

**OUTLINE OF TESTIMONY
BEFORE THE ZONING COMMISSION**

**CASE NO. 15-04
TOTTEN MEWS (6TH STREET, N.E.)**

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JULY 30, 2015

- I. Introduction
- II. Nature of applications
 - A. Consolidated review of planned unit development
 - B. Map amendment from FT/C-M-1 and R-2 to R-4
- III. Site location
 - A. East side of 6th Street, N.E., north of Buchanan Street and south of Emerson Street
 - B. Fort Totten area, adjacent to the North Michigan Park residential area and the development known as Emerson Park
- IV. Site description
 - A. Irregularly shaped property with an overall length of approximately 468 feet in the east-west direction and approximately 470 feet in the north-south direction (Square 3788, Lot 814)
 - B. Contains approximately 182,600 square feet (approximately 4.2 acres) of land area
 - C. Has frontage of approximately 60 feet on 6th Street and 8 feet on 7th Street
 - D. Existing condition:
 - 1. Predominantly vacant (formerly used for outdoor storage by the Thos. Somerville plumbing supply company)
 - 2. One metal warehouse building at the southwest corner of the site

3. Abandoned railroad sidings
- E. Abutting street: 6th Street – 60 feet wide
- V. Description of the surrounding area (see aerial photograph, c. 2014, attached)
- A. General area: Fort Totten/North Michigan Park Area contains commercial and industrial uses in the vicinity of the railroad right-of-way and residential uses elsewhere
- B. Remainder of Square 3788
1. Capital Area Food Bank warehouse to the west at the end of 6th Street
 2. Emerson Park townhouses to the north of the subject site and south of Emerson Street (75 houses approved as a planned unit development)
 3. Single family semidetached houses along the south side of Emerson Street between 6th and 8th Streets, on the east side of 8th Street between Decatur and Emerson Streets and on the north side of Decatur between 7th and 8th Streets
- C. To the north (across Emerson Street):
1. District Department of Transportation salt dome and storage facility at west end of Emerson Street
 2. Warehouses and other commercial uses on the west side of 6th Place
 3. Single family residential (mostly semi-detached houses) north of Emerson Street and east of 6th Place
 4. Fort Circle Park North Michigan Park (National Park Service reservation) with Metrorail Green Line tunnel underground
 5. North of the Park are garden apartments west of South Dakota Avenue
 6. Satellite campus of UDC (formerly Backus Middle School) on South Dakota Avenue between Galloway and Hamilton Streets
 7. Fort Totten Metrorail station (approximately 1,200 feet to the northwest)
- D. To the east:
1. Predominantly semi-detached dwellings, with some community houses

2. Faith United Church (northwest corner of 10th and Decatur Streets)
3. Lamond Riggs branch of DC Library (at corner of South Dakota Avenue and Kennedy Street)

E. To the south:

1. Predominantly semi-detached dwellings
2. Further to the south, Providence Hospital and related health care facilities south of Buchanan Street
3. Kennedy Institute on south side of Buchanan Street

F. To the west:

1. Railroad/Metrorail right-of-way
2. Department of Public Works trash transfer station at Bates Road
3. Concrete plant north of transfer station

VI. Zoning (see excerpt of Zoning Map, 2015, attached)

A. Existing zoning:

1. R-2 (109,668 square feet/2.52 acres)
 - a. Single family detached and semi-detached dwellings with certain other institutional uses
 - b. Maximum height: 3 stories, 40 feet
 - c. Minimum lot size:
 - (1) Area:
 - (a) Semi-detached dwellings: 3,000 square feet
 - (b) Detached dwellings: 4,000 square feet
 - (2) Width:
 - (a) Semi-detached dwellings: 30 feet
 - (b) Detached dwellings: 40 feet

- d. Maximum percentage of lot occupancy: 40%
- e. Minimum rear yard: 20 feet
- f. Minimum side yard: 8 feet (where required)
- g. Minimum required parking: 1 space for each dwelling
- h. PUD guidelines
 - (1) Height: 40 feet
 - (2) FAR: 0.4
 - (3) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
 - (4) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

2. C-M-1 (72,932 square feet/1.67 acres)

- a. Light industrial district, permitting all kinds of commercial uses, institutional uses, hotels, warehouses, wholesale uses and industrial uses subject to the standards of external effects, but not residential uses
- b. Maximum height: 3 stories, 40 feet
- c. Maximum FAR: 3.0
- d. Side yards: not required, except where abutting a Residence district
- e. Minimum rear yard: 2 ½ inches per foot of height, not less than 12 feet
- f. Off-street parking:
 - (1) For retail or service use: 1 space for each 300 square feet of gross and cellar floor area in excess of 3,000 square feet
 - (2) For office: 1 space for each 800 square feet of gross and cellar floor area in excess of 2,000 square feet

