



TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation
DATE: June 1, 2017
SUBJECT: Preliminary Report – ZC 17-08 – Consolidated PUD and Related Map Amendment at 601 50th Street NE. (Square 5194, Lot 824)

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends the Commission set down the application by Providence Place I LP for a consolidated Planned Unit Development (PUD) to construct a multi-family residential building of 100 units at 1.88 FAR and 38% lot occupancy in the Lincoln Heights neighborhood, at 601 50th Street, N.E.; the PUD includes a related map amendment from the RA-1 District to the RA-2 District. Flexibility is also requested by the applicant to vary:

- The number of residential unit (+/- 10%);
- The location of the design of interior components...;
- The final selection of exterior materials within the color ranges and minor refinement to details;
- Streetscape design; and
- Signage.

The proposal is not inconsistent with the Comprehensive Plan and the filing generally meets the requirements of 11 DCMR Z § 300 and X § 308.1 to schedule a public hearing.

Prior to a public hearing OP has requested the following:

- Status of the site's proposed historic designation;
- Clarification of whether the open space areas on the site would be precluded from future development;
- Provision of a comprehensive transportation review (CTR) and transportation demand management (TDM) measures;
- Refinement of the flexibility requests; and
- Information on whether the project would be LEED GOLD equivalent (compared with the Green Communities Check list (Sheet A15).
- Consideration of the provision of green roof and solar panels;

Further analysis and resolution of concerns expressed by the Commission and OP at setdown should be provided prior to the public hearing.



II. SITE and PROJECT DESCRIPTION (SUMMARY)

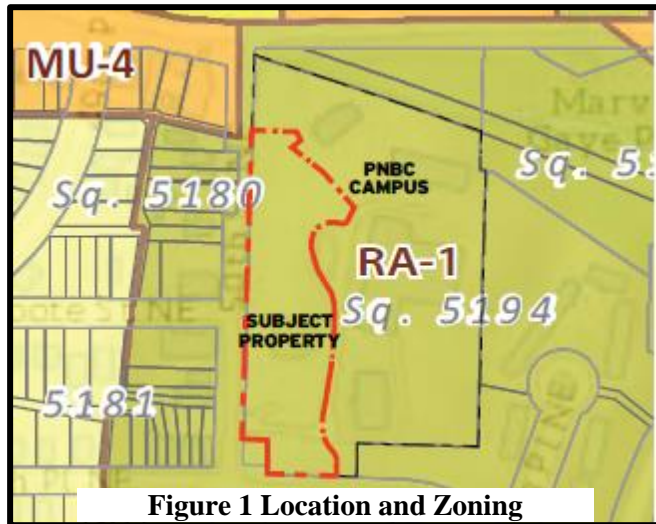


Figure 1 Location and Zoning

The 70,712 square foot lot is currently a part of the Progressive National Baptist Church headquarters campus. It is located at the southeast corner of the intersection of Nannie Helen Burroughs Avenue and 50th Street and south and west of Marvin Gaye Park. There are four buildings on the site, one of which (Trades Hall) is a designated National Historic Landmark. The overall site is under consideration for historic designation and the applicant has stated that the historical significance of the campus is currently being investigated by a local firm. The proposed design of the residential building employs Art Moderne elements traditional to the historic features of the dormitory and chapel buildings.

The proposed project, referred to as Providence Place I, would be located within a 15-minute walk of the Benning Road Metro station south of the site, which is serviced by the blue and silver lines. Transportation is also available by three bus lines, including along Nannie Helen Burroughs Avenue, Division Street and Fitch Street, just south of the site (See Sheet A04). The campus is surrounded by a mix of recreational facilities, moderate and medium density residential uses and other educational uses.

