

Good Hope Road LLC

Z.C. Application No. 24-03
Zoning Map Amendment from MU-4 to MU-7A

1603 Marion Barry Avenue SE
Square 5765 Lot 1015

Zoning Commission | Public Hearing | July 29, 2024

ZONING COMMISSION
District of Columbia
CASE NO.24-03
EXHIBIT NO.31

Background

Site:

- Land Area: 10,248 Square Feet

Site Characteristics:

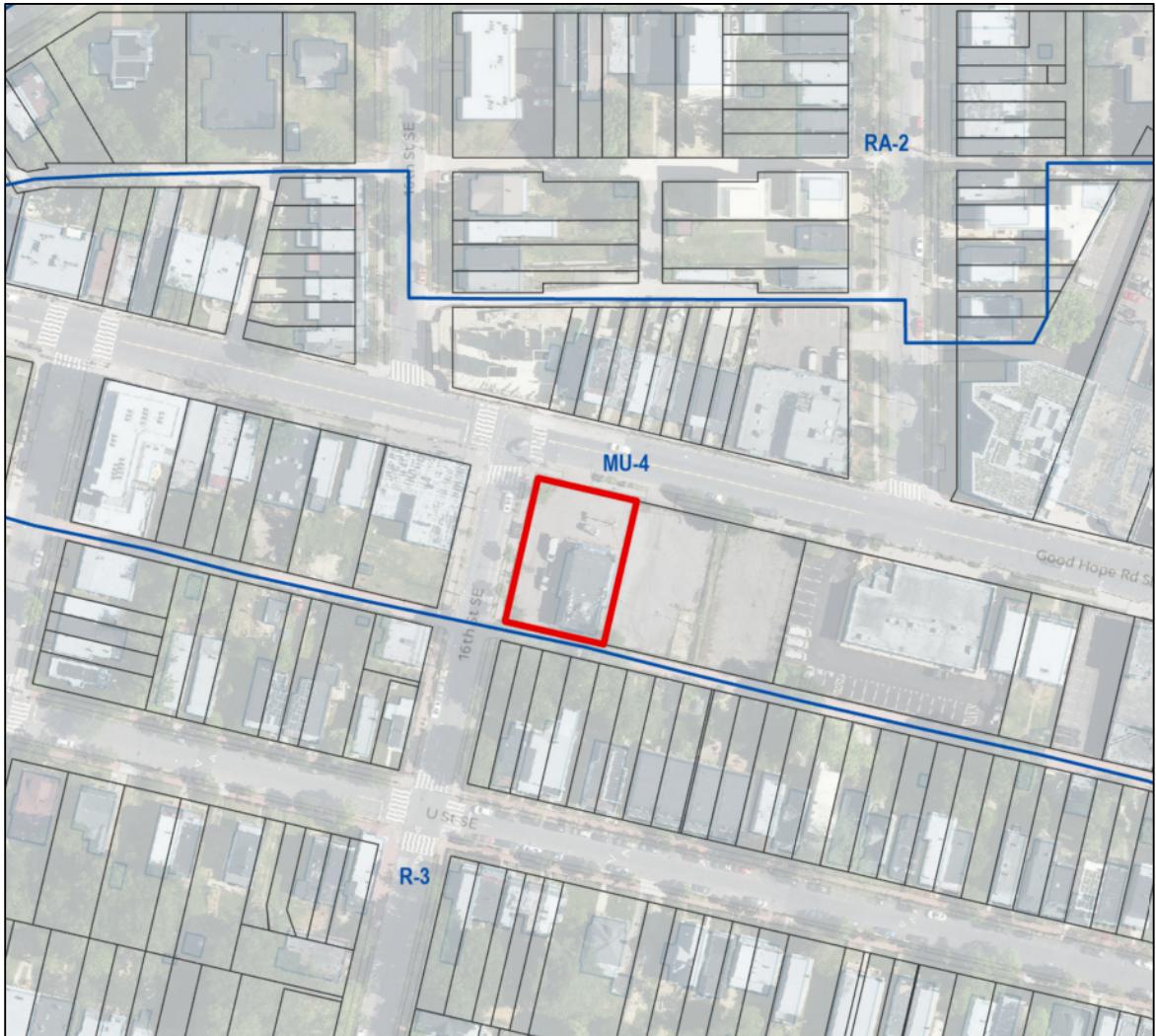
- Corner lot:
 - Marion Barry Ave. SE: 60 ft. ROW
 - 16th Street, SE: 60 ft. ROW
- Current Improvements: one-story commercial building surrounding by surface parking.
- Abuts a 16-foot public alley at south

Existing Zoning:

