

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: March 4, 2019

SUBJECT: ZC Case 18-19 – Public Hearing Report for a:

- Proposed Zoning Map Amendment – Remap properties on Howard Road, SE to the Northern Howard Road (NHR) Zone; and
- Accompanying Text Amendment to NHR zone (Subtitle K, Chapter 10).

I. RECOMMENDATION

The applicant requests a map amendment to the Northern Howard Road (NHR) zone, a zone proposed by the Office of Planning (OP) in ZC Case 18-18. The geographic location of the lots subject to this petition are within the area contemplated for the NHR zone, and as demonstrated in OP’s setdown report for that case (ZC #18-18, Exhibit 2), the Comprehensive Plan supports high-density mixed-use development in this location, which the NHR zone would permit.

The Office of Planning therefore recommends that the Zoning Commission approve the following:

- The remapping petition subject to the adoption of the accompanying text; and
- Accompanying zoning text, in order to ensure that benefits proposed by a PUD on this site would still be realized, even if the PUD is not constructed.

II. APPLICATION INFORMATION

Applicant	Poplar Point RBBR, LLC
Ward and ANC	8, 8A and 8C
Legal Description	Square 5860, Lots 97, 1025-1031, 1036 and 1037 Square 5861, Lots 89 and 991
Total Area	348,737 sf (8.0 acres)
Existing Zone	MU-14 (high density waterfront zone)
Proposed Zone	NHR (high density mixed use)

III. COMPREHENSIVE PLAN

In ZC #18-18, OP proposes the creation of the new NHR (Northern Howard Road) zone, which would permit high-density mixed-use development within an area along the northernmost stretch of Howard Road, SE, which is adjacent to Poplar Point and between Suitland Parkway and the Anacostia Freeway / I-295.

The Comprehensive Plan supports high density development in this area with a number of written policies, as well as a Future Land Use Map designation of high density residential, high density commercial and institutional uses and a General Policy map designation as a Land Use Change Area (Appendix A). The same policies that support the text amendment also support this map amendment petition. A full Comprehensive Plan analysis is provided in the OP setdown report for case ZC 18-18, Exhibit 2, refer to pp. 4 – 13.

IV. ZONING

By applying the NHR zone to the property, the owners would be permitted additional height and density when compared to the existing MU-14 zone, but would be subject to design review and approval by the Zoning Commission. The NHR zone also requires an enhanced IZ contribution and a commitment to LEED Gold and renewable energy, and provides design standards for building facades on designated streets. The table below compares the MU-14 and NHR zones.

Item	Existing Zone MU-14 (formerly W-3)	Proposed Zone NHR
FAR	7.2 (w/ IZ) 5.0 max non-res	9.0 6.5 max non-res.
Height	100' (w/ IZ)	130' max.
Penthouse Height	20' 1 story + mezz. 2 nd story for mech.	20' 1 story + mezz. 2 nd story for mech.
Lot Occupancy	80% (w/ IZ)	No maximum
Rear Yard	12'	2.5" / ft. of height, 12' min.; OR court-in-lieu
Side Yard	None required 8' minimum if provided	None required 5' minimum if provided
GAR	0.3	0.2
IZ	10% for wood-frame construction 8% for steel and concrete	10% minimum for all construction, plus requirements for 3BR units
Permitted Uses	MU Use Group C	MU Use Group F

Most of the property proposed for remapping was approved for a first stage PUD (ZC #16-29). That PUD included a number of public benefits, and in order to ensure that future development on this site achieves some of the benefits of the PUD, even if the PUD is not constructed, OP proposes the NHR zone be amended to include the following new section. The text was setdown with the map amendment.

1011 DEVELOPMENT ON LOTS 97, 1025-1031, 1036-1037 IN SQUARE 5860 AND ON LOT 91 IN SQUARE 5861

1011.1 Any new building constructed on Lots 97, 1025-1031, 1036-1037 in Square 5860 and on Lot 91 in Square 5861, shall comply with the following provisions. If any of the following are found to be in conflict with other provisions of this chapter, the provisions of this subsection shall govern.

