GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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Memorandum

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

ZONING COMMISSION
District of Columbia
CASE NO. 04-30
EXHIBIT NO. 16

DATE: December 3, 2004

SUBJECT: Preliminary Report - Zoning Commission Application #04-30 (The Citadel)
Consolidated Planned Unit Development
1631 Kalorama Road, N.W. (Square 2572, Lot 36)

APPLICATION

Faison Enterprises and Jemal's Citadel, LLC (Applicant) seeks approval for a consolidated Planned Unit Development (PUD) for the reuse of the building known as the "Citadel" to house a grocery store, offices, and an undecided retail use. The property is in the Reed-Cooke area of Adams Morgan and is in the C-2-B (Commercial Business Center District) and the Reed-Cooke Overlay District (RC).

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning recommends that the Zoning Commission **setdown** the proposed consolidated PUD for public hearing. The Office of Planning believes that the proposed PUD is not inconsistent with the requirements of the Zoning Regulations and elements of the Comprehensive Plan. The Office of Planning (OP) will continue to work with the applicant and the community to find solutions to issues concerning traffic, parking, and loading. To accomplish a more detailed review, the applicant should submit the following information:

- A variance application from Section 1402.2 to address the requested increase in FAR.
- Details of the grocery store operations such as hours of operation, including peak hours, and the timing of trucks making deliveries to the store and the office.
- Information on the preferred retail use at Kalorama Road and 17th Street.
- A Traffic Management Plan.
- A detailed public benefit package and details demonstrating how it offsets the deviations requested.
- A parking plan that identifies those spaces and drive isle that do not meet the code requirement and, the flexibility requested.
- Details of the proposed roof structures with dimensions.

- A Landscape Plan.
- Facade improvements along 17th Street.

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is an irregularly shaped lot on the northeastern quadrant of the intersection of Kalorama Road and 17th Street (Square 2562, Lot 36) and is approximately 42,485 square feet (0.98 acres) in area. The site is currently developed with a 40,675 square feet building constructed in 1940. Over the years, the building has been occupied by a variety of uses including a public hall, arcade, roller rink, and lately a warehouse. The building has two levels of underground parking accessed from Kalorama Road and loading docks accessed from 17th Street. The property is zoned C-2-B and is also governed by the Reed-Cooke Overlay.

The Adams Morgan Reed-Cooke area is a neighborhood of predominantly two- and three-story row houses interspersed with high, medium and low-rise apartments, old warehouses, and neighborhood serving retail and office uses. The area is undergoing revitalization with many old commercial and warehouse buildings are being replaced or renovated to accommodate apartments and condominiums. To the north and east of the site is the 10-story Dorchester apartment building and surface parking in the R-5-B and R-5-D Districts; to the south, across Kalorama Road are two-story row houses in the R-5-B District, and new 4-story building with ground floor office and arts center, in the RC/C-2-B District. To the north, along 17th Street are a number of buildings that are undergoing renovations and conversion from warehouse to residential uses, in the RC/C-2-B Districts.

PROPOSAL

The applicant proposes commercial uses within the footprint of the existing building. The uses proposed are:

- 42,299 square foot grocery story (Harris Teeter Supermarket)
- 33,379square feet of office space (user not yet identified)
- 7,215 square feet of retail space (retail use not yet identified but the applicant is considering a restaurant).

To support these uses, the applicant is proposing a total of 130 parking spaces in an existing two-level underground parking garage, and two, 38-foot loading docks. As stated above, the proposed uses will all be contained within the existing building with only internal changes. A signature feature of the building is its curved, barrel shaped roof. This curved shape roof gives the main floor of the building a very high roof that the grocery store does not require or need. The applicant has therefore inserted a floor between the roof and the main floor to accommodate the office use. In order to provide direct light to the office area, the curve of the roof will be cutback and windows inserted.

