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IN REPLY REFER TO:
NCPC File No. Z.C. 02-17

MAY 12 2003

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

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Members of the Commission:

The National Capital Planning Commission, at its meeting on May 1, 2003, approved the enclosed action on the Consolidated Planned Unit Development and amendment to the Zoning Map of the District of Columbia at 5401 Western Avenue, NW (Square 1662, Lot 805 and a portion of Lot 7).

Also enclosed, for your information, is a copy of the Staff Recommendation.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosures

ZONING COMMISSION
District of Columbia

Case 03-06
Exhibit 231

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.231

COMMISSION ACTION

NCPC File No. Z.C. 02-17



**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND AMENDMENT
TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA
AT 5401 WESTERN AVENUE, NW
(Square 1662, Lots 805 portion of Lot 7)**

May 1, 2003

Commission Action Requested by Applicant

Approval of comments pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724 (a)) and D.C. Code § 2-1006(a).

Commission Action

The Commission concludes that the proposed consolidated Planned Unit Development and related rezoning to zone from R-5-B (residential) to R-5-C (residential) at 5401 Western Avenue to allow for construction of a residential development containing a maximum of 125 condominium units and an on-site day care center subject to the guidelines, conditions, and standards established by the Zoning Commission, would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

A handwritten signature in cursive script, reading "Deborah B. Young", written over a horizontal line.

Deborah B. Young

Secretary to the National Capital Planning Commission

STAFF RECOMMENDATION

NCPC File No. Z.C. 02-17



CONSOLIDATED PLANNED UNIT DEVELOPMENT AND AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA AT 5401 WESTERN AVENUE IN NORTHWEST WASHINGTON, D.C.

(Square 1662, Lot 805, portion of Lot 7)

Submission by the Zoning Commission of the District of Columbia

April 25, 2003

Abstract

The Zoning Commission has taken a proposed action to approve a consolidated Planned Unit Development (PUD) and related zoning map amendment from R-5-B (residential) to R-5-C (residential) at 5401 Western Avenue to allow for the construction of a residential development containing a maximum of 125 condominium units and an on-site day care center. The site is located on Western Avenue in northwest Washington D.C., just south of the State of Maryland border. The area to be rezoned to R-5-C is the former location of the Washington Clinic, a medical office building which is no longer in operation.

Federal Interests

The identified federal interests relevant to this project include Western Avenue and Wisconsin Avenue both of which are designated Special Streets under the Comprehensive Plan for the National Capital and are located within direct proximity of the development.

Commission Action Requested by Applicant

Approval of comments pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724(a)) and D.C. Code § 2-1006(a).

Executive Director's Recommendation

The Commission concludes that the proposed consolidated Planned Unit Development and related rezoning to zone from R-5-B (residential) to R-5-C (residential) at 5401 Western Avenue to allow for the construction of a residential development containing a maximum of 125 condominium units and an on-site day care center subject to the guidelines, conditions, and standards established by the Zoning Commission, **would not adversely affect** the identified

federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

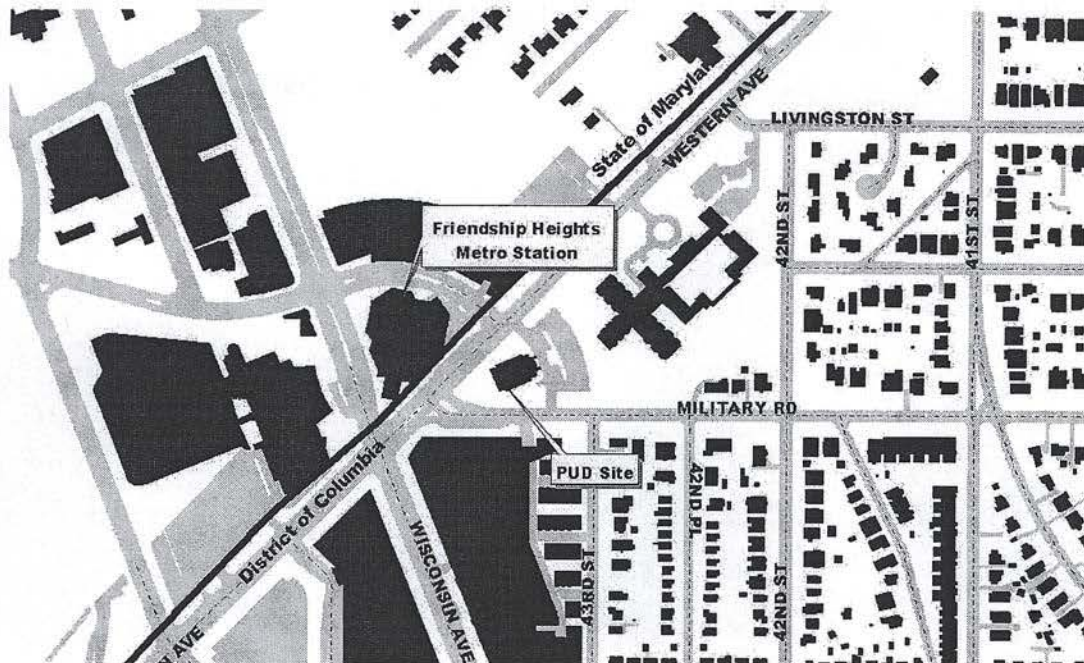
BACKGROUND AND STAFF EVALUATION

The District of Columbia Zoning Commission has referred the proposed consolidated PUD and related zoning map amendment to the National Capital Planning Commission for federal interest review and comment. An objective of the PUD process is to permit flexibility of development in return for the provision of superior public benefits, provided that the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations or result in an action inconsistent with the Comprehensive Plan. NCPC's role is to review and comment on the proposed project, considering whether the proposed project has any adverse affect on the surrounding federal interest.

Description of the Proposal

The proposed action consists of enacting a Planned Unit Development overlay on, and rezone a portion of, Lot 7 in 1663, designated as 5401 Western Avenue. This property is just south of the State of Maryland border and is located at the confluence of Western Avenue and Military Road, directly east of the Friendship Heights Metro Station (red line). The site is also the former property of the Washington Clinic and is bordered to the northeast by the Louise Lisner Dickson Hurt Home (Lisner Home) which is a residential facility for the elderly. A portion of the Lisner home property is a part of the PUD action, however that portion will remain under its current zoning designation of R-2 (residential).

The site is located in a mixed-use district of Friendship Heights in upper Northwestern Washington D.C. Development surrounding the PUD site includes several office buildings, a new Hecht's Department Store, a hotel, several retail establishments, as well as an expand grocery store. The following location map illustrates the site's location.