- (3) For wholesale or industrial use: 1 space for each 1,000 square feet of gross floor area
- (4) For warehouse use: 1 space for each 3,000 square feet of gross floor area

g. PUD guidelines

- (1) Height: 60 feet
- (2) FAR: 3.0
- (3) Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
- (4) Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

3. Fort Totten (FT) Overlay

- a. Existing industrial uses deemed conforming and allowed to expand
- b. Special standards for yards and screening for business or industrial uses
- c. Special attention to roof areas so as to protect views from Fort Totten

B. History

- 1. Property was zoned C-M-1 and R-2 in 1958
- 2. Fort Totten Overlay added in May, 1995 (ZC Order No. 765)
- 3. PUDs in the area
 - a. Emerson Park – planned unit development and map amendment from R-2, FT/M and FT/C-M-1 to R-4 for construction of 74 rowhouses for property located immediately adjacent to the subject property on the south side of Emerson Street (Z.C. Case No. 04-11, order dated April 11, 2005)
 - b. Emerson Park Phase 2 – planned unit development and map amendment from R-2 and FT/C-M-1 to R-4 for construction of 35

rowhouses for the subject property (Z.C. Case No. 06-26, order dated February 12, 2007); order expired; houses not constructed

- c. Art Place planned unit development and map amendment from R-5-A and FT/C-3-A to C-2-B and FT/C-2-B for a mixed use development at South Dakota Avenue and Galloway and Kennedy Streets NE (Case No. 06-10, order dated December 14, 2009)

C. Proposed zoning: R-4

1. Uses:

- a. Single family detached, semi-detached and row dwellings
- b. Two family dwellings (flats)
- c. Conversion of buildings existing prior to 1958 to apartments
- d. Other institutional uses (churches, hospitals, museums, etc.)

2. Maximum height: 3 stories, 35 feet (40 feet if new construction of 3 or more adjoining rowhouses)

3. Minimum lot size:

a. Area:

- (1) Semi-detached dwellings: 3,000 square feet
- (2) Row dwellings and flats: 1,800 square feet
- (3) Conversion to apartments: 900 square feet per unit
- (4) Detached dwellings and all other uses: 4,000 square feet

b. Width:

- (1) Semi-detached dwellings: 30 feet
- (2) Row dwellings and flats: 18 feet
- (3) Conversion to apartments: not prescribed
- (4) Detached dwellings and all other uses: 40 feet

4. Maximum percentage of lot occupancy:

- a. Row dwellings and flats: 60%
 - b. Conversion to apartments: not prescribed
 - c. Detached and semi-detached dwellings and all other structures: 40%
- 5. Minimum rear yard: 20 feet
- 6. Minimum side yard: none required in most circumstances
- 7. Minimum required parking: one space for each dwelling unit
- 8. PUD guidelines
 - a. Height: 60 feet
 - b. FAR: 1.0
 - c. Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
 - d. Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
- D. Zoning of the area (see map, attached)
 - 1. To the north:
 - a. R-4 (under a PUD) for the Emerson Park townhouse development
 - b. FT/C-M-1 and FT/M west of 6th Place
 - c. R-2 for houses fronting on 6th Place and to the east
 - 2. To the east and southeast: predominantly R-2
 - 3. To the south:
 - a. FT/M west of 6th Street
 - b. R-2 east of 6th Street
 - c. R-5-A further south of Buchanan Street
 - 4. To the west: FT/M

VII. Description of the proposed project

- A. Uses: 40 row dwellings in groups of buildings
- B. Height: approximately 37 feet (from the 1st floor slab to the mid-point of the sloped roof)
- C. Floor area ratio:
 - 1. 0.49 on entire site
 - 2. 0.57 net of private roads
- D. Gross floor area: 89,124 square feet
- E. Percentage of lot occupancy
 - 1. 17% on entire site
 - 2. 20% net of private roads
- F. Parking: 57 spaces in garages and on surface
- G. Comparison to matter-of-right and PUD standards for R-4
 - 1. Use: single family residential uses permitted as a matter-of-right
 - 2. Height:
 - a. Matter-of-right: 40 feet
 - b. PUD guideline: 60 feet
 - c. Proposed: maximum of approximately 37 feet (from 1st floor slab to the mid-point of the sloped roof)
 - 3. FAR:
 - a. Matter-of-right: not provided, but at 60% lot occupancy for three stories is equivalent of 1.8
 - b. PUD guideline: 1.0
 - c. Proposed: 0.57 net of private roads

4. Proposed total gross floor area of 89,124 square feet is more than 218,000 square feet less than the existing matter-of-right in the C-M-1 zone and more than 20,000 square feet less than permitted under PUD standards in the proposed R-4

