



Memorandum

TO: District of Columbia Zoning Commission

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

DATE: June 10, 2013

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

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends approval of this Planned Unit Development (PUD) application and Zoning Map Amendment. The proposed PUD and Zoning Map Amendment conforms to the 2010 Comprehensive Plan's objectives for the area and to the Generalized Land Use and Policy Maps, and meets the objective of the Mayor's Agent. The applicant has continued to work with the Historic Preservation Office (HPO) to refine the concept for the proposed building and has provided the most recent renderings in the pre-hearing statement. Since the setdown meeting on April 15, 2013, the applicant has had discussions and meetings within the community, which have resulted in the improvement of the proffered benefits and amenity package. .

II. PROPOSAL

The applicant, ICG 16th Street Associates, LLC, 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;
- 93 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); and
2. 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. While the concept was delegated to HPO for final review, a revised design was most recently presented to the HPRB at its March 7, 2013 public hearing.

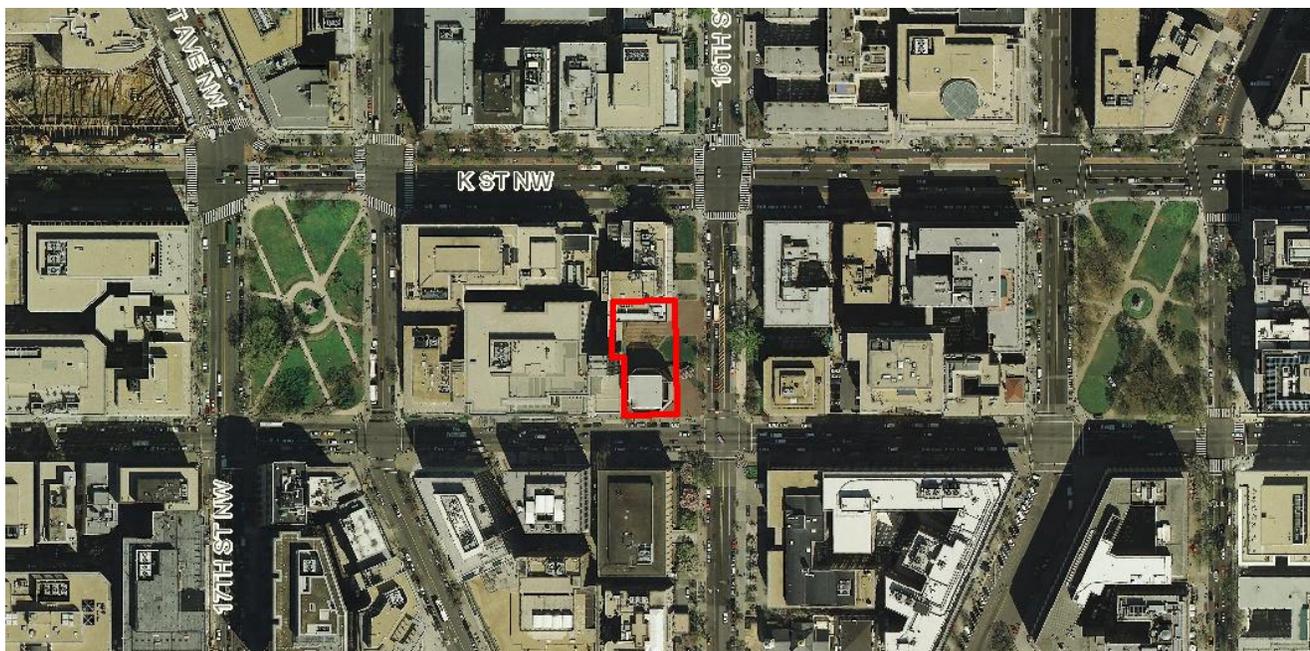
The proposed building matches the existing street wall up to a height of just over 93 feet, at which point the ninth floor is setback twenty feet from the property line. This allows the façade as viewed from the street to reflect that of adjacent buildings. Further, the proposed landscaping will restore the double row of trees characteristic of 16th Street. See Attachment #2 for the most recent staff report and recommendation to the HPRB.

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 concerning this contribution has not been provided.

III. SITE and AREA DESCRIPTION



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. MAJOR CHANGES SINCE SETDOWN

Historic Preservation

The property is located within the Sixteenth Street Historic District. A concept plan was submitted to the Historic Preservation Office (HPO) and the Historic Preservation Review Board (HPRB), which reviewed the proposed height, density, and the compatibility of the buildings with the adjacent neighborhood buildings, and the historic district. HPRB conducted public hearings in 2011-2013, and the project was modified and refined in response to their guidance and comments. On March 7, 2013, the HPRB directed the applicants to: 1) recess the windows on the building so that the stone projects more through the base and shaft of the building; 2) make the glass corners relate more to the building so they do not compete with the crystalline sculpture; 3) reduce the height of the trellis and providing either an open or closed roof, as opposed to a patterned roof; and 4) continue to work with HPO to address these outstanding items.

