

What We Will Cover

- Context: Community Growth & Change
- Feedback and Notification Process
- Comprehensive Plan and Lanier Heights
- Challenges We Face
- Our Response to Concerns

ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 114

Context

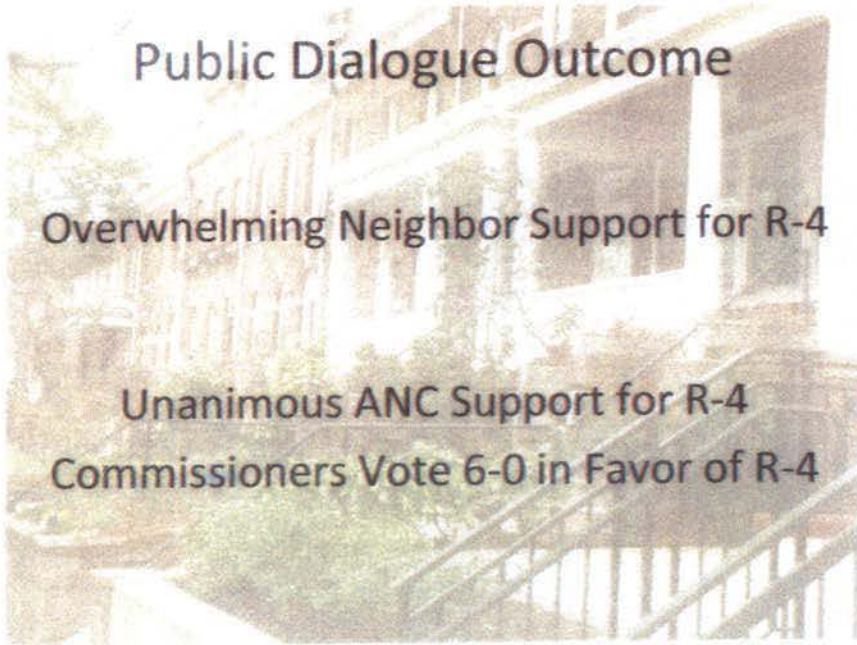
Adams Morgan Supports Growth and Change:

- Over 1,000 new apartment/condo units
- Nearly a dozen major new developments
- New hotel
- Welcome new businesses
- Support established commercial operations

ANC1C and Lanier Heights – one of the most densely populated ANCs in the City

R-4 Community Engagement

- Beginning 2013
- Community Meetings Held to Gain Input
 - Multiple Meetings with Office of Planning
 - Neighborhood meetings, well-publicized
 - ANC Meetings
 - Special November 2014 Community Forum



