

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: October 15, 2018

SUBJECT: ZC Case 18-19 – Setdown Report for a Proposed Zoning Map Amendment
Remap properties on Howard Road, SE to the Northern Howard Road (NHR) Zone;
and Waiver of Rules for Late Submittal of a Report

The following report concerning Zoning Commission Case 18-19 is being submitted less than 10 days prior to the Zoning Commission’s Public Meeting. The Office of Planning respectfully requests that the Commission waive its rule and accept this report into the record so that this case can be placed on the agenda for setdown on October 22, 2018.

I. RECOMMENDATION

The applicant requests a map amendment to the Northern Howard Road (NHR) zone, a zone proposed by the Office of Planning (OP) and scheduled for Hearing Action before the Commission on October 22, 2018. The geographic location of the lots subject to this petition are within the area contemplated for the NHR zone, and as demonstrated in OP’s setdown report for that case (ZC #18-18, Exhibit 2), the Comprehensive Plan supports high density mixed use development in this location, which the NHR zone would permit.

The Office of Planning therefore recommends that the Zoning Commission **set down** this petition for a public hearing, so that it can be considered concurrently with Case 18-18. OP further recommends that additional zoning text, described in this report, be set down as part of this map amendment application, in order to ensure that benefits proposed by a PUD on this site would still be realized, even if the PUD is not constructed. OP has discussed this with OAG and with the applicant, who are both in agreement.

II. APPLICATION INFORMATION

Applicant	Poplar Point RBBR, LLC
Ward and ANC	8, 8A and 8C
Legal Description	Square 5860, Lots 97, 1025-1031, 1036 and 1037 Square 5861, Lots 89 and 991
Total Area	348,737 sf (8.0 acres)
Existing Zone	MU-14 (high density waterfront zone)
Proposed Zone	NHR (high density mixed use)

III. COMPREHENSIVE PLAN

In ZC #18-18, OP proposes the creation of the new NHR (Northern Howard Road) zone, which would permit high density mixed use development within an area along the northernmost stretch of Howard Road, SE, which is adjacent to Poplar Point and between Suitland Parkway and the Anacostia Freeway / I-295. The Comprehensive Plan supports high density development in this area with a number of written policies, as well as a Future Land Use Map designation of high density residential, high density commercial and institutional uses. The same policies that support the text amendment would also support this map amendment petition. For a full Comprehensive Plan analysis, please refer to pp. 4 – 13 of the OP report, Exhibit 2 of case #18-18.

IV. ZONING

By applying the NHR zone to the property, the owners would be permitted additional height and density when compared to the existing MU-14 zone, but would be subject to design review and approval by the Zoning Commission. The NHR zone also requires an enhanced IZ contribution and a commitment to LEED Gold and renewable energy, and provides design standards for building façades on designated streets. The table below compares the MU-14 and NHR zones.

Item	Existing Zone MU-14 (formerly W-3)	Proposed Zone NHR
FAR	7.2 (w/ IZ) 5.0 max non-res	9.0 6.5 max non-res.
Height	100' (w/ IZ)	130' max.
Penthouse Height	20' 1 story + mezz. 2 nd story for mech.	20' 1 story + mezz. 2 nd story for mech.
Lot Occupancy	80% (w/ IZ)	No maximum
Rear Yard	12'	2.5" / ft. of height, 12' min.; OR court-in-lieu
Side Yard	None required 8' minimum if provided	None required 5' minimum if provided
GAR	0.3	0.2
IZ	10% for wood-frame construction 8% for steel and concrete	10% minimum for all construction, plus requirements for 3BR units
Permitted Uses	MU Use Group C	MU Use Group F

Most of the property proposed for remapping was approved for a first stage PUD (ZC #16-29). That PUD included a number of public benefits, and in order to ensure that future development on this site achieves some of the benefits of the PUD, even if the PUD is not constructed, OP proposes the following new section within the NHR zone. OP recommends that this text be set down as part of the map amendment application, and also requests flexibility to further amend the NHR to make clear that these proposed development standards supersede, for the listed properties, other standards in the zone.

1011 DEVELOPMENT IN SQUARE 5860, LOTS 97, 1025-1031, 1036-1037 AND SQUARE 5861, LOT 91

1011.1 Any new building constructed in Square 5860, Lots 97, 1025-1031, 1036-1037 and Square 5861, Lot 91 shall comply with the following provisions:

- (a) Rooftop solar panels shall be constructed on each building to generate 178 kwh per 1,000 gross square feet of building area;
- (b) All inclusionary units set aside at fifty percent (50%) of the MFI shall be three-bedroom units;
- (c) One-third (1/3) of all inclusionary units set aside at sixty percent (60%) of the MFI shall be three-bedroom units;
- (d) Each building shall provide a stormwater capacity to withstand a 1.7 inch stormwater event; and
- (e) No building shall be constructed within the 500-year flood plain.