

Z.C. 22-11
807 Maine Avenue, SW

PUD & Related Map
Amendment

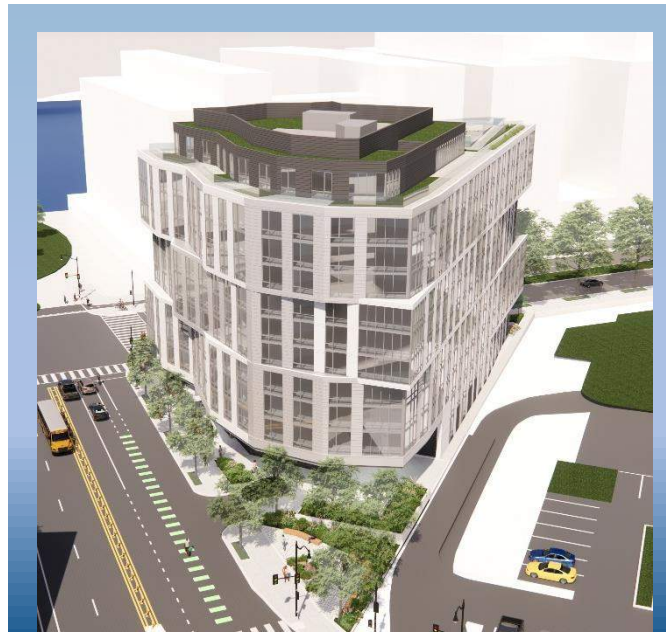


Applicant's Presentation
November 14th, 2022



SK+I Holland & Knight

team directory



Bowman

GOROVE SLADE
Transportation Planners and Engineers

LandDesign.
CREATING PLACES
THAT MATTER.

Revised building design in a manner that:

- Reduced the GFA, FAR, number of units, and lot occupancy.
- Converted retail to residential use, thus reducing amount of loading activity.
- Reduces vehicle trip generation.
- Creates a substantial new green space amenity on 7th Street and increases overall landscaping on Maine Avenue.

	Previous Project	Revised Project	Decrease
GFA	204,459 sq. ft.	194,839 sq. ft.	9,620 sq. ft.
FAR	8.64	8.21	0.43
Lot Occupancy	91%	82%	9%
Number of Units	202	195	7
Number of IZ Units	30	27	3

Robust Public Benefits and Amenities, including:

- **15% IZ**, of which 1% @ 50% MFI, 14% @ 60% MFI, and three 3-bedroom units.
 - Percentage is consistent with IZ approved for other similar projects (non-subsidized, non-government-owned land) in the immediate vicinity of the PUD site and across the City.
- **\$100,000** contribution to D.C. Habitat for Humanity to support homeownership in Ward 6. (See Support Letter at Ex.69B)
- **\$75,000** contribution to MYLY Design, a minority-owned, woman-owned, certified business entity in Washington, D.C., for the creation of public art on Maine Avenue. (See Support Letter at Ex. 69C)
- **\$150,000** to Jefferson Middle School PTO to support additional learning opportunities.
- On-site art and substantial improvements to private property and public space beyond what would be required for a matter-of-right development.

Community Engagement and Support

- Since September, multiple additional meetings and communications with ANC SMD Commissioner, ANC Committee, ANC, TST Condo representatives, and other stakeholders.
- Number of letters in support of the project from residents in vicinity of the project and organizations. (See Exhibits 30, 36, 40, 46, 62, 64, 66, 68, 69B, 69C, 70).
- New supplemental report from the Office of Planning recommending approval of the project. (See Exhibit 74).

Community Engagement and Support

50+ contacts with ANC and other community stakeholders

ANC 6D Administrative Meeting

1. December 6, 2021
2. July 11, 2022
3. October 3, 2022
4. September 6, 2022
5. November 3, 2022

ANC 6D Business Meeting

6. February 14, 2022
7. July 18, 2022
8. September 12, 2022
9. October 11, 2022
10. November 10, 2022

ANC 6D SMD/Negotiating Committee Meeting or Other Communication

11. May 5, 2021
12. May 28, 2021
13. February 24, 2022
14. April 1, 2022
15. April 14, 2022
16. May 24, 2022
17. June 7, 2022
18. June 20, 2022

ANC 6D SMD/Negotiating Committee Meeting or Other Communication (continued)

19. June 20, 2022
20. June 27, 2022
21. July 7, 2022
22. July 9, 2022
23. July 9, 2022
24. July 10, 2022
25. July 13, 2022
26. July 29, 2022
27. September 15, 2022
28. September 30, 2022
29. October 11, 2022
30. October 13, 2022
31. October 21, 2022
32. October 26, 2022
33. October 31, 2022
34. November 1, 2022
35. November 3, 2022
36. November 4, 2022
37. November 7, 2022
38. November 7, 2022
39. November 8, 2022
40. November 9, 2022
41. November 10, 2022

Town Square Towers

42. May 13, 2021
43. June 2, 2022
44. July 5, 2022
45. October 7, 2022
46. October 20, 2022

Jefferson Middle School Academy

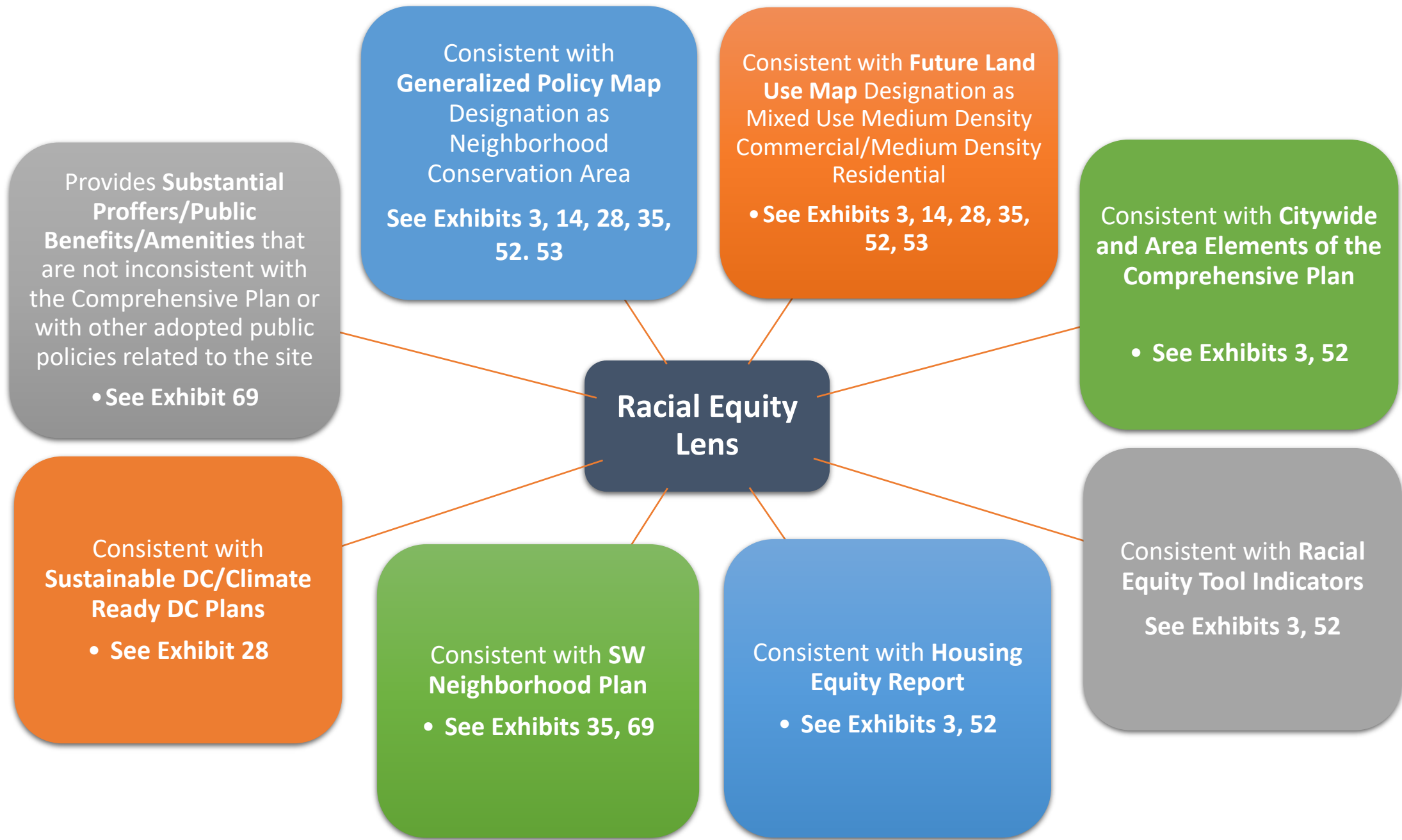
47. April 13, 2022 – Principal
48. May 16, 2022 – Principal
49. July 26, 2022 – Principal
50. August 16, 2022 – PTO
51. September 14, 2022 – PTO
52. October 11, 2022 - PTO

