

MEMORANDUM

TO: District of Columbia Zoning Commission

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

DATE: November 27, 2013

SUBJECT: Case No. **ZC-13-10: Setdown Report** for a Consolidated Planned Unit Development and Zoning Map Amendment for 3212 Georgia Avenue, N.W., filed by Holland & Knight LLP for ZP Georgia, LLC

APPLICATION

ZP Georgia, LLC has applied for a Consolidated Planned Unit Development (PUD) and a related Map Amendment to rezone the site from the GA/C-2-A to GA/C-2-B to accommodate a 105-unit apartment building with 3,816 square feet of ground floor retail and 36 off-street parking spaces.

A separate application was filed with the Office of the Surveyor to close the portion of the dead-end public alley surrounded by the site.

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning recommends the case be set down for public hearing. This project will provide new housing and retail space, and further the revitalization that continues along Georgia Avenue. The proposed development is not inconsistent with the Future Land Use Map or the Comprehensive Plan.

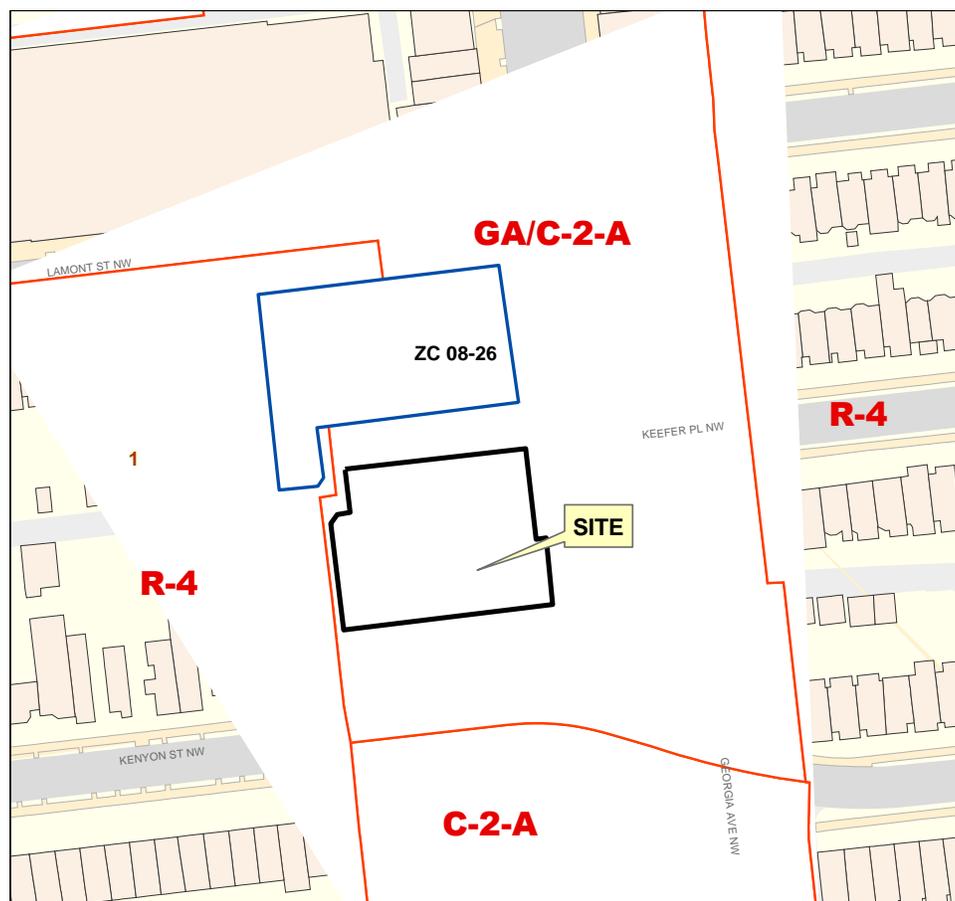
The applicant has requested relief from five zoning requirements. The Office of Planning believes that these can be granted as proposed.

