



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown Roberts, Development Review Specialist
JLS
Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: November 27, 2020

SUBJECT: Hearing Report for a Proposed Text Amendment to create a new BF (Barry Farm) Zone.

I. RECOMMENDATION

The Office of Planning (OP) recommends the Zoning Commission **approve** the proposed Barry Farm (BF) Zone text amendment.

At its September 14, 2020 public meeting, the Zoning Commission set down the proposed text amendment to create a new BF zone for the former Barry Farm Wade Road development (known as “Barry Farm”). The proposed BF Zone will implement the Barry Farm/Park Chester/Wade Road Redevelopment Plan, which was approved as a small area plan by the Council of the District of Columbia on December 19, 2006, pursuant to the Barry Farm/Park Chester/Wade Road Redevelopment Plan Resolution of 2006 (Res 16-0922).

The Comprehensive Plan includes a Generalized Policy Map and a Future Land Use Map which provides generalized guidance. The Generalized Policy Map provides guidance on whether areas are designated for conservation, enhancement, or change while the Future Land Use Map shows anticipated future land uses, which may be the same, or different than, the current land uses. In addition, Small Area Plans are prepared with community input, to provide more detailed planning guidance, and typically are approved by resolution of the City Council. In its decision-making, the Zoning Commission must make a finding of “*not inconsistent with the Comprehensive Plan.*” And to do so must consider the many competing, and sometimes conflicting, policies of the Comprehensive Plan, along with the various uses, development standards and requirements of the zone districts. A detailed discussion of the Comprehensive Plan and the Barry Farm/Park Chester/Wade Road Redevelopment Plan is provided in Section VII of this report.

In summary, the proposed BF Zone is not inconsistent with the Comprehensive Plan on balance. The BF Zone will implement the objectives of the Barry Farm Policy Focus Area as set out in the Far Southeast/Southwest Element (Section FSS-2):

FSS-2: Policy Focus Areas 1810

The Comprehensive Plan has identified seven areas in the Far Southeast/Southwest as “policy focus areas,” indicating that they require a level of direction and guidance above

that in the prior section of this Area Element and in the citywide elements (see Map 18.1 and Table 18.2). These areas are:

- *Historic Anacostia*
- *St. Elizabeths Campus*
- **Barry Farm/Hillsdale/Fort Stanton** [emphasis added]

The proposed text amendments provide the additional level of direction and guidance for the redevelopment of Barry Farm as an identified New Community:

FSS-2.3.1: Barry Farm New Community *Encourage the revitalization of Barry Farm in a manner which:*

- a. Ensures one-for-one replacement of any public housing that is removed, along with measures to assist residents and avoid dislocation or personal hardship;*
- b. Creates additional opportunities for workforce and market rate housing on the site, consistent with the goals of the city's New Communities program; and*
- c. Provides new amenities such as community facilities, parks, and improved access to the Anacostia River and Anacostia Metro Station.*

While some increase in density will be required to meet the one-for-one replacement requirement, consideration should be given to including nearby vacant land in the New Community site, so that densities may remain in the moderate to medium range. 1813.3

The proposed BF Zone will implement the Barry Farm/Park Chester/Wade Road Redevelopment Plan, which was approved as a small area plan by the Council of the District of Columbia to provide "...a level of direction and guidance above that in the prior section of this [FSS] Area Element and in the citywide elements" as called for in the FSS-2 Policy Focus Areas of the Comprehensive Plan. Additional discussion of the Comprehensive Plan elements and policies is provided in Section VII.

The text amendments will allow for the future redevelopment of Barry Farm, which will include new replacement housing for former Barry Farm residents and new mixed income housing in varying unit types complemented by neighborhood retail and service uses, green and open spaces, and will also preserve and reuse designated historic landmark buildings. OP has proposed and the Zoning Commission has setdown a separate map amendment case (ZC 20-24) to map the proposed new BF Zone.

II. QUESTIONS FROM THE ZONING COMMISSION AT SETDOWN

At the setdown meeting of September 14, 2020, the Zoning Commission asked OP to address the following questions:

1. Development potential under the old PUD proposal and the proposed text amendment

The development proposed under the First Stage PUD and Map Amendment of case ZC 04-02 would have generated a total of 1,014 units and 55,500 square feet of retail/service and community space.

The proposed text amendment, in conjunction with the proposed Map Amendment (ZC 20-21), is envisioned to allow for approximately 900 units and 40,000 square feet of retail space in addition to the space within the historic district (BF-2D) and the community center parcel (BF-2C).

2. Tenant Relocation

The property is under the authority of the District of Columbia Housing Authority (“DCHA”). In 2012. In anticipation of the redevelopment of the site, DCHA began relocation of the Barry Farm residents to other DCHA projects or provided various forms of subsidies to other locations throughout the City. DCHA continues to periodically confirm the residents’ locations and will continue to provide them with project updates.

In December 2018 the Preservation of Affordable Housing, Inc. (“POAH”) was contracted to undertake the relocation of the remaining residents and all residents were relocated off the property by July 2019. The relocation services provided by POAH included:

- Counseling and other advisory services;
- Housing choices, including private apartments or other public housing, that are comparable units for their household;
- Payment of moving expenses which included:
 - Application fees;
 - Security deposit;
 - Storage costs;
 - Packing materials;
 - Physical moving assistance;
 - Packing/unpacking assistance (seniors and disabled); and
 - Payment of utility, cable and other transfer.

Continued Resident Engagement

A total of 370 families have been identified with the right to return to the redeveloped site. Engagement with residents is on a continuing basis to address and provide assistance with quality of life issues while off-site. Information on the redevelopment proposals and process and preparation for the transition to the redevelopment to take advantage of the opportunities it will create is being provided. Engagement includes:

- Providing wellness calls and connecting residents to resources;
- Connecting residents to job opportunities and job ready programs;
- Providing monthly newsletters, text blasts, mailings with project updates and other resources;
- Providing weekly office hours;
- Hosting three to four events per year for residents to strengthen the Barry Farm community, such as the Barry Farm Unity Day on August 22, 2020;
- Hosting virtual quarterly meetings; and
- Provision of 600 meals and over 300 masks and hand sanitizer for Covid-19 relief.

3. Comprehensive Plan Amendments Status

The District Council Committee of the Whole held public hearings on November 12 and 13, 2020 at which time they heard public testimony but took no action on any of the proposed Comprehensive Plan amendments. The Committee stated that a vote on the proposed Comprehensive Plan is anticipated in January or February 2021.

4. Notifications regarding the new BF Zone

As stated above, DCHA and POAH has been in contact with the community and former residents and they have been kept up to date on the proposed redevelopment of the site. Regarding the proposed text amendment, OP and POAH gave a presentation on the proposed text amendment to ANC-8C on November 4, 2020.

