



## Delegated Action of the Chairman

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<b>PROJECT</b> <b>Planned Unit Development Modification at Square 442 (United House of Prayer)</b> 625 Rhode Island Avenue, NW Washington, D.C.	<b>NCPC FILE NUMBER</b> ZC 09-05A
<b>SUBMITTED BY</b> Zoning Commission of the District of Columbia	<b>NCPC MAP FILE NUMBER</b> 31.20(06.20)43622
	<b>ACTION TAKEN</b> Approval of report to the Zoning Commission of the District of Columbia
	<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

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The Zoning Commission of the District of Columbia has taken a proposed action to modify a previously approved Planned Unit Development (PUD) involving the development of a 16-unit apartment building at 625 Rhode Island Avenue, NW (Square 442, Lots 115 – 119). The map amendment approved along with the initial PUD that rezoned the property from R-4 to C-2-B to allow the density, lot occupancy, and building height necessary to construct the proposed building will remain unchanged.

The proposed PUD modification pertains to the number and location of affordable dwelling units that will be provided by the applicant. As a condition of the original approved PUD, the applicant was required to provide eight affordable dwelling units for households earning between 60 – 80% of the area median income, which were to be located within the proposed 16-unit apartment building. The requested modification would redistribute six of the eight units off-site to buildings owned by the applicant outside of the PUD boundary but within the same square. The modification would also set aside an additional ten affordable units in these off-site buildings, thereby increasing the number of affordable units to 18. The two off-site buildings are located at 1713 7<sup>th</sup> Street, NW and 1739 7<sup>th</sup> Street, NW.

According to the applicant, United House of Prayer, following the approval of the PUD an assessment of its housing stock revealed that there was a demand for more affordable senior housing and housing for families in and around the neighborhood. Therefore, to accommodate this demand, the applicant intends to redistribute six of the original eight affordable units to buildings that currently house seniors and family units, and set aside ten additional affordable units. Currently, the building at 1713 7<sup>th</sup> Street, NW has a total of 34 units of which 12 units would be set as affordable units and designated as senior, assisted living units. The building at 1739 7<sup>th</sup> Street, NW, which has eight units, would have four units set aside as affordable units. The remaining two affordable units would continue to be located in the proposed apartment building.

The proposed PUD modification remains not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. In addition, according to the District of Columbia Office of Planning's final report to the Zoning Commission, the proposal continues to be not inconsistent with District Elements of the Comprehensive Plan. Furthermore, the project conforms to the General Land Use Plan of the Shaw School Urban Renewal Area which recommends high density housing for the Square in which the subject property and the two buildings receiving affordable dwelling units are located. The redistribution, and substantial increase, in affordable housing units will result in better integration of affordable housing into the neighborhood rather than being clustered in one building. In addition, the increase in the number of units allows for a better range of units types (1 – 3 bedrooms) that would be available to federal employee households that meet the affordable housing income threshold and wish to live in the District of Columbia.

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Pursuant to delegations of authority adopted by the Commission on December 14, 1977 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed modification to the Planned Unit Development at Square 442 (United House of Prayer), Washington, DC, would not be inconsistent with the Comprehensive Plan for the National Capital. In addition, the proposal conforms to the General Land Use Plan of the Shaw School Urban Renewal Plan, as adopted by the Commission and approved by the Council of the District of Columbia pursuant to Section 6 and 12 of the D.C. Redevelopment Act.

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L. Preston Bryant  
Chairman

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