



# EASTERN BRANCH BOYS AND GIRLS CLUB PUBLIC WORKSHOP

Friendship Chamberlain  
Elementary  
January 28, 2016



# Dion Townley

Project Manager  
Office of the Deputy Mayor for  
Planning and Economic  
Development



# Charles **Allen**

## Ward 6 Councilmember



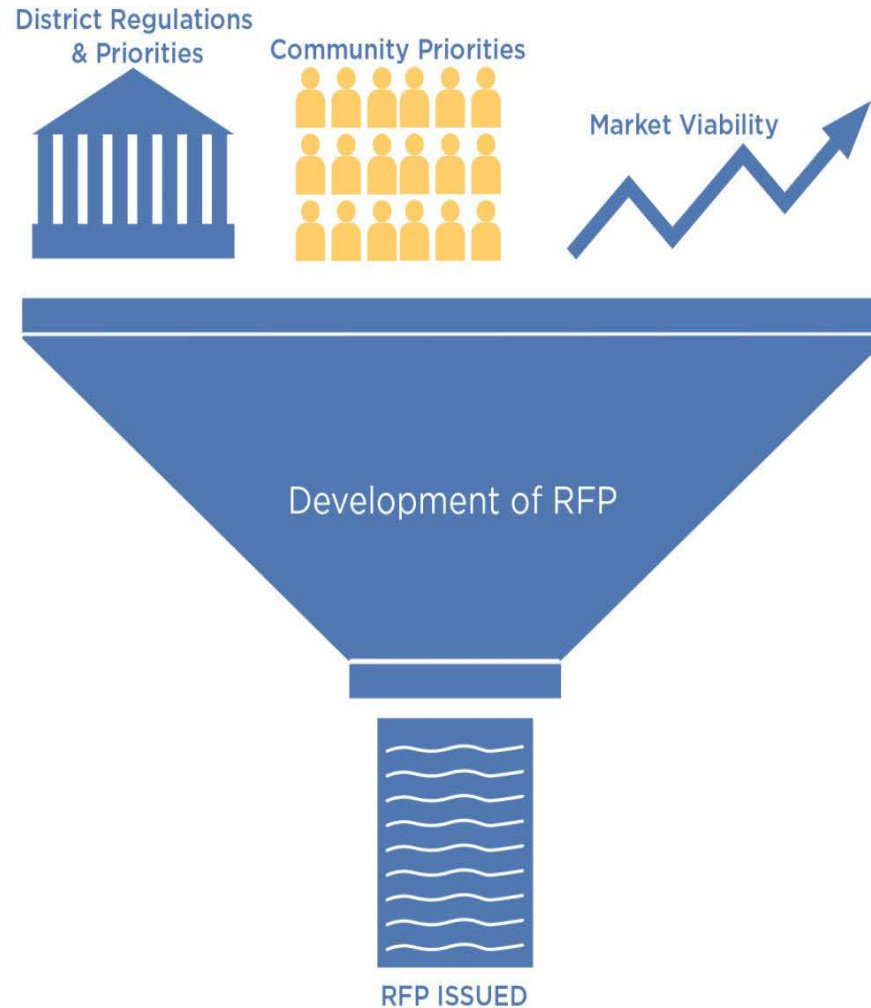
# AGENDA

- OURRFP PROCESS
- SITE ANALYSIS
- WORKSHOP FRAMEWORK
- SMALL GROUP DISCUSSION

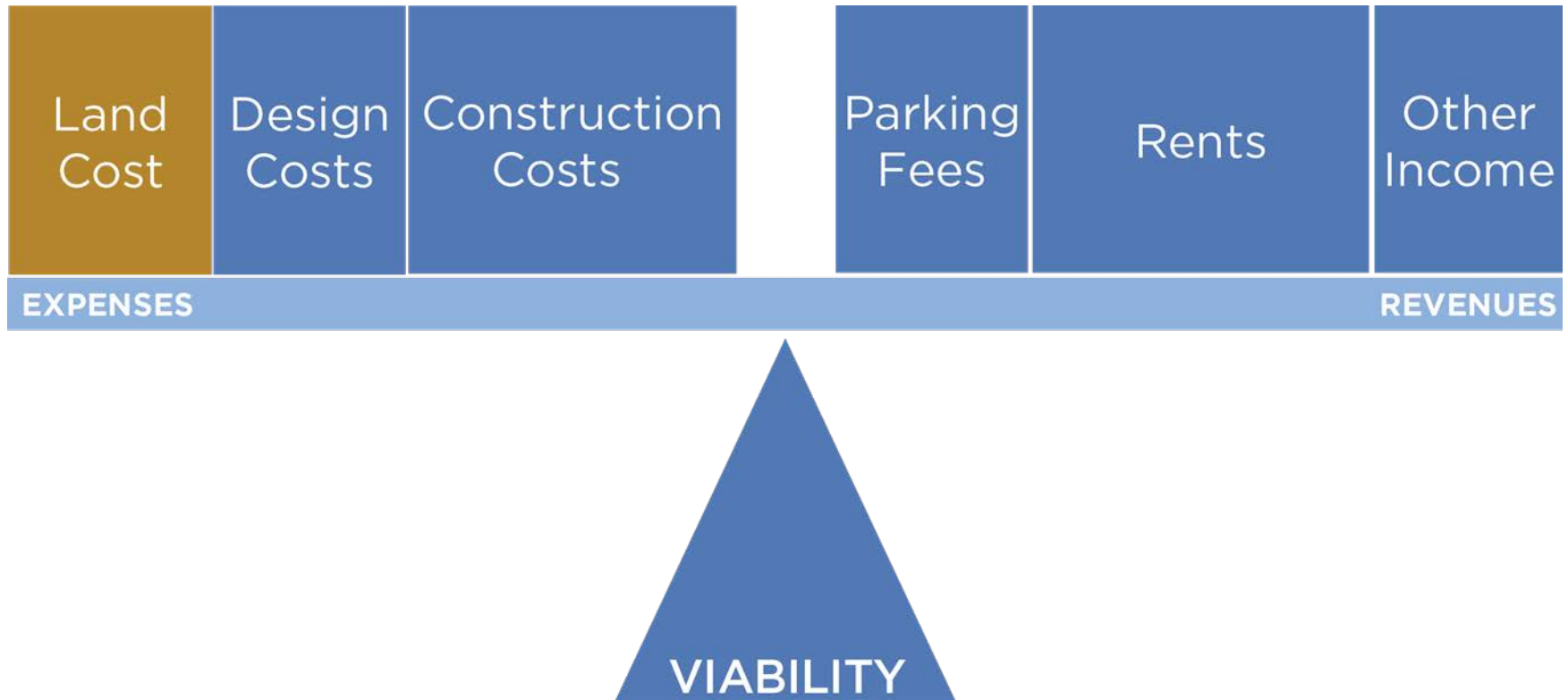


OurRFP is a Mayoral initiative to get community input at the start of the solicitation process so that the community's desires are considered in any potential future development

# OURRFP PROCESS



# DEVELOPER EVALUATION







★ ★ ★  
**OUR**  
RFP

# EASTERN BRANCH BOYS AND GIRLS CLUB



**DMPED**  
OFFICE OF THE DEPUTY MAYOR FOR  
PLANNING & ECONOMIC DEVELOPMENT

District of Columbia  
Office of Planning





# STAY ENGAGED

Please visit our Online engagement  
forum at:

<https://goo.gl/forms/xigDweVAdmvgwp7s1>

# Melissa **Bird**

## Neighborhood Planner DC Office of Planning



# SITE INFORMATION

## 261 17<sup>th</sup> Street SE:

Ward: 6

SMD: 6B09

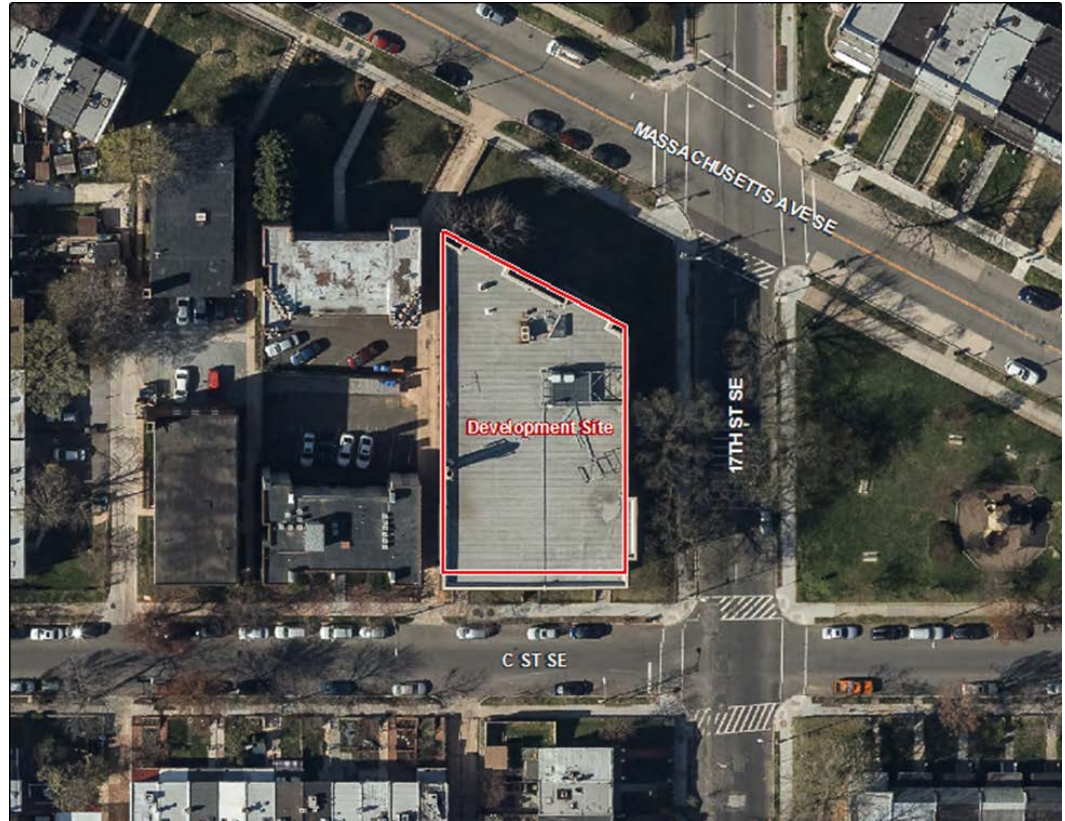
Lot: 1088

Square: 0802

Lot Size: 11,125 Sq. Ft

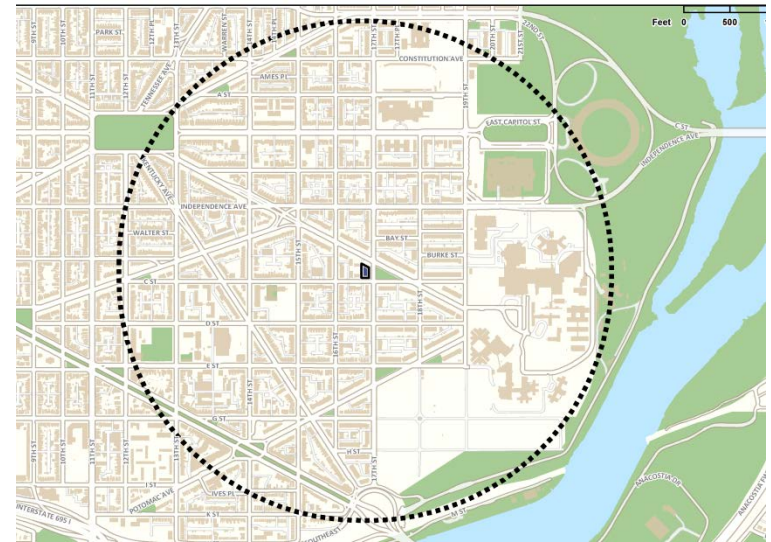
Owner: District of Columbia

Zoning: RF-1



# AREA INFORMATION

- Located at the edge of Capitol Hill in the “Hill East” neighborhood.
- Future development and growth focused at Reservation 13, two blocks to the east.
- Estimated population of 14,400 people within a 1/2 mile radius
- Median Household income is \$104, 373, a 69% increase since 2010.
- According to the DC Preservation Network, approximately, 141 affordable housing units exist within approximately ½ mile of the site or about 2.5% of the entire housing stock (5,523 units).





