

Inconsistencies with the Comprehensive Plan

Policy MC-2.3.7 Use of Public Sites

Utilize public land at the Reeves Center, Housing Finance Agency, Garnet-Paterson, **Engine 9, and MPD 3rd District Headquarters** to create **mixed-use neighborhood landmarks** that **acknowledge and continue the history of U Street as a Black business corridor**. **Added density at these public sites** should be used to create a significant amount of **new affordable housing**, establish **space for cultural uses**, and provide for **additional public facilities, such as a new public library**. New construction should **concentrate density towards U Street and use design strategies to visually reduce building height and bulk to provide appropriate transitions to adjacent lower density areas**. 2013.11

OP Supplemental Report #2 - Map Amendment, Square 0175, Lots 826 & 827

November 8, 2023

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IV. BUILDING HEIGHT TRANSITION SETBACK

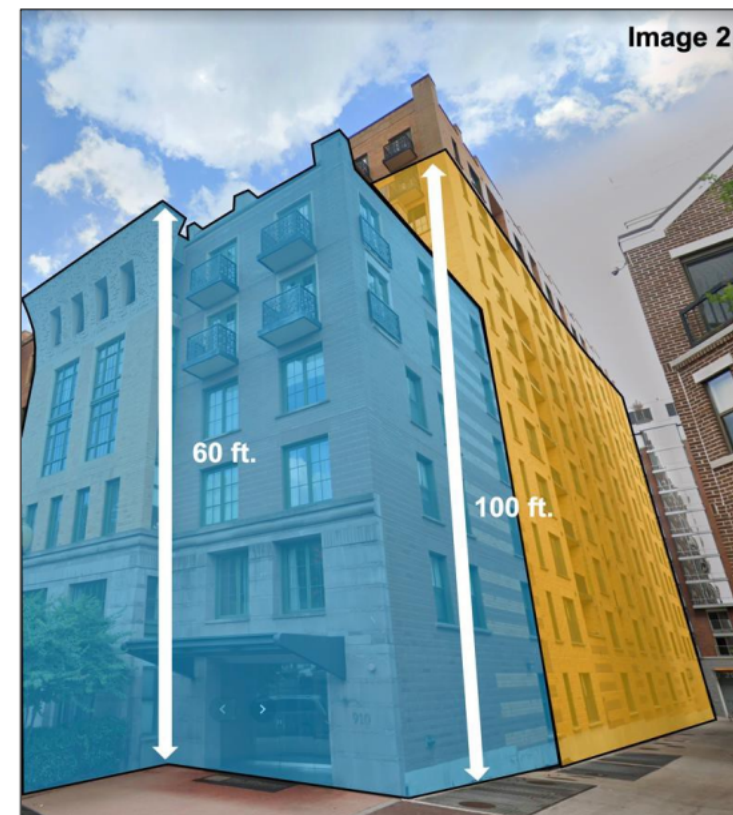
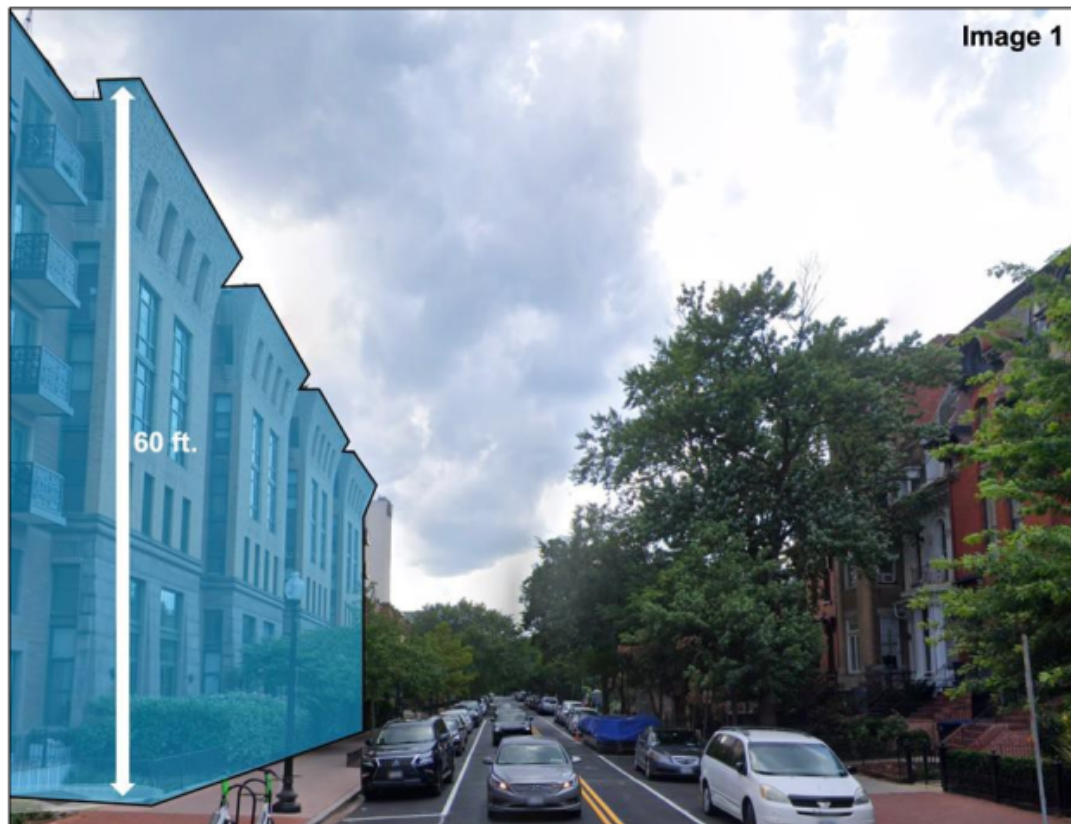
OP has reviewed the case record to date and has heard from members of the public indicating concern about the maximum permitted height along V Street, NW under the proposed MU-10 zone and the potential impact a future building may have on surrounding residential uses. To address these concerns, OP proposes to bring forward a separate text amendment that would require a building height transition setback for the subject property **along V Street, NW** and the **neighboring row houses to the east**. This would reduce the overall bulk of any future building by limiting the maximum height of a building to 60 feet for the first 40 feet of lot depth as follows:

