

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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Memorandum

ZONING COMMISSION
District of Columbia

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

DATE: September 25, 2008

SUBJECT: Public Hearing Report on Zoning Commission Case Number 08-03 – Beulah Baptist Church of Deanwood Heights Zoning Map Consistency Amendment

CASE NO. 08-03
EXHIBIT NO. 3

PROPOSAL

On February 18, 2008, Beulah Baptist Church of Deanwood Heights et al, the applicant, filed a petition requesting that the Zoning Commission rezone portions of the following squares: 5228, 5229, 5253, and 5262-5265. On May 1, 2008, this petition was amended to remove properties located in Square 5229 and 5263. The Office of Planning is a co-applicant for this map amendment request and augmented the petition to include additional properties located in Squares 5253, 5254, and 5262-5265. Additionally, at the May 12, 2008 setdown meeting, the Zoning Commission included Lot 817 in Square 5263. The proposed map amendment would rezone properties currently zoned either C-1 or R-2 to the C-2-A district, a designation more consistent with the 2006 District of Columbia Comprehensive Plan Generalized Policy Map.

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning finds that the proposed map amendment, as amended at the setdown hearing on May 12, 2008, is not inconsistent with the 2006 Comprehensive Plan and Future Land Use Map. Staff recommends that the Zoning Commission adopt the proposed amendment to change the zoning from the C-1 and R-2 Districts to the C-2-A District for the subject properties.

BACKGROUND

Area Description

The lots proposed for rezoning are generally located on the north and south sides of Dix Street, N.E., between 57th Street N.E. and 60th Street N.E. The lots owned by Beulah Baptist Church total approximately 140,915 square feet. This figure includes recently purchased lots in Squares 5262 and 5264. In addition, Beulah Baptist Church is a contract purchaser of two other properties within the subject area. The Office of Planning supplemented the map amendment application by Beulah Baptist to provide continuity in the zoning plan and maintain consistency with the Comprehensive Plan. Table 1, which provides a list of the affected lots and squares, has been revised to reflect the recent changes in ownership by Beulah Baptist Church since the setdown meeting.

The Beulah Baptist Church building is located at the northwest corner of Dix and 59th Street, N.E. Predominant land uses in the subject area include single-family detached and rowhouse dwellings

between 58th and 60th Streets on Dix Street. A few commercial/retail uses are located in the 5700 block on the south side of Dix Street. Vacant lots are interspersed along Dix Street throughout the subject area, including the entire street frontage along the north side of Dix between 57th and 58th streets. Marvin Gaye Park is located west and south of the subject area. Neighboring land uses include low density residential uses immediately adjacent to the subject area with moderate density residential uses to the north and east along Eastern Avenue. Dix and 57th Streets are both classified as neighborhood connector streets and Dix Street is served by a Metrobus line (#U8).

Zoning Change Requested

The following table describes the properties proposed for rezoning, as revised by Beulah Baptist in their letter dated September 15, 2008:

Proposed Zoning Change	Square	Lots proposed for rezoning by Beulah Baptist		Lots proposed for rezoning by the Office of Planning	
		Lots owned by Beulah Baptist	Lots under contract for purchase by Beulah Baptist	Remaining Privately Owned Lots	
C-1 to C-2-A	5253	23, 811, 813, 814	821		
	5254			813	
R-2 to C-2-A	5228	44			
	5262	14, 822, 824	803	802, 804, 821	
	5263	5-7, 9, 10, 41, 809		8, 39, 817	
	5264	31, 33, 34, 807		32, 45-53	
	5265	805		28, 31-34, 45, 46, 806	

ZONING

The subject area is comprised of two different zoning districts. Properties located in Squares 5253 and 5254 are within the C-1 Neighborhood Shopping District. This district is designed to provide convenient retail and personal service establishments serving the day-to-day needs of surrounding residential areas (§700). All of the remaining properties are located within the R-2 Residence District which contains low-density residential uses, including single-family detached and semi-detached dwellings. The R-2 District is designed to protect low-density residential uses from invasion by denser residential development (§300). The proposed zoning map amendment would change the zoning designation for the properties listed above to the C-2-A Community Business Center District. This district is designed to provide facilities for shopping and business needs, housing, and mixed uses for areas outside the central core (§720). A comparison of the bulk requirements for the existing and proposed zoning districts is provided in the table below.

