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The Honorable Adrian M. Fenty

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Council of the District of Columbia
The Honorable Vincent C. Gray

Executive Director
Marcel C. Acosta

IN REPLY REFR TO:
NCPC File No. Z.C. 09-05

OCT 06 2009

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

The National Capital Planning Commission, at its meeting on October 1, 2009, approved the enclosed action on the Consolidated Planned Unit Development and related map amendment for a 16-unit apartment building at 625 Rhode Island Avenue, NW. The Staff Recommendation for the project is also enclosed.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO. 09-05
EXHIBIT NO. 36

COMMISSION ACTION

NCPC File No. Z.C. 09-05



CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT AT SQUARE 442, LOTS 115 - 119

625 Rhode Island Avenue, NW
Washington, DC

Referred by the Zoning Commission of the District of Columbia

October 1, 2009

Commission Action Requested

Approval of the report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006(a).

Commission Action

The Commission:

Advises the Zoning Commission that the proposed Consolidated Planned Unit Development and related map amendment for a 16-unit apartment building located at 625 Rhode Island Avenue, NW, Washington, DC (Square 442, Lots 115 – 119) would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

A handwritten signature in dark ink, appearing to read "Deborah B. Young". The signature is written over a horizontal line.

Deborah B. Young
Secretary to the National Capital Planning Commission

STAFF RECOMMENDATION



NCPC File No. ZC 09-05

CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT AT SQUARE 442, LOTS 115 - 119

625 Rhode Island Avenue, NW
Washington, DC

Referred by the Zoning Commission of the District of Columbia

September 24, 2009

Abstract

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development and related map amendment for the development of a 16-unit apartment building at 625 Rhode Island Avenue, NW (Square 442, Lots 115 – 119). The proposed map amendment will rezone the property from R-4 to C-2-B to allow the density, lot occupancy, and building height necessary to construct the proposed building. The building will contain a total of 16 dwelling units, of which eight will be affordable and made available to households earning between 60 – 80% of the area median income.

Commission Action Requested by Applicant

Approval of the report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006(a).

Executive Director's Recommendation

The Commission:

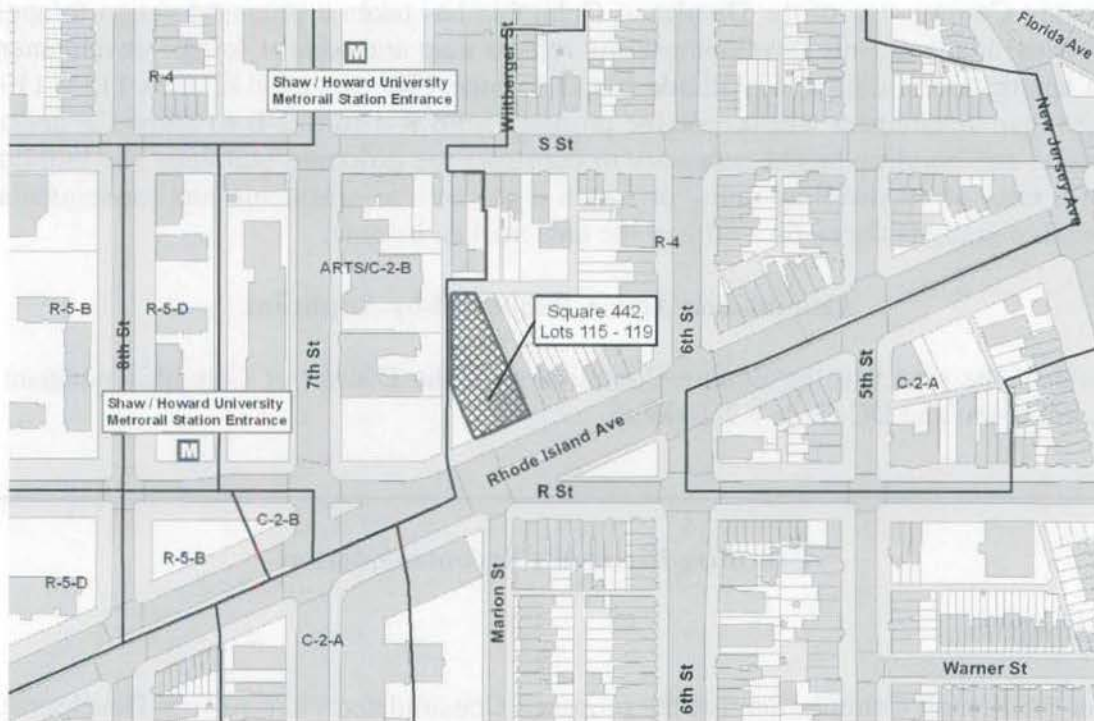
Advises the Zoning Commission that the proposed Consolidated Planned Unit Development and related map amendment for a 16-unit apartment building located at 625 Rhode Island Avenue, NW, Washington, DC (Square 442, Lots 115 – 119) would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

