

STAFF RECOMMENDATION

D. Hamilton
NCPC File No. UR07



**SHAW SCHOOL URBAN RENEWAL PLAN
URBAN RENEWAL PLAN MODIFICATIONS**
DISPOSITION LOTS 12, 17A, 20, 22, 23, 36, 40, 44, and 45
(Text and Map Modification to Change the Land Use Designation)

Submission by the Redevelopment Land Authority Revitalization Corporation

June 30, 2005

Abstract

The Redevelopment Land Authority Revitalization Corporation (RLARC) has proposed modifications to the Urban Renewal Plan for the Shaw School Urban Renewal Area (Shaw Plan) on Disposition Lots 12, 17A, 20, 22, 23, 36, 40, 44, and 45. The proposed modifications include text and map changes that would allow for mixed uses and low density residential uses. 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

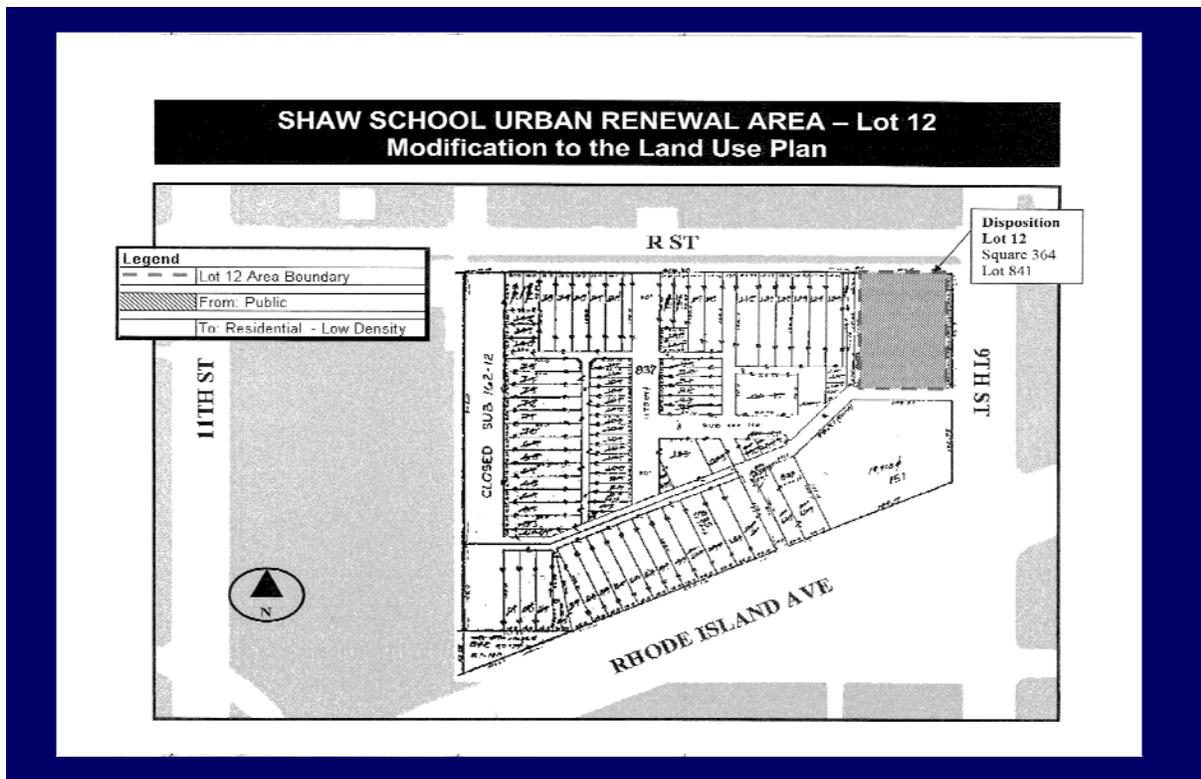
DESCRIPTION OF PROPOSED MODIFICATIONS

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 second planning framework is the Convention Center Area Strategic Development Plan (CCASDP). Both of these plans recommendations are related to the current proposal and are focused on creating assemblage and development opportunities for many small and odd-shaped parcels of land within the Shaw neighborhood.

