

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *ELS*
Ellen McCarthy, Director

DATE: October 28, 2005

SUBJECT: **Setdown Report - Zoning Commission Case No. 05-30**
Consolidated PUD and Map Amendment
6000 New Hampshire Avenue, N.W.
(Parcel 126/74; Square 3714, Lots 69-73, 801, 824, 826; and Square 3719 Lot 858)

PROPOSAL

The West Group Development Company and The Jarvis Company (the applicants) seek approval for a consolidated Planned Unit Development (PUD) and related map amendment (from R-1-B to R-5-A) for the development of approximately 11.5 acres in the Riggs Park neighborhood of the District. The development will consist of a mix of housing types including single-family detached dwellings, row houses, and multi-family dwellings with a 10,020 square-foot civic green. New streets and alleys and open space features will be provided along with the new development.

RECOMMENDATION

The Office of Planning believes that this new residential development increases the District's housing stock and would provide a variety of housing types for varying income levels. The preliminary information provided shows that the application is consistent with the requirements of the Zoning Regulations and elements of the Comprehensive Plan and OP therefore recommends that the consolidated PUD and related map amendment be setdown for public hearing. In order to accomplish a more detailed review, the applicant should submit the following information:

- Highlight all units that do not meet the yard and other zoning requirements.
- Provide a First Source Agreement with the District of Columbia Department of Employment Services, and
- Provide a Memorandum of Understanding with the Office of Local Business Development.

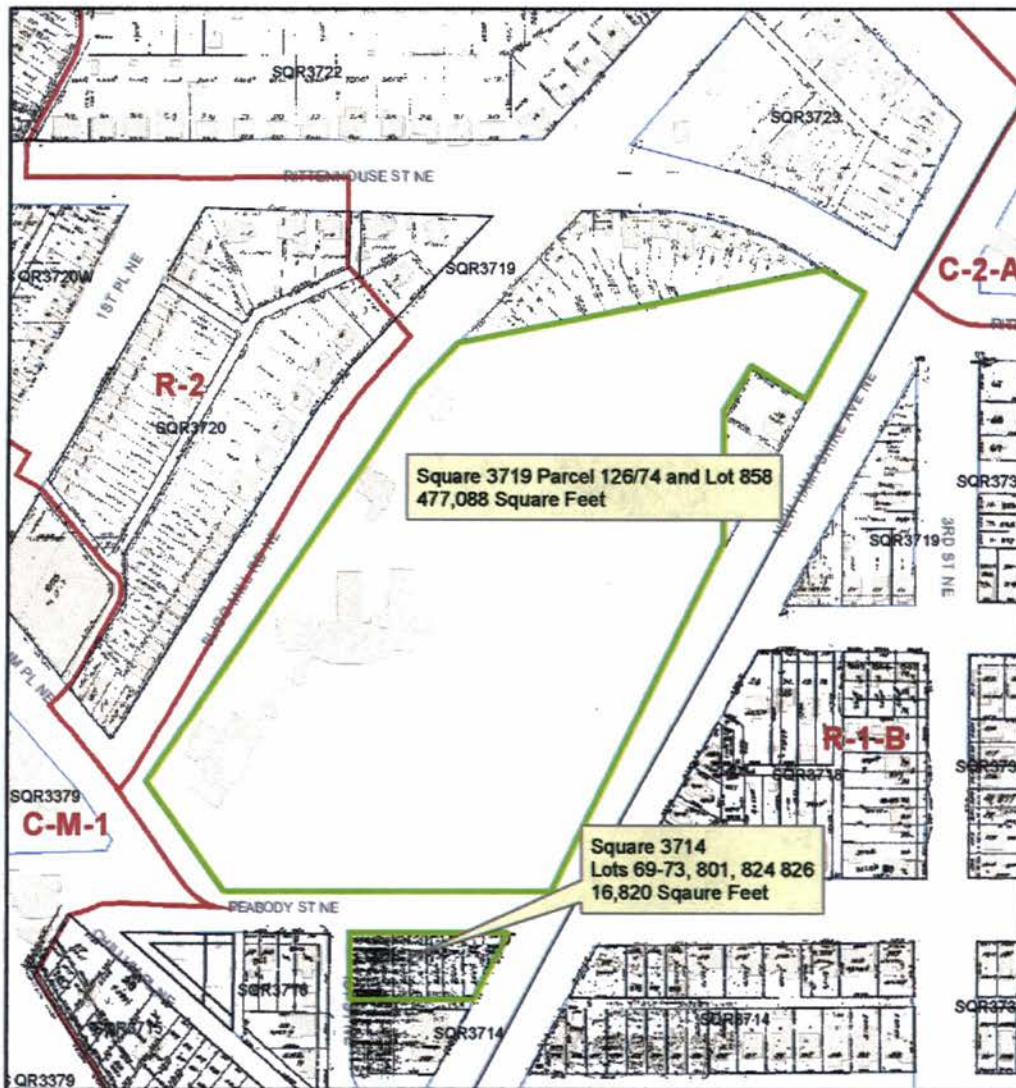
~~Zoning & Community Planning~~
District of Columbia

