

STAFF RECOMMENDATION

NCPC File No. Z.C. 05-39



CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD) AND RELATED MAP AMENDMENT FOR ST. MARTIN'S APARTMENTS

116 T Street NE
Square 247, Lots 144 and 115
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

March 29, 2007

Abstract

The Zoning Commission has taken a proposed action to approve a consolidated Planned Unit Development (PUD) for St. Martin's Apartments located at 116 T Street, NW, Washington, D.C. in Square 3521 on Lots 114 and 115; and a related map amendment to rezone the property from R-4 to R-5-B in order to construct a multi-family residential building. The proposed PUD and map amendment will allow the applicant, the Catholic Communities Services of the Roman Catholic Archdiocese of Washington and the District of Columbia Housing Finance Agency, to develop a 240,940-square-foot, 4-story apartment building with 178 affordable housing units and an underground parking garage with 126 spaces. The proposal will also relocate, preserve and incorporate a former convent building within the proposed new development.

Federal Interest

The identified federal interests relevant to this project include the Height of Buildings Act of 1910 and the Comprehensive Plan for the National Capital.

Commission Action Requested by Applicant

Approval of comments to the District of Columbia Zoning Commission pursuant to 40 U.S.C. 8724(a) and D.C. Code 2-1006(a).

Executive Director's Recommendation

The Commission:

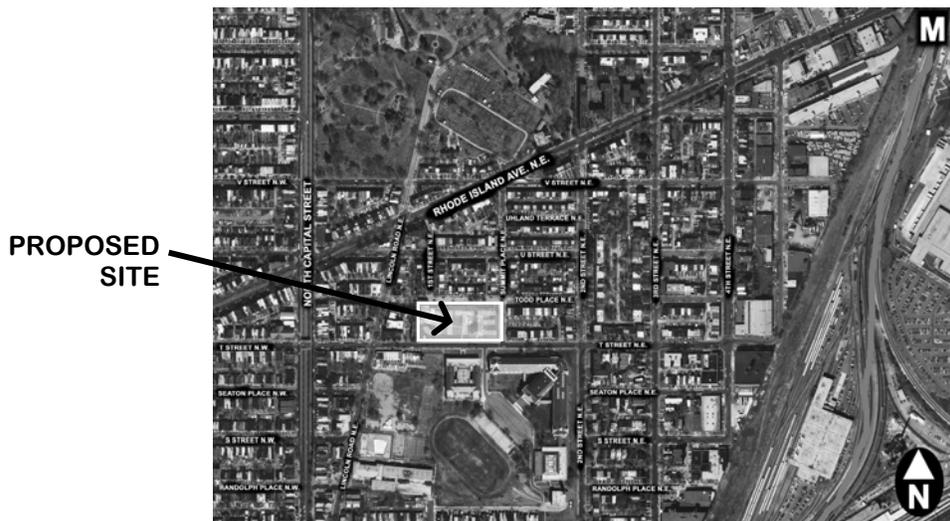
Recommends that the Zoning Commission approve the consolidated Planned Unit Development (PUD) for St. Martin's Apartments located at 116 T Street, NW, Washington, D.C. in Square 3521 on Lots 114 and 115 and a related map amendment to rezone the property from R-4 to R-5-B because it is not inconsistent with the federal elements of the Comprehensive Plan for the National Capital and does not otherwise adversely affect any identified federal interests.

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PROJECT DESCRIPTION

Site

The proposed Planned Unit Development (PUD) is located on a 2.09 acre site at 116 T Street, NE in Square 3521 on Lots 114 and 115. The site is bounded by Todd Place, NE to the north, Summit Place, NE to the east, T Street, NE, McKinley High School and the Hyde Leadership Charter School to the south and 2-story row houses and 3-story vacant apartment buildings to the west. The site, located in Ward 5, is within the Eckington neighborhood which is predominantly developed with rowhouses but has a number of apartment buildings and institutional uses. The subject property and the surrounding area are zoned R-4. The site topography slopes up, approximately 20 feet, from the adjacent streets to a plateau in the center of the site. The majority of the existing site is open space with surface parking accessed from a driveway off of Todd Place. Several existing structures are located on the site: a 2-story, brick convent which was converted by Catholic Community Services into a single resident occupancy (SRO) building, known as St. Martin's House, which houses seventeen formerly homeless men; a 1-story metal Quonset hut; a 3-story, brick building, located on the western side of the site, used by the City Lights Charter School, formerly known as St. Martin's School.



