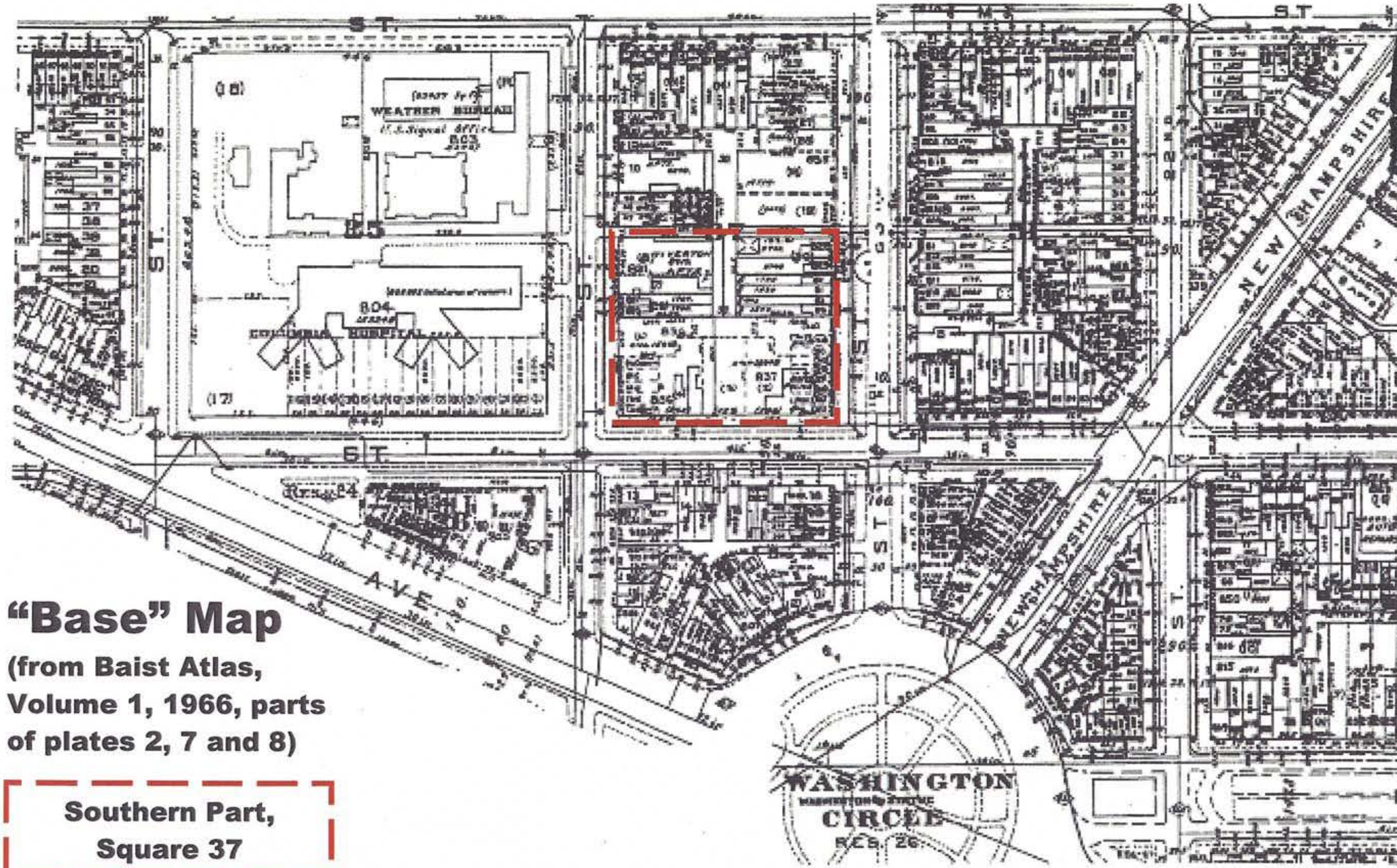
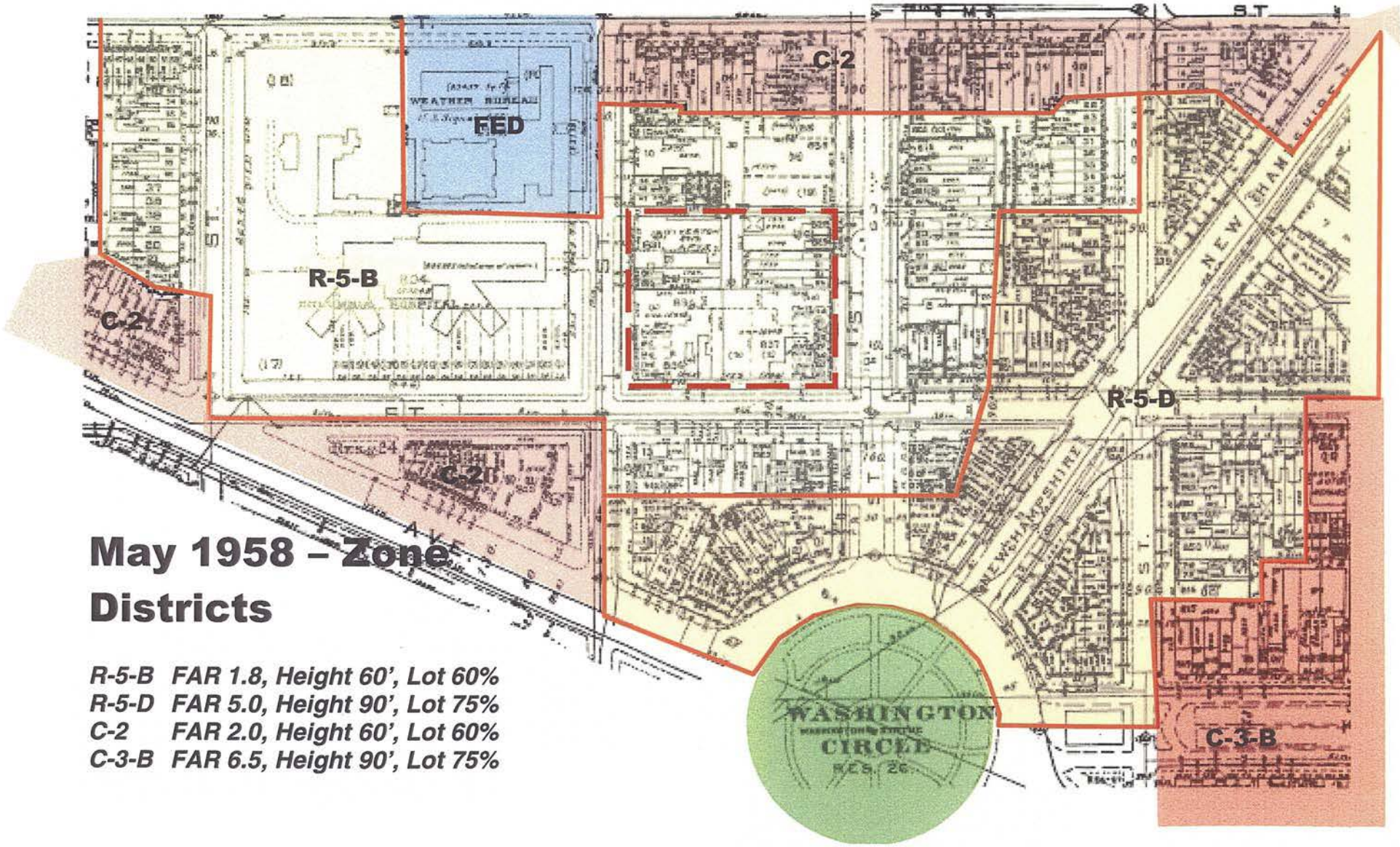