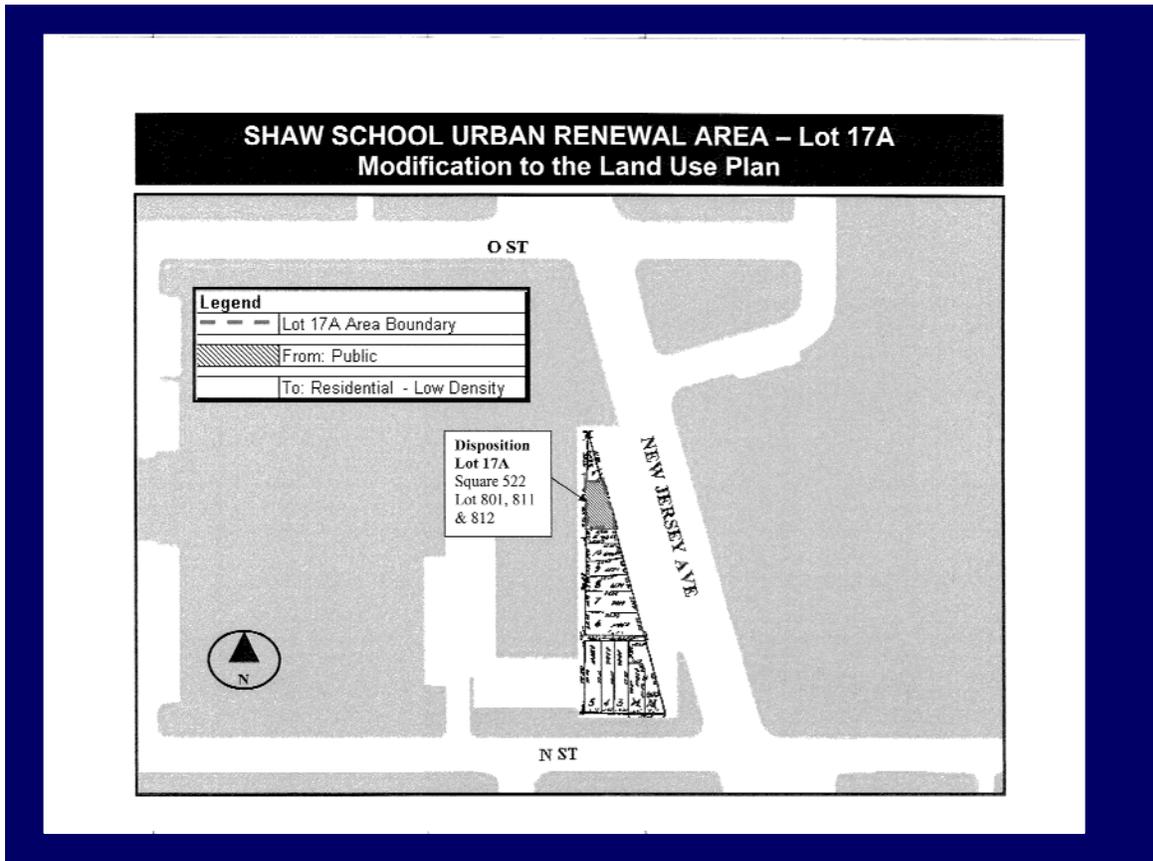
Disposition Lot 12

Disposition Lot 12 (Square 364) is located at the southwest corner of 9th and R Streets, NW. The site has frontage along the corner of R Street and 9th Street and is approximately 14,659 square feet. The Shaw Plan designates the site for public uses and it would be re-designated for low density residential uses.



