

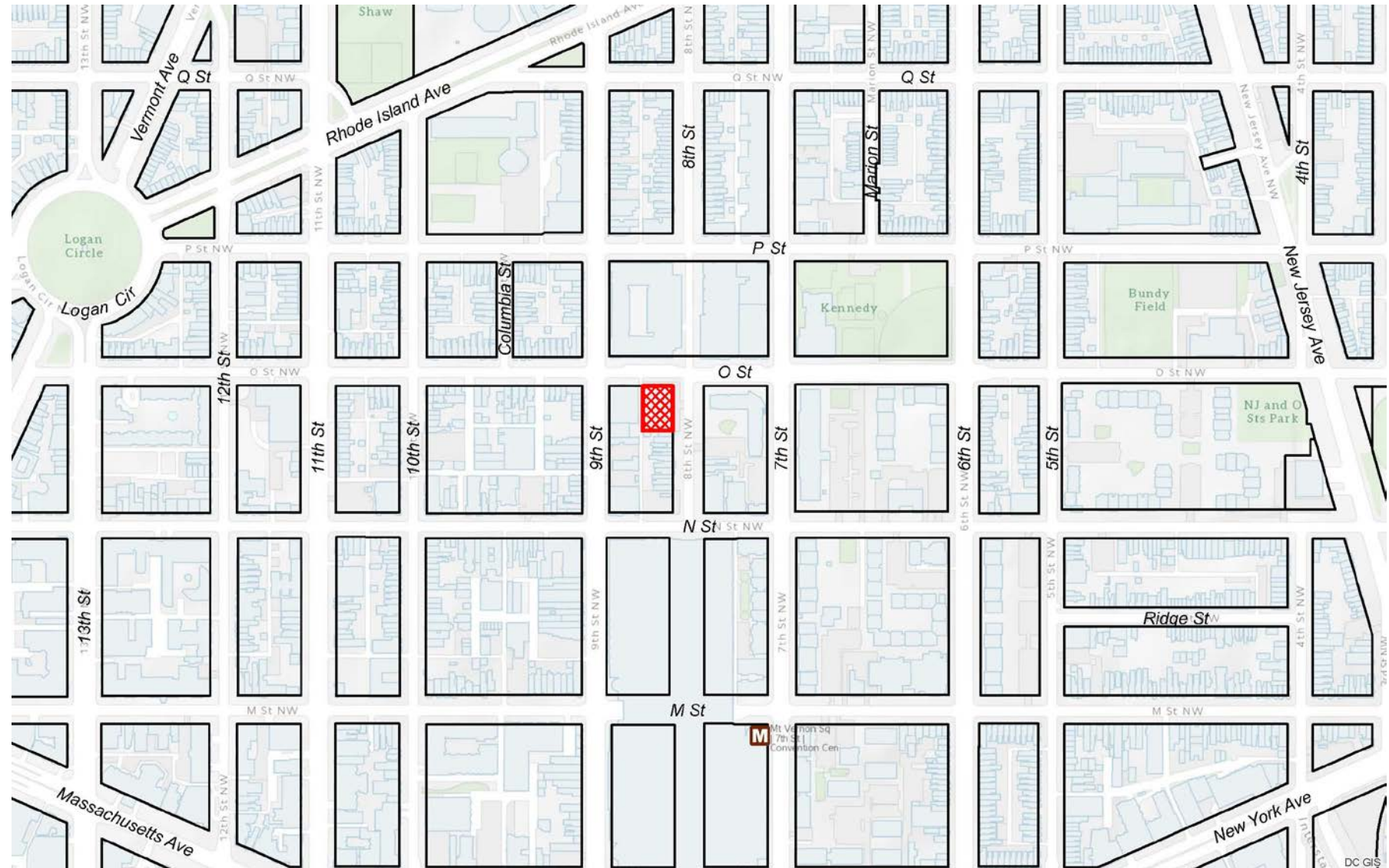
Z.C. 16-24
(1336 8th Street SPE LLC)

Planned Unit Development and
Related Map Amendment
MU-4 to MU-6

Comprehensive Plan and PUD Standard Evaluation
May 25, 2017

Site Characteristics

- 1336 8th Street, NW
- Square 339 Lot 68
- Land Area: 13,306 sf
- Existing Use: Surface Parking

