

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No. 104
Case No. 73-21
November 20, 1974

Pursuant to public notice, a public hearing was held on August 6, 7, 8 and 9, 1973, to consider the following amendment to the Zoning Map which would zone the Georgetown Waterfront Area, according to the Waterfront Zone Districts (W-1, W-2 and W-31, described as that area bounded by the Potomac River on the south, Rock Creek Park on the east, M Street, N.W. on the north, and 37th Street, N.W. extended to the Potomac River on the west; also including those portions of Squares 1202 and 1203 zoned C-M-2 immediately prior to these changes. Unless otherwise specified, all zoning boundaries shall be along street center-lines between squares, or alley center-lines or property lines within squares. All property descriptions are from the Baist Atlas, Volume III, Maps 1 and 2 on file in the Offices of the Zoning Commission of the District of Columbia.

Said zoning of the Georgetown Waterfront Area is as follows:

MAP CHANGE INSTRUCTIONS

1. misting C-2-A shall remain as mapped, in addition, all property now in Squares 1202 and 1203 zoned C-N-2 shall be rezoned to C-2-A.

2. w-3 shall be mapped for property as follows: all that property in Square 1173 excluding lots 800, 802, 808, 811, 812; all that property in Square 1190 excluding lots 69, 70, 71, 72, 835, 839, 840, and a strip of land measured 20 feet south of the boundary of National Park property containing the Chesapeake and Ohio Canal; in all of Square 1191 excluding a strip of land measured 20 feet south of the boundary of National Park property containing the Chesapeake and Ohio Canal.

3. W-2 shall be mapped as follows: all that property in Square 1192; all that property in Square 1195 excluding all that property now zoned C-2-A; all that property in Square 1196 excluding all that property now zoned C-2-A; all that property in Square 1166* excluding lots 800, 801, 802; in Square 1200, lots

*The Surveyor's Office lists this Square as 1186.

819, 820, 821, 835, 848 and those parts of lot 818 lying within 90 feet of M Street: all that property in Square 1183 south of the boundary of the National Park containing the Chesapeake and Ohio Canal; all that property in Square 1185 excluding lot 802 and a strip of land 20 feet south of the boundary of the National Park containing the Chesapeake and Ohio Canal; all that property in Square 1187, all that property in Square 1184 excluding lots 12, 13, 46, 47, 48, 804, 806, 820, 821, 832, 833 and a strip of land 20 feet south of the boundary of the National Park containing the Chesapeake and Ohio Canal; all that property in Squares 1171 and 1172; in Square 1173 lots 800, 802, 808, 811, 812.

4. W-1 shall be mapped on all other property within the boundaries of the Georgetown Waterfront as described above.


WALTER E. WASHINGTON


JOHN A. NEVIUS


STERLING TUCKER


GEORGE M. WHITE

RICHARD L. STANTON

ATTEST: 
Martin Klauber
Executive Secretary

Commissioner Stanton respectfully dissents from this Order.

STATEMENT OF REASONS

Zoning Commission Case Nos. 73-20 and 73-21
New Waterfront Zones and their Application to
The Georgetown Waterfront Area
December 20, 1974

The District of Columbia's waterfront areas include significant amounts of private property that are mostly blighted, declining industrial areas. Their uses date back to when freight was hauled over water and they experienced their greatest prosperity prior to the development of modern warehousing and material handling techniques.

Typically, these waterfront areas in the District and in other cities were envisaged in the past as places of commerce and industry. The industrial imperative often precluded their use for residential and recreational purposes. In Washington, D. C., such areas were zoned M and C-M, industrial-commercial zones, in which new residential developments are prohibited. With declining industrial use, relatively high-density office use actually is encouraged in these zones. This was the condition of the waterfront areas in the District of Columbia that the Zoning Commission, after a public hearing, addressed on October 4, 1972, when it issued Order No. 52 directing its staff to study the zoning of waterfront areas, including Georgetown, and to develop new zoning proposals for Commission consideration. The order directed the staff to prepare zoning alternatives to encourage new residential uses, to reduce potential commercial density and to control building heights in waterfront areas.