Public Dialogue Outcome

Overwhelming Neighbor Support for R-4

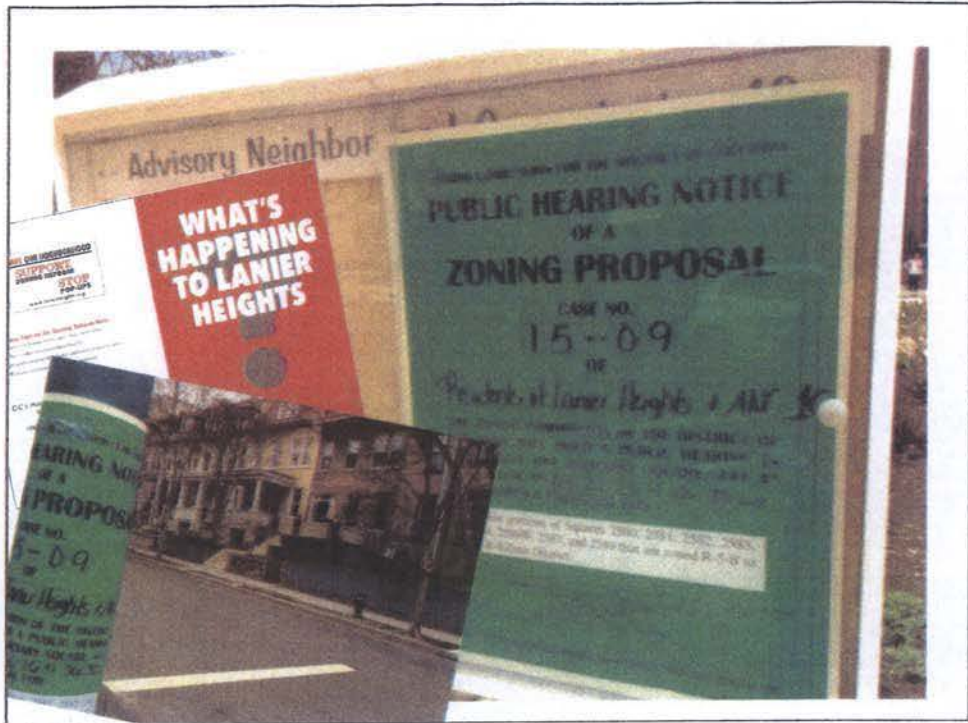
Unanimous ANC Support for R-4

Commissioners Vote 6-0 in Favor of R-4

Notifications

- Meeting with OP to Establish Parameters of Notification Process
- Extensive Notification of the Neighborhood
 - Signs Placed at all Key Intersections
 - Listserv Notices Sent
 - ANC Meeting Notices
 - ANC Website
 - Door-to-Door with Flyers





OP Report: R-4 for Lanier Heights

“would not be inconsistent with with many of the written Plan policies”

In other words, R-4 for Lanier Heights:
is consistent with
many of the written Plan policies

OP Report Concludes

Of the ~19 Comprehensive Plan provisions cited:

- Lanier Heights is already consistent with most of these policies
- R-4 would help Lanier Heights address additional policies

Neighborhood Already Meets These Comprehensive Plan Policies

We Have Diverse Housing Types in Lanier Heights

- 186 Rowhouses
- Dozens of Apartment/Condo Buildings

We address Comprehensive Plan, Chapter 2: 217.2, 217.3

Neighborhood Already Meets These Comprehensive Plan Policies

We Have Accommodated Change and Growth

Comprehensive Plan, Chapter 2: 217.1, 217.6, 217.7 and the Housing
Element 502.2, 503.1

New Condos/Apartments

The Adamo



Scottish Rite



Ontario 17



Comprehensive Plan,
Chapter 2: 217.1, 217.6, 217.7 and
the Housing Element 502.2, 503.1

Lanier Heights Needs R-4 To Fulfill the Comprehensive Plan

To Maintain a Balance of Housing Supply



Policy LU-2.1.3 - Conserving, Enhancing, and Revitalizing Neighborhoods
Mid-City Element 2000.9, 2007.2(d), Policy MC-1.1.1, Policy MC-1.1.5, Action MC-1.1.A

Lanier Heights Needs R-4 To Fulfill the Comprehensive Plan

To Preserve Neighborhood Character

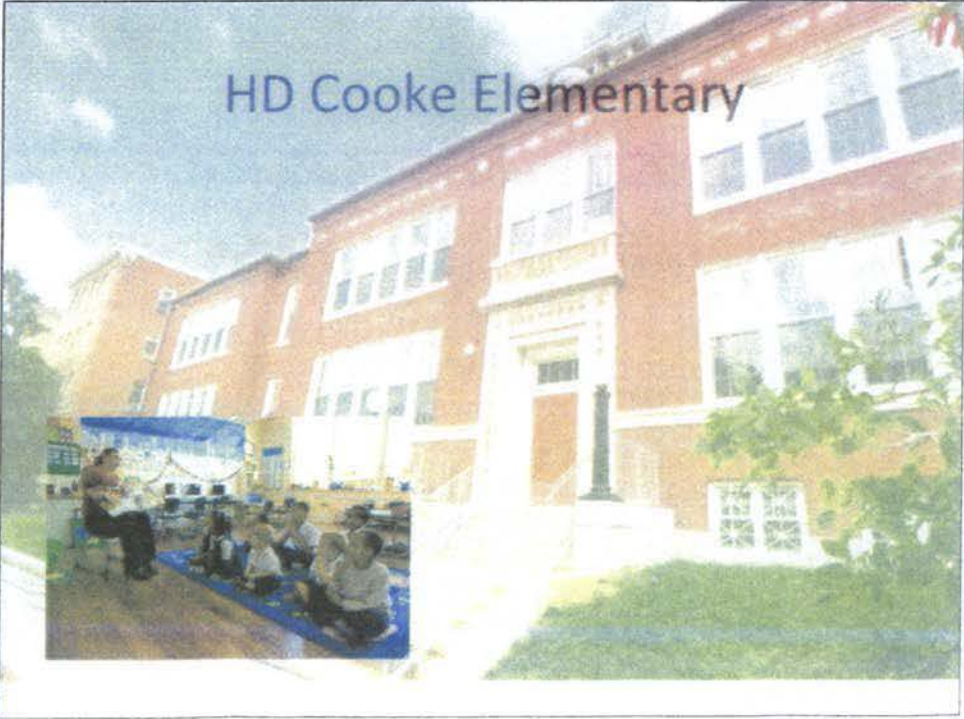


Comprehensive Plan, Chapter 2: 218.1 - Policy LU-2.1.6 - Teardowns - Policy LU-2.1.7 - Conservation of Row House Neighborhoods - Policy LU-2.1.9 - Addition of Floors and Roof Structures to Row Houses and Apartments - Action LU-2.1.C - Residential Rezoning - Mid-City Element 2000.9, 2007.2(d), Policy MC-1.1.1, Policy MC-1.1.5, Action MC-1.1.A