As a response to HPRB recommendations, the Applicant revised the drawings - these revisions are reflected in the Applicant's most recent submission, dated May 28, 2013. The applicant continues to work with HPO to refine the concept.

IV. COMPREHENSIVE PLAN AND PUBLIC POLICIES

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.*

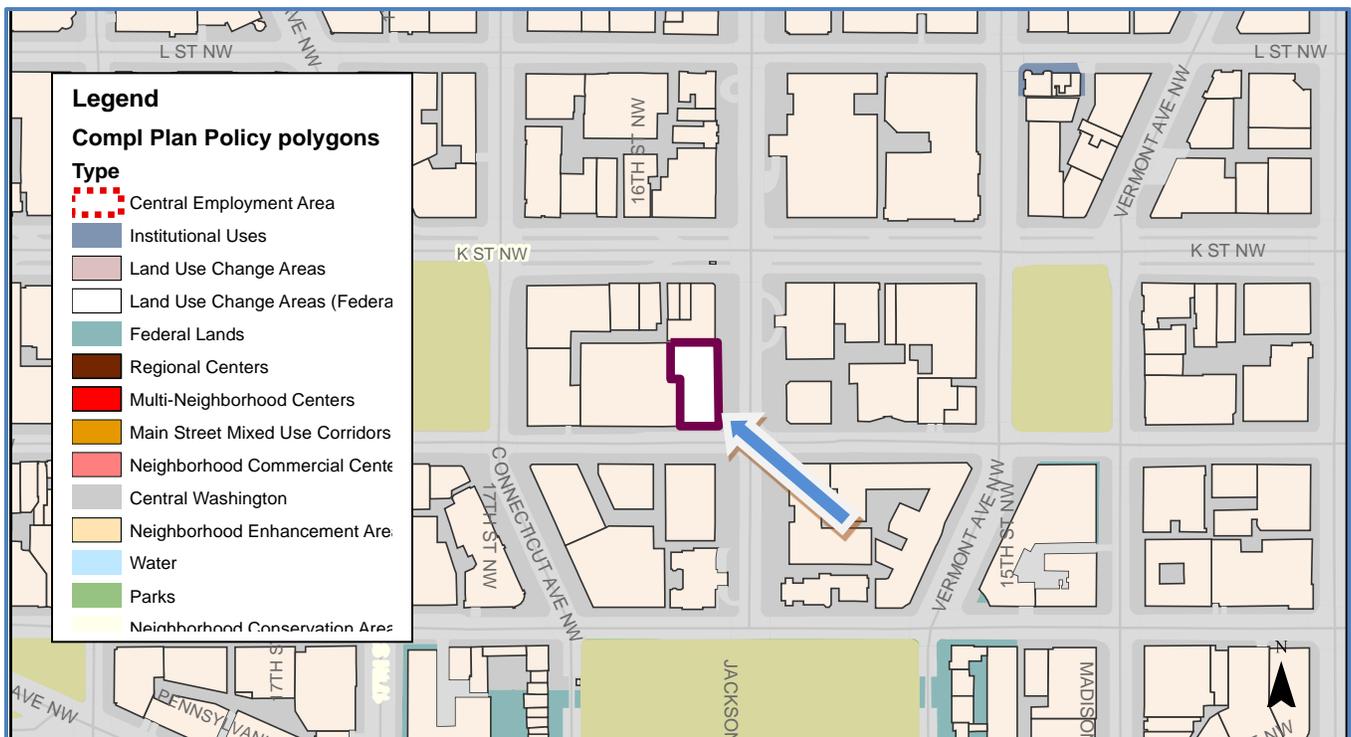
The proposed PUD and map amendment will reinforce Central Washington's characteristic design features, including a visual height that is consistent with the lower 16th Street, the use of high quality building materials, and the installation of landscape along 16th Street. The approved concept is a blend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