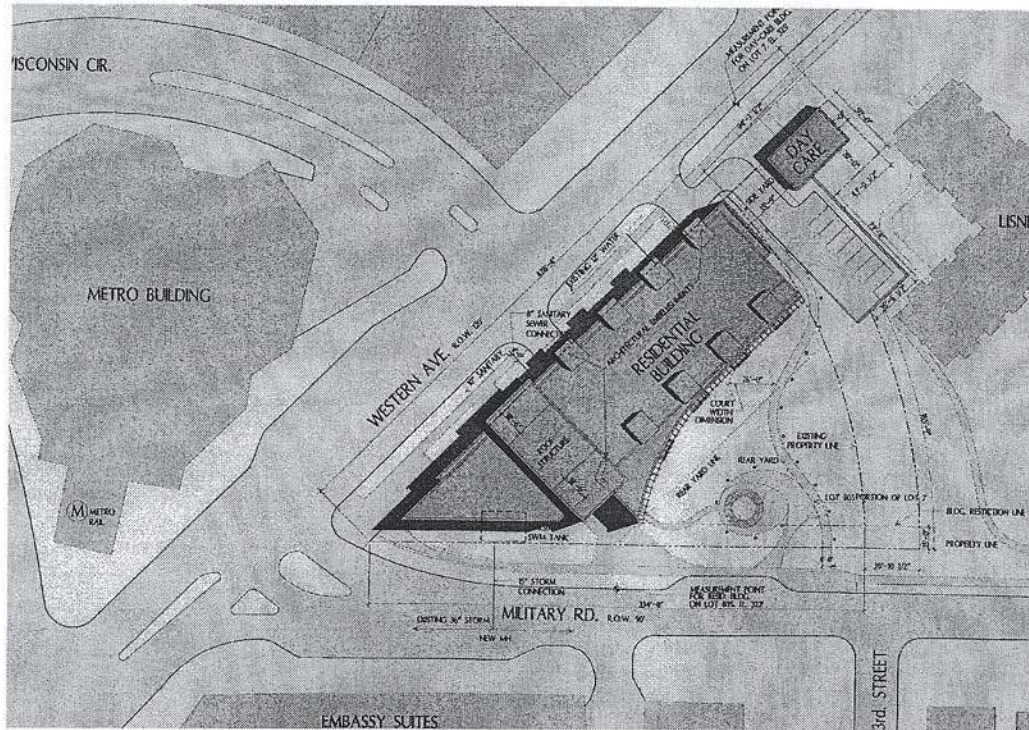


The proposed project consists of a multi-unit condominium development that will consist of 182,000 square feet of gross floor area and will contain a maximum of 125 units. The development will not exceed a Floor-to-Area Ratio (FAR) of 4.15 and will not exceed a height of 78.75 feet.

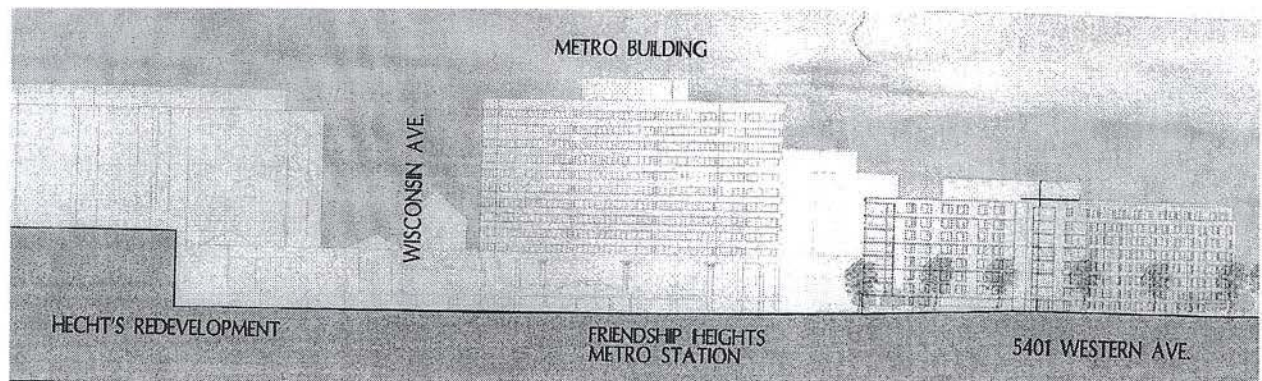
The main façade of the building will be oriented towards Western Avenue and a landscaped, open space area will be located behind the building on the southeastern side, facing Military Road. Twenty-four thousand and seven hundred square feet of land will be devoted to open and green space and is required to be accessible to the public and without obstruction. The project will also include approximately 1.1 parking spaces per dwelling unit, including eight parking spaces devoted solely for visitor use.

In addition to the residential development, a day care center will be constructed on the northeastern portion of the site. This portion will not be rezoned and will remain designated as R-2 (residential) zoning. This center will be able to support a maximum of 44 children and will consist of approximately 3,000 square feet of gross floor area.

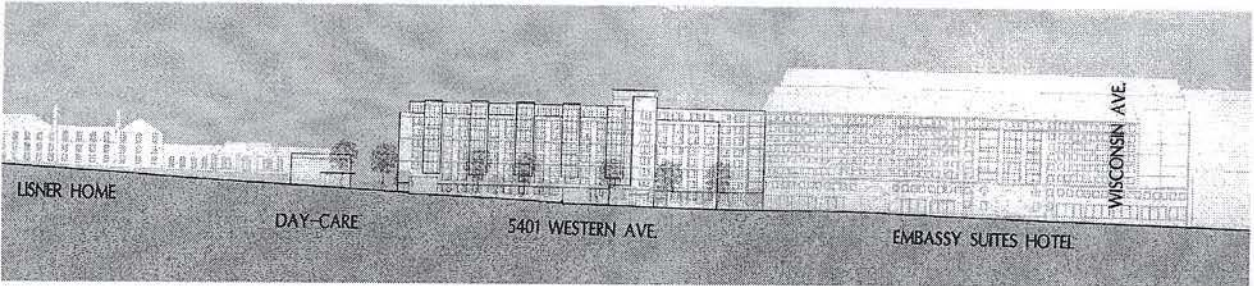
The following is the general site plan for the Western Avenue development:



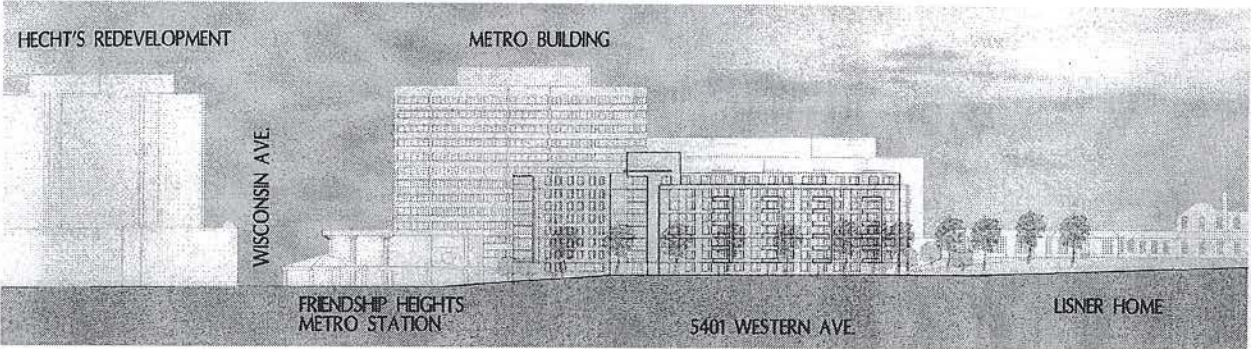
The following illustrations are elevations of the proposed development at 5401 Western Avenue with surrounding uses and projects noted.



