



## MEMORANDUM

**TO:** District of Columbia Zoning Commission

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

**DATE:** September 4, 2020

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

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### **I. RECOMMENDATION**

The Office of Planning (OP) recommends the Zoning Commission **set down** the proposed Barry Farm (BF) Zone text amendment for public hearing.

OP requests the flexibility to work with the Office of Attorney General on the draft language for the public hearing notice.

OP proposes a text amendment to create a new zone for the former Barry Farm Wade Road development (known as “Barry Farm”). The proposed BF Zone would implement the Barry Farm/Park Chester/Wade Road Redevelopment Plan, which was approved as a small area plan by the Council of the District of Columbia on December 19, 2006, pursuant to the Barry Farm/Park Chester/Wade Road Redevelopment Plan Resolution of 2006 (Res 16-0922).

The text amendments would allow for the future redevelopment of Barry Farm, which would include new replacement housing for former Barry Farm residents and new mixed income housing in varying unit types complemented by neighborhood retail and service uses, green and open spaces, and would also preserve and reuse designated historic landmark buildings. Once the BF Zone is set down, a separate map amendment case will be filed to map the new zone.

The Comprehensive Plan provides that the zoning of any given area should be *guided* by the Future Land Use Map (FLUM), interpreted *in conjunction with the text* of the Comprehensive Plan, including the city-wide and area elements, as well as approved Small Area plans (10-A DCMR § 226.1 (d)). A detailed discussion of the Comprehensive Plan and the Barry Farm/Park Chester/Wade Road Redevelopment Plan is provided in Section VII of this report.

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

**FSS-2: Policy Focus Areas** 1810

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

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

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

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

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

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

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

The Office of Planning, therefore, recommends that the Zoning Commission **set down for a public hearing** the proposed text amendment.

This report serves as the prehearing report for both the text and map required by Subtitle Z § 501.

**II. APPLICATION-IN-BRIEF**

<b>Proposed Text Amendment</b>	New BF zone to implement the Council Adopted Barry Farm/Park Chester/Wade Road Redevelopment Plan.
<b>Location</b>	The site is generally bounded by Suitland Parkway and the new Barry Farm Recreational Center to the north; Wade Road, SE to the east; St. Elizabeths West Campus to the south, and the Firth Sterling Avenue, SE to the west.
<b>Ward and ANC</b>	8/ANC-8A

<b>Legal Description</b>	Square 5862, Lots 137-143; Square 5865, Lots 243, 249, 254, 259, 260-280, 893, 963-978, and 992; Square 5866, Lots 130, 133-136, 141-144, 147-150, 152, 831-835; and Square 5867, Lots 143, 172-174, 890-891, and 898.
<b>Property size</b>	Approximately 1,106,850 square feet or 25.4 acres
<b>Future Land Use Map Designation</b>	Moderate Density Residential
<b>Generalized Policy Map Designation</b>	Neighborhood Enhancement Areas
<b>Historic District</b>	Barry Farm Dwellings

### III. SITE AND AREA DESCRIPTION

The subject property has a total land area of approximately 1,106,850 square feet or 25.4 acres and is generally bounded by Suitland Parkway and the new Barry Farm Recreational Center to the north; Wade Road, SE to the east; St. Elizabeths East Campus to the south, and the Firth Sterling Avenue, SE to the west.



**Site Location**

The site is located in the Anacostia neighborhood of Ward 8 and is zoned RA-1. To the west across Firth Sterling Avenue are industrial use in the PDR-1 zone; to the north is the new Barry Farm Recreation Center and the Excel Academy Charter School in the RA-1 zone; to the east is the Park Chester apartments and row houses in the RA-1 zone; and to the south is the St.

Elizabeths West campus with the US Department of Homeland Security offices and is not subject to zoning.