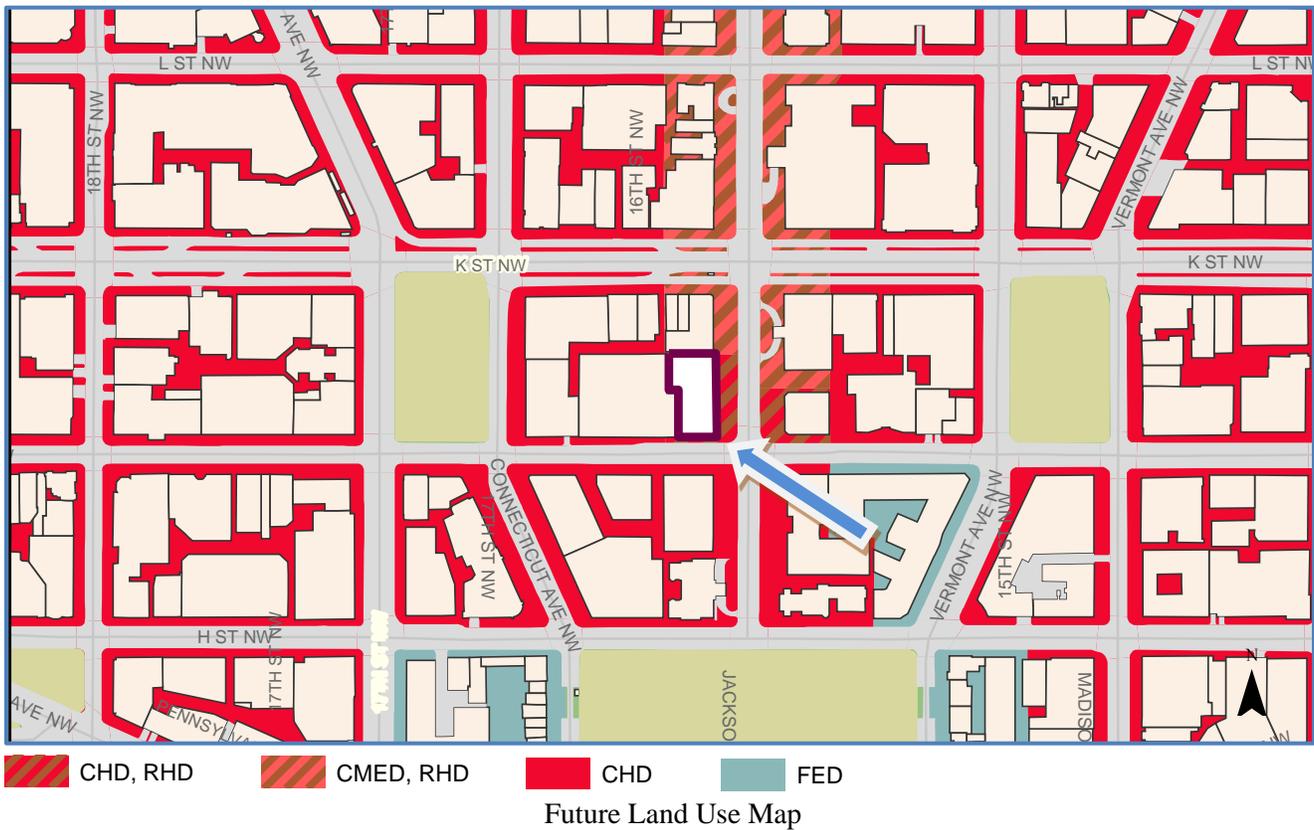
The Generalized Policy Map locates the subject site within the Golden Triangle/K Street area of the Central Washington Area Element. Policies for this area include: sustaining the Golden Triangle/Franklin Square area as a prestige employment center; encouraging the gradual diversification of land uses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

