



Good afternoon Chair Hood and members of the Zoning Commission. Jonathan Kirschenbaum with the Office of Planning for case 19-30.

The Office of Planning recommends set down of this two-fold petition for an areawide map amendment in ANC 5D. The petition is to rezone approximately 13.5 acres from RA-2 to RF-4 and to rezone approximately 4.3 acres from MU-4 to MU-5A.

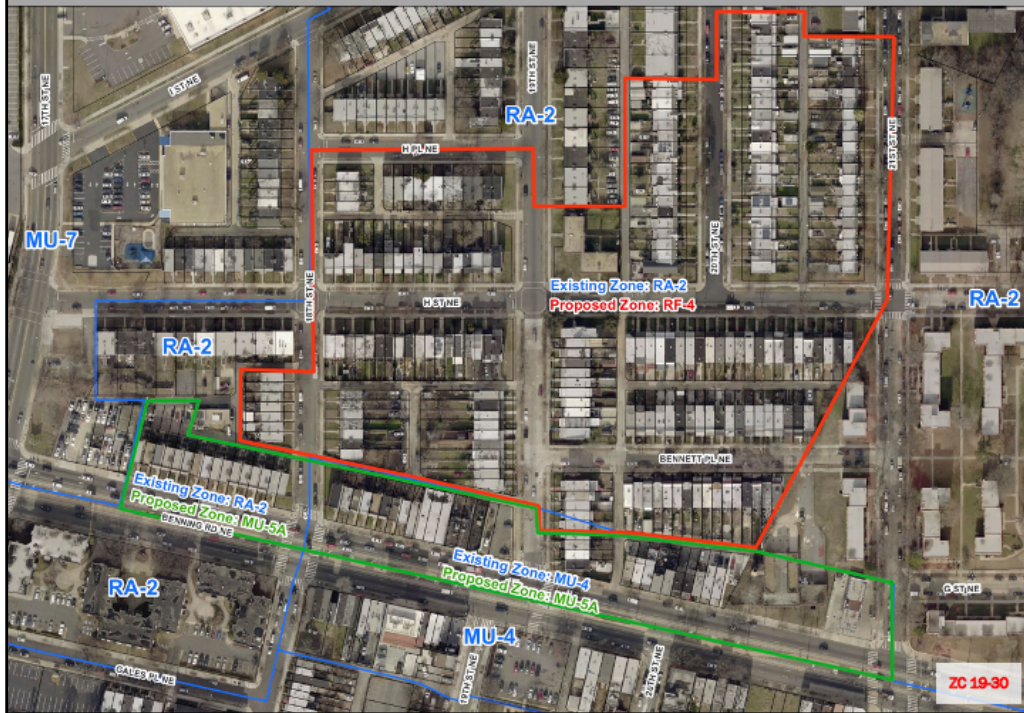
Should the Commission set down these map amendments, the proposed RF-4 zone would take effect instead of the RA-2 zone, while the existing MU-4 zone would continue to be in effect.



This slide shows the proposed boundaries of the map amendments.

The area outlined in red is the proposed RF-4 map amendment area, which is located just north of Benning Road.

The area outlined in green is the proposed MU-5A map amendment area, which is located along the northern side of Benning Road, a wide mixed-use corridor with the streetcar running down its median.



This slide shows the existing zoning in blue around the proposed RF-4 zone and the proposed MU-5A zone.



The proposed RF-4 area has a predominate building typology of two-story row houses built between the mid-1920s and the mid-1940s. Most of these properties are single-family houses or flats despite being an RA-2 zone.



Many squares in the proposed RF-4 area have cohesive sets of row houses that were planned by a single developer and built to the same height with uniform front setbacks and rear yards.

