

ZC Application No. 22-17

3427 Wisconsin Avenue, NW(Sq. 1913, portions of lots 20 & 27)
RA-1 to RA-2
Wisco Wally, LLC
October 24, 2022



Map Amendment Overview

- Proposing zone change from RA-1 to RA-2 based on the FLUM designation as Moderate Density Residential and other factors.
- RA-2 zone allows for more density including IZ+
- Unanimous ANC support.
- Support from Cleveland Park Smart Growth.
- Office of Planning recommends approval/not inconsistent with the Comprehensive Plan.
- DDOT has no objection.
- Site currently has no housing. Two HP: contributing single-family homes are being moved to front on the respective side streets. The area to be re-zoned will be vacant land once those buildings are moved.

OP Report

- The Office of Planning recommends the Zoning Commission approve this map amendment request to rezone portions of Lots 20 and 27 in Square 1913, at 3615 Norton Place, N.W., and 3427 and 3433 Wisconsin Avenue, N.W., from RA-1 to RA-2. On balance, this map amendment would not be inconsistent with the Comprehensive Plan and would be appropriate for IZ Plus.

DDOT Report

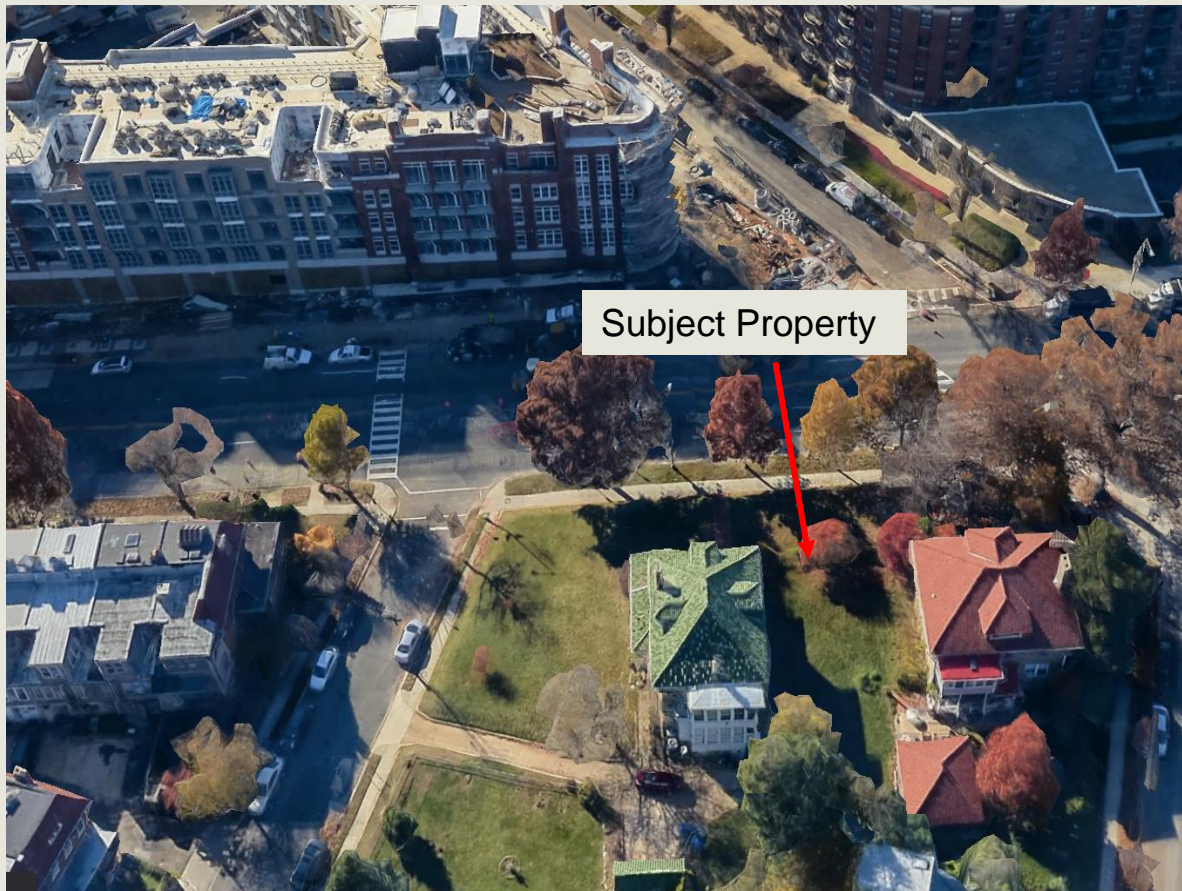
DDOT has reviewed the Applicant's request and determined that based on the information provided, the proposed rezoning would likely not lead to a significant increase in the number of peak hour vehicle trips on the District's transportation network if developed with the most intense matter-of-right uses. Given the subject properties are a short walking distance to several Priority Bus Routes and Metro stations the proposed change in zoning is consistent with DDOT's approach to new development that supports higher densities, walkable design and adjacent transit, DDOT has no objection to the approval of the requested Map Amendment.

