

**Memorandum**

TO: District of Columbia Zoning Commission

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

DATE: April 8, 2013

SUBJECT: **ZC 13-04 – Setdown Report** for Planned Unit Development and Zoning Map Amendments for 900 16th Street, N.W., Third Church of Christ, Scientist

I. RECOMMENDATION

OP recommends this PUD application with related map amendment be set down for a public hearing as it not inconsistent with the 2010 Comprehensive Plan's objectives for the area and to the Generalized Land Use and Policy Maps. OP will continue to work with the applicant to provide additional, more refined building drawings, including sections, perspectives, and parking, building, and roof plans; and to address other issues noted in this report.

II. PROPOSAL

ICG 16th Street Associates, LLC, (the applicant), has filed an application for a PUD and related map amendment from SP-2 to C-3-C to permit construction of a mixed-use office building and new church for the Third Church of Christ, Scientist, that includes ground floor retail development at Square 185, Lot 41. The proposal consists of:

- A mixed use building with an FAR of 8.06 and combined gross floor area of 140,863 square feet, of which 125,246 square feet would be dedicated to commercial office uses, 11,722 square feet to a place of worship and 3,895 square feet to ground floor retail uses fronting 16th Street and I Street;
- A nine story building with a maximum height of 112.3 feet, stepping down to 93.7 feet along the 16th Street and I Street frontages to generally align with existing building heights;
- Approximately 95 parking spaces below grade, and loading accessed from the alley.

Pursuant to the District's PUD guidelines, and in addition to the PUD related map amendment to C-3-C, the Applicant seeks flexibility in the following areas:

1. Rooftop Structures (§ 411.11);
2. Loading (§ 2201.1); and
3. Floor area (2405.3 by which the Zoning Commission may authorize up to an additional 5% of floor area).

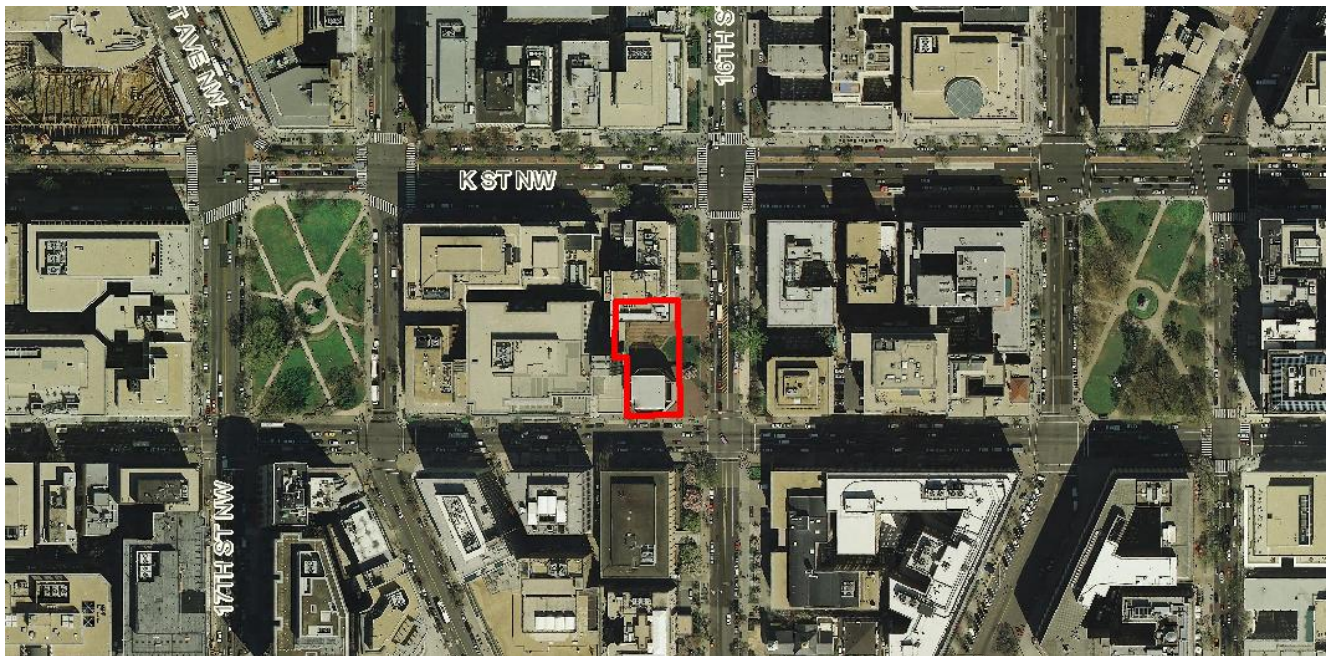
The Applicant worked with the Historic Preservation Office (HPO), Historic Preservation Review Board (HPRB) and the community to address the height, massing, and design of the building prior to filing this application. The HPRB approved a concept for the building at its October 25, 2012 hearing, noting that the concept is compatible with the character of the Sixteenth Street Historic District. The proposed building matches the existing street wall up to a height of just over 93 feet, at which point the ninth floor is setback twenty feet from the property line. This allows the façade as viewed from the street to reflect that of adjacent buildings. Further, the proposed landscaping will restore the double row of trees characteristic of 16th Street. The applicant continues to work with HPO staff regarding the roof terrace. See Attachments #1 and #2 for the most recent staff report and recommendation to the HPRB and a history of actions taken by the Board.