ZONING

The site is zoned RC/C-2-B. The C-2-B District "is designated to serve commercial and residential functions similar to the C-2-A District, but with high-density residential and mixed uses" and "shall be compact and located on arterial streets, in uptown centers, and at rapid transit stops" and "building use may be entirely residential or a mixture of commercial and residential uses."

Zoning Commission Order 523-A, April 26, 1991, created the Reed-Cooke Overlay District to implement the policies of the Comprehensive Plan (Section 1128). The Reed-Cooke area was designated as a Special Treatment area primarily to protect the housing in the area but provide for commercial uses that support housing and is not detrimental to the area.

Section 1400.2 of the Zoning Regulations states that the purposes of the RC Overlay District shall be to:

(a) Implement the objectives of the Reed-Cooke Special Treatment Area, which are to:

(1) Protect current housing in the area and provide for the development of new housing;
(2) Maintain heights and densities at appropriate levels; and
(3) Encourage small-scale business development that will not adversely affect the residential community;

(b) Ensure that new nonresidential uses serve the local community by providing retail goods, personal services, and other activities that contribute to the satisfaction of unmet social, service, and employment needs in the Reed-Cooke and Adams-Morgan community; and

(c) Protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impacts.

The proposed development of the site is not contrary to the purpose the Reed-Cooke Overlay District for non-residential developments as the proposed uses will be very beneficial and will serve an unmet need in the neighborhood. All the proposed uses will provide services to a neighborhood that has experienced a great increase in residences over the past four years and who have to travel outside of the neighborhood to find these services. The applicant is providing on site parking to serve it needs and is working with the community and DDOT to find solutions to mitigate any damaging traffic and parking impacts that may result.

Development Data

The following table demonstrates the requirements of the RC/C-2-B district and the flexibility which the applicant is requesting:

Table 1

	Required/Allowed under RC/C-2-B	Existing	Proposal	Deviation
Area	15,000 sq. ft. minimum	42,485 sq. ft.	42,485 sq. ft.	N/A
Height	40 ft.	55 ft.	55 ft.	15 ft. (existing)
FAR	1.5 non-residential use	1.49	2.08	0.59
Lot Occupancy	80%	95.7%	95.7%	15.7% (existing)
Rear Yard	15 ft.	0 ft.	0 ft.	15 ft. (existing)

Parking	Supermarket - 60 spaces Office – 21 spaces Retail - 0 TOTAL – 81 spaces	N/A	Supermarket - 90 spaces Office - 41 spaces Retail - 0 TOTAL – 131 spaces	N/A
Parking Spaces	Parking Spaces – 9 ft x 19 ft. Drive Isle Width – 25 ft. Compact Spaces – Groups of at least 5 spaces	N/A	Parking Spaces – Some less than 19 ft. wide Drive Isle Width – Some spaces less than 25 ft. Compact Spaces – Groups of less than 5 spaces	Specifics unknown at this time
Loading	Supermarket: 1 loading berth @ 30 ft. deep 1 loading berth @ 55 ft deep 1 service delivery @ 20 ft. deep Office: 1 loading berth @ 30 ft. deep 1 service delivery @ 20 ft. deep Retail: N/A	N/A	Supermarket: 2 loading berths @ 38 ft. deep Office: None (on street loading) Retail: N/A	Supermarket: 1 loading berth @ 55 ft deep 1 service delivery @ 20 ft. deep Office: 1 loading berth @ 30 ft. deep 1 service delivery @ 20 ft. deep
Roof Structure (SE)	1 roof enclosure Setback of enclosure should be equal to height of enclosure walls Enclosure walls should be of equal height	N/A	Multiple roof structures Setback not equal to height of exterior walls Walls of varying heights	Specifics unknown at this time

FLEXIBILITY

FAR

Under the RC/C-2-B district a FAR of up to 1.5 is allowed for commercial uses and the building currently has an FAR of 1.49. With the insertion of the office floor, the FAR will increase to 2.08, which is 0.59 FAR over the maximum allowed under the RC Overlay. The applicant's submission requests the Zoning Commission can grant an additional 5% increase in FAR as provided in Section 2405.5. The 5% would be was calculated based on the 2.0 FAR that is allowed for commercial uses in Section 2405.2. OP does not agree with this interpretation as the Reed-Cooke Overlay states in Section 1402.2:

> *"For the purposes of this Chapter, no Planned Unit Development shall exceed the matter-of-right height, bulk, and area requirements of the underlying District"*

Therefore, any increase in non-residential FAR would have to be submitted as a variance request from Section 1402.2. It should be noted that the building has been in existence for over sixty years and was constructed prior to the current Zoning Regulations. The increase in FAR is due to the proposed

insertion of a floor within the existing building and the fact that the existing footprint of the building will not change. Secondly, 0.18 FAR of the total is associated with areas dedicated to parking and loading.

Height

The RC/C-2-B district permits a maximum height of 40-feet. The building is nonconforming as to height because it is currently 55-feet tall. The height of the building is not proposed to be increased except for a consideration to extend the height of the upper office lobby to the plane of the minimal elevator override to establish a smooth plane covering the area on the east side of the building that includes the stair tower, elevator core, bathrooms, lobby and mechanical equipment contained within the structure. The extension will be above the 40-feet maximum height. The addition to smooth this area is for aesthetic reasons and could function within the 40-foot height. An extension is also proposed on the northwestern corner of the building to accommodate the loading area. The applicant has stated that it is their interpretation that the additional height proposed to be added to the structure is covered by the roof structure regulations. Additional information on this proposal should be forthcoming from the applicant for further analysis.

Rear Yard

As specified in Section 774.1 a rear yard of 15-feet is required. The existing structure is non-conforming as to rear yard because the building extends to the property line on all sides and does not provide a rear yard. Flexibility from this requirement is required because the applicant proposes to place additional development such as further enclosing and placing mechanical equipment within the rear yard area.

Roof Structures

The curved shape of the roof restricts the ability of the applicant to meet the roof structure requirements outlined in Section 411 and will have multiple enclosures of various heights, some of which are not setback from the exterior wall a distance equal to their height above the roof.

Loading

As shown on the table above, the grocery store requires a 55-foot and a 30-foot loading berths and a 20-foot service delivery area. The building currently has two loading berths that will be reconfigured to provide 2 loading berths at 38-feet each. These on-site loading areas will be supplemented by on-street loading spaces along 17th Street. The office space requires one 30-foot loading berth and a 20-foot service delivery area. The applicant proposes no on-site loading for the office because of the configuration and limited space within the building, but is requesting DDOT to authorize an on-street loading space in front of the office entrance on Kalorama Road. The applicant is working with the DDOT on different scenarios regarding the reassigning and placement of on-street loading spaces, and times when they may be used for parking to help alleviate the critical shortage of on-street parking in the Reed-Cooke area.

Parking Spaces

The building currently has two levels of underground parking that has been reconfigured to accommodate 130 parking spaces to serve both the grocery store and the office. The Zoning Regulations, Section 2115.1, require that parking spaces be a minimum of nine feet in width and nineteen feet in length. Compact spaces must be a minimum of eight feet in width and sixteen feet in length and be placed in groups of at least five contiguous spaces with access from the same isle. Further, parking aisle width must be at least 25-feet for ninety degree angle parking and at least 17-feet for sixty degree angle parking.

All the proposed parking spaces are not able to meet the above requirements due to the existing structural support columns. Some of the drive aisle measure less than 20-feet and the applicant is considering reducing the length of a number of the parking spaces in order to increase the drive isle widths. In addition, some compact spaces are not in groups of five. In order to fully evaluate the flexibility requested, the applicant needs to submit a parking plan that identifies those spaces and drive isle that do not meet the required measurements.