Proposed Project

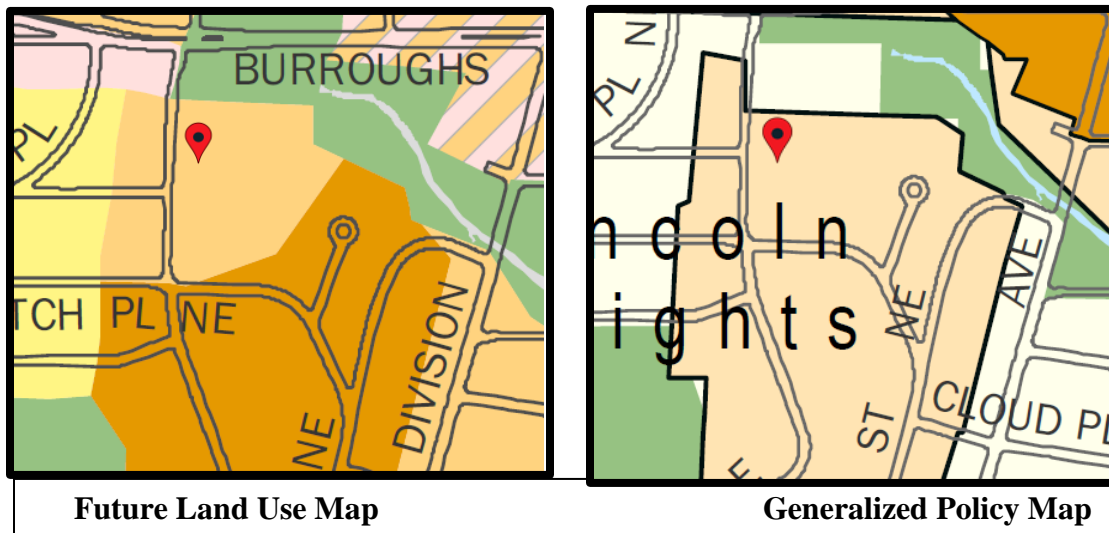
The applicant proposes to construct a residential development as a PUD with a related RA-2 zone map amendment as follows:

- The building would be a maximum of 31 feet 10 inches in height as measured from 50th Street, with 5 floors;
- The building would have a total of 132,776 square feet of gross floor area and an FAR of 1.88, including:
- 109,473 sq. ft. of residential use in approximately 100 dwelling units, with 35 units set aside as replacement units for the Lincoln Heights/Richardson Dwellings properties controlled by DC Housing Authority (DCHA). All units would be affordable at 60% MFI for the life of the project;
- The project would provide apartments in a range of mixes with [three units as large as four bedrooms](#) ;
- The building would include 48 vehicular parking spaces, accessed from 50th Street on the north side of the building, as well as 34 long-term and 5 short-term residential bicycle spaces;
- One 38-foot loading berth, 1 service loading platform at 20 ft. and a 120 square-foot platform space would be provided.

III. PLANNING CONTEXT

Comprehensive Plan

The proposed PUD is not inconsistent with the Comprehensive Plan or with the Lincoln Heights and Richardson Dwellings New Communities Revitalization (Small Area) Plan, approved by Council in November 2006 which, as a Small Area Plan, contains additional guidance to the Comprehensive Plan.



The Comprehensive Plan’s Future Land Use Map (FLUM) indicates that the property is appropriate for moderate density residential uses. The RA-2 zone (previously the R-5-B zone in the 1958 zone regulations) is a moderate density residential zone identified in § 225 of the Comprehensive Plan’s Citywide Element, where the FLUM categories are described in detail

Moderate Density Residential: 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 (RA-1) Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district (RA-2) and other zones may also apply in some locations. 225.4

The requested PUD-related rezoning to RA-2 zone, would allow a 5-story building with a 1.88 FAR, which is well within the general PUD parameters of the RA-2 zone and the moderate density residential designation.