Among other features, the building's detailing would include limestone facades with a white marble base and trim around the upper floor windows. The building would be glazed to its full height at the intersection of 16th and I streets. The proposed structure would match cornice heights of existing buildings on the east side of 16th Street, while the rooftop porch would effectively lower the visual height of the building. As noted in the HPO staff report and recommendation, the proposed building is compatible with the existing structures and historic character of lower 16th Street.

The project would include below grade parking accessed from I Street via a curb cut that was approved by the Public Space Committee at its February 28, 2013 public hearing. Loading would be accessed from the public alley from K Street.

In accordance with Section 2404, the applicant will be required to make a contribution, estimated at over \$580,000 to the Housing Production Trust Fund, as the PUD will result in additional commercial density beyond matter of right. Additional information and detail will be provided before a public hearing, including review by the Department of Housing and Community Development.

III. SITE and AREA DESCRIPTION



Location

Lot 41 is a 17,483 square foot parcel located in Square 185. A nearly 25 foot wide alley abuts a portion of the rear of the property, providing access to the proposed loading area. The property is currently developed as a church complex and is a designated landmark. However, a raze permit was approved by the Mayor's Agent for Historic Preservation with the condition that the applicant obtain approval from the HPRB for a new building and secure a PUD, which would enable the development to be constructed. The property currently features two buildings and a large green space, which would be replaced by the proposed structure. The square is characterized by high density commercial office uses with ground floor retail.

Surrounding squares generally consist of high density commercial office uses with ground floor retail, trade associations and hotels. To the east of the property, across 16th Street, are the St. Regis Hotel and Laborers' International Union of North America ("LIUNA") building. To the north of the property, is the World Center

Building, a 90 foot commercial office building with ground floor retail and the Solar Building, a PUD approved in 1999, which has a height of 90 feet in the SP-2 portion of the site and 125.5 feet in the C-4 portion of the site. To the south of the property, across I Street, are the Motion Picture Association Building and the Hay-Adams Hotel. Lafayette Park lies one block south of the site, and the White House just beyond that. To the west of the property is a 130 foot high large-scale commercial office building with ground floor retail, with a tower embellishment that extends the height an additional 30 feet. The owner of that building has indicated that their view-shed would be detrimentally impacted by the ninth floor and have requested efforts be made by the applicant to minimize this possible impact.

The I Street right-of-way is 90 feet wide and the 16th Street right-of-way is 160 feet wide. Sixteenth Street accommodates two lanes of vehicular traffic and two parking lanes, while I Street accommodates two lanes of one-way traffic and two parking lanes. The subject site is less than two blocks from the Farragut West Metrorail Station and also is served by several bus lines and Capital Bikeshare.

