

**Wisconsin Owner, LLC
(Urban Investment Partners)
4620-24 Wisconsin Avenue
ZC No. 16-26**

Tenleytown Neighbors Association

**Dennis Williams, Margaret Beveridge and
Judy Chesser**

9/24/2017

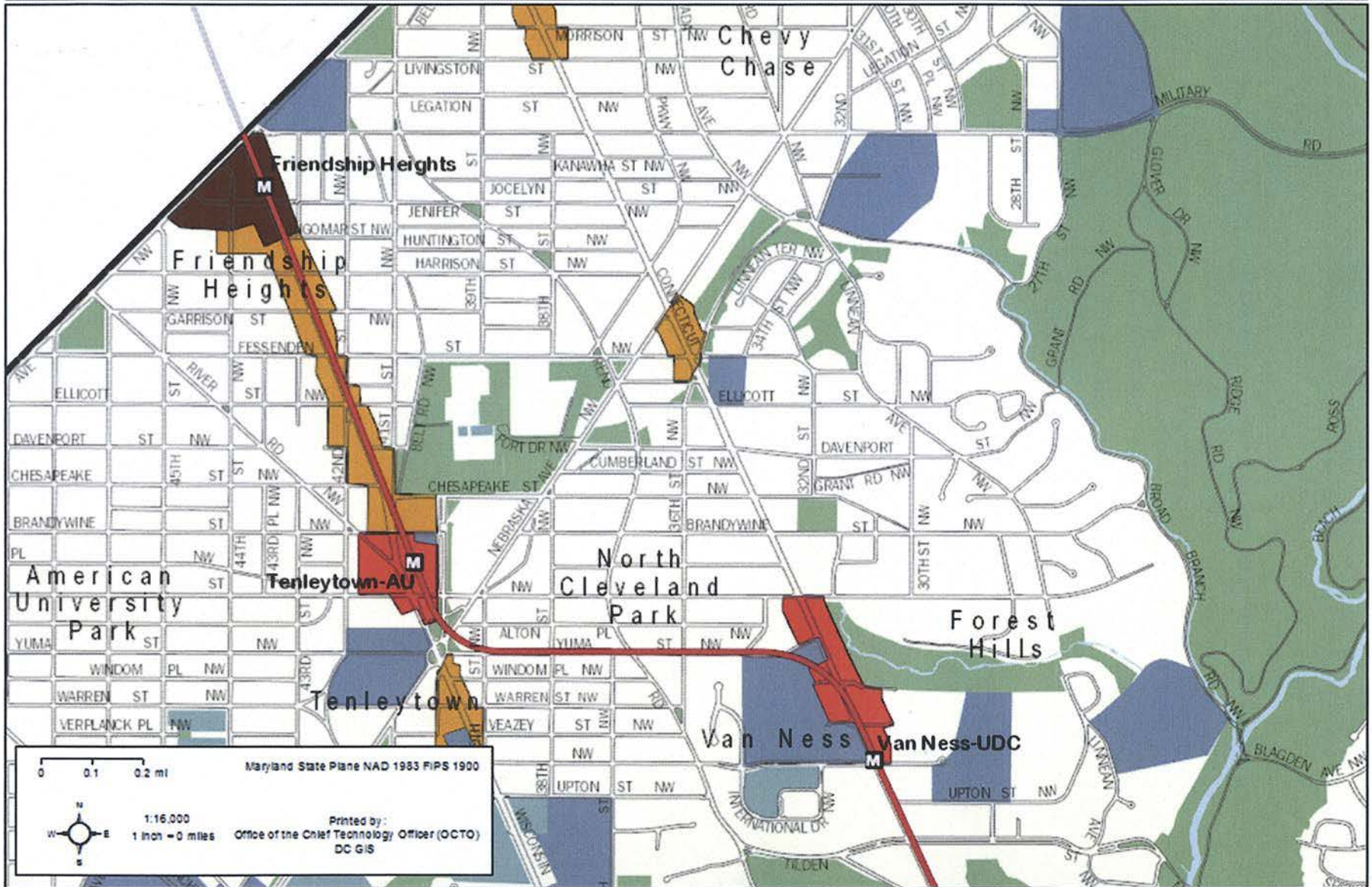
ZONING COMMISSION 1
District of Columbia
CASE NO.16-26
EXHIBIT NO.50

POSITION STATEMENT

- ▶ TNA SUPPORTS GROWTH ON WISCONSIN AVENUE.
- ▶ TNA OPPOSES THE EXCESSIVE HEIGHT AND DENSITY OF THE UIP PROPOSAL BECAUSE THEY THREATEN OUR NEARBY RESIDENTIAL NEIGHBORHOOD.
- ▶ IN GENERAL, TNA WOULD SUPPORT A MU-4/PUD BECAUSE IT BEST BALANCES THE COMPREHENSIVE PLAN'S TWIN GOALS OF GROWTH AND NEIGHBORHOOD CONSERVATION.



