

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JLS*
 Jennifer Steingasser,
 Deputy Director, Development Review & Historic Preservation
DATE: December 9, 2022
SUBJECT: ZC Case 22-22: Public Hearing Report for a Petition to Rezone 1100 6th Street, N.W.
 from RA-2 to MU-8A

I. RECOMMENDATION



The Office of Planning recommends that the Zoning Commission **approve** this map amendment from RA-2 to MU-8A subject to IZ Plus. The map amendment would *not be inconsistent* with the Comprehensive Plan text and maps; and the requested MU-8A zone permits mixed-use, consistent with the Comprehensive Plan recommendations for the general area where the subject property is located

II. BACKGROUND

At its July 28, 2022 public meeting, the Zoning Commission set down for a public hearing Zoning Map Amendment Case 22-22, which would rezone Square 449, Lot 64, located at 1100 6th Street, N.W., from the RA-2 zone to the MU-8A zone.

In 2009, a PUD (Case 06-21) had been approved for the site but was never constructed and it has since expired. It was extended by the Commission once to 2011, with construction required to begin by 2012. That PUD included a map amendment to the DD/C-2-C zone and proposed a residential development with approximately twenty units and no non-residential uses.

The site is within the Mount Vernon Square Historic District and has a contributing historic structure on the site which remains vacant.

III. APPLICATION-IN-BRIEF

Applicant	PRESERVATION DC L&6 LLC
Proposed Map Amendment	From RA-2 to MU-8A
Address	1100 6 th Street, N.W.

Ward and ANC	Ward 6, ANC 6E
Legal Description	Square 449, Lot 64
Property Size	8,586 square feet
Future Land Use Map Designation	Mixed Use: Medium Density Residential and Medium Density Commercial
Generalized Policy Map Designation	Neighborhood Conservation Area
Historic District	Mount Vernon Square

IV. COMMENTS FROM SET-DOWN MEETING

Neither the Zoning Commission nor OP had any comments or requests relating to the petition from the setdown meeting.

V. SITE AND AREA DESCRIPTION

The area surrounding the subject property is generally improved with low-rise residential buildings, although the adjacent property to the west is a two-story commercial structure and a church is located several lots to the north on 6th Street. Across from the subject property to the south is a high-rise mixed use office and retail building, and to the east are two and three-story row houses, flats and small apartment buildings.

The site is improved with an historic three-story brick building that includes commercial space on the first floor. One-story additions are attached on the northern and western facades. A portion of the site on the north side of the lot is unimproved and fenced-in with a curb cut providing vehicular access from 6th Street.

VI. DEVELOPMENT CAPACITY OF EXISTING AND PROPOSED ZONES

The applicant’s petition would rezone 8,586 square feet from RA-2 to MU-8A zone. The RA-2 zone is a moderate density residential zone, whereas the MU-8A is a medium density mixed-use zone, with a focus on residential and employment uses.

The following table summarizes the effect of the proposed MU-8A zone in comparison to the existing RA-2 zone.

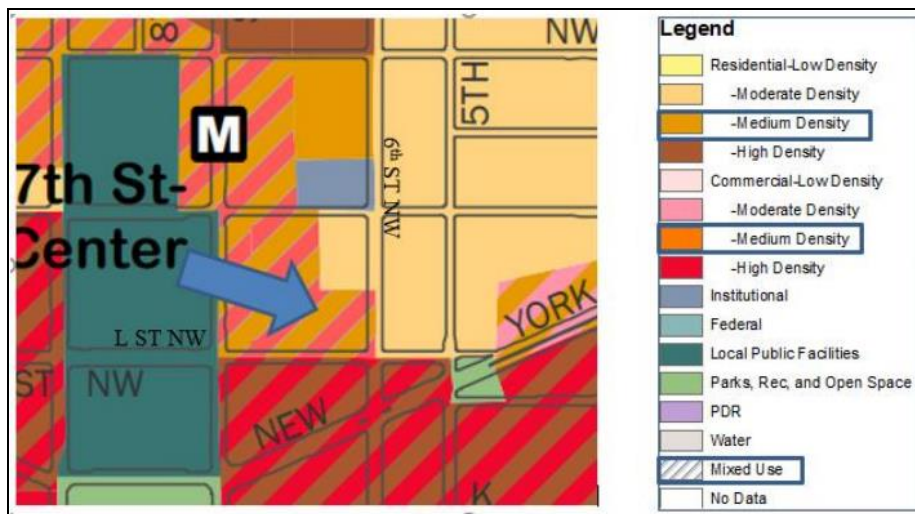
	Existing Zone: RA-2	Proposed Zone: MU-8A
Permitted Uses	Subtitle U, Chapter 4	Use Group F
Height	50-foot max.	70-foot max.
Lot Area	None Prescribed	None Prescribed
Lot Width	None Prescribed	None Prescribed
FAR	1.8 max. 2.16 max.(IZ)	5.0 max. 6.0 max. (IZ) No more than 1.0 max. nonresidential
Penthouse Height	12-foot max. 15-foot mechanical max.	20-foot max. 2 nd story permitted for mechanical
Lot Occupancy	60% max.	100% max.

