

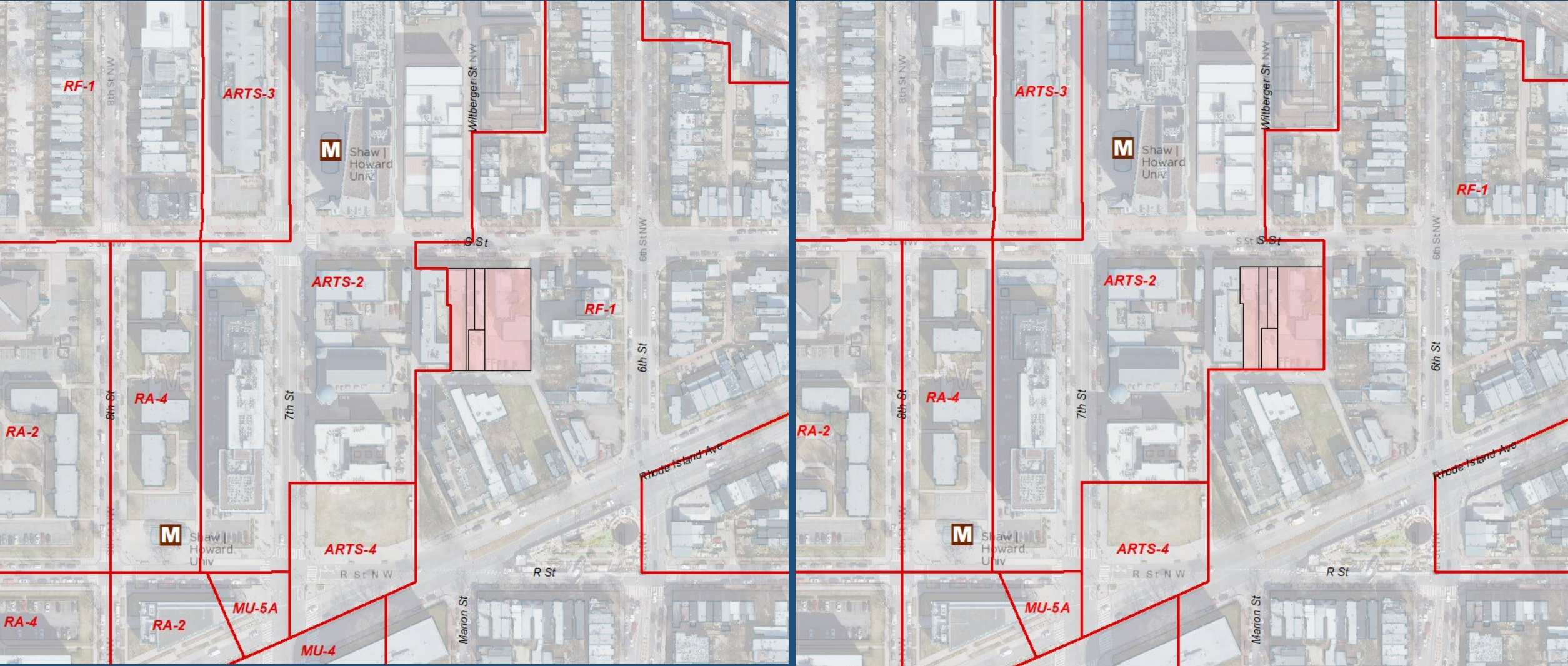
Z.C. 21-12: S Street Village, LLC

Zoning Map Amendment

RF-1 to ARTS-2

February 7, 2022

EXISTING & PROPOSED ZONING



STANDARD OF REVIEW

- Comprehensive Plan
- Other Adopted Policies and Programs
- Zoning Act

COMPARISON OF EXISTING AND PROPOSED ZONING

| | Existing RF-1 | Proposed ARTS-2 |
|------------------------------------|---|--|
| Purpose | Predominantly developed w/ row houses on small lots (no more than 2 DUs) | Medium-density, compact mixed-use development, with an emphasis on residential development |
| Uses | RF-1 uses in Sub. U, Ch. 3 | ARTS uses in Sub. U, Ch. 7 and MU Use Group E |
| Density (FAR) | N/A | 3.5; 4.2 w/ IZ; 1.5 (non-residential max.) |
| Preferred Use Bonus Density | N/A | 4.7 (residential \geq 3.0); additional bonus density may be achieved through provision of preferred uses |
| Height | 35 ft.; 40 ft. w/ IZ | 65 ft.; 70 ft. w/ IZ |
| Penthouse Height | Not permitted | 12 ft.; 1 story 18.5 ft. for mechanical; second story permitted |
| Lot Occupancy | 60% (70% by special exception) | 60% max. (residential); 80% w/ IZ; 100% (non-residential) |
| Rear Yard | 20 ft. min. | 15 feet min. |
| Side Yard | None required | None required; 5 ft. min. if provided |
| Green Area Ratio | Pervious surface; at least 10% for lots (residential use) > 1,800 sq. ft. | 0.3 min. |

