

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

ZONING COMMISSION
District of Columbia

FROM:  Andrew Altman, Director

CASE NO. 04-18
EXHIBIT NO. 6

DATE: July 2, 2004 Updated, July 9, 2004

SUBJECT: Request by Office of Planning to: 1) Establish a New Subarea of the Downtown Development District Zone in Certain Squares of the Mount Vernon Triangle Area Of Northwest Washington, and; 2) to Enact a Map Amendment for Square 483 (04-18)

I. SUMMARY

Applicant.

D.C. Office of Planning

Action Requested.

Schedule Public Hearing on Proposal to:

1. Establish New Subarea Within Downtown Development District (DD), Encompassing Portions of Squares 451, 483, 484, 484W, 515 and 516
2. Amend Zoning Map to Include Square 483 within the DD, Changing Its Zoning from C-3-C to DD/C-3-C

Purpose:

Encourage Retail, Arts and Other Active Uses in Furtherance of Comprehensive Plan and Mount Vernon Triangle Action Agenda

On March 23, 2004 Mayor Anthony Williams unveiled *The Mount Vernon Triangle Action Agenda Creating a vibrant new downtown neighborhood*. This Action Agenda is the culmination of two years of collaborative efforts among the Office of Planning (OP), the National Capital Revitalization Corporation (NCRC) and the Mount Vernon Triangle Alliance—a group of major property owners in the Mount Vernon Triangle Area. The Agenda also benefited from the input from the Committee of 100 on the Federal City, ANC 2C, ANC 2F, the District Department of Transportation (DDOT) and an extensive series of public meetings.

The full Action Agenda (*Enclosure*) is a supporting document for this report. The Action Agenda gives guidance on implementing the goals for the Mount Vernon Square Area that the City Council established in the District's Comprehensive Plan (10DCMR §932).

The proposal presented in this report recommends creating a new sub-area within the Downtown Development District zoning overlay, focused on establishing a range of preferred uses and minimal physical standards to promote the activation of K Street and 5th Street –the two streets that the Action Agenda identifies as the spines of Mount Vernon Triangle neighborhood. While the proposal is being submitted by the Office of Planning (OP), it is the result of an extensive, year-long, cooperative effort with the Mount Vernon Zoning Task Force. (*Attachment 7*).

In addition, this zoning action proposes the rezoning of Square 483 to bring the Square back into the DD, where it had been between 1991, when the DD was adopted, and 1996.

II. BACKGROUND – THE COMPREHENSIVE PLAN AND THE MOUNT VERNON TRIANGLE ACTION AGENDA; THE ZONING HISTORY OF SQUARE 483

A. The Comprehensive Plan (*Attachment 2*)

10 DCMR Section 932 establishes a series of objectives and policies to develop the Mount Vernon Square area as “the primary residential neighborhood of Downtown” [10DCMR §932.1 (a)]. In addition to residences, it is to include “a mix of other uses including offices, hotels, and neighborhood retail and public facilities, and a design character related to residential use” [§932.1(a)]. With the exception of Square 483, the Comprehensive Plan’s Generalized Land Use Map designates the area within the proposed district as appropriate for High Density Residential and High Density Commercial land use.

Prior to the Comprehensive Plan Amendments Act of 1994, the Generalized Land Use Map had designated Square 483 as appropriate for the same mix of uses as the rest of the proposed district. The entire Square is in single ownership. The Square was re-designated as appropriate for high-density commercial use in 1994 Act. In Zoning Commission Case No. 94-19, the property owner successfully petitioned the Zoning Commission to remove the Square from the DD and rezone it from DD/C-2-C to C-3-C. This was done by Order Number 798, which became final on March 22, 1996. The property is still in the same ownership as it was in 1996. That property owner has no objection to the Square’s proposed rezoning, and had requested this rezoning of Square 483 as part of ZC Case No. 04-03, which has not yet been considered by the Commission. The relationship of the proposed Map Amendment to the Comprehensive Plan is more fully explored in Section VI of this report.

B. The Mount Vernon Triangle Action Agenda (*Enclosure*)

The Action Agenda is built around seven guiding principles. The Mount Vernon Triangle (MVT) neighborhood should be:

1. A Distinctive Addition to the City’s Neighborhoods;

2. A Neighborhood That Serves Three Communities – Residents, Workers and Visitors,
3. Built on a Solid Urban Framework;
4. Rich in a Variety of Uses;
5. Supported by an Active Ground Floor Program and Guidelines;
6. Distinguished by a Welcoming and Cohesive Public Realm;
7. Reinforced with Innovative Architectural Design.

