

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Brandice Elliott, Development Review Specialist
JL for Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: October 13, 2020

SUBJECT: ZC Case 20-13 – Public Hearing Report for a Proposed Text Amendment to Amendment to the Zoning Regulations: Subtitle K, Sections 241 and 242, Regarding Office Use in the SEFC-3 Zone.

I. BACKGROUND

At its July 27, 2020 public meeting, the Zoning Commission set down for a public hearing text amendment case 20-13, which would allow office use in the SEFC-3 zone. These text amendments are intended to make the allowable uses for Parcel Q consistent with recently approved amendments to the Yards Land Use Plan.

II. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission **approve** the following text amendments to Title 11 DCRA. The proposal would not be inconsistent with the Comprehensive Plan.

Proposed new text is shown in **bold and underlined**; struck text is shown in ~~strikethrough~~.

Amend Subtitle K § 238.3 as follows:

238.3 Notwithstanding Subtitle K § 238.1, the following buildings, structures, and uses are permitted only if reviewed and approved by the Zoning Commission, in accordance with the standards specified in Subtitle K § 241 and procedures specified in Subtitle K § 242: ...

- (i) Education, college/university; ~~and~~
- (j) Daytime care; ~~and~~
- (k) Within the SEFC-3 zone only, office uses, including chanceries.**

III. CHANGES TO THE APPLICATION SINCE SET-DOWN

There have been no changes to the application since it was set down by the Zoning Commission.

IV. ANALYSIS

A complete analysis of the proposal was provided in the OP Setdown report of July 17, 2020 (Exhibit 9). In summary:

- The proposed text amendment would permit office uses and chanceries in the SEFC-3 zone, consistent with the existing permissions for the SEFC-1 zone. Parcel Q is the only parcel that is zoned SEFC-3 and would be the only parcel affected by the proposed changes to the text.
- The applicant intends to swap uses between Parcel H and Q, allowing only residential uses on Parcel H and office uses on Parcel Q, consistent with the 2020 Yards Land Use Plan. Residential uses are already permitted on Parcel H.
- The land use swap between Parcels H and Q would not result in significant gains or losses in the amount of residential or office use in the overall Land Use Plan.
- Residential uses would be introduced to the west side of the Yards, and the proposed text amendment would introduce office uses to the east side of the Yards, promoting a better mix of uses throughout the SEFC area to facilitate day- and nighttime uses throughout the site.

V. PLANNING CONTEXT

COMPREHENSIVE PLAN

As fully discussed in the OP Setdown report of July 17, 2020 (Exhibit 9), the proposed text amendment would further Comprehensive Plan policy objectives, particularly with respect to policies within the Land Use, Housing, Economic Development, and Urban Design Citywide Elements and the Lower Anacostia Waterfront-Near Southwest Area Element (Policies LU-1.2.8, Large Sites and the Waterfront; H-1.1.2, Production Incentives; H-1.1.4, Mixed Use Development; ED-2.1.1, Office Growth; UD-1.1.4, Height Act of 1910; UD-1.3.1, DC as a Waterfront City; UD-1.3.3, Excellence in Waterfront Design; UD-1.3.6, “Activating” Waterfront Spaces; UD-1.3.7, Neighborhood Connectivity; and AW-1.1.3, Waterfront Area Commercial Development).

The proposed text amendment also would be not inconsistent with the Comprehensive Plan Future Land Use Map and Generalized Policy Map.

VI. AGENCY COMMENTS

OP has received no comments from other District agencies.

VII. ANC COMMENTS

As of the date of this report, comments from ANC 6D had not been filed to the record.

VIII. COMMUNITY COMMENTS

As of the date of this report, comments from the community had not been filed to the record.

Attachment 1 – Map showing Parcels H and Q