"Base" Map

(from Baist Atlas, Volume 1, 1966, parts of plates 2, 7 and 8)

Southern Part, Square 37

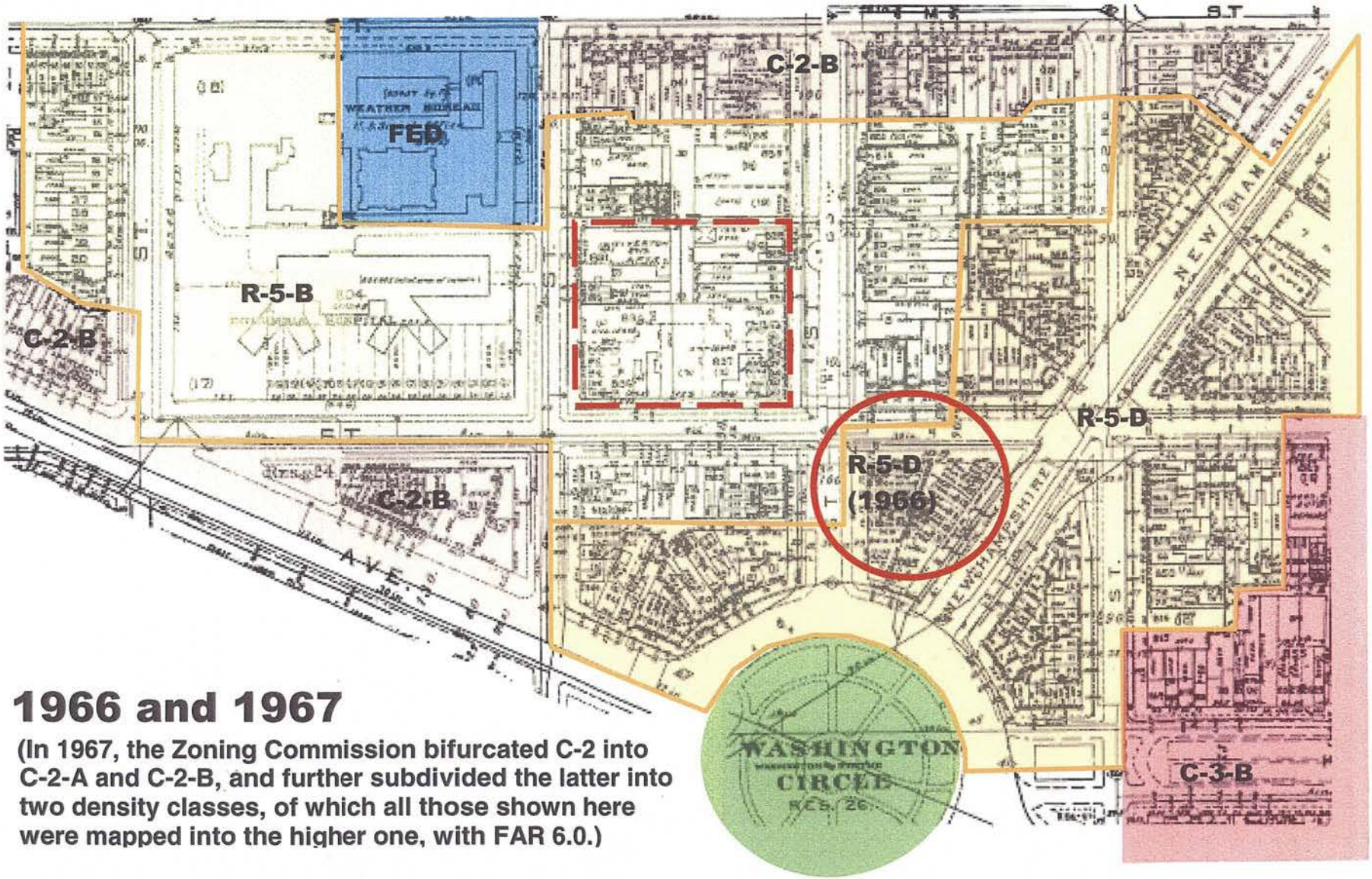
History of R-5-B Zoning 1958 to Present in the "West End" of Washington, D.C.



