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**Joint Long Range (LRPC) and Zoning (ZOCO) Committees of the Planning Commission Meeting Summary, April 27, 2015.** PC Members in Attendance: Erik Gutshall (chair); Ginger Brown, Rosemary Ciotti Nancy Iacomini **Staff:** Aaron Shriber, Deborah Albert, Justin Falango, Joanne Gabor.

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**Red Top Cab Site.** The LRPC/ZOCO discussed a potential Zoning Ordinance amendment (ZOA) that would be considered should a site plan application move forward as proposed by the applicant, on three blocks within the Clarendon Revitalization District, on the southeast side of 13th St. N. between Washington Boulevard and N. Hudson St and a small area on the west side 13th St. N. Staff gave an overview of the relevant policies and zoning regulations. The Chair stated that the purpose of the meeting was to identify any potential issues with the proposed changes to the adopted maps in 1) block structure, and 2) height. Comments from LRPC/ZOCO members, the applicant, and community members are summarized below.

**Clarifying questions from LRPC/ZOCO and community members.** Staff confirmed the following in response to questions:

- Should a ZOA be proposed, the change would likely be to the heights map, but amendments would not likely be needed to the text, as the text refers to the heights map, and allows the heights map to supersede other height limitations within the district regulations.
- The existing Beacon building complies with the taper required by the Ordinance, although the building was approved prior to adoption of the Sector Plan.
- No transfer of development rights have been proposed; all bonus density proposed is derived on-site (LEED, affordable housing, etc.).
- Where arrows show taper on the Heights map, it designates a specific 1:3 taper (1 foot increase in height for each 3 feet of distance beyond 165 ft from an R or RA district).
- Staff will be conducting a full transportation analysis of the proposed block structure as part of the review of the site plan. It was noted that it would be helpful to understand the impacts of this change on the planned changes to the Washington Blvd intersection.
- Staff will review the appropriate name (Johnson versus Jackson) for any new street as part of the review of the proposed site plan.

**LRPC/ZOCO Comments/Issues/Additional information requested through the SPRC process:**

- Has staff considered that changing the height map for this site would have any impact on historic preservation or other plan goals given that the site is identified as a receiving site for additional density above the GLUP?
- The chair asked the applicant to describe what would need to occur in order for the proposed development to meet the Zoning Ordinance height map. The applicant responded that the eastern block as proposed, meets the Ordinance. For the Western block, the Sector Plan shows two small buildings that are not really buildable, one of which is shown as 110' tall x 40' wide. To meet this, a proposed building would have to tunnel over Ivy Street, creating a very long building edge on 13<sup>th</sup> St. N. The proposal would allow the Beacon to maintain its windows (built at-risk) on the west side, rather than placing a new building immediately against the Beacon as called for in the plan.

- Knowing that the Beacon was built at-risk [for a building immediately adjacent], presents a common situation that often occurs in urban areas, and may not in itself, justify a change [to the zoning regulations].
- Are there other undeveloped blocks where the heights map recommends heights greater than 55' within 165' of a property zoned R or RA? (e.g. would there a precedent set through this proposal?)
- For SPRC, it would be helpful for drawings to clearly articulate to what point height is measured (e.g. parapet, penthouse, main roof, etc.).

**Community members Comments/Issues/Additional information requested through the SPRC process:**

- The RA zoning line is a considerable distance from the perceived edge of the Beacon property, due to the zoning extending to the street centerline. The applicant confirmed that the proposed 75' height section of the building is 165' from the face of the Bromptons at Clarendon units along Washington Boulevard.
- Cut through traffic to 13<sup>th</sup> Rd. N on Highland and Jackson has been a problem. It would be helpful to see how staff views the proposed changes to Ivy street as impacting this situation.

**Summary.** The chair summarized the discussion to all present, as follows:

- No red flags were raised to indicate that staff should NOT consider this proposal any further.
- The group is generally prepared to move the proposal on through the SPRC process for further review and analysis, recognizing that if ultimately recommended for approval, a Zoning Ordinance amendment would be required.
- No decision about the merits of the proposal are being made through this meeting.
- Nobody has indicated that the proposal is completely inconsistent with the Sector Plan.