IV. COMPREHENSIVE PLAN

The proposed PUD must be determined by the Zoning Commission to be not inconsistent with the Comprehensive Plan and with other adopted public policies (§ 2403.4). The development proposal would not be inconsistent with the Land Use, Environmental Protection, Economic Development and Urban Design Citywide Elements, as well as the Central Washington Area Elements and policies:

Land Use Element

- *Land use changes have the potential to make the city more vibrant, economically healthy, exciting, and even more environmentally sustainable than it is today. 300.5*
- *Fully capitalizing on the investment made in Metrorail requires better use of the land around transit stations and along transit corridors. 306.2*

Policy LU-1.1.4: Appropriate Uses in the CEA *Ensure that land within the Central Employment Area is used in a manner which reflects the area's national importance, its historic and cultural significance, and its role as the center of the metropolitan region. Federal siting guidelines and District zoning regulations should promote the use of this area with high-value land uses that enhance its image as the seat of the national government and the center of the District of Columbia, and that make the most efficient possible use of its transportation facilities.*

The proposed mixed use development would result in a significant commercial office building on a prominent corner. As indicated in the HPO staff report, the building materials will be high quality, including Cherokee marble, Indiana limestone and bronze trim. The concept and materials will be commensurate with the character of the 16th Street Historic District and the monuments and structures of the National Mall.

Policy LU-1.1.6: Central Employment Area Historic Resources *Preserve the scale and character of the Central Employment Area's historic resources, including the streets, vistas, and public spaces of the L'Enfant and McMillan Plans as well as individual historic structures and sites. Future development must be sensitive to the area's historic character and should enhance important reminders of the city's past.*

The applicant has worked with the Historic Preservation Office and the HPRB to ensure that the design preserves the scale and character of the Sixteenth Street Historic District. The concept, approved by the HPRB in October of 2012, respects the streets, vistas and public spaces of the L'Enfant and McMillan Plan, and enhances lower 16th Street as the entrance to the White House.

Policy LU-2.3.6: Places of Worship and other Religious Facilities *Recognize places of worship and other religious facilities as an ongoing, important part of the fabric of the city's neighborhoods. Work proactively with*

the faith-based community, residents, ANCs, and neighborhood groups to address issues associated with these facilities' transportation needs, operations, and expansion, so that existing and new religious facilities may be sustained as neighborhood anchors and a source of spiritual guidance for District residents. Recognize also that places of worship or religious assembly, and some other religious facilities or institutions, are accorded important federal constitutional and statutory protections under the First Amendment (U.S. Const. Amend. I) and the Religious Land Use and Institutionalized Persons Act of 2000, approved September 22, 2000 (114 Stat. 803; 42 U.S.C. 2000cc).

The proposed PUD and map amendment includes the development of a new house of worship for the Third Church of Christ, Scientist, which was been located on the site since 1971 and within blocks of the location for over 95 years.

Policy LU-2.4.6: Scale and Design of New Commercial Uses *Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas.*

The proposed PUD maintains the established height of lower 16th Street, with the cornice height of 93 feet being compatible with that of adjacent buildings. The mass, density, and building design are also similar to neighboring buildings and the character of 16th Street.

Environmental Protection

Policy E-1.1.1: Street Tree Planting and Maintenance *Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods.*

The proposed development would include a double row of trees along 16th Street, where a single row currently exists. The sidewalk will be significantly improved along both frontages, providing an aesthetic benefit to pedestrians. Proposed landscaping will require review and approval by the Public Space Committee.

Policy E-2.2.5: Energy Efficient Building and Site Planning *Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. The planning and design of new development should contribute to energy efficiency goals.*

The applicant has committed to design the project to the LEED Gold standard. The qualifying features highlighted in the application include: high performance envelope; glazing and mechanical system designed to reduce energy use; bike storage and changing facilities; a green roof and native and adapted vegetation, with low water using irrigation; stormwater capture and reuse; recycled and/or salvaged construction waste; and recycled building materials.

Economic Development Element

Policy ED-2.1.1: Office Growth *Plan for an office sector that will continue to accommodate growth in government, government contractors, legal services, international business, trade associations, and other service-sector office industries. The primary location for this growth should be in Central Washington and in the emerging office centers along South Capitol Street and the Anacostia Waterfront*

The proposed commercial office uses will accommodate office growth in Central Washington.