May 1958 – Zone Districts

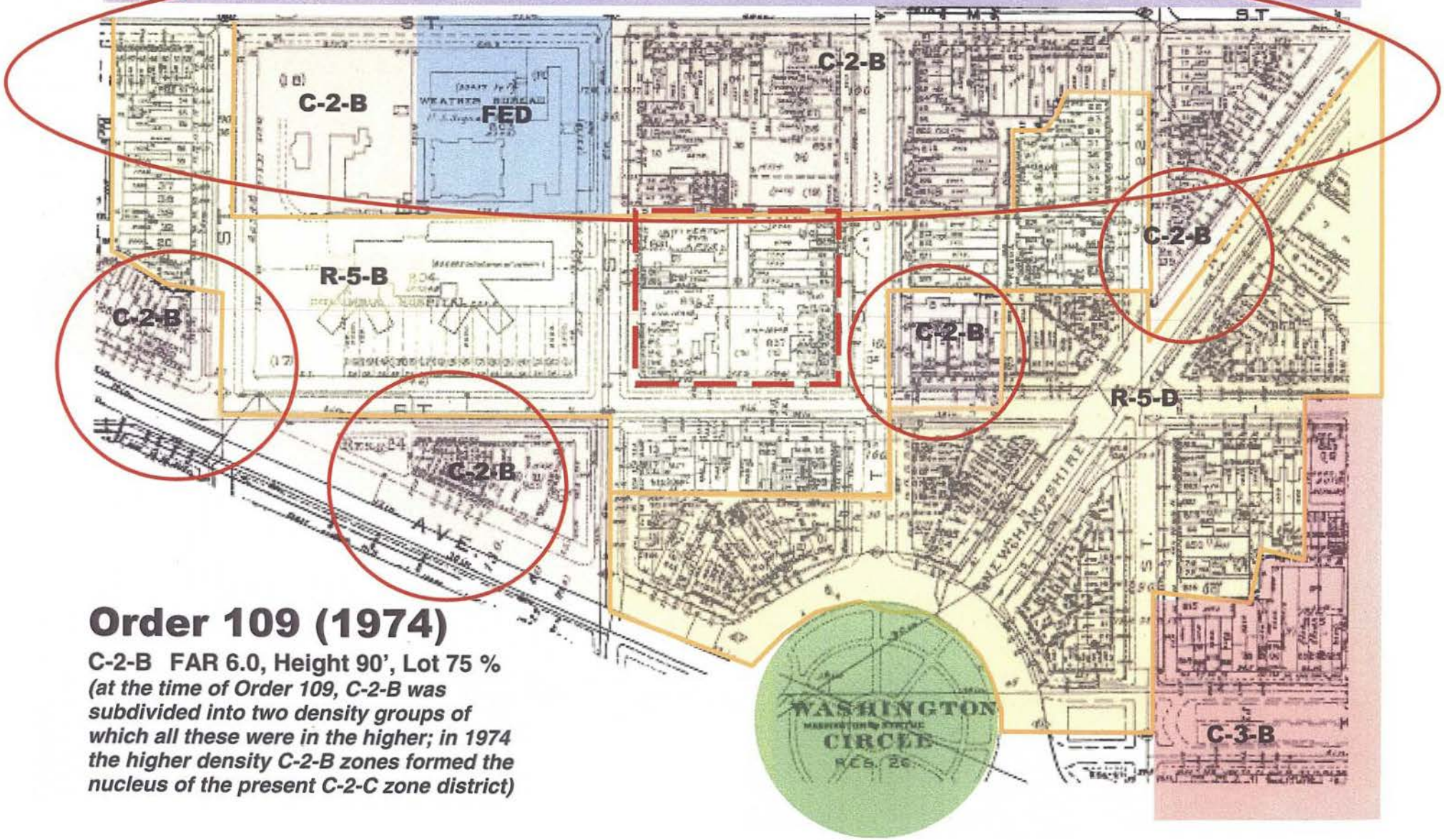
R-5-B FAR 1.8, Height 60', Lot 60%
R-5-D FAR 5.0, Height 90', Lot 75%
C-2 FAR 2.0, Height 60', Lot 60%
C-3-B FAR 6.5, Height 90', Lot 75%

History of R-5-B Zoning 1958 to Present in the "West End" of Washington, D.C.



1966 and 1967

(In 1967, the Zoning Commission bifurcated C-2 into C-2-A and C-2-B, and further subdivided the latter into two density classes, of which all those shown here were mapped into the higher one, with FAR 6.0.)

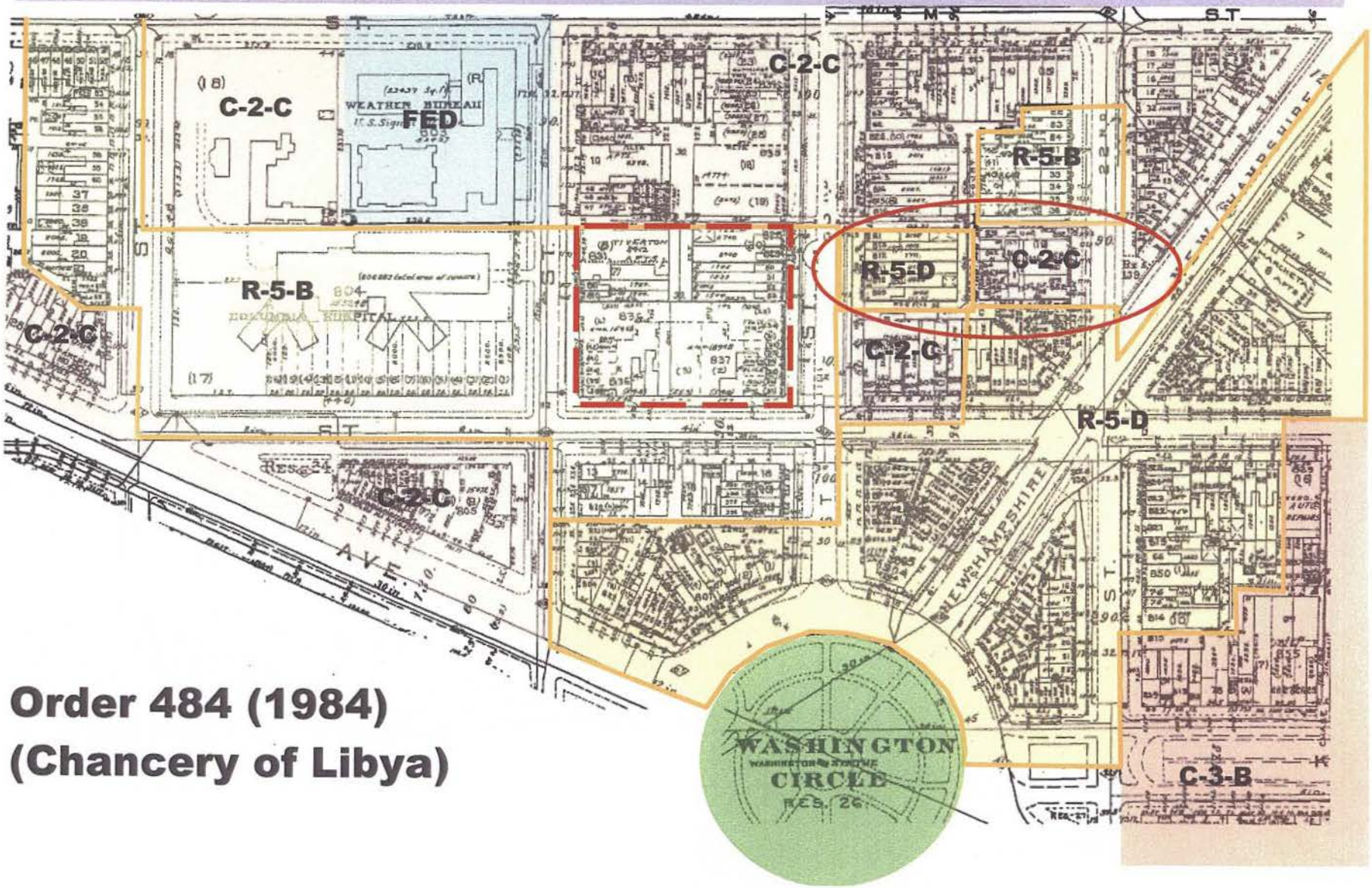


Order 109 (1974)