The Action Agenda recommends four categories of action:

1. Creating Placemaking Design;
2. Implementing Zoning for Active Streets;
3. Coordinating Capital Improvements and Placemaking;
4. Development of Public Priority Sites;
5. Creating a Management Entity.

The proposed MVT District and the rezoning of Square 483 directly responds to recommended action number 2.

III. OVERVIEW OF THE MOUNT VERNON TRIANGLE (MVT) GENERAL AREA (*Attachments 1 and 2*), THE MVT DISTRICT AREA (*Attachments 1-3*), SQUARE 483 (*Attachment 1*) AND THE DISTRICT PURPOSES (*Attachment 4*)

The Mount Vernon Triangle is the area of central Washington bounded by Massachusetts Avenue, New York Avenue, 7th Street and New Jersey Avenue. It is strategically positioned to capture retail activity and generate active street life. It is located only one block from the new Washington Convention Center and is the closest commercially zoned area to the revitalizing Shaw neighborhood north of New York Avenue.

The proposed zoning district is designed to improve the desirability and attractiveness of the Mount Vernon Triangle area by increasing street vitality and availability of retail goods

This district would be included within 11 DCMR Chapter 17 of the Zoning Regulation. The district would be applied to an area centering on the intersection of 5th and K Streets, Northwest. It would extend along 5th Street from Eye Street to New York Avenue, and along K Street from 4th Street to 7th Street. It applies to all or of portions of Squares 451, 484W, 483, 484, 515 and 516.

The provisions would apply to all new construction, and to renovation that, over a period of one year or less, exceeds 75% of the assessed value of the existing building. Unless otherwise specified, the height, bulk, FAR and setback requirements are the same as those permitted by current provisions for DD/C-2-C or DD/C-3-C. Lot coverage, height and recreation standards are already more permissive for residential uses in the DD than in standard C-2-C and C-3-C districts.

The proposed district, other than Square 515, is within the Central Employment Area. As such, Square 515 remains subject to Large Tract Review, if applicable based on the size of the project.

Within the district there are three smaller sub-areas where the provisions of the district are applied differently:

- The Primary Area (*the Yellow area, Attachment 3*);
- The Secondary Area (*the Blue area, Attachment 3*);
- The 5th and K Streets intersection, also known as the Special Entertainment Use Area (*the Red area, Attachment 3*).

The district has seven main provisions:

- Ground Floor Height
 - Ground Floor Use Preferences
 - Ground Floor Building Standards
 - Establishment of a Focal Point of Activity at 5th and K Streets
 - Emphasis on Pedestrian Areas Through Limitations on Driveways
 - Provision of Additional Short-Term Parking and Loading Areas, As Well as Green Roofs and Additional Recreation Space.
 - Rezoning of Square 483 from C-3-C to DD/ C-3-C.
1. Ground Floor Height : A minimum ground floor height is established that ensures a 14-foot high clear space for a depth of at least thirty-six feet back from the building line, throughout the three MVT District sub-areas. The text specifies that within the clear space there shall be no elements of building structure other than columns, and no components of the mechanical, electrical or plumbing system that are intended to primarily serve uses above the ground floor.

The nature of the fourteen-foot clear space could vary depending on how the building is constructed.

- If all the above-referenced system components were incorporated within or above the 2nd floor slab, the 14 feet could be measured from the finished ground floor to the underside of the second-floor.
- If some of these components projected below the second floor slab, the fourteen-foot height would be measured to the lowest incursion of these components.
 - The intention is to ensure that the 14 feet of clear height is left as open as possible for the fitting-out for the ground floor user. The specific fitting-out could vary depending on tenant or contemporary fashion. However, the 14 feet clear measurement would ensure that the ground floor space remains clear of permanent obstructions other than columns and, therefore, flexible for changing uses.

Ground floor height, and how to measure it, was a subject of lengthy, lively discussion during the development of the proposed district. This provision could affect the total number of stories that could practically be constructed within the 130-foot height limit that prevails within most of the District. The right hand, discussion column of §170x 5(c) of the proposed zoning text (Attachment 5) explains the proposed regulation's text for ground floor height measurements in relation to the number of possible upper stories.

