

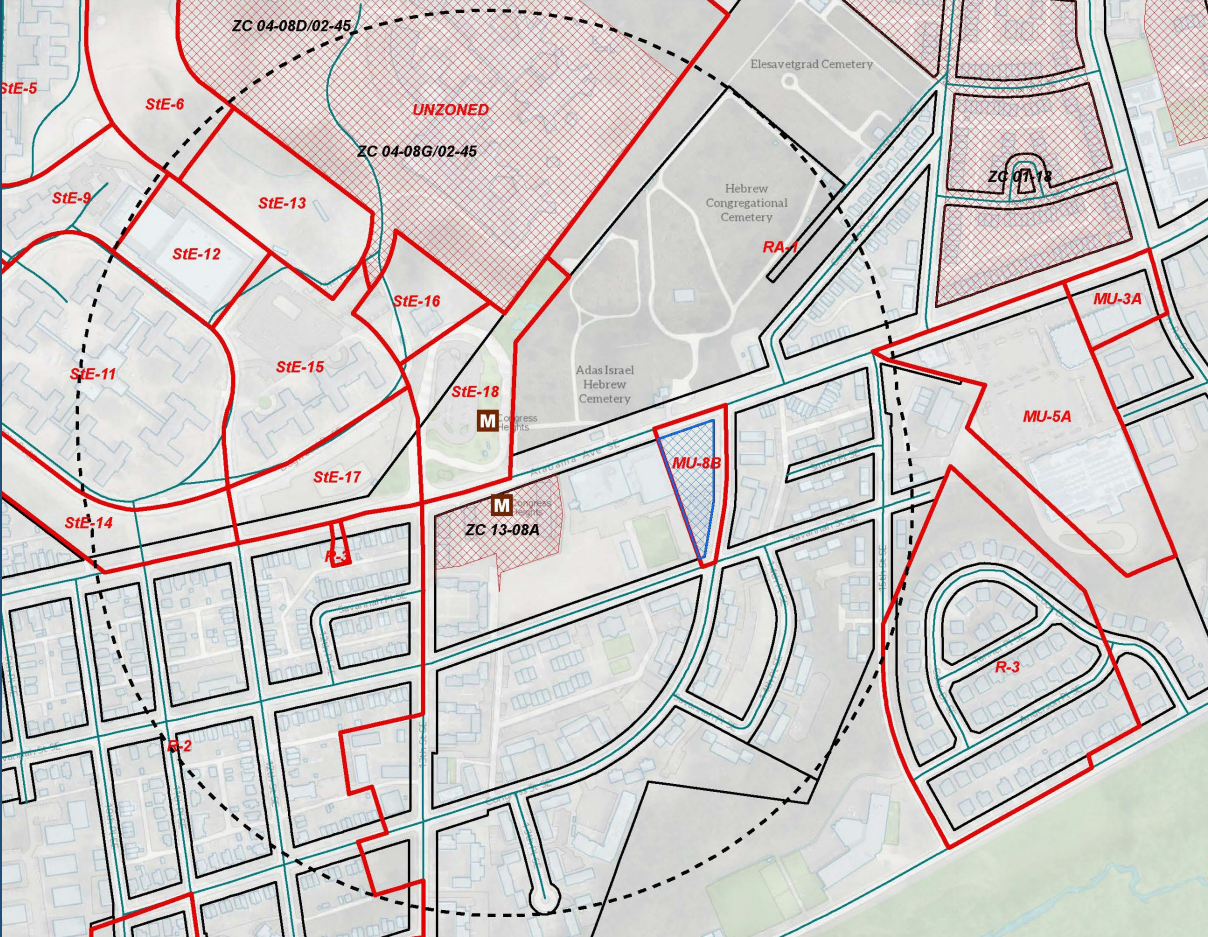
# Z.C. 21-17: Congress Park Community Partners, LLC