- Require a building height transition setback along V Street, NW whereby a building would be limited to a maximum height of 60 feet for the first 40 feet of lot depth as measured from the lot line along V Street, NW; and
- Require a building height transition setback along the rear of lots 24 through 29 in Square 175 whereby a building would be limited to a maximum height of 60 feet for the first 40 feet of lot depth as measured from the subject property's property line adjacent to the public alley separating the subject property from the rear of lots 24 through 29.

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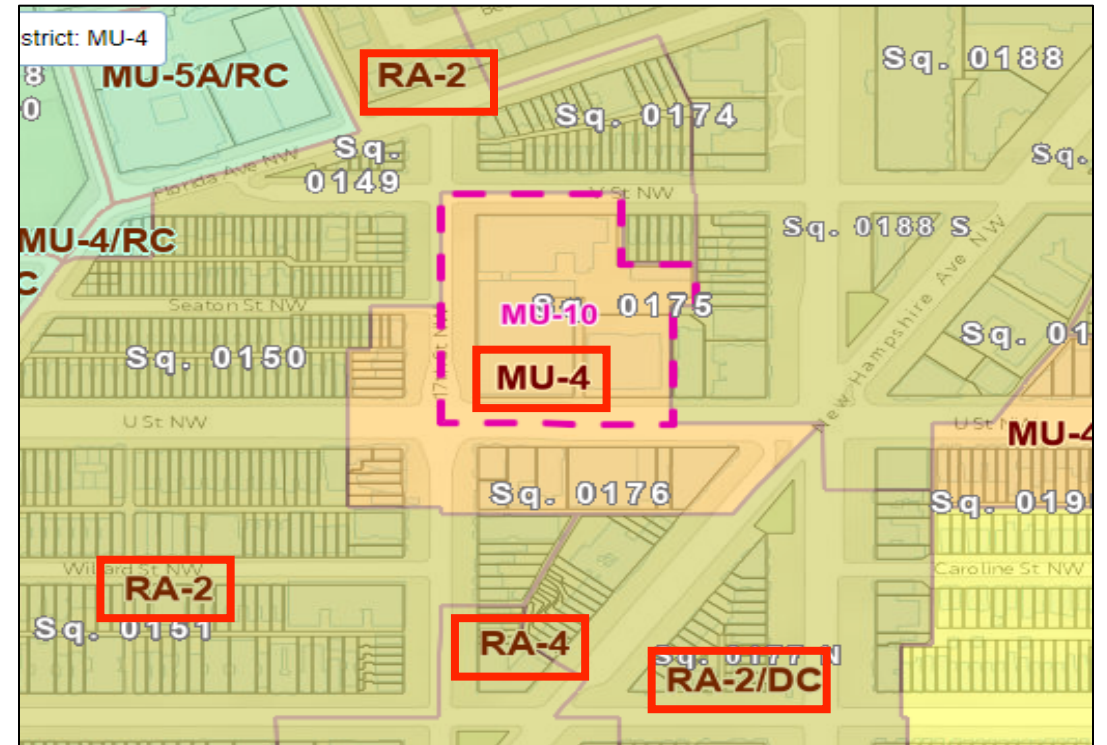
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“ADJACENT LOWER DENSITY AREAS” to the NORTH, EAST, and WEST

