

District of Columbia Office of Planning



ZONING COMMISSION

CASE No. 08-15

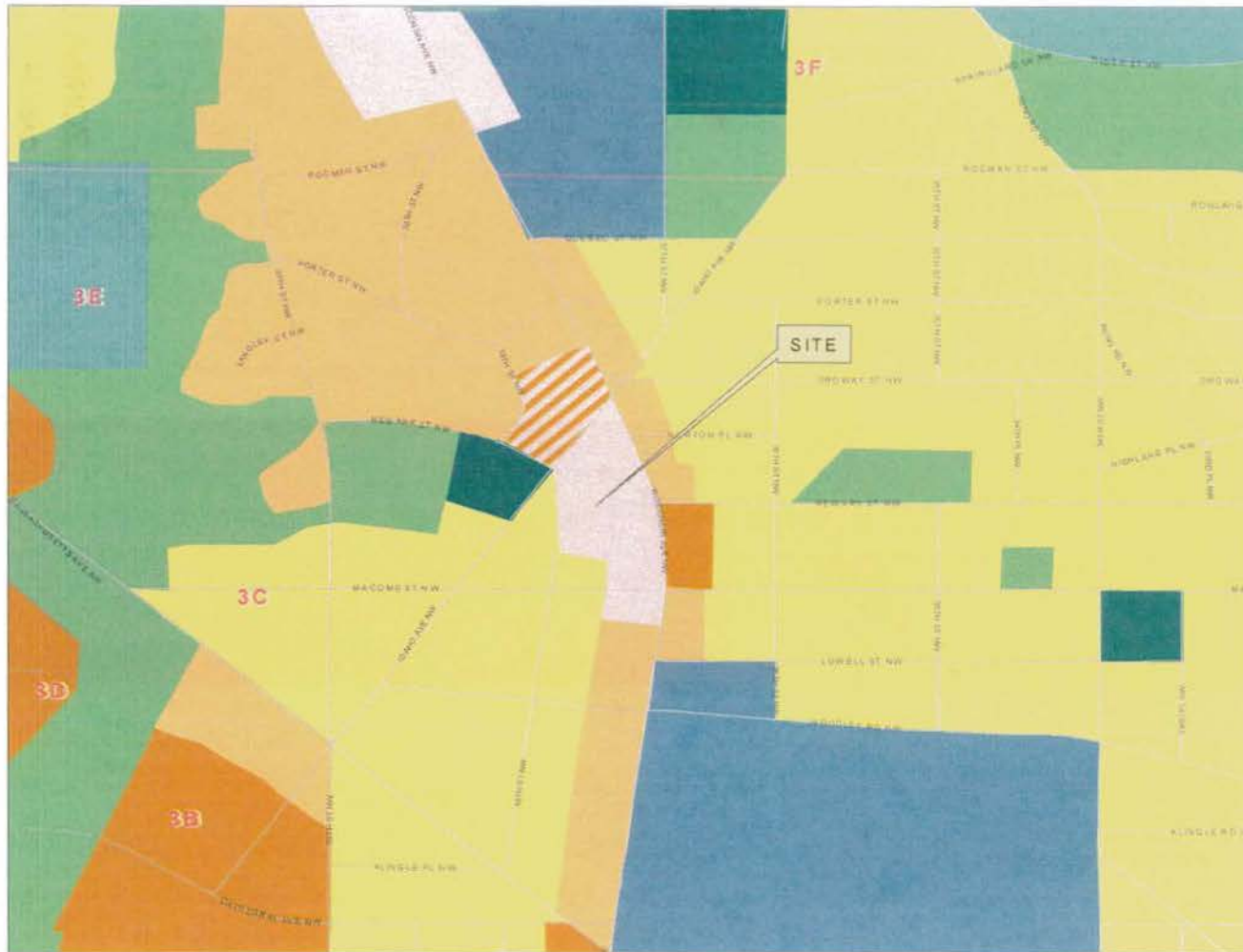
EXHIBIT No. 148

Friendship Shopping Center ZC 08-15



COMPREHENSIVE PLAN

Future Land Use Map



Low Density Commercial



COMPREHENSIVE PLAN

Future Land Use Map

Low Density Commercial:

- ◉ Defines shopping and service areas low in scale and character.
 - Retail, office, and service businesses are predominant uses.
 - Range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts drawing from a broader market area.
 - Primarily of one- to three-story commercial buildings.
 - Zone districts are generally C-1 and C-2-A, although other districts may apply.