	Existing Zone: RA-2	Proposed Zone: MU-8A
Rear Yard	4 in./ft. of bldg. height, with a 15-ft. min.	2.5 in./ft. of bldg. ht., with a 12-ft. min.
Side Yard	None required, but 4 ft. min. if provided None required on side street for corner lot	None required, but 2 in. min./ft. bldg. ht., but not <5 ft. if provided
Vehicle Parking	Residential: 1/3 d.u.'s in excess of 4 min. Retail: 1.33 spaces/1,000 sq. ft. in excess of 3,000 sq. ft. min.	Residential: 1/3 d.u.'s in excess of 4 min. Retail: 1.33 spaces/1,000 sq. ft. in excess of 3,000 sq. ft. min.
Long Term Bicycle Parking	Residential: 1 space/3 d.u.'s min. Retail: 1/10,000 sq. ft. min.	Residential: 1 space/3 d.u.'s min. Retail: 1/10,000 sq. ft. min.
Loading	Residential: >50 units: 1 berth & 1 service/delivery space min. Retail: 5,000-20,000 GFA: 1 berth min.	Residential: >50 units: 1 berth & 1 service/delivery space min. Retail: 5,000-20,000 GFA: 1 berth min.
GAR	0.3 min.	0.25min.

VII. PLANNING CONTEXT

Title 11 Subtitle X § 500.3 requires that the Zoning Commission determine that a proposed zoning map amendment “*is not inconsistent with the Comprehensive Plan and other adopted policies and active programs related to the subject site*”.

As fully discussed in the OP Setdown report of July 18, 2022 ([Exhibit 6](#)), the proposed map amendment would be not inconsistent with the Comprehensive Plan Future Land Use Map and Generalized Policy Map, which recommend Mixed Use for site. Mixed Use is defined by the Comprehensive Plan as a combination of Medium Density Residential and Medium Density Commercial land uses for the subject property, as shown below. The subject property is also located within the Neighborhood Conservation Areas designation, as shown on the Generalized Policy Map on the following page.



Comprehensive Plan Future Land Use Map

The subject property is currently improved with a long vacant historic building. The proposal to rezone the site to MU-8A would permit a variety of new residential uses, including multi-family within close proximity to a Metrorail station. An increase in the permitted residential density for the

site assists the District in the development of new housing, including meeting its production targets for affordable housing in support of addressing racial disparities.

