GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

Memorandum

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TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

ZONING COMMISSION
District of Columbia
CASE NO. 04-09
EXHIBIT NO. 13

DATE: April 2, 2004

SUBJECT: Preliminary Report – ZC 04-09 (Toyota Facility)
District of Columbia Housing Authority and Toyota Motor Sales
Square 5869, Lots 62-65

APPLICATION

The District of Columbia Housing Authority (DCHA) and Toyota Motor (Applicant) has petitioned the Zoning Commission for a map amendment to rezone Square 5869, Lots 62, 63, 64, and 65 from the R-5-A District to the C-1 District

OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

The Office of Planning recommends that the Zoning Commission **setdown** the proposed map amendment as it is not inconsistent with the recommendation of the Comprehensive Plan The proposed amendment will allow a trade school on the property that will be of significant benefit to the community and the District of Columbia.

DESCRIPTION AND ZONING OF THE SITE AND SURROUNDING AREA

The approximately 2 21 acre subject property (Square 5869, Lots 62-65) is in the southeast quadrant of Washington DC in the Barry Farms neighborhood and just southeast of the Anacostia Metro Station. The site is currently undeveloped and has frontages on Sheridan Road to the west, Sayles Place to the east, Bowden Road to the south, and Howard Place and a church to the north The topography of the site changes in grade from a high of 88-feet along Sayles Place to a low of 70-feet along Sheridan Road

To the north of the property is a small church and vacant properties in the C-2-A District and the Anacostia Metro Station in the W-3 District To the east and south are vacant properties, apartments, and row houses in the R-5-A District To the west are undeveloped properties in the R-5-A District and the Suitland Parkway

ZONING COMMISSION
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CASE NO.04-09
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PROPOSAL

The application proposes to rezone the property from the R-5-A (urban residential development) District to the C-1 (neighborhood shopping) District. The C-1 District is designed to provide convenient retail and personal services for a small area and permits low bulk developments as well as some community facilities, housing and mixed uses.

The proposed rezoning of the site is to accommodate an entry-level automotive technician training facility (trade school) by Toyota Motor Sales, U.S.A. Inc. The National Automotive Technicians Education Foundation (NATEF) certified maintenance program will provide students with a rounded background that will make them marketable after graduation. The program will consist of approximately 16 weeks of training that will include soft skills training integrated into the automotive training plan. The school will train a minimum of 125 students annually.

PROPOSED ZONING

The proposed C-1 District is designed to provide convenient retail for the day-to-day needs of residents and allows other compatible community uses. The predominant zoning in the general vicinity of the site is R-5-A except for properties to the north that are in the C-2-A District. The C-1 District permits as a matter-of-right a variety of uses many of which are proposed and geared towards serving the residents of the community. They include parking lots, office, a variety of retail uses, college, university and trade schools

Section 5-413 of the Zoning Act sets out the criteria that the Zoning Commission must apply in adopting zoning regulations The underlying purpose of the regulations is "to promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and orderly development as the national capital" It further requires that zoning should not be inconsistent with the Comprehensive Plan

Designating the C-1 District on the subject property would be consistent with the moderate-density commercial designation of the Generalized Land Use Map and is compatible with both the surrounding zoning and land use. The trade school is permitted by-right in the SP District (Section 501) and is therefore a by-right use in the C-1 District (Section 701 2) The C-1 District on the property will allow for a development whose permitted height, density and lot occupancy are slightly larger than those allowed in the R-5-A District. Therefore, the scale and intensity of the proposed building will not negatively impact residential uses in the vicinity of the site

The proposed use on the site will not be detrimental to the surrounding residentially zoned property Currently, the property to the south and east is undeveloped. Due to the topography of the site the residential area to the east will be buffered by having a higher elevation on the eastern portion of the site The property directly to the east, across Sayles Street, is leased to Toyota Motor Sales but will be landscaped and remain undeveloped. This area will provide additional buffer between the proposed school and the residentially developed area to the east The communities to the west are separated by

vacant property and the Suitland Parkway The subject property will be buffered from the church to the north by heavy landscaping.

The site allows the trade school to be in a location that is close to the Anacostia Metro Station. It is anticipated that a majority of the students who attend the school will use public transportation, either metro rail or buses, to get to the school.