Table 1 – Summary of Bulk Requirements for the R2, C-1, and C-2-A districts

	R-2	C-1	C-2-A
Maximum # of Stories	3	3	No limit
Maximum Lot Occupancy	40%	60 %	60%
Maximum Height	40 ft.	40 ft.	50 ft.
Maximum FAR	n/a	1.0	2.5
Predominant Land Uses	Single-family semi-detached residential	Service and retail establishments; office uses, moderate density residential	Service and retail establishments; office uses, moderate density residential; assembly halls and theaters

COMPREHENSIVE PLAN

The Comprehensive Plan anticipates mixed uses along Dix Street between 57th and 60th Streets. These uses include low density commercial and moderate density residential. The future land use of street frontage along Dix Street between 56th and 57th Streets is mapped as low density residential with parks, recreation, and open space designated for the area south of Dix Street. The northernmost portion of Lot 41 in Square 5263 is also shown as a low density residential area. As such, this portion of the request was removed. Staff does not recommend changing the zoning designation for the property such that the church building will have two different zoning districts, as would be the case if the rezoning is required to match exactly with the mixed-use designation found on the Future Land Use map in the Comprehensive Plan. The proposed solution, as shown on the attached map (Exhibit 3) is to extend the C-2-A designation to line up with the midpoint of the north-south alley to the north so as not to create an island of residentially zoned land for the property to the west. With this change in combination with the inclusion of Lot 817 in Square 5263, the proposed **C-2-A designation is not inconsistent** with the future land use(s) of the subject area, as shown on the Future Land Use Map in the 2006 Comprehensive Plan.

The subject property is designated as a Neighborhood Conservation Area in the Generalized Policy Map of the 2006 Comprehensive Plan. The Comprehensive Plan identifies priorities, policies, and actions to guide the growth and development for Neighborhood Conservation Areas. The following policies are relevant to the proposed rezoning:

Policy LU-1.4.1: Infill Development

“Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern”.

Policy LU-2.4.1: Promotion of Commercial Centers

“Promote the vitality of the District’s commercial centers and provide for the continued growth of commercial land uses to meet the needs of District residents, expand employment opportunities for District residents, and sustain the city’s role as the center of the metropolitan area...”

Policy FNS-2.3.1 Northeast Boundary Neighborhood

“Leverage the development of Capitol Gateway Estates to achieve additional reinvestment in the Northeast Boundary neighborhood, particularly the rehabilitation of existing housing and the development of new mixed income housing on vacant lots”.

ANALYSIS

The proposed rezoning to C-2-A would bring the property into conformance with the types of development anticipated by the Future Land Use Plan and is supported by policies LU 1.4.1, LU 2.4.1, and FNS 2.3.1. The amendment would address these policies by:

- Allowing a mix of land uses to encourage infill development along a corridor that contains a significant amount of vacant land;
- Supporting the viability of Dix Street as a commercial center by providing a connection between two existing retail areas at 57th and 60th Streets and allowing additional residential density; and
- Providing new opportunities for a wider variety of housing types that can serve a broad range of income levels.

Deanwood/Great Streets Strategic Development Plan

The subject area was studied in a recent small area plan for the Deanwood neighborhood, adopted in June 2008. The purpose of this plan is to provide policy direction for future development within Deanwood and along its major corridors. The geographic area addressed by this plan is bounded by Eastern Avenue to the Northeast, 55th Street NE to the east, Marvin Gaye Park to the south, and Kenilworth Avenue/CSX railway to the west. The subject area is located within the Dix/Seat Pleasant Gateway focus node of the plan. The plan recommends zoning changes along the Dix Street corridor to support moderate density mixed uses and indicates strategic infill along Dix Street as a primary development strategy.

