



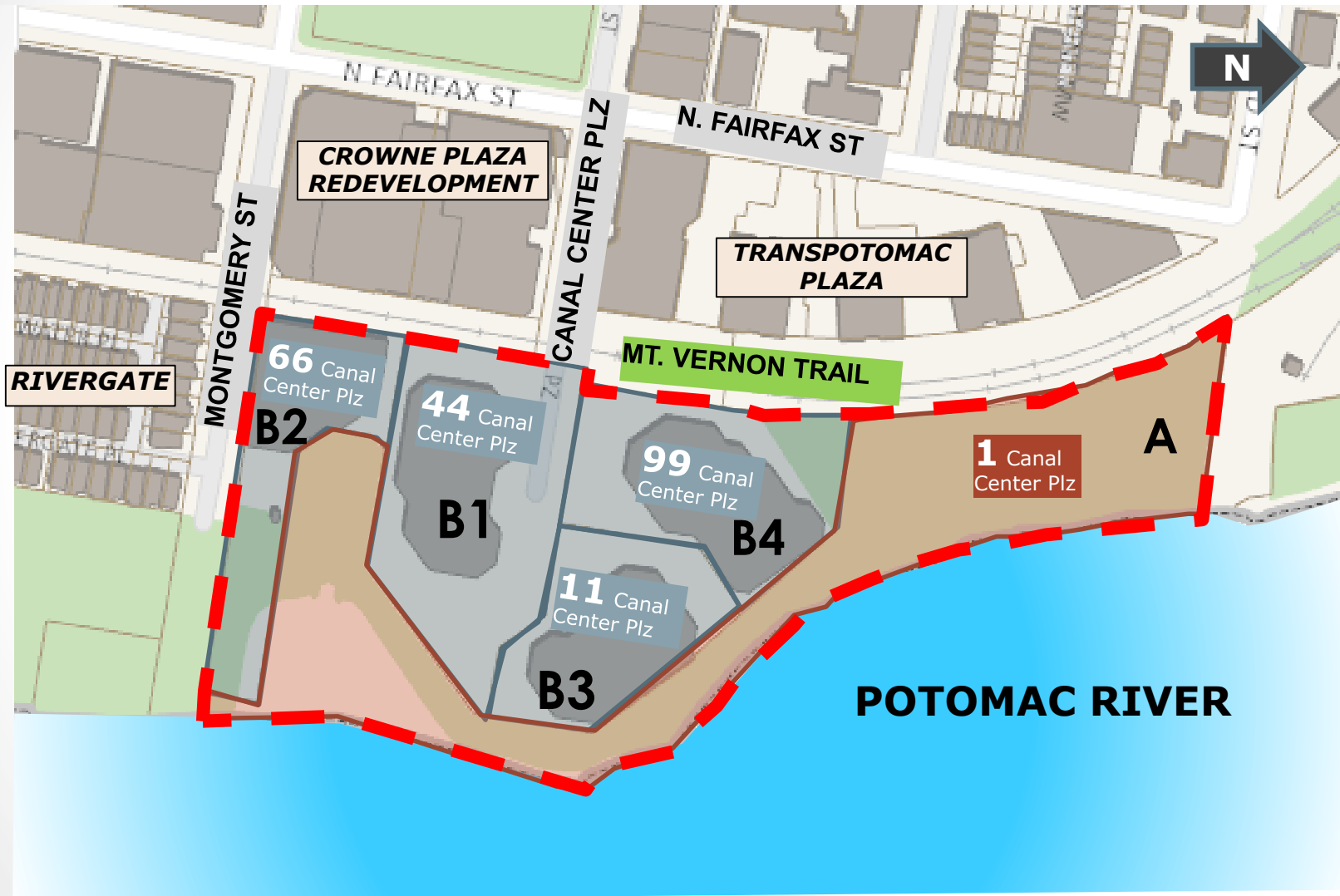
Canal Center Rezoning

1, 11, 44, 66 & 99 Canal Center Plaza

Rezoning #2017-0003

City Council
October 13, 2018

Project Location



Approved and Constructed Floor Area



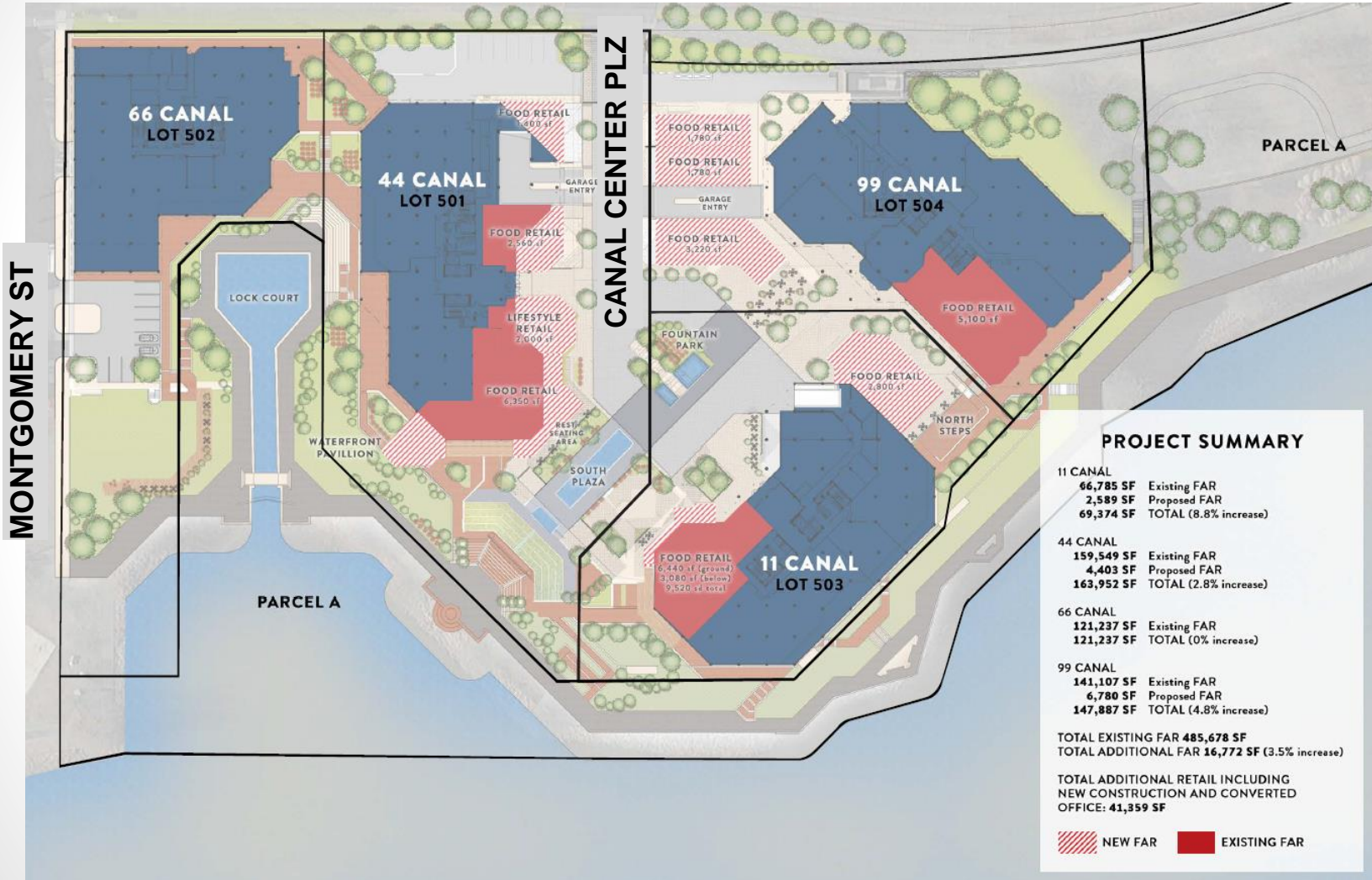
Floor Area Allowed per Site Plan and Settlement Agreement	Calculated Floor Area (Per 2016 Survey)	Floor Area Available to be Constructed
504,500 SF	485,678 SF	18,822 SF

Proposal

- Applicant proposes the rezoning of the five Canal Center parcels from **W-1** to **CRMU-H**
- Rezoning allows additional floor area up to 18,822 square feet, per Waterfront Settlement Agreement and SIT#84-001 site plan approval
- Applicant plans to add square footage for retail and restaurant tenants, and potentially convert one office building to residential multifamily use
- Three proffers proposed by the applicant ensure compliance with the Settlement Agreement and Old Town North Small Area Plan, and require DSUP for any expansions above current approved amount



Illustrative Layout



REZ2017-0003 CANAL CENTER REZONING

Proffers

- **First Proffer:** Development of the site is limited to the amount of development (including height and FAR) imposed by the Waterfront Settlement Agreement
- **Second Proffer:** A maximum of 162,000 square feet (approx. 1/3 of *existing* floor area) can be converted to residential uses
- **Third Proffer:** Any additional floor area above the amount currently allowed (pending National Park Service approval) would requires a Development Special Use Permit (DSUP)

Conformance with Master Plan



- Old Town North Small Area Plan recommends rezoning to CRMU-H zone
- Proffered rezoning complies with the recommendation that “limited residential” uses are allowed on the Canal Center site
- The rezoning of is consistent with the principles of the plan, most directly by providing “amenities and strategic zoning amendments to retain and attract commercial uses”
- Rezoning is in compliance with Waterfront Small Area Plan, which incentivizes development which helps to “maintain a living, active Waterfront,” and “ensure[s] that the Waterfront is able to sustain itself economically, environmentally and operationally”



