

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

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

**DATE:** July 15, 2016

**SUBJECT:** **Set Down Report** for ZC Case No. 16-12, Consolidated PUD and PUD Related Map Amendment from R-4 to R-5-B PUD for Square 3039, Lots 128 through 134 and 846, and Lot 3040, Lots 124 through 126, and 844, and Lots 18-20 in Square 3043<sup>1</sup>

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### I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends that the application of Park View Community Partners and the District of Columbia Housing Authority be **set down** for public hearing for a:

- Consolidated PUD; and
- PUD-related map Amendment from R-4 to R-5-B PUD with relief from specific regulations as noted in the application.

Since the original filing OP and DDOT have met with the applicant to discuss options for improving the overall site plan and layout. The applicant has been very responsive to these discussions and indicated a willingness to continue these discussions, provided the unit count and mix is not altered. OP is supportive of this conversation and will continue to work with the applicant and other District agencies to refine the site plan prior to a hearing, including better addressing the following issues and issues raised by the Commission at setdown.

- Further refine and improve the street and alley system for connectivity of vehicles and pedestrians to DDOT specifications;
- Improve the relationship between proposed residential buildings and the street to provide a layout more in character with the surrounding neighborhood and to ensure all parts of the PUD benefit from “eyes-on-the-street”;
- Better access to proposed open space to serve as an amenity to residents of the area, and create spaces for different groups to meet, especially different income groups; and
- Consider the provision of on-street parking on both sides of Morton Street.

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<sup>1</sup> The applicant advised OP that Lots 18 through 20 in Square 3043, proposed to allow for the extension of Morton Street to Warder Street, were inadvertently omitted from the PUD application legal description. They will be added prior to the public hearing. The site plan as submitted includes these lots.



While OP is generally supportive of the design of the row house units as reflecting the character of housing within the area and row house design in the District, additional refinement of the multi-unit building is needed prior to the public hearing. OP will continue to work with the applicant to ensure the filings provide the level of detail needed for the public hearing.

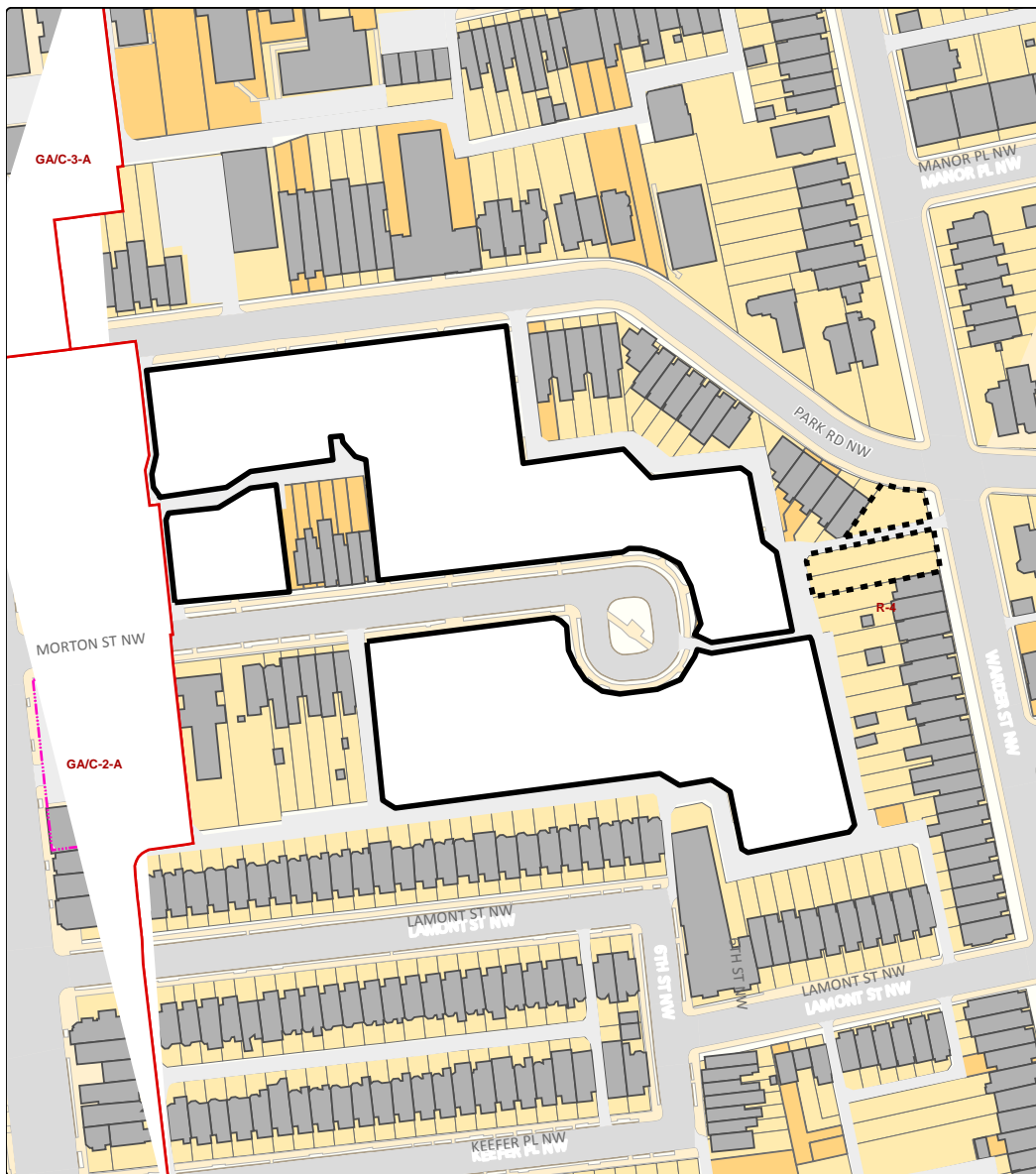
This application is concurrent with PUD application ZC 16-11 (Bruce Monroe site on Georgia Avenue between Columbia Road and Irving Street, NW), Phase 1 of the redevelopment of the Park Morton Public Housing Complex. The subject application is for Phases 2 and Phase 3.

