

Zoning Commission Case No. 24-12

4201 Garrison Street, N.W.

Lot 810 and a portion of Lot 809 in Square 1666

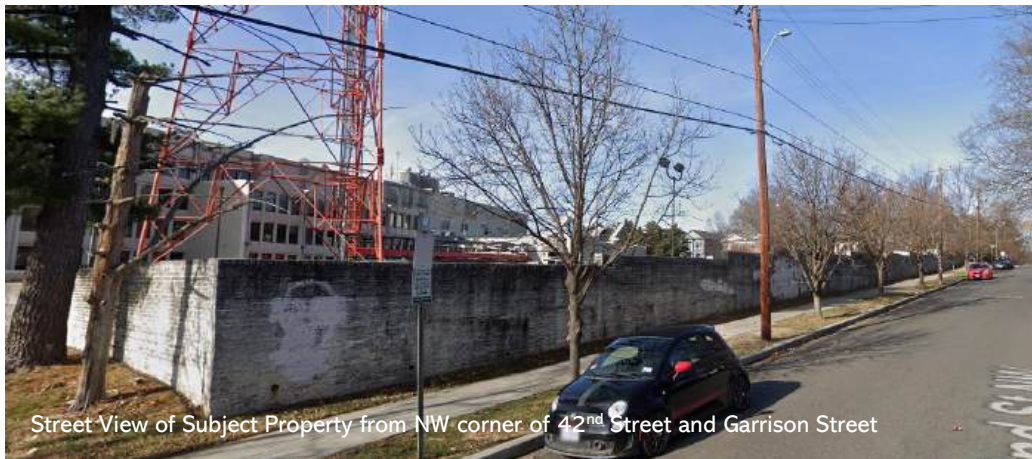
Consolidated Planned Unit Development and Related Zoning Map Amendment

July 14, 2025

Holland & Knight



SUBJECT PROPERTY CONTEXT



APPLICATION OVERVIEW

Consolidated PUD and related Zoning Map Amendment

- R-2 to **RA-3 zone** for a portion of the PUD Site

Proposed Residential Building

- Maximum height of **50 ft., 3 in.** (4 stories + penthouse)
- **126 units**
- Underground parking garage with **82 parking spaces**
- Compliant bicycle parking
- Loading access from private alley, accessible from Garrison Street

Affordable Housing

- **33%** of total units (**approx. 42 units**) which *substantially exceeds* the amount requirement under a matter-of-right development
- **IZ Component**
 - IZ = 11.2% or 13,990 sq. ft. (**approx. 13 units**)
 - ~ 11,676 sq. ft. at 60% MFI (approx. 10 units, including one 3BR unit with at least 1,000 sq. ft.)
 - ~ 2,314 sq. ft. at 50% MFI (3 total units, including one 3BR unit)
- **HANTA Component**
 - HANTA = remaining ADUs (**approx. 29 units**)
 - Remaining to be HANTA-designated units reserved at 80% MFI

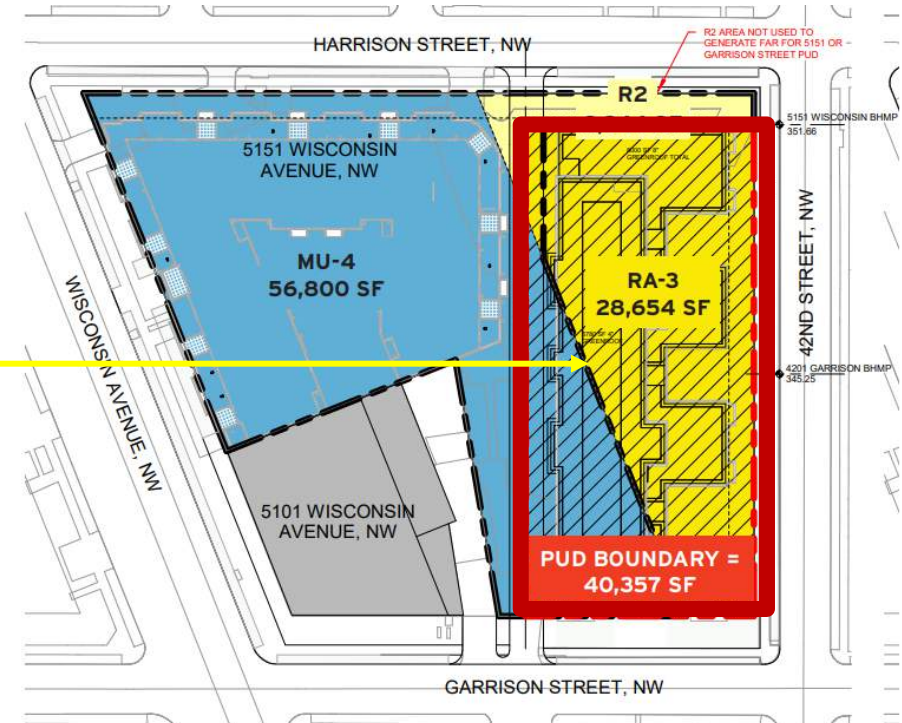


APPLICATION OVERVIEW

PUD Site Boundary

- Square 1666 is a single record lot (Lot 3), which is comprised of Lots 804, 809, and 810.
- PUD site = Lot 810 and a portion of Lot 809.
- Portion of PUD site subject to related map amendment (**R-2 to RA-3 zone**) (28,654 sf)
 - All of Lot 810 (27,956 sf);
 - Small portion of Lot 809 (698 sf)
- MU-4 zoned portion (11,703 sq. ft.) would **not** be rezoned.
- **GFA only generated by the RA-3 zoned area of the PUD site = 4.308 FAR** (123,444 sf GFA / 28,654 sf RA-3 land area)

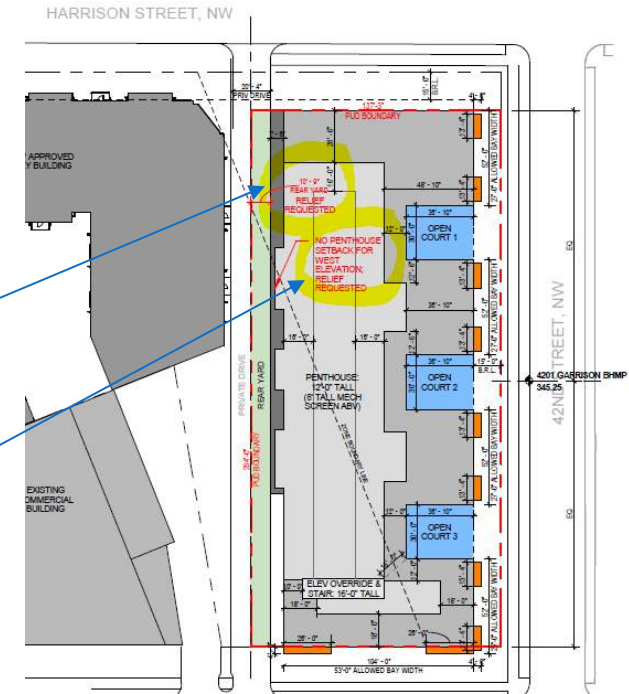
- **Favorable siting and spreading of density across PUD site:** “apparent FAR” when density is calculated across entire PUD site = **3.06 FAR** (123,444 sf GFA / 40,357 sf total land area)



ZONING FLEXIBILITY AND SPECIAL EXCEPTION

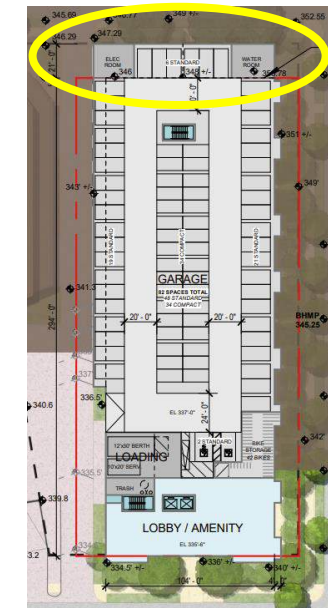
Zoning Flexibility

- **Penthouse Side Setback – West Elevation:** Flexibility requested for penthouse side setback along the west elevation.
- **Rear Yard – PUD Site Boundary:** Cautious request for rear yard relief as measured against PUD site boundary (rear yard complies when measured against record lot).

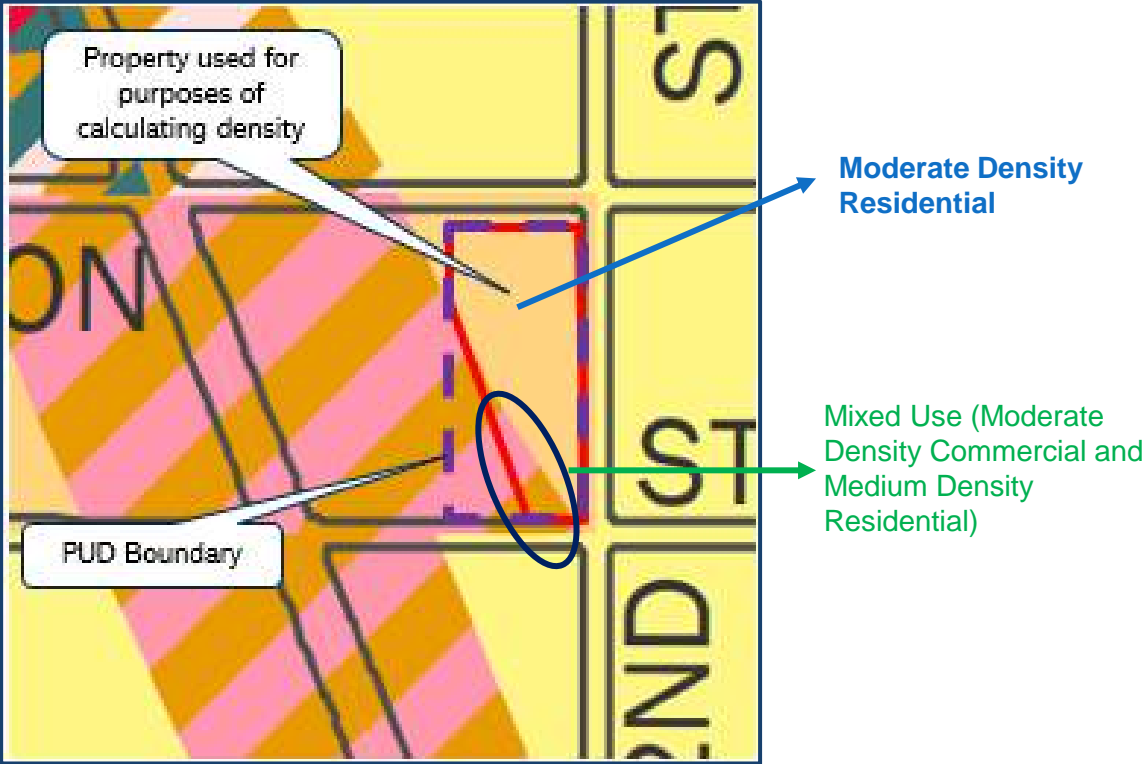


Special Exception for Off-Site Parking

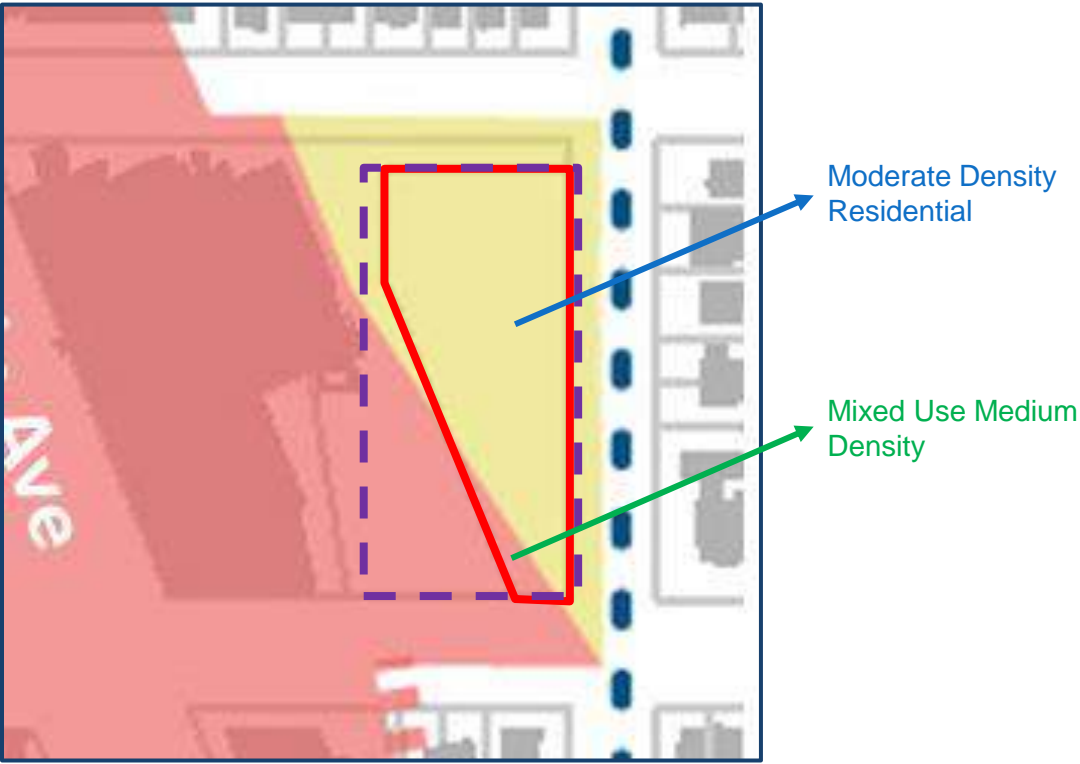
- Request to allow off-site parking in R-2-zoned area outside PUD Site boundary, but within underground garage.