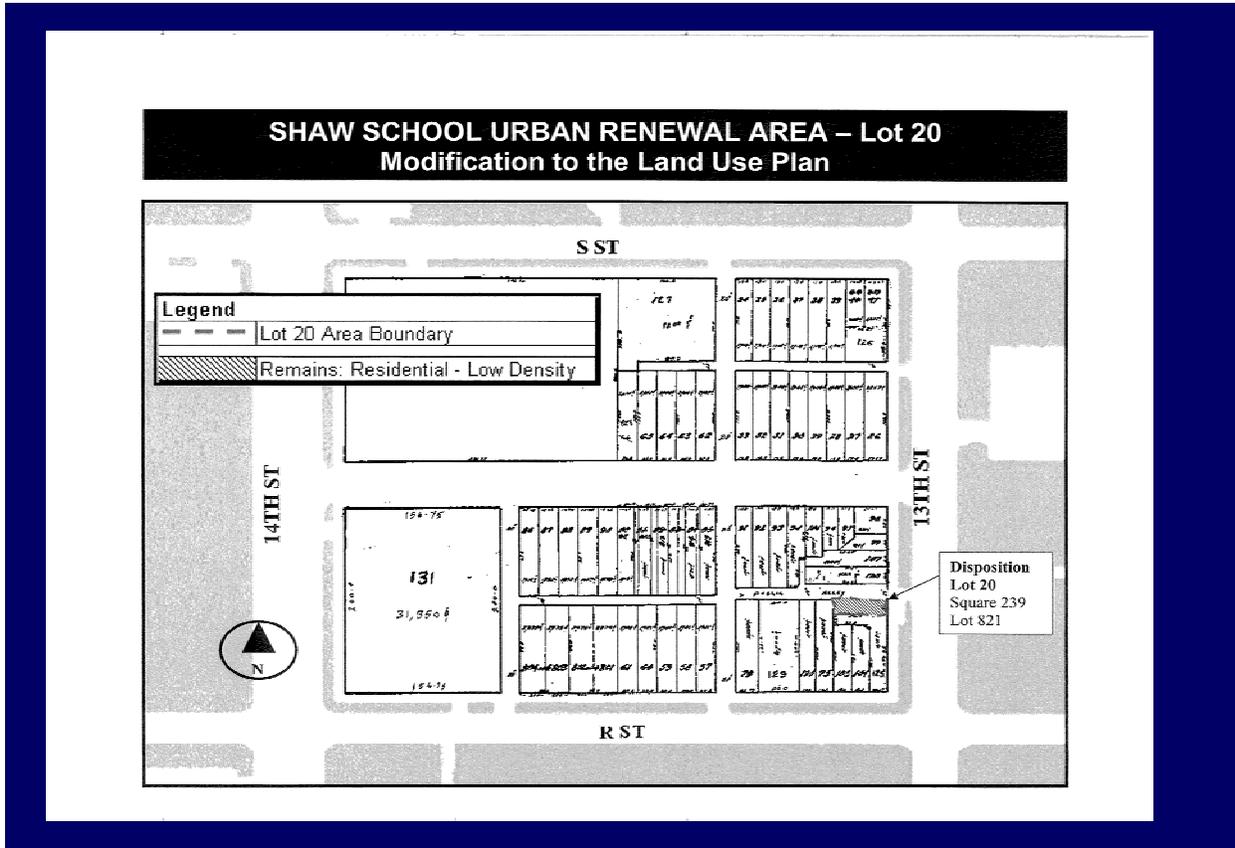
Disposition Lot 17A

Disposition Lot 17A (Square 522) is comprised of three small odd-shaped lots and located on the west side of New Jersey Avenue, north of N Street and south of O Street. The site has frontage along New Jersey Avenue and collectively, the site contains approximately 966 square feet. The Shaw Plan designates this site for public uses and it would be re-designated for low density residential uses.



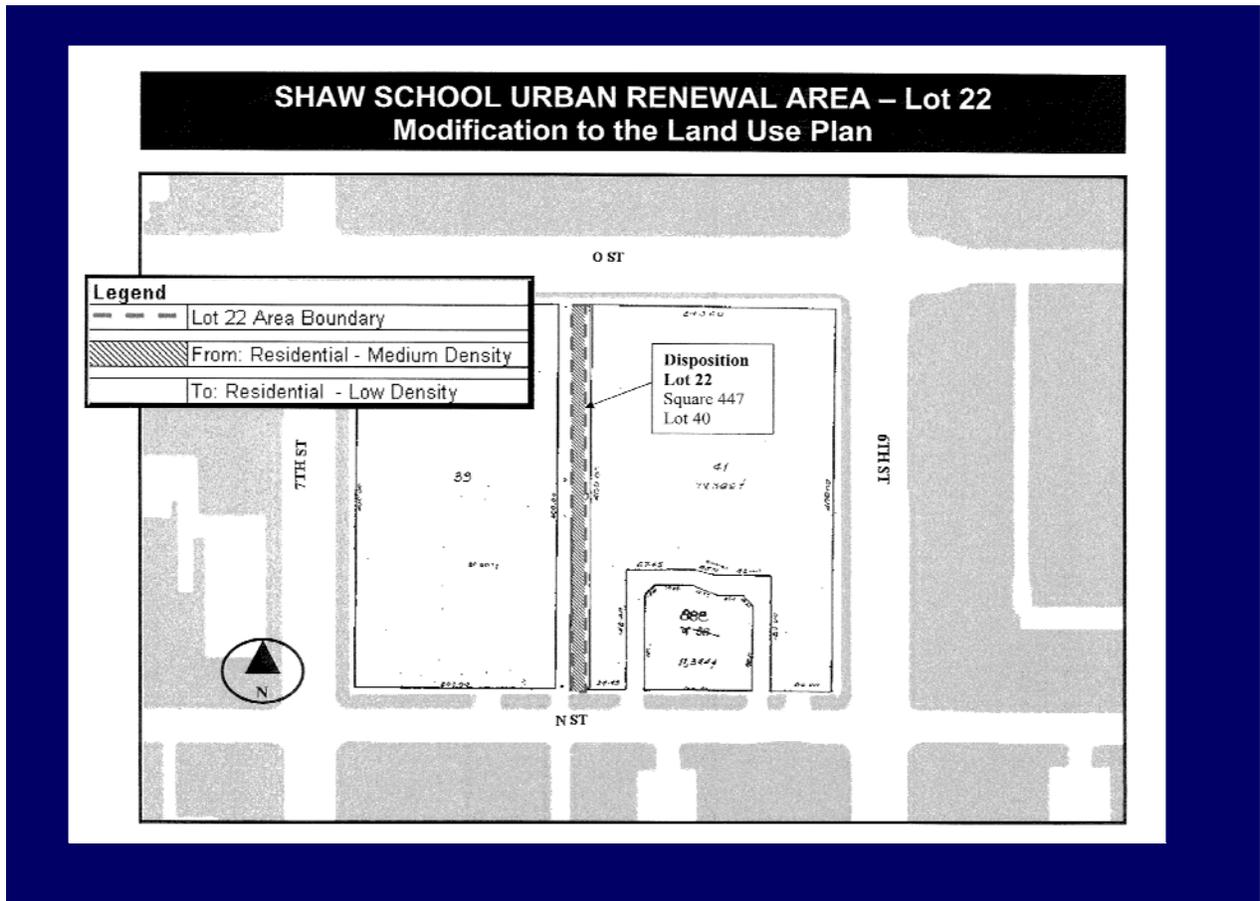
Disposition Lot 20

Disposition Lot 20 (Square 239) is located on the west side of 13th Street between R Street and Riggs Street. The site has frontage along the west side of 13th Street and is comprised of approximately 970 square feet. The Shaw Plan designates the site for low density residential uses and it would be included in the low density residential category.