VIII. Compliance with PUD evaluation standards of §2403

- A. Impact of project shall be favorable, capable of being mitigated or acceptable (§2403.3)
 1. Replacing industrial concrete plant use with single family residential, a favored use under the Comprehensive Plan and city policies
 2. Traffic will have no impact on levels of service at build-out, per report by Gorove | Slade
 3. Proposed height is less than the height now permitted as a matter-of-right
 4. Proposed density is substantially less than density now permitted
- B. Project is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site (§2403.4): see section IX, below
- C. Commission shall “judge, balance, and reconcile the relative value of project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects” (§2403.8)
- D. Public benefits and project amenities
 1. On-site benefits and amenities
 - a. Residential use
 - b. Affordable housing
 - (1) Affordable housing in excess of what would have been required as a matter-of-right under existing zoning
 - (2) Developable area zoned R-2 = c. 75,650 square feet
 - (3) Reduce by 20% for roads and drives = 60,520
 - (4) Semi-detached houses under IZ @ minimum lot area of 3,200 sf = 18 lots

- (5) 10% affordable = 2 houses (1 @ 50% AMI)
 - (6) PUD proposed = 5 houses (2 @ 50% AMI)
 - c. Interior site open space (overall lot occupancy of approximately 20% net of private drives)
 - d. Preservation of slopes and buffer around the edge of the site
 - e. Architecture and urban design
 - f. Environmental benefits/stormwater management
 - (1) Exceeding the required pervious area of 18,260 square feet, by 73,040 square feet, or 1.68 acres
 - (2) Utilizing efficient site design to minimize the impervious area for development
 - (3) Providing 91,300 square feet of pervious area
 - (4) By performing multiple soil testing procedures, the Applicant has identified the only area of the site without clay soils which contain suitable sandy soils to allow for an infiltration trench, which will allow storm water from the site to be discharged directly back into the water table, reducing runoff from the site, one of the primary goals of Low Impact Development design.
2. Community benefits:
- a. Public space improvements along Emerson Street, 6th Place and Gallatin Street to facilitate pedestrian access to the Metrorail station
 - b. Streetscape improvements along 6th Street south of the site
 - c. Contribution to the Capital Area Food Bank (\$10,000)
 - d. Collaboration with the Emerson Park Homeowners Association for site improvements to adjacent development to the north
 - e. Other amenities agreed to with ANC 5A – total of \$52,500 to be contributed to community projects, including a contribution to UDC for renovationse at Backus School site and to make the facility available to the ANC on a priority basis for community use

balanced against

- E. Development incentives: no increase in height or FAR over existing or proposed matter-of-right density
- F. Areas of flexibility from R-4 or PUD standards:
 - 1. Consideration of buildings on theoretical building sites
 - 2. Large lot with very minimal street frontage
 - 3. Zoning Commission not required to utilize the exact standards of §2516
 - 4. Front yard setbacks on certain lots are less than the minimum requirement for rear yard (§2516.5(a)) but the distance between the fronts of facing houses is 42 feet (more than twice the minimum required rear yard)
 - 5. Common circulation element occupies 2 feet of the provided rear yard (§2516.6(a))
 - 6. Private driveway to each unit is less than 25 feet wide (§2516.6(b)); lots are only 18 feet wide

IX. Consistency with the Comprehensive Plan

- A. Framework element – guiding principles
 - 1. Managing growth and change
 - a) "Change in the District is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness." (§217.1)
 - b) "Diversity also means maintaining and enhancing the District's mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples." (§217.3)
 - c) "The District needs both residential and non-residential growth to survive. Non-residential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income." (§217.4)
 - d) "Much of the growth that is forecast during the next 20 years is expected to occur on large sites that are currently isolated from the

rest of the city. Rather than letting these sites develop as gated or self-contained communities, they should become part of the city's urban fabric through the continuation of street patterns, open space corridors and compatible development patterns where they meet existing neighborhoods. Since the District is landlocked, its large sites must be viewed as extraordinarily valuable assets. Not all should be used right away - some should be "banked" for the future." (§217.5)

- e) "Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs." (§217.6)
- f) "Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality." (§217.7)

2. Creating successful neighborhoods

- a) "The residential character of neighborhoods must be protected, maintained and improved. Many District neighborhoods possess social, economic, historic, and physical qualities that make them unique and desirable places in which to live. These qualities can lead to development and redevelopment pressures that threaten the very qualities that make the neighborhoods attractive. These pressures must be controlled through zoning and other means to ensure that neighborhood character is preserved and enhanced." (§218.1)
- b) "Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, park and recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized." (§218.2)

- c) "The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively." (§218.3)

3. Building green and healthy communities

- a) "As the nation's capital, the District should be a role model for environmental sustainability. Building construction and renovation should minimize the use of non-renewable resources, promote energy and water conservation, and reduce harmful effects on the natural environment." (§221.3)
- b) "Planning decisions should improve the health of District residents by reducing exposure to hazardous materials, improving the quality of surface and groundwater, and encouraging land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel." (§221.4)