The action plan consists of seven main goals, three of which are particularly relevant to the current map amendment request. These include the Live, Work, and Shop goals, summarized below:

- ❖ Live – place priority on the development of affordable ownership and rental housing;
- ❖ Work – attract job intensive businesses by increasing entrepreneurship opportunities and creating business incubator space; and
- ❖ Shop – provide for daily shopping needs within an easy walk of all residents by encouraging mixed-use development.

The proposed rezoning will provide additional opportunities for the provision of mixed-use buildings, allow higher density residential to potentially accommodate more affordable housing units, and provide additional locations for neighborhood shopping and jobs for local residents.

Deanwood/Deanwood Heights Target Area Investment Plan

In addition to the strategic plan, a draft Deanwood Target Area Investment Plan was completed earlier this year. The Neighborhood Investment Fund (NIF) is an annual, non-lapsing, revolving fund to finance economic development and neighborhood revitalization in specific District neighborhoods. The Deanwood/Deanwood Heights target area is bounded by Nannie Helen Burroughs Avenue to the north, Division Avenue to the west, East Capitol Street to the south, and Eastern Avenue to the east. The purpose of the Investment Plan is to set community priorities for how the NIF funds should be utilized in the target area over a five year period.

The Deanwood/Deanwood Heights Target Area Investment Plan supports the goals identified by the Deanwood Strategic Plan and the work of the Washington Interfaith Network. The Investment Plan identifies several investment goals for the area including creating new and preserving existing affordable home ownership and rental housing, encouraging mixed use development along commercial corridors, and improving public facilities. The proposed map amendment would support plan goals to allow for more mixed use development and provide greater opportunity for the development of affordable housing.

COMMUNITY COMMENTS

ANC 7C voted unanimously to support the requested zoning changes at their May 08, 2008 meeting. No other written comments have been received to date.

CONCLUSION

The Office of Planning **recommends** that the **proposed amendment** to the Zoning Map **be adopted** by the Zoning Commission. The proposal to rezone the property is a joint request by the Beulah Baptist Church and the Office of Planning. Staff finds that the request, as revised, is not inconsistent with the city's Comprehensive Plan, or with the character and zoning of the surrounding area. OP supports the C-2-A designation as being consistent with the 2006 Comprehensive Plan's Future Land Use mixed-use designation, which includes low density commercial and moderate density residential uses.

Attachments: Exhibit 1 – Aerial view (2007) of subject area and vicinity
Exhibit 2 – Future Land Use and Current Zoning of subject area and vicinity
Exhibit 3 – Parcel Boundary Map