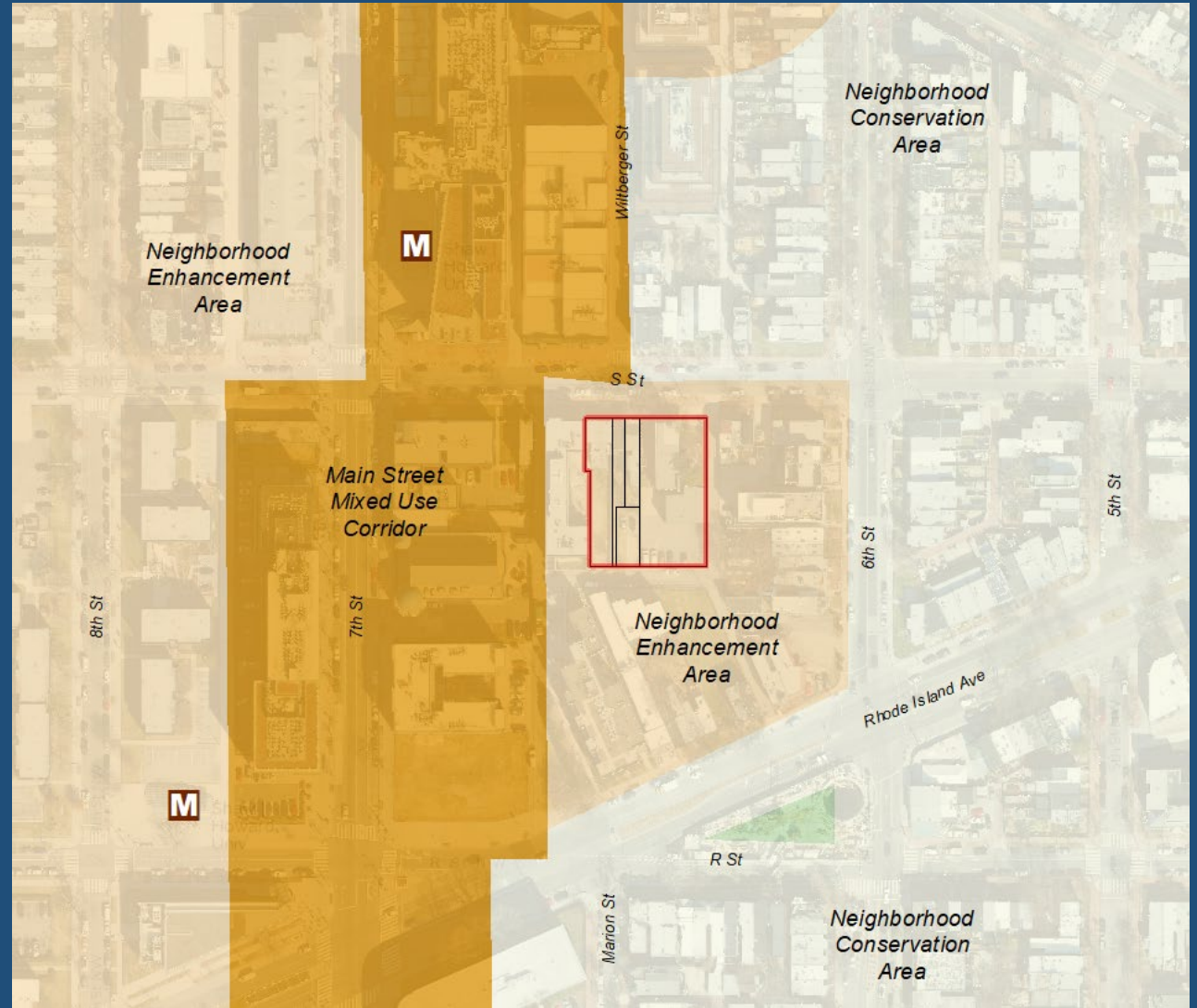
EQUITY AND THE COMPREHENSIVE PLAN

- The District seeks to create and support an equitable and inclusive city. Like resilience, **equity is both an outcome and a process**. Equity exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. Equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. 10A DCMR 213.6.
 - **As a process**, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color. 10A DCMR 213.9
 - **As an outcome**, the District achieves racial equity when race no longer determines one's socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts. 10A DCMR 213.9
- Zoning Commission shall “evaluate all actions through a racial equity lens **as part of its Comprehensive Plan consistency analysis**.” 10A DCMR 2501.8