The Generalized Policy Map shows a small portion of the site in a Neighborhood Conservation Area¹ and the majority of the site within the Neighborhood Enhancement Area described as:

¹ This portion of the site would not be disturbed for the development of the residential building

“These areas are neighborhoods with substantial amounts of vacant residentially zoned land. They are primarily residential in character. Many of these areas are characterized by a patchwork of existing homes and individual vacant lots, some privately owned and others owned by the public sector or non-profit developers. They present opportunities for compatible small-scale infill development, including new single family homes, townhomes, and other density housing types. Land uses that reflect the historical mixture and diversity of each community should be encouraged.” 223.6

The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development “fits-in” and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and must be consistent with the land use designation on the Future Land Use Map. 223.7

The Comprehensive Plan Framework Element provides guidelines on how the two maps work together (Attachment A).

COMPREHENSIVE PLAN ELEMENTS

This project would further the Guiding Principles for Managing Growth and Change (Comprehensive Plan page 2-23, numbers 3, 5 and 6), and for Creating Successful Neighborhoods (Comprehensive Plan page 2-24, numbers 8, 10 and 15).

The proposed project would also be not inconsistent with many other written elements of the Comprehensive Plan. The Citywide Elements, Land Use, Transportation, Housing, Environmental, Urban Design and the Far Northeast Area Elements include policies and recommended actions which the proposal supports. The PUD also supports several policies of the Comprehensive Plan because of the PUD’s relationship to the Lincoln Heights/Richardson Dwellings New Community Initiative. The PUD provides 35 replacement housing units for Lincoln Heights/Richardson Dwellings as well as additional housing through the PUD.

A PUD is the most appropriate vehicle for the proposed development under the Comprehensive Plan’s designation of the site as appropriate for moderate density residential use and for accommodating the relocation of residents of the Lincoln Heights development within their own neighborhood.

Far Northeast and Southeast Area Element (“FNS”)

The Property is located in the Far Northeast and Southeast Area Element (FNS) of the Comprehensive Plan. There are several policies within the FNS Area Element, which encourage residential development as proposed.

The low density character that typifies most Far Northeast and Southeast neighborhoods should be maintained. While it is recognized that the area contains much vacant land with the potential for infill development, this development should generally be similar in density to what exists today. This is one of the few areas in the city with opportunities to build three- and four bedroom homes suitable for families with children. 1707.2 (a)

While protecting established single family neighborhoods is a priority, Far Northeast and Southeast recognizes the need to provide a variety of new housing choices. 1707 (b)

Renovation and rehabilitation of the housing stock should continue to be a priority, especially for the aging post-war apartment complexes and for developments with subsidized units. In some cases ... the best approach may be to replace deteriorated multi-family housing with new housing that better meets community needs. 1702 (d)

FNS-1.1 Guiding Growth and Neighborhood Conservation 2408

Policy FNS-1.1.1: Conservation of Low Density Neighborhoods... *Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and protect the existing low density land use pattern while allowing for infill development that is compatible with neighborhood character.* 1708.2

Policy FNS-1.1.2: Development of New Housing *Encourage new housing for area residents on vacant lots.... taking steps to ensure that the housing remains affordable for current and future residents.* 1708.3

In addition to the Area Elements, the project furthers many other policies in the City Wide Elements:

Land Use Element

LU-1.4: Neighborhood Infill Development 307.

Infill development on vacant lots is strongly supported in the District of Columbia, provided that such development is compatible in scale with its surroundings and consistent with environmental protection and public safety objectives. In residential areas, infill sites present some of the best opportunities in the city for "family" housing and low-to-moderate-density development. In commercial areas, infill development can fill gaps in the streetwall and create more cohesive and attractive neighborhood centers. Vacant lots in such settings may also present opportunities for public uses, such as pocket parks, job training facilities, and child care centers. 307.2

Housing Element

H-1.1 Expanding Housing Supply: *Expanding the housing supply is a key part of the District's vision to create successful neighborhoods... 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

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

H-1.1.5: Housing Quality *Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood.* 503.6

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

H-1.2.7: Density Bonuses for Affordable Housing: *Provide zoning incentives to developers proposing to build low- and moderate-income housing. Affordable housing shall be considered a public benefit for the purposes of granting density bonuses when new development is proposed.* 504.14

H-1.3.1: Housing for Families: *Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.* 505.6

H-2.1 Preservation of Affordable Housing 509

Looking to the future, the city will need new programs to preserve its affordable stock, particularly its subsidized rental units. Rental housing comprises almost 60 percent of the housing stock and is the main housing option for those just entering the workforce and those without the initial resources to purchase a home. Low-income renters are already more likely to pay more than half of their incomes on housing than any other group.