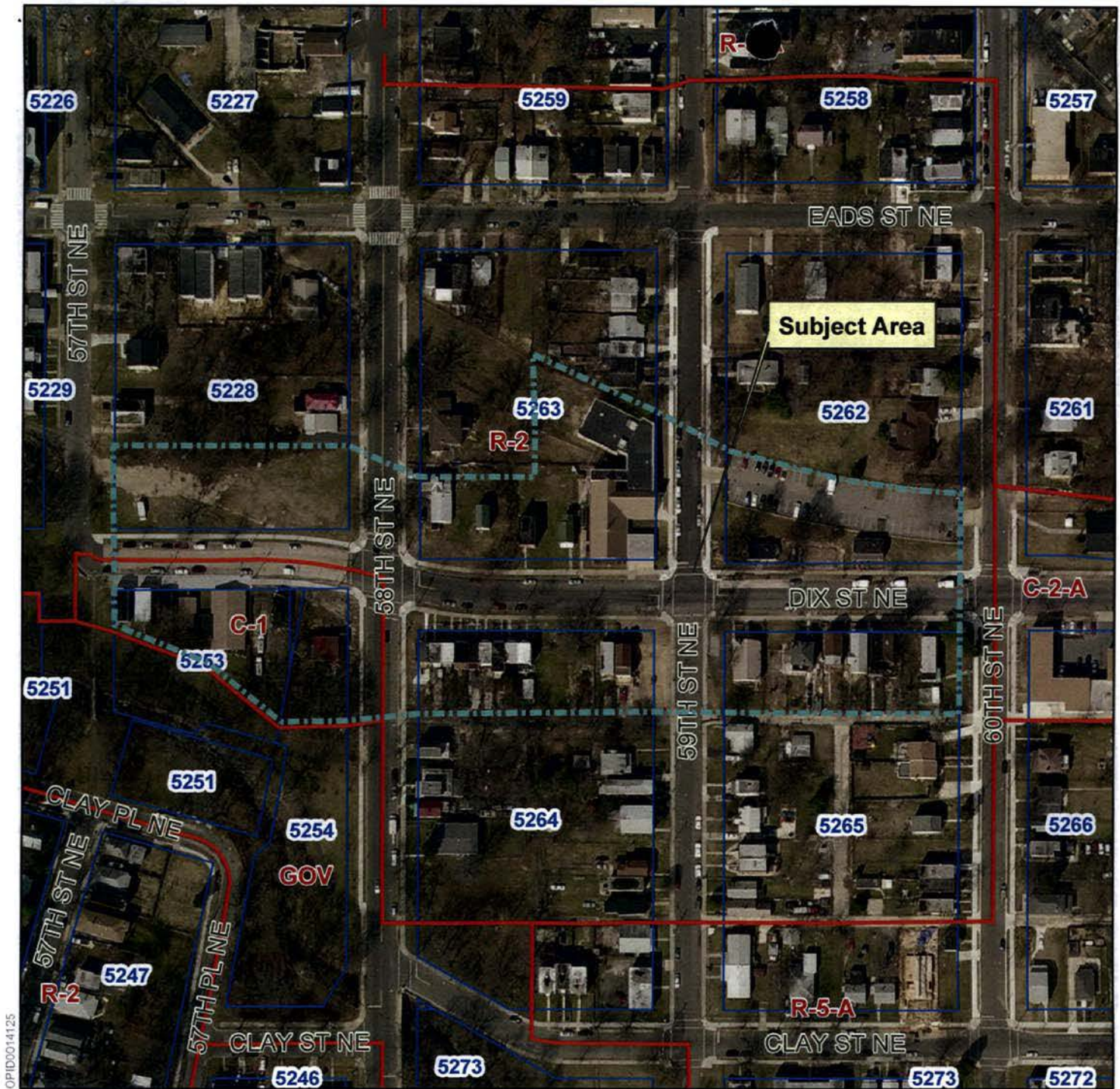
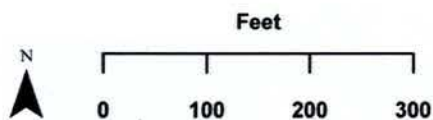


Exhibit 1:
ZC 08-03 - Beulah Baptist Church/Dix Street
Map Consistency Case
Aerial Photograph of the Subject Area (2007)



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 District of Columbia
 Adrian M. Fenty, Mayor

Office of Planning ~ April 29, 2008

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 It is neither a survey nor a legal document.
 Information provided by other agencies
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□ Zoning Districts
 □ Property Squares

