

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser,
Deputy Director, Development Review & Historic Preservation
DATE: December 3, 2018
SUBJECT: ZC Case 18-10 – Public Hearing Report for a Petition to Rezone Square 5799, Lot 976 from R-3 to RA-2

I. BACKGROUND

At its September 17, 2018 public meeting the Zoning Commission set down for a public hearing zoning map amendment case 18-10 to rezone Square 5799, Lot 976, located at 2352 through 2360 High Street, S.E., from the R-3 zone to the RA-2 zone. The subject property is vacant and owned by the District of Columbia. On November 12, 2014 the Department of Housing and Community Development issued a solicitation for offers to redevelop the property.

II. RECOMMENDATION

The Office of Planning recommends the Zoning Commission **approve** this application. The map amendment would *not be inconsistent* with the Comprehensive Plan. No changes have been made to the application since it was set down.

III. APPLICATION-IN-BRIEF

| | |
|---|---------------------------------|
| Applicant | High Street LLC |
| Proposed Map Amendment | From R-3 to RA-2 |
| Address | 2352-2360 High Street, S.E. |
| Ward and ANC | Ward 8, ANC 8A |
| Legal Description | Square 5799, Lot 976 |
| Property Size | 39,934 square feet (0.80 acres) |
| Generalized Policy Map Designation | Moderate Density Residential |
| Future Land Use Map Designation | Neighborhood Enhancement Area |