AREA DESCRIPTION

Address	3212 Georgia Avenue, N.W.
Legal Description	Square 2892, Lots 102, 103, 104, 105, 879, 910 and a portion of a public alley to be closed
Ward	1
Lot Characteristics	Unusually-shaped relatively level mid-block property with rear alley access
Existing Development	One and two-story commercial buildings and a surface parking lot
Existing Zoning	GA/C-2-A -C-2-A: Medium density commercial district -GA: Georgia Avenue Neighborhood Commercial Overlay District



Adjacent Properties	North: Two-story commercial buildings and a six-story mixed-use building (ZC 08-26) South: One and two-story commercial buildings East: One and two-story commercial buildings, and a four-story mixed use building under construction. West: Across the public alley, small apartment buildings and row houses
Surrounding Neighborhood Character	Commercial and residential uses on Georgia Avenue, with apartments and row houses to the east and west.



Zoning & Vicinity Map

The site is currently improved with five store fronts and a surface parking lot with a curb cut onto Georgia Avenue. At the rear is small one-story detached brick out-building. A small dead-end alley at the rear providing access to the interior of the subject property only is proposed to be closed by the applicant.

The subject property is located approximately one-third of mile south of the Georgia Avenue-Petworth Metrorail station on the Green Line.

PROPOSAL

The applicant proposes to construct an eight-story mixed-use building with 105 dwelling units and 3,816 square feet of ground floor commercial space, directly accessible from Georgia Avenue. Two retail entrances would be provided in midpoint along the Georgia Avenue façade.

The 105 apartments would be broken down as follows:

- 35 studios;
- 14 junior one-bedrooms;
- 35 one-bedrooms;
- 7 one-bedrooms plus den; and
- 14 two-bedrooms.

Eight percent of the residential floor area would be devoted to affordable units, in conformance with Inclusionary Zoning. Sheets A-15 and A-16 indicate that the affordable units would be distributed throughout the building, and that the unit mix would generally reflect that of the building as a whole.

Access to the residential portion of the building would be at the southern end of the building, via a residential lobby, that would provide access to elevators, and a club room and fitness center for residents. Toward the rear of the building would be a bike room for the storage of thirty-five bicycles for residents, with an additional eight bike racks outside of the building. A secondary emergency exit would be located at the north end of the building. With the exception of the lobby entrance, all doors would open out into an alcove, protecting passersby from the opening of doors. Only the lobby entrance would open outward directly into the sidewalk, although this portion of the sidewalk is in private space. Due to the lot configuration, this portion of the building extends outward by 5.5 feet, narrowing the distance between the building wall and the curb in front of the lobby only. OP suggests the applicant pull the building back 5.5 feet on the first level only to provide a consistent sidewalk width across the entire front of the structure and align the building with the recently constructed mixed-use building to the north at the corner of Georgia and Lamont, while also realigning the doors to not open out directly onto the sidewalk. Upper floors could remain as proposed, preserving the articulation of the Georgia Avenue façade. Although the adjacent building to the south at the corner of Georgia and Kenyon does not provide the same sidewalk width as the subject property, the opportunity exists that it could be widened in the future, should that property redevelop, improving the pedestrian experience.

To the front of the building the applicant proposes to use a mix of concrete pavers and special pavers, within both public space and private space. OP suggests the applicant work with the Public Space Committee to ensure that the pavers used in public space are in accordance with DDOT standards.

The second through eighth floors of the building would be devoted to residential use. Retail space would be located generally in the northeast corner of the first floor, and the entire first floor would have sixteen-foot ceiling heights, in excess of the minimum required fourteen feet, to improve its attractiveness for retail.

The building would be in the shape of a 'C' and include a west facing open court to allow light and air into residential units on the upper floors, and the club room/fitness center and bike room on the first floor. Landscaping and a bio-retention facility would be provided within the courtyard. The roof would be devoted to mechanical equipment or green roof, with additional green roof provided atop the roof structures. Mechanical equipment for the operation of the building would be located in approximately the center of each "arm" of the "C", and also at the northeast corner of the building. The two roof structures would provide access to the roof. A rooftop terrace, providing passive recreation space, would be located approximately the center of the building, with surrounded by areas of landscaping. On the south side of the building would be a roof structure that would include stairwell and elevator access, including an elevator lobby, and a lavatory. A second roof structure would be located on the north side of the building, housing a second stairwell and a generator.