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

#### **IV. BACKGROUND**

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

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

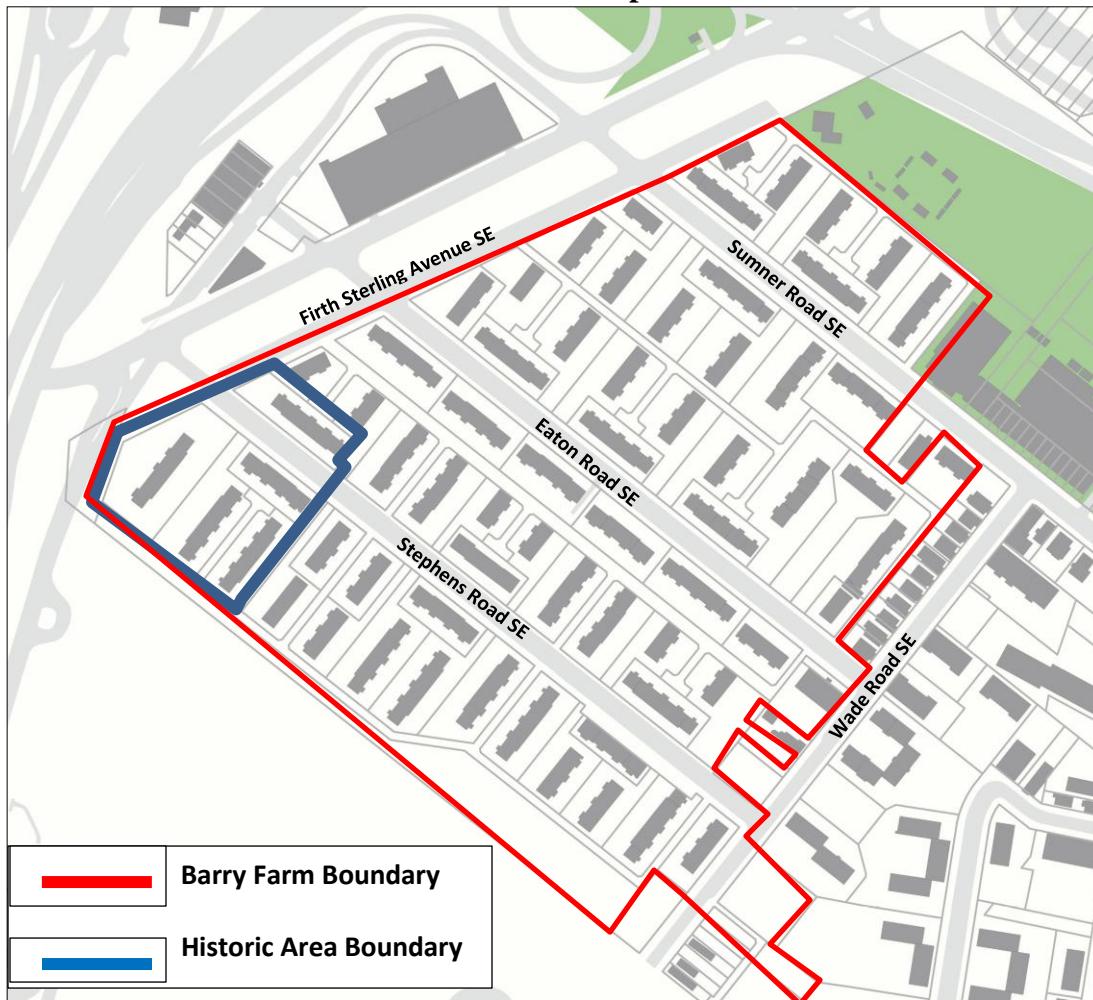
To implement the Barry Farm Small Area Plan recommendations, the District filed Z.C. Case No. 14-02, for First Stage PUD and Related Map amendment from the R-5-A (RA-1) zone to the R-5-B (RA-2) and C-2-A (MU-4) zones for a mixed use development with mixed income housing, 1,014 apartment units, 278 row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

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

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



### Historic Map



## V. PROPOSED TEXT AMENDMENTS

The Office of Planning proposes a new zone category, BF, which would contain two individual zones, and which would implement the Council-adopted Barry Farm Redevelopment Plan. Establishing zoning in this fashion would be comparable to recent Commission actions to establish zoning on large District owned properties, where the communities weighed in on a detailed small area plan that was then approved by Council, and the Office of Planning proposed zoning to implement the plan.

Each BF zone has bulk parameters for new construction such as height, FAR, lot occupancy and yards which are intended to achieve the desired density and building type on each part of the site. The proposed zoning is intended to allow matter-of-right development of the site consistent with the Barry Farm Redevelopment Plan.

