

**Milestone East Capitol 2, LLC**

**Milestone East Capitol 3, LLC**

**Milestone East Capitol 4, LLC**

**Milestone East Capitol 5, LLC**

**PETITION FOR A ZONING MAP AMENDMENT  
FROM THE RA-1 DISTRICT TO THE RA-2 DISTRICT FOR**

**SQUARE 5411, LOT 802**

**SQUARE 5412, LOT 801**

**SQUARE 5413, LOT 802**

**SQUARE 5413N, LOT 801**

**July 22, 2019**

**John Patrick Brown, Jr., Esq.**

**Greenstein DeLorme & Luchs, P.C.**

**Thomas P. Gallagher**

**Milestone East Capitol 2, 3, 4, 5, LLC**

**Scott S. Matties, AIA, LEED-AP**

**Wiencek Associates Architects & Planners**

**(Expert)**

**Nicole White, P.E., PTOE**

**Symmetra Design, Transportation – Planning, Traffic Engineering**

**(Expert)**

# **John Patrick Brown, Jr.**

- **Unique Phased Redevelopment Project with Broad Community Participation and Support**
- **Stand Alone Map Amendment From RA-1 to RA-2**
- **Not Inconsistent with Comprehensive Plan**
- **Moderate Density Residential – Future Land use Map**
- **Neighborhood Conservation Area – Generalized Land Use Map**

