

Z.C. 17-11
(3200 Penn Ave PJV, LLC)

Zoning Map Amendment
(R-1-B to MU-4-A)
Square 5539 Lots 835 & 840

July 23, 2018

Comparison of MU-4-A Development Parameters

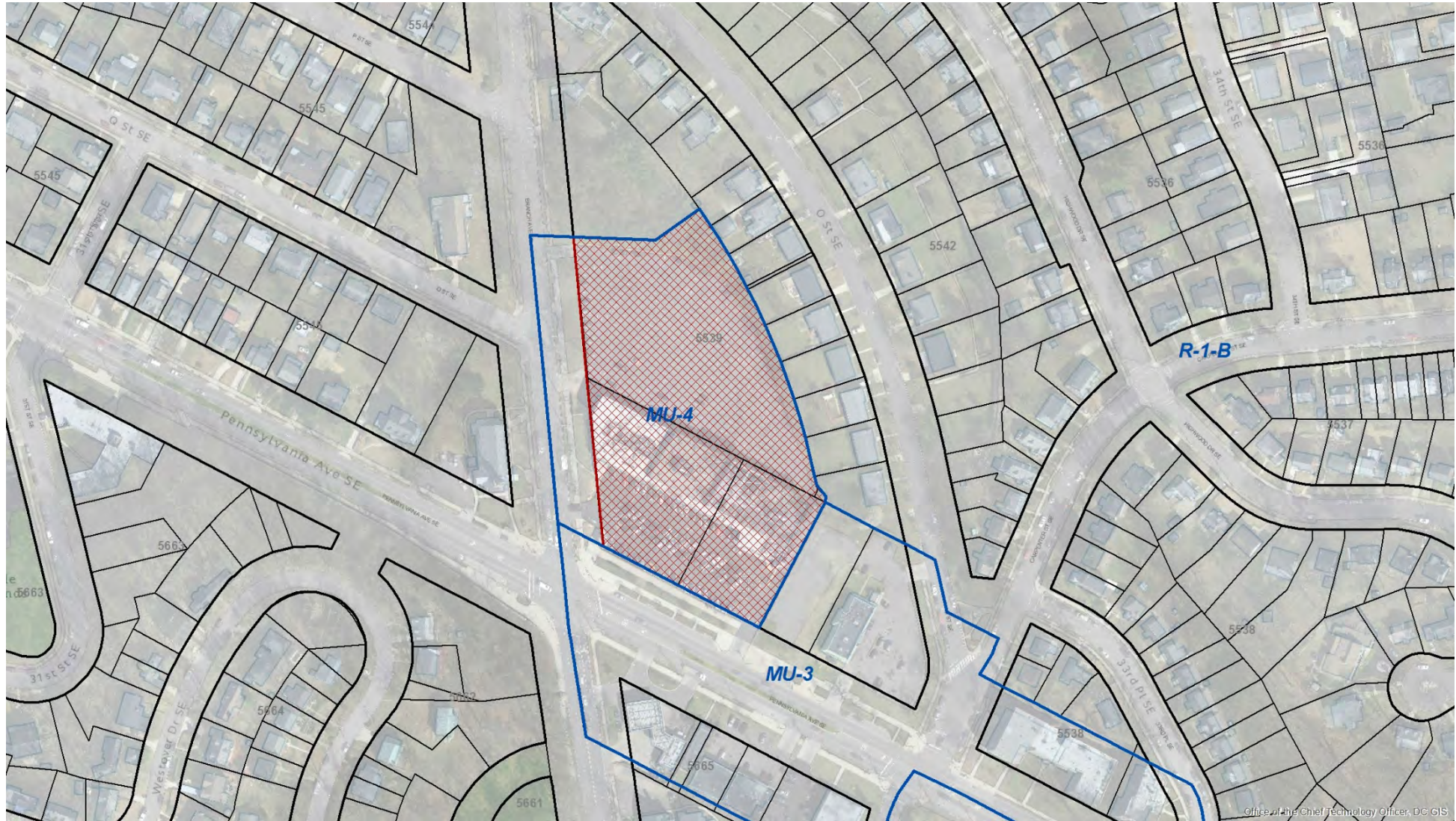
	R-1-B	MU-3	MU-4-A	MU-4-B (existing MU-4)
FAR	N/A	1.0 / 1.2 (IZ) (1.0 nonres)	2.0 / 2.4 (IZ) (1.5 nonres)	2.5 / 3.0 (IZ) (1.5 nonres)
Height	40 ft / 3 stories	40 ft / 3 stories	50 ft / 4 stories	50 ft
Lot Occupancy	40% 60% (school / place of worship)	60% res 100% nonres	60% res (75% IZ) 100% nonres Square 5539 Lots 835 & 840: 60% (all uses)	60% res (75% IZ) 100% nonres
Rear Yard	25 ft	20 ft	15 ft	15 ft
Side Yard	8 ft	8 ft (detached / semi-detached) N/A (all other)	8 ft (detached / semi-detached) N/A (all other)	8 ft (detached / semi-detached) N/A (all other)
Transition Setback	N/A	N/A	From any lot line directly abutting an R zoned property: 20 ft (first 6 ft landscape) 30 ft (above 40 feet / top of third story) 50 ft (no outdoor communal rec space) May be inclusive of side and/or rear yard	N/A