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

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

## VI. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

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

**Table I**

	<b>Existing Zone: RA-1</b>	<b>Proposed Zone: BF-1A and BF-1B</b>	<b>Proposed Zone: BF-2 BF-2A, BF-2B, BF-2C and BF-2D</b>
<b>Permitted Uses:</b>	Use Group A	Use Group E	Use Group RF-1
<b>Height:</b>	40 ft. max./3 stories	65 ft. max.	40 ft. 3 stories max.
<b>Lot Area:</b>	5,000 sf. min.	N/A	N/A
<b>Lot Width:</b>	N/A	N/A	Single dwelling – 16 ft. Flat – 20 ft.
<b>Floor Area Ratio:</b>	N/A	4.0 and 6.0	N/A
<b>Penthouse Height:</b>	N/A	12 ft./1 story except 18.5 ft. with a second story for penthouse mechanical space.	Detached, semi-detached, row dwelling and flats – 10 ft./1 story
<b>Lot Occupancy:</b>	40 % max.	80 % max.	80% Historic District – N/A Community Park – the greater of 40% or the lot occupancy as of the date of this Chapter.
<b>Rear Yard:</b>	25 ft. min.	15 ft. min.	4 in./1 ft. or 15 ft. min.
<b>Side Yard:</b>	8 ft. min.	Detached or Semi-detached single dwelling – 5 ft.  Multi-unit building - None required, but 5 ft. if provided	None Required
<b>Vehicle and Bike Parking:</b>	Subtitle C Chapters 7 and 8	Subtitle C Chapters 7 and 8	Subtitle C Chapters 7 and 8
<b>Loading:</b>	None	Subtitle C Chapter 9	N/A
<b>GAR:</b>	None	0.3 min.	N/A
<b>Impervious Surface</b>	None	None	Less than 1,800 sq. ft - 0% 1,801-2,000 sq. ft. - 10% Larger than 2,000 sq. ft. - 20%

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

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

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

**Table 2**  
**BF-1 DEVELOPMENT STANDARDS**

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

**TABLE 3**  
**BF-2 DEVELOPMENT STANDARDS**

BF-2					
Sub-zones	Lot Width (Min.)	Height	Stories (max.)	Lot Occupancy	Rear Yard
BF-2A BF-2B	Single dwelling unit 16 ft.	40 ft.	N/A	80%	4 in./1 ft. (15 ft. min.)
	Flat 20 ft.				
	Flat 20 ft				
BF-2C	N/A	40 ft.	N/A	20%	4 in. / 1 ft. (15 ft. min.)
BF-2D	N/A	40ft.	3	The greater of 40% or the lot occupancy as of the date of adoption of this Chapter	The lesser of 4 in. /1 ft. (15 ft. min.), or the rear yard as of the date of adoption of this Chapter.

## VII. PLANNING CONTEXT

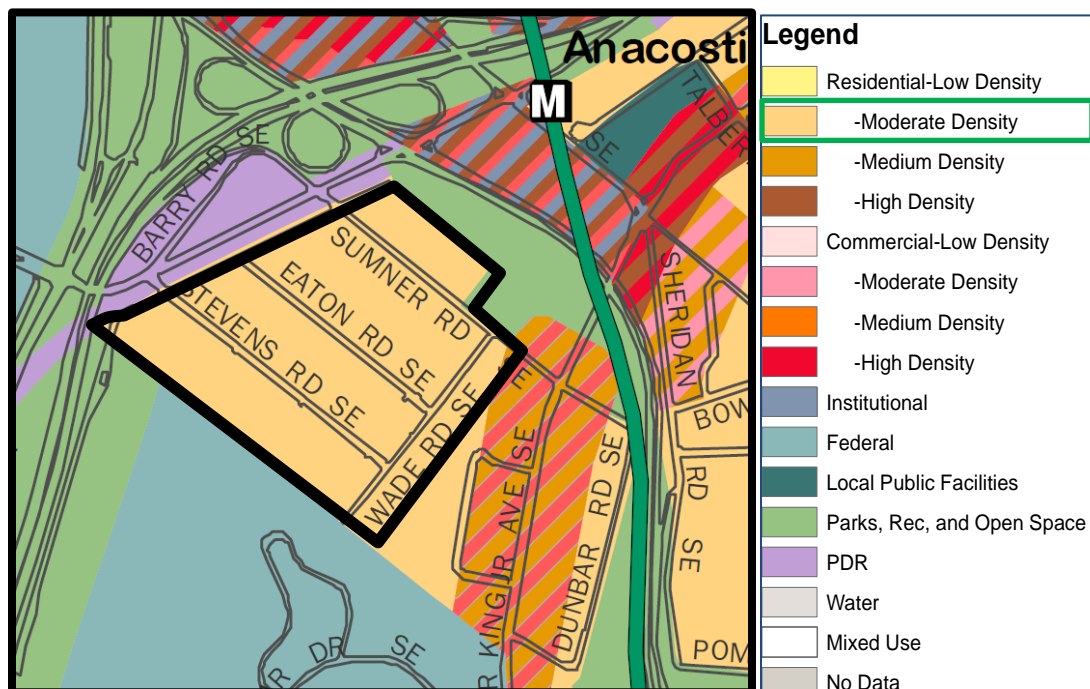
Although a map amendment is not part of this case, the text is generally consistent on balance with the Comprehensive Plan. The Comprehensive Plan, as described in the Introduction (Chapter 1 Introduction, Section 103), is the centerpiece of a “Family of Plans” that guide public policy in the District.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

