

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser,
Deputy Director, Development Review & Historic Preservation
DATE: March 30, 2018
SUBJECT: ZC Case 17-26 – Public Hearing Report for a Proposed Map Amendment
Petition to Map Parcel 121/31 from its unzoned status to MU-5-B

I. RECOMMENDATION

At its January 29, 2018 public meeting, the Zoning Commission set down for a public hearing map amendment case 17-26, which would zone Parcel 121/31, at 200 Michigan Avenue NE, at the intersection of Irving Street and Michigan Avenue, N.E. Although the parcel has no base zone, there is an approved planned unit development for the site.

The petition would not be inconsistent with the Comprehensive Plan. Therefore, the Office of Planning recommends that the Zoning Commission **approve** the amp amendment.

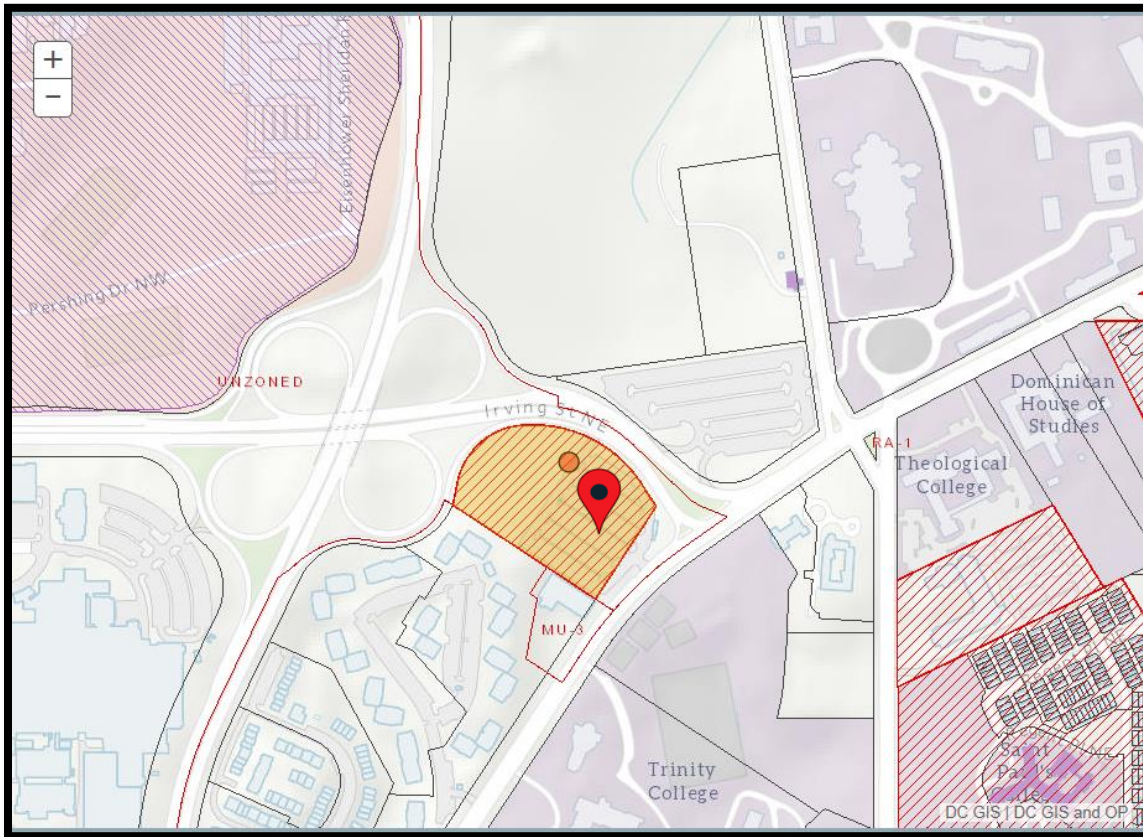
II. APPLICATION-IN-BRIEF

Applicant	MIRV Holdings LLC
Proposed Map Amendment	From unzoned/ (C-3-A by PUD 08-33A-0833G) to MU-5-B
Legal Description	Parcel 121/31
Property size	238,909 square feet (5.5 acres)
Generalized Policy Map Designation	Federal Lands
Future Land Use Map Designation	Mixed-Use Medium Density Residential/Moderate Density Commercial
Current Zoning	Unzoned /(PUD 08-33 – C-3-A zone)
Ward and ANC	Ward 5/ANC 5E
Historic District	None

III. CHANGES TO THE APPLICATION SINCE SET-DOWN

There have been no changes to the application since setdown.

