



## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** *J.S.*  
Jennifer Steingasser, Deputy Director  
Development Review and Historic Preservation

**DATE:** October 5, 2015

**SUBJECT:** ZC #15-10 - Final Report - Consolidated Planned Unit Development and Related Map Amendment from the C-M-1 District to the R-5-B District (Square 5197, Lot 809) (Deanwood Hills)

---

### **I. RECOMMENDATION**

The Office of Planning recommends approval of the “Deanwood Hills” multi-family development proposed under Zoning Commission Case #15-10, as an all affordable residential development of 150 units at 1.63 FAR and 40% lot occupancy in the Lincoln Heights Neighborhood, including the requested flexibility, as follows:

- A related map amendment from the C-M-1 District to the R-5-B District;
- § 2405.1 - Building Height - 60 feet max. permitted; 62.25 feet proposed;
- § 405.6 - Side Yard – 15 feet min. required; 7 feet and 9 feet proposed;
- § 2115.2- Compact Parking Space – 40% max. permitted; 56% proposed;
- § 2201 – Loading- 1, 55 ft. loading berth required; 1, 30-ft. loading berth proposed;
- Subject to the conditions agreed to between the applicant and the ANC 7C (Exhibit 30).

The proposed R-5-B District and PUD would be not inconsistent with the maps and written elements of the Comprehensive Plan. The proposal is largely consistent with requirements of the R-5-B District and is, in fact, a less intense development than could be achieved as a matter of right. The project would increase the range of housing options within the Lincoln Heights neighborhood and add to the available family-sized units sought by the District as replacement housing of the Lincoln Heights-Richardson Dwelling Neighborhood<sup>1</sup>.

---

<sup>1</sup> <http://dcnewcommunities.org/lincoln-heights-development/>

**II. LOCATION AND SITE DESCRIPTION**

Address	5201 Hayes Street N.E.
Legal Description	Square 5197, Lot 809
Ward/ANC	7/ANC 7C
Lot Characteristics	The 93,540 square feet (2.1 acres) property is roughly triangular shaped with variable grade changes. The site slopes downward from Hayes Street to the rear of the site and down from east to west, with the least grade changes located in the area of the proposed parking for the units.
Zoning	The subject property is within the C-M-1 (Light Manufacturing) District and the remainder of the square is within the C-1 District. Some properties across Nannie Helen Burroughs Avenue at the rear are also within the C-1 District. To the west of the square, properties are within the R-5-B District and to the east, within the R-2 District. The proposed rezoning of the subject property to the R-5-B District would permit development of a multi-unit residential building, which would not be permitted under the C-M-1 District.
Existing Development	The lot is currently vacant. The site was formerly developed with a facility used for sorting and storage of bulk trash and recyclable material.
Adjacent Properties	The property is bounded by Hayes Street to the north, 51 <sup>st</sup> Street, a rehabilitation and wellness center to the west, an accessory parking lot for the Tabernacle Baptist Church on the east and another church (Holy Christian Missionary Baptist Church) to the south, which fronts on Nannie Helen Burroughs Avenue.
Surrounding Neighborhood Character	The surrounding neighborhood is a mix of single-family detached and semi-detached homes, low and moderate density apartment homes and some religious institutions.



**LOCATION AND ZONING MAP**

### III. APPLICATION-IN-BRIEF

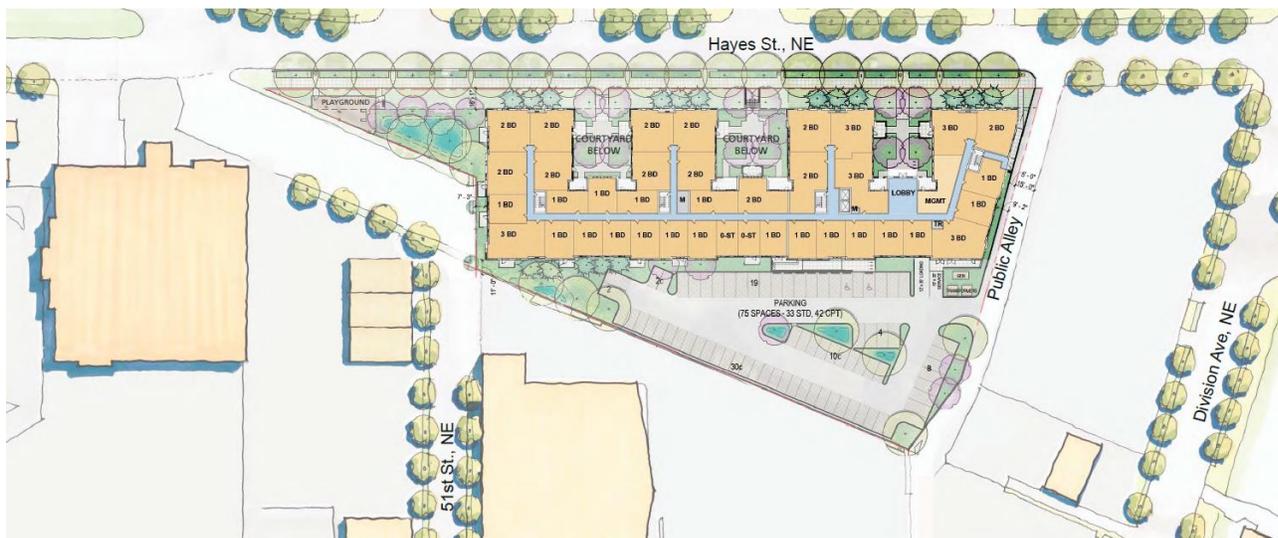
**Proposal:** The applicant proposes to develop a four-story multi-family residential building with 150 units and 75 surface parking spaces on the vacant 2.1 acre parcel. (See *Project Description*)

