

Holland & Knight

2099 Pennsylvania Avenue, N.W., Suite 100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

OUTLINE OF TESTIMONY BEFORE THE ZONING COMMISSION

**CASE NO. 09-05
625 RHODE ISLAND AVENUE, N.W.
UNITED HOUSE OF PRAYER**

**STEVEN E. SHER,
DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT LLP**

SEPTEMBER 10, 2009

- I. Introduction
- II. Nature of application:
 - A. Consolidated review of planned unit development
 - B. Map amendment from R-4 to C-2-B
- III. Site location
 - A. North side of Rhode Island Avenue between 6th and 7th Streets, NW
 - B. Shaw area
- IV. Site description
 - A. Five-sided property creates because of the diagonal Rhode Island Avenue crossing the rectilinear grid (Square 442, Lots 115, 116, 117, 118 and 119)
 - B. Contains 16,320 square feet of land area
 - C. Has frontage of 93 feet on Rhode Island Avenue
 - D. Also abuts 15 foot public alley on the west side and 20 foot public alley on the north side
 - E. Existing conditions:
 - 1. Four two story dwellings (on three of the existing lots) on the east side of the property
 - 2. Unimproved area on the west and north sides of the property

ZONING COMMISSION
CASE No. 09-05
EXHIBIT No. 29

F. Abutting street: Rhode Island Avenue – 130 feet wide

V. Description of the surrounding area

A. General area: Shaw, within one block (less than 500 feet) of the entrances to the Shaw-Howard University Metrorail Station (see aerial photo, following)

B. Remainder of Square 442:

1. To the west:

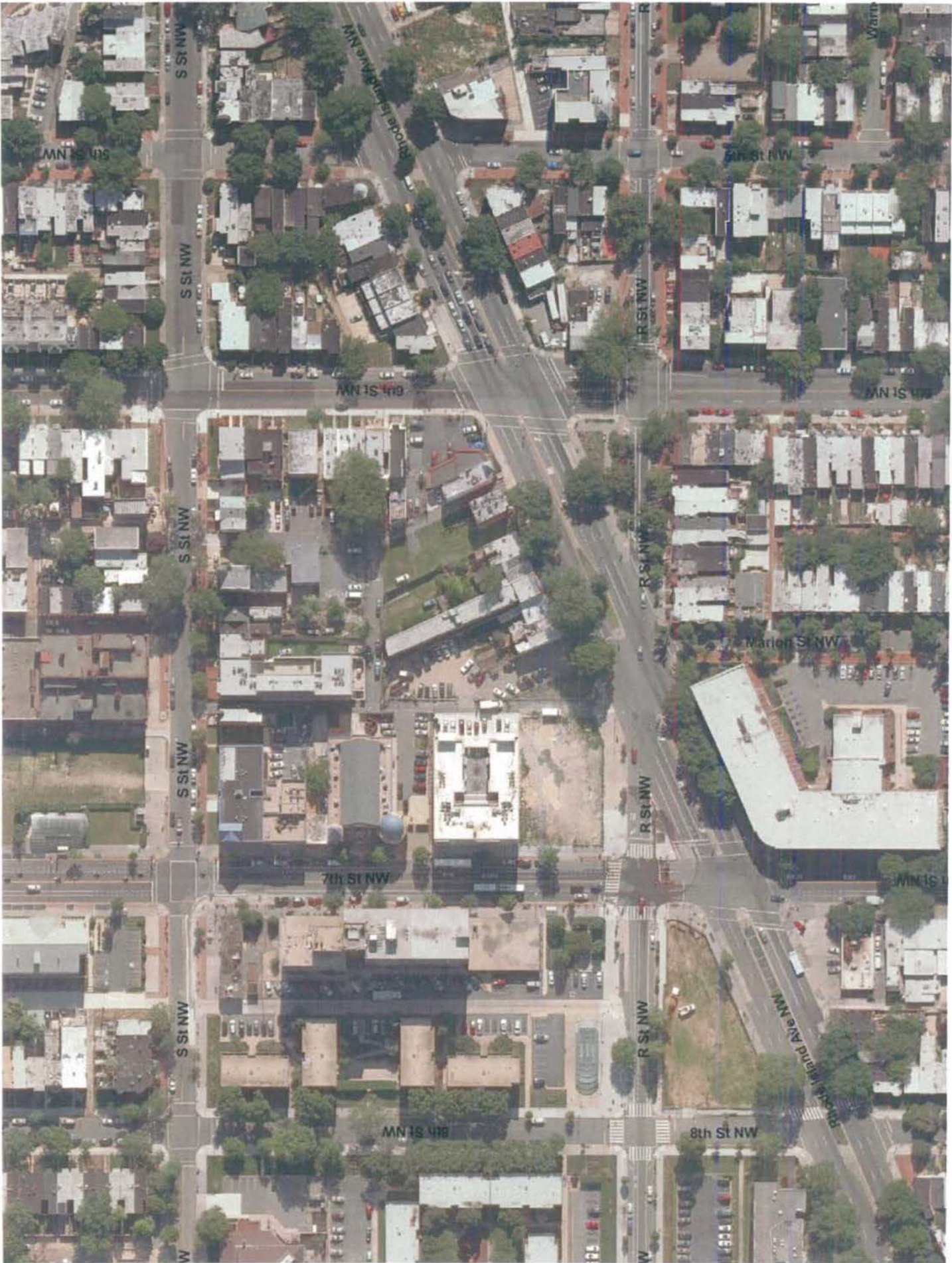
- a. Small triangular vacant lot, owned by the District of Columbia
- b. Vacant lot at the corner of R and 7th Streets, owned by the District of Columbia
- c. New 5 story apartment house with ground floor office and retail at 1713 7th Street, owned by the United House of Prayer
- d. Church (equivalent of 4 to 5 stories) at 1721 7th Street, owned by the United House of Prayer
- e. New 3 story apartment houses with ground floor office and retail at 1731 and 1739 7th Street, owned by the United House of Prayer