IV. SITE AND AREA DESCRIPTION



The 5.5-acre site at the corner of Michigan Avenue and Irving Street, NE. is improved with a surface parking lot, commonly known as the "fringe parking lot". Uses adjacent to the Parcel as the proposed map amendment include the Shrine of the Immaculate Conception to the east of the site and residential uses to the west (Cloisters and Park Place). Surrounding educational and healthcare institutions within a one-mile radius of the site include: Catholic University, Trinity College, the National Conference of Catholic Bishops/US Catholic Conference headquarters Building, the Washington Hospital Center, Children’s Hospital, the Veteran’s Administration Hospital, US Soldiers and Airmen’s Home and the National Rehabilitation Hospital.

This parcel is encumbered in several respects, including its position adjacent to the cloverleaf intersection, which feeds traffic to and from Michigan Avenue, Irving Street and North Capitol Street. In addition, a large 25-ft. in diameter water main owned by DC Water traverses the site and requires access rights for future servicing.

V. EXISTING AND POTENTIAL DEVELOPMENT CAPACITY

The petition would zone subject parcel to MU-5-B, which permits matter-of-right, medium density mixed-use development, including office, retail and residential uses.

The MU-5-B zone was created in 2014 under ZR 58 as the C-2-B-1 zone, in recognition that a zone was needed to fill a “gap” in the hierarchy of zones that would accommodate moderate to medium density development with a medium height. The Commission mapped this zone on a site that was

also identified on the Future Land Use Map for mixed-use, with medium-density residential and moderate-density commercial. The matter of right development envelop of the MU-5-B is less intense than the approved envelop and density approved for the PUD (ZC 08-33), but not inconsistent with the Future Land Use Map designation. Subtitle G § 400 states that the MU-5 zone is intended to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and are typically located on arterial streets, in uptown and regional centers, and at rapid transit stops (G § 400.4 (b) and (c)).

Because there is no underlying zone, the table below presents a comparison of the permissions approved under the C-3-A (MU-7) Stage One PUD and the requested MU-5-B.

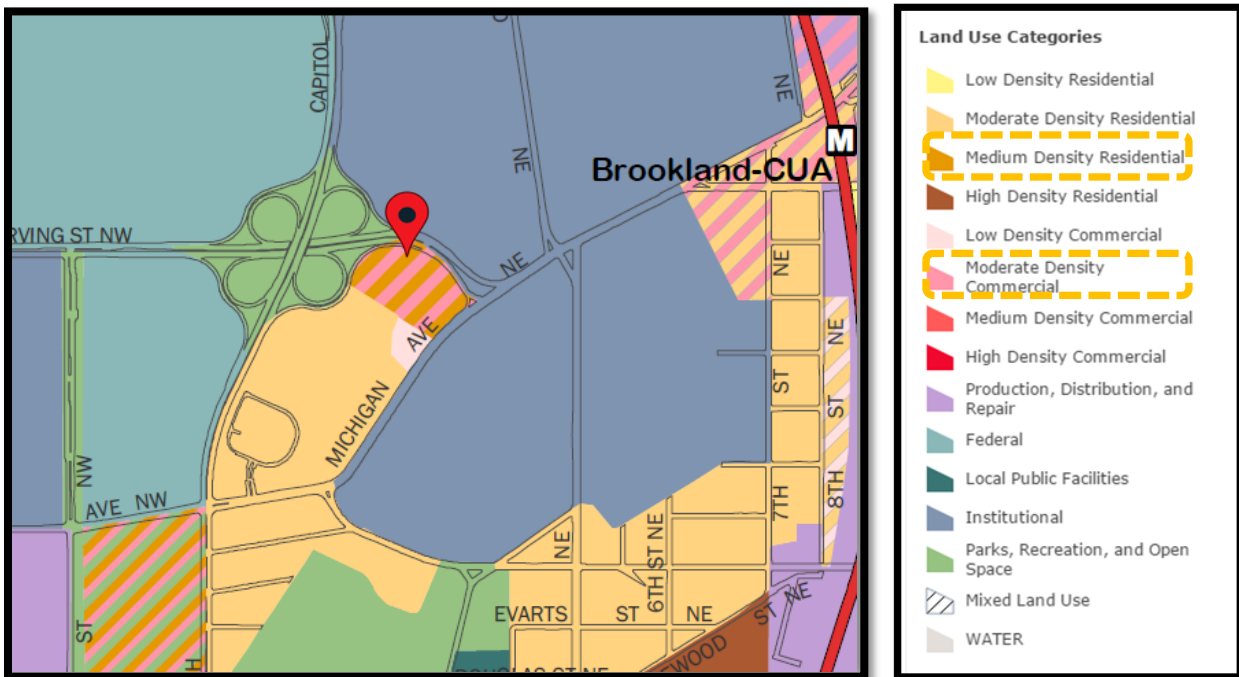
	Existing - Unzoned	C-3-A (Approved PUD 08-33)	Proposed Zone –MU-5-B
<u>Height:</u> M-O-R PUD <u>Approved Height</u>	N/A	65 ft. 90 ft. 94.5 ¹ ft.	G § 403.1 75 ft. 90 ft. –
<u>FAR:</u> M-O-R PUD <u>Approved FAR</u>	N/A	4.0 (res), 2.5 (non-res), 4.8 (IZ) 4.5 (res), 3.0 (non-res), 4.5 max 2.83 (2.29 non-res)	G § 402.1 3.5 (res), 1.5 (non-res) 4.2 (IZ) 6.0 (res), 2.0 (non-res), 6.0 max –
<u>Lot Occupancy</u> M-O-R Approved PUD	N/A	75 % residential (80% IZ) 47%	G § 404 80% (IZ) residential –
<u>Rear Yard</u> M-O-R (Min) Approved PUD	N/A	15 ft. 28 ft.	G § 405 15 ft. –
<u>GAR</u>	N/A	0.3	(G § 407) 0.3
<u>Uses</u>	N/A	Multifamily residential, hotel, office, retail, and service uses	(U § 512 - MU-Use Group E (MOR)) Multifamily residential, hotel, office, retail, and service uses.

