

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: *ELM*
Ellen McCarthy, Director
Office of Planning

DATE: July 14, 2006

SUBJECT: **Setdown Report - Emergency Map Amendment to amend the Zoning Map regarding Specified Areas within ANC-1A filed by ANC-1A**

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#06-36

PROPOSAL

Advisory Neighborhood Commission (ANC) 1A has requested that the Zoning Commission rezone portions of the area within ANC-1A's boundary that are developed with row houses from the R-5-B district to the R-4 district to be consistent with the recommendations of the Comprehensive Plan.

1. Monroe Street, N.W. between 14th and 16th Streets (north and south sides)
2. Newton Street, N W between 14th and 16th Streets (south side)
3. Meridian Place, N W between 14th and 16th Streets (north and south sides)
4. Oak Street, N W between Ogden and Center Streets (north and south side)
5. Ogden Street, N W. between Oak and Center Streets (south side)
6. Parkwood Place, N.W between 14th and Center Streets (north and south sides)
7. Spring Place, N W between 16th Street and Spring Road (north and south sides)
8. Perry Place, N W between Spring Place and 14th Streets, NW (north and south sides)
9. Spring Road, N W between 14th and 16th Streets (south side)
10. Hertford Place, N W between Ogden and Oak Streets (both sides)
11. Center Street, N.W. between Meridian Place and Ogden Street (both sides)

OP notes that this case should be viewed as a zoning consistency case due to an amendment to the Comprehensive Plan for the District of Columbia, 1995 and updated in 1999, Section 1231.1 of the Ward 1 Actions to implement the Land Use Objectives.

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning finds that the proposed map amendment is not inconsistent with the Comprehensive Plan and recommends that the Zoning Commission setdown down the proposed amendment to the Zoning Map to change the zoning from the R-5-B district to the R-4 district on the following areas and more specifically on the squares and lots shown in Table 1.

ZONING COMMISSION
District of Columbia

CASE NO. *06-36*
2

- 1 Monroe Street, N.W. between 14th and 16th Streets (north and south sides)
2. Newton Street, N W between 14th and 16th Streets (south side)
3. Meridian Place, N.W between 14th and 16th Streets (north and south sides)
- 4 Oak Street; N W. between Ogden and Center Streets (north and south side)
5. Ogden Street, N.W. between Oak and Center Streets (south side)
- 6 Parkwood Place, N W. between 14th and Center Streets (north and south sides)
7. Spring Place, N W. between 16th Street and Spring Road (north and south sides)
- 8 Perry Place, N.W. between Spring Place and 14th Streets, NW (north and south sides)
- 9 Spring Road, N.W. between 14th and 16th Streets (south side)
- 10 Hertford Place, N W. between Ogden and Oak Streets (both sides)
- 11 Center Street, N W. between Meridian Place and Ogden Street (both sides)

Table 1

Square	Lots	Proposed Zone
Square 2676	Lots 290-291, 343-345, 326-329, 452-463, 477-480, 745, 746, 806, 782-784.	R-5-B to R-4
Square 2677	Lots 218, 368-370, 379-384, 427-42, 536-538, 546-548, 561-565, 569-573, 577-584, 627-632, 642-645, 653-660, 670-671?, 702-707, 673-675, 691-692, 706-707, 801, 803, 805, 807, 814, 838-839, 843-844	R-5-B to R-4
Square 2683	Lots 248-250, 627, and 628	R-5-B to R-4
Square 2684	Lots 82, 489-41, 504-508, 513-518, 526-538, 540-551, 554, 821, 824	
Square 2685	Lots 427-433, 534-545.	R-5-B to R-4
Square 2686	Lots 599-615, 803, 805, 806, 810, 811, and 816.	R-5-B to R-4
Square 2687	Lots 802-811	R-5-B to R-4
Square 2688	Lots 26-39, 44-53, 55-73, and 74-82.	R-5-B to R-4
Square 2689	Lots 16-21, 53-64, 69-70, 74-87, 90-92, 863, and 865	R-5-B to R-4
Square 2690	Lots 29-30, 33-37, 40-63, 65-71, 75, 862-864.	R-5-B to R-4