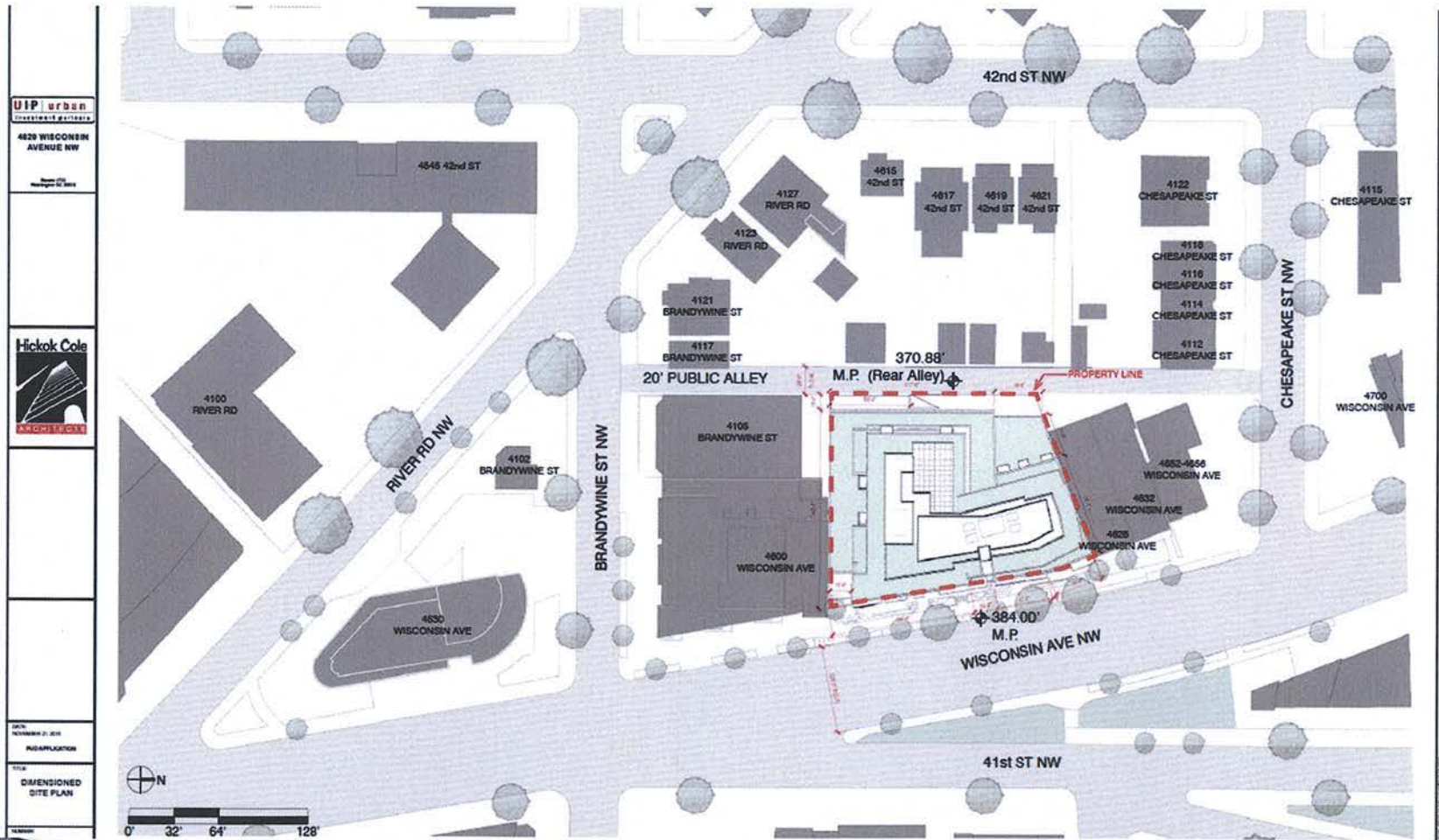
DC Comprehensive Plan Generalized Policy Map



