

Government of the District of Columbia

ZONING COMMISSION



June 10, 1977

ZONING COMMISSION ORDER NO. 157  
CASE NO. 76-19

Pursuant to notice, a public hearing of the Zoning Commission was held on February 28, 1977, to consider the application of American Security Corporation, Sidney Freedman, and Rose Schlein, for an amendment to the Zoning Map of the District of Columbia.

FINDINGS OF FACT

- 1 The applicants have requested a Zoning Map change from SP to C-3-B for Lots 8, 11, 18, 19, 20, 803, 804, 805, 824 and 825 in Square W-484.
- 2 The site contains approximately 28,089 square feet of land. It has frontages of 24.17 feet on 7th Street, 158.67 feet on "K" Street, and 153.21 feet on Massachusetts Avenue.
3. The American Security Corporation seeks this rezoning to permit the construction of an addition to its existing building. The addition will accommodate the bank's central computer operations, adding 300-350 jobs to the area.
4. The SP District allows apartments, hotels and limited offices to a height of 90 feet and with an FAR of 5.5 (6.0 FAR for apartments and hotels). The C-3-B District allows the same uses, with the addition of general offices and retail uses, to a height of 90 feet and with an FAR of 6.5.
- 5 Square W-484 is immediately adjacent to the city's central business district and is at the western edge of an area of mixed residential, service, office and parking uses known as Mount Vernon Square East.
- 6 Situated immediately across "K" Street to the north of Square W-484, there are several retail and wholesale outlets and vacant properties. The former Central Public Library, which will soon be rehabilitated as the library of the University of the District of Columbia,

is located to the west of the site, across 7th Street. The properties to the east of the site along 6th Street are occupied by small service establishments, auto repair shops and vacant residences,

7. At the same hearing as this case, the Commission considered a related map amendment, which it sponsored, to change the balance of Square W-484 from SP to 6-3-B Zoning (Case No, 76-26). The aggregate change provided by these two cases will add a square of contiguous C-3-B Zoning immediately across Massachusetts Avenue from the existing C-3-B Zoning on the south side of the avenue,
8. The subject property is within the Downtown Urban Renewal Area which provides for residential uses north of the central business district with a transitional area of offices, hotels and apartments along Massachusetts Avenue, as a buffer,
9. This proposed zoning map amendment does not affect an urban renewal action area. It is consistent with the Downtown Urban Renewal Area policy to stimulate investor confidence in the area.
10. The streets in the area have sufficient capacity to carry additional traffic, Most of the parking for the project will be below grade with adequate access points and most of the workers on the site can be expected to use mass transit to get to and from work. There are subway and bus access points nearby,
11. The National Capital Planning Commission reported that the Zoning Map amendment would not have a negative impact on the interests or functions of the Federal Establishment. It suggested that the District of Columbia prepare and submit to the Planning Commission technical amendments to the Urban Renewal Plan for the Downtown Urban Renewal Area to specify general commercial uses on Square W-484.

#### CONCLUSIONS OF LAW

1. The C-3-E Map Amendment and the bank addition is not likely to cause significant traffic congestion or other negative environmental consequences.
2. The C-3-B Map Amendment will further city planning objectives by bringing needed jobs and improvements into an urban renewal area which is in need of development activity,

3. This rezoning will promote orderly development in conformity with the entirety of the District of Columbia Zoning Plan as embodied in the Zoning Regulations and Map of the District of Columbia.
4. This action is in accordance with the Zoning Act (Act of June 20, 1938, 52 stat. 797), by furthering the general public welfare through the addition of employment and new development which will serve to stabilize and improve the area.

DECISION

In consideration of the Findings and Conclusions herein the Commission Orders ADOPTION of the following amendment to the Zoning Map:

Change from SP to C-3-B; Lots 8, 11, 18, 19, 20, 803, 804, 805, 824 and 825, in Square W-484, premises located at and bounded by Massachusetts Avenue, 6th, 7th and "K" Streets, N.W.



THEODORE F. MARIANI  
Chairman



ARTHUR B. HATTON  
Executive Secretary