

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No, 69

Case No, 72-26

August 3, 1973

Pursuant to notice, a public hearing of the Zoning Commission was held on February 14, 1973, to consider an application by the District of Columbia Redevelopment Land Agency for an amendment of the Zoning Map of the District of Columbia to zone the Fort Lincoln Urban Renewal Area, according to the map attached hereto, and by this reference made a part hereof,

FINDINGS OF FACT

1. The boundaries of the subject site are described as follows:

Beginning for the same at a point in the southeasterly line of Bladensburg Road, N.E., at the most westerly corner of Lot 1, Square 4325 (of subdivision recorded in the Office of the Surveyor of the District of Columbia in Book 73, page 147) , said point of beginning being also the most westerly corner of Square 4325, and proceeding thence along the southwesterly line of said Square 4325, S.44°18'00"E, 302.46 feet; thence along the southerly line of Square 4325 and the southerly end of 35th Street, N.E., N.66°55'30"E, 322.38 feet to the most easterly corner of Square 4325; thence N.40°37'00"W, 299.00 feet; thence N.49°23'00"E, 100.00 feet; thence N.40°37'00"W, 190.00 feet to a point in the northwesterly line of Bladensburg Road; thence along said road, N.49°23'00"E, 115.94 feet to the Maryland and District of Columbia line, thence along said line S.44°58'00"E, 5,875.09 feet; thence S.45°02'00"W, 1135.0 feet to the north line of the Pennsylvania

Railroad Right-of-Way (100.00 feet wide); thence along said right-of-way line N.86°-37'-30"W, 845.0 feet; thence S.57°-48'51"W, 562.44 feet; thence S.78°48'51"W, 445.51 feet; thence N.49°11'09"W, 557.79 feet; thence N.86°37'30"W, 98.70 feet to the southwesterly line of South Dakota Avenue; thence along said line N.49°11'09"W, 4,311.53 feet to a point in the northwesterly line of Bladensburg Road; thence along said line, N.43°43'00"E, 1,728.96 feet to a break; thence still along said line N.49°23'00"E, 762.41 feet; thence S.44°18'00"E, 90.19 feet to the point of beginning, containing 15,642,873.02 square feet or 359.15 acres, all as shown on a plat of computation recorded in the Office of the Surveyor of the District of Columbia in Survey Book _____, Page _____.

2. The area of the subject site of the proposed amendment is approximately 359 acres.

3. The proposed amendment would zone the subject site according to four zone districts:

C-3-B (High bulk major business and employment center - floor area ratio of 6.5, height limitation of 90 feet, percentage of lot occupancy 75)

S-P (Office - floor area ratio of 5.5, height limitation of 90 feet, percentage of lot occupancy 75)

C-2-B (Community business center - medium high and high density - height limitation of 90 feet)

R-5-C (Medium-high density apartment house - floor area ratio of 5.0, height limitation of 90 feet, percentage of lot occupancy 75)

4. At the present time the land comprising the subject site is held by the Federal Government,

5. A majority of the Zoning Advisory Council recommended that this application be approved and that the site be zoned C-3-B, C-2-B, S-P and R-5-C according to the map attached hereto (TR. 9,10). A minority of the Council, while approving the amendment, recommended that the areas shown as C-2-B, on the map attached hereto, be changed to R-5-C until the precise locations of said C-2-B zone districts were established according to the Fort Lincoln Urban Renewal Plan. (TR. 10)

6. The National Capital Planning Commission recommended approval of the amendment, but requested that the areas shown as C-2-B, on the map attached hereto, be changed to R-5-C until the precise locations of said C-2-B districts were established according to the Fort Lincoln Urban Renewal Plan. (TR. 14,15)

7. Mr. James G. Banks, Assistant to the Mayor for Housing Programs, recommended that the application to zone the subject site be granted, (TR. 13)

8. There was no opposition to the proposed amendment at the public hearing,

CONCLUSIONS OF LAW

1. The proposed amendment of the Zoning Map will promote the prosperity, health and general welfare of the City of Washington, D.C., by providing adequate light and air, secure safety from fire and panic, prevent undue concentration of population and overcrowding of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services.

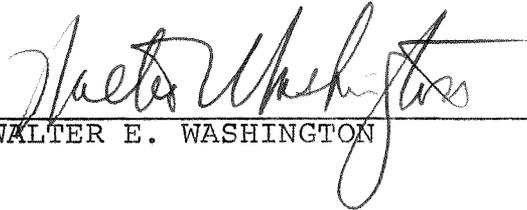
2. The proposed amendment would enhance the character and uses of adjacent or neighboring districts,

3. The proposed amendment is in harmony with the intent, purpose and the integrity of the comprehensive zoning plan as embodied in the Zoning Regulations and Map,

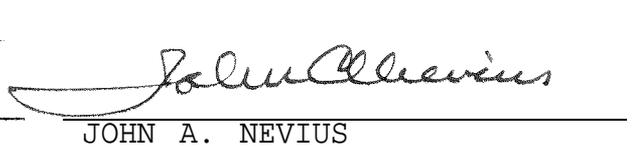
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DECISION