Zoning Map Amendment

RA-1 to MU-8B

February 14, 2022

# EXISTING & PROPOSED ZONING



## STANDARD OF REVIEW

- Comprehensive Plan
- Other Adopted Policies and Programs
- Zoning Act

# COMPARISON OF EXISTING AND PROPOSED ZONING

	Existing RA-1	Proposed MU-8B
<b>Purpose</b>	Predominantly developed w/ with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.	Permit medium-density mixed-use development with a focus on employment and residential use. Located in or near [CEA], on arterial streets, in uptown and regional centers, and at rapid transit stops.
<b>Uses</b>	RA uses in Sub. U, Ch. 4	Sub. U, Ch. 5 (MU Use Group F)
<b>Density (FAR)</b>	0.9 (1.08 w/ IZ)	5.0; 6.0 w/ IZ; 4.0 (non-residential max.)
<b>Height</b>	40 ft. (3 stories)	70 ft.
<b>Penthouse Height</b>	12 ft.	20 ft.
<b>Lot Occupancy</b>	40%	N/A
<b>Rear Yard</b>	20 ft. min.	2.5 in. / ft. (12 ft. min.)
<b>Side Yard</b>	3" / 1 ft. (8 ft. min.)	None required; 5 ft. min. if provided
<b>Green Area Ratio</b>	0.4	0.25 min.