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Is the Petition mostly **inconsistent** or mostly **not inconsistent**?

It is mostly **inconsistent** and the only element which is **not inconsistent** is its addition of density to create new affordable housing.

Inconsistencies with the Comprehensive Plan

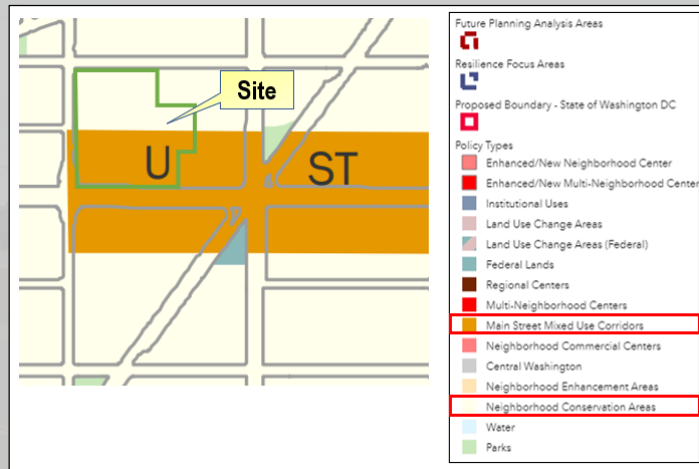
Neighborhood Conservation

Exhibit 568 (page 11) – Submitted by OP

The Zoning Commission needs to recognize Neighborhood Conservation at the rear of the site

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.

Generalized Policy Map



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 [emphasis added] (10A DCMR § 225.5)

Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies (10A DCMR § 225.5)

Limited [emphasis added] 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.** [emphasis added] Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map **and Comprehensive Plan policies.** [emphasis added] Approaches to managing **context-sensitive** [emphasis added] growth in Neighborhood Conservation Areas may vary based on neighborhood socio-economic and development characteristics. In areas with access to opportunities, services, and amenities, more levels of housing affordability should be accommodated. Areas facing housing insecurity (see Section 206.4) and displacement should **emphasize preserving affordable housing and enhancing neighborhood services, amenities, and access to opportunities.** [emphasis added] 10A DCMR 225.5

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Neighborhood Conservation

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** *[emphasis added]* 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.** *[emphasis added]* **Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies.** *[emphasis added]* Approaches to managing **context-sensitive** *[emphasis added]* growth in Neighborhood Conservation Areas may vary based on neighborhood socio-economic and development characteristics. In areas with access to opportunities, services, and amenities, more levels of housing affordability should be accommodated. **Areas facing housing insecurity (see Section 206.4) and displacement should emphasize preserving affordable housing and enhancing neighborhood services, amenities, and access to opportunities.** *[emphasis added]* 10A DCMR 225.5

Is OP's Petition to Up-Zone to MU-10 across the **Neighborhood Conservation Area** "not inconsistent with" the Comprehensive Plan's definition of the Area?