Other Stakeholders

53. March 16, 2022 – PN Hoffman
54. June 1, 2022 – Artist
55. June 8, 2022 – Artist
56. July 13, 2022 – SW BID
57. October 2022 – Artist
58. October 2022 – Westminster Presbyterian Church

Project Improvements as a Result of Community Engagement

- **Revised** building design.
- **Increased** amount of landscaping on Maine Avenue and **increased** amount of landscaping within the property line on 7th Street.
- **Agreed** to contribute \$150,000 (an increase from \$100K) to Jefferson Middle School PTO to support additional learning opportunities.
- **Entering** into a Construction Management Plan with the school.
- Instead of initial proffer to BID, now **contributing** \$75,000 to MYLY Design, a minority-owned, woman-owned, CBE and \$100,000 to D.C. Habitat for Humanity to support homeownership in Ward 6.
- Public art on Maine Avenue and **added** landscaping and public art within property line on 7th Street.
- Providing an **additional** short-term loading delivery space.



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DAV is a leading nonprofit that provides to veterans of all generations a lifetime of support—at no cost to them—so they can reach their personal victories. We assist veterans in positive, life-changing ways by helping them access the benefits they’ve earned and connecting them to meaningful employment opportunities.

America’s most resourceful veterans service organization

- DAV helps veterans file claims for VA benefits and assists through every step of the process.
- We helped veterans and family members receive more than 21 billion in benefits last year.
- Our volunteers provide more than 615,000 rides each year, to help veterans get to and from medical appointments.
- DAV transition advocates, on military bases across the country, help those leaving active duty access



All of the services DAV provides are offered at no cost or obligation to all generations of veterans, their families and survivors.

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- DAV works to inform the public and lawmakers of the challenges veterans face and rallies Americans to join the cause.
- Our more than 1 million members provide a powerful voice ensuring that veterans are heard at the local, state, and federal level.
- DAV Benefits Protection Teams make sure veterans get the health care services and benefits they have earned and deserve.
- DAV plays a critical role in shaping federal policies and budgets to strengthen veterans health care and benefits for the men and women who served.

“My victory was completing my education.”

—CeCe Mazyck, veteran



DAV[®] FULFILLING OUR PROMISES TO THE MEN AND WOMEN WHO SERVED

TO GET HELP, VOLUNTEER OR DONATE, VISIT **DAV.ORG**

Mill Creek Residential – D.C. Overview

Modern on M



Modera Sedici



Trilogy at NoMa



CREATING MEANINGFUL RELATIONSHIPS AND EXTRAORDINARY PLACES



PUD STANDARD OF REVIEW (11-X DCMR § § 304.3 & 304.4)

The Zoning Commission shall find that the proposed development:

- Is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs;
- Does not result in unacceptable impacts but instead impacts shall be favorable, capable of being mitigated, or acceptable given the quality of public benefits; and
- Includes specific public benefits and project amenities that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs.

Zoning Commission shall judge, balance, and reconcile:

- Relative value of public benefits and project amenities,
- Degree of development incentives requested, and
- Any potential adverse effects of the project.

EQUITY AND THE COMPREHENSIVE PLAN

Equity is both an outcome and a process.

- 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.
- 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

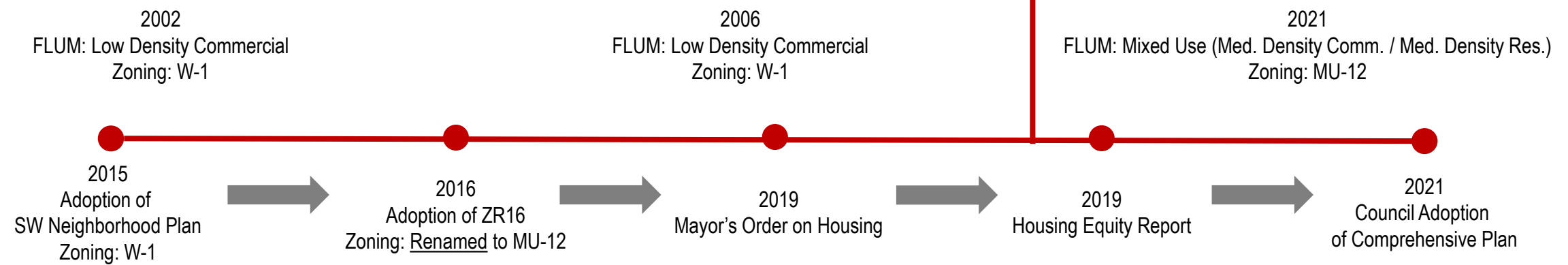
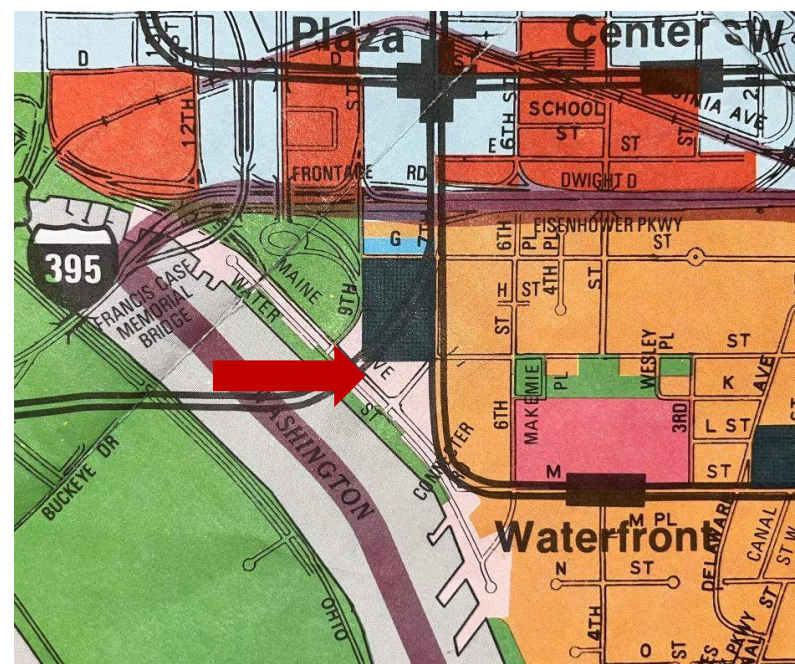
The Zoning Commission shall “evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.”