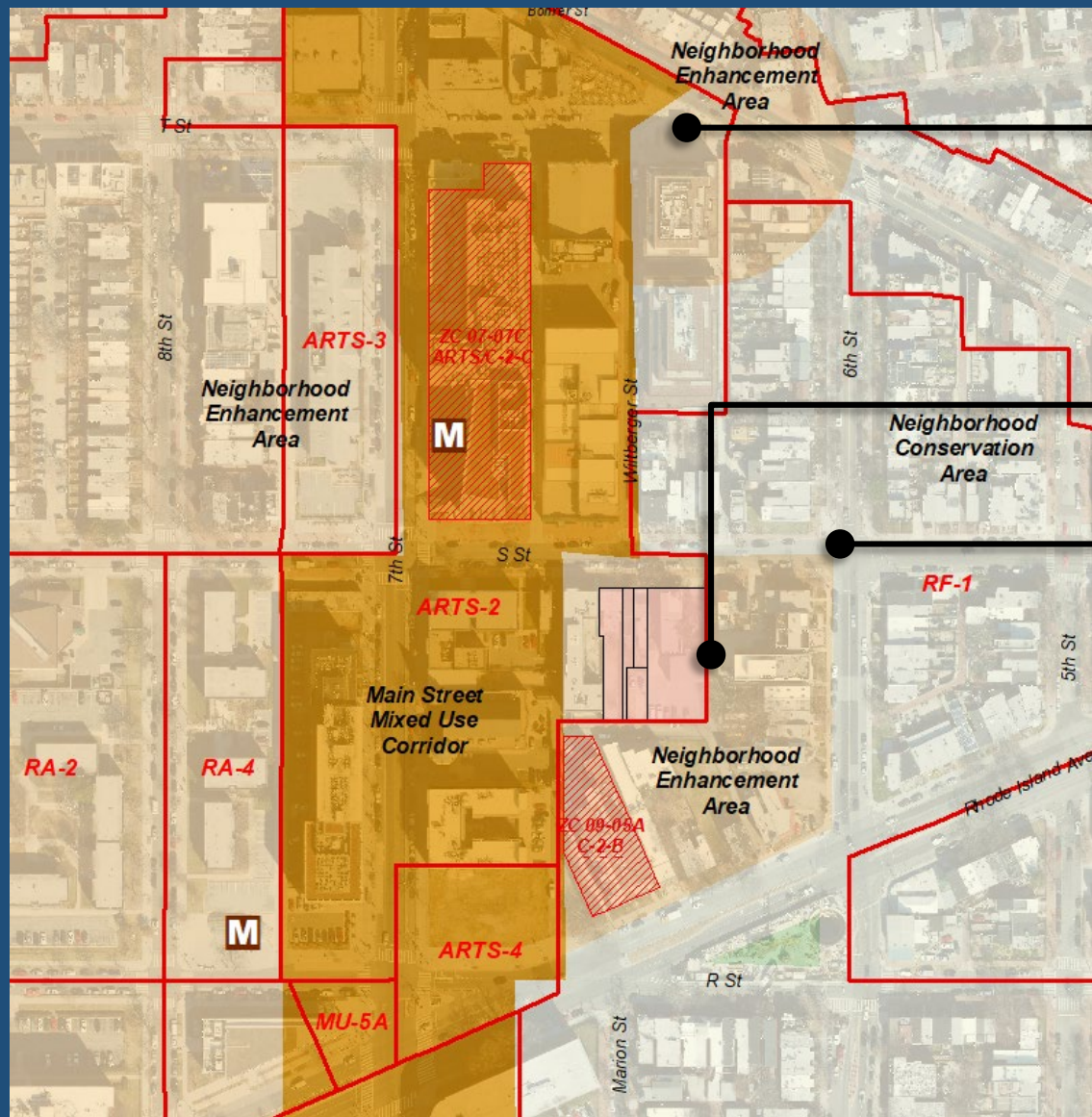
GENERALIZED POLICY MAP: NEIGHBORHOOD ENHANCEMENT AREA

Neighborhood Enhancement Area:

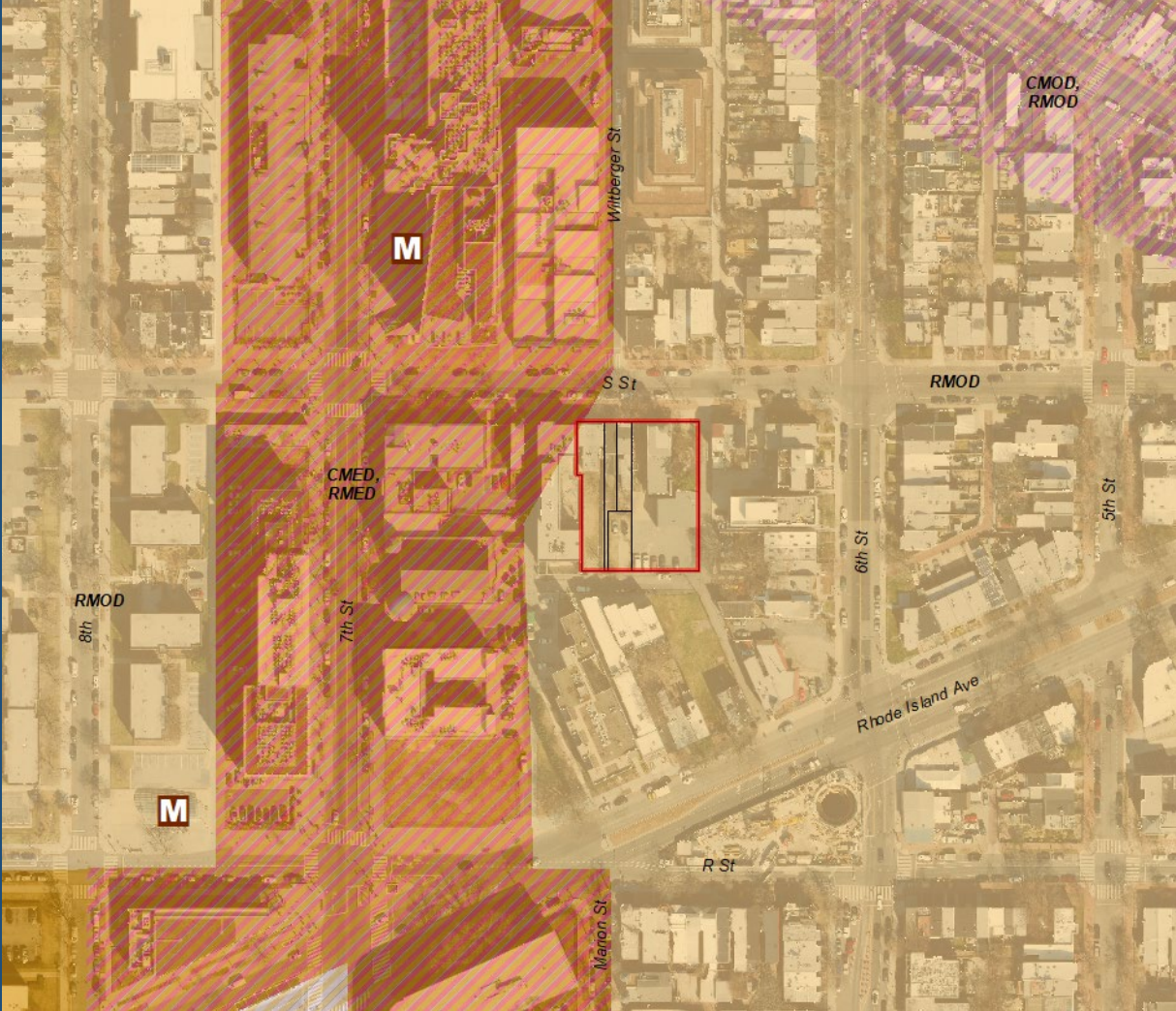
- Substantial amounts of vacant and underutilized land.
- Primarily residential in character, as well as mixed-use and industrial areas.
- Present opportunities for compatible infill development.
- Guiding philosophy is to ensure that new development responds to the existing character, natural features, 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 [FLUM] and with Comprehensive Plan policies.



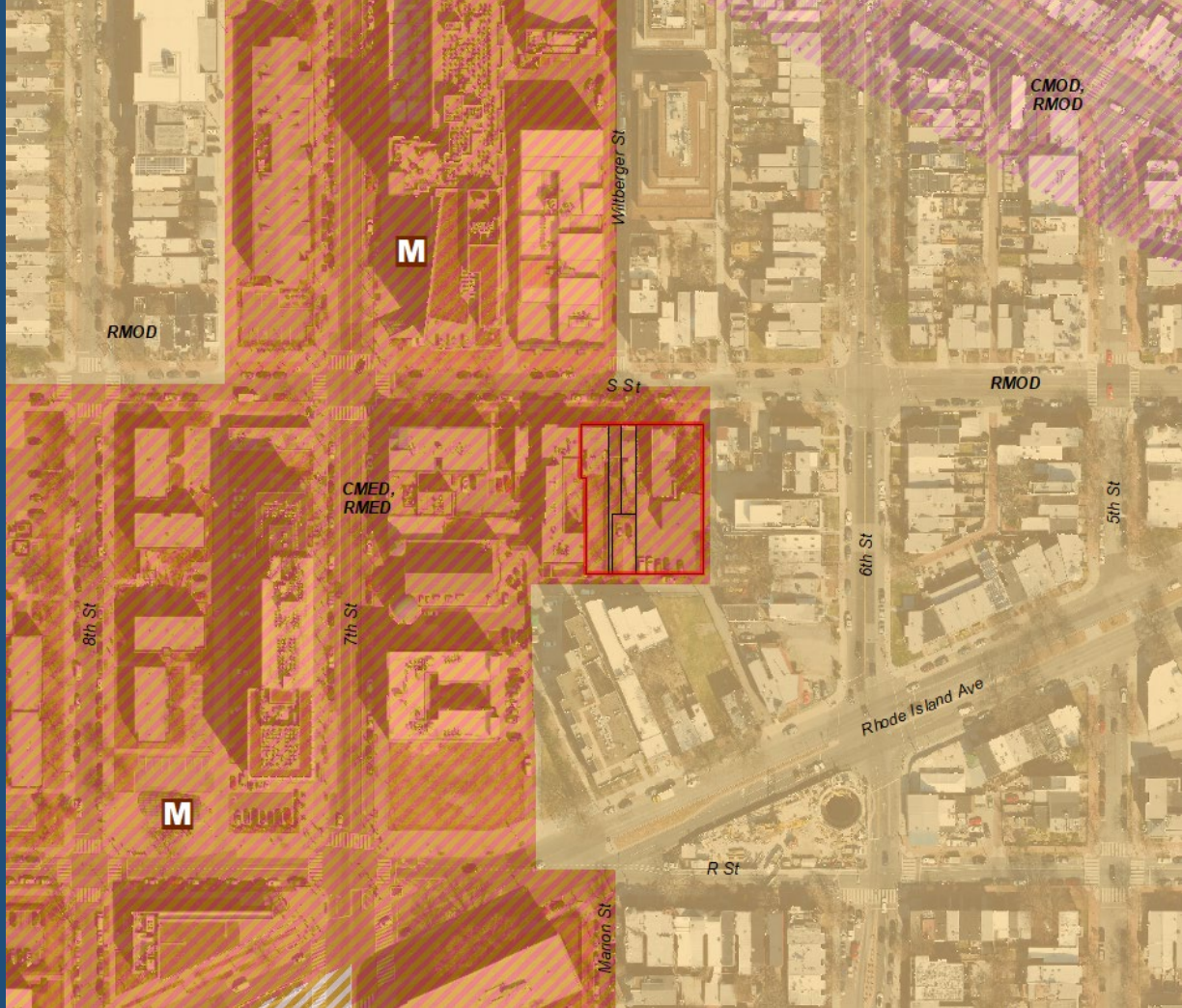
GENERALIZED POLICY MAP: NEIGHBORHOOD ENHANCEMENT AREA