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UIP Project and Our Neighborhood



Other side of Wisc Ave – small office buildings



Other side of Wisc Ave



Tour through the Alley starting at entrance from Brandywine – looking at “house side” of alley



Single family home next to alley, which is 20' wide



Back of same homes from alley



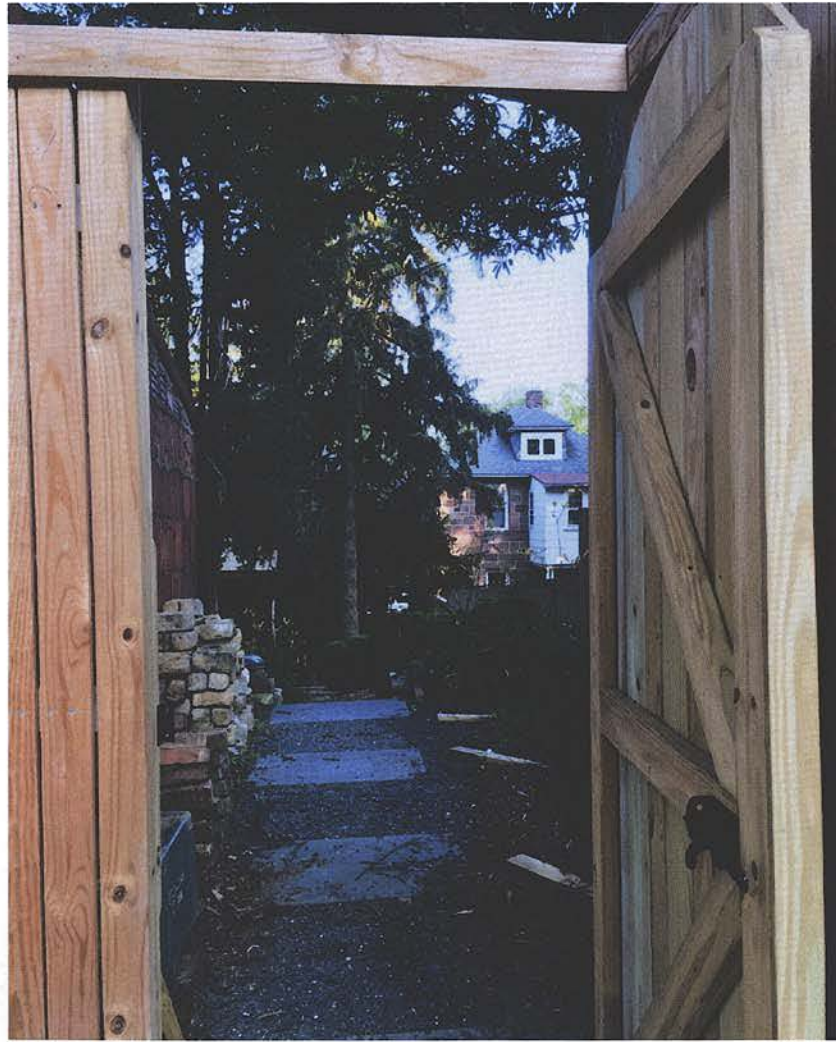
Backyard trees of those homes



Single family home on the alley



Gate off alley to backyard



Alley looking at back of homes on Chesapeake



Single family homes next to Alley exit/entrance on Chesapeake



The single family homes on Chesapeake next to alley are designated Historic



Corner of Chesapeake and 42nd Streets looking up hill to alley entrance



Home on corner of Chesapeake and 42nd Streets



Townhouses on River Rd and 42nd Street



Homes on 42nd near Chesapeake – UIP in background behind houses



Balancing Growth with Neighborhood Conservation

- ▶ UIP proposes a high-rise (8 stories), high density building located on Wisconsin Avenue between the Friendship Heights Metrorail Station and the Tenleytown-AU Metrorail Station.
- The UIP project would be inconsistent with key policies of the Comprehensive Plan. These policies seek to balance development on the Wisconsin Avenue Corridor with the conservation of nearby low-rise residential neighborhoods.