**Relief and Zoning:** Pursuant to 11 DCMR Chapter 24, the project would require approval for:  
A related map amendment to the R-5-B District; and flexibility from the following requirements:

- Building Height (§ 2405.1)
- Side Yard (§ 405.6)
- Compact Parking Space (§ 2115.2)
- Loading (§ 2201)

### IV. PROJECT DESCRIPTION

The proposed multi-family housing development, which will be 100% funded through the Low Income Housing Tax Credit (LIHTC) program is an important project in the revitalization plan for Lincoln Heights under the [New Communities Initiative](#) (NCI).



SITE LAYOUT

#### Design and Materials

The project site would be developed with a four-story, 150-unit apartment building with a partial basement. The building's height is proposed at 62 feet with a 1.63 FAR and 40% lot occupancy. The overall design follows the pattern of the grade change along Hayes Street, which is highest at the east end and lowest at the west end. Thus, the four story building steps down one level as it progresses along Hayes Street from east to west. (Exhibit 17A1 - Sheet A06)

The building would be set behind a 15-foot building restriction line and to help blend the new building into the neighborhood, the design appears as four sections as seen from Hayes Street, each separated by an open court (Exhibit 17A1-Sheet A10). A unified structure at the rear, binds the four sections along the full length of the building. Within this configuration, approximately

66 of the units would front on Hayes Street. The units at the opposite side of the double-loaded corridor would face the rear and side yards of the property. This design also evenly allocates the massing along Hayes Street, complementary to the scale of the residences to the north of Hayes Street. The landscaped front yard and intermittent courtyards are intended to enhance the pedestrian experience along the street. The lower level units, which would front on Hayes Street would have direct access from the street through the courtyard. Units which would face the side yards and the rear on the lower level would be equipped with decks for passive recreation. (Exhibit 17A2 –Sheets A16-A17)



### Grade Changes and Building Height

Exterior elevations are proposed as a combination of fiber cement siding, masonry and metal (Exhibit 17A1-Sheet A18). Projecting masonry bays maintain a rhythm on four sides of the building, as it would be visible from both Division Avenue to the east and Nannie Helen Burroughs Avenue to the south. Sunshades, balconies and juliet balconies would be included to enhance the building’s residential character along Hayes Street and would also serve as functional amenities of the design. Hayes Street would also benefit from proposed streetscape improvements, including a new 8-foot wide sidewalk, tree boxes, street lighting, planting of large shade trees and permanent street furniture.

Security lighting and cameras are proposed to be installed around the perimeter of all new development in the District to assist the MPD in crime fighting measures. Location, quantities and style of fixtures will be finalized (Exhibit 17A 2, Sheet L10).

### Housing and Affordability

The proposed distribution of the housing units includes:

- 50 of the units will be replacement units for residents of Lincoln Heights and Richardson Dwellings in accordance with the guiding principles of the [NCI](#) and the [Lincoln Heights and New Communities Initiative Revitalization Plan](#); and
- All of the replacement units will be available to residents at 0-30% AMI, as long as the operating subsidy is in place; otherwise up to 60% AMI.

The project would be comprised of studios, one-, two-, three-, and four-bedroom units distributed as follows:

Unit Type	Replacement Units	LIHTC	Floor(s)/Level	Total
Studio	0	6	lower, 2 <sup>nd</sup> & 3 <sup>rd</sup>	6
One bedroom	1	67	lower through 4 <sup>th</sup>	68
Two bedroom	18	27	lower through 4 <sup>th</sup>	45
Three bedroom	28	0	lower through 4 <sup>th</sup>	28
Four bedroom	3	0	lower only	3
<b>Total</b>	<b>50</b>	<b>100</b>	<b>150</b>	<b>150</b>

The exact unit sizes that the development would replace are to be determined. The families who may move in, and their unit size, will depend on families who may be ready and/or want to move. However, all of the proposed larger units will be reserved for the replacement units, since there are a substantial number of family-sized, 3 and 4 bedroom units at the current Lincoln Heights site. The revitalization plan (2006) indicated that Lincoln Heights currently has 107 three-bedroom units and 42 four bed-room units. The Richardson Dwellings public housing units include 80 three-bedroom units, 18, four-bedroom units and 24, five-bedroom units. (*Lincoln Heights and Richardson Dwellings Revitalization Plan (2006) – Page 16*)

The Deputy Mayor’s Office for Economic Development (DMPED) addressed the community’s concern regarding the perception of the concentration of affordable housing, as follows:

“Mixed-income housing is one of the core principles for the New Communities Initiative. The project is proposed as a Low Income Housing Tax Credit (LIHTC) project, restricting the 150 units to 60% AMI. While 60% AMI is not considered low-income in the District of Columbia ( for example the annual household income of a family of four making 60% AMI is \$65,520), this project would incorporate a mix of incomes, as the 100 units would have tenants who may earn 30%-60% AMI (\$32,000-\$65,000 for a family of four) and the additional 50 units would be rented by former residents of public housing earning no more than 30% AMI (\$0-\$30,000 for a family of four).