~~CASE NO.~~ 05-30
~~EXHIBIT NO.~~ 14

ZONING COMMISSION
District of Columbia
CASE NO.05-30
EXHIBIT NO.14

SITE DESCRIPTION AND SURROUNDING AREA

The subject site is composed of a number of lots that total approximately 11.5 acres. The lots include Parcel 126/74, and Lot 858 in Square 3719 and Lots 69, 70, 71, 72, 73, 801, 824 and 826 in Square 3714. The larger lot, Parcel 126/74 is an irregularly shaped parcel bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road, N.E. The multiple lots of Square 3714 are located across Peabody Street, south of the larger parcel and are bounded by Peabody Street, New Hampshire Avenue, 1st Street N.E., and a 15-foot wide alley. The PUD’s site area is approximately 501,691 square feet (11.5 acres) in land area.



Site Plan and Zoning

Both sites are currently zoned R-1-B and the larger parcel is developed with vacant buildings, which previously housed the Masonic and Eastern Star Home and offices for Med-Star Health. Based on the variety of proposed housing types, the related map amendment would rezone the site to R-5-A to accommodate the conversion of the existing structures into condominium apartment buildings, as well as the new townhouse/apartments residences. The Generalized Land Use Map designates the sites as low-density residential.

PROJECT DESCRIPTION

According to the applicant’s submission, EXHIBIT A, Sheet T01, 199 residential units are proposed on 55 lots. The applicant is proposing a variety of housing, including single family, townhouse and apartment condominiums designed to cater to residents of varying income levels. Each category of structure would vary in size, including six sizes of town homes and condominium apartments, and two types of single-family residential structures as follows:

Townhomes	111	Condominium	61	Single Family	27
Type I	32	1 BR	14	Type I	18
Type II	27	1BR/Den	7	Type II	9
Type III A	18	2BR	25		
Type IIIB	20	2BR/Den	8		
Type IV	11	3BR	6		
Type V	3	Eff.	1		

The developer’s proposal is intended to complement the surrounding neighborhoods, with detached single-family residential structures at the perimeter, particularly along New Hampshire Avenue and Sligo Mill Road and townhouses at the core of the site. Included in the design are new streets, alley systems and a Civic Green, which would also be the site’s underground storm water management system. The streets including their widths were laid out with the intent to encourage pedestrian activity while minimizing cut-through traffic and speeding, as well as to provide 101 on-street parking spaces. Garages will be provided on each residential lot to accommodate the number of required residential parking spaces.

The applicant intends to provide extensive landscaping throughout the development by providing shade trees surrounding public spaces, and in front of homes to complement the tree-lined streets of neighborhoods in the vicinity. Evergreens would be used for privacy screening.