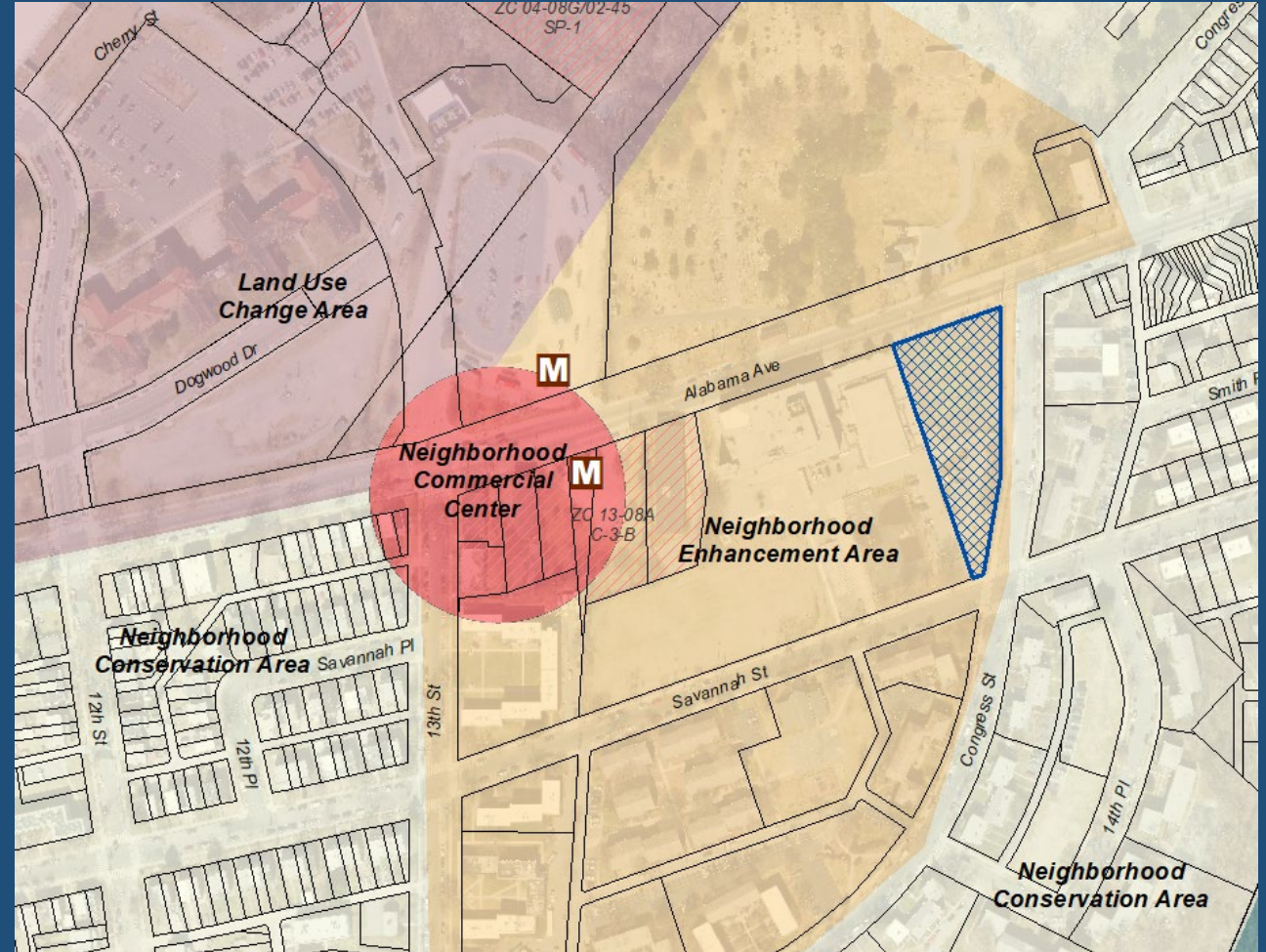
# EQUITY AND THE COMPREHENSIVE PLAN

- The District seeks to create and support an equitable and inclusive city. Like resilience, **equity is both an outcome and a process**. Equity exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. Equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. 10A DCMR 213.6.
  - **As a process**, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color. 10A DCMR 213.9
  - **As an outcome**, the District achieves racial equity when race no longer determines one's socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts. 10A DCMR 213.9
- Zoning Commission shall “evaluate all actions through a racial equity lens **as part of its Comprehensive Plan consistency analysis**.” 10A DCMR 2501.8

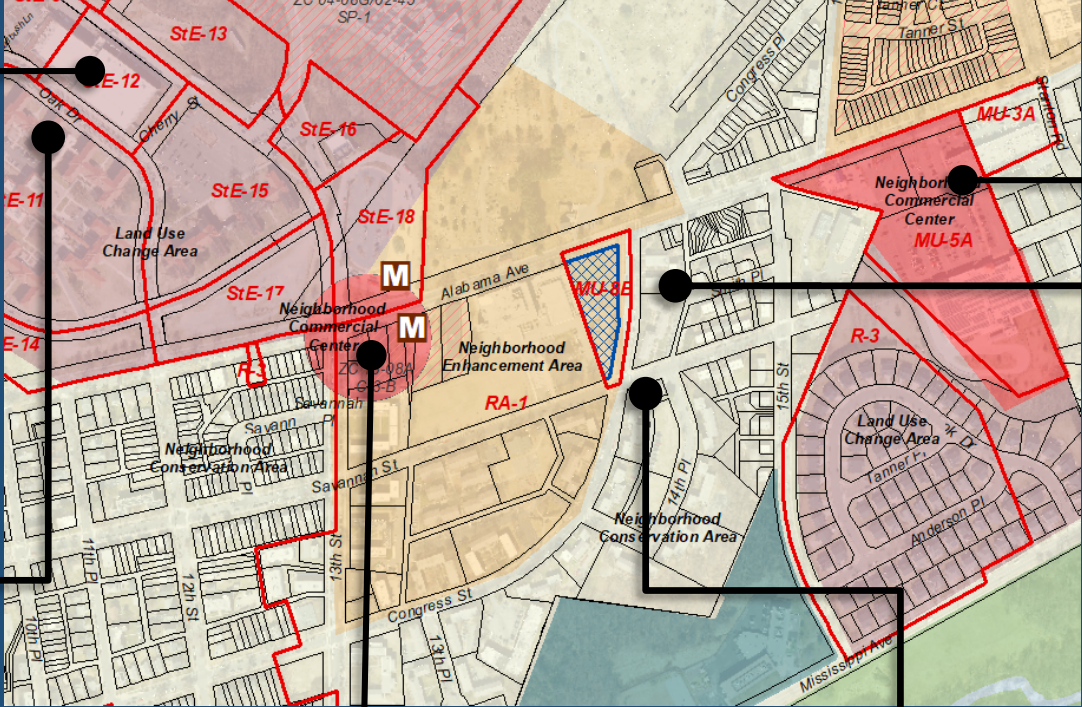
# GENERALIZED POLICY MAP: NEIGHBORHOOD ENHANCEMENT AREA

## Neighborhood Enhancement Area:

- Substantial amounts of vacant and underutilized land.
- Present opportunities for compatible infill development.
- Guiding philosophy is to ensure that new development responds to the existing character, natural features, and existing/planned infrastructure capacity.
- **New housing should be encouraged** to improve the neighborhood and must be consistent with the land-use designation on the [FLUM] and with Comprehensive Plan policies.