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As a result of the staff study of waterfront areas, and with particular reference to the Georgetown Waterfront where construction activity was underway for two office building complexes, this Commission held a public hearing on August 6, 7, 8, and 9, 1973. The hearing was held on:

1. A staff proposal to amend the zoning regulations to create a new mixed-use waterfront zone district, with three levels of density, W-1, W-2, and W-3 (Case 73-20).
2. Amendments of the zoning maps rezoning the Georgetown Waterfront area from the existing M and C-M-2 industrial zones to the proposed new waterfront zones (case 73-21).

Testimony was received from staff, consultants retained by the parties, citizen witnesses, property owners and the staff of the National Capital Planning Commission which jointly with the District of Columbia had commissioned a study by a consulting team, the Georgetown Planning Group (GPG). Two phases of the GPG three-phase study were published and pre-

some citizens who would allow no more commercial development in favor of low-density luxury-type townhouses.

In our view, in planning and zoning for this special area, the operation of the market cannot serve as the main constraint on adverse development. We believe that sound planning calls for a mixture of uses in this area under strict controls. We believe that the needed controls are provided by the new waterfront zone districts, which give a range of heights and densities and allow a mixture of uses. These zones, as applied in the mapping of the area provide for reductions in commercial development potential under a framework designed to encourage the desired residential development, while taking full account of the natural and historic features of the area,

Such a mixed use area will provide for compatible blending of office and retail activities with residential units of various kinds including townhouses and apartments, in harmony with existing structures of architectural and historic significance which include small townhouses areas and large and interesting warehouses. Under strict limitations as to bulk and density, retail stores, offices, restaurants, and places of entertainment, as well as residences, provide the benefit

sented at the hearing. Third phase documents were made available in final draft form to the Commission and staff during the deliberations of the Commission on the text amendment and map changes.

It has been evident that the existing M and C-M-2 industrial zoning of the Georgetown Waterfront area is obsolete. The complex matter of eliminating this obsolete zoning and replacing it with zoning that is more compatible with the needs of this special area has evoked considerable discussion. The Commission's task has been to evaluate the differing testimony of traffic and economic experts and city planners, as well as the views of residents and property owners, concerning the type and intensity of development that is desirable for the Georgetown Waterfront area.

Some property owners requested that there be no change in the existing industrial zoning other than to permit residential development. To support that position, the argument was made that existing zoning permits the types of development that are appropriate to the area. Under this view, the restraint of market factors and the architectural and aesthetic controls of the Fine Arts Commission are adequate to prevent adverse development. We were also presented with the position of

of 24-hour activity to the area. An added amenity will be the opening up of the waterfront itself to public use for park and recreation purposes. (Approximately 90 per cent of the riverfront itself is publicly-owned by the District of Columbia).

New private sector investment in the privately-held land areas of the Georgetown Waterfront is essential to make the desired mixture of uses a reality. The reduction of development capacity from the level of existing zoning is designed not only to meet environmental constraints, but to provide the ambience that the mixed use concept demands. Nevertheless, there must be sufficient development density to encourage the construction of new facilities as well as the renovation and reuse of older buildings.

The Commission believes it has found the appropriate level for the proper development of the Georgetown area between M Street and the Potomac River. The flexible mixed use zones adopted will serve Georgetown and other waterfront areas by encouraging private development within limits calculated to end obsolete land usage and they will also respect the unique geographical constraints of waterfront areas. Through the mixed use concept, incentives are provided to eliminate existing

waterfront industrial blight while encouraging harmonious development.

The Commission recognizes its responsibilities set forth in the Zoning Act of Section 5-414 of the D.C. Code as follows:

"Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses 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. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein."

Meeting the requirements of the statute obliges the Commission to weigh carefully the sometimes competing statutory criteria and the sometime conflicting interests of all diverse parties including the concerns of the City itself. It must be recognized that many complex factors including public action affect the appreciation and depreciation of land values.