ZONING AND REQUESTED FLEXIBILITY

The properties are currently zoned R-1-B. Bulk requirements for this Zone District include a maximum height of 40 feet (3 stories), a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. Under the PUD guidelines the maximum FAR is 0.4, and a maximum height of 40 feet is permitted.

R-5-A zoning is proposed for the PUD, which permits low density residential development with a maximum height of 40 feet and FAR of 0.9. Under a PUD in the R-5-A Zone District, up to 60 feet in height and a FAR of 1.0 is permitted for residential structures.

The following tables summarize the R-5-A District regulations as they apply to the three proposed housing types. The applicant included a more detailed tabulation of the lots and relevant aspects are highlighted for clarity as follows:

A. SQUARE 3719

Table 1 – Townhouse/Row Dwelling¹ (111 units)

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed
Height	40'	60'	Variable- up to 40.25 feet
Min. Lot Area	TBD ²	TBD ²	Variable- one unit at 1,571 square feet.
Min. Lot Width	TBD ²	TBD ²	Variable
FAR	0.9	1.0	Variable- Needs relief
Lot Occupancy	40%	40%	Variable- up to 54% -
Rear Yards	20'	20'	(variable)
Side Yards	8'	8'	(variable)
Parking	1 per dwelling unit	1 per dwelling unit	** 227

¹ New Row dwellings are special exception uses in the R-5-A zone; The townhouses will be built in groups of buildings under § 410.1

** - For the Town houses/row dwellings in both Squares, 172 spaces are required and a total of 226 spaces are proposed.

Table 2 – Apartment/Condo Units (Existing Buildings with Addition) 61 units

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed
Height	40'	60'	Up to 52.75 feet
Min. Lot Area	TBD ²	TBD ²	Variable
Min. Lot Width	TBD ²	TBD ²	Variable
FAR	0.9	1.0	Variable - Needs Relief
Lot Occupancy	40%	40%	25.3%, 37.8%
Rear Yards	20'	20'	42.81 feet, 58.42'
Side Yards	Not less than 8 feet	Not less than 8 feet	Greater than required
Parking	1 per dwelling unit	61	39

² This may be prescribed by the Board as part of the special exception

Table 3 - Single Family Detached Dwelling (27 units)

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed
Height	40'	60'	Varies – none greater than 41'
Min. Lot Area	4,000 ¹	4,000 ¹	Varies -Most greater than 4000 sq. ft.2
Min. Lot Width	40' ¹	40' ¹	52'
FAR	0.9	1.0	1.0
Lot Occupancy	40%	40%	Varies – See 2
Rear Yards	20'	20'	Varies –none less than 20 feet
Side Yards	10'	10'	Need Relief (AM-AV)
Parking	1 per dwelling unit	1 per dwelling unit	54 spaces - 2 per unit

¹ This is the minimum for this use in the R-4 zone

² Four units, Lots S, T, U and V are 3,811 Square Feet and 40.1% Lot Occupancy

B. SQUARE 3714

Table 1 - Townhouse/Row Dwelling - (AZ1-AZ9)

	Permitted/ Required R-5-A	Permitted/ Required R-5-A w/PUD	Proposed
Height	40'	60'	32.75 feet
Min. Lot Area	TBD ²	TBD ²	1868.78 Sq. ft. per unit
Min. Lot Width	TBD ²	TBD ²	18
FAR	0.9	1.0	1.18
Lot Occupancy	40%	40%	39.5%
Rear Yards	20'	20'	35 feet
Side Yards	8'	8'	4.06 feet (L), 15 feet (R)
Parking	1	1	** 227

** - For the Town houses/row dwellings in both Squares, 172 spaces are required and a total of 226 spaces are proposed.

The above tables and the applicant's Zoning Table (Lot Tabulation, Sheet T01 - attached), show that flexibility will be required from several provisions of the Zoning Regulations, including:

- lot occupancy for the town homes and at least four single family dwellings,
- the yard requirements including the side yards for the townhouses and single family residences
- FAR requirements for the proposed townhouses.
- Sections 410 and 2516 of the Zoning Regulations for the townhouses to be considered as groups of single buildings.

