GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

ZONING COMMISSION
District of Columbia
Case 02-33
Exhibit 1

MEMORANDUM

DATE: August 29, 2002

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director OP

SUBJECT: Zoning Commission Case No. 02-33, Washington Gateway, Fort Lincoln

I. APPLICATION-IN-BRIEF

Applicant: NCRC Redevelopment Land Agency Revitalization Corporation / Office of Planning

Developer: The Peterson Company and Fort Lincoln New Town Corp.

Location: Square 4327, Fort Lincoln Urban Renewal Area
Ward 5; Advisory Neighborhood Commission 5A.

Proposal: An amendment to the Zoning Map to rezone land from C-3-C, R-5-D and SP-2 to C-2-B, to provide for zoning designation conformity with the Fort Lincoln Urban Renewal Area Plan and the Comprehensive Plan Generalized Land Use Map.

II. RECOMMENDED ACTION

The Office of Planning (OP) recommends that this application be set down for a public hearing. This report also serves as the supplemental report as required by Section 3013.

III. BACKGROUND – refer to Location Map, Attachment I

This undeveloped, treed site is bordered by New York Avenue NE / the Baltimore - Washington Parkway and Anacostia Park on the south; South Dakota Avenue NE on the west; 33rd Place and Fort Lincoln Drive on the north, and an off-ramp from the freeway on the west.

The site is within the Fort Lincoln Urban Renewal Area (FLURA). The FLURA Urban Renewal Plan is a Federal Document to which the District is obliged to conform. It was first adopted by the National Capital Planning Commission and the District of Columbia Council in 1972, and was last amended and readopted in 1994. Some residences, a recently constructed beverage distribution plant, Marshall Elementary School, seniors' housing, and the Fort Lincoln Recreation Center have been constructed in conformance to the Plan as amended. There is currently no retail within the FLURA area, although there is some service retail development on the north side of Bladensburg Road and the west side of South Dakota Avenue. The FLURA Plan designates the subject site for Retail - Shopping development.

IV. PROPOSAL – refer also to Aerial Photo, Attachment II

The Fort Lincoln "new town" area that is designated for the Washington Gateway commercial development is currently zoned C-3-C (high bulk, major business and employment), R-5-D (medium-high density residential), and SP-2 (medium-high density office / residential). It is proposed that the area be zoned C-2-B (medium density community business center) so that the zoning designation corresponds to the FLURA Plan, the Comprehensive Plan Land Use map. The proposed zone also

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corresponds to the intended use of the site, which preliminary plans indicate will include about 375,000 square feet of retail, including one large format outlet (150,000 square feet) and one supermarket sized outlet (62,000 square feet), along with parking for 1,880 cars. §650 of the FLURA Plan states that "The Agency *(now the Redevelopment Land Agency Revitalization Corp. of the National Capital Revitalization Corporation)* shall make application to the Zoning Commission of the District of Columbia, pursuant to the Zoning Regulations of the District of Columbia, to zone those areas unzoned or required *(sic)* zone changes".

Most of the traffic to this site will be vehicular, approaching from either New York Avenue NE or South Dakota Avenue NE. The preliminary concept site plan shows access onto the site from a new off-ramp from the Parkway and a new internal road intersecting with Fort Lincoln Drive and 33rd Street.

The project is considered a high priority of the Office of the Deputy Mayor for Planning and Economic Development.

V. PLANNING AND ZONING ISSUES

Fort Lincoln Urban Renewal Area Urban Renewal Plan

The FLURA Plan, adopted in 1972, established a "new town" site inside District boundaries. It covers an area of approximately 340 acres, bounded generally by Bladensburg Road to the north; South Dakota Avenue to the west; Anacostia Park to the south; and Prince Georges County to the east. The objectives are to create "*an attractive and racially, socially, economically and functionally inclusive community*" in a "*physical arrangement of activities and uses which respect the area's environmental character and maximizes urban amenities and livability*".

The FLURA Plan now provides for the development of, among other things, approximately 700,000 square feet of retail – shopping "*to accommodate a wide variety and range of goods, services and supporting facilities serving the daytime and nighttime needs of the Project Area residents and surrounding neighborhoods*". The Zoning Map amendment is consistent with this objective, as it would permit the desired variety of uses at the proposed density level.

Map 2 of the FLURA Plan, the Site Design Diagram shows the subject site as the location of the Fort Lincoln "Town Center". Map 3, the Land Use Plan designates the site for Retail - Shopping. The Zoning Map amendment would be consistent with these designations, although OP notes that the FLURA Plan was amended in the 1990's to remove all "town center" concept descriptive text.

§520 of the FLURA Plan establishes the permitted uses and building and design requirements for the retail / shopping area. The zoning amendment would be generally consistent with these regulations, although the FLURA Plan would prohibit some uses that that the zoning would otherwise permit. §631 of the FLURA Plan provides for RLARC review of detailed design drawings to ensure conformity with the objectives and detailed design and use guidelines of the FLURA Plan.

Comprehensive Plan

The FLURA Plan supercedes the Comprehensive Plan. However, OP notes that the proposal would conform to the Generalized Land Use Map, which designates the subject site as "moderate density commercial" (shopping and services that generally provide a broad range of goods and services, such as chain drug stores, grocery stores, department stores, specialty shops and person service establishments). The proposed zoning is consistent with the type of retail and density of this designation.

The Fort Lincoln area is also designated on the Generalized Land Use Policies Map as:

- a Housing Opportunity Area (areas where the District encourages a significant amount of new housing or rehabilitated housing) - the FLURA Plan designates large areas of land currently zoned R-5-A and R-5-D for 3,000 residential units, only some of which have been constructed.
- a Development Opportunity Area (areas designated to accommodate the District's major growth and development needs) – at present, residents who wish to shop in large format retail outlets are essentially required to leave the District. The proposal will, therefore, accommodate this desired form of retail within the District.