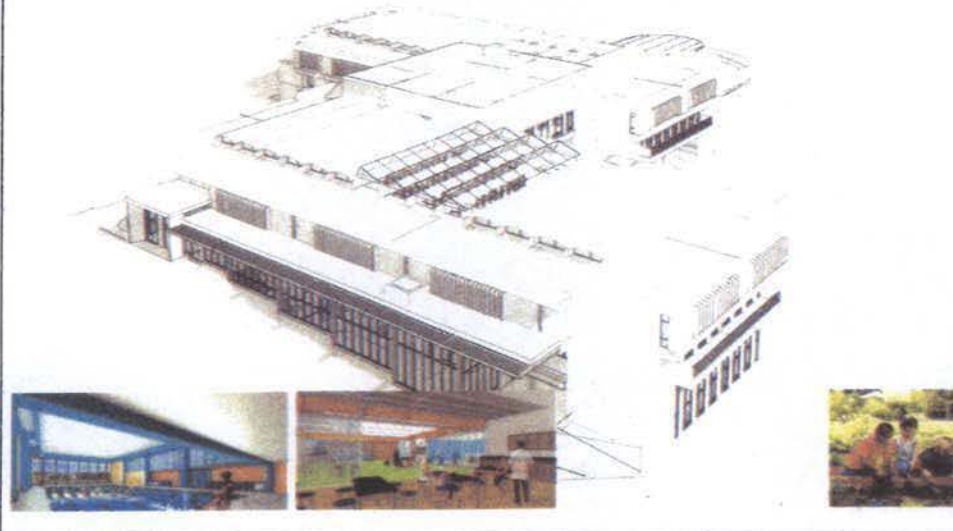
Lanier Heights Needs R-4 To Fulfill the Comprehensive Plan

To Support for Family Housing

Comprehensive Plan, Chapter 2: 217.2
Housing Element 505.2, 504.4, 504.5, Policy H-1.3.1



Marie Reed Community Learning Center
\$65 million renovation project: 2015-2018



**Lanier Heights Needs R-4
To Fulfill the Comprehensive Plan**

To Support Affordable Housing

How Do We Support Affordable Housing, per
the Comprehensive Plan, Chapter 2: 218.3

R-4 Provisions: 2603.8 and 2603.9

Affordable Housing is Not Going to Occur Through Rowhouse Conversions

Current Lanier Heights Sales

1767 Lanier Pl NW # 8, WASHINGTON, DC 20009

FOR SALE \$1,119,000

\$960,000

2 beds / 2 baths / 1,201 sqft / 2015

Existing R-4 is Consistent with OP Principles

Alternative	R-4
• Allow >2 units but sets limit	• Same, >2 units (BZA)
• Affordable housing 4 th /6 th	• Same
• 35' height limit	• Same
• Architectural protections	• Same
• Lower lot occupancy limit or rear yard re pop-backs	• Under review by ZC

R-4 is Right for Lanier Heights

"A large majority" - "many properties"
conform to R-4 zone regulations, according to OP

- 75-80% of properties are <35' in height
- 70-75% are conforming for lot occupancy
- 36% of properties have sufficient land to covert to 3+ units under special exception
- <10% have been converted to apartment buildings

Challenges We Face



Overbuilding Threatens Lanier Heights

Street	New Units	% Increase
Lanier Place	39	47%
Argonne Place	16	71%
18 th Street	9	32%
Ontario Road	6	26%
Ontario Place	8	11%

Family Housing is at Risk

R-4: Family Friendly

- Single family rowhouses
- 2-unit conversions
- 2+ bedrooms

R-5-B: Less Family Friendly

- 4-9 unit conversions
- Mainly 1 bedroom

Quality of Life is at Risk

- Risk to neighboring homes
- Noise – common walls don't block sound
- Light & Air – loss from overbuilding
- Negative impact
 - in the front-architectural
 - in the back-living
- Parking – adequate spaces?

Two Lanier Heights Conversions Facades Preserved



Concerns are Not Just About Façades
Loss of Light and Air



Loss of Light and Air



Loss of
Light
and
Air



Loss of Light and Air
Front and Rear



Exceptions Now But Rule in Future?

