

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B



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**RESOLUTION SUPPORTING PUD FOR SHERMAN AVENUE, LLC, ZC CASE NUMBER 15-34:
“CONSOLIDATED PUD, 965 FLORIDA AVE. NW (SQ. 2873, LOT 1102) - WARD 1”**

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WHEREAS; Sherman Avenue, LLC (the “Applicant”) filed an application with the Zoning Commission seeking approval of a consolidated PUD consisting of a ten-story, mixed use building with a grocery store use on the ground and mezzanine levels and an apartment house on floors 2 through 10 above. The grocery store will have approximately 51,540 square feet of floor area; and the apartment house will have approximately 351,245 square feet of floor area, generating approximately 428 dwelling units. The maximum building height will be 110 feet and the proposed density will be 7.42 floor area ratio (“FAR”).

WHEREAS; the lot at 965 Florida Ave N.W. (the “Property”) has remained vacant and an unused plot of city land since 2008 when the District Government received it in a land swap with Howard University;

WHEREAS; on November 16, 2012, DMPED issued a request for proposals for development the Property. This RFP described the 1.45-acre parcel, unused parking lot, and a vacant building as zoned for a maximum of 90 feet in height as a matter of right or for 110 feet if the Planned Unit Development (PUD) process is used;

WHEREAS; input from ANC 1B and the affected community surrounding the Property, including the LeDroit Park Civic Association, Pleasant Plains Civic Association, and Georgia Avenue Task Force, began in early 2012 prior to the issuance of the RFP, and has been continuous throughout the process.

WHEREAS; on August 1, 2013, the MRP Realty, Ellis Development Group, and Fundrise Proposal was selected and later worked diligently with the community to amend their original proposal to include a full service grocery store;

WHEREAS; commitments to the development of the Property were affirmed in 2014 by DMPED Gray Administration and reaffirmed in 2015 by DMPED Bowser Administration;

WHEREAS; the requests of the community for speedy development of this parcel were, and continue to be, supported by Councilmember Nadeau and her predecessor Councilmember Graham, confirming their support in many community led and attended meetings in ANC 1B separate from the customary Commission and committee meetings;

WHEREAS; the plans for development of the Property are consistent with Duke Plan;

WHEREAS; Advisory Neighborhood Commissions 1B unanimously passed a resolution supporting the surplus and disposition of SQ. 2873, LOT 1102 at its regularly schedule monthly meeting on July 9, 2015;

WHEREAS; the PUD has requested support for the following areas of flexibility from Zoning Regulations:

1. Ground Level Open Space. Section 633 of the Zoning Regulations requires a 10% of the total lot area to be public space at the ground level, immediately adjacent to the main entrance to the principal building. The PUD is unable to include any open space at the ground level as required under Section 633 of the Zoning Regulations due to the footprint necessary for the grocery store.
2. Loading. The PUD does not include a 20-foot service/delivery space for the grocery store where one is required under Section 2201.1. For the apartment house, the PUD proposes only one 40-foot loading berth where Section 2201.1 of the Zoning Regulations requires one 55-foot loading berth, one 200 square foot platform, and one 20-foot delivery/service space. The loading facilities designed for the project are sufficient to service the grocery store and residential uses, respectively.
3. Penthouse. Pursuant to Section 411 of the Zoning Regulations, the project is required to have one continuous penthouse structure. Due to the constraints on the ground level to accommodate the grocery tenant as well as the desire to maximize useable exterior space on the penthouse level, the Applicant is proposing multiple rooftop structures.
4. Lot Occupancy. The lot occupancy at the second level of the building, which is the lowest level of the residential use, is 76%, where Section 634.1 of the Zoning Regulations permits a maximum lot occupancy of 75% in the CR District.

5. Residential Parking. The Applicant provides 125 residential parking spaces where 143 are required under Section 2101.1 of the Zoning Regulations (1 space per 3 units, for 428 units). Based on the Property's proximity to public transportation, access to Capital Bikeshare stations and the walkability of the area, the Applicant submits that the proposed parking for the residential use is sufficient.
6. Waiver of Inclusionary Zoning Requirements. The PUD requires a waiver of the Inclusionary Zoning requirements since the project will have units at 30% and 50% of AMI, which is steeper than the affordability levels administered by DHCD. The amount and level of affordability in the PUD is also greater than what is required under Chapter 26 of the Zoning Regulations.

WHEREAS; the PUD has offered the following substantial project amenities and public benefits commensurate with the development incentives and flexibility requested:

1. Fund a Community Grant Program in the amount of \$200,000. Prior to the issuance of a building permit, the Applicant shall contribute \$200,000 to the Community Foundation of the National Capital Region. The funds shall be placed in the Community Foundation's Greater Washington Workforce Development Collaborative to be used for job training for residents and employers within a 1 mile radius of the PUD site. The Community Foundation has a 40+ year history of working with individuals and companies in the DC Metro Area and are the largest funder in the region. Their Workforce Development Collaborative is a partnership comprised of local foundations, philanthropists, and businesses that is focused on helping low-income, underemployed, and unemployed residents to acquire the skills and credentials they need to launch successful, family-sustaining careers, and help businesses attract, retain, and advance the skilled workforce they need to provide critical services to our community and remain globally competitive. Since 2008, the Collaborative has touched the lives of over 5,700 workers and their families, helped employers fill 2,2200 job vacancies, and enabled more than 1,560 individuals to earn a post-secondary credential. ANC1B shall establish a committee of community members to determine the criteria for grant applications.
2. Create a Local Retailers Assistance Program. Prior to the issuance of a building permit, the Applicant shall contribute \$118,462 to the Shaw Main Streets organization. The funds shall be used to establish a grant program for locally based retailers to make capital improvements to their stores. Any businesses that front or are located with the boundaries of S Street, 7th Street/ Georgia Avenue, 11th Street, and Harvard Street shall be eligible for grants. ANC 1B shall establish a committee of community members to determine the criteria for grant applications. In the event that a Georgia Avenue Main Streets Program is established prior to the creation of the local retailers assistance program, the community committee and Shaw Main Streets shall coordinate their work with the newly formed Georgia Avenue Main Streets.
3. Fund an off-site business incubator. Prior to the issuance of a building permit, the Applicant shall contribute \$142,155 to Howard University to subsidize the costs associated with the business incubator joint venture between the District of Columbia and Howard University.
4. Creation of a pocket park across Florida Avenue. In connection with the redevelopment of the Property, the Applicant will reconfigure the intersection at Florida and Sherman Avenues as suggested by DDOT. As a result of the reconfiguration, the Applicant proposes to construct an approximately 4,478 square-foot pocket park on the west side of Florida Avenue. This new green space will provide a welcomed buffer zone between the existing townhouses that will front the park and the busy adjacent street. In addition, the pocket park will increase the amount of pervious surface area and therefore assist in storm water management.
5. Improved streetscape. The Applicant will make substantial streetscape improvements around the Property, including the widening of the sidewalks along Florida and Sherman Avenues, the addition of street trees and the widening of the sidewalk along 9th Street.
6. Housing and Affordable Housing. The PUD will deliver substantially more housing to the Property than what could be developed on the Property under the matter-of-right CR zoning. More importantly, the Applicant will reserve a minimum of 30% of the residential floor area for households with incomes at 30% AMI and 50% AMI, respectively. This reservation far exceeds the amount and affordability level under Chapter 26 of the Zoning Regulations, which requires a reservation 8% of the residential gross floor area for households with incomes not exceeding 80% of the AMI.
7. Bryant Street Extension. The Applicant will construct a private street along the northern edge of the Property that will function as an extension of Bryant Street and facilitate the east-west connection between Sherman/Florida Avenues and Georgia Avenue as suggested by the Duke Plan. The proposed

improvement will reintroduce a street grid that will break up the long city blocks and create a more pedestrian scaled environment. The street will also improve vehicular circulation for the PUD site by facilitating access to the parking garage entrance on 9th Street and accommodating the loading and trash service areas for the building.

8. 9th / Private Street Connection. 9th Street adjacent to the Property is a private street. As part of the PUD, the Applicant will extend the public access easement along 9th Street to the intersection of the new private (Bryant) street. This will allow future road connections to occur in later surrounding developments and further extend the street grid to 8th Street.
9. Reconfigure/Signalization of Florida and Sherman Avenues Intersection. The Applicant proposes to reconfigure and signalize the existing intersection between Florida and Sherman Avenues to improve operational efficiency, improve safety, and accommodate the proposed new private street.
10. Signalization of Florida Avenue and W Streets Intersection. The Applicant proposes to signalize the existing intersection between Florida Avenue and W Streets to improve operational efficiency, improve safety, and accommodate the proposed new private street at 945 Florida Avenue.
11. Sidewalks. The Applicant will widen the sidewalk along Florida Avenue adjacent to the Property from 8' to 14' the sidewalk along Sherman Avenue from 8' to 14' . The sidewalk along 9th street will also be widened from its current dimension of 5'. At the southeastern corner of the Property, the sidewalk will be 5' to match up with the adjacent buildings, however the sidewalk will widen to 12' at the northeast corner of the Property.
12. Bringing a grocer to the neighborhood. The project includes a large format, full service grocery store that will serve the needs of the surrounding community.
13. Improved streetscape. The Applicant shall make substantial streetscape improvements surrounding the property including the widening of the sidewalks along Florida and Sherman Avenues, the addition of street trees, and the widening of the sidewalk along 9th Street.

WHEREAS; The partnership cultivated and maintained with the Applicant over the years bringing this important development to its final stages has been positive, proactive, and engaging with the community. The Applicant presented to the ANC 1B on four occasions (2/5/15, 7/9/15, 4/7/16, & 5/5/16), and to the community-led ANC 1B Econ Development Committee on four occasions (10/5/15, 12/7/15, 4/4/16, & 5/2/16).

WHEREAS; expeditious approval of this project is necessary to sustain the momentum to meet community needs and expectations in a neighborhood seeing exponential growth;

THEREFORE, BE IT RESOLVED THAT: Advisory Neighborhood Commission 1B supports the request for flexibility from zoning regulations and the community benefits for the items discussed above.

AND BE IT FINALLY RESOLVED THAT: The Chair or any Commissioner as delegate of the Chair, shall be authorized to communicate this resolution to and testify before any agency of the Government of the District of Columbia or the members of the Council of the District of Columbia.

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Certification:

After providing sufficient notice for and with a quorum of 12 Commissioners present at its May 5, 2016, meeting, Advisory Neighborhood Commission 1B voted, with 12 Yeas, 0 Nays, and 0 Abstentions, to adopt the above resolution.



James A. Turner
Chair ANC 1B, Commissioner SMD 1B09



LaKisha Brown
Secretary ANC 1B, Commissioner SMD 1B04