FUTURE LAND USE MAP: MIXED USE (MEDIUM DENSITY COMMERCIAL / MEDIUM DENSITY RESIDENTIAL)



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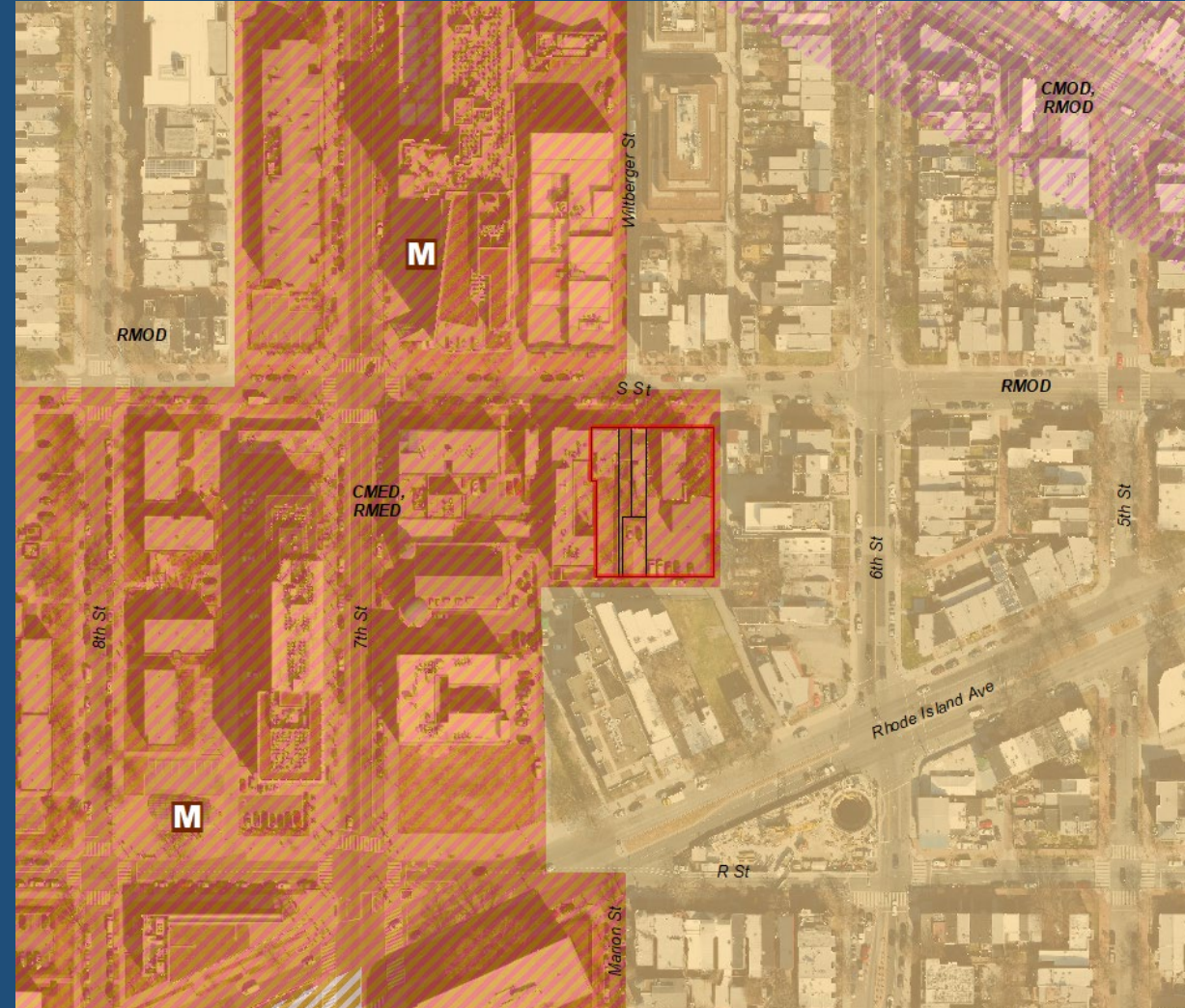
2021