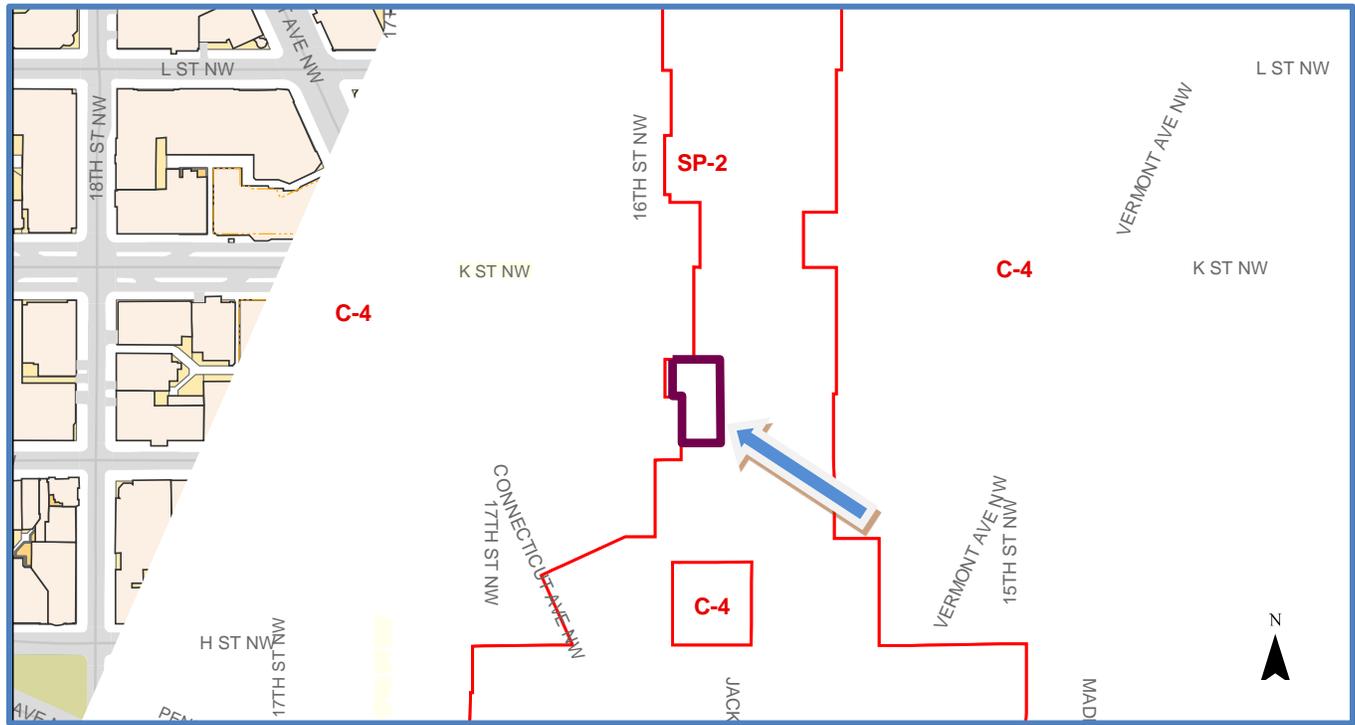
C. Future Land Use Map

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



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 Flexibility Requested
Gross Floor Area: Nonresidential	113,639.50 SF GFA	113,639.50 SF GFA	139,514.3 GFA	141,026 GFA
Lot Occupancy	80% residential 100% commercial	100% nonresidential	100% nonresidential	100% nonresidential
Penthouse Height	18'-6"	18'-6"	18'-6"	18'-6"
Penthouse Area	0.37 FAR	0.37 FAR	0.37FAR	0.06 FAR
Penthouse Setback	16'-6" from alley	16'-6" from alley	16'-6" from alley	0' from alley Flexibility requested
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

¹ Information as supplied by the applicant.

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.

Parking Office Retail Church	69 spaces 1 space 0 spaces	69 spaces 1 space 0 spaces	69 spaces 1 space 0 spaces	91 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 @ 300 sf ³
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 @ 30 ft
Bike Parking Office Retail Church	1 space 37 spaces 1 space	1 space 37 spaces 1 space	1 space 37 spaces 1 space	0 space 45 spaces 0 space

VI. 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.

- Roof Structures of Unequal Height and Substandard Setback (§ 411.11)
The applicant has requested flexibility for deficient setbacks of a mechanical area from bounding walls. The mechanical area is located at the northwest corner of the building, adjacent to the rear alley. The application indicates that the requested flexibility is a necessary response to direction provided by the HPRB, which requested that the mechanical area be pushed back as far as possible from the street elevations in order to protect the view-sheds within the Sixteenth Street Historic District. At setdown, OP indicated that clarification concerning flexibility would be necessary. While the revised application does not identify the need for this flexibility, the applicant verified the need at an Interagency Meeting that occurred May 30, 2013 and subsequently, in an email received June 4, 2013. Sheet A-106, provided in the most recent submission, dated May 28, 2013, refers to the affected area as “Screened Mechanical Roof Area.” The proposed design would have the intended effect of being less visible in the Sixteenth Street Historic District view-shed.

VII. 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:

³ Although the most recent renderings submitted indicate that flexibility is requested for loading requirements, the applicant confirmed in an Interagency Meeting that occurred May 30, 2013 that this flexibility is no longer necessary.

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.

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.

Landscaping will be provided in the public space along the west side of 16th Street, extending from I Street to K Street. The landscape will be restored to its historic character, which will include a double row of trees and significant green space along a 54-foot wide area. The public space will offer a respite to pedestrians, providing shade, seating and visual interest. Design of the space requires approval by the Public Space Committee, and the applicant is working with the Committee to design the space in accordance with the streetscape guidelines.

(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.

Further, the applicant is proposing to improve the functionality of the alley located adjacent to the northwest corner of the property by consolidating trash and recycling for three separate buildings, which will minimize the number of truck visits, thereby alleviating pressure on the alley system.

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

The applicant has continued to work with DDOT concerning the implementation of transportation management measures. In an e-mail dated June 4, 2013, DDOT indicated that there will be no detrimental transportation impact as a result of the proposed development.