Having considered all of the facts, interests and claims presented to it, and after carefully deliberating upon and balancing them, the Commission, to fulfill its statutory responsibilities, has weighed the following considerations, in connection with the mapping of the Georgetown Waterfront area in accordance with the adopted Waterfront Zone Districts:

1. Removal of existing industrial blight. The Georgetown Waterfront area has suffered too long from industrial blight. The area needs revitalization to serve residents and visitors and to enhance its natural and historic features. Under the former industrial zoning (M and C-M-2) of the Georgetown Waterfront area, the "highest and best uses" of property were for commercial office buildings, either 90 feet in height with a floor area ratio (FAR) of 6.0 or 60 feet with 4.0 FAR, depending on the specific zone. It was not permissible under the former industrial zoning to construct residential buildings.

We believe that greater reductions in height and density than are adopted herein would limit the economic opportunities for the redevelopment of this area. There would be this paradox: industrial property owners might hold on to marginal

operations rather than redevelop the area to remove blighted conditions. Ugly industrial structures and parking lots could remain if there is no incentive for redevelopment.

2. Encouragement of residential development. Interested parties and consultants have recommended that residential development be permitted. Differences exist concerning the extent and density of such development and the type of residential development desired. We believe that residential development should not be limited to luxury townhouses sold at prices that only the very wealthy can afford. Such townhouses would result under rowhousing zoning categories. Apartment units of various sizes should also be available to broaden the housing opportunities. Moreover, the District of Columbia needs new residential population to offset a population decline. The new zoning text contains provisions that permit a higher Level of density for residential use than for commercial. use in a mixed use context, thereby providing an economic incentive for residential construction. Residential development has a lesser impact on the environment and on traffic conditions that does commercial development.

3. The Georgetown Waterfront should be a "mixed use" zone. As we noted at the outset, the Georgetown Waterfront is an appropriate place to institute the mixed use zoning concept,

Such an approach is being proposed elsewhere for the revitalization of urban areas. Similar concepts have been suggested for the C-M-2 area in the West End, and are under consideration for other declining waterfront industrial areas. A balanced combination of residential, office, retail and recreational uses, with varying heights and densities, provides greater design flexibility and opportunities to enhance the quality of life than more traditional single-use ("Euclidian") zones. Such combinations can help to reduce traffic by bringing residential, commercial and recreational activities close together.

4. The significant natural features of the Waterfront should be respected and enhanced. In accordance with substantial testimony at the hearing and the recommendations of GPG, the zoning text that we have adopted and mapped provides for the 40 foot lowest density W-1 zone in the areas along most of the C & O Canal, the bulk of the riverfront and the vista to the Potomac River from M Street down Wisconsin Avenue, about half of the total area of the Georgetown Waterfront. Apart from the W-3 area mapped in the lower eastern portion of the Waterfront area, where the topography and road access system can accommodate the greatest height and bulk, and where the

Fine Arts Commission has already approved initial private development plans, the remaining portions of the Waterfront, including the area adjacent to Rock Creek and along K Street, have been zoned to a medium density 60-foot W-2 zone.

5. Historic structures should be preserved or adapted to new uses. The new zoning imposes the low density W-1 zone for certain existing enclaves of townhouses to encourage their preservation and continued use and encourages re-use of existing vacant structures for new activities. In certain areas, of the waterfront, moderate levels of development are necessary to provide the economic basis to preserve historic structures. This is particularly true of certain warehouses and other industrial buildings, which can be adapted for new activities. This was done in Canal Square and is underway at the old Dodge Warehouse and the Duvall Foundry. Other such structures where similar development is possible in the Georgetown Waterfront are the old Flour Mill, the Waring Barrel Factory and the Bomford Mill.

6. Reductions in height can accomplish stated objectives in certain areas, but may be counterproductive if imposed too broadly. At the hearings, differing views were presented on the issue of building heights. We have weighed these views carefully.

The greatest limitations in height were applied to such specific areas as the riverfront and the canal where a lower building profile is essential to protect unique physical characteristics. On the other hand, it was felt that a uniform height limit throughout the waterfront area would tend to foster a box-type development. Such a result would, in our view, be less desirable than an arrangement which would encourage variations in land coverage and height as well as variations in use.

