

Government of the District of Columbia
ZONING COMMISSION



Zoning Commission Order No. 50
August 11, 1972

EMERGENCY ORDER

ORDERED:

Whereas: The District of Columbia Redevelopment Land Agency on July 28, 1972 requested that the Zoning Commission give prompt consideration to zoning the Mount Vernon Square East area in accordance with the Urban Renewal Plan, "because of the imminence of private development contrary to the intent of the public policy for the Mount Vernon Square East area."

And Whereas: This area is designated on the 1985 Land Use Plan for high density residential development and the Downtown Urban Renewal Plan provides for similar development.

And Whereas: The aforementioned plans designate New York Avenue, Massachusetts Avenue and K Street as Special Streets and Mount Vernon Square as a category I Land Mark.

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And Whereas: The D. C. Office of Planning and Management has prepared a report suggesting three alternate approaches to changing the zoning of the area.

And Whereas: In the center of the area on Square 516, an office building is under construction consistent with existing C-3-B zoning but contrary to the public plans for the area.

And Whereas: Three other sites are actively being assembled for office development as follows:

- a) In square 516, north along K Street,
- b) In square 516, in the south west corner, and
- c) In square 483 at the former site of Stewart Motors

And Whereas: Section 1 of the Zoning Act (Act of June 20, 1938, 52 stat, 797 as amended by Act of March 4, 1942, 56 stat. 122) establishes the authority of the Zoning Commission "to promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia."

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And Whereas: Section 1-1505 (c) of the District of Columbia Code authorizes the Zoning Commission to take emergency action for a period not to exceed 120 days "for the immediate preservation of the public peace, health, safety, welfare, or morals."

Therefore: The Zoning Commission resolves that an emergency exists and it is imperative that the Zoning Commission immediately change the zoning to forestall the construction of additional office buildings in an area planned for residential use. Without such action, development may occur which is not in the best interests of the public health, safety and general welfare and may nullify the current efforts to refine public plans, policies and achieve comprehensive zoning of the area.

Now Therefore: The Zoning Commission establishes, for a period not to exceed 120 days, R-5-D District zoning of the Mount Vernon East Area more specifically described as follows:

- a) The triangle bounded on the east by the Center Leg of the Inner Loop Freeway, on the south by Massachusetts Avenue and on the north by New York Avenue, N. W.,
- b) Those properties fronting on the north side of New York Avenue between Third and Seventh Streets, N. W., and
- c) Those properties fronting on the south side of Massachusetts Avenue between Third and Seventh Streets, N. W.

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