1. Since the Up-Zoning will allow for by-right MU-10 development, it will not be **compatible with the existing scale, natural features, and character of each area**
2. The Petition is arguing for density to be guided solely on the Future Land Use Map and deliberately downplays or ignores relevant **Comprehensive Plan policies** which **context-sensitive and site-specific.**
3. The Petition ignores the fact that this area is **facing housing insecurity and displacement.** It does not **emphasize preserving affordable housing**

While the Petition is consistent with the parts of the definition which the Applicant selectively cites in its presentation,

IT IS CERTAINLY "inconsistent", with the **full** definition. The Zoning Commission needs to recognize Neighborhood Conservation at the rear of the site

Inconsistencies with the Comprehensive Plan

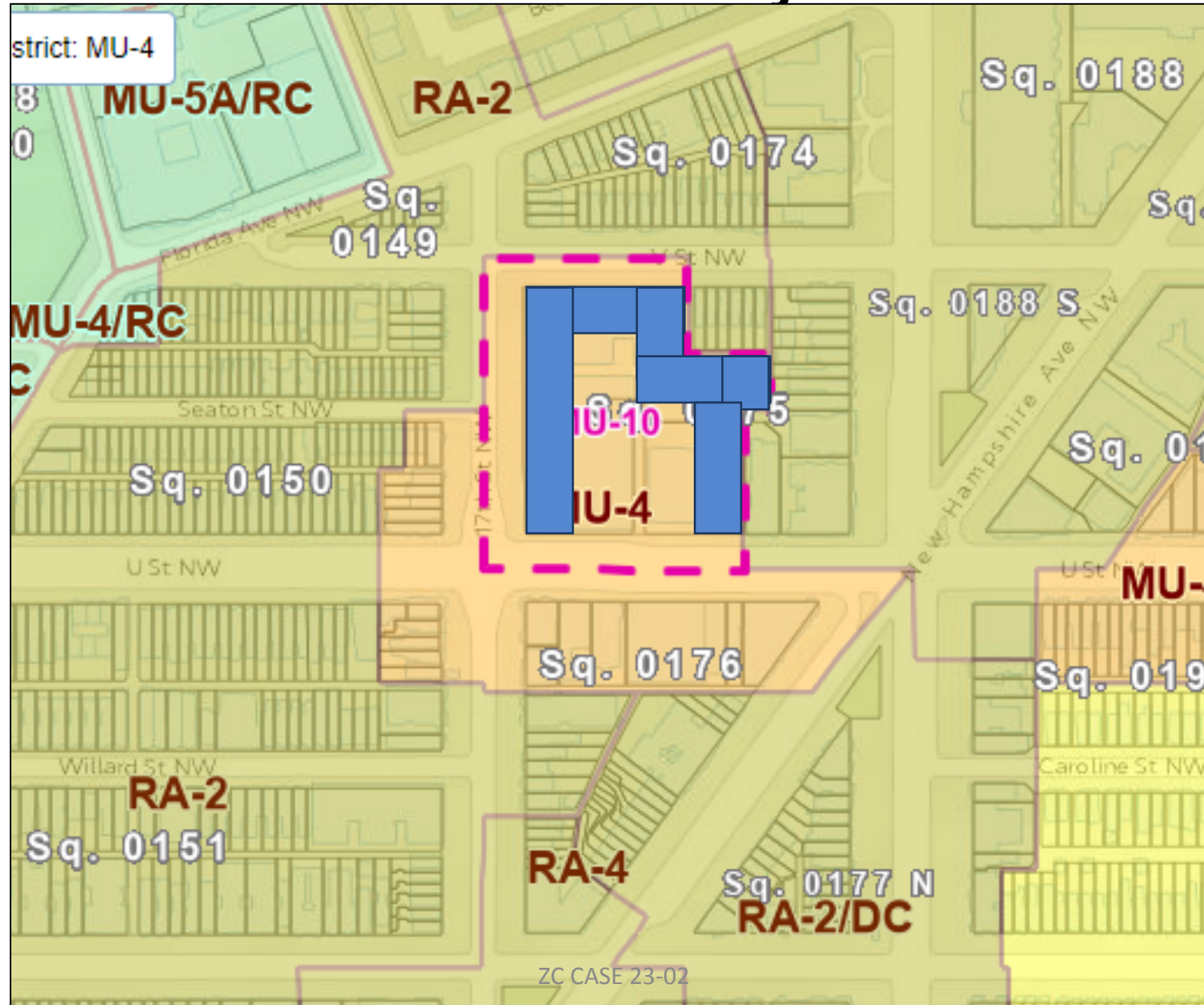
Neighborhood Conservation

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Is the Petition mostly **inconsistent** or mostly **not inconsistent**?