FUTURE LAND USE MAP:

MIXED USE (MEDIUM DENSITY COMMERCIAL / MEDIUM DENSITY RESIDENTIAL)

Mixed Use

- Mixing of two or more land uses encouraged.
- Established at pedestrian-oriented corridors that include housing with ground floor retail or office uses.
- Density and intensity determined by mix of uses shown.
- Guidance provided by Area Elements



FUTURE LAND USE MAP:

MIXED USE (MEDIUM DENSITY COMMERCIAL / MEDIUM DENSITY RESIDENTIAL)

Framework Element Guidance

Medium Density Commercial

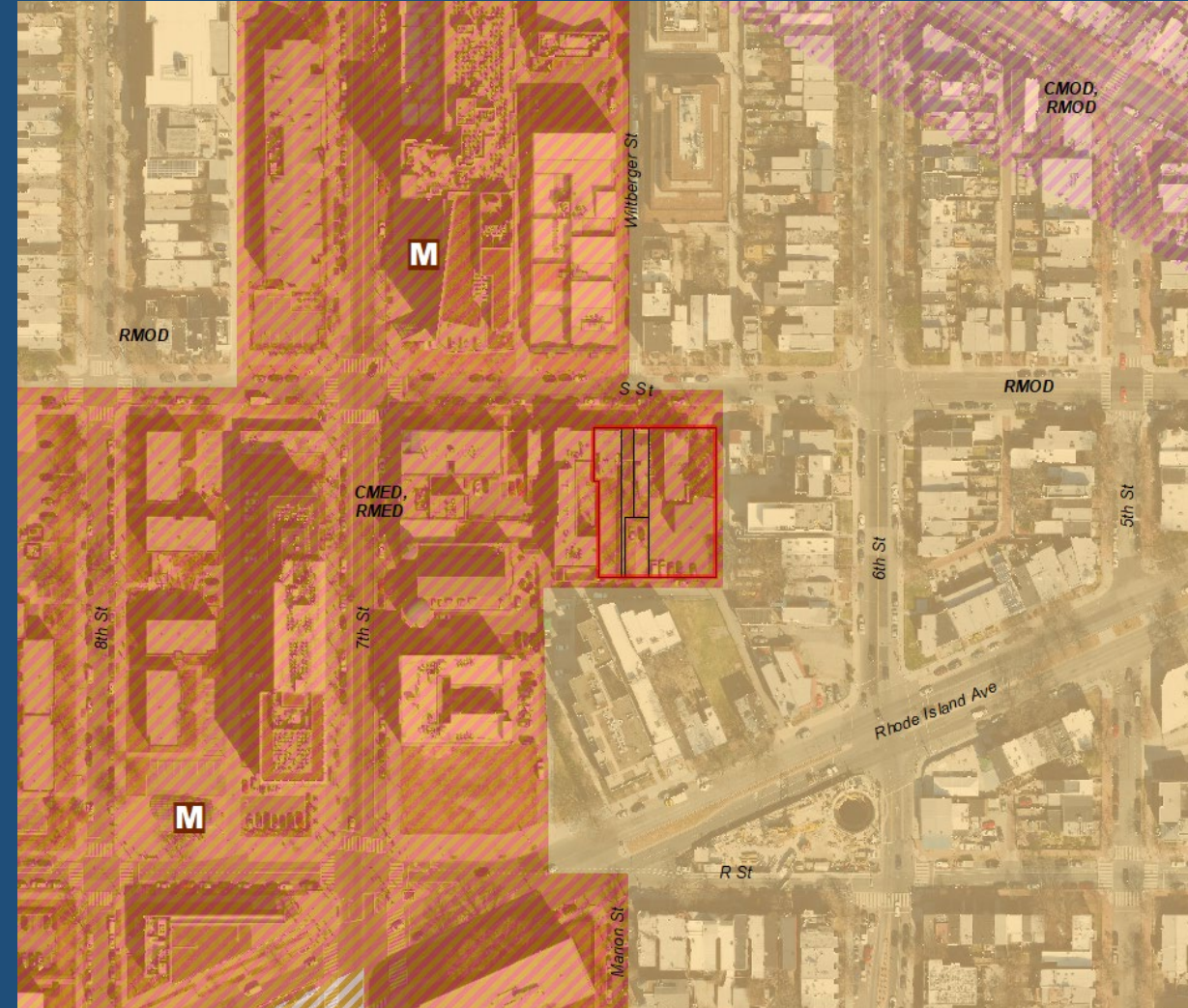
- Typical [MOR]: 4.0 FAR – 6.0 FAR (+ IZ & PUD)
- MU-8 (5.0 FAR / 6.0 FAR w/ IZ, 70 ft)
- MU-10 (6.0 FAR / 7.2 FAR w/ IZ, 90 ft / 100 ft w/ IZ)

