

# Zoning Commission Case No. 02-17 C, 5401 Western Ave.

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D.C. Office of Planning  
Presentation

December 12, 2002

# M-O-R Development; *Existing Zoning (With PUD);*

## & Requested Development

Clinic R-5-B: 43,840sf; Lisner R-2: 15,000sf ; Total: 58,840

### ASSUMES RESIDENTIAL DEVELOPMENT

	M-O-R; <i>W/ PUD</i>	PROPOSED
Zoning	R-5-B and R-2	Clinic: R-5-C/ PUD+5% 15K sf Lisner: R-2
FAR	R-5-B:1.8; R-2: n/a (3.0); (.4)	3.14 overall (4.15, R-5-C; 0.4 R-2)
Lot Occ.	R-5-B:60%; R-2: 40%	45% average (53% R-5-C; 20% R-2)
Height	50'; (60')	78.75 feet
GSF	<u>R-5-B:79K/ 132K; R-2:5</u> du/6K 80 apts (131 apts); 5 houses (3)	185,000 sf (182K, R-5-C; 3K, R-2 daycare)
# dwellings	85; (134)	115 - 125

# The Nature of a PUD

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- The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations or result in an action inconsistent with the Comprehensive Plan.

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# Flexibility Being Asked For

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From Matter of Right Dev., &  
*(From Existing Zoning PUD)*

- 100,000 square feet additional gsf ;  
(37K )
- 29 feet additional height; (19')
- A change from R-5-B to R-5-C zoning  
for most of site

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# Benefits in Return

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- Additional Housing at Site Designated for It
  - Housing Opportunity Area
  - TOD Location
  - 1 of 2 Regional Commercial Centers in DC
- 80% AMI Affordable Housing
- Day Care Center
- Transportation Improvements
- Park Improvements
- $\frac{1}{2}$  Acre Open Space Buffer & Tree Retention
- Public Walkway and Open-Space Access
- Additional Revenues for District
- Other

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# OP Evaluation Criteria

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1. Planning: Consistent With Comp. Plan?
2. Planning: Consistent With '74 Sector Plan?
3. Planning: Consistent With Other Policies?
4. Zoning: Meets PUD Standards/Tests?
5. Zoning: Public Benefits More Than With Matter of Right Development?

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# Planning Evaluation: 7 Elements of Comprehensive Plan Text

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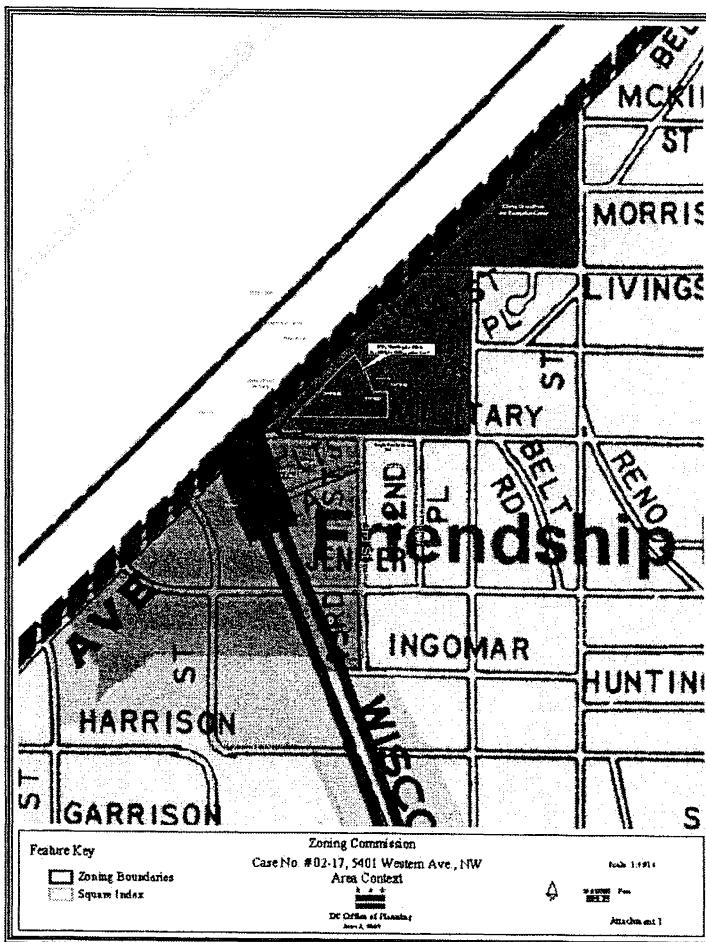
- Land Use
- Economic Development
- Environmental
- Transportation
- Urban Design
- Ward 3