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

### A. COMPREHENSIVE PLAN MAPS

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map (Chapter 2 Framework Element, Section 226), the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development’s physical characteristics including building massing or density; uses; or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

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

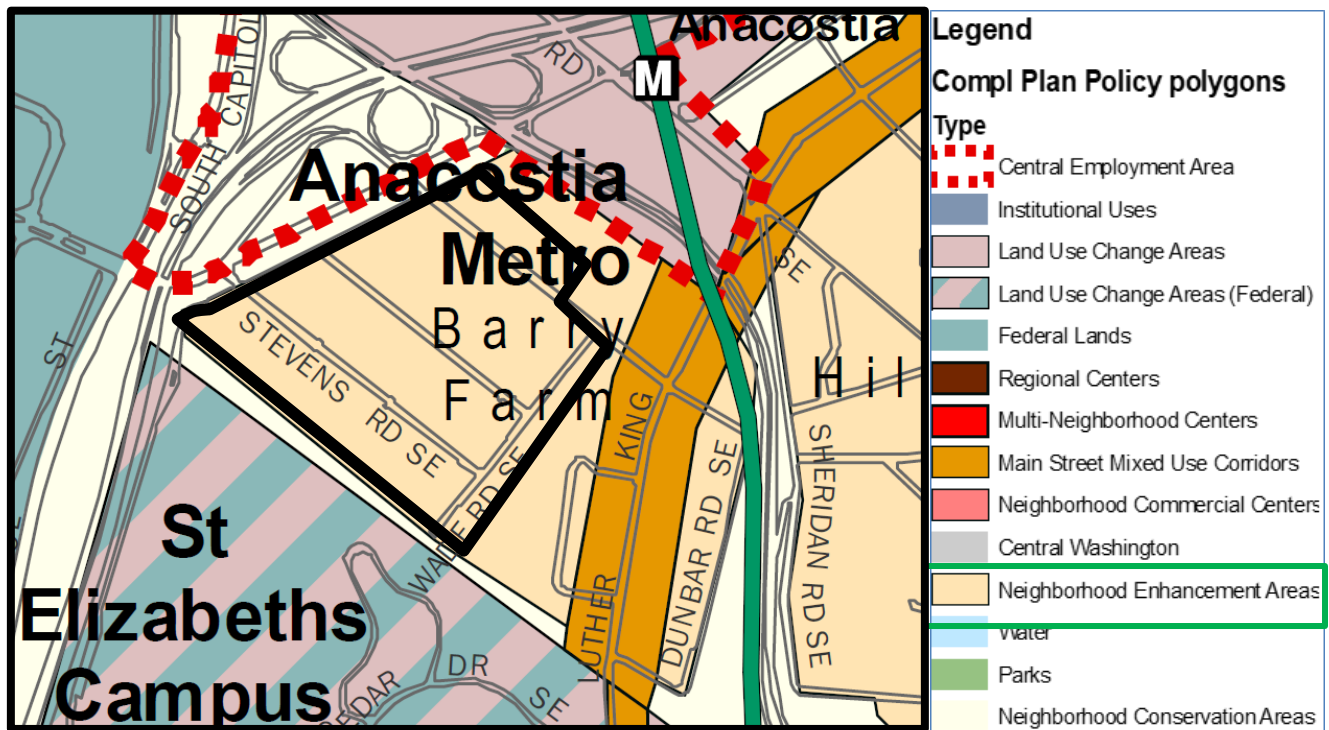




**Moderate Density Residential:** This designation is used to define the District’s row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations. 225.4

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

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



*Neighborhood Enhancement Areas are neighborhoods with substantial amounts of vacant residentially zoned land. They are primarily residential in character. Many of these areas are characterized by a patchwork of existing homes and individual vacant lots, some privately owned and others owned by the public sector or non-profit developers. These areas present opportunities for compatible small-scale infill development, including new single family homes, townhomes, and other density housing types. Land uses that reflect the historical mixture and diversity of each community should be encouraged. 223.6*