Limitations on Expanding Non-Conforming Uses

Section 2001.3 allows for enlargements and additions to non-conforming structures of it conform to the use and structure requirements and if there is no increase or extension of any non-conforming aspect of the structure. As shown above, the building has a number of nonconformity and in particular height , FAR and rear yard. The applicant proposes to add height to the loading dock area on the northwest corner of the building and the creation of the upper office lobby on the eastern end of the building. The building is constructed on the property without any rear yard. Although both will add some building mass there will be no change in the rear yard requirement as there is none. The applicant is therefore requesting flexibility from this requirement.

Reed-Cooke Overlay Uses

Section 1401.1(b) prohibits "off-premises alcoholic beverage sales." The applicant is considering submitting an application to the Alcohol Beverage Control Board for a license to permit the sale of wine and beer in the proposed grocery store. In conversation with OP the Zoning Administrator has stated the prohibition refers to liquor stores and does not apply to grocery stores since it is only a small portion of the overall sales within the store. Some members of the community have expressed concerns about the sale of alcohol and the transferability of the license. Discussions will continue on this issue.

The applicant is proposing a restaurant for a portion of the building at the corner of 17th Street and Kalorama Road. However, Section 1401.1(c) prohibits the establishment of restaurants in the area covered by the Reed-Cooke Overlay District. The applicant has not provided any details on the type of restaurant they envision for the site and some members of the community has expressed some concern about a restaurant at this location and the sale of alcohol associate with the restaurant. Discussions on this will continue as the applicant provides addition information on this use.

PUD EVALUATION STANDARDS

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is "designed to encourage high quality developments that provide public benefits." The proposed development will be constructed on a property that is currently underutilized and the applicant is trying to preserve the unique Citadel building that has existed in the community for over 60 years. Its reconfiguration to accommodate the proposed uses has presented many challenges and in order to overcome some of the functional requirements as well of those required by the Building Code all the requirements of the Zoning Regulations are not met. The applicant has therefore requested that the proposal be reviewed as a consolidated PUD. This will allow the utilization of the flexibility stated in Section 2400.2.

> *The overall goal is to permit flexibility of development ands other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience."*

Section 2403 outlines further outlines the standards under which the application is evaluated.

> *2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.*

The proposed uses will complement the housing in this area and provide services that are needed. The major impact of the development will be traffic, parking, and loading. Currently, the neighborhood experiences heavy traffic movements especially between Thursday and Saturday nights when they receive spill over traffic from the 18th Street and Columbia Road retail/entertainment areas when patrons also utilize the on-street parking in the neighborhood. The applicant is conducting additional studies requested by DDOT and the community to find ways of mitigating these problems.

> *2403.4 The Commission shall find that the proposed PUD is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site.*

See the ***Comprehensive Plan and Other Policies*** section of this report.

> *2403.5 In the context of the Comprehensive Plan, the Commission shall also evaluate the specific public benefits and project amenities of the proposed development, which features may in some instances overlap.*

> *2403.6 Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.*

2403.7 A project amenity is one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors.

2403.8 In deciding a PUD application, the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.

The proposed grocery store will bring added value to the community, as it will provide a service that is not readily available to the neighborhood. In its submission, the applicant did not provide any details as to public benefit amenities. However, the applicant is in discussions with the group formed by the ANC to negotiate with the applicant a memorandum of understanding that will include appropriate public benefits that will serve a large number of persons in the immediate community. Some suggested items include First Source Employment Agreement, employment of local residents at the grocery store, landscaping and lighting along the 17th Street side of the building, donation in kind or service to a neighborhood nonprofit organization that provides affordable housing, the use of parking spaces by residents when the parking spaces are not in use, and the provision of a stop light at the intersection of Kalorama Road and 16th Street to help mitigate traffic that is projected to operate at a level-of-service "F".