## **II. APPLICATION-IN-BRIEF**

<b>Location:</b>	Square 3039, Lots 128 through 134; and Square 3040, Lots 124 through 126 and 844. Square 3043, Lots 18 through 20, were omitted from the application but proposed to be added by the applicant.
<b>Ward and ANC:</b>	Ward 1, ANC 1A
<b>Applicant:</b>	Park View Community Partners and the District of Columbia Housing Authority
<b>PUD-Related Zoning:</b>	R-4 to R-5-B PUD
<b>Property Size:</b>	166,835 square feet (3.83 acres), not including existing roads. The property size, including Square 3043, Lots 18 through 20, is approximately 174,300 square feet.
<b>Proposal:</b>	A 183-unit mixed-income residential community consisting of a multi-family building, row dwellings, semi-detached dwellings and three-unit apartment buildings, characterized in the application as “stacked flats”.

## **III. SITE AND AREA DESCRIPTION**

The area of the PUD as filed is shown below within solid black lines, and the area within the dotted black lines is to be added to the PUD legal description. Properties surrounding the site are typically developed with row houses and small apartment buildings. Commercial mixed use buildings are located along Georgia Avenue. An eight-story mixed-use residential and commercial building is proposed for the southeast corner of Georgia Avenue and Morton Street (ZC 10-26).



#### IV. PROJECT DESCRIPTION AND ANALYSIS

The subject property is currently developed as the Park Morton Public Housing Complex, consisting of twelve three-story garden apartment buildings constructed in 1960 with 174 two-bedroom units. Four of the buildings front on Park Road, with the remaining eight on Morton Street, currently a dead-ended cul-de-sac. Public alleys serve both the public housing complex and private residences surrounding the site.

All existing buildings are proposed to be demolished and the public street system reconfigured. Redevelopment of the site would be Phases 2 and 3 of the replacement of Park Morton. Construction is proposed to be phased to avoid displacement by allowing current tenants the ability to occupy new units prior to demolition of their buildings.

Phase 1 would be the proposed PUD on the Bruce Monroe site (ZC 16-11), including replacement housing for Park Morton residents, market rate housing, a seniors apartment building and a row of townhouses. Phase 2 would be the construction of an apartment building proposed on the northern portion of the site, and Phase 3 would generally consist of row house and three-unit apartment buildings on the southern portion of the site.

Phase 2 would be the construction of a 126-unit apartment building to front on Park Road, between the proposed new north/south street between Park Road and Morton Street and an existing public alley serving commercial buildings fronting on Georgia Avenue. As shown on the applicant's phasing plan (Drawing G14 of Exhibit 4B2), Phase 2 construction would include the proposed new street connection between Park Road and Morton Street.

Phase 3 would be the construction of 36 row and semi-detached dwellings, and 21 units in three-unit apartment buildings. The remainder of the internal street and alley system and the proposed two park areas would be provided as part of Phase 3.

A pocket park would be located at the northwest corner of the proposed intersection of Morton Street and Warder Street. A larger park would be located toward the center of the site. On the west side would be a rain garden with a pavilion and porch swing in the middle. The center section would be improved as an activity lawn, allowing for more active recreation and seating around its edges. The east end of the park would be a playground enclosed by a 42-inch high fence with access from the activity lawn and from the northeast and southeast corners of playground. The fronts of residences would face this park from all sides. A bioretention area would be located in the southeast corner of the site, in a not highly visible location.

The applicant has been working with OP to improve the overall site design, including connectivity, park design and location, and unit layout and relationship to the streets and surrounding community.