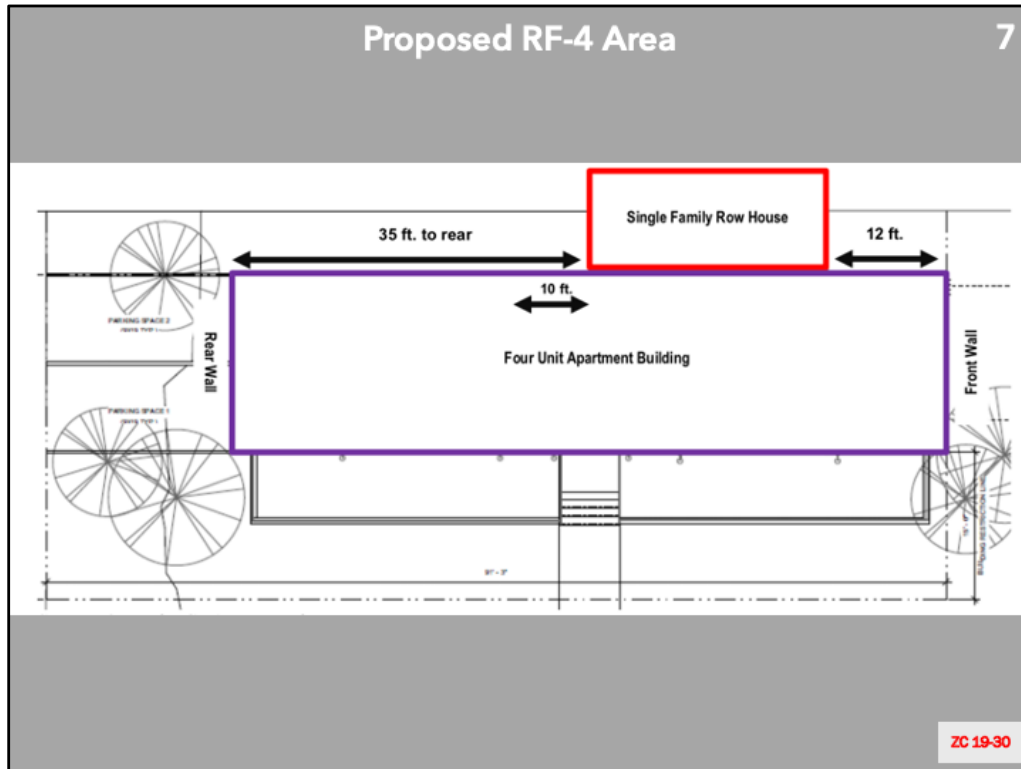


ZC 19-30

However, the RF-4 area has started to see the redevelopment and enlargement of several existing single-family homes and flats into apartment houses.

These apartment houses are three- and four-stories in height, and they are attached to the end of cohesive rows of two-story single-family houses or flats. And as you can see in this slide they are larger in scale compared to the predominate building typology.

What does this example look like on a site plan?



The new apartment house is outlined in purple and the single-family row house next door is outlined in red. The new apartment house was allowed to go 12 ft. forward to its front property line because the RA zones do not have front setback requirements and the apartment house was allowed to extend 35 ft. back in the rear because the RA zones do not limit rear wall extensions to no more than 10 feet beyond the farthest rear wall of an adjoining residential building.

The map amendment to RF-4 would reflect the existing row house development pattern original to this area. It would limit the reduction of front setbacks, limit the reduction of rear yards, and limit the addition of multiple new floors, as reflected in recent apartment house construction.

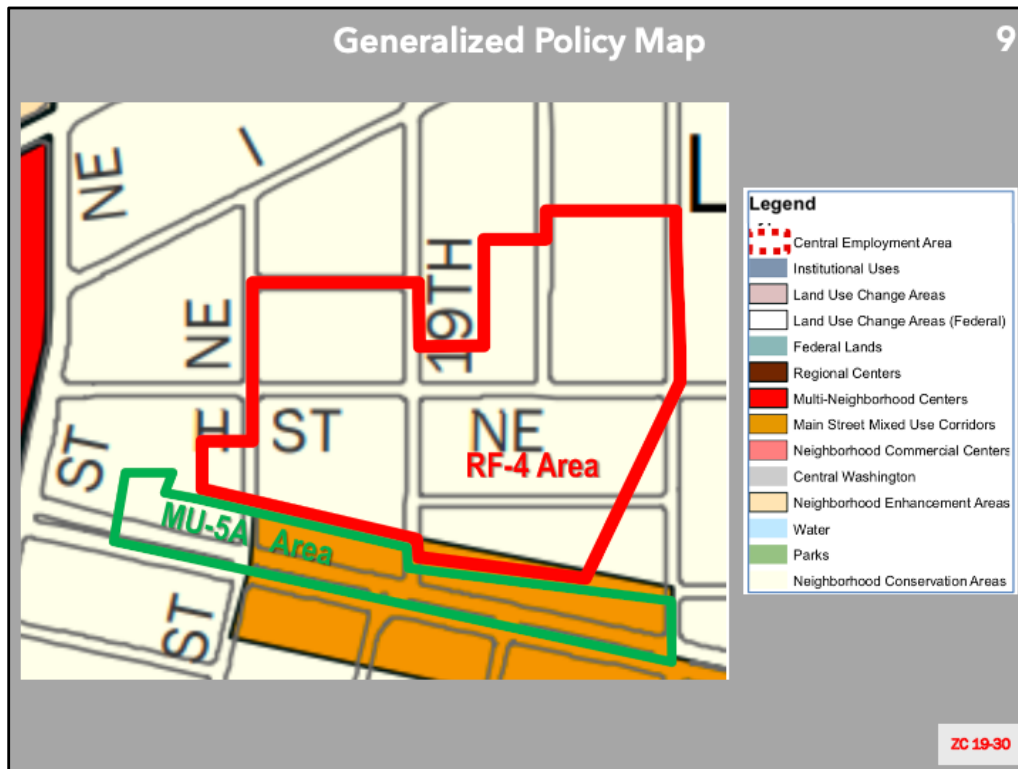


The proposed MU-5A map amendment area is located along Benning Road, a wide mixed-use corridor with a variety of uses, including residential row buildings, mixed-use buildings, and stand-alone retail uses. Benning Road is well-served by mass transportation including the H Street streetcar and multiple bus lines.

