

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: ^{JLS} Jennifer Steingasser,
Deputy Director, Development Review & Historic Preservation

DATE: April 13, 2018

SUBJECT: ZC Case 17-27 – Public Hearing Report for a Proposed Map Amendment
Petition to Re-Map 1125 Spring Road, N.W. (Hebrew Home for the Aged and former Robeson School) from RF-1 (Residential Flat Zone) to RA-2 (Residential Apartment Zone)

I. RECOMMENDATION

At its February 12, 2018 public meeting, the Zoning Commission set down for a public hearing map amendment case 17-27 for the Hebrew Home for the Aged and former Robeson School, which would rezone 1125 Spring Road, N.W. (Square 2902, Lots 804 and 807) within the Petworth neighborhood, generally located between Georgia Avenue and 13th Street, north of Spring Road, from RF-1 (Residential Flat Zone) to the RA-2 (Residential Apartment Zone). The Zoning Commission determined that the case would be heard as a rulemaking case.

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

II. APPLICATION-IN-BRIEF

Applicant	Holland & Knight for Spring Flats MD LLC
Proposed Map Amendment	From RF-1 to RA-2
Legal Description	Square 2902, Lots 804 and 807
Property size	144,400 square feet (3.31 acres)
Generalized Policy Map Designation	Neighborhood Conservation Area
Future Land Use Map Designation	Local Public Facilities
Current Zoning	RF-1 (Residential Flat Zone)
Ward and ANC	Ward 4, ANC 4C
Historic District/Landmark	Hebrew Home for the Aged

III. CHANGES TO THE APPLICATION SINCE SET-DOWN

The petitioner has not made any changes to the application since it was set down by the Zoning Commission.

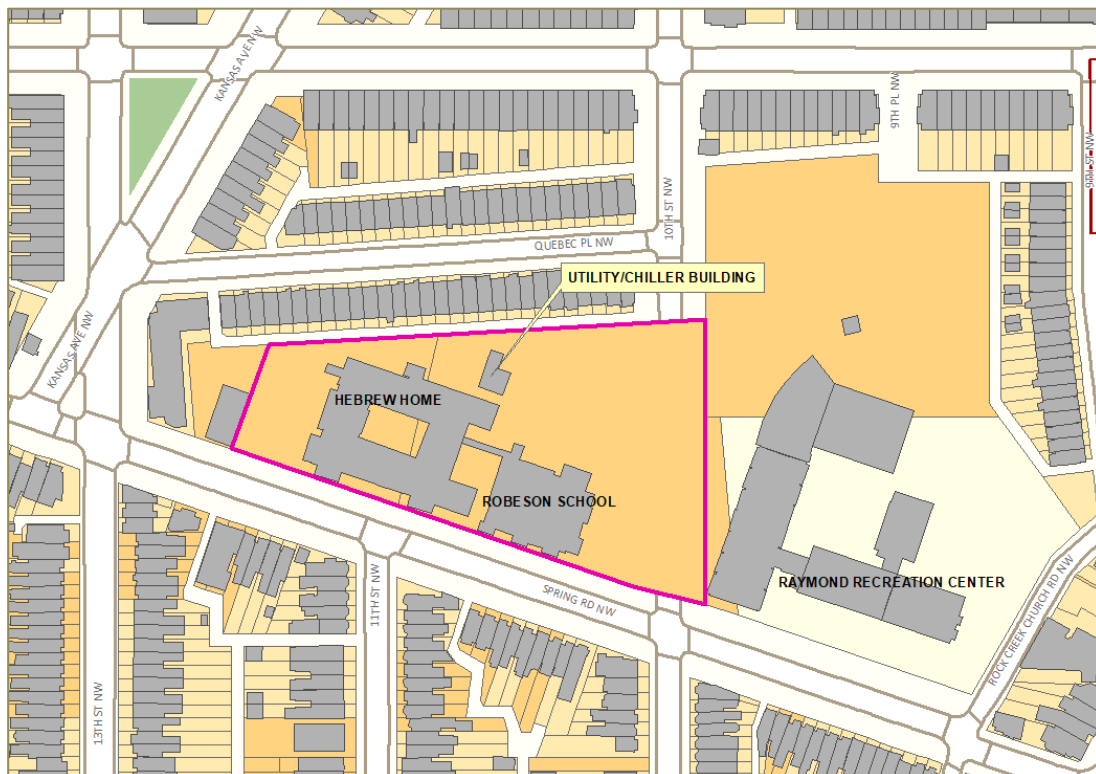
IV. COMMISSION COMMENTS FROM SET-DOWN MEETING