C-2-B FAR 6.0, Height 90', Lot 75 %

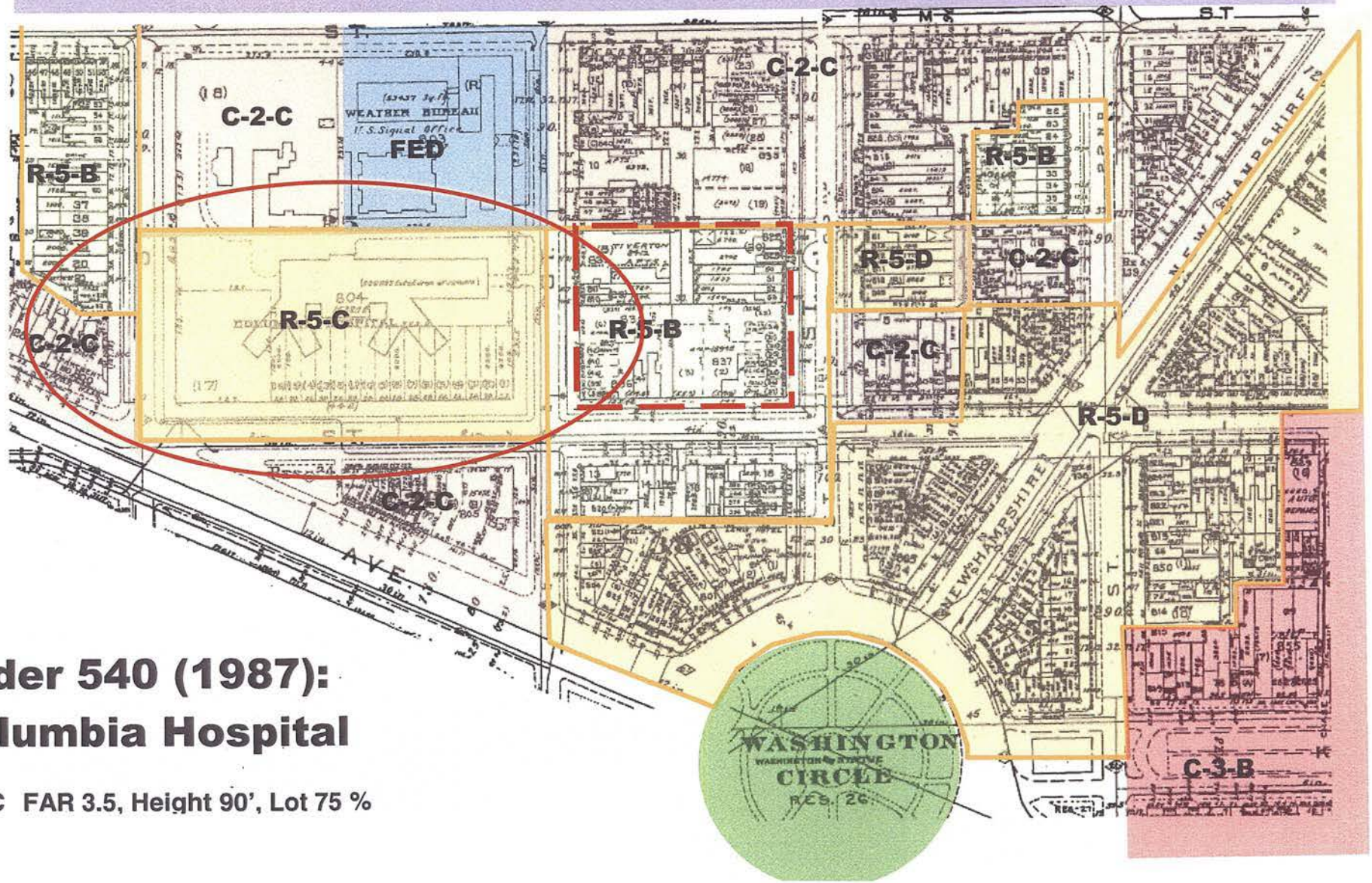
(at the time of Order 109, C-2-B was subdivided into two density groups of which all these were in the higher; in 1974 the higher density C-2-B zones formed the nucleus of the present C-2-C zone district)

History of R-5-B Zoning 1958 to Present in the "West End" of Washington, D.C.



Order 484 (1984)
(Chancery of Libya)

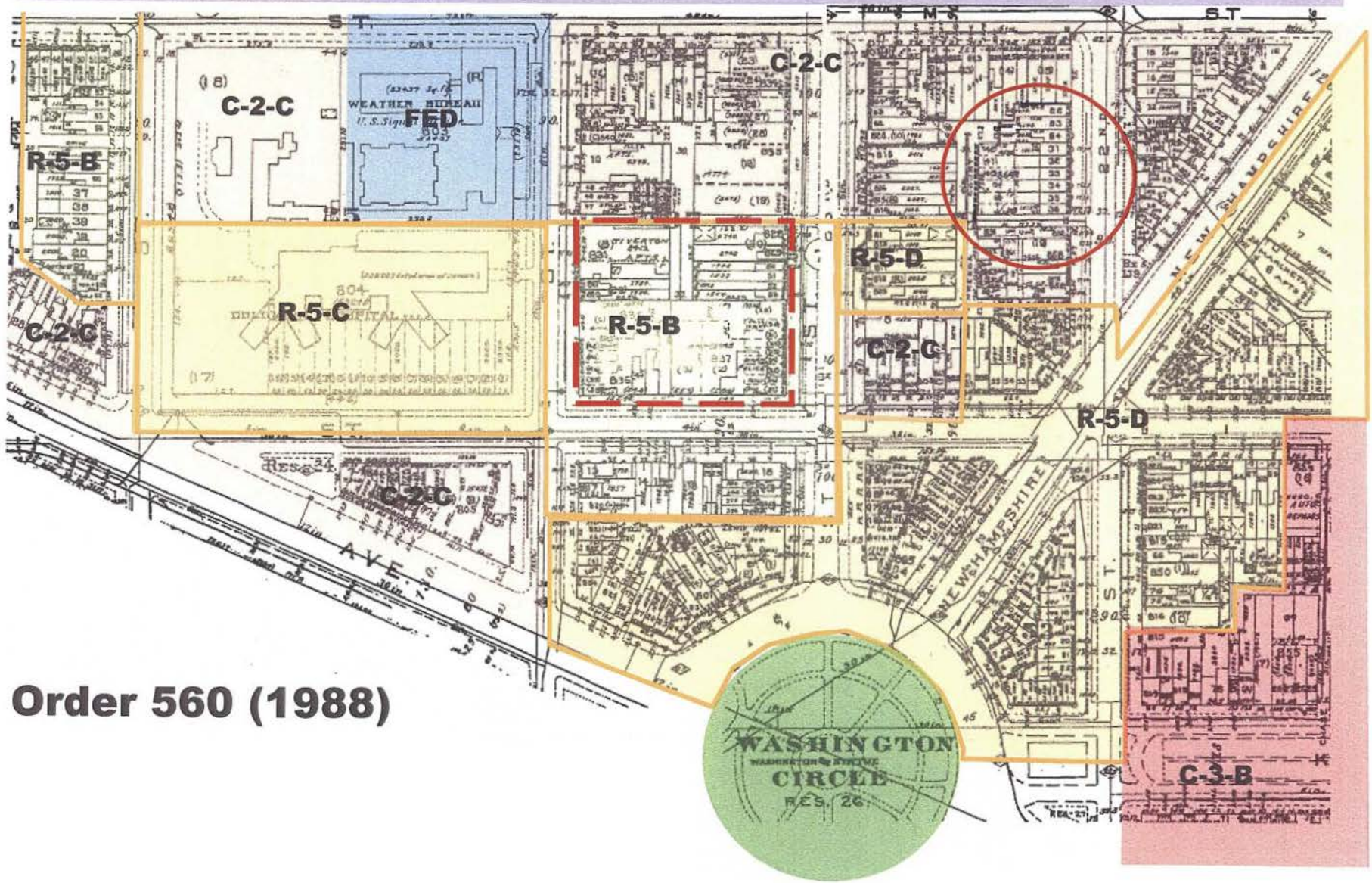
History of R-5-B Zoning 1958 to Present in the "West End" of Washington, D.C.