However, as shown in the applicant's **Overall Site Summary of the Lot Tabulation**, the total lot occupancy, the floor area ratio and the number of on-site parking are well within the range of the permitted requirements.

Based on a preliminary review, OP believes that the requested relief can be granted without adverse effects on the surrounding neighborhoods. OP recommends that the applicant provide a more detailed analysis of the required relief pursuant to the relevant sections for OP's further review and final report prior to the public hearing.

PLANNED UNIT DEVELOPMENT STANDARDS and PURPOSE

In order to maximize the use of the site consistent with the Zoning Regulations and be compatible with the surrounding community, the applicant is requesting that the proposal be reviewed as a consolidated PUD. The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is "designed to encourage high quality developments that provide public benefits."

The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience."

Development of the site utilizing the PUD process and the proposed zoning map amendment will facilitate the redevelopment of a large, long-vacant parcel in the Riggs Park neighborhood. The request will allow a diversified development that will provide housing for a variety of income levels, and family sizes. The PUD process will allow the applicant to propose a residential development whose design, architecture and site planning are complementary to the surrounding community. Through the flexibility of the PUD process, the design of the project should be able to achieve a development that provides open space, on-site parking, tree preservation, pedestrian access, on-site storm water management and erosion control.

Comprehensive Plan

Section 2403.4 of the Zoning Regulations requires that the application is "not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site." The PUD is consistent with sections of the Comprehensive Plan including the Housing Element of the Plan as follows:

- **Section 302.1** states that 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.
- **Section 302.2** establishes policies in support of the general objectives of housing to:
 - (a) Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives...(Also stated in 1508.1 (c))....

(e) Encourage housing on suitably located public or private properties that are vacant, underutilized or unused...with particular emphasis on the needs of low and moderate income residents.

Objectives in support of providing low and moderate income housing to residents are simply stated in **Section 303.1 (e)** as an “objective to encourage homeownership” and **Section 304.2 (c)**, which “encourages the provision of zoning incentives to developers prepared to build elderly housing, such as permitting additional densities in exchange for incorporating elderly housing in development projects.”

Section 1507.1 lists housing as the primary land use in Ward 4. “The continued well-being of the ward depends in part on ...expanding the housing stock particularly for low and moderate income persons. Meeting this need requires the involvement of public and private sectors working as partners.”

The application is consistent with the Comprehensive Plan’s Housing Elements and the Housing objectives for Ward 4, since it will provide a variety of housing options, including some housing for the elderly. The available land area and proposed density, would allow the applicant to provide housing for a wider income-range, thereby encouraging home ownership among first time homebuyers, senior citizens and market-rate housing within the same development. According to the applicant the project

COMPREHESIVE PLAN GENERALIZED LAND USE MAP

The Generalized Land Use Map recommends the subject site for low density residential. The proposed map amendment would rezone the site (for this development proposal only) to the R-5-A zone district. OP is supportive of the adaptive re-use of the existing structures for apartment condominiums and recognizes that it enables the site to provide a variety of housing for first-time home buyers of moderate income. OP believes that in this instance, the proposed zoning could be supported since it directly supports the housing objectives for the Comprehensive Plan as stated above.

The applicant stated that the proposed density for the site (17 units per acre) places it between the R-2 and R-3 density of 14 units per acre and 22 units per acre respectively. OP recognizes that this is twice the number of units that could be permitted under the R-1-B zone district but notes that the R-2 and R-5-A districts are also considered low density residential and supports this rationale as being within the range for the lower density residential zone districts.

350.2 The R-5 Districts are subdivided into R-5-A, R-5-B, R-5-C, R-5-D, and R-5-E Districts. In R-5-A Districts, only a low height and density shall be permitted;

Therefore, OP believes that the development meets the intent of the Comprehensive Plan Elements and objectives and the density for the site overall is within the range that could be supported by the Land Use Map.

