proposed to the lot occupancy of the ground floor, or to the garage entrance. The residential lobby entrance would be shifted, the lobby enlarged and the retail space consolidated to one contiguous space at the corner of Georgia Avenue and Morton Street. The lobby would be reconfigured to occupy the first floor only, with the mezzanine level eliminated.

Changes to the storefronts include more glass and less masonry, including the addition of decorative brick veneer around the storefronts. The east elevation, facing the adjacent two-story apartment building, would include at-risk non-bedroom windows to a façade that was largely brick veneer. Overall, the residential facades would include less brick, fewer balconies and the addition of a black precast veneer system.

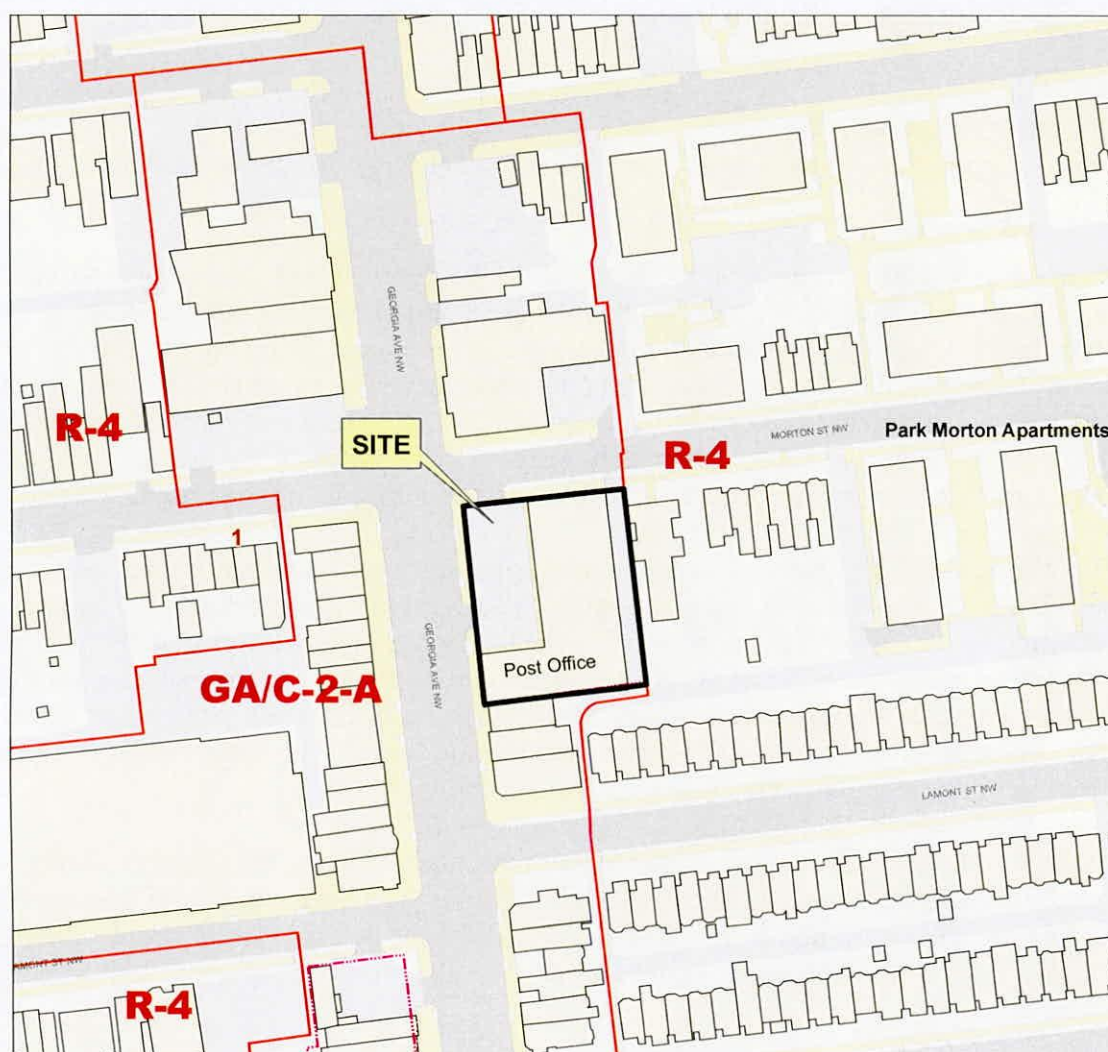
ZC Order No. 10-26 approved the PUD and became final and effective on September 2, 2011. ZC Order No. 10-26A granted a two-year extension on November 8, 2013.



DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is located in the southeast corner of Georgia Avenue and Morton Street, N.W. in the Park View neighborhood. It consists of Lot 150, Square 3040 and contains approximately 22,002 square feet of area.

Located approximately one-third of a mile south of the Georgia Avenue-Petworth Metrorail station on the Green/Yellow Line, it is currently developed as an L-shaped shopping center, with a surface parking lot. A private alley provides access to the rear of the storefronts. A U.S. post office is located on the south side of the site, with no parking to the front and alley access to the rear. Two Metrobus lines, the 70 and 79, provide service on Georgia Avenue.



Zoning and Vicinity Map

DETAILS OF THE PROPOSED MODIFICATIONS TO THE APPROVED PUD

The subject application requests modification to the PUD as it was approved by the Zoning Commission under Order 10-26. Those changes include proposals to:

1. Increase TOTAL FAR, including:
 - a. Increase in residential FAR
 - b. Decrease in nonresidential FAR.
2. Increase residential lot occupancy above the first floor.
3. Increase the area of the closed court.
4. Increase the number of dwelling units.
5. Increase the number of off-street parking spaces.
6. Provide compact parking spaces in groups of one, two and four.
7. Increase the number of bicycle parking spaces, including the number of:
 - a. Secure residential spaces;
 - b. Secure retail spaces;
 - c. Street spaces.
8. Decrease the height of the building.
9. Convert the retail loading facility, no longer required, to residential use.

ZONING

The original application included a request for a PUD-related map amendment from GA/C-2-A to GA/C-2-B, consistent with the subject application. The table below depicts in bold those items for which modification has been requested.

Zoning Tabulation

	GA/C-2-A	GA/C-2-B/PUD	Approved	Proposed
Area	N/A	10,000 SF	22,002 SF	22,002 SF
Height	55 ¹ feet	95 ¹ feet	90 feet	89 feet, 8 inches
FAR	Nonresidential – 1.5 Residential –2.5 TOTAL – 2.5	Nonresidential – 2.0 Residential –6.0 TOTAL – 6.0	Nonresidential – 1.61 Residential – 3.76 TOTAL – 5.37	Nonresidential-1.35 Residential-4.35 TOTAL- 5.70
Lot Occupancy	Residential – Max.70% Nonresidential – Max. 100%	Residential - Max. 80% Nonresidential – Max. 100%	Residential – 62% Nonresidential - 97%	Residential- 70% Nonresidential- 97%
Dwelling Units	--	--	112	126
Parking	<u>Retail</u> –1/ 300 SF after the first 3,000 SF <u>Residential</u> -1/2 units	<u>Retail</u> –1/ 750 SF after the first 3,000 SF or 12 <u>Residential</u> –1/ 3 units or 37 TOTAL - 49	<u>Retail</u> –1/ 750 SF after the first 3,000 SF or 12 <u>Residential</u> –1/ 3 units or 37 TOTAL - 50	Retail-1/ 750 SF after the first 3,000 SF or 9 <u>Residential</u> –1/ 3 units or 42 TOTAL- 51

Compact Parking Spaces	Minimum 5 spaces grouped together	Minimum 5 spaces grouped together	Groups of one, two and three	Groups of one, two and four
Loading	1 loading berth @ 55 ft. deep 1 loading berth @ 30 ft. deep 1 loading platform @ 200 SF 1 loading platform @ 100 SF	1 loading berth @ 55 ft. deep 1 loading berth @ 30 ft. deep 1 loading platform @ 200 SF 1 loading platform @ 100 SF	1 loading berth @ 30 ft. deep 1 loading berth @ 20 ft. deep 1 loading platform @ 285 SF	1 loading berth @ 30 ft. deep 1 loading berth @ 20 ft. deep 1 loading platform @ 285 SF
Roof Structures	1 roof structure Setback distance equal to height Enclosing walls of equal height	1 roof structure Setback distance equal to height Enclosing walls of equal height	3 roof structures Setback distance less than ht. Enclosing walls of unequal ht.	3 roof structures Setback distance less than ht. Enclosing walls of unequal ht.

Table 1

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.*” The proposed development would be constructed in a neighborhood that has been planned for significant new mixed-use development. In order to maximize the use of the site consistent with the zoning regulations and be compatible with the surrounding community, 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.”

The proposed development brings with it a number of qualities that would benefit the public and in particular this neighborhood. The development provides a mixed-use building that would provide ground floor retail with residential above, activating this underutilized site. Increasing the number of dwelling units would potentially increase the residential density in support of improved retail for the surrounding neighborhood.

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.