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# Comp Plan Land Use Element

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# Planning Evaluation: Comprehensive Plan Land Use Map



- Shown as Institutional
  - Medical Clinics/ Hospital
  - Schools
  - Dormitories/ Fraternities
  - Museums
  - Or Moderate Density Housing

# Planning Evaluation: 7 Elements of Comprehensive Plan Text

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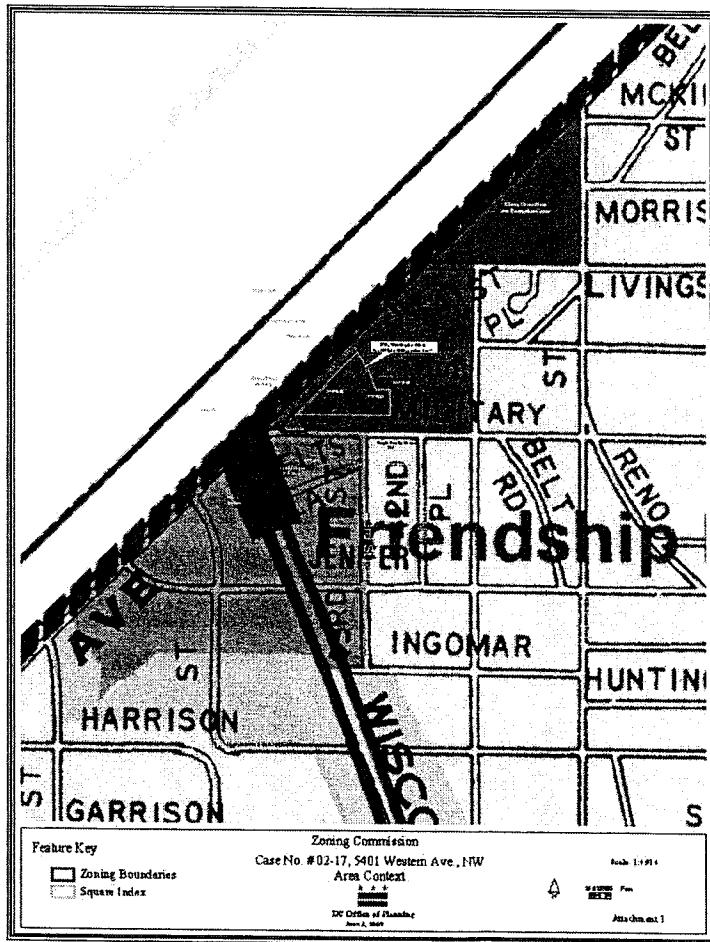
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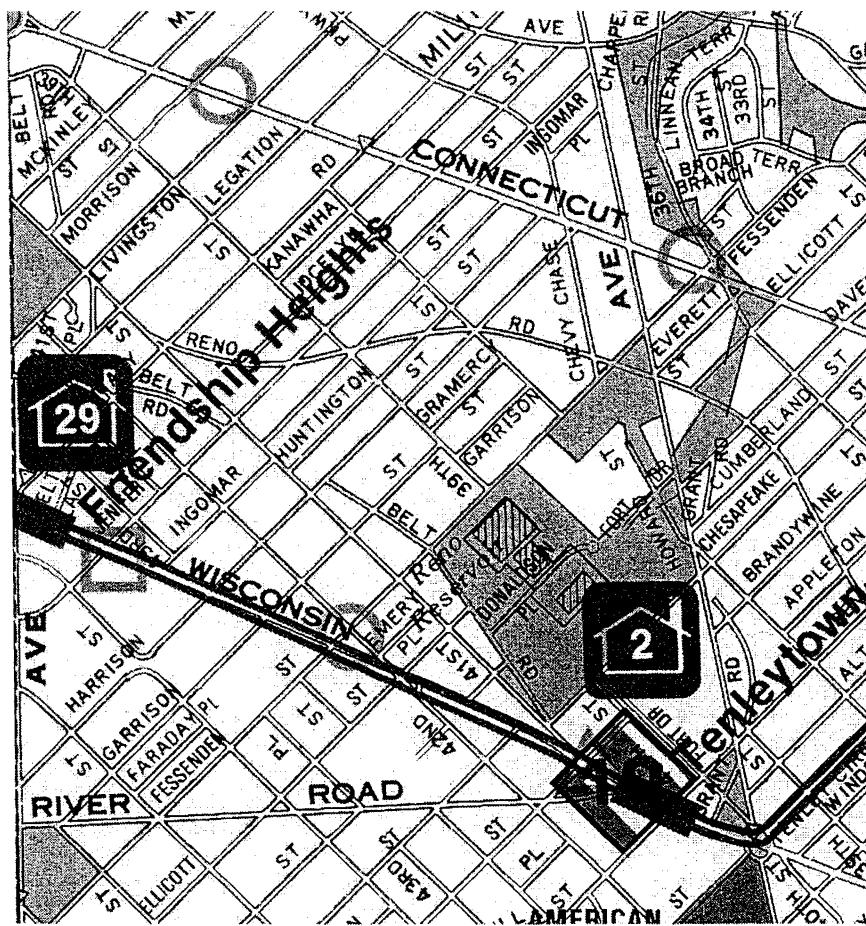
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# Planning Evaluation: Comprehensive Plan Land Use Map