# PLANNING GUIDANCE

## Site Location:

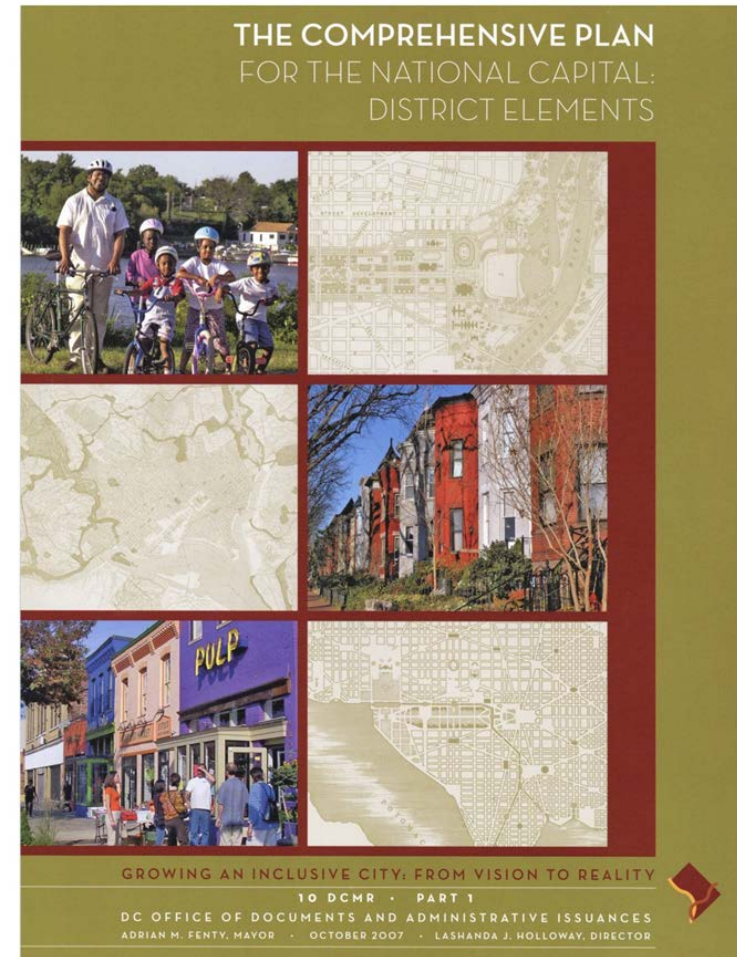
- Located within the Capitol Hill Area Element
- Not within in the Capitol Hill Historic District,
- Not a designated historic landmark.

## Planning Guidance from:

- General Policies of Capitol Hill Area Element,
- Future Land Use Map,
- Generalized Policy Map and
- zoning designation.

## Policy CH 1.1.9:

Allows the conversion of obsolete or vacant non-residential structures... to housing ...consistent with surrounding density and uses.



# ZONING & LAND USE CONTEXT

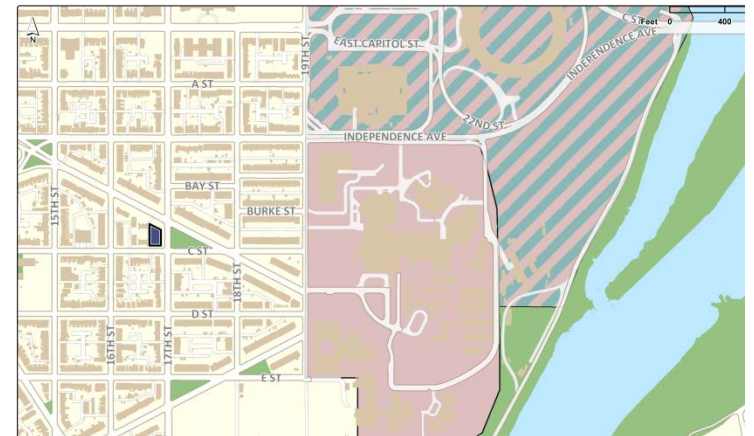
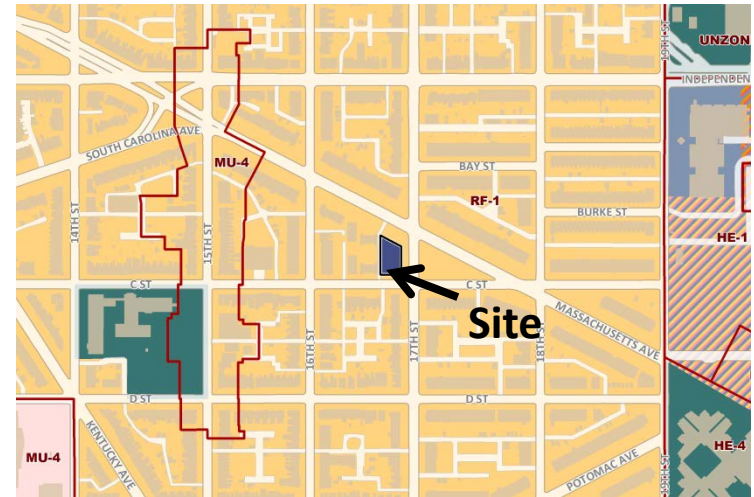
## Comprehensive Plan Generalized Future Land Use Map:

Moderate density residential, which reflects the surrounding area

## Generalized Policy Map:

“Neighborhood Conservation Area,” area with little vacant or underutilized land and primarily residential in character.

**Zoning:** RF-1  
primarily low density residential



# ZONING INFORMATION

New zoning for DC, ZR-16, became effective September 6, 2016.

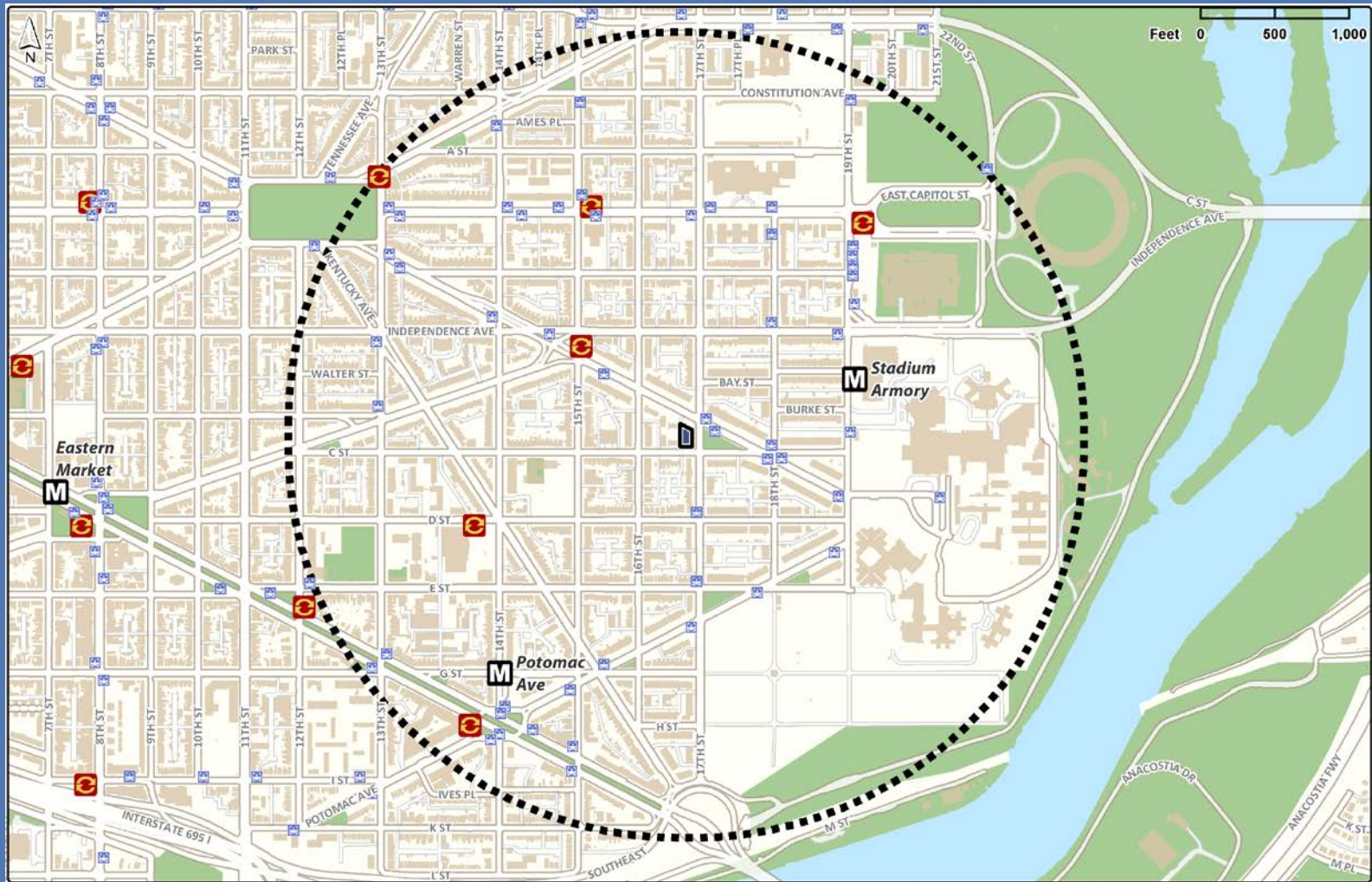
Current zoning designation on this site is RF-1 (formerly R-4).