Application of MU-4-A Parameters on Revised Subject Property



Existing Zoning

Application of MU-4-A Parameters on Revised Subject Property



Original Proposal (Subject Property: Square 5539, Lots 835, 838, 839, 840)

Application of MU-4-A Parameters on Revised Subject Property



Revised Proposal (Revised Subject Property: Square 5539, Lots 835/840)

Application of MU-4-A Parameters on Revised Subject Property



Revised Subject Property: Square 5539, Lots 835/840)

Application of MU-4-A Parameters on Revised Subject Property



Transition Setback Requirements

Application of MU-4-A Parameters on Revised Subject Property



Subject Property Lot Occupancy (60% all uses)

Comparison of MU-4-A Development Parameters



Setback From Existing Residences

Comprehensive Plan Future Land Use Map

- Not inconsistent with the Mixed-Use: Low Density Commercial / Moderate Density Residential FLUM designation.
- MU-4-A corresponds to Low Density Commercial land use designation.
- MU-4-A zone is intended to:
 - Permit moderate-density mixed-use development.
 - Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core.
 - Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops.



Comprehensive Plan Generalized Policy Map

- Neighborhood Conservation Area (Revised Subject Property) – Map amendment will conserve and enhance established surrounding neighborhood in a manner that is compatible with the existing scale of the surrounding neighborhood through new transition setback requirements.
- The height, density, and uses permitted under the MU-4-A zone are consistent with the Subject Property's FLUM designation.



Citywide Elements

- Land Use Element

- **Policy LU-1.3 Transit-Oriented and Corridor Development** - While transit-oriented development is most commonly thought of as a strategy for Metrorail station areas, it is also applicable along premium transit corridors and the city's "Great Streets." Six "Great Streets" were named in 2005 as part of an integrated economic development, transportation, and urban design strategy. 10-A DCMR § 306.6.
- **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.
- **Policy LU-1.4.3: Zoning of Infill Sites** - Ensure that the zoning of vacant infill sites is compatible with the prevailing development pattern in surrounding neighborhoods. This is particularly important in single family and row house neighborhoods that are currently zoned for multi-family development. 10-A DCMR § 307.7
- **Policy LU-2.4.2: Hierarchy of Commercial Centers** - Maintain and reinforce a hierarchy of neighborhood, multi-neighborhood, regional, and main street commercial centers in the District. Activities in each type of center should reflect its intended role and market area, as defined in the Framework Element. Established centers should be expanded in areas where the existing range of goods and services is insufficient to meet community needs. 10-A DCMR § 312.6
- **Policy LU-2.4.5: Encouraging Nodal Development** - Discourage auto-oriented commercial "strip" development and instead encourage pedestrian-oriented "nodes" of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them. 10-A DCMR § 312.9

Citywide Elements

- Transportation Element

- **Policy T-1.2.3: Discouraging Auto-Oriented Uses** - Discourage certain uses, like “drive-through” businesses or stores with large surface parking lots, along key boulevards and pedestrian streets, and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break-up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas. 10-A DCMR § 404.8.
- **Action T-1.3.A: Regional Jobs/Housing Balance** - Continue the efforts to ensure that the concepts of infill, mixed-use and transit-oriented development are promoted at the regional level; to design transportation systems that connect District residents to local jobs; and to provide opportunities for non-resident workers to also live in DC. 10-A DCMR § 405.14

- 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

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-2.1.5: Infill and Renovation**: Support the continued growth of the office sector through infill and renovation within established commercial districts to more efficiently use available space while providing additional opportunities for new space. 10-A DCMR § 707.10,
- **Policy ED-2.2.6: Grocery Stores and Supermarkets**: Promote the development of new grocery stores and supermarkets, particularly in neighborhoods where residents currently travel long distances for food and other shopping services. Because such uses inherently require greater depth and lot area than is present in many commercial districts, adjustments to current zoning standards to accommodate these uses should be considered. 10-A DCMR § 708.10

- Urban Design Element

- **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
- **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.