Policy ED-2.1.3: Signature Office Buildings *Emphasize opportunities for build-to-suit/signature office buildings in order to accommodate high-end tenants and users and corporate headquarters. Consider sites in secondary office centers such as NoMA and the Near Southeast for this type of development.*

The concept approved by the HPRB includes high quality materials, such as Cherokee marble, Indiana limestone and bronze trim in addition to a crystalline design for the Third Church of Christ, Scientist. It is anticipated that the proposed project will attract high-end tenants and users given its prominent location and high quality design.

Policy ED-2.1.5: Infill and Renovation *Support the continued growth of the office sector through infill and renovation within established commercial districts to more efficiently use available space while providing additional opportunities for new space.*

The proposed PUD and map amendment would permit redevelopment of the site with a mixed use development that will provide commercial office uses, ground floor retail and a place of worship.

Urban Design Element

Policy UD-1.1.1: National Image *Strengthen and enhance the physical image, character and outstanding physical qualities of the District, its neighborhoods, and its open spaces, in a manner that reflects its role as the national capital.*

The proposed PUD and map amendment would enhance this section of downtown and the character of 16th Street through the use of high quality materials, and building and streetscape design.

Policy UD-1.1.2: Reinforcing the L’Enfant and McMillan Plans *Respect and reinforce the L’Enfant and McMillan Plans to maintain the District’s unique, historic and grand character. This policy should be achieved through a variety of urban design measures, including appropriate building placement, view protection, enhancement of L’Enfant Plan reservations (green spaces), limits on street and alley closings (see Figure 9.3), and the siting of new monuments and memorials in locations of visual prominence. Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or viewsheds.*

The proposed streetscape improvements will restore and enhance the green space along 16th Street, where double rows of trees were a significant component of the L’Enfant Plan and historic district. In addition, the building concept has been reviewed and approved by the HPRB, and has been found to be compatible with surrounding development through maintenance of the existing street wall and limitations on height variations. The twenty foot setback that has been proposed on the ninth floor preserves the 16th Street view-shed.

Policy UD-2.1.2: Downtown Street and Block Pattern *Maintain a fine-grained pattern of Downtown blocks, streets, and alleys, with intersections and frontages that encourage pedestrian movement and reduce the potential for immense variations in scale and “fortress-like” office buildings.*

The proposed PUD and map amendment will maintain the existing pattern of blocks, streets and alleys. The proposed landscaping will create visual interest along the street frontages and will enhance the pedestrian path. The façade of the building will be interrupted by the crystalline structure that will be located at the northeast corner of the development, in front of the church entrance, providing variations in scale.

Policy UD-2.1.4: Architectural Excellence *Promote excellence in the design of Downtown buildings and landscapes. Particular attention should be focused on ground floor (street) levels, with greater architectural details used to improve visual image.*

The concept, as approved by the HPRB, creates visual interest at the street levels by improving landscaping along both frontages in addition to the incorporation of a crystalline sculpture at the entrance of the place of worship. Further, the double-height ground floor retail embellished with higher quality materials is a visual asset that will improve the image of this prominent corner.

***Street Walls (§§ 913.3-913.5)** “Street walls” refer to the facades of the various buildings that face a street. They shape the level of visual interest on each block, and create a sense of enclosure for travelers. High-quality architecture and landscaping can enhance the visual impact of the street wall and increase its economic value...*

The proposed PUD and map amendment support this policy. The building concept consists of high quality materials, which improve visual interest at the street level and enhances the street wall. The landscape along each frontage will further enhance the pedestrian path while reducing stormwater runoff.

***Policy UD-3.1.1: Improving Streetscape Design** Improve the appearance and identity of the District’s streets through the design of street lights, paved surfaces, landscaped areas, bus shelters, street “furniture”, and adjacent building facades.*

The proposed project would enhance 16th Street and I Street by providing extensive improvements to include pavers, trees, water features and plantings.

***Policy UD-3.1.2: Management of Sidewalk Space** Preserve the characteristically wide sidewalks of Washington’s commercial districts. Sidewalk space should be managed in a way that promotes pedestrian safety, efficiency, comfort, and provides adequate space for tree boxes. Sidewalks should enhance the visual character of streets, with landscaping and buffer planting used to reduce the impacts of vehicle traffic.*

The PUD and map amendment proposes to maintain the wide sidewalk that characterizes lower 16th Street and to further enhance the visual character of the street with a double row of trees, which will reduce the impact of vehicle traffic.