In consideration of its findings and conclusions herein the Commission ORDERS APPROVAL of the amendment of the Zoning Map as shown on the map attached hereto, This Order zoning the Fort Lincoln Urban Renewal area shall become effective upon passage of title from the Federal Government to the District of Columbia Redevelopment Land Agency,



WALTER E. WASHINGTON



JOHN A. NEVIUS

STERLING TUCKER

GEORGE M. WHITE

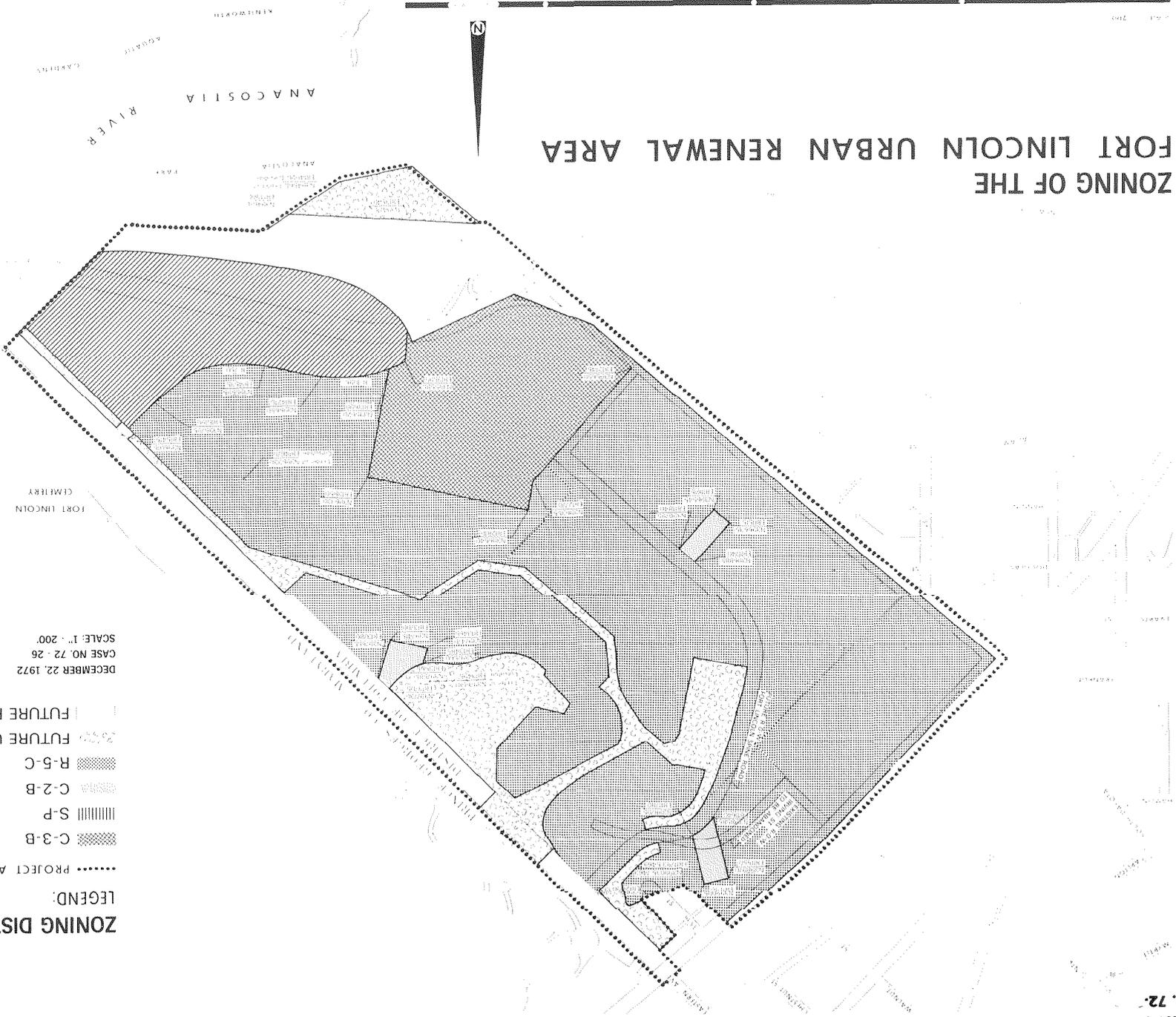


RICHARD L. STANTON

ATTEST: 

Martin Klauber, Secretary
Zoning Commission

ZONING OF THE FORT LINCOLN URBAN RENEWAL AREA



ZONING DISTRICTS
LEGEND:
..... PROJECT AREA BOUNDARIES
C-3-B
S-P
C-2-B
R-5-C
FUTURE U. S. RESERVATION
FUTURE PUBLIC RIGHTS OF WAY
DECEMBER 22, 1972
CASE NO. 72 - 26
SCALE: 1" = 200'