*The guiding philosophy in Neighborhood Enhancement Areas is to ensure that new development “fits-in” and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and*

*must be consistent with the land use designation on the Future Land Use Map. The unique and special qualities of each area should be maintained and conserved, and overall neighborhood character should be protected as development takes place. Publicly-owned open space within these areas should be preserved and enhanced to make these communities more attractive and desirable. 223.7*

*The main difference between Neighborhood Enhancement and Neighborhood Conservation Areas is the large amount of vacant land that exists in the Enhancement Areas. Neighborhood Enhancement Areas often contain many acres of undeveloped lots, whereas Neighborhood Conservation Areas appear to be “built out.” As infill development takes place on undeveloped lots, special care must be taken to avoid displacement nearby. Existing housing should be enhanced through rehabilitation assistance. New development in these areas should improve the real estate market, reduce crime and blight, and attract complementary new uses and services that better serve the needs of existing and future residents. 223.8*

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

## **B. COMPREHENSIVE PLAN POLICIES**

### **Citywide Elements:**

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

### **Chapter 3 - Land Use Element**

#### ***LU-2.1.2: Neighborhood Revitalization***

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

#### ***LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods***

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

#### ***LU-2.4.6: Scale and Design of New Commercial Uses***

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

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

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

## **Chapter 5 - Housing Element**

### ***H-1.1.5: Housing Quality***

*Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6*

### ***H-1.2.3: Mixed Income Housing***

*Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 504.8*

### ***H-1.3.1: Housing for Families***

*Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6*

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

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

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

## **Chapter 7 - Economic Development Element**

### ***ED-2.2.3: Neighborhood Shopping***

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

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

## **Chapter 9– Urban Design**

### ***UD-2.3.1: Reintegrating Large Sites***

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

### ***UD-2.3.2: Large Site Scale and Block Patterns***

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

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

## **Chapter 10 - Historic Preservation Element**

### ***HP-2.4.6: Preservations Standards for Zoning Review***

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

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

## **Chapter 18 - Far Southeast and Southwest Area Element**

### ***FSS-1.1.7: Retail Development***

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

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

### **FSS-2 Policy Focus Areas** 1810

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

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

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

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

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

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

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

## **VIII. BARRY FARM PARK CHESTER WADE ROAD REDEVELOPMENT PLAN**

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

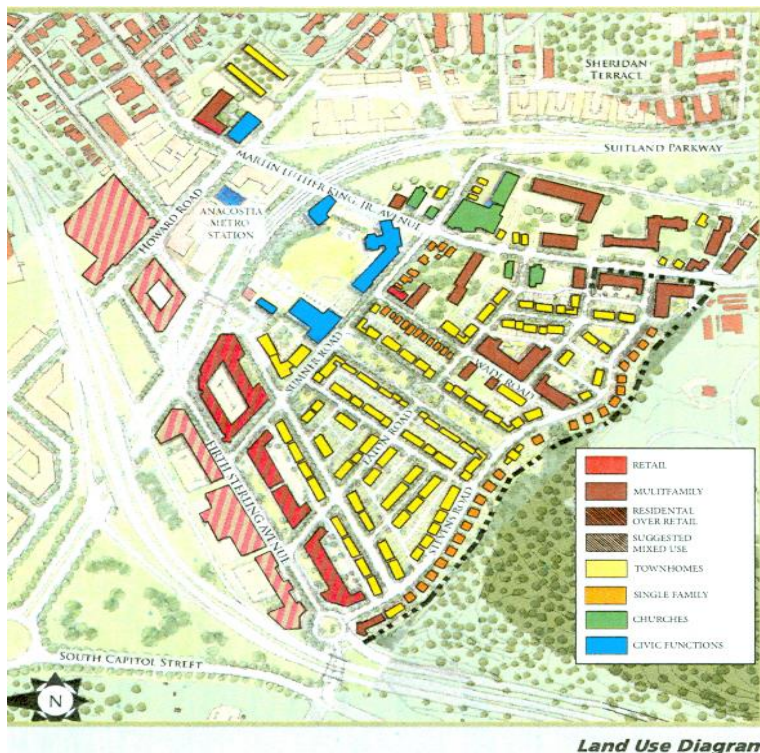


Committee that addressed affordable housing; human capital; economic opportunity; and culture and heritage.