2403.9 Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

(a) Urban design, architecture, landscaping, or creation or preservation of open spaces;
(b) Site planning, and efficient and economical land utilization;
(c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;
(d) Employment and training opportunities;
(f) Housing and affordable housing;
(h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;
(i) Uses of special value to the neighborhood or the District of Columbia as a whole;

The existing building is a large distinctive structure that has been deteriorating over the years. The building will be retained, renovated and enhanced through the use of murals, additional landscaping especially along 17th Street, vintage signage, and the introduction of new windows around the base of the dome. The applicant is providing on-site parking above what is required to accommodate its uses and discourage visitors to the site from using on-street parking. Pedestrian access to the site is currently provided along both Kaloroma Road and 17th Street. The applicant has agreed to provide a Transportation Management Plan to help mitigate any adverse traffic and loading impacts. The grocery store has agreed to provided employment and training opportunities to residents of the neighborhood, the details of which will be worked out prior to the public hearing. The applicant proposes to provide an area of green roof that will have environmental benefits such as reducing stormwater runoff.

2403.11 To assist the Commission in applying the evaluation standards of this section, the applicant shall prepare and submit to the record of the case an annotated table that shows:

(a) The extent to which the proposed development would comply with the standards and requirements that would apply to a matter-of-right development under the zone district classification of the site at the time the application is filed;
(b) *The specific relief that the applicant requests from the matter-of-right standards and requirements/;*

See the Development Data table in the **ZONING** section of this report.

2403.12 The annotated table required by §2403.11 shall also show how the public benefits offered are superior in quality and quantity to typical development of the type proposed and the duration of the operational or grant programs.

2403.13 Public benefits other than affordable housing, such as public facilities or public open space, may be located off-site; provided, that:

(a) There is a clear public policy relationship between the PUD proposal and the off-site benefit; and

(b) The off-site benefit shall be located within one-quarter mile of the PUD site or within the boundaries of the Advisory Neighborhood Commission for the area that includes the PUD site.

The Development Data table outlines the areas of flexibility that the applicant is requesting. At this time, a full evaluation of the relationship of the benefits the applicant is offering to the community and the flexibility requested is unable to be done as the applicant is still in discussions with the community. However, some of the amenities proposed include a First Source Employment Agreement, employment of local residents at the grocery store, landscaping and lighting along the 17th Street side of the building, donation in kind or service to a neighborhood nonprofit housing organization, and traffic and parking mitigation.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

The Generalized Land Use Map recommends the subject site for moderate density residential. At the time of the creation of the Reed-Cooke Overlay (Zoning Commission Order 523-A) the Zoning Commission took this into consideration and found that this was not inconsistent with the Comprehensive Plan as it implemented its objectives and policies.

The site is within an area developed with a variety of uses and some mixed use and commercial developments but predominantly residential uses. The project is consistent with the major themes of the Comprehensive Plan.

- Section 102 - Stabilizing and Improving District Neighborhoods,

- Section 103 - Increasing the Quantity and Quality of Employment Opportunities in the District;
- Section 107 – Preserving and Ensuring Community Input

The application is consistent with Chapter 2, Economic Development Element. A major policy of this element is to provide necessary framework for the expansion and enhancement of economic development activities. Section 200.11 addresses economic development outside of the Central Employment Area:

200.11 Economic development outside of the Central Employment Area is of equal importance to the District.

(a) Revitalization of older business areas is a high priority; and
(b) The efforts outlined in this section, together with the seeding of new businesses, will expand the economic base of the District, create jobs, enhance residential neighborhoods, and attract businesses and consumers from the entire region.

The proposed development will improve the existing building by putting an underutilized building into productive use and providing a mix of uses to serve the residents as well as attracting employees to the area.

The proposal is also consistent with the Land Use Element, Section 1108, Policies In Support of the Commercial Areas Objectives.

- Section 1108.1(a), which is to "Promote appropriate commercial development, including centers for retail and office uses, . ."

- Section 1108.1(k), which is to "Protect residential areas adjoining new commercial centers from negative physical impacts through the use of open-and green-space buffers, use and intensity modulation between residential and nonresidential areas, traffic circulation and parking management initiatives and other related techniques, implemented by means of public actions to modify existing land use controls, traffic and parking regulations, and public sector and private sector sensitivity to neighborhood concerns;"

- Section 1108.1(l), which is to "Ensure that residential communities are adequately protected from destabilizing impacts from new commercial uses and commercial uses . . ."