This was a policy decision based on the financials of the project and the market of the neighborhood. The LIHTC program leverages approximately \$13 million in tax credit equity that is critical to fund the \$33 million project. Without this program, the District would have to fund that additional amount to ensure the project’s feasibility. Since 60% Area Median Income (AMI) rents are comparable to market rate rents in the neighborhood (approximately \$1,200 for a 1-bedroom and \$1,500 for a 2-bedroom), it is financially feasible to make this a LIHTC project, *restricting the rents to be “affordable,” but which are really market for the neighborhood.*”

### **On-Site Parking and Loading**

The site's development would also include seventy-five (75) on-site surface parking spaces at the rear, to be accessed from the existing north/south, 15-foot paper alley east of the site. The alley would be paved and widened by easement to 20 feet. It would be joined to the existing public alley stub that exits onto Nannie Helen Burroughs Avenue. The completed alley would provide two-way circulation and access to the rear parking from either Hayes Street or Nannie Helen Burroughs Avenue. Loading would also be accessed from the alley.

At setdown, OP suggested the design consider securing the parking area and rear entrance to the building with a gate. However, the applicant responded that the gates would be a maintenance cost to the project. The commitment to provide security cameras sufficient lighting, as well as full-time management and maintenance staff would ensure that the property would be monitored.

A new retaining wall (maximum height -12 feet) with guardrails would be constructed along the rear property line, which would separate the surface parking area for the existing church to the south and the proposed parking area within the project site. Additional details for the retaining wall and its treatment were provided as requested by the Commission at setdown. The applicant explained that the textured and segmental retaining wall would be able to accommodate vegetation. (Exhibit 17A2-Sheet L05)

Bio-retention areas would be placed within landscaped islands in the parking area and native plantings and shade trees are shown in some portions of the perimeter of the parking lot. Secured bicycle parking would be provided within the building's basement for up to fifty (50) bicycles.

### **Green Design**

The site's proposed green components include an extensive green roof on the fourth floor. Permeable paving for the surface parking area, on-site bio-retention and extensive landscaping, including groundcover, mixed plantings, shade trees and evergreen trees will be provided to reduce the amount of storm water that may enter the public system (Exhibit 17A2- Sheets L01-L08).

## V. ZONING

The C-M-1 Commercial-Light Manufacturing District is intended to provide sites for light manufacturing activities including warehousing, office and automotive usage at a low intensity level. It does not permit residential use or mixed use development with a residential component.

In R-5-B, a moderate height and density shall be permitted (§350.2). The development data proposed for the site is as follows:

Standard	R-5-B M-O-R	PUD Limits	Proposed	Flexibility
Lot Area §§ 401, 2401	None prescribed	Not less than 1 ac. (43,560 sf)	93,540 sf	None required
FAR §§ 402, 2405.2	1.8	3.0	1.63	None required
Building Height §§ 400, 2405.1	50 ft.	60 ft.	62 ft. 3ins.	<b>Requested</b>
Lot Occupancy § 403	60% ( 56,124 sf)	60%	40% (37,416 sf)	None required
Rear Yard § 404	15 ft. min.	15 ft. min.	79ft. (av. depth)	None required
Side Yard § 405	3"/ft. ht. 8 ft. min.	3"/ft. ht. 8 ft. min.	7 ft. and 9 ft.	<b>Requested</b>
Bicycle Spaces	1 space per 3 units (50 spaces)	1 space per 3 units	50 spaces	None required
Parking § 2101	0.5 per du (75 spaces)	same	75spaces	None required
	40% max as compact sized: 30 compact		33 full sized, <b>42 compact (56%)</b>	<b>Requested</b>
Loading § 2202	1 loading berth @ 55 ft. 1 platform @ 200 sf 1 service space @ 20 ft. deep	same	1 loading berth@ 30ft. 1 platform @ 100 sf 1 service space @ 20 ft. deep	<b>Requested</b> <b>Requested</b> None required

The following compares the development gains of the project:

Standard	C-M-1 M-O-R	R-5-B M-O-R	R-5-B PUD	Proposal	Gains over M-O-R
Uses	Industrial, commercial	Residential	Residential	Residential	Residential where none permitted
Height feet/stories	40 ft./3 stories	50 ft.(no limit in # stories)	60 ft.	62 ft., 4 stories	22 feet/1 story (C-M-1) 10 feet ( R-5-B)
FAR	3.0 (280,620 sf)	1.8 (168,372 sf)	3.0 (280,620 sf)	1.63 (157,470 sf) (152,500 sf- total building area)	0
Lot Occupancy %	Not specified	60%	60% (56,124 sf)	40% (37,416 sf)	0