2. Ground Floor Use Preferences: Since the purpose of the MVT District is to encourage active street-levels, it requires retail and related uses at that level. The use requirements apply only to the ground floor. All uses otherwise permitted by the underlying zoning as modified by the DD Overlay are permitted on levels above the ground floor.

The proposal phases-in certain use requirements for the ground floors of buildings in the subarea, depending on the location within the district, and the amount of new construction that has been completed and occupied within the larger Mount Vernon Triangle area, of which the MVT District area is a subset. This phasing is an acknowledgement that the market for such uses may not develop immediately. Certain preferred use restrictions would apply from the outset of the effective date of the proposed district. However, the "trigger point" for the most restrictive preferred use provisions would be 5 years after the Zoning Administrator certifies that, subsequent to the effective date of the proposed Zoning Regulations, 3.5 million gross square feet of new space has been constructed and occupied within the larger 20-block Mount Vernon Triangle Area described below.

There are three use preference areas. Together, they comprise 6 blocks at the core of the 20-block area included within the Mount Vernon Triangle Action Agenda. The 6 blocks are clustered around the intersection of 5th and K Streets N.W. and are shown in Yellow, Blue or Red in Attachment 3. The 20-block area is bounded by New York, Massachusetts and New Jersey Avenues.

- *The Secondary Area (Blue on Attachment 3)* is the length of the 400 block of K Street that is farthest from Mount Vernon Square. This area is somewhat removed from the heart of the proposed retail area at 5th and K, and both OP and the Task Force expect development there to come later. Accordingly, the text permits a broader range of preferred uses in this area than in the Primary or Special Entertainment Use areas. These are uses that would contribute vitality to the district, but that would be initially easier to market. For example, professional offices and residential entries are permitted in the

Secondary Area, but not in the Primary or Special Entertainment Use areas. The full list of preferred uses for the Secondary Area is in §170x.24.

The Secondary Area's preferred uses would be required from the effective date of the regulations. There would be no phase-in period on these uses, although relief could be granted for a limited period by Special Exception, as described in §170x.22.

- *The Primary Area* is the remainder of the MVT District (*Yellow on Attachment 3*), other than the intersection of 5th and K Streets. OP and the Task Force expect the Primary Area to develop more quickly, because of its proximity to 7th Street, the Convention Center, and other developing areas of Downtown and Shaw, and the Action Agenda calls for this to be the center of the new retail area. Ground floor retail and arts uses are required within the Primary Area, based on a list of uses encouraged in the Downtown Development District (DD) and the Uptown Arts – Mixed Use District. These uses are listed in at the end of the proposed zoning text.

In acknowledgement of the need for an adequate market to support these uses, preferred uses would not be required within the Primary Area until 5 years after the Zoning Administrator has certified that occupancy permits have been issued for 3.5 million square feet of new space constructed within the 20-block Mount Vernon Triangle Area since the effective date of the MVT District. The 3.5 million square foot trigger point is based upon an estimate of the size of the market necessary to support retail in this area. It is approximately half of the 7.8 million square feet of estimated new matter-of-right development potential within the Mount Vernon Triangle Area. (*See Attachment 4*)

Relief from the preferred use and timing requirements for the Primary Area would be permitted by Special Exception for one five year period. The criteria are in §170x.22.

- *The Special Entertainment Use Area* at the intersection of 5th Street and K Street is a subset of the Primary Area. (*Red on Attachment 3*). Uses for the MVT focal point are targeted to especially active uses such as restaurants, bars, cabarets, bookstores that serve food and other selected retail uses.

Relief from the preferred use and timing requirements would be permitted by Special Exception, for one five-year period, according to the criteria in §170x 22.

3. Ground Floor Building Standards: The MVT District employs minimum standards similar to those that have been already established for the Downtown

SHOP District of the DDD and the Uptown Arts District: The standards are designed to provide definition to the streetwall, and to provide for shop windows with a clear view of the goods and services provided within. A spacing requirement is provided for entrances, to discourage internally-focused retail or excessively large lobbies.