***Policy UD-3.1.6: Enhanced Streetwalls** Promote a higher standard of storefront design and architectural detail along the District’s commercial streets. Along walkable shopping streets, create street walls with relatively continuous facades built to the front lot line in order to provide a sense of enclosure and improve pedestrian comfort.*

The proposed PUD and map amendment proposes to foster a walkable street by creating double high ground floor retail enhanced with high-quality materials. The façade will be constructed to the front lot line to match the existing street wall and provide a sense of enclosure. In addition, the streetscape, including double rows of trees, will improve pedestrian comfort and circulation.

Central Washington Area Element

The property is located in the Golden Triangle/K Street policy focus area of the Central Washington Area Element:

Policy CW-1.1: Promoting Mixed Use Development *Expand the mix of land uses in Central Washington to attract a broader variety of activities and sustain the area as the hub of the metropolitan area. Central Washington should be strengthened as a dynamic employment center, a high-quality regional retail center, an internationally-renowned cultural center, a world-class visitor and convention destination, a vibrant urban neighborhood, and the focus of the regional transportation network. New office and retail space, hotels, arts and entertainment uses, housing, and open space should be encouraged through strategic incentives so that the area remains attractive, exciting, and economically productive.*

The proposed project would expand the mix of land uses to include a place of worship, office and retail. The proposed mix of uses increases the density of the site and will ensure that it remains active throughout the day, sustaining the area as a hub of the metropolitan area.

Policy CW-1.1.2: Central Washington Office Growth *Retain Central Washington as the premier office location in the Greater Washington region. Office development should generally be guided eastward from its current area of concentration, filling in the gap between 3rd Street NW and North Capitol Street (south of Massachusetts Avenue), and capitalizing on the growing demand for office space along North and South Capitol Streets and in the vicinity of the New York Avenue Metro station. A range of office space should be planned to meet the needs of high-end, mid-range, and low-end office space users.*

The proposed development, in concert with the approved concept, will help retain Central Washington as the premier office location in the Greater Washington region.

Policy CW-1.1.12: Reinforcing Central Washington's Characteristic Design Features *Reinforce the physical qualities that set Central Washington apart from all other major American city centers, including the L'Enfant framework of diagonal avenues and park reservations, relatively low building heights, the great open spaces of the National Mall and Tidal Basin, the large number of historic and/or monumental buildings, and the blending of historic and contemporary architecture.*

The proposed PUD and map amendment will reinforce Central Washington's characteristic design features, including a visual height that is consistent with the lower 16th Street, the use of high quality building materials, and the installation of landscape along 16th Street. The approved concept is a blend of historic and contemporary design, further enhancing the institutional quality of lower 16th Street.

Policy CW-1.1.13: Creating Active Street Life and Public Spaces *Promote active street life throughout Central Washington through the design of buildings, streets, and public spaces.*

The proposed PUD and map amendment will encourage an active street life by providing ground floor retail and a minimum of three entrances into the building. The proposed streetscape improvements will also enhance street life, making the frontages more comfortable for pedestrians.

B. Comprehensive Plan Generalized Policy Map

The Generalized Policy Map locates the subject site within the Golden Triangle/K Street area of the Central Washington Area Element. Policies for this area include: sustaining the Golden Triangle/Franklin Square area as a prestige employment center; encouraging the gradual diversification of land uses in Golden Triangle; retaining and enhancing the unique characteristics of the Golden Triangle/K Street area; supporting the continued