Cleveland Park Smart Growth Report

- The need for housing to address a wide range of incomes, especially those considerably below the median area incomes, is acute District-wide, but especially in Rock Creek West. The additional constraints of the Cleveland Park Historic District make infill housing even more challenging.
- The property proposed for the map amendment along Wisconsin Avenue between Ordway Street NW and Norton Place NW is well suited for the height and density provided for in the RA-2 zone. The area is surrounded by similar and more intense zones. It is served by a priority bus corridor. It is within walking distance to many retail and recreational amenities and to good schools.

Map Amendment Overview

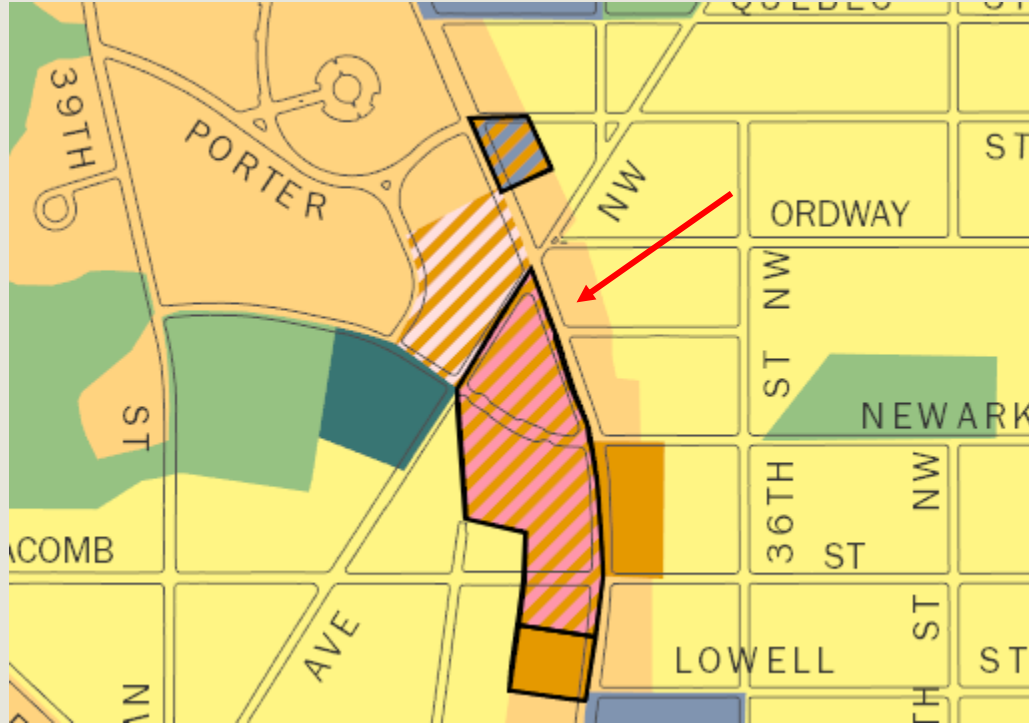
	RA-1(existing)	RA-2 (proposed)
Height	40 ft. 3 stories	50 ft., no limit
Lot Occupancy	40%	60%
FAR	0.9 or 1.08 w/IZ	1.8 or 2.16 w/IZ





Subject Property

Future Land Use Map Overview

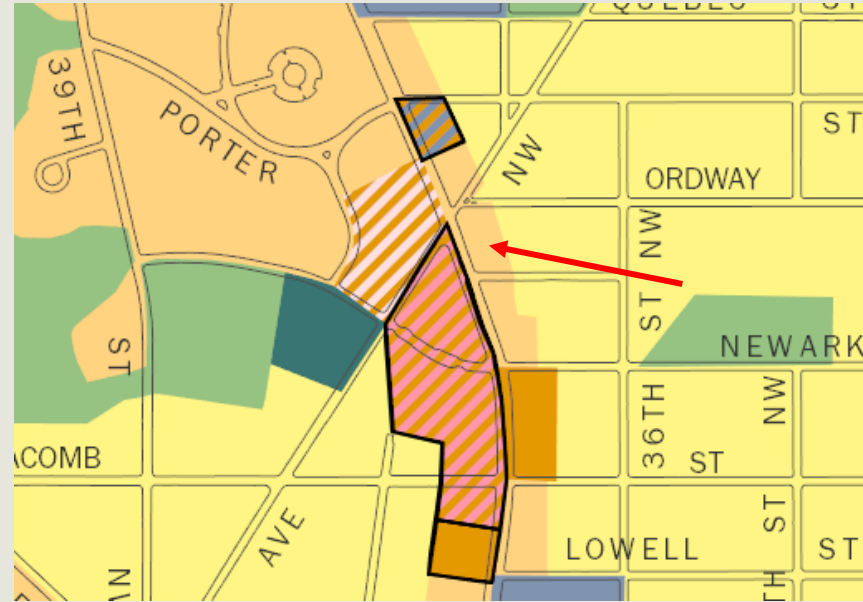


Zoning Map Overview



Consistency with the Framework Element and FLUM

- The Subject Property is designated as Moderate-Density Residential on the Comprehensive Plan Future Land Use Map; consistent with the proposed RA-2 Zoning
- The comprehensive plan encourages additional residential development and affordable housing.
- Rezoning the site would help achieve these applicable policies, allow for development of an underutilized site and further the Comprehensive Plan Map designations of moderate-density residential use.