10A DCMR 2501.8

RACIAL EQUITY LENS

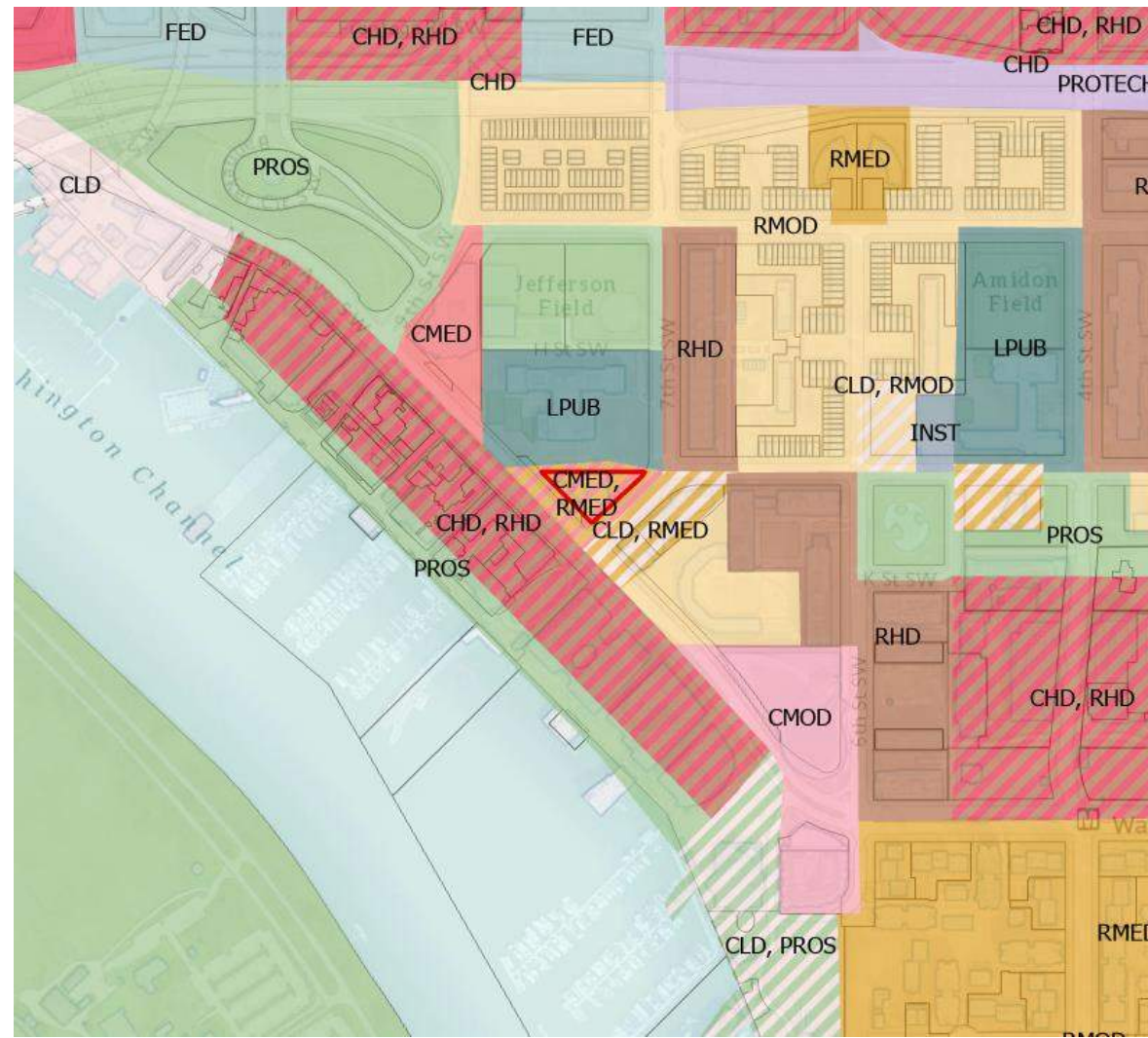
- Comprehensive Plan (GPM, FLUM, Citywide / Area Elements)
- SW Neighborhood [Small Area] Plan
- Mayor’s Housing Equity Report
- Sustainable DC
- Climate Ready DC – Resilient Design Guidelines

FUTURE LAND USE MAP MIXED USE (MEDIUM DENSITY COMMERCIAL / MEDIUM DENSITY RESIDENTIAL)



FUTURE LAND USE MAP

MIXED USE (MEDIUM DENSITY COMMERCIAL / MEDIUM DENSITY RESIDENTIAL)



- Existing zoning reflects previous FLUM designation before most recent 2021 FLUM amendment.
- Mixed Use:
 - Density and intensity of development determined by specific mix of uses shown.
 - Guidance provided in Area Elements and small area plan(s).
- FLUM envisions medium-density mixed-use development
 - No preference for specific use.
 - Other policies and plans suggest preference for residential.
- MU-10 zone consistent with Medium Density Commercial.
 - Typical [matter-of-right] density 6.0 FAR, with greater density through IZ or approved through a PUD.
 - PUD: 8.64 FAR

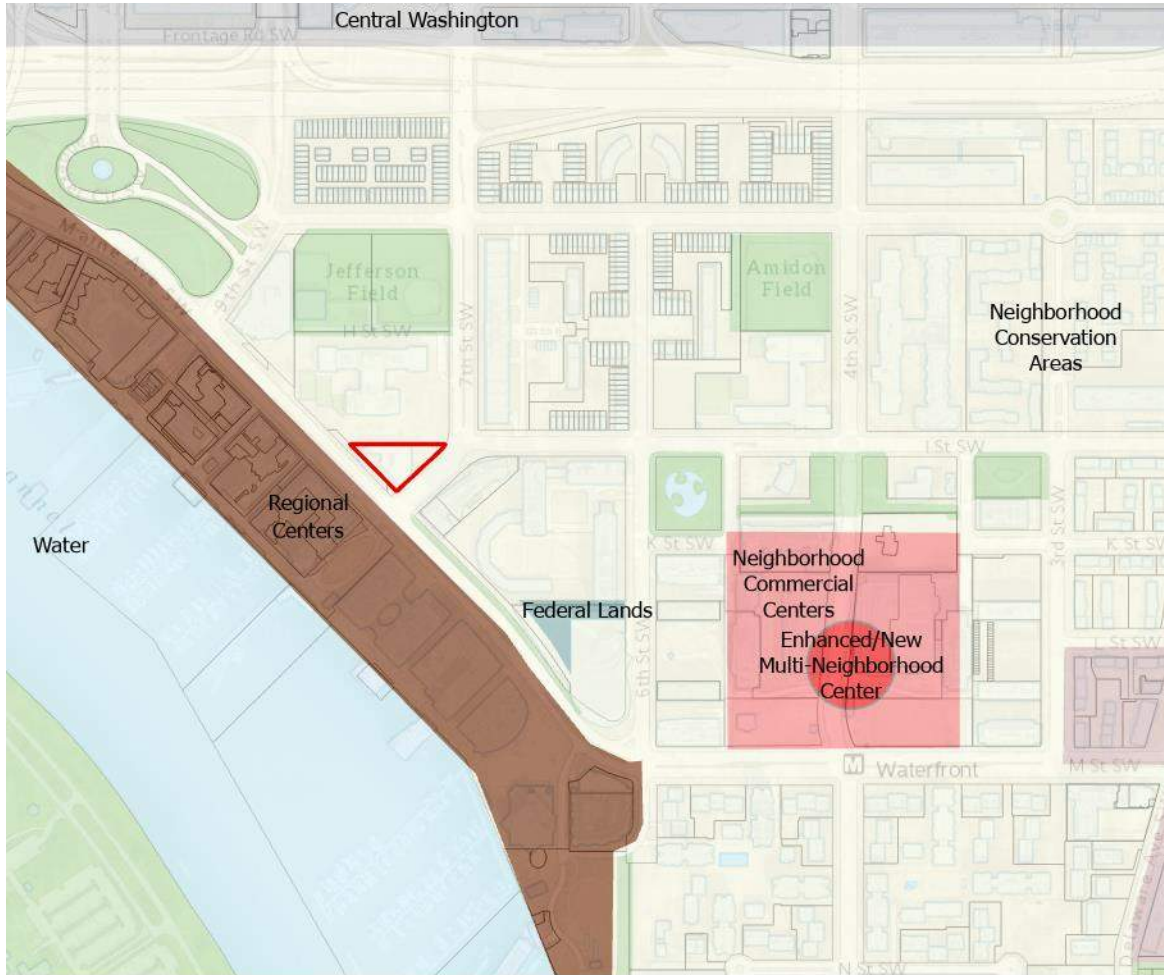
FUTURE LAND USE MAP

MIXED USE (MEDIUM DENSITY COMMERCIAL / MEDIUM DENSITY RESIDENTIAL)

	Zone	Max. FAR (PUD)	Height (PUD)
Existing Zoning (Permitted)	MU-12	3.6 FAR	65 ft.
Proposed Zoning (Permitted)	MU-10	8.64 FAR	110 ft.
Proposed Project	MU-10	8.21 FAR	110 ft.