COMPREHENSIVE PLAN

Generalized Policy Map

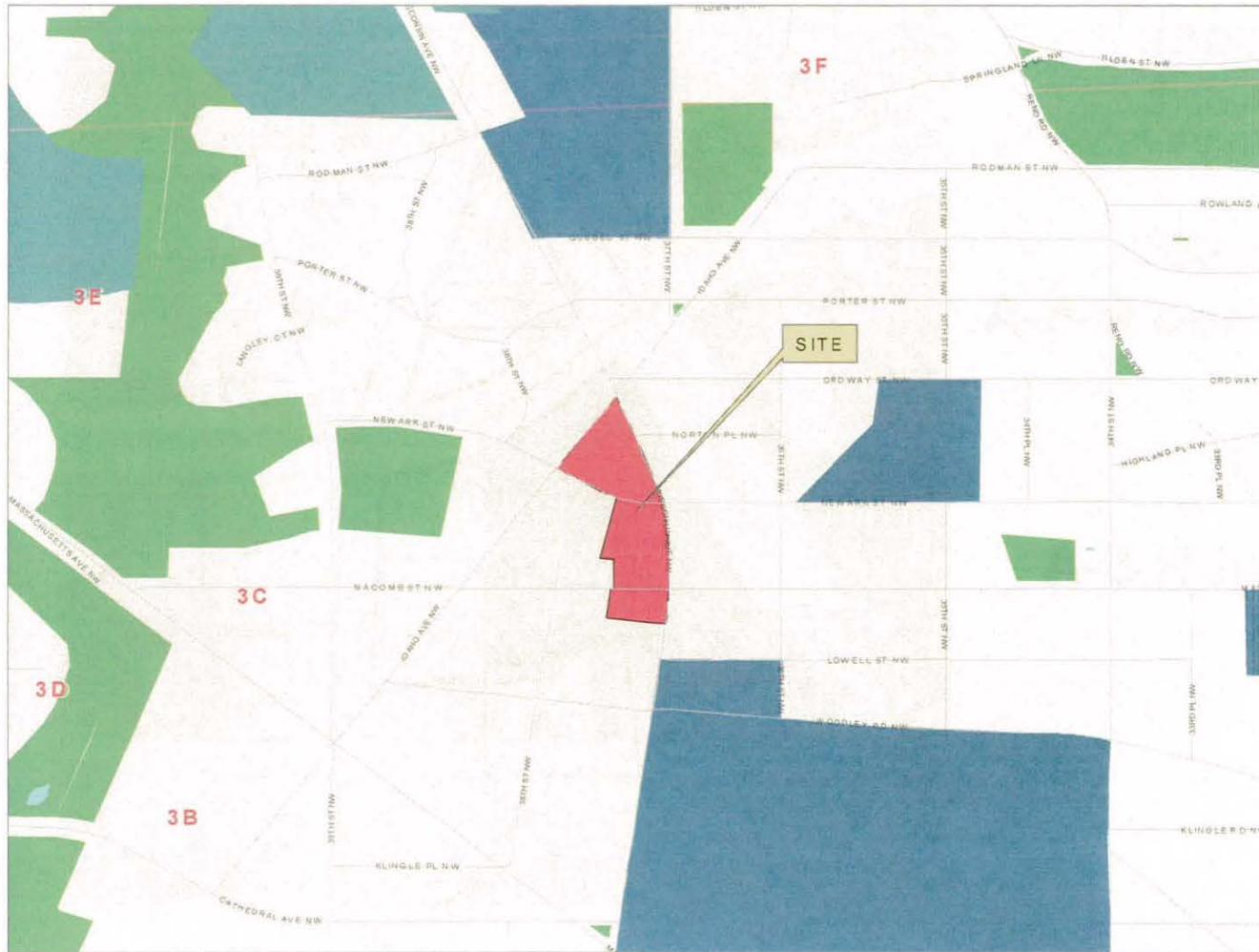
Neighborhood Commercial Centers:

- ⦿ Meet the day-to-day needs of residents and workers in adjacent neighborhoods.
- ⦿ Their service area is usually less than one mile.
- ⦿ New development and redevelopment must be managed to conserve their economic viability, while allowing additional development that complements existing uses.