- MU-4

Proposed Zoning:

- MU-7A



Subject Property



Subject Property



PHOTO 1



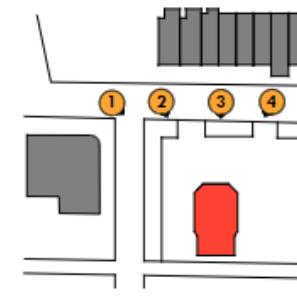
PHOTO 2



PHOTO 3

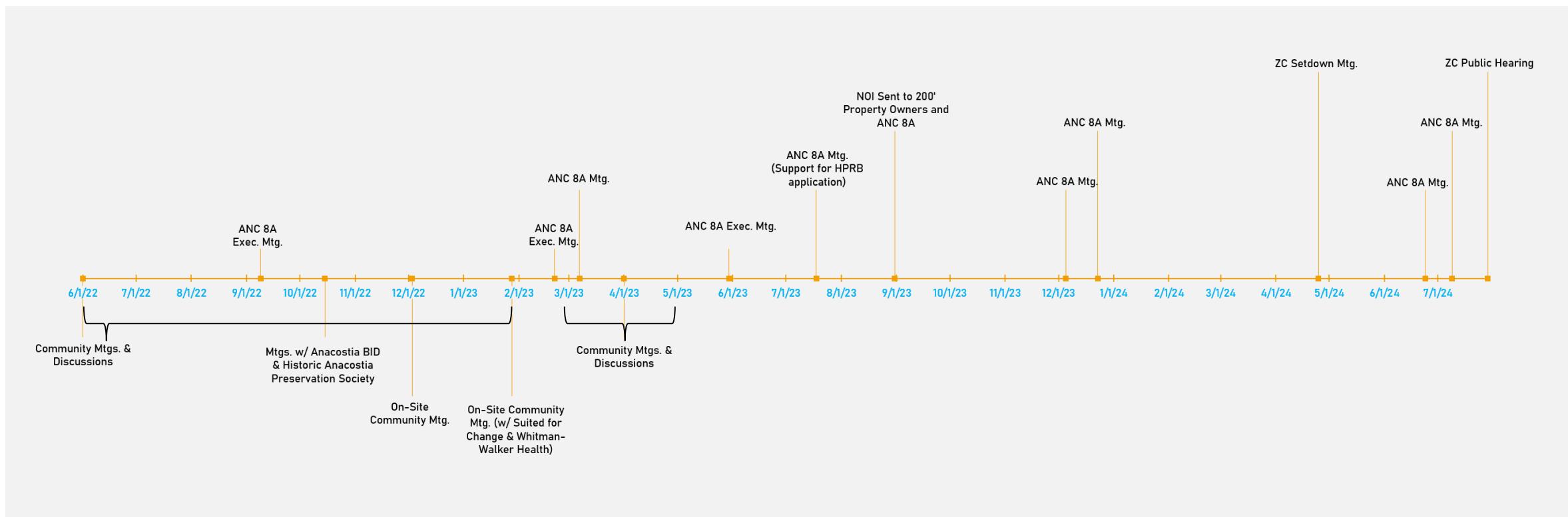


PHOTO 4



KEY PLAN

Community Outreach and Engagement



Standard of Review

Zoning Commission may approve a map amendment if the amendment is not inconsistent with the Comprehensive Plan and other adopted public policies and action programs related to the subject site.

11-X DCMR § 500.3.

Equity and the Comprehensive Plan

Equity is both an outcome and a process.

- **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.
- **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.

10-A DCMR § 213.9

The Zoning Commission shall “evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.”