It is mostly **inconsistent** and the only element which is **not inconsistent** is its non-preclusion of development in the NC Areas to address city-wide housing needs.

Inconsistencies with the Adjacent Zoning



Incongruity to Adjacent Zoning

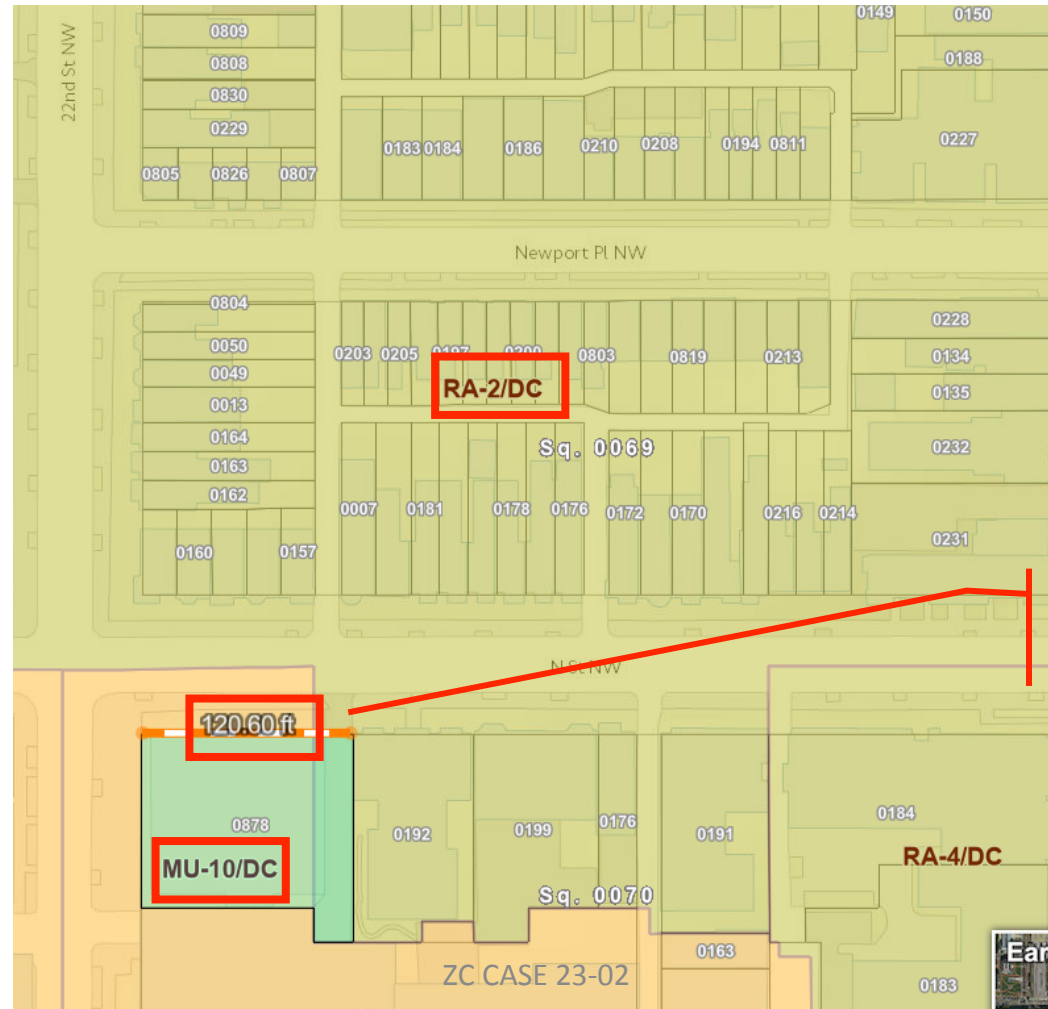
Where is there MU-10 zoning adjacent to RA-2 Zoning?

2140 N ST NW WASHINGTON DC 20037 (West End)

965 FLORIDA AVE NW (U St Corridor)

Incongruity to Adjacent Zoning

2140 N ST NW WASHINGTON DC 20037 (West End)



approx. 120' of frontage
with adjacent RA-2

Incongruity to Adjacent Zoning

2140 N ST NW WASHINGTON DC 20037 (West End)



Incongruity to Adjacent Zoning

965 FLORIDA AVE NW (U St Corridor)