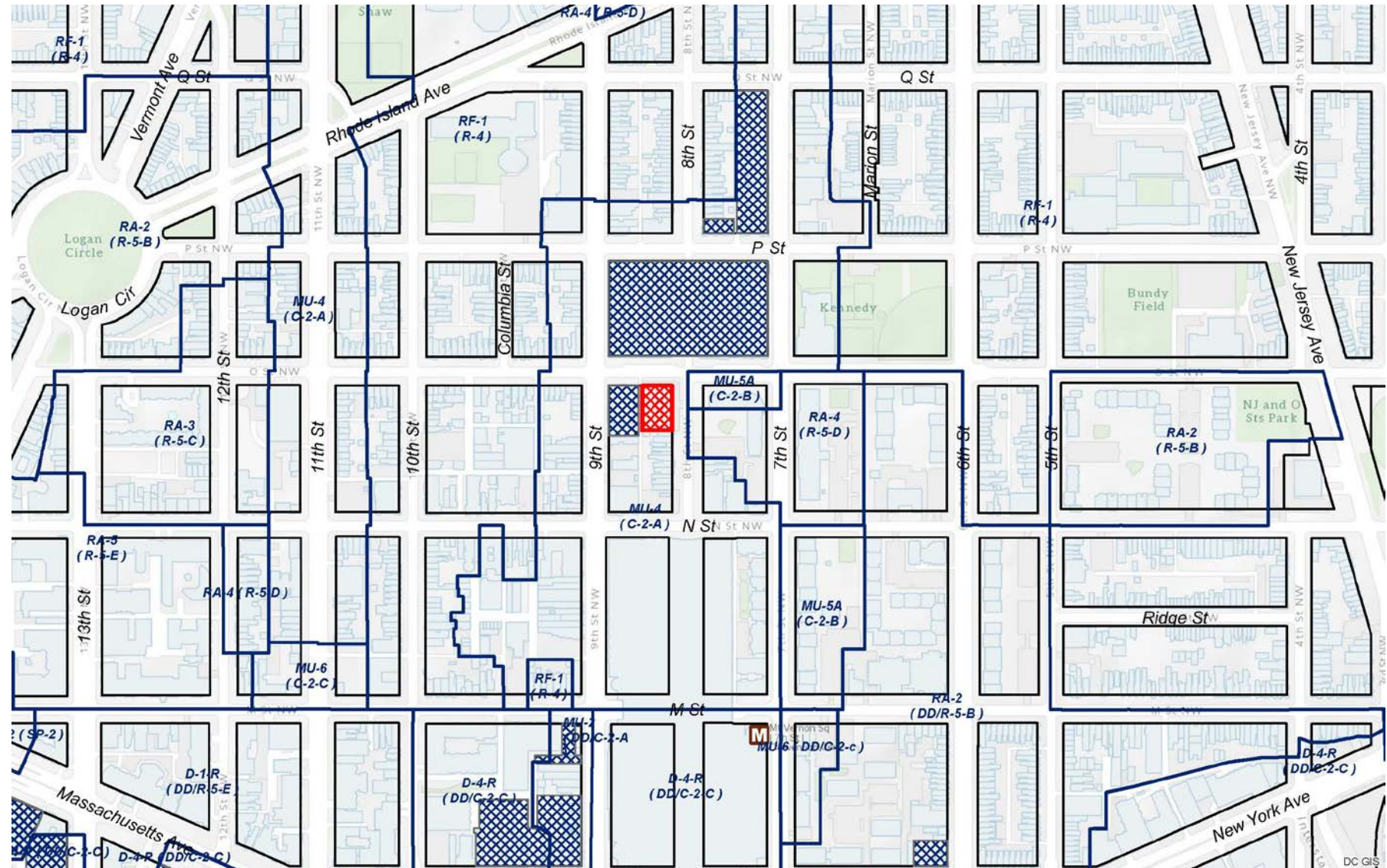


Existing Conditions



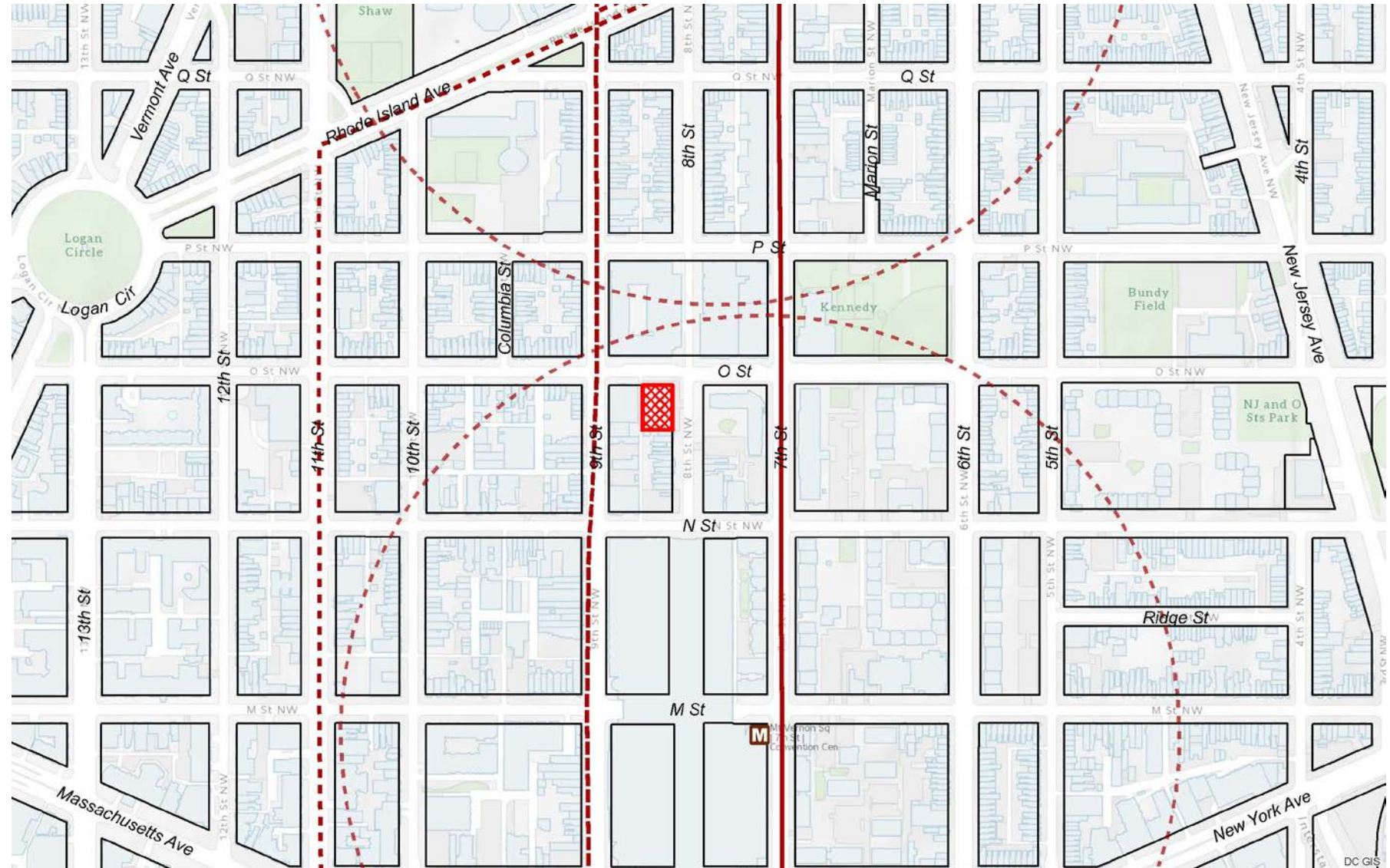
Zoning

- Existing Zoning: MU-4
- Surrounding Zoning:
 - MU-5-A
 - RA-4
 - D-4-R
 - RF-1
- Surrounding PUDs:
 - 07-26F (C-3-C)
 - 08-14 (C-2-C)
 - 16-07 (C-2-B)



