GOVE IMENT OF THE DISTRICT OF COLU BIA
OFFICE OF PLANNING

Office of the Director

FINAL REPORT

DATE: November 15, 2002

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director OP

SUBJECT: Final Report for Zoning Commission Case No. 02-33,
Zoning Map Amendment to rezone land from C-3-C, R-5-D and SP-2 to C-2-B for Washington Gateway, Fort Lincoln

ZONING COMMISSION
District of Columbia
Case 02-33
Exhibit 6

I. RECOMMENDED ACTION

The Office of Planning (OP) recommends that this application be approved.

II. APPLICATION-IN-BRIEF

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

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.

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 Plan designates the subject site for Retail - Shopping development. FLURA has been partially developed to date, although there is currently no retail development. There is some off-site service oriented commercial uses on the north side of Bladensburg Road and the west side of South Dakota Avenue.

§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".

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

The Fort Lincoln "new town" area that is designated for the Washington Gateway commercial development site 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). The Office of

ZONING COMMISSION
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EXHIBIT NO.6

Planning proposes that the area be zoned C-2-B (medium density community business center) so that the zoning designation corresponds to the FLURA Plan and the Comprehensive Plan Land Use map. The proposed zone also corresponds to the intended use of the site, which concept 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.

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 BW 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 established a 340 acre "new town" site inside District boundaries. It is 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 current version of the FLURA Plan 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 and with the FLURA site plans and land use designations.

§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, 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.

The concept site plan has been amended slightly from the plan attached to the August 29, 2002 OP report, to remove the formerly proposed gas station accessory to the "big box" retail unit – such a use would have been non-conforming to both the Zoning Regulations and to the FLURA Plan.

Comprehensive Plan

Although the FLURA Plan supercedes the Comprehensive Plan, OP notes that the proposed zoning would be consistent with the Generalized Land Use Map designation of 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).

Zoning Regulations

The proposed commercial development would be permitted in the C-2-B zone. The concept site plan would appear to generally conform to regulations of this zone.

VI. AGENCY COMMENTS

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

1. Department of Consumer and Regulatory Affairs (DCRA) – indicated no concerns at this time.
2. Department of Parks and Recreation – noted that the Department, which operates the Theodore Hagans Cultural Center and Fort Lincoln Park on property immediately abutting the proposed location of the commercial uses, believes that the proposed land use is fully consistent and complementary with their parks and recreations facility and has no objection to the application.
3. Fire and Emergency Medical Services Department – noted no objection to the application.
4. Department of Public Works (DPW) – no reply as of the date of drafting this report.
5. DPW Tree and Landscape Division – no reply as of the date of drafting this report.
6. District Department of Transportation (DDOT) – no reply as of the date of drafting this report.
7. Environmental Health Administration – no reply as of the date of drafting this report.
8. Metropolitan Police Department – no reply as of the date of drafting this report.
9. Water and Sewer Agency (WASA) – A 36-inch storm sewer, a 10-inch sanitary sewer, and an 8-inch water main are available for the proposed project. The project must be in compliance with the previously designed master plan for the entire Fort Lincoln development. Before the consultants initiate a building design, the applicant will be required to submit to WASA the information necessary for a full review of the hydraulic loading that will be placed on the storm and sanitary sewers from each new building.

VII. COMMUNITY COMMENTS

The Single Member District representative has advised Staff that the project was presented to SMD 5A12 where it received support from the community, and was subsequently presented to and favorably received by ANC 5A on October 23, 2002.

VIII. OP RECOMMENDATION

The Zoning Map amendment conforms to both the Fort Lincoln Urban Renewal Plan and 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 approved.

OP Staff will continue to consult with the NCRLA and the applicant to ensure that the site plan addresses the guidelines of the Fort Lincoln urban Renewal Plan. OP is also in the process of developing design guidelines for commercial center parking lots, and will provide this information to the applicants for their information and consideration.