The following summarizes Zoning Commission comments and requests for additional information relating to the petition, from the setdown meeting:

Zoning Commission Comment	Applicant Response	OP Analysis
Provide a breakdown of the AMI level for all of the proposed dwelling units, as well as unit size.	Exhibit 15F provides tables identifying Median Family Income Levels by Unit Type for the proposed development.	The table provided by the applicant identifies higher and deeper levels of affordability for the proposed development than would be required by the Zoning Regulations.

V. SITE AND AREA DESCRIPTION

The subject site consists of approximately 3.31 acres of land in the Petworth neighborhood, currently developed with a vacant community health care center formerly known as the Hebrew Home for the Aged; a utility/chiller building at the rear of the Hebrew Home; the former Paul Robeson School, which was last used as a mental health treatment and education center; and a parking lot. The site has approximately 632.5 feet of frontage along Spring Road, and 552.6 feet of frontage along the public alley to the north. The site is located approximately 0.3 miles west of the Georgia Avenue/Petworth Metro Station.



VI. EXISTING AND POTENTIAL DEVELOPMENT CAPACITY

The petition would rezone the subject site from RF-1 to RA-2, which permits matter-of-right, moderate to medium density residential development.

The Hebrew Home was constructed in 1925, and consists of five stories and approximately 85,800 square feet of area. The Hebrew Home is a historic landmark and listed in the D.C. Inventory of Historic Sites and the National Register of Historic Places. The small utility/chiller building sits north of the Hebrew Home building and is within the historic landmark boundary. The single-story Robeson School building abuts the Hebrew Home towards the eastern boundary of the site, and consists of approximately 5,000 square feet. The Robeson School is not part of the historic landmark designation.

Under the current zoning designation, the historic buildings could only be redeveloped as a single dwelling or flat, which is not practical given the size and condition of these structures. The proposed map amendment would permit redevelopment of the site for moderate density multi-family residential, which is more consistent with the existing building type, and not inconsistent with the Future Land Use Map designation of the surrounding community for moderate density residential.

The table below presents a comparison of the permissions under the existing RF-1 zone and the proposed RA-2 zones.

	Existing Zone – RF-1	Proposed Zone – RA-2
Lot Width (min.)	40 feet	None prescribed
Lot Area (min.)	4,000 sq. ft.	None prescribed
Floor Area Ratio (max.)	None prescribed	1.8
Height (max.)	35 feet/3 stories	50 feet/no story limit
Lot Occupancy (max.)	60% maximum	60% maximum
Pervious Surface	20%	None prescribed
Rear Yard	20 feet minimum	15 feet minimum
Side Yard	None required	None required
Green Area Ratio	None prescribed	0.4
Number of Units	2 dwelling units (by-right)	None prescribed
Parking	1 per 2 dwelling units	1 per 3 dwelling units in excess of 4 units