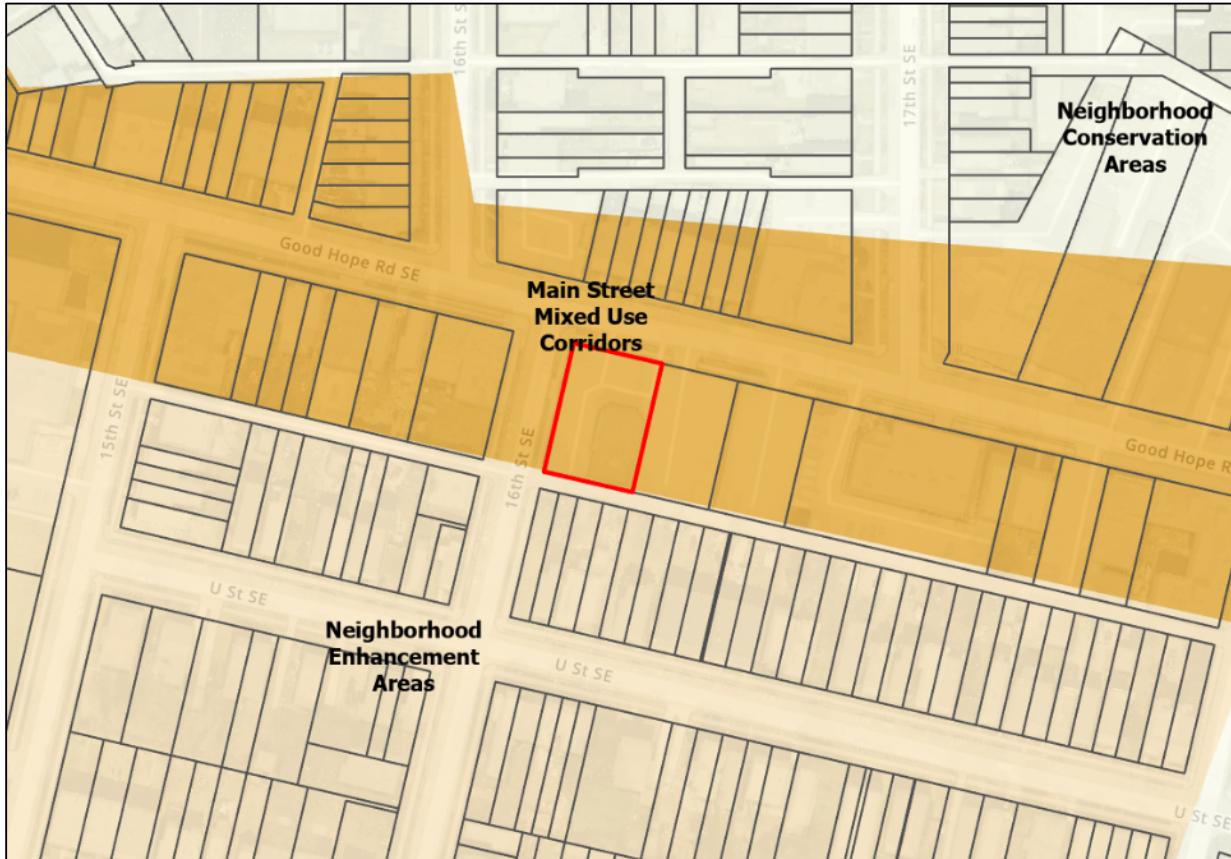
10-A DCMR § 2501.8

Comparison of Development Standards

	MU-4	MU-7A
Height	50 ft.	65 ft.
Penthouse Height	12 ft. (habitable), 15 ft. (mech.)	12 ft. (habitable), 18.5 ft. (mech.)
Density (FAR)	2.5 (3.0 w/ IZ), 1.5 non-res. max.	4.0 (4.8 w/ IZ), 1.0 non-res. max.
Lot Occupancy	60% (75% w/ IZ)	75% (80% w/ IZ)
Rear Yard	15 ft. (min)	2.5 inches per 1 ft. of height (12 ft. min.)
Side Yard	None required None required, if provided: 2 in. per 1 ft. of building height (5 ft. min.)	
Green Area Ratio	0.3	0.25