* * *

PROJECT DESCRIPTION

Site

The property that is the subject of this Consolidated Planned Unit Development (PUD) and related map amendment is a 16,320 square foot property located along the north side of Rhode Island Avenue, NW between 6th Street, NW and 7th Street, NW. The property consists of Lots 115 – 119 in Square 442; which is bounded by S Street, NW to the north, 6th Street, NW to the east, Rhode Island Avenue, NW to the south, and 7th Street, NW to the west. Currently, the property is improved with a surface parking area and four row dwellings that will be razed to make way for the proposed development. A small parcel of land owned by the District of Columbia and a 15-foot wide alley are located to the immediate west of the property. A 20-foot wide alley abuts the property to the north. A three-story building that is used for hotel/motel purposes is located immediately east of the project site. The surrounding area is developed with a mix of row dwellings, apartment buildings, commercial uses, and interspersed with vacant properties. The majority of Square 442 contains two and three-story row dwellings with commercial uses and vacant property located along the western edge of the square. The property is located within the boundaries of the Shaw School Urban Renewal Area, and is within close walking distance of the Shaw / Howard University Metrorail Station, which has two entrances that are approximately 450 feet and 600 feet from the property.



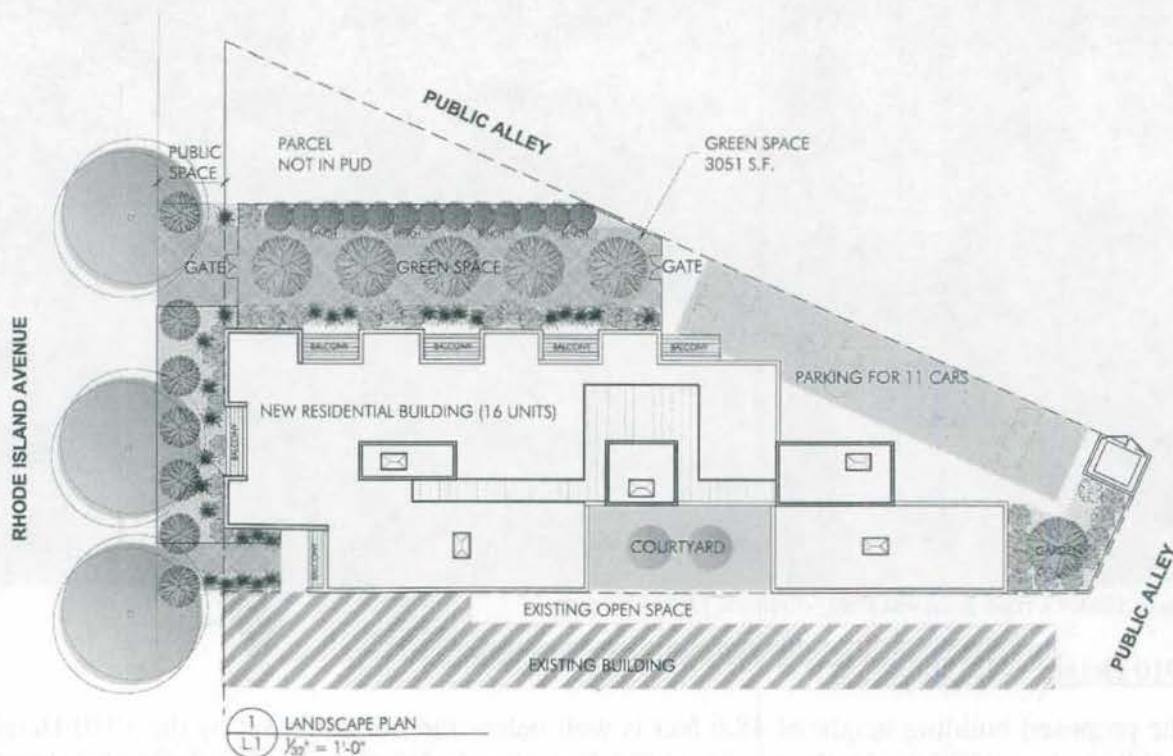
Project site

Proposal