FUTURE LAND USE MAP (FLUM)



WISCONSIN AVENUE DEVELOPMENT FRAMEWORK



Agency Reports and Comments

- **Office of Planning** (Ex. 35)
- **DDOT** (Ex. 36)
- **DOEE** (Ex. 35, Attachment II)
- **OAG** (Ex. 34-34A)

ANC 3E and Community Support

- **ANC 3E (Ex. 38-38A)**
 - “...the height and density sought for the Project are appropriate and ANC 3E supports this project and the relief required.”
 - Supports the application subject to applicant’s commitments in MOU.
- **Letters in Support**
 - Ex. 25-33, 37, 39, 41-45, 48-52, 54-79



RESOLUTION IN SUPPORT OF ZC H24-12, 4201 GARRISON STREET NW

WHEREAS:

1. Harrison Wisconsin Owner, LLC, a subsidiary of Donohoe Development Company ("Applicant" or "the Applicant"), seeks to build a 4-story residential development ("Project") at 4201 Garrison Street, NW ("Property").
2. The Applicant has applied for a PUD with a related map amendment to enable it to build the Project utilizing the Planned Unit Development (PUD) process. The proposed map amendment asks the Zoning Commission ("ZC") to change the zoning for the eastern portion of the property from R-2 to RA-3.
3. Although the requested map amendment sought for the Project allows additional density above what can be built by right, the Property is on the same block as an approved 6-story project at 5151 Wisconsin Avenue.
4. The applicant presented at the following properly noticed and public ANC 3E meetings:
 - March 14, 2024
 - June 25, 2024
 - March 13, 2025
5. The Project as proposed features numerous amenities beyond what is required under the Comprehensive Plan including the following:
 - a. 33.33% of the gross floor area for Inclusionary Zoning (IZ) which is more than the 12% required by law, including one 3-bedroom unit available to residents making no more than 50% of the area median income (AMI) and one 3-bedroom unit available to residents earning no more than 60% of AMI
 - b. 2 fully accessible units built to ANSI A (ADA) standards
6. The building itself should achieve above what is currently required by law:
 - a. Achieve LEED Silver certification
 - b. Feature 4 electric vehicle charging stations
 - c. Include 42 bicycle parking spaces on the ground floor
 - d. Provide annual Capital Bikeshare memberships to each building resident for the first 3 years after the building opens

COMMUNITY ENGAGEMENT MEETINGS (General Summary)

Meeting No.	Date	Meeting Description / Purpose
1	May 10, 2018	Applicant presented initial plans to ANC 3E and solicited feedback
2	December 18, 2018	Applicant returned to ANC 3E for additional feedback
3	October 12, 2023	Meeting with Office of Planning
4	Fall 2023	Applicant presented to Ward 3 Vision, who offered design feedback
5	March 14, 2024	Applicant presented initial plans at ANC 3E's regularly scheduled meeting
6	Spring 2024	Applicant spoke with commercial property representative for 5034 Wisconsin Avenue
7	April 29, 2024	Applicant presented plans to Harrison Condominium Homeowners' Association
8	April 30, 2024	Applicant spoke with homeowner on Harrison Street
9	May 31, 2024	Applicant met with adjacent homeowners
10	June 25, 2024	Applicant presented refined plans at ANC 3E's regularly scheduled meeting
11	September 9, 2024	Applicant spoke with commercial property owner of 5101 Wisconsin Avenue NW
12	March 13, 2025	Applicant presented refined plans at ANC 3E's regularly scheduled meeting
13	June 12, 2025	ANC voted unanimously to support the Application

COMMUNITY ENGAGEMENT ANC 3E MEMORANDUM OF UNDERSTANDING

Affordable Housing

- Developer will comply with DC's Inclusionary Zoning (IZ) program, providing approx. 13 affordable units at 50% and 60% MFI.
- One 3-bedroom unit will be affordable at 50% MFI.
- An additional 3-bedroom unit will be provided at 60% MFI.

Building Design Features

- All-electric residential units, green roofs, rooftop solar, EV charging (4+ chargers), and compost/recycling services.
- Designed to meet LEED Silver certification.
- 42 long-term bike parking spaces with cargo bike, stroller, and repair accommodations.
- Two units built to ANSI A accessibility standards.
- Ingress/egress from the parking garage, resident moves, and trash collection all via private drive.

Transportation Commitments

- Annual Capital Bikeshare memberships for residents for 3 years.
- Two vanpool parking spaces.
- Transportation information screen in lobby.

MEMORANDUM OF UNDERSTANDING
BETWEEN ANC 3E AND HARRISON
WISCONSIN OWNER, LLC
FOR A PLANNED UNIT DEVELOPMENT AT 4201 GARRISON STREET NW

This Memorandum of Understanding (the "MOU" or "Agreement") is made this _____ day of March 2025 by and between Harrison Wisconsin Owner, LLC ("Developer") or its successors and assigns, and Advisory Neighborhood Commission 3E ("ANC 3E" or the "ANC"). Developer and the ANC are collectively referred to herein as the "Parties."

RECITALS

WHEREAS, Developer, an affiliate of Doodhoe Development Company ("Doodhoe"), is the owner of the property located at 4201 Garrison Street NW (Square 1666, Lot 810) in the District of Columbia (the "Property" or "Subject Property");

WHEREAS, the Subject Property is within the boundaries of ANC 3E, and District of Columbia law designates the ANC to represent the community in planned unit development ("PUD") and related proceedings;

WHEREAS, Developer has applied for approval of a PUD and related Zoning Map Amendment (the "Application") from the D.C. Zoning Commission ("ZC") in Case No. 24-12 (the "ZC Case"), and the Map Amendment requests the Commission to rezone a portion of the Subject Property to R-5-1;

WHEREAS, Developer intends to construct a new apartment building with underground parking and approximately 120 residential units (the "Project"), as shown on the plans included in the record of the ZC Case (the "Proposed Plans");

WHEREAS, Developer has agreed to certain benefits and mitigation measures in exchange for support by the ANC of the PUD;

NOW THEREFORE, provided that ANC 3E supports the Project and the ZC Case ("support") shall be indicated by a majority vote of the ANC on a resolution or motion recommending approval of the ZC Case, and the ANC shall otherwise be free to opt-in on aspects of the Project as it sees fit, Developer agrees to the following:

BUILDING-SPECIFIC PUBLIC BENEFITS

1. **Affordable Housing** Developer will devote at least 33.33% of all units in the Project (approximately 42 units) at a rate affordable to and rented by households earning on average 80% or less of the median family income, as enforced by an agreement with DC DHCD.

1

ENCLOSURE
DATE: 03/11/25
PAGE 1 OF 1

COMMUNITY ENGAGEMENT ANC 3E MEMORANDUM OF UNDERSTANDING

Neighborhood Public Benefits

- Fessenden Park: \$10K–\$20K investment for new bocce courts, bench, landscaping, and 3-year maintenance.
- Other Traffic Improvements (subject to DDOT approval):
 - Refuge island and decorative crosswalks.
 - Public micromobility corral near the site.
 - Bulb-outs at Garrison & 42nd Street to shorten crossings and slow traffic; and if DDOT delays permanent bulb-outs, developer will install and maintain temporary ones.
- Installation of Street Trees
- Removal of Utility Pole
- Removal of TV Tower
- Penthouse Outdoor Space (prohibiting use of club room after 10:00 pm)

Construction-Related Commitments

- Pre-construction surveys for adjacent property owners.
- Contractor will prohibit workforce parking/idling on local residential streets.
- Consult w/ ANC on construction parking and truck routing.
- Share annual parking demand and trip generation surveys with ANC for 3 years.
- Designate POC for construction issues

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11

Public Benefits and Amenities – Highlights

Superior Urban Design and Architecture

- Four distinct “pavilions” with varied materials and traditional residential features.
- Human-scale massing, pitched roofs, balconies, and stoops for neighborhood compatibility.

Efficient Site Planning

- Transforms underutilized site into vibrant, mixed-income housing.
- Distributes massing across four buildings to reflect neighborhood scale.

Housing and Affordable Housing

- 126 new residential units – including nine 3 BR units, two of which are IZ.
- Significantly exceeds matter-of-right housing under current zoning.
- 33% of total units reserved for affordable housing.
- Consists of IZ-based units (50%-60% MFI) and HANTA-based units (80% MFI).
- One 3BR IZ unit reserved at 50% MFI and one 3BR IZ unit at 60% MFI.

Environment and Sustainability

- All-electric design, green roofs, rooftop solar, EV-ready parking, composting, and high-efficiency fixtures.

Public Benefits and Amenities – Highlights

Streetscape Enhancements

- New plantings, sidewalk paving, and tree pit enlargements.
- Street trees on and across from Square 1666, subject to DDOT approval.

Park Improvements

- \$10K–\$20K investment for Fessenden Park for new bocce courts, bench, and landscaping.
- 3-year maintenance commitment.

Transportation Infrastructure

- Bulb-outs with bioretention at Garrison & 42nd Streets.
- Temporary or permanent installations depending on DDOT timeline.
- Ongoing maintenance of bulb-outs by developer.

Neighborhood Value

- Removal of obsolete 705-foot TV tower.
- Enhances visual character and prepares site for redevelopment.



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DONOHUE

**TORTI
GALLAS
URBAN**



ILLUSTRATIVE SITE PLAN WITH
CONTEXT SUBMISSION | 4201 GARRISON ST

A01



NOTE: Representation of architecture is conceptual, see architectural elevations for accurate design intent and information.
Representation of landscape is conceptual, see Landscape drawings for accurate design intent and information.
Rendering view, angle and lighting chosen to best illustrate design intent.

June 13, 2025

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DONOHUE



VIEW FROM SOUTHEAST
PUD SUBMISSION | 4201 GARRISON ST

A09

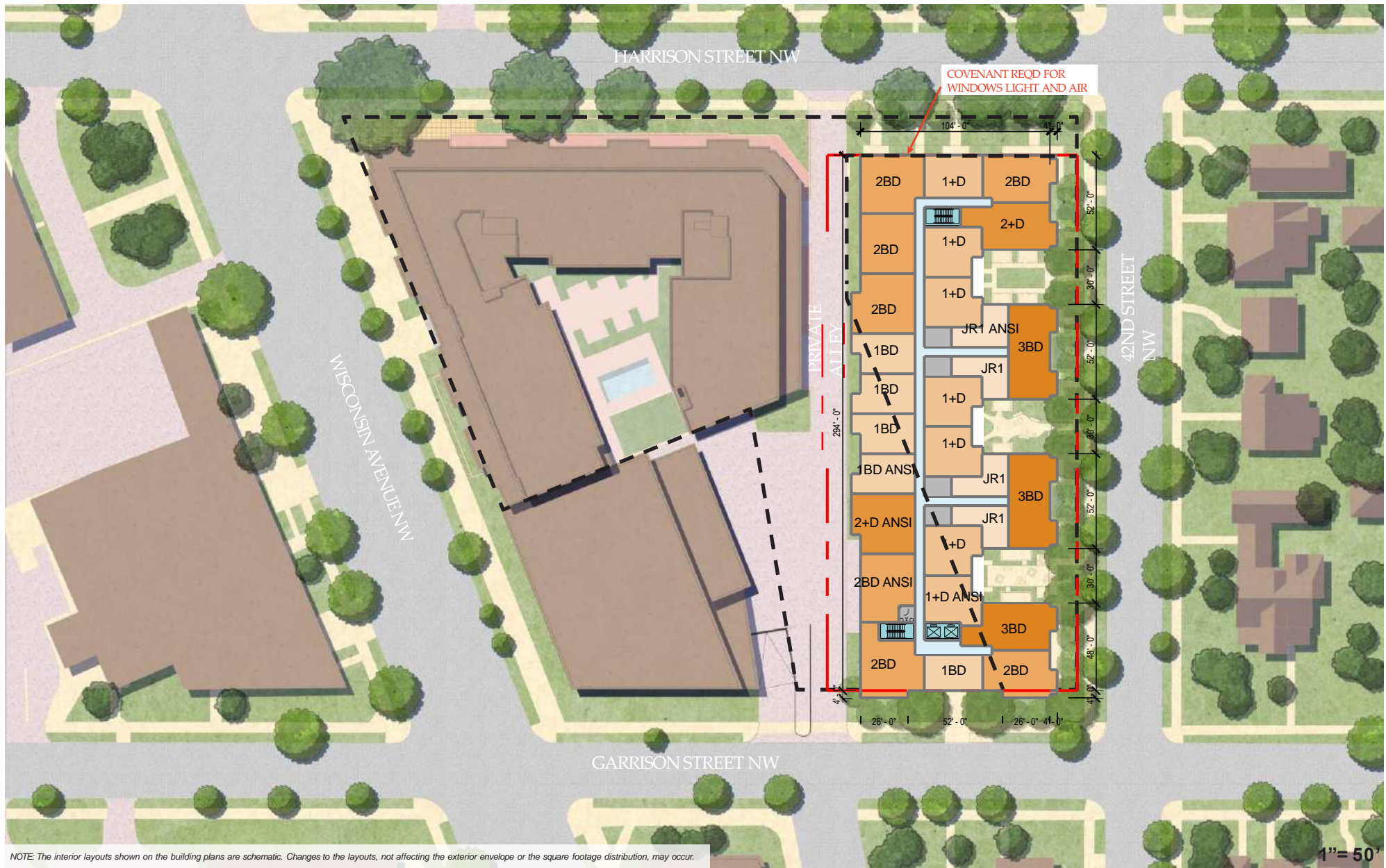


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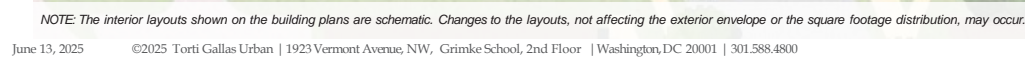
VIEW FROM NORTHEAST
 PUD SUBMISSION | 4201 GARRISON ST