Vehicular access to the building would be from the public alley at the rear. Entrance to the parking garage on the lower level would be from the northwest corner of the building. Thirty-four parking spaces would be located

within the garage, including four spaces with electrical charging provisions reserved low emissions/fuel efficient (LEFE) vehicles. A dog spa for use by the residents to bathe their dogs would be located within basement.

The exterior of the building is proposed to be primarily masonry. Facing Georgia Avenue floors three through seven would protrude outward and be faced with light color fiber cement panels, surrounded on three sides by dark gray brick. At the southern end of the façade six units would have balconies that would project out over the residential entrance with glass guard rails, and would alternate floors with windows surrounded by metal panels. A glass window system would be used across the first floor, providing visibility into the retail space and residential lobby.

Instead of blank walls the sides of the building would be covered with a light gray brick with punched windows. Although all of the windows on the sides of the building would be at-risk, these windows provide light into corridors only, and not into any dwelling units, enabling them to be covered should any of the adjacent properties redevelop. The light gray brick from the sides would extend to the rear facade, with fiber cement panels used on the façade within the courtyard.

Fourteen units would have balconies on the rear of the building, and twelve others would have balconies facing the courtyard. In combination with the three balconies at the front of the building, more than one-quarter of the units would have private balconies.

One existing curb cut on Georgia Avenue would be removed, and four street trees would be planted within the Georgia Avenue public space.

ZONING

The site is currently zoned GA/C-2-A and the application proposes to zone the entire site GA/C-2-B. The project is designed to conform to the permitted height and FAR for the requested GA/C-2-B Zone District.

The following table is a comparison of the GA/C-2-A and GA/C-2-B/PUD standards, and the proposed development:

Table 1

	GA/C-2-A	GA/C-2-B/PUD	Proposal
Area	10,000 SF	10,000 SF	16,756 SF
Height	55* feet	95* feet	87 feet
FAR	Nonresidential – 1.5 Residential –2.5 TOTAL – 2.5	Nonresidential – 2.0 Residential –6.0 TOTAL – 6.0	Nonresidential – Residential – TOTAL – 5.95
Lot Occupancy	Residential – Max. 60% Nonresidential – Max. 100%	Residential - Max. 80% Nonresidential – Max. 100%	Residential – 77%
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 1 <u>Residential</u> –1/ 3 units or 35 TOTAL - 36	<u>Retail</u> - 1 <u>Residential</u> - 35 TOTAL - 36
Compact Parking Spaces	Minimum 5 spaces grouped together	Minimum 5 spaces grouped together	Group of two spaces at rear of building
Loading	1 loading berth @ 55 ft. deep 1 loading platform @ 200 SF	1 loading berth @ 55 ft. deep 1 loading platform @ 200 SF	1 loading berth @ 30 ft. deep

	1 service/delivery space @ 20 ft.	1 service/delivery space @ 20 ft.	1 loading platform @ 200 SF No service/delivery space
Rear Yard	15 feet	15 feet	None
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	2 roof structures Setback distance less than height
Green Area Ratio	0.3	0.3	0.3

* Buildings providing a minimum ground floor ceiling height of 14 feet permitted an additional five feet of building height pursuant to § 1328.10.

The proposal is in conformance with all the Georgia Avenue Overlay District design requirements contained within § 1328 of the Zoning Regulations, with the exception of Sec. 1328.2. Flexibility has been requested from this provision, as discussed below.

FLEXIBILITY

The following flexibility is required from the Zoning Regulations:

Rear Yard

§ 774.1: This section requires a minimum rear yard of 15 feet within the C-2-B zone district. The lot is 116 feet, three inches in width and the application requests flexibility to permit no rear yard for a distance of 32 feet, ten inches, due to the irregular shape of the lot. The required rear yard would be provided for the remainder of the site. The building as proposed would result in a better design and layout of the building.