GENERALIZED POLICY MAP

NEIGHBORHOOD CONSERVATION AREA



- Guiding philosophy:
 - Conserve and enhance established neighborhoods, but **not preclude development, particularly to address city-wide housing needs.**
- New development should be **compatible** with existing scale, natural features, and character.
- Densities guided by the FLUM and Comprehensive Plan policies.
- Approaches to **context-sensitive growth** may vary based on neighborhood socio-economic and development characteristics.

GENERALIZED POLICY MAP NEIGHBORHOOD CONSERVATION AREA



Southwest Neighborhood Plan:

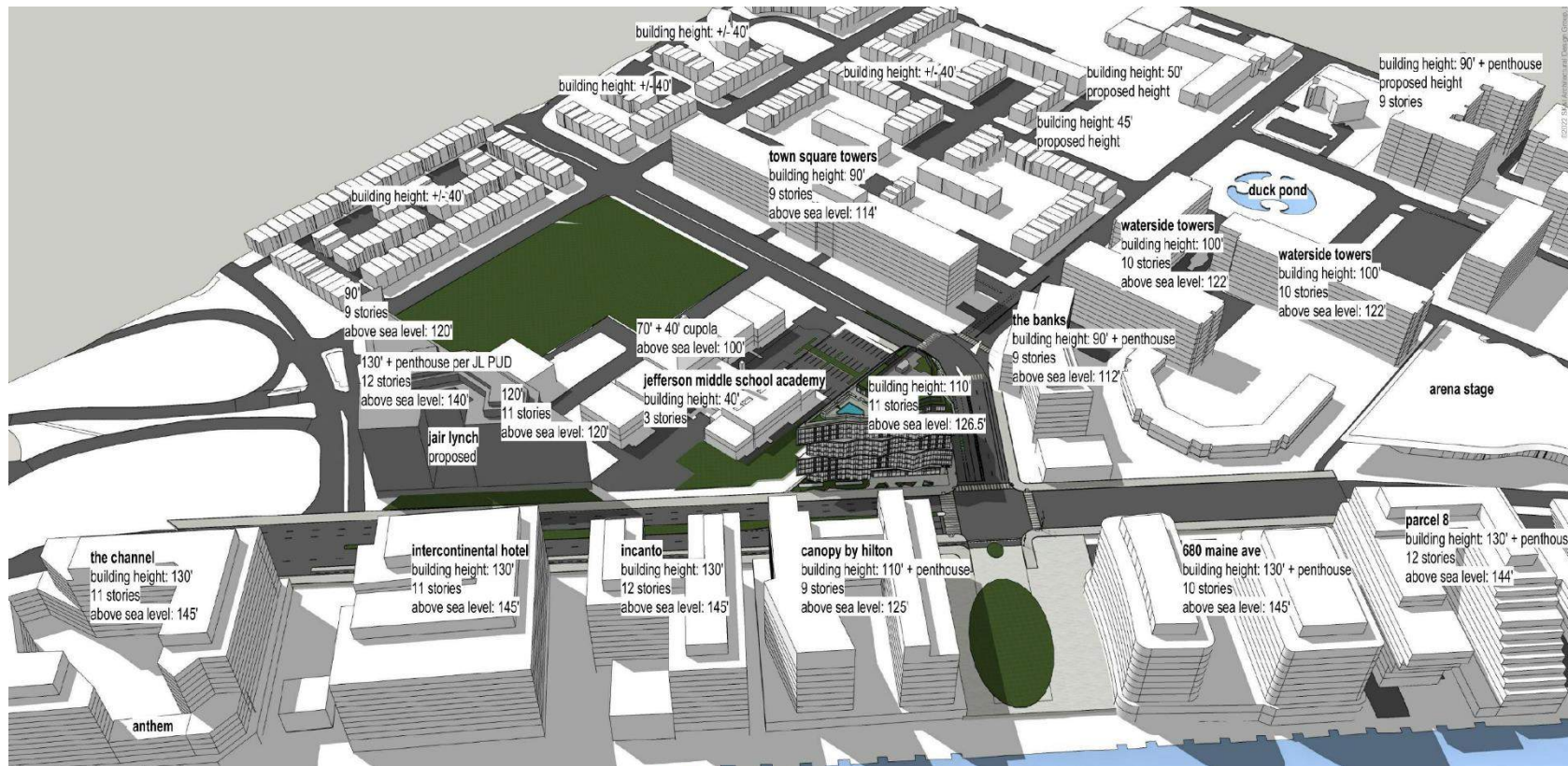
Its high-rise and low-rise building heights,...exemplifies another defining urban design feature of Southwest that contributes to the neighborhood’s physical character.

The neighborhood is predominately residential in character with an **eclectic mix of high and low density residential housing typologies**, from single family townhomes to apartment towers.

A variety of high and low building heights is unique to Southwest, an intentional mix of townhouses and high-rise towers...This defining feature of Southwest is valued by the community.

GENERALIZED POLICY MAP

NEIGHBORHOOD CONSERVATION AREA



- “In considering whether a PUD is “not inconsistent” with the Comprehensive Plan, it is appropriate to consider the context of the entire site.” 10A DCMR 224.7
- Proposed **PUD is compatible** with the scale and character of surrounding area and will help address citywide housing needs.

RACIAL EQUITY EVALUATION

Part One: Guidance Regarding Racial Equity Submissions

The recent updates to the Comprehensive Plan require that the Zoning Commission evaluate all zoning actions through a racial equity lens. The Comprehensive Plan, Citywide and Area Elements, that explicitly focus on advancing equity are listed below. As applicable, the Zoning Commission suggests a discussion of these elements in submissions to the zoning case record that analyze zoning actions through a racial equity lens.¹

Citywide Elements	Area Elements
Land-Use Transportation Housing Environmental Protection Economic Development Urban Design	Lower Anacostia Waterfront Near Southwest

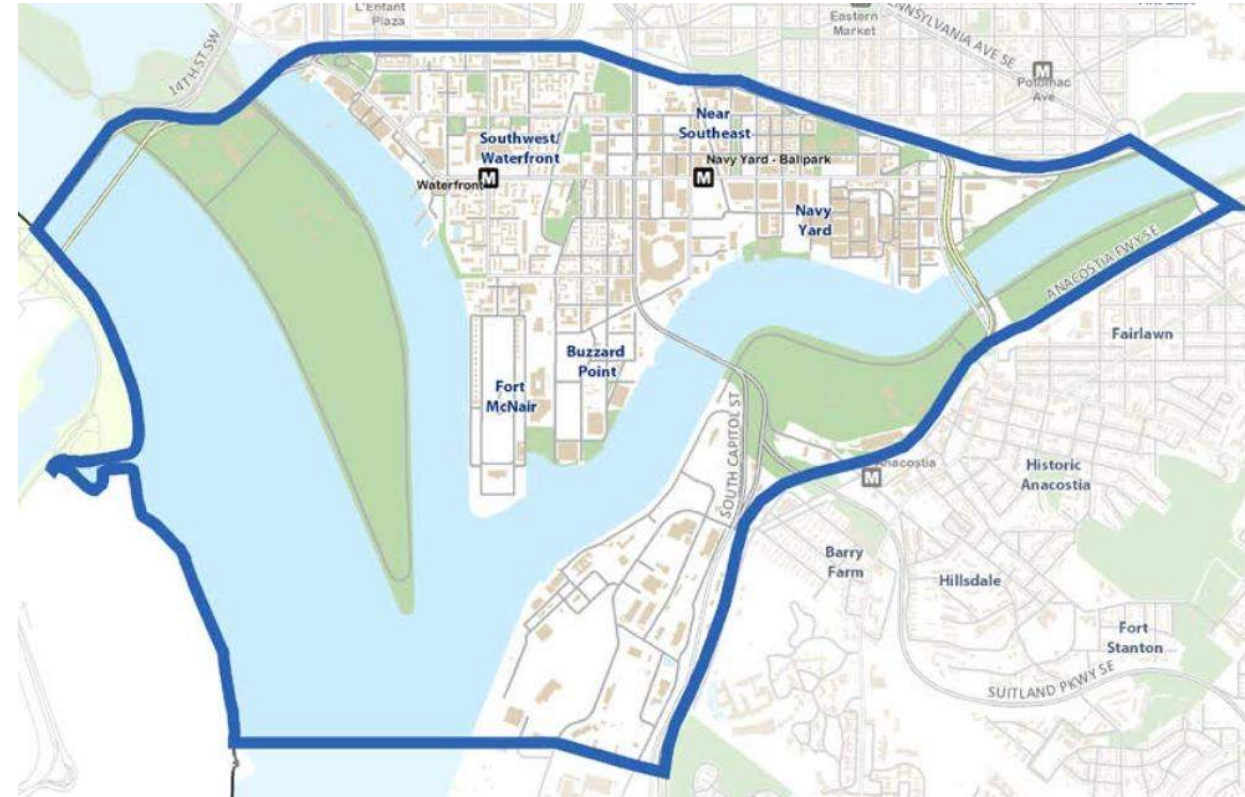
LOWER ANACOSTIA WATERFRONT / NEAR SOUTHWEST AREA ELEMENT