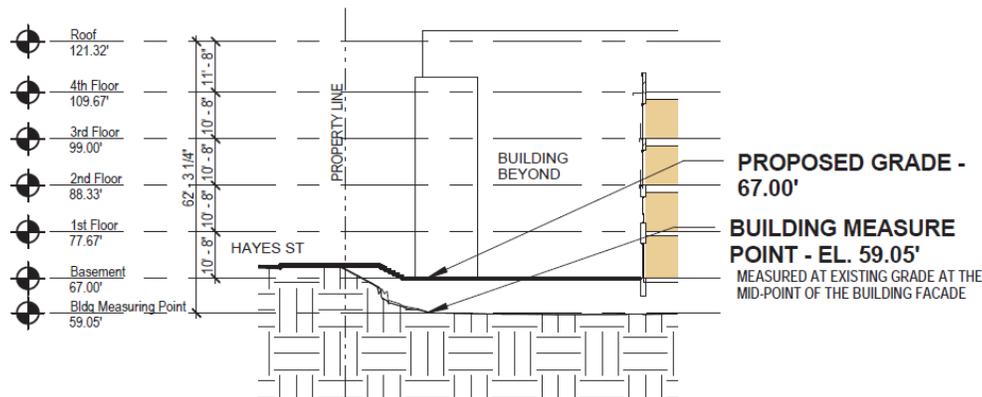
## VI. FLEXIBILITY

### Map Amendment

The Comprehensive Plan designates the unused industrial land for residential purposes. The New Communities Initiative also anticipates a change in land use to support the housing initiative for the Lincoln Heights/Richardson Dwellings Revitalization Plan. The proposed low rise apartment building development would be characteristic of the surrounding neighborhood development in its scale and massing and the proposed rezoning from the C-M-1 District to the R-5-B District would be not inconsistent with the Comprehensive Plan, particularly when read in conjunction with the policies from the Plan, as attached to the report.

### Height

The building's height at 62.25 feet would be due in part to the existing grade difference between the street and the site, as measured from grade at the building's façade. The proposed grade and measuring point reproduced here from the applicant's submission (Exhibit 4A1- Sheet 09) best explains the existing condition and how the height would be measured.



BUILDING MEASURING POINT DIAGRAM

The 2-foot deviation from the 60-foot maximum permitted height is intended to accommodate the grade changes, and to provide typical nine foot floor-to-ceiling heights for the units. OP does not object to the requested height relief.

### § 405: Side Yard

The Regulations require 15-foot wide side yards and the east and west side yards would measure 9 feet and 7 feet respectively. Provision of the required side yards would result in a six to eight-foot loss to the east and west sides of the building, which could ultimately result in a loss of essential court and passive recreation area that would be beneficial to residents. The loss in side yard width would not have an adverse impact to the light and air of any residential building or otherwise, as the side yards would abut vehicle throughways, such as the alleys to the east and west. Therefore, OP does not object to the flexibility which would accommodate beneficial use of open space by future residents.

§ 2115.2 : Parking (Compact Spaces)

Any accessory parking area containing twenty-five (25) or more required parking spaces may designate up to forty percent (40%) of the parking spaces for compact cars. The project site proposes 42 compact spaces (56%) for the rear surface parking lot, which would provide the required number of parking spaces for the project. Given the roughly triangular shape of the proposed parking area, the project seeks to accommodate all the required parking spaces on site, as well as fulfill the required landscaping for surface lots. The provision of compact spaces would enable both on-site parking and sustainable landscape features to be provided, as required by the Regulations. OP does not object to this requested relief, as the intent of the Regulations would be satisfied and no other relief from the parking requirements would be necessary.

§ 2201.1: Loading

The applicant proposes to provide on-site loading, except the loading berth would be 30 feet deep instead of 55 feet, and the platform would be at 100 square feet instead of 200 square feet. Since the apartment building would be primarily comprised of one- and two-bedroom units (80% of all units), the proposed size loading berth and platform are considered sufficient to service apartments where these unit types are predominant. OP supports the requested flexibility from this requirement on condition that loading would be coordinated by property management.

Other areas of requested flexibility include variations to:

- a) The range in the number of units, +/- 10% from the 150 units currently proposed;
- b) The location and design of interior components (as identified in the submission)
- c) The number, location and arrangement of parking spaces, not including a reduction in the total number of on-site spaces and the number of compact spaces no greater than 56% of the required parking;
- d) The sustainable design features, subject to the satisfaction of the Enterprise Green Communities (EGC) standard for residential buildings;
- e) The final selection of exterior materials within color ranges and material types as proposed;
- f) The final selection of all exterior signage on the building.

OP does not object to the other areas of requested relief on condition that the materials and colors would be within the range of the Commission's final approval.

## VII. PUD EVALUATION STANDARDS , PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 - 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 states that “*the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.*” To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “*show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...*” (§2403.12)

Amenity package evaluation is based on an assessment of the additional development gained through the application process. The C-M-1 zone would allow development up to a 3.0 FAR, whereas the applicant is proposing 1.63 FAR for the entire site. However, the C-M-1 District does not permit any residential development. The Comprehensive Plan does not anticipate the parcel to remain industrial, and would support a moderate density residential use for the site.

The Applicant has offered the following amenities and benefits gained through the application process:

- (a) *Urban design, architecture, landscaping, or creation or preservation of open spaces - § 2403.9(a)*

### Urban Design, Architecture, Landscaping

The proposed infill development would remove a large vacant parcel on Hayes Street and introduce a residential use and corresponding zoning, which would not be permitted due to the site’s former light industrial use. The building’s massing and scale would be appropriate within the context of the Comprehensive Plan and the existing neighborhood. An improved sidewalk with landscaping and courtyards would introduce green and landscaped open space where none currently exists. Connectivity between Hayes Street and Nannie Helen Burroughs Avenue would be improved through the proposed connection and improvement of the paper alley to the current alley stub, which only exits onto Nannie Helen Burroughs Avenue. This would provide a safety feature for the neighborhood, as it would become a through alley, with improved lighting.

