



**Welcome
DCCA Members and
Friends!**

***DCCA November 2023
Meeting***



AGENDA

- DCCA updates
- Presentation on 1617U zoning issue
- Panel discussion and Q&A
- Vote on Resolution on 1617U Street project
- Help with clean up



DCCA Updates

- Rosemarino D'Italia, Board Order issued
- Replacement of the Freedom Garden fence
- Membership
 - Thanks for filling out the meetings survey

Upcoming events

- January Party – Resolutions Party
- Return of the Preferred Merchants Program
 - Volunteers needed to help solicit merchants

The Site



Figure 2. Site, Lots and Occupants

One Possible Building Configuration if Site is Upzoned to MU-10



**Property Size: 81,981 square feet (1.88 acres) Proposed Lot Occupancy 80%
(65,575 sq ft) Proposed F.A.R 7.2**

WHAT MU-10 WOULD ALLOW

Proposed Max Building Height **120 feet high**
(100 ft plus 20 ft Penthouse)

Property Size: 81,981 square feet

Proposed Lot Occupancy 80% (65,575 sq ft)

Proposed F.A.R 7.2

Max Building Floor Area $81,981 \times 7.2 =$ **590,263 sq feet**

Number of Stories

$590,263 / 65,575 =$ **9 stories + penthouse**

10 stories along U St

Max # of Apts approx **650 Unit Apt Bldg**

**COMP PLAN ERROR
IN PROJECTING DC'S POPULATION GROWTH**

The Comp Plan was prepared in 2017

Population, Household and Job Forecasts, 2015-2045 ^{217.2}

	2015	2020	2025	2030	2035	2040	2045
Households	297,100	319,300	341,000	362,500	380,600	396,200	411,900
Population	672,200	729,500	787,100	842,200	893,900	940,700	987,200
Employment	798,300	846,300	895,100	937,900	978,200	1,011,800	1,045,400
Jobs/Housing Ratio	2.69	2.65	2.62	2.59	2.57	2.55	2.54
Avg DC Household Size	2.11	2.13	2.16	2.18	2.21	2.24	2.27

	<u>Census Bureau</u>	<u>OP</u>	<u>Difference</u>
2020	689,545	729,500	39,955
2022	671,803	752,540	80,737
2025	TBA	787,100	

From OP's Set Down Report

More than 50% of the land is in the
Neighborhood Conservation Policy Area

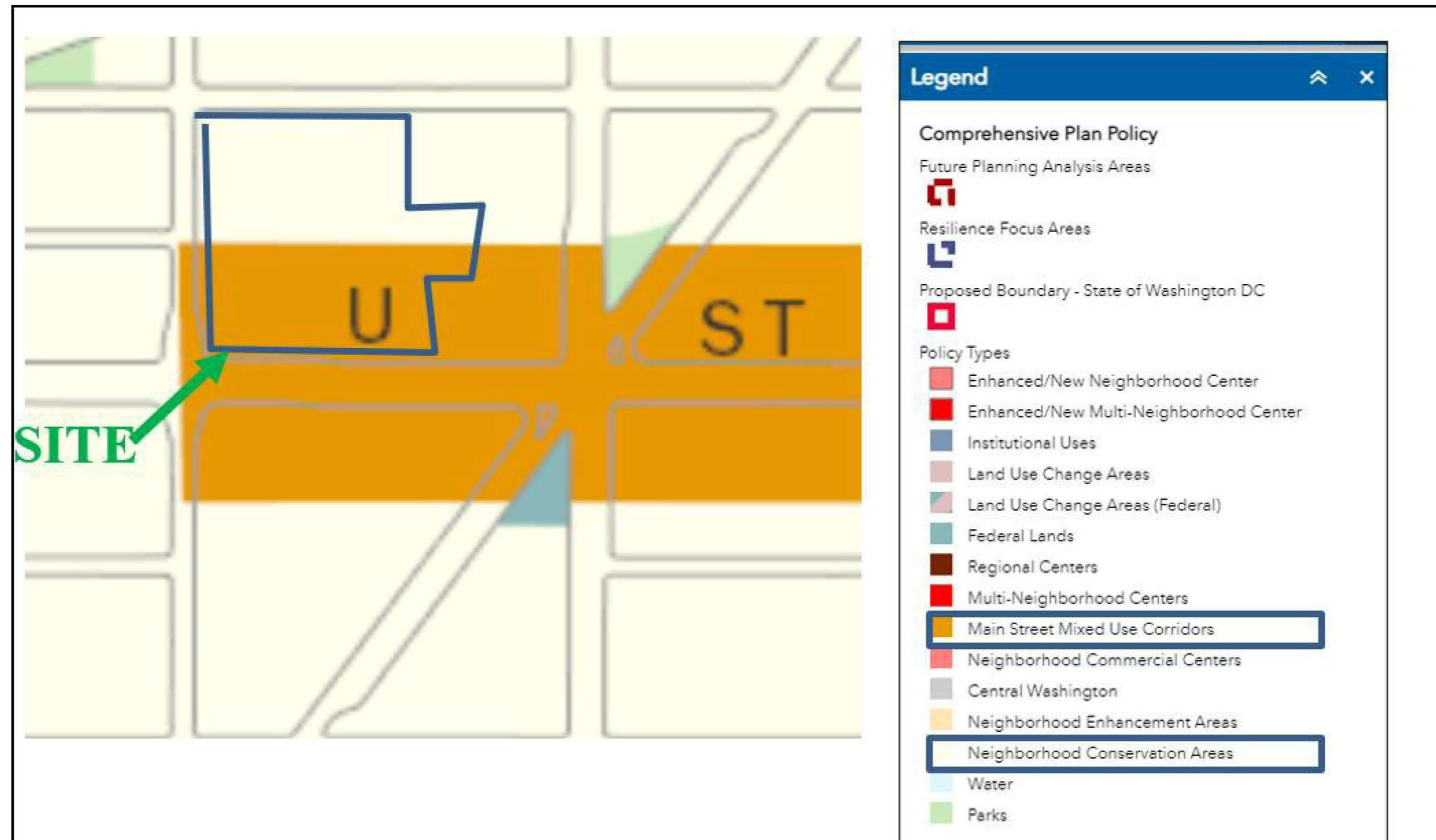


Figure 7. Policy Map

Neighborhood Conservation Area

Neighborhood Conservation Area: “Where change occurs, it will typically be **modest in scale** and will consist primarily of infill housing, public facilities, and institutional uses. **Major changes** in density over current (2017) conditions are **not expected** but some new development and reuse opportunities are anticipated.”

“The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods... **new development**, redevelopment, and alterations **should be compatible with the existing scale**, natural features, and character of each area.”

from Chapter 2, Framework Element of the Comp Plan

1617U Street Project Resolution

WHEREAS, the Office of Planning is proposing a Map Amendment to Rezone Square 0175, Lot 826 (1617 U Street, NW) and Lot 827 (1620 V Street, NW), site of the police and fire station (“Site”), from the **MU-4** Zone to the **MU-10** Zone,

BE IT HEREBY RESOLVED that:

The Dupont Circle Citizens Association opposes the rezoning of this site to MU-10. Upzoning this Public Land to MU-10 is inconsistent with the Comprehensive Plan.

BE IT FURTHER RESOLVED that:

The Dupont Circle Citizens Association opposes the sale or lease of this Public Land.

This Site should remain in public hands and in public control. The present zoning, MU-4, provides for all the public uses under discussion—police station, fire station, library—as well as providing sufficient flexibility to contain some low-income housing. Development within the context of the present zoning will meet all these purposes while preserving future flexibility for the city to adjust to the changing needs of our community.

