

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **Monday, May 3, 2021, @ 4:00 p.m.**
WebEx or Telephone – Instructions will be provided on the Office of Zoning website by Noon on the Hearing Date¹

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 20-24 (Office of Planning – Zoning Map Amendment from RA-1 zone to the BF-1A, BF-1B, BF-2A, BF-2B, BF-2C, and BF-2D zones² @ Square 5862, Lots 137-143; Square 5865³, Lots 63, 242-282, 284; Square 5866⁴, Lots 130, 133-136, 141-145, 147-154; and Square 5867⁵, Lots 3, 143, 172-174)

THIS CASE IS OF INTEREST TO ANC 8C

On October 5, 2020, the Office of Planning (“OP”) filed a petition (the “Petition”) requesting the Zoning Commission (the “Commission”) approve a proposed amendment of the Zoning Map (the “Map Amendment”) for the following lots (collectively, the “Property”) from the current RA-1 zone to the following BF zones:

- BF-1A zone – Square 5862, Lots 137-143
- BF-1B zone – Square 5865, Lots 253, 255, 256, & 268-274 and parts of Lots 251, 252, 257, 258, 267, 275, & 276
- BF-2A zone – Square 5865, Lots 263-265 & 277-279 and parts of Lots 262, 266, 267, 275, & 276
- BF-2B zone – Square 5865, Lots 63, 242-247, 259-261, 280, & 284 and parts of Lots 262 & 282
Square 5866, Lots 130, 141-145, 147-154
Square 5867, Lots 3, 143, & 172-174
- BF-2C zone – Square 5865, Lots 248-250, & 281 and parts of Lots 251, 257, 258, & 282
- BF-2D zone – Square 5865, Lot 254
Square 5866, Lots 133-136

The Property consists of approximately 1,106,850 square feet or 25.4 acres that formerly housed the Barry Farm Dwellings. The Property is bounded on the north by land in the RA-1 zone, including the new Barry Farm Recreation Center and the Excel Academy Charter School; on the east also by the RA-1 zone including the Park Chester apartments and row houses; on the south by the unzoned St. Elizabeths West campus with the US Department of Homeland Security offices;

¹ Anyone who wishes to participate in this case but cannot do so via WebEx or telephone may submit written comments to the record. (See p. 4, *How to participate as a witness – written statements*)

² At its regularly scheduled September 14, 2020, public meeting, the Commission set down a text amendment in Z. C. Case No. 20-21 to create the BF zones for the former Barry Farm Wade Road development (“Barry Farm”).

³ Record Lot 63 includes Assessment and Taxation (“A&T”) Lot 893; Record Lots 242, 244-248, 25-253, 255-258, 281, and 282 include A&T Lots 963-978; and Record Lot 284 includes A&T Lot 992.

⁴ Record Lots 145, 146, 151, 153, & 154 include A&T Lots 831-835.

⁵ Record Lot 3 includes A&T Lots 890, 891, and 898.

and on the west across Firth Sterling Avenue, S.E., by the PDR-1 zone with industrial uses. Overall, the neighborhood is characterized by a mixture of row dwellings, apartments, small retail, and institutional uses.

The Generalized Policy Map (“GPM”) of the Comprehensive Plan (“CP”) designates the Property as a Neighborhood Enhancement Area, which the CP’s Framework Element (10A DCMR § 225.6-225.8) defines as:

“neighborhoods with substantial amounts of vacant and underutilized land ... [that] present opportunities for compatible infill development, including new single-family homes, townhomes, other density housing types, mixed-use buildings, and, where appropriate, light industrial facilities. Land uses that reflect the historical mixture and diversity of each community and promote inclusivity should be encouraged. ... [N]ew development [should respond] to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and must be consistent with the land-use designation on the Future Land Use Map and with Comprehensive Plan policies. The unique and special qualities of each area should be maintained and conserved, and overall neighborhood character should be protected or enhanced as development takes place. Publicly owned open space within these areas should be preserved and enhanced to make these communities more attractive and desirable. Existing housing should be enhanced through rehabilitation assistance. ‘New development in these areas should support neighborhood and city-wide housing needs, reduce crime and blight, and attract complementary new uses and services that better serve the needs of existing and future residents.’”