III. APPLICATION-IN-BRIEF

Proposed Text Amendment	New BF zone to implement the Council Adopted Barry Farm/Park Chester/Wade Road Redevelopment Plan.
Ward and ANC	8/ANC-8A
Future Land Use Map Designation	Moderate Density Residential
Generalized Policy Map Designation	Neighborhood Enhancement Areas
Historic District	Barry Farm Dwellings

IV. SITE AND AREA DESCRIPTION



Site Location

The subject property is generally bounded by Suitland Parkway and the new Barry Farm Recreational Center to the north; Wade Road, SE to the east; St. Elizabeths East Campus to the south, and the Firth Sterling Avenue, SE to the west.

The site is located in the Anacostia neighborhood of Ward 8 and is zoned RA-1. To the west across Firth Sterling Avenue are industrial use in the PDR-1 zone; to the north is the new Barry Farm Recreation Center and the Excel Academy Charter School in the RA-1 zone; to the east is the Park Chester apartments and row houses in the RA-1 zone; and to the south is the St. Elizabeths West campus with the US Department of Homeland Security offices and is not subject to zoning.

At this time, the site is mostly vacant as a majority of the structures have been demolished. A few residential structures remain in the western portion of the site. Five of the buildings and their surrounding area have been designated a historic landmark in recognition of the rich and unique history of Barry Farm.

V. BACKGROUND

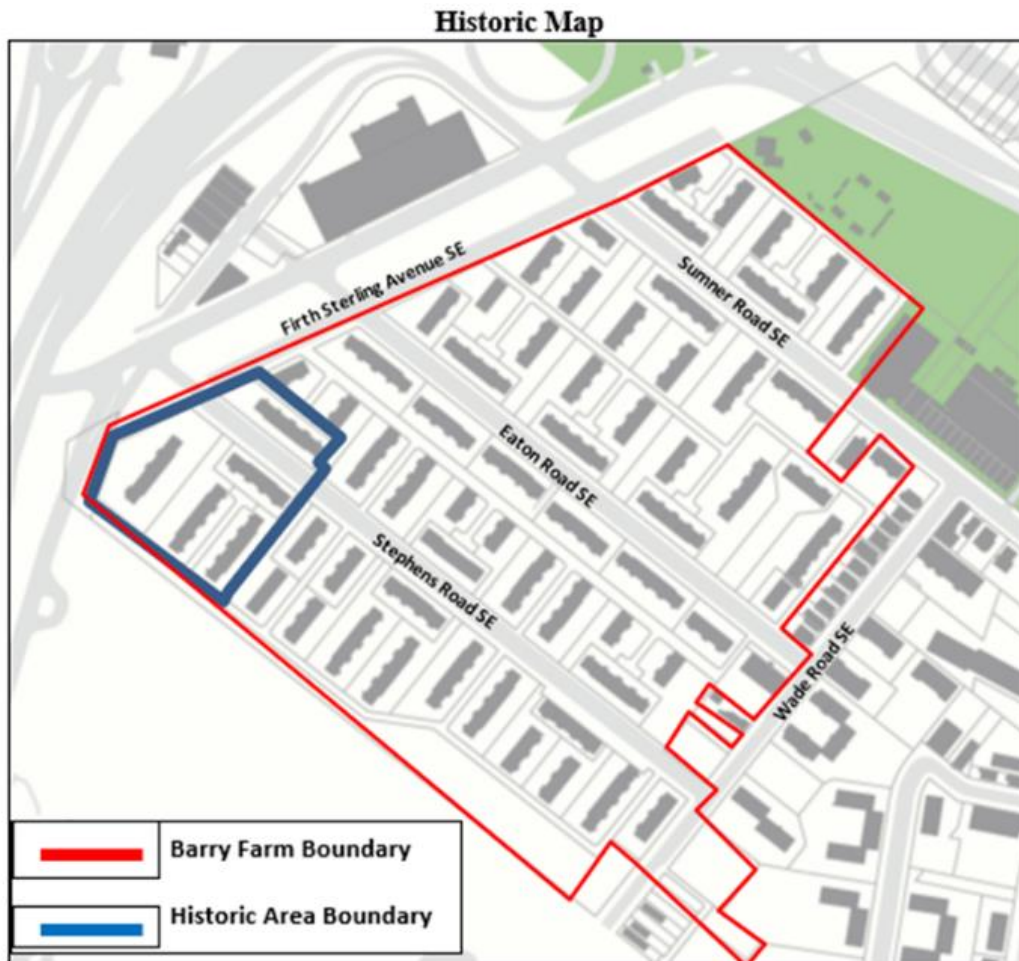
Barry Farm is one of the identified communities in the District's New Communities Initiative (NCI) which has as a goal the revitalization and redevelopment of areas developed solely as public housing through the development of mixed income and mixed-use communities into which the existing residents would be integrated.

In November of 2005, the District of Columbia in conjunction with the Barry Farm Advisory Committee initiated a public planning process to create a revitalization plan with a goal of *"creating a vibrant mixed-income neighborhood where residents have quality, housing options, real economic opportunities and access to appropriate human services for children and adults."* The process involved residents, community stakeholders, city agencies and public leaders and resulted in the Barry Farm, Park Chester, Wade Road Redevelopment Plan which was approved by the Council of the District of Columbia on December 19, 2006 via Council Resolution R16-0922 (Barry Farm Small Area Plan).

To implement the Barry Farm Small Area Plan recommendations, the District filed Z.C. Case No. 14-02, for First Stage PUD and Related Map amendment from the R-5-A (RA-1) zone to the R-5-B (RA-2) and C-2-A (MU-4) zones for a mixed use development with mixed income housing, 1,014 apartment units, 278 row dwellings, 46 flats (92 units), and 16 live/work spaces. Approximately 24.5% or 344 units of the total residential units would be replacement public housing units, approximately 55,500 square feet of gross floor area would be devoted to new retail/service uses, open space, including a large central park, and new public infrastructure, including roads and utility upgrades. On December 9, 2014, the Zoning Commission approved the First Stage PUD and Related Map amendment. To prepare the site for redevelopment, a majority of the buildings and streets were demolished with a few buildings remaining on the site.

ZC Order 14-02 was appealed to the District of Columbia Court of Appeals (Court) and on April 26, 2018 the Court vacated and remanded the Order back to the Zoning Commission. On May 20, 2019 the applicant petitioned the Zoning Commission to withdraw the application (ZC-14-02 and 14-02A).