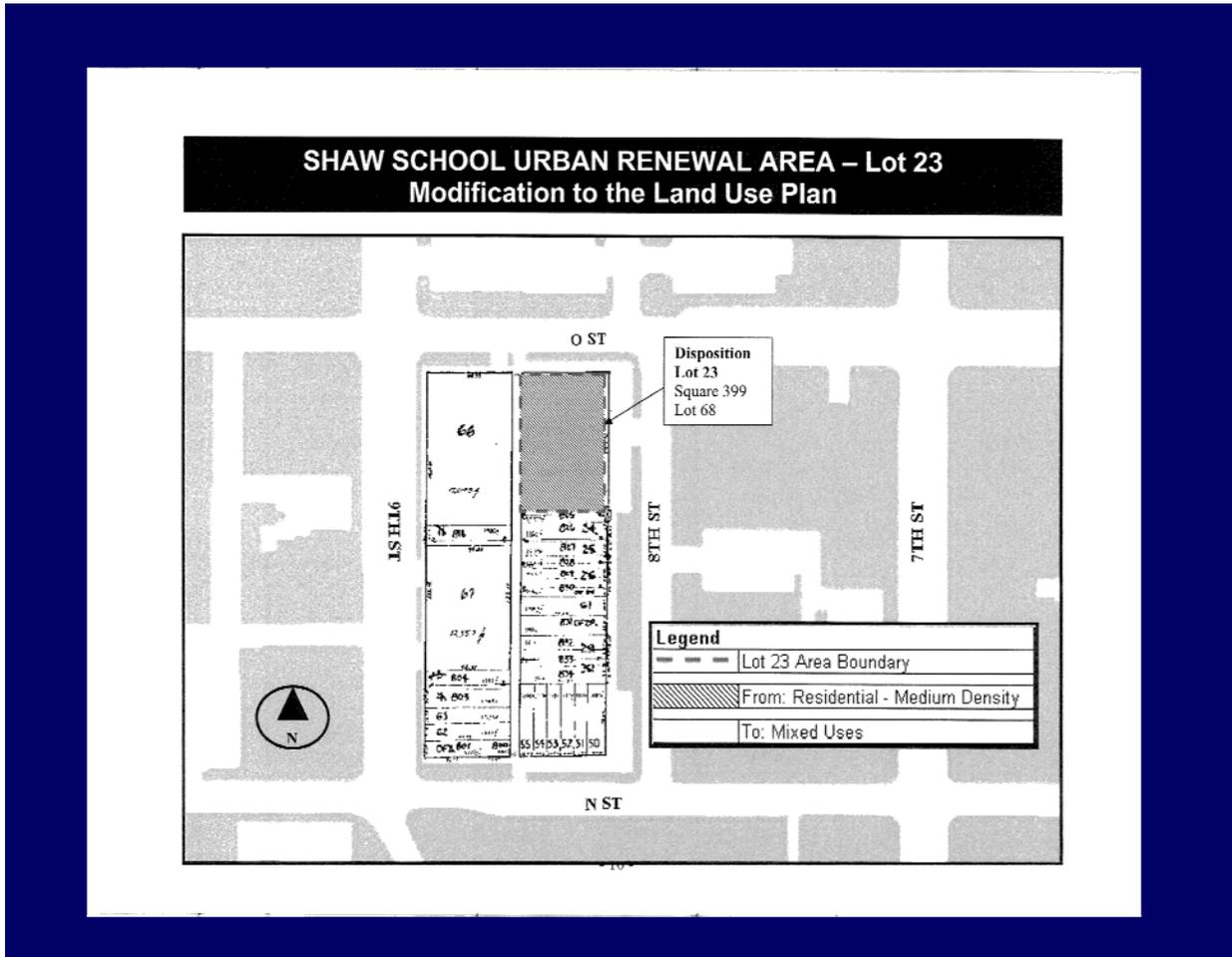
Disposition Lot 22

Disposition Lot 22 (Square 447) is located on the east side of 7th Street between O and N Streets. The narrow rectangular site has frontage on the south side of O Street and north side of N Street. The site is approximately 13,306 square feet. The Shaw Plan designates the site for medium density residential uses and it would be re-designated for low density residential use.