Policy H-2.1.1: Protecting Affordable Rental Housing: *Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units.* 509.5

Policy H-2.1.5: Long-Term Affordability Restrictions: *Ensure that affordable housing units that are created or preserved with public financing are protected by long-term affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by federal programs, affordable units should remain affordable for the life of the building, with equity and asset build up opportunities provided for ownership units.* 509.9

Environmental Protection Element

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

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

E-2.2.3: Reducing Home Heating and Cooling Costs: *Encourage the use of energy-efficient systems and methods for home insulation, heating, and cooling, both to conserve natural resources and also to reduce energy costs for those members of the community who are least able to afford them.* 610.5

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

E-3.1.1: Maximizing Permeable Surfaces: Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce urban runoff. 613.2

Urban Design Element

UD-1.2.1: Respecting Natural Features in Development: Respect and perpetuate the natural features of Washington's landscape. In low-density, wooded or hilly areas, new construction should preserve natural features rather than altering them to accommodate development. Density in such areas should be limited and setbacks should be provided as needed to protect natural features such as streams and wetlands. Where appropriate, clustering of development should be considered as a way to protect natural resources. 904.3

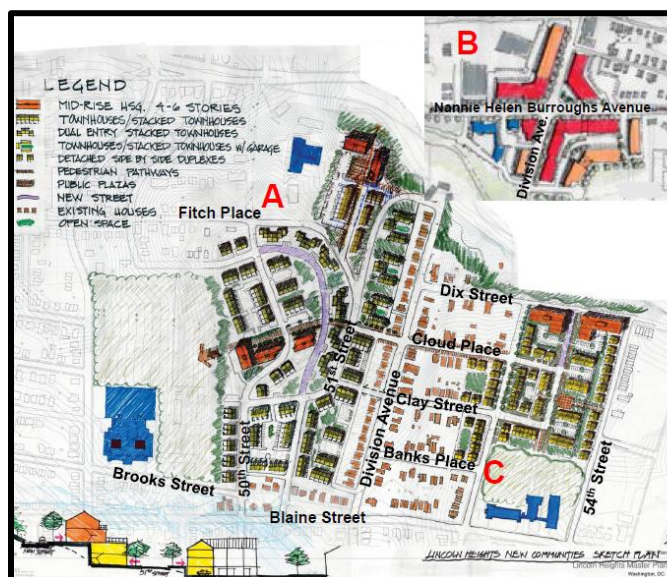
UD-2.2.1: Neighborhood Character and Identity: Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context. 910.6

UD-2.2.5: Creating Attractive Facades: Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street. 910.12

UD-2.2.7: Infill Development: Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 910.15

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

UD-3.2.5: Reducing Crime Through Design: Ensure that the design of the built environment minimizes the potential for criminal activity. Examples of preventive measures include adequate lighting, maintaining clear lines of sight and visual access, and avoiding dead-end streets. 914.10



Small Area Plan – Physical Plan (Pg. 31)

Lincoln Heights/Richardson Dwellings New Communities Revitalization ([Small Area Plan](#)):

The redevelopment plan calls for 1,609 units of new housing (including up to 630 replacement units), 30,000 square feet of new retail development, and 58,000 square feet of new office space (including health care uses). The Plan recognizes the project site as **Site A** under three scenarios projected for mid-rise housing, with 4-6 stories.

The project (Providence Place) would increase the range of housing options within the Lincoln Heights neighborhood and add to the available family-sized units sought by the District as replacement housing of the Lincoln Heights-Richardson Dwelling Neighborhood².