Public Benefits and Amenities

Section 2403.5 through 2403.13 discusses the definition and evaluation of public benefits and amenities. Section 2403.9 addresses the requirement for public benefits and amenities as follows:

“Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

- (a) Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) Site planning, and efficient and economical land utilization;*
- (c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*
- (f) Housing and affordable housing;*
- (h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;*
- (i) Uses of special value to the neighborhood or the District of Columbia as a whole;*

Amenities provided by this project will be an attractive and functional residential community that will benefit the area. In addition, it is a residential development that promotes homeownership and provides a variety of housing types to encourage long-term residency and increase neighborhood stability. The project proposes 10 units as affordable units – five of which will be town homes and 5 condominiums – integrated throughout the development. The affordable criteria will be targeted towards families and individuals whose annual incomes are less than 80% of the area median income. In addition, the condominium building will be restricted to residency by persons fifty-five and older. The building will be handicap accessible, with other features to facilitate independent living.

New roads will connect to the existing road pattern, integrate the new residences with the surrounding neighborhood and encourage pedestrian activity with the inclusion of a system of sidewalks and alleys. The alleys would also permit rear-loaded garages and trash collection as well as utility connections for the residences.

The proposal to plant a significant number of shade trees throughout the development would be environmentally beneficial to the new residents and to the District by reducing the heat island effect of increased pavement, with a subsequent decrease in energy costs. In addition, the District’s percentage tree canopy cover would increase as the proposed shade trees mature. Up to 34% of the site would be devoted to open space which would also limit the amount of run-off from the site into the District’s system.

Further, the applicant is willing to submit to a First Source Employment Agreement with the Department of Employment Services, as well as a Memorandum of Understanding with the District’s Office of Local Business Development.

OP believes that the project overall is a significant residential development for this quadrant of the District’s well established neighborhoods. It represents an addition to an existing neighborhood, which

will enhance the residential quality with its varied residential structures, and its potential to attract diversity to the District's neighborhoods.

OP will continue to encourage the developer to increase their affordable housing proffer. OP is still working to balance the amenities against the relief and density increase requested. The site is roughly 502,000 square feet. Under the R-1-B criteria the site could accommodate approximately 80 homes on new streets. OP estimates that would yield approximately 160,000 square feet of building. The application proposes 199 units – approximately 417,000 square feet of building of which 257,000 square feet is bonus density. OP has asked the developer to review this very important proffer.

AGENCY REFERRALS

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

1. Department of Transportation;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration
5. D.C. Board of Education;
6. Department of Consumer and Regulatory Affairs; and
7. Department of Housing and Community Development.

COMMUNITY OUTREACH AND INVOLVEMENT

The applicant has held several meetings with the community. However, OP understands that ANC4B has not provided formal comments in support or objection to the proposal.

RECOMMENDATION

The Office of Planning (OP) recommends the case be setdown for public hearing. The preliminary information provided shows that the application is generally consistent with the requirements of the Zoning Regulations and elements of the Comprehensive Plan. In order to accomplish a more detailed review, the applicant should submit the following information:

- Highlight all units that do not meet the yard and other zoning requirements.
- Provide a First Source Agreement with the District of Columbia Department of Employment Services, and
- Provide a Memorandum of Understanding with the Office of Local Business Development
- Provide more detail on the balancing issue between public benefits/amenities and requested flexibility/density increase.

ATTACHMENTS:

Aerial Photograph
Comprehensive Plan
Lot Tabulation Sheet

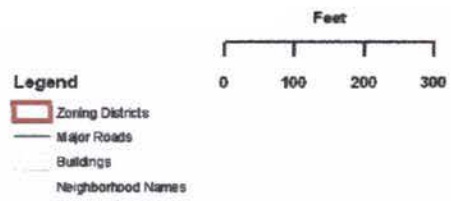


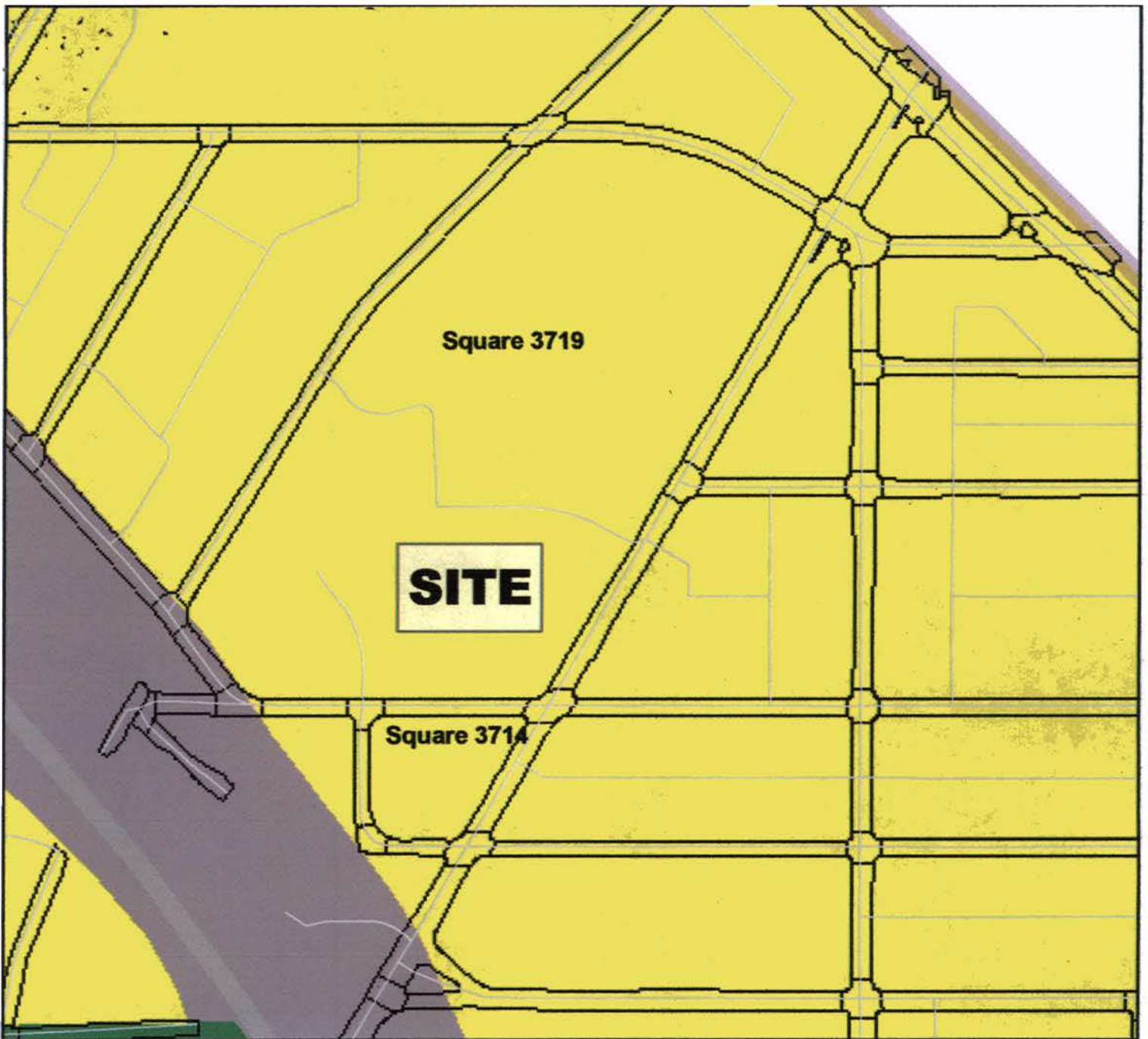
ZC 05-30 6000 New Hampshire Ave NE PUD

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

Office of Planning - October 26, 2005

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CPD0000846

**Comprehensive Plan Map
Zoning Commission # 05-30
6000 New Hampshire Ave, NE**

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

Office of Planning ~ August 23, 2005

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