Overall, the rezoning results in a significant reduction from the heights allowed under the former industrial zoning. The proposed mapping drops the matter-of-right height limit on half the waterfront area to 40 feet. The areas covered by 60 foot and 90 foot heights are strictly limited in total area and location. We believe we have proposed a solution to the difficult judgmental questions on the height issue by tailoring the heights to meet the needs of certain identified special areas while providing flexibility in other areas in the interest of a more attractive community.

7. Traffic constraints in Georgetown require a reduction of commercial development potential. Traffic experts at the

1972 and 1973 hearings recognized that the traffic circulation system in Georgetown cannot now handle the total potential development permitted by the existing industrial zoning. There were variations in the testimony concerning the nature and extent of the traffic problems to be faced and the amount of the reduction in development potential that is necessary or appropriate to meet traffic constraints.

The new zoning for the Waterfront area provides for a reduction in traffic generating potential from approximately 6.5 million square feet of commercial space to the equivalent of 3.7 million square feet. The latter figure has been adjusted to reflect the lower level of traffic generation of residential development. We view the result as a balanced one which takes into account the many varying analyses presented at hearings and in supporting staff reports including the GPG papers and drafts.

There is an evident need to solve the traffic circulation problems of this area and to remove the Whitehurst Freeway which, in itself, contributes to the atmosphere of industrial blight in the area. The zoning adopted with its greatly lowered traffic-trip generating potential as compared to the

former industrial zoning, will be an important factor in resolving these problems., In the same vein, we have prohibited surface parking lots and have lowered the minimum parking requirements for most facilities in the Waterfront districts.

8. Viabile economic development should be encouraged if appropriate limits and controls on growth are to be provided.

The District needs new economic development to generate increased economic opportunities for its citizens and to broaden its tax base, The economic consultants agreed that the Georgetown Waterfront is a viable area which can be developed to compete successfully with other parts of the Metropolitan region for new residents and shoppers. To prohibit reasonable amounts of such development in favor of exclusive townhouse zoning would not be in the best interests of Georgetown or the District as a whole. It is noteworthy that the GPG studies accept this view.

The point has been stressed that reductions in potential commercial development are needed to preserve the ambience and stability of the entire Georgetown area. We agree basically with this view and have reacted to it by sharply reducing the potential for the construction of large office buildings. It would be wholly inappropriate for the waterfront to develop as an extension of the central business district.

It is also our view, however, that the adopted zoning will provide a moderate level of the desired mixed use development including apartments, offices, shops, hotels, and restaurants, as well as townhouses, giving the Georgetown Waterfront a distinct and special 24 hour character,

9. The need for a timely decision. Because of the importance of this case, the Commission has considered this matter for a lengthy period of time. There have been lengthy planning studies, public hearings, discussions, and reviews. We are aware of the burdens imposed thereby upon all interested parties as well as the general public.

It should be pointed out that this proceeding is neither the first, nor will it be the last review by the Zoning Commission of zoning in this area of the city. There will be subsequent opportunities for interested parties to request the Commission to further refine or modify the zoning of the Georgetown Waterfront through sectional development plans, planned unit developments and other proceedings.

We believe that we have considered all relevant information and have received all the expressed viewpoints of interested parties and the citizenry. It is now time, in our view, to

decide the issue of waterfront zoning and its application to Georgetown..

10. Environmental and open space considerations are significant factors. The Commission recognizes that additional development in any area of the District may impact adversely on the environment, particularly in terms of traffic, air and noise. We are persuaded that the significant reductions in density provided by the new zoning will contribute to the resolution of these environmental problems. The development that could have proceeded as a matter of right under the former industrial zoning had the potential of creating unacceptable adverse environmental effects. In addition, the existing industrial blight in the waterfront area generates traffic, air and noise pollution problems, discourages the development of more suitable new facilities and impedes historic preservation.