B. Framework element – the Land Use Maps

- 1. The Generalized Policy Map purpose "is to categorize how different parts of the District may change between 2005 and 2025" (§223) - includes subject property partly in the Fort Totten Land Use Change Area (see excerpt, attached)

"Land Use Change Areas are areas where change to a different land use from what exists today is anticipated. In some cases, the Future Land Use Map depicts the specific mix of uses expected for these areas. In other cases, the Future Land Use Map shows these sites as "Federal", indicating the District does not have the authority to determine land uses, but expects a change by 2025. (§223.9)

There are more than two dozen Land Use Change Areas identified on the Policy Map. They include many of the city's large development opportunity sites, and other smaller sites that are undergoing redevelopment or that are anticipated to undergo redevelopment. Together, they represent much of the city's supply of vacant and underutilized land. (§223.10)

The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. The Comprehensive Plan's Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the desired mix of uses in each area. (§223.11)

As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods. Programs to avoid and mitigate any undesirable impacts of development of the Land Use Change Areas upon adjacent neighborhoods should be required as necessary." (§223.12)

2. The Future Land Use Map includes property in the moderate density residential category (see excerpt attached):

"This designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations." (§224.7)

3. Maps are intended to provide generalized guides for development and conservation decisions (§226.1)
 - a) Future Land Use Map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards
 - b) By definition Map is to be interpreted broadly
 - c) Future Land Use Map is generalized depiction of intended uses in the 20 year horizon
 - d) Densities within any given area are across-the-board; individual buildings may be higher or lower

- e) Density bonuses through PUDs may result in heights that exceed typical ranges
- f) Zoning is guided by the Future Land Use, Map, interpreted in conjunction with the text of the Plan, including citywide elements, area elements and approved small area plans

C. Land Use element

1. Overall goal:

"Ensure the efficient use of land resources to meet long-term neighborhood, city-wide, and regional needs; to help foster other District goals, to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries." (§302.1)

a) Policy 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." (§307.4)

b) Policy LU-1.4.2: Long-Term Vacant Sites

"Facilitate the reuse of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures which would address these constraints." (§307.5)

2. Creating and Maintaining Successful Neighborhoods

a) Policy LU-2.1.1 Variety of Neighborhood Types

Maintain a variety of neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future." (§309.6)

b) Policy LU-2.1.3 Conserving, Enhancing and Revitalizing Neighborhoods

"Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment." (§309.8)

c) Policy LU-2.1.11: Residential Parking Requirements

"Ensure that parking requirements for residential buildings are responsive to the varying levels of demand associated with different unit types, unit sizes, and unit locations (including proximity to transit). Parking should be accommodated in a manner that maintains an attractive environment at the street level and minimizes interference with traffic flow." (§309.16)

D. Transportation element

1. Overall goal:

"Create a safe, sustainable efficient multi-modal transportation system that meets the access and mobility needs of District residents, the regional workforce, and visitors; supports local and regional economic prosperity; and enhances the quality of life for District residents." (§401.1)

2. Policies and Actions – Linking Land Use and Transportation

a) "Coordinating transportation and land use decisions is critical to making the best use of infrastructure and finite land resources as these gains occur. The balance between housing and jobs plays a clear role in travel patterns. In general, the demands on our transportation system are reduced when homes are located close to places of employment and shopping. People spend less time traveling and overall quality of life may be improved. The transportation system as a whole benefits when more compact residential and employment areas are situated along major transit routes. Travel times are reduced and there is better use of public transportation investments." (§403.1)

b) "Although the District has already developed walkable, transit-oriented neighborhoods, future opportunities will arise to strengthen the linkage between land use and transportation as new development takes place." (§403.2)

- c) "Closer coordination between transportation and land use planning can result in better congestion management, more efficient use of transit and parking, and transportation infrastructure that is sensitive and complementary to its surrounding context." (§403.4)
- d) "Assessing and measuring the transportation impacts of land use decisions is also an important part of integrated land use and transportation planning. New development generates new trips—be they auto trips, transit trips, or pedestrian and bicycle trips. Major land use changes such as the development of large housing complexes or office buildings must be evaluated for their impacts on existing and planned transportation infrastructure to ensure that the network can function adequately when the projects are completed." (§403.5)
- e) Regional Smart Growth Solutions

"A regional strategy of promoting, in-fill mixed-use and transit-oriented development in urbanized areas is needed to ensure transportation efficiency in the District and in the region." (§405.3)

3. Policies and actions – Multi-modal transportation choices

Policy T-2.4.1 Pedestrian Network:

"Develop, maintain, and improve pedestrian facilities. Improve the city's sidewalk system to form a network that links residents across the city."
(§410.5)

E. Housing element

1. Overall goal

"Develop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia." (§501.1)