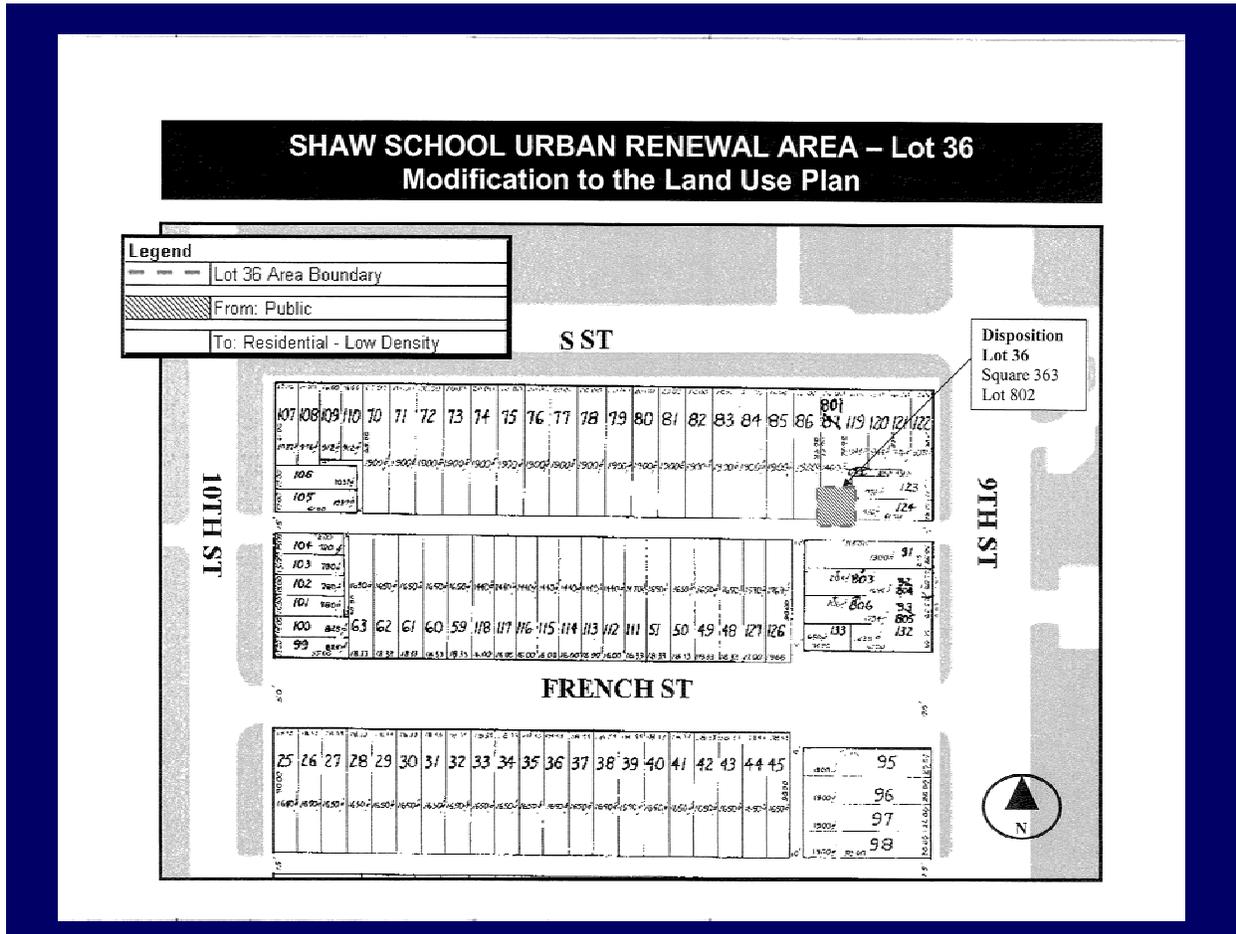
Disposition Lot 23

Disposition Lot 23 (Square 399) is located on the southwest corner of 8th and O Streets. The site is bound by 8th Street on the east and O Street on the north. The site has frontage along the corner of 8th and O Streets and is approximately 13,306 square feet. The Shaw Plan designates the site for medium density residential uses and it would be re-designated for mixed uses.