The Land Use Element outlines designates the Reed-Cooke area as a special treatment area that are defines in Section 1118.2 as:

" . . . . areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. Special treatment areas may be defined by functional criteria, such as by the need for well-targeted and coordinated planning program initiatives to achieve common objectives, or may be designated in order to encourage specialized activities. Special treatment areas may incorporate parts of contiguous areas. These areas may include

neighborhoods or areas of the District that exhibit unique cultural design or architectural and ethnic characteristics."

Reed-Cooke Special Treatment Area

Section 1127.2 outlines the policies established for the Reed-Cooke Special Treatment Area as follows:

(a) Protect current housing in the area, and provide for the development of new housing;
(b) Maintain heights and densities at appropriate levels; and
(c) Encourage small-scale business development that will not adversely affect the residential community.

The proposed development will be consistent with these policies as it will maintain the existing height of the building and the density requested is appropriate for the area. The proposed uses will complement the neighborhood, as it will provide commercial uses that will serve the existing neighborhood. Because the proposed development involves reusing an existing building was not built to today's standards as well as the fact that this is an urban area there are some challenges that will need to be overcome. Issues relating to traffic, parking and loading will have to be resolved and the applicant is working to find solutions that will mitigate these problems and not adversely affect the residents in the neighborhood.

AGENCY REFERRALS AND COMMENTS

OP and the applicant has had meetings with DDOT to find creative ways in which to resolve some of the parking, loading, and traffic issues that currently exist and mitigate any additional affects that the proposal may create. If this application is set down for a public hearing, OP will continue to work with DDOT and the application will be referred to the Metropolitan Police Department and the Fire and Emergency Medical Services Department for review and comment:

COMMUNITY COMMENTS

Due to concerns regarding the placement of a grocery store on the subject site, the applicant has had a number of meetings and discussions with various community organizations such as ANC-1C, the Reed-Cooke Neighborhood Association and a group of residents who reside directly to the south of the subject property. Common concerns of these groups are the impact of traffic, parking and loading on the community. The applicant is working with DDOT and OP to address these concerns. The ANC is in the process of forming a group to negotiate a memorandum of understanding with the applicant and will include measures to address traffic, parking, loading, transportation management, and public amenities.

RECOMMENDATION

The Office of Planning believes that the proposed PUD is not inconsistent with the requirements of the Zoning Regulations and elements of the Comprehensive Plan. The Office of Planning believes that the project will not negatively impact the neighborhood if solutions can be found to mitigate some of the problems identified. To achieve such a result, OP will continue to work with the community. OP, DDOT and the community have requested additional traffic, loading and parking studies to find ways of mitigating the effect of the proposed uses. OP recommends that the application for a consolidated PUD be set down for public hearing and requests that the applicant provide more detailed information on the

items indicated below prior to the public hearing in order for the proposal to be reviewed and evaluated according to the standards Section 2403.

- A variance application from Section 1402.2 to address the requested increase in FAR.
- Details of the grocery store operations including the hours of operation, peak hours, and the timing of trucks making deliveries to the store and the office.
- Information on the preferred retail use at Kalorama Road and 17th Street.
- A Traffic Management Plan.
- A detailed public benefit package and details demonstrating how it offsets the deviations requested.
- A parking plan that identifies those spaces and drive isle that do not meet code requirement and the flexibility requested.
- Details of the proposed roof structures with dimensions.
- A Landscape Plan and improvement to the 17th Street façade of the building.

ATTACHMENTS:

1. Zoning Map
2. Comprehensive Plan Map

AA/mbr AICP



OPID0003866

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Feet

0 100 200

Site Location
ZC Application #04-30
1631 Kalorama Road, N.W.