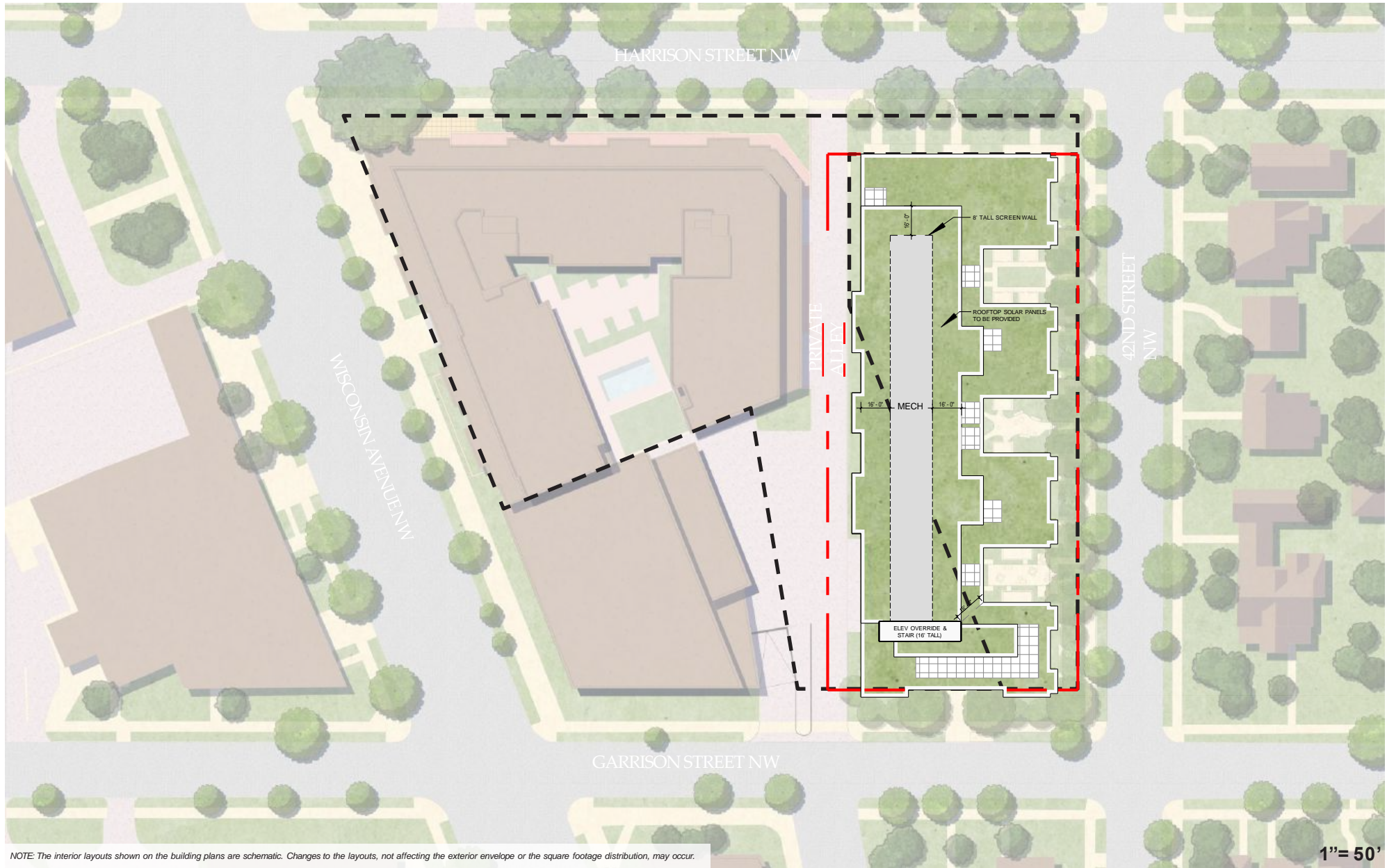
A10





NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.





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June 13, 2025

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⊕ ROOF PLAN

PUD SUBMISSION | 4201 GARRISON ST

A05

20

T.O. Mech PH
 T.O. PH -
 Parapet - 395' - 6"
 PH
 4th Floor -
 3rd Floor -
 2nd Floor -
 1st Floor - 348' - 0"
 BHMP - 345' - 3"
 Lower Level/G1 338' - 6"



ELEVATION - 42ND STREET NW



T.O. Mech PH
 T.O. PH -
 Parapet - 395' - 6"
 PH
 4th Floor -
 3rd Floor -
 2nd Floor -
 1st Floor - 348' - 0"
 BHMP - 345' - 3"
 Lower Level/G1 338' - 6"

ELEVATION - PRIVATE ALLEY

NOTE: Minor refinements to the locations and dimensions of exterior details may occur in design development. Final selection of exterior materials will be based on availability at the time of construction.



ELEVATION - GARRISON STREET NW



ELEVATION - HARRISON STREET NW

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MATERIALS LEGEND

- 1 Masonry - Color #1
- 2 Cast Stone
- 3 Windows & Doors



Masonry Color #1 - Cream, Mortar Color TBD



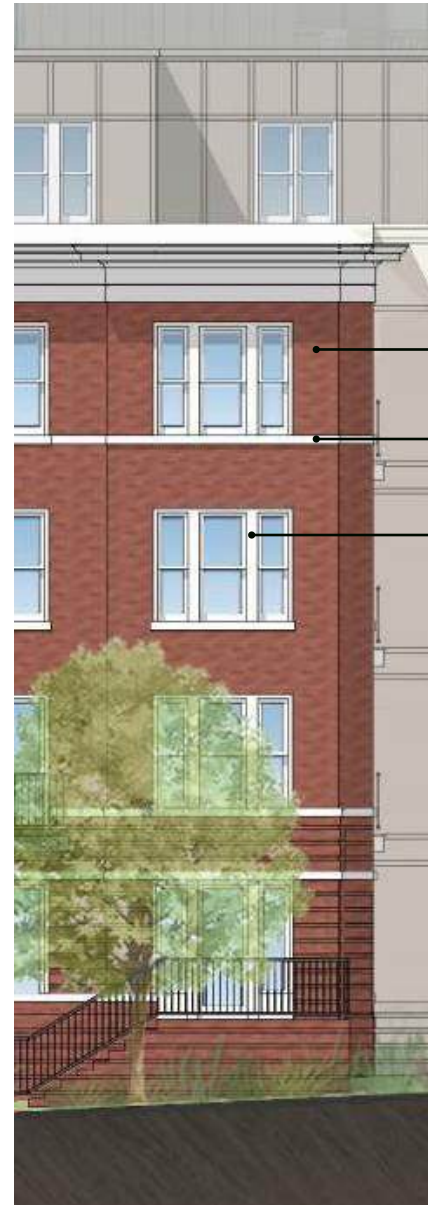
Cast Stone Banding

Windows and Doors

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June 13, 2025

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MATERIALS LEGEND

- 1 Masonry - Color #2
- 2 Cast Stone
- 3 Windows & Doors



Masonry Color #2 - Red, Mortar Color TBD

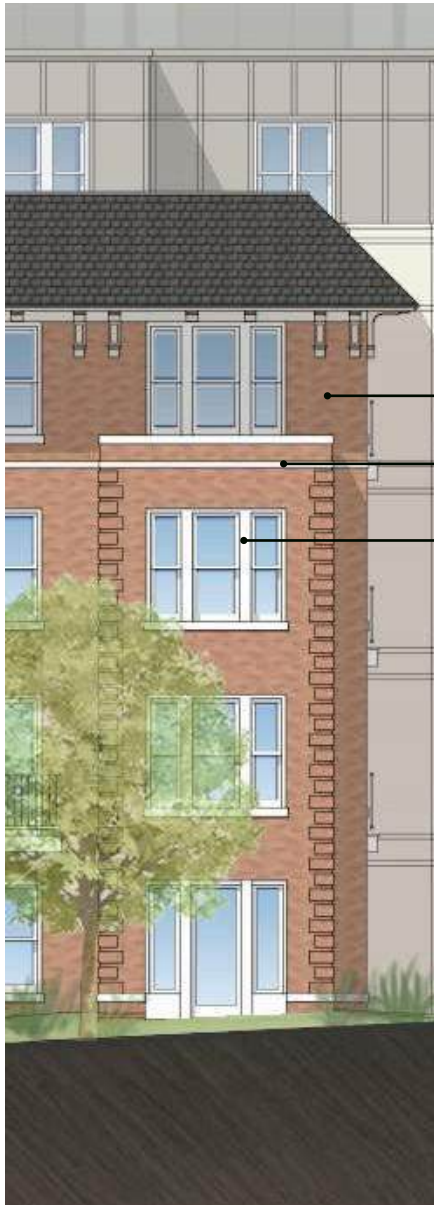


Cast Stone Banding

Windows and Doors

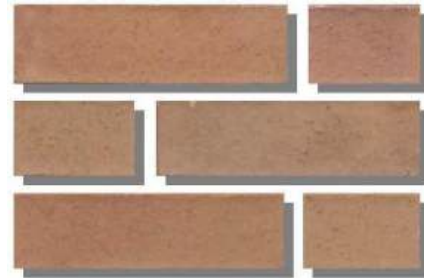
ENLARGED ELEVATIONS AND MATERIAL
BOARD

PUD SUBMISSION | 4201 GARRISON ST



MATERIALS LEGEND

- 1 Masonry - Color #3
- 2 Cast Stone
- 3 Windows & Doors



Masonry Color #3 - Warm Brown, Mortar Color TBD



Cast Stone Banding

Windows and Doors

NOTE: Minor refinements to the locations and dimensions of exterior details may occur in design development. Final selection of exterior materials will be based on availability at the time of construction.