Roof Structures

§ 411: This section requires all penthouses be located within one roof structure. The subject application proposes two roof structures for pedestrian access; one for the elevator and a stairwell, necessary to make the rooftop ADA accessible, and the other for a second stairwell, as required by the Fire Code. The two penthouses would be set back as required from the street and alley, but not from either the courtyard or side walls of the building. Revising the color of the roof structures to dark color would minimize their appearance as viewed from the sides of the building. The Office of Planning will continue to work with the applicant on the design of the roof structures should this application be set down by the Commission.

Compact Parking

§ 2115.4: This section requires compact parking spaces be placed in groups of not less than five. The application proposes to provide a group of two compact parking spaces accessible from the public alley. This flexibility would enable the applicant to utilize the exterior parking area more efficiently while providing the number of parking spaces required by the Zoning Regulations. The Office of Planning will request comments from DDOT on this proposal should this application be set down by the Commission.

Loading

§ 2201.1: This section requires the provision of one 55-foot deep residential loading berth, one 200 square-foot platform and one 20-foot service/delivery space. Instead, flexibility is requested to permit one 30-foot residential loading berth, one 200 square-foot platform and no service delivery space. This request would relieve the applicant from having to provide loading facilities in excess of the demands that would be placed on those facilities, and would allow the applicant to design the loading to reflect the anticipated needs of the building. The

Office of Planning will request comments from DDOT on this proposal should this application be set down by the Commission.

Georgia Avenue Overlay

§ 1328.2: This section requires that buildings must be designed and built so that not less than 75 percent of the street wall at street level shall be constructed to the property line abutting the street right-of-way. This flexibility would enable the applicant to design the building so that 57% of the street wall would be constructed to the property line abutting the street due to the unevenness of the front lot line. However, OP has requested that the applicant pull the residential lobby back 5.5 feet, further decreasing the amount of street wall at street level constructed to the property line, and resulting in less than 57 percent of the property constructed to the lot line. The Office of Planning will work with the applicant to further refine and define this request prior to the public hearing, should the Commission set down the application.

Additional Areas of Flexibility

The application requests the ability to modify the plans as approved for this project. Specifically, the applicant requests the ability to:

1. Provide a range in the number of residential units by up to ten percent;
2. Vary the location of and design of interior components, such as partitions, structural slabs, doors, hallways, columns, stairways and mechanical rooms, provided the exterior configuration of the building does not change;
3. Vary the number, location and arrangement of parking, provided the total number of spaces is not reduced;
4. Vary the sustainable design features of the building, provided the total number of LEED points achievable does not decrease below sixty points under the LEED 2009 for New Construction and Major Renovations rating standards;
5. Vary the final selection of the exterior materials within the color ranges and material types as proposed based upon availability at the time of construction without reducing quality, and to make minor refinements to the exterior details of the building, and any other changes to comply with all applicable District of Columbia laws and regulations necessary to obtain a final building permit; and
6. If the retail area is leased by a restaurant, flexibility to vary the location and design of the ground floor components in order to comply with any District of Columbia laws and regulations necessary for licensing and operation of the restaurant.

The Office of Planning will work with the applicant to further refine and define these requests prior to public hearing, should the Commission set down the application.

Georgia Avenue Overlay District

The Georgia Avenue Overlay District contains a list of design requirements intended to improve the pedestrian experience on the street, including more openness between pedestrians and buildings, direct access into individual businesses and minimization of solid windowless walls. The subject application is in conformance with those design guidelines as enumerated under Section 1328 of the Zoning Regulations, with the exception of § 1328.2 as described above, for which flexibility has been requested.

Section 1330.1(b) requires special exception approval by the Board of Zoning Adjustment for the construction of any new building on a lot consisting of 12,000 square feet or more. The subject property consists of 16,756 square feet. However, Section 2405.7 of the Zoning Regulations gives the Commission authority to approve any special exception as a part of a PUD application.

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.” 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 will 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 applicant has requested a related change in zoning of the property to gain 32 feet in height and approximately 57,808 square feet in floor area over that permitted as a matter-of-right. Public benefits proposed by the applicant are discussed below.

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.