(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. The contribution is not considered an amenity and does not relieve a project “*of the requirement to be found meritorious pursuant to the evaluation standards in § 2403*” (§2404.11); however, OP acknowledges the contribution as a beneficial consequence of the PUD in combination with the other proffered benefits and amenities.

(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. Sheets A-301 and A-302 in the most recent submission provided by the applicant, dated May 28, 2013, identify how the standard will be achieved. Some measures include preferred parking for low-emitting and fuel efficient vehicles, green roof, stormwater capture and re-use, careful exterior lighting, low-flow fixtures, higher performance envelope, recycling and salvaging of construction waste and the use of recycled building materials.

(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. In coordination with the ANC, the applicant has offered contributions to community organizations that would advance their missions:

- Sasha Bruce Youthwork, Inc. – The applicant proposes to provide a contribution in the amount of \$20,000 to this organization, which helps at-risk and homeless youth in the District of Columbia. Services include finding safe homes, counseling, educational and career opportunities. The contribution will enable the training of youth to sell food and flowers grown in their gardens.
- Charlie’s Place at St. Margaret’s – The applicant proposes to provide a contribution in the amount of \$20,000 to this organization, which assists homeless men and women through education, encouragement and self-reliance. The contribution will support weekend services to provide meals, case management series, distribution of clothing, toiletries and mail, and phone access. The contribution will also support

on-site nursing services to provide health screenings, blood pressure testing, HIV testing and long-term healthcare planning.

- Dupont Circle Citizen's Association – The applicant proposes to provide a contribution in the amount of \$10,000 to this organization, which will be used to support the Dupont Circle Resource Center to include renovations, maintenance and repairs of the space, improvements to the center's security, signage, technology, furniture and landscaping. The space is used as a substation for National Park Service Police and the Metropolitan Police Department, and as a meeting space for several organizations.

In addition to donations to these community organizations, the applicant has indicated that the following would also be provided as benefits and amenities:

- Christian Science Reading Room - The applicant proposes to provide a Christian Science Reading Room, accessible from 16th Street, which would be open to the public. OP is supportive of this initiative, but if it is to be included as a PUD benefit of the project, the applicant should provide additional detail regarding the hours of operation, services offered and programming information.

The proposed amenities and benefits package is, given the size and nature of the project, appropriate in scope, but additional detail is needed to clarify how exactly the contributions will be spent.

VIII. AGENCY REFERRALS AND COMMENTS

The Office of Planning did not receive comments from other agencies. An Interagency Meeting occurred May 30, 2013, and included representatives from DDOT, DC Water, DDOE and OP. Given that the applicant has been meeting regularly with these agencies, no additional concerns were noted. OP understands that DDOT will submit comments under separate cover.

IX. COMMUNITY COMMENTS

The Property is within ANC-2B, which, on May 8, 2013, voted 8-0-1 to recommend approval of the application.

Prior to the case being set down, OP met with the owners of the building located immediately west of the property, who indicated that they were concerned that their view-shed would be detrimentally impacted by the ninth floor. In addition, OP understands that the Committee of 100 opposes the proposed development.

X. SUMMARY OF ZONING COMMISSION AND OP REQUESTS FOR ADDITIONAL INFORMATION

The following summarizes Zoning Commission and OP requests for additional information relating to the applicant's setdown submission.

Zoning Commission Comment	Applicant Response	OP Analysis
<p>The applicant should reconsider the design of the trellis, as it appears to be inconsistent with the rest of the building.</p>	<p>In an e-mail dated June 4, 2013, the applicant indicates that the intent of the trellis design is to diminish views of the 9th floor. The roof trellis is set back further than required by the zoning regulations and specifically relates to the roof colonnade on the AFL-CIO building located at the southeast corner of 16th Street and I Street. In addition, the trellis continues to be reviewed by the Historic Preservation Office (HPO), as delegated by the Historic Preservation Review Board (HPRB). The applicant has indicated that the design of the trellis will be discussed in full at the public hearing.</p>	<p>The applicant has provided revised elevations intended to reflect recent conversations with the HPO. In the elevations, the roof of the trellis appears to have been modified slightly from “slats” to a “checkerboard” pattern.</p>
<p>The applicant should consider providing more than 37 bike parking spaces.</p>	<p>In an e-mail dated June 4, 2013, the applicant indicates that 50 bicycle parking spaces will be provided.</p>	<p>OP supports the additional bicycle parking spaces as indicated by the applicant; however, the applicant should revise the zoning tabulation table on sheet S-102 in the plan set dated May 28, 2013, to reflect the correct number of bicycle spaces.</p>
<p>The applicant should provide materials and better elevations and renderings of the proposed structure.</p>	<p>In an e-mail dated June 4, 2013, the applicant indicates that updated renderings and elevations have been provided in the submission, and additional representations will be presented at the public hearing.</p>	<p>Sheet A-204 of the submission identifies the material selections, and a street level perspective has been provided on sheet A-208. Addition distant view studies were provided to the HPRB and could be helpful to the ZC if provided by the applicant.</p>
<p>The applicant should provide additional information concerning the crystalline sculpture, as it is difficult to understand due to the limited view provided in the submission.</p>	<p>In an e-mail dated June 4, 2013, the applicant indicates that the updated renderings and elevations in the submission dated May 28, 2013, includes a much more developed design of the crystalline sculpture. In addition, it will be described in greater detail at the public hearing.</p>	
OP Comment	Applicant Response	OP Analysis
<p>The applicant needs to clarify the flexibility that is being requested with this application.</p>	<p>In an e-mail dated June 4, 2013, the applicant indicates that the areas of flexibility will be addressed at the public hearing. A subsequent e-mail from the applicant confirmed that the only</p>	<p>The requested relief to the setback of the “mechanical roof area,” is identified on sheet A-107 of the submission dated May 28, 2013. OP supports the request for flexibility for the setback of the mechanical</p>