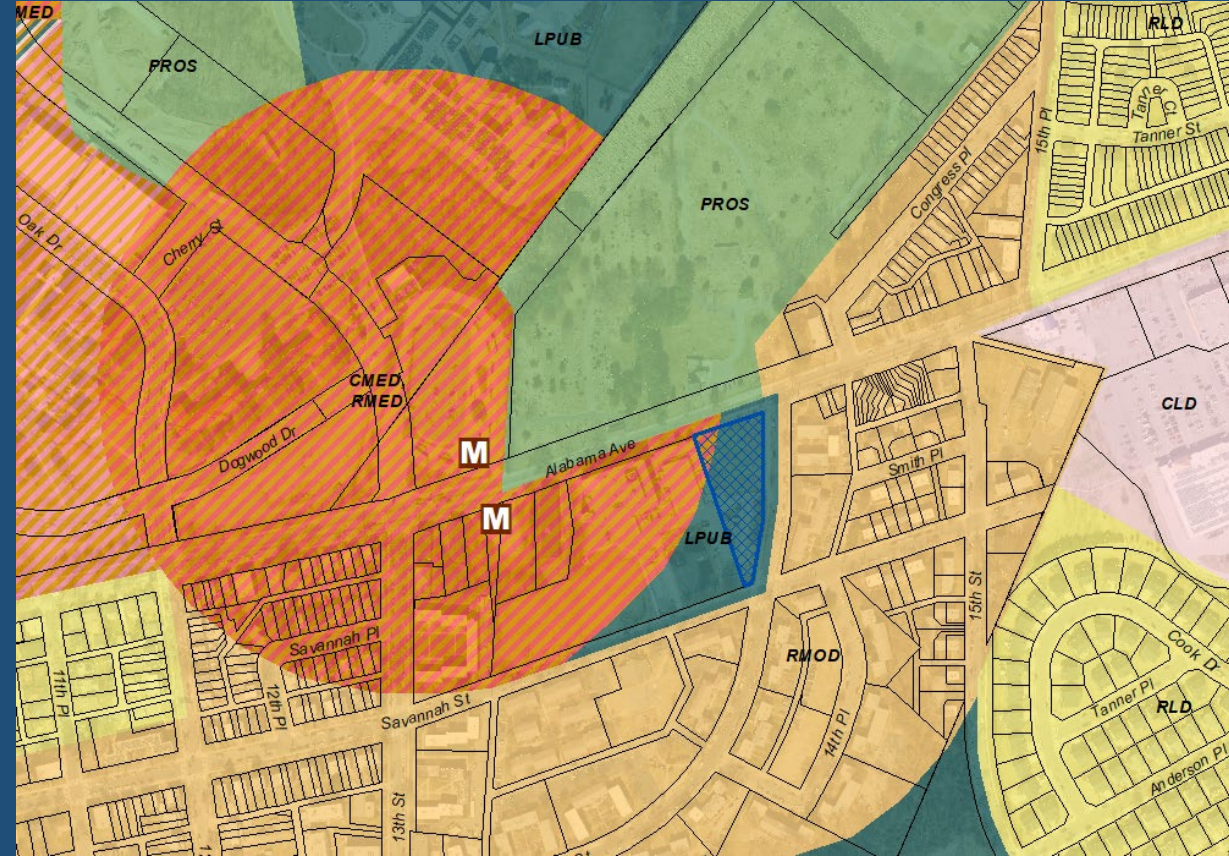
# GENERALIZED POLICY MAP: NEIGHBORHOOD ENHANCEMENT AREA