2. Homes for an Inclusive City - Expanding Housing Supply

- a) "Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing

programs, recognizing and responding to the needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs." (§503.1)

b) 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." (§503.2)

c) Policy H-1.1.2 Production Incentives

"Provide suitable regulatory, tax, and financing incentives to meet housing production goals." (§503.3)

d) Policy H-1.1.3 Balanced Growth

"Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing." (§503.4)

3. Ensuring housing affordability

a) Policy H-1.2.1: Affordable Housing Production as a Civic Priority

"Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city." (§504.6)

b) Policy H-1.2.3: Mixed Income Housing

"Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing." (§504.8)

F. Environmental Protection element

1. Policies and Actions – Protecting Natural Green Areas

a) Policy E-1.1.1 Street Tree Planting and Maintenance

"Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District's neighborhoods." (§603.4)

b) Policy E-1.1.3: Landscaping

"Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity." (§603.6)

2. Policies and Actions – Conserving Natural Resources

a) Policy E-2.1.1: Promoting Water Conservation

"Promote the efficient use of existing water supplies through a variety of water conservation measures, including the use of plumbing fixtures designed for water efficiency, drought-tolerant landscaping, and irrigation systems designed to conserve water." (§609.3)

b) Policy E-2.2.1: Energy Efficiency

"Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees." (§610.3)

c) Policy E-2.2.5: Energy Efficient Building and Site Planning

"Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. The planning and design of new development should contribute to energy efficiency goals." (§610.7)

3. Policies and Actions – Promoting Environmental Sustainability

a) Policy E-3.1.2 Using Landscaping and Green Roofs to Reduce Runoff

"Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in

new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces." (§613.3)

b) Policy E-3.2.1 Support for Green Building

"Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities." (§614.2)

G. Urban Design element

Overall goal:

"Enhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces." (§901.1)

1. Policy UD-2.2.8: Large Site Development

"Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades." (§910.16)

2. Policy UD-2.3.1: Reintegrating Large Sites

"Reintegrate large self-contained sites back into the city pattern. Plans for each site should establish urban design goals and principles which guide their subsequent redevelopment." (§911.2)

3. Policy UD-2.3.2: Large Site Scale and Block Patterns

"Establish a development scale on large sites that is in keeping with surrounding areas. "Superblocks" (e.g., oversized tracts of land with no through-streets) should generally be avoided in favor of a finer-grained street grid that is more compatible with the texture of Washington's neighborhoods. This also allows for more appropriately scaled development and avoids large internalized complexes or oversized structures." (§911.3)

4. Policy UD-2.2.7 Infill Development

"Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs." (§910.15)

5. Policy UD-2.3.3: Design Context for Planning Large Sites

"Ensure that urban design plans for large sites consider not only the site itself, but the broader context presented by surrounding neighborhoods. Recognize that the development of large sites has ripple effects that extend beyond their borders, including effects on the design of transportation systems and public facilities nearby." (§911.6)

6. Policy UD-2.3.4: Design Trade-offs on Large Sites

"Balance economic development and urban design goals on large sites. In some cases, it may be appropriate to develop a site in a manner that does not capitalize on its full economic value in order to achieve an important urban design objective, such as creation of new waterfront open space or reservation of a historic landmark." (§911.7)

7. Policy UD-2.3.5: Incorporating Existing Assets in Large Site Design

"Incorporate existing assets such as historic buildings, significant natural landscapes, and panoramic vistas in the design of redeveloped large sites. For sites that were originally planned as integrated complexes of multiple buildings, historic groupings of structures should be conserved where possible." (§911.8)

8. Policy UD-3.1.4: Street Lighting

"Provide street lighting that improves public safety while also contributing to neighborhood character and image." (§913.11)

9. Policy UD-3.1.5: Streetscape and Mobility

"Ensure that the design of public space facilitates connections between different modes of travel, including walking, public transit, bicycling, and driving. Bus shelters, benches, bicycle parking, safe pedestrian connections, and clear wayfinding signage should be provided to facilitate multi-modal travel." (§913.12)

10. Policy UD-3.1.8: Neighborhood Public Space

"Provide urban squares, public plazas, and similar areas that stimulate vibrant pedestrian street life and provide a focus for community activities. Encourage the "activation" of such spaces through the design of adjacent structures; for example, through the location of shop entrances, window displays, awnings, and outdoor dining areas." (§913.15)

11. Policy UD-3.1.11: Private Sector Streetscape Improvements

"As appropriate and necessary, require streetscape improvements by the private sector in conjunction with development or renovation of adjacent properties." (§913.18)

H. Upper Northeast area element

Guiding Growth and Neighborhood Conservation

1. Policy UNE-1.1.1: Neighborhood Conservation

"Protect and enhance the stable neighborhoods of Upper Northeast, such as Michigan Park, North Michigan Park, University Heights, Woodridge, Brookland, Queens Chapel, South Central, Lamond Riggs, and Arboretum. The residential character of these areas shall be conserved, and places of historic significance, gateways, parks, and special places shall be enhanced." (§2408.2)

