



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: June 16, 2014

SUBJECT: Zoning Commission Case No. 13-18: **Supplemental Information** - Consolidated PUD and Zoning Map Amendment for Square 5925 at 4129-4131 Wheeler Rd. SE

COMMISSION REQUEST

At the public hearing on May 29, 2014, the Commission requested a clearer statement from OP regarding how the proposed PUD-related map amendment would be considered “not inconsistent with” the Comprehensive Plan, and could not be considered precedent setting for future applications.

OP RESPONSE

Considerations	Rationale
Comprehensive Plan Generalized Policy Map	The Generalized Policy Map designates the site as a Neighborhood Commercial Center where <u>mixed-use infill development at these centers should be encouraged to provide new retail and service uses, and additional housing and job opportunities.</u> 223.18
Comprehensive Plan Future Land Use Map	The Future Land Use Map designates the subject site for low density commercial uses in the C-1 and C-2-A districts typically but <u>other zones may apply.</u> This map provides generalized guidance, and is to be read in combination with the Policy Map and the specific Comprehensive Plan policies noted below.
Comprehensive Plan Citywide Elements	The proposal would also further a number of specific policy objectives for the District, particularly the following: <u>Land Use Element</u> <i>Policy LU-1.4.1: Infill Development</i> 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. <i>LU-2.4 Neighborhood Commercial Districts and Centers</i> Many District neighborhoods, particularly those <i>on the east side of the city, lack well-defined centers</i> or have centers that struggle with high vacancies <i>and a limited range of neighborhood-serving businesses...</i> The location of new public facilities in such locations, and <i>the development of mixed use projects that include upper story housing, can encourage their revival.</i>



Considerations	Rationale
	Policy LU-2.4.5: Encouraging Nodal Development Discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them. <u>Economic Development</u> ED-3.1 Strengthening Neighborhood Commercial Centers Ultimately, the success of each neighborhood commercial district will depend on private investment and cooperation among merchants and property owners... Policy ED-3.2.6: Commercial Displacement Avoid the displacement of small and local businesses due to rising real estate costs... <u>Housing Element</u> Housing Goal The overarching goal for housing is: <i>Develop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia.</i>^{5 01.1} Policy H-1.1.1: Private Sector Support 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. Policy H-1.1.2: Production Incentives Provide suitable regulatory, tax, and financing incentives to meet housing production goals. These incentives should continue <u>to include zoning regulations that permit greater building area for commercial projects that include housing than for commercial projects that do not include housing.</u> Policy H-1.1.4: Mixed Use Development Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. Policy H-1.2.2: Production Targets Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in the city over the next 20 years should be affordable to persons earning 80 percent or less of the area-wide median income (AMI). Newly produced affordable units should be targeted towards low-income household.

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Comprehensive Plan Area Element	<u>Far Southeast/Southwest Area Element</u> <i>Policy FSS-1.1.4 Infill Housing Development</i> <i>Support infill housing development on vacant sites, especially in...Congress Heights and Washington Highlands neighborhoods.</i>
Zone Districts (Density and Height)	The C-2-B zone is not typically considered a low density zone anticipated under the Future Land Use Map and would not likely support C-2-B zoning for a map consistency case. However, the density (3.4 FAR) and height (68 ft.) of the proposed development, as it would be restricted under the PUD, would be minimally above what is normally expected in the low density commercial zone (a C-2-A designation would allow 3.0 FAR and 65 feet height maximum). Application of the C-2-A designation, however, would have limited the ability to provide the high level of housing affordability (at or below 60% AMI), family-sized housing units and the quality ground floor retail space as proposed.

In summary, in this particular case, given the total Comprehensive Plan direction combined with the parameters of the proposed development, OP is able to support the requested PUD-related map amendment which would not be interpreted as a precedent for future cases.