2. To the north:

- a. 3 story apartment house at 626 S Street, owned by the United House of Prayer
- b. Facilities owned by New Community Church and Manna on the south side of S Street

3. To the east:

- a. Molumbia House – 3 story transitional housing program operated by Catholic Charities
- b. 2 story, 2 story plus basement and 3 story residential buildings with some vacant lots on the north side of Rhode Island Avenue and the west side of 6th Street
- c. Auto repair shop with surface parking at the corner of 6th Street and Rhode Island Avenue



C. To the north:

1. Former Wonder Bread bakery (2-3 stories) at 641 S Street
2. Howard Theater at 620 T Street
3. Howard University residence hall (3 stories) at 1840 7th Street
4. Miscellaneous small scale retail along 7th Street north to Florida Avenue
5. Cleveland Elementary School at 1843 8th Street
6. Low to mid-rise mixed residential development along 6th and 8th Streets

D. To the east: predominantly low to mid-rise mixed residential development

E. To the south:

1. Rhode Island Avenue (135 feet wide)
2. Federal Park Reservation No. 159 (triangular park bounded by Rhode Island Avenue and R and 6th Streets)
3. Asbury Dwellings in the old Shaw Junior High School (4 stories)
4. 2 and 3 story mixed residential uses

F. To the west:

1. Lincoln-Westmoreland Apartments (9-10 stories with ground floor retail space, mostly unoccupied)
2. Site of Watha Daniel Branch Library (square bounded by Rhode Island Avenue, and 8th and R Streets), under construction, scheduled to open Spring, 2010
3. Apartment house (8 stories) at 801 Rhode Island Avenue
4. Phyllis Wheatley YWCA at 901 Rhode Island Avenue
5. Shaw Junior High School

VI. Zoning

A. Subject site

1. Existing zoning: R-4

a) Uses:

- (1) Single family detached, semi-detached and row dwellings
- (2) Two family dwellings (flats)
- (3) Conversion of buildings existing prior to 1958 to apartments
- (4) Other institutional uses (churches, hospitals, museums, etc.)

b) Minimum lot size:

(1) Area:

- (a) Semi-detached dwellings: 3,000 square feet
- (b) Row dwellings and flats: 1,800 square feet
- (c) Conversion to apartments: 900 square feet per unit
- (d) Detached dwellings and all other uses: 4,000 square feet

(2) Width:

- (a) Semi-detached dwellings: 30 feet
- (b) Row dwellings and flats: 18 feet
- (c) Conversion to apartments: not prescribed
- (d) Detached dwellings and all other uses: 40 feet

c) Maximum percentage of lot occupancy:

- (1) Row dwellings and flats: 60%
- (2) Conversion to apartments: not prescribed
- (3) Detached and semi-detached dwellings and all other structures: 40%

- d) Minimum rear yard: 20 feet
- e) Minimum side yard: none required in most circumstances
- f) Minimum required parking: one space for each dwelling unit
- g) PUD guidelines
 - (1) Height: 60 feet
 - (2) FAR: 1.0
 - (3) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
 - (4) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

2. Proposed zoning: C-2-B

- a) General commercial district, permitting a broad range of retail, service and office uses, hotels, residential uses (single and multi-family) and many institutional uses
- b) Maximum height: 65 feet
- c) Maximum FAR: 3.5, of which no more than 1.5 may be for other than residential purposes
- d) Maximum percentage of lot occupancy: 80%
- e) Side yards: not required
- f) Minimum rear yard: 15 feet
- g) Off-street parking for residential use: 1 space for each 3 dwelling units
- h) PUD guidelines
 - (1) Height: 90 feet
 - (2) FAR: 6.0, of which no more than 2.0 may be for commercial uses

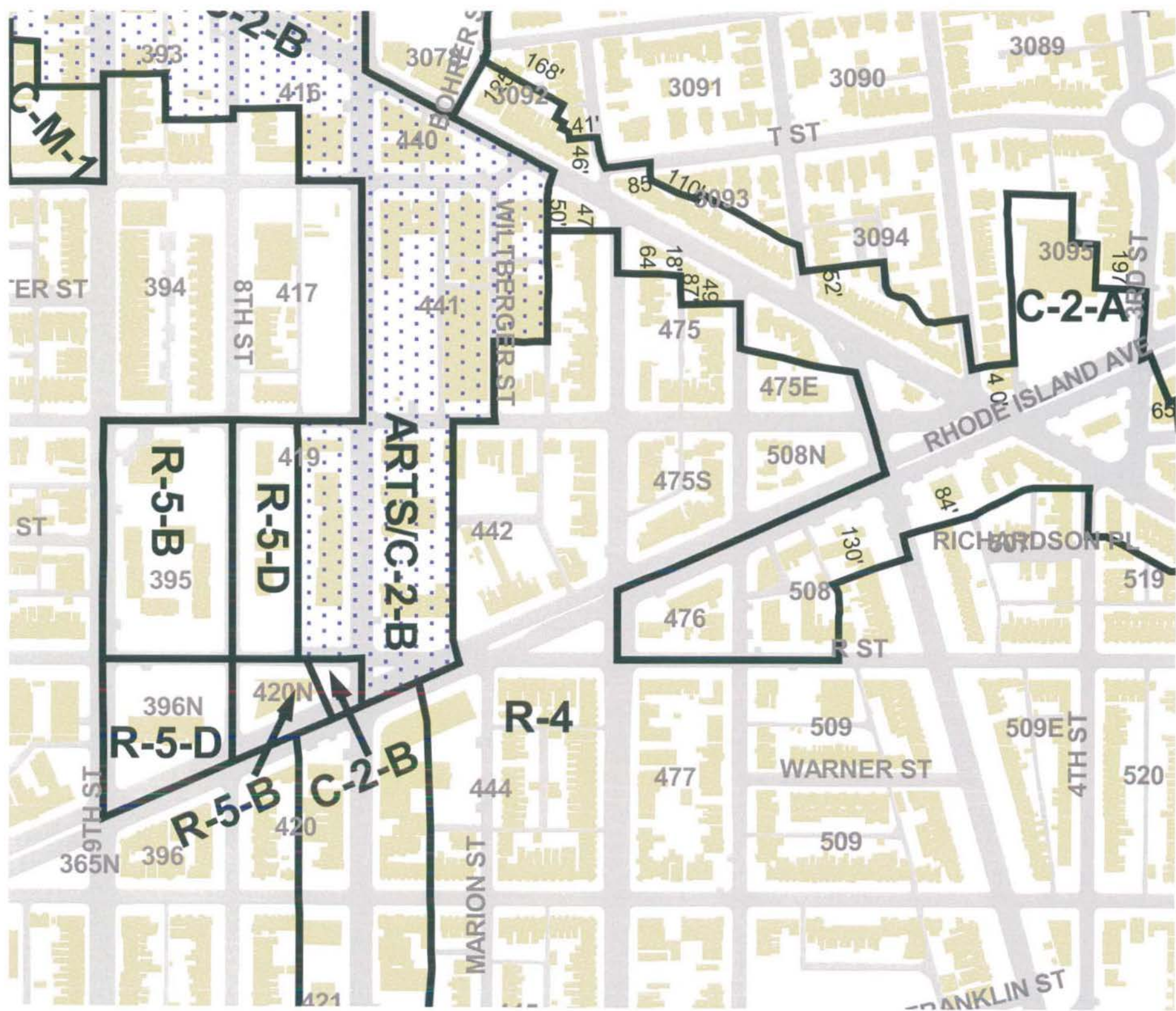
- (3) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
- (4) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