On April 10, 2019, the Barry Farm Tenants and Allies Association submitted an application to the Historic Preservation Office to designate a portion of Barry Farm Dwellings as a historic landmark. On January 30, 2020 the Historic Preservation Board landmarked five of the remaining buildings in the southwest corner of the property, along Firth Sterling Avenue and Stephens Road. In addition to the buildings, the designated area will include a portion of Stephens Road, a courtyard and an alley (See map below). It is envisioned that one of the buildings will house a museum and cultural center to commemorate and extend the legacy elements of Barry Farm.



VI. PROPOSED TEXT AMENDMENTS

The Office of Planning proposes a new zone category, BF, which will contain two individual zones, and which will implement the Council-adopted Barry Farm Redevelopment Plan. Establishing zoning in this fashion is comparable to recent Commission actions to establish zoning on large District-owned properties, where the communities weighed in on a detailed small area plan that was then approved by Council, and the Office of Planning proposed zoning to implement the plan, such as HE (Hill East), WR (Walter Reed) and StE (St. Elizabeths).

Each BF zone has bulk parameters for new construction such as height, FAR, lot occupancy and yards which are intended to achieve the desired density and building type on each part of the site.

The proposed zoning is intended to allow matter-of-right development of the site consistent with the Barry Farm Redevelopment Plan.

The proposed BF category will be divided into two zones, BF-1 and BF-2, each with subzones. The BF-1 is proposed as a moderate-density, mixed-use zone that will allow residential use in apartments with ground floor neighborhood retail and service uses with maximum building height of 65 feet and FARs of 4.0 in the BF-1A and 6.0 in the BF-1B zones.

The BF-2 is a moderate density residential zone that will allow row dwellings, semi-detached units and flats at a maximum height of 40 feet. Within the BF-2 zone will also be the area designated for a community park, and the historic landmark.

VII. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

Table 1 summarizes the proposed BF-1 and BF-2 zones in comparison to the existing RA-1 zone

Table I

	Existing Zone: RA-1	Proposed Zone: BF-1A and BF-1B	Proposed Zone: BF-2 BF-2A, BF-2B, BF-2C and BF-2D
Permitted Uses:	Use Group A	Use Group E	Use Group RF-1
Height:	40 ft. max./3 stories	65 ft. max.	40 ft. 3 stories max.
Lot Area:	5,000 sf. min.	N/A	N/A
Lot Width:	N/A	N/A	Single dwelling – 16 ft. Flat – 20 ft.
Floor Area Ratio:	N/A	4.0 and 6.0	N/A
Penthouse Height:	N/A	12 ft./1 story except 18.5 ft. with a second story for penthouse mechanical space.	Detached, semi-detached, row dwelling and flats – 10 ft./1 story
Lot Occupancy:	40 % max.	80 % max.	80% Historic District – N/A Community Park – the greater of 40% or the lot occupancy as of the date of this Chapter.
Rear Yard:	25 ft. min.	15 ft. min.	4 in./1 ft. or 15 ft. min.
Side Yard:	8 ft. min.	Detached or Semi-detached single dwelling – 5 ft. Multi-unit building - None required, but 5 ft. if provided	None Required
Vehicle and Bike Parking:	Subtitle C Chapters 7 and 8	Subtitle C Chapters 7 and 8	Subtitle C Chapters 7 and 8
Loading:	None	Subtitle C Chapter 9	N/A
GAR:	None	0.3 min.	N/A

	Existing Zone: RA-1	Proposed Zone: BF-1A and BF-1B	Proposed Zone: BF-2 BF-2A, BF-2B, BF-2C and BF-2D
Impervious Surface	None	None	Less than 1,800 sq. ft. - 0% 1,801-2,000 sq. ft. - 10% Larger than 2,000 sq. ft. - 20%

Tables 2 and 3 summaries the development standards for the BF-1 and BF-2 subzones along with the use permissions outlined in the proposed text. The sub-zones are designed to give greater specificity to building types and the uses permitted across the site.

The development parameters and use permissions in the BF-1A and BF-1B zones are similar except that the maximum FAR allowed in the BF-1 zone is 4.0 while the maximum FAR allowed in the BF-1B zone is 6.0.

In the BF-2 zone, the BF-2A and BF-2B zones have similar development and use permission standards except that in the BF-2A zone, artist live-work and home occupations are allowed. The BF-2C zone will accommodate the community center while the BF-2D zone will allow residential use in addition to the uses allowed in the BF-2C zone.

**Table 2
BF-1 DEVELOPMENT STANDARDS**

BF-1					
Sub-zones	FAR		Height	Lot Occupancy (Residential)	Rear Yard
	Total	Non-Residential Use			
BF-1A	4.0	1.5	65 ft.	80%	15 ft.
BF-1B	6.0	1.5	65 ft.	80%	15 ft.

**TABLE 3
BF-2 DEVELOPMENT STANDARDS**

BF-2					
Sub-zones	Lot Width (Min.)	Height	Stories (max.)	Lot Occupancy	Rear Yard
BF-2A BF-2B	Single dwelling unit 16 ft.	40 ft.	N/A	80%	4 in./1 ft. (15 ft. min.)
	Flat 20 ft.				
	Flat 20 ft				

BF-2					
Sub-zones	Lot Width (Min.)	Height	Stories (max.)	Lot Occupancy	Rear Yard
BF-2C	N/A	40 ft.	N/A	20%	4 in. / 1 ft. (15 ft. min.)
BF-2D	N/A	40ft.	3	The greater of 40% or the lot occupancy as of the date of adoption of this Chapter	The lesser of 4 in. /1 ft. (15 ft. min.), or the rear yard as of the date of adoption of this Chapter.

VIII. PLANNING CONTEXT

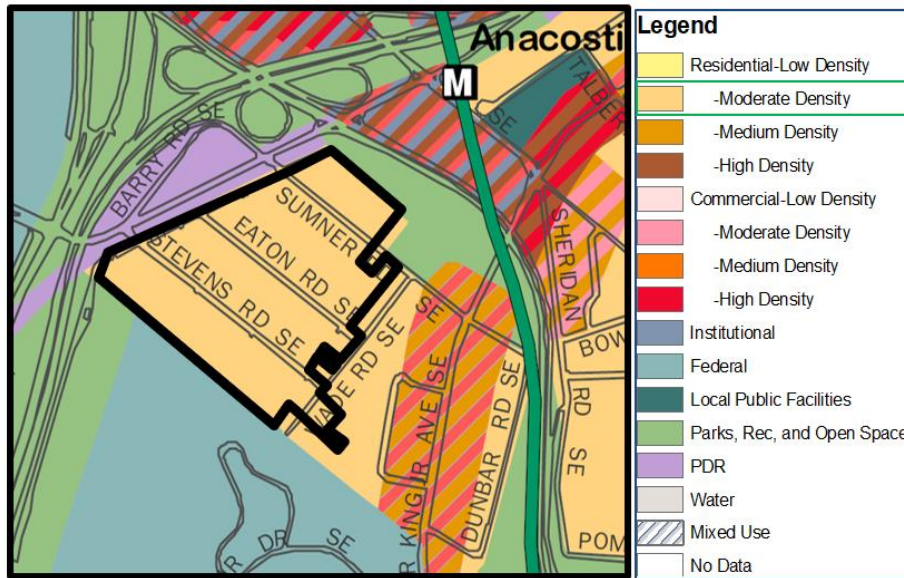
Although a map amendment is not part of this case, the text is generally consistent on balance with the Comprehensive Plan. The Comprehensive Plan, as described in the Introduction (Chapter 1 Introduction, Section 103), is the centerpiece of a “Family of Plans” that guide public policy in the District. The Introduction goes on to note three “Tiers” of Planning (Chapter 1 Introduction, Section 104), including:

- a. Citywide policies
- b. Ward-level policies
- c. Small area policies.