# FUTURE LAND USE MAP: LOCAL PUBLIC FACILITY

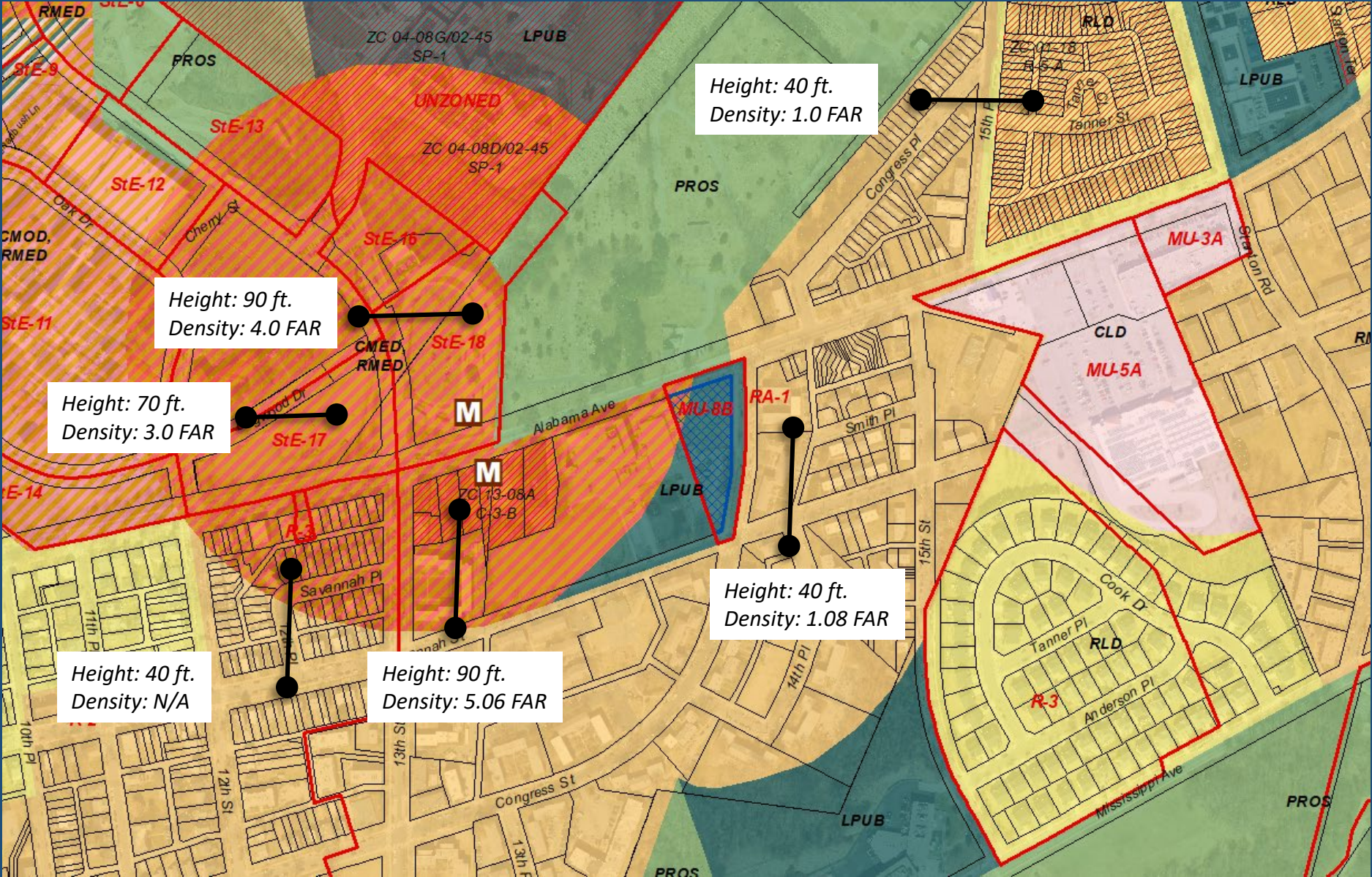
## Local Public Facility

- and facilities occupied and used by the District of Columbia government or other local government agencies (such as WMATA), excluding parks and open space.
- Zoning designations vary depending on surrounding uses.
- If a change in use occurs on these sites...the new designations should be generally comparable in density or intensity to those in the vicinity.