Guiding Growth and Neighborhood Conservation

- **AW-1.1.5: Flood-Resilient and Climate-Adaptive Development**
- **AW-1.1.6: Resilient Affordable Housing**

Southwest Policy Focus Area

- **AW-2.5.2: Southwest Neighborhood Plan**
- **AW-2.5.4: An Equitable and Inclusive Southwest Neighborhood**
- **AW-2.5.7: Southwest Sustainability and Resilience**
- **AW-2.5.8: Southwest Arts and Culture**
- **AW-2.5.11: Affordable and Family-Sized Housing in Southwest**



CITYWIDE ELEMENTS

- Land Use
 - LU-1.2.4: Urban Mixed-Use Neighborhoods
 - LU-1.4.4: Affordable Rental and For-Sale Multi-family housing Near Metrorail Stations
 - LU-1.4.6: Development Along Corridors
 - LU-1.4.C: Metro Station and Inclusionary Zoning
 - LU-2.1.1: Variety of Neighborhood Types
 - LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
 - LU-2.3.12: Arts and Cultural Uses in Neighborhoods
- Transportation
 - T-1.1.2: Land Use Impact Assessment
 - T-1.1.4: Transit-Oriented Development
 - T-1.1.7: Equitable Transportation Access
 - T-1.1.8: Minimize Off-Street Parking
 - T-1.1.B: Transportation Improvements
 - T-1.4.1: Street Design for Placemaking
 - T-2.4.1: Pedestrian Network
 - T-2.4.2: Pedestrian Safety
 - T-3.1.1: TDM Programs
 - T-3.2.D: Unbundle Parking Cost
- Housing
 - H-1.1.1: Private Sector Support
 - H-1.1.3: Balanced Growth
 - H-1.1.5: Housing Quality
 - H-1.1.9: Housing for Families
 - H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority
 - H-1.2.7: Density Bonuses for Affordable Housing
 - H-1.2.9: Advancing Diversity and Equity of Planning Areas
 - H-1.2.11: Inclusive Mixed-Income Neighborhoods
 - H-1.3.1: Housing for Larger Households
 - H-2.1.6: Long-term Affordability Restrictions
- Environmental Protection
 - E-2.1.3: Sustainable Landscaping Practices
 - E-3.2.3: Renewable Energy
 - E-3.2.7: Energy-Efficient Building and Site Planning
 - E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
 - E-4.1.3: GI and Engineering
 - E-4.2.1: Support for Green Building
- Urban Design
 - UD-2.1.1: Streetscapes That Prioritize the Human Experience
 - UD-2.2.1: Neighborhood Character and Identity
 - UD-2.2.2: Areas of Strong Architectural Character
 - UD-3.2.5: Safe and Active Public Spaces and Streets
 - UD-4.2.1: Scale and Massing of Large Buildings
 - UD-4.2.2: Engaging Ground Floors
 - UD-4.2.4: Creating Engaging Facades

RACIAL EQUITY EVALUATION

Part Two: Zoning Commission Evaluation of the Zoning Action through a Racial Equity Lens

The Zoning Commission will use the following questions as a baseline in evaluating consistency with the Comprehensive Plan through a racial equity lens (other themes may also be appropriate):

Zoning Commission Evaluation	
<p>What are the expected goals of the zoning action?</p>	
<p>What are the anticipated positive and negative impacts and/or outcomes of the zoning action? May include the following themes and any others that also apply:</p>	
Direct Displacement	Will the zoning action result in displacement of tenants or residents?
Housing	Will the action result in changes to:
	<ul style="list-style-type: none"> ▪ Market Rate Housing? ▪ Affordable Housing? ▪ Replacement Housing?
Physical	Will the action result in changes to the physical environment such as:
	<ul style="list-style-type: none"> ▪ Public Space Improvements? ▪ Infrastructure Improvements? ▪ Arts and Culture? ▪ Environmental Changes? ▪ Streetscape Improvements?
Access to Opportunity	Is there a change in access to opportunity?
	<ul style="list-style-type: none"> ▪ Job Training/Creation? ▪ Healthcare? ▪ Addition of Retail/Access to New Services?

GOALS OF THE ZONING ACTION

- Goal: Consolidated planned unit development (PUD) and related map amendment that will result in new housing, including affordable housing and larger-sized units, that is consistent with District housing and sustainability objectives at an underutilized, transit-oriented site that is compatible with the scale and character of the surrounding neighborhood.
- Development program:
- Approximately 195 **new housing units**.
- 15% of the total residential GFA to be set aside as **affordable housing (approx. 27 IZ units)**, as follows:
 - 14% for households earning no more than 60% MFI
 - 1% for households earning no more than 50% MFI
- **3-bedroom units** in the project devoted to IZ units (total of 9 units, 3 of which are IZ)
- **LEED Gold**
- **Rooftop solar**
- Delivery of **additional benefits and amenities** including public art, contribution to Jefferson Middle School PTO, and contribution to D.C. Habitat for Humanity

EQUITABLE DEVELOPMENT INDICATORS

OUTCOME KEY:	Potential to Advance Racial Equity	Potential to Exacerbate Racial Equity	Neither Advances or Exacerbates Racial Equity
Indicator	Aspect(s) of Project Relating to Racial Equity (Project Component / PUD Public Benefit / Notable Project Requirements)		Outcome
Displacement			
Physical <i>Displacement due to redevelopment</i>	<ul style="list-style-type: none"> No physical displacement of existing residents 		
Economic <i>Displacement due to housing cost increases</i>	<ul style="list-style-type: none"> 15% of base building residential GFA and penthouse residential GFA devoted to affordable housing <ul style="list-style-type: none"> 1% @ 50% MFI 14% @ 60% MFI \$100,000 contribution to D.C. Habitat for Humanity for (owner-occupied) housing @ 50% - 60% MFI 		
Cultural <i>Loss of sense of belonging or shared identity in neighborhood.</i>	<ul style="list-style-type: none"> Public art along Maine Avenue developed with community input Additional public art along 7th Street On- and off-site outdoor open space / public space improvements that can foster social interactions 		
Housing <i>Number of new market rate and dedicated affordable units (per 2019 Housing Equity Report and Land Use Element goals).</i>			
Housing Burden <i>Households that pay more than 30% of income (burdened), or 50% of income (severely burdened) on housing.</i>	<ul style="list-style-type: none"> Approx. 195 dwelling units (approx. 2.4% of AW overall housing goal per Housing Equity Report). Approx. 27 affordable units dedicated to 60% MFI and 50% MFI households (approx. 3.1% of AW affordable housing goal per Housing Equity Report). \$100,000 contribution to D.C. Habitat for Humanity for (owner-occupied) housing @ 50% - 60% MFI 		
Larger Unit Sizes <i>Dwelling units with 3 or more bedrooms.</i>	<ul style="list-style-type: none"> Nine (9) 3-bedroom units (6 market rate, 3 affordable) 		