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

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

### Barry Farm Park Chester Wade Road Redevelopment Plan



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

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

## ATTACHMENT I

### PROPOSED TEXT AMENDMENTS TO ADD NEW Subtitle K, Chapter 11

#### SUBTITLE K

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

#### 1100 GENERAL PROVISIONS AND PURPOSE AND INTENT (BF)

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

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

1100.2 This chapter shall constitute the Zoning Regulations for the geographic area described by the plat attached to Z.C. Order No. XX-XX. Where there are conflicts between this chapter and other chapters or subtitles of this title, the provisions of this chapter shall govern.

1100.3 The BF zone is divided into the BF-1 and BF-2 zones. Each zone may have one (1) or more sub-zones, as identified in the Development Standards table for each zone.

1100.4 Any reference to a street or alley refers to either existing or proposed streets or alleys as depicted on the plat attached to Z.C. Order No. XX-XX.

#### 1101 GENERAL DEVELOPMENT STANDARDS (BF)

1101.1 The provisions of this section apply to all BF zones except as may be modified or otherwise provided for in a specific zone. When modified or

otherwise provided for in the development standards for a specific zone, the modification or zone-specific standard shall apply.

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

**TABLE K § 1101.2: MINIMUM COURT DIMENSIONS**

<u>Type of Structure</u>	<u>Min. Width Open Court</u>	<u>Min Width Closed Court</u>	<u>Min Area Closed Court</u>
<u>Detached, Semi-detached, Row Dwellings, and Flats</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Residential, more than 3 units</u>	<u>2.5 in./ft of height of court; 10 ft. min.</u>	<u>2.5 in./ft of height of court; 12 ft. min.</u>	<u>Twice the square of the required width of court dimension; 250 sq. ft. min.</u>
<u>Non-residential and Lodging</u>	<u>2.5 in./ft of height of court; 6 ft. min.</u>	<u>2.5 in./ft of height of court; 10 ft. min.</u>	<u>Twice the square of the required width of court dimension; 250 sq. ft. min.</u>

**1102** **PENTHOUSES (BF)**

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

**1102.2** The maximum permitted height and stories of a penthouse in BF zones shall be set forth in the following table:

**TABLE K § 1102.2: MAXIMUM PERMITTED PENTHOUSE HEIGHT AND STORIES**

<u>Type of Structure</u>	<u>Maximum Penthouse Height</u>	<u>Maximum Penthouse Stories</u>
<u>Apartment Building</u>	<u>12 ft. except 18.5 ft. for penthouse mechanical space</u>	<u>1; Second story permitted for penthouse mechanical space</u>
<u>Detached, Semi-detached, Rowhouse, or Flats</u>	<u>11 ft.</u>	<u>1</u>

**1102.3** **A penthouse on a detached dwelling, semi-detached dwelling, rowhouse, or flat shall be permitted as a matter-of-right, provided:**

**(a)** **The penthouse complies with the maximum permitted height and number of stories as set forth in Subtitle K § 1116.2; and**

**(b)** **May contain:**

**(1)** **Screening for mechanical equipment or a guard-rail required by Title 12 of the DCMR, D.C. Construction Code for a roof deck; or**

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

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

**1103** **VEHICLE AND BICYCLE PARKING (BF)**

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

**1103.2** **Vehicle parking spaces need not be located on the same lot as the building or building(s) they are intended to serve, subject to the following conditions:**

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

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

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

**1103.3** **Vehicle parking spaces shall not be required:**

**(a)** **For uses permitted under K §§ 1115.2 – 1115.3; and**

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

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



**1104**            **LOADING (BF)**

**1104.1**            **Loading shall be provided in accordance with the requirements of Subtitle C, Chapter 9 and the provisions of this section.**

**1105**            **AFFORDABLE HOUSING (BF)**

**1105.1**            **Affordable housing shall be provided as described in this section. The provisions of Subtitle C, Chapter 10 shall not apply, with the exception of the relevant penthouse habitable space affordable housing provisions pursuant to Subtitle C § 1500.11.**

**1105.2**            **The purposes of this section are to:**

- (a)**            **Ensure the provision of a significant amount of affordable housing, including for very low-income households; and**
- (b)**            **Ensure that the affordable housing is distributed throughout the BF zones.**

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

**1105.4**            **For the entire BF zone, no less than 380 affordable dwelling units shall be provided as D.C. Housing Authority replacement public housing units (“Affordable Replacement Units”), which shall be subject to Subtitle C § 1001.6(a).**