MVT Proposed Standard	SHOP Standard	Uptown Arts Standard
§170x 5 (a) With exception of frontage within 72 feet of 5 th and K intersection, same standards as DD	75% of the structure at building line or within 4 feet of it	Same as MVT District
§170x 5 (b) Ground floor must not preclude door placement every forty feet, on average	Entrances, excluding vehicular entrances, every 50 feet, on average	Must have openings every 40 feet, on average
§ 170x.5 (b): 50% of surface area of ground floor facing street, to height of 14 feet, must be clear or low-emissivity glass; inclusive of preceding, 50% of surface area of ground floor between 12 and 14 feet above grade must be clear or low-emissivity; standards for "clear/ low-emissivity" are defined	Same as MVT District, but without glass requirement for 12-14 foot height, and without standards for measuring clear or low-emissivity	Same as MVT District, but without glass requirement for 12-14 foot height, and without standards for measuring clear or low-emissivity

4. Establishment of Focal Point of Activity at 5th and K Streets: The district emphasizes the intersection of 5th and K Streets, NW as a special place for active uses (*Red Area, Attachment 3 and Illustrations in Attachment 6*). This is consistent with the MVT Action Agenda's designation of this area as the focal point for active uses in the Triangle, and with efforts already underway to implement this:

- OP and the District Department of Transportation (DDOT) are cooperating on developing a special design treatment along the 400 to 600 blocks of K Street, with particular emphasis at the 5th and K intersection.
- The site of the former Wax Museum occupies the western portion of Square 515, at the northeast corner of the 5th and K intersection. The National Capital Revitalization Corporation's (NCRC's) request for development proposals for the re-use of this site suggested that respondents place special emphasis on the uses, design treatment, and openings at the corner of 5th and K. The winning proposal responded positively to this suggestion. NCRC and OP are now working to help refine design and use details for this corner.

- OP contracted for a design and massing study for this the intersection, within the context of the district. This study has been completed and its recommendations are reflected in the proposed zoning text. OP expects to provide a summary of the study to the Commission at the public hearing, should the Commission agree to setdown this zoning proposal.

The proposed district would further the objectives for this intersection with both physical and use requirements. The requirements are designed to ensure the provision of adequate light and air to what is intended to be developed as a major public space near the northeast corner of that intersection (Square 515, the Wax Museum site); to promote the development of this intersection as the major activity-hub in the MVT, and to respect the scale established by the existing buildings near this intersection:

- a. The *physical requirements* are specified in §170x.6 of the proposed zoning text. The District would:
 - Acknowledge that the NE corner of the intersection (Square 515) will be the principal public space at or near this intersection, and that most of the building massing and configuration of that space will be determined during the negotiations with the developer chosen for the former Wax Museum site,
 - Establish requirements for buildings on the other three corners that reinforce the scale of the existing buildings on south side of the intersection (*see Illustration 1*). This includes Square 483 on the NW corner, Square 484 on the Southwest corner, and Square 516 on the Southeast corner. For Squares 483, 484 and 516, these requirements:
 - Establish height limitations above the fifty-foot height level for the portions of buildings within 72 feet of the intersecting building lines at the corner of the 5th and K intersections
 - Prohibit direct exterior entrances into building lobbies within 72 feet of the corner, in order to provide for an unbroken expanse of retail space fronting directly on the corners;
 - Require that, for new or substantially rehabilitated buildings in Squares 483, 484 and 515, and for new buildings in square 516, there be double-height spaces in the half of the 72 foot by 72 foot zone that is nearest the corner. This is intended to provide for 2600 square feet of flexible space and mezzanines for the active restaurant and special entertainment uses at these intersections, and to better enable significant activity-generating uses on these corners;

- Require clear glazing for 75% of the surface area of the double height walls in the 72 foot by 72 foot zone.
- Permit roof terraces that are atop the areas with special height restrictions' to be covered with awnings/ canopies, with that space excluded from FAR calculations.
- Relieve the existing buildings on the SE corner (Square 516) of ground floor height, window and openings requirements, in order better to enable the retention of the existing fabric of that part of the intersection.

The requirements are applied to the SW corner to guide future development that might incorporate existing buildings, but also build over or adjacent to them. The requirements were designed to accommodate the existing buildings' exterior, in order to permit their continuing contribution to the character of the area.

The physical requirements are discussed in detail in the Discussion column accompanying §170x6's text.