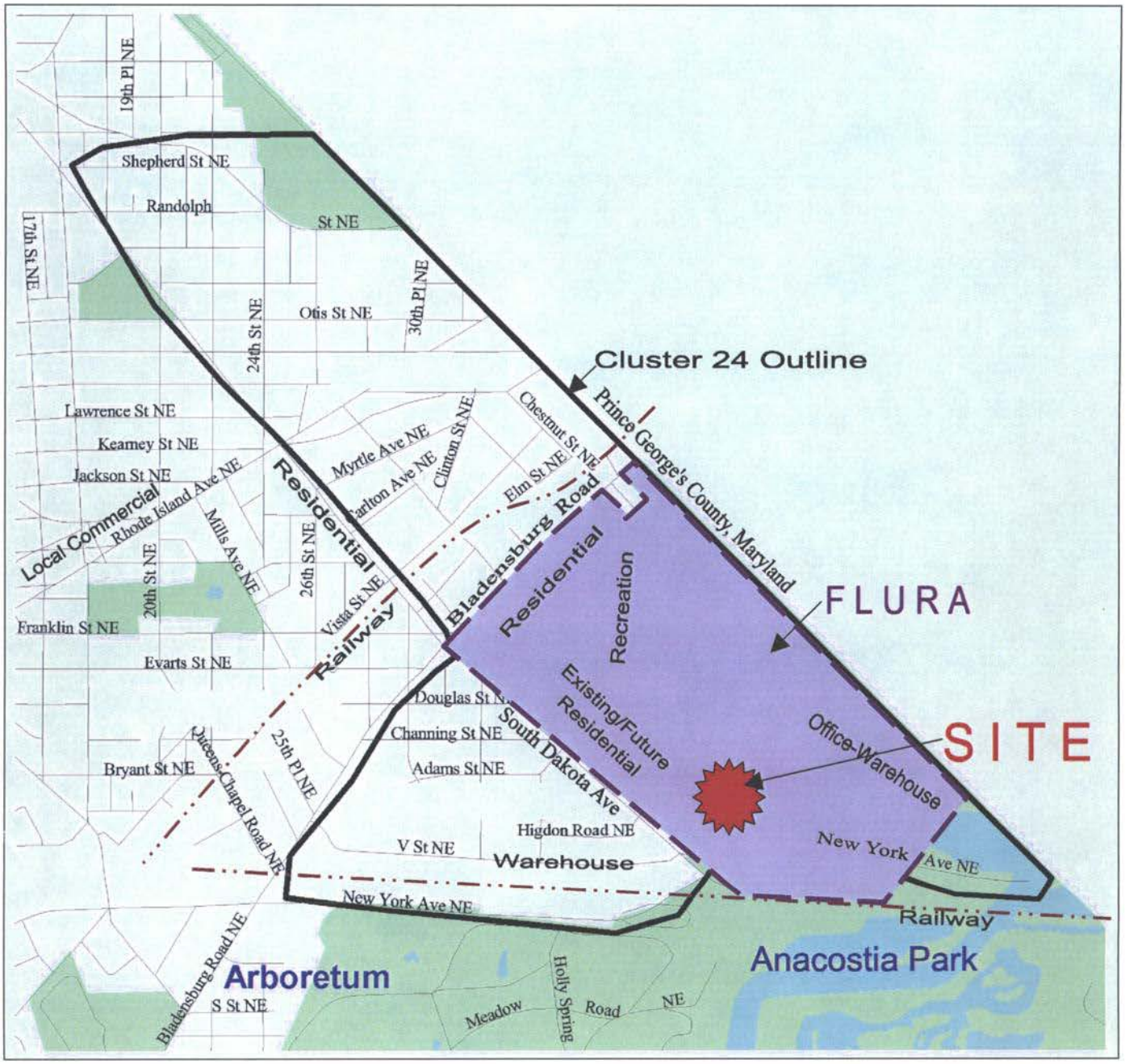
ATTACHMENTS:

I. Location Map

II. Aerial Photo

AA/jl

Location Plan





Feature Key

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

Zoning Commission
Case No. # 02 - 33

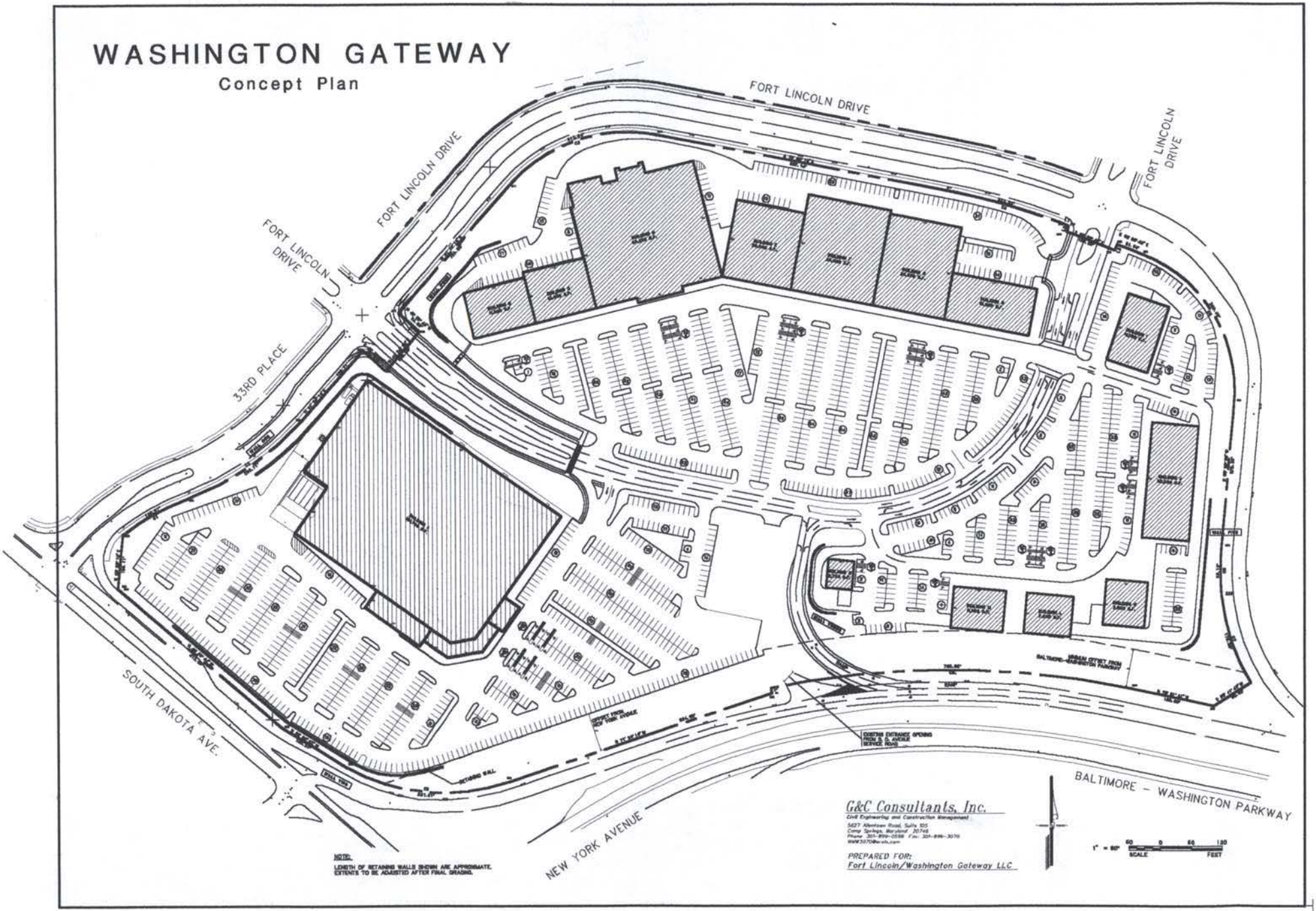
DC Office of Planning
November 7, 2002

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Attachment II

WASHINGTON GATEWAY

Concept Plan



ATTACHMENT III

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:	1.5		0.19
Office:	1.5		0
Gasoline Station:	n/a		0
TOTAL	1.5[5]	n/a	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	Most types permitted	Many types permitted	Large and small format retail
Office	Most types permitted	Generally permitted	
Residential	Yes	Prohibited	
Hotel	Yes	Not permitted	
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:	1 / 300 sq.ft. min.[7] = 1,053	1 / 300 sq.ft. min.[7] = 1,074	±1,560
Fast Food:	1 / 100 sq.ft. min.[8] = 395	1 / 100 sq.ft. [8] = 296	±320
Office:	1 / 1,800 sq.ft. min.[9] = 0	1 / 600 sq.ft. min.[9] = 0	0
Gas Station:	1 / 300 sq.ft. min.[10] = 0	not permitted	0
TOTAL:	1,448 total required, min.[11]	1,370 total required, min.[11]	±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.:	1 @ 30' deep	<20,000 sq.ft. 0	
20,000 – 30,000 sq.ft.:	2 @ 30' deep	20,000 – 49,999 sq.ft.: 1	
30,000 – 100,000 sq.ft.:	1 @ 30' + 1 @ 55' deep	50,000 – 200,000 sq.ft.: 2	
>100,000 sq.ft.:	1 @ 30' + 2 @ 55' deep	>200,000 sq.ft.: 3	unclear at this time
Grocery/Drug Store			
5,000 – 20,000 sq.ft.:	1 @ 30' deep	<20,000 sq.ft.: 0	
20,000 – 100,000 sq.ft.:	1 @ 30' + 1 @ 55' deep	20,000 – 49,999 sq.ft.: 1	
>100,000 sq.ft.:	1 @ 30' + 2 @ 55' deep	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.