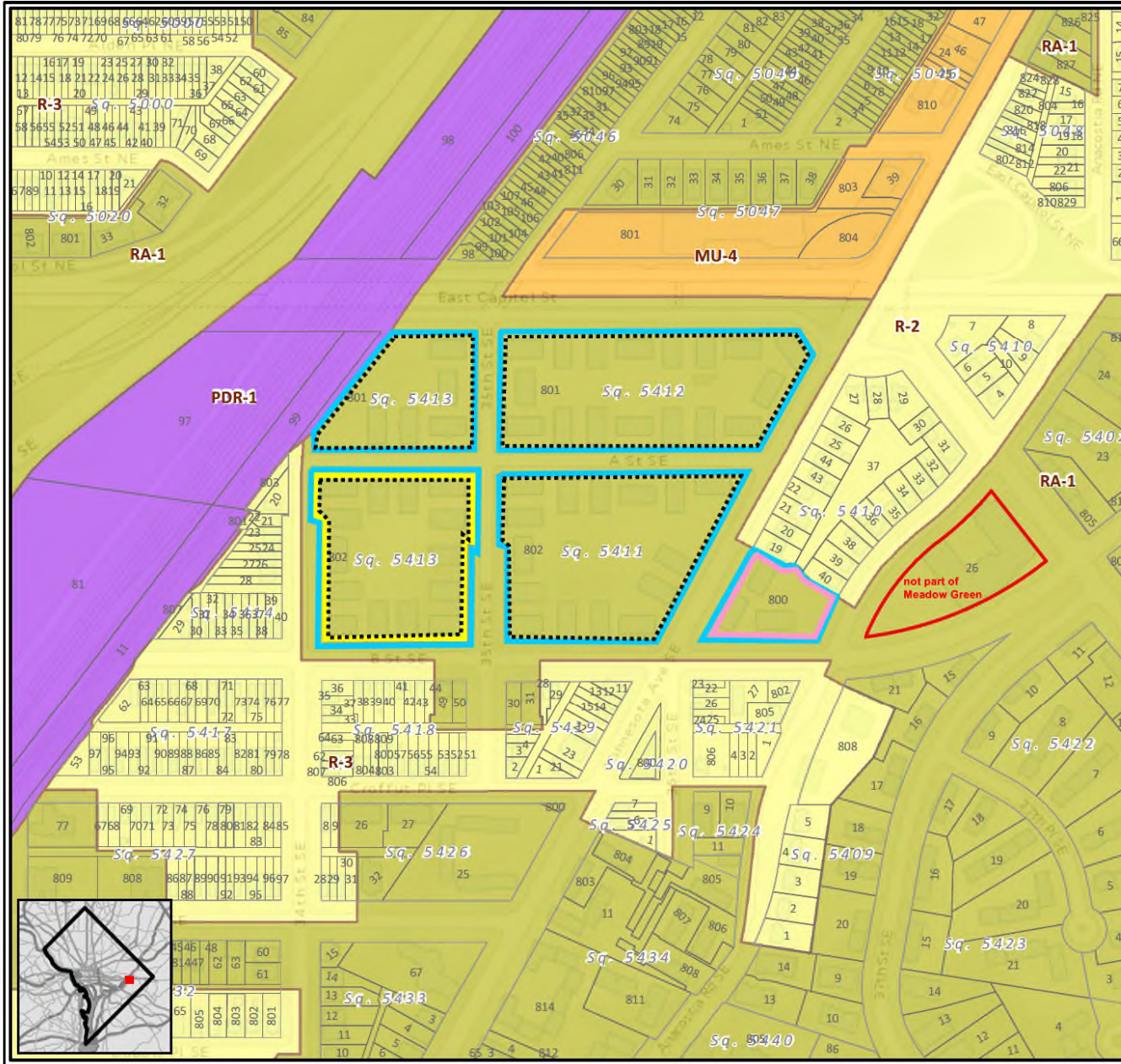
# **John Patrick Brown, Jr.**

- **Compliance with Numerous City-Wide and Area Elements of Comprehensive Plan**
- **Greatly Exceeds Inclusionary Zoning Requirements**
- **No Adverse Impacts on Surrounding Properties**
- **Important Community and City-Wide Benefits**





# MEADOW GREEN COURTS APARTMENTS



- Legend**
- Final PUD (not part of Meadow Green)
  - Mixed-Use Zone
  - Production, Distribution, and Repair Zone
  - Residential Apartment Zone
  - Residential Zone

- Boundary of Meadow Green Courts Apartments all within the RA-1 Zone District
- Proposed to be rezoned from RA-1 to RA-2
- New Residential Development ("125 35th Street") Approved by BZA Order 19704-A (2018)
- New Residential Development ("Milestone Senior") Approved by BZA Order 18972-A (2015)

## Zoning Map of the District of Columbia

0 180 360

Feet

Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO) Exported on: 12/19/2017

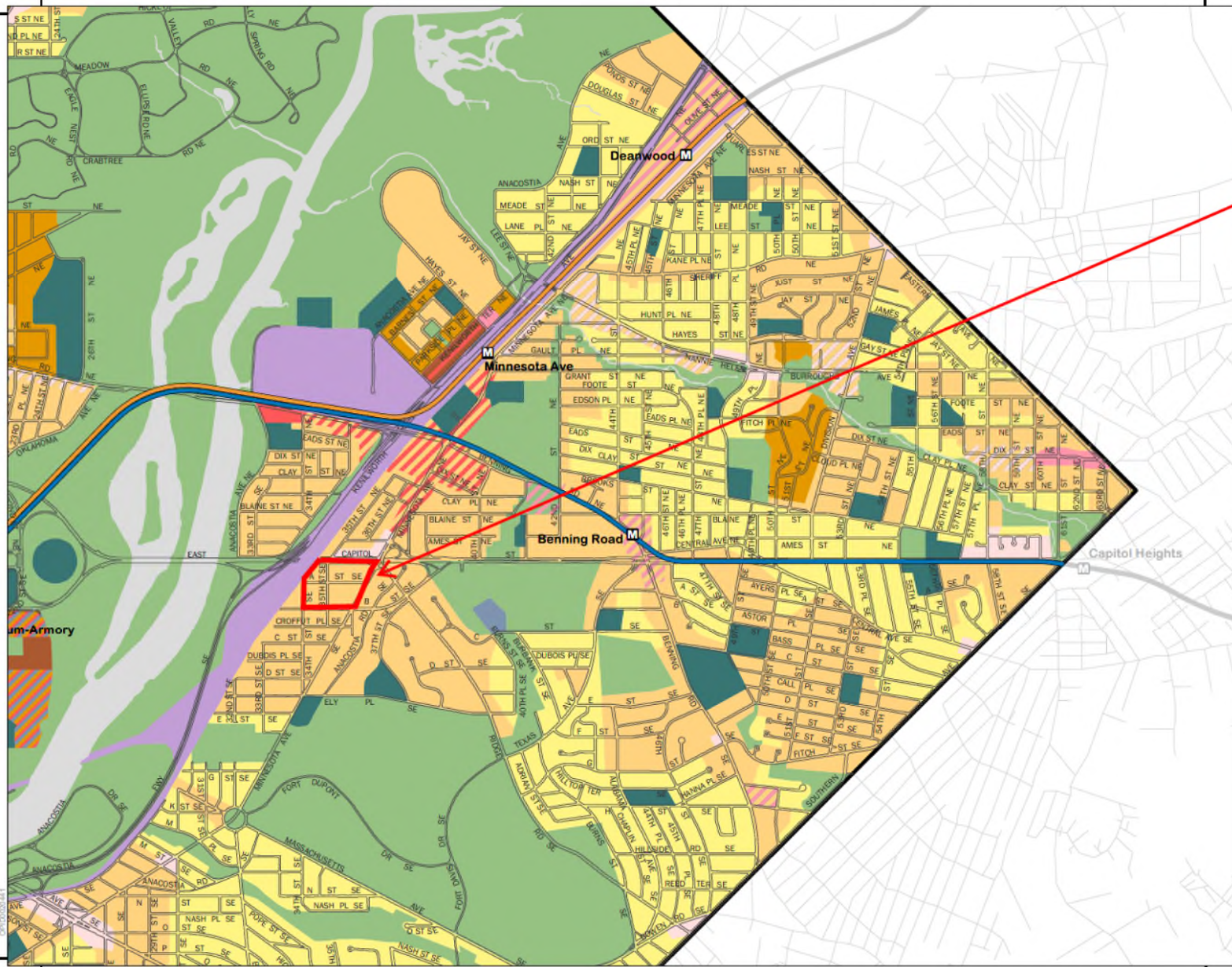
To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,  
441 4th St NW, Suite 200 South, Washington, DC 20001  
202-727-6311 | dcoz@dc.gov