B. Area (see following map, excerpt from 2003 published map, Sheet 6)

- 1. Commercial zoning along arterial corridors (7th Street, Rhode Island Avenue and Florida Avenue)
 - a) ARTS/C-2-B along 7th Street, between Rhode Island Avenue and Florida Avenue and west along Florida Avenue)
 - b) C-2-A along Florida Avenue from Bohrer Street to R Street, along Rhode Island Avenue from 6th Street to 3rd Street and along 7th Street south of Rhode Island Avenue
- 2. Residential zoning
 - a) Multi-family zoning (R-5-B and R-5-D) east of 9th Street between Rhode Island Avenue and S Street
 - b) R-4 zoning east and south of 7th Street and Florida Avenue, north and east of Florida Avenue and west and south of 9th Street and Rhode Island avenue

C. History

- 1. Subject property has been zoned R-4 since 1958
- 2. General area:
 - a) 1958 zoning:
 - (1) C-2 for 7th Street south of Rhode Island Avenue
 - (2) C-M-1 for 7th Street north of Rhode Island Avenue wrapping onto Florida Avenue and U Street to the west
 - (3) R-4 was the predominant residential category in the area
- 3. Changes in zoning occurred to comply with the Shaw Urban Renewal Plan



4. Major changes in zoning occurred as a result of adoption and mapping of the Uptown ARTS Overlay in 1990

VII. Description of the proposed project

- A. Apartment house with 16 units
- B. Height: 48.6 feet
- C. Floor area ratio: 1.97 (32,125 square feet of gross floor area)
- D. Lot occupancy: 49%
- E. Parking provided: 11 spaces
- F. Comparison to matter-of-right and PUD standards for C-2-B
 1. Uses: residential permitted as a matter-of-right
 2. Height:
 - a) Matter-of-right: 65 feet
 - b) PUD guideline: 90 feet
 - c) Proposed: 46.8 feet
 3. FAR:
 - a) Matter-of-right: 3.5, of which no more than 1.5 may be for nonresidential use
 - b) PUD guideline: 6.0, of which no more than 2.0 may be for nonresidential use
 - c) Proposed: 1.97, all of which is for residential use
 4. Proposed total gross floor area of 32,125 square feet is increase in total GFA of approximately 2,749 square feet (0.17 FAR)