This PUD would include the remainder of the replacement public housing units not included on the Bruce Monroe site, located on the west side of Georgia Avenue between Columbia Road and Irving Street. One-hundred eighty-three (183) dwelling units are proposed for the site, 53 of which would be replacement public housing, and an additional forty would be affordable for households earning up to sixty percent AMI (Area Median Income) for the life of the project. The remaining ninety units (49 percent) would be available at market rate.



Tenure Diagram (above)<sup>2</sup>

As currently proposed, vehicular access to the site would be from Morton Street, the proposed new north/south street to be constructed between Park Road and Morton Street, or the public alley system. A second new street is proposed to be constructed on the south side of the site, and together with Morton Street, would encircle the new passive/active park, with row houses, semi-detached dwellings and three-unit apartment buildings. This second new street would be one-way, generally from west to east, and the extension of Morton Street, connecting to Warder Street, would be one-way from east to west as a result of inadequate width due to existing housing on Park Road and Warder Street.

Sidewalks are proposed for both sides of all streets. On-street parallel parking is proposed for much of Morton Street, but in some places only on one side. To increase pedestrian safety the applicant should provide street parking on both sides to act as a buffer to the sidewalk, wherever possible. The applicant has been working with OP and other agencies on improving street layout, function and the provision of parking on both sides of the street.

Sixty-three off-street parking spaces and bicycle parking would be provided within a below-grade garage beneath the apartment building facing Park Road. An additional thirteen spaces would be located within the private garages of row houses, and the remaining 36 would be located within the rear yards of the three-unit apartment buildings, row houses or semi-detached dwellings. All off-street parking would be accessed via the public alley system only, with no new curb cuts required. A total of 110 spaces are required and 112 are proposed. One thirty-foot deep

<sup>2</sup> Drawing G14, Exhibit 4B2 of the applicant's submission

loading platform and one twenty-foot deep service/delivery space would be provide for the apartment building.

The application indicates that the development would be eligible for Enterprise Green Communities certification.

### Apartment Building

This building is proposed to be located on the north side of the side, fronting on Park Road, at the southwest corner of Park Road and the new north/south street. At a height of sixty feet this five-story building would contain 126 apartments, consisting of thirteen studios, 72 one-bedroom and forty two-bedroom units. These units would be a mixture of public housing replacement (28%), moderate/affordable (32%), and market rate units (40%). Parking and loading would be provided within a one-level below grade garage, directly accessible from the public alley on the west side of the building. A service/delivery space would be located outside of and on the south side of the building, adjacent to a public alley.

The first floor would have three amenity areas, each approximately 2,000 square feet in area, on the north side of the building facing Park Road that would be available to all residents of the development, with a smaller amenity area of 629 square feet on the fifth floor. Two landscaped areas would be provided on the north side of the building, with bioretention areas including plantings, permeable paving and outdoor seating. There would be no roof deck.

The base of the building would consist of brown brick with cast stone lintels above and below the first floor windows. The central portion of the building, floors two through four, would be faced with gray fiber center panels, with brown access at the edges and blue metal accents below the balconies on the third and fourth floors. The top or fifth floor would be faced with black metal panels and accented with the same accent panels as the corners of the building.

### Row Houses and Semi-Detached Dwellings

The row houses would be either two or three stories in height, and consist of either three or four bedrooms. All would be clad in red brick and have flat roofs, some with front porches. Some of three-story houses would have mansard roofs at the front, and others would have cornices at the top. The rear walls of these houses would be clad in siding, mimicking the enclosed sleeping porches of many of the surrounding row houses, although some would have third floor balconies off the rear. Some of the units would have rear garages within the basement, while others would be improved with a parking pad at the rear. All would be either public housing replacement or market rate units.

### Three-Unit Apartment Buildings

The two and three-bedroom three-unit apartments are proposed to be three-stories in height and would be detached or at the end of a row of townhouses. Each unit would have a private entrance with a porch; two on one side and the third on the side. The buildings would be faced

in red brick and have flat roofs and cornices across the top. These apartment units would be either public housing replacement or market rate units.

OP will continue to work with the applicant on building design and materials, as well as the drawings and detail necessary to be provided prior to a public hearing.

## V. COMPREHENSIVE PLAN

The application would further major policies and guiding principles from various elements of the Comprehensive Plan, including the Land Use, Transportation, Housing, Environmental Protection, Parks, Recreation, and Open Space and Urban Design citywide elements, and the Mid-City Area Element.