A. COMPREHENSIVE PLAN MAPS

The Framework Element adopted by the Council of the District of Columbia (the Council) in 2019 (10A DCMR § 224) states that the Comprehensive Plan, includes a Generalized Policy Map and a Future Land Use Map, which provides generalized guidance. The Generalized Policy Map provides guidance on whether areas are designated for conservation, enhancement, or change, while the Future Land Use Map shows anticipated future land uses, which may be the same, or different than, the current land uses. The Small Area Plans which are prepared with community input provide more detailed planning, guidance, and is approved by Council Resolution. The Plan notes that unless a Small Area Plan has been made binding on the Zoning Commission through its enactment as part of Comprehensive Plan amendment, a Small Area Plan provides only supplemental guidance to the Zoning Commission and it does so only to the extent it does not conflict with the Comprehensive Plan. (224.5). In this case, the Barry Farm Plan has not been wholly incorporated into the Comprehensive Plan but the some similar guidance is given in the **Far Southeast and Southwest Area Element** discussed in Section B, below.

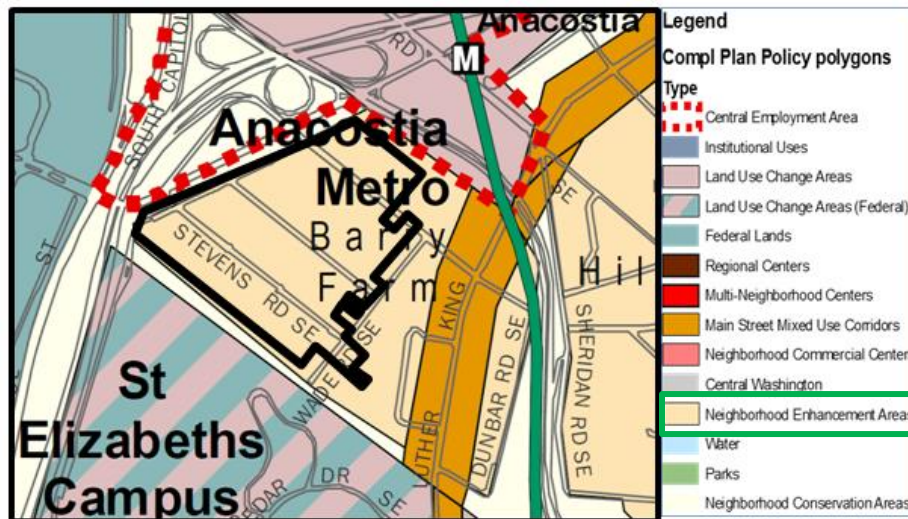
The Future Land Use Map (FLUM) indicates that the site is appropriate for moderate density residential.



Moderate Density Residential: This designation is used to define neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some 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). Density in Moderate Density Residential areas is typically calculated either as the number of dwelling units per minimum lot area, or as a FAR up to 1.8, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The R3, RF, and RA-2 Zone Districts are consistent with the Moderate Density Residential category, and other zones may also apply. 227.6

Barry Farm is an appropriate location for new zoning to apply. The proposed row dwellings, semidetached units, flats and multifamily buildings and neighborhood retail and service uses are appropriate for this location and is as recommended by the detail study on which the Barry Farm Small Area Plan was done to accommodate a moderate density development.

The Generalized Policy Map indicates that the site is designated as a Neighborhood Enhancement Area.



Neighborhood Enhancement Areas are neighborhoods with substantial amounts of vacant and underutilized land. They include areas that are primarily residential in character, as well as mixed-use and industrial areas. 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. These areas present opportunities for compatible infill development, including new single-family homes, townhomes, other density housing types, mixed-use buildings, and, where appropriate, light industrial facilities. Land uses that reflect the historical mixture and diversity of each community and promote inclusivity should be encouraged. 225.6

The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development 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 and with Comprehensive Plan policies. The unique and special qualities of each area should be maintained and conserved, and overall neighborhood character should be protected or enhanced as development takes place. Publicly 'owned open space within these areas should be preserved and enhanced to make these communities more attractive and desirable. 225.7

The proposed new zoning for Barry Farm will not be inconsistent with the recommendations for Neighborhood Enhancement Areas as it will allow for redevelopment of a District owned property to be mainly residential with various housing types reflective of the diversity of housing types in the Anacostia Area. The new zone will allow for lots with private open space as well as designated public, open spaces to serve the wider community. The redevelopment of Barry Farm will include the creation of a new street grid to better connect to adjacent streets and provide better access and security for residents. To complement the residences, the new zone provides for neighborhood retail uses and services to serve residents everyday needs.

B. COMPREHENSIVE PLAN POLICIES

Citywide Elements:

The proposed text amendment will allow for a development that will meet or further many of the Citywide elements of the Comprehensive Plan as outlined below.

Chapter 3 - Land Use Element

LU-2.1.2: Neighborhood Revitalization

Facilitate orderly neighborhood revitalization and stabilization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need. 309.7

LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others.

LU-2.4.6: Scale and Design of New Commercial Uses

Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas.

The proposed text amendment should facilitate the revitalization of the Barry Farm neighborhood and allow for a mix of housing types, family sizes and incomes. The revitalized neighborhood will include a portion of the site which has been landmarked to preserve resources of the former Barry Farm development. The retail and service uses allowed will complement the residences to provide for the day to day needs of residents.

The proposal will retain many of the existing streets but will introduce new streets and alley to create a new grid pattern typical in the City that will allow better internal circulation as well as provide additional connections to external streets and easier connections.

Chapter 5 - Housing Element

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-1.3.1: 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-1.4.4: Public Housing Renovation *Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 506.10*

The text amendment will allow for the development of a mix of income, a mix of unit types (apartments, rowhouses, rowhouses with accessory buildings and flats) and sizes for a range of family sizes and incomes, including very low-income households at 30% AMI or below, and will encourage and accommodate extended family living on the same property. To complement the residences, both private open space and public open space and recreational areas will be provided.