2. Policy UNE-1.1.2: Compatible Infill

"Encourage compatible residential infill development throughout Upper Northeast neighborhoods, especially in Brentwood, Ivy City, and Trinidad, where numerous scattered vacant residentially-zoned properties exist. Such development should be consistent with the designations on the Future Land Use Map. New and rehabilitated housing in these areas should meet the needs of a diverse community that includes renters and owners; seniors, young adults, and families; and persons of low and very low income as well as those of moderate and higher incomes." (§2408.3)

3. Policy UNE-1.1.3: Metro Station Development

"Capitalize on the presence of the Metro stations at Rhode Island Avenue, Brookland/CUA, and Fort Totten, to provide new transit-oriented housing, community services, and jobs. New development around each of these three stations is strongly supported. The District will coordinate with WMATA to ensure that the design, density, and type of housing or other proposed development at these stations is compatible with surrounding

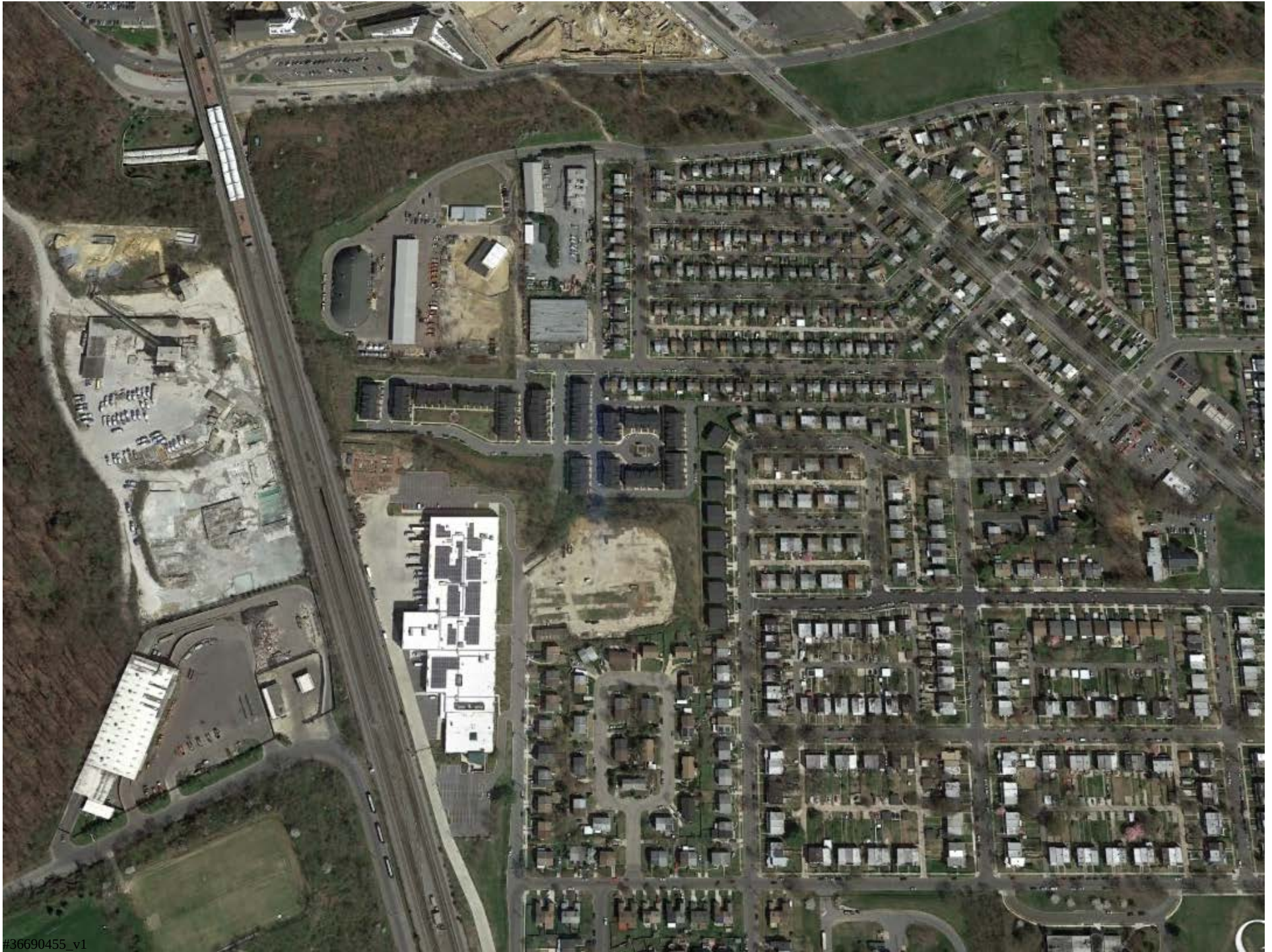
neighborhoods; respects community concerns and feedback; serves a variety of household incomes; and mitigates impacts on parking, traffic, and public services. Development shall comply with other provisions of the Comprehensive Plan regarding the compatibility of new land uses with established development, the provision of appropriate open space, and mitigation of impacts on traffic, parking, and public services.” (§2408.4)