## General Guidelines for RF-1:

- **Maximum Height** - 35-ft./3 stories or up to 40-ft. by Special Exception
- **Lot Occupancy** - 60% residential or 40% for non-residential use
- **Residential Uses**-single-family detached and attached rowhouses, flats. Conversions of dwellings or other buildings into more than two (2) dwelling units are permitted by Special Exception.
- **Other Uses**-place of worship, public or charter school, government facility, small health care facility, emergency shelter *(some may need special exception review)*
- **Parking** - 1:3 in excess of 4 units for residential use or up to 1:6 if within .5 mile of metro



# MULTI-MODAL ACCESS





# SMALL GROUP DISCUSSION

1. Led by table facilitators
2. Use worksheets to generate your ideas and track those of others
3. Participate in initial – and quick – brainstorm of each question
4. Look for common ideas
5. Approximately **10** minutes for each round

# SMALL GROUP DISCUSSION RULES

1. Listen and Be Respectful of Others
  2. Allow Everyone to Speak
  3. Seek Consensus
  4. Silence Your Phone
- 
- A photograph showing the back of a person standing in a meeting room, facing a whiteboard. The whiteboard has some text on it, including the word "Strong" and "Agreement". There are other people and equipment visible in the background.



# SMALL GROUP DISCUSSION TOPICS

1) POTENTIAL USES

2) HOUSING PRIORITIES

3) PUBLIC SPACE & SUSTAINABILITY

# BUILDING GIVENES

- Building is not designated as historic and does not have to be preserved
- Allowable Uses:  

Residential; place of worship; charter or public school; a local government facility; recreation center; library; a small health care facility; an emergency shelter; a boarding house; or a corner grocery store
- Additional Uses allowed under a Planned Unit Development:  

private club; child/elderly development center



# POTENTIAL USES

What are your preferences for the potential use of the project?

What are your preferences for the architectural design?

# DISTRICT REQUIREMENTS

- Affordable Housing: 30% of Residential Units must be reserved as Affordable Units
- Hiring: First Source Hiring Requirements
- Contracting: District Certified Business Enterprise requirements

# HOUSING PRIORITIES

What are your preferences for the **types of residential units**, including unit sizes (i.e., studio, 1 bedroom, 2+ bedrooms, etc.) that could be created here?

What are your preferences for the **types of populations served**? (i.e. seniors, families, live/work, workforce, low-income, market rate, or other populations)

# DISTRICT REQUIREMENTS

- Public Space: Public space must be upgraded to DDOT standards
- Sustainability : Must comply with the Green Building Act

# PUBLIC SPACE AND SUSTAINABILITY

What type of public space improvements would you like to see on and around the site?

In what ways would you like to see the buildings and site be green/sustainable?



# PRIORITIES REPORT

From today's discussion, what are your table group's top three priorities?

Choose one priority or key idea from your table to share with the room.

# NEXT STEPS

- Launch online engagement forum for additional feedback:  
<https://goo.gl/forms/xigDweVAdmvgwp7s1>
- Post questions received from Workshop and future engagement dates on:  
[http://dmped.dc.gov/page/OURRFP\\_Eastern Branch](http://dmped.dc.gov/page/OURRFP_Eastern Branch)
- Compile all preferences expressed through public engagements
- Host Follow-up meeting to discuss the input received and further prioritize preferences

# Brian T. **Kenner**

## Deputy Mayor for Planning and Economic Development





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**Project Website:**  
<http://dmped.dc.gov/page/>