Comment:

The PUD is generally on balance with these goals. Redeveloping a portion of the Progressive National Baptist Church headquarters campus as a residential development with approximately 100 affordable units with a range of 1- to 4-bedrooms will attract a diverse population of residents, including families. The development also takes advantage of a private site, which will further help to restore the neighborhood's fabric and provide affordable housing for residents of Lincoln Heights on the campus. Ultimately, the proposal would help achieve the applicable policies, including the housing element through the provision of an all-affordable housing development targeted to households earning no more than 60% MFI. As an infill development within an established neighborhood, the project's proposed massing, height and density is at a similar elevation to the established apartments in the area. It is an important project in the realization of affordable housing with large-sized family units as replacement housing for the Lincoln Heights Initiative. Thus, with the proposed PUD-related map amendment the project would not be inconsistent with the elements of the Comprehensive Plan when read in conjunction with the intent and objectives of the Small Area Plan.

² <http://dcnewcommunities.org/lincoln-heights-development/>

IV. ZONING - Existing and Proposed

TABLE 1 Item	Requirements		Proposed		
	RA-1 M-O-R	RA-2 PUD	Proposed	Deviation from M-O-R	*Flexibility from RA-2 PUD
Lot Size (sq. ft.)	---	1 acre (43,560 sf)	70,712 (New lot proposed)	n/a	Complies
Height (ft.) F§ 303.1; X§ 303.7	40 ft., 3 stories	60 max	31 ft. 10 ins.	n/a	Complies
Lot Occupancy F§ 304.1	40%	60%	38%	n/a	Complies
FAR F § 302.1; X §303.3	1.08 max (with IZ).	2.59	1.88	+0.80	Complies
GFA (sq. ft.)	76,368.96	183,144 sf	132,938.56 sf	56,569.60 sf	Complies
Parking C § 701.5	Res.: 1:3 units in excess of 4= 32		48	+16	Complies
Bicycle Parking C § 802	Res: 1 per 20 du. = 5 (short term) 1 per 3 du. = 34 (long term)		34 long term 5 short term	n/a	Complies
Loading C § 902	Residential with <50 units 1 berth @30' 1 platform@ 100 sf min. 1 service space @ 20'		1 berth @38' 1 platform@ 120 sf 1 service space @ 20'	n/a	Complies
Use U § 421.1	Multifamily by Special Exception	M-O-R	Multifamily	-	Complies

* No relief is requested under the proposed RA-2 zone; however the RA-2 zone is a PUD-related map amendment and is considered part of the overall flexibility requested through the PUD pursuant to Subtitle X § 303.12

Title 11 DCMR (Zoning), Subtitle F, § 300.2 states:

The RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.

Title 11 DCMR (Zoning), Subtitle F, § 300.3 states:

The RA-2 zone provides for areas developed with predominantly moderate density residential.

The RA-2 zone is considered consistent with the moderate land use designation of Future Land Use Map.

FLEXIBILITY

The applicant is requesting a PUD-related map amendment from the RA-1 zone to RA-2. Under the requested PUD related-zoning the applicant has requested permission to build a residential structure that would be slightly taller and denser than could be constructed under the site's matter-of-right RA-1 zoning. Also, in RA-1, multifamily development is permitted by special exception, whereas under RA-2, it is permitted by-right.

Within the context of the related map amendment, the proposed project seeks the following flexibility to:

- The number of residential unit (+/- 10%); - The applicant should provide additional information and note that the number of affordable units should remain consistent with the setdown proposal
- The location of the design of interior components...;
- The final selection of exterior materials within the color ranges and minor refinement to details;
- While OP has no concerns about flexibility with interior design modifications, changes to the approved exterior materials may require a modification of the PUD, if the materials were determined by the Commission to be a significant aspect of the PUD's design. In this case, since the project is located on a site with some historic content and subject to character considerations by OP's Historic Preservation staff. OP is expressing this concern as significant to the PUD's elements of design. The applicant would need to provide substantial information for the public hearing report regarding this request.
- Streetscape design - DDOT's comments would be requested; and
- Signage - OP supports the simple design of the signage proposed. The applicant would need to clarify the extent of changes that may be proposed.

