

Comprehensive Plan

Land Use Map

- Designation: “Low Density Commercial”
 - Zone Districts include C-1 and C-2-A
- Intended to be “interpreted broadly”
- “Not a zoning map”
- Typical heights and densities describe “general character”
- Granting of density bonuses through PUDs may result in heights that exceed the typical ranges cited here
- Mixed use “striping” shows where mixed use is encouraged, does not preclude mixing land uses elsewhere.

Comprehensive Plan

Policy Map

- Designation: “Neighborhood Commercial Center”
- Neighborhood Commercial Center mixed-use development, intended to include auto and pedestrian-oriented shopping areas.
- Preference for mixed use along Commercial Corridors is supported by Land Use Element (Action LU2.4C)

Comprehensive Plan - **Analysis**

Land Use Element – More Weight

- Promotes transit-oriented development on commercial land along premium transit corridors
- Promotes rezoning to accommodate such development.
- Development of pedestrian-oriented nodes of commercial development along major corridors.

Comprehensive Plan - **Analysis**

Consistent with other Elements

- Housing
- Economic Development
- Transportation
- Urban Design

Area Elements, same weight as the Districtwide Elements

- Rock Creek West Area Element calls for additional housing with some retail and limited office space along Wisconsin Avenue.

ANC Resolution

- | | |
|--|--|
| 1.a. Full-Time loading dock manager | Agreed |
| 1.b. Prohibit deliveries between 9 PM and 7 AM | Agreed |
| 1.c. Prevent deliveries from parking/idling | Agreed |
| 1.d. Restrict size of trucks to match berths and prohibit loading in public space | Agreed |
| 1.e. Require access to South Parcel retail/office from grocery loading area | Agreed |
| 2.a. Continue to review grocery loading area to minimize visibility, noise and prohibit truck traffic from traveling south of the dock on Idaho | Agreed |
| 2.b. Mitigate noise generated by loading and maneuvering to noise levels that existed prior to development by (i) making acoustic measurements, (ii) including recommendations of acoustic consultant in plans, and (iii) modifying plan to restrict movement of large trucks south loading area by rotating access driveway to be at least 160 feet from property line. | Agreed
(140' from property line) |

ANC Resolution

- | | |
|---|--|
| 3. Ensure adequate parking with OP and DDOT | Agreed |
| 4. Commercial parking on North Parcel | Not provided. |
| 5. Prohibit RPP | Not provided. |
| 6. Provide spaces for carsharing | Agreed |
| 7. Provide 30 overnight spaces and 30 community spaces | Agreed |
| 8. Install new traffic light and establish escrow \$500,000 | Agreed to light;
proposed escrow \$100k |
| 9. Reduce bulbouts to accommodate bus maneuvering and turning | Agreed |
| 10. No more than 20% of ground level floor area includes banks/financial institutions | Agreed |
| 11. No more than 20% of street frontage within PUD contains restaurants/prepared food/fast food establishment | Agreed |