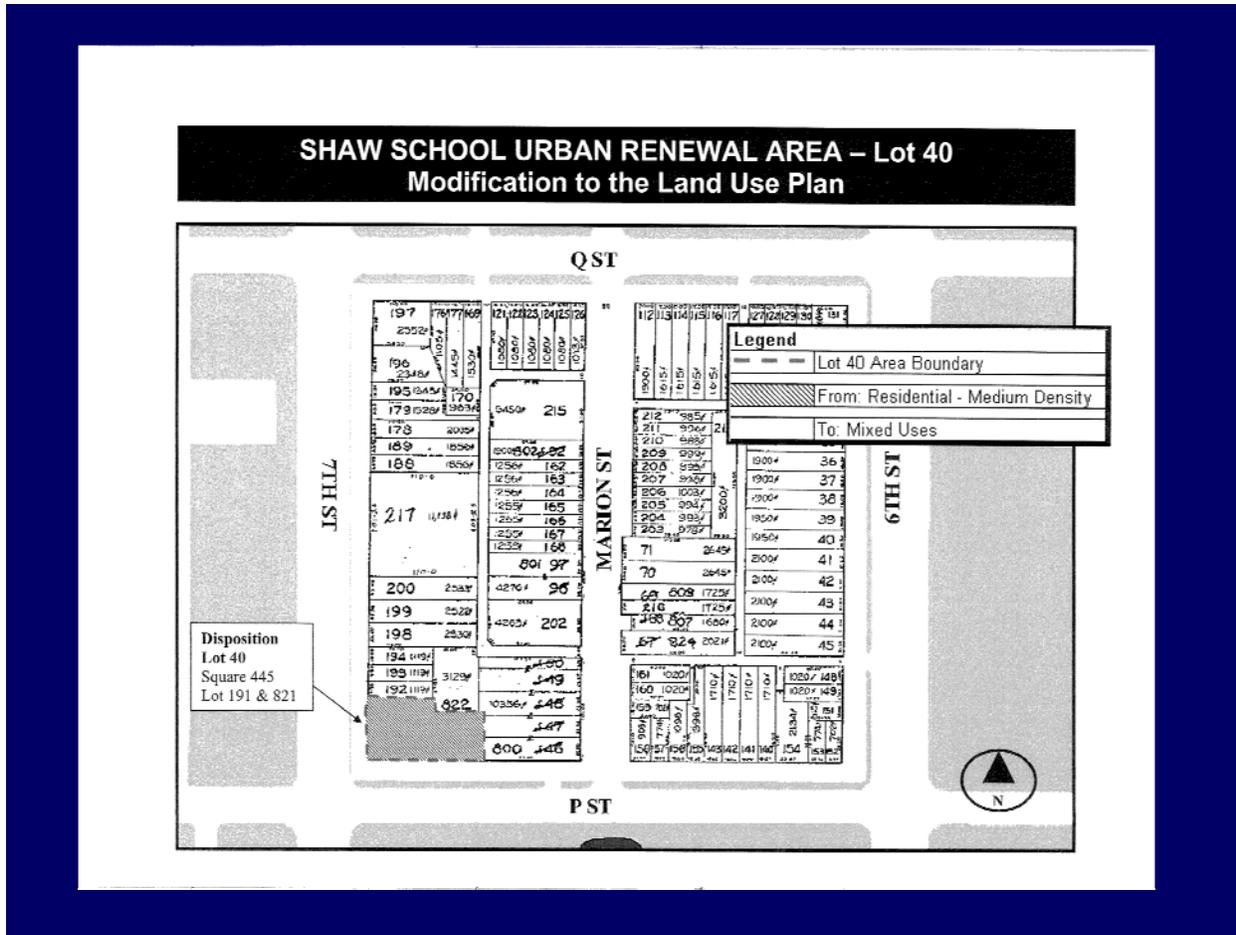
Disposition Lot 36

Disposition Lot 36 (Square 363) is located on the west side of 9th Street between S Street and French Street. The rectangular site has frontage along a public alley between S Street and French Street and is approximately 440 square feet. The Shaw Plan designates the site for public uses and it would be re-designated for low density residential uses.