VII. COMPREHENSIVE PLAN MAPS

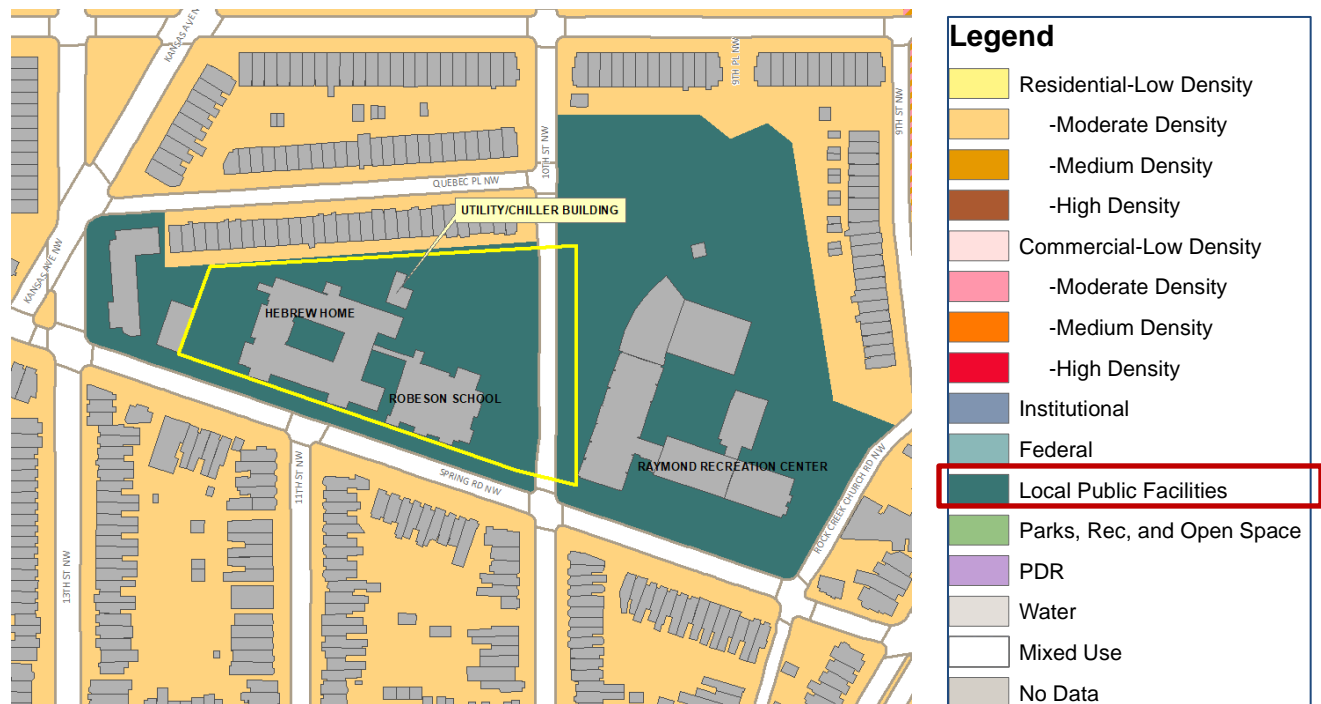
Section 226 of the Framework Element of the Comprehensive Plan addresses the use of the Plan's maps, stating: The Generalized Policy Map and Future Land Use Map are intended to provide generalized guides for development and conservation decisions.

Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) designates the property for Local Public Facilities.

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

Local Public Facilities: *Includes land and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space. Uses include public schools including charter schools, public hospitals, government office complexes, and similar local government activities.*



Section 225.15(h) of the Framework Element in the Comprehensive Plan specifically notes that density or intensity on institutional and public sites is not provided on the FLUM; however, should these sites be redeveloped, new designations should be comparable in density or intensity to the surrounding neighborhood.