COMPREHENSIVE PLAN

Generalized Policy Map

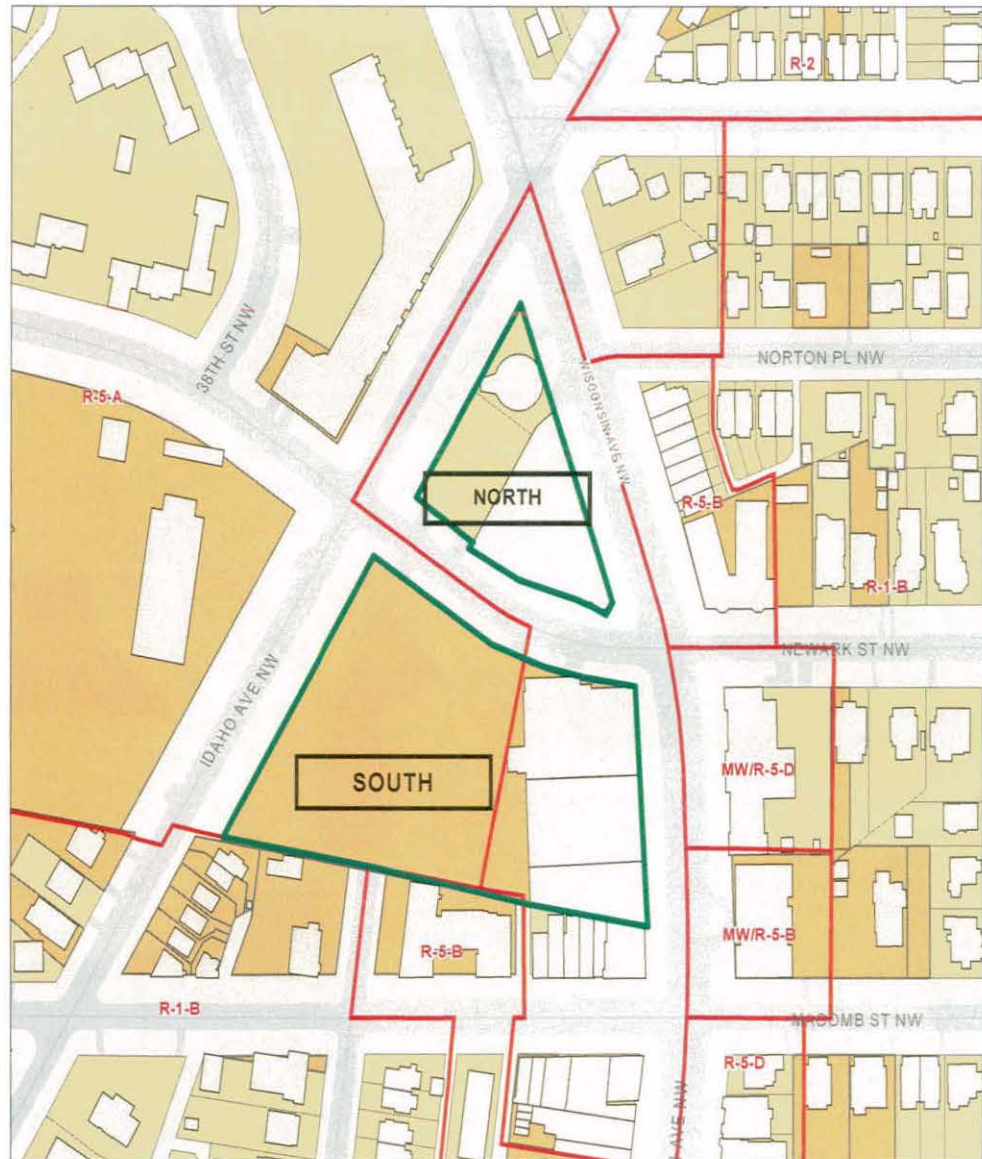


ZONING

**North Parcel:
MW/C-1**

**South Parcel:
MW/C-1 and R-5-A.**

**Proposal:
C-2-A and R-5-A**



720 COMMUNITY BUSINESS CENTER DISTRICTS (C-2)

720.1 The Community Business Center (C-2) District is divided into C-2-A, C-2-B, and C-2-C Districts.

720.2 The C-2-A District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core.

720.3 The C-2-A Districts shall be located in low and medium density residential areas with access to main highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers.