Order 540 (1987): Columbia Hospital

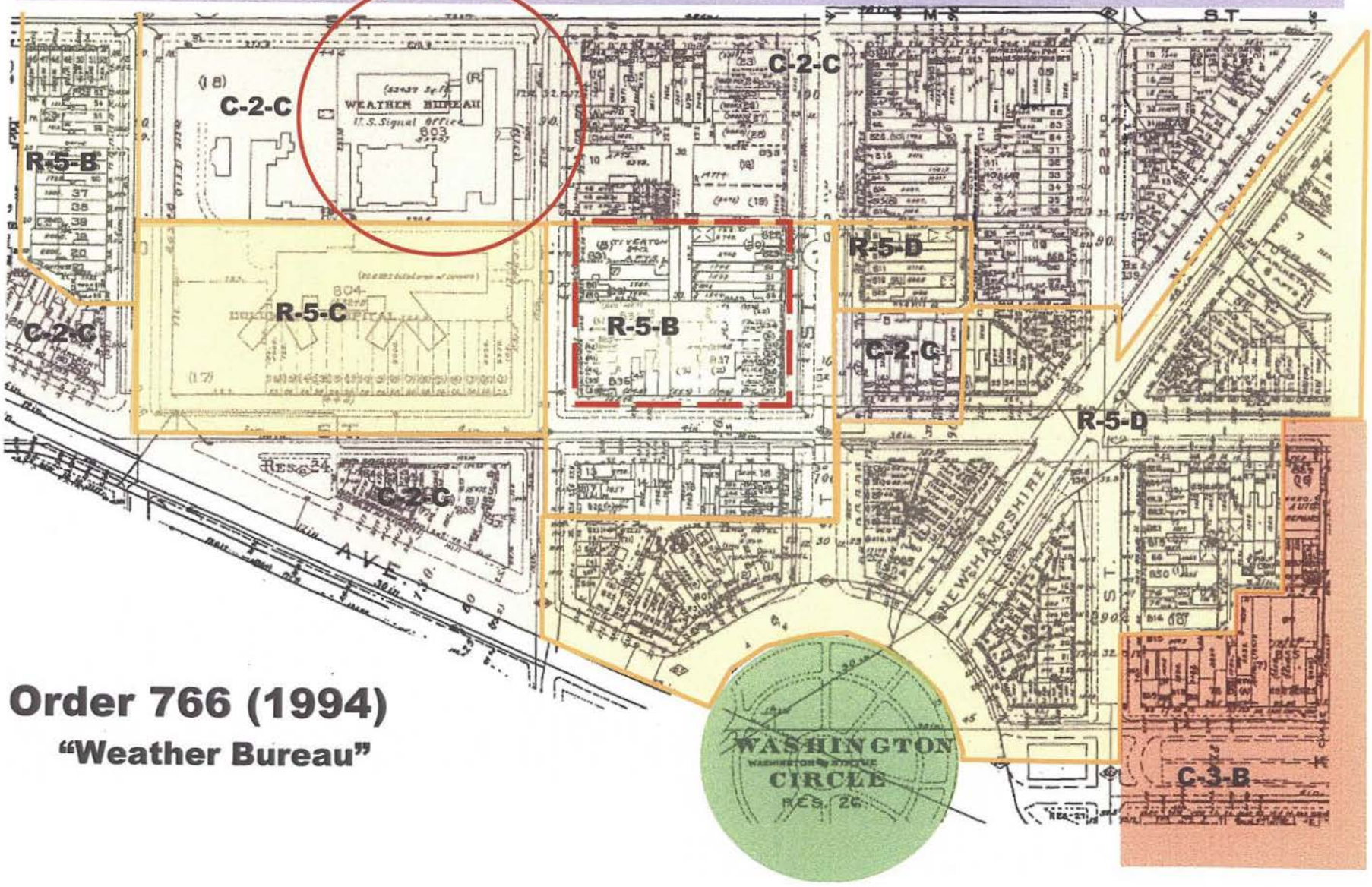
R-5-C FAR 3.5, Height 90', Lot 75 %

History of R-5-B Zoning 1958 to Present in the "West End" of Washington, D.C.



Order 560 (1988)