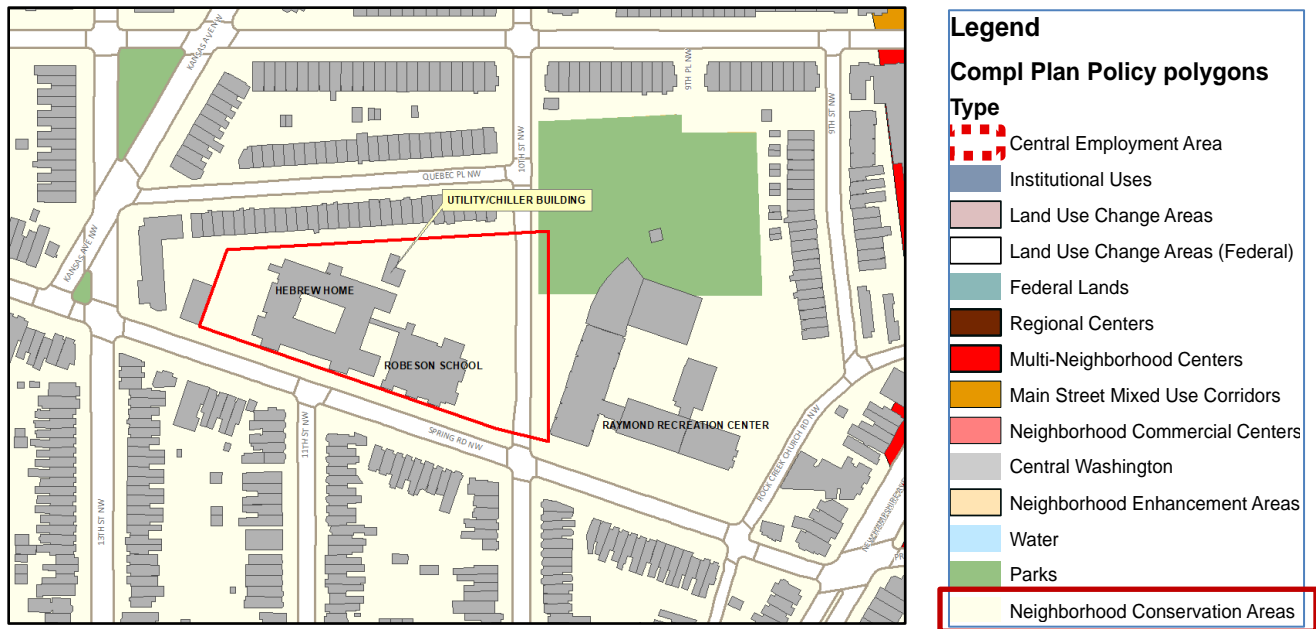
The neighborhood surrounding the Hebrew Home is identified as Moderate Density Residential on the FLUM, and the proposed RA-2 zone is not inconsistent with this designation. The Moderate Density Residential designation is used to describe the District’s row house neighborhoods, as well as its low-rise garden apartment complexes. The R-3, RF-1, and RA-1 through RA-4 zones are identified as generally consistent with this category and the RA-2 (previously R-5-B) district and other zones may apply in some locations. The RA-2 is appropriate for this location because of the opportunity to adaptively reuse the historic landmarks for apartments as a matter of right which is first permitted in the RA-2 zone. Section F-300.3 states the purpose of the RA-2 zone is to provide “for areas developed with predominantly moderate-density residential” and to “permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones” (F § 300.1 (b)).

The Generalized Policy Map

The Generalized Policy Map designates the subject site as a Neighborhood Conservation Area.

Neighborhood Conservation Area: Areas with very little vacant or underutilized land. They are primarily residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will be modest in scale and will consist primarily of scattered site infill housing, public facilities, and institutional uses. Major changes in density are not expected but some new development and reuse opportunities are anticipated. Neighborhood Conservation areas that are designated for Production, Distribution, & Repair uses on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided.

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. Limited development and redevelopment opportunities do exist within these areas but they are small in scale. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map.



The proposed map amendment to RA-2 would not be inconsistent with the Policy Map designation, which emphasizes the need to conserve and enhance established neighborhoods. The proposed designation would permit a residential development that would be compatible with the existing neighborhood, preserve the historic character through adaptive reuse of the landmark building, and enhance the neighborhood in general by permitting the redevelopment of an underutilized site.

VIII. COMPREHENSIVE PLAN POLICIES

As described in the Office of Planning set-down report dated February 2, 2018, (Case exhibit 14), the proposed rezoning would particularly further policy statements of the Rock Creek East Area Element, and the Land Use, Transportation, Housing, Environment, and Historic Preservation City-wide Elements of the Comprehensive Plan, by reusing a historic landmark to create significant affordable housing in a transit-rich neighborhood.

IX. AGENCY COMMENTS

As of the date of this writing, comments from other Agencies had not been received; however, the District Department of Transportation (DDOT) may submit a report under separate cover.

X. COMMUNITY COMMENTS

Since setdown, the applicant has continued outreach efforts with ANC 4C and the broader community. At its April 11, 2018, meeting, the ANC voted to approve a Community Benefits Agreement (CBA). At the time of this writing, the ANC had not submitted documentation of the approval to the record.

In addition, the applicant has canvassed the neighborhood on weekends, noting that 15 support letters have been gained from this effort. OP notes that at the time of this writing, those letters were not yet a part of the record. The applicant has held an additional community meeting, notifying all residences within one-quarter mile radius of the site of the meeting with a mailed flyer. Finally, the applicant has developed a website providing project information, including development details and public meetings/hearings

(<https://victoryhousing.maps.arcgis.com/apps/Cascade/index.html?appid=ddd062f629d340989f7cbea404f7ffaa>).

JS/be