The proposed building would continue to contribute to the redevelopment of Georgia Avenue and provide a new mixed-use building similar to other mixed use developments that have been proposed, approved or constructed within the surrounding area by providing a similar building in use and height. The proposed modifications would increase residential density in area well served by a variety of transportation options, including the availability of bicycle racks for both the public and residents and eliminate the “blank wall” on the east side of the building.

PUBLIC BENEFITS AND AMENITIES

The application does propose to revise the Benefits and Amenities package. The original order, ZC Order 10-26, included the following:

Prior to the issuance of a Certificate of Occupancy for the project, the Applicant shall submit to DCRA a letter certifying that the Applicant has completed the following at the Park View Kids Zone: (a) replaced the building's roof; (b) replaced six of the existing windows; (c) repaired and painted the building's exterior; (d) replaced the door and sidelight on the eastern side of the building; (e) repaired the existing ADA rails and ramps on the eastern side of the building; (f) had an architect or other professional prepare renderings and an interior layout for the building, including updated kitchen, computer room, multipurpose room, and second level reading room layouts, and provide the rendering and interior layout to the Park View Kids Zone; (g) repaired and painted the building's interior walls; (h) repaired or replaced as needed damaged or deteriorating interior drywall; (i) updated damaged interior lighting with new fixtures; (j) repaired interior electrical and plumbing as needed; (k) installed new floor coverings on the first and second interior levels of the building; (l) repaired the existing heating and cooling system; and (m) restored the interior bathrooms. The Applicant shall provide any additional information requested by DCRA to confirm that it has completed items (a) through (m).

Since the approval of the PUD the Department of Parks and Recreation has informed the Office of Planning that \$400,000 has been budgeted for the renovation of the Park View field house. This amenity may no longer be relevant.

Should this application be set down by the Commission the Office of Planning will work with the applicant on revising the Benefits and Amenities package, and also with DPR to revise the Park View Kids Zone amenity, if necessary.

COMPREHENSIVE PLAN

The Future Land Use Map recommends mixed land use, consisting of medium density residential and medium density commercial. The proposed modifications to the building would not be inconsistent with this designation. In its original approval the Commission determined that the proposal would not be inconsistent with the Comprehensive Plan. The following policies of the Housing, Urban Design, Transportation and Mid-City Elements Comprehensive Plan are particularly relevant to the requested modifications:

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)*

Policy UD-1.4.1: Avenues/Boulevards and Urban Form *Use Washington's major avenues/boulevards as a way to reinforce the form and identity of the city, connect its neighborhoods, and improve its aesthetic and visual character. Focus improvement efforts on avenues/ boulevards in emerging neighborhoods, particularly those that provide important gateways or view corridors within the city. (§ 906.6)*

Policy UD-2.2.5: Creating Attractive Facades *Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street. (§ 910.12)*

Policy T-2.3.3: Bicycle Safety *Increase bicycle safety through traffic calming measures, provision of public bicycle parking, enforcement of regulations requiring private bicycle parking, and improving bicycle access where barriers to bicycle travel now exist. (§ 409.10)*

Policy T-2.5.1: Creating Multi-Modal Corridors *Transform key District arterials into multi-modal corridors that incorporate and balance a variety of mode choices including bus or streetcar, bicycle, pedestrian and auto. (§ 411.11)*

The proposed modifications to the PUD would increase the number of dwelling units, increase the number of bicycle racks available to the residents of the building and the public, improve the streetscape by reducing the width of the space above the post office facility, and reduce the number of off-street parking spaces provided per unit, in acknowledgement of the transit options available within the surrounding area. They would also include windows on the east façade of the building, resulting in a more attractive façade and eliminating a blank wall.

AGENCY REFERRALS

If this application is set down for a public hearing, it will be referred to other District agencies for review and comment, including:

- District Department of Transportation
- Department of Parks and Recreation

SUMMARY OF COMMENTS

The Office of Planning supports the proposal and the level of detail provided is acceptable for setdown. The requested modifications to building height, FAR, lot occupancy, number of dwelling units, number of off-street parking spaces and compact parking provisions are required, and are not inconsistent with the Comprehensive Plan, and should not significantly impact the intent of the approval granted under ZC Case No. 10-26.

The following table summarizes OP’s comments from this report, all of which can be addressed prior to a public hearing.

OP Comment	Planning and/or Zoning Rationale
Provide consistent drawing numbers between the original application and the subject application.	Facilitate the comparison of revised drawings.
Work with the Department of Parks and Recreation on the need for possible revisions to the approved amenity for the Park View Kids Zone building.	Necessary to determine if a modification to the approved Benefits and Amenity Package is necessary.

Table 2

RECOMMENDATION

The Office of Planning finds the proposed major modifications to not be inconsistent with the Comprehensive Plan and recommends that the application be set down for public hearing.

JS/sjm^{AICP}
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