VIII. Compliance with PUD evaluation standards of §2403

- A. Impact of project shall be favorable, capable of being mitigated or acceptable (§2403.3)
 - 1. Project is new residential construction adjacent to a main transit corridor, less than one block from a Metrorail station and on a major highway corridor and in a neighborhood enhancement area
 - 2. Traffic will have no unacceptable impact on levels of service, per report by O.R. George and Associates and concurrence of DIDOT
 - 3. Additional density is minimal and is all residential
 - 4. Proposed height is only 8.6 feet more than current matter-of-right
- B. Project is not inconsistent with the Comprehensive Plan (§2403.4): see section IX, below
- C. Commission shall “judge, balance, and reconcile the relative value of project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects” (§2403.8)
- D. Public benefits and project amenities:
 - 1. New residential development of 32,125 square feet
 - 2. Affordable housing – reservation of at least 50% of the residential gross floor area in the building for households making 60% to 80% of the Area Median Income
 - 3. Rooftop gardens and open space available to building residents
 - 4. Sustainable design elements
 - 5. DOES agreement

balanced against

- E. Development incentives:
 - 1. 8.6 foot increase in height over existing matter of right (but 16.4 feet less than proposed matter-of-right)
 - 2. Increase in total density of approximately 2,749 square feet over existing matter-of-right (and 24,995 square feet less than proposed matter-of-right)

F. Areas of flexibility from C-2-B standards: roof structures

1. Number:

- a) Permitted: 1
- b) Provided: 3 (2 stair towers and one elevator penthouse)
- c) Flexibility: to have more than 1

2. Setback

- a) Required: 1:1 from exterior walls
- b) Provided:
 - (1) Elevator enclosure is not setback along its east wall facing the closed court
 - (2) Rear stair tower is not setback on its north and west sides

IX. Consistency with the Comprehensive Plan – The District Elements – The Comprehensive Plan Amendment Act of 2006 (D.C. Law 16-300, March 8, 2007)

A. Framework element – guiding principles

1. Managing growth and change

- a) "Change in the District is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness." (§217.1)
- b) "Diversity also means maintaining and enhancing the District's mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples." (§217.3)
- c) "Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs." (§217.6)

- d) "Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality." (§217.7)

2. Creating successful neighborhoods

- a) "The residential character of neighborhoods must be protected, maintained and improved. Many District neighborhoods possess social, economic, historic, and physical qualities that make them unique and desirable places in which to live. These qualities can lead to development and redevelopment pressures that threaten the very qualities that make the neighborhoods attractive. These pressures must be controlled through zoning and other means to ensure that neighborhood character is preserved and enhanced." (§218.1)
- b) "The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively." (§218.3)

3. Building green and healthy communities

- a) "As the nation's capital, the District should be a role model for environmental sustainability. Building construction and renovation should minimize the use of non-renewable resources, promote energy and water conservation, and reduce harmful effects on the natural environment." (§221.3)
- b) "Planning decisions should improve the health of District residents by reducing exposure to hazardous materials, improving the quality of surface and groundwater, and encouraging land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel." (§221.4)

B. Framework element – the Land Use Maps

- 1. The Generalized Policy Map purpose "is to categorize how different parts of the District may change between 2005 and 2025" (§223) (see excerpt, following)