There is a need to provide public open space in all areas of the city and to encourage the establishment of private open space. We have lowered the potential for development bulk and density in the W-1 district and mapped this district along the riverfront, along both sides of the C & O Canal and down the Wisconsin Avenue slopes. We expect that there will be development in these areas of uses related to the water including

CONCLUDING STATEMENT

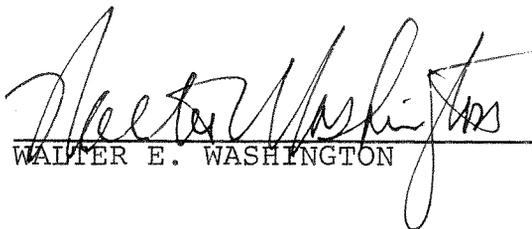
' In adopting the new Waterfront Zone District text amendment, and mapping the Georgetown Waterfront, this Commission has sought to recognize the needs of this unique and historic area of the Capital city.

' The Waterfront Zone District provides for the introduction of residential uses in this area including apartments and townhouses while paying due regard to the need for historic preservation and the desirability to protect and enhance the amenities of the area, including the riverfront and the canal.

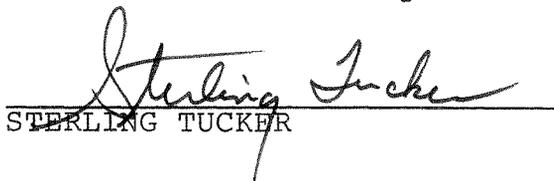
' A moderate level of development at varying heights and densities has been authorized and mixed uses have been encouraged.

' As mapped, the new Georgetown Waterfront area will emerge as an attractive living place for our people, including shops and offices with provisions for recreation and entertainment for residents and visitors.

The zoning controls proposed are designed to assure that development will harmonize with the area and be of significant benefit to Georgetown and to the District of Columbia as a whole.


WALTER E. WASHINGTON


JOHN A. NEVIUS


STERLING TUCKER


GEORGE M. WHITE

ATTEST:


Martin Klauber
Executive Secretary

DISSENTING OPINION OF RICHARD L. STANTON, MEMBER, D.C. ZONING COMMISSION

Cases No. 73/20-21-Georgetown Waterfront

The present C-M-2 and M zoning districts on the Georgetown Waterfront axe, in my opinion, obsolete and not in the public interest. Present allowable building bulks and heights comprising a zoning envelope of 6.5 million square feet of development capacity are excessive. In addition, the industrial uses allowed under present zoning are no longer appropriate. The evidence presented at public hearings held in August 1973 in these cases supports this view. The National Capital Planning Commission, the Zoning Advisory Council, the Fine Arts Commission, the C&O Canal Historical Park Commission, the State Historic Preservation Officer, the National Trust for Historic Preservation, the Georgetown Citizens Association and many individuals agree with this opinion. The Zoning Commission itself, in Order No. 48, adopted on June 29, 1972, recognized this possibility and resolved that an emergency existed and down zoned the Georgetown Waterfront as follows:

1. From C-N-2 to C-2-A all lots fronting on both sides of M Street, N.W., and located between Wisconsin Avenue on the east and 37th Street on the west and not already zoned C-2-A.
2. Changed from C-M-2 and M to R-4 all lots in the area bounded by M Street, N.W., Rock Creek Park, the Potomac River and 37th Street, N.W., extended and not changed to C-2-A in No. 1, above.

This action took into account the fact that the National Capital Planning Commission, the Department of Transportation, the Department of the Interior, and the Department of Housing and Urban Development were funding an extensive study of the Georgetown Waterfront at a cost of \$270,000. The contract for a consultant study was executed on January 26, 1972, to study and recommend appropriate forms of development for the Georgetown Waterfront Area to provide for the harmonious development of public, commercial, and residential facilities.

The Zoning Commission was also concerned that then current proposals for the Dodge Center and the first phase of the Inland Steel project would move forward without the benefit of an opportunity to verify and consider the preliminary findings of the study task force on matters dealing with capacity of the transportation system, the opportunity and need to preserve historic buildings, and the need to preserve orderly and harmonious development of the area. In my opinion, the Commission acted in a responsible manner in adopting this emergency action under its authority contained in the Zoning Act of June 20, 1938, as amended. Following hearings on September 28, 1972, this Order was terminated.