- b. The *use requirements* seek to ensure the corner is activated by especially lively uses such as restaurants, bars, cabarets, and bookstores that also serve food. These uses, and the timing for requiring them, are addressed in §§170x 15, 170x.20, and 170x.21. The procedures are the same as those for the Primary Use Area. However, the preferred uses are much more tightly targeted.

Relief from the use requirements would be permitted by Special Exception under §170x.22, and only for one five-year period.

5. Emphasis on Pedestrian Areas Through Limitations on Driveways: As with parts of the SHOP district of DD, the construction or use of driveways providing access from the adjacent public street to required parking spaces or loading berths is prohibited on some streets, and the number of such driveways, and their placement, are subject to restrictions on other streets.

Prohibitions: Driveways are prohibited on:

- Both sides of K Street between 4th and 7th Streets, NW; other than a new driveway in Square 515 (Wax Museum) aligning with the existing north-south public alley in Square 516.

Restrictions:

- On the east side of 5th Street between I and K Streets there shall be no more than one driveway, and that driveway must be aligned with the centerpoint of the existing east-west alley system in that block.
- On the west side of 5th Street between I and K Streets there shall be no more than one new driveway;
- On the west side of 5th Street, between K Street and L Street there shall be no more than one driveway, in total, for the length of the block-face;
- On streets within the District not listed above, there shall be no more than one driveway per building frontage on any street; no more than two driveways, cumulatively per block face, and separation of driveways by at least 60 feet.

The specific provisions are included in §§170x.9 and 170x.10. Driveways are permitted as Special Exceptions.

6. Provision of Additional Short Term Parking and Loading Areas, as Well as Green Roofs and Additional Recreation Space. The District allows certain courts and dedicated easement areas to be used for parking and loading, and exempts them from being counted towards FAR, if these areas are covered with LEED-certified roofing and/or provide recreation space over and above that required for the zone. This would support retail by providing parking at the surface level, and provide for more attractive alley/court spaces, improving the desirability of interior facing apartments or offices. These provisions are contained in proposed §§170x.7 and 170x.8.
7. Rezoning of Square 483 from C-3-C to DD/ C-3-C Square 483 is bounded by New York Avenue, 5th Street, K Street and 6th Street. It is in single ownership and is currently developed as a parking lot with two driveways on K Street. There are no structures on the Square. All public alleys have been closed.

As noted above, this Square was initially included within the DD, but was removed from it by ZC Order No. 798 in 1996, at the request of the property owner. The property owner now wishes to return the square to the DD. All of the Squares south of New York Avenue and adjacent to Square 483 are within the DD.

Section VI of this report analyzes the impact of including this C-3-C-zoned Square within the DD. It concludes that the rezoning of this Square would not be inconsistent with the Comprehensive Plan and would actually further many of the housing and mixed-use objectives for the Mount Vernon area.

IV. PROPOSED TEXT OF THE NEW DISTRICT WITHIN THE DD (*Attachment 5*)

The text is formatted in two columns. The left hand column contains the proposed zoning text language. The right-hand column discusses the implications of some of the less self-evident passages of the proposed text

V. ADDITIONAL DISCUSSION OF MVT DISTRICT ISSUES

A Ground Floor Height

Most other zoning districts in the District of Columbia that specify ground floor heights specify 14-feet clear or 14-feet to the finished ceiling, and keep this measurement for the entire ground floor. The MVT District's proposed language is more specific with respect to both how the height is measured, and the depth to which this height is required.

As the discussion column for §170x.5 indicates, the language proposed for advertising would effectively result in the following maximum number of stories:

- A ground floor plus 12 residential floors;
- A ground floor plus 11 commercial floors.

Some members of the Task Force that advised OP are concerned that the proposed language is too restrictive, and may inhibit the development of a Mount Vernon Triangle containing a dense-enough concentration of residents and workers to support the envisioned retail uses. Accordingly, OP and the Task Force developed an *alternative ground floor height concept* that would maximize the number of floors that could be constructed within the 130-foot height limit. The alternative concept for §1706.8)(d) is.

The ground floor shall measure at least 14 feet clear to the underside of the next floor's structure for a depth of 18 feet from the building line. Beyond the 18-foot depth, the ground floor shall measure at least 12 feet clear to the underside of the next floor's structure.