2. Includes subject property in Neighborhood Enhancement Area, described as follows:

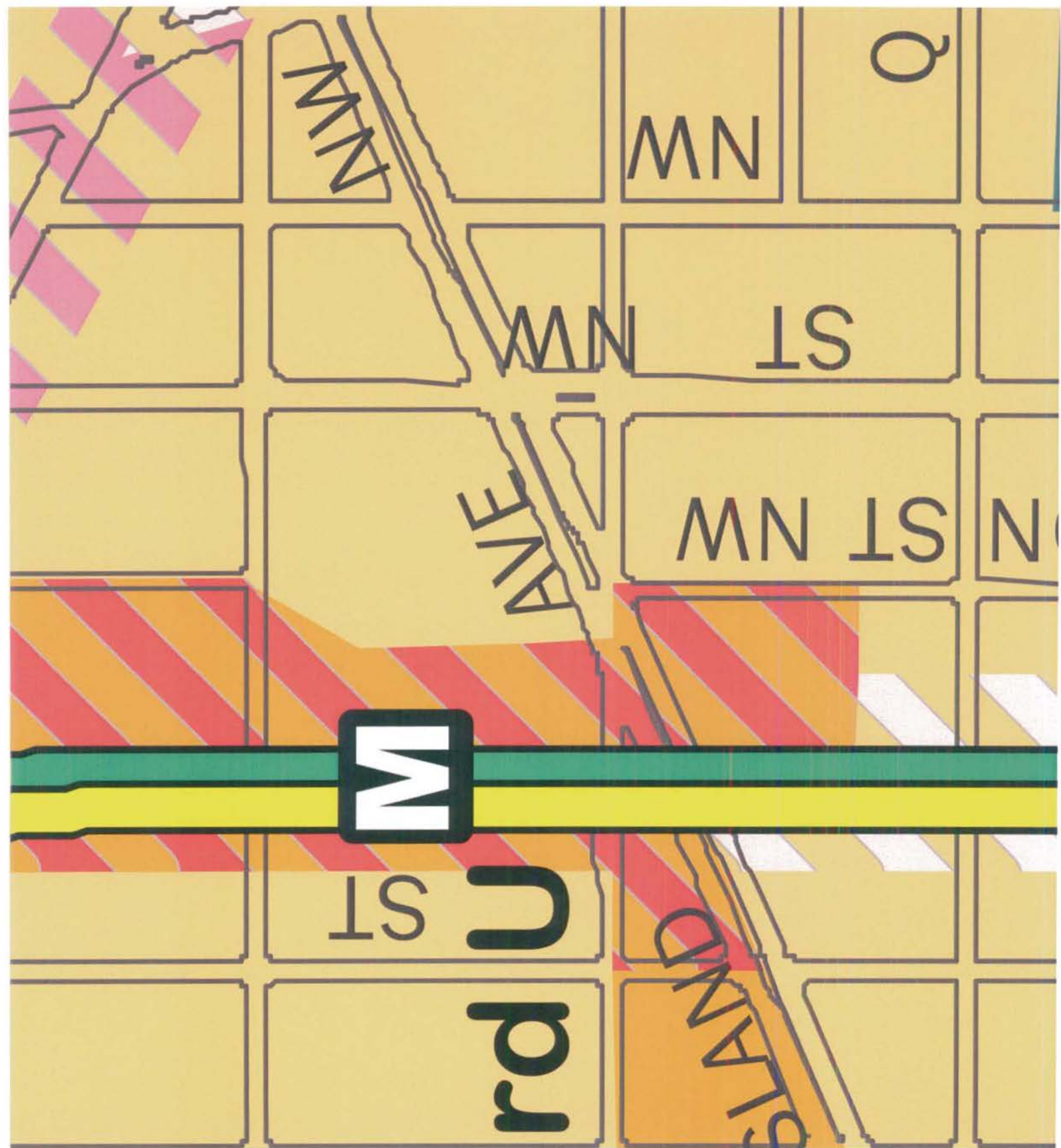
"Neighborhood Enhancement Areas are neighborhoods with substantial amounts of vacant residentially zoned land. They are primarily residential in character. Many of these areas are characterized by a patchwork of existing homes and individual vacant lots, some privately owned and others owned by the public sector or non-profit developers. These areas present opportunities for compatible small-scale infill development, including new single family homes, townhomes, and other density housing types. Land uses that reflect the historical mixture and diversity of each community should be encouraged." (§223.6)

"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." (§223.7)

3. The Future Land Use Map – includes property in moderate density residential category (see excerpt of Future Land Use Map, following):

"This designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all)." (§225.4)

4. Maps are intended to provide generalized guides for development and conservation decisions (§226)
 - a) Future Land Use Map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards
 - b) By definition, Map is to be interpreted broadly
 - c) Future Land Use Map is generalized depiction of intended uses in the 20 year horizon



- d) Densities within any given area are across-the-board; individual buildings may be higher or lower
- e) Density bonuses through PUDs may result in heights that exceed typical ranges
- f) Zoning is guided by the Future Land Use, Map, interpreted in conjunction with the text of the Plan, including citywide elements, area elements and approved small area plans

C. Land Use element

1. Overall goal:

"Ensure the efficient use of land resources to meet long-term neighborhood, city-wide, and regional needs; to help foster other District goals: to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries." (§302.1)