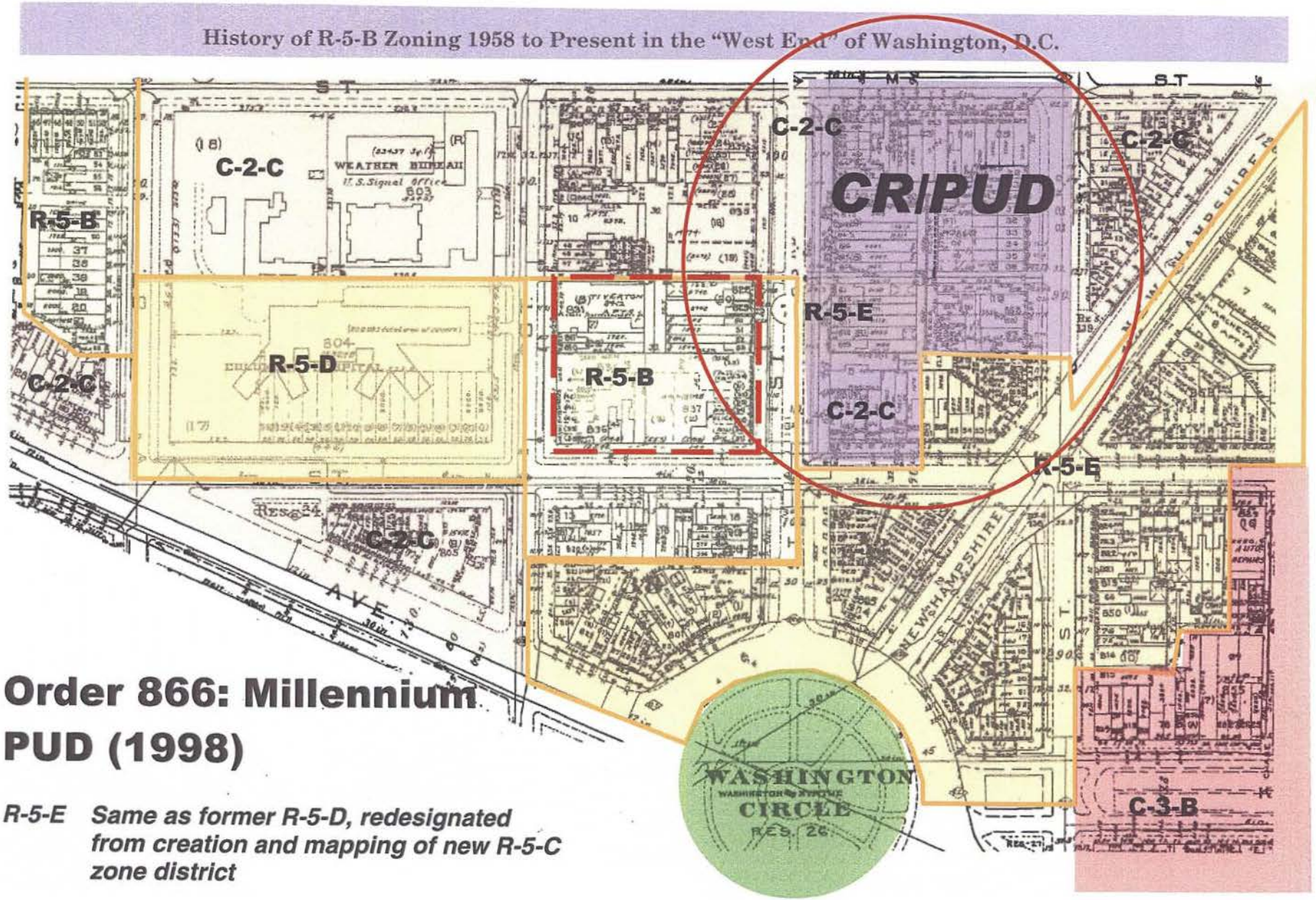
History of R-5-B Zoning 1958 to Present in the "West End" of Washington, D.C.



Order 766 (1994)

"Weather Bureau"

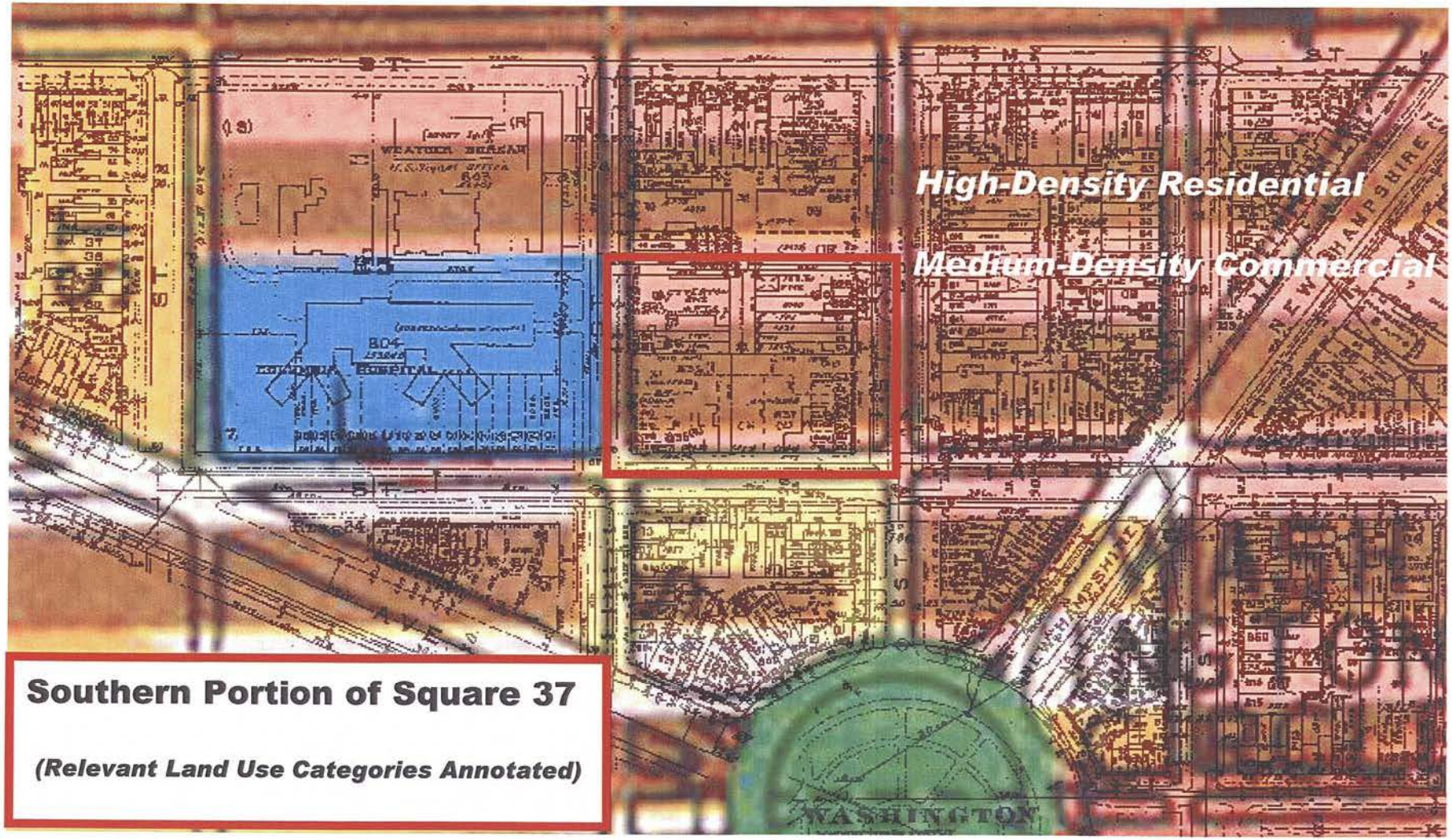
History of R-5-B Zoning 1958 to Present in the "West End" of Washington, D.C.