The proposed architecture would be similar to recently completed residential development in the immediate area, including the mixed-use building at 4800 Nannie Helen Burroughs Avenue and the Edens Development. The contemporary architecture would add to variety of architectural styles, materials and designs of the surrounding neighborhoods.

- (b) *Site planning, and efficient and economical land utilization - § 2403.9(b)*

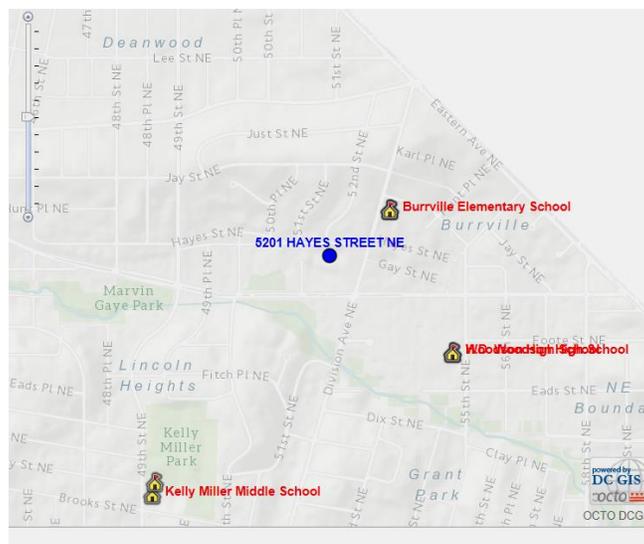
The underutilized site would be transformed to an appropriate use in a residential neighborhood. As an irregularly shaped site with variable grades, site planning is challenged to satisfy all regulations, including parking and loading facilities, while balancing the need for an efficient core and meaningful residential amenities. The proposed design attempts to utilize the available land area to effectively satisfy both residential and regulatory requirements. The inclusion of courtyard areas would serve the dual purpose of providing passive recreation for families at the lower level, and green areas within the site to reduce the massing of an apartment building among single-family homes across Hayes Street. The proposed green roof and bio-retention

areas within the parking area would be dual-purposed as sustainable elements that would provide on-site stormwater management and green areas on the project site.

The site's location supports the use of Metrobus as a transportation alternative to vehicle use, as it is within walking distance of six bus stops at Nannie Helen Avenue and Division Avenue, which serve a variety of routes within the District and into Maryland. Bicycle use would also be encouraged by residents and employees as 50 bike racks would be provided in a secure location within the building.

The location is within a mile radius of updated recreation facilities including the Deanwood Recreation and Aquatic Center (0.9 miles), Marvin Gaye Park and the Watts Branch Recreation Center (0.2 miles). Therefore, future residents would be afforded the benefits of recreational facilities within walking or biking distance.

The project site is also within the school boundaries of Burrville Elementary School, Kelly Miller Middle School and Woodson High School. Their locations in reference to the project site are shown in the map below.



**DC Public Schools**

(c) *Housing - § 2403.9(f)*

The introduction of residential use in an underutilized site is consistent with planning goals for the property detailed above. The Applicant has proposed an all-affordable housing development including large family-sized units within a wide range of the Area Median Income, including at a maximum of 60% AMI, with replacement housing for residents of the Lincoln Heights/Richardson Dwellings earning 30% or less of the AMI. The affordable housing would be offered as shown in the following table:

Residential Unit Type	GFA / Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total Apartments	154,755 sf/100%	150 (max)				
Market Rate		0				
IZ	-					Exempt per § 2602.3
Affordable Non-IZ - Units	15,475/10%	15	30-80% AMI	Life of the Project	Rental	In satisfaction of §2603.7
Affordable Non-IZ Units	38,689 sf/25%	38	30% AMI	40 Years	Rental	For as long as the operating subsidy is in place; otherwise up to 60% AMI
Affordable Non-IZ - Units	100,591 sf/65%	97	60% AMI	40 Years	Rental	

*(d) Environmental benefits § 2403.9(h)*

The project would support the District’s sustainable goals by the application of on-site stormwater management and green engineering practices, consistent with LID principles. All units would include environmentally friendly materials and fixtures to promote healthy building interiors for residents. OP requests that all the required pervious and impervious square footage for the proposed development be provided prior to final action by the Commission.