2. Policies and Actions – Transit-Oriented and Corridor Development

- a) "Fully capitalizing on the investment made in Metrorail requires better use of land around transit stations and along transit corridors." (§306.2)
- b) Principles in the management of land around Metrorail stations (§306.4):
 - (1) A preference for mixed residential and commercial uses rather than single purpose uses, particularly a preference for housing above ground floor retail uses;
 - (2) A preference for diverse housing types, including both market-rate and affordable units and housing for seniors and others with mobility impairments;
 - (3) A preference for attractive, pedestrian-friendly design and a de-emphasis on auto-oriented uses and surface parking;
 - (4) Provision of well-designed, well-programmed, and well-maintained public open spaces;

- (5) A "stepping down" of densities with distance away from each station, protecting lower density uses in the vicinity;
- (6) Convenient and comfortable connections to the bus system, thereby expanding access to the stations and increasing Metro's ability to serve all parts of the city; and
- (7) A high level of pedestrian and bicycle connectivity between the stations and the neighborhoods around them

c) Policy 1.4.1 Infill Development

"Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern." (§307.4)

d) Policy LU-1.4.2: Long-Term Vacant Sites

"Facilitate the reuse of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures which would address these constraints." (§13307.5)

e) Policy LU-1.4.3: Zoning of Infill Sites

"Ensure that the zoning of vacant infill sites is compatible with the prevailing development pattern in surrounding neighborhoods." (§307.6)

3. Creating and Maintaining Successful Neighborhoods

a) Policy LU-2.1.1 Variety of Neighborhood Types

Maintain a variety of neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future." (§309.6)

b) Policy LU-2.1.3 Conserving, Enhancing and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment." (§309.8)

D. Transportation element

1. Overall goal:

- a) "Create a safe, sustainable efficient multi-modal transportation system that meets the access and mobility needs of District residents, the regional workforce, and visitors; supports local and regional economic prosperity; and enhances the quality of life for District residents." (§401.1)

2. Policies and Actions – Linking Land Use and Transportation

- a) "Coordinating transportation and land use decisions is critical to making the best use of infrastructure and finite land resources as these gains occur." (403.1)
- b) "Although the District has already developed walkable, transit-oriented neighborhoods, future opportunities will arise to strengthen the linkage between land use and transportation as new development takes place." (§403.2)
- c) "Closer coordination between transportation and land use planning can result in better congestion management, more efficient use of transit and parking, and transportation infrastructure that is sensitive and complementary to its surrounding context." (§403.4)

E. Housing element

1. Overall goal

"Develop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia." (§501.1)

2. Homes for an Inclusive City - Expanding Housing Supply

- a) "Expanding the housing supply is a key part of the District's vision to create successful neighborhoods." (§503.1)

b) Policy 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)

c) Policy H-1.1.3 Balanced Growth

"Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing." (§503.4)

d) Policy 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)

e) Policy H-1.2.5 Workforce Housing

"In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, firefighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 10 DCMR (§504.12)

f) Policy 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)

F. Environmental Protection element

1. Policies and Actions – Protecting Natural Green Areas

Policy 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)

2. Policy E-2.2.1: Energy Efficiency

"Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees." (§610.3)

3. Policy 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)

4. Policies and Actions – Promoting Environmental Sustainability

a) Policy E-3.1.2 Using Landscaping and Green Roofs to Reduce Runoff

- (1) "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)

b) Policy E-3.2.1 Support for Green Building

- (1) "Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities." (§614.2)

G. Urban Design element

1. Overall goal:
2. "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)
3. Policies and Actions – Designing for Successful Neighborhoods
 - a) Policy 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)
 - b) Policy 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)
 - c) Policy UD-2.2.6 Maintaining Façade Lines

"Generally maintain the established façade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings. Avoid violating this pattern by placing new construction in front of the historic façade line, or by placing buildings at odd angles to the street, unless the streetscape is already characterized by such variations. Where existing façades are characterized by recurring placement of windows and doors, new construction should complement the established rhythm." (§910.14)
 - d) Policy UD-2.2.7 Infill Development

"Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs." (§910.15)