The proposed language leaves open the possibility of constructing buildings the following maximum number of stories:

- A ground floor plus 13 residential floors,
- A ground floor plus 12 commercial floors.

The text OP has proposed would result in 12 and 13 story buildings with higher ground floors and taller ceilings within the upper stories. The alternative concept could result in 13 and 14 story buildings with somewhat shorter ground floors and lower ceilings in the upper stories.

OP believes the benefits and implications of both the proposed language and the alternative language need additional study. OP has, therefore, proposed advertising the

more restrictive provisions. This leaves open the possibility of considering less-restrictive language should the proposed district be set-down, and additional information becomes available

B. Preferred Uses for Corners at 5th and K Streets

The proposed language specifies preferred uses that involve eating and drinking as a way of bringing the most animation to the corner, and to promote uses that would request public space permits for outdoor seating. Such uses include restaurants, bars, cabarets, and bookstores that include restaurants.

Some member of the Task Force that advised OP suggested that a broader range of preferred uses might achieve the same objectives for these corners. For the purposes of setdown, OP proposes advertising the more restrictive language included in Attachment 5. Whether a less-restrictive list of preferred uses is preferable could be discussed after the more restrictive language has been advertised.

C. Driveways

A property owner has suggested it may be necessary to consider permitting an additional driveway on the south side of K Street in Square 515, due to possible security restrictions imposed on an alley by the presence of the U S. Immigration and Naturalization Service in that Square OP recommends advertising the more restrictive provision, which includes provisions for Special Exceptions.

VI. ANALYSIS OF THE IMPACT OF THE PROPOSED MAP AMENDEMENT FOR SQUARE 483, AND THE RELATIONSHIP OF THE PROPOSED RE-ZONING TO THE COMPREHENSIVE PLAN

The following table compares the existing and proposed zoning for this Square.

Square 483 (56,338 sf Lot Area)				
Zoning	Current C-3-C	-TDRs, CLD's -Other Bonuses & Requirements	Proposed DD/C-3-C	-TDRs, CLD's -Other Bonuses & Requirements
Height	90' (8-9 floors)	--	130' (12 – 13 floors)	--
FAR Commercial Max	6.5	--	6.0	- +0.5 FAR purchasable TDRs
FAR Residential Minimum	None	--	3.5	-3.5 FAR on site, or CLD-transferable - 1.05 of 3.5 FAR may be satisfied thru off-site affordable
FAR Total	6.5	--	-9.5 commercial, mixed (+0.5 TDR) -No maximum FAR for residential	- May accept 6.0 Res FAR thru CLD
Lot Occupancy	100%	--	100%	--
Square Footages Commercial Max	366,204	--	338,034 (-28,170 sf)	28,169 sf purchasable TDRs,
Square Footages Residential Minimum	None	--	197,187 (plus 197,187 sf)	All CLD transferable 76,056 sf transferable w/out CLD, if affordable

Under Section 5-413 of the District of Columbia Zoning Act, the Zoning Commission (Commission) is empowered to adopt zoning regulations and to map zoning districts to promote the health, safety and general welfare of the District, and its planning and orderly development as the national capital, provided these regulations are “not inconsistent with the comprehensive plan..”

A. Is the Proposed Map Amendment Not Inconsistent with the Generalized Land Use Map? (Attachment 2)

The Map designates Square 483 as suitable for High-Density Commercial uses. Adding the DD overlay would not change that designation. Although the DD would require residential construction, the site could still be developed for high density commercial use, particularly if the developer employed provisions of the DD that permit the transfer of the housing requirement off-site through combined

lot development and/or the construction of affordable housing. In OP's opinion, adding the DD overlay to the existing C-3-C zone would not be inconsistent with the Generalized Land Use Map.

B. Is the Proposed Map Amendment Not Inconsistent with Comprehensive Plan Elements (10 DCMR)

In OP's view, the proposed rezoning would not be inconsistent with the Comprehensive Plan, particularly the following elements:

205 ECONOMIC DEVELOPMENT IN DOWNTOWN AND THE CENTRAL EMPLOYMENT AREA

205.1 The economic development in Downtown and the Central Employment Area objectives are to stimulate renewed economic vitality and job generation Downtown and to encourage additional development, economic diversification, and job generation in portions of the Central Employment Area outside Downtown

205.2 The policies established in support of the economic development in Downtown and the Central Employment Area objectives are as follows
(f) Encourage and assist development and employment growth in other parts of the Central Employment Area, with special emphasis on achieving the mix of land uses, residential and commercial, that promotes increased economic activity in the evenings and weekends as well as during the work day;

The emphasis on the CEA and the encouragement of mixed uses is particularly important. Square 483 is within the CEA.