Generalized Policy Map

Main Street Mixed-Use Corridor

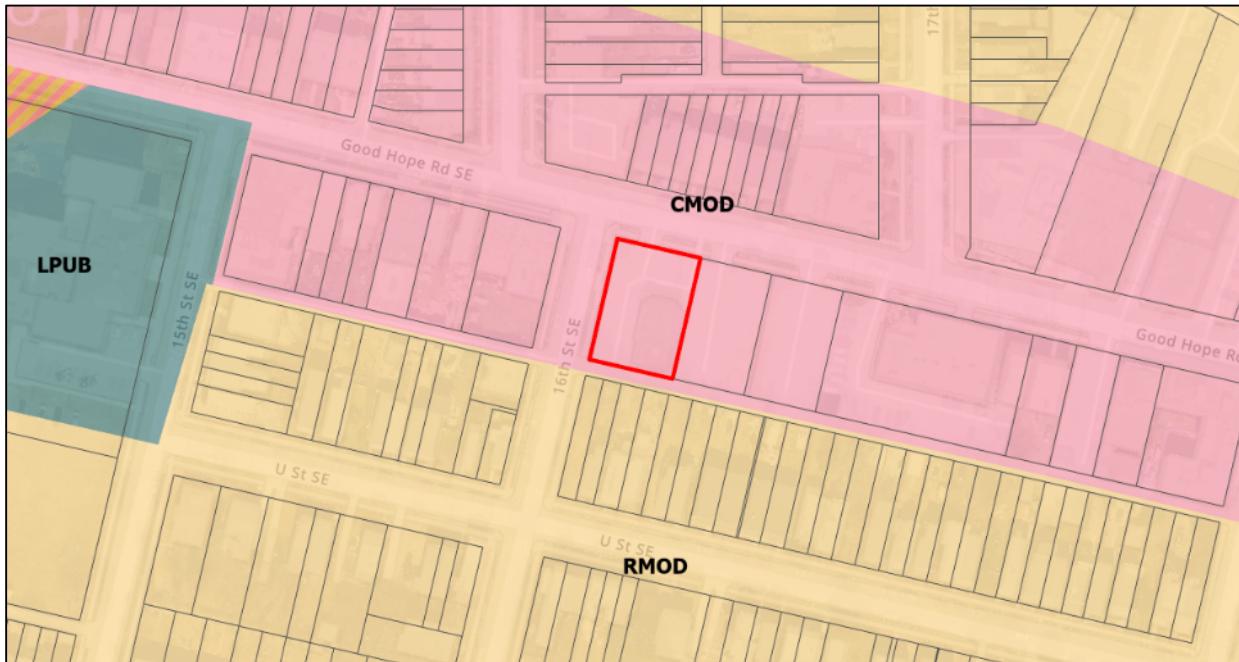


- Traditional commercial business corridors.
- Pedestrian-oriented environment with traditional storefronts with upper-story residential or office uses.
- Conservation and enhancement is desired to foster economic and housing opportunities and serve neighborhood needs.
- Development or redevelopment should support transit use and enhance the pedestrian environment.

Proposed MU-7A zone will facilitate development that may include ground floor retail storefronts with upper-story residential uses that will enhance the Marion Barry Avenue corridor and adjacent neighborhood.

Future Land Use Map

Moderate Density Commercial



- Shopping and service areas where retail, office, and service businesses are the predominant uses.
- Typical [matter-of-right] density ranges between 2.5 FAR – 4.0 FAR (with greater density through with IZ or through a PUD).
- MU-5 and MU-7 zones are consistent with Moderate Density Commercial, and other zones may apply.
- Framework Element “because of the scale of the [FLUM]...many of the areas shown purely as ‘Commercial’ may also contain other uses, including housing.”

Proposed MU-7A zone permits the type of mixed-use development envisioned along the Marion Barry Avenue corridor at a density and intensity that is consistent with the Moderate Density Commercial FLUM designation.