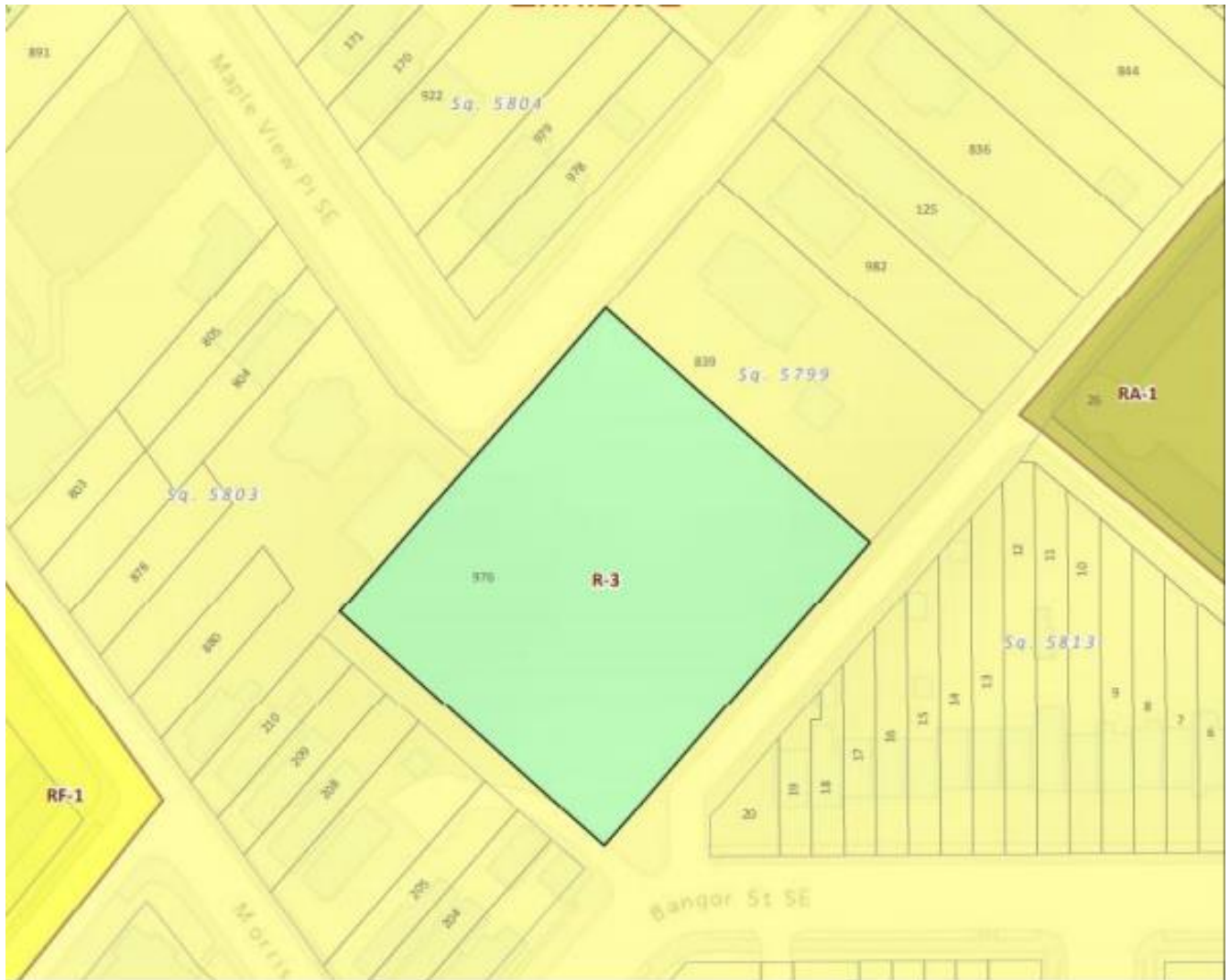
IV. COMMENTS FROM SET DOWN MEETING

The following summarizes comments and requests for additional information relating to the petition from the setdown meeting.

| Comment | Applicant Response | OP Comment |
|--|--|---|
| <p>ZC: Applicant should reach out to the ANC to see if there are any concerns regarding mixing apartments with single-family detached and attached housing within the community.</p> | <p>The applicant presented the proposal at two ANC meetings (09/19/18 and 10/23/18), attended a neighborhood meeting at the residence of a community member (07/11/18) and presented and answered questions at a DHCD meeting (11/05/18), and met with the single-member district commissioner. Community concerns included building design, landscaping, off-street parking and construction scheduling.</p> | <p>The applicant made satisfactory outreach to the ANC and the community.</p> |
| <p>ZC: Applicant should show the massing of buildings that could potentially be constructed within the RA-2, and how they would relate to the immediate surrounding community.</p> | <p>As the subject application is for a map amendment only, there are no proposed drawings. Instead, the applicant prepared a context matrix of various apartment buildings within the community depicting how they relate to the lower density housing around them, and an aerial photograph identifying the locations of those apartment buildings to the site. The matrix will be presented to the Commission at the public hearing.</p> | <p>The Applicant has provided a photographic survey of the surrounding neighborhood to OP, which is attached to this report as Attachment A. The photo survey depicts the range of building types in the immediate neighborhood which including moderate density apartments, blocks of row dwellings, groups of semi-detached dwellings and blocks of detached homes.</p> |

V. SITE AND AREA DESCRIPTION

The subject property is a vacant site and the surrounding area includes a variety of housing types, including detached, semi-detached and attached dwellings. Low and moderate density apartment buildings are interspersed and scattered throughout neighborhood, including a garden apartment complex to the east.



Zoning Map

VI. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The applicant's petition would rezone 39,394 square feet (0.80 acres) from the R-3 to RA-2 zone. The R-3 zone provides for areas that are primarily developed with row houses, but may also include detached and semi-detached dwellings, and groups of three or more row dwellings. The RA-2 is intended to be developed predominately with moderate density residential uses. In addition to the uses permitted within the R-3, it also permits low-rise apartment buildings.

The following table summarizes the effect of the proposed RA-2 zone in comparison to the existing R-3 zone.