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

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

**1106**            **BF-1 ZONE**

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

- (a)    **Permit moderate-density mixed-use development;**
- (b)    **Provide a range of neighborhood-serving retail, service, and commercial uses and multiple dwelling unit residential development.**
- (c)    **Create a vibrant mixed-use main street along Firth Sterling Avenue that capitalizes on transportation improvements and new development at St. Elizabeth’s West Campus and provides new neighborhood-serving retail.**

**1107**            **DEVELOPMENT STANDARDS (BF-1)**

**1107.1**           **The bulk of structures in the BF-1 zone shall be controlled through the combined general development standards of this subtitle, the zone-specific development standards of this subtitle, and the requirements and standards of Subtitle C.**

**1107.2**           **The development standards for each BF-1A and BF-1B sub-zone shall be as set forth in the following table:**

**TABLE K § 1107.2: BF-1 DEVELOPMENT STANDARDS**

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

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

**1107.4**           **A horizontal plane may be established at twenty feet (20 ft.) above the mean finished grade at the middle of the rear of the structure for the purpose of measuring rear yard.**

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

**1107.6**           **A rear yard required above a horizontal plane described in Subtitle K § 1107.5 shall be measured as follows:**

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

**(b) Where a lot abuts an alley:**

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

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

**1107.7 No side yard is required for a building or structure other than a detached single dwelling unit or semi-detached single dwelling unit; however, if a side yard is provided, it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of height of building, but no less than five feet (5 ft.).**

**1107.8 Two (2) side yards each a minimum of five feet (5 ft.) in width shall be provided for a detached single dwelling unit.**

**1107.9 One (1) side yard, a minimum of five (5) feet in width, shall be provided for all semi-detached single dwelling unit.**

**1108 USE PERMISSIONS (BF-1)**

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

**1108.2 The following ground floor use and design requirements shall apply to all buildings in the BF-1 zone that have frontage along Firth Sterling Avenue:**

**(a) Each building shall devote ground floor linear frontage to uses falling within one (1) or more of the following preferred use categories:**

**(1) Arts, design, and creation;**

**(2) Daytime Care;**

**(3) Eating and drinking establishments;**

**(4) Retail; or**

**(5) Services, including both general and financial services.**

**(b) The ground floor linear frontage required under Subtitle K 1108.2(a) shall be equal to not less than fifty percent (50%) of the building's linear frontage along Firth Sterling Avenue; and**

**(c) The preferred uses required under Subtitle K §1108.2(a) shall have a continuous depth of at least twenty feet (20 ft.) from the building line, regardless of where such uses are located.**

**1109 [RESERVED]**

**1110 [RESERVED]**

**1111 PROHIBITED USES (BF-1)**

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

**(a) Drive-through;**

**(b) Firearms retail sales establishments;**

**(b) Gasoline service station or repair garage;**

**(c) Liquor store;**

**(d) Pawn shop; and**

**(e) Self-storage facility.**

**1112 GREEN AREA RATIO (GAR) (BF-1)**

**1112.1 A minimum GAR of 0.3 shall be required in the BF-1 zone.**

**1112.2 Exceptions from GAR shall be permitted as a special exception, if approved by the Zoning Commission under Subtitle C § 605.**

**1113**            **BF-2 ZONE**

**1113.1**           **The BF-2 zone is intended to:**

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

**1114**            **DEVELOPMENT STANDARDS (BF-2)**

**1114.1**           **The bulk of structures in the BF-2 zone shall be controlled through the combined general development standards of this subtitle, the zone-specific development standards of this subtitle, and the requirements and standards of Subtitle C.**

**1114.2**           **The development standards for each lot in the BF-2 zone shall be as set forth in the following table:**

**TABLE K § 1114.2: BF-2 DEVELOPMENT STANDARDS**

<b>BF-2</b>					
<b><u>Sub-zones</u></b>	<b><u>Lot Width (Min.)</u></b>	<b><u>Height</u></b>	<b><u>Stories (max.)</u></b>	<b><u>Lot Occupancy</u></b>	<b><u>Rear Yard</u></b>
<b><u>BF-2A</u></b> <b><u>BF-2B</u></b>	<b><u>Single dwelling unit</u></b> <b><u>16 ft.</u></b>	<b><u>40 ft.</u></b>	<b><u>N/A</u></b>	<b><u>80%</u></b>	<b><u>4 in / 1 ft.</u></b> <b><u>(15 ft. min)</u></b>
	<b><u>Flat</u></b> <b><u>20 ft.</u></b>				
<b><u>BF-2C</u></b>	<b><u>N/A</u></b>	<b><u>40 ft.</u></b>	<b><u>N/A</u></b>	<b><u>20%</u></b>	<b><u>4 in / 1 ft.</u></b> <b><u>(15 ft. min)</u></b>
<b><u>BF-2D</u></b>	<b><u>N/A</u></b>	<b><u>40ft.</u></b>	<b><u>3</u></b>	<b><u>The greater of 40% or the lot occupancy as of the date of adoption of this Chapter</u></b>	<b><u>The lesser of 4 in / 1 ft. (15 ft. min), or the rear yard as of the date of adoption of this Chapter.</u></b>