Area Elements

- Subject Property located within the FAR NORTHEAST AND SOUTHEAST Area Element
 - **Policy FNS-1.1.1: Conservation of Low Density Neighborhoods** - Recognize the value and importance of Far Northeast and Southeast's stable single family neighborhoods to the character of the local community and to the entire District of Columbia. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and protect the existing low density land use pattern while allowing for infill development that is compatible with neighborhood character. 10-A DCMR § 1708.2.
 - **Policy FNS-1.1.2: Development of New Housing** - Encourage new housing for area residents on vacant lots and around Metro stations within the community, and on underutilized commercial sites along the area's major avenues. Strongly encourage the rehabilitation and renovation of existing housing in Far Northeast and Southeast, taking steps to ensure that the housing remains affordable for current and future residents. 10-A DCMR § 1708.3.
 - **Policy FNS-1.1.3: Directing Growth** - Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, at the Skyland Shopping Center, and along the Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE "Great Streets" corridors. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places. 10-A DCMR § 1708.4.
 - **Policy FNS-1.1.4: Retail Development** - Support the revitalization of the neighborhood commercial areas listed in Policy FNS-1.1.3 with new businesses and activities that provide needed retail services to the adjacent neighborhoods and that are compatible with surrounding land uses. 10-A DCMR § 1708.5.

Area Elements

- Subject Property located within the FAR NORTHEAST AND SOUTHEAST Area Element
- Policies related to the PENNSYLVANIA AVENUE SOUTHEAST CORRIDOR Policy Focus Area:
 - Policy FNS-2.6.1: Pennsylvania Avenue “Great Street” - Plan the Pennsylvania Avenue SE corridor in a manner that reduces traffic impacts on adjacent neighborhoods, improves its role as a Far Northeast and Southeast commercial center, and restores its ceremonial importance as a principal gateway to the nation’s capital. 10-A DCMR § 1716.3.
 - Policy FNS-2.6.2: Neighborhood Shopping Improvements - Promote a wider variety and better mix of neighborhood-serving retail shops at the shopping centers at Pennsylvania and Alabama Avenues, and Pennsylvania and Branch Avenues. 10A DCMR § 1716.4.

Pennsylvania Avenue Small Area Plan

- Relationship to Surrounding Development
 - Connectivity between land uses: The predominant land use throughout this sub area is residential. A change from the existing zoning to moderate density at key nodes will allow for a mix of uses needed to support the desired retail of the community.
 - Transition between land uses: New development should physically step down towards existing residential uses, particularly to the side and rear, and provide a buffer of trees and other plantings.
- It is important that any construction on the property respect the adjoining residential neighborhood. For example, the conceptual plan...portrays the bulk of the buildings located along the street edges, with terraces transitioning down towards the single family homes abutting the rear end of the Penn Branch Shopping Center site.



Figure 4.57: Plan - Penn Branch Shopping Center



Figure 4.58: View, Penn Branch Shopping Center

Conclusion

- Map amendment is not inconsistent with the Comprehensive Plan
 - Will bring zoning of the Subject Property more into conformance with the FLUM
- Implement/address the recommendations of the Pennsylvania Avenue SE Corridor Small Area Plan:
 - Takes advantage of the best opportunity for new retail.
 - Provides design flexibility that will increase the likelihood of redevelopment that attracts the types of tenants desired by the community.
- Facilitate development that will help achieve the goals of the Pennsylvania Avenue SE Corridor Small Area Plan:
 - Unify and transform Pennsylvania Avenue, SE into a world-class boulevard.
 - Create opportunities for mixed-use development, including enhanced retail amenities and affordable housing.

Conclusion

- Will further the public health, safety, and general welfare of the District:
 - Facilitate more productive use of a site that will contribute to the revitalization of Pennsylvania Avenue, SE, a designated “Great Street,” and neighborhoods located east of the river.
 - Promote efficient use of high-value land in a manner that substantially improves existing site conditions, thereby enhancing the quality of the entire community
 - Facilitate new mix of uses at a scale that is compatible with surrounding development.
 - Relate to adjacent uses by establishing transition setbacks that will require new development to step down towards abutting low density residential properties
 - Provide new short- and long-term jobs.
 - Provide new tax revenue for District government.