MATERIALS LEGEND

- 1 Masonry - Color #4
- 2 Cast Stone
- 3 Windows & Doors



Masonry Color #4 - Blonde, Mortar Color TBD

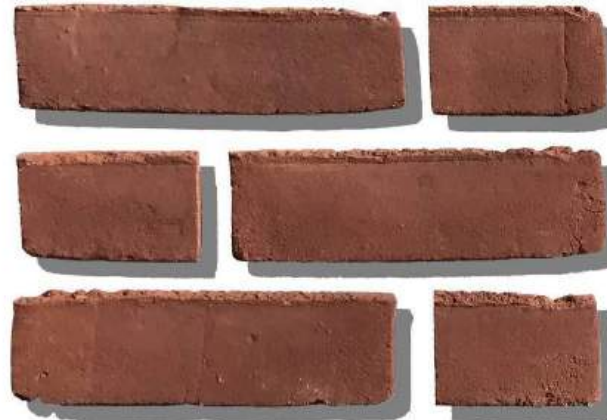


Cast Stone Banding

Windows and Doors



Masonry Color #1 - Cream, Mortar Color TBD



Masonry Color #2 - Red, Mortar Color TBD



Cast Stone Banding



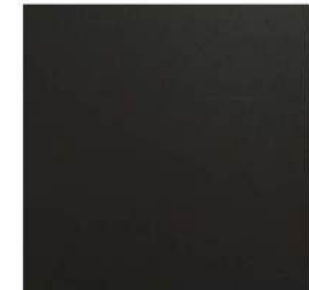
Windows and Doors



Masonry Color #3 - Warm Brown, Mortar Color TBD

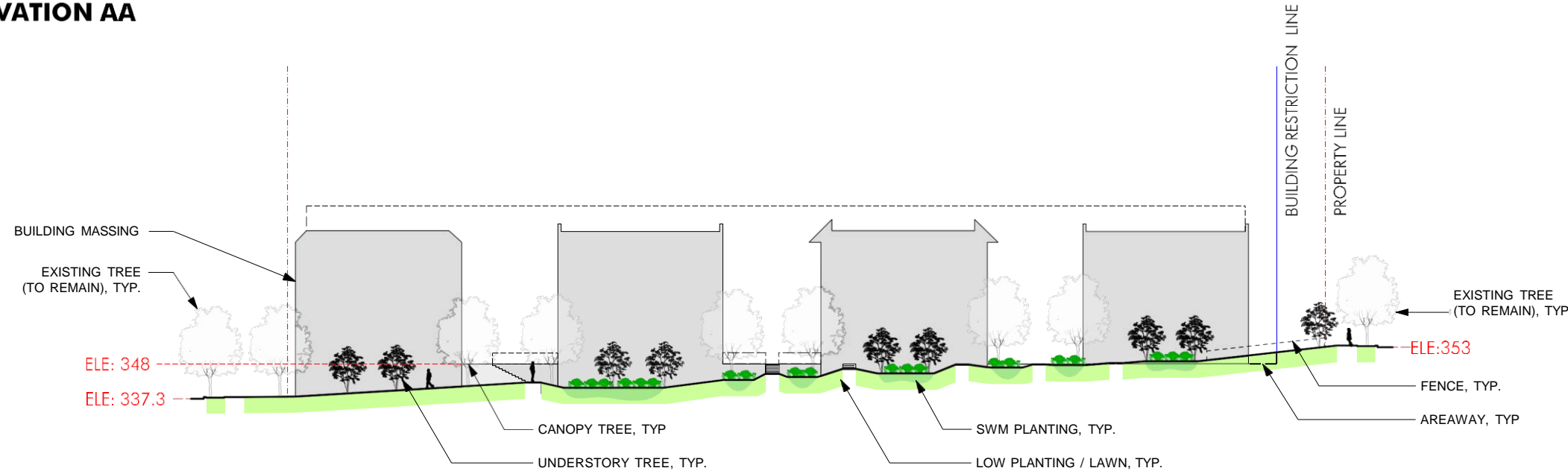


Masonry Color #4 - Blonde, Mortar Color TBD



Windows and Doors

STREETSCAPE ELEVATION AA



PLANTING CHARACTER

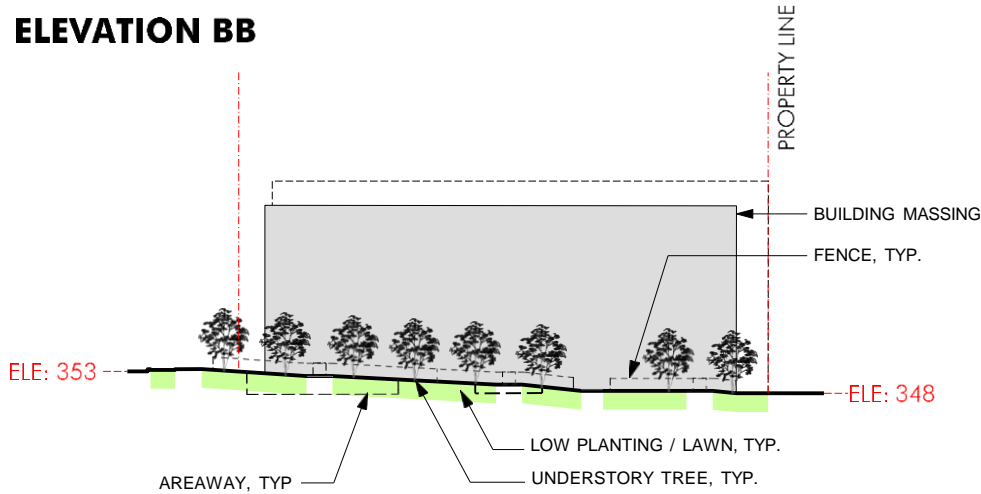
AREAWAY



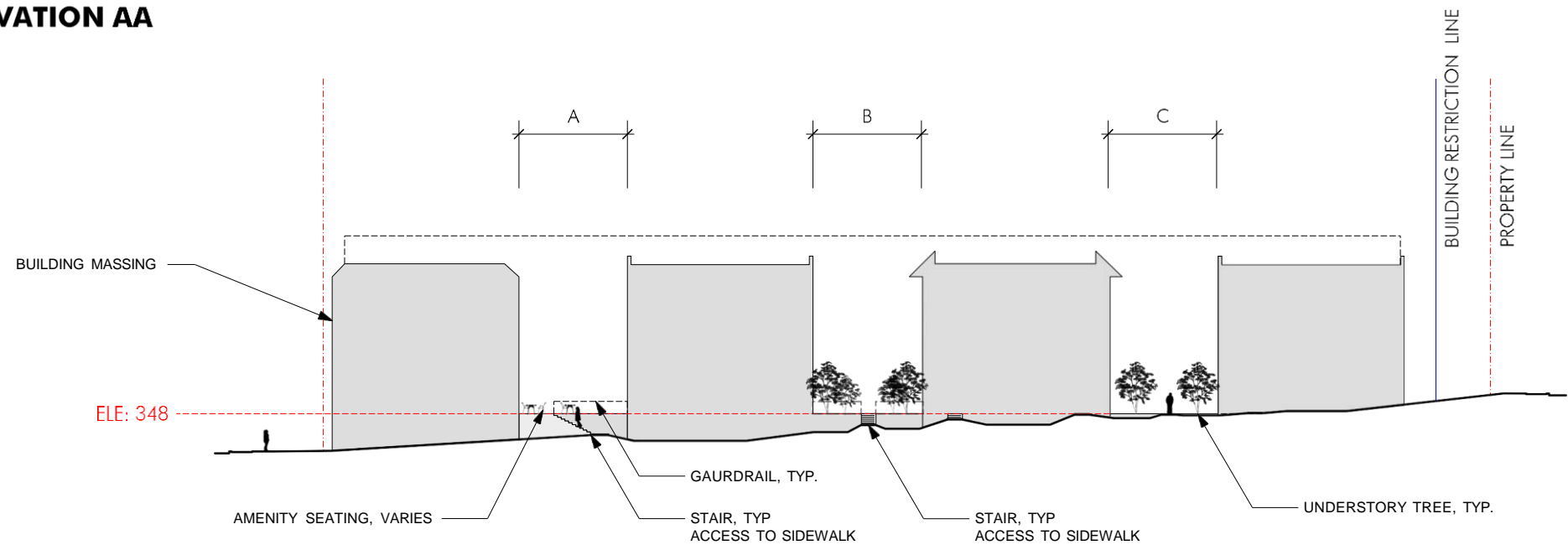
SWM / RAIN GARDEN



ELEVATION BB



COURTYARDS
ELEVATION AA



COURTYARD CHARACTER



STREETSCAPE

STREET TREES



Amur Maple
Acer tataricum subsp. ginnala
Initial size: 8-10' ht.; Mature size: 20' ht.

CANOPY TREES



Blackgum
Nyssa sylvatica
Initial size: 3" cal.; Mature Size: 40' ht.



American Elm
Ulmus americana 'Jefferson'
Initial size: 4" cal.; Mature size: 60' ht.

UNDERSTORY TREES



Eastern Redbud
Cercis canadensis
Initial size: 3" cal.; Mature size: 20' ht.



Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'
Initial size: 8-10' height; Mature size: 20' ht



Carolina Silverbell
Halesia carolina
Initial size: 30' height

SHRUBS & GRASSES



Oakleaf Hydrangea
Hydrangea quercifolia 'Pee Wee'
Mature size: 3-4' ht.



Virginia Sweetspire
Itea virginica 'Henry's Garnet'
Mature size: 3-4' ht.



Winterberry Holly
Ilex verticillata
Mature size: 6-12' ht.



Pink Muhlygrass
Muhlenbergia capillaris
Mature size: 3-4' ht.



Mexican Feather Grass
Nassella tenuissima
Mature size: 1-2' ht.



Indian Woodoats
Chasmanthium latifolium
Mature size: 3-4' ht.

PERENNIALS & BULBS



White False Indigo
Baptisia alba
Mature size: 2-4' ht.



Swamp Milkweed
Asclepias incarnata
Mature size: 3-5' ht.



Blue Flag Iris
Iris versicolor
Mature size: 2-2.5' ht.



Wild Bergamot
Monarda fistulosa
Mature size: 2-4' ht.



Caradonna Sage
Salvia nemorosa 'Caradonna'
Mature size: 1-2' ht.



Daffodil
Narcissus sp.
Mature size: 1-1.5' ht.

COURTYARDS
LARGE SHRUBS



Witch Hazel
Hamamelis x intermedia 'Jelena'
Mature size: 8-12' ht.



Cunningham's White Rhododendron
Rhododendron catawbiense
Mature size: 6-10' ht.



Cinnamon Fern
O. cinnamomeum
Mature size: 4-6' ht.



Haas' Halo Hydrangea
H. arborescens 'Haas' Halo'
Mature size: 3-5' ht.



Dwarf Fothergilla
Fothergilla gardenii
Mature size: 2-3' ht.

MEDIUM SHRUBS & FERNS

PERENNIALS & GROUNDCOVER



Solomon's Seal
Polygonatum odoratum
Mature size: 1.5-2' ht.



Drinking Gourd Hosta
H. 'Abiqua Drinking Gourd'
Mature size: 1.5' ht.



Eastern Beebalm
Monarda bradburiana
Mature size: 1-2' ht.



Blue Sedge
Carex flacca 'Blue Zinger'
Mature size: 1-1.5' ht.

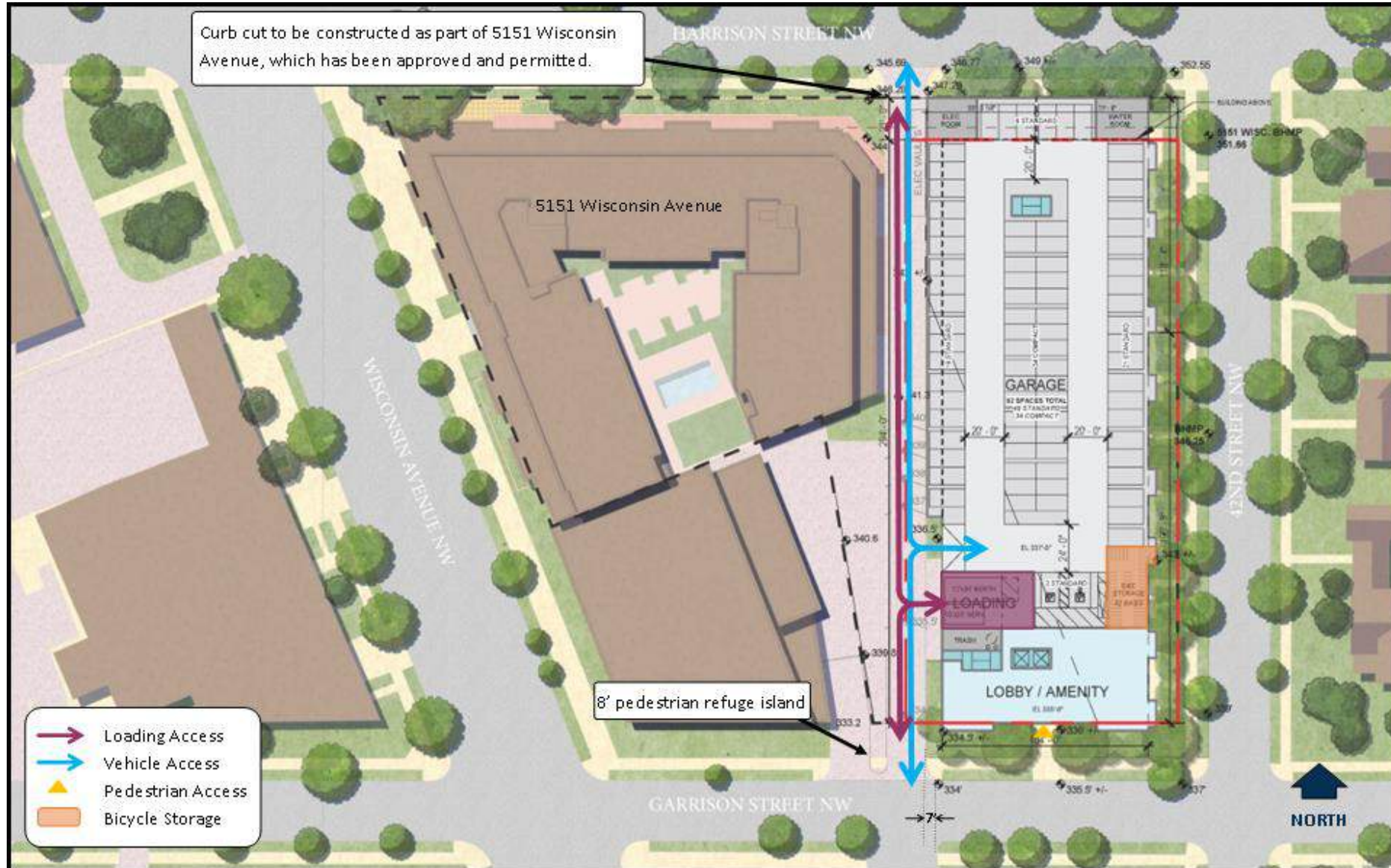


Coral Bells
Heuchera americana
Mature size: 0.5-1' ht.



Wild Geranium
Geranium maculatum
Mature size: 1' ht.

Site Circulation



Trip Generation

User	AM PEAK HOUR			PM PEAK HOUR			Weekday ADT
	IN	OUT	TOTAL	IN	OUT	TOTAL	
Multi-family Housing (126 dwelling units)							
Baseline Trips ¹	10	34	44	30	19	49	555
Person Trips ²	12	40	52	35	23	58	655
Auto (44%) ³	5	18	23	15	10	25	288
Transit (35%) ³	4	14	18	12	8	20	229
Bike (4%) ³	-	2	2	1	1	2	26
Pedestrian (7%) ³	1	2	3	2	2	4	46
Telework (10%)	1	4	5	4	2	6	66
Vehicle Trips	4	15	19	13	9	22	244
¹ Baseline trips calculated using ITE Trip Generation Manual, 11 th Edition, Land Use Code 221 (Multi-family, Mid-rise). “Not Close to Rail or Transit” was selected as the subcategory and General Suburban/Urban was selected as the setting/location.							
² Total Person-trips calculated by applying an AVO of 1.18, per DDOT’s CTR Guidelines.							
³ Census data were used to determine mode splits, with a maximum mode split of 10 percent.							

TDM Plan Highlights

- Unbundle the cost of vehicle parking
- Identify a Transportation Coordinator
- Provide a SmarTrip card and one complimentary CaBi coupon per unit at initial lease up
- Provide a 42 long-term and six short-term bicycle parking spaces
 - **A minimum of 21 will be horizontal on the floor or bottom tier of a two-tier rack**
 - **A minimum of four spaces will be equipped with outlets**
 - **A minimum of two spaces will be sized for cargo or tandem spaces (10'x3')**
- Provide a bicycle repair station in the long-term bicycle parking storage room
- Install a minimum of six electric vehicle (EV) charging stations
- Install a Transportation Information Center Display (electronic screen) in the lobby
- Only lease parking spaces to tenants of the building or to tenants of a building that has no on-site parking
- **Install three additional inverted-U bike racks in public space**
- Provide annual CaBi memberships for each residential unit for the first three years after the building is open
- Transportation Coordinator will provide vanpool parking by resident request
- Provide two collapsible shopping carts for tenant use

Other Transportation Improvements

Subject to DDOT approval:

- Install curb extensions using flex post and striping at the Garrison Street/42nd Street intersections (all four corners)
- Construct a speed hump on 42nd Street (between Garrison and Harrison Streets).

PUD STANDARD OF REVIEW

The Zoning Commission shall find that the proposed development:

- Is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site;
- Does not result in unacceptable project impacts on the surrounding area or on the operation of services and facilities but instead shall be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project; and
- Includes specific public benefits and project amenities of the proposed development that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs related to the subject site.

11-X DCMR § 304.3

The Zoning Commission shall judge, balance, and reconcile:

- The relative value of the public benefits and project amenities offered;
- The degree of development incentives requested, and;
- Any potential adverse effects according to the specific circumstances of the case.

11-X DCMR § 304.4

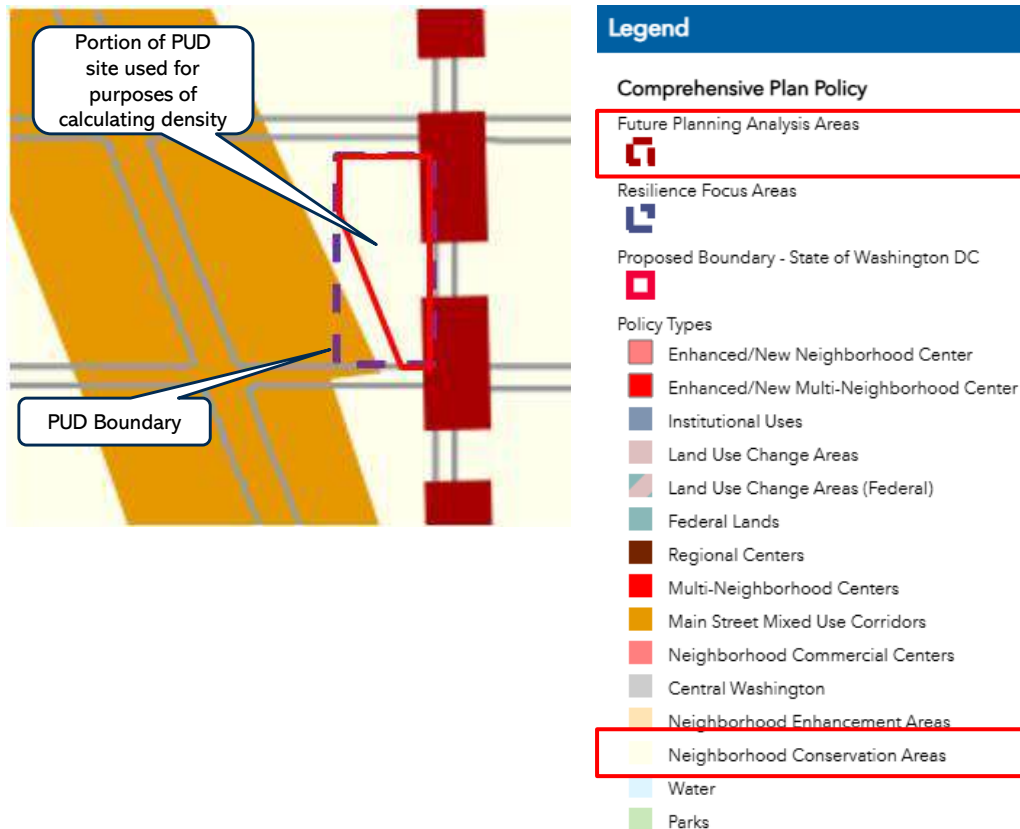
NOT INCONSISTENT WITH THE COMPREHENSIVE PLAN

- In its decision-making, the Zoning Commission must make a finding of “not inconsistent with the Comprehensive Plan.” To do so, the Zoning Commission 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. It is the responsibility of the Zoning Commission to consider and balance those policies relevant and material to the individual case before it in its decision-making, and clearly explain its decision-making rationale.

