

Zoning Commission Case #06-36

Application of ANC 1A
to
Rezone R-5-B blocks to R-4
To preserve Rowhouse Units

ZONING COMMISSION
District of Columbia

CASE NO. 06-36

EXHIBIT NO. 11

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Comprehensive Plan

1. 1982/1988 Comp Plan called for Rezoning Rowhouse Blocks
2. Zoning was never implemented
3. 2006 Comp Plan reaffirmed this goal
4. Current development pressure was anticipated
5. R-4 zoning is necessary to implement Comp Plan

1982/1988 Comprehensive Plan

1231 WARD 1 ACTIONS TO IMPLEMENT LAND USE OBJECTIVES

(d) To protect the character of residentially zoned row house neighborhoods by limiting the density of development and preventing intensification of use through the subdivision of structures by doing the following:

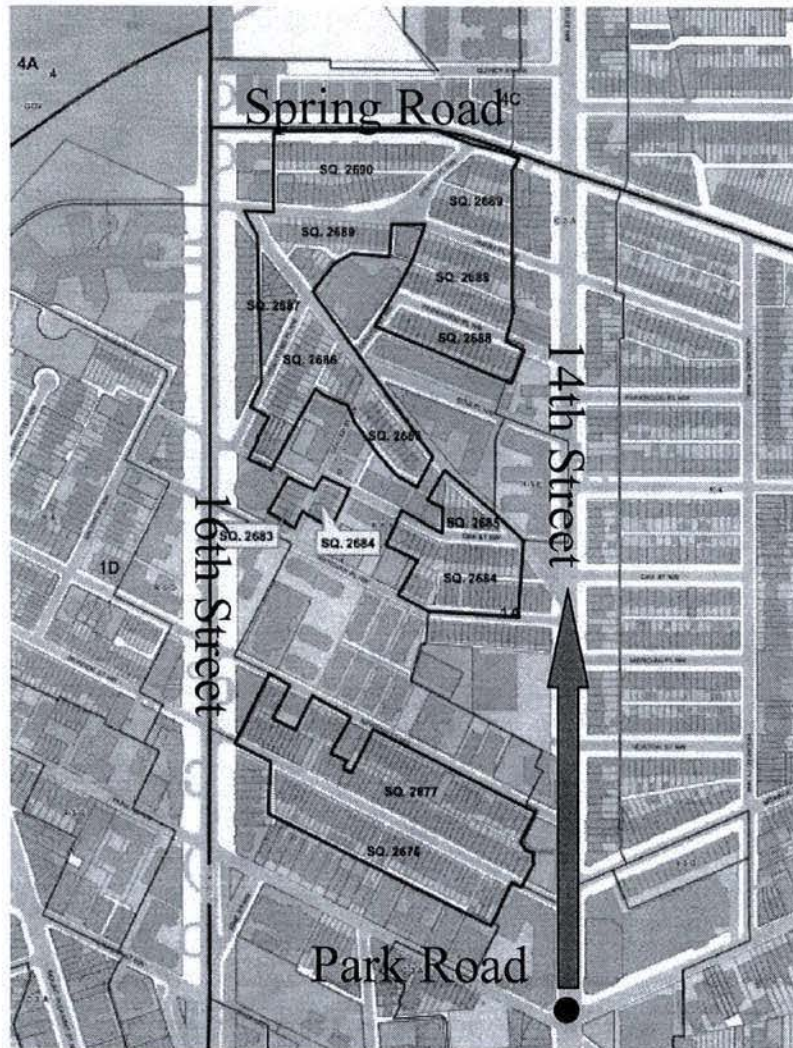
(4) Amending the R4 and R5 zoning regulations to prevent intensive unit subdivision of rowhouses or rezone predominantly rowhouse areas to lower unit subdivision density where currently zoned for intensive unit subdivision; and

(5) Sponsoring these zoning changes for rowhouse areas in Adams Morgan, the area between 14th and 16th Streets, S and U Streets, and selected areas north of U Street and east of 16th Street, and certain areas along the length of 16th Street and on Connecticut Avenue at selected locations between Florida Avenue and Calvert Street; ”