Because the property will be developed by the District of Columbia, under Subtitle C § 1001.6(a) the development will not be subject to the requirements of Subtitle C Chapter 10 (IZ). However, the affordable housing requirements of the BF zone are higher than IZ and will have to be met by the District.

Chapter 7 - Economic Development Element

ED-2.2.3: Neighborhood Shopping

Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. . . 708.7

The proposed text amendment will allow for neighborhood commercial uses in the BF-1 Zone and will provide retail and service uses to residents of the community.

Chapter 9– Urban Design

UD-2.3.1: Reintegrating Large Sites

Reintegrate large self-contained sites back into the city pattern. Plans for each site should establish urban design goals and principles which guide their subsequent redevelopment. 911.2

UD-2.3.2: Large Site Scale and Block Patterns

Establish a development scale on large sites that is in keeping with surrounding areas. “Superblocks” (e.g., oversized tracts of land with no through-streets) should generally be avoided in favor of a finer-grained street grid that is more compatible with the texture of Washington's neighborhoods. This also allows for more appropriately scaled development and avoids large internalized complexes or oversized structures (see Figure 9.16). 911.4

The proposed text amendment for the new BF Zone is guided by the Barry Farm, Park Chester, Wade Road Redevelopment Plan which outlines goals, vision and principles for the redevelopment of the property. The Plan proposes moderate apartment buildings along Firth Sterling Avenue in the BF-1 zone with lower scaled duplexes, row houses and flats in the BF-2 zone.

Chapter 10 - Historic Preservation Element

HP-2.4.6: Preservations Standards for Zoning Review

Ensure consistency between zoning regulations and design standards for historic properties. Zoning for each historic district shall be consistent with the predominant height and density of contributing buildings in the district. Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls. 1011.11

The proposed text amendments recognize the historic buildings and surrounding areas, and the density and uses allowed in the BF-2D zone will reflect the height and density of the landmarked buildings and their surrounding areas.

Chapter 18 - Far Southeast and Southwest Area Element

FSS-1.1.7: Retail Development

Support additional retail development within the Far Southeast/Southwest, especially in Historic Anacostia, and in the neighborhood centers at Malcolm X/Martin Luther King Jr. Avenue and South Capitol/Atlantic. Projects which combine upper story housing or offices and ground floor retail are particularly encouraged in these three locations.

Ground floor, neighborhood retail and service uses with residential above will be allowed in the BF-1 zone.

FSS-2 Policy Focus Areas 1810

The Comprehensive Plan has identified seven areas in the Far Southeast/Southwest as “policy focus areas,” indicating that they require a level of direction and guidance above that in the prior section of this Area Element and in the citywide elements (see Map 18.1 and Table 18.2). These areas are:

- *Historic Anacostia*
- *St. Elizabeths Campus*
- ***Barry Farm/Hillsdale/Fort Stanton*** [emphasis added]
- *Congress Heights Metro Station*
- *Congress Heights Commercial District*
- *Bellevue/Washington Highlands*
- *DC Village. 1810.1*

The proposed text amendment provides the additional focus for the redevelopment of Barry Farm.

FSS-2.3.1: Barry Farm New Community *Encourage the revitalization of Barry Farm in a manner which:*

- a. *Ensures one-for-one replacement of any public housing that is removed, along with measures to assist residents and avoid dislocation or personal hardship;*
- b. *Creates additional opportunities for workforce and market rate housing on the site, consistent with the goals of the city’s New Communities program; and*
- c. *Provides new amenities such as community facilities, parks, and improved access to the Anacostia River and Anacostia Metro Station.*

While some increase in density will be required to meet the one-for-one replacement requirement, consideration should be given to including nearby vacant land in the New Community site, so that densities may remain in the moderate to medium range. 1813.3

The BF Zone will provide additional density at a moderate range and allow for the incorporation of retail and service uses to serve the daily need of the residents. The unit types allowed will provide the opportunity for a range of household sizes and incomes. Open space/park areas will accommodate a variety of community activities.

IX. BARRY FARM PARK CHESTER WADE ROAD REDEVELOPMENT PLAN

The District's New Communities Initiative has a goal to transform various public and low-income housing developments and their neighborhoods into a mixed-income, mixed-use communities. Based on this, the Barry Farm Park Chester Wade Road Redevelopment Plan was developed and approved by the Council of the District of Columbia on December 19, 2006. The Plan consists of three main elements: the Human Capital Plan; the Physical Plan; and a Development and Finance Strategy. The vision of the plan is to *“create a vibrant mixed-income neighborhood where resident have quality housing options, real economic opportunities and access to appropriate human services for children and adults.”* A set of key guiding principles was developed in a partnership between the District of Columbia and the Barry Farm Advisory Committee that addressed affordable housing; human capital; economic opportunity; and culture and heritage.

The Physical Plan makes detailed recommendations for improving the area's housing, public facilities, neighborhood design, open space and transportation. Key elements of the Physical Plan for the neighborhood include:

- *Creating a mixed-income community of mid-rise apartments and low-rise family housing on the Neighborhood site which includes 373 replacement units together with new affordable and market rate units for a total of 1110 units.*
- *Partnering with local property owners, the Anacostia Waterfront Corporation, private developers at St. Elizabeth's East and others to create an additional 281 replacement units in mixed-income neighborhoods.*
- *Creating a vibrant-mixed use main street at Firth Sterling Avenue that capitalizes on transportation improvements and new development at St. Elizabeth's West and provides new neighborhood retail.*
- *Creating a new grid of residential streets linking Sumner Road and Martin Luther King Jr. Avenue eliminating the isolation of the existing neighborhood and providing addresses for new residential units*
- *Proposing the reconstruction of a new K-5 Elementary School on the existing Birney Elementary School site and the rebuilding the existing Recreation Center*
- *Creating a new linear park and community open space which provides views of the District's skyline*
- *Utilizing sustainable practices in the urban and architectural design of the new neighborhood to preserve existing natural site features and minimize the development's impact on the environment.*

Barry Farm Park Chester Wade Road Redevelopment Plan



Land Use Diagram

The proposal will be consistent with the Physical Plan, as the amendment will allow the redevelopment of Barry Farm and Wade Road Apartments with a mix of mid-rise apartments, rowhouses, semi-detached units and flats to accommodate a mix of replacement public housing, affordable and market rate units of which 380 will be affordable replacement units. To complement the residences, neighborhood retail and service uses will be permitted in the BF-1

In summary, the proposed text amendment is not be inconsistent with the moderate density, mixed use development anticipated by the Comprehensive Plan maps, policies and goals and will implement the Barry Farm Park Chester Wade Road Redevelopment Plan.