10-A DCMR § 224.8

- Generalized Policy Map
- Future Land Use Map
- Citywide Elements and Area Elements
- Wisconsin Avenue Development Guidelines
- Mayor’s Housing Report
- Racial Equity Analysis

GENERALIZED POLICY MAP



Neighborhood Conservation Area

- Characterized by **little vacant or underutilized land** and maintenance of existing land uses and community character is anticipated over the next 20 years.
- Development is expected to be modest, with a focus on infill housing, public facilities, and institutional uses; **major density changes are not anticipated.**
- The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but **not preclude development**, particularly to address citywide housing needs.

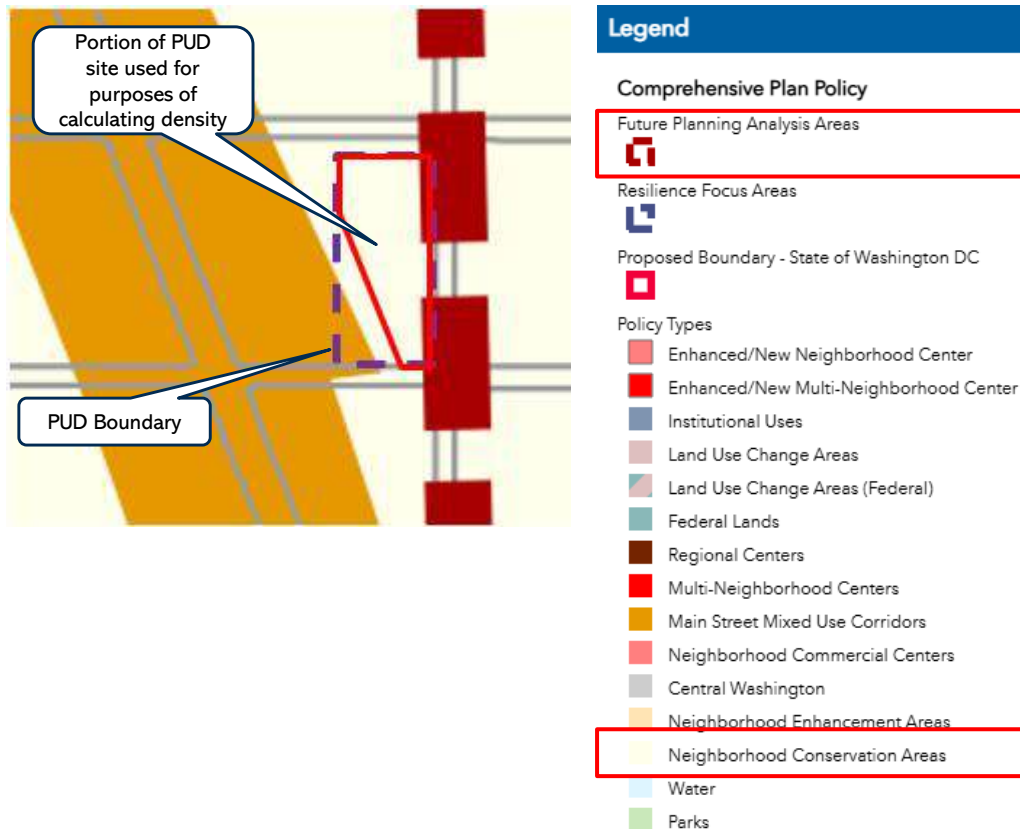
10-A DCMR §§ 225.4 and 225.5

Future Planning Analysis Area

- Areas of large tracts or corridors where future analysis is anticipated to ensure **adequate planning for equitable development.**
- Rezoning proposals located within the boundary of a Future Planning Analysis Area may be considered upon the completion of a...**development framework**... [or] **PUD**...
- **Wisconsin Avenue Development Framework** completed in February 2024, allowing for the proposed PUD and map amendment to be considered.

10-A DCMR § 2503.3

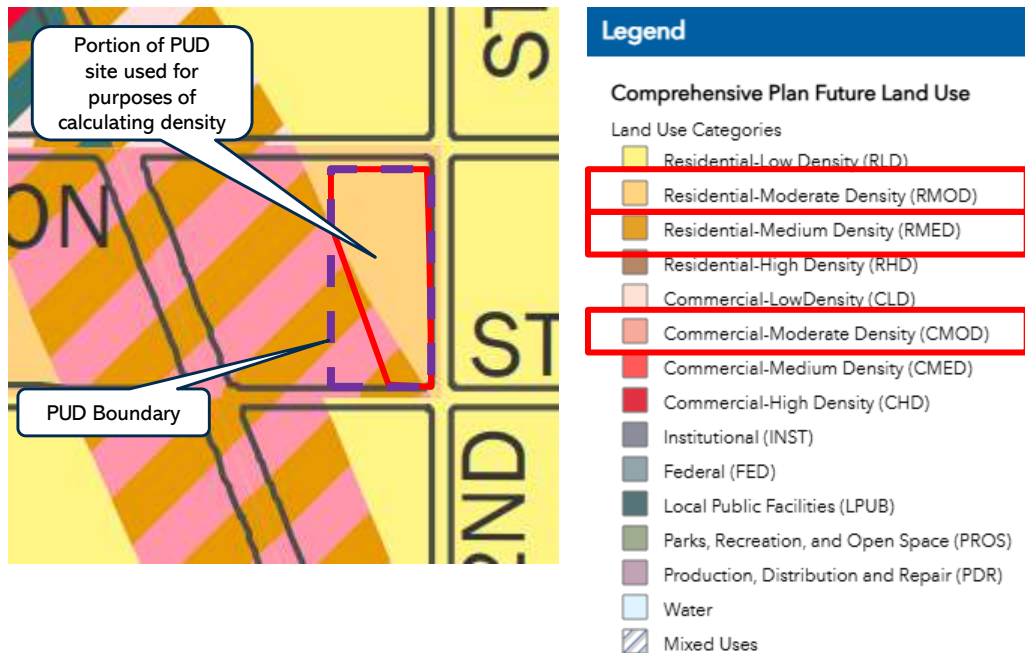
GENERALIZED POLICY MAP



Proposed RA-3 Zone is not inconsistent with the Neighborhood Conservation Area designation, as:

- The proposed PUD will **respect neighborhood character** by using vacant land for residential purposes that is sensitively designed to transition down to and be compatible with adjacent low-density residential properties.
- The designation **does not preclude development** that addresses citywide housing needs.
- The proposed PUD's location near a **high-priority transit corridor** makes it an ideal site for affordable housing.

FUTURE LAND USE MAP



Moderate Density Residential

- Defines neighborhoods or areas generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes.
- Also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings.
- Density typically ranges from 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.**
- R-3, RF and RA-2 zones are consistent with this category, and other zones may apply.

10-A DCMR §227.6

Medium Density Residential

- Defines neighborhoods or areas generally, but not exclusively, suited for mid-rise apartment buildings
- May apply to taller residential buildings surrounded by large areas of permanent open space
- Density typically ranges from 1.8 to 4.0 FAR, **although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development.**
- The RA-3 zone is consistent with the Medium Density Residential category, and other zones may apply

10-A DCMR § 227.7

Moderate Density Commercial

- Defines shopping and service areas more intense than Low-Density Commercial zones, generally consisting of retail, office, and service uses
- Density typically ranges from 2.5 to 4.0 FAR, with higher density possible when complying with Inclusionary Zoning
- MU-5 and MU-7 are consistent with this designation, and other zones may apply

10-A DCMR § 227.11

Proposed RA-3 Zone

- Allows a residential density of 3.6 FAR with IZ and 4.32 with a PUD.

RA-3 ZONE IS NOT INCONSISTENT WITH THE FLUM POLICY GOALS

R-2 Zone Misalignment

- The existing R-2 zoning aligns with Low Density Residential and is [inconsistent with the site's FLUM designation](#) of Moderate Density Residential and Mixed Use (Medium Density Residential / Moderate Density Commercial).

FAR Flexibility in the Comp Plan

- The Comp Plan [allows higher density on portions of a site if overall FAR remains within range](#). (10-A DCMR § 227.4).
- The project's 4.308 FAR (via IZ and PUD) – which has an apparent FAR of 3.06 over the entire PUD Site – is within density range permitted by the FLUM for a project with IZ and a PUD.
- The Comp Plan explicitly allows greater density through IZ or PUDs when aligned with planning goals.

RA-3 Zone Compatibility

- The proposed RA-3 zone better aligns with the FLUM and supports a design that transitions appropriately to surrounding neighborhoods, allowing for a stepping down from Wisconsin Avenue to the residential neighborhood to the east.
- Height, lot occupancy, and setbacks have been carefully tailored to fit within the neighborhood context.
- The PUD structure [enables distribution of density across a larger site](#) to avoid overwhelming the existing neighborhood, with the density focused on the western edge of the site.

RA-3 ZONE IS NOT INCONSISTENT WITH THE FLUM PUBLIC BENEFITS

The **PUD process** allows for added flexibility in height and density *in exchange for significant public benefits*. (10-A DCMR § 224.7)

- The proposed PUD dedicates **33% of all residential units to affordable housing**, a benefit that would not be possible without the additional PUD density.
- This exceeds IZ minimums and responds directly to 10-A DCMR § 224.9, which identifies *production of new affordable units beyond existing legal requirements* as a **top priority** for residential PUDs.
- The income mix includes units at **50%, 60%, and 80% of Median Family Income (MFI)**.
- The PUD fosters **transitional density**, bridging lower-density areas and more intense uses, consistent with the *moderate density* FLUM designation.
- The removal of the **705 ft. television tower** is a benefit of the PUD that enhances neighborhood character, eliminates a long-standing visual blight, and prepares the site for productive redevelopment consistent with the Comp Plan.
- The proposed **RA-3 PUD** delivers on **critical housing goals**, urban design priorities, and equitable growth—realizing the core intent of the PUD process, the Comp Plan, and the Wisconsin Avenue Development Framework.

Multiple District policies **support higher density** and **affordable housing production**:

- Housing Equity Report (2019): RCW has produced only 230 of its 1,990 affordable unit goal.
- Rock Creek West Roadmap (2021): Identifies tools and plans to meet housing goals in high-opportunity areas.
- Wisconsin Avenue Development Framework (2024): Anticipates 9,500 units (1,700 affordable) via zoning changes.

COMPARISON OF EXISTING AND PROPOSED ZONING

	R-2 Zone (Existing) Matter-of-Right	RA-3 Zone Matter-of-Right	RA-3 Zone Guidelines for PUD	RA-3 Zone Proposed PUD
Density	1 principal dwelling unit and 1 accessory apartment permitted per lot of record	3.0 FAR 3.6 FAR with IZ	4.32 FAR 3.6 FAR with IZ + 20% PUD bonus	4.308 FAR (3.06 “Apparent” FAR)
Height	40 ft., 3 stories max.	60 ft. max., no limit on stories	75 ft. max., no limit on stories	50 ft., 3 inches 4 stories + penthouse

ZONING COMMISSION RACIAL EQUITY TOOL



Part I: Guidance Regarding the Comprehensive Plan

Part II: Community Outreach and Engagement



Part III: Disaggregated Data

Part IV: Evaluate the Zoning Action through a Racial Equity Lens



PART 1: GUIDANCE REGARDING THE COMPREHENSIVE PLAN

Rock Creek West Area Element

- RCW-1.1.1: Neighborhood Conservation
- RCW-1.1.4: Infill Development
- RCW-2.2.1: Housing Opportunities
- RCW-2.2.5: Land Use Compatibility Along Wisconsin Avenue

Environmental Protection Element

- **E-1.1.2: Urban Heat Island Mitigation**
- E-2.1.2: Tree Requirements in New Development
- E-2.1.3: Sustainable Landscaping Practices
- E-3.1.1: Promoting Water Conservation
- E-3.2.3: Renewable Energy
- E-3.2.5: Reducing Home Heating and Cooling Costs
- E-4.1.1: Maximizing Permeable Surfaces
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-4.4.1: Mitigating Development Impacts

Land Use Element

- LU-1.4.1: Station Areas as Neighborhood Centers
- LU-1.4.2: Development Around Metrorail Stations
- LU-1.4.3: Housing Around Metrorail Stations
- LU-1.4.4: Affordable Rental and For-Sale Multi-family Housing Near Metrorail Stations
- LU-1.4.6: Development Along Corridors
- LU-1.5.1: Infill Development
- **LU-2.1.1: Variety of Neighborhood Types**
- LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.5: Support Low-Density Neighborhoods
- LU-2.1.8: Explore Approaches to Additional Density in Low- and Moderate-Density Neighborhoods
- LU-2.1.13: Planned Unit Developments in Neighborhood Commercial Corridors
- LU-2.2.4: Neighborhood Beautification