V. COMPLIANCE WITH PUD REGULATIONS

The purpose and standards for Planned Unit Developments ("PUD") are outlined in 11 DCMR, Subtitle X § 300 which states, "*The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the project offers a commendable number or quality of meaningful public benefits and that it protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan*"

The requested PUD and related map amendment would allow a density increase of 0.88 FAR or 56,569.60 sf. A project may qualify for approval by being particularly strong in only one (1) or a few of the categories..., but must be acceptable in all proffered categories and superior in many. (X § 305.12). The Applicant has offered the following amenities and benefits to balance the additional development gained through the application process:

X § 305.5 (a) Superior urban design and architecture

The infill project would improve the current pedestrian realm from its current state through the proposed design and the streetscape elements.

The building design mimics the Art Deco style articulated through the use of masonry, metal-framed windows, and an elevated courtyard which fronts the T- intersection of Foote Street and 50th Street. The building is designed with the topography in mind, utilizing the slope to provide below grade parking, while generally maintaining a 4-story appearance in the north and south elevations. Along 50th Street, the west elevation appears as 5 stories. The building would have north/south double-loaded corridors on each residential level that would provide landscaped views of the property. The rear elevation is designed in recognition of its visibility from the significant Trades Hall Building. A roof terrace is proposed with access and elevators overruns, which satisfy the required setback from the roof's edges. (*An annotated roof plan is included in the submitted plans Exhibit 2A2, Sheet A21.*)³ The exterior materials, including the brick and siding in the upper story, complement the existing buildings on the campus.

The ground floor has a secondary lobby (Sheet A16) abutting the courtyard, accessed via stairs due to the slope along Foote Street. A substantial length of the building's frontage is proposed to be landscaped along the property line to minimize visibility of the retaining wall that would be approximately 15 feet high at its tallest end (west elevation of the courtyard). The landscaping would be planted in block step-down planters, to match the building's façade, with plantings of shrubs, perennials and cascading ground covers (Sheets L01, L02). The main lobby/entrance would be accessed off Fitch Place NE (Sheet A18) at the third level. The second floor would include amenity space for residents and the community. The signage is proposed as metal lettering to match the metal panels in the design. The signage would be no more than twelve feet in length by one foot in height. (Sheet A27). A below-grade garage will contain 48 vehicle parking spaces and 20 long-term bicycle spaces, accessed by an automated garage door intended to mitigate noise and impacts for neighbors while providing security for future residents.

Streetscape Elements:

The building façade is set back from the street frontage between 10 feet and 13 feet along the west frontage of 50th Street NE to provide a landscaped area and the appearance of open space with a courtyard at the Foote Street entrance and landscape retaining walls. A 6-foot wide sidewalk would extend the pedestrian way along 50th Street and Fitch Place, which would be bordered by tree boxes and tree plantings. At the north end of the PUD site a vegetated bio-retention area would also enhance the building's and sidewalk's visual aesthetic while functioning as a stormwater retention area. The applicant should provide a statement that the streetscape would be developed according to DDOT's and DDOE's standards. OP also notes that the sidewalk would not be extended beyond the proposed building's frontage.

X § 305.5 (b) Superior Landscaping or Creation or Preservation of Open Space

The landscaping would introduce an improved streetscape to 50th Street and Fitch Place, consistent with new development throughout the city. The structure's design and placement on the site would preserve the campus's open space character and its slope without significant site grading. The proposed landscaping, with perennials and evergreen plant

³ All references to applicant submissions refer to the most recent plan set, Exhibits 2A1 through 2A6.

materials would soften the edges of the future retaining walls at the edge of the property line.

X § 305.5 (c) Site planning, and efficient and economical land utilization

The proposal would maximize use of an underutilized site located near multiple transit options, including within one-mile walking distance to a metro station. As replacement housing, it would be located within the neighborhood where housing would be demolished, providing former residents the option to return to their neighborhood.