EQUITABLE DEVELOPMENT INDICATORS

OUTCOME KEY:	Potential to Advance Racial Equity	Potential to Exacerbate Racial Equity	Neither Advances or Exacerbates Racial Equity
Indicator	Aspect(s) of Project Relating to Racial Equity (Project Component / PUD Public Benefit / Notable Project Requirements)		Outcome
Employment			
Entrepreneurial Opportunities			
Job Creation	<ul style="list-style-type: none"> • Construction jobs • Building maintenance / management jobs 		
Access to Employment	<ul style="list-style-type: none"> • Proximity to multiple modes of public transit • Proximity to numerous other employment opportunities at nearby businesses 		
Transportation			
Access to Transit <i>0.5 miles to Metrorail or 0.25 miles to priority bus corridors and other modes of public transportation.</i>	<ul style="list-style-type: none"> • Approx. 0.3 miles to Metrorail • Adjacent to DC Circulator and priority bus corridors • Proximity to Capital Bikeshare stations and several bike lanes 		
Pedestrian / Bicycle Safety	<ul style="list-style-type: none"> • Reconstruction of adjacent streetscape • Construction of protected bike lane along 7th Street 		
Education / Health / Wellness			
Schools <i>Access to quality public schools</i>	<ul style="list-style-type: none"> • Proximity to Amidon Elementary School and Jefferson Middle School • Contribution to Jefferson Middle School 		
Healthcare <i>Food access and security</i>	<ul style="list-style-type: none"> • Proximity to grocery store 		
Open Space / Recreational <i>Access to safe and clean public gathering spaces, open spaces, and recreation.</i>	<ul style="list-style-type: none"> • Approximately 7,000 sf of new landscaping • Proximity to waterfront, parks, Southwest Library, future Southwest Community Center. 		

EQUITABLE DEVELOPMENT INDICATORS

OUTCOME KEY:	Potential to Advance Racial Equity	Potential to Exacerbate Racial Equity	Neither Advances or Exacerbates Racial Equity
Indicator	Aspect(s) of Project Relating to Racial Equity (Project Component / PUD Public Benefit / Notable Project Requirements)		Outcome
Environmental			
Sustainable Design <i>LEED rating (or similar), renewable energy sources</i>	<ul style="list-style-type: none"> • LEED Gold certification • Green roofs • Improved storm water infrastructure • All electric appliances in dwelling units 		
Resilient Design <i>Resilient design strategies</i>	<ul style="list-style-type: none"> • Outside floodplain • Flood and extreme heat mitigation Sustainable stormwater management • Rooftop solar • Heat island mitigation 		
Location of High-Impact Uses / Site Remediation <i>Equitable and proper location of high-impact uses, clean up of site contamination</i>			
Access to Opportunity			
Residential Amenities	<ul style="list-style-type: none"> • Rooftop terrace and swimming pool • Fitness center and community gathering space 		
Neighborhood Retail and Service Uses	<ul style="list-style-type: none"> • Proximity to numerous retail, service, cultural, and entertainment uses 		

EQUITABLE DEVELOPMENT INDICATORS

HOUSING EQUITY REPORT

- **195 new housing units** in the Project represents approx. 2.4% of the overall housing goal for the Planning Area (7,960 units)
- Planning Area already on track to meet affordable housing goal.
- Pipeline affordable housing units (910 units) already projected to exceed the Planning Area’s affordable housing goal (850 units), not including the Project and other recently approved projects.
- **Approx. 27 affordable housing units** represents approx. 3.1% of the affordable housing goal in the Planning Area (850 units)

COMPREHENSIVE PLAN

- Minimum **15% affordable units** within each Planning Area by 2050 (H-1.2.9).
- Planning Area 22% affordable units (Housing Element, Fig. 5.11).
- **15%** of Project devoted to affordable housing.

SW NEIGHBORHOOD PLAN

- MC.4: Retain the neighborhood’s 19% subsidized units by establishing targets that **exceed IZ thresholds** for future development on publicly owned land and **in future PUDs**.
- MC.6: As part of the PUD process, prioritize affordable units that **exceed IZ requirement or fewer affordable units, but larger in size** to better serve families.

Figure 6. Current Affordable Housing Pipeline & 2025 Production Goals by Planning Area

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capital Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
Total	12,000	7,970	5,220	36,000

*The total housing goals consist of net new market rate and affordable housing production. For Rock Creek West, the new affordable housing goals are greater than the total housing goals because the affordable housing goals include not only net new production, but also conversion of existing housing into subsidized housing and voucher recipients living in non-restricted housing. Reaching our goals will require a mix of these strategies, especially in Rock Creek West, where new housing has been extremely limited to date and where land use changes must be made to the Comprehensive Plan to reach these housing goals.

Planning Area	Total Units	Percent of Total Units District Wide	Affordable Units	Percent of Affordable Units District Wide	Percent Affordable of Area Units	Affordable Projects
Capital Hill	28,163	8%	1,753	3%	6%	47
Central Washington	15,897	5%	2,664	5%	17%	29
Far Northeast and Southeast	37,527	11%	9,576	19%	26%	103
Far Southeast and Southwest	30,738	9%	15,517	31%	50%	138
Lower Anacostia Waterfront and Near Southwest	14,115	4%	3,059	6%	22%	30
Mid-City	50,184	15%	6,820	13%	14%	156
Near Northwest	54,549	16%	4,004	8%	7%	64
Rock Creek East	30,568	9%	2,518	5%	8%	85
Rock Creek West	48,836	14%	471	1%	1%	10
Upper Northeast	32,295	9%	4,489	9%	14%	75
Total	342,872	100%	50,871	100%	15%	737

Source: HousingInsights.org, OP.

SMALL AREA PLANS



A Small Area Plan provides supplemental guidance to the extent it does not conflict with the Comprehensive Plan.

10A DCMR 224.5

A Small Area Plan provides supplemental guidance to the Comprehensive Plan, unless incorporated into the Comprehensive Plan by a D.C. Council act.

10A DCMR 2503.1

SOUTHWEST NEIGHBORHOOD PLAN

Green Oasis

- GO.12: Meet or exceed current flood-proofing requirements.
- GO.14: Encourage the installation of electric vehicle-charging stations and set aside electric vehicle-only parking spaces in the garages of future buildings, constructed under PUDs as a community amenity.

Arts & Culture

- Reinforce Southwest neighborhood identity as an arts and culture destination by manifesting the arts in the public realm.

Vibrant Connections

- VC.3: Improve pedestrian/cyclist crossing through enhanced signage, redesigned crosswalk flashing signals, and/or speed cameras.
- VC.4: Link bike routes across Southwest by extending dedicated bicycle lanes.
- VC.8: Improve streetscapes and pedestrian infrastructure along Maine Avenue to create a complete street in alignment with plans depicted for The Wharf.

Model Community

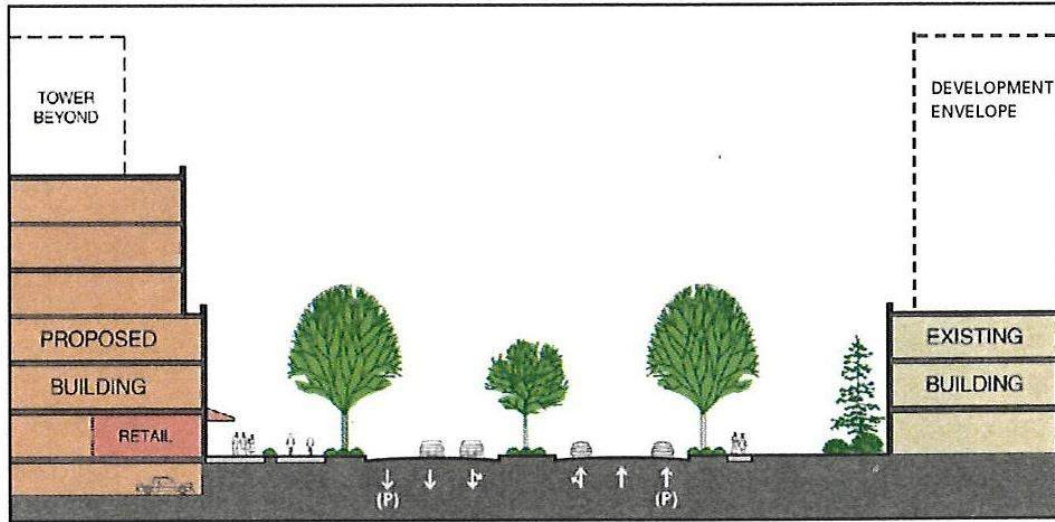
- MC.4: Retain the neighborhood's 19% subsidized units by establishing targets that exceed IZ thresholds for future development on publicly owned land and in future PUDs
- MC.6: As part of the PUD process, prioritize affordable units that exceed IZ requirement or fewer affordable units, but larger in size to better serve families.
- MC.11: Increase number of benches along sidewalks throughout Southwest to better serve residents of all ages and abilities.