The proposed use and zoning designation will further the health, safety, and welfare of the District as it will permit the construction of a facility that is not currently provided in this community or in particular this portion of the District It is anticipated that the surrounding community may undergo major redevelopment of both residential and commercial projects and the creation of employment opportunities for residents is essential if these projects are to succeed.

RELATIONSHIP OF THE APPLICATION TO THE COMPREHENSIVE PLAN

The Generalized Land Use Map recommends "moderate density commercial" uses for the property The C-1 District is not inconsistent with the Generalized Land Use Map and the C-1 District allows moderate density commercial uses in addition to some non-commercial uses that are compatible in density to the commercial uses The proposed zoning to the C-1 District is therefore not inconsistent with this classification.

The proposed zoning and development is consistent with the objectives and policies of the Comprehensive Plan Element that address land use. Further, the Ward 8 Plan that looks at a smaller geographic area outlines more specific recommendations for the area around the subject site

The Comprehensive Plan has ten major themes, the second of which is "***Increasing the quantity and quality of employment opportunities in the District***" and an element of this is Section 103.1 (a), which recommends, ***"Skill training opportunities and appropriate economic development are key strategies to be employed."***

Further, the Economic Development Element of the Comprehensive Plan, outlines policies in support of Improving Labor Force Job Skills Levels and Employment Opportunities.

> *207.1* ***The improving labor force job skills levels and employment opportunities objective is to expand occupational skills and job opportunities for District residents, particularly the unemployed, the underemployed, the economically disadvantaged, and youth preparing to enter the labor force in the coming years.***
>
> ***(b) Seek maximum involvement of the private sector in setting policy and giving support to training and job placement programs;***

The proposal will facilitate the collaboration of public and private organizations to provide a much-needed job-training program to residents of the neighborhood as well as the entire District. The automotive training as well as the life skills training at this facility will increase opportunities for

employment. The site location close to the metro station is ideal as it makes the facility easily accessible to the residents they will serve from the immediate community or from other areas around the City.

The Ward 8 Plans outlines Objectives for Economic Development, Section 1905.1, as follows:

> *"(b) Increase labor force job skill levels and expand job opportunities for ward residents, particularly the unemployed, the underemployed and youth preparing to enter the labor force;"*

A recommended action to support the recommended policy objective specifically supporting this use as follows:

> *"1918.1(g) Develop attractive training and employment alternatives to drug-related criminal activity for Ward 8 underused labor force, particularly its youth:*
>
> *(1) Ward 8 has the highest unemployment and poverty rates of any ward in the city. These factors count heavily in the involvement of many of the ward's youth and somewhat older unemployed residents in illegal drug trafficking. Neighborhoods that are particularity hard-hit by this problem include Washington Highlands, Barry Farms, Shipley Terrace and Douglass"*

The proposed zoning on the site will accommodate a facility that is not provided east of the river and therefore will serve not only the residents of the immediate neighborhood but the wider community The program will graduate 125 students per year, which is a significant number of persons who will have skills to find a job and be gainfully employed. Many of the proposed facilities and services will be provided at no or minimal cost to its users.

As demonstrated, the elements of the Comprehensive Plan encourage the creation of a job training and life skills facility to serve the neighborhood and the greater Ward 8 community, a very under-served portion of the District's population The C-1 District on the subject site is appropriate as it will enable an action towards fulfilling the objectives and policies of the Comprehensive Plan Therefore, the proposed designation is not inconsistent with the Comprehensive Plan.