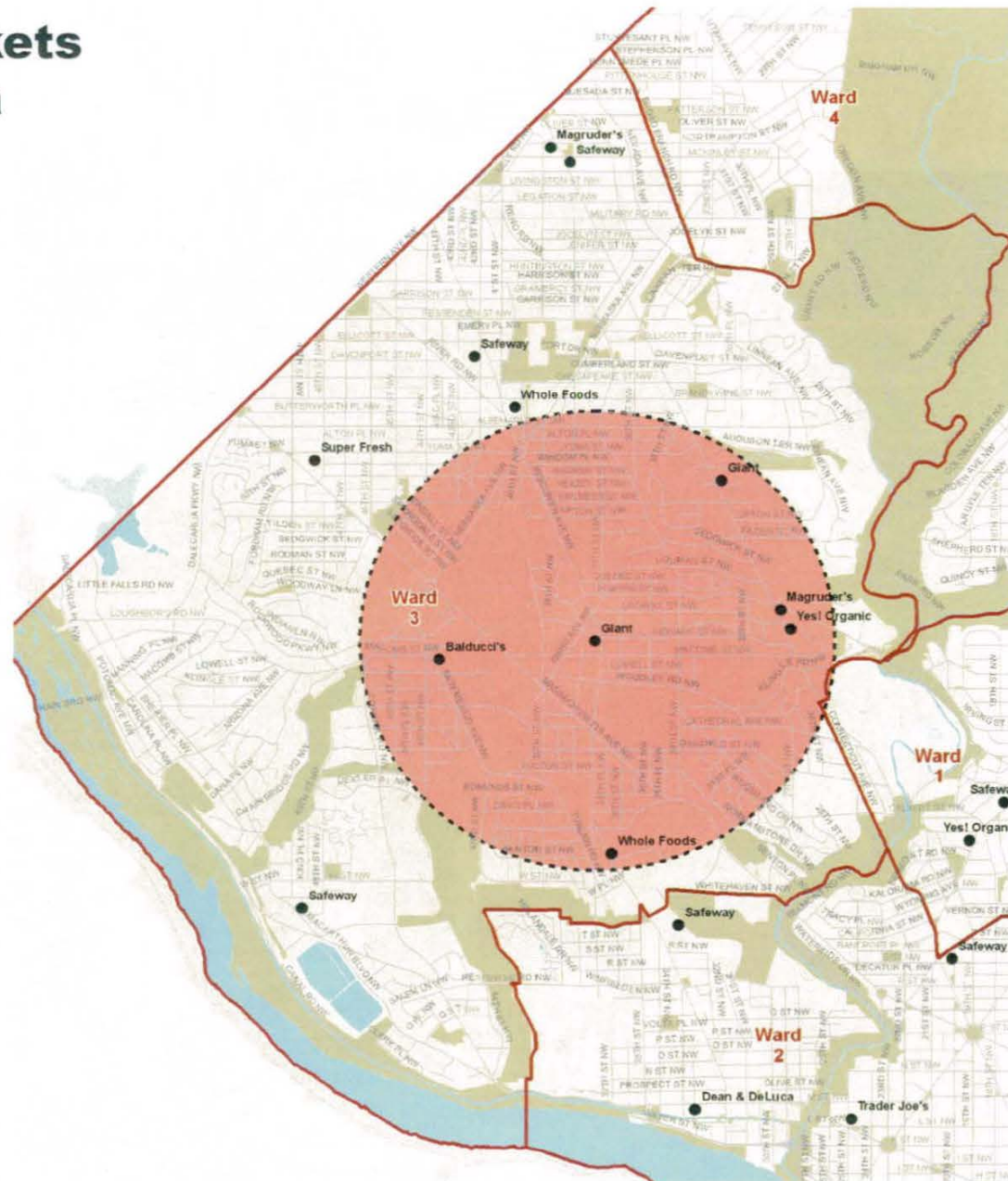
COMPREHENSIVE PLAN

Generalized Policy Map

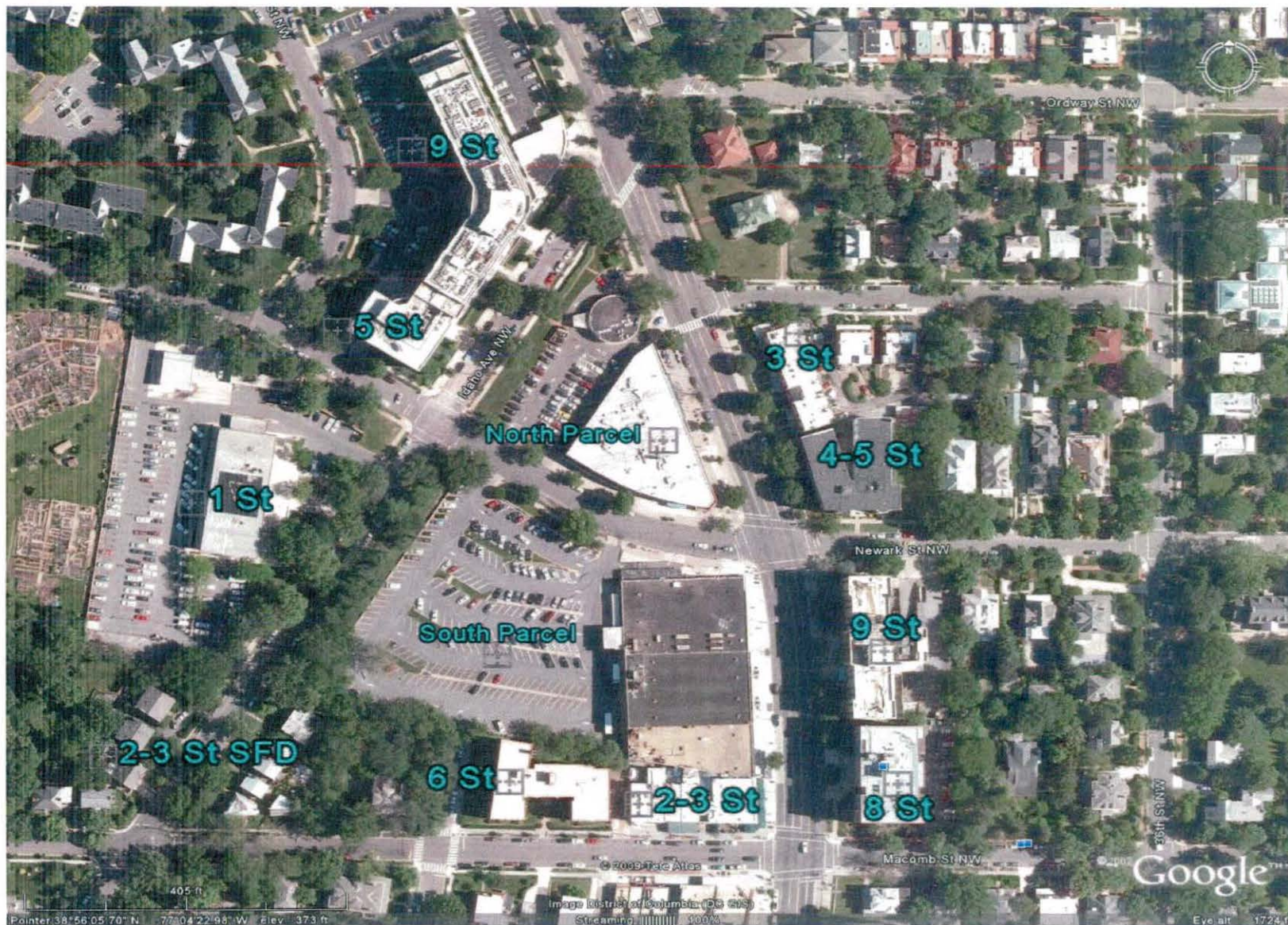