Medium Density Residential

- Typical [MOR]: 1.8 FAR – 4.0 FAR (+ w/ IZ & PUD)
- RA-3 (3.0 FAR / 3.6 FAR w/ IZ, 60 ft)

ARTS-2

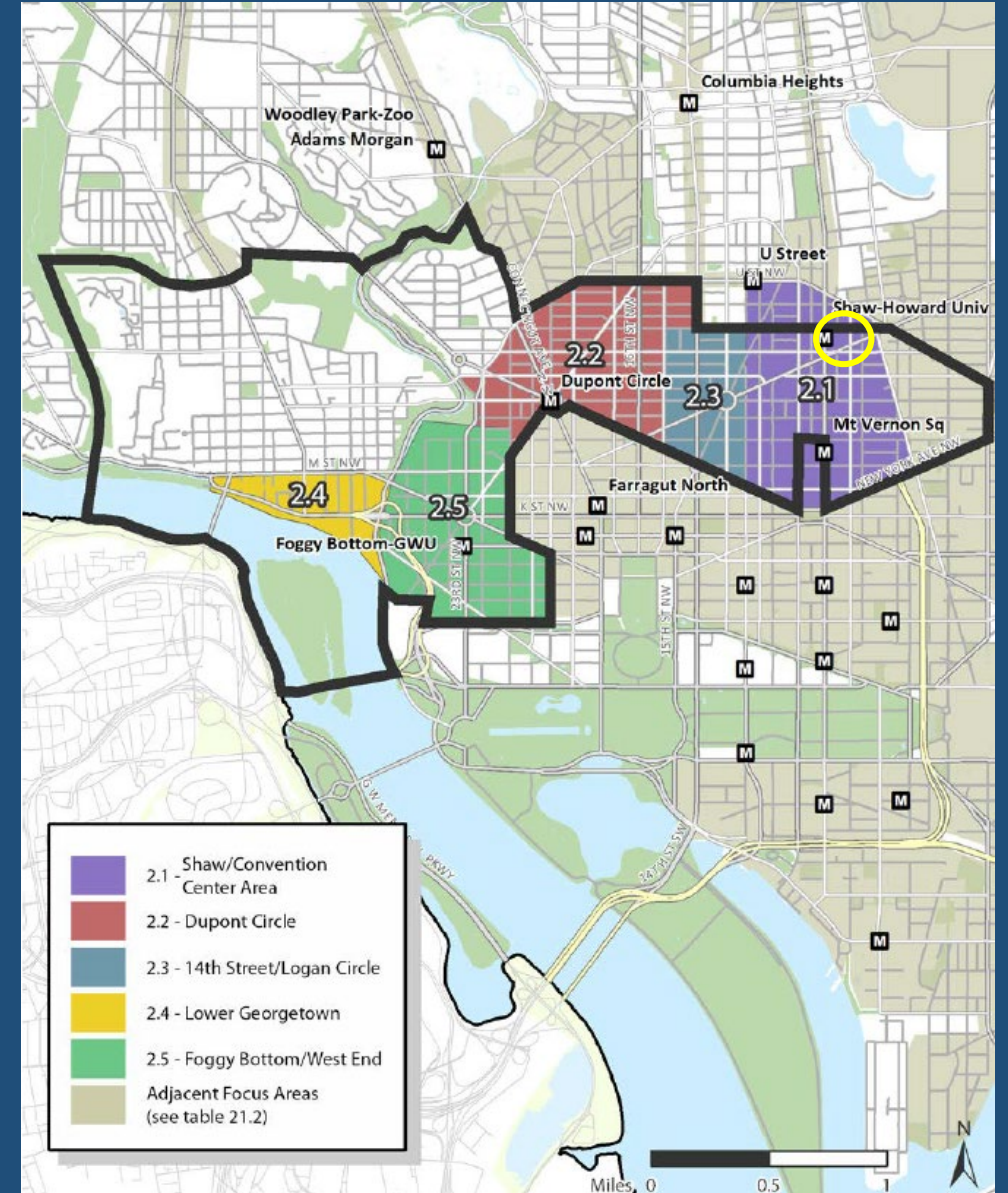
- **3.5 FAR (4.2 FAR w/ IZ, 4.7 FAR w/ bonus uses, 65 ft / 70 ft w/ IZ)**
- ARTS-2 is same as ARTS/C-2-B under ZR58
- C-2-B is now MU-5
- MU-5 is consistent with FLUM Moderate Density Commercial