The MU-5A map amendment would encourage redevelopment of this area, by allowing additional density for new market rate and affordable housing and new commercial opportunities for residents. This is likely to happen more quickly as MU-5A is a more “developable” zone than MU-4. The applicant also believes that increasing density would more likely trigger inclusionary zoning and increase the supply of affordable housing.

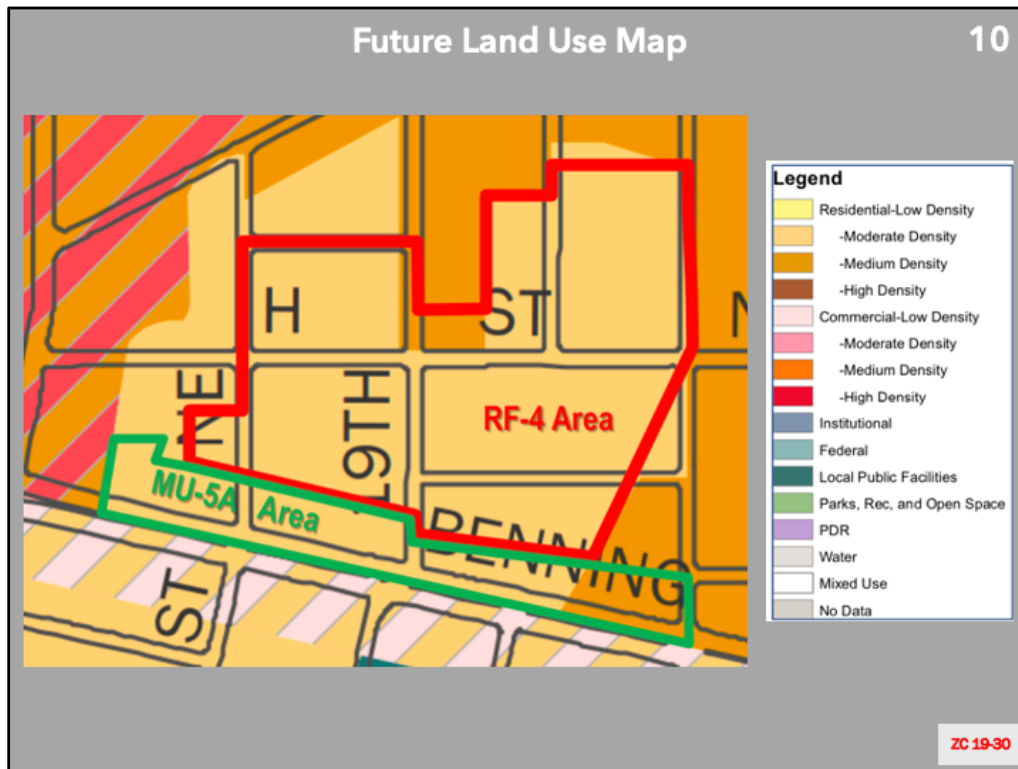
The two map amendment proposals would shift some of the potential density from the row house area of the RF-4 zone to the mixed-use corridor of the proposed MU-5A zone. Our analysis indicates that any minimal loss of dwelling units in the RF-4 area should be offset by an increase in potential dwelling units in the MU-5A area.





The Generalized Policy Map indicates that the area of the RF-4 map amendment is located within a Neighborhood Conservation Area. The proposed map amendment from RA-2 to RF-4 would be not inconsistent with this designation, which anticipates retention of residential uses and the established neighborhood character.

For the area of the MU-5A map amendment, the Generalized Policy Map indicates that the majority of the area is designated Main Street Mixed Use Corridors with a small portion designated Neighborhood Conservation Areas. The proposed map amendment from MU-4 to MU-5A would not be inconsistent with these designations, as the map amendment would maintain the mixed-use nature of the corridor and would continue to support neighborhood commercial uses along a transit rich corridor.



The proposal to rezone from RA-2 to RF-4 would be not inconsistent with the Comprehensive Plan, including the Future Land Use Map (FLUM) which designated this area for moderate density residential development.

The area of the proposal to rezone from MU-4 to MU-5A is also predominantly designated for moderate density residential development on the FLUM, a designation which does not reflect the long-term, existing development patterns of the area.

Neither the MU-4 nor MU-5A zones would typically be considered consistent with this designation in isolation. However, OP concurs with the ANC that, in this particular instance, the MU-5A zone could be considered to be not inconsistent with the Comprehensive Plan as a whole, given the existing land use patterns, the Generalized Policy Map designation, the policies and actions of the written elements, the specific direction contained within the Upper Northeast Area Element, and the direction found within approved small area plans.

It should be stated that as part of the Comprehensive Plan update process, the ANC requested a FLUM amendment for the area in question to medium density residential/moderate density commercial, a designation that the proposed MU-5A zone would be consistent with.

It is also important that the two map amendments proceed and be evaluated together, as each helps to make the case for the other's consistency with planning objectives for the neighborhood and for the District of Columbia. Proceeding in this manner also helps ensure that the proposal would further the Mayor's vision for the creation of 36,000 new housing units by 2025, including 12,000 affordable housing units.



This concludes my presentation for Zoning Commission case 19-30. Please let me know if you have any questions.