Neighborhood Conservation

Policy RCW -1.1.1: Neighborhood Conservation

Protect the low density, stable residential neighborhoods west of Rock Creek Park and recognize the contribution they make to the character, economy, and fiscal stability of the District of Columbia. Future development in both residential and commercial areas must be carefully managed to address infrastructure constraints and protect and enhance the existing scale, function, and character of these neighborhoods. 2308.2

Neighborhood Conservation (cont'd)

- The UIP 8-story, high-density building is out of scale and character with development on Wisconsin Avenue and nearby residential neighborhoods:
 - It is taller than all buildings within the Tenleytown–AU Metrorail Station Area as well as all nearby buildings to the north and south.
 - The building's location at one of the highest elevations in DC magnifies the impact of its massiveness by making it visible to low-lying homes for many blocks to the west.
 - From its perch on Wisconsin Avenue, it would cast a shadow on houses and buildings along 42nd St. and Chesapeake St. to the west and parts of Ft. Reno Park to the east.

Balancing Growth with Neighborhood Conservation

- **RCW-2.2 : Wisconsin Avenue Corridor**
 - *The scale and height of new development on the corridor should reflect the proximity to single family homes, as well as the avenue's intended function as the neighborhood's main street. This means an emphasis on low-to mid-rise mixed use buildings rather than high-rise towers...2312.6*

Wisconsin Avenue Corridor (cont'd)

- ▶ The UIP building is inconsistent with this general policy guidance because it is 8 stories, which the Comprehensive Plan defines as **“high-rise”**. (G-19)
 - **“Low-rise”** refers to a building that is three stories or less. (G-25)
 - **“Mid-rise”** refers to structures that are four to seven stories in height. (G-26)

Balancing Growth with Neighborhood Conservation

Policy RCW-2.2.5: Land Use Compatibility Along Wisconsin Avenue

- *Ensure that future development along Wisconsin Ave. is **physically compatible with... adjoining residential neighborhoods and is appropriately scaled**...Use a variety of means to improve the interface between commercial districts and residential uses, such as architectural design, the **stepping down of building heights** away from the avenue, landscaping and screening, and additional green space improvements. 2312.12*

UIP West View: No Transition to Neighborhood



UIP North View: No Step Down

UIP urban
CREATING BETTER PLACES

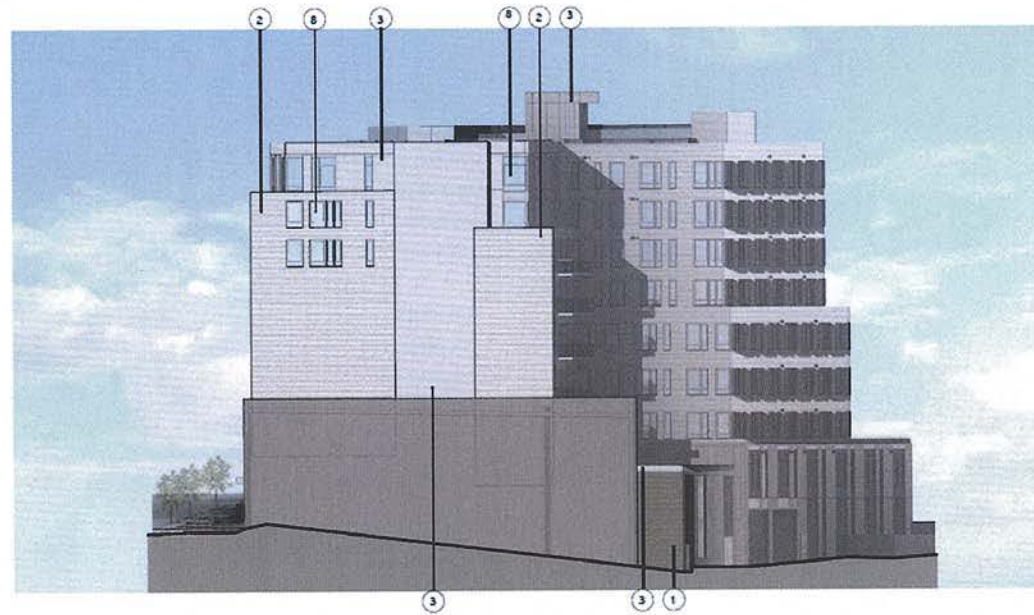
4020 WISCONSIN
AVENUE NW

North City
Washington, DC Area



MATERIALS

- 1 - FRENCH GRAY WIRECUT FACE BRICK
- 2 - BUFF WIRECUT FACE BRICK
- 3 - COMPOSITE METAL PANEL
- 4 - COMPOSITE METAL PROFILE
- 8 - ALUMINUM PUNCHED WINDOW SYSTEM
- 9 - ALUMINUM WINDOW WALL SYSTEM
- 10 - ALUMINUM STOREFRONT SYSTEM WITH TRANSPARENT RETAIL GLASS
- 14 - METAL PANEL REVEAL
- 15 - GUARDRAIL WITH PERFORATED METAL INFILL PANEL
- 19 - VEGETATED ROOF