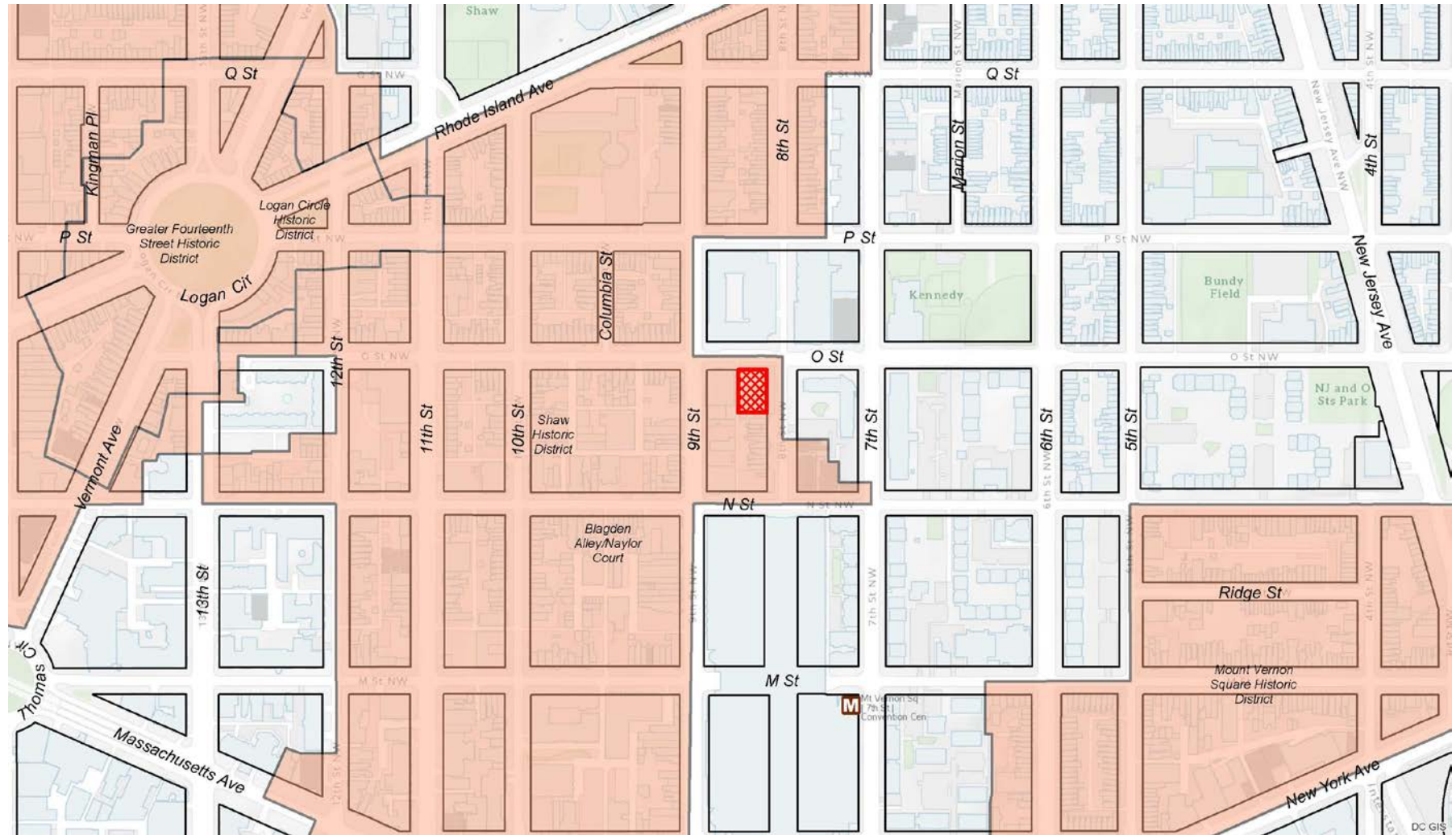
Transportation

- 0.25 miles from Metrorail
- One block to multiple priority bus corridors
- Close proximity to Capital Bikeshare
- Pedestrian friendly public realm