Georgia Avenue is experiencing revitalization in the form of new commercial and residential projects. The proposed mixed-use development would incorporate ground-level commercial space designed to conform to modern retail requirements, including sixteen-foot high ceilings. It would complement the recently completed PUD for a six-story mixed-use building with ground floor retail at the southwest corner of Georgia and Lamont Street, one-half block north, and provide additional residential density in support of improved commercial opportunities.

PUBLIC BENEFITS AND AMENITIES

The Office of Planning will request additional information from the applicant regarding the proposed benefits and amenities to ensure that they are consistent with the relief requested.

Section 2403.9 outlines *“Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:*

- (a) Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) Site planning, and efficient and economical land utilization;*
- (c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*
- (f) Housing and affordable housing;*
- (h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;*
- (i) Uses of special value to the neighborhood or the District of Columbia as a whole;*

Urban Design and Architecture, Landscaping and Open Space

The subject application proposes a masonry building with contrasting fiber cement panels across the front with residential balconies and punched windows on the sides. The application further states that *“the project implements a number of urban design and architectural best practices”* and that *“given the width of the Georgia Avenue right-of-way, taller buildings holding a uniform street wall will create a well proportioned street section with a better sense of enclosure and place.”* Although the application conforms to the design requirements of the Georgia Avenue Overlay District, with the exception of Sec. 1328.2 for which flexibility has been requested, the Office of Planning will request additional information from the applicant prior to public hearing should the subject application be set down by the Commission to further refine this request.

First Source Employment Program and Local Business Opportunity Program

The applicant has agreed to enter into a First Source Employment Program with the Department of Employment Services to promote and encourage the hiring of District of Columbia residents.

Housing and Affordable Housing

The application proposes that eight percent of the new residential square footage as affordable at 80 percent of AMI, or 7,713 square feet. This is equal to the minimum amount of affordable housing required by Inclusionary Zoning. Therefore, the Office of Planning does not consider this to be a benefit or amenity.

Environmental Benefits

The application indicates that the proposed building would be designed to achieve LEED Gold 2009 for New Construction and Major Renovations. The building and its construction will include many sustainability features, including:

1. Development density and community connectivity;
2. Water efficient landscaping;
3. Use of recycled and regional materials;
4. Provision of parking for low emitting and fuel efficient vehicles;
5. Installation of a green roof; and
6. Use of low emitting paints, adhesives and flooring systems.

Sheet A-31 is the LEED Checklist indicating that the proposed development would achieve 61 out of 110 points, and Sheet L-01 indicates that four street trees are proposed within public space and that a bio-retention basin would be installed at the rear of the building.

Uses of Special Value to the Neighborhood

The applicant indicated that they have been working with the ANC 1A to identify additional benefits and amenities desired within the community. Specifically, the applicant has discussed with the ANC the installation of African-American trail markers on buildings along Georgia Avenue. Should the Commission set down this application the Office of Planning would work with the applicant in addressing this list.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

The proposed development is located within the Mid-City Area of the Comprehensive Plan and is not inconsistent following policies of Mid-City Element of the Plan:

Policy MC-1.1.2: Directing Growth

Stimulate high-quality transit-oriented development around the Columbia Heights, Shaw/Howard University, and U St. /African American Civil War Memorial/Cardozo Metrorail station areas, as well as **along the Georgia Avenue corridor** and the North Capitol Street/Florida Avenue business district. **Opportunities for new mixed income housing, neighborhood retail**, local-serving offices, and community services **should be supported in these areas**, as shown on the Comprehensive Plan Policy Map and Future Land Use Map.

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**.

Policy MC-2.1.1: Revitalization of Lower Georgia Avenue

Encourage continued revitalization of the Lower Georgia Avenue corridor. **Georgia Avenue should be an attractive, pedestrian-oriented “Main Street” with retail uses**, local-serving offices, **mixed income housing**, civic and cultural facilities, and well-maintained public space.

Policy MC-2.1.3: Georgia Avenue Design Improvements

Upgrade the visual quality of the Georgia Avenue corridor through urban design and public space improvements, including **tree planting**, new parks and plazas, upgrading of triangle parks, and façade improvements that establish a stronger identity and improved image.