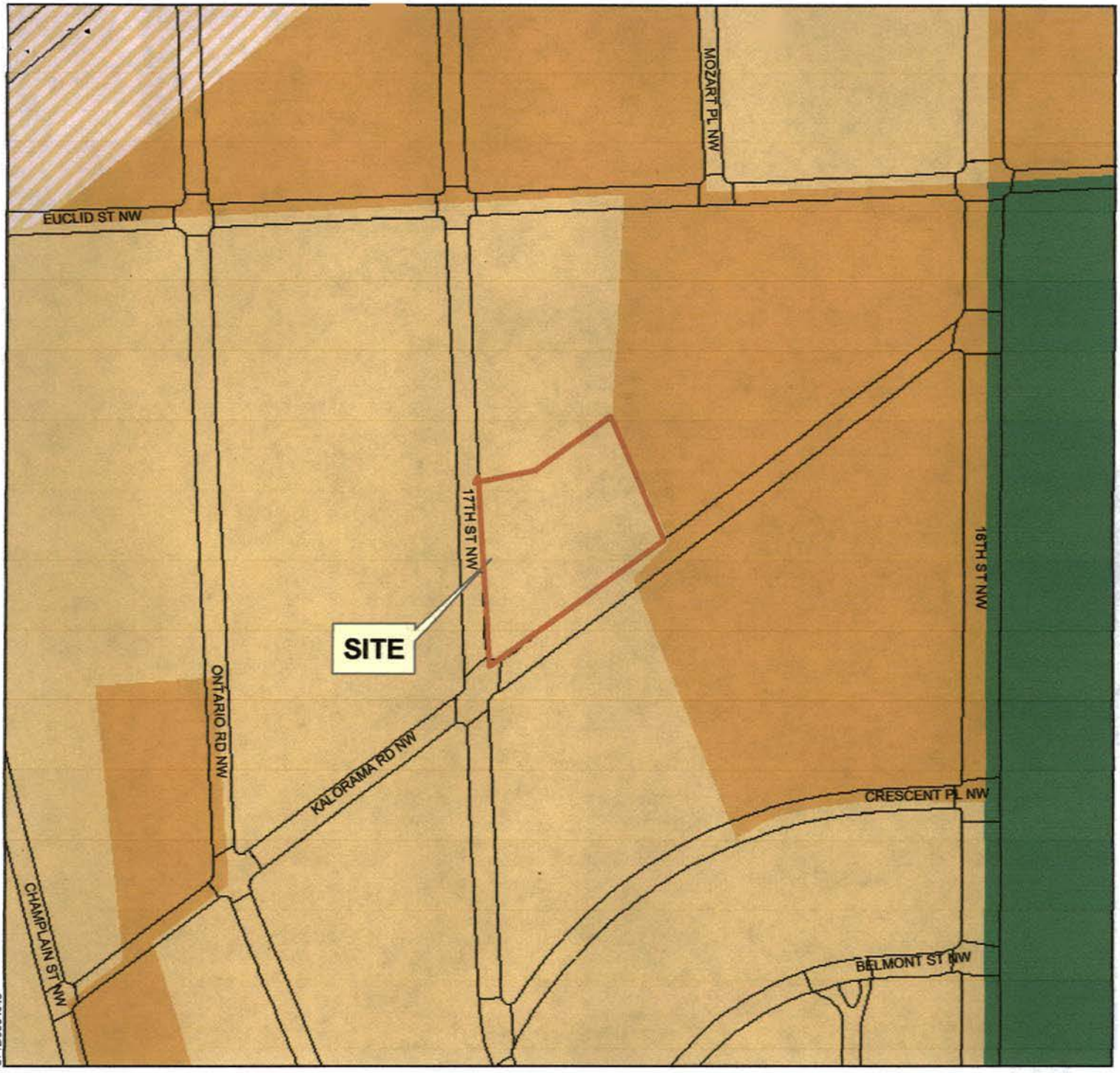


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Anthony A. Williams, Mayor

Office of Planning ~ November 29, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Attachement 1



Comprehensive Plan Map
Zoning Commission Case 04-30
The Citadel

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Feet

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★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ December 2, 2004

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Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment

Attachment 2