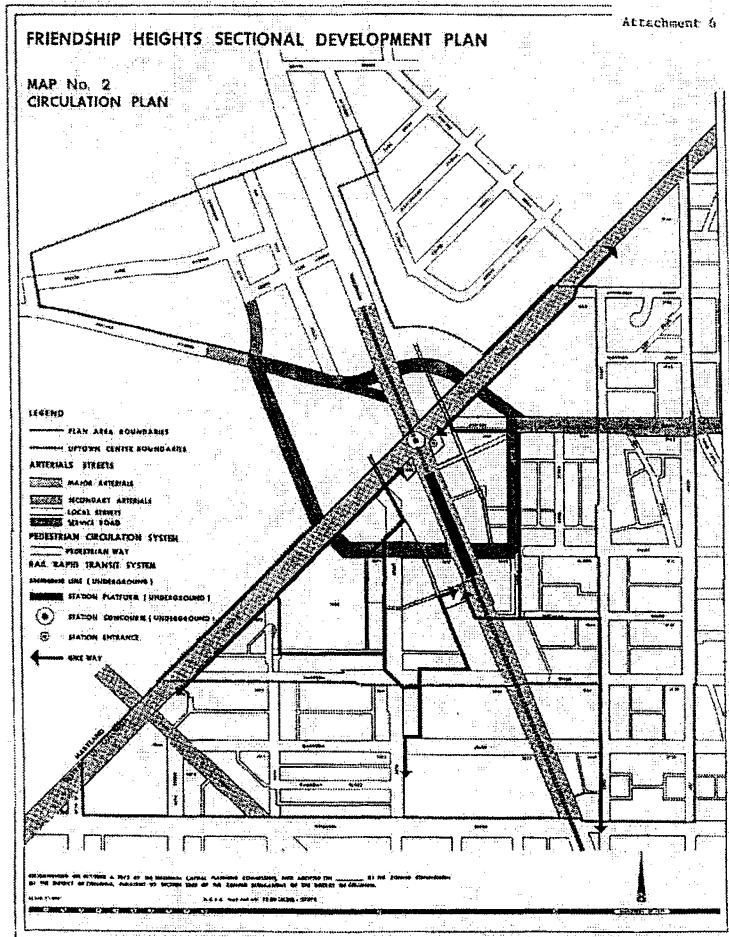
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# Planning Evaluation: Comp Plan Land Use Policies Map – A Housing Opportunity Area