Transportation Element

- T-1.1.4: Transit-Oriented Development
- **T-1.1.7: Equitable Transportation Access**
- T-2.4.1: Pedestrian Network
- T-2.4.2: Pedestrian Safety
- T-3.1.1: TDM Programs

Housing Element

- H-1.1.1: Private Sector Support
- H-1.1.2: Production Incentives
- H-1.1.3: Balanced Growth
- H-1.1.5: Housing Quality
- H-1.1.8: Production of Housing in High-Cost Areas
- H-1.1.9: Housing for Families
- **H-1.2.2: Production Targets**
- **H-1.2.3: Affordable and Mixed-Income Housing**
- H-1.2.7: Density Bonuses for Affordable Housing
- **H-1.2.9: Advancing Diversity and Equity of Planning Areas**
- H-1.2.11: Inclusive Mixed-Income Neighborhoods

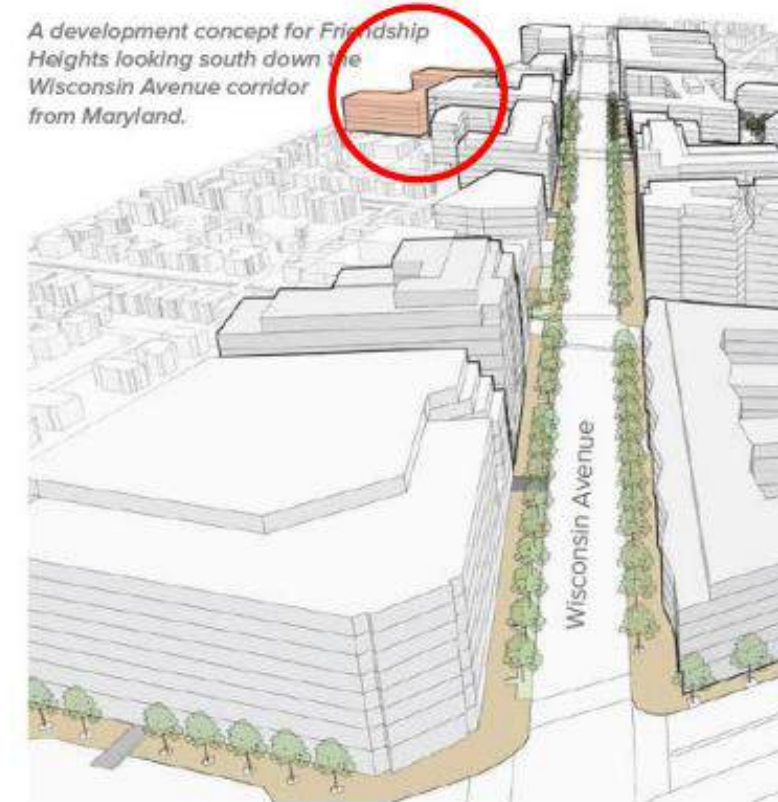
****Policies identified in OP's Racial Equity Crosswalk as advancing racial equity.**

WISCONSIN AVENUE DEVELOPMENT FRAMEWORK

- The Wisconsin Avenue Development Framework guides zoning changes aligned with the Comp Plan to support **new housing on a high-opportunity corridor**.
- The plan envisions up to **9,500 new housing units**, including **approximately 1,700 affordable units**, along the 1.5-mile corridor focused on Friendship Heights and Tenleytown-AU Metro areas.
- It applies to over **100 development sites** and promotes walkable, mixed-income urban blocks with active ground-floor uses and inclusive public spaces.

Site-Specific Consistency with the Framework

- The Framework specifically references the Property as part of a concept to:
 - *Break down larger blocks with pedestrian connections, and*
 - *Activate vacant or transitioning spaces in Friendship Heights.*
- The proposed **four-story residential PUD** closely mirrors the Framework's development concept, offering a **transition** between higher-density buildings on Wisconsin Avenue and lower-density homes east of 42nd Street.



Source: Wisconsin Avenue Development Framework, p. 22
(Color emphasis added.)

WISCONSIN AVENUE DEVELOPMENT FRAMEWORK

Proposed Zoning and Design Alignment

The PUD site is divided between two proposed new zones:

- **Friendship Heights Transition Zone (east)**
 - Moderate-density residential zone
 - Recommended height: 50 ft. + penthouse
 - Recommended FAR: 2.16, including up to 20% IZ
 - The PUD is consistent with this zone: 50 ft., 3 in. height + 18.5 ft. penthouse
- **Mixed-Use Corridor Zone (west)**
 - Medium-density mixed-use zone along Wisconsin Avenue
 - Encourages plazas, pocket parks, and neighborhood-serving retail
 - Recommended height: 75 ft. + penthouse
 - Recommended FAR: 5.4, including up to 20% IZ
 - The PUD proposes a lower FAR of 4.308 for the Property and an apparent FAR of 3.06 across the full site

Public Benefit and Affordability

The proposed PUD exceeds the Framework's affordable housing goals:

- 33% of project's total units dedicated to affordable housing, compared to the 20% IZ benchmark
- Provides deeper affordability while maintaining consistency with bulk and scale expectations of both proposed zones



Source: Wisconsin Avenue Development Framework, p. 46 (color emphasis added)

WISCONSIN AVENUE DEVELOPMENT FRAMEWORK

Consistency with Wisconsin Avenue Development Framework

- The Framework recommends a base FAR of 2.16 for part of the site but explicitly **supports higher density** through Inclusionary Zoning (IZ) and Planned Unit Developments (PUDs).
- The proposed project's FAR of 4.308 **falls within the range** of 2.16 and 5.4.
- These outcomes directly **support the Framework's goals** of equitable growth, housing production, and neighborhood compatibility.

Friendship Heights Transition Zone

This moderate-density zone enables residential redevelopment on blocks between Garrison and Harrison Streets as well as on the west side of the proposed Western Bus Garage providing a transition to lower-scale neighborhoods.

FAR (IZ+): 2.16
Height: 50 feet plus penthouse

Mixed-Use Corridor Zone

This medium-density mixed-use zone enables infill redevelopment along the Wisconsin Avenue corridor, with small open spaces such as plazas or pocket parks, and neighborhood-serving retail/cafes.

FAR (IZ+): 5.4
Height: 75 feet plus penthouse

WISCONSIN AVENUE DEVELOPMENT FRAMEWORK

Urban Design Consistency

- The PUD also responds to the Development Framework’s [guiding principles for building design](#), including activation of the public realm, enhanced pedestrian connections, and context-sensitive massing.
- Design responses directly address recommendations on pages 16–19 and 22–23 of the Development Framework.
 - **Multi-Family Housing with Community Focus:** Delivers approximately 126 residential units with a mix of two-bedroom and family-sized layouts, designed to [serve a range of household types](#), including families with children and older adults.
 - **Thoughtful Urban Design & Transitions:** Building massing and scale create a [sensitive transition](#) from the higher-density Wisconsin Avenue corridor to nearby single-family homes, using four distinct pavilions, residential details, and a limited penthouse footprint.
 - **Active and Inclusive Public Realm:** Landscaped courtyards, tree-lined sidewalks, and activated streetscapes promote [social interaction and walkability](#), with seating and placemaking elements under exploration.
 - **Sustainability & Efficiency Built In:** Features green roofs, solar panels, energy-efficient systems, and strategic building orientation to maximize light, air, and [environmental performance](#).
 - **Smart Parking & Mobility Strategy:** Includes fully below-grade parking and a Transportation Demand Management (TDM) plan in coordination with DDOT to [reduce traffic impacts](#) and support multimodal access.
- Though proposing an FAR of 4.308 (RA-3 zoned portion), *the “apparent” FAR across the PUD site is 3.06*, [which is compatible with the Development Framework’s intent](#).
- The PUD represents a comprehensive and balanced approach to inclusive, sustainable development along a key growth corridor.

PART II: COMMUNITY GUIDANCE AND ENGAGEMENT

COMMUNITY OUTREACH AND ENGAGEMENT

Impacted Community (Friendship Heights)

- Adjacent low-density single-family homes and properties along Wisconsin Avenue.
- ANC may help confirm whether additional properties are affected.

Defining Characteristics of the Area

- Rock Creek West is a [high-income, high-opportunity area](#) with top schools, retail, parks, and transit access.
- Persistent demand has driven up housing costs, with a 2016 median sale price over [\\$975,000](#).
- The area faces an urgent need for affordable and moderate-income housing.
- Environmental quality is a top priority, with a dense tree canopy, parks, and community gardens.

Potential Burdens

- Nearby residents may experience temporary construction-related nuisances such as noise and truck traffic.
- Long-term concerns include increased traffic and possible property tax increases.
- No direct displacement will occur; tax relief programs are available to mitigate potential financial impacts.

Potential Benefits

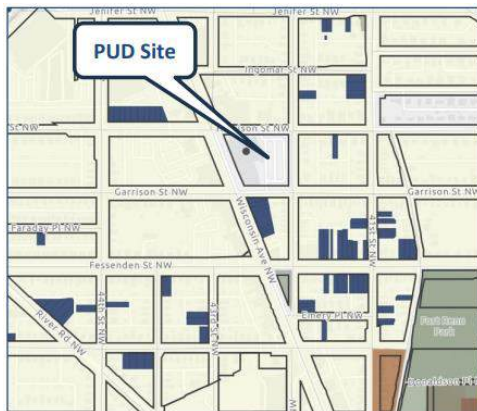
- [126 new units](#), with [33% reserved as affordable](#), expand access to housing in a high-opportunity neighborhood.
- Supports diversity, economic mobility, and housing cost stabilization.
- [Boosts local economy](#) by increasing foot traffic for area businesses.
- Promotes [environmental sustainability](#) through green design, landscaping, and stormwater management.
- Aligns with smart growth and transit-oriented development goals.

PART II: COMMUNITY GUIDANCE AND ENGAGEMENT

PAST AND PRESENT RACIAL DISCRIMINATION

Historic Discrimination in Rock Creek West

- Federal Housing Administration maps in 1937 used race to determine loan approvals, favoring white areas like Rock Creek West.
- **Racially restrictive covenants** and exclusionary zoning were widely used to bar Black residents from neighborhoods west of Rock Creek Park.
- Areas like Reno City and George Pointer Settlement experienced displacement of Black communities.
- Friendship Heights, within Rock Creek West, maintained an all-white population into the 1960s due to covenants and segregation practices.
- Rock Creek West remains **majority white (74%)** and one of the most economically exclusive areas in DC.



The image to the left shows the properties (indicated in dark blue) near the Wisconsin Avenue corridor that were encumbered by racial covenants in 1940. The light-yellow color on the map indicates that only 1-20 percent of the number of households in 1940 were nonwhite.

Ongoing Equity Efforts

- 2021 Comprehensive Plan
- Rock Creek West Roadmap (2021): Strategic planning tool to expand housing opportunities and affordability in the area.
- Implementation of the Wisconsin Avenue Development Framework
- Housing Equity Report – 12,000 affordable units Districtwide
- District Housing Programs
 - Home Purchase Assistance Program
 - Employer Assisted Housing Program
 - Inclusionary Zoning
 - Local Rent Supplement Program
 - Black Homeownership Strike Force

PART III: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY

DEMOGRAPHICS

Population and Income (Rock Creek West)

- RCW population declined (2016–2022); remains majority white but slowly diversifying.
- Median income in RCW: **\$151K vs. \$101K** Districtwide.
- Income for Black residents in RCW **decreased**, unlike citywide trend.

Age and Housing

- Older population: 20% are 65+ (District: 13%).
- Homeownership: **54%** in RCW (District: 41%); only **27%** for Black households in RCW.
- Nearly **30%** of RCW households are housing cost-burdened.

Employment and Poverty

- RCW unemployment: **3.7%** (District: 7.1%); **8.6%** for Black residents.
- RCW poverty rate: **7%** overall, but **25%** for Black residents.

PUD Benefits

- Adds 126 new units, **33.33% affordable**—major boost for RCW, which has met just **11.6%** of its affordable housing goal.
- Supports equity, access to transit, and smart growth near Metro.

PART III: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY

IMPACT OF PUD ON DEMOGRAPHIC TRENDS

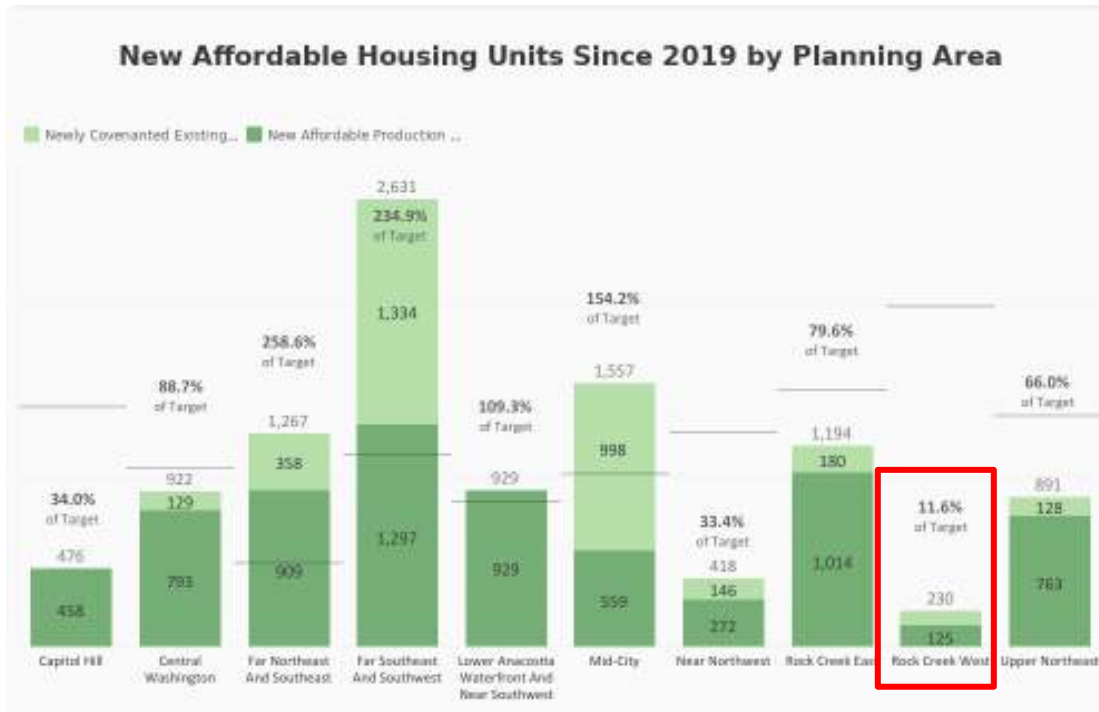
- **Increasing Diversity and Inclusion:** Project adds 126 new multifamily units with 33% affordable housing, helping reverse trends of racial and income exclusivity.
- **Reversing Population Stagnation:** New housing supply expected to attract younger residents, small households, and older adults downsizing—addressing aging demographics.
- **Expanding Access in High-Opportunity Area:** Units affordable at 50%, 60%, and 80% MFI bring equitable access to transit, schools, and amenities in a historically exclusionary area.
- **Promoting Mixed Housing Types:** 1-BR to 3-BR units support family diversity and respond to unmet needs for moderate-income and multi-generational households.
- **Advancing Livability and Walkability:** Sustainable design, tree-lined streetscapes, green courtyards, and bike/ped amenities align with RCW goals for a livable, walkable neighborhood.
- **Catalyzing Revitalization:** Supports neighborhood reinvestment, expands residential base for local retail, and helps transition Friendship Heights to a vibrant mixed-use hub.
- **Affordable Housing is Key:** New IZ+ and PUDs could drive diversity and improve equity outcomes.