X § 305.5 (f) Housing that:

- (1) Exceeds the amount that would have been required through matter-of-right development under existing zoning;*
- (2) Includes senior housing; or*
- (3) Provides units with three (3) or more bedrooms;*

The project would provide affordable housing in excess of that required through a matter of right as explained hereafter in (e). It would also provide a significant number of 3- and 4-bedroom units in the project as replacement housing for residents of the Lincoln Heights/Richardson Dwellings.

Unit Type	Replacement Units	LITHC	Total
One bedroom	5	51	56
Two bedroom	19	13	32
Three bedroom	8	1	9
Four bedroom	3	0	3
Total	35	100	100

X § 305.5 (g) Affordable housing;

Development of the property as a matter of right would require:

- The greater of 10% of the gross floor area dedicated to residential use, including penthouse habitable space; or
- 75% of its achievable bonus density to inclusionary units;

This would result in approximately 7,600 square feet of IZ units at 60% MFI. (C§1003.1)

However, this PUD will result in approximately 132,776 square feet of gross floor area devoted to households with incomes not exceeding 60% of MFI. This is a significantly greater amount of affordable housing, and at deeper levels of affordability, than would have been required if the site was developed as a matter-of-right. OP considers the affordable housing benefit beyond the minimum IZ requirement a benefit of the PUD.

X § 305.5 (h) Employment and training opportunities

A First Source Employment Agreement with the Department of Employment Services would be included in the project as well as a Certified Business Agreement with the Department of Small and Local Business Development.

X § 305.5 (k) Environmental and sustainable benefits to the extent they exceed the standards required by zoning or other regulations including, but not limited to:

- (1) *Storm water runoff controls in excess of those required by Stormwater Management Regulations;*

The lot is part of a large green open space with stormwater control based on its natural permeability. However, stormwater retention would be built-into the project through four areas of bioretention proposed on the site. OP would encourage the applicant to consider the provision of green roof on what seems to be a large roof expanse.

- (4) *Total green area ratio scores that exceed requirements by at least one-tenth (0.1); and;*

The total GAR for this project is stated as 0.415, where 0.4 is the minimum required for the RA District.

- (5) *Meeting the minimum standards for Leadership in Energy and Environmental Design (LEED) Gold certification. The project does not have to achieve actual LEED certification; however, the developer must include the LEED checklist and documentation in the application, approved by a LEED Accredited Professional (LEED-AP) that shows that the project will comply with LEED requirements;*

The project is being designed and certified to exceed the requirements of the 2015 Enterprise Green Communities criteria. OP is consulting with DOEE on the equivalency standard with LEED ratings.

- X § 305.5 (l) Streetscape plans, subject to approval by the Department of Transportation Public Space Committee including implementation and maintenance of the streetscape for the duration of the project for areas where there are no design standards;*

OP anticipates that the streetscape plans would be submitted to DDOT for review prior to the public hearing.

- X § 305.5 (q) Uses of special value to the neighborhood or the District of Columbia as a whole.*
- The applicant would make a community room in the building available to the wider community and to the PNBC.
 - The applicant is collaborating on a proffer that pays tribute to the Trades Hall/PNBC Headquarters building or the PNBC campus as a whole (currently under consideration for historic designation);
 - The project would provide affordable rental housing, with the provision of 35 replacement units for Lincoln Heights.
 - Participation in the DSLBD programs to hire locally and to use local support services, wherever possible.

OP encourages the applicant to continue discussions with the ANC and community and will continue to work with the applicant to refine the benefits and amenities package prior to a public hearing.

VI. AGENCIES REVIEWS

OP will coordinate an interagency review for comments from the following agencies, should this application be set down for a public hearing:

- The District Department of Transportation (DDOT);
- The Department of Environment and Energy (DOEE);
- The Department of Housing and Community Development (DHCD);
- DC Office of Aging (DCOA);
- DC Public Schools (DCPS);
- DC Water; and
- DC Fire and Emergency Service (FEMS).

