

BZA Application No. 20751

801 Buchanan Street, NE (Parcel 135, Lot 71)

Board of Zoning Adjustment Continued Public Hearing
Nov. 2, 2022



Holland & Knight

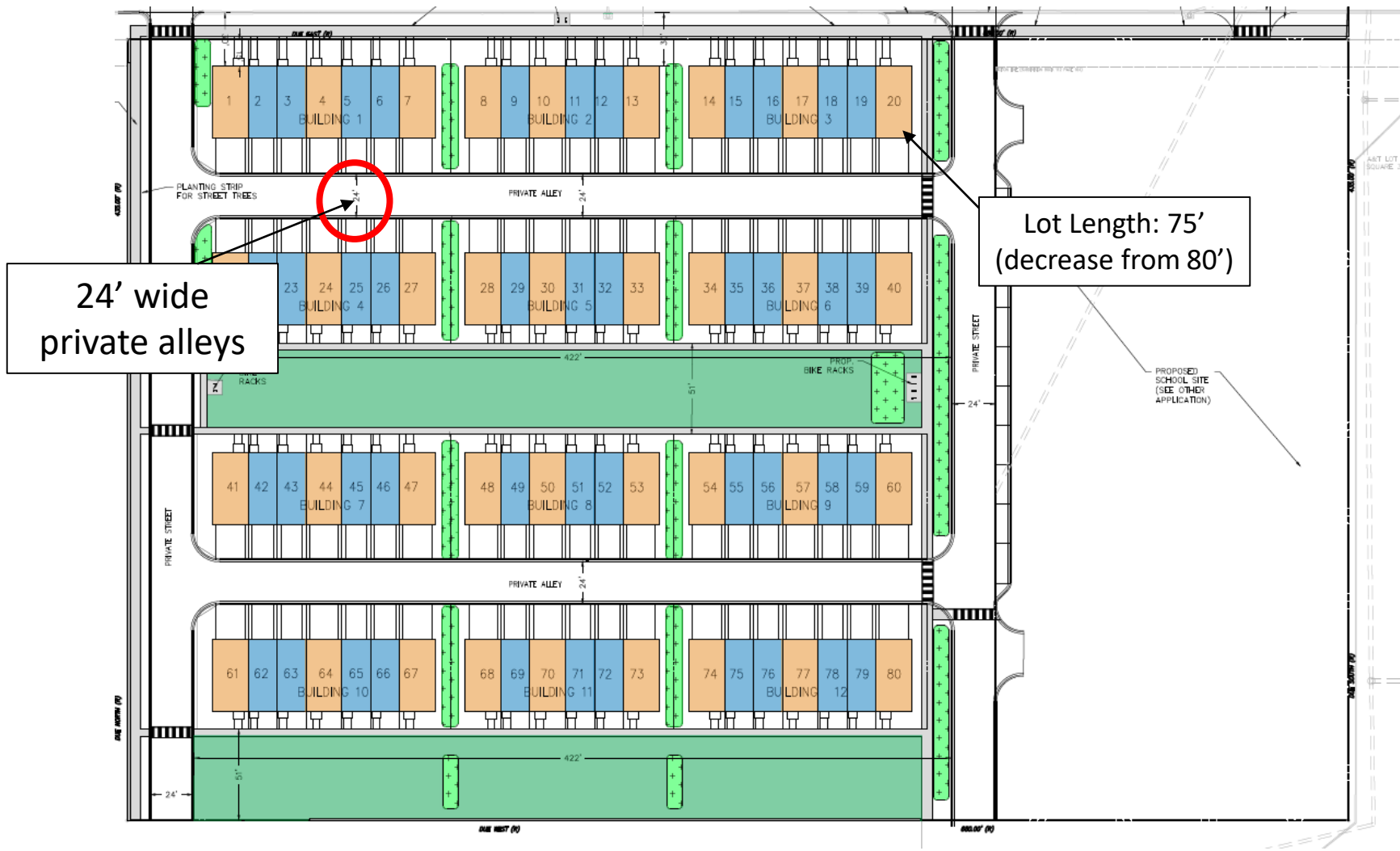
Application Overview

- Continued BZA hearing from October 19th
- Withdrawal of Area Variance Request
- Special Exception Approval to Permit Townhome Community
 - Sub. U, Sec. 421.1: *New residential development in the RA-1 zone*
 - Sub. C, Sec. 305.1: *Theoretical subdivisions*
- 4.83 acre development, 80 units (9 IZ), more than 43,000 square feet of communal green space