Generalized Policy Map

- The Property is located in a “Neighborhood Conservation” Area; however, the Property is across the street from a Neighborhood Commercial Center area. While not located directly in a Neighborhood Commercial Center area, it is directly across Wisconsin Avenue.
- The proposed amendment is not inconsistent with the Generalized Policy Map as Neighborhood Conservation Areas still allow for limited redevelopment opportunities: “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.” (10A DCMR § 223.5)
- The proposal for the Subject Property will allow for a complementary use adjacent to a Neighborhood Commercial Center and the additional residential use would provide additional foot traffic and patronage to the businesses in the area.

IZ Plus Analysis

- As demonstrated on IZ Plus Analysis, were a future development to maximize the permitted IZ lot occupancy (60%) and FAR (2.16) the total expected IZ square footage could be approximately 6,800 net square feet.
- If the average unit sizes range from 600 net square feet to 800 net square feet, a potential development could provide between 8-10 IZ units.
- The map amendment would effectively triple or quadruple the amount of IZ units.

Change from RA-1 to RA-2: 3427, 3433 Wisconsin and 3615 Norton			
Maximum Existing FAR no IZ (old zone)	0.9	RA-1	
Maximum Possible FAR no IZ (new zone)	1.8	RA-2	
Maximum Possible FAR w/IZ (new zone)	2.16	RA-2	
Percentage Change	140		
IZ Set Aside Requirement			
	0.2	6765.7536	
	0.95	5239.782	
Square Footage			
Land Area	15,321	sq. ft.	
FAR	2.16		
Cellar Space	9192.6	approximate cellar	
Lot Occupancy	0.6		
Approximate Residential GFA	42285.96		
Net:Gross	0.8	efficiency ratio (net res	

See Exhibit 2A

Racial Equity Analysis

The Map Amendment will further the goals around racial equity. Specifically, the change in zoning will facilitate the creation of a new development that will market-rate and affordable housing. By rezoning the Subject Property through this IZ+ Zoning Map Amendment, any redevelopment will create significant market rate and affordable housing, above what would be required as a matter-of-right. The amendment will also provide a different type of housing than what has traditionally been located on this site (two single-family homes vs. affordable, multifamily housing). Instead of this single lot being available for one or two families, at a high price tag, it can be made available for many families and many of the units will be affordable units. New development would create new patrons for small businesses along Wisconsin Avenue. In conclusion, the Map Amendment is not inconsistent with the Comprehensive Plan, including the Comprehensive Plan's racial equity goals. Therefore, as detailed above, the Commission's approval of the rezoning would further actions that would increase racial equity.

Racial Equity Analysis Tool:

Direct Displacement	Will the zoning action result in displacement of tenants or residents?	No. The unoccupied single-family homes are being moved off site and the Subject Property in this application is vacant land. The Map Amendment will add new market rate and affordable housing without displacement.
Housing	Will the action result in changes to: <ul style="list-style-type: none">- Market Rate Housing?- Affordable Housing?- Replacement Housing?	The action will result in completely new market rate housing and affordable housing on what is vacant land and will result in significantly more affordable housing than would be required under the current zoning.

Note also the Office of Planning analysis on the racial equity lens, regarding Affordable Housing Displacement, Transportation, Employment, Environmental, and Education, Recreation, and Access to Amenities.

Other Citywide Elements

- **Land Use Element:** Encourages new and affordable housing on vacant and underutilized property.
- **Transportation Element:** Encourages transit-oriented development around a major transportation bus corridor, as Wisconsin Avenue is designated as a Priority Corridor.
- **Housing Element:** Encourage new housing on vacant land, which will help meet the need for higher-density and affordable housing in the area. It will also aid in advancing the goal of achieving more affordable units in the area.
- **Environmental Protection Element:** The Map Amendment would encourage the development of new buildings compliant with the Green Energy codes, which could include green roofs and other planting elements currently not on site.
- **Rock Creek West Area Element:** The proposal balances these goals by preserving and moving existing Historic resources to another area of the lot in an effort to create affordable housing. The Historic homes will act as a buffer between the lower density R-1-B zone to the east of the Subject Property.

Updates

Number of Units:

- The Applicant expects that a multi-family development on the Subject Property, under RA-2 zoning, would yield approximately 48 to 55 units.

Questions?