*(e) Uses of special value to the neighborhood or the District of Columbia as a whole § 2403.9 (i)*

The project would introduce housing on a site that would not have otherwise existed as a matter-of-right under the established zoning. The proposed pedestrian pathway, functional green space and landscaping along the Hayes Street frontage would improve the hardscape along the though fare of a well-established neighborhood. The renovation of the alley in its entirety would improve both pedestrian and vehicular connectivity to a well-traveled Nannie Helen Burroughs corridor. Stormwater management improvements would accrue where none previously existed on the former light industrial site. The following summarizes the benefit and amenities of the project:

<b>BENEFIT OR AMENITY</b>	<b>MITIGATION</b>	<b>PUBLIC BENEFIT</b>	<b>PROJECT AMENITY</b>	<b>REQUIRED</b>	<b>APPLICANT PROFFER</b>
Affordable housing		<b>X</b>	<b>X</b>	<b>X</b>	
Housing at lower levels of affordability 38 units @ 30% AMI			<b>X</b>		<b>X</b>
Superior Architecture		<b>X</b>	<b>X</b>		<b>X</b>
Paved and widened alley system		<b>X</b>	<b>X</b>		<b>X</b>
TDM Measures On site and on-street bike parking		<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Environmental benefits, stormwater management	<b>X</b>	<b>X</b>		<b>X</b>	<b>X</b>
Employment Agreement <b>See * , or Exhibit 30</b>		<b>X</b>			<b>X</b>

\*DMPED presented the application to the ANC on September 10, 2015 and the ANC expressed concerns about security, handicap accessibility and the location of accessible units (Exhibit 30A). The applicant agreed to the following conditions, based on discussions the ANC, which are fully outlined in Exhibit 30:

- The applicant agrees to host a job fair in order to target employment opportunities to residents within the boundaries of ANC 7C...;
- During construction the applicant will maintain a job listing targeted to residents of ANC 7C...;
- During the life of the PUD, the community space shall be available to ANC 7C to assist in the ANC’s community outreach efforts.

## **VII. AGENCY COMMENTS**

The application was referred to:

- Department of Transportation (DDOT);
- Department of Public Works (DPW);
- DC Water
- Department of the Environment (DDOE);
- DC Public Schools (DCPS); and
- Metropolitan Police Department (MPD)

Agency reports will be submitted under separate cover.

## **VIII. COMMUNITY COMMENTS**

The applicant held several meetings with the Lincoln Heights and Richardson Dwellings Advisory Council beginning in January 2010. The applicant also met with the ANC 7C at their regularly scheduled meetings in September, October and November, 2014, and presented at the

project at the June 11, 2015 meeting. The ANC 7C-01 Single Member District Representative submitted a letter in support of the application (Exhibit 17 – Tab B).

### IX. Summary of ZC/OP Comments

The following summarizes the ZC’s comments at setdown and the applicant’s response.

ZC/OP Comment	Applicant’s Response
A lighter color building material/brick would be more appropriate for a residential neighborhood.	The revised material board including lighter brick material was included in revised plans. Provided. Exhibit 17A2 Sheet A18.
Concern was expressed regarding recreational facilities for older children.	The applicant highlighted where facilities within walking distance exist within the neighborhood for children and adult recreation.
Information on the financial feasibility of the project	Financing would be facilitated by: LITIC, DCHA, DMPED, Citibank, and developer fee deferment. Information provided. Exhibit 17, Pg.4
Provide improved drawings for the public hearing.	The applicant submitted an updated plan set as Exhibit 17A1 and 17A2
Provide a revised plan to include a rear security gate.	The plan does not include a rear gate due to maintenance issues and other expressed in the applicant’s submission. The applicant provided a security and lighting plan to support security concerns.
Provide more information about external lighting and security cameras for the entire building.	External lighting and cameras for the building are a security requirement recommended by MPD. Provided. Exhibit 17A2, Sheet L10.
Reduce the height of the retaining wall and consider plantings to mitigate the aesthetic impact. Provide revised plans including treatment of the retaining wall.	The applicant proposes a segmental retaining wall system to provide texture and accommodate vegetation. The height of the wall was not lowered. The applicant’s explanation is provided in Exhibit 17, Pg. 2

### X. CONCLUSION

The Office of Planning recommends approval of the proposed redevelopment of the former light-industrial site. The proposal is not inconsistent with the Comprehensive Plan’s elements, policies and maps. New development of exemplary design is anticipated for properties within a designated Neighborhood Enhancement Area. The project would introduce a residential use and zoning to provide affordable large-sized units and replacement housing in support of the District’s New Communities Initiative, which aims to revitalize severely distressed housing and redevelop neighborhoods into vibrant communities.

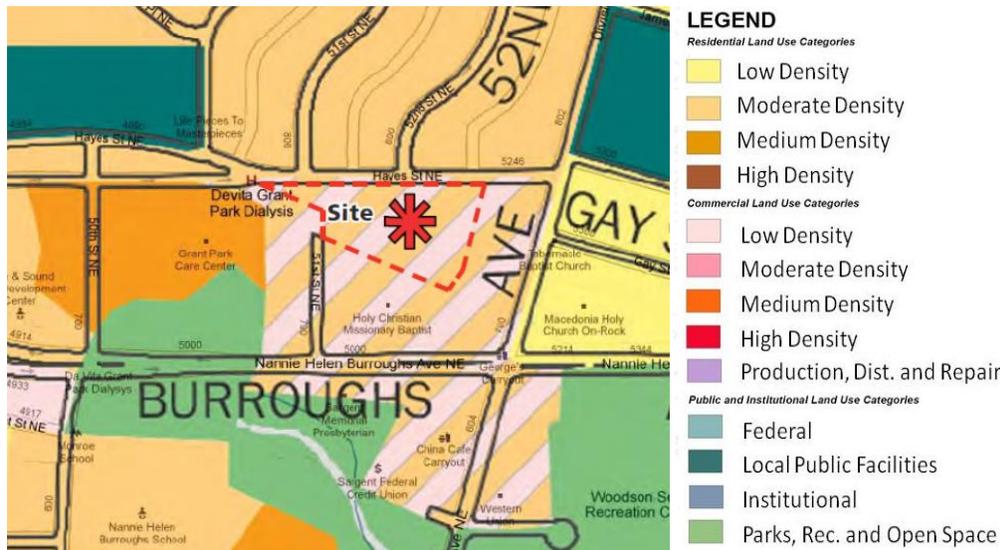
Attachment: Comprehensive Plan Maps and Policies