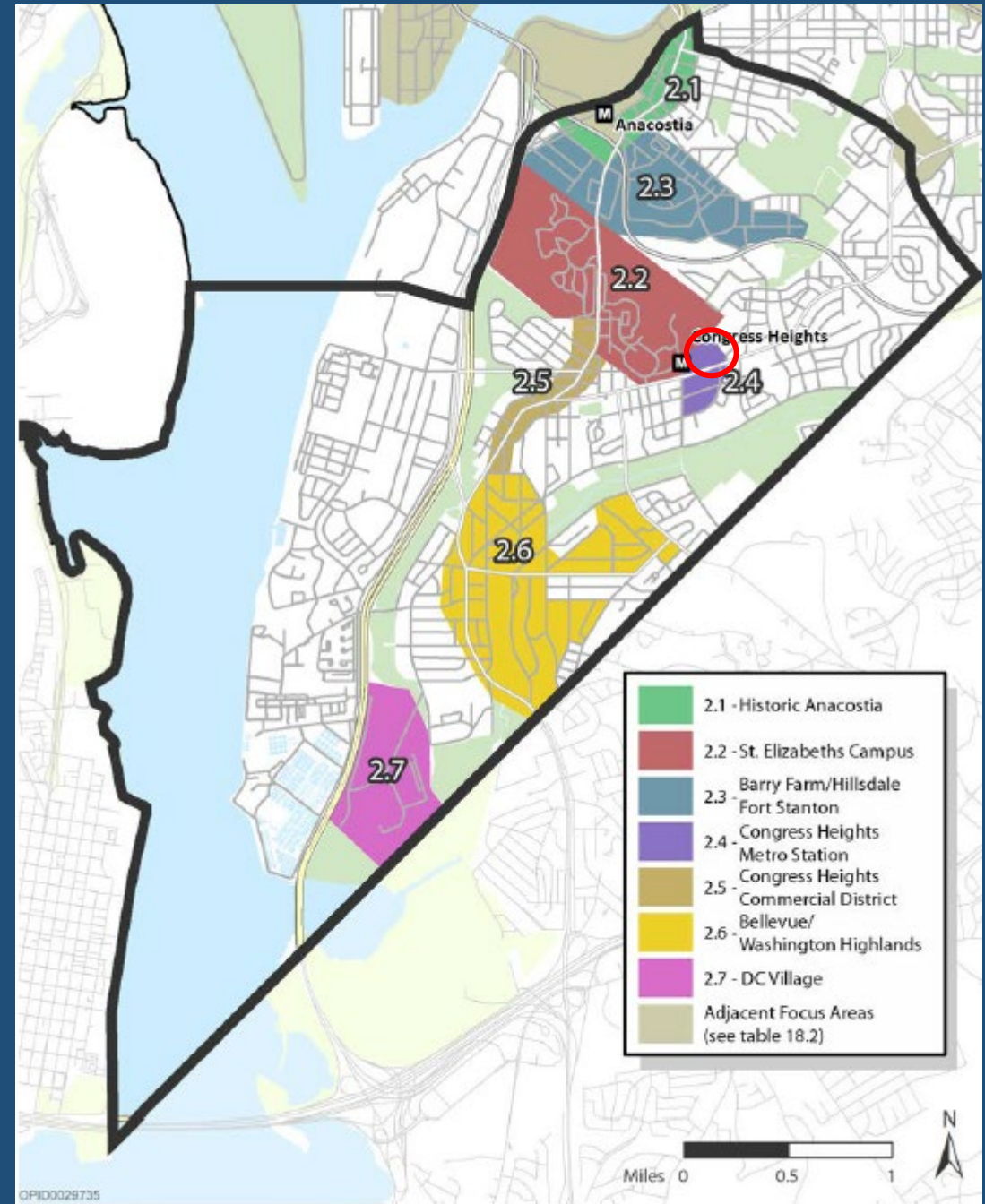
# FUTURE LAND USE MAP: LOCAL PUBLIC FACILITY



# FAR SOUTHEAST / SOUTHWEST PLANNING AREA

## CONGRESS HEIGHTS METRO STATION POLICY FOCUS AREA

- FSS-1.1.1: Directing Growth
- FSS-1.1.6: Retail Development
- FSS-1.1.9: Minority / Small Disadvantaged Business Development
- FSS-1.1.10: Workforce Development Centers