Historic

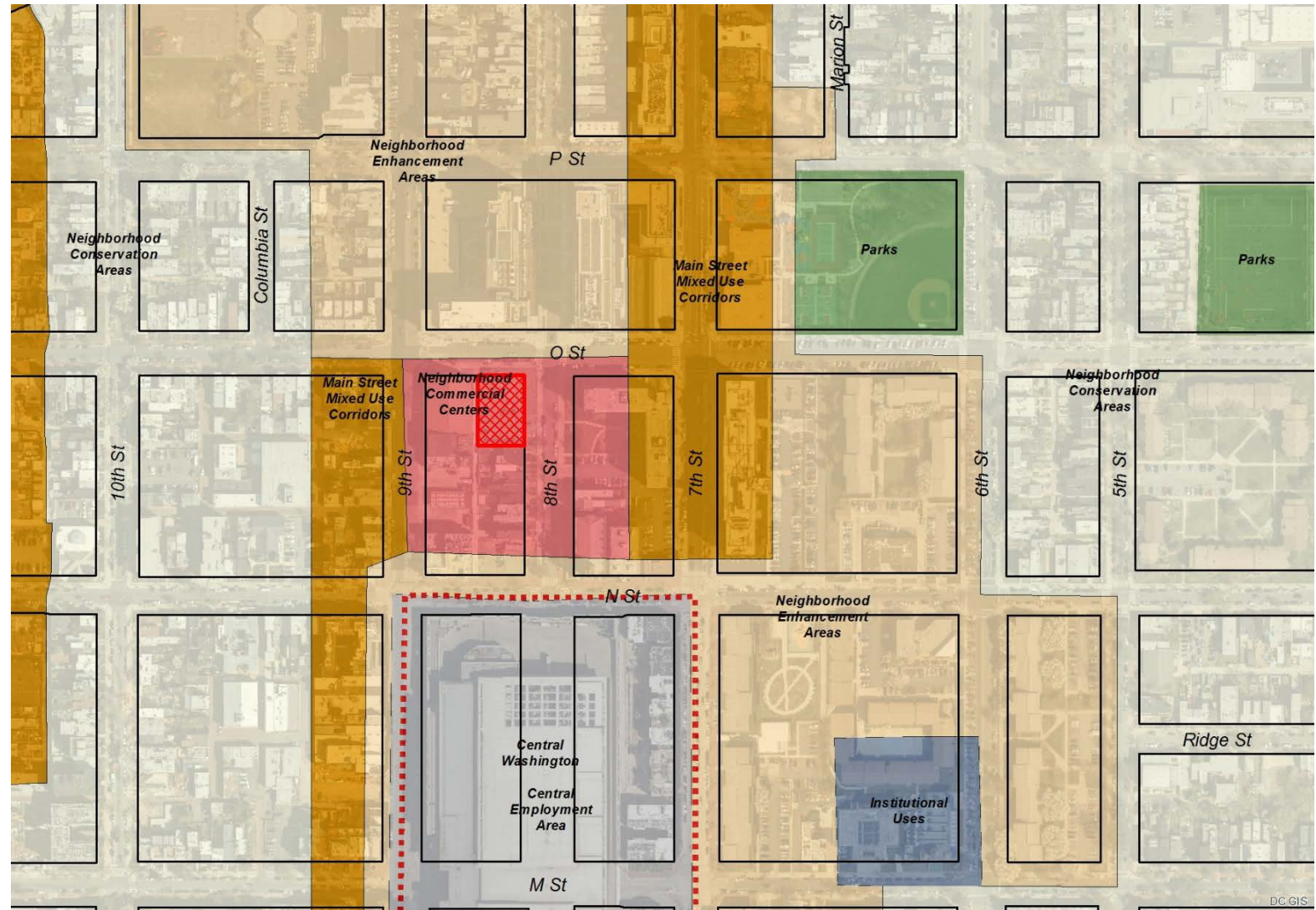
- Shaw Historic District



Comprehensive Plan Generalized Policy Map

- Neighborhood Commercial Center
 - Commercial areas intended to meet the day-to-day needs of residents and workers in the adjacent neighborhoods
 - Typical uses include convenience stores, small food markets, supermarkets, branch banks, restaurants, etc.
 - Office space for small businesses also appropriate

(10-A DCMR § 223.15)



Comprehensive Plan Future Land Use Map

- Medium Density Commercial / Medium Density Residential
 - Define shopping and service areas
 - Retail, office, service businesses are predominate uses
- Medium Density Residential
 - Mid-rise apartment buildings are predominate use
 - Taller apartment buildings surrounded by open space

(10-A DCMR § § 225.54 and 225.10)



Comparison of Existing and Proposed Zoning

	MU-4	MU-4 (PUD)	MU-6	MU-6 (PUD)
FAR (Subtitle G § 402.1)	2.5 3.0 (IZ) (1.5 max nonres)	3.6 (2.01 max nonres)	6.0 7.2 (IZ) (2.0 max nonres)	8.64 (2.68 max nonres)
Height (Subtitle G § 403.1)	50 ft	65 ft	90 ft	110 ft
Penthouse (Subtitle G § 403.2)	12 ft / 15 ft (mechanical)	12 ft / 18.5 ft (mechanical)	20 ft	20 ft
Lot Occupancy (Subtitle G § 404.1)	100% (60% res) (75% res IZ)	100% (60% res) (75% res IZ)	100% (80% res) (90% res IZ)	100% (80% res) (90% res IZ)

Standard of Evaluation

Map Amendment:

[z]oning maps and regulations, and amendments thereto, **shall not be inconsistent with the comprehensive plan for the national capital**, and zoning regulations shall be designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services.

D.C. Code § 6-641.02 (2001).

Standard of Evaluation

Planned Unit Development:

- In deciding a PUD application, the Zoning Commission shall *judge, balance, and reconcile the relative value of the public benefits project and amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.* 11-X DCMR § 304.3
- The Zoning Commission shall find that the proposed development:
 - a) Is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site;
 - b) 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
 - c) 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.

Implementation Element

- “The Implementation Element describes how the policies and actions in the Comprehensive Plan should be carried out.” (10-A DCMR § 2500.1)
- IM-1: Administration of the Planning Process
 - “This section of the Implementation Element addresses the manner in which land use planning policies are interpreted and applied on a day-to-day basis. This includes the development review, small area planning, zoning, long-range planning, and community involvement activities that are used to carry out Comprehensive Plan policies.” (10-A DCMR § 2501.1)

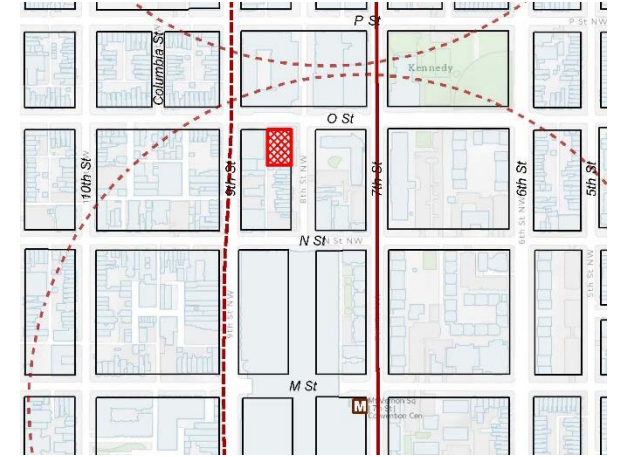
IM-1.3: Zoning Regulations and Consistency

Policy IM-1.3.3: Consultation of Comprehensive Plan in Zoning Decisions - Require the Board of Zoning Adjustment, the Zoning Commission, the Zoning Administrator, and other District agencies or decision making bodies regulating land use to look to the District Elements of the Comprehensive Plan and its accompanying Maps. **Decisions on requests for rezoning shall be guided by the Future Land Use Map read in conjunction with the text of the Plan (Citywide and Area Elements) as well as Small Area Plans pertaining to the area proposed for rezoning.** (10-A DCMR § 2504.5)

Citywide Elements

- Land Use Element

- **Policy LU-1.3.2: Development Around Metrorail Stations:** Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development above and around such stations emphasizes land uses and building forms which minimize the necessity of automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas. *10-A DCMR § 306.11*
- **Policy LU-1.3.3: Housing Around Metrorail Stations** Recognize the opportunity to build senior housing and more affordable “starter” housing for first-time homebuyers adjacent to Metrorail stations, given the reduced necessity of auto ownership (and related reduction in household expenses) in such locations. *10-A DCMR § 306.12*
- **Policy LU-1.4.1: Infill Development:** Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. *10-A DCMR § 307.5.*