H. Near Northwest Area element

1. Policies and Actions

a) Policy NNW-1.1.1: Residential Neighborhoods

"Maintain and enhance the historic, architecturally distinctive mixed density character of Near Northwest residential neighborhoods, including ... Shaw. Ensure that infill development within these areas is architecturally compatible with its surroundings and positively contributes to the identity and quality of each neighborhood." (§2108.2)

b) Policy NNW-1.1.2: Directing Growth

"Generally direct growth within the Near Northwest Planning Area to the eastern side of the Planning Area (Logan Circle and Shaw), given the strong market demand and limited land available on the west side, and the need for reinvestment and renovation on the east side." (§2108.3)

c) Policy NNW-1.1.9: Affordable Housing

"Protect the existing stock of affordable housing in the Near Northwest Planning Area, particularly in the Shaw and Logan Circle neighborhoods. Sustain measures to avoid displacement, such as tax relief and rent control, and to encourage the production of new affordable housing throughout the community." (§2108.10)

d) Policy NNW-1.2.10: Sustainable Development

"Encourage the use of green building practices within Near Northwest, with a particular emphasis on green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce stormwater runoff, and provide an amenity for residents." (§2109.10)

2. Policy Focus Area –Shaw Convention Center Area

a) Policy NNW-2.1.1: Affordable Housing

"Protect existing affordable housing within the Shaw/ Convention Center area, and produce new affordable housing and market rate housing on underutilized sites." (§2111.5)

b) Policy NNW-2.1.2: Reinforce Existing Development Patterns

"Stabilize and maintain existing moderate-density row house areas within the Shaw/Convention Center Area. Locate multi-unit buildings in areas already zoned for greater density, including areas near the Mount Vernon Square and Shaw/Howard University Metrorail stations, and on publicly owned land with the potential for housing. Ensure that development on infill sites scattered throughout the row house portions of the Shaw/ Convention Center area is consistent with the neighborhood's character." (§2111.6)

c) Policy NNW-2.1.3: Shaw/ Howard University and Mount Vernon Square Metro Stations

"Encourage mixed-income residential development with underground parking adjacent to the Shaw/Howard and Mount Vernon Square Metro stations, particularly on existing surface parking lots." (§2111.7)

X. Duke Plan (Development Framework for a Cultural Destination District within Washington DC's Greater Shaw/U Street)

- A. Adopted by the Council in June, 2005
- B. Provides supplemental guidance to the Comprehensive Plan
- C. Rhode Island Avenue Sub-District
 - 1. Architecturally distinct gateway to the Shaw community
 - 2. Primary uses will be high density residential above neighborhood retail uses

XI. Convention Center Area Strategic Development Plan

- A. Adopted by the Council in June, 2006
- B. Provides supplemental guidance to the Comprehensive Plan
- C. Goal: Maintain a diverse housing stock with a range of affordability
- D. Six over-riding principles guiding recommendations for dense residential development that can support affordable units, but protect the character of low-density residential areas nearby:
 - 1. Maintain or increase existing number of affordable housing units;

2. Locate multi-unit buildings in areas already zoned for greater density;
3. Concentrate multi-unit buildings in areas with good access to mass transit;
4. Identify publicly-owned sites that have the potential to include affordable housing;
5. Maximize development opportunities on sites suitable for multiple-unit buildings; and,
6. Reinforce existing patterns of residential development.

XII. Compatibility with the area

- A. Moderate density residential use located on major arterial corridor within 500 feet of a Metrorail station is consistent with general planning principles of transit oriented development
- B. Use
 1. Apartment house replacing existing small rowhouse buildings
 2. Consistent with surrounding and abutting uses
- C. Density:
 1. Overall building bulk is about the same as the density now permitted as a matter-of-right
 2. Increase in density is all devoted to residential

XIII. Conclusions

- A. Project is not inconsistent with the Comprehensive Plan
- B. Project is within the applicable height and bulk standards of the Zoning Regulations
- C. Project provides an appropriate balance between the development proposed, the flexibility requested and the benefits and amenities provided
- D. PUD allows the Zoning Commission to condition approval to what is specifically proposed
- E. Project should be approved