Project Summary



Amenities + Benefits

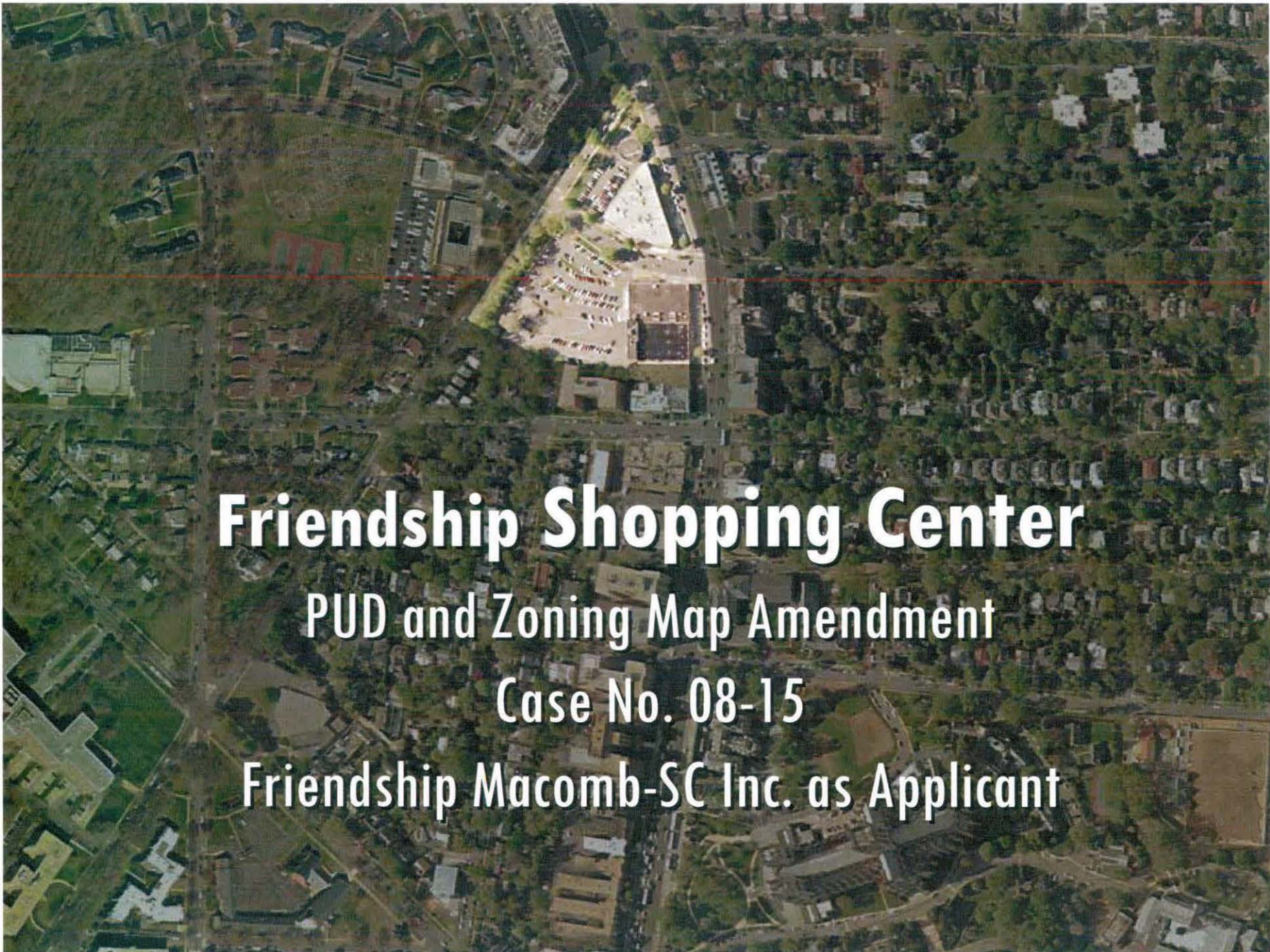
- State-of-the-art 56,000 square foot **grocery store**
- 80,000 square feet of **neighborhood retail/commercial space**
- 138 **new multi-family housing** units and 8 new townhouse units
- 10% of **affordable housing**
- **Sustainability:**
 - Design and construct PUD to achieve Silver rating on the LEED-Neighborhood Development (ND) system or its equivalent
 - Design and construct North Parcel to achieve Silver rating on the LEED for Homes Midrise system or its equivalent.
- At least **30 community parking spaces** for neighborhood retail
- 30 community parking spaces for overnight parking

Amenities + Benefits

- High-quality architectural **design**
- **Streetscape** improvements
- Creation of new **public spaces** on public and private property
- Site planning - underground parking and internal loading facilities
- Intersection improvements at Idaho and Ordway
- Transportation, Parking and Truck **Management Plans**
- First Source **Employment Agreement**

Supporters

- Ward 3 Councilmember Mary Cheh
- Councilmember Kwame Brown
- Councilmember Michael Brown
- Deputy Mayor for Planning & Economic Development
- OP (“great weight”)
- Former OP Director Ellen McCarthy
- DDOT
- Coalition for Smarter Growth
- Ward 3 Vision
- ANC 3C (“great weight”)
- Advocates for Wisconsin Avenue Renewal (“AWARE”)
- McLean Gardens Condominium
- Chesterfield Cooperative
- Vaughn Street Condominiums
- Massachusetts Avenue Heights Citizens Association
- Woodland-Normanstone Neighborhood Association
- Woodley Park Community Association