SOUTH ELEVATION



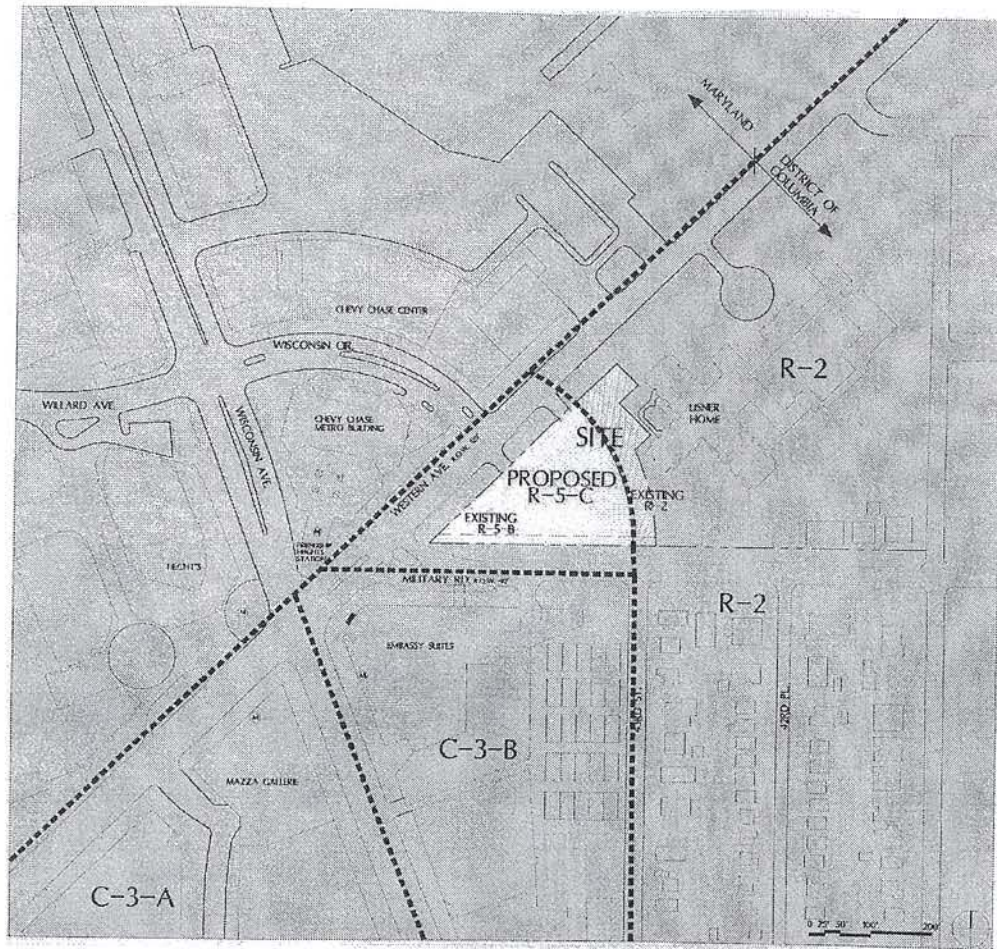
NORTHWEST ELEVATION



SOUTHWEST ELEVATION

Zoning Analysis

The Zoning Commission action as described is to allow the development of a multi-unit residential facility and a related on site day care center. The action will not only enact a PUD overlay on the site, but will also rezone the Washington Clinic Property from R-5-B to R-5-C. The balance of the site, namely the location of the Day Care Center, will remain R-2 (residential). The following diagram illustrates the rezoning area.



The following table illustrates the standards of the R-5-B and R-5-C zoning categories as they compare to the proposed project. The Day Care Center portion of the project and its R-2 Zoning are not included in this analysis, as that zoning designation will not change and the Day Care Center development will meet the general requirements of the R-2 zoning.

	R-5-B	R-5-C	Proposed Project R-5-C w/ PUD
Floor-to-Area Ratio (FAR)	1.8	3.0	4.15
Height	50 Feet	60 Feet	78.75
Minimum Lot Area	None prescribed	None prescribed	43,842
Lot Occupancy	60%	75%	53%
Parking ¹	1 per every 3 Dwelling Units or 42 Spaces	1 per every 3 Dwelling Units or 42 Spaces	1.1 space for every 1 Dwelling Unit equaling 121 spaces total

¹ The parking calculations are provided on the assumption that development will consist of the maximum 125 units allowed under the proposed Zoning Commission order. The developer has the flexibility to build less units, therefore constructing less parking based on the ratio of 1.1

District of Columbia Office of Planning Report

The District of Columbia Office of Planning (DCOP) issued several report on this project, including a final report dated November 4th, 2002. In that report DCOP recommended approval of this proposed PUD and rezoning action. Among other factors, DCOP cited the project's consistency with the District of Columbia Elements of the Comprehensive Plan, its Transit-Oriented Development (TOD) design, and the fact that the District of Columbia Department of Transportation supports the project with a determination that there will be no measurable traffic or parking impact on the Friendship Heights community.

Public Process

The Zoning Commission held the first public meeting regarding this proposal on June 10, 2002. Since that time public hearings were held on November 14, December 12 and December 16th of 2002. The Zoning Commission voted to approve this proposed action on April 14th, 2003 in its monthly public meeting. During the public hearing process, several community groups, citizens, and District of Columbia Council members submitted documents into the public record. Advisory Neighborhood Commission 3E (ANC 3E), Advisory Neighborhood Commission 3/4G (ANC 3/4G), and the Friendship Heights Organization for Reasonable Development submitted documents in opposition to the proposed project.

Federal Interest Evaluation

The focus of evaluating proposed Zoning Commission actions involves assessing the impact the proposed action will have on any local federal interests. The federal interests regarding this proposed PUD and rezoning action include Western Avenue and Wisconsin Avenue, both of which are designated Special Streets under the Federal Elements of the Comprehensive Plan for the National Capital.

It is staff's determination that the proposed Planned Unit Development and rezoning action will not adversely affect the identified federal interests. The design of the residential building and accessory day care structure, will not impact any sensitive view corridors or integrity of Wisconsin Avenue or Western Avenue. The site plan as approved by the Zoning Commission order does not evidence any erroneously designed curb cuts or unsafe sight lines that would negatively impact the functionality of these Special Streets. The project is not located in a significant historic district and is situated outside of the original L'Enfant City. Furthermore, staff concurs with the District of Columbia Office of Planning that this project is a positive example of sound Transit-Oriented Development planning and is appropriate given its location to the Friendship Heights Metro Center and surrounding retail land uses.

As the Western and Wisconsin Avenues are designated Special Streets, the pertinent policies in the Federal Elements of the Comprehensive Plan state:

The integrity of the form and design of Special Streets and Places, particularly those of historic significance, should be maintained and protected to the extent feasible and as warranted by safety requirements from unnecessary traffic channelization, and from

encroachment of new buildings into public space. The intersection of Special Streets should be carefully designed to reflect the importance of the junctures and to respect the historic plans.

It is staff's determination that this project is consistent with these policies, as the approved site plan does not display any features that would present negative impacts to the historic nature and overall integrity of Wisconsin Avenue and Western Avenue.