## ATTACHMENT

### COMPREHENSIVE PLAN MAPS AND POLICIES

The proposed PUD must be determined by the Zoning Commission to be not inconsistent with the Comprehensive Plan and with other adopted public policies (§ 2403.4). The map amendment also should not be inconsistent with the Comprehensive Plan and other adopted policies.

#### A. FUTURE LAND USE MAP

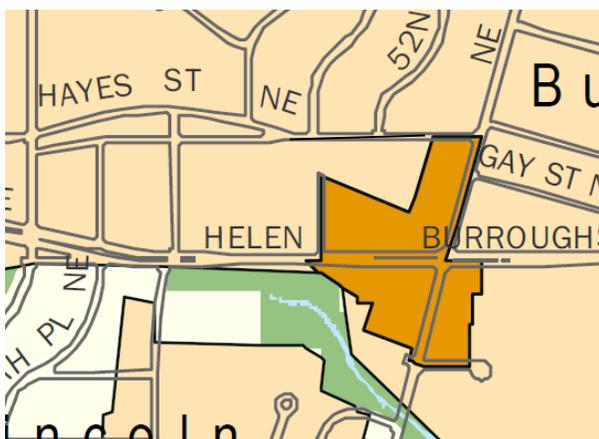


The Future Land Use Map's designation for the property is mixed-use Moderate Density Residential and Low Density Commercial. The proposed map amendment to the R-5-B District would be consistent with this designation and the site's proposed residential development.

#### B. GENERAL POLICY MAP

The Generalized Policy Map assigns the proposed PUD site as a *Neighborhood Enhancement Area*.

A neighborhood enhancement area anticipates a different land use and the guiding philosophy is to encourage and facilitate new development. As these areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with... nearby neighborhoods.



The Comprehensive Plan clearly establishes a preference to convert the unused industrial land for residential purposes, and the proposed PUD aims to be not inconsistent with land use policies to implement the Plan. The proposed development would be characteristic of the surrounding neighborhood development in its scale and massing. Therefore, the proposed rezoning of a portion of the site from C-M-1 and R-5-B

would be not inconsistent with the Comprehensive Plan, particularly when read in conjunction with the policies from the Plan, cited hereafter.

### **C. COMPREHENSIVE PLAN POLICIES**

The Property is located in the Far Northeast and Southeast Area Element (FNS) of the Comprehensive Plan. There are several policies within the Area Element, which encourage residential development as proposed.

#### **Far Northeast and Southeast Area Element (“FNS”)**

##### **Planning and Development Priorities**

The low density character that typifies most Far Northeast and Southeast neighborhoods should be maintained. While it is recognized that the area contains much vacant land with the potential for infill development, this development should generally be similar in density to what exists today. This is one of the few areas in the city with opportunities to build three- and four bedroom homes suitable for families with children.<sup>1707.2 (a)</sup>

While protecting established single family neighborhoods is a priority, Far Northeast and Southeast recognizes the need to provide a variety of new housing choices. Renovation and rehabilitation of the housing stock should continue to be a priority, especially for the aging post-war apartment complexes and for developments with subsidized units. In some cases ... the best approach may be to replace deteriorated multi-family housing with new housing that better meets community needs.<sup>1702 (d)</sup>

#### **FNS-1.1 Guiding Growth and Neighborhood Conservation <sup>2408</sup>**

***Policy FNS-1.1.1: Conservation of Low Density Neighborhoods...** Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and protect the existing low density land use pattern while allowing for infill development that is compatible with neighborhood character. <sup>1708.2</sup>*

***Policy FNS-1.1.2: Development of New Housing** Encourage new housing for area residents on vacant lots.... taking steps to ensure that the housing remains affordable for current and future residents. <sup>1708.3</sup>*

#### **Land Use Element**

***LU-1.4: Neighborhood Infill Development** <sup>307</sup> There are hundreds of small vacant lots across the District of Columbia located away from transit stations and off of the major boulevards. ... Most of the sites were less than one acre in size. Some of this land may not be developable to the limits allowed by zoning due to site constraints such as poor access, awkward parcel shapes, and steep topography. <sup>307.1</sup>*

***LU-2.1.2: Neighborhood Revitalization:** Facilitate orderly neighborhood revitalization and stabilization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that*

are most in need. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need. 309.7

**LU-3.1.4 Rezoning of Industrial Areas:** “Allow the rezoning of industrial land for non-industrial purposes only when the land can no longer viably support industrial or PDS activities or is located such that industry cannot co-exist adequately with adjacent existing uses. ... (314.10)

**LU-2.2.4: Neighborhood Beautification:** Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, improvement or street and sidewalk repair... 310.5

**LU-2.3.8: Non-Conforming Commercial and Industrial Uses:** Reduce the number of nonconforming uses in residential areas, particularly those uses that generate noise, truck traffic, odors, air and water pollution, and other adverse effects. 311.10