Proposed?



Exceptions Now But Rule in Future

Proposed

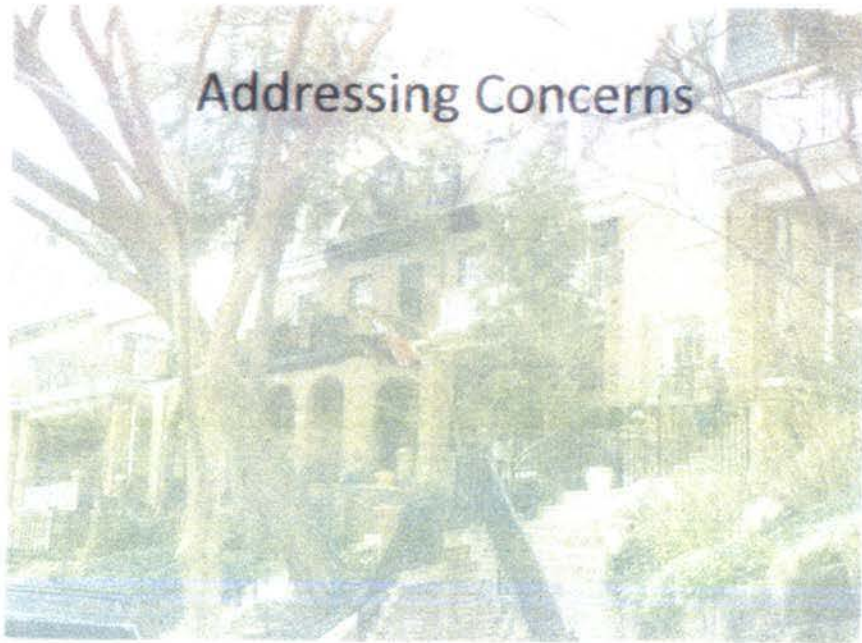


Exceptions Now But Rule in Future

Not "New Housing for New Neighbors"
Neighboring Houses Condemned Due to Structure Collapse



Addressing Concerns



R-4: Not Unique to Area

Columbia Heights



Mt. Pleasant



Petworth & Shaw in Midcity,
Woodley and Dupont also have R-4 zoning

Is this a precedent for other areas?

No

- Each neighborhood's conditions need to be assessed on its own merits.
- The zones are not meant to be unchangeable.

Would property rights be diminished?

No

- Everyone has property rights—not just those who want to cash in.
- Overbuilding harms property values of abutting property owners.

Does R-4 accommodate varied housing?

Yes

- Conversions to 2 units are allowable.
- 2+ conversions are allowable (BZA)
- Adams Morgan already has a robust mix of:
 - Apartment buildings.
 - Group houses.
 - Basement rentals.

Does R-4 prevent expansion of rowhouses?

No

- All zone districts cap housing density.
 - R-5-B: FAR and lot occupancy
 - R-4: Number of stories and lot occupancy

Several conversions in Lanier Heights violate both R-5-B and R-4 and would not be allowable under either zone district.

Is it okay to change Lanier Heights zoning regulations that have existed for decades?

Yes

- Zoning regulations always adjust to new needs.
- We are at a tipping point of harming our rowhouse neighborhood.

Does rezoning our rowhouse neighborhood make sense?

Yes

- To our credit, we have a diverse housing stock of rowhouses and apartments.
- The R-4 proposal will not adversely affect apartment buildings.
- OP: An overlay is not desirable
- Don't punish us for being diverse.

Would property values be diminished?

No

Property value is more than sales price.

- Value of being able to raise a family in the home.
- Value of enjoying back yard space.
- Value of a neighborhood with varied housing types.

Would property values be diminished?

“Lost value” argument is flawed.

- Premium sales happen on first cash-out sales.
- However, lower values as character of neighborhood is diminished.

R-4 can actually preserve value of all types of residences by maintaining balance.

Are ZRR Zones RF-4 and RF-5 an option for Lanier Heights?

No

- Zones are for neighborhoods with larger houses.
- The process of community input has been extensive, ongoing and has already been completed.
- OP report outlines alternative that is R-4.

Conclusion: The Evidence is Clear
R-4 for Lanier Heights is Right

- We Have Accommodated Growth and Change
- The Community Overwhelmingly Supports R-4
- Comprehensive Plan Supports Rezoning to R-4
- R-4 Helps Lanier Heights Address More CP Policies
- Without R-4, Our Neighborhood Will Suffer
- We Have Addressed Concerns Raised