Future Land Use Map

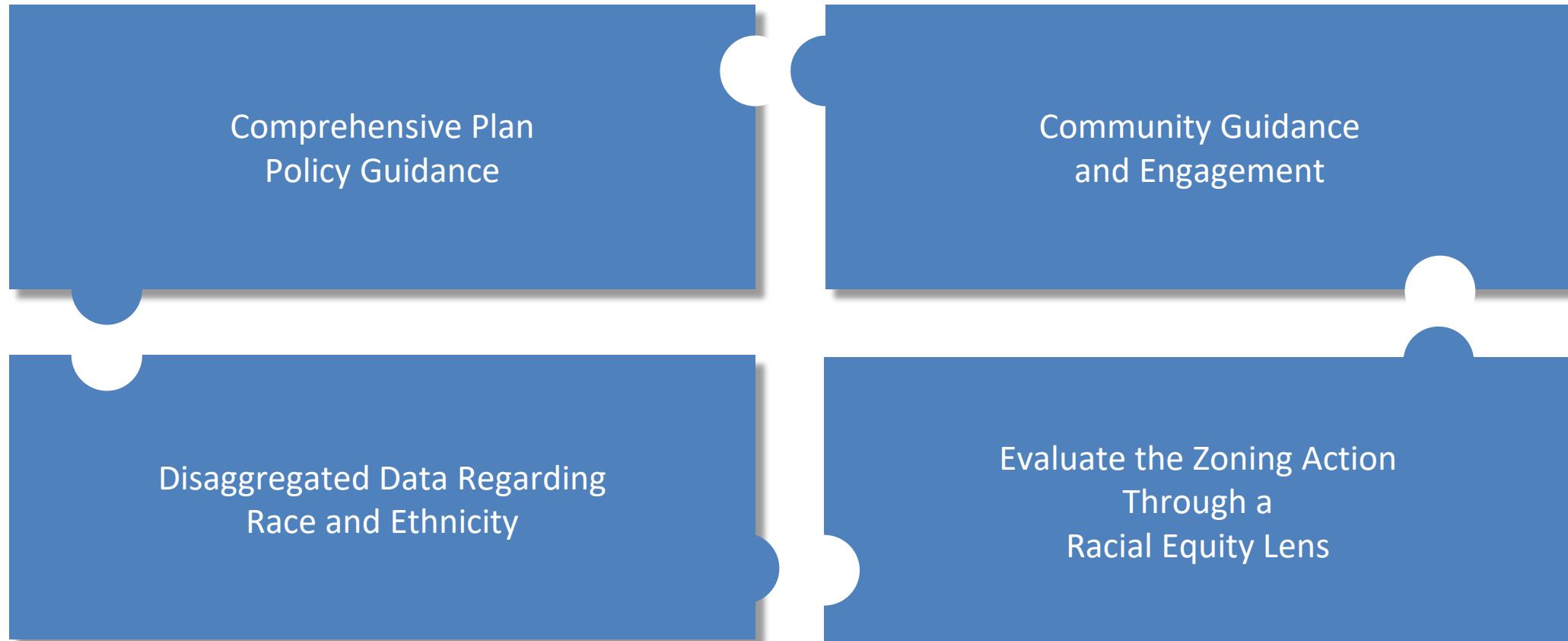
Consideration of Zones

- **Moderate Density Commercial:**

- Typical [matter-of-right] density ranges between 2.5 FAR – 4.0 FAR (with greater density through with IZ or through an PUD).
- MU-5 and MU-7 zones are consistent with Moderate Density Commercial, and other zones may apply.

	MU-4	MU-5A	MU-5B	MU-7A	MU-7B
FLUM Category Description	Low	Moderate	Moderate	Moderate	Moderate
FLUM Density (more with IZ and PUD)	Up to 2.5	2.5 – 4.0	2.5 – 4.0	2.5 – 4.0	2.5 – 4.0
ZR16 Description	Moderate-density mixed-use	Medium-density, compact mixed-use (resi. emphasis)	Medium-density, compact mixed-use (resi. emphasis)	Medium-density, compact mixed-use	Medium-density, compact mixed-use
Height	50 ft.	65 ft. (70 ft. w/ IZ)	75 ft.	65 ft.	65 ft.
Density (FAR)	2.5 (3.0 w/ IZ) 1.5 non-res. max.	3.5 (4.2 w/ IZ) 1.5 non-res. max.	3.5 (4.2 w/ IZ) 1.5 non-res. max.	4.0 (4.8 w/ IZ) 1.0 non-res. max.	4.0 (4.8 w/ IZ) 2.5 non-res. max.

Zoning Commission Racial Equity Tool



Comprehensive Plan Policy Guidance

Policies Advanced by the Zoning Map Amendment

Land Use Element

- LU-1.4.6: Development Along Corridors
- LU-1.5.1: Infill Development
- **LU-2.1.1: Variety of Neighborhood Types**
- **LU-2.1.2: Neighborhood Revitalization**
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.4.2: Hierarchy of Commercial Centers
- LU-2.4.6: Scale and Design of New Commercial Uses

Transportation Element

- T-1.1.4: Transit-Oriented Development
- T-1.1.5: Joint Development
- **T-1.1.7: Equitable Transportation Access**
- T-1.2.3: Discouraging Auto-Oriented Uses
- T-2.4.1: Pedestrian Network

Environmental Protection Element

- **E-1.1.2: Urban Heat Island Mitigation**
- E-2.1.2: Tree Requirements in New Developments
- E-2.1.3: Sustainable Landscape Practices
- E-4.2.1: Support for Green Building

Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.2: Production Incentives
- H-1.1.3: Balanced Growth
- H-1.1.4: Mixed-Use Development
- H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
- **H-1.2.2: Production Targets**
- **H-1.2.3: Affordable and Mixed Income Housing**
- H-1.2.11: Inclusive Mixed-Income Neighborhoods
- H-1.3.2: Tenure Diversity

Economic Development Element

- ED-2.2.3: Neighborhood Shopping
- ED-2.2.4: Support Local Entrepreneurs
- ED-3.1.1: Neighborhood Commercial Vitality
- ED-4.3.B: Increasing Access to Employment

Historic Preservation Element

- HP-1.6.3: Enhancing the District's Historic Character
- HP-2.4.A: Zone Map Amendments in Historic Districts
- HP-2.5.3: Compatible Development
- HP-2.5.4: Suitability to the Historic Context

Urban Design Element

- UD-1.4.1: Thoroughfares and Urban Form
- UD-2.1.1: Streetscapes That Prioritize the Human Experience
- UD-2.1.6: Minimize Mid-Block Vehicular Curb Cuts
- UD-2.2.1: Neighborhood Character and Identity
- UD-2.2.3: Neighborhood Mixed-Use Centers
- UD-2.2.4: Transitions in Building Intensity
- UD-2.2.5: Infill Development