The proposal is to rezone the property from R-4 to C-2-B in order to allow the developer to achieve the additional density, lot occupancy, and building height necessary to construct the proposed 16-unit apartment building. Under the scenario of a PUD, the C-2-B district permits a

residential floor area ratio (FAR) of 6.0; a lot occupancy of 80 percent; and a maximum building height of 90 feet. The C-2-B Zoning District is designated to serve commercial and residential functions with high-density residential and mixed uses. C-2-B districts are located along arterial streets and at rapid transit stops, and building use may be entirely residential or a mixture of commercial and residential uses. The proposed residential development will be consistent with the objectives of the C-2-B district as it would be in close proximity to the burgeoning Georgia Avenue / 7th Street mixed use corridor; is located along Rhode Island Avenue, NW, an arterial street; and is within one block of the Shaw / Howard University Metrorail Station.

The proposed 16-unit apartment building will contain approximately 57,120 square feet of gross floor area; with an overall FAR of 1.97, a lot occupancy of 49 percent, and a maximum building height of 48.6 feet as measured from Rhode Island Avenue, NW. Eight of the 16 dwelling units will be made available to households earning 60 – 80% of the area median income. The project will also include 11 surface parking spaces located toward the rear of the property and accessed from the existing alley system. The density, massing, and height of the proposed building are generally consistent with the existing development that surrounds the property, and a substantial amount of open space and landscaping is included in the development proposal.