| | Existing Zone: R-3 | Proposed Zone: RA-2 |
|-------------------------|--|--|
| Permitted Uses | Use Group C (detached, semi-detached, and attached dwellings) | Subtitle U, Chapter 4 (detached, semi-detached, attached and multi-family dwellings) |
| Height | 40-foot and 3-story max. | 50-foot max. (no limit on stories) |
| Lot Area | 4,000 sq. ft. min (detached) 3,200 sq. ft. min. (IZ detached) 3,000 sq. ft. min. (semi-detached) 2,500 sq. ft. min. (IZ semi-detached) 4,000 sq. ft. min. (all other structures) | None prescribed |
| Lot Width | 40 ft. min.(detached) 32 ft. min. (IZ detached) 30 ft. min (semi-detached) 25 ft. min (IZ semi-detached) 40 ft. min (all other structures) | None prescribed |
| Floor Area Ratio | None prescribed | 1.8 max. |
| FAR | None prescribed | 1.8 max. 2.16 max. (IZ) |
| Penthouse Height | 12 feet and one-story max. 15 feet for mechanical | 12 feet and one-story max. 15 feet and 2 nd story for mechanical max. |
| Lot Occupancy | 60% max. (attached dwellings & places of worship) 40% max. (all other uses) | 60% max. |
| Rear Yard | 20-foot min. | 4 in/ft of bldg. height, but not less than 15 ft. |
| Side Yard | 8-foot min. (detached single dwelling) None, but min. 5 ft. if provided (attached dwellings) | 8-ft. min (detached & semi-detached) None, but min 4 feet if provided (all other buildings) |
| Vehicle Parking | 1 space/dwelling (single dwelling unit) min. 1 space/ 2 dwelling units min. (flat) | 1/3 dwelling units in excess of a minimum of 4 dwelling units (min.) |
| Bike Parking | None prescribed | 1/3 dwelling units min. (long-term) 1/20 dwelling units min. (short-term) |
| Loading | None prescribed | 1 berth & service/delivery space/50 dwelling units (min.) |
| GAR | None prescribed | 0.4 min. |

VII. PLANNING CONTEXT

Title 11 Subtitle X § 500.3 requires that the Zoning Commission determine that a proposed zoning map amendment “*is not inconsistent with the Comprehensive Plan and other adopted policies and active programs related to the subject site*”.

As fully discussed in the OP set down report dated September 7, 2018 (Exhibit 10), the proposed map amendment would be not inconsistent with the Comprehensive Plan Future Land Use Map or the Generalized Policy Map, both of which indicate the site is appropriate moderate density residential development, as shown on the following maps.

The Future Land Use Map (FLUM)