302 HOUSING GENERAL

302.1 The general objectives for housing are to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations.

The proposal would result in a net increase in the minimum amount of housing that would be required on these Squares

3022(i) Encourage the provision of affordable housing by requiring private developers who obtain additional commercial office space from discretionary zoning density increases or street or alley closings at appropriate locations to contribute to the production of affordable housing throughout the District of Columbia.

The proposal could result in the production of more affordable housing, if the owner transferred some of the DD housing requirement off-site, under the provisions of §1706.5.

900 DECLARATION OF MAJOR POLICIES

- 900.7** *A significant residential community is necessary to a vital Downtown. A general target of five thousand four hundred (5,400) residential units has been established, a significant increase from the base of one thousand eight hundred (1,800) units. There are housing opportunities north of Pennsylvania Avenue, N.W., with the major opportunities between 6th and 9th Streets, N.W., but with additional opportunities throughout Downtown. An increase to about six thousand seven hundred (6,700) Downtown residents is proposed. The Interactive Downtown Task Force (1996) recommended achieving at least 5,000 new housing units, partly in Downtown and partly in the area north of Massachusetts Avenue, N.W.*

The change would contribute up to 190 new housing units downtown, assuming a typical unit size of 1000 square feet.

MOUNT VERNON SQUARE

- 932.1** *The Mount Vernon Square objectives are as follows*

- (a) Develop the primary residential neighborhood of Downtown at Mount Vernon Square, with a mix of other uses including offices, hotels, and neighborhood retail and public facilities, and a design character related to residential use;*

The proposed zoning changes would increase the mix of uses in the area, and the square footage of such uses.

1104 POLICIES IN SUPPORT OF THE RESIDENTIAL NEIGHBORHOOD OBJECTIVES

- 1104.1** *The policies established in support of the residential neighborhoods objectives are as follows*

- (g) Encourage the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas, through modification of land use and related regulations when necessary;*

Including Square 483 in the DD will increase the requirement for the development of housing, within the DD.

1106 COMMERCIAL LAND USE CATEGORIES

- 1106.5** *The high density commercial land use category includes a mix of employment, retail, office, cultural, and entertainment centers*

which serves as the business and retail heart of the District and the metropolitan area.

Applying the DD overlay to the high-density-zoned C-3-C Square 483 increases the mix of uses.

WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES

(c) The District government should do the following:

(3) Develop a major new residential community in the Mount Vernon Square North area (north of Massachusetts Avenue N.W.), with commercial buildings on sites designated for high-density commercial on the Generalized Land Use Map;

Including Square 483 in the DD will increase the requirement for the development of housing within the DD.

1339 WARD 2 ACTIONS IN SUPPORT OF DEVELOPMENT OPPORTUNITY AREAS OBJECTIVES

1339.1 The actions in support of the objectives for development opportunity areas are as follows:

(b) Develop a major new residential mixed-use community, including hotels, in the Mount Vernon Square area, with special emphasis on development of a new convention center on the District-owned site north of Mount Vernon Square and development of housing on the Wax Museum site;

As noted above, a principal thrust of the Comprehensive Plan is to support the development of a major residential and mixed-use neighborhood, with relatively high densities, in the vicinity of Mount Vernon Square. The proposed re-zoning is not inconsistent with this.

VII. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission schedule a public hearing on.

- The proposed amendments to the text of 11DCMR, Chapter 7, to add the Mount Vernon Triangle District to the Downtown Development Overlay District, and;
- The proposed Map Amendment to rezone Square 483 from C-3-C to DD/C-3-C.

OP recommends that the Commission do this with the understanding that:

- Additional information and language refinements on certain aspects of the proposed text may be filed by OP prior to a public hearing,

- Text revisions may be required after additional review by the Office of Corporation Counsel, and will be filed by OP prior to a public hearing

Attachments(7) , Enclosure (1)

Aa/slc