

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 789

Case No. 95-13

(Text Amendments - Department Stores and Bonus Density
for Retail Uses, Downtown Development District)

On November 13, 1995 at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized a public hearing for the following:

Case No. 95-13

On September 1, 1995, the District of Columbia Office of Zoning (OZ) received a memorandum from the Office of Planning (OP) requesting the Zoning Commission to consider four amendments to the text of Chapter 17 of Title 11 District of Columbia Municipal Regulations, Zoning. By report dated November 9, 1995, OP submitted modifications to the proposed text amendment. The proposed amendments relate to retail uses, department stores and bonus density in the Downtown Shopping District or Retail Core. The amendments would provide greater flexibility as to the reuse of existing department store buildings; would provide increased incentives in the form of bonus office density and transferable development rights (TDRs) for major retailers and multi-level retail uses in a building; and would broaden the geographic applicability of bonus arts uses in the SHOP District. Additionally, the proposed text amendments are intended to increase the opportunity for department store buildings to be devoted to retail and entertainment uses rather than primarily office space.

ALL ANCS

It is therefore ordered that Zoning Commission Case No. 95-13 be scheduled for a public hearing.

A handwritten signature in cursive script, reading "Madeliene H. Dobbins".

MADELIENE H. DOBBINS

Director

Office of Zoning