SITE AND SURROUNDING AREA

The subject area is generally bounded by 14th Street, N.W to the east; Monroe Street, N W. to the south; 16th Street, N.W to the west; and Spring Road, N.W. to the north. The area is developed with a mixture of rowhouses, apartments, and condominiums. Generally, properties fronting on 16th Street, NW are in the R-5-D district while properties along 14th Street are in the C-2-A and R-5-E districts. The properties between 14th Street and 16th Street are in the R-5-B district

ANALYSIS

On July 12, 2006, ANC-1A passed a resolution which recommended that the Zoning Commission rezone properties within their jurisdiction that are developed with rowhouses and are zoned R-5-B to the R-4 zone. In their resolution the ANC stated that this rezoning is necessary to stem development pressures from 14th Street, N W. that are placing undue burdens on the surrounding blocks. This includes pressures to convert rowhouses to condominiums. The effect of these conversions is that the character of intact and revitalized family-oriented rowhouse blocks is being eroded and the number of affordable basement apartments is reduced. Further, the architectural quality of rowhouse streets are being lost because the continuity and integrity of the otherwise intact and original row house architecture are interrupted and degraded by adding floors, changing rooflines, and making other adverse architectural changes. The properties are not within a historic district that could help preserve the architecture and the low density character of these areas.

Additionally, there has been a number of conversions to condominiums in these established row house neighborhoods which are adverse to attracting and retaining families, and dilutes the pool of available housing units sized to accommodate families.

Measures to address these issues are outlined in the *Comprehensive Plan for the District of Columbia, 1995 and updated in 1999, Section 1231.1 of the Ward 1 Actions to Implement the Land Use Objectives* and also in the *Draft 2006 Comprehensive Plan*. However, the Action in the Implementation Section of the *Draft 2006 Comprehensive Plan* which addresses these concerns is not scheduled for consideration until 2008:

“LU-2.1-B: Residential Zoning.

Provide a better match between zoning and existing land uses in the city’s residential areas with particular focus on: Blocks of well-established single family and semi-detached homes that are zoned R-5-B or higher. Blocks that consist primarily of row houses that are zoned R-5-B or higher. In both of these instances, pursue rezoning to appropriate densities to protect the predominant architectural character and scale of the neighborhood.”

It is believed that further degradation due to development pressures on 14th Street is likely to occur and be accelerated prior to that time. The ANC therefore believes the immediately rezoning of these properties is necessary.

The Office of Planning notes that there are some row houses along Meridian Place that is in the C-2-A district. These properties are similar to the other rowhouses in the area and are oriented to a residential street, Meridian Place, and not towards the commercially zoned 14th Street. OP believes that it may be appropriate to rezone these properties to the R-4 district. As part of our further analysis, OP will work with the ANC to consider including these properties in the R-4 district.

ZONING

The properties are currently zoned R-5-B. The R-5 district is a General Residence District that is designed to permit flexibility of design for urban residential developments if they conform to the area

requirements The R-5-B district permits moderate height and density developments and does not limit the number of dwelling units in a building.

The R-4 district, to which the properties are proposed to be zoned, is primarily a row dwelling development zone. The R-4 district's primary purpose is for the stabilization of remaining new dwellings (11 DCMR, Section 330.1). A comparison of the bulk regulations of the existing and proposed zone districts is detailed in the table below.