X. Compatibility with the area

- A. Adjoining residential area is developed to approximately same density
- B. Use:
 - 1. Single family houses replacing former industrial uses
 - 2. Compatible with adjoining single family semi-detached and community houses
- C. Height: proposed buildings are three stories, houses in the area are generally two stories but allowed to be three stories as a matter-of-right
- D. Density: proposed FAR is only approximately one-third of that permitted now as a matter-of-right

XI. Conclusions

- A. Project is not inconsistent with the Comprehensive Plan
- B. Project is within the applicable height and bulk standards of the Zoning Regulations and is consistent with the residential zoning to the north and east
- C. Project provides an appropriate balance between the development proposed, the flexibility requested and the benefits and amenities provided
- D. PUD allows the Zoning Commission to condition approval to what is specifically proposed, without allowing more density or uncontrolled development
- E. Project should be approved

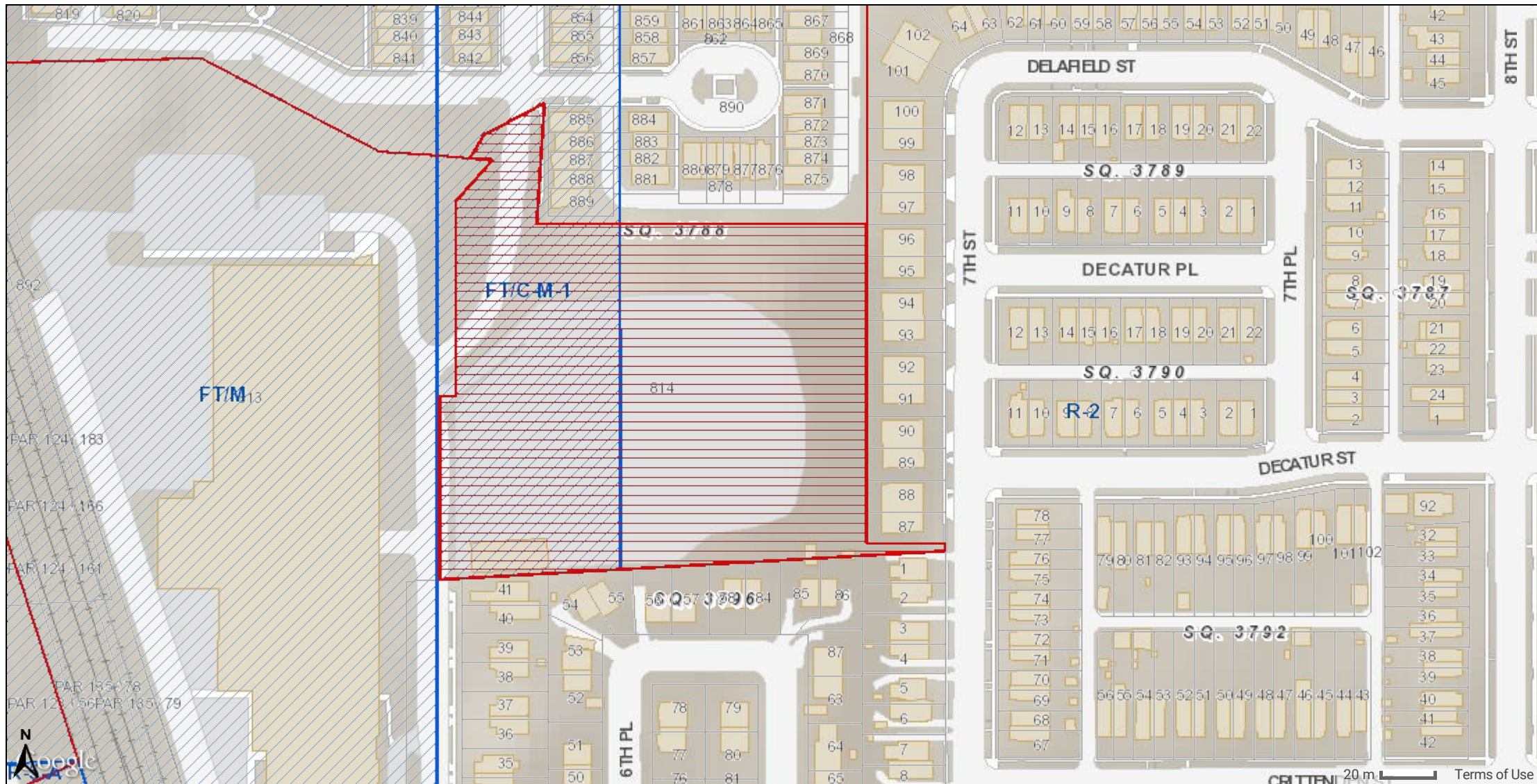




District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

July 27, 2015



Zoning Layers

- | | | | |
|--------------------|---------------------------|--------------|-----------------|
| Zone Districts | Overlays Districts | TDRs | Air Rights Zone |
| Pending Zones | Pending Overlay Districts | Pending PUDs | Baist Index |
| Historic Districts | Campus Plans | Active PUDs | CEA |