Updates on BZA Application

- BZA public hearing, October 19th.
 - BZA asked for the following items:
 - 1) Further clarification of variance relief and explanation of why special exception relief would not be feasible; and
 - 2) Information about the easement access criteria.
- Applicant withdrew request for variance relief from the street width requirements of Sub. C, Sec. 305.3(b) (October 28, 2022)
- Site Plan reconfigured to provide 24' wide private alleys
- Update provided to ANC 5A on October 26th

Reconfigured Site Plan



Conditions to Approval of Application

- Applicant will include in HOA documents that residents will not be eligible for RPP.
- Applicant will contribute \$25,000.00 to Housing Counseling Services (“HCS”) to be expended by HCS for the administration of the Tax Relief Fund (“TRF”), which will assist residents on restricted incomes in offsetting possible increase in property taxes. To the extent possible, the Applicant will request that the contribution be earmarked for residents in proximity to the Property.
- Applicant will install seismic monitoring equipment on site during construction.
- The townhouse development will include approximately 40,500 square feet of publicly accessible green space as depicted on the plans. At such time as the zoning application for the redevelopment of the Providence Hospital site is processed, the Applicant agrees to collaborate with the developer for that site on the construction of a combined publicly accessible green space for which the Applicant agrees to fund the installation of a tot lot and the construction of a dog walking area.
- Applicant will contribute \$25,000.00 to the Housing Production Trust Fund. To the extent possible, the Applicant will request that the contribution be used to produce or preserve affordable housing in proximity to the Property.
- Applicant will donate \$10,000.00 to the North Michigan Park Civic Association Scholarship Fund.

Questions / Discussion

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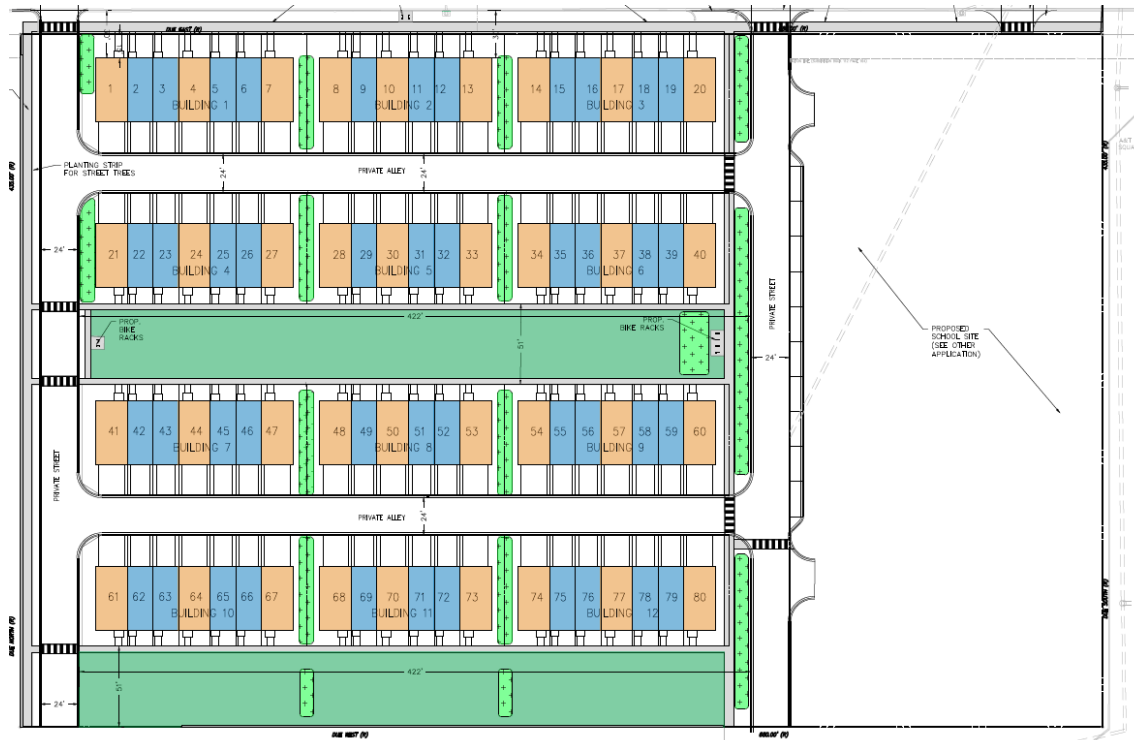