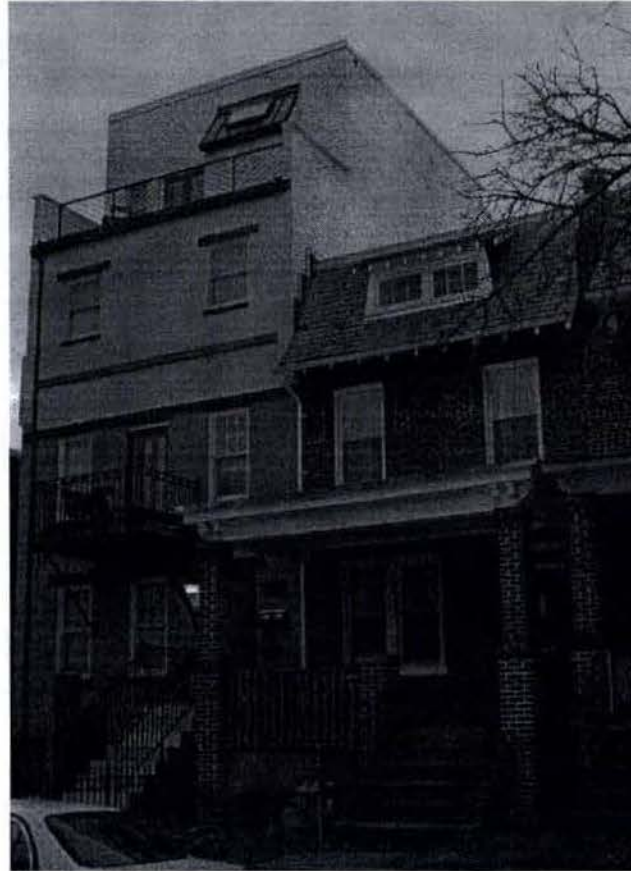
2006 Comprehensive Plan

May 2006, Mid-City Area Elements, Policies and Actions, Policy MC-1.1.5:
Conservation of Row House Neighborhoods:

“Recognize the value and importance of Mid-City’s row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, in order to increase the rental housing supply.”



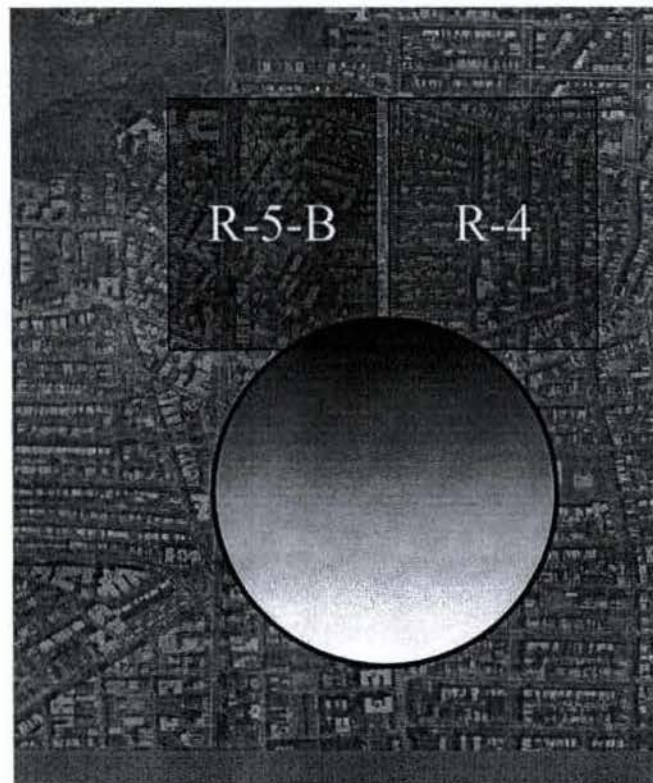
Rowhouse converted to 4-unit condominium



Issues and Concerns

- Loss of Family housing units
- Communities destabilized
- Architectural character eroded
- R-4 blocks same pattern and scale as R-5-B blocks
- R-4 and R-5-B blocks are the same distance from Metro
- It is the row, not the rowhouse that is significant

Transit-Oriented Development



Architectural character eroded

- It is the Row, not the Rowhouse that is significant:
 - The overall composition
 - The repetition of like elements
 - A uniform roofline
 - Conversions add multiple floors, and remove porches and other defining elements
 - Conversions also adversely affect tree cover

Family housing units lost

- Family-sized rowhouses are being subdivided
 - New units are too small for families
- Family-oriented blocks are eroding
- Affordable basement units also lost
 - Source of income for families
 - Source of affordable housing for singles

