

STAFF RECOMMENDATION

NCPC File No. UR07



SHAW SCHOOL URBAN RENEWAL PLAN
URBAN RENEWAL PLAN MODIFICATION
DISPOSITION LOTS 26, 33, and 42
(Text and Map Modification to Change the Land Use Designation)

April 28, 2005

Abstract

The Redevelopment Land Authority Revitalization Corporation (RLARC) has proposed modifications to the Urban Renewal Plan for the Shaw School Urban Renewal Area on Disposition Lots 26, 33, and 42. The proposed modifications include text changes that would allow for mixed uses and increased density. The proposed modifications are being generated as a result of planning studies completed by the District of Columbia Office of Planning.

Commission Action Requested by Applicant

Adoption of urban renewal plan modifications pursuant to the District of Columbia Redevelopment Act of 1945, as amended.

Executive Director's Recommendation

The Commission:

Adopts the attached resolution modifying the Urban Renewal Plan for the Shaw School Urban Renewal Area.

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BACKGROUND AND STAFF EVALUATION

DESCRIPTION OF PROPOSED MODIFICATIONS

Background

Within the past year, the District of Columbia Office of Planning (DCOP) has completed two development framework plans to guide development within the Shaw neighborhood. The first framework is the Development Framework for a Cultural Destination District within the Shaw and U Street area (DUKE). The Duke framework makes comprehensive recommendations for mixed-use redevelopment at increased density levels with the objective of creating a destination district. The Duke recommendations apply to disposition lots 26, 33, and 42. The second planning framework is the Convention Center Area Strategic Development Plan (CCASDP). This plan's recommendations are not applicable to the current proposal; rather, the DUKE recommendations are focused on guiding the development on Parcels 26, 33, and 42.

Parcel 26 (Disposition Lot 26)

This site (Lot 824) is located in Square 419. The Square is bounded on the north by S Street, on the south by R Street, on the east by 7th Street, and on the west by 8th Street. The disposition lot is on the northeast corner of the Square near the intersection of 7th and S Streets. The site has frontage on the west side of 7th Street and is comprised of approximately 2,375 square feet. The urban renewal plan designates this site for residential high density uses for low and moderate income residents.

Parcel 33 (Disposition Lot 33)

This site (Lot 854) is located in Square 441. This Square is bounded on the north by T Street, on the south by S Street, on the east by Wiltberger, and on the west by 7th Street. The disposition lot is located in the southwest quadrant of the Square at the intersection of 7th and S Streets. The rectangular shaped lot has frontage on both 7th and S Streets, and is comprised of approximately 30,989 square feet. The urban renewal plan designates this site for residential medium density uses for low and moderate income residents.

Parcel 42 (Disposition Lot 42)

This site (Lots 106 and 803) is located in Square 442. This parcel has two separate lots which are collectively known as Parcel 42. Lot 106 has frontage along the corner of 7th and R Streets and Lot 803 has frontage along Rhode Island Avenue. Collectively, the site is approximately 17,008 Square feet. The urban renewal plan designates this site for high density residential uses.

The proposed amendments to the Urban Renewal Plan consist of the following text amendments and map amendments to the General Land Use Map and the Land Disposition Maps.

Text Amendments

- Section 634.01 is modified to delete references to the following lot:

Disposition Lot 26 – Square 419

- Section 632.01, Section 632.17, Section 632.51 and Section 632.61 is modified to delete references to the following lot:

Disposition Lot 33 – Square 441

- Section 634.01, Section 634.15, Section 634.16, and Section 634.61 is modified to delete references to lot:

Disposition Lot 42 – Square 442 (1705-7 7th Street, NW and 637 Rhode Island Avenue, NW)

New Sections are added to the Shaw Urban Renewal Plan as follows:

633.00 Mixed Use – Medium Density

633.10 The following Disposition Lots are designated as Mixed Use Medium Density areas, as shown on Maps No. 2 (General Land Use Plan) and No. 5 (Land Disposition), and shall be developed for office, retail and housing:

Disposition Lot 26 – Square 419

Disposition Lot 33 – Square 441

Disposition Lot 42 – Square 442 (1705-7 7th Street, NW and 637 Rhode Island Avenue, NW)

633.20 Height

633.30 The height of the buildings shall not exceed 65 feet.

633.40 Lot Occupancy

The total building area shall not exceed 80% of the Lot area.

633.50 Floor Area Ratio

The maximum permitted floor area ratio (FAR) shall not exceed 4.5 for residential use and a maximum 1.5 FAR for other permitted uses.

633.60 In addition Lot 42, 637 Rhode Island Avenue, shall be developed as

single family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats, a minimum lot area of 3,000 square feet for semi-detached structures a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all structures and a maximum height of 3 stories, 40 feet.

633.70 These requirements may be modified to incorporate any additional or amended requirements that may be applied to Lots 26, 33, and 42 through the District of Columbia zoning amendment process.

Map Amendments

Map 2 - The General Land Use Plan will be changed so that the land use shown on all three Disposition Lots will be Mixed-Use Development.

Map 5 – The Table of Disposition Lots on the Land Disposition map will be changed to show the land use for Disposition Lots 26, 33, and 42 as Mixed Uses-Medium Density, instead of High and Medium Density Residential.

EVALUATION

There are no federal interests that would be affected by the proposed change in use of the proposed disposition lots from generally high and medium density residential uses to mixed uses. The lots are not located on Special Streets, or near Special Places as designated in the Historic Preservation Element of the Comprehensive Plan for the National Capital. No federal lands are located in the vicinity of Disposition Lots 26 and 33. Although Lot 42 fronts on Rhode Island Avenue, the new use category would be compatible with the scale and environment of adjacent residential structures and uses.