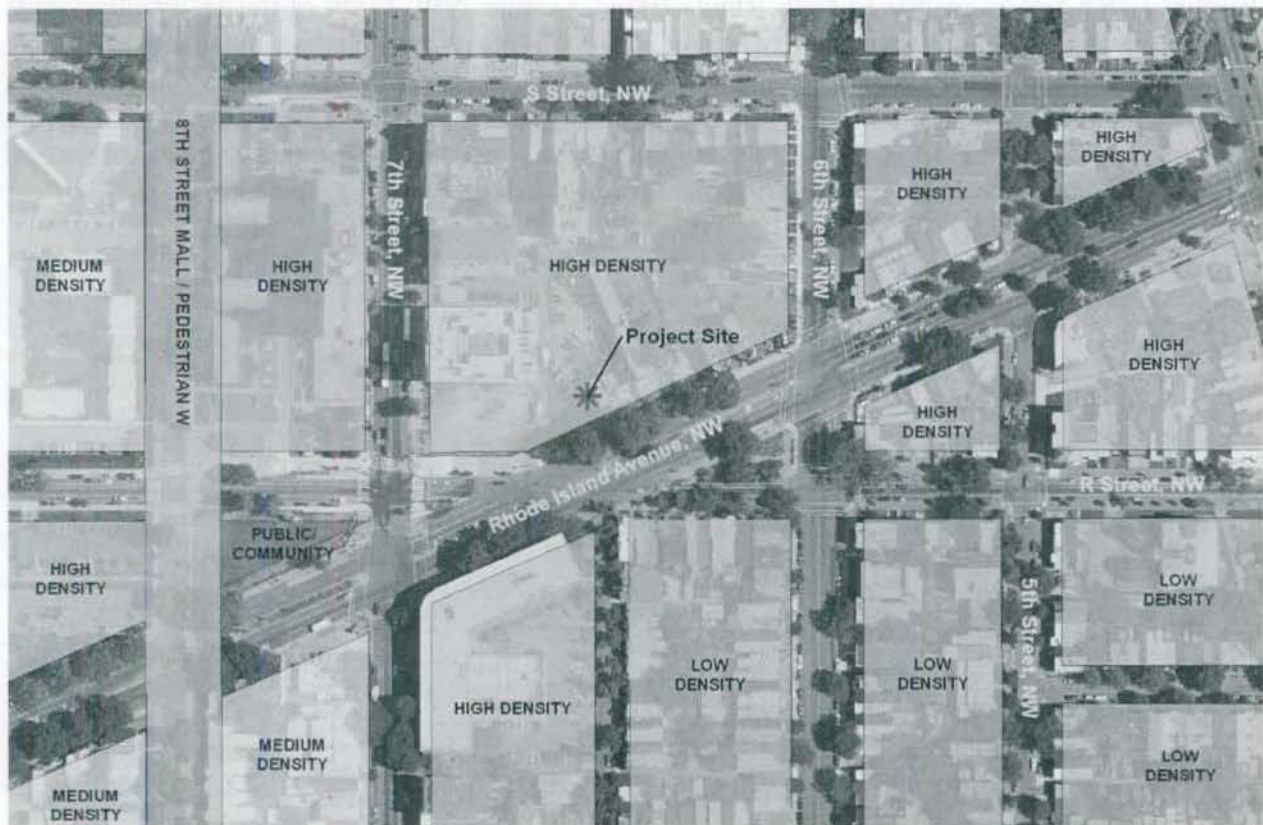


Site and landscape plan of proposed development

PROJECT ANALYSIS

Shaw School Urban Renewal Plan

The location of the proposed development is within the boundaries of the Shaw School Urban Renewal Plan but is not designated as a disposition lot or renewal action area. The development is consistent with the plan's General Land Use map which designates the project site as high-density residential. As stated above the proposed map amendment will rezone the property from R-4, which permits moderate density residential development consisting primarily of row dwellings and garden apartments, to C-2-B, which serves commercial and residential functions with high-density residential and mixed uses.