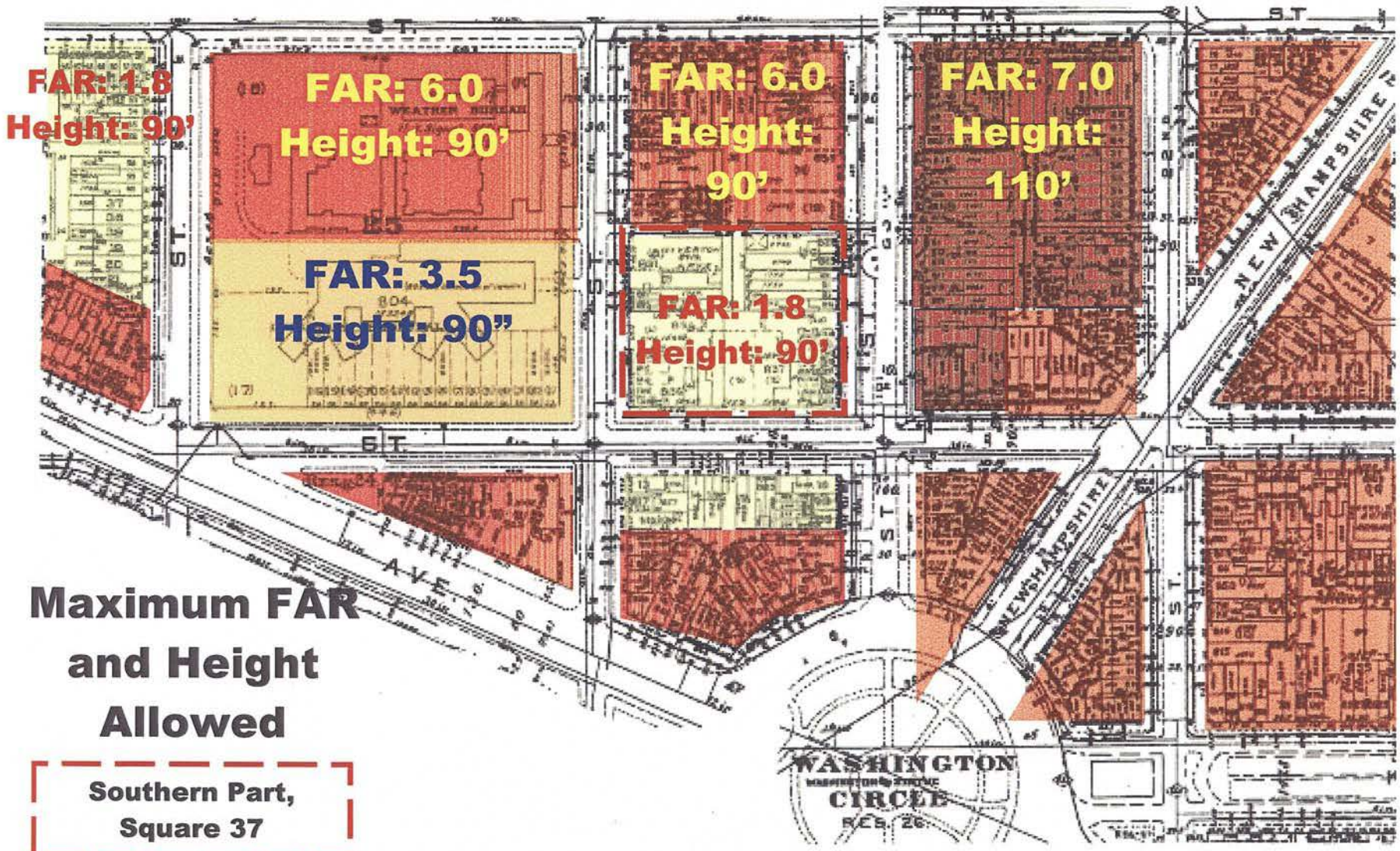
Order 866: Millennium PUD (1998)

R-5-E Same as former R-5-D, redesignated from creation and mapping of new R-5-C zone district

District of Columbia Comprehensive Plan Generalized Land Use Map (Map 1), as Amended (December 1998)



"West End" Zoning Characteristics and Limitations in Washington, D.C.



Possible Next Chapter in the Application of R-5-B Zoning in the "West End" of Washington, D.C.

Broad Option 1: Rezone entire southern portion "CR"

Rezone southern portion of Square 37 to CR.

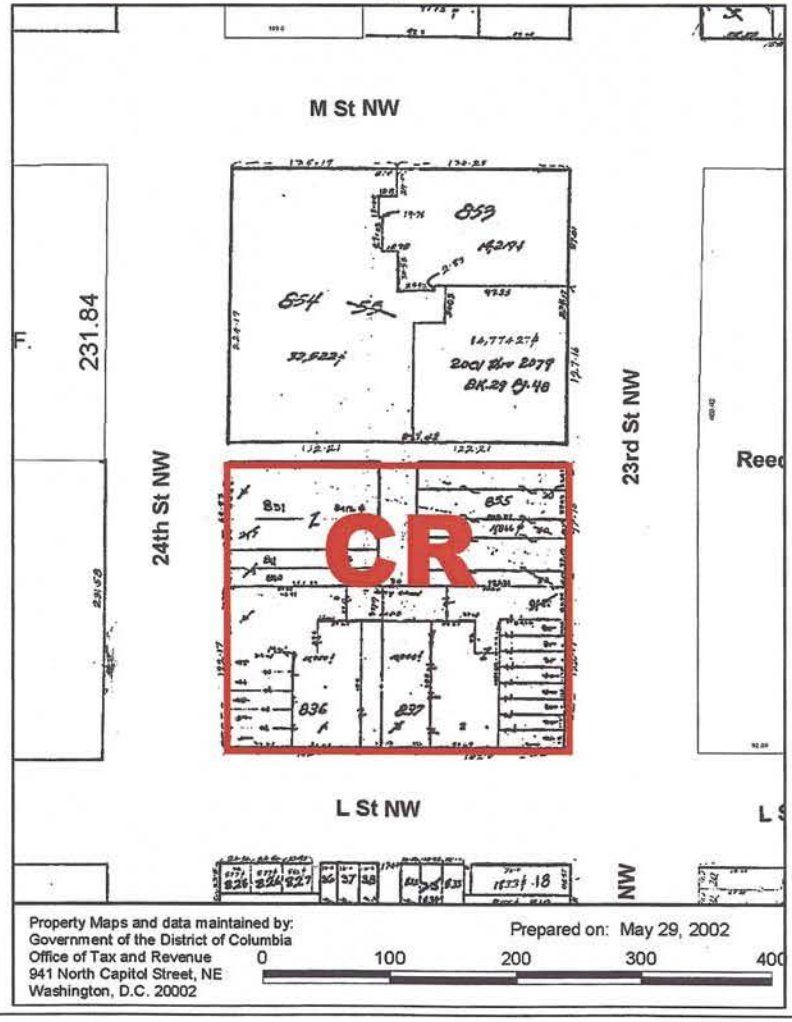
Advantages:

- Respects character of development across corresponding portions of 23rd, 24th, and L Streets
- Introduces zone that enables retail to locate along L Street and parts of 23rd and 24th Streets.
- Consistent with the Comprehensive Plan
- Introduces no new zoning classifications
- Is not "spot" zoning
- Simple to administer
- Does not require any overlay zone to proceed
- Easily mapped and understood
- Conforms 24th Street apartment property to zone requirements in terms of FAR and lot occupancy
- Generates substantial marketable rights for 24th Street apartment property, since its FAR is now about 3.5 in the first place, increasing opportunity for infusion of resources that could inure to benefit of either owner or existing tenants or both.

Disadvantages:

- Requires that only half of maximum FAR be used for residential purposes
- Does not ensure that commercial space would include or be limited to neighborhood-serving retail and service uses, or that residential floor areas would be permanent residents (as residential floor areas allowed within the zone include sleeping rooms of hotels)

Square 37 -- Proposed Base Zoning (Northern Portion Shown with No Change



Possible Next Chapter in the Application of R-5-B Zoning in the "West End" of Washington, D.C.

Broad Option 2: Rezone entire southern portion "C-2-C"

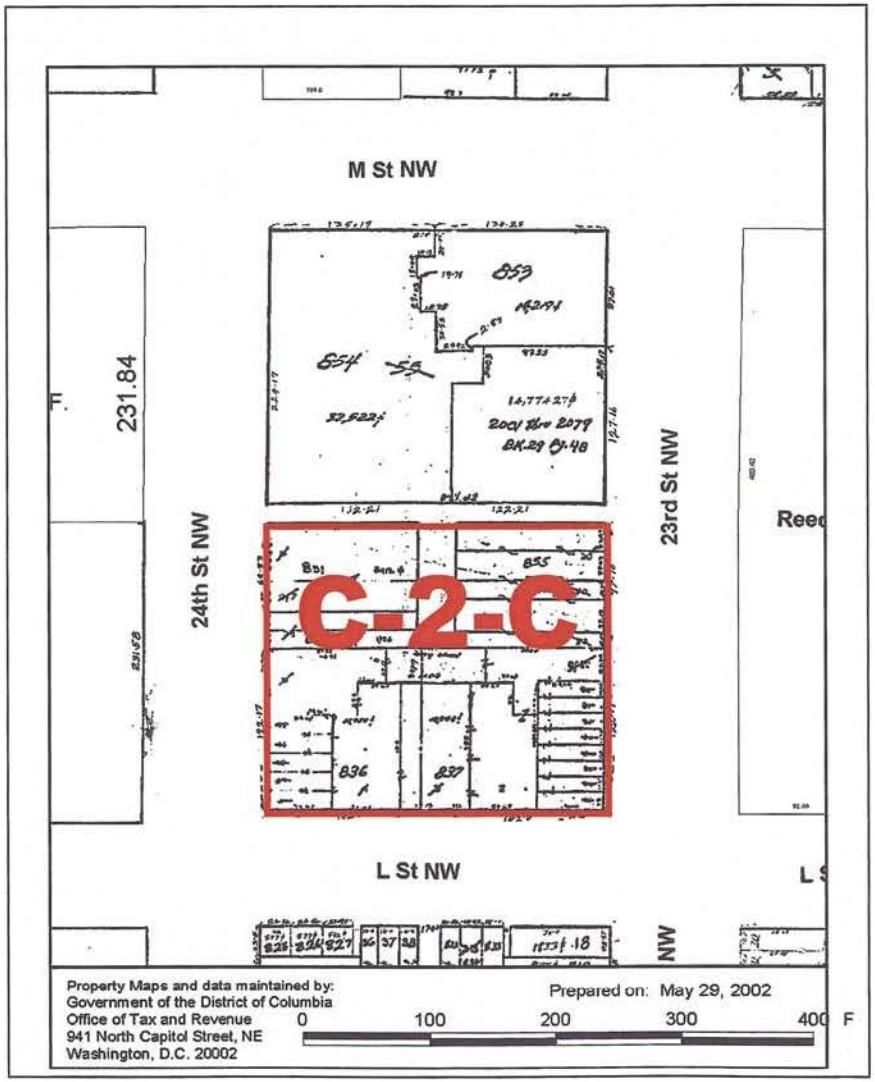
Rezone southern portion of Square 37 to C-2-C.

Advantages:

- Respects character of development across corresponding portions of 23rd, 24th, and L Streets
- Introduces zone that enables retail to locate along L Street and along 23rd and 24th Streets.
- Consistent with the Comprehensive Plan
- Introduces no new zoning classifications
- Is not "spot" zoning
- Simple to administer
- Does not require any overlay zone to proceed
- Easily mapped and understood
- Conforms 24th Street apartment property to zone requirements in terms of FAR and lot occupancy
- Generates substantial marketable rights for 24th Street apartment property, since its FAR is now about 3.5 in the first place, increasing opportunity for infusion of resources that could inure to benefit of either owner or existing tenants or both.

Disadvantages:

- Limits commercial development to FAR of 2.0, with as much as 4.0 then available be used for residential purposes
- Does not ensure that commercial space would include or be limited to neighborhood-serving retail and service uses, or that residential floor areas would be permanent residents (as residential floor areas allowed within the zone include sleeping rooms of hotels)



Possible Next Chapter in the Application of R-5-B Zoning in the "West End" of Washington, D.C.

Broad Option 3: Rezone entire southern portion "R-5-E"

Rezone southern portion of Square 37 to R-5-E.

Advantages:

- Respects character of development across corresponding portions of 23rd, 24th, and L Streets
- Consistent with the Comprehensive Plan
- Introduces no new zoning classifications
- Is not "spot" zoning
- Simple to administer
- Does not require any overlay zone to proceed
- Easily mapped and understood
- Conforms 24th Street apartment property to zone requirements in terms of FAR and lot occupancy
- Generates substantial marketable rights for 24th Street apartment property, since its FAR is now about 3.5 in the first place, increasing opportunity for infusion of resources that could inure to benefit of either owner or existing tenants or both.

Disadvantages:

- Allows no commercial use within base zone so retail would either not be allowed or be dependent upon possible overlay zone