¹ The applicant requested a 5% discretionary

VI. COMPREHENSIVE PLAN MAPS

The Future Land Use Map (FLUM)

The Future Land Use Map designates the property for a mix of medium-density residential use and moderate-density commercial use.



Section 225 of the Framework Element provides a description of the FLUM land use designations.

Medium Density Residential: This designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use.

Moderate Density Commercial: This designation is used to define shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height. The corresponding Zone districts are generally C-2-A (MU-4), C-2-B (MU-5), and C-3-A (MU-7), although other districts may apply. 225.9

The “Mixed Use” designation is intended primarily for larger areas where no single use predominates today, or areas where multiple uses are specifically encouraged in the future. 225.20

The proposed map amendment would support redevelopment of the current surface parking lot under two matter-of-right scenarios being considered by the applicant, including either:

- Approximately 610 residential units, 30,000 sf of retail and 265 hotel rooms 4.2 FAR (max); or
- Approximately 425 residential units, 30,000 sf of retail and 500 hotel rooms, 3.5 FAR (max)

and would allow buildings of seventy-five feet (75 ft.) within the defined MU-5-B density. The applicant submitted a transportation study ([Exhibit 20A](#)), including a site trip generation comparison of the matter-of right scenarios compared with the approved PUD, which included:

- Phase 1 - a 265-room hotel, 37,346 square feet of conference space, 18,000 square feet of retail and an 81-room hotel; and
- Phase 2 - 120 residential units and a 200-room hotel.

The study concluded that “either development scenario under the proposed MU-5-B zone would be accommodated without adverse impact to the surrounding roadway network.” The applicant has committed to implementing transportation mitigation improvements, transportation demand management elements, and commitments to the community of the previously approved PUD ([Exhibit 23](#)). Construction is anticipated to begin in early Spring 2019.

Generalized Policy Map



The subject site is designated as Federal land under the Generalized Policy Map. This designation does not imply exemptions from the Comprehensive Plan or an intent to maintain the property as is. A federal Transfer of Jurisdiction gave jurisdictional responsibility to the Office of the Deputy Mayor for Economic Development (DMPED), through a ground lease, with DMPED as the Ground Lessor, MIRV Holdings the Ground Lessee.

VII. COMPREHENSIVE PLAN POLICIES

As described in the Office of Planning setdown report dated December 22, 2017 ([Exhibit 9](#)), the proposed -zoning would particularly further policy statements of the Upper Northeast Area Element, and the Land Use, Housing and Economic Development City-wide Elements of the Comprehensive Plan, by facilitating the transformation of a long-standing underutilized parcel into productive use, including housing, hotel rooms and retail on a corridor that extends through Ward 5 to the eastern District line. The parcel’s future development would potentially provide support facilities for the

Medstar hospital campus and Trinity University, as well as retail opportunities for residents of the neighborhood.

VIII. SMALL AREA PLAN

There is no Small Area Plan associated with this parcel.

IX. AGENCY COMMENTS

No other District agency had filed comments at the time this report was completed however the District Department of Transportation (DDOT) may submit a separate report. If the map amendment is approved, loading, public space or other transportation-related issues related to development would be considered during the DDOT public space review process.

X. COMMUNITY COMMENTS

At the writing of this report, formal action by the ANC5A was not noted in the record. ANC5E was also engaged in the discussion of this application as its boundaries include two properties (Trinity University and Oblates College) which are located across Michigan Avenue.

JS/kt