Four days of hearings were held in August 1973 on proposals to establish regulations for waterfront districts and accompanying mapping. The findings of Phase IIA of the GPG report were presented at this hearing.

The zoning envelope contemplated under the advertised text amendments provided for 5.475 million square feet of development capacity, a reduction of only about one million square feet under the present C-M-2 and M zoning categories. The overwhelming evidence at the August 1973 hearings supported my view that the overall theoretical building envelope of 5.475 million square feet capacity, as advertised, was too great and cannot be served adequately either by the existing or the proposed improved street system for the Georgetown Waterfront. This is particularly important since the movement system peculiar to the Georgetown Waterfront is a major constraint to viable development in this area. This view was held by both the District of Columbia Department of Highways and Traffic and the Transportation Consultant for the Georgetown Planning Group (GPG study). In addition, the 60 foot height limits in the W-1 and W-2 districts and the 90 foot heights proposed in the W-3 districts were, in my opinion, clearly beyond the heights appropriate for the scale and integrity of the Georgetown Waterfront, particularly along the C&O Canal and the land area adjoining the river.

On November 8 and 15, 1974, the Office of Planning and Management (OPM) staff offered a final draft of a suggested amended text and suggested mapping for the W-1, W-2, and W-3 zoned districts for the Waterfront. The suggested revisions were, in some ways, an improvement over the advertised text and mapping in that the W-1, W-2, and W-3 districts provided for 40, 60, and 80 foot height limits, respectively, as a matter of right and the mapping proposed an abundance of W-1 with 40 foot heights along most of the C&O Canal but the overall density for the Georgetown Waterfront, as contemplated in the revised text "B" is still excessive.

The suggested revised text "B" still provided for a development capacity which, in my opinion, is no significant departure from the capacity in the advertised text and mapping, text "B" being merely a reconfiguration of the envelope. The GPG study, to this point, suggests a zoning envelope having about 3.3 million square feet of development capacity, a considerable reduction.

GPG Study The Zoning Commission recognized the importance of the GPG study in its Emergency Order No. 48, adopted on June 29, 1972. It is unfortunate that the GPG study has been delayed for one reason or another; however, the Executive Director of the National Capital Planning Commission informed the Zoning Commission of NCPC's anticipation that the GPG consultants will submit by the first week in December their final draft of the Sectional Development Plan for the Georgetown Waterfront. The Executive Director goes on to point out that soon thereafter the plan would be forwarded to the Georgetown Waterfront Coordinating Committee for review and comment. This Coordinating Committee includes representation from the District of Columbia

Government, both from the Office of Planning and Management and the Department of Highways and Traffic. After the Coordinating Committee's comments, consultants would be instructed to complete a final development plan and program (Phase IIB) and a final draft Sectional Development Plan (Phase III). Thereafter, the material would be submitted to the NCPC, the Executive Director anticipating this to occur by January 15, 1975. Thus, the final plan and program would be available for presentation to the NCPC at its February 6, 1975, meeting. It would be anticipated that the Commission would authorize circulation of both the plan and program and the draft Sectional Development Plan for review and comment by the appropriate Federal and District agencies and citizen groups. This timing further contemplates that at the NCPC meeting on April 3, 1975, a recommended Sectional Development Plan would be offered to the Zoning Commission. The Sectional Development Plan would contain recommended zoning changes in keeping with the development plan and program for the Georgetown Waterfront Area. Thus, the GPG plan could, in its totality, be made fully available for review and final recommendations in the next several months. The Sectional Development Plan which would result from this process would be the first under the amendments to the zoning regulations adopted September 27, 1975, by the Zoning Commission relating to Sectional Development Plans. Although it is the opinion of the majority of the members of the Zoning Commission that no significant findings will come out of the Phase III report that are not available now in the material published so far, I believe that the Sectional Development Plan and zoning proposal is the most significant component of the GPG study and should be available, along with final recommendations, before a decision is made to zone the Georgetown Waterfront. This \$270,000 study represents a considerable investment of public money. It has been 15 months since the August 1973 hearings and the public expects and has a right to expect that the Zoning Commission will wait 3 or 4 more months for the plan's end product. I am informed by District officials that there have been no requests for building permits on the Georgetown Waterfront since the August 1973 hearings and it is apparent that no emergency exists at the time of this writing. It, therefore, seems essential to me that the Zoning Commission should wait for the publication and coordination of Phase III of the GPG study as it might suggest to the OPM staff and the members of the Commission that the modified text B and modified mapping which is offered for adoption today might not be the most appropriate plan for the Georgetown Waterfront. In addition, there is another important issue, that of keeping faith with the public which has encouraged and expected the Zoning Commission not to make a decision until Phase III is completed and made available to the Zoning Commission.