The proposed development is not inconsistent following policies of the Housing Element:

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.

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.

Policy H-1.1.4: Mixed Use Development

Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations.

The proposed development is not inconsistent following policies of the Environmental Protection Element:

Policy E-2.2.3: Reducing Home Heating and Cooling Costs

Encourage the use of energy-efficient systems and methods for home insulation, heating, and cooling, both to conserve natural resources and also to reduce energy costs for those members of the community who are least able to afford them.

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.

The proposed development is not inconsistent following policies of the Urban Design Element:

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.

Policy UD-1.4.5: Priority Avenues/Boulevards

Focus the city's avenue/boulevard design improvements on historically important or symbolic streets that suffer from poor aesthetic conditions. Examples include North and South Capitol Streets, Pennsylvania Avenue SE, and **Georgia Avenue** and the avenues designated by the "Great Streets" program.

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.

The proposed development is not inconsistent following policy of the Economic Development Element:

Policy ED-2.2.3: Neighborhood Shopping

Create additional shopping opportunities in Washington’s neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with **appropriately-scaled retail infill development on vacant and underutilized sites.**

Policy ED-3.1.1: Neighborhood Commercial Vitality

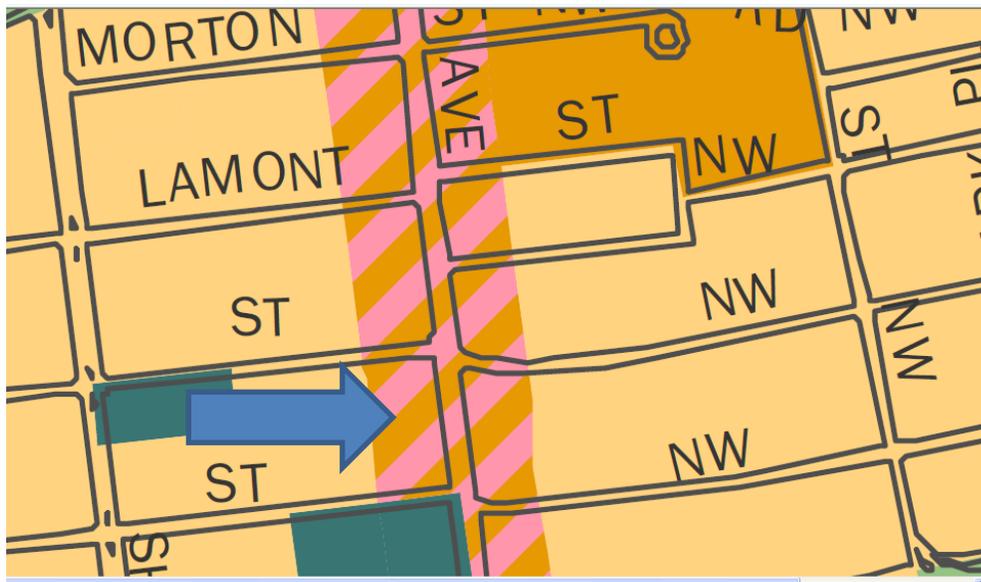
Promote the vitality and diversity of Washington’s neighborhood commercial areas by retaining existing businesses, **attracting new businesses, and improving the mix of goods and services available** to residents.

The proposed development would eliminate an underutilized site developed with small buildings providing outdated commercial space and a surface parking lot approximately one-third of a mile from a Metrorail station. It would provide new housing and modern retail spaces directly accessible from the sidewalk and below-grade parking along the Georgia Avenue corridor. Many green components are incorporated into the design of the building, including a bio-retention facility, the planting of four new street trees along Georgia Avenue and a green roof.

FUTURE LAND USE MAP: Mixed Land Use: “Areas where the mixing of two or more land uses. The general density and intensity of development within a Mixed Use area is determined by the specific mix of uses.”

Moderate Density Commercial: “Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area.”

Medium Density Residential: “Defines 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.”