The CP’s current⁶ Future Land Use Map (“FLUM”) designates the Property for Moderate Density Residential, which the CP’s Framework Element (10A DCMR § 227.6) defines as:

“...for define neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). Density in Moderate Density Residential areas is typically calculated either as the number of dwelling units per minimum lot area, or as a FAR up to 1.8, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The R3, RF, and RA-2 Zone Districts are consistent with the Moderate Density Residential category, and other zones may also apply.”

The Property’s current RA-1 zone is identified as moderate- or high-density residential areas suitable for multiple dwelling unit development and supporting uses. The RA-1 zone is intended for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments. The RA-1 zone permits a maximum

⁶ The Council is currently considering the proposed revisions to the CP, including the FLUM, (B24-0001) that would change the designation the northern half of the Property to be a mix of Medium Density Residential and Medium Density Commercial.

building height of 40 feet or three stories; a maximum 0.9 floor area ratio (“FAR”) (1.08 for Inclusionary Zoning (“IZ”) developments); and a maximum lot occupancy of 40%.

The proposed BF-1A and BF-1B zones are intended as moderate-density, mixed-use zones that would allow residential use in apartments with ground floor neighborhood retail and service uses with a maximum building height of 65 feet; a maximum 4.0 FAR for the BF-1A zone and 6.0 FAR in the BF-1B zone, of which no more than 1.5 FAR can be dedicated to non-residential use; and a maximum lot occupancy of 80%.

The proposed BF-2A, BF-2B, BF-2C, and BF-2D zones are intended as moderate density residential zones that would allow row dwellings, semi-detached units and flats with a maximum height of 40 feet and a maximum lot occupancy of 80% in the BF-2A and BF-2B zones, of 20% in the BF-2C zone, and the greater of 40% or the lot occupancy at the time of adoption of the BF zones for the BF-2D zone. The BF-2C zone corresponds to the portion of the Property identified for a community park, and the BF-2D zone corresponds to the portion of the Property designated as a historic district.

OP’s Petition asserted that on balance, the proposed map amendment would not be inconsistent with the Comprehensive Plan because the requested map amendment’s inconsistency with part of the Property’s current FLUM designation is more than balanced out by the recommendations of the CP’s GPM, Citywide Elements, and Far Southeast Southwest Policy Area, as well as the Barry Farm/Park Chester/Wade Road Redevelopment Plan (Small Area Plan) applicable to the Property. These policies recommend creating a mixed-income community of mid-rise apartments and low-rise family housing which includes replacement units together with new affordable and market rate units and creating a vibrant-mixed use main street at Firth Sterling Avenue, S.E. and provides new neighborhood retail. The OP Report further noted that the pending proposed changes to the CP’s FLUM would eliminate that inconsistency and would allow the redevelopment of Barry Farm with its significant public benefits of affordable housing, open space, historic preservation, and neighborhood retail uses.

At its October 15, 2020, public meeting, the Zoning Commission voted to set the Petition down for a public hearing, to be scheduled in parallel to the Council of the District of Columbia’s anticipated consideration of the proposed revisions to the CP’s FLUM and policies.

This public hearing will be conducted in accordance with the rulemaking provisions of Subtitle Z, Chapter 5, as well as the text adopted by the Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the *D.C. Register* on October 30, 2020.

The complete record in the case can be viewed online at the Office of Zoning website’s Interactive Zoning Information System (IZIS), at <https://app.dcoz.dc.gov/Content/Search/Search.aspx>

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ’s website at

<https://dcoz.dc.gov/> or by calling Sharon Schellin at (202) 727-0340 in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|---------------|----------------|
| 1. | Organizations | 5 minutes each |
| 2. | Individuals | 3 minutes each |

How to participate as a witness – written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record, provided that **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing, unless approved by the Commission upon request to be introduced at the public hearing.** The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Sharon Schellin at (202) 727-0340 for further assistance.

“Great weight” to written report of ANC

Subtitle Z § 505.1 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, PETER G. MAY, PETER A. SHAPIRO, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗? 如果您需要特殊便利设施或语言协助服务(翻译或口译) · 请在见面之前提前五天与 Zee Hill 联系 · 电话号码 (202) 727-0312, 电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለሙሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ከስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ከስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እነኚህ አገልግሎቶች የሚሰጡት በነጻ ነው።