

Government of the District of Columbia

ZONING COMMISSION



June 10, 1977

ZONING COMMISSION ORDER NO. 158
CASE NO. 76-26

Pursuant to notice, a public hearing of the Zoning Commission was held on February 28, 1977, to consider an application of its own, for an amendment to the Zoning Map of the District of Columbia.

FINDINGS OF FACT

1. The proposed Zoning Map change is from SP to C-3-B for Lots 823, 819, 821, 822, 814, 815, 17, 801, 800, 7, 6, 5, and 817, in Square W-484. This case was sponsored by the Zoning Commission.
2. The portion of square W-484 affected by this case contains approximately 16,000 square feet of land with frontages on Massachusetts Avenue, 6th, 7th, and "K" Streets, N.W.
3. The Commission undertook to hear this case in order to determine whether it should proceed to rezone the entire square so as to create a more logical and rational zoning boundary than would be created if the rezoning requested in Case 76-19 were granted alone.
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 hearing of this case (76-26), the Commission considered a similar map amendment, initiated by American Security Corporation, Sidney Freedman, and Rose Schlein, to change certain lots in square W-484 from SP to C-3-B zoning (Z.C. Case No. 76-b9). This case (76-26 would rezone the balance of Square W-484; the lots not owned by the applicants in Case No, 76-19. The rezoning in this case, together with the rezoning in the related Case No. 76-19 will add a contiguous square of C-3-B zoning immediately across Massachusetts Avenue from an existing C-3-B District 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, Present and future workers in the square 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 interest or functions of the Federal Establishment but 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

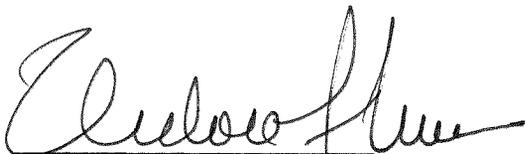
1. The C-3-B Map Amendment is not likely to cause significant traffic congestion or other negative environmental consequences,
2. The C-3-B Map Amendment will further city planning objectives by bringing needed jobs and improvements into an urban renewal area which is in need of development activity,

3. This rezoning will promote orderly development in conformity with the entirety of the District's 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 823, 819, 821, 822, 814, 815, 17, 801, 800, 7, 6, 5, and 817, in Square W-484, premises located at a bounded by Massachusetts Avenue, 6th, 7th, and "K" Streets, N.W.



THEODORE F. MARIANI
Chairman



ARTHUR B. HATTON
Executive Secretary