ATTACHMENT I

PROPOSED TEXT AMENDMENTS TO ADD NEW Subtitle K, Chapter 11

I. Proposed Amendment to Subtitle A, AUTHORITY AND APPLICABILITY

Subtitle 101.9 of § 101.9, INTERPRETATION AND APPLICATION, of Chapter 1, INTRODUCTION TO TITLE 11, of Subtitle A, AUTHORITY AND APPLICABILITY, is proposed to be amended, to read as follows:

101.9 The following zone districts are considered residential zone districts:

- (a) R, Residential House ...
- ...
- (e) CG-1 Capital Gateway (multi-family); and
- (f) D-1 Downtown (multi-family); and
- (g) BF Barry Farm.**

II. Proposed Amendments to Subtitle K, SPECIAL PURPOSE ZONES

Chapter 1, INTRODUCTION TO SPECIAL PURPOSE ZONES, of Subtitle K, SPECIAL PURPOSE ZONES, is proposed to be amended by adding a new § 100 and renumbering and modifying § 100 as § 101, to read as follows:

100 GENERAL PROVISIONS

100.1 Subtitle E is to be read and applied in addition to the regulations included in:

- (a) Subtitle A, Authority and Applicability;
- (b) Subtitle B, Definitions, Rules of Measurement, and Use Categories;
- (c) Subtitle C, General Rules; and
- (d) Subtitle U, Use Permissions.

100.2 For those zones with a geographic identifier, the zone boundaries are described in Subtitle W, Specific Zone Boundaries, and identified on the official Zoning Map.

~~100~~ 101 GENERAL PROVISIONS PURPOSE AND INTENT

~~100.1~~ 101.1 The purpose of the special purpose zones is to provide for single large sites that require a cohesive, self-contained set of regulations to guide site design, building height and bulk, land uses, or other aspects of development.

A new Chapter 11 is proposed to be added to Subtitle K, SPECIAL PURPOSE ZONES, of Subtitle K, SPECIAL PURPOSE ZONES, to read as follows:

CHAPTER 11 BARRY FARM ZONES – BF-1 THROUGH BF-2

1100 GENERAL PROVISIONS AND PURPOSE AND INTENT (BF)

1100.1 The purposes of the Barry Farm (BF) zones (BF-1 through BF-2) are to:

- (a) Facilitate implementation of the Barry Farm/Park Chester/Wade Road Redevelopment Plan, which was approved as a small area plan by the Council of the District of Columbia on December 19, 2006, pursuant to the Barry Farm/Park Chester/Wade Road Redevelopment Plan Resolution of 2006 (Res 16-0922);**
- (b) Establish a vibrant mixed-use, mixed-income neighborhood where residents have quality housing options in a variety of configurations;**
- (c) Ensure the development of approximately 1,110 dwelling units, including approximately 380 affordable replacement units, within mid-rise apartment buildings, and attached and semi-detached single-family dwellings and flats;**
- (d) Encourage the development of neighborhood retail and service uses in the ground floor of mixed-use buildings fronting on Firth Sterling Avenue, SE; and**
- (e) Create open and green spaces suitable for passive private enjoyment and active community recreation and amenities.**

1101 GENERAL DEVELOPMENT STANDARDS (BF)

1101.1 The development standards of this section and Subtitle K § 1102 apply to all BF zones except as modified for a specific zone, in which case the modified zone-specific standard shall apply. When only a portion of a development standard is modified the remaining portions of the development standards shall still apply.

1101.2 A court is not required in a BF zone, but where provided, it shall have the following minimum dimensions:

TABLE K § 1101.2: MINIMUM COURT DIMENSIONS

Type of Structure	Open Court Minimum Width	Closed Court Minimum Width	Closed Court Minimum Area
<u>Detached, Semi-detached, Row Dwellings, and Flats</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

<u>Residential, more than 3 units</u>	<u>2.5 inches per foot of height of court; 10 ft. minimum</u>	<u>2.5 inches per foot of height of court; 12 ft. minimum</u>	<u>Twice the square of the required closed court width; 250 square ft. minimum</u>
<u>Non-residential and Lodging</u>	<u>2.5 inches per foot of height of court; 6 ft. minimum</u>	<u>2.5 inches per foot of height of court; 10 ft. minimum</u>	<u>Twice the square of the required closed court width; 250 square ft. minimum</u>

1102 PENTHOUSES AND ROOFTOP STRUCTURES (BF)

1102.1 Unless otherwise modified in this section, penthouses or rooftop structures in BF zones shall be subject to the regulations of Subtitle C, Chapter 15.

1102.2 An apartment building in a BF zone other than the BF-2C zone shall be permitted to have a penthouse or rooftop structure with a maximum permitted height and stories of twelve feet (12 ft.) and one (1) story, with mechanical space limited to eighteen feet and six inches (18 ft., 6 in.) and two (2) stories.

1102.3 A detached, semi-detached, or row building with a single dwelling unit, or a flat in a BF zone other than the BF-2C zone shall be permitted to have a penthouse or rooftop structure that:

(a) Only contains either:

(i) Screening for mechanical equipment or a guard-rail required by the Construction Codes (Title 12 of the DCMR) for a roof deck; or

(ii) Stair or elevator access to the roof, and a maximum of thirty square feet (30 sq. ft.) of storage space ancillary to a rooftop deck; and

(b) Is no more than eleven feet (11 ft.) and one (1) story tall.

1102.4 Any building or structure located in the BF-2C zone shall be permitted a mechanical penthouse or rooftop structure with a maximum height of eighteen feet and six inches (18 ft. 6 in.).

1103 VEHICLE AND BICYCLE PARKING (BF)

1103.1 Unless otherwise modified by this section, vehicle and bicycle parking requirements for BF zones shall be as specified in Subtitle C, Chapters 7 and 8.

1103.2 Required vehicle parking spaces need not be located on the same lot as the building or building(s) that generates the requirement, subject to the following conditions:

(a) The off-site location shall be located within the same block as the use for which the parking space is required;

(b) Parking spaces provided off-site shall not serve as required parking for any other use; and

(c) Each application to the Department of Consumer and Regulatory Affairs for a development that requires parking shall clearly demonstrate compliance with conditions (a) and (b) of this subsection.

1103.3 Vehicle parking spaces shall not be required:

(a) For uses permitted under Subtitle K §§ 1113.2(a) and (b) and 1113.3, regardless of zone; and

(b) For a building containing a single principal dwelling unit or flat if the lot does not have access to an open, improved, and public alley with a right of way of ten feet (10 ft.) width minimum.