	additional relief requested is for the mechanical roof area setback.	roof area, as its visibility will be reduced from 16 th Street and I Street.
The applicant should provide additional information related to the contribution that will be made to the Housing Production Trust Fund.	In an e-mail dated June 4, 2013, the applicant indicates that they have not followed-up with the Department of Housing and Community Development (DCHD)	In review of the calculation prior to the PUD submission, OP agreed with the figures; OP has attached the spreadsheet supplied by the applicant for inclusion in the record.
The applicant should continue to work with DDOT on traffic demand management measures.		In an e-mail dated June 4, 2013, DDOT indicates that there will be no detrimental transportation impact as a result of the proposed development.

ATTACHMENTS

1. E-mail from applicant responding to request for additional information, dated June 4, 2013
2. Historic Preservation Review Board Staff Report and Recommendation
3. Housing Production Trust Fund Spreadsheet

Attachment 1

Elliott, Brandice (OP)

From: carolyn.brown@hkklaw.com
Sent: Tuesday, June 04, 2013 1:02 PM
To: Elliott, Brandice (OP)
Cc: Lawson, Joel (OP); Steingasser, Jennifer (OP)
Subject: RE: Interagency Meeting Follow-Up
Attachments: Hsg Linkage Contribution Third Church_ICG (4 Jun 2013).XLSX

Hi, Brandice --

Here is the status of the items you listed in your email:

1. Additional perspectives, elevations and renderings, as requested by the Zoning Commission. Updated renderings and elevations were already provided in our 20-day submission, as requested by the Commission. We will also present at the hearing some of the slides we showed to HPRB.
2. Information concerning the crystalline structure, as requested by the Zoning Commission. The updated renderings and elevations in our 20-day submission include a much more developed design of the church structure, as requested by Commissioner Turnbull. We will describe it in greater detail at the hearing.
3. Statement of how the Zoning Commission’s concerns related to the trellis have been addressed. Our prehearing submission dated April 8 to the Zoning Commission responded to Commissioner May statements about the trellis (while Peter May was not particularly fond of it, Turnbull only stated that it might need to be tweaked; Rob Miller liked the design). Our letter described the design intent of the trellis and that it was added in direct response to meetings with HPRB and its staff. We indicated that it serves to further diminish views of the 9th floor, which is set back a significant distance from the street facades (more than the standard 1:1 ratio for penthouses), and specifically relates to the roof colonnade on the AFL-CIO building diagonally across the street from the PUD site (this was the exact building we were to directed to study). We stated that this design element was well-received by the HPRB as an important device to treat the top floor as a designed penthouse, in keeping with lower Sixteenth Street Historic District design vocabulary. We indicated that it was being further refined in consultation with HPRB. The drawings submitted with our 20-day submission reflect those revisions. We are fully prepared to discuss the design development of the trellis as it evolved in our numerous meetings with HPRB, and informal meetings with David Maloney, Steve Callcott and Gretchen Pfaehler.
4. Statement of why additional bike parking is not being provided, as requested by Commissioner Cohen. In response to Cohen’s request to revisit the number of bike spaces, we are providing 50 bike spaces.
5. Have you followed up with DCHD concerning the contribution to the housing production trust fund? We have not followed up with DHCD. Do you anticipate any issues with us writing the check to the Trust Fund? David Stern had provided Jennifer Steingasser with our calculations for the contribution in February. We have adjusted the calculations to reflect the current square footages of the various uses and have attached our new spreadsheet. We’d appreciate confirmation of this amount.
6. You clarified what areas of flexibility are needed at the meeting, but the submission materials are inconsistent with what was identified at the meeting. It would be a good idea to review the drawings and make corrections where necessary. We will clarify the areas of relief at the hearing.