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The Property



Proposed Residential Development



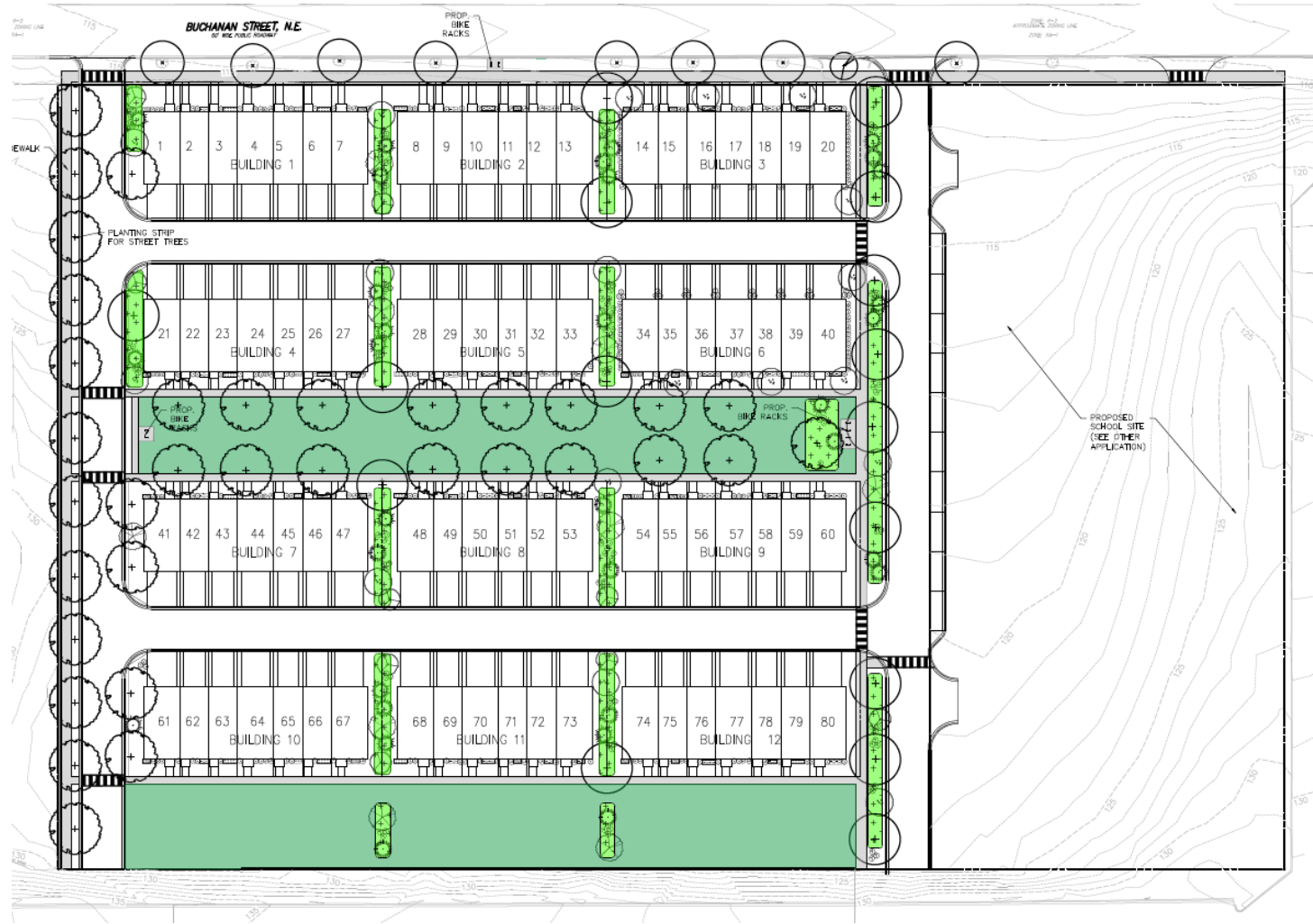
- 4.83 acres
- 80 units / 9 IZ units
- Units will either be 2 or 3 bedroom units. Each IZ unit will be 3 bedrooms.
- Each unit will have rooftop deck
- Two private streets providing north/south pedestrian and vehicular connectivity
- More than 43,000 sq. ft. of Communal Green Space