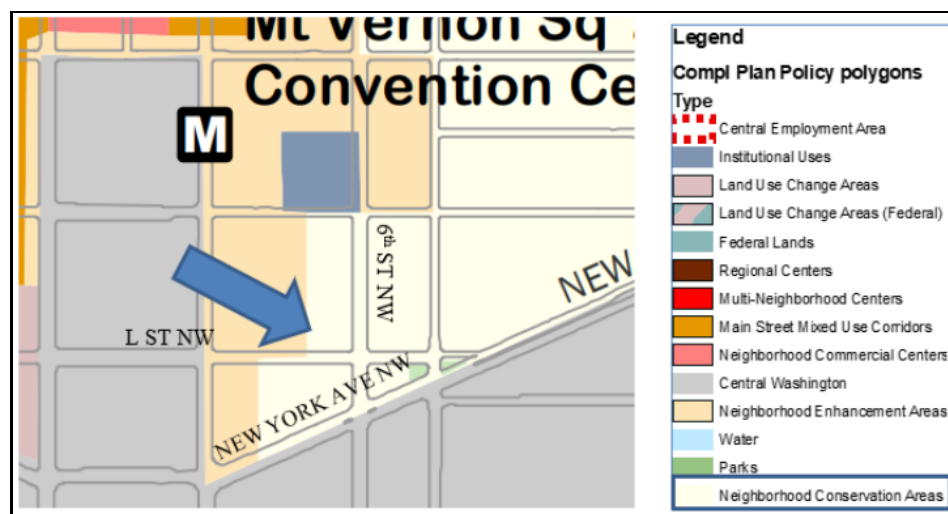
In support of the Medium Density Commercial designation, the MU-8A zone permits offices, including medical offices, restaurants, retail uses and financial institutions, that could provide support services to not only potential new residents of the subject property, but also in support of the surrounding neighborhood and the District at large. In combination, the mix of uses permitted by the MU-8A zone is consistent with the land use designations on the Future Land Use Map.

The site is identified on the Generalized Policy Map as located within the Neighborhood Conservation Areas.

The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. Limited development and redevelopment opportunities do exist within these areas. The diversity of land uses and building types in these areas should be maintained and new development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies. (10-225.5)

The proposed rezoning of the subject property could contribute to the conservation and enhancement of this long vacant property into a useful and productive property. This long vacant historic structure could allow for adaptive reuse, potentially enhancing the surrounding neighborhood with a new use as permitted by the MU-8A zone, including a mix of uses that include housing.

Fifty-nine percent (59%) of households in Ward 6, were either cost burdened or severely cost burdened and city-wide, 52% of households were either cost burdened or severely cost burdened in 2020. The proposed map amendment has the potential to increase the total supply of housing units and inclusionary units in the Planning Area, which could alleviate pressure on housing costs overall and address the disparity in income when viewed through a racial equity lens.



Generalized Policy Map

Overall, the requested map amendment to MU-8A would increase the uses permitted on the subject property that could be accommodated by the existing vacant historic structure. By increasing the number of uses and the permitted density through the proposed rezoning, and in concert with the

provisions of the Comprehensive Plan, additional opportunities would be possible to return what is now an abandoned structure back to productive use.

As detailed in the OP setdown report, ([Exhibit 6](#)), the proposed zoning map amendment would also further Comprehensive Plan policy objectives, particularly with respect to policies within the Land Use, Housing, Urban Design and Historic Preservation Citywide Elements and the Near Northwest Area Element.

VIII. INCLUSIONARY ZONING PLUS

OP recommends the property be subject to IZ Plus. An IZ Plus set-aside requirement would be appropriate pursuant to Subtitle X § 502 because the map amendment would rezone the property to MU-8A, which allows a higher maximum permitted FAR than the existing RA-2 zone; and the 2019 Housing Equity Report prepared by the Office of Planning and the Department of Housing and Community Affairs reports that:

- ANC 6E, within which the subject property is located, only had 0.4 percent of the District's total number of affordable housing units as of 2018; and
- Ward 6 had a median rent of \$2,143 in 2019, in excess of the Districtwide median of \$1,603.

IZ Plus requires a higher affordable housing set-aside requirement than Regular IZ and prescribes a set-aside requirement based on either a sliding-scale that is correlated to the total floor area built, or the amount of IZ bonus density built. The amount of residential floor area built in any future development under the MU-8A zone would determine the actual IZ Plus set-aside requirement. Given the large increase in maximum FAR permitted by the zone change, it is likely that under the majority of development scenarios the set-side requirement could be, or close to, 20 percent.

IX. AGENCY COMMENTS

No comments from other agencies were submitted to the record.

ANC COMMENTS

ANC 6E, at its regularly scheduled meeting of June 7, 2022, voted to support the subject application. (Exhibit 4 and Exhibit 5)

X. COMMUNITY COMMENTS

No community comments were submitted to the record as of the date of the filing of this report.