Community Cohesion Sacrificed

- Neighborhoods built upon knowing one's neighbors and caring about public space
- Erosion of neighborhood cohesion leads to
 - Apathy over public space
 - Crime

Spring Road, NW (R-5-B)



Meridian Place (R-5-B)



Ogden Street (R-5-B)



Monroe Street (R-5-B)



Perry Place (R-5-B)



Spring Place (R-5-B)



R-4



R-5-B



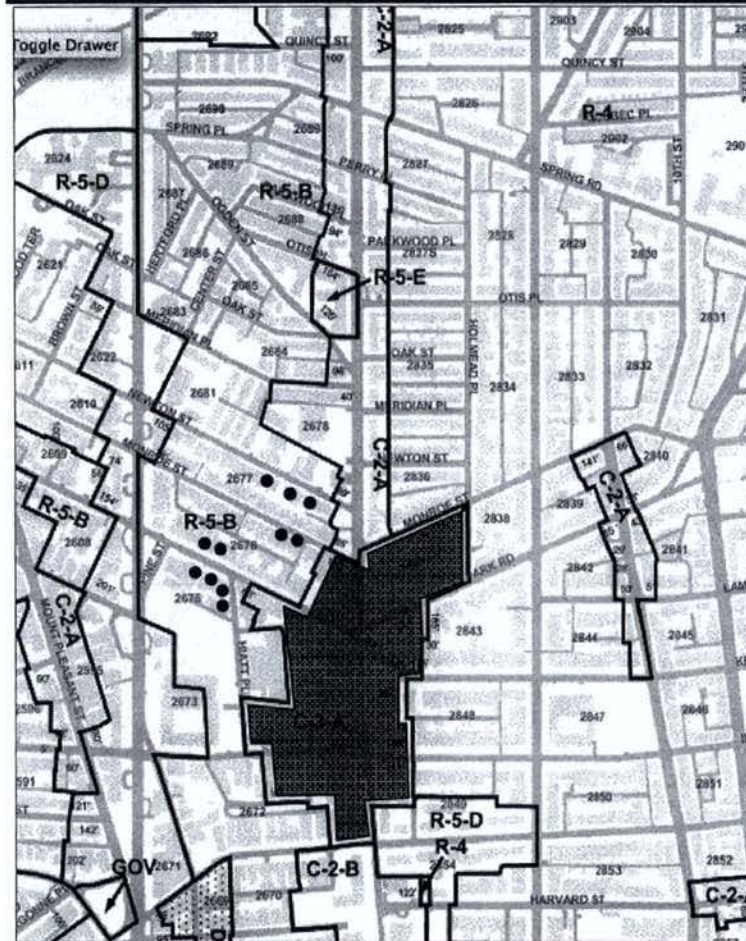