**LU-3.1.4: Rezoning of Industrial Areas:** Allow the rezoning of industrial land for non-industrial purposes only when the land can no longer viably support industrial or PDR activities or is located such that industry cannot co-exist adequately with adjacent existing uses. Examples include ... small sites in the midst of stable residential neighborhoods. 314.10

## **Housing Element**

**H-1.1 Expanding Housing Supply:** Expanding the housing supply is a key part of the District’s vision to create successful neighborhoods... The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs. 503.1

**H-1.1.1: Private Sector Support** Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2

**H-1.1.2: Production Incentives** Provide suitable regulatory, tax, and financing incentives to meet housing production goals. 503.3

**H-1.1.5: Housing Quality** Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6

**H-1.2.1: Affordable Housing Production as a Civic Priority:** Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.6

**H-1.2.3: Mixed Income Housing:** Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 504.8

**H-1.2.4: Housing Affordability on Publicly Owned Sites:** Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households. 504.11

**H-1.2.7: Density Bonuses for Affordable Housing:** Provide zoning incentives to developers proposing to build low- and moderate-income housing. Affordable housing shall be considered a public benefit for the purposes of granting density bonuses when new development is proposed. 504.14

**H-1.3 Diversity of Housing Type:** The District faces the prospect of a less diverse housing stock, with a growing share of one- and two-bedroom multi-family units and a declining share of housing large enough for families with children....505.2

**H-1.3.1: Housing for Families:** Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6

**H-1.4.4: Public Housing Renovation:** Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10

### **Environmental Protection Element**

The Element provides policies and actions on ..., the restoration of our tree canopy, energy conservation, air quality, watershed protection, pollution prevention and waste management, and the remediation of contaminated sites...600.1 The overarching goal for environmental protection is: Protect, restore, and enhance the natural and man-made environment in the District of Columbia, taking steps to improve environmental quality, prevent and reduce pollution, and conserve the values and functions of the District's natural resources and ecosystems. 601.1

**E-1.1.1: Street Tree Planting and Maintenance:** Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods. 603.4

**E-1.1.3: Landscaping:** Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 603.6

**E-1.3.1: Preventing Erosion:** Ensure that public and private construction activities do not result in soil erosion or the creation of unstable soil conditions. Support the use of retaining walls and other "best management practices" that reduce erosion hazards. ... 605.2

***E-2.2.3: Reducing Home Heating and Cooling Costs:*** Encourage the use of energy-efficient systems and methods for home insulation, heating, and cooling, both to conserve natural resources and also to reduce energy costs for those members of the community who are least able to afford them. 610.5

***E-2.2.5: Energy Efficient Building and Site Planning:*** Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. The planning and design of new development should contribute to energy efficiency goals. 610.7

***E-3.1.1: Maximizing Permeable Surfaces:*** Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce urban runoff. 613.2

***E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff:*** Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

## **Urban Design Element**

The Urban Design element describes ways in which different aspects of the city's landscape work together... 900.1 The goal for urban design in the District is: enhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces. 901.1

***UD-1.2.1: Respecting Natural Features in Development:*** Respect and perpetuate the natural features of Washington's landscape. In low-density, wooded or hilly areas, new construction should preserve natural features rather than altering them to accommodate development. Density in such areas should be limited and setbacks should be provided as needed to protect natural features such as streams and wetlands. Where appropriate, clustering of development should be considered as a way to protect natural resources. 904.3

***UD-2.2.1: Neighborhood Character and Identity:*** Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context. 910.6

***UD-2.2.5: Creating Attractive Facades:*** Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street. 910.12

***UD-2.2.7: Infill Development:*** Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 910.15

***UD-2.2.8: Large Site Development:*** Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures

*on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades.* 910.16

**UD-2.2.10: Surface Parking:** *Encourage the use of shade trees and landscaping or screening of surface parking areas. Parking should be designed so that it is not the dominant element of the street, and should be located behind development rather than in front of it.* 910.19

**UD-3.2.3: Site Planning and Design Measures to Increase Security:** *Encourage architectural design and site planning methods that minimize perimeter security requirements and have a reduced impact on the public realm. Such measures include separating entryways, controlling access, “hardening” of shared walls, and the selection of more resilient building materials.* 914.8

**UD-3.2.4: Security Through Streetscape Design:** *Develop and apply attractive, context-sensitive security measures in the design of streets, plazas, and public spaces. These measures should use an appropriate mix of bollards, planters, landscaped walls, vegetation, and street furniture rather than barriers and other approaches that detract from aesthetic quality.* 914.9

**UD-3.2.5: Reducing Crime Through Design:** *Ensure that the design of the built environment minimizes the potential for criminal activity. Examples of preventive measures include adequate lighting, maintaining clear lines of sight and visual access, and avoiding dead-end streets.* 914.10

Ultimately, a PUD-related map amendment development facilitated by the regulations of the R-5-B District would help achieve the applicable policies, including the housing element through the provision of an all-affordable housing development with variable AMI. This is an important project in the realization of affordable housing with large-sized family units as replacement housing for the Lincoln Heights Initiative, as discussed previously in the attached report. As an infill development within an established neighborhood, it attempts to avoid the overpowering contrasts of scale, height and density, that could have been realized as a matter-of-right, but which could be inconsistent with the urban design element of the Plan.