As mentioned earlier in this report, the proposed amendments to the Shaw Urban Renewal Plan are being generated by planning goals and recommendations of the DUKE planning document developed by the District of Columbia Office of Planning. The proposed amendments will maintain the objectives of the Shaw Plan while allowing for planning goals established by the community working in concert with the District of Columbia Office of Planning.

The Executive Director has determined that the proposed change in land use designation would have no adverse effect on the qualities of the Shaw and Greater 14th Street Historic Districts. The District of Columbia State Historic Preservation Officer has concurred with this determination.

Comprehensive Plan

The proposed amendments are not inconsistent with the Comprehensive Plan for the National Capital. No federal properties would be adversely affected by the proposed changes to the urban renewal plan.

Coordinating Committee

The Coordinating Committee reviewed the proposal on April 13, 2005. The Committee forwarded the proposal to the Commission with the statement that the project has been coordinated with all agencies represented, the participating agencies were: NCPC; the District of Columbia Office of Planning; the District Department of Transportation; the General Services Administration; the National Park Service and the Washington Metropolitan Area Transit Authority.

National Environmental Policy Act

Pursuant to the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (NEPA), the Commission staff has reviewed the submission and has found the proposal is consistent with the Commission's Categorical Exclusion requirement at Section 8 of the Commission's Environmental Procedures. This criterion applies when the District agency proposal is located within the Central Area defined as the Shaw and Downtown Urban Renewal areas as defined in DC Zoning Regulations (Title 11DCMR) and adheres to the DCRA Environmental Screening scope.

Historic Preservation Act

The proposed amendments will maintain the objectives of the Shaw Plan while allowing for planning goals established by the community working in concert with the District of Columbia Office of Planning. Parcels 26, 33, and 42 are subject to the DUKE and CCASDP recommendations, which propose mixed use development at medium density levels consistent with the current zoning allowances and consistent with transit-oriented development policies. The plan maximizes the creation of affordable housing and establishes a neighborhood hub around the O Street Market. The Executive Director determined that the proposed modifications would have no adverse effect on the historic and cultural resources or qualities that qualify the historic district for listing in the National Register of Historic Places. The District of Columbia State Historic Preservation Officer has concurred with the Executive Director.

Community Participation

The proposed modifications have been shared with the Manna Community Development Corporation and Advisory Neighborhood Commissions (ANC) 1B01 and 2C01. Although these organizations support the proposed modifications to the Shaw Urban Renewal Plan, ANC 2C01 cautions that its support should not be construed as support of any future increases in density that may be sought for these three parcels by any entity through the Planned Unit Development process in the future (*Attachments*)

**RESOLUTION ADOPTING
A MODIFICATION TO THE URBAN RENEWAL PLAN
FOR THE SHAW SCHOOL URBAN RENEWAL PLAN AREA**

May 5, 2005

WHEREAS, pursuant to Section 6(b) of the District of Columbia Redevelopment Act of 1945, as amended (hereinafter “Redevelopment Act”), an Urban Renewal Plan for the Shaw School Urban Redevelopment Area (hereinafter “Urban Renewal Plan”) was adopted on January 9, 1969, by the National Capital Planning Commission (hereinafter “Commission”) and approved on January 28, 1969, after public hearing thereon, by the District of Columbia Council (hereinafter “Council”);

WHEREAS, certain modifications to the Urban Renewal Plan have previously been adopted by the Commission and approved, after public hearings thereon, by the Council;

WHEREAS, a further modification to the Urban Renewal Plan is necessary to better utilize Disposition Lots 26, 33, and 42 to maximize development opportunities consistent with more recent planning documents and current zoning to promote economic development, including additional jobs and increases in the tax base, for the District of Columbia; and

WHEREAS, such modification is not inconsistent with the Comprehensive Plan for the National Capital.

BE IT RESOLVED that, pursuant to Sections 6(b) and 12 of the Redevelopment Act, the Commission adopts the following modifications to the Urban Renewal Plan:

1. Modify Section 634.01 of the Shaw School Urban Renewal Plan by deleting any references to the following lot:

Disposition Lot 26 – Square 419

2. Modify Section 632.01, Section 632.17, Section 632.51 and Section 632.61 of the Shaw School Urban Renewal Plan by deleting any references to the following lot:

Disposition Lot 33 – Square 441

3. Modify Section 634.01, Section 634.15, Section 634.16, and Section 634.61 of the Shaw School Urban Renewal Plan by deleting any references to the following lot:

Disposition Lot 42 – Square 442
(1705-7 7th Street, NW and 637 Rhode Island Avenue, NW)

Add new Sections to read as follows:

633.00 Mixed Use – Medium Density

633.10 The following Disposition Lots are designated as Mixed Use Medium Density areas, as shown on Maps No. 2 (General Land Use Plan) and No. 5 (Land Disposition), and shall be developed for office, retail and housing:

Disposition Lot 26 – Square 419

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The total building area shall not exceed 80% of the Lot area.

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The maximum permitted floor area ratio (FAR) shall not exceed 4.5 for residential use and a maximum 1.5 FAR for other permitted uses.

633.61 In addition Lot 42, 637 Rhode Island Avenue, shall be developed as singled family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum log width of 18 feet, minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats, a minimum lot area of 3,000 square feet for semi-detached structures a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all structures and a maximum height of 3 stories, 40 feet.

633.70 These requirements may be modified to incorporate any additional or amended requirements that may be applied to Lots 26, 33, and 42 through the District of Columbia zoning amendment process.