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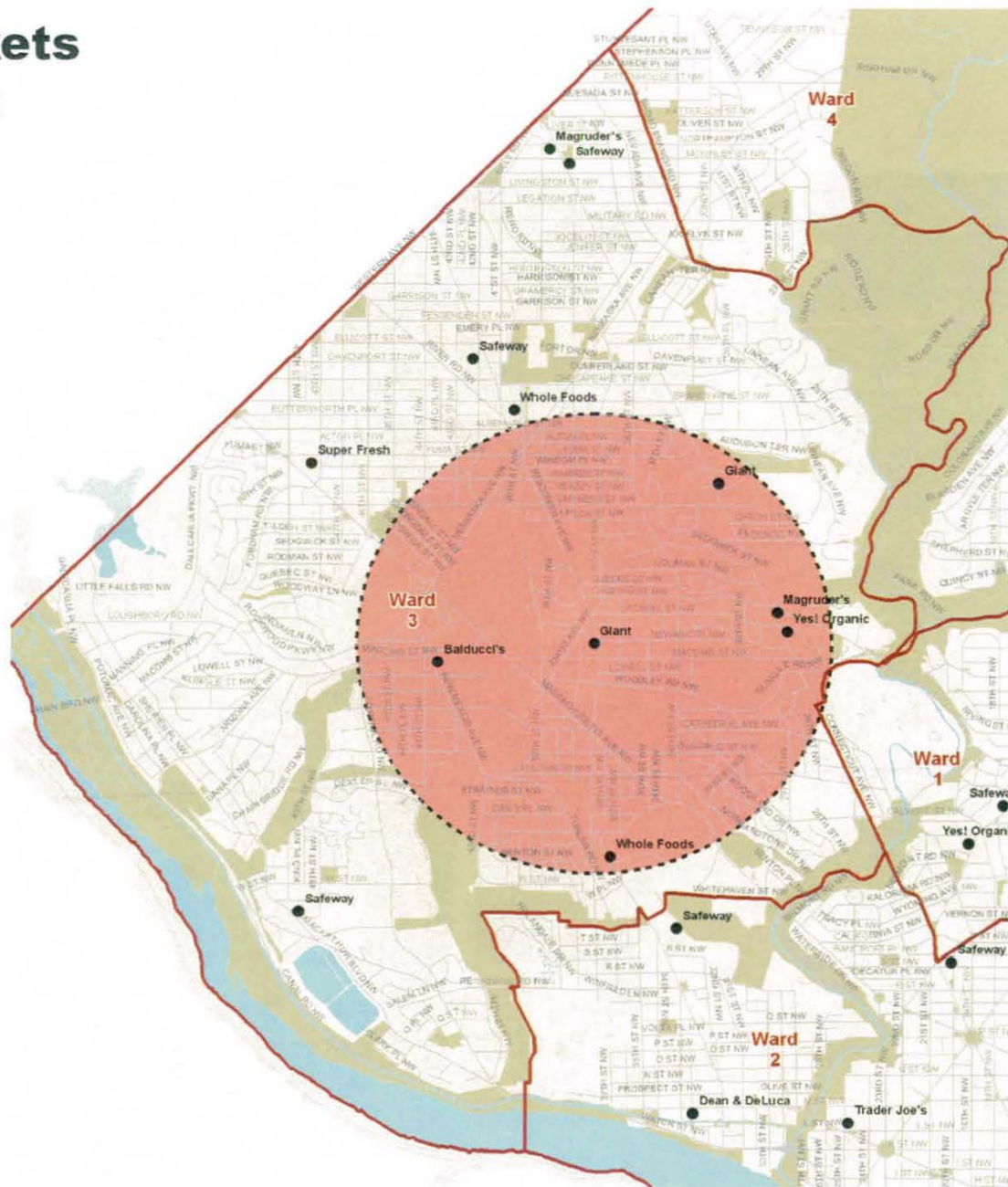
Supermarkets in the Area