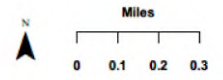
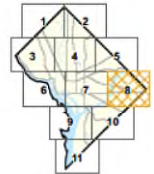


# FLUM

## Comprehensive Plan Future Land Use Map 8



- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



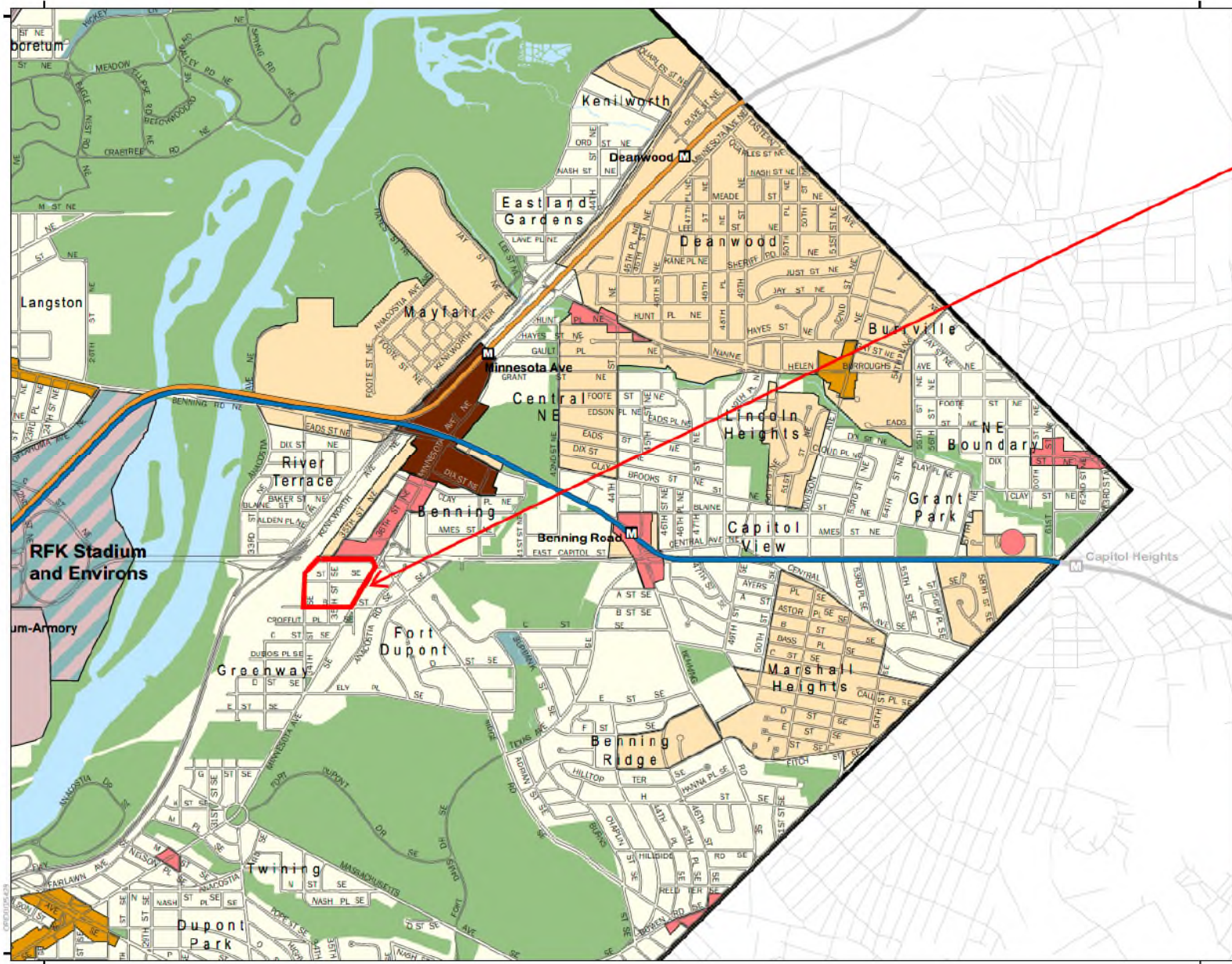
Government of the District of Columbia  
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