Far Southeast / Southwest Area Element

- FSS-1.1.1: Directing Growth
- FSS-1.1.4: Infill Housing Development
- FSS-1.1.6: Retail Development

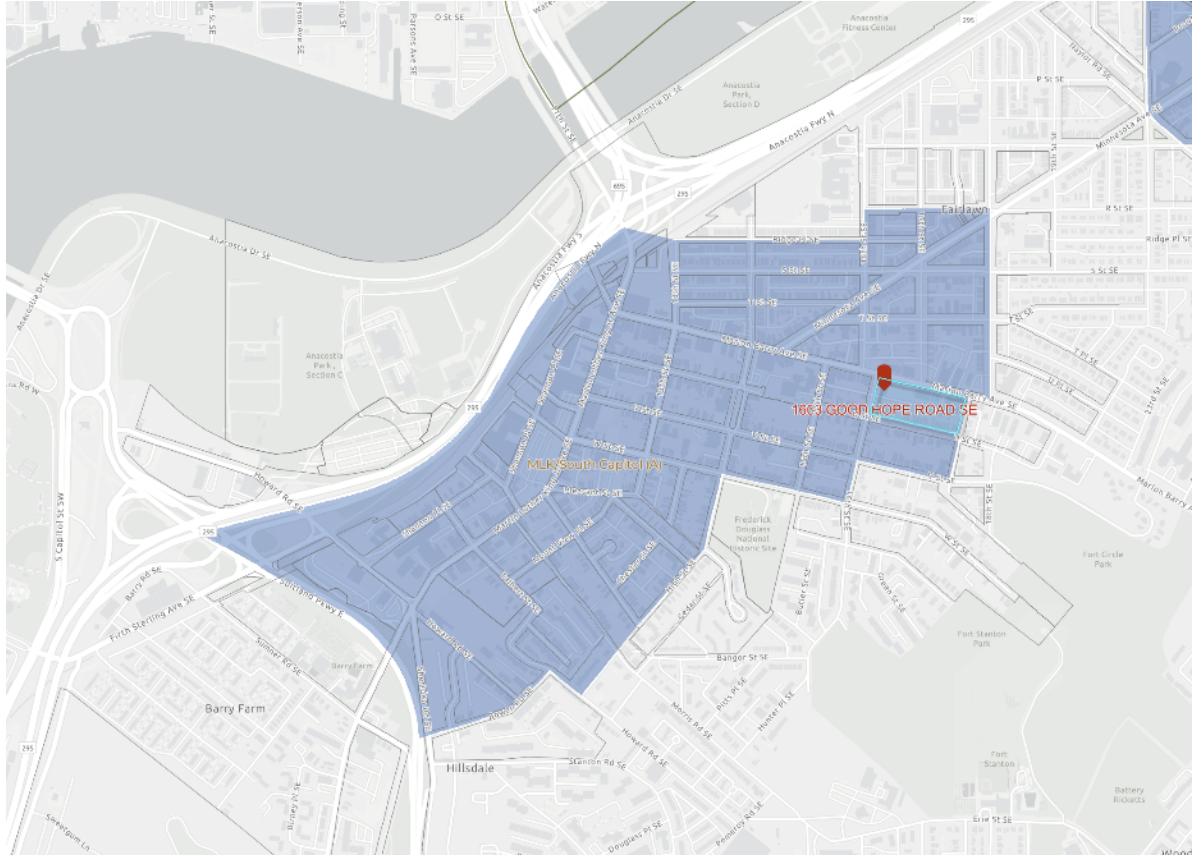
Evaluation of Potential Comp Plan Inconsistencies

Policy ED-3.2.6: Commercial Displacement

"Avoid displacement of small, minority, and local businesses due to rising real estate costs. Develop programs to offset the impacts of rising operating expenses on small businesses in areas of rapidly rising rents and prices. Also consider enhanced technical support that helps long-standing businesses grow their revenues and thrive in the strengthening retail economy"

Basis for consistency...

- New residents will help support existing businesses along Marion Barry Avenue, SE.
- Modest amount of new commercial space in new development (1.0 FAR max.) unlikely to have any adverse impact on existing businesses.
- Business and property owners along the Marion Barry Avenue corridor have access to DMPED Great Streets funding and other resources.
- Business and property owners have access to D.C. Neighborhood Prosperity Fund resources and other D.C. small business technical assistance.