Modernist Gem

- MG.5: Retain existing streets and open spaces that contribute to the L'Enfant Plan.
- MG.6: Ensure future development and improvements reinforce the L'Enfant Plan as an important historic feature tying Southwest to the greater urban context.
- MG.7: Apply the Design Guidelines contained in the Plan to all new development achieved through the PUD process.

MAINE AVENUE

AWI Framework Plan: A New Maine Avenue



A Gracious New Boulevard

Proposed streetscape improvements to Maine Avenue, including wider sidewalks and gracious landscaping to create a new urban boulevard.

“Maine Avenue will be rebuilt as a great urban boulevard, graciously landscaped with generous pedestrian amenities.”

Source: 2003 AWI Framework Plan

Southwest Neighborhood Plan

Character of Key Corridors

“As The Wharf develops, Maine Avenue will no longer be an “edge” roadway and commuter cut-through but rather a gateway boulevard that unifies Southwest and The Wharf.”

“...the street will be reconstructed and serve as more of a gateway and urban boulevard for not only cars but also bicycles and pedestrians.”

“Ensure that Maine Avenue provides an attractive transition from the Southwest neighborhood to The Wharf development.”

POTENTIAL COMPREHENSIVE PLAN INCONSISTENCIES

Potential Inconsistency	Outweighing Policies / Considerations
<p>ED-2.1.4: Diversified Office options</p> <p>ED-2.1.5: Infill and Renovation</p> <p>ED-2.1.B: Support Low-Cost Office Space</p>	<ul style="list-style-type: none"> • Housing Equity Report overall and affordable housing goals for the Lower Anacostia Waterfront / Near southwest Planning Area. • Amount of IZ and other affordable housing proffers. • Sustainability benefits (LEED Gold). • FLUM designation: Mixed Use (Medium Density Commercial / Medium Density Residential) • <u>Land Use Element policies:</u> <ul style="list-style-type: none"> • LU-1.2.4: Urban Mixed-Use Neighborhoods • LU-1.4.4: Affordable Rental and For-Sale Multi-Family Housing Near Metrorail Stations • <u>Housing Element policies:</u> <ul style="list-style-type: none"> • H-1.1.9: Housing for families • H-1.2.1: Low- and Moderate-Income Housing Production as a Civic Priority • H-1.2.9: Advancing Diversity and Equity of Planning Areas • H-1.3.1: Housing for Larger Households • <u>Environmental Element policies:</u> <ul style="list-style-type: none"> • E-3.2.3: Renewable Energy • E-4.2.1: Support for Green Building • <u>Lower Anacostia Waterfront / Near Southwest Area Element policies:</u> <ul style="list-style-type: none"> • AW-2.5.4: An Equitable and Inclusive Southwest Neighborhood • AW-2.5.11: Affordable and Family-Sized Housing in Southwest

PUD BALANCING TEST

Zoning Commission **shall judge, balance, and reconcile** the relative value of public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects of the project.

The Zoning Commission shall find that the proposed development:

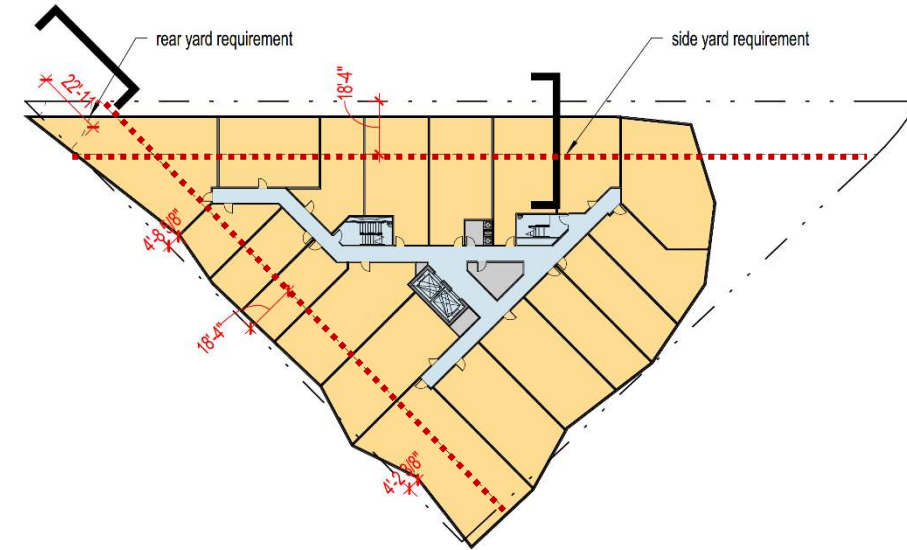
- Is **not inconsistent with the Comprehensive Plan** and with other adopted public policies and active programs;
- Does not result in unacceptable project impacts but instead **impacts shall be favorable, capable of being mitigated, or acceptable** given the quality of public benefits; and
- Includes specific **public benefits and project amenities** that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs.

PUBLIC BENEFITS / PROJECT AMENITIES (11-X DCMR 305.5)

<p>Housing (X-305.5(f) & (g))</p>	<ul style="list-style-type: none"> • Approx. 194,839 GFA of new housing (approx. 174.5% more than MOR under existing zoning) • 15% affordable housing (approx. 27 units) at 60% MFI and 50% MFI (approx. 233% more than MOR under existing zoning) • Nine (9) 3-bedroom units (6 market rate and 3 affordable)
<p>Transportation Infrastructure (X-305.5(o))</p>	<ul style="list-style-type: none"> • Loading Management Plan • No Residential Parking Permit (RPP) designation
<p>Environmental / Sustainability (X-305.5(k))</p>	<ul style="list-style-type: none"> • LEED Gold • Green roof and bioretention (approx. 7,500 sf) • Rooftop solar (approx. 925 sf) • 2 EV charging stations and 16 EV-ready charging spaces • 100% electric appliances • Bike parking spaces with access to electrical outlet for eBike charging • Incorporation of Climate Ready D.C. resilient design strategies
<p>Urban design, architecture, site planning and efficient land utilization (X-305.5(a), (b), & (l))</p>	<ul style="list-style-type: none"> • Engaging façade articulation • Varied material palette • Setbacks along Maine Avenue and at 7th & I Street
<p>Streetscape, Landscaping, Open Spaces (X-305.5(b) & (l))</p>	<ul style="list-style-type: none"> • Approx. 7,000 sf. of on- and off-site landscape improvements (approx. \$1,000,000) • Initiation of Maine Avenue land transfer from DGS to DDOT
<p>Commemorative Works / Public Art (X-305.5(d))</p>	<ul style="list-style-type: none"> • Contribution to MYLY Design for public art along Maine Avenue (\$75,000) • Additional public art along 7th Street.
<p>Other Public Benefits (X-305.5(r))</p>	<ul style="list-style-type: none"> • Contribution to Jefferson Middle School (\$150,000) • Contribution to Habitat for Humanity (\$100,000) • Targeted marketing to senior citizens • Construction Management Plan

DEVELOPMENT INCENTIVES AND TECHNICAL ZONING FLEXIBILITY

- PUD-related zoning map amendment from MU-12 to MU-10 (11-X DCMR § 303.11)
- Side yard (11-G DCMR § 406.1)
- Rear yard (11-G DCMR § 405.3)
- Lot occupancy, residential (11-G DCMR § 404.1)