1103.4 Vehicle parking spaces shall not be subject to the requirements of Subtitle C § 707.

1104 LOADING (BF)

1104.1 Loading shall be provided in accordance with the requirements of Subtitle C, Chapter 9.

1105 AFFORDABLE HOUSING (BF)

1105.1 Affordable housing shall be provided in the BF zones as described in this section. The provisions of Subtitle C, Chapter 10, shall not apply to the BF zones, except that the relevant penthouse habitable space affordable housing provisions pursuant to Subtitle C § 1500.112 shall apply to the BF zones.

1105.2 The purposes of this section are to:

(a) Ensure the provision of a significant amount of affordable housing, including for very low-income households; and

(b) Ensure that the affordable housing is distributed throughout the BF zones.

1105.3 The FAR, lot occupancy, and height listed in the Development Standards for each BF zone shall serve as the maximum permitted density and building envelopes for buildings and structures, including for the provision of affordable units.

1105.4 The affordable housing requirement for the entire BF zones shall consist of no less than three hundred and eight (380) affordable dwelling units that shall be provided as D.C. Housing Authority replacement public housing units (Affordable Replacement Unit”), subject to the following:

1105.5 **Each application for a building permit for a residential use shall include in tabular and map format a description of which Affordable Replacement Units have been provided to date and where, which Affordable Replacement Units have yet to be provided and where they are anticipated to be provided, and how the provisions of this section are being met.**

1105.7 **Affordable units arising from penthouse habitable space pursuant to Subtitle C §§ 1500.11 and 1500.12 shall be provided in accordance with the relevant provisions of Subtitle C, Chapter 10 for residential penthouse habitable space or Subtitle C § 1505 for non-residential penthouse space, except that such units may be located anywhere within the BF zones.**

(a) **The Affordable Replacement Units shall be subject to and comply with the requirements of Subtitle C § 1001.6(a); and**

(b) **Each application for a building permit for a residential use for a property in a BF zone shall include the following information in tabular and map format of how the provisions of this section are being met:**

(i) **The number of Affordable Replacement Units proposed to be constructed by the building permit application;**

(ii) **The number of Affordable Replacement Units for which a building permit has been issued, together with the location and status of completion of each unit; and**

(iii) **The number of Affordable Replacement Units that have yet to be provided, together with the planned location and the anticipated date of building permit application and construction of each remaining unit.**

1105.5 **Affordable units arising from penthouse habitable space pursuant to Subtitle C §§ 1500.11 and 1500.123 shall be provided in accordance with the relevant provisions of Subtitle C, Chapter 10, for residential penthouse habitable space or Subtitle C § 15054 for non-residential penthouse space, except that such units may be located anywhere within the BF zones.**

1106 **BF-1 ZONE**

1106.1 **The BF-1 zone is intended to:**

(a) **Permit moderate-density mixed-use development;**

(b) **Provide a range of neighborhood-serving retail, service, and commercial uses and multiple dwelling unit residential development.**

(c) **Create a vibrant mixed-use main street along Firth Sterling Avenue, S.E. that capitalizes on transportation improvements and new development at St. Elizabeth's West Campus and provides new neighborhood-serving retail.**

1107 DEVELOPMENT STANDARDS (BF-1)

1107.1 The development standards in Subtitle K §§ 1101 and 1102 shall apply to the BF-1 zones except as specifically modified by this section. In the event of a conflict between the provisions of this section and other regulations of this subtitle, the provisions of this section shall prevail.

1107.2 Except as elsewhere in this section, the development standards for each BF-1A and BF-1B zone shall be as set forth in the following table:

TABLE K § 1107.2: BF-1 DEVELOPMENT STANDARDS

<u>BF-1 Zone</u>	<u>Total FAR</u>	<u>Non-Residential FAR</u>	<u>Height (ft.)</u>	<u>Lot Occupancy (Residential (%))</u>	<u>Rear Yard (ft.)</u>
<u>BF-1A</u>	<u>4.0</u>	<u>1.0</u>	<u>65 ft.</u>	<u>80%</u>	<u>15 ft.</u>
<u>BF-1B</u>	<u>6.0</u>	<u>1.0</u>	<u>65 ft.</u>	<u>80%</u>	<u>15 ft.</u>

1107.3 Unless otherwise limited by regulations governing courts, yards, and setbacks, lot occupancy on the first two (2) stories is permitted up to one hundred percent (100%), regardless of use.

1107.4 A rear yard is required only above a horizontal plane located twenty feet (20 ft.) above the mean finished grade at the middle of the rear façade of the principal building and shall be measured as follows:

(a) Where a lot abuts a public or private street, the rear yard may be measured from the centerline of the street; or

(b) Where a lot abuts a public or private alley:

(i) The rear yard may be measured from the centerline of the alley; or

(ii) In lieu of the rear yard required by this subsection, a lot may provide a court complying with the width requirements for a closed court as specified in Subtitle K § 1101.2 located above the horizontal plane.

1107.5 A rear yard is not required to be provided below a horizontal plane as described in Subtitle K § 1107.6.

1107.6 A semi-detached building with a single dwelling unit shall have one (1) side yard, a minimum of five feet (5 ft.) in width.

1107.7 A building or structure other than a detached or semi-detached building with a single dwelling unit is not required to provide a side yard; however, if a side yard is provided, it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of building height, but no less than five feet (5 ft.).

- (1) The rear yard may be measured from the centerline of the alley; or**
- (2) A court complying with the width requirements for a closed court as specified in Subtitle K § 1101.2 may be provided in lieu of a rear yard. For the purposes of this section, the required court need only be provided above the horizontal plane described in Subtitle K § 1103.5.**

1108 USE PERMISSIONS (BF-1)

1108.1 Unless otherwise modified in this section, use permissions for the BF-1 zones are those of the MU-Use Group E of Subtitle U, Chapter 5, including uses permitted as a matter of right, as a special exception, or as an accessory use, and uses not permitted.