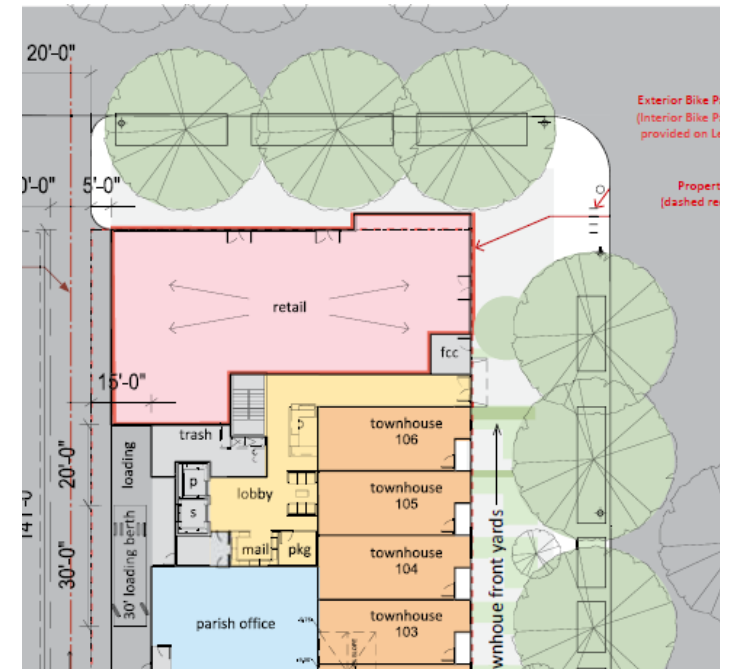
Citywide Elements

- Land Use Element (con't)
 - **Policy 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 require an emphasis on conservation in some neighborhoods and revitalization in others. 10-A DCMR § 309.8*
 - **Policy LU-2.1.10: Multi-Family Neighborhoods:** Maintain the multi-family residential character of the District’s Medium-and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas, and make these areas more attractive, pedestrian-friendly, and transit accessible. 10-A DCMR § 309.15
 - **Policy LU-2.4.1: Promotion of Commercial Centers:** Promote the vitality of the District’s commercial centers and provide for the continued growth of commercial land uses to meet the needs of District residents, expand employment opportunities for District residents, and sustain the city’s role as the center of the metropolitan area. Commercial centers should be inviting and attractive places, and should support social interaction and ease of access for nearby residents. 10-A DCMR § 312.5

Citywide Elements

- Economic Development Element

- **Policy ED-2.2.1: Expanding the Retail Sector** Pursue a retail strategy that will allow the District to fully capitalize on the spending power of residents, workers and visitors, and that will meet the retail needs of underserved areas. 10-A DCMR § 708.4
- **Policy 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. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences. 10-A DCMR § 708.7
- **Policy ED-3.1.1: Neighborhood Commercial Vitality** Promote the vitality and diversity of Washington's neighborhood commercial areas by retaining existing businesses, attracting new businesses, and improving the mix of goods and services available to residents. 10-A DCMR § 713.5



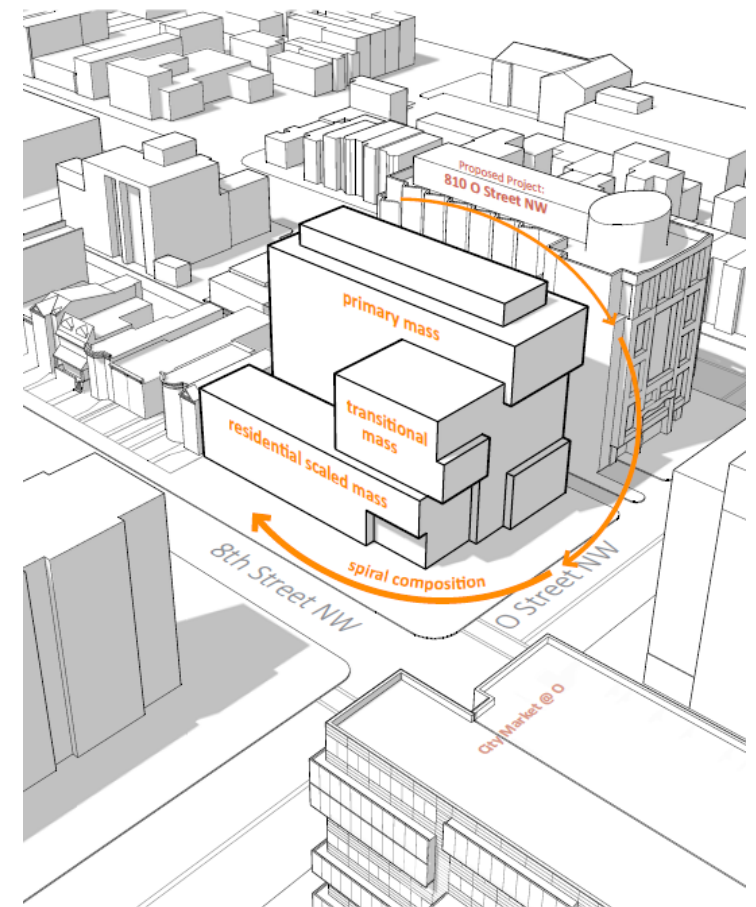
Citywide Elements

- Housing Element

- **Policy H-1.1.1: Private Sector Support:** *Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 10-A DCMR § 503.2*
- **Policy H-1.1.3: Balanced Growth** *Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate density single family homes as well as the need for higher-density housing. 10-A DCMR § 503.4*
- **Policy H-1.1.4: Mixed Use Development** *Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. 10-A DCMR § 503.5*
- **Policy 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. 10-A DCMR § 504.8*
- **Policy H-1.2.4: Housing Affordability on Publicly Owned Sites** *Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households. 10-A DCMR § 504.11*
- **Policy 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. 10-A DCMR § 505.6*

Citywide Elements

- **Urban Design Element**
 - **Policy UD-2.2.1: Neighborhood Character and Identity** Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context. *10-A DCMR § 910.6.*
 - **Policy UD-2.2.2: Areas of Strong Architectural Character** Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk. *10-A DCMR § 910.7.*
 - **Policy UD-2.2.3: Neighborhood Centers** Undertake strategic and coordinated efforts to create neighborhood centers, civic buildings, and shopping places that reinforce community identity. *10-A DCMR § 910.9*
 - **Policy UD-2.2.4: Transitions in Building Intensity:** *Establish gradual transitions between large-scale and small scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single family or row houses) can be made more pleasing when the transition is gradual rather than abrupt. The relationship can be further improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the surrounding neighborhood. 10-A DCMR § 910.11*