NORTH ELEVATION



SCALE: 3/8" = 1'-0"
0' 32' 64' 128'

CITY: WASHINGTON, DC
PROJECT: SUPPLEMENTAL PROCEEDING SUBMISSION
DATE: BUILDING ELEVATION NORTH
SHEET: A-45

Land Use Compatibility (cont'd)

- ▶ The UIP project would be built on one of the highest hills in DC and on land that slopes down hill to the north (10 ft.) and west (12 ft.).
 - The building would not step down along Wisconsin Avenue to adjust to the change in elevation as current buildings do. **On the contrary**, it is two stories taller than Tenley View to the south and rises to 93 ft. at north end.
 - The west façade facing residential areas is 103 ft. high with a **set back of only 3 ft.** for top half of the structure, thus confronting residents with a monolithic wall.
 - UIP requests relief to allow **89.9% Lot Occupancy** leaving little space for transition to residential areas.

Height: UIP Measurements

Roof: one level plane across building at 472.4 feet above sea level.
Below are the sea level stats in parentheses and height of building for each corner of the proposed UIP Building.

ALLEY

(373)
99 Feet

(369)
103 Feet

Tenley
View



83 Feet
(389)

88 Feet 4 inches
measuring pt.

93 Feet
(379)

0

WISCONSIN AVENUE



Future Land Use Map

- ▶ The Comprehensive Plan makes clear that the Future Land Use Map (FLUM) is intended as a **general guide** to decision-making but **not the only source**. For example:
 - “The zoning of any given area should be guided by the Future Land Use Map, interpreted in conjunction with the text of the Comprehensive Plan, including citywide elements and area elements...”[226(d)].
 - “The designation of an area with a particular land use category does not necessarily mean that the most intense zoning district...is automatically permitted.” [226(e)].

FLUM (cont'd)

- ▶ The Zoning Commission changed the zoning of the area of the UIP project from C-3-A (now MU-7) to C-2-A (now MU-4) in 1988 (ZC Order 530).
 - In four days of public hearings, the ZC took testimony from the **Wisconsin Avenue Corridor Committee**, which represented 26 civic organizations and 7 ANCs; the ZC also received correspondence from the **Office of Planning**, 3 **DC City Council members**, civic organizations, **businesses and residents** (ZC Order 530, pp1-2).
- ▶ The relevant facts and general policy and planning direction have not substantially changed since that time.

FLUM (cont'd)

- According to UIP's Statement of Support, the FLUM "locates the Property in the Mixed Use Medium Density Residential/Moderate Density Commercial land use category."(p.2)
 - The Comprehensive Plan defines **Medium Density Residential** as 4–7 stories and **Moderate Density Commercial** 3–5 stories in height, yet UIP is requesting approval of an **8-story building**.
- The FLUM should be interpreted in the context of past zoning decisions, current area plans and other relevant elements of the Comprehensive Plan.

ZONING: HEIGHT AND DENSITY

- ▶ UIP is requesting approval of three major zoning changes affecting height and density:
 - A map amendment from MU-4 to MU-7
 - Planned Unit Development Incentives
 - Relief from Lot Occupancy Limits.

- ▶ Approval of these requests would have the following cumulative effects compared to matter-of-right (See Table 1):
 - Building would be 77% higher
 - Density (FAR) would be 91% greater
 - Lot Occupancy limits would expand by 50%

Table 1

	MU-4	MU-4	MU-7	MU-7	UIP
	MOR/IZ	PUD/IZ	MOR/IZ	PUD/IZ	Proposal
Height	50 feet	65 feet	65 feet	90 feet	88 feet
% Change		+ 30%	+30%	+ 80%	+77%
FAR	3.0	3.6	4.8	5.76	5.73
% Change		+20%	+60%	+92%	+91%
Lot Occupancy	60%	75%	75%	80%	89.9%
% Change		+ 25%	+25%	+33%	+50%