BUILDING HEIGHTS



Supermarkets in the Area



TRANSIT-ORIENTED AND CORRIDOR DEVELOPMENT

Chapter 3, Land Use

While transit-oriented development is most commonly thought of as a strategy for Metrorail station areas, it is also applicable along premium transit corridors ...

4 bus lines serve the property and link to Metrorail. Bus stops at:

- Wisconsin Ave at Newark Street & Idaho Ave intersections.
- Wisconsin Ave/Norton Place
- Wisconsin Ave/Idaho Ave



Comp. Plan Policies in Support:

Policy LU-2.4.1: Promotion of Commercial Centers

Policy LU-2.3.3: Buffering Requirements

Policy LU-2.4.5: Encouraging Nodal Development

Policy LU-2.4.6: Scale and Design of New Commercial Uses

Policy H-1.1.4: Mixed Use Development

Policy ED-2.1.6: Local-Serving Office Space

Policy ED-2.2.3: Neighborhood Shopping

Policy ED-2.2.6: Grocery Stores and Supermarkets

Policy UD-2.2.3: Neighborhood Centers

Policy UD-2.2.5: Creating Attractive Facades

Chapter 23 - Rock Creek West Area Element

Policy RCW-1.1.3: Conserving Neighborhood Commercial Center

Policy RCW-1.1.5: Preference for Local-Serving Retail



RECOMMENDATION

The flexibility requested is consistent with the amenities and benefits proposed and therefore OP recommends approval of the requested PUD and Map Amendment.