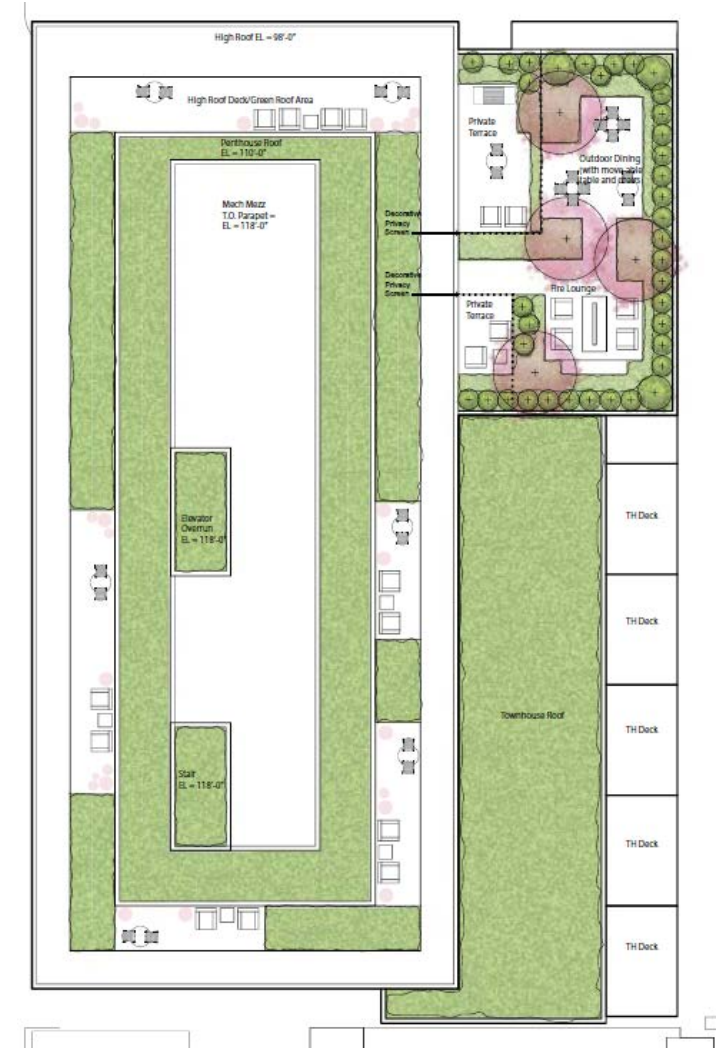
Citywide Elements

- Urban Design Element (con't)
 - **Policy UD-2.2.5: Creating Attractive Facades** Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street. *10-A DCMR § 910.12*
 - **Policy UD-2.2.6: Maintaining Facade Lines** Generally maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings. Avoid violating this pattern by placing new construction in front of the historic facade line, or by placing buildings at odd angles to the street, unless the streetscape is already characterized by such variations. Where existing facades are characterized by recurring placement of windows and doors, new construction should complement the established rhythm. *10-A DCMR § 910.14*
 - **Policy UD-2.2.7: Infill Development** Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. *10-A DCMR § 910.15*
 - **Policy UD-3.1.7: Improving the Street Environment** Create attractive and interesting commercial streetscapes by promoting ground level retail and desirable street activities, making walking more comfortable and convenient, ensuring that sidewalks are wide enough to accommodate pedestrian traffic, minimizing curb cuts and driveways, and avoiding windowless facades and gaps in the street wall. *10-A DCMR § 913.14*



Citywide Elements

- Environmental Protection
 - **Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff** Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. *10-A DCMR § 613.3*
 - **Policy E-3.2.1: Support for Green Building** Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. *10-A DCMR § 614.2*
- Parks, Recreation, and Open Space
 - **Policy PROS-2.2.3: Program Diversity** Provide diverse recreational activities for persons of all ages and cultural backgrounds, distributed equitably in all parts of the city. Coordinate with other service providers, including DC Public Schools, to maximize the effectiveness of service delivery and minimize redundancy. *10-A DCMR § 810.7*
 - **Policy PROS-2.2.4: Youth Recreational Services** Provide recreational services that are particularly responsive to the special needs of the District's youth, using recreation and athletics to promote self-esteem, responsibility, and leadership skills among DC teens. *10-A DCMR § 810.8*