# EVALUATION OF EQUITABLE DEVELOPMENT INDICATORS

Indicator	Measure	Outcome / CBA Commitments
<b>Displacement</b>		
Physical	Displacement due to redevelopment.	No physical displacement of residents.
Economic	Displacement due to housing cost increases.	100% affordable housing (30% MFI – 80% MFI). 60% of dwelling units at or below 60% MFI. Section 8 vouchers accepted.
Cultural	Loss of sense of belonging or shared identity in neighborhood.	Community uses and gathering space. Office space for ANC
<b>Housing</b>	Number of new market rate and dedicated affordable units.	Approx. 180 new dwelling units.
<b>Transportation</b>		
Access to Transit	Proximity to transit and other modes of public transportation.	Site is located close to Metrorail and priority bus lines.
Transportation Improvements / Pedestrian Safety	Safety and completeness of pedestrian network. Quality of pedestrian facilities (crosswalks, lighting, seating, etc.).	Reconstruction of adjacent streetscape.
<b>Employment</b>		
New Employment	Creation of short-term and long-term employment Workforce development opportunities	Construction jobs (min. 60 District residents, of which min. 25 Ward 8 residents). 35% of construction contracts to Ward 8 businesses. Building maintenance and management jobs. Apprenticeships, job training, job fairs.
Access to Employment	Immediate access to employment opportunities Increased mobility to access employment	Proximity to multiple modes of public transit. Proximity to numerous other opportunities at nearby retail, service, and other uses.
<b>Education / Health / Wellness</b>	Access to quality public services. Access to safe, clean public gathering spaces, open spaces, and recreation. Healthy natural environment.	Financial planning workshops. Small business development program. Proximity to St. Elizabeths campus and other open space. Close proximity to schools. Close proximity to cultural and entertainment uses (Entertainment Arena, THEARC).
<b>Environmental</b>	LEED rating. Use of renewable energy sources. Storm water management. Placement of unwanted / high-impact land uses	Green roof and solar panels. Construction under Green Construction Code and DC Green Buildings Act. Compliance with DC Stormwater Regulations. Access to transit and amenities to serve daily needs.
<b>Access to Amenities</b>	Availability of building amenities. Proximity/availability of uses that meet day-to-day needs (grocery, retail, service, eating and drinking).	Quality housing. Proximity to retail, service, and other neighborhood-serving uses, including grocery store.

# ZONING ACT CONSISTENCY

Purpose	Assessment
<b>Congestion</b>	<ul style="list-style-type: none"> <li>• Transit accessible location.</li> <li>• Proximity to neighborhood-serving retail and service uses</li> </ul>
<b>Health, Welfare, and Safety</b>	<ul style="list-style-type: none"> <li>• Better utilization of site.</li> <li>• Additional housing and retail near transit.</li> <li>• Affordable housing.</li> <li>• Workforce development.</li> </ul>
<b>Light and Air</b>	<ul style="list-style-type: none"> <li>• North: Comparable densities / open space (shadows will be case to the north).</li> <li>• South: Moderate density development / multi-family with open space.</li> <li>• East: Moderate density development / multi-family with open space</li> <li>• West: Comparable density / institutional</li> </ul>
<b>Overcrowding of Land</b>	<ul style="list-style-type: none"> <li>• Efficient use of land near Metrorail and other modes of transit.</li> </ul>
<b>Distribution of Uses</b>	<ul style="list-style-type: none"> <li>• Mixed-use near Metrorail.</li> <li>• Housing near commercial center.</li> <li>• Housing in proximity to uses that will serve daily needs.</li> </ul>

# CONCLUSION

- Not inconsistent with the Comprehensive Plan.
- Any potential inconsistencies with individual Comprehensive Plan policies are outweighed by:
  - Consistency with the FLUM and GPM
  - Consistency with other competing Comprehensive Plan priorities relating to housing and transit-oriented development.
  - Other District planning policies and programs.
- Consistent with the Zoning Act and will create conditions that are favorable to public health, safety, welfare, and convenience.