PART III: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY

HOUSING EQUITY GOALS

Housing Equity Report (2019)

- The Report presents goals for the future distribution of affordable housing units to be produced across the District's ten planning areas, ensuring each contributes an equitable share of affordable housing to the District's overall number of affordable units.
- Planning area has an affordable housing production goal of **1,990 units** and a total housing production goal of **1,260 units**.
- Has produced **230 affordable units**, or **11.6% of the target amount**.
- Should this PUD be approved, it will increase the affordable housing units in Rock Creek West by **5%**.



DMPED 36,000 by 2025 Dashboard as of January 2025

The total housing goals consist of net new market rate and affordable housing production. For Rock Creek West, the new affordable housing goals are greater than the total housing goals because the affordable housing goals include not only net new production, but also conversion of existing housing into subsidized housing and voucher recipients living in non-restricted housing

PART IV: ZONING COMMISSION EVALUATION

Indicator	Outcome
Direct Displacement	<ul style="list-style-type: none"> • No displacement: The Project replaces a non-residential site—currently a surface parking lot and a defunct TV tower—ensuring no residents or businesses are displaced. • Equity and context: Provides affordable housing at multiple income levels to reduce displacement pressures and incorporates neighborhood architectural elements to strengthen local identity.
Indirect Displacement	<ul style="list-style-type: none"> • Not anticipated: Indirect displacement is not anticipated; however, the District may extend housing programs to assist those at risk of being displaced.
Housing	<ul style="list-style-type: none"> • Affordable housing: Offers units at a range of income levels, including 50%, 60%, and 80% MFI, helping to reduce displacement pressures in the broader area.
Physical	<ul style="list-style-type: none"> • Sustainability & climate resilience: Converts a paved lot into a greener site with landscaping, green roofs, solar panels, and stormwater management infrastructure. • Public realm enhancements: Adds new street trees, tree boxes, and potential seating to improve the pedestrian experience. • Livability & inclusion: Removes an obsolete 705-foot tower, creates landscaped open space, and provides affordable housing near parks to support neighborhood diversity and cultural vitality. • Transportation improvements: Implements an enhanced TDM plan and proposes transportation improvements beyond what is required to mitigate impacts and coordinates with DDOT to install bulb-outs with bioretention at Garrison and 42nd Streets
Access to Opportunity	<ul style="list-style-type: none"> • Transit accessibility: Located just 0.3 miles from the Friendship Heights Metro station and served by Metrobus, enhancing regional access to jobs and services. • Neighborhood livability: Walkable to retail, dining, and community amenities, and close to Rock Creek Park and Chevy Chase Recreation Center.
Community	<ul style="list-style-type: none"> • Improved benefits to include affordable housing, sustainable features, enhanced landscaping, improved building elevations, and removal of the television tower.

COMPLIANCE WITH PUD STANDARDS: BALANCING TEST

- In deciding a PUD application, the Zoning Commission shall **judge, balance, and reconcile** the relative value of the **public benefits** and **project amenities** offered, the degree of **development incentives** requested, and any potential **adverse effects** according to the specific circumstances of the case.
- The Zoning Commission shall find that the proposed development:
 - **Is not inconsistent** with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site;
 - **Does not result in unacceptable project impacts** on the surrounding area or on the operation of city services and facilities but instead shall be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project; and
 - **Includes specific public benefits and project amenities** of the proposed development that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs related to the subject site.

11-X DCMR § 304.4

POTENTIAL COMPREHENSIVE PLAN INCONSISTENCIES

Potential Inconsistency	Outweighing Policy
<ul style="list-style-type: none">• T-1.1.8: Minimize Off-Street Parking• H-1.6.5: Net-Zero, Energy Efficient Housing• E-3.2.2: Net-Zero Buildings	<ul style="list-style-type: none">• FLUM• GPM• PUD advances policies in the Rock Creek West Area Element, Land Use, Transportation, Housing, and Environmental Protection, Citywide Elements• Wisconsin Avenue Development Framework• Housing Equity Report

EVALUATION OF POTENTIAL IMPACTS

	Evaluation	Determination
Land Use Impacts	<ul style="list-style-type: none"> The current use of the PUD Site does not align with the District's transit-oriented development goals. Redevelopment will better utilize underused land, including a significant affordable housing component. The proposed building scale is appropriate for the location, transitioning between the mixed-use Wisconsin Avenue corridor and adjacent low-density neighborhoods. Replacing the existing use with housing and active use will contribute more meaningfully to the community and neighborhood vitality. 	Favorable
Zoning Impacts	<ul style="list-style-type: none"> Rezoning the R-2 portion of the PUD Site to RA-3 allows greater residential density while minimizing adverse impacts. The Project's massing is distributed across the full site, including the MU-4 portion, which remains unchanged. Proposed building height (52 ft.) is below the RA-3 maximum (60 ft.) and only modestly taller than R-2 limits. Rezoning supports additional housing without creating nonconformities. 	Favorable or acceptable given the quality of public benefits
Urban Design and Aesthetic Impacts	<ul style="list-style-type: none"> The Project replaces an outdated 705-ft. tower and uninviting surface parking with four small-scale residential buildings that visually align with surrounding neighborhoods. Thoughtful design and site layout reduce the perceived density (apparent FAR of 3.06), enhancing compatibility and overall neighborhood aesthetics. 	Favorable

EVALUATION OF POTENTIAL IMPACTS

	Evaluation	Determination
Housing Impacts	<ul style="list-style-type: none"> Creates new housing on a site that currently contains no housing. Provides affordable units at multiple income levels, supporting a diverse and inclusive residential community in a high-opportunity location. 	<i>Favorable</i>
Transportation and Mobility Impacts	<ul style="list-style-type: none"> Transportation Demand Management plan. Additional transportation improvements per MOU commitments. Bulb-outs with bioretention at Garrison & 42nd Streets. Construct speed hump on 42nd Street. 	<i>Capable of being mitigated or acceptable given the quality of public benefits, commitments to DDOT, and MOU commitments</i>
Impacts to Educational Facilities	<ul style="list-style-type: none"> The PUD Site is zoned for Janney ES, Deal MS, and Jackson-Reed HS, with projected SY27-28 utilization rates of 95%, 93%, and 121%, respectively. DCPS may adjust Janney ES boundaries or consider a building addition to manage enrollment. A capital project for an addition at Deal MS is included in the FY24–29 Capital Improvements Plan. MacArthur HS opened in SY23–24 to alleviate overcrowding at Jackson-Reed HS; its full impact is still being evaluated. Future additions to Jackson-Reed may be considered in upcoming CIPs to address overcapacity and educational adequacy. 	<i>Capable of being mitigated or acceptable given the quality of public benefits</i>

EVALUATION OF POTENTIAL IMPACTS

	Evaluation	Determination
Environmental Impacts	<ul style="list-style-type: none"> Replaces an underutilized site with no current environmental benefits—a nonoperating 705-foot tower and surface parking lot. Project will incorporate rooftop solar panels, green roofs over the garage and building, and explore additional sustainable design features. 	<i>Favorable</i>
Public Safety and Cultural Impacts	<ul style="list-style-type: none"> The addition of new residents will promote “eyes on the street,” enhancing safety and activity in the area. The Project’s design will help establish a neighborhood-like feel at this transitional location. New residents will support and enrich existing and emerging cultural experiences in Friendship Heights. 	<i>Favorable</i>
Construction Impacts	<ul style="list-style-type: none"> Developer will offer free surveys to nearby homeowners before construction. Developer will coordinate with ANC on worker parking and truck routes. Contracts will ban worker parking/idling on neighborhood streets. Developer will share annual parking/trip data w/ ANC for 3 years post-opening. A Donohoe representative will be assigned and contact info shared with ANC. 	<i>Acceptable given the MOU commitments with ANC 3E or capable of being mitigated</i>

BALANCING TEST – COMPLIANCE WITH PUD STANDARDS

- **Not inconsistent** with the Comprehensive Plan
 - Racial Equity Lens
 - FLUM Designation
 - GPM Designation
 - Citywide Elements and Rock Creek West Area Element
- **Not inconsistent** with the Wisconsin Avenue Development Framework
- **No unacceptable impacts** – any impacts are either favorable, capable of being mitigated, or acceptable given the public benefits package.
- **Public Benefits and Project Amenities**
 - Superior Urban Design and Architecture
 - Site Planning and Efficient and Economical Land Utilization
 - Housing
 - Affordable Housing
 - Environmental and Sustainable Benefits
 - Streetscape Plans
 - Park Maintenance
 - Transportation Infrastructure (beyond required mitigations)
 - Uses of Special Value
- Related Zoning Map amendment as a development incentive
- Technical Zoning Flexibility
 - Penthouse side setback along west elevation
 - Required rear yard along PUD Site boundary



Public Benefits and Amenities – Highlights

Superior Urban Design and Architecture

- Four distinct “pavilions” with varied materials and traditional residential features.
- Human-scale massing, pitched roofs, balconies, and stoops for neighborhood compatibility.

Efficient Site Planning

- Transforms underutilized site into vibrant, mixed-income housing.
- Distributes massing across four buildings to reflect neighborhood scale.

Housing and Affordable Housing

- 126 new residential units – including nine 3 BR units, two of which are IZ.
- Significantly exceeds matter-of-right housing under current zoning.
- 33% of total units reserved for affordable housing.
- Consists of IZ-based units (50%-60% MFI) and HANTA-based units (80% MFI).
- One 3BR IZ unit reserved at 50% MFI and one 3BR IZ unit at 60% MFI.

Environment and Sustainability

- All-electric design, green roofs, rooftop solar, EV-ready parking, composting, and high-efficiency fixtures.

Public Benefits and Amenities – Highlights

Streetscape Enhancements

- New plantings, sidewalk paving, and tree pit enlargements.
- Street trees on and across from Square 1666, subject to DDOT approval.

Park Improvements

- \$10K–\$20K investment for Fessenden Park for new bocce courts, bench, and landscaping.
- 3-year maintenance commitment.

Transportation Infrastructure

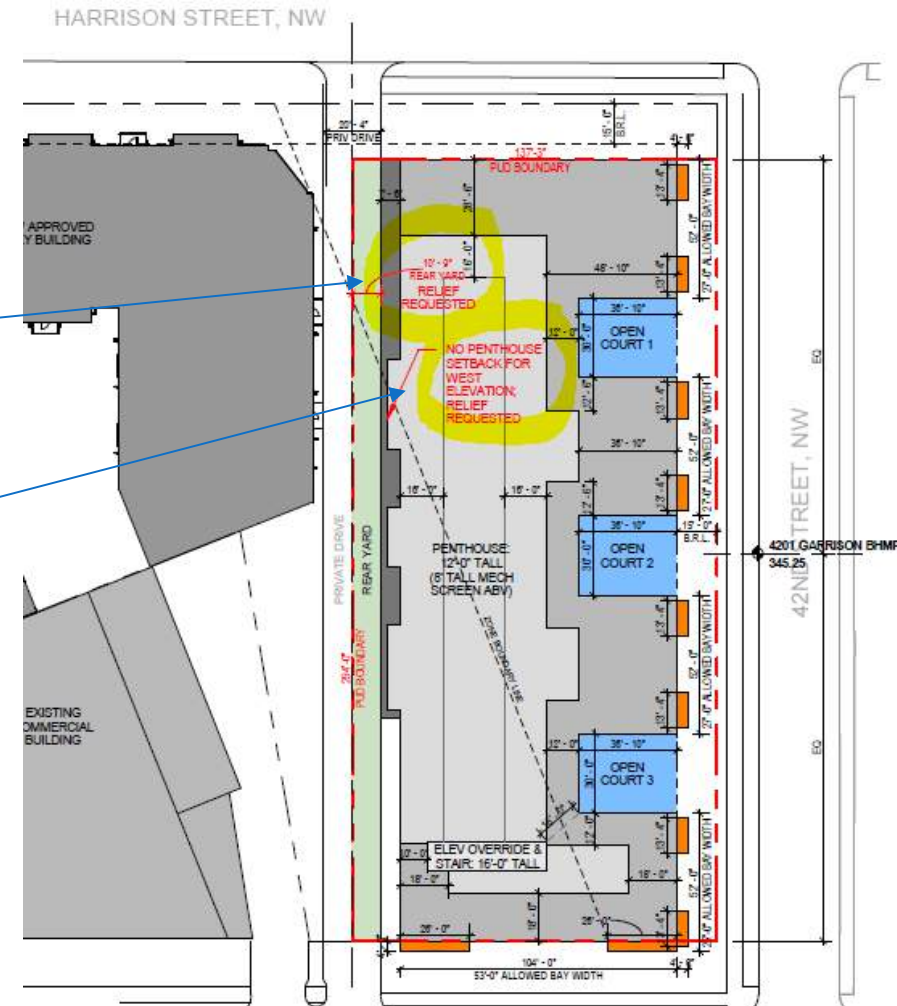
- Bulb-outs with bioretention at Garrison & 42nd Streets.
- Temporary or permanent installations depending on DDOT timeline.
- Ongoing maintenance of bulb-outs by developer.