NEAR NORTHWEST AREA ELEMENT

SHAW / CONVENTION CENTER POLICY FOCUS AREA

- Support the vibrancy of neighborhood shopping areas along 7th, 9th, 11th, and 23rd, and North Capitol Streets, NW. (NNW-1.1.3)
- Work with private service and **nonprofit organizations** in the near Northwest area to ensure that their locations and operations complement neighboring properties and enrich the surround communities. (NNW-1.4.1.)
- Preserve the existing stock of affordable housing ... by bringing to bear new measures to preserve and **produce affordable housing**. (NNW-1.1.8)
- Produce new affordable housing and market rate housing on underutilized and future development sites. (NNW-2.1.1)
- Support the development of mixed-income housing and encourage development of multi-family apartments and condominiums. (NNW-2.1.A)



EVALUATION OF EQUITABLE DEVELOPMENT INDICATORS

| Indicator | Measure | Outcome |
|---|---|--|
| Displacement | | |
| Physical | Displacement due to redevelopment. | No physical displacement of residents. |
| Economic | Displacement due to housing cost increases. | IZ+ development |
| Cultural | Loss of sense of belonging or shared identity in neighborhood. | Community uses and gathering space |
| Housing | Number of new market rate and dedicated affordable units. | Increase in amount of housing permitted on site, including affordable housing under IZ+ |
| Transportation | | |
| Access to Transit | Proximity to transit and other modes of public transportation. | Site is located close to Metrorail and priority bus lines. |
| Transportation Improvements / Pedestrian Safety | Safety and completeness of pedestrian network. Quality of pedestrian facilities (crosswalks, lighting, seating, etc.). | Reconstruction of adjacent streetscape. Safe / walkable neighborhood |
| Employment | | |
| New Employment | Creation of short-term and long-term employment | Construction jobs. |
| Access to Employment | Immediate access to employment opportunities Increased mobility to access employment | Proximity to multiple modes of public transit. Proximity to numerous other opportunities at nearby retail, service, and other uses. |
| Education / Health / Wellness | Access to quality public services. Access to safe, clean public gathering spaces, open spaces, and recreation. Healthy natural environment. | Safe, walkable neighborhood Proximity to Cleveland Elementary School and Cardozo Education Campus Proximity to Shaw Library Proximity to Howard University Hospital |
| Environmental | LEED rating. Use of renewable energy sources. Storm water management. Placement of unwanted / high-impact land uses | Construction under Green Construction Code and DC Green Buildings Act. Compliance with DC Stormwater Regulations. Access to transit and amenities to serve daily needs. |
| Access to Amenities | Availability of building amenities. Proximity/availability of uses that meet day-to-day needs (grocery, retail, service, eating and drinking). | Quality housing. Proximity to retail, service, and other neighborhood-serving uses, including grocery store. Proximity to recreation centers. Proximity to various parks and open spaces. |

POTENTIAL COMPREHENSIVE PLAN INCONSISTENCIES

| Potential Inconsistency | Outweighing Policies / Considerations |
|---|---|
| <ul style="list-style-type: none"> • Rehabilitation Before Demolition (LU-2.1.4) • Row House Neighborhood Character (LU-2.1.7) • Alterations to Row Houses and Apartments (LU-2.1.9) | <ul style="list-style-type: none"> • FLUM designation • GPM designation • Nonprofits and Private Service Organizations (NNW-1.1.4) • Affordable Housing (NNW-1.1.8, NNW-2.1.1) • Development Around Metrorail Stations (LU-1.4.3) • Affordable Rental and For-Sale Multi-family Housing Near Metro (LU-1.4.4) • Metro Station and Inclusionary Zoning (LU-1.4.C) • Mayor’s Order on Housing / Housing Equity Report • DUKE Small Area Plan • Convention Center Strategic Development Plan |

ZONING ACT CONSISTENCY

| Purpose | Assessment |
|------------------------------------|---|
| Congestion | <ul style="list-style-type: none"> • Transit accessible location. • Walkable location. |
| Health, Welfare, and Safety | <ul style="list-style-type: none"> • Better utilization of site. • Additional housing near transit. |
| Light and Air | <ul style="list-style-type: none"> • Increase height appropriate along wider avenues. • North: commercial / mixed-use development at comparable densities. • South: PDR uses. • East: Metrorail. • Southwest: moderate density residential (over 350 - 500 feet away). • Shadows will be case to the north. |
| Overcrowding of Land | <ul style="list-style-type: none"> • Efficient use of land near Metrorail and other modes of transit. • Close proximity to 7th Street commercial corridor. |
| Distribution of Uses | <ul style="list-style-type: none"> • Housing near Metrorail. • Housing near commercial corridor. • Housing in proximity to uses that will serve daily needs. |

CONCLUSION

- Not inconsistent with the Comprehensive Plan.
- Any potential inconsistencies with individual Comprehensive Plan policies are outweighed by:
 - Consistency with the FLUM and GPM
 - Consistency with other competing Comprehensive Plan priorities relating to housing and transit-oriented development.
 - Other District planning policies and programs.
- Consistent with the Zoning Act and will create conditions that are favorable to public health, safety, welfare, and convenience.