# Comprehensive Plan Generalized Policy

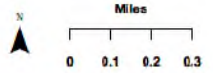
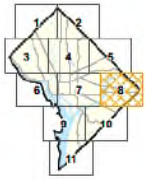
Map 8



- Neighborhood Conservation Areas
- Neighborhood Enhancement Areas
- Land Use Change Areas
- Land Use Change Areas (Federal)

- Commercial/Mixed Use Areas**
- Main Street Mixed Use Corridors
  - Neighborhood Commercial Centers
  - Enhanced/New Neighborhood Centers
  - Multi-Neighborhood Centers
  - Enhanced/New Multi-Neighborhood Centers
  - Regional Centers
  - Central Employment Area

- Other Map Elements**
- Federal Lands
  - Central Washington
  - Institutional Uses
  - Parks - Federal and District-owned
  - Water Bodies



Government of the District of Columbia  
Office of Planning – January 2013

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# MATTER-OF-RIGHT COMPARISON

ZONING	EXISTING RA-1 MATTER-OF-RIGHT (MOR)	PROPOSED RA-2 MATTER-OF-RIGHT
<b>Height</b> Subtitle F, §303.1	<b>40 ft./3 stories max</b>	<b>50 ft./no limit on stories</b>
<b>Lot Area</b> Subtitle F, §201.2	Row Dwelling = 1,800 sf min	None prescribed
<b>Lot Width</b> Subtitle F, §201.4	None prescribed	None prescribed
<b>Inclusionary Zoning (“IZ”)</b> Subtitle C, §1001.2(b) Subtitle C, §1002.3	Triggered by 10 or more dwelling units  Bonus: Up to 20% more gfa than permitted as a matter-of-right  No modification to height or lot occupancy  Set aside requirements varies depending on construction material (8-10%)	Same

# MATTER-OF-RIGHT COMPARISON

ZONING	EXISTING RA-1 MATTER-OF-RIGHT (MOR)	PROPOSED RA-2 MATTER-OF-RIGHT
<b>Floor Area Ratio (“FAR”)</b> Subtitle F, §302.1  IZ Subtitle C, §1002.3	<b>0.9 FAR max</b>  Additional 20% IZ Bonus Density = <b>1.08 FAR</b>	<b>1.8 FAR max</b>  Additional 20% IZ Bonus Density= <b>2.16 FAR</b>
<b>Lot Occupancy</b> Subtitle F, 304.1	<b>40% max</b>	<b>60% max</b>
<b>Rear Yard</b> Subtitle F, 305.1	<b>20 ft. minimum</b>	<b>4 inches per ft. of height of building, but not less than 15ft.</b>
<b>Side Yard</b> Subtitle F, §306	<b>3 inches per ft. of height of building, but not less than 8 ft.</b>	<b>None required, but if provided, 3 inches per ft. of height of building, but not less than 4 ft.</b>



# MATTER-OF-RIGHT COMPARISON

ZONING	EXISTING RA-1 MATTER-OF-RIGHT (MOR)	PROPOSED RA-2 MATTER-OF-RIGHT
Green Area Ratio (“GAR”) Subtitle F, §307.1	0.4	Same
Vehicle Parking Spaces Subtitle C, §701.5	<p><u>Single Dwelling Unit</u> 1 per principal dwelling</p> <p><u>Residential Flat</u> 1 per 2 dwelling units</p> <p><u>Multiple Dwelling Unit</u> 1 per 3 dwelling units in excess of 4 units, except: 1 per 6 units of publicly assisted housing, reserved for the elderly and/or handicapped</p>	Same
Loading Subtitle C, §901.1	None prescribed	<p><b>For more than 50 dwelling units:</b></p> <p><b>1 loading berth</b> <b>1 service/delivery space</b> <b>1 loading platform</b></p>

# MATTER-OF-RIGHT COMPARISON

ZONING	EXISTING RA-1 MATTER-OF-RIGHT (MOR)	PROPOSED RA-2 MATTER-OF-RIGHT
<b>Bicycle Parking Spaces</b> Subtitle C, §802.1	<p style="text-align: center;"><u>House or Flat</u> None prescribed</p> <p style="text-align: center;"><u>Apartment</u> Long Term Spaces: 1 space for each 3 dwelling units</p> <p style="text-align: center;">Short Term Spaces: 1 space for each 20 dwelling units</p>	