Evaluation of Potential Comp Plan Inconsistencies

Policy UD-2.2.4 (Transitions in Building Intensity)

*“Design transitions between large- and small-scale development. **The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single-family or row houses) can be made more pleasing and gradual through a variety of context-specific design strategies**, such as a slender massing of taller elements, stepping back the building at floors above its neighbors’ predominant roof line, stepping a building’s massing down to meet the roof line of its neighbors, or strategic placement of taller elements to mark corners, vista terminations, or large open-space frontages.”*

Policy UD-2.2.5 (Infill Development)

*“New construction, infill development, redevelopment, and renovations to existing buildings should respond to and complement the defining visual and spatial qualities of the surrounding neighborhood, particularly regarding building roof lines, setbacks, and landscaping. **Avoid overpowering contrasts of scale and height as infill development occurs.**”*

Policy LU-1.5.1 (Infill Development)

*“Encourage infill development on vacant land within Washington, DC, particularly in areas where there are vacant lots that create gaps in the urban fabric and detract from the character of a commercial or residential street. Such development should reflect high quality design, complement the established character of the area **and should not create sharp changes in the physical development pattern.**”*

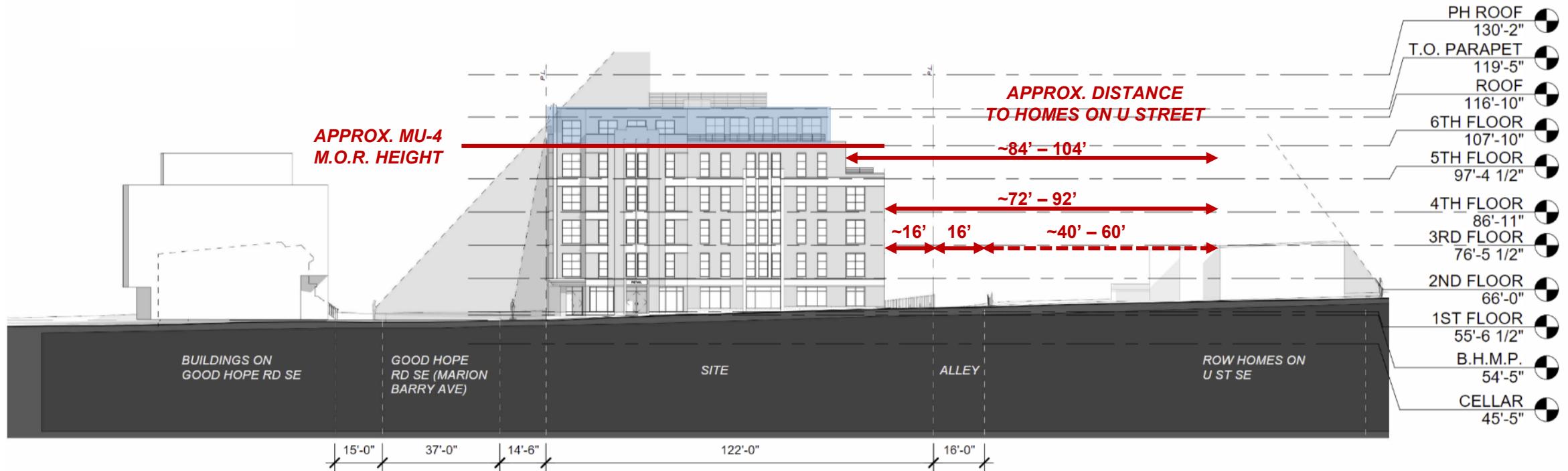
Evaluation of Potential Comp Plan Inconsistencies