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

M

Fort Totten

FARADAY PL NE

ST

DELAFIELD

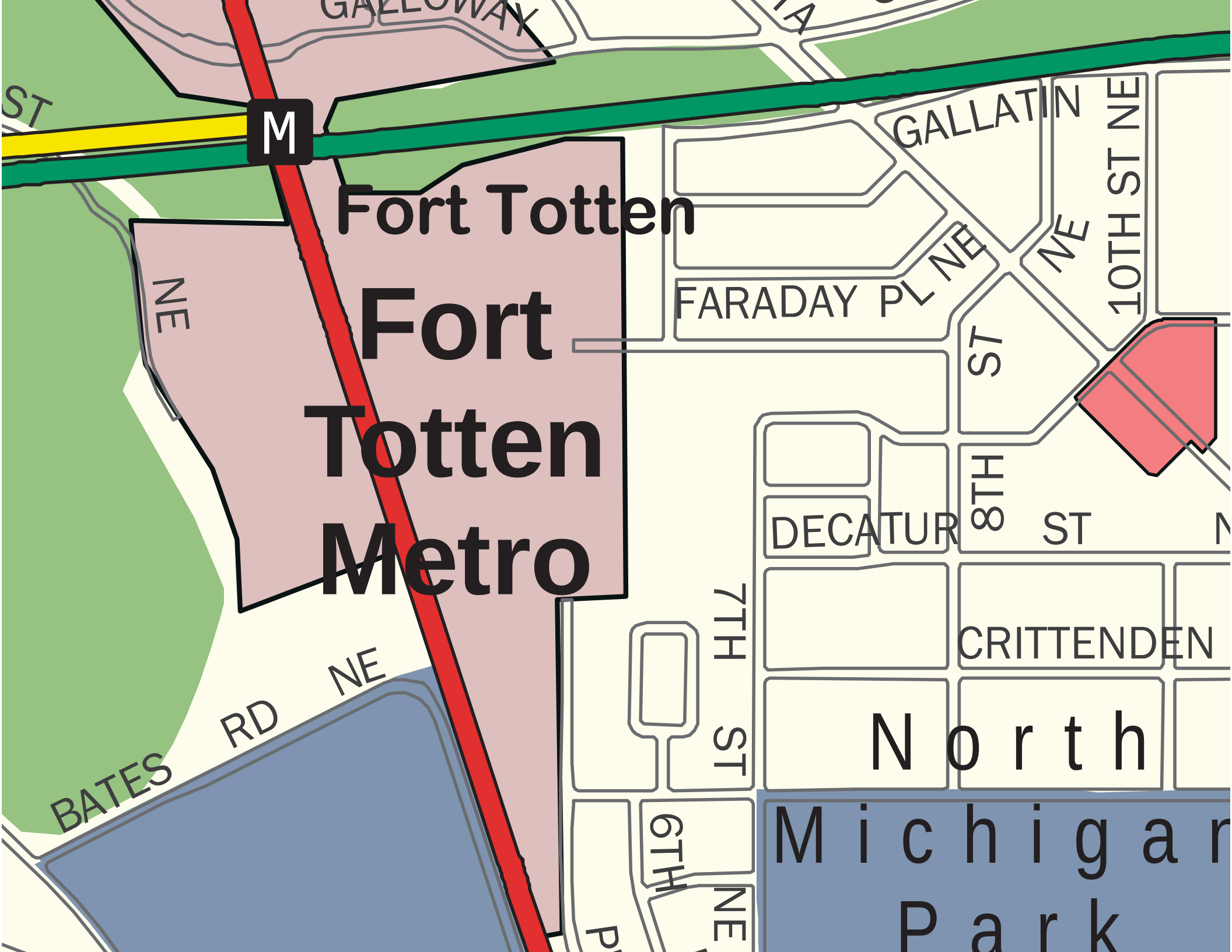
DECATUR

8TH

CF

7TH ST

RD NE



M

Fort Totten

Fort
Totten
Metro

NE

BATES
RD

NE

7TH
ST

6TH
ST

NE

GALLATIN
ST

NE

10TH ST NE

ST

DECATUR

8TH
ST

ST

CRITTENDEN

North

Michigan
Park