General Special Exception Criteria

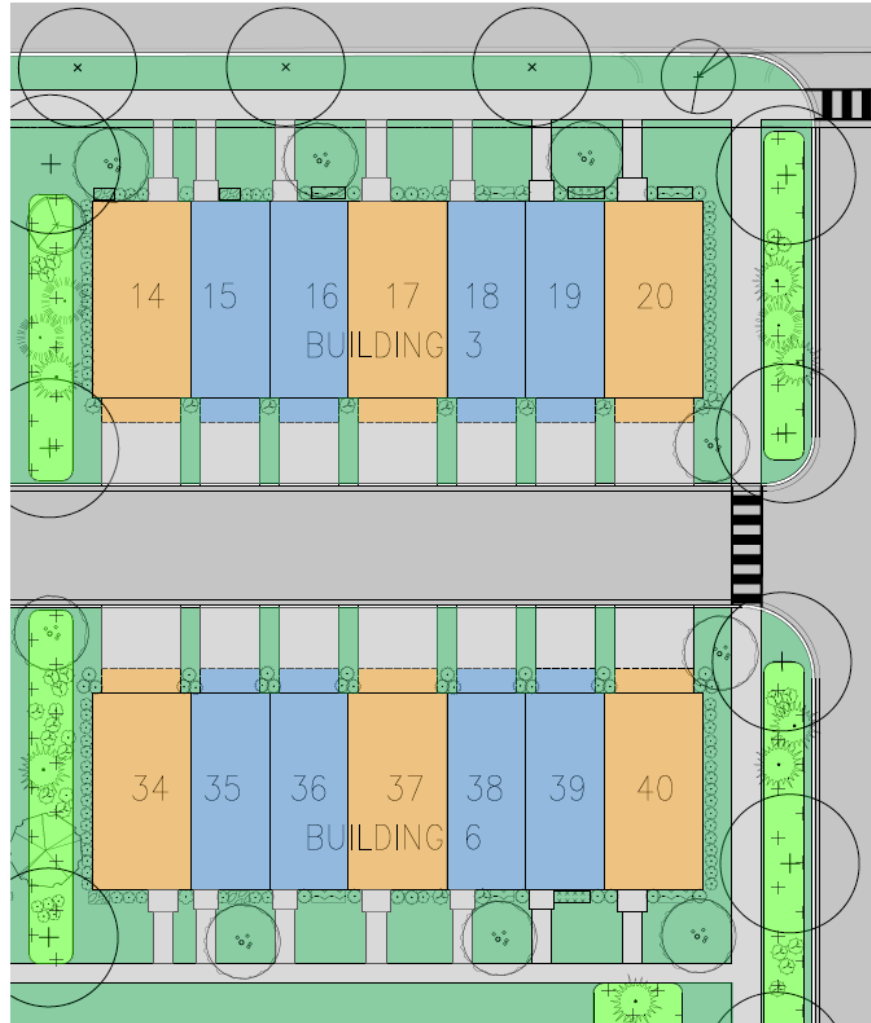
11-X DCMR § 901.2

- 11-X DCMR § 901.2, the Board is authorized to grant a special exception where it finds that three conditions exist:
 - 1) Will be in harmony with the general purpose and intent of the Zoning Regulations;
 - 2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
 - 3) Will meet such special conditions as may be specified in this title.
- RA-1 zoning permits density of 1.08 FAR with inclusionary zoning = approx. 210,288 s.f. of residential floor area permitted as a matter of right.

Proposed Landscape Plan



Proposed Landscape Plan (cont.)



Community Outreach

- May 19, 2022: ANC 5A-03 SMD Community Meeting
- September 8, 2022: ANC 5A-03 SMD Community Meeting
- September 22, 2022: ANC 5A-03 SMD Community Meeting
- September 28, 2022: ANC 5A Meeting
- October 5, 2022: North Michigan Park Civic Association
- October 11, 2022: Michigan Park Civic Association
- October 12, 2022: ANC 5A Special Meeting
- October 19, 2022: BZA Hearing
- October 26, 2022: ANC 5A Meeting