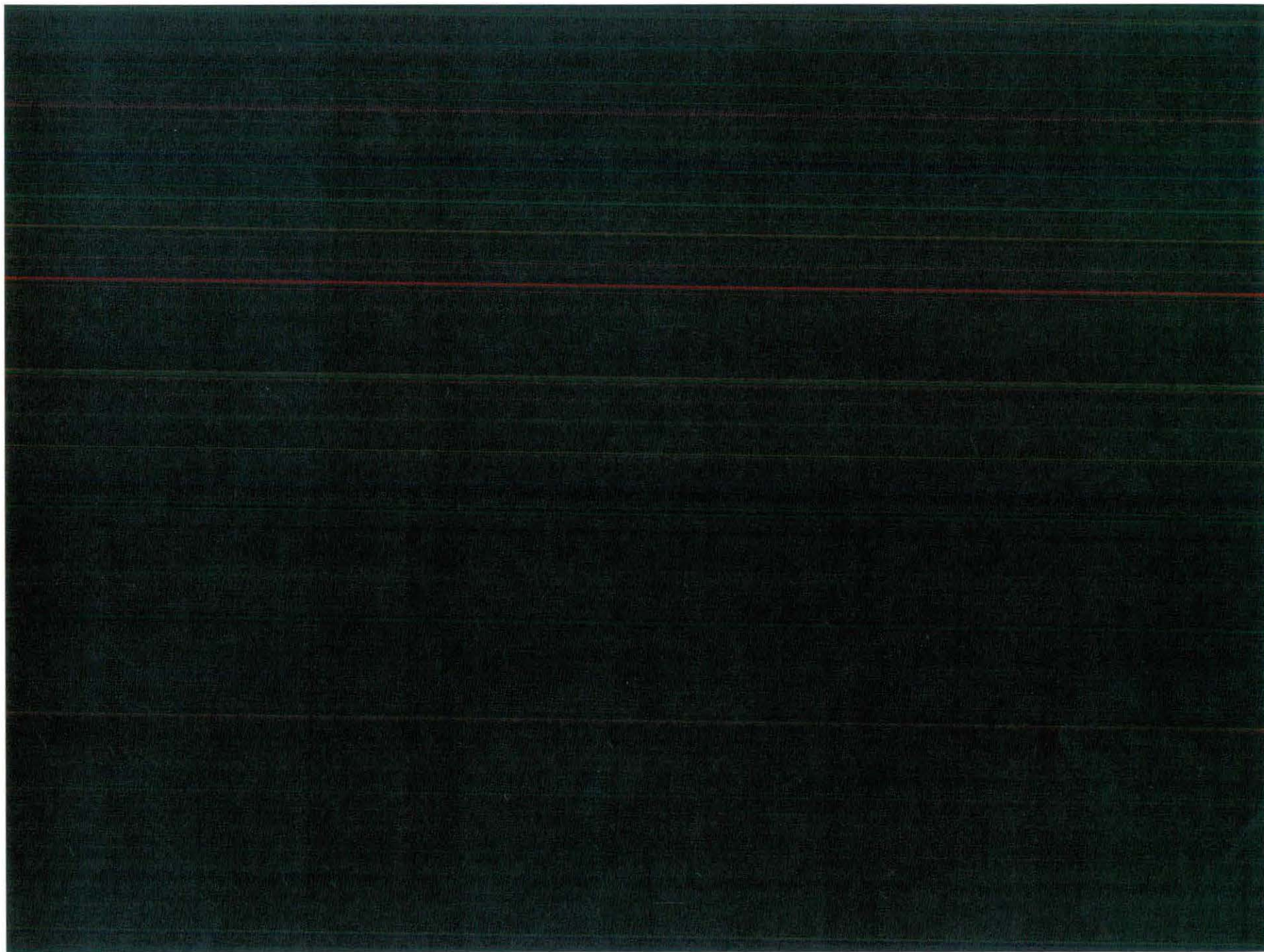
An aerial photograph of a suburban area. In the center, there is a large, light-colored commercial building with a parking lot filled with cars. The surrounding area is densely packed with residential houses and green trees. A red horizontal line is drawn across the middle of the image, passing through the shopping center.

Friendship Shopping Center

PUD and Zoning Map Amendment

Case No. 08-15

Friendship Macomb-SC Inc. as Applicant



Site Description

Grades and Heights