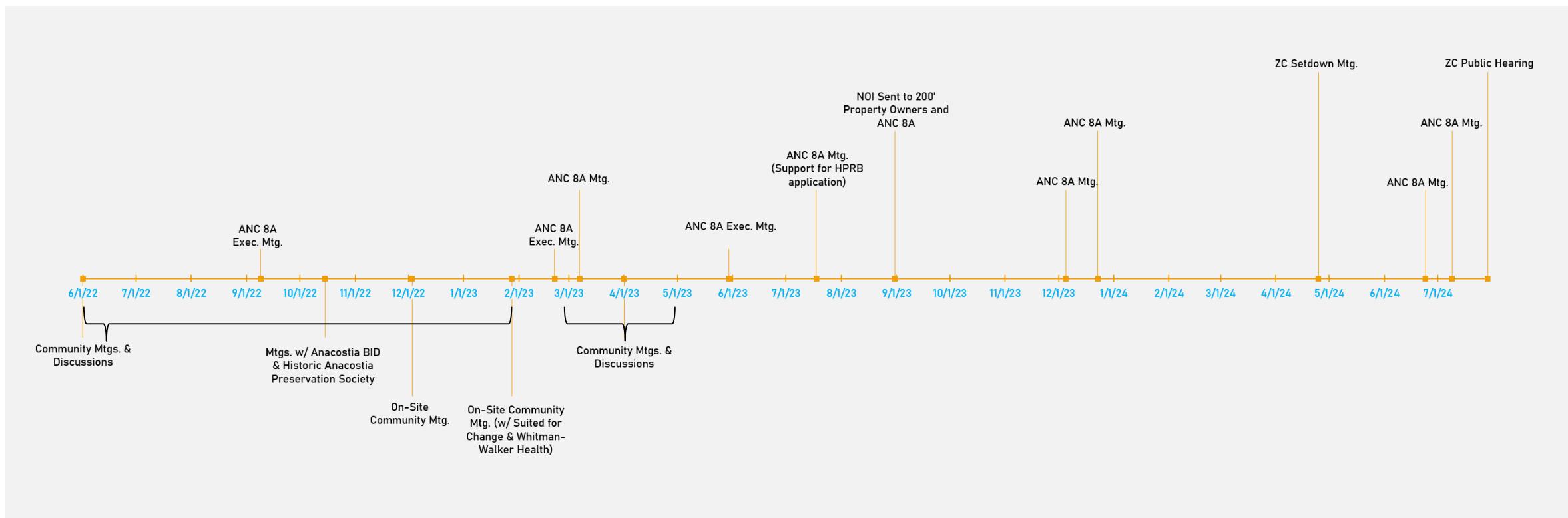
Basis for consistency...

- Subject Property is within the Anacostia Historic District and future redevelopment has been subject to HPRB review and approval.
- Consistent with other Comp Plan policies, current approved project responds to the lower-scale residential uses to the south through massing step downs, façade articulation, and varied material pattern.
- Any changes to current approved project will be reviewed by HPO staff and may require additional review by HPRB.
- Subject property is separated from lower-scale residential uses by public alley.
- Potential inconsistency is outweighed by other Comp Plan policies that promote increased density, particularly for housing along Great Streets corridors, to support local businesses, and to spur economic development in underserved areas.
 - LU-2.4.2: Hierarchy of Commercial Centers
 - H-1.1.3: Balanced Growth
 - H-1.1.4: Mixed-Use Development
 - ED-2.2.1: Expanding the Retail Sector

Evaluation of Potential Comp Plan Inconsistencies



Community Guidance and Engagement



Evaluate Zoning Action Through a Racial Equity Lens

Indicator	Anticipated Outcome	Positive / Negative / Neutral
Direct Displacement	<ul style="list-style-type: none">• No direct displacement as the Property does not contain any residential or commercial uses.• Potential for temporary community arts use currently on subject property to be located within ground-floor or lower level of future development.	
Indirect Displacement	Economic: <ul style="list-style-type: none">• New housing (likely rental) and modest commercial use on subject property not expected to cause indirect displacement of existing residents or existing businesses.• Additional housing (market-rate and/or affordable) can help reduce continued pressure on existing housing stock, and indirect displacement potential mitigated by affordable housing provided in accordance with IZ.	
	Cultural: <ul style="list-style-type: none">• Increased housing will help residents remain in the neighborhood.• Increased commercial uses will provide desired diversity of retail, service, and/or other community-serving uses that create opportunities for programmed and impromptu gatherings (including potential re-establishment of a laundromat use and retention of community arts use).	
Housing	<ul style="list-style-type: none">• Potential for increased housing (market rate and affordable) to help achieve District housing goals.• Additional housing can help temper increases in housing costs.	
Physical	<ul style="list-style-type: none">• Public realm and pedestrian safety improvements along Marion Barry Ave. and 16th Street.• Improved storm water management.	
Access to Opportunity	<ul style="list-style-type: none">• Construction jobs.• New job opportunities in retail and residential building management.	

Conclusion

- Not inconsistent with the Comprehensive Plan when read [as a whole] through a racial equity lens.
- Density and mix of uses permitted in the proposed MU-7A zone is consistent with the type of mixed-use development that is contemplated by the GPM and the FLUM.
- The proposed Zoning Map amendment is consistent with the purposes of the Zoning Act to promote public health, safety, morals, convenience, order, property, and general welfare by:
 - Surrounding streets and alleys and required HPRB design review process will minimize and mitigate any potential impact to light and air;
 - Placing mixed-use development on an underutilized site along a designated main street commercial corridor in relative proximity to transit will avoid undue concentration of population or overcrowding of land;
 - Placing mixed-use development on an arterial street in relative proximity to amenities at Skyland, MLK Gateway, and historic Anacostia will have favorable outcomes on transportation, protection of property, civic activity, and the efficiency in the supply of public services.