UIP Proposal is higher/more dense than nearby ZC Approved Projects

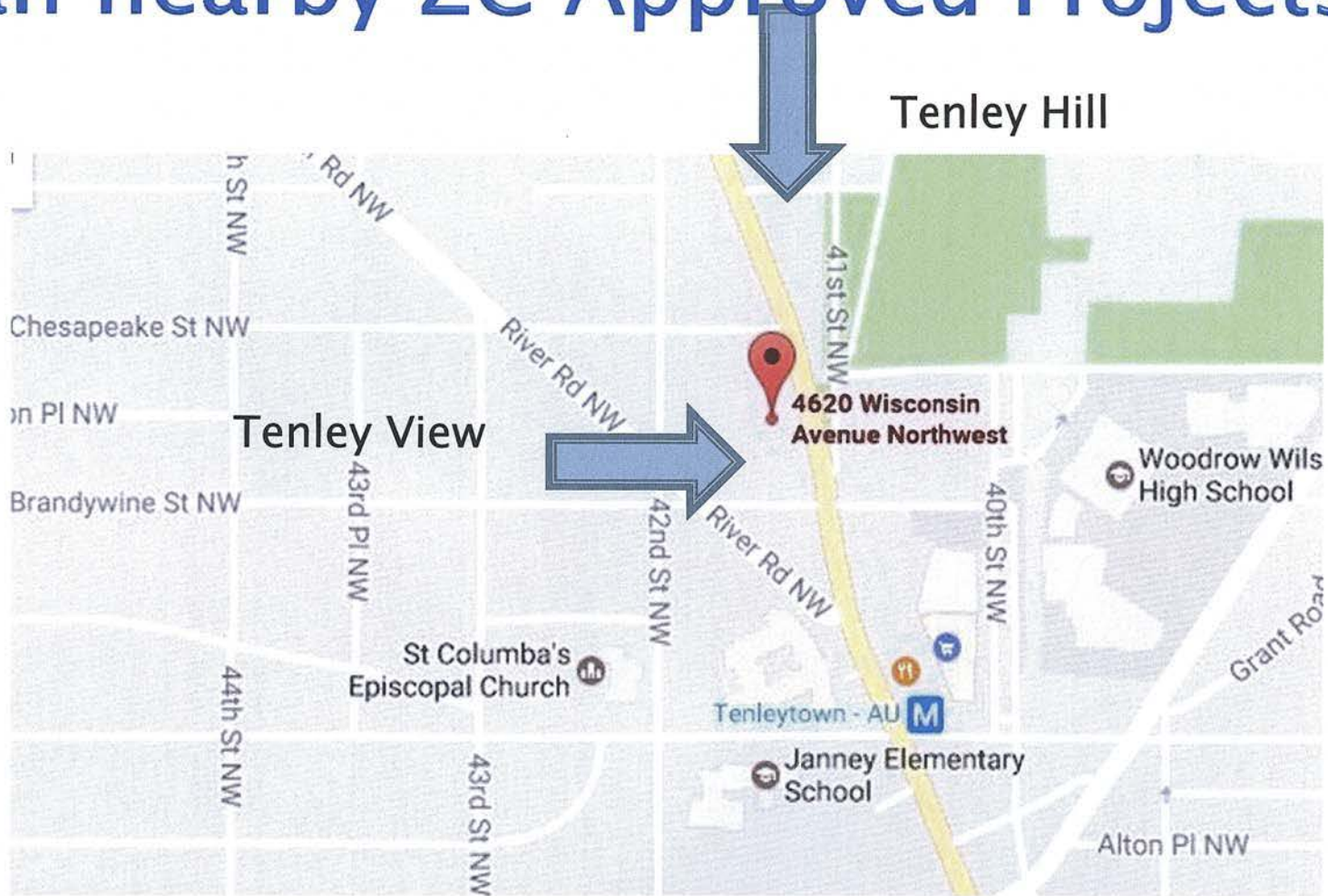


Table 2

	Tenley Hill	Tenley View	UIP Proposal
Height	65 feet	71 feet	88 feet
	6 stories	6 stories	8 stories
FAR	4.5	4.8	5.73
Zoning Commission Approval	1999	2013	Pending
Location	4725 Wisconsin	4600 Wisconsin	4620 Wisconsin