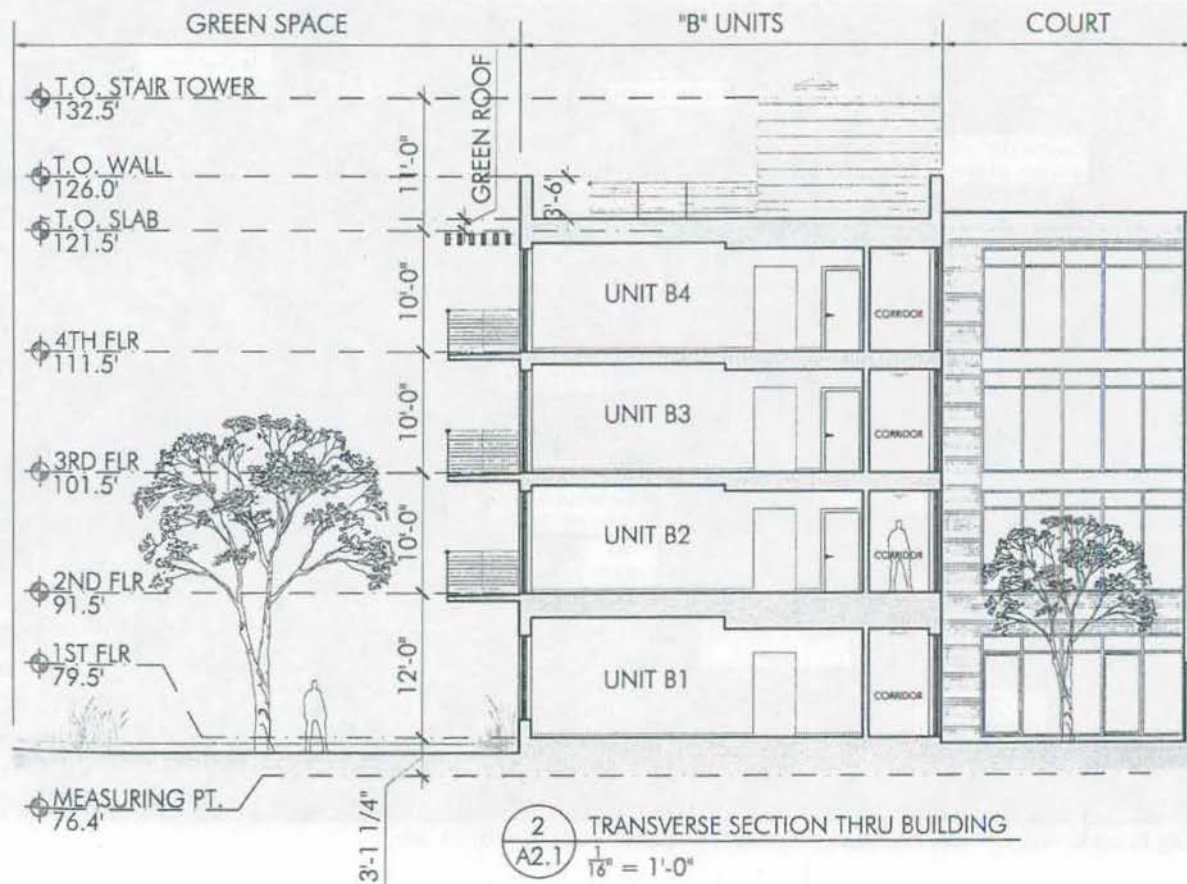


Shaw School Urban Renewal Plan – General Land Use map

1910 Height of Buildings Act

The proposed building height of 48.6 feet is well below the limitation set by the 1910 Height of Buildings Act, which under the proposed C-2-B zoning designation would permit a height of 130 feet.¹ Furthermore, the combined height of the proposed buildings and their associated roof structures is well below the maximum building height permitted by the Act and therefore the roof structures need not meet the Act's 1:1 setback requirement.

¹ The proposed building is located along the north side of the 600 block of Rhode Island Avenue, NW which has a width of 130 feet.



Transverse section through proposed building showing height measurements

Proximity to Historic Districts, Streets, and Landmarks

The existing buildings on the property are neither historic landmarks nor located within a historic district. However, within one-quarter of a mile of the project site there exist three historic districts and several historic landmarks. In addition, the property's location at 625 Rhode Island Avenue places it within the boundaries of the historic L'Enfant Plan. The historic districts that are in close proximity to the project site include the Greater U Street and LeDroit Park Historic Districts to the north, and the Shaw Historic District to the south. The historic landmarks that are nearby include the Howard Theater, Dunbar Theater, Robert Gould Shaw Junior High School, Phyllis Wheatley YWCA, Lafayette Apartment Building, and the Carter G Woodson House. Considering the proposed building's scale and design, the proposed development should not have an impact on the character and qualities of any existing historic resources in the surrounding area. A key quality of the historic L'Enfant Plan is its broad avenues that contribute to the city's significant system of open space. The Comprehensive Plan for the Nation's Capital contains policies that seek to protect L'Enfant rights-of-way by discouraging unnecessary intrusions that could compromise their openness. The development, located along one of these important avenues, does not propose to introduce any such intrusion.



Existing historic districts and landmarks within one-quarter mile of project site