Neighborhood Value

- Removal of obsolete 705-foot TV tower.
- Enhances visual character and prepares site for redevelopment.

DEVELOPMENT INCENTIVES AND TECHNICAL ZONING FLEXIBILITY

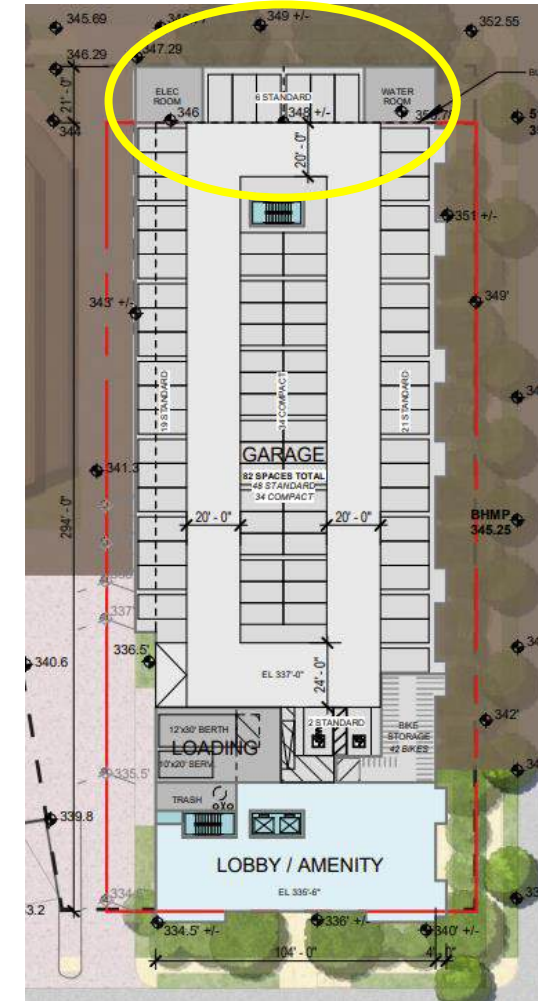
- PUD and Related Zoning Map amendment from R-2 to RA-3.
- Required rear yard along the PUD Site boundary rather than as measured from the Record Lot (requested out of an abundance of caution).
- Penthouse side setback along the west building elevation.



See Ex. 23A1, Sheet G11

SPECIAL EXCEPTION REQUEST FOR ACCESSORY OFF-SITE PARKING

- **Request:** Approval for six accessory parking spaces just outside the PUD boundary but within the same Record Lot and underground garage.
- **Location:** Underground garage within R-2 portion of 5151 Wisconsin site, contiguous to the PUD site and imperceptible to surrounding residents and pedestrians.
- **Meets Requirements of Subtitle U § 203.1(k):**
 - Fully below grade; no impact/visibility at or above grade.
 - Complies with size, layout, and maintenance standards (Sub. C, Ch. 7).
 - No commercial signage or use; strictly residential accessory parking.
 - Located within 200 ft. and contiguous to the residential use.
- **Design Compatibility:** Garage top will be treated as green roof.
- **Minimal Impact:** Will not create noise, traffic, or adverse effects; parking is necessary for future residents.
- **Zoning Harmony:** Consistent with PUD goals and RA-3 zone intent to promote compatibility and high-quality development.
- **DDOT Review:** DDOT Report states no objection to application (and OP did not object to special exception).



Affordable Housing: Inclusionary Zoning Component

Comparison vs. MOR development (existing R-2 Zone)	
Semi-Detached	2,500 sf per lot = 11 lots = 1 IZ unit
Detached	3,200 sf per lot = 8 lots = 0 IZ units

Comparison vs. MOR development (proposed RA-3 zone) 3.0 FAR = 85,962 sf of GFA 3.6 (IZ) FAR = 103,154 sf of GFA	
10% GFA set aside	Approx. 10 IZ units (based on 1,000 sf per unit)
75% bonus density utilized	Approx. 12 IZ units (based on 1,000 sf per unit)

Proposed PUD IZ Component = approx. 13 units

- 75% of bonus density utilized = 12,894 sf of IZ required (at 60% MFI level)
- 10% of penthouse floor area = 1,096 sf of IZ Required (at 50% MFI level)
- **Total net residential IZ required = 10,373 sf**
- **Total net residential IZ provided = 10,411 sf**
- Includes two 3BR IZ units: one reserved at 60% MFI and one reserved at 50% MFI

Comprises only part of PUD's ADU Total = approx. 42 units = 33% of total units (126)

ZONING ACT CONSISTENCY

Purpose	Assessment
Congestion	<ul style="list-style-type: none"> • Transit- and Access-Oriented Design: Located 0.3 miles from Metro, with underground parking and pedestrian- and bike-friendly features that minimize traffic conflicts and promote multimodal access. • Supports Sustainable Mobility: TDM plan in coordination with DDOT and walkable, mixed-use context encourage a car-light lifestyle and reduce traffic impacts.
Light and Air	<ul style="list-style-type: none"> • Contextual Massing and Scale: Four smaller buildings with setbacks and a 52-foot height create open space, enhance airflow and daylight, and remain compatible with nearby homes. • Green Infrastructure and Comfort: Landscaped courtyards and green roofs improve air quality, support natural ventilation, and reduce heat accumulation for healthier site conditions.
Health, Welfare, and Safety	<ul style="list-style-type: none"> • Safe, walkable design with upgraded streetscape and below-grade parking. • 33% affordable housing promotes stability and community resilience. • Close to parks, schools, and transit for healthier, car-light living. • Commitment to minimize construction impacts through ANC coordination.
Overcrowding of Land	<ul style="list-style-type: none"> • Efficient, context-sensitive development: Converts an underutilized lot into new housing without displacing residents, using moderate height (52 ft), setbacks, and pavilion-style massing to fit the neighborhood context. • Balanced density with transit proximity: Achieves a 3.06 FAR across the PUD Site—below the permitted max—advancing transit-oriented growth while maintaining open space and livability.
Distribution of Uses	<ul style="list-style-type: none"> • Productive residential reuse: Converts an underutilized site into housing aligned with Comp Plan goals—without displacing existing uses—and provides a thoughtfully scaled buffer between mixed-use and low-density areas. • Public realm enhancements: Adds courtyards, landscaping, and green space that improve walkability, reinforce open space, and support equitable, transit-accessible development in Friendship Heights.

CONCLUSION

- The map amendment is not inconsistent with the Comprehensive Plan as viewed through a racial equity lens.
- Any potential inconsistencies with individual Comprehensive Plan policies are far outweighed by:
 - Consistency with the FLUM and GPM
 - Consistency with other competing Comprehensive Plan priorities relating to the Rock Creek West Area Element, and Land Use, Transportation, Housing, and Environmental Protection Citywide Elements
 - Wisconsin Avenue Development Framework
 - Housing Equity Report
- Project will not create unacceptable impacts, but rather, all impacts are favorable, mitigated, or acceptable given the quality of the proposed public benefits.
- Project offers a substantial and wide range of public benefits that are directly informed by the Comprehensive Plan, the Wisconsin Avenue Development Framework, and supported by the Office of Planning and ANC.
- Requested development incentives are well balanced by proffered public benefits and project amenities.
- Consistent with the Zoning Act and will create conditions that are favorable to public health, safety, and convenience.

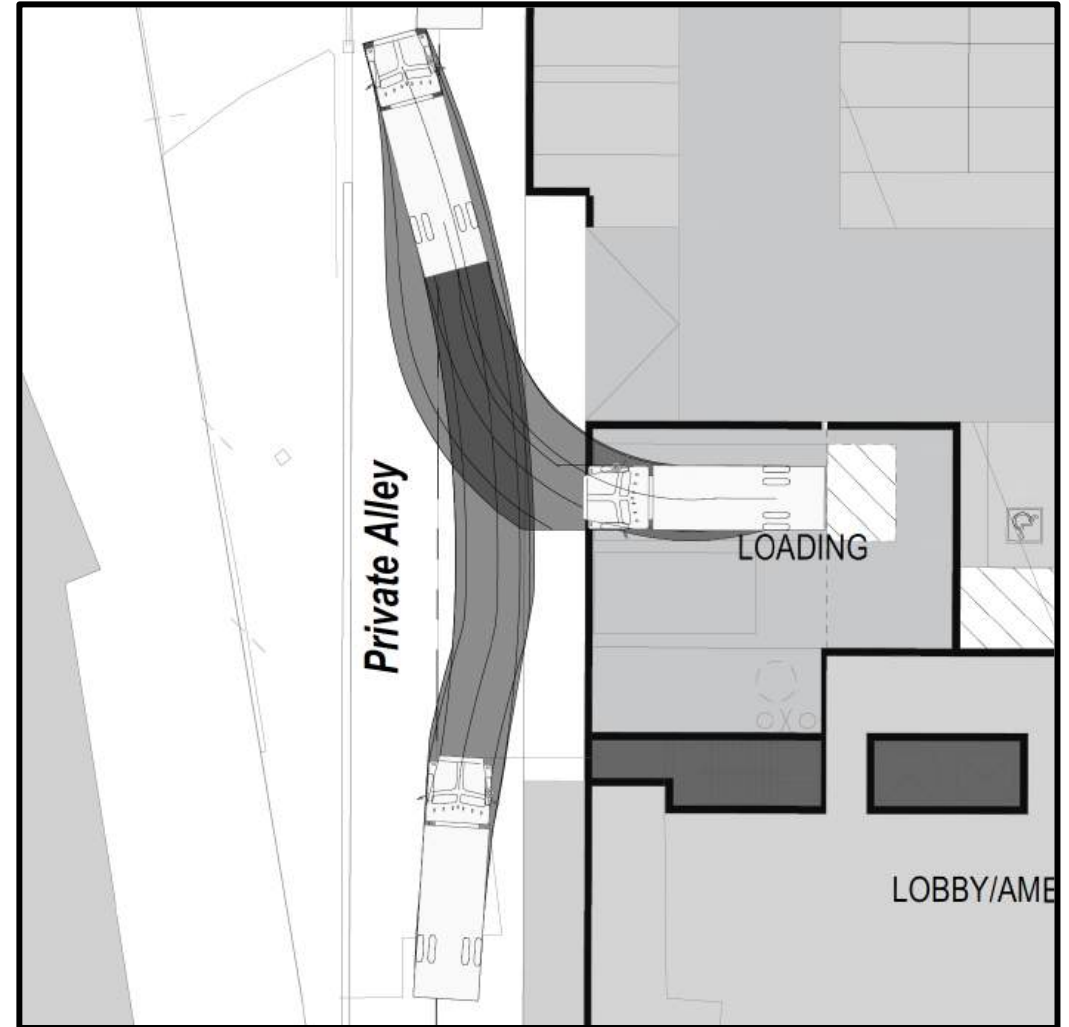
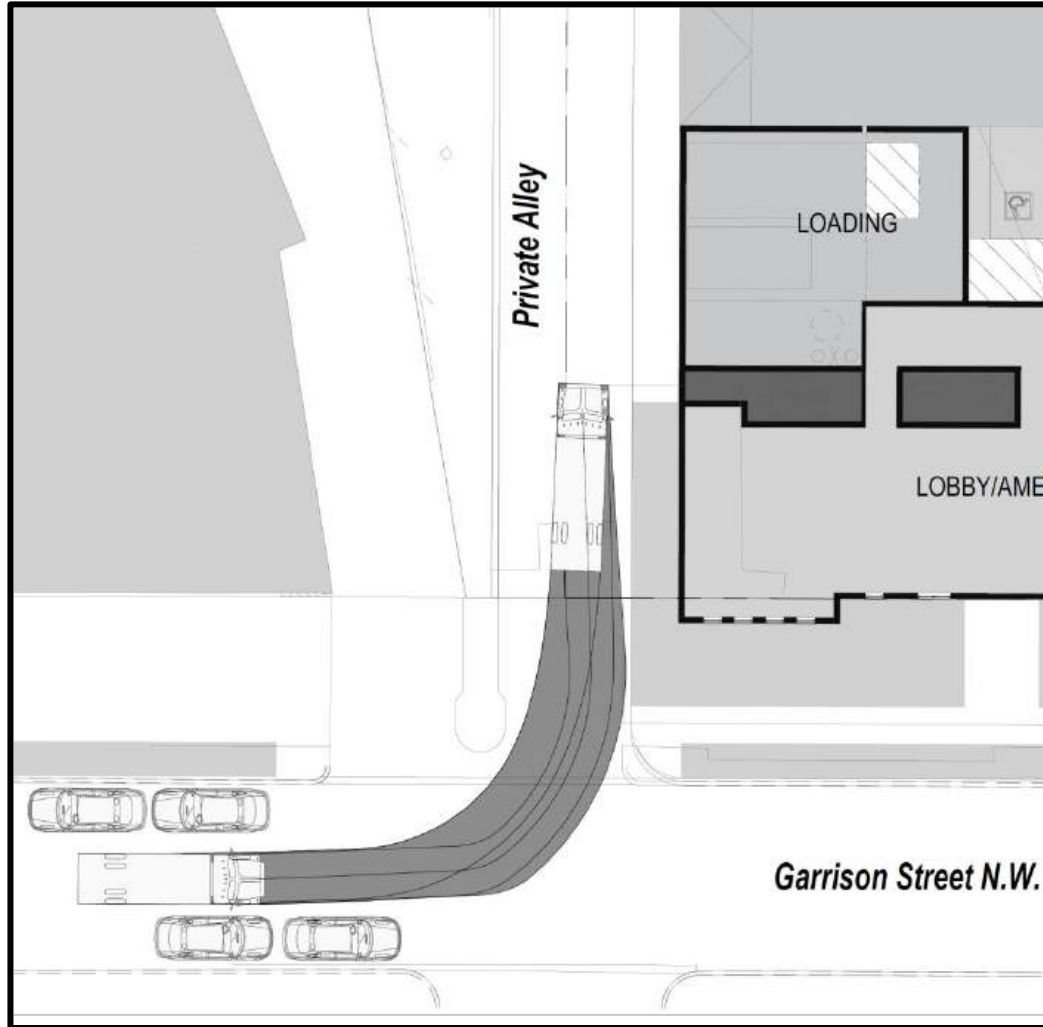
QUESTIONS?



Appendix



AutoTURN Diagram



AutoTURN Diagram

