

Comparable Developments

Cathedral

10 stories



6 stories



ZONING COMMISSION
District of Columbia
CASE NO.19-10
EXHIBIT NO.154A4

Comparable Developments

Connecticut



6 stories



10 stories

Comparable Developments

Connecticut



8 stories



9 stories

Comparable Developments

Connecticut

12 stories



9 stories



Comparable Developments

Connecticut

10 stories



9 stories



Table 1: Affordable Housing/Historic Preservation Ward 3 Demographics

Race	Percentage of Ward 3
White	85.60%
Black or African American	7.60%
American Indian and Alaska Native	1.00%
Asian	8.00%
Native Hawaiian and Other Pacific Islander	0.20%
Some other race	2.00%

Source: 2010-2014 ACS 5-Year Estimates

Table 2: Comprehensive Plan

Rock Creek West Area Elements

- ▶ **RCW-1.1.3: Conserving Neighborhood Commercial Centers:**
 - ▶ Support and sustain local retail uses and small businesses in the area’s neighborhood commercial centers. These centers should be protected from encroachment by large office buildings and other non-neighborhood serving uses. Compatible new uses such as multi-family housing or limited low-cost neighborhood-serving office space (above local-serving ground-floor retail uses) should be considered within the area’s commercial centers to meet affordable housing needs, sustain new neighborhood-serving retail and small businesses, and bring families back to the District.
- ▶ **RCW-1.1.4: Infill Development**
 - ▶ Recognize the opportunity for infill development within the areas designated for commercial land use on the Future Land Use Map. When such development is proposed, work with ANCs, residents, and community organizations to encourage projects that combine housing and commercial uses rather than projects that contain single uses. Heights and densities for such development should be appropriate to the scale and character of adjoining communities. Buffers should be adequate to protect existing residential areas from noise, odors, shadows, and other impacts.
- ▶ **RCW-1.1.11: Managing Transportation Demand**
 - ▶ Improve traffic service levels on the area’s thoroughfares by developing transportation systems management programs, transportation demand management programs, and other measures to more efficiently use the area’s road network and reduce the volume of vehicle trips generated by new development. Ensure that new development does not unreasonably degrade traffic conditions, and that traffic calming measures are required to reduce development impacts. This policy is essential to protect and improve the quality of life and the residential character of the area.
- ▶ **RCW-1.1.13: Parking**
 - ▶ Consider the use of easements with private developers to provide additional public parking in the area’s commercial districts. On-street public parking should not be removed within these districts.
- ▶ **RCW-1.1.14: Bicycle Facilities**
 - ▶ Improve facilities for bicyclists, to the extent feasible and consistent with traffic safety considerations, along Connecticut, Wisconsin, and Massachusetts Avenues, along MacArthur Boulevard, along Calvert Street (to Rock Creek Park), and at each of the Metrorail stations
- ▶ **RCW-1.1.15: Metro Access**
 - ▶ Ensure pedestrian, bicycle, and bus access to the five Metro Station areas, and improve their visual and urban design qualities. Space for car-share vehicles should be provided near the stations where feasible to reduce parking congestion in neighborhoods and encourage car-sharing as an alternative to vehicle ownership.

References

▶ Comprehensive Plan

- ▶ <https://planning.dc.gov/page/comprehensive-plan>
- ▶ <https://planning.dc.gov/page/comprehensive-plan-future-land-use-maps>
- ▶ <https://harvardlawreview.org/2017/03/durant-v-district-of-columbia-zoning-commission/>
- ▶ <https://law.justia.com/cases/federal/appellate-courts/cadc/13-7060/13-7060-2017-11-17.html>
- ▶ https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/District%20Elements_Volume%20II_Chapter%2023_April%208%202011.pdf

▶ Historic Designation

- ▶ <http://tenleytownhistoricalsociety.org/sites-dhs.php>

▶ Affordable Housing

- ▶ <https://dc.curbed.com/2018/9/11/17846984/map-affordable-housing-rock-creek-park-dcfpi>
- ▶ <https://public.tableau.com/profile/dc.fiscal.policy.institute#!/vizhome>
- ▶ <https://currentnewspapers.com/ward-3-affordable-housing-meeting-outlines-inequalities-resident-concerns//AffordableHousingPipeline/MapView>
- ▶ <https://affordablehousingonline.com/housing-search/District-Of-Columbia/Washington>
- ▶ https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/page_content/attachments/FY%202018%20Inclusionary%20Zoning%20Annual%20Report_0.pdf

▶ Toxic Chemicals

- ▶ <https://www.nab.usace.army.mil/Home/Spring-Valley/>
- ▶ https://www.nab.usace.army.mil/Portals/63/docs/SpringValley/FUDS_Boundary.jpg

▶ Existing Tenants

- ▶ <https://www.bisnow.com/washington-dc/news/retail/wagshals-deli-a-90-year-old-dc-institution-looks-to-expand-95040>