Zoning Regulations

The proposed retail – shopping use would be permitted in the C-2-B zone. As noted in the Project Profile (Attachment III), the concept site plan would appear to conform, or be able to conform, to regulations of this zone.

VI. AGENCY REFERRALS

This application will be referred to the following District government agencies for review and comment:

1. Department of Consumer and Regulatory Affairs (DCRA).
2. Department of Parks and Recreation;
3. Department of Public Works (DPW);
4. DPW Tree and Landscape Division;
5. District Department of Transportation (DDOT);
6. Environmental Health Administration;
7. Fire and Emergency Medical Services Department;
8. Metropolitan Police Department; and
9. Water and Sewer Agency (WASA).

VII. COMMUNITY COMMENTS

Op has been informed that, at a December 2001 meeting of the developer with residents to discuss housing development issues, it was noted that a plan for the development of the retail-shopping area, including some "big box" retail, was pending. Drawings were not available at that time. The developer has indicated that more detailed discussions are anticipated for the fall. Comments of ANC 5A and the Fort Lincoln Civic Association will be forwarded to the Commission prior to the Public Hearing.

VIII. OP RECOMMENDATION

The Zoning Map amendment conforms to both the Fort Lincoln Urban Renewal Plan and the Generalized Land Use Map of the Comprehensive Plan. Development of this vacant property into a functioning commercial center would be of benefit to the District and, if properly implemented, the local area. The Office of Planning recommends ZC Case #02-33 be set down for public hearing.

OP will continue to work with the RLARC to ensure that the final site design plan adequately conforms to FLURA Plan objectives and guidelines.

ATTACHMENTS:

I. Location Map
II. Aerial Photo
III. Project Profile

AA/jl

LOCATION MAP **ATTACHMENT I**





Feature Key

- Zoning Boundaries
- Square Index
- Fort Lincoln Urban Renewal Area
- SITE

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DC Office of Planning
August 20, 2002

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Attachment II

Zoning Commission Case No. 02-33, Fort Lincoln Commercial Gateway

Project Profile

Attachment III

Standard	C-2-B:[1]	FLURA[2]	Proposed[3]
Lot Area:			Approx. 1,950,000 sq.ft.[4]
Floor Area Ratio: Retail: Office: Gasoline Station: TOTAL	 1.5 1.5 n/a 1.5[5]	 n/a	 0.19 0 0 0.19
Square Footage:	2,925,000 sq.ft. max. retail	700,000 sq.ft. max. total	±375,000 sq.ft. total
Lot Occupancy:	80%	60% max.	19%
Permitted Uses: Retail Office Residential Hotel	 Most types permitted Most types permitted Yes Yes	 Many types permitted Generally permitted Prohibited Not permitted	 Large and small format retail
Front Yard:	not required	not regulated	approx. 40' min.
Rear Yard:	15' minimum	not regulated	approx. 40' min.
Side Yard:	not required but 8' min. if provided	not regulated	conforming
Height:	65' max.	not regulated	unknown
Roof Structure Ht:	18.5' max.	not regulated	unknown
Setback:	= roof structure height	not regulated	unknown
Stories:	no restriction	not regulated	unknown[6]
Parking: Retail: Fast Food: Office: Gas Station: TOTAL:	 1 / 300 sq.ft. min.[7] = 1,053 1 / 100 sq.ft. min.[8] = 395 1 / 1,800 sq.ft. min.[9] = 0 1 / 300 sq.ft. min.[10] = 0 1,448 total required, min.[11]	 1 / 300 sq.ft. min.[7] = 1,074 1 / 100 sq.ft. [8] = 296 1 / 600 sq.ft. min.[9] = 0 not permitted 1,370 total required, min.[11]	 ±1,560 ±320 0 0 ±1,880 proposed
Small Car Spaces	40% of total, max.	not regulated	predominately regular size spaces
Loading Berths:			
Retail/Service 5,000 – 20,000 sq.ft.: 20,000 – 30,000 sq.ft.: 30,000 – 100,000 sq.ft.: >100,000 sq.ft.:	 1 @ 30' deep 2 @ 30' deep 1 @ 30' + 1 @ 55' deep 1 @ 30' + 2 @ 55' deep	 <20,000 sq.ft. 0 20,000 – 49,999 sq.ft.: 1 50,000 – 200,000 sq.ft.: 2 >200,000 sq.ft.: 3	 unclear at this time
Grocery/Drug Store 5,000 – 20,000 sq.ft.: 20,000 – 100,000 sq.ft.: >100,000 sq.ft.:	 1 @ 30' deep 1 @ 30' + 1 @ 55' deep 1 @ 30' + 2 @ 55' deep	 <20,000 sq.ft.: 0 20,000 – 49,999 sq.ft.: 1 50,000 – 200,000 sq.ft.: 2 >200,000 sq.ft.: 3	 unclear at this time

1 C-2-B: Medium density development, compact in area and located on arterial streets.
2 Fort Lincoln Urban Renewal Area Plan (1972, last amended and readopted 1994).
3 based on a preliminary Concept Site Plan.
4 approximately 44.75 acres.
5 Zoning permits a max. FAR of 3.5 for residential, a use not permitted on this site under the FLURA Plan.
6 no indication that any of the buildings are greater than one story in height.
7 gross area in excess of 3,000 square feet.
8 gross area in excess of 1,500 sq.ft.
9 gross area in excess of 2,000 sq.ft.
10 gross area excluding pump island canopy and attendant's shelter.
11 "maximum case" scenario – assumes all retail with 5 small fast food outlets on east side of the site.