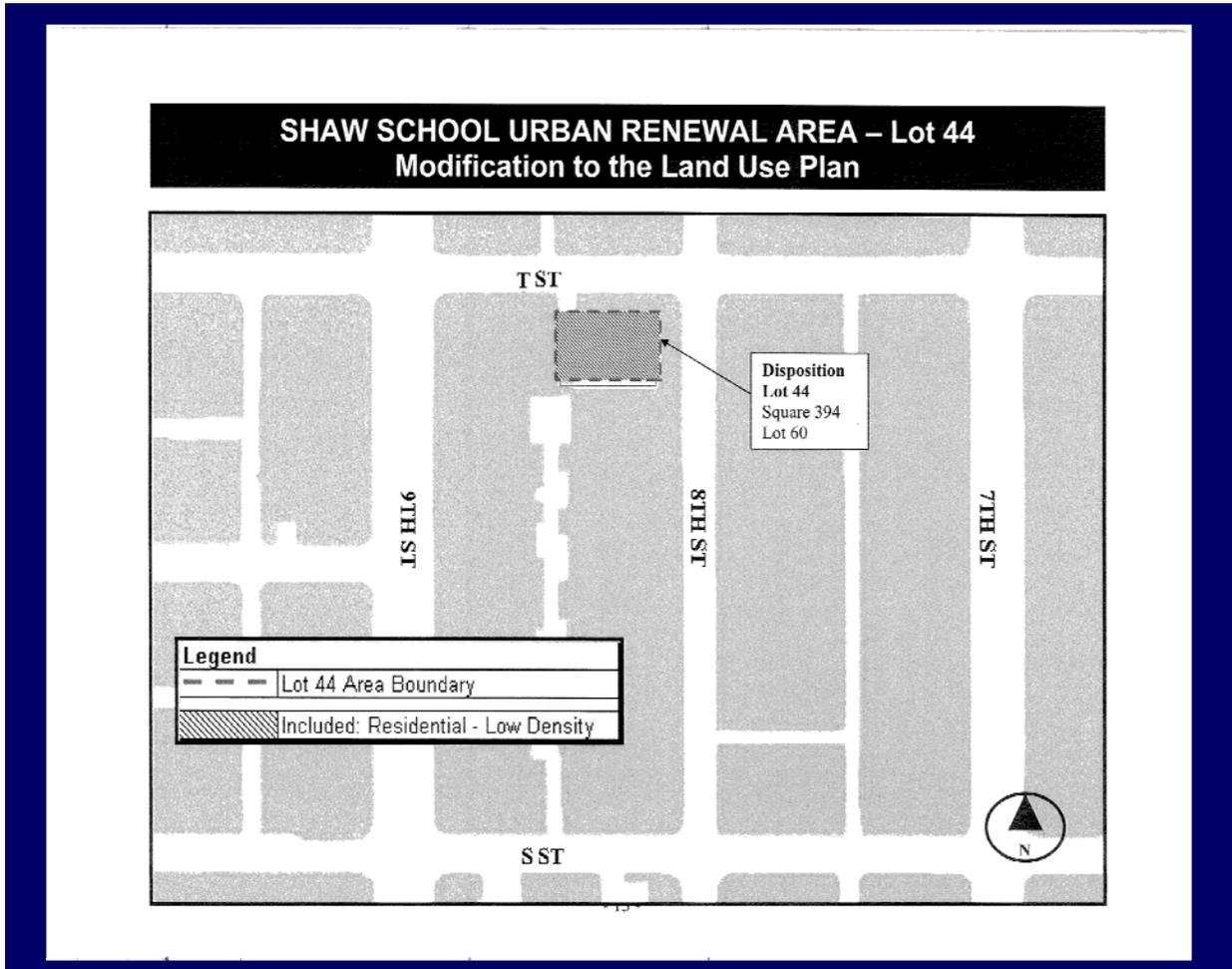
Disposition Lot 40

Disposition Lot 40 (Square 445) is located on the northwest corner of 7th and P Streets. It is bounded by 7th Street on the west and P Street on the south. The site has frontage along the corner of 7th and P Streets and is comprised of approximately 5,981 square feet. The Shaw Plan designates the site for medium density residential uses and it would be re-designated for mixed uses.