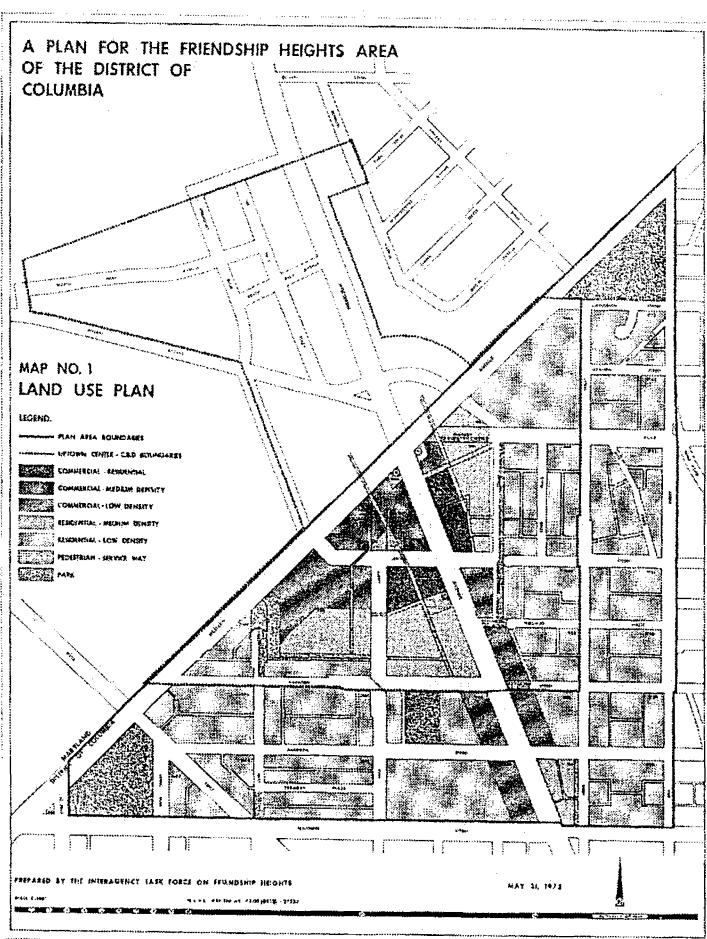
- Areas where District expects & encourages housing
- Emphasis on Appropriate Metro Stops

# Planning Evaluation: Is It Consistent with 1974 Friendship Heights Sectional Development Plan



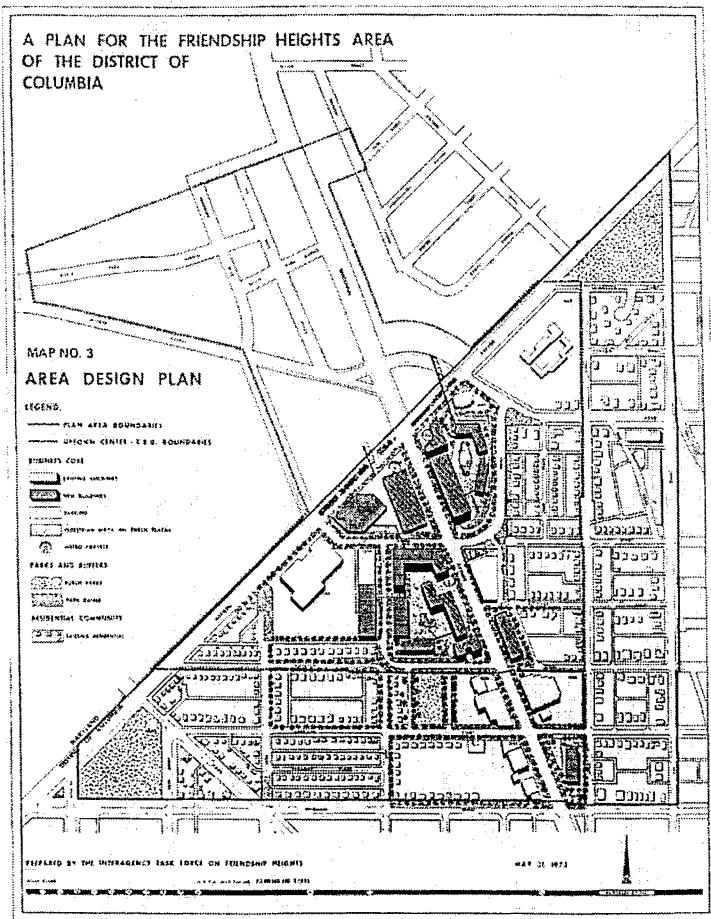
- Ring Road  
Established a defined core around Metro
- Wisconsin Circle  
Extended & 43<sup>rd</sup> Street separated Core development from neighborhood

# Sectional Development Plan (cont.)



- Site was recommended for Medium Density Residential
- MDR located between Med. Density Commercial and Low Density Res.
- In a Regional Commercial Center, Medium Density Residential Is Part of the Transition and the Buffer