### -GUIDING PRINCIPLES

The proposal would particularly further the following guiding principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

3. *Diversity also means maintaining and enhancing the District's mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples. 217.3*
6. *Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6*
13. *Enhanced public safety is one of the District's highest priorities and is vital to the health of our neighborhoods. The District must continue to improve safety and security, and sustain a high level of emergency police, fire, and medical assistance. Moreover, the District must engage in appropriate planning and capital investments to reduce the likelihood and severity of future emergencies. 218.6*
26. *Transportation facilities, including streets, bridges, transit, sidewalks, and paths, provide access to land and they provide mobility for residents and others. Investments in the transportation network must be balanced to serve local access needs for pedestrians, bicyclists, transit users, autos and delivery trucks as well as the needs of residents and others to move around and through the city. 220.2*
35. *Planning decisions should improve the health of District residents by reducing exposure to hazardous materials, improving the quality of surface and groundwater, and encouraging land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel. 221.4*

## **-PLAN POLICIES**

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

#### *Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites*

*Recognize the potential for large, government-owned properties to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, provide large and significant new parks, enhance waterfront access, and improve and stabilize the city's neighborhoods. 305.5*

#### *Policy LU-1.2.5: Public Benefit Uses on Large Sites*

*Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are affordable housing, new parks and open spaces, health care and civic facilities, public educational facilities, and other public facilities. 305.10*

#### *Policy LU-1.3.4: Design To Encourage Transit Use*

*Require architectural and site planning improvements around Metrorail stations that support pedestrian and bicycle access to the stations and enhance the safety, comfort and convenience of passengers walking to the station or transferring to and from local buses. These improvements should include lighting, signage, landscaping, and security measures. Discourage the development of station areas with conventional suburban building forms, such as shopping centers surrounded by surface parking lots. 306*

#### *Policy LU-2.1.2: Neighborhood Revitalization*

*Facilitate orderly neighborhood revitalization and stabilization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need. 309.7*

The proposed development of this large site would revitalize a public housing complex, providing new affordable and market rate housing, parks and open space. Streets internal to the site would be connected to Warder Street and Park Road, improving pedestrian connection to the surrounding neighborhood and access to public transportation.

### **Chapter 4 Transportation**

#### *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*

#### *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*



*Policy T-3.1.1: Transportation Demand Management(TDM) Programs*

*Provide, support, and promote programs and strategies aimed at reducing the number of car trips and miles driven (for work and non-work purposes) to increase the efficiency of the transportation system. 414.8*

The proposed development would connect the sidewalk system within the PUD to the streets of the surrounding neighborhood, providing residents with improved access to public transportation. The applicant also proposes to institute a TDM program to encourage the use of alternative forms of transportation.

**Chapter 5 Housing Element**

The overarching goal for housing is: Develop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia.501.1

*Policy H-1.1.3: Balanced Growth*

*Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4*

*Policy H-1.1.5: Housing Quality*

*Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6*

*Policy H-1.2.1: Affordable Housing Production as a Civic Priority*

*Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.6*

*Policy H-1.2.2: Production Targets*

*Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in the city over the next 20 years should be affordable to persons earning 80 percent or less of the areawide median income (AMI). Newly produced affordable units should be targeted towards low-income households in proportions roughly equivalent to the proportions shown in Figure 5.2. 504.7*

*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*

*Policy H-1.2.4: Housing Affordability on Publicly Owned Sites*

*Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households. 504.11*

*Policy H-1.2.7: Density Bonuses for Affordable Housing*

*Provide zoning incentives to developers proposing to build low- and moderate-income housing. Affordable housing shall be considered a public benefit for the purposes of granting density bonuses when new development is proposed. Density bonuses should be granted in historic districts only when the effect of such increased density does not significantly undermine the character of the neighborhood. 504.14*

*Policy H-1.3.1: Housing for Families*

*Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6*

*Policy H-1.4.4: Public Housing Renovation*

*Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10*

*Policy H-2.1.1: Protecting Affordable Rental Housing*

*Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units. 509.5*

*Policy H-2.1.5: Long-Term Affordability*

*Restrictions Ensure that affordable housing units that are created or preserved with public financing are protected by long-term affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by federal programs, affordable units should remain affordable for the life of the building, with equity and asset build up opportunities provided for ownership units. 509.9*

The proposed development would provide for of the replacement of public housing and a mixture of affordable units for the life of the project, and market rate housing. Units would range from studios to four-bedroom units, and a variety of unit types from apartments to row and semi-detached dwellings.

## **Chapter 6 Environmental Protection Element**

*Policy E-1.1.2: Tree Requirements in New Development*

*Use planning, zoning, and building regulations to ensure that trees are retained and planted when new development occurs, and that dying trees are removed and replaced. If tree planting*

*and landscaping are required as a condition of permit approval, also require provisions for ongoing maintenance. 603.5*

*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. 603.7*

*Policy E-2.2.1: Energy Efficiency*

*Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees. 610.3*

*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*

*Policy E-3.2.1: Support for Green Building*

*Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. 614.2*

The proposed PUD would provide the planting of trees, including street trees. The application indicates that the building would be Enterprise Green Communities certifiable, with a minimum score of 50, and would meet or exceed the minimum GAR requirement of 0.40. Green roofs, tree planting and bioretention areas with plantings are proposed.