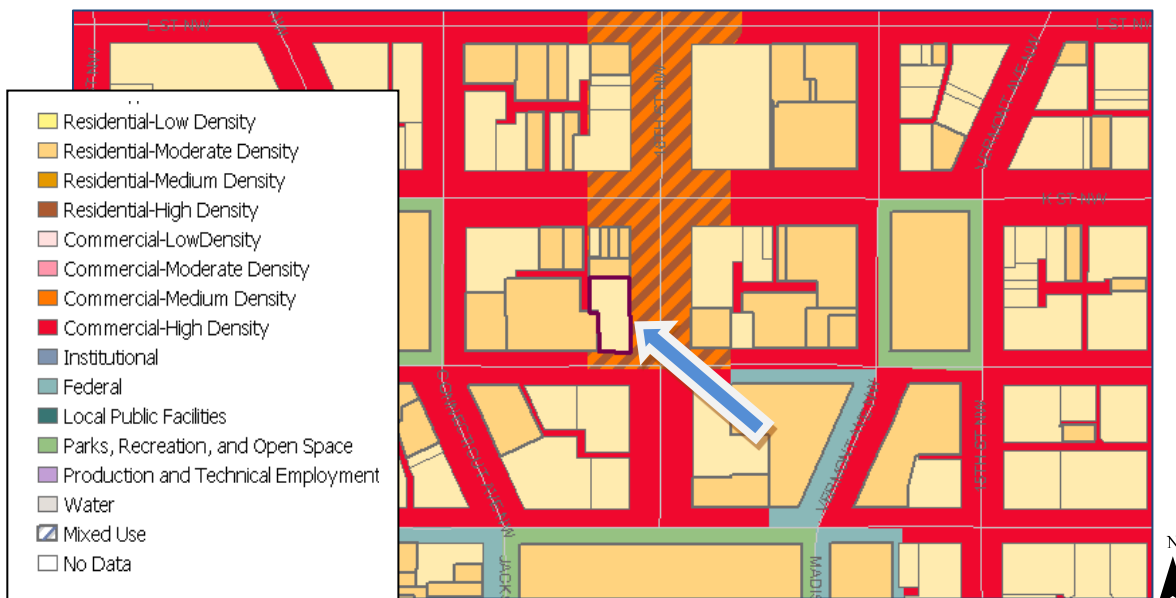
concentration of active ground-floor retail uses along the Connecticut Avenue corridor between K Street and Dupont Circle; improving east-west circulation through the Golden Triangle to provide better connections; and protecting and enhancing the special character of Lower 16th Street NW between H Street and Scott Circle.



Comprehensive Plan Generalized Policy Map

C. Future Land Use Map

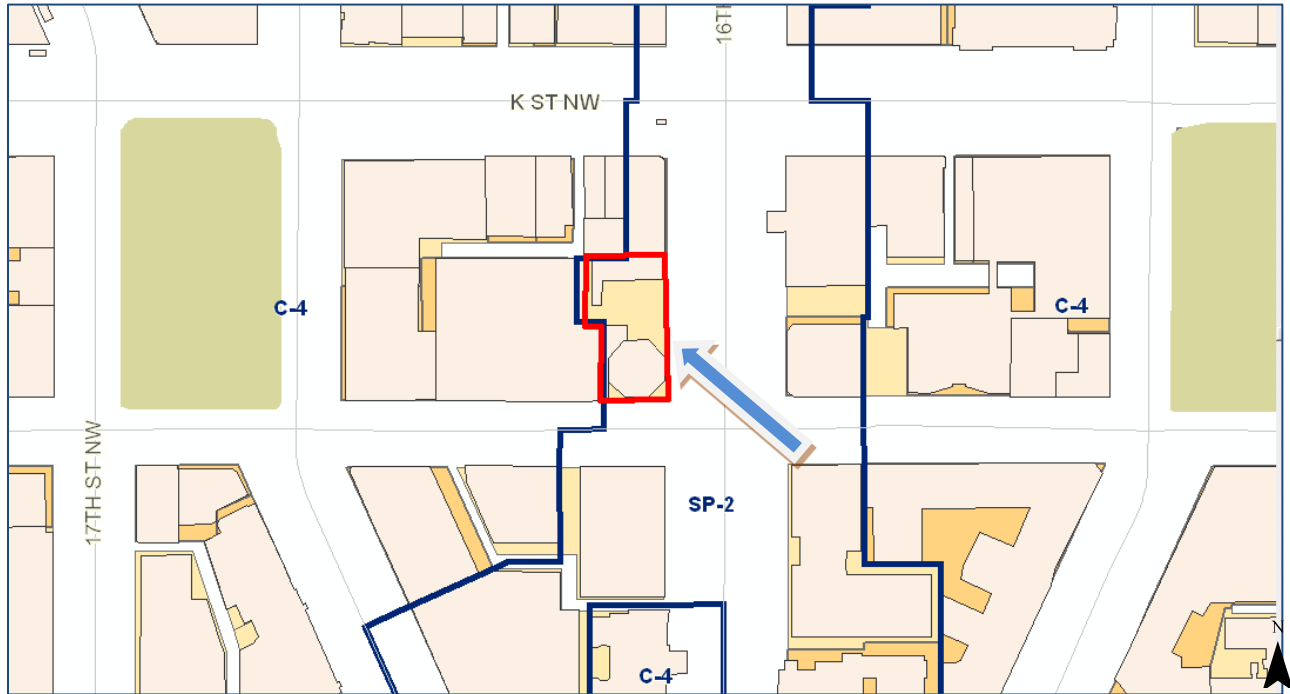
The Future Land Use Map designates the subject site for medium density commercial and high density residential mixed use. The proposed development is not inconsistent with the land use designation.