Feel free to call or email with any other questions. Thanks for your help.

Carolyn

Mary Carolyn Brown | Holland & Knight
 Partner
 800 17th Street N.W., Suite 1100 | Washington DC 20006

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Sixteenth Street Historic District/ Christian Science Monitor Building	<input checked="" type="checkbox"/> Agenda
Address:	900 16th Street, NW	<input type="checkbox"/> Consent Calendar
Meeting Date:	March 6, 2013 (continuation of February 28 meeting)	<input type="checkbox"/> Demolition
H.P.A. Number:	12-035	<input checked="" type="checkbox"/> New Construction
Date Received:	2/14/2013	<input type="checkbox"/> Subdivision
Staff Reviewers:	David Maloney, Steve Callcott	<input checked="" type="checkbox"/> Conceptual Design

The Third Church of Christ, Scientist (Third Church) and ICG 16th Street Associates LLC (ICG) return to the Board for review of the revised design concept for a new structure to replace the existing Third Church and Christian Science Monitor Building.

The Board reviewed previous version of the concept in May and October 2012. At the October meeting, the Board approved the concept as compatible with the character of the 16th Street Historic District, with recommendations for further study of materials and detailing.

Revisions to the Proposed Concept

The applicant's revisions are shown in the plans dated February 28, 2013.

The program for the project remains the same: an office building incorporating a new house of worship for Third Church, ground level retail space, underground parking and a rooftop event space with outdoor terrace. This submission includes further development of the façades and the building components above the main cornice.

Church Façade: The folded glass church façade has been developed significantly beyond the version shown in October. Two options are shown—Option 1 with three peaks rising gradually to the major tower-like peak above the entrance, and Option 2 with four peaks rising to the culminating fifth.

The overall effect of the first is of wider proportions more similar to the proportions of the office building base and glass corners, while the overall effect of the second is of narrower proportions more similar to those of the fenestration in the body of the office building façade. While either option would be acceptable, the narrower proportions shown in the renderings appear to be more successful against the backdrop of the office façade.

The church façade has also been developed in the way it meets and shelters the entrances at the ground level. In contrast to the earlier version, the underside of the folded glass planes serve as the soffit of a sort of projecting canopy above the entrances. Without judging how this would shed water, it does have the advantage of simplifying the folded glass façade into a single billowing object.

Top Floor and Penthouse Massing: The massing of the 8th floor and terrace porch have been adjusted at the north corner to be the same as the south corner, as recommended in October. This results in a simpler and more appropriate resolution of the building skyline.

The façade of the penthouse wall above the mid-block recess for the church has also been improved. The proportions of the blind openings have been roughly doubled in width by removing each intermediate mullion, making them echo the proportions of the porch columns. This wider proportion and the grille-like infill panels visually distinguish the penthouse from the office floors below, thus reinforcing the effect of the building terminating at the 8th floor cornice.

Other changes at this level do not improve the overall effect of the building relative to the height issue which has been a major point of discussion for this project. Although there are no dimensions or a scale on the elevations, the proportions of the porch openings are clearly taller and more rectangular, in contrast to the more square proportions of the October submission. Since the column spacing has not changed, the porch must have been raised in height.

The effect of this change is to make the porch more visible (compare the building renderings of the view facing Southwest, made using the same photographic base in the October and February submissions). In the October submission, only the corner of the porch is apparent, while in the February submission, the entire porch is quite visible across the entire façade. The visual effect is to raise the height of the building. This is inconsistent with the Board's recommendation in October. The heights of the building elements above the main cornice should remain as shown in the October submission.

Office Building Facades: Significant changes have also been made to the office building façade since October. The overall design is the same, but the proportions and detailing of various elements have been modified and the wall sections have been developed in greater detail, with dimensions.

At the base, the storefronts have been given an intermediate scale through the introduction of a tripartite window division, resulting in a large central window flanked by smaller window panels with a transom bar at door height. A decorative grille has been added at the top of the storefront, and a better-proportioned signage panel integrated into the design.

These improvements help break down the scale of the storefronts and make them more traditional in appearance, better relating to the character of 16th Street. Additionally, the jointing of the stonework has been reduced in scale, making it more consistent with the jointing above and more appropriate in the pedestrian context.

