

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

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MEMORADUM

TO Zoning Commission

FROM *JLS*
Jennifer Steingasser, Deputy Director
Office of Planning

DATE January 11, 2007

SUBJECT. Waiver of Rules for Late Submittal of Final Report on Case No 06-36A

The attached setdown report concerning the application for Case Number 06-36A is being submitted less than 10 days prior to the Zoning Commission consideration of the item. The Office of Planning respectfully requests that the Commission waive its rule and accept the report into the record.

ZONING COMMISSION
District of Columbia

CASE NO. 06-36A
EXHIBIT NO. 1

District of Columbia
CASE NO. 06-36A
EXHIBIT NO. 1

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:  Jennifer Steingasser
Deputy Director

DATE: January 11, 2007

SUBJECT: **Setdown Report - Zoning Map Amendment Regarding Specified Areas within ANC-1A**
(Square 2676, Lots 785 to 794)

Advisory Neighborhood Commission (ANC) 1A 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. The Zoning Commission setdown the proposal on July 24, 2006. The areas affected are as follows:

- 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)

A corresponding table and map was created by the Office of Planning (OP) which identified the properties by squares and lots. Inadvertently, ten lots (785 to 794) within Square 2676 were omitted from the table. The table has been amended to include Square 2676, Lots 785 to 794. These lots are also identified on the attached map (Attachment 1).

OP's analysis of the proposal remains the same as in our setdown report dated July 14, 2006 (Attachment 2).

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 Square 2676, Lots 785 to 794

ATTACHMENTS:

- 1 Amended Land Use Map
- 2 OP Setdown Report, July 14, 2006

JS/mbr_{AICP}

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: Ellen McCarthy, Director
Office of Planning

DATE: July 14, 2006

SUBJECT: ZC Case # 06-36 **Setdown Report** - Map Amendment to amend the Zoning Map regarding Specified Areas within ANC-1A filed by ANC-1A

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 set 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

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

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.

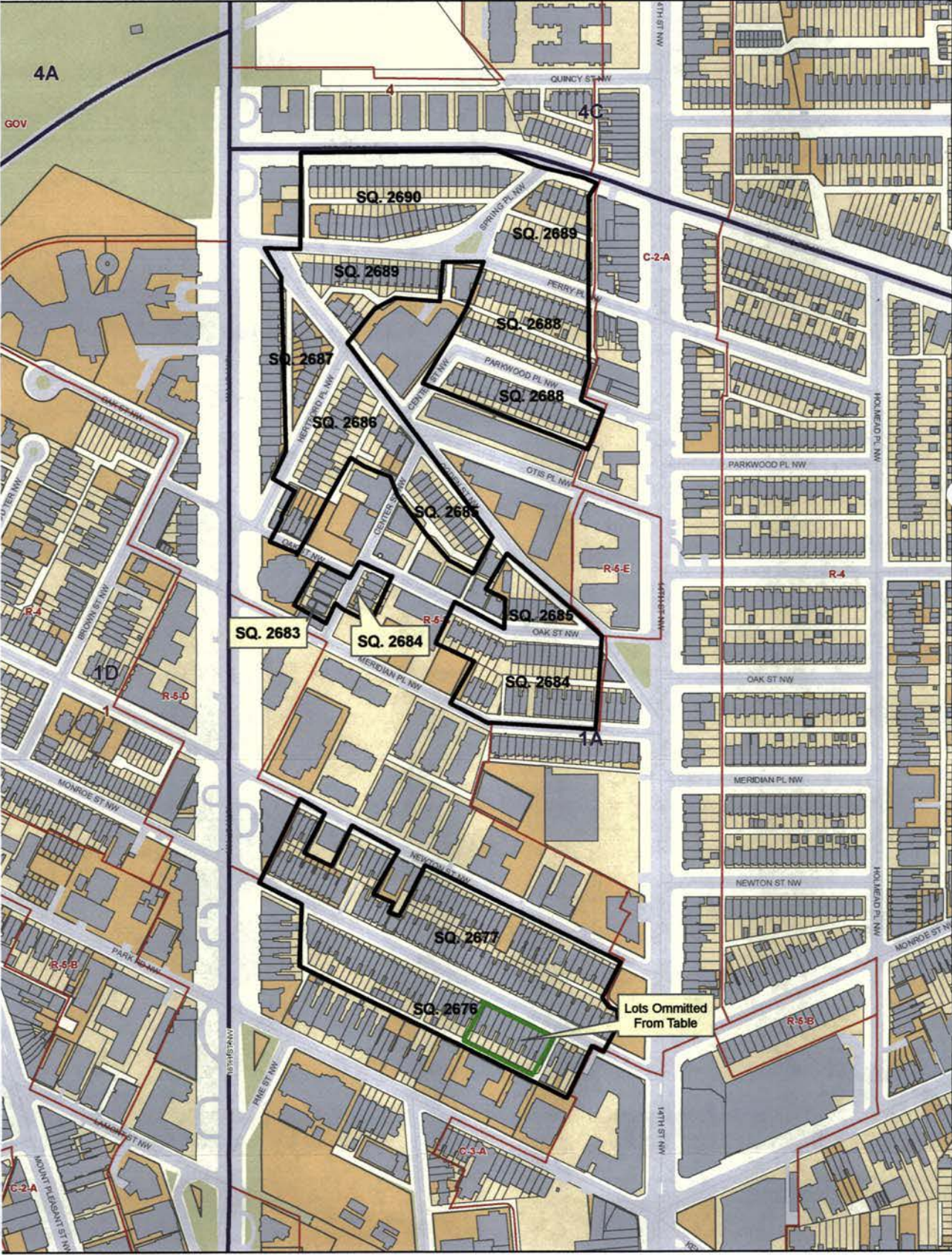
Square	Lots	Proposed Zone
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ATTACHMENTS:

1. Land Use Map
2. Letter for Councilmember Graham

EM/mbt_{AICP}



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.

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

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