Area Elements

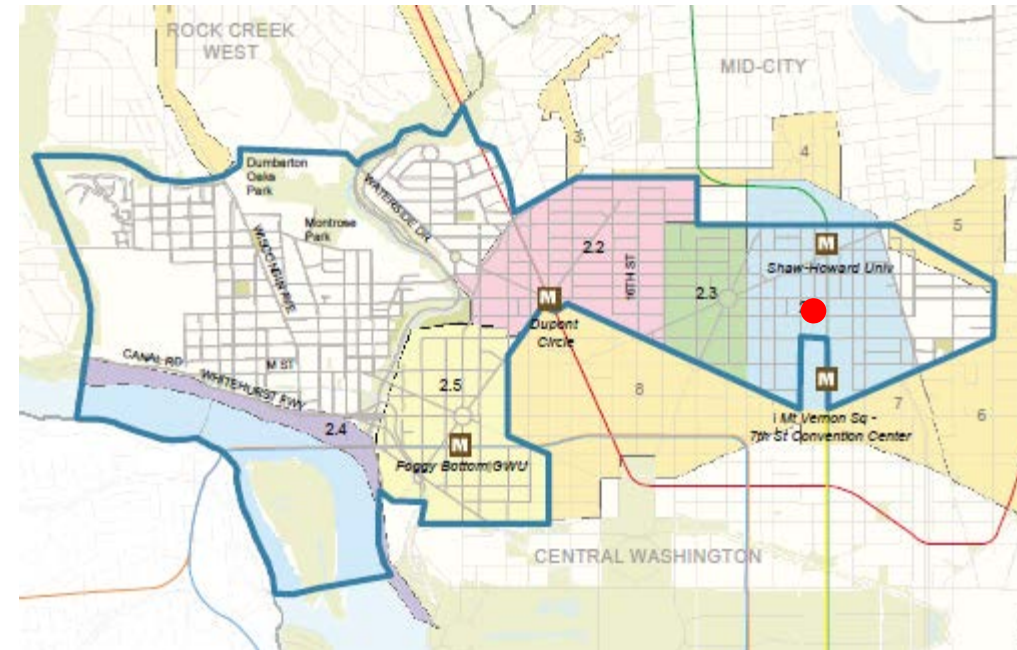
- Near Northwest Area Element

- **Policy NNW-1.1.1: Residential Neighborhoods:** Maintain and enhance the historic, architecturally distinctive mixed density character of Near Northwest residential neighborhoods, including Burleith, Georgetown, Foggy Bottom, Dupont Circle, Sheridan-Kalorama, Logan Circle, Mount Vernon Square, and Shaw. Ensure that infill development within these areas is architecturally compatible with its surroundings and positively contributes to the identity and quality of each neighborhood. *10-A DCMR § 2108.2*
- **Policy NNW-1.1.4: Neighborhood Commercial Revitalization:** Improve the neighborhood shopping areas along 7th, 9th, and 11th Streets NW. The success of the established businesses on these streets should be strongly encouraged, and new businesses that provide needed goods and services to area residents should be attracted. *10-A DCMR § 2108.5*
- **Policy NNW-1.1.9: Affordable Housing:** Protect the existing stock of affordable housing in the Near Northwest Planning Area, particularly in the Shaw and Logan Circle neighborhoods. Sustain measures to avoid displacement, such as tax relief and rent control, and to encourage the production of new affordable housing throughout the community. *10-A DCMR § 2108.10*



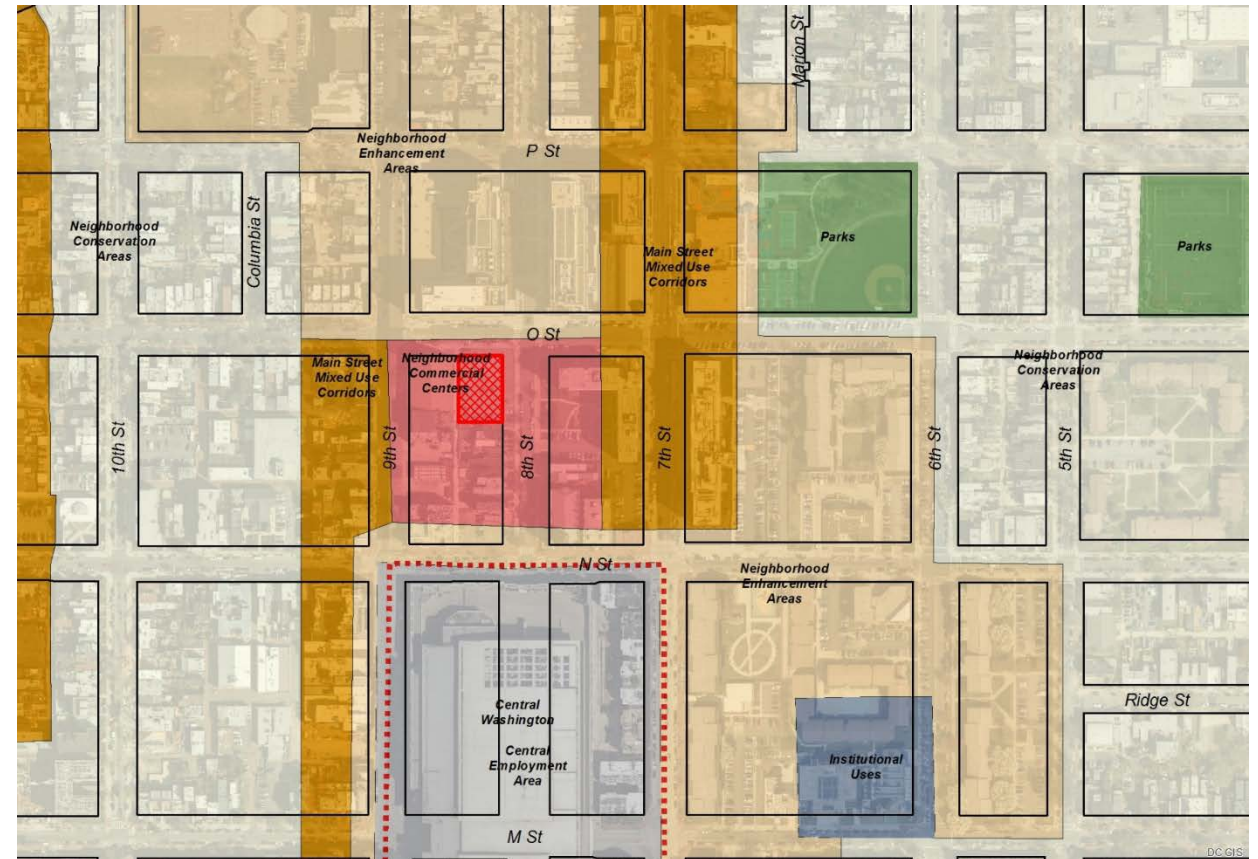
Area Elements

- Subject Property located within the Shaw/Convention Center Area Policy Focus Area
 - **Policy NNW-2.1.1: Affordable Housing:** Protect existing affordable housing within the Shaw/Convention Center area, and produce new affordable housing and market rate housing on underutilized sites. Use a range of tools to retain and develop affordable housing in the study area, including tenant organization and public education, inclusionary zoning, renewing project-based Section 8 contracts, tax abatements, public-private partnerships, and including affordable housing when development on publicly owned land includes a residential component. *10-A DCMR § 2111.5*
 - **Policy NNW-2.1.3: Shaw/Howard University and Mount Vernon Square Metro Stations:** Encourage mixed-income residential development with underground parking adjacent to the Shaw/Howard and Mount Vernon Square Metro stations, particularly on existing surface parking lots. *10-A DCMR § 2111.7*
 - **Policy NNW-2.1.7: Public Realm:** Improve streets and open spaces throughout the Shaw/Convention Center Area. Open space in the area should promote a sense of community, provide a high level of public safety, and address multiple needs. Connections between the area's parks and open spaces should be strengthened and opportunities for new recreational activities should be accommodated where feasible. *10-A DCMR § 2111.11*



Comprehensive Plan Generalized Policy Map

- Not inconsistent with Neighborhood Commercial Center designation
- Will strengthen neighborhood commercial node along O Street by eliminating surface parking lot and providing neighborhood serving uses to help meet day-to-day needs of residents and workers.
- Will provide office space for Immaculate Conception Church.
- Will provide mixed-income residential units that will further activate the commercial center and support neighborhood-serving uses.
- Will improve public realm and circulation within the commercial center through streetscape enhancements and public space programming.