GPG Study as it relates to Section 7502-Sectional Development Plans
 There is a further reason why a delay in the Georgetown Waterfront case should be withheld until final publication of the Phase III GPG report.

The Zoning Commission unanimously adopted Sectional Development Plan Regulations (Order No. 97, Case No. 73-17, September 27, 1974). The

intent of these regulations, in my opinion, is clear, to provide, as stated at 7502.1, areawide detailed approaches to the implementation of major development goals and objectives of the citizens of the District of Columbia. A reading of the Sectional Development Plan Regulations shows me that the Georgetown Waterfront qualifies for consideration under the intent of the new regulations. A further reading of the regulations leaves no question in my mind that the Zoning Commission now puts great emphasis on the initiation and preparation of Sectional Development Plans. Although the Office of Planning and Management has sought inputs from the public since the August 1973 hearings, the Sectional Development Plan Regulation, as adopted by this Zoning Commission would seem to require, at least by intent, that the major planning input, the GPG study, should be recognized in its totality and precede any zoning actions, barring an emergency situation.

Public Law 808 (Old Georgetown Act), approved September 22, 1950, makes it clear, in my opinion, that all lands in the District identified as "'Old Georgetown" as described in the act must receive an extraordinary amount of consideration as land use and development decisions are made. The text B amendment and modified mapping offered for consideration to the Zoning Commission today is not fully sensitive to the intent and spirit of this act. Already it appears that the Inland Steel complex will tend to overpower the Waterfront Area.

I am not unmindful of the fact that the makeup of the Zoning Commission will change on January 2, 1975, and that yet another hearing on the Georgetown Waterfront may be required if the present Zoning Commission does not act on Cases No. 73/20-21. I am also aware that it is prudent for public officials to make decisions, large or small, within reasonable time frames. In this case, however, I believe that the public interest can be best served by delay as the delay is reasonable and justified.

For the above reasons, I am unable to vote favorably on the suggested text B amendment and the amended zoning map. I, therefore, respectfully dissent from the opinion of the majority of the Zoning Commission.

Richard L. Stanton

Richard L. Stanton

Washington, D.C.
November 20, 1974

ATTEST:

Martin Klauber

Martin Klauber
Executive Secretary

recreational uses, outdoor cafes, plazas and market areas, sailing marinas and docks and simple Landscaped trails and and open space. The combination of height, bulk and density controls in the W-2 and W-3 areas will also serve to encourage developers to provide open space as part of their designs.

In reaching the decision in this case, we must acknowledge the significant contribution of the GPG consulting team. While we have not accepted their recommendations or technical analysis in full, the proposed zoning amendments that were noticed for the August 1973 hearings and the modifications of those proposals which were developed following the hearings reflect this Commission's adoption and approval of much of the GPG product.

The GPG final plan and program and sectional development plan will be useful for certain other kinds of public action - public space improvements, changes in traffic patterns, historic preservation, review of individual projects by the Fine Arts Commission, as well as by this Commission, in connection with Article 75 applications. It is our hope that the Planning Commission will identify such opportunities as it gives further attention to the final GPG drafts now at hand.