## **Chapter 8 Parks, Recreation, and Open Space**

*Policy PROS-1.1.3: Park Diversity*

*Provide a diverse range of recreational experiences in parks within the District of Columbia, including a balance between passive and active recreational uses, and a mix of local-serving, region-serving, and national recreational uses. 804.10*

*Policy PROS-1.4.3: Parks on Large Sites*

*Include new neighborhood and/or community parks on large sites that are redeveloped for housing and other uses that generate a demand for recreational services. The potential for such parks to enhance the connectivity of parks and open spaces throughout the city should be an important planning and design consideration, particularly where multiple large adjacent sites are being redeveloped. 807.6*

The proposal to redevelop this large site with new housing would include a park with active and passive recreation to meet some of the demand for recreation services.

## **Chapter 9 Urban Design**

### *Policy UD-2.2.1: Neighborhood Character and Identity*

*Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context. 910.6*

### *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 UD-2.2.7: Infill Development*

*Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 910.15*

### *Policy UD-2.2.8: Large Site Development*

*Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades. 910.16*

### *Policy UD-2.3.1: Reintegrating Large Sites*

*Reintegrate large self-contained sites back into the city pattern. Plans for each site should establish urban design goals and principles which guide their subsequent redevelopment. 911.2*

### *Policy UD-2.3.3: Design Context for Planning Large Sites*

*Ensure that urban design plans for large sites consider not only the site itself, but the broader context presented by surrounding neighborhoods. Recognize that the development of large sites has ripple effects that extend beyond their borders, including effects on the design of transportation systems and public facilities nearby. 911.6*

### *Policy UD-3.2.5: Reducing Crime Through Design*

*Ensure that the design of the built environment minimizes the potential for criminal activity. Examples of preventive measures include adequate lighting, maintaining clear lines of sight and visual access, and avoiding dead-end streets. 914.1*

The proposed PUD would connect this large site with Warder Street and Park Road, eliminating the existing Morton Street cul-de-sac, integrating the site into the community and improving safety. The new residential structures would be consistent and compatible with the scale, height and density of the surrounding community, maintaining the neighborhood character and identity. OP will continue to work with the applicant to refine the site plan and building design.

## Chapter 20 Mid-City Area Element

### *Policy MC-1.1.1: Neighborhood Conservation*

*Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. The area's rich architectural heritage and cultural history should be protected and enhanced. 2008.2*

### *Policy MC-1.1.7: Protection of Affordable Housing*

*Strive to retain the character of Mid-City as a mixed income community by protecting the area's existing stock of affordable housing units and promoting the construction of new affordable units. 2008.8*

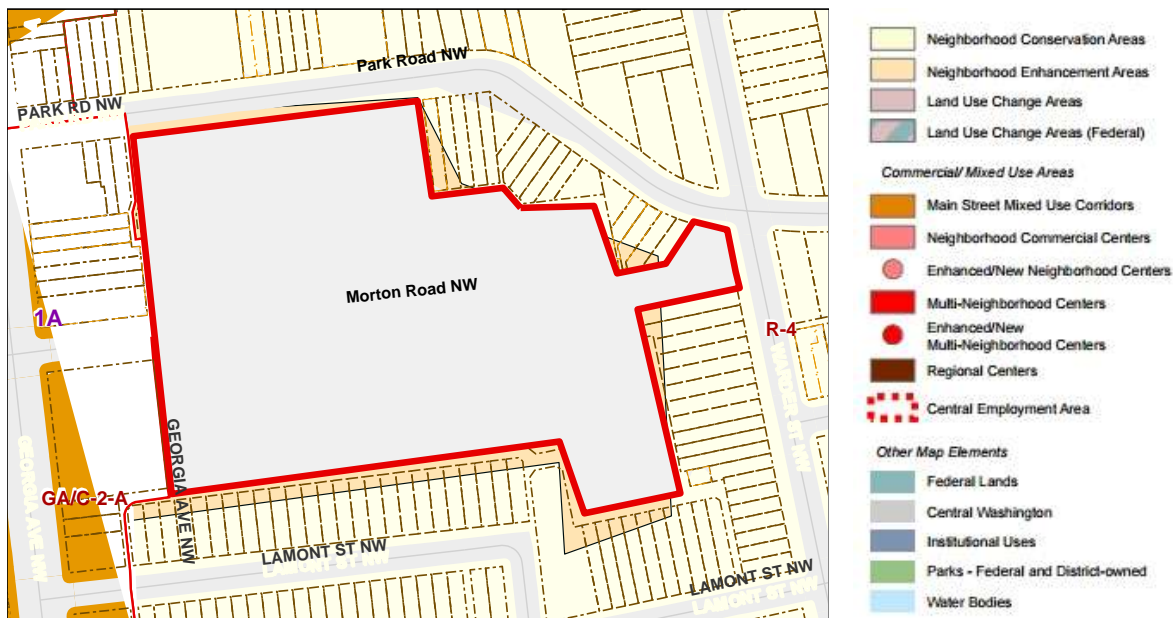
### *Policy MC-1.2.5: Neighborhood Greening*