# Sectional Development Plan (Cont.)



- Concept of Green Buffer east and south of Washington Clinic

# Current Context

- Reflects both Comp Plan and '74 Sectional Plan
- Square 1661 was developed with C-3-B along Wisconsin and R-5-D along 43<sup>rd</sup> Street.
- Metro ridership and modal split higher than projected in '74



# Planning Evaluation: Other Public Policies

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- Rivlin Report
  - 50,000 – 100,000 new residents
  - Still not equivalent to 1974 population
- Transit Oriented Development Task Force
  - Leverage public investment in Metro
  - Increase Densities/ Decrease Auto-Dependency
- Upper Wisconsin Corridor Study
  - Appropriate Growth Boundary

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# Zoning: Quantitative PUD Standards & Tests

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- R-5-B Minimum Lot Area
- R-5-C Maximum 4.0 FAR
  - & 5% essential to successful functioning = 4.2 FAR
- R-5-C Maximum 75' Height
  - & 5% essential to successful functioning = 78.75'
- 1 parking space: 3 du
- Over 15,000 SF
- 4.15 on R-5-C portion
  - 3.14 overall
  - 5% equivalent to affordable housing square footage
- 78.75 '
  - Essential to providing affordable housing, open space, and adequate buffer
- 1 space: 1 du

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# Zoning: PUD Amenities & Public Benefits

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- Housing in HOA
- 80% AMI Housing
- Day Care Center
- Rec. Ctr. Upgrades
- Walkway
- Open Space/Trees Saved
- Transpo/Safety Upgrades
- Parking
- Transpo. Mgt.
- Const. Mgt. Plan
- Add'l Tax Revenue
- Consistent
- Public Benefit\*
- Benefit /Amenity\*
- Amenity
- Amenity
- Amenity
- Public Benefit
- Amenity
- Amenity
- Mitigation/Amenity
- Public Benefit

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# Benefits in Relation to Flexibility

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- Applicant gets 95 –100,000 additional SF
- Public gets well over \$1 million in “out of pocket” benefits. May be closer to \$1.5 M



# How Project Addresses Neighborhood Concerns

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- Applicant Doesn't "Need" Zoning Change
- Not BZA. Question is Whether It's Better than MOR Project
- Housing Opportunity Area and Regional Center



# How Project Addresses Neighborhood Concerns

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- Need a buffer for the low-density residential
- Higher density residential, combined with half an acre of green space is an excellent buffer from high-intensity commercial

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# How Project Addresses Neighborhood Concerns

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- Density/Traffic Issues
- Applicant/DDOT studies indicate project will not have significant impact

# HOW PROJECT ADDRESSES Neighborhood Concerns

(Ellen McCarthy, Dep. Dir., OP)

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- Height
  - Height permits more green space, greater distance from single family houses
  - Still lower than adjacent buildings
    - 31' lower than Ch. Ch. Pavilion
    - 54' lower than MD Metro Bldg

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# How Project Addresses Neighborhood Concerns

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- Precedent for further development
- Upper Wisconsin Study
  - OP Will Recommend No Change to R-2 East of Stonebridge site or 43<sup>rd</sup> St.
  - ZC can make this clear in order
  - City Council will adopt Wisconsin Ave. Corridor Plan



# Neighborhood Concerns

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- Construction Impacts
  - Construction Management Plan
  - 1 floor less excavation on revised project

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# Neighborhood Concerns (Cont.)

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- Loss of Trees
  - Tot-Lot Eliminated
  - All Trees Retained



# Neighborhood Concerns (Cont.)

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- Public Benefits v Requested Flexibility
  - Out of pocket value of benefits are \$1M to 1.5M
  - High quality land planning
  - Other benefits not easily quantifiable



# How Revised Project Addresses Previous OP Concerns

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- Traffic Impacts
- Massing & Height, esp. near Mil. Rd.
- Façade & Roofline Design
- Tree Preservation
- DDOT Finds *de minimus* Reduced # of Units
- 2 floors eliminated; now 180' – 230' removed from Military Rd. & 43<sup>rd</sup>
- More Varied Façade Residential Materials Smaller Penthouse
- “Lisner” Trees Retained

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# Summary: Why OP Recommends Approval

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Planning Director Andrew Altman  
will summarize

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