	Density	Height
MU-12	2.5 FAR 3.0 FAR w/ IZ 3.6 FAR w/ PUD	45 ft. 50 ft. w/ IZ 60 ft. w/ PUD
MU-10	6.0 FAR 7.2 FAR w/ IZ 8.64 FAR w/ PUD	90 ft. 100 w/ IZ 110 w/ PUD
Proposed	8.21 FAR	110 ft.
Gain (compared to existing zoning)	+5.21 FAR (MOR) + 4.61 FAR (PUD)	+60 ft. (MOR) + 50 ft. (PUD)

Lot Occupancy (Residential) 80% Permitted	
Levels 1	63%
Level 2	63%
Level 3 - 11	80%
Penthouse	39%
Overall	82%

POTENTIAL IMPACTS

Topic Area	Evaluation of Potential Impacts	Determination of Potential Impacts
Land Use	<ul style="list-style-type: none"> • More efficient and economical use of underutilized land near transit and numerous amenities • New housing (market-rate and affordable) near Metrorail • Favorable recommendation from OP 	Favorable
Transportation	<ul style="list-style-type: none"> • Analyzed in Comprehensive Transportation Review • No detrimental impact on surrounding transportation network • All loading activity on-site with head-in/head-out maneuvers • PUDO area located on-site • Relocation of 7th Street curb cut to the south • Loading Management Plan • Construction of protected bike lane along 7th Street, SW • No objection from DDOT 	Favorable
Arts & Culture	<ul style="list-style-type: none"> • Contribution for public art on Maine Avenue (\$75,000) • Additional public art along 7th Street • Favorable recommendation from OP 	Favorable
Housing	<ul style="list-style-type: none"> • Approx. 195 new housing units where none currently exist • Approx. 27 new affordable housing units at 60% MFI and 50% MFI where none currently exist • Three (3) three-bedroom IZ units • No demolition of existing housing or physical displacement of existing residents • No objection received from DHCD 	Favorable
Historic Preservation	<ul style="list-style-type: none"> • No adverse impacts. • No objection received from HPO. 	N/A

POTENTIAL IMPACTS

Topic Area	Evaluation of Potential Impacts	Determination of Potential Impacts
<p>Environmental Protection</p>	<ul style="list-style-type: none"> • LEED Gold v4 for H-Multifamily Midrise • Green roofs and bioretention • Improved storm water management • Resilient design strategies • EV and eBike charging infrastructure • Roof top solar • No objection received from DOEE 	<p>Favorable</p>
<p>Economic Development</p>	<ul style="list-style-type: none"> • Redevelopment of underutilized site near transit and numerous amenities • Construction jobs • Building maintenance jobs upon completion • New residents to support neighborhood commercial uses • Favorable recommendation from OP 	<p>Favorable</p>
<p>Parks, Recreation, and Open Space</p>	<ul style="list-style-type: none"> • Increased use of nearby parks and recreation facilities • New seating, landscaping, and plaza space along Maine Avenue and 7th Street • Plaza space along 7th Street (approx. 3,000 sf) • Rooftop amenities for residents • No objection received from DPR 	<p>Favorable</p>
<p>Urban Design</p>	<ul style="list-style-type: none"> • Context-sensitive design • Distinctive architecture at gateway location along Maine Avenue, SW • Pedestrian-oriented • Significant enhancements to streetscape and public realm, including public art • Improved pedestrian and bicycle circulation • Nominal shadow increase on Jefferson Middle School (primarily rear parking and loading area) • Change in scale between PUD site surrounding context • Favorable recommendation from OP 	<p>Favorable or acceptable given quality of public benefits</p>

POTENTIAL IMPACTS

Topic Area	Evaluation of Potential Impacts	Determination of Potential Impacts
<p>Community Services and Facilities</p>	<ul style="list-style-type: none"> • Potential increased utilization of <ul style="list-style-type: none"> • Jefferson recreation fields and other nearby recreation facilities • Southwest Library • Emergency service facilities (police and fire) • No objection received from DPR, DCPL, FEMS 	<p>Favorable / Mitigated by existing capacity</p>
<p>Educational Facilities</p>	<ul style="list-style-type: none"> • Potential increase in students attending neighborhood schools. <ul style="list-style-type: none"> • Amidon-Bowen ES: 83% capacity, 6.9% condition index (10 yr.)* • Jefferson MS: N/A, N/A condition index (10 yr.)* • Eastern HS: 72% capacity, 9.41% condition index (10 yr.)* • Contribution to Jefferson Middle School PTO (\$150,000) • No objection received from DCPS <p>* Source: 2020 Master Facilities Plan Supplement, Office of Deputy Mayor for Education</p>	<p>Favorable / Mitigated by existing capacity.</p>
<p>Infrastructure</p>	<ul style="list-style-type: none"> • Construction of protected bike lane along 7th Street, SW • Relocation of existing curb cut along 7th Street, SW • Reconstruction of adjacent streetscape • Increased seating and landscaping in adjacent public space • Construction over existing WMATA tunnel • Increased utilization of utility infrastructure, upgrades during permitting, as necessary • Favorable recommendation from DDOT • No objection received DC Water, WMATA, Washington Gas 	<p>Favorable / Mitigated by existing capacity or improvements (as required)</p>

PUD BALANCING TEST

Zoning Commission **shall judge, balance, and reconcile** the relative value of public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects of the project.

BENEFITS & AMENITIES

- Superior urban design and architecture.
- Site planning and efficient and economical land utilization.
- Approx. 7,000 sf. landscape improvements (approx. \$1,000,000)
- Approx. 195 new housing units (174.5% increase over MOR)
- 15% affordable housing @ 60% and 50% MFI (233% increase over MOR)
- Three-bedroom units (6 market rate and 3 IZ)
- Sustainable design
 - LEED Gold
 - 7,500 sf. green roofs and bioretention
 - Rooftop solar (925 sf.)
 - EV charging stations & EV-ready charging stations
 - 100% electric appliances
 - eBike charging
 - Incorporation of resilient design strategies
- Public art (\$75,000 for public art on Maine Avenue, plus additional public art on 7th Street)
- Loading Management Plan
- RPP restriction
- Contribution to Jefferson Middle School PTO (\$150,000).
- Contribution to D.C. Habitat for Humanity (\$100,000).

INCENTIVES AND POTENTIAL ADVERSE EFFECTS

- Density: +5.21 FAR (MOR), + 4.61 FAR (PUD)
- Height: +60 ft. (MOR), +50 ft. (PUD)
- Side yard
- Rear yard
- Lot occupancy (residential)

“Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.” 11-X DCMR § 305.2

“A project amenity is one (1) type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors.” 11-X DCMR § 305.10

CONCLUSION

- Not inconsistent with the Comprehensive Plan
- Consistency with the FLUM; other competing Comprehensive Plan priorities relating to housing, environmental protection, and transportation; and other District planning policies and programs (incl. Housing Equity Report goals) outweigh potential Comprehensive Plan inconsistencies
- No unacceptable impacts
- Potential impacts to land use, housing, transportation, arts and culture, and environmental protection are all favorable
- Proposed map amendment to MU-10 and minor technical flexibility for rear yard, side yard, and lot occupancy are balanced by the proffered public benefits and amenities
- Public benefits and amenities are directly informed by the Comprehensive Plan, Southwest Neighborhood Plan recommendations, and stakeholder input

Previous Massing

New Massing



6th to 8th floor plan



3rd to 5th & 9th to 11th floor plan



6th to 8th floor plan



3rd to 5th & 9th to 11th floor plan



Previous Massing

New Massing



northeast aerial



northeast aerial



northeast corner



northeast corner

Existing Conditions



1 corner of maine ave sw & 7th st sw



2 looking southwest on 7th st sw



3 looking southeast on maine ave sw

Site Plan



intercontinental hotel

jefferson middle school academy

town square towers

incanto

i street sw

maine avenue sw

7th street sw

bhmp +16.68

the banks

canopy by hilton