*Undertake neighborhood greening and planting projects throughout the Mid-City Area, particularly on median strips, public triangles, and along sidewalk planting strips. 2009.5*

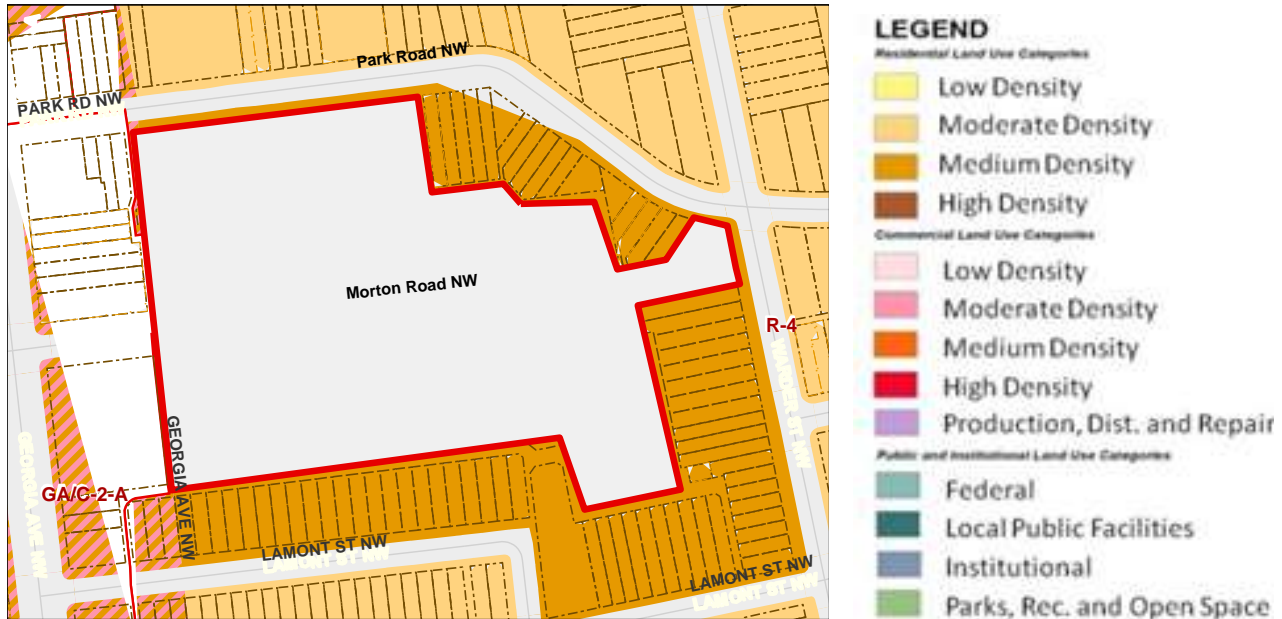
The proposal would redevelop the Park Morton site into a walkable neighborhood, with housing types and architecture consistent with the surrounding area. New tree plantings would be provided along the streets the PUD.

## -LAND USE MAPS

The **Generalized Policy Map**, shown on the next page, designates the site predominantly as Neighborhood Enhancement Areas, and “are primarily residential in character. Land uses that reflect the historical mixture and diversity of each community should be encouraged. The guiding philosophy 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 **Future Land Use Map**, shown below, designates the site for Medium Density Residential, “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.”



## Park Morton Redevelopment Initiative Plan

The Park Morton Redevelopment Initiative Plan, a small area plan adopted by Council in 2008, identified Park Morton as a New Communities Initiative (NCI) site. A key principal of NCI is one-for-one replacement of existing public housing units, as is proposed by this PUD and the PUD for the Bruce Monroe site (ZC 16-11). The Park Morton Plan concluded that the best use for the redevelopment of the site would be as a mixed-income community, permitting a mix of mid-rise and low-rise development, and a mix of for sale and rental units. Housing types were recommended to include porches, yard and balconies, in an architectural style respectful of the surrounding area. Assigned parking and a park with residential units facing into it are proposed, as recommended.

Design of the site was recommended to include connecting Morton Street with Warder Street, improved pedestrian connectivity and access to public transportation and a public park and play area with residential structures fronting on it to provide for “eyes-on-the-street”.

The proposal is generally in conformance with these recommendations.

## VI. ZONING

The applicant is requesting PUD-related map-amendments from R-4 to R-5-B PUD to accommodate the 60-foot building height of the apartment building, and the heights of the row houses, semi-detached dwellings and three-unit apartment houses, which will range in height

between 30 and 45 feet. The following tables are a comparison of the applicable zone districts for each types of building proposed.