Table 3

	Tenley Hill	UIP Proposal	% Change
Land Area	22,630 sq. ft.	23,741 sq. ft.	+ 4.9 %
Gross Floor Area	101,800 sq. ft.	134,664 sq. ft.	+ 32.3 %
Height	65 ft..	88 ft.	+ 35.8 %
FAR	4.5	5.73	+ 27.3%
Residential Units	43 units: 1–3 bedrooms 5 townhouses: 3–4 bdrm	143 units: studio/1 bed. 3 units: 2 bedrooms	

- UIP project is comparable in land area to Tenley Hill but is higher (+36%) and more dense (+27%).
- UIP would offer predominately studio units; Tenley Hill offers multi-bedroom units and townhouses that transition to nearby low-rise, residential area.

How does UIP at 88ft (103ft at highest) compare to nearby development. This is Tenley Hill, 4725 Wisc Av. Height 65 ft. But Tenley Hill “steps down” to townhouses when near family homes.



PUBLIC BENEFITS

- ▶ UIP has the initial burden of proof to justify its application (304.2).
- ▶ The Zoning Commission must then find that the proposed development has merit and meets the standards of (304.4).
- ▶ At that point,“(t)he Zoning Commission...shall deny a PUD application if the proffered benefits do not justify the degree of development incentives (including any requested map amendment)...” (305.11).
- ▶ We believe that the public benefits offered by the Applicant are grossly inadequate when weighed against the dramatic scale of requested concessions.

▶ Requested Incentives are Extensive:

- A Map Amendment from MU-4 to MU-7.
- PUD Height and Density Incentives.
- Inclusionary Zoning Density Increases
- Relief from Lot Occupancy Limits

▶ Public Benefits are Grossly Inadequate:

- **Housing:** Priority on Studio units rather than larger, family oriented housing, a policy priority of the Comprehensive Plan.
- **Urban Design:** UIP claims “step downs” along Wisconsin Avenue to be consistent with changing grade and rear set-backs as transition to residential properties; **reality** is no step downs on Wisconsin Avenue and only 3 foot set-back at the rear of the building.

Public Benefits Grossly Inadequate (cont.d)

- **Special Value:** UIP cites as a “potential benefit” the renovation of the Chesapeake House, which is owned by the National Park Service. This claimed benefit is not warranted since there is no binding agreement or plan for its use and maintenance.
- **Limitations on Future Development:** A conditional promise to limit development to six stories on nearby land that UIP does not own is illusory.
- **Brandywine St. Closure & Park:** The benefit to the community of removing an “awkward” intersection is neutral at best; it only truly benefits UIP, the owner of the adjacent property at 4545 42nd Street N.W.

HOUSING FOR FAMILIES

- ▶ Comprehensive Plan (500.18–20):
 - Retaining and creating more housing units large enough for families and children is a critical issue.
 - Only 21 percent of DC households are comprised of families with children—well below 33% rate for region/nation.
 - Providing for families is important to the health of the city.
 - The availability of single-family and multi-bedroom housing units is correlated with retaining family households.

HOUSING (cont'd)

- ▶ UIP project would be inconsistent with the Comprehensive Plan's policy priority for multi-bedroom housing units that are large enough for children and families **and** more typical of the Tenleytown community.
 - 98% of the UIP project would be studio and one bedroom units suitable for a single, and likely, transient, demographic.
- ▶ **We urge the Zoning Commission to take note of this inconsistency in housing priorities as it evaluates UIP's requests for zoning relief.**

Conclusion

- ▶ **The Zoning Commission should deny UIP's requests for a Map Amendment and Relief from Lot Occupancy Limits as inconsistent with the Comprehensive Plan's policy of balancing growth with conservation of residential neighborhoods like ours.**
- ▶ **UIP seeks growth on Wisconsin Avenue Corridor far in excess of current zoning.**
- ▶ **The UIP Project has significantly greater height and density than nearby buildings in the Metrorail Station Area and those most recently approved by the Zoning Commission.**
- ▶ **The Zoning Commission in Order 530 already rejected MU-7 zoning north of Brandywine and should reject such an amendment here.**
- ▶ **The building exceeds the medium-density residential / moderate-density commercial designation on the Future Land Use Map.**
- ▶ **This project does not accommodate families, who are important to the health of the city and our neighborhood.**
- ▶ **WE THANK YOU FOR YOUR TIME AND CONSIDERATION.**