ATTACHMENT:

Guidelines for Using the Generalized Policy Map and the Future Land Use Map

Attachment A

Guidelines for Using the Generalized Policy Map and the Future Land Use Map 226

The Generalized Policy Map and Future Land Use Map are intended to provide generalized guides for development and conservation decisions. Several important parameters, defined below, apply to their use and interpretation.

- a. The Future Land Use Map is not a zoning map. Whereas zoning maps are parcel-specific, and establish detailed requirements for setbacks, height, use, parking, and other attributes, the Future Land Use Map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards. By definition, the Map is to be interpreted broadly.
- b. The Future Land Use Map is a generalized depiction of intended uses in the horizon year of the Comprehensive Plan, roughly 20 years in the future. It is not an “existing land use map,” although in many cases future uses in an area may be the same as those that exist today.
- c. The densities within any given area on the Future Land Use Map reflect all contiguous properties on a block—there may be individual buildings that are higher or lower than these ranges within each area. Similarly, the land use category definitions describe the general character of development in each area, citing typical building heights (in stories) as appropriate. It should be noted that the granting of density bonuses (for example, through Planned Unit Developments) may result in heights that exceed the typical ranges cited here.
- d. The zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including the citywide elements and the area elements, as well as approved Small Area Plans.
- e. The designation of an area with a particular land use category does not necessarily mean that the most intense zoning district described in the land use definitions is automatically permitted. A range of densities and intensities applies within each category, and the use of different zone districts within each category should reinforce this range. There are more than twice as many zone districts (about 30, plus more than a dozen overlay zones) as there are Comprehensive Plan land use categories. For example, there are at least three zone districts corresponding to “Low Density Residential” and three zone districts corresponding to “Moderate Density Residential.” Multiple zones should continue to be used to distinguish the different types of low- or moderate-density residential development which may occur within each area.
- f. Some zone districts may be compatible with more than one Comprehensive Plan Future Land Use Map designation. As an example, the existing MU-3 (C-2-A) zone is consistent with both the Low Density Commercial and the Moderate Density Commercial designation, depending on the prevailing character of the area and the adjacent uses. A correspondence table indicating which zones are “clearly consistent”, “potentially consistent” and “inconsistent” with the Comprehensive Plan categories should be prepared to assist in Comprehensive Plan implementation and future zoning actions (see Action LU-4.3.B).
- g. The intent of the Future Land Use Map is to show use rather than ownership. However, in a number of cases, ownership is displayed to note the District’s limited jurisdiction. Specifically, non-park federal facilities are shown as “Federal” even though the actual uses include housing and industry (e.g., Bolling Air Force Base), offices (e.g., the Federal Triangle), hospitals (e.g., Walter Reed), and other activities. Similarly, the “Local Public” designation includes high-impact uses such as solid

waste transfer stations and stadiums, as well as low-impact uses such as schools. Other maps in the Comprehensive Plan are used to show the specific types of public uses present in each area.

- h. The Map does not show density or intensity on institutional and local public sites. If a change in use occurs on these sites in the future (for example, a school becomes surplus or is redeveloped), the new designations should be comparable in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or an approved Campus Plan.
- i. Streets and public rights-of-way are not an explicit land use category on the Future Land Use Map. Within any given area, the streets that pass through are assigned the same designation as the adjacent uses.
- j. Urban renewal plans remain in effect for parts of the District of Columbia, including Shaw, Downtown, and Fort Lincoln. These plans remain in effect and their controlling provisions must be considered as land use and zoning decisions are made.
- k. Finally, the Future Land Use Map and the Generalized Policy Map can be amended. They are not intended to freeze future development patterns for the next 20 years. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the maps can be made by residents, property owners, developers, and the District itself. In all cases, such changes require formal public hearings before the DC Council, and ample opportunities for formal public input. The process for Comprehensive Plan amendments is described in the Implementation Element. 226.1