



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director

DATE: July 17, 2015

SUBJECT: Supplemental Report for a Proposed Text and Map Amendment (ZC 14- 22)
Create New Zoning for the District's Portion of the Former Walter Reed Campus

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This memorandum provides responses to Zoning Commission requests from the May 11 public meeting, when the Commission took Proposed Action on the Text and Map amendments.

1. Alternative Affordable Housing Language

The Commission requested an additional alternative for affordable housing that reflected the description of the housing program provided by the Office of the Deputy Mayor for Planning and Economic Development (DMPED) at the public hearing. The Office of Planning (OP) worked with OAG and DMPED to develop the alternative language attached to this report.

The new alternative requires a minimum of 432 total units, specifies the AMI for target families, and requires geographic distribution throughout the WR zones. The units would be subject to an initial covenant associated with the city's land distribution, and would require permanent affordability for a percentage of the units after the initial covenant expires.

2. WR-8 Zone

The Commission asked the Office of Planning (OP) to address again the compatibility of the proposed WR-8 zone with its surroundings. The proposed zoning language responds to the topography of the site by requiring a step back so that the building mass follows the contours of the ground. The proposed step back from Aspen Street, at a height of 50', combined with the proposed setback from the existing right-of-way, would result in a building form that does not unduly impact nearby existing development. DMPED, together with the District's chosen development partner, prepared cross sections (seen in Exhibit 16) that indicate that a potential building in the WR-8 zone should not impact the light or air available to nearby properties, nor be out of scale with existing houses.

Attachment – Proposed Alternative Affordable Housing Language

Attachment 1
Proposed Alternative Affordable Housing Language

3540 AFFORDABLE HOUSING

- 3540.1. Affordable housing shall be provided as described in this section. The provisions of Chapter 26 of this Title shall not apply.
- 3540.2. The purposes of this section are to:
- (a) Ensure the provision of a significant amount of affordable housing, including for very low income households; and
 - (b) Ensure that the affordable housing is distributed throughout the WR zone.
- 3540.3. The FAR, lot occupancy, and height listed in the Development Standards for each WR zone shall serve as the maximum permitted density and building envelopes for buildings and structures, including for the provision of affordable units.
- 3540.4. For the entire WR zone, no less than four hundred and thirty two (432) units of affordable housing shall be subject to affordable housing covenants that collectively will result in compliance with §§ 3540.5 and 3540.6.
- 3540.5. Of the four hundred and thirty two (432) units:
- (a) No less than one hundred and fourteen (“114”) rental units shall be reserved for and provided at rents affordable to households earning thirty percent (30%) or less of the Area Median Income (AMI);
 - (b) No less than one hundred and thirty nine (“139”) units shall be reserved for and provided at rents or sales prices affordable to households earning fifty percent (50%) of the AMI or less; and
 - (c) No less than one hundred and seventy nine (“179”) units shall be reserved for and provided at rents or sales prices affordable to households earning eighty percent (80%) of the AMI or less.
- 3540.6. A minimum amount of affordable units shall be provided in each zone, and in each multifamily building, according to the following table. The remaining affordable units may be located anywhere in the WR zone.

	Column A	Column B
Zone	Minimum Percentage of Residential Units to be Provided as Affordable Units in the Zone	Of the Units Prescribed in Column A, the Minimum Percentage to be Provided in Each Multifamily Building in the Zone
WR-1	8%	n/a
WR-2	8%	20%
WR-3	8%	12.5%
WR-4	8%	20%
WR-5	8%	25%
WR-7	8%	25%
WR-8	8%	25%

3540.7. At the expiration of the affordability control period established by its affordable housing covenant, each multifamily building within the WR-2 through WR-8 zones shall devote no less than eight percent (8%) of its units to affordable units, which shall remain affordable in accordance with § 3540.8 for so long as the multifamily building exists.

3540.8. At the expiration of the affordability control period established by its affordable housing covenant, each multifamily building within the WR-2 through WR-8 zones shall set aside fifty percent (50%) of affordable units aside for households earning fifty percent (50%) of the AMI or less and fifty percent (50%) of affordable units shall for households earning eighty percent (80%) of the AMI or less. The first affordable unit that becomes available after the expiration of the affordability control period and each additional odd number unit shall be set aside for households earning fifty percent (50%) of the AMI or less.

3540.9. At the expiration of all affordability control periods established by affordable housing covenants recorded against properties in the WR-1 zone, no less than eight percent (8%) of all units within the WR-1 zone shall be devoted to affordable units, which shall remain affordable in accordance with § 3540.10 for so long as the units exists.

3540.10. At the expiration of all affordability control periods established by affordable housing covenants recorded against properties in the WR-1 zone, fifty percent (50%) of affordable units within the WR-1 zone shall be set aside for households earning fifty percent (50%) of the AMI or less and fifty percent (50%) of affordable units shall be set aside for households earning eighty percent (80%) of the AMI or less. The first affordable unit that becomes available after the

expiration of the affordability control period and each additional odd number unit shall be set aside for households earning fifty percent (50%) of the AMI or less.

- 3540.11. In the WR zone, each application for a building permit for a residential use shall include in tabular and map format a description of which affordable units have been provided to date and where, which affordable units have yet to be provided and where they are anticipated to be provided, and how the provisions of this section are being met.
- 3540.12. Pursuant to § 3104, the Board of Zoning Adjustment may hear and decide any requests for relief from §§ 3540.5 – 3540.6, subject to the application demonstrating that the purposes of § 3540.2 would still be met.