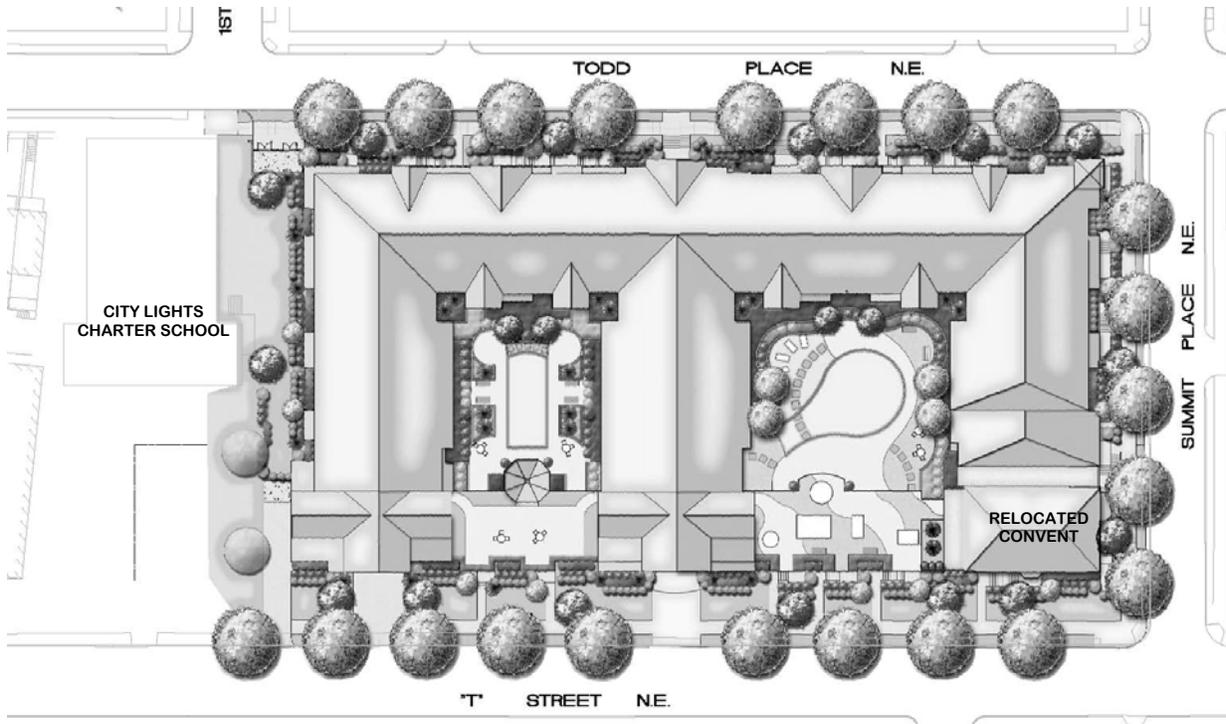
AERIAL

Proposal

The applicant, the Catholic Communities Services of the Roman Catholic Archdiocese of Washington, in conjunction with the District of Columbia Housing Finance Agency, intends to develop a 240,940-square-foot PUD with 178 affordable housing units for rent by moderate to low income individuals/families and an underground parking garage with 126 spaces. The proposal will retain the existing City Lights Charter School building, relocate the existing historic convent building to the corner of T and Summit Streets and remove the Quonset hut.