	R-4 Zone District	R-5-B Zone District	C-2-A Zone District
Maximum Height	40 feet	50 feet	50 feet
Maximum No. of Stories	3	No Limit	No Limit
Minimum Rear Yard	20 feet	15 feet	15 feet
Minimum Side Yard	8 feet for end units*	8 feet for end units*	8 ft.
Maximum Lot Occupancy	60 %**	60 %	60 %/100% for non-residential use
Maximum FAR	N/A	1.8	2.5/1.5 non-residential

* when not on a corner lot

**Row dwelling, church or public school 40 percent required for all other structures.

COMPREHENSIVE PLAN

The following objectives from the Land Use Element of the Comprehensive Plan are relevant to the proposed rezoning:

Section 1102 1(e) *"To protect residential neighborhoods from disruptive uses;"*

Further a policy in support of this objective is outlined at:

Section 1104.1(b) *"Conserve and maintain the District's sound, established neighborhoods through the strict application and enforcement of housing, building, and zoning codes and the maintenance of the general level of existing residential uses, densities, and heights."*

In the Comprehensive Plan for the District of Columbia, 1995 and updated in 1999, Section 1231 1 of the Ward 1 Actions to Implement the Land Use objectives states the following:

"1231 WARD 1 ACTIONS TO IMPLEMENT LAND USE OBJECTIVES"

1231.1 *The actions to implement land use objectives are as follows.*

(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, ”

The proposed zoning recommended by ANC-1A will address the area between 14th Street, NW. and 16th Street, N. (the other areas identified are outside of ANC-1A).

The Comprehensive Plan is currently undergoing review and this concern has again been expressed as a Policy in the Draft District of Columbia 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.”

The Generalized Land Use Map describes the area for moderate density where “row houses and garden apartments are the predominant uses, may also include low density housing.” The proposed rezoning to the R-4 district will limit the conversions of row houses to apartment building but will continue to allow flats as a permitted use which can address rentals of basement apartments. The Office of Planning finds that the proposed map amendment is not inconsistent with the Comprehensive Plan.

RECOMMENDATION

The Office of Planning recommends that the Zoning Commission **setdown down** the proposed amendment to the Zoning Map to change the zoning from the R-5-B district to the R-4 district on the squares and lots shown in table below.

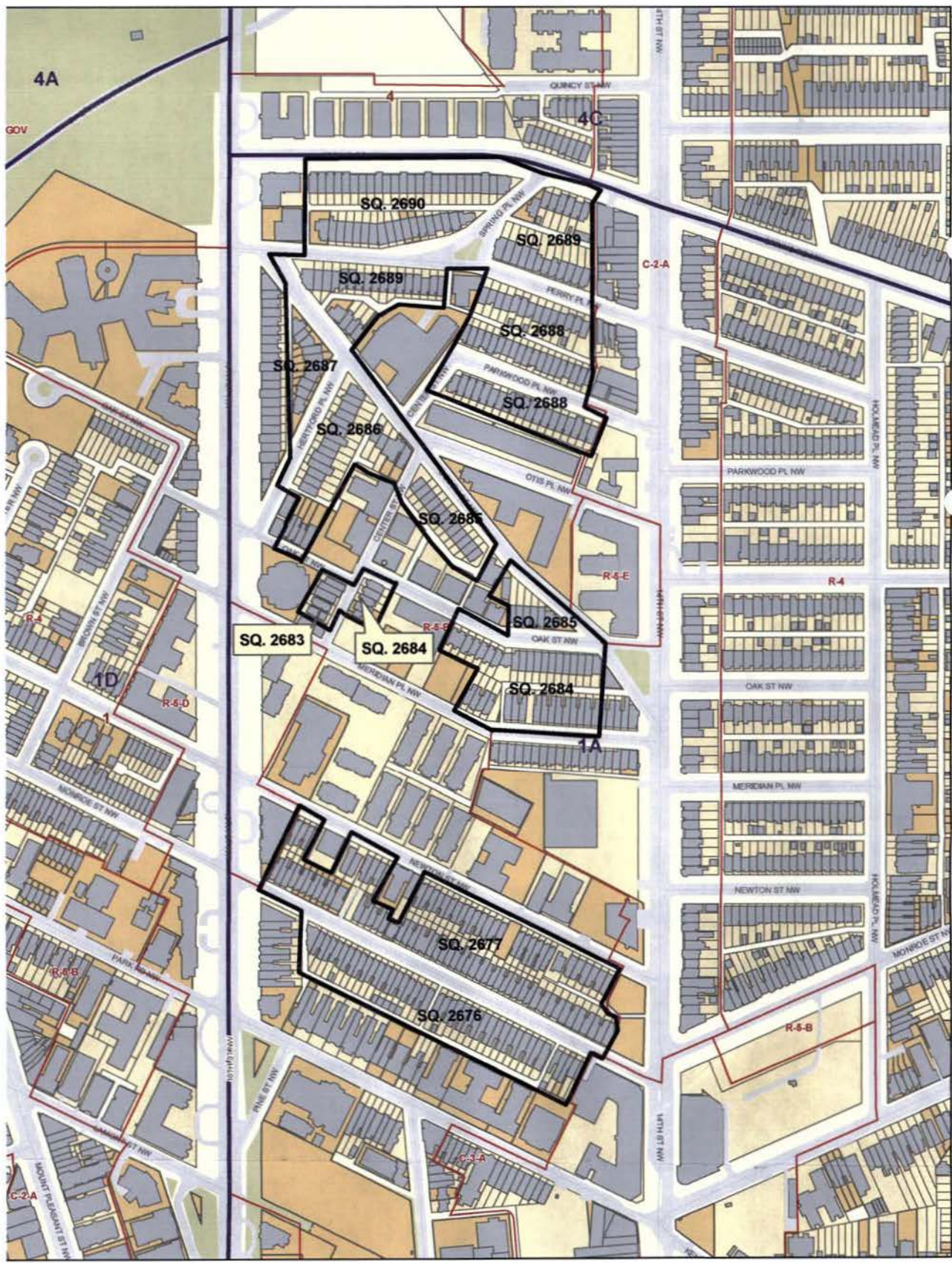
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ATTACHMENTS:

1. Land Use Map
2. Letter for Councilmember Graham

EM/mbr_{AICP}



Part of ANC-1A
Proposed Areas to be Rezoned from R-5-B to R-4

- Zoning Districts
- 2002 Wards
- Buildings
- Major Roads
- Roads
- Street Centerlines
- 2002 ANCs

*** Government of the
 District of Columbia
 Anthony A. Williams, Mayor
 Office of Planning - June 22, 2006
 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.



JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
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Chairperson
Committee on
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Voting Member
Board of Directors, Washington
Metropolitan Area Transit Authority

June 28, 2006

Ms. Ellen McCarthy, Director
District of Columbia Office of Planning
801 North Capitol Street, NE, Suite 4000
Washington, DC 20001

Dear Ms McCarthy:

I am pleased to lend my support to the September 14, 2005 recommendations of Advisory Neighborhood Commission 1A regarding mapping issues for the 2005 Comprehensive Plan revision. I am particularly and personally concerned about the spate of row house conversions to condominiums in R-5-B zones that were recommended for down-zoning in the Comprehensive Plan adopted in 1984/1985 and updated in 1998/1999. These row house districts are once again recommended for down-zoning in the draft 2005 Comprehensive Plan. I endorse ANC 1A's recommendations to down-zone R-5-B row house blocks to R-4 in order to protect them from the adverse impacts of overdevelopment.

The row house is the basic family housing unit in the District of Columbia, and conversion of row houses to condominiums reduces the supply of housing units sized to accommodate the families who are so important to the future of the District of Columbia. Row house conversions also reduce the supply of work force and affordable housing units by eliminating the English basement apartments in such row house districts. Further, the architectural integrity of the District's fine row house blocks is threatened by developers who add floors to these buildings to accommodate their economical conversion into condominium buildings.

I urge the District of Columbia Office of Planning to take prompt action to follow up on ANC 1A's September 14, 2005 recommendations.

Sincerely,

JG/ah