Comprehensive Plan Future Land Use Map

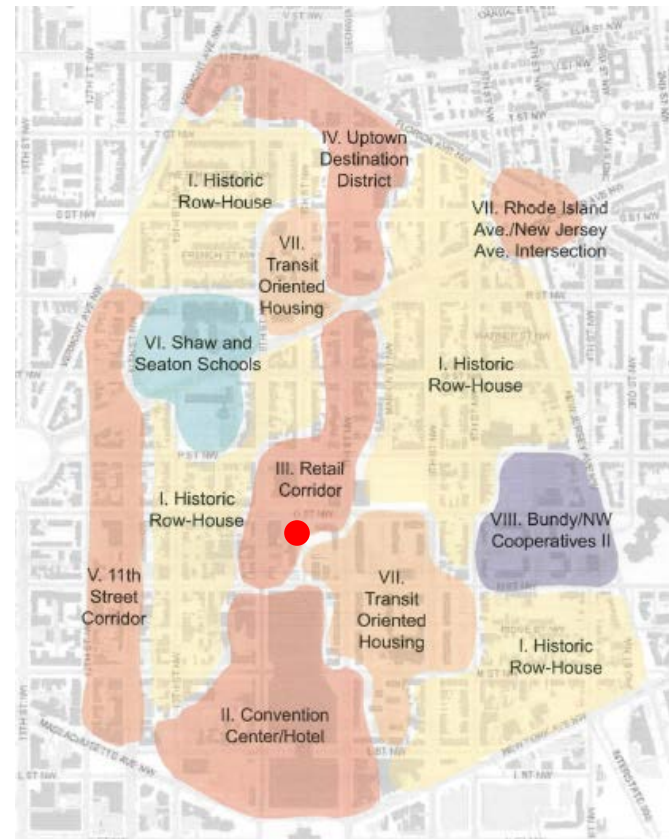
- Not inconsistent with medium-density commercial / medium-density residential FLUM designation.



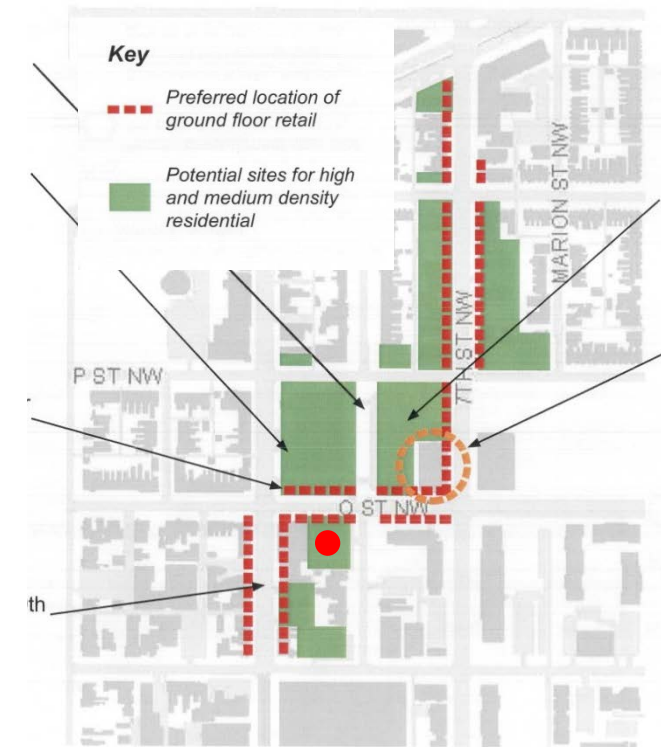
	MU-6	MU-6 (PUD)	Proposed
FAR	6.0 7.2 (IZ) (2.0 max nonres)	8.64 (2.68 max nonres)	7.2 (0.27 nonres)
Height	90 ft	110 ft	98 ft

Convention Center Area Strategic Development Plan

- Not inconsistent with recommendations of the Convention Center Area Strategic Development Plan (CCASDP)
- Sub- Area III: Retail Corridor
- Vision:
 - New infill buildings have residential above ground floor retail and below grade parking
 - Retail is located in traditional storefronts that expand onto sidewalk
- Recommendations:
 - Subject Property identified as potential for high and medium density residential, and preferred location for ground floor retail.
 - Provide incentives for affordable housing.
 - Encourage development of Subject Property with mixed-use, mixed-income development.



CCASDP Sub Area Map



CCASDP Development Guide

PUD Standards

- In deciding a PUD application, the Zoning Commission shall *judge, balance, and reconcile the relative value of the public benefits project and amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.* 11-X DCMR § 304.3

Development Incentives	Degree
Map amendment from MU-4 to MU-6	Density - MOR: +4.2 FAR (PUD: +3.6 FAR) * Height – MOR: +48 ft (+ 33 ft)
Rear Yard	6 ft (15 ft required)
Open Court 4 (width)	5 ft (26.3 ft required)
Lot Occupancy (ground floor)	100% (90% max)
Loading (service delivery space)	No service delivery space
Affordable Housing (proportionality)	Only multi-family affordable units, No ground level affordable units
Additional Design / Program Flexibility	Various

* comparison between MU-4 MOR and PUD density and height to proposed 7.2 FAR and 98 ft height

PUD Standards

- In deciding a PUD application, the Zoning Commission shall *judge, balance, and reconcile the relative value of the public benefits project and amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.* 11-X DCMR § 304.3

Public Benefits / Project Amenities	Proffer
Urban Design/Architecture/Landscaping/Open Space	<ul style="list-style-type: none"> High quality design and materials Removal of curb cut Relates to surrounding historic fabric Ample outdoor amenity space Ground floor retail
Affordable Housing	<ul style="list-style-type: none"> 26 multi-family units @ 50% and 80% MFI
Employment and Training Opportunities	<ul style="list-style-type: none"> First Source and CBE agreements
Environment and Sustainable Benefits	<ul style="list-style-type: none"> Extensive green roofs Improved stormwater management (onsite) LEED-Gold
Transportation Infrastructure	<ul style="list-style-type: none"> Alley widening TDM measures
Uses of Special Value to Neighborhood or District	<ul style="list-style-type: none"> Parking for Immaculate Conception Catholic Church (approx. \$750,000) 1,350 sf of church office space (approx. \$960,000) \$100,000 contribution for Shaw events and programs \$25,000 contribution to DPR for Kennedy Recreation Ctr. programming