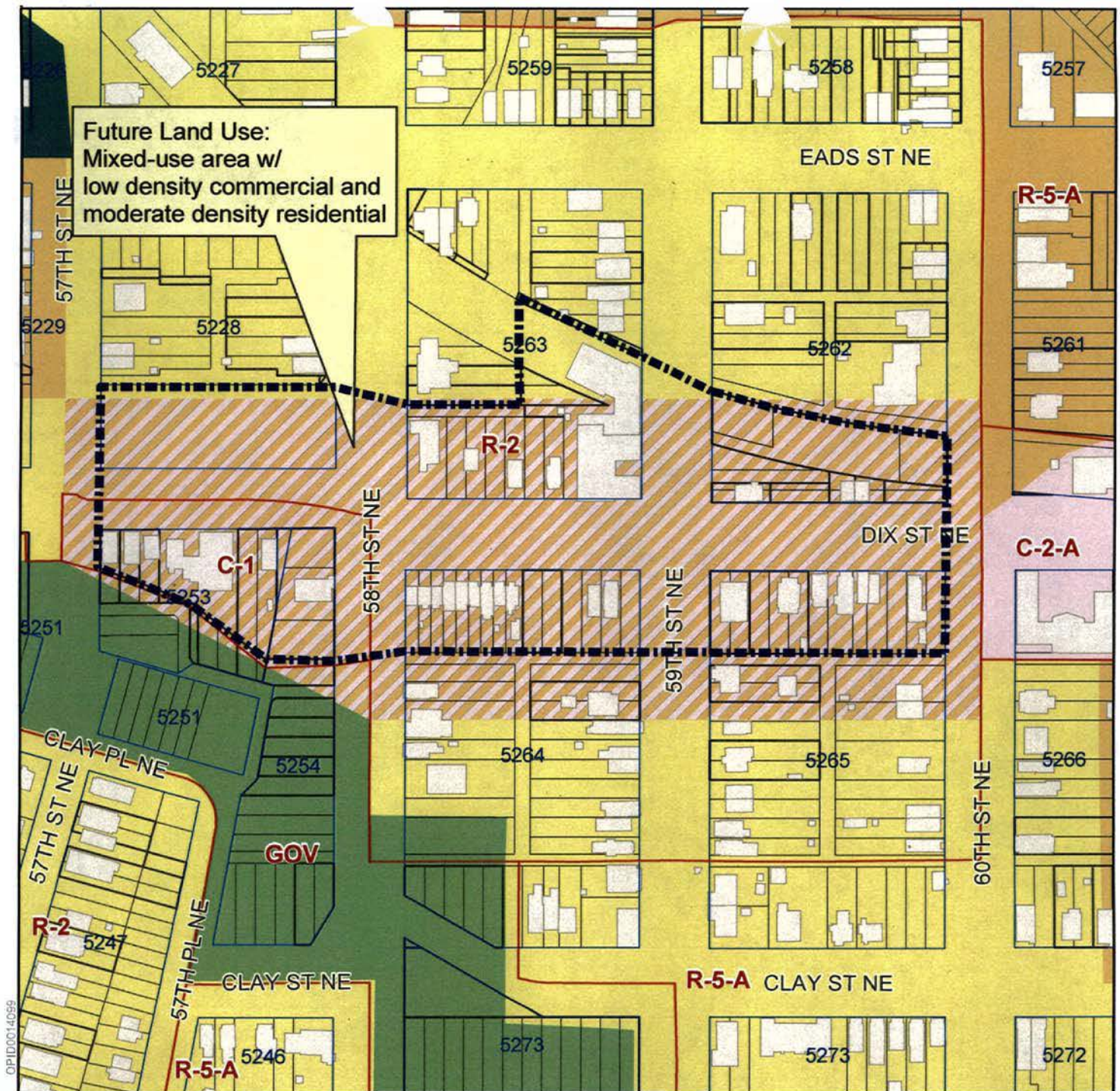


Exhibit 2:
ZC 08-03 - Beulah Baptist Church/Dix Street
Map Consistency Case
Planned Land Use and Existing Zoning