At the second floor level above the storefronts, the window pattern has been changed to a double window in each typical bay, flanked by recessed panels of marble at the piers. While this adds more masonry in the building base, it does not seem particularly well integrated with the façade pattern above, and tends to confuse the elegant proportions and clarity of the piers in the two-story base. Further refinement would be appropriate, perhaps by making the treatment of recessed marble panels more similar in the wide and narrow bays.

The corners of the building have also been developed. Corner piers have been added the north

and south ends of the façade on 16th Street, giving a more solid corner appearance, and the five-story glass bays above the corners have also been simplified by reducing the number of glazing divisions, including the corner mullions, and creating a stronger hierarchy of proportions in the mullion system. The mullions themselves have been shaped and bronze panels inserted with what appears to be a slight surface texture or pattern. These glass bays are now more elegantly articulated, but the contrast between the butt-glazed corner and perhaps over-strong pier below is somewhat incongruous. The addition of a flange motif at the corner pier, similar to those on the other piers, would probably help address this condition.

The typical office façade design has also been developed. Secondary window panels now appear uniformly at the bottom of the windows, and the marble panels around the windows have been developed as chamfered surrounds. The intermediate cornices above the fourth and sixth floors have been lowered slightly, reducing the overall spandrel dimension at those locations, and the spandrel dimension at the top of the 8th floor also appears to have been reduced, and a glass railing is now shown rising above it. The jointing of the limestone has also been changed to eliminate the effect of alternate coursing in the major piers.

While the window refinements improve the window pattern and add a sculptural quality to the surrounds, the reduced proportions of the major spandrels have the noticeable effect of reducing the weight of masonry in the overall façade. The change in the coursing pattern of the piers may heighten the effect of a thin curtain wall rather than a masonry façade, but that is hard to judge at this level of development, and there may be technical concerns as well. The glass railing should be recessed from the façade so that it is not visible from the street.

Another detail that deserves continuing study is the way the major piers meet the underside of the cornices or belt courses above the fourth, fifth, and eighth floors. As shown in section and elevation on the page entitled “Typical Office Façade Design,” the major piers are set slightly forward of the spandrels where they meet the cornices. The beneficial effect of shadow and rhythm is shown in the elevation renderings. In the accompanying axonometric, however, the projection appears to be eliminated or reduced, and it appears to be eliminated on the building renderings.

A comparison with the October building renderings shows the important difference that these two seemingly subtle factors—the width of the three major spandrel bands and the projection of the major piers—make in the overall visual effect of the facades. Some of the effect may be due to slightly different rendering techniques in the two submissions, but the important point to make is that the second primary concern in the review of this project, beyond the height issue, was to ensure that the building not appear to belong to a commercial context, but to the institutional context of 16th Street. The proportion of masonry to glass and the effects of light and shadow on the masonry skin are critical to achieving that effect.

The concept designs shown in October were successful because the impression of a planar stone façade was strong enough to balance a relatively high proportion of glass—certainly much higher than the adjacent historic building to the north. This was achieved in large part by the strength and planarity of the stone bands dividing the floors into two-story sections, the addition of intermediate stone mullions to divide the window bays, and the suggestion of depth in the stone layers. It was an elegant solution that achieved the desired effect with the absolute minimum amount of masonry and profile.

Recommendation

The staff recommends that the Board approve the revised concept designs, and delegate final review to the staff, with the following conditions:

- the heights of the 8th floor cornice, rooftop porch, and penthouse remain as shown in the October 2012 concept;*
- the proportion of stone in the façade, including the major spandrels and cornices, is not reduced below that shown in the October 2012 concept; and*
- all other design detail issues are successfully resolved with the staff.*

PUD Hsg Linkage: 16th & I (Jun 4 2013)

9-story building

Total land area (sq.ft.):	17,483
Total assessed value	6,140,900.00
Land value per square foot:	\$351.25
Maximum permitted commercial FAR under existing SP-2:	3.50
Value per FAR square foot:	\$100.36

Additional gross floor area

MOR max permitted GFA under C-3-C @ 6.5 FAR (sq.ft.)	113,639.50
Proposed gross floor area (sq.ft.)	141,026.00
Proposed gross floor area of church/retail (sq.ft.)	15,836.00
Proposed gross floor area (sq.ft.) (office)	125,190.00
Increase in on-site gross floor area (sq.ft.)	11,550.50

CONTRIBUTION OPTION:

Increase in assessed value:	\$1,159,174.47
Required housing linkage contribution:	\$579,587.24

<i>Retail ground floor</i>	<i>4098</i>
<i>Church, ground floor</i>	<i>3,265</i>
<i>Church, 2nd floor</i>	<i>4,894</i>
<i>Church, 3rd floor</i>	<i>3,579</i>
<i>Total non-office use</i>	<i>15,836.00</i>
<i>FAR</i>	<i>8.066</i>