GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE SURVEYOR

October 27, 2015

Marcel C. Acosta, AICP, Executive Director
National Capital Planning Commission
401 9th Street, N.W., Suite 500
Washington, D.C. 20576

Re: **S.O. 14-20357**

Enclosed are the application and a print of the plat(s) for the proposed closing of public streets and street dedication in Squares 3953, 3954, 4024 and 4025.

This is being forwarded to the Council of the District of Columbia for legislative action. The proposed alley closing is being processed on the basis of Section 9-201.01of the D.C. Official Code. Pursuant to Section 9-202.02 of the D.C. Official Code, the application is hereby referred to you for the recommendation of the National Capital Planning Commission.

When you have furnished your recommendation to the Council, I would appreciate your also sending a copy to the Office of the Surveyor.

Sincerely,

Roland F. Dreist, Jr.
Surveyor, D.C.

Enclosures

National Capital Planning Commission

Delegated Action of the Executive Director

PROJECT
First Stage Planned Unit Development and Related Map Amendment (Brookland Manor)
Intersection of Rhode Island Avenue and Montana Avenue, NE
Washington, DC

REFERRED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 14-18

NCPC MAP FILE NUMBER
52.00(06.20)44079

DETERMINATION
Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred a First Stage Planned Unit Development (PUD) for a mixed-use development consisting of residential and retail uses and a related map amendment to rezone Square 3953, Lots 1-3; Square 3954, Lots 1-5 and Parcel 143/45; Square 4024, Lots 1-4; and Square 4025, Lots 1-7 from the R-5-A and C-2-A districts to the R-5-B and C-2-A districts. The site is located in the Brentwood neighborhood in the northeastern quadrant of Washington, DC. The site is generally bounded by Rhode Island Avenue to the north; Montana Avenue to the east; Downing Street and Saratoga Avenue to the south; and Brentwood Road to the west.

The development site, which has a total area of 803,816 square feet or 20 acres, is a combination of the Brookland Manor Apartments, consisting of nineteen apartment buildings with approximately 535 units (one to five bedrooms), and the Brentwood Village Shopping Center. The property is near Rhode Island-Brentwood Metrorail station, and has easy access to Metrobus routes.

To the north, across Rhode Island Avenue is a large undeveloped parcel, the Brentwood Fire Station and several small retail uses in the C-2 A zone; to the east and northeast is a mixture of apartments, rowhouses, single-family detached homes and churches in the R-5-A zone; to the south are flats and apartments in the R-5-A zone and rowhouses in the R-3 zone; and to the west are single family detached homes in the R-1-B zone and the Historic Brethren Baptist Church in the R-5-A and C-2-A zones. The site is currently zoned R-5-A and C-2-A. The R-5-A zone permits matter-of-right development of single-family residential uses including detached, semi-detached, row dwellings, and flats at a low height and density. The C-2-A district permits low-moderate density shopping and business needs, housing, and mixed use development. The applicant is requesting a PUD related map amendment to the R-5-B and C-2-A zones. The R-5-B zone provides for moderate height and density residential uses. The proposed zones are consistent with the mixed use moderate density residential and moderate density commercial on the north and northeast portions of the site and moderate density residential on the remainder of the site.

ZONING COMMISSION
District of Columbia
CASE NO.14-18
EXHIBIT NO.113

The Brookland Manor Apartments is an approximately 75 year old planned community; the adjacent Brentwood Village Shopping Center was built to serve the residents of the apartments. Over time, the apartments fell into disrepair and with financing through the Department of Housing and Urban Development (HUD) they were substantially renovated a number of times. Today, although the apartments and the grounds are well maintained, the 75 year old apartments have significant engineering and design flaws which cannot be easily fixed, and the design and layout of the complex itself have contributed to safety problems. In addition, the street network is not conducive to efficient pedestrian and vehicular access through the complex. The apartment buildings house 525 residents, a majority of which are under the Section 8 Housing Program and a small number of market rate tenants. The shopping center is not currently serving the day to day needs of the residents or the greater Brentwood neighborhood.

The proposal is to demolish the existing Brookland Manor Apartments and the Brentwood Village Shopping Center. Under the proposed development plan, the property would be subdivided into eight blocks, in addition to a parcel which would be dedicated for a community green/open space. Some internal streets would be closed or realigned, and new east-west and north-south streets introduced to create a grid pattern with smaller blocks. The smaller blocks would provide more connectivity within the development as well as to the surrounding community, and provide security within the development by providing better views and more eyes on the street.

The applicant, Mid-City Financial Corporation, proposes to transform this predominantly low income housing development into a revitalized mixed-income community with a variety of housing and unit types and enhanced retail opportunities to serve the residents and the surrounding community. The development would also incorporate more usable open spaces and provide better security for the residents and surrounding community.

The applicant proposes 1,760 units, a mixture of apartment, two-over-two and rowhouse buildings ranging in height from 65 feet (5 stories) to 45 feet (3 stories). The building heights transition down from Rhode Island Avenue towards the southern portion of the site which is adjacent to existing lower-density residences. Most of the multifamily buildings would be arranged in a "U" shape with the interior of the "U" being a central open space.

The new Brookland Manor would include 181,844 square feet of retail space which may include a 56,000 square foot grocery store. In addition, 1,590 parking spaces would be provided across the site which is 466 above the required 1,124 spaces. Rowhouses and flats are planned with individual garages while the larger buildings are planned with above and below ground parking garages. Additional on-street parking would be accommodated on all internal streets.

A broad "pedestrian walk" is proposed to encourage pedestrian movements through the site to the retail uses on the site, the surrounding communities, and to the Rhode Island Metro Station. This tree lined walkway would have a width of approximately 75 to 80 feet, and have a series of steps and fountains to provide some relief from the grade change and to also animate the space. To assist in making the space lively and active, loft style units with entrances off the walkway would be provided.

Going further south into the development and at the end of the pedestrian way is the "community green." It would be used for active and passive recreational uses. The northern end of the green would feature a fountain or sculpture while the southern portion would have an orchard or another urban farming component, open green space and a playground. The buildings which front on this park will provide "eyes on the park" to help activate and secure activities within and outside of the park.

The applicant has provided a relocation plan which allows residents to remain on the site during construction and be relocated to their new homes through the phased development. The applicant states that a final agreement with existing residents on a workable and effective Tenant Relocation and Replacement Plan have not been realized at the time.

There are no federal properties adjacent to the development site with the potential to be affected by the proposed development, and the proposed development is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Rhode Island Avenue, NE is a 130-foot right-of-way. The proposed buildings along this road are 65 feet in height. Downing Street, Brentwood Road, Saratoga and Montana Avenue are 90-foot right-of-way. The proposed buildings along these streets range from 45 to 65 feet in height. Therefore the proposed buildings are below the allowable maximum height and conform with the Height of Buildings Act of 1910.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed First Stage Plan Unit Development and Related Map Amendment in Brookland Manor will not be inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

7/2/15
[Date]