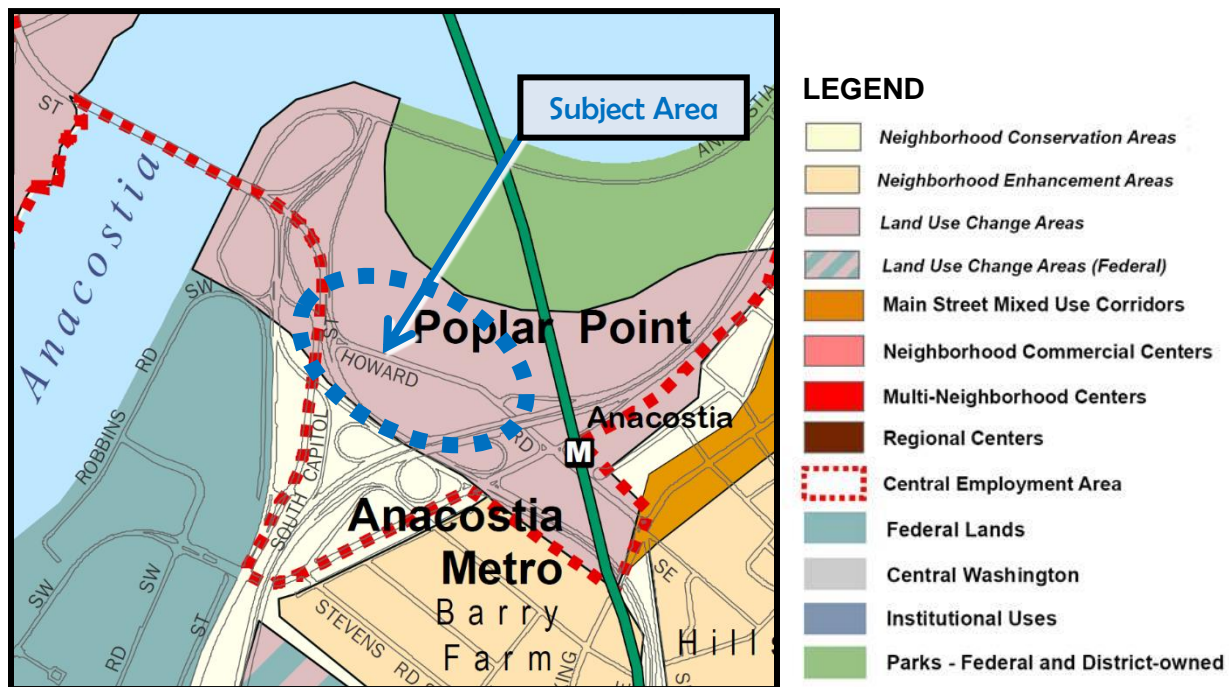
- (a) Rooftop solar panels shall be constructed on each building to generate 178 kwh per 1,000 gross square feet of building area;**
- (b) All inclusionary units set aside at fifty percent (50%) of the MFI shall be three-bedroom units;**
- (c) One-third (1/3) of all inclusionary units set aside at sixty percent (60%) of the MFI shall be three-bedroom units;**
- (d) Each building shall provide a stormwater capacity to withstand a 1.7 inch stormwater event; and**
- (e) No building shall be constructed within the 500-year flood plain.**

OP discussed the accompanying text with the applicant at the time of setdown and they had no objections. They continue to be in agreement with the text amendment.

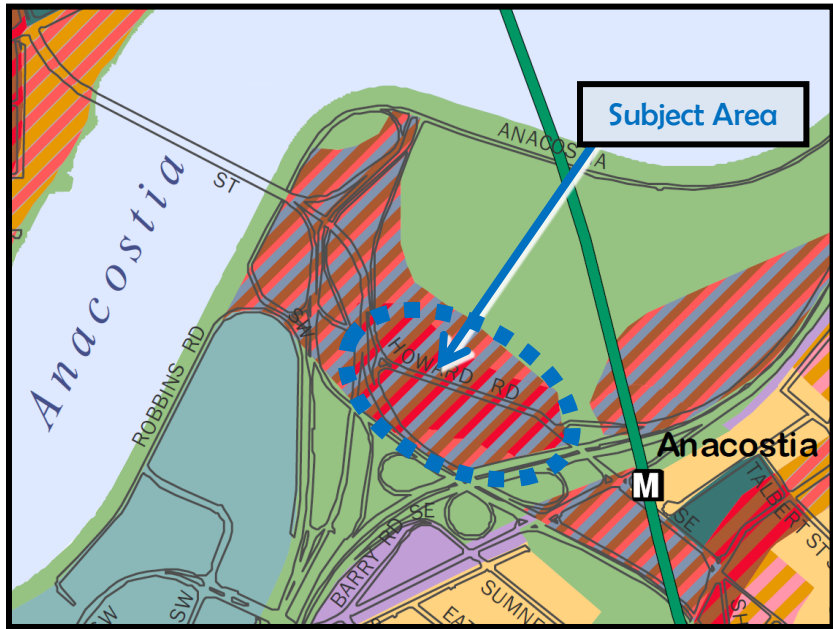
APPENDIX A - COMPREHENSIVE PLAN MAPS

The Comprehensive Plan’s Generalized Policy Map describes the subject area as a Land Use Change Area. Land Use Change Areas are anticipated to become “high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods (Comprehensive Plan, § 223.12). In Land Use Change Areas the expected mix of uses is shown on the Future Land Use Map. The Policy Map also shows that the subject site is within the Central Employment Area, which is defined as:

...the business and retail heart of the District and the metropolitan area. It has the widest variety of commercial uses, including but not limited to major government and corporate offices; retail, cultural, and entertainment uses; and hotels, restaurants, and other hospitality uses. The Central Employment Area draws patrons, workers, and visitors from across the region. The Comprehensive Plan’s Land Use and Economic Development Elements, and the Central Washington Area Element and Anacostia Waterfront Element provide additional guidance, policies and actions related to the Central Employment Area. (Comprehensive Plan § 223.21)



The Future Land Use Map (FLUM) indicates that the area along Howard Road is appropriate for high density residential, high density commercial and institutional uses. The definitions of these use categories, as described in the Comprehensive Plan, can be found in Attachment 2. The proposed zoning language would not be inconsistent with these designations.



LEGEND

Residential Land Use Categories

- Low Density
- Moderate Density
- Medium Density
- High Density

Commercial Land Use Categories

- Low Density
- Moderate Density
- Medium Density
- High Density
- Production, Dist. and Repair

Public and Institutional Land Use Categories

- Federal
- Local Public Facilities
- Institutional
- Parks, Rec. and Open Space