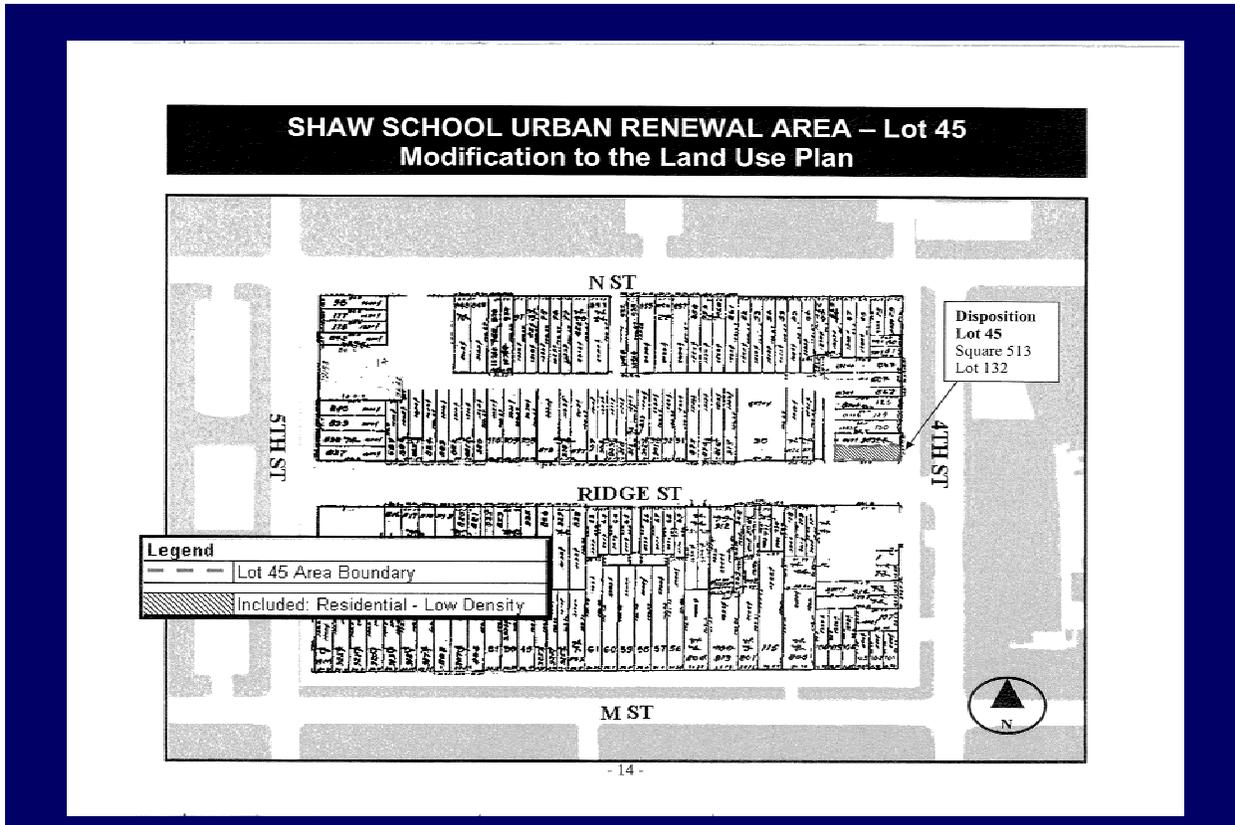
Disposition Lot 44

Disposition Lot 44 (Square 394) is located on the southwest corner of 8th and T Streets. It is a rectangular site and was not originally included in the Shaw Plan. It is, however, located within the Shaw urban renewal area. RLARC proposes to include this lot as part of the Shaw Plan and would designate the site for low density residential uses.



Disposition Lot 45

Disposition Lot 45 (Square 513) is located at the intersection of 4th and Ridge Streets. It is a small rectangular site and also was not originally included in the Shaw Plan. It too, is located in the Shaw urban renewal area and would be included in the Shaw Plan designated for low density residential uses.



TEXT AMENDMENTS

The Urban Renewal Plan is modified to include the following parcels:

Square 394 (lot 60) – 1850 8th Street, NW as Disposition Lot 44; and
Square 513 (lot 132)- 1220 4th Street, NW as Disposition Lot 45

- Section 631.00 is modified to delete references to the following lot:

Disposition Lot 20 – Square 239

- Section 632.01, Section 632.17, Section 632.51, and Section 632.61 are modified to delete references to the following Lots:

Disposition Lot 22 – Square 447

Disposition Lot 23 - Square 399

Disposition Lot 40 - Square 445

- Section 635.01, Section 635.12, Section 635.13, Section 635.14, Section 635.20, Section 635.30, and Section 635.40 are modified to delete references to the following Lots:

Disposition Lot 12 – Square 364

Disposition Lot 17A – Square 522

Disposition Lot 36 – Square 363

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

638.00 **Mixed Use – Low Density**

638.10 The following Disposition Lots are designated as Mixed Use Low Density areas, as shown on Map No. 2 (General Land Use Plan) and No. 5 (Land Disposition), and shall be developed for all kinds of office, retail and residential uses:

Disposition Lot 23 – Square 399

Disposition Lot 40 – Square 445

638.20 **Height**

The height of the buildings shall not exceed 50 feet.

638.30 **Lot Occupancy**

The total building area shall not exceed 60% of the lot area.

638.40 Floor Area Ratio

The maximum permitted floor area ratio (FAR) shall not exceed 2.5 for residential and 1.5 FAR for other permitted uses.

638.50 These requirements may be modified to incorporate any additional or amended requirements that may be applied to Lots 23 and 40 through the District of Columbia zoning amendment process.

639.00 Residential – Low Density

639.10 The following Disposition Lots are designated as Residential Low Density areas, as shown on Map No. 2 (General Land Use Plan) and No. 5 (Land Disposition), and shall be developed for all kinds of office, retail and residential uses as more specifically described in 639.20 – 639.50 below:

Disposition Lot 12 – Square 364
Disposition Lot 17A – Square 522
Disposition Lot 20 – Square 239
Disposition Lot 22 – Square 447
Disposition Lot 36 – Square 363
Disposition Lot 44 – Square 394
Disposition Lot 45 – Square 513

639.20 Permitted Uses

Lots 12, 17A, 20, 36, 44, and 45 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 width of 30 feet and a minimum lot area of 3000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories / forty (40) feet.

639.30 In addition, Lot 22, shall be developed as single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum FAR of 1.8, and a maximum height of 50 feet.

639.40 Disposition Lots 12, 17A, 20, 22, and 36 are challenging and difficult to build on and shall have the potential to be assembled with the adjacent lots. After the assembly, these Disposition Lots shall be adequately developed with suitable land use appropriate for the site and the neighborhood.

639.50 These requirements may be modified to incorporate any additional or amended requirements that may be applied to Lots 12, 22, 44, and 45 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 for all disposition lots will be either low density residential uses or mixed uses.

Map 5 – The Disposition Lots on the Land Disposition map will be changed so that the affected lots would be shown as either low density residential uses or mixed uses.

EVALUATION

There are no federal interests that would be affected by the proposed change in use of the proposed disposition lots from generally public and medium density residential uses to low density residential and 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 the disposition lots

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 planning documents 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 June 15, 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; and the District of Columbia Fire Department.

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 specified 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 12, 17A, 20, 22, 23, 36, 40, 44, and 45 are subject to the DUKE and CCASDP recommendations, which propose residential and mixed use development at low and 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*).