R-4



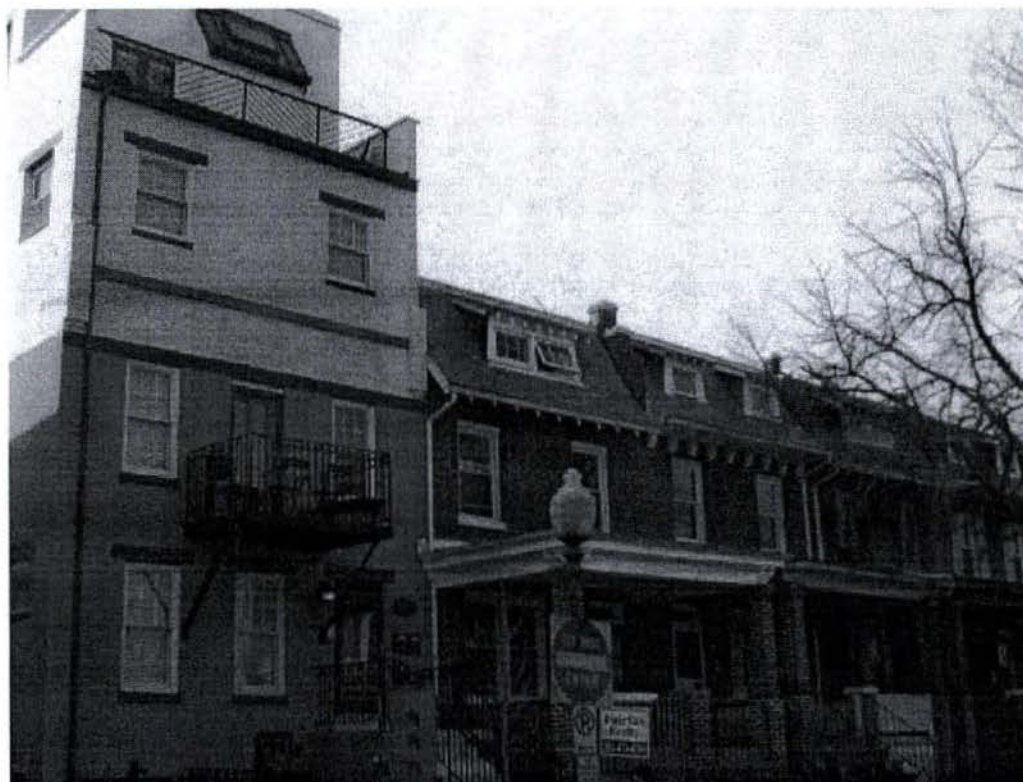
R-5-B



Condo Conversions



1428 Monroe Street



1432 Monroe Street



1318 Park Road



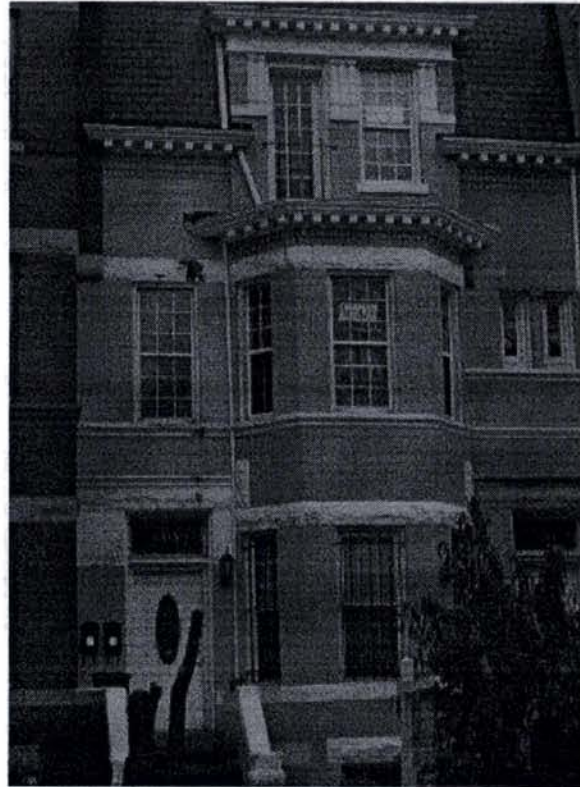
Park Road at Hiatt Place



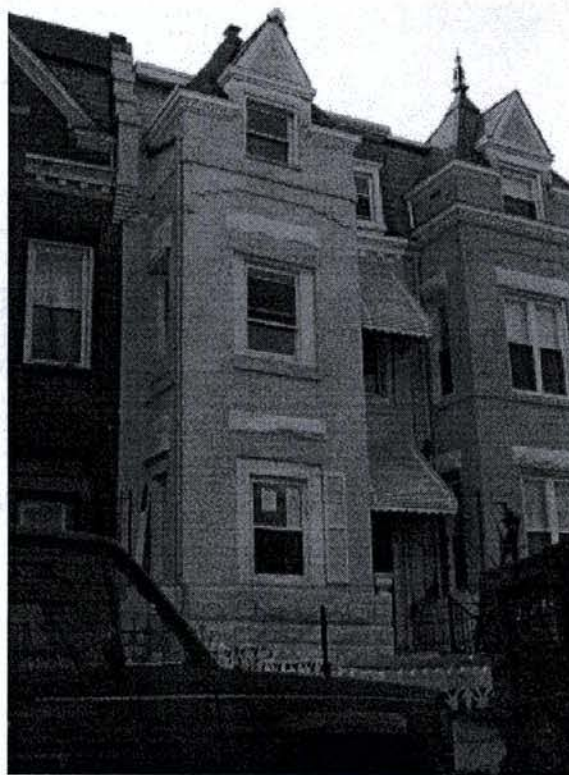
Park Road at Hiatt Place



1510 Park Road



1454 Newton Street



1301 Park Road



1328 Park Road



1407 Park Road