1108.2 A building in the BF-1 zones that has frontage along Firth Sterling Avenue, S.E., shall devote the equivalent of not less than fifty percent (50%) of its ground floor linear footage along Firth Sterling Avenue, S.E., at a continuous depth of at least twenty feet (20 ft.) in from the property line, regardless of where such uses are located to uses in the following preferred use categories:

- (a) Arts, design, and creation;**
- (b) Daytime Care;**
- (c) Eating and drinking establishments;**
- (d) Retail; or**
- (e) Service, including both general and financial services.**

1109 PROHIBITED USES (BF-1)

1111.1 The following uses are prohibited in the BF-1 zone as either a principal or accessory use:

- (a) Drive-through;**
- (b) Firearms retail sales establishments;**
- (b) Gasoline service station or repair garage;**
- (c) Liquor store;**
- (d) Pawn shop; and**
- (e) Self-storage facility.**

1110 GREEN AREA RATIO (GAR) (BF-1)

1110.1 **A minimum GAR of 0.3 shall be required in the BF-1 zone.**

1110.2 **Exceptions from GAR shall be permitted if approved by the Zoning Commission as a special exception pursuant to Subtitle X, Chapter 9, and the conditions of Subtitle C § 605.**

1111 **BF-2 ZONE**

1111.1 **The BF-2 zone is intended to:**

- (a) Permit predominantly moderate-density row and semi-detached buildings with residential and live-work dwelling units and flats;**
- (b) Provide open and green space suitable for passive private enjoyment and active community recreation and amenities, as appropriate.**

1112 **DEVELOPMENT STANDARDS (BF-2)**

1112.1 **The development standards in Subtitle K §§ 1101 and 1102 shall apply to the BF-2 zones except as specifically modified by this section. In the event of a conflict between the provisions of this section and other regulations of this subtitle, the provisions of this section shall prevail.**

1112.2 **The development standards for each lot in the BF-2 zone shall be as set forth in the following table:**

TABLE K § 1112.2: BF-2 DEVELOPMENT STANDARDS

<u>BF-2 Zones</u>	<u>Minimum Lot Width (ft.)</u>	<u>Height (ft.)</u>	<u>Maximum Stories</u>	<u>Maximum Lot Occupancy</u>	<u>Minimum Rear Yard</u>
<u>BF-2A</u> <u>BF-2B</u>	<u>Single Dwelling Unit - 16;</u> <u>All others - N/A</u>	<u>40</u>	<u>N/A</u>	<u>80%</u>	<u>4 inches per foot of building height;</u> <u>15 ft. minimum</u>
<u>BF-2C</u>	<u>N/A</u>	<u>40</u>	<u>N/A</u>	<u>20%</u>	<u>4 in / 1 ft.</u> <u>(15 ft. min)</u>
<u>BF-2D</u>	<u>N/A</u>	<u>40</u>	<u>3</u>	<u>The greater of 40% or the lot occupancy as of the date of adoption of this chapter</u>	<u>The lesser of 4 inches per foot of building height; 15 ft. minimum or the rear yard as of the date of adoption of this chapter</u>

1112.3 **In the BF-2 zone, rear yards shall be measured as follows:**

(a) Where a lot abuts an alley, the rear yard may be measured from the centerline of the alley to the rear wall of the building or structure; or

(b) Where a lot does not abut an alley, the rear yard shall be measured from the rear lot line to the rear wall of the building or other structure.

1112.4 A detached building with a single dwelling unit shall have two (2) side yards, each a minimum of five feet (5 ft.) in width.

1112.5 A semi-detached building with a single dwelling unit shall have one (1) side yard, a minimum of five feet (5 ft.) in width.

1112.6 A building or structure other than a detached or semi-detached building with a single dwelling unit is not required to provide a side yard; however, if a side yard is provided, it shall be no less than four feet (4 ft.).

1113 USE PERMISSIONS (BF-2)

1113.1 Unless otherwise modified in this section, use permissions for the BF-2 zones are those of the RF zones of Subtitle U, Chapter 3, including uses permitted as a matter of right, as a special exception, or as an accessory use, and uses not permitted.

1113.2 In the BF-2A zone, in addition to the uses permitted under Subtitle K § 1113.1, the following uses shall also be permitted as a matter-of-right in buildings or structures with frontage along Sumner Road, S.E.:

(a) Arts, Design, and Creation uses, including an artist live-work studio, provided:

(i) Such uses shall be limited to the ground floor;

(ii) All operations and storage of materials shall occur inside the building; and

(3) Sales of art work produced by the occupants of the studio shall be permitted within the studio; and

(b) A home occupation use, subject to the conditions and requirements of Subtitle U § 251.

1113.3 In the BF-2C zone, only the following uses shall be permitted as a matter-of-right:

(a) Arts, Design, and Creation;

(b) Daytime Care;

(c) Education, public;

(d) Entertainment, Assembly, and Performing Arts;

- (e) Institutional, General;
- (f) Park and Recreation; and
- (g) Recreational Building or Use.

1113.4 In the BF-2D zone, only the uses permitted under Subtitle K § 1113.3 and residential use shall be permitted as a matter-of-right.

1114 PERVIOUS SURFACE (BF-2)

1114.1 Each building in the BF-2 zones shall meet the minimum pervious surface requirements set forth in the following table on its own lot:

TABLE K § 1118.1: MINIMUM PERVIOUS SURFACE REQUIREMENTS

<u>Minimum Lot Size Minimum</u>	<u>Minimum Pervious Surface</u>
<u>Less than 1,800 sq. ft.</u>	<u>0%</u>
<u>1,801 – 2,000 sq. ft.</u>	<u>10%</u>
<u>Larger than 2,000 sq. ft.</u>	<u>20%</u>

1115-1149 [RESERVED]

1150 ALLEY LOT DEVELOPMENT STANDARDS (BF)

1150.1 Notwithstanding Subtitle C § 306.1, new alley record lots in the BF zones shall comply with the following requirements:

- (a) Have frontage along a public alley with a minimum alley width or twenty feet (20 ft.) and have access to a street from the alley through an alley or alleys not less than twenty feet (20 ft.) in width; and
- (b) Have a minimum of one thousand square feet (1,000 sq. ft.).

1150.2 Notwithstanding Subtitle B § 308.9, building height on alley lots in BF zones shall be measured from the middle of the building façade that faces the alley, which shall also serve as the building front for zoning purposes.

1150.3 An alley lot in the BF zones is subject to the general and zone-specific development standards and use permissions applicable to the alley lot's zone.

1151 THEORETICAL SUBDIVISIONS (BF)

1151.1 In the BF zones, multiple primary buildings on a single record lot shall be permitted as a matter of right, subject to the following conditions:

- (a) The number of buildings permitted by this section shall not be limited; provided each building is located on an individual theoretical lot that serves as boundaries for assessment of compliance with the Zoning Regulations;

- (b) Side and rear yards of a theoretical lot shall be consistent with the requirements of the applicable BF zone;**
- (c) The height of a building governed by the provisions of this section shall be measured from the finished grade at the middle of the building facade selected as the front of the building of zoning purposes; and**
- (d) The height measurement rule of this subsection shall supersede any other height measurement rule except the Height Act.**

1152 SPECIAL EXCEPTION RELIEF (BF)

1152.1 Relief from the requirements of Subtitle K §§ 1101, 1102, 1107, 1112, 1113.2, 1114, 1150, and 1151, or as provided elsewhere in this chapter, may be granted by the Zoning Commission as a special exception pursuant to Subtitle X, Chapter 9, and the Zoning Commission's determination that the request for relief is consistent with the purposes of the applicable BF zone.