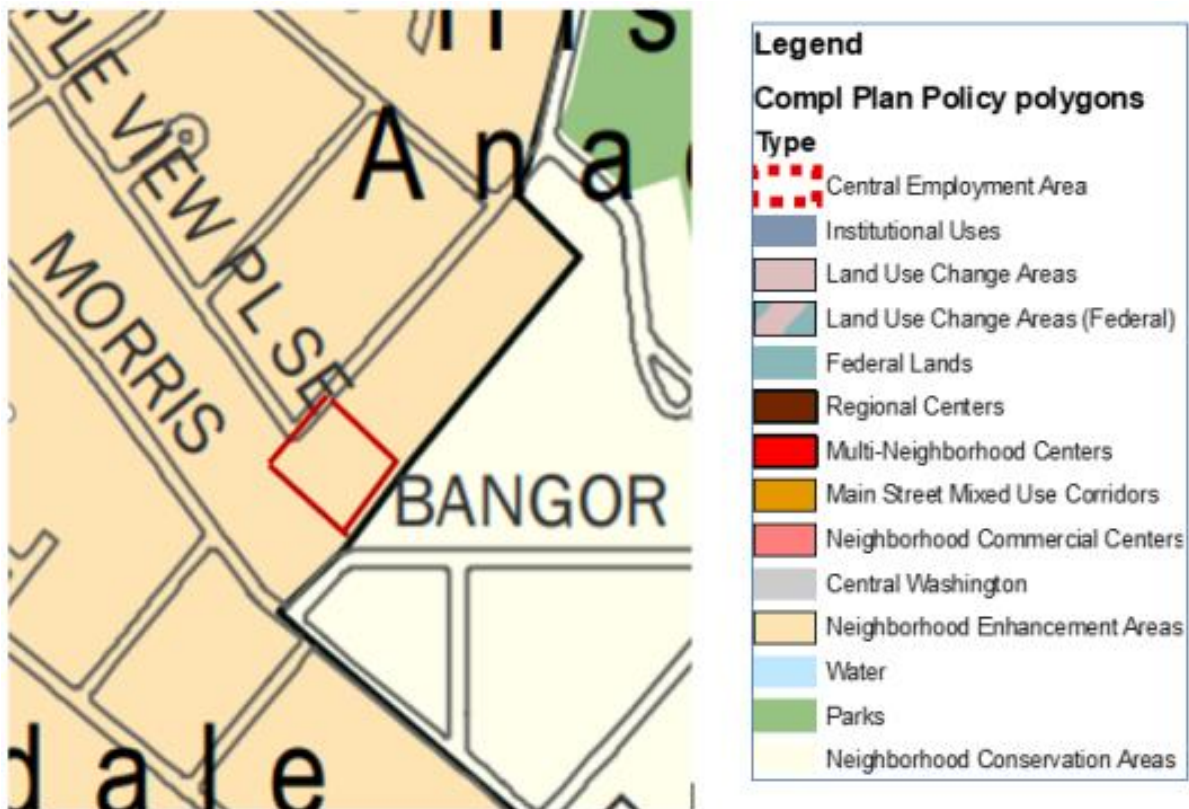


The site is designated within a Moderate Density Residential Land Use category.

Moderate Density Residential: Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to area characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.

The petitioner intends to provide matter-of-right apartment buildings no more than fifty-feet in height, as permitted within the proposed RA-2 zone. As such, RA-2 is not inconsistent with the Future Land Use Map.

The Generalized Policy Map



The site is designated “Neighborhood Enhancement Areas.”

Neighborhoods with substantial amounts of vacant residentially zoned land. They are primarily residential in character. Many of these areas are characterized by a patchwork of existing homes and individual vacant lots, some privately owned and others owned by the public sector or non-profit developers. These areas present opportunities for compatible small-scale infill development including new single family homes, town homes, and other density types of housing. Land uses that reflect the historical mixture and diversity of each community should be encouraged.

The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development “fits in” and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and must be consistent with the land use designation on the Future Land Use Map. The unique and special qualities of each area should be maintained and conserved, and overall neighborhood character should be protected as development takes place. Publicly-owned open space within these areas should be preserved and enhanced to make these communities more attractive and desirable.

The requested map amendment would allow a vacant residential lot owned by the District of Columbia and located less one-half mile from the Anacostia Metrorail station to be developed with affordable apartment housing within a neighborhood developed with a variety of housing types. Those housing types include apartment buildings interspersed amongst other housing types, such as single-family, semi-detached and row homes. Redevelopment of the subject property would improve the opportunity for small scale infill development and improve the neighborhood through the

elimination of a vacant lot with the addition of “eyes on the street”, and the elimination of a gap in the street wall, or urban fabric.

The proposed zoning map amendment would also further many Comprehensive Plan policy objectives, particularly with respect to policies within the Land Use, Housing and Transportation Citywide Elements and the Far Southeast and Southwest Area Element.

(Policy LU-1.3.2: *Development Around Metrorail Stations*; Policy LU-1.3.3: *Housing Around Metrorail Stations*; Policy LU-1.4.1: *Infill Development*; Policy LU-2.1.3: *Conserving, Enhancing, and Revitalizing Neighborhoods*; Policy H-1.1.1: *Private Sector Support*; Policy H-1.1.3: *Balanced Growth*; Policy H-1.2.3: *Mixed Income Housing*; Policy H-1.2.4: *Housing Affordability on Publicly Owned Sites*; Policy T-1.1.4: *Transit-Oriented Development*; Policy FSS-1.1.4: *Infill Housing Development*; Policy FSS-2.3.2: *Housing Opportunities*)

VIII. AGENCY COMMENTS

OP requested comments from the following District agencies:

- District Department of Transportation (DDOT);
- Department of Housing and Community Development (DHCD); and
- District of Columbia Public Schools (DCPS).

DHCD, in an email to OP dated November 26, 2018, indicated that it has no objection to the application.

No other agency comments were received.

IX. COMMUNITY COMMENTS

No comments were received from ANC 8A.



Attachment A: Context Matrix Provided by Applicant