**Apartment Building**

	<b>R-4</b>	<b>R-5-B</b>	<b>R-5-B PUD</b>	<b>Proposal</b>
<b>Height (max.)</b>	35 feet	50 feet	60 feet	60 feet
<b>FAR (max.)</b>	N/A	1.8	3.0	<b>3.29*</b>
<b>Lot Occupancy (max.)</b>	40%	60%	60%	<b>69%*</b>
<b>Rear Yard (min.)</b>	20 feet	20 feet	20 feet	<b>7.5 feet*</b>
<b>Side Yard (min.)</b>	N/A	15 feet	15 feet	<b>8 feet*</b>
<b>Parking (min.)</b>	N/A	1 per 2 units or 63	1 per 2 units or 63	1 per 2 units or 63
<b>Loading (min.)</b>				
<b>-Berth</b>	N/A	1@55 feet	@55 feet	<b>1@30 feet</b>
<b>-Platform</b>	N/A	1@200 sf	1@200 sf	<b>1@100 sf*</b>
<b>-Delivery</b>	N/A	1@20 feet	1@20 feet	1@20 feet
<b>GAR</b>	N/A	0.40	0.40	<b>Overall 0.40*<sup>3</sup></b>

\* Flexibility requested

**Row and Semi-Detached Dwellings**

	<b>R-4</b>	<b>R-5-B</b>	<b>R-5-B PUD</b>	<b>Proposal</b>
<b>Height (max.)</b>	35 feet	50 feet	60 feet	29-36 feet
<b>FAR (max.)</b>	N/A	1.8	3.0	0.42-1.93
<b>Lot Occupancy (max.)</b>	40%	60%	60%	20- <b>71%*</b>
<b>-Row Houses</b>	60%	60%	60%	44- <b>71%*</b>
<b>-Semi-Detached</b>	40%	60%	60%	18-55%
<b>Rear Yard (min.)</b>	20 feet	15 feet	12 feet	<b>5.5-47.5 feet*</b>
<b>Side Yard(min)</b>				
<b>-Semi-Detached</b>	8 feet	8 feet	8 feet	4.9- <b>21 feet*</b>
<b>Parking (min.)</b>	36 spaces	36 spaces	36 spaces	36 spaces

\*Flexibility requested

**Three-Unit Apartment Buildings**

	<b>R-4</b>	<b>R-5-B</b>	<b>R-5-B PUD</b>	<b>Proposal</b>
<b>Height (max.)</b>	35 feet	50 feet	60 feet	35-47 feet
<b>FAR (max.)</b>	N/A	1.8	3.0	0.45-1.40
<b>Lot Occupancy (max.)</b>	40%	60%	60%	20- <b>71%*</b>
<b>Rear Yard (min.)</b>	20 feet	20 feet	20 feet	<b>7.5-39.5 feet*</b>
<b>Side Yard (min.)</b>	N/A	9 feet	9 feet	<b>Min. 0*</b>
<b>Parking (min.)</b>	N/A	1 per 2 units or 11	1 per 2 units or 11	13
<b>GAR</b>	N/A	0.40	0.40	<b>Overall 0.40*<sup>4</sup></b>

\*Flexibility requested

<sup>3</sup> Some of the individual lots are would have a GAR of less than 0.40 as required, but the overall GAR for the PUD is proposed to be a minimum of 0.40.

<sup>4</sup> Ibid.

A summary of each area of relief is provided and OP will provide a complete analysis of the requested flexibility at the time of the public hearing. The exact amount and types of relief may also change, as revisions to the site plan are made.

**Flexibility:**

- a. **Multiple Buildings on a Single Record Lot:** Regulations permit only one principal building on a record lot, and that each principal building have frontage on a public street. The applicant requests to be permitted to construct three row dwellings on one lot, Lot G, without street frontage.
- b. **Side Yards:** Regulations require one side yard for semi-detached dwellings (end townhouse units) and one side yard is required for each of the multi-family buildings. Relief is requested to reduce the size some of the side yards.
- c. **Rear Yards:** Regulations require rear yards for the apartment building, the three-unit apartment buildings and the row houses and semi-detached dwellings. Relief is requested to reduce the size of rear yards for each building type.
- d. **Lot Occupancy:** Regulations permit a maximum 60 percent lot occupancy. Relief is required to permit a lot occupancy of 69 percent for the apartment building and up to 71 percent for some of the row houses, semi-detached dwellings and three-unit apartment buildings. Overall lot occupancy would be 45%, well within the 60% lot occupancy permitted in the R-5-B zone.
- e. **Loading:** Regulations require a 55-foot deep loading berth and a 200 square foot platform for the apartment building. Relief is requested to permit the provision of a 30-foot berth and a 100 square foot platform instead.
- f. **Parking:** Regulations require parking to be on the same lot as the building it serves. The applicant currently proposes to locate some parking within separate parking areas, with specific spaces assigned to individual units. No relief is required for relief from the number of spaces provided.
- g. **Green Area Ratio:** Regulations require a minimum score of 0.40 for each building, but less than that is proposed for some of the lots. Relief is required to provide the reduced GAR on some lots, although an overall GAR of at least 0.40 for the entire site would be provided.
- h. **Phasing:** Applicants are required to file for building permits within two years of the effective date of an order, and begin construction within three. In order to minimize displacement of current residents the applicant proposes to construct the improvements in two phases and not all at once. Therefore, the applicant requests six years from the effective date of the order to file for permits, and seven years to begin construction.
- i. **Additional Areas of Flexibility:** The applicant requests flexibility to vary the number of residential units by up to 10 percent; vary the location and design of all interior components; vary the location, number and arrangement of vehicular and bicycle parking, but not below the minimum required; vary the sustainable design features