Future Land Use Map

V. ZONING

The site is currently zoned SP-2. The SP-2 zone continues to the north, east (across 16th Street) and south (across I Street). To the west is a C-4 zone. The SP-2 zone is intended to act as a buffer between adjoining commercial and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of this district. The proposed C-3-C encourages medium-high density development, including office, retail, housing and mixed-use development that are compact in area.



Zoning Map

The following table compares the matter of right standards of the underlying SP-2, with the C-3-C and the C-3-C/PUD, and the design proposed for the project.

Standard	SP-2	C-3-C	C-3-C-PUD	Proposed Development ¹
Height (ft.)	90 ft.	90 ft.	130 ft.	112 ft.-3 ½ in.
FAR	6.5	6.5	8.0 ²	8.06
Gross Floor Area: Nonresidential	113,639.50 SF GFA	113,639.50 SF GFA	139,514.3 GFA	140,863 GFA
Lot Occupancy	80% residential 100% commercial	100% nonresidential	100% nonresidential	100% nonresidential
Penthouse Height	18'-6"	18'-6"	18'-6"	17'-9"
Penthouse Area	0.37 FAR	0.37 FAR	0.37 FAR	0.05 FAR
Penthouse Setback	16'-6" from alley	16'-6" from alley	16'-6" from alley	0' from alley

¹ Information as supplied by the applicant – OP will continue to work with the applicant to clarify and refine this information prior to a public hearing

² Section 2405.3 allows the Zoning Commission to authorize up to an additional five percent (5%) of total floor area, or, in this zone, an FAR of up to 8.4.

Rear Yard	2.5 in/ft; not less than 12 ft.	2.5 in/ft; not less than 12 ft.	2.5 in/ft; not less than 12 ft.	Court in lieu of rear yard
Side Yard	0	0	0	0
Courts	3 in/ft; 12 ft. minimum	3 in/ft; 12 ft. minimum	3 in/ft; 12 ft. minimum	Above Church – complies
Parking Office Retail Church	69 spaces 1 space 0 spaces	69 spaces 1 space 0 spaces	69 spaces 1 space 0 spaces	92 spaces 2 spaces 0 spaces
Loading berths Office Retail Church	2 berths @ 30 ft None None	2 berths @ 30 ft None None	2 berths @ 30 ft None None	2 berths @ 30 ft
Loading platforms Office Retail Church	2 platforms @ 100 sf None None	2 platforms @ 100 sf None None	2 platforms @ 100 sf None None	1 platform @ 422 sf Relief Required
Loading spaces Office Retail Church	1 space at 20 ft None None	1 space at 20 ft None None	1 space at 20 ft None None	1 space @ 20 ft ³ Relief Requested
Bike Parking – Long Term Office Retail Church	1 space 37 spaces 1 space	1 space 37 spaces 1 space	1 space 37 spaces 1 space	1 space 37 spaces 1 space
Bike Parking – Short Term Office Retail Church	1 space 2 spaces 1 space	1 space 2 spaces 1 space	1 space 2 spaces 1 space	1 space 2 spaces 1 space

FLEXIBILITY

In addition to the PUD-related map amendment from SP-2 to C-3-C/PUD, and the request for Zoning Commission approval of a small increase in FAR pursuant to 2405.3, the applicant has requested flexibility in regards to a substandard setback of the mechanical penthouse and loading. Should the Project be set-down, OP would continue to work with the applicant to provide a more complete analysis of the flexibility requested prior to the public hearing, and to further define the parameters of the additional flexibility requested.