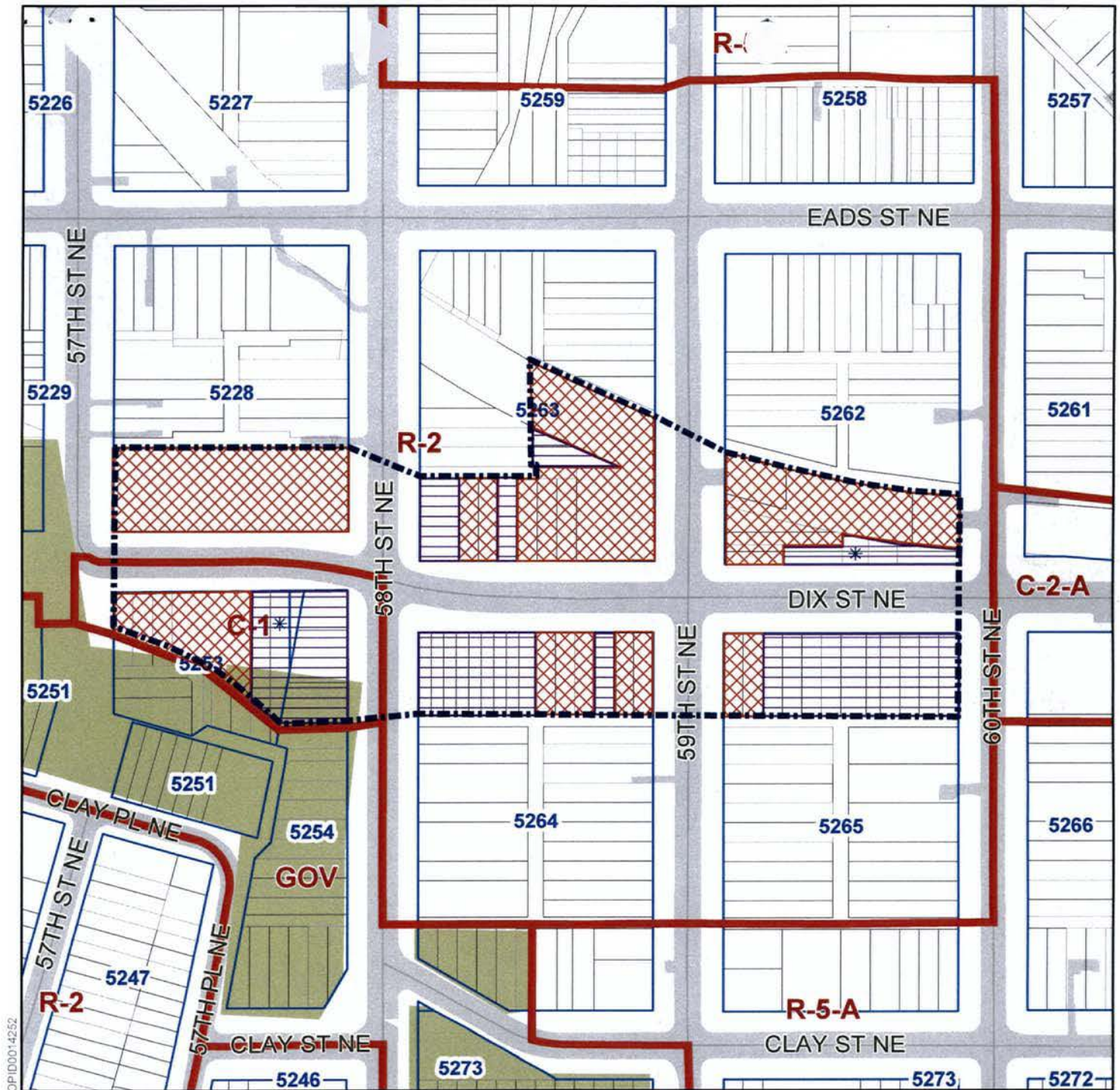
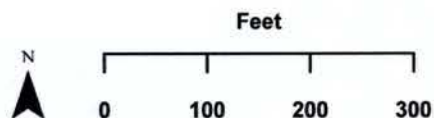


Exhibit 3: ZC 08-03 - Beulah Baptist Church/Dix Street Map Amendment Consistency Case Parcel Map



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District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ September 12, 2008

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Legend

Zoning Districts	Properties owned by Beulah Baptist
Property Squares	Privately-owned properties recommended for rezoning by the Office of Planning
Tax Lots	Properties under contract for purchase by Beulah Baptist
Record Lots	Project Area
DC Parks	
Street Centerlines	
Roads	