Comprehensive Land Use Map

GENERALIZED POLICY MAP: Main Street Mixed Use Corridors: “Traditional commercial business corridors with a concentration of older storefronts along the street. The service area for Main Streets can vary from one neighborhood to multiple neighborhoods. Many have upper story residential or office uses.

Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs. Any development or redevelopment that occurs should support transit use and enhance the pedestrian environment.”



Generalized Policy Map

GEORGIA AVENUE-PETWORTH METRO STATION AREA AND CORRIDOR PLAN

The Georgia Avenue – Petworth Metro Station Area and Corridor Plan is a small area plan that was adopted by Council in December 2006. This Plan includes a revitalization strategy as a framework to guide growth and development and preserve and enhance the quality of life in the neighborhoods along the corridor. The site is within the Park View/Park Morton Neighborhood Area.

The Plan recognizes that the Georgia Avenue Corridor is mostly zoned C-2-A with a few areas of C-3-A zone and has struggled with a lack of critical residential mass to support viable retail environment. The Corridor has an abundance of vacant retail space and what exists is largely redundant and substandard. The subject property is located approximately one-third of a mile from the Georgia Avenue-Petworth Metrorail station and proposes additional residential density on Georgia Avenue with modern retail spaces.

The Plan makes the following recommendations for the Georgia Avenue corridor under the Corridor Strategies section:

Market Economics

Encourage retail development that brings the desired mix of quality neighborhood-serving business and services.

Encourage a mix of residential development along the corridor to absorb the five-year demand for 1,605 new housing units.

Transportation

Widen sidewalks along Georgia Avenue to allow outdoor seating areas and functional walking space in front of future restaurants, shops, and café locations.

Urban Design and Public Realm
Encourage green roofs in new development projects.

Within the Neighborhood Areas section, the Plan makes the following recommendation:

Park View/Park Morton
*Apply Transit Oriented Development principles to generate a dynamic place with **increased variety and intensity of land use and activities within walking distance of the metro station** that draws the community and visitors to socialize, shop, live, and interact.*

The proposed development would provide a mixed-use building that would include a green roof within walking distance of the Georgia Avenue-Petworth Metrorail station.

GREAT STREETS FRAMEWORK PLAN – 7TH STREET – GEORGIA AVENUE

Georgia Avenue is one of the eight streets identified in the District’s Great Streets Initiative. These streets have been identified as arterials that have great opportunities for commerce, vitality and city living. The District Government is providing financial resources to revitalize these areas. Along Georgia Avenue investments have been made in many new residential projects to bring new residents and shoppers to the neighborhoods.

The Office of Planning therefore finds that the proposed development at a FAR of 5.95 and a mixture of residential and retail uses is not inconsistent with the Comprehensive Plan.

AGENCY REFERRALS AND COMMENTS

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

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

SUMMARY OF COMMENTS

The Office of Planning supports the proposal and the level of detail provided is acceptable for setdown. The requested modifications to rear yard, roof structures, compact parking, loading and the Georgia Avenue Overlay District are not inconsistent with the Comprehensive Plan, and should not significantly impact the intent of the first-stage approval.

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
1. Pull back façade of building 5.5 feet	This would provide for a widened, consistent and functional sidewalk width along most the block between Kenyon and Lamont.
2. Roof structures should be faced in a dark color or black	This would minimize the impact of the roof structures by making them less visible.
3. Design all doors to either open into the building or into an alcove only.	Although the residential lobby doors are proposed to open into public space, this would prevent the doors from obstructing pedestrian traffic and the possibility of collisions with pedestrians.
4. Work with Public Space Committee on pavers proposed within public space	Ensure that the proposal is in conformance with DDOT standards.

RECOMMENDATION

The Office of Planning supports the proposal for a new mixed-use building providing space for residential and commercial uses. The proposed PUD and related map amendment are not inconsistent with the elements of the Comprehensive Plan. Therefore, the Office of Planning recommends the application be set down for public hearing. The Office of Planning will continue to work with the applicant towards a more detailed review prior to the public hearing, should the Commission set the application down.

JS/sjm^{AICP}

Case Manager: Stephen J. Mordfin, AICP