Benefits of Proffered Rezoning

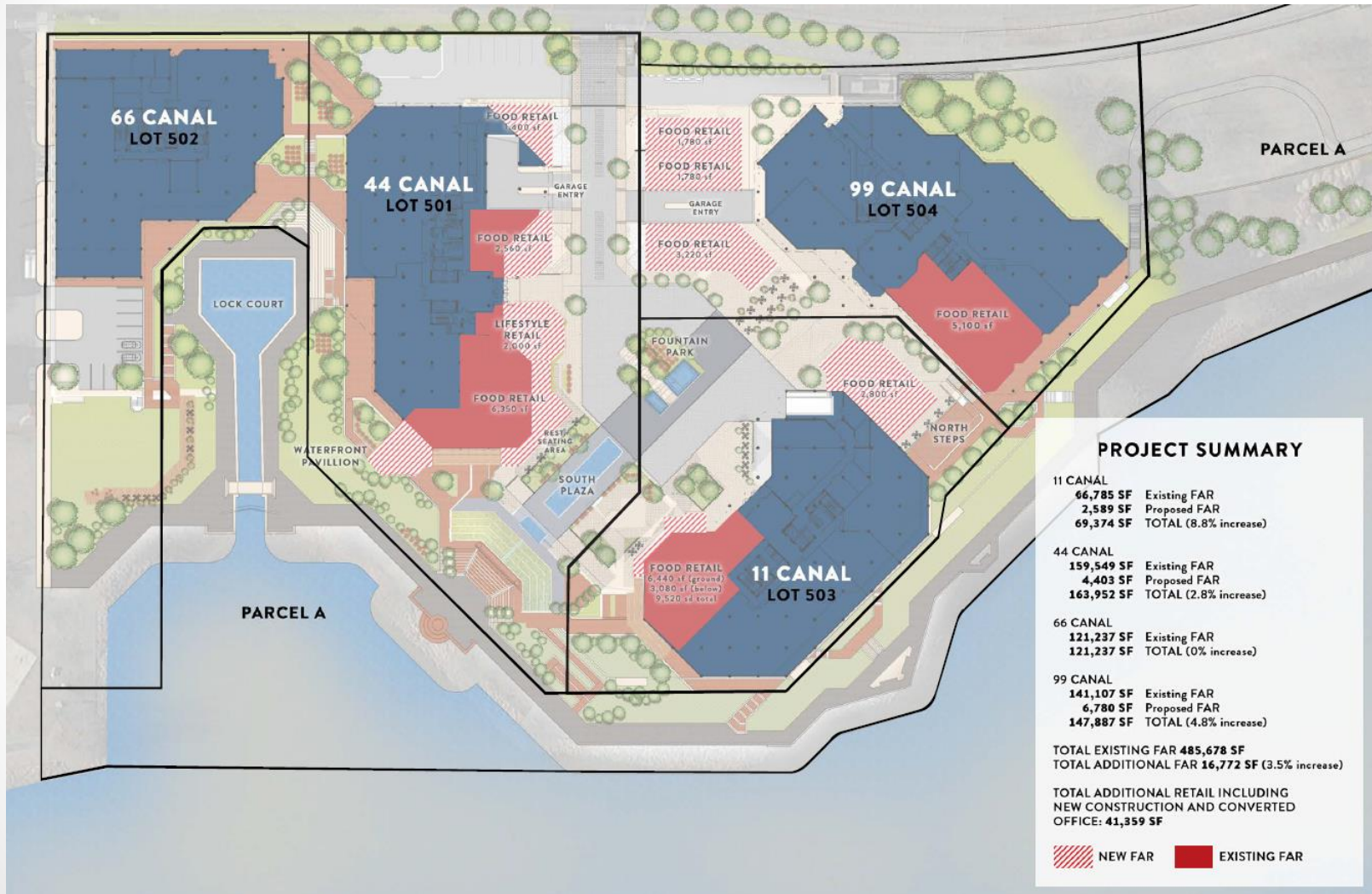
- Retains office and commercial development in Old Town North
- Allows for the creation of a “critical mass” of active commercial uses in the neighborhood
- Limits residential conversions
- Implements a recommendation of the Old Town North Small Area Plan



Community

- Applicant involved in the Old Town North Small Area Planning process
- Applicant presented to North Old Town Independent Citizens Association in August and September
- Applicant reached out to Rivergate townhouse residents to discuss rezoning proposal

Conclusion



Zoning Comparison

Zone	FAR (Without a Special Use Permit)	Height
W-1 (Existing)	0.75 (Commercial) 1.00 (Residential / Mixed-Use) 0.25 (Additional Retail)	Per Old Town North Height Map (District 4)
CRMU-H (Proposed)	1.25 (Commercial, Residential or Mixed-Use) 0.25 (Additional Retail)	Per the (Old Town North) Small Area Plan

Waterfront Settlement Agreement

- Canal Center site subject to 1983 settlement agreement between former property owner and U.S. Government
- Site is one of 17 Potomac River waterfront properties subject to a settlement agreement
- The settlement agreement limits the development density and height on each of the four “B” parcels, and reserves Parcel A (1 Canal Center Plaza) for publicly accessible open space
- Any rezoning should be in accordance with height, density and use restrictions in the deed per the Waterfront Settlement Agreement