VI. PUD EVALUATION STANDARDS AND PUBLIC BENEFITS AND AMENITIES

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.” In order to maximize the use of the site consistent with the Zoning Regulations, and be compatible with the surrounding community, the application requests that the proposal be reviewed as a consolidated PUD. This will allow the use of the flexibility stated in § 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 or quality of public benefits and that it protects and advances the public health, safety, welfare, and convenience.

³ Sheet A-101 of the plan set provided demonstrates compliance with the requirement for one loading space; however, the applicant has indicated that the design of the loading bays is being revised and could be modified from what has been shown. As a result, flexibility from this requirement has been requested.

The application requests a PUD-related map amendment which would allow approximately 22 feet of additional building height above SP-2 limits, but 18 feet less than the maximum permitted under the requested C-3-C PUD limit of 130 feet. The project proposes an FAR of 8.06, more than the 6.5 FAR permitted under the SP-2 zoning, a gain of 27,223 square feet.

The PUD standards further provide 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.”

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.” 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 the typical development of the type proposed...” (§2403.12). The application has offered the following amenities and benefits as an offset to the additional development gained through the application process:

(a) *Urban design, architecture, landscaping, or creation or preservation of open spaces*

The design attempts to address the neighborhood’s character through the building’s high-quality materials, including Cherokee marble, Indiana limestone and bronze trim, and its continuation of the street wall in the 16th Street Historic District. The classical design of the building, including the introduction of a white marble base and trim around the upper floor windows, allow the structure to relate to its immediate neighbors and the predominant materials of monumental Washington. The ninth floor will be set back 20 feet from the property line, allowing the 93 foot cornice height to appear in scale with adjacent development. Further, the rooftop porch disguises the mechanical penthouse behind it, effectively lowering the visual height of the building. The double-height ground floor, glass corners, crystalline church façade and extensive landscape design, which includes a double row of trees, are additional features that benefit urban design, architecture and landscaping.

(b) *Site planning, and efficient and economical land utilization*

The proposal would enhance a prominent corner on lower 16th Street, blocks from the White House. The project would activate the surrounding street network with a combination of active retail uses and streetscape improvements.

(c) *Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts*

OP encourages the applicant to continue working with DDOT on the transportation management measures, including circulation patterns and truck/trash turning diagrams, to ensure complete DDOT review prior to a public hearing.

(d) *Historic preservation of private or public structures, places, or parks*

The proposed design and materials palette has been found by the HPRB to be consistent with the historic character of the 16th Street Historic District, and the proposal has obtained concept approval from the HPRB.

(e) *Housing and affordable housing*

The proposed development does not include on-site housing or affordable housing. The applicant has committed to making a direct contribution to the Housing Production Trust Fund, as required by § 2404 of the zoning regulations.

(f) Environmental benefits:

The proposed development provides a number of environmental benefits that include street tree planting and maintenance, landscaping, energy efficiency, and the inclusion of bike storage and changing facilities. The applicant has indicated that the project will be designed to the LEED Gold standard; should the project be set-down, OP would continue to work with the Applicant to ensure that progressive green building elements are incorporated and fully described prior to a public hearing.

(g) Uses of special value to the neighborhood or the District of Columbia as a whole;

The applicant has worked with Advisory Neighborhood Commission ("ANC") 2B in developing the concept for the development, which has generally been supportive of the request. The project will redevelop a highly prominent corner in Central Washington and will also result in the provision of a sizable contribution to the Housing Production Trust Fund.

VII. AGENCY REFERRALS AND COMMENTS

Prior to a public hearing, the application will be referred to the following District agencies for review and comment:

- Department of Transportation (DDOT);
- Department of the Environment (DDOE);
- Fire and Emergency Medical Services Department (FEMS);
- DC Water;
- DC Public Schools (DCPS);
- Department of Housing and Community Development (DHCD);
- Department of Public Works (DPW);
- Department of Employment Services (DOES); and
- Department of Health (DOH).

VIII. CONCLUSION

The proposed PUD is not inconsistent with the elements of the Comprehensive Plan and OP recommends the application be set down for public hearing. OP will work with the Applicant to supplement the proposal as noted in this report, and to respond to any requests for additional information by the Commission.