without reducing to below 50 points the Enterprise Green Communities rating standards; vary the means and methods of achieving GAR stormwater retention volume and other stormwater management and soil erosion and sediment control requirements; and to vary the features, means and methods of achieving a GAR score of 0.40.

## **VII. PURPOSE AND EVALUATION STANDARDS OF A PUD**

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is “designed to encourage high quality developments that provide public benefits.” Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The PUD standards state that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not 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” (§ 2403.3).

## **VIII. PUBLIC BENEFITS AND AMENITIES**

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, § 2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories, and must be superior in many. To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§ 2403.12).

The PUD includes a number of benefits for the project, as identified by the applicant, including:

- I. Urban Design, Architecture and Landscaping: The proposal would develop the site with a mixture of housing types that are architecturally similar to the surrounding neighborhood. New streets would be created, introducing a grid pattern to the street system and eliminating the Morton Street cul-de-sac. All off-street parking would be accessible from public alleys. Park areas, including active and passive, would be provided. OP continues to work with the applicant to refine and improve the site plan, architecture, and urban design of the proposal.
- II. Transportation: The proposed street system would connect Morton Street with Warder Street and a new north/south street would provide a direct connection with Park Road to the north, integrating the street system of the site into the surrounding community. A Transportation Demand Management Plan is proposed by the applicant to encourage residents to take advantage of the variety of transportation options available within the neighborhood.

- III. Housing and Affordable Housing: The proposal would be Phases 2 and 3 of the redevelopment of the Park Morton Public Housing Complex. Fifty-one percent (51%) of the units would be affordable, either as public housing replacement units (53) for the life of the project, or as affordable housing for households earning up to sixty percent AMI, also for the life of the project. Housing types would vary from studios to four bedroom units, in a variety of housing types, from apartments to row houses.
- IV. Employment and Training Opportunities: The applicant proposes to enter into a First Source Employment Agreement with the Department of Employment Services and will meet the HUD Section 3 requirements.
- V. Environmental Benefits: The proposal would connect the property to the surrounding street system, increasing pedestrian access to the public transportation available within the community. Two public parks would be created and new landscaping, including the planting of new street trees, would be provided. Reduced stormwater runoff, energy efficient design and green engineering practices would be included. The project would also be designed to be certified by Enterprise Green Communities.

OP will continue to work with the applicant to refine the proffer prior to a public hearing, and will forward the application to other District agencies for comment.

#### **IX. AGENCY REFERRALS**

If this application is set down for a public hearing the Office of Planning will facilitate an interagency meeting with the following government agencies for review and comment:

- Department of Housing and Community Development (DHCD);
- Department of Transportation (DDOT);
- Department of Energy and Environment (DOEE);
- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD);
- District of Columbia Public Schools (DCPS); and
- District of Columbia Water and Sewer Authority (DC Water).

#### **X. COMMUNITY COMMENTS**

Prior the filing of this application, community engagement meetings were held from October 2015 through March 2016, including meetings organized by Park View Community Partners, DMPED and the DC Housing Authority.

## **XI. CONCLUSION**

The proposed PUD would facilitate the redevelopment of the subject property, currently developed as 174-unit garden apartment public housing complex, into a mixed-income community with a variety of housing types and recreational areas. The subject property exhibits many challenging features, including lot shape, street and alley layout, and programmatic needs which result in many design difficulties, including access and visibility. OP will continue to work closely with the other agencies and the applicant to achieve additional modifications and refinements to the plan. Since the filing of the application the applicant has worked with OP, DDOT and DHCD on these issues, and understands that the amount and type of flexibility requested may vary as a result of any design changes made to improve the site. Overall OP finds the application has the potential to greatly improve the lives of those that live there and of the Pleasant Plains community as a whole. OP looks forward to working with the applicant to further refine the proposal before the public hearing.

The application is not inconsistent with the Comprehensive Plan and would further many of its policies, while realizing the Council approved Park Morton Redevelopment Initiative Plan.

Therefore, OP recommends the application be set down for public hearing and will continue to work with the applicant to respond to requests for additional information prior to the public hearing.

JS/sjm<sup>AICP</sup>