**1114.3**           **In the BF-2 zone, rear yards shall be measured as follows:**

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



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

**1114.4 No side yard is required for a building or structure other than a detached single dwelling unit or semi-detached single dwelling unit; however, if a side yard is provided, it shall be no less than four feet (4 ft.).**

**1114.5 Two (2) side yards each a minimum side yard of five feet (5 ft.) in width shall be provided for a detached single dwelling unit.**

**1114.6 One (1) side yard, a minimum of five feet (5 ft.) in width, shall be provided for all semi-detached single dwelling unit.**

**1115 USE PERMISSIONS (BF-2)**

**1115.1 Unless otherwise modified in this section, use permissions for the BF-2 zone, including uses permitted as a matter of right, as a special exception, or as an accessory use, and uses not permitted, shall be in accordance with Subtitle U, Chapter 3.**

**1115.2 In the BF-2A zone, in addition to the uses permitted under K § 1115.1, the following uses shall also be permitted as a matter-of-right in buildings or structures with frontage along Sumner Road, SE:**

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

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

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

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

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

**1115.3 In the BF-2C zone, the following uses shall be permitted as a matter-of-right:**

**(a) Arts, Design, and Creation;**

**(b) Daytime Care;**

**(c) Education, public;**

**(d) Entertainment, Assembly, and Performing Arts;**

- (d) General, Institutional;**
- (e) Park and Recreation; and**
- (f) Recreational Building or use.**

**1115.4** **In addition to the uses permitted under K § 1115.3, residential use shall also be permitted in the BF-2D zone.**

**1116** **[RESERVED]**

**1117** **[RESERVED]**

**1118** **PERVIOUS SURFACE (BF-2)**

**1118.1** **Each building in the BF-2 zone shall meet the minimum previous surface requirements set forth in the following table on its own lot:**

**TABLE K § 1118.1: MINIMUM PERVIOUS SURFACE REQUIREMENTS**

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

**1119 – 1149** **[RESERVED]**

**1150**            **ALLEY LOT DEVELOPMENT STANDARDS (BF)**

**1150.1**            **All alley lots must be recorded in the records of the Office of the Surveyor, District of Columbia, as a record lot.**

**1150.2**            **Notwithstanding Subtitle C § 303.3, new alley record lots shall comply with the following requirements:**

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

**1150.3**            **Building height on alley lots in BF zones shall be measured from the middle of the building facade that faces the alley, which shall also serve as the building front for zoning purposes.**

**1150.4**            **The general and zone-specific development standards and use permissions that apply to lots in the BF-1 and BF-2 zones shall also apply to alley lots within the BF-1 and BF-2 zones, respectively.**

**1151**            **THEORETICAL SUBDIVISIONS (BF)**

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

- (a)**            **The number of buildings permitted by this section shall not be limited; provided each building is located on an individual theoretical lot that serves as boundaries for assessment of compliance with the Zoning Regulations;**
- (b)**            **Side and rear yards of a theoretical lot shall be consistent with the requirements of the applicable BF zone;**
- (c)**            **The height of a building governed by the provisions of this section shall be measured from the finished grade at the middle of the building facade selected as the front of the building for zoning purposes; and**
- (d)**            **The rule of height measurement in K § 1151.1(c) shall supersede any other rules of height measurement but shall not be followed if it conflicts with the Height Act.**

**1152**            **SPECIAL EXCEPTION RELIEF (BF)**

**1152.1**            **Except for Subtitle K §§ 1104 – 1107, 1111 through 1114 and 1118, or as provided elsewhere in this chapter, relief from any section of this chapter**

**may be heard and decided by the Zoning Commission as a special exception. In addition to the general special exception criteria of Subtitle X, Chapter 9, the Zoning Commission must find that the request for relief is consistent with the purposes of the BF zone from which relief is requested.**