COMMUNITY COMMENTS

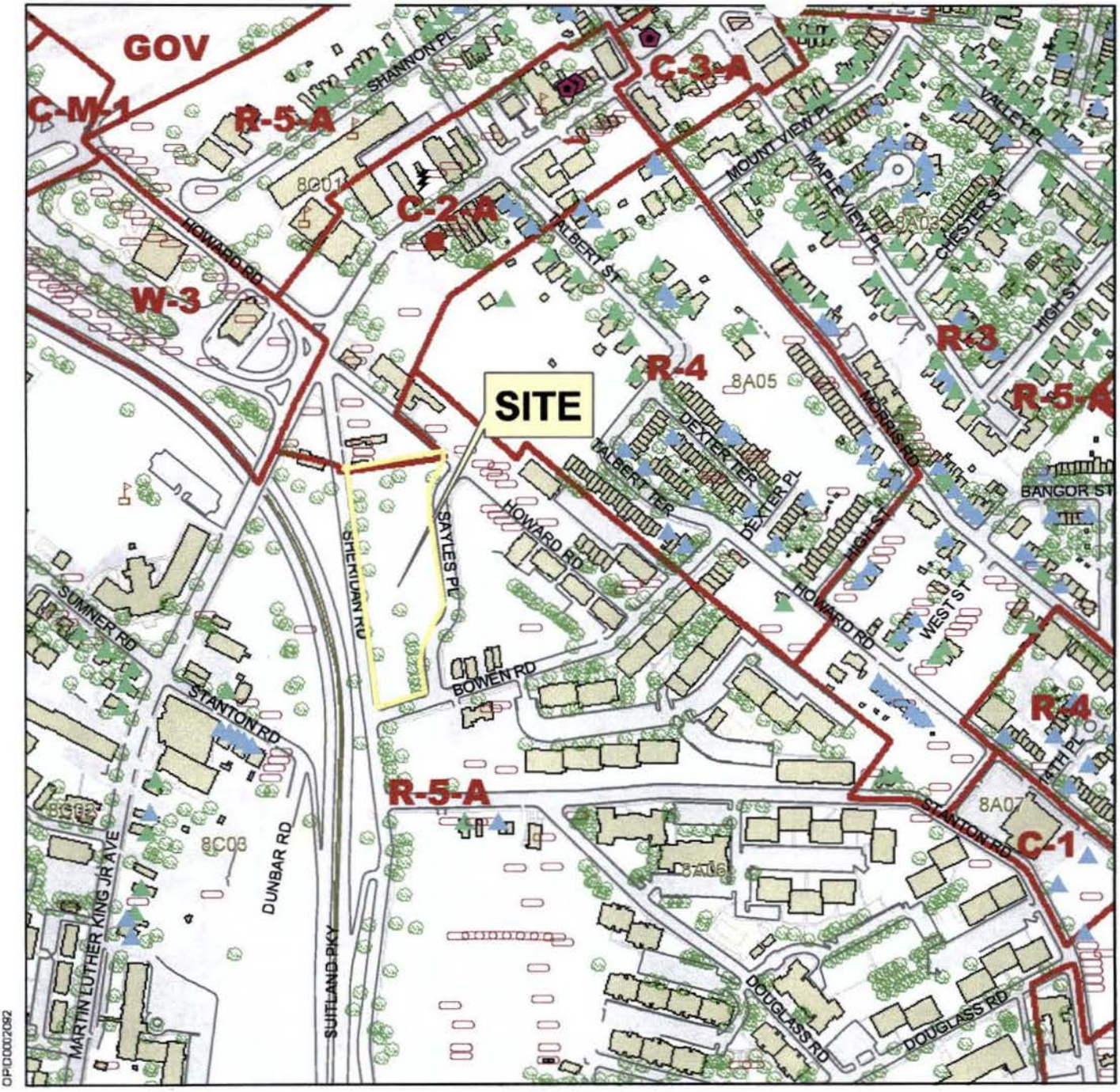
The applicant presented their proposal to the community and ANC-8C and reports that both have given the project their support. The applicant will continue to work with the community on issues relating to use of the building for life skill training, uses of meeting rooms, as well as giving residents who live in the area preference to the training facility.

SUMMARY AND RECOMMENDATION

The Office of Planning recommends that the Zoning Commission setdown this application to rezone the property from the R-5-A Zone District to the C-1 Zone District for a public hearing. Based on preliminary review, the proposal is in conformance with the recommendation of the Comprehensive Plan as a commercial site and will make a significant contribution towards the goal of increasing employment of more of the City's residents

ATT: 1 Land Use and Zoning
2 Comprehensive Plan

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Zoning and Land Use
Toyota Training Facility

N

Feet

0 250 500

Land Use Legend

- Single-Family Detached
- Single-Family Semi-Detached
- Store
- Office
- Bank
- Motor Vehicle Sales and Service
- Light Industrial
- Warehouse
- Educational
- Public Service
- Vacant
- Vacant w/Commercial Improvements