The proposed building massing, top by a gabled-roof, will front onto the adjacent streets and surround two landscaped courtyards located in the interior of the site. The massing along Todd Place and Summit Place will be 4 to 4-1/2-stories high (55-feet). Along T Street, the massing will break down into three 5-story building bays that will be linked by 2-story high building connections with roof-top terraces. The facades will feature projecting bays and roof forms, clad with a variety of brick veneer and vinyl siding colors, and modulated in a similar pattern as row houses. The main apartment entrance will be located on T Street. All ground level apartment units will have their own individual off-street entrances. The parking garage and service area will be accessed directly from T Street. The building yard surrounding the apartment will be landscaped and street trees will line the perimeter sidewalks.

In order to increase density and provide an appropriate amount of affordable housing units, the applicant is requesting a map amendment to revise the current R-4 residential zoning district to R-5-B. In addition to apartments, the proposed PUD will provide residents with spaces for community services, interior and exterior recreation and for the City Lights Charter School.



PROPOSED PUD SITE PLAN



PROPOSED SOUTH ELEVATION – T STREET, NE



PROPOSED NORTH ELEVATION – TODD PLACE, NE



AERIAL VIEW WITH 3-D MODEL OF PROPOSED PUD



PROPOSED VIEW WEST ON T STREET, NE



PROPOSED VIEW WEST ON TODD PLACE, NE

PROJECT ANALYSIS

Staff has reviewed the proposed PUD and map amendment and has found that no federal interests will be adversely affected. The PUD will provide affordable housing opportunities, located near public transportation, for potential federal employees. The map amendment will allow for the development of an apartment building, up to maximum 60-feet high, which will remain consistent with the Building Height Act of 1910 (Height Act).

The proposed PUD is located in the Mid-City planning area and a Neighborhood Conservation Area (Generalized Policy Map) of the Comprehensive Plan for the National Capital which was approved by the City Council in December 2006 and will be in effect upon Congressional and NCPC review and approval.

The existing R-4 residential zoning district, surrounding the proposed site, can be characterized as row house dwellings and allows a maximum height of 3-stories (40 feet) as a matter-of-right. The applicant's proposed map amendment, to revise the R-4 to R-5-B, permits moderate height and density development, design flexibility for residential developments, including single-family dwellings, flats and apartment buildings, and does not limit the number of dwelling units in a building. A PUD located within an R-5-B zone is allowed a maximum height of 60 feet; the proposed PUD will be 55 feet high as measured from Todd Place.

CONSULTATION

D.C. Office of Planning (DCOP)

DCOP has been in consultation with the applicant and has facilitated neighborhood participation. In its final report of January 19, 2007, DCOP recommended approval of the application subject to the D.C. Department of Transportation report.

D.C. Department of Transportation (DDOT)

After discussions with the applicant, DDOT submitted a supplemental report on February 8, 2007 that supports the PUD provided the applicant seeks certain traffic calming measures as part of the project

D.C. Historic Preservation Office (HPO)

The HPO met with the applicant and encouraged them to reach a resolution with the D.C. Preservation League (DCPL) regarding the status of the historic convent building. The applicant and DCPL entered into an agreement that was signed on September 13, 2006. In general the agreement preserves the historic character of the property while accommodating its relocation and incorporation into the PUD design. DCPL will withdraw their pending application (dated March 31, 2006) to designate the property as an historic landmark after they have reviewed the final project design prior to the applicant's submission for permit.

Advisory Neighborhood Commissions (ANC) and Community Outreach

The applicant has conducted several community meetings and presentations with ANC-5C and other groups such as the Edgewood and Bloomingdale Civic Associations and several church organizations. On September 20, 2006 ANC-5C voted to support the PUD application. It also received support from several community and church organizations except the Edgewood Civic Association.

City Lights Charter School

The applicant has coordinated the design of the proposed PUD with the City Lights Charter School. The applicant and school have a memorandum of understanding supporting the PUD development and clarifying the location of the school's main entrance, trash removal procedures, parking requirements and service deliveries.