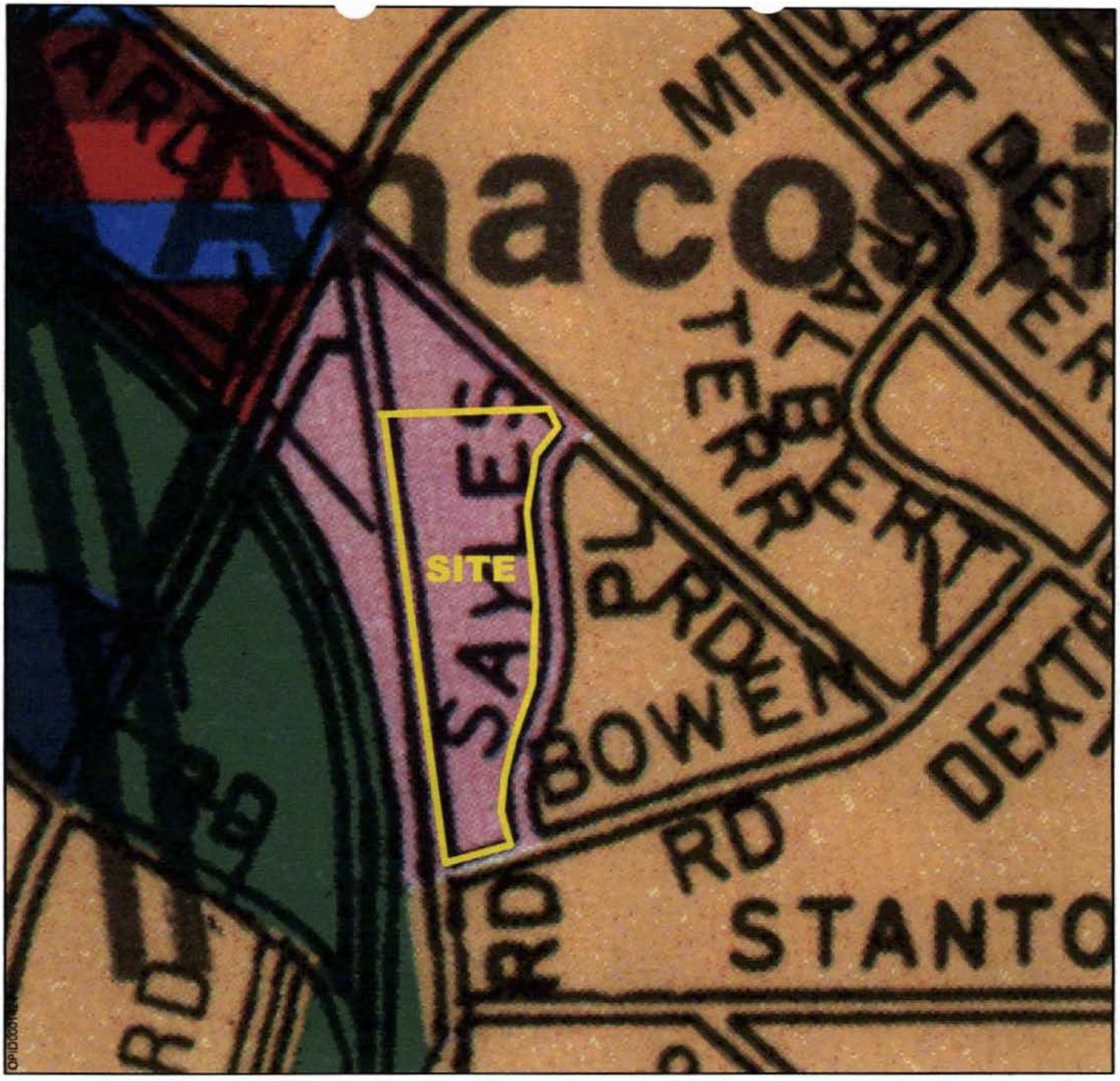
Government of the District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ March 10, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Note: Land Use Info based on OTR records.

Attachment 1



Comprehensive Plan Map
Toyota Automotive Training Facility

N

Feet

0 100 200 300

★ ★ ★ **